

RD 315

(Continued from page 5095)

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-4 Restricted Service and R6 General Residence Districts symbols and indications as shown on Map No. 3-F in area bounded by

W. Chestnut Street; N. Clark Street; a line 101.12 feet south of and parallel to W Chestnut Street; the alley next east of and parallel to N. LaSalle Street; a line 202.28 feet south of and parallel to W. Chestnut Street; and N. LaSalle Street

to those of a B4-5 Restricted Service District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B4-5 Restricted Service District symbols and indications hereinabove established to the designation of a Residential-Business Planned Development.

[Residential-Business Planned Development printed on pages 5111 thru 5117 of this Journal.]

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 3-K.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-2 General Manufacturing District symbols and indications as shown on Map No. 3-K in area bounded by

W. Division Street; N. Kolmar Avenue; a line 522.27 feet south of and parallel to W. Division Street; and a line 301.79 feet west of and parallel to N. Kolmar Avenue,

to those of a C3-2 Commercial Manufacturing District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 5-G.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 5-G in the area bounded by

the alley next south of and parallel to W. Fullerton Avenue; a line 128 feet 0 inches east of and parallel of N. Greenview Avenue; a line 150 feet 0 inches south of and parallel to the alley next south of W. Fullerton Avenue; and N. Greenview Avenue,

to those of an R5 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 5-I.

RD 315

Be It Ordained by the City Council of the City of Chicago:

(Continued on page 5118)

(Continued from page 5110)

PID 315

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-1 Restricted Commercial District symbols and indications as shown on Map No. 5-1 in the area bounded by

W. Charleston Street; the alley next east of and parallel to N. Campbell Avenue; the alley next south of and parallel to W. Charleston Street; a line 205.58 feet east of and parallel to N. Campbell Avenue; a line 124.20 feet south of and parallel to W. Charleston Street; N. Artesian Avenue; a line 306.51 feet south of and parallel to S. Charleston Street; a line 205.62 feet east of and parallel to N. Campbell Avenue; the alley next north of and parallel to W. McLean Avenue; the alley next east of and parallel to N. Campbell Avenue; W. McLean Avenue; and N. Campbell Avenue,

to those of a Residential Planned Development District, and a corresponding use district is hereby established in the area above described.

[Residential Planned Development printed on pages 5119 through 5123 of this Journal.]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

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Reclassification of Area Shown on Map No. 6-F.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 6-F in the area bounded by

the alley next north of W. 31st Street; S. Shields Avenue; W. 31st Street; and S. Stewart Avenue,

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

—
Reclassification of Area Shown on Map No. 6-F.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 6-F in the area bounded by

W. 23rd Street; a line 125 feet 1 inch long, 318 feet 3/8 inches east of and parallel to Stewart Avenue; a line 3 feet 9 5/8 inches long, 139 feet 4 3/4 inches north of and parallel to W. 23rd Place; a line 139 feet 4 3/4 inches long, 323 feet 5 3/8 inches east of and parallel to Stewart Avenue; W. 23rd Place; and Stewart Avenue,

to those of a Residential Planned Development District, and a corresponding use district is hereby established in the area above described.

[Residential Planned Development printed on pages 5124 through 5128 of this Journal.]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

