

RESIDENTIAL-BUSINESS *PLANNED* DEVELOPMENT  
STATEMENTS NO. 328, AS AMENDED

1. The area delineated hereon as "Residential-Business Planned Development" is owned or controlled by 910 Van Buren Associates, Westgate Center Condominium Associates, and 310 S. Peoria Joint Venture,
2. All applicable official reviews, approvals or permits are required to be obtained by the Owner or his successors, assigns or grantees.
3. Use of land will consist of dwelling units, business and commercial offices and uses, off-street parking and, related uses.
4. Any dedication or vacation of streets or re-subdivision of parcels shall require a separate submittal on behalf of the Owner and approval by the City Council.
5. Off-street parking shall be provided in compliance with this Plan of Development.
6. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, 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.
7. Identification and business identification signs may be permitted within the area delineated herein as Residential-Business Planned Development, subject to the review and approval of the commissioner of the Department of Planning.
8. The height restriction of any building or any appurtenance attached thereto shall be subject to:
  - a. height limitations as certified on Form FAA-117, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration; and
  - b. airport zoning regulations as established by the Department of Planning, Department of Aviation, and Department of Law and approved by the City Council.
9. The following information sets forth data concerning the property included in said development and 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.
10. The Plan of Development, hereby attached, shall be subject to the "Rules and Regulations and Procedures in Relation to Planned Developments", as adopted by the Commissioner of the Department of Planning.

Date: May 30, 1984

Revised: August 7, 1985

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT, AS AMENDED  
 PLANNED DEVELOPMENT USE & BULK REGULATIONS AND DATA

NET SITE AREA	GENERAL DESCRIPTION	NUMBER OF DWELLING UNITS	MAXIMUM FAR	MAXIMUM % OF LAND COVERED
47,714.88s.f.	Dwelling units, Business and Commercial uses, off street parking, and related uses.	70	4.50	57%

NET SITE AREA: 47,714.88 square feet

MAXIMUM PERMITTED F.A.R. FOR TOTAL SITE AREA: 4.50

MAXIMUM NUMBER OF DWELLING UNITS TOTAL: 70

MINIMUM NUMBER OF OFF-STREET PARKING SPACES: 65

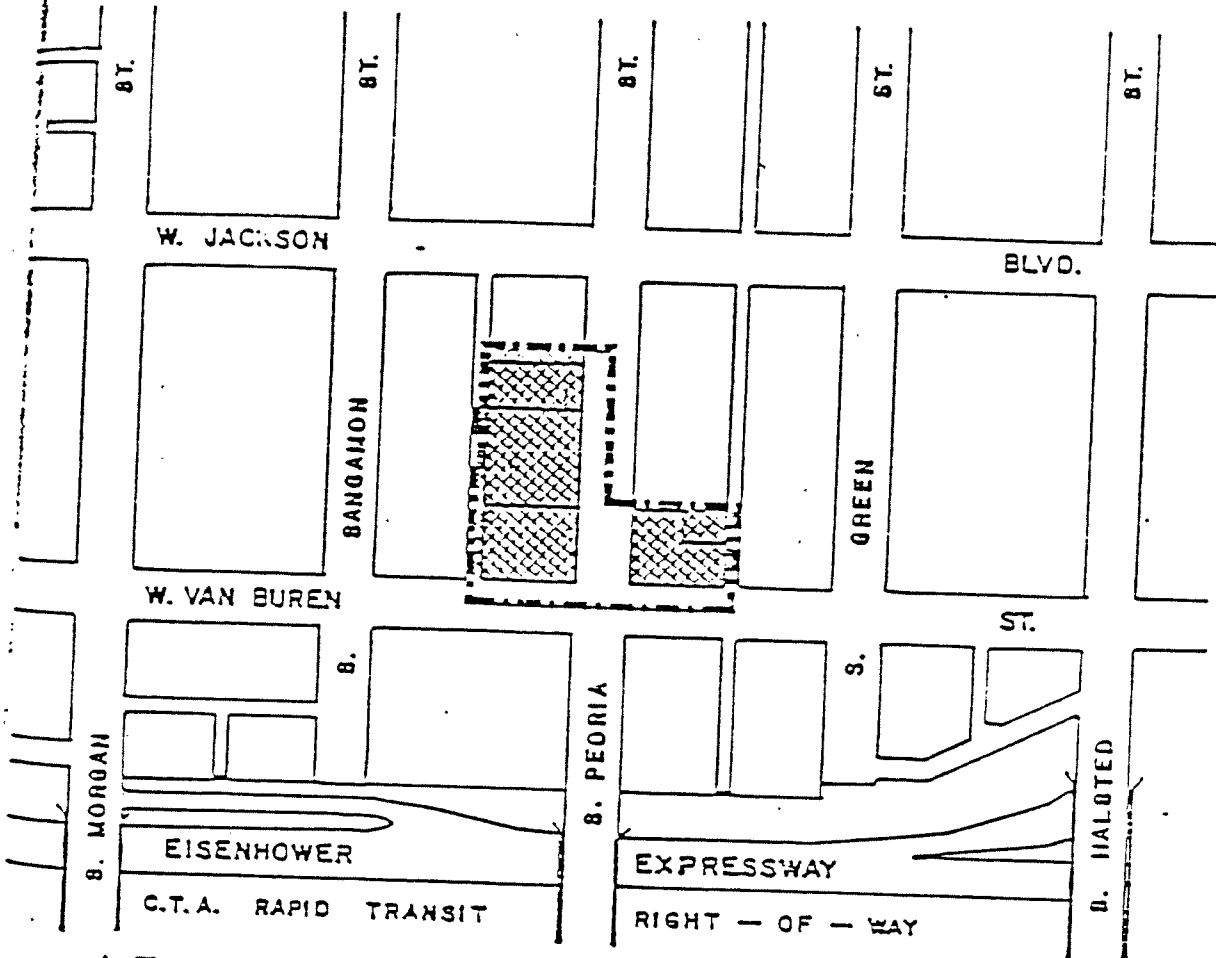
MAXIMUM PERCENT OF LAND COVERED: 57%

Setback 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.

Date: May 30, 1984

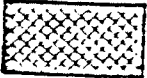
Revised: August 7, 1985

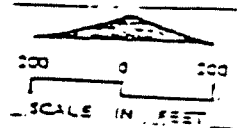
# RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



## LEGEND