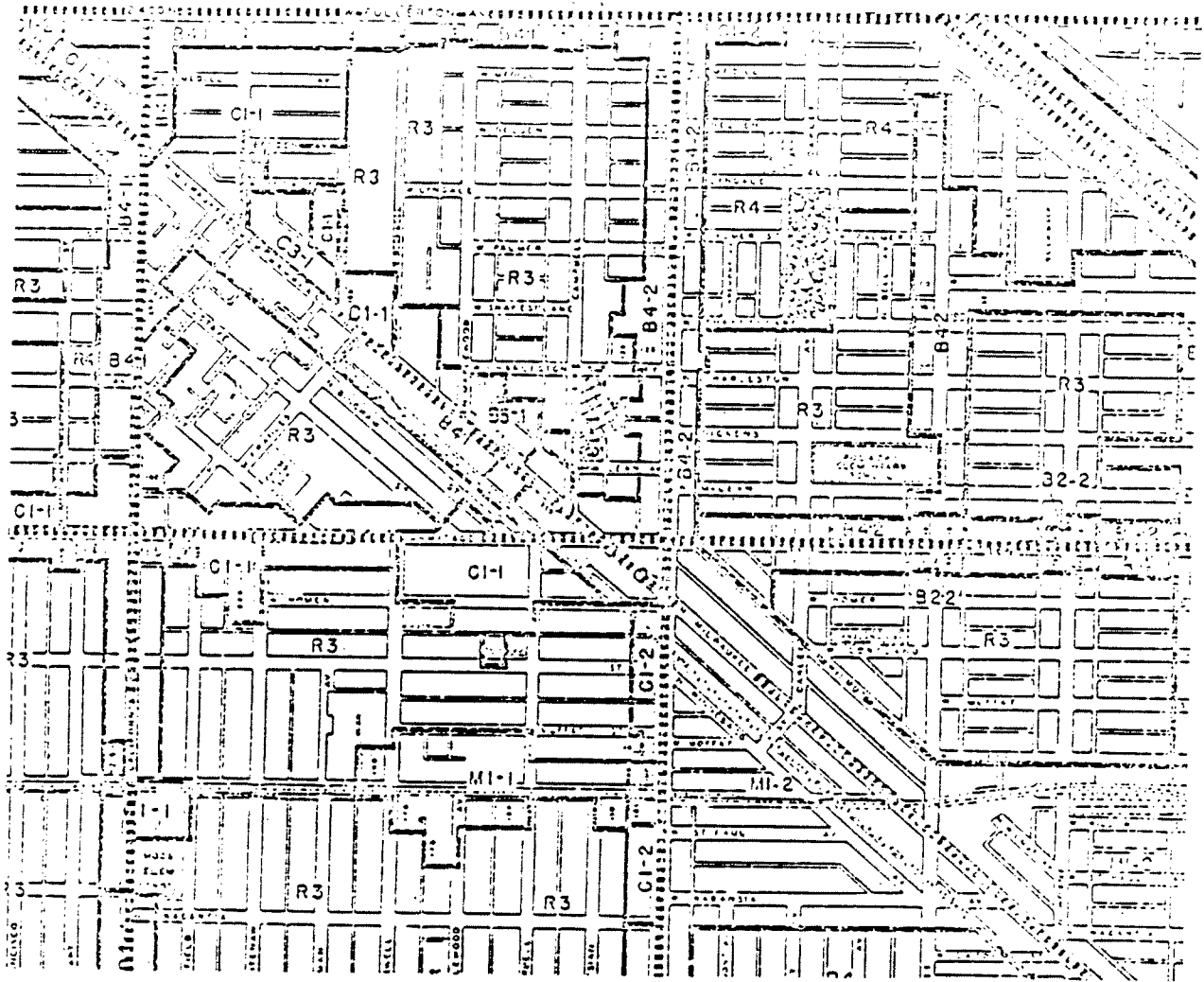
RESIDENTIAL PLANNED DEVELOPMENT
PLAN OF DEVELOPMENT
STATEMENTS

1. The area delineated hereon as a "Residential Planned Development" is controlled by the applicant, Capital Associates.
2. Use of land will consist of an elevator apartment structure for the elderly, off-street parking and loading and open area as authorized by this Plan of Development.
3. All applicable official reviews, approvals or permits are required to be obtained by Applicant or its successors, assigns or grantees.
4. Any dedication or vacation of streets or alleys or adjustments of the rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of Applicant, its successors or assigns.
5. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
6. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
7. Identification signs may be permitted with the approval of the Commissioner of Planning and the Commissioner of Inspectional Services.
8. The following information sets forth data concerning the property included in said development and data concerning a generalized land use plan (Site Plan) illustrating the development of said property in accordance with the Plan of Development.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments," as adopted by the Commissioner of Planning.




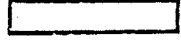
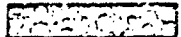
APPLICANT: Capital Associates

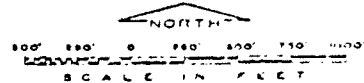
DATE: November 28, 1983

RESIDENTIAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



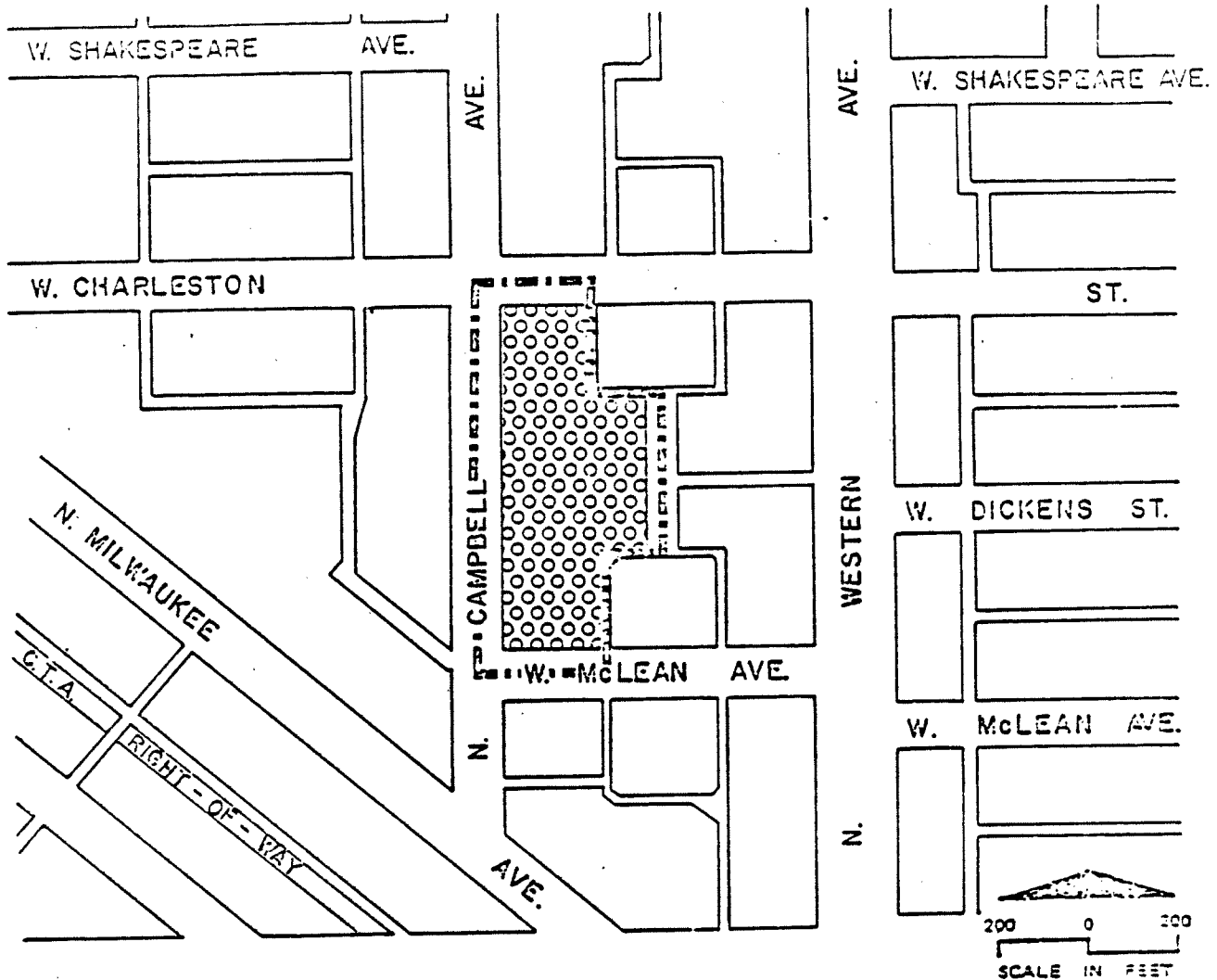
LEGEND

-  RESIDENTIAL PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREET SYSTEM
-  PUBLIC AND QUASI-PUBLIC FACILITIES
-  PARKS AND PLAYGROUNDS


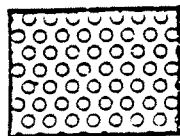


APPLICANT: CAPITAL ASSOCIATES
 DATE:

RESIDENTIAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  ELEVATOR APARTMENT STRUCTURE (HOUSING FOR THE ELDERLY), OFF-STREET PARKING AND LOADING WITH OPEN AREAS.

APPLICANT: CAPITAL ASSOCIATES
 DATE:

RESIDENTIAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MINIMUM PER CENT OF LAND COVERED
<u>Square Feet</u>	<u>Acres</u>				
65,324.5	1.49	Elevator apartment structure (housing for the elderly), off-street parking and loading and open area	250	2.75	23%

65,324.5 Sq. Ft. NET SITE + 30,546.9 Sq. Ft. = 95,871.4 (2.20 ACRES)
GROSS SITE AREA

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 2.75

MAXIMUM NUMBER OF DWELLING UNITS = 249 Units for the Elderly
1 for Building Engineer
250 TOTAL UNITS

MINIMUM NUMBER OFF-STREET PARKING SPACES: 63 spaces

MINIMUM NUMBER OFF-STREET LOADING SPACES: 1 space

MINIMUM GROUND LEVEL SET-BACKS: 48 feet North
145 feet South
20 feet East
60 feet West (N. Artesian)

SET-BACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHERE NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF PLANNING.

APPLICANT: Capital Associates

DATE:

RESIDENTIAL PLANNED DEVELOPMENT

PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated hereon as a "Business Planned Development" is owned or controlled by Chicago City Bank and Trust Co. ATUT 10278, dated 5-4-78
2. Off-Street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning.
3. No dedication of streets or alleys or adjustments of the rights of way or consolidation or resubdivision of parcels shall be required.
4. All applicable official reviews, approvals or permits are required to be obtained by Trust No. 10278, or its successors, assignees or grantees.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.

Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
6. Use of land will consist of dwelling units and off street parking, as authorized by this Plan of Development.
7. The following information sets forth data concerning the property included in said development and data concerning a generalized land use plan (Site Plan), illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
8. Identification signs may be permitted with the approval of the Commissioner of Planning.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as adopted by the Commissioner of Planning.

APPLICANT: Oriental Terraces, Inc.

DATE: December 14, 1983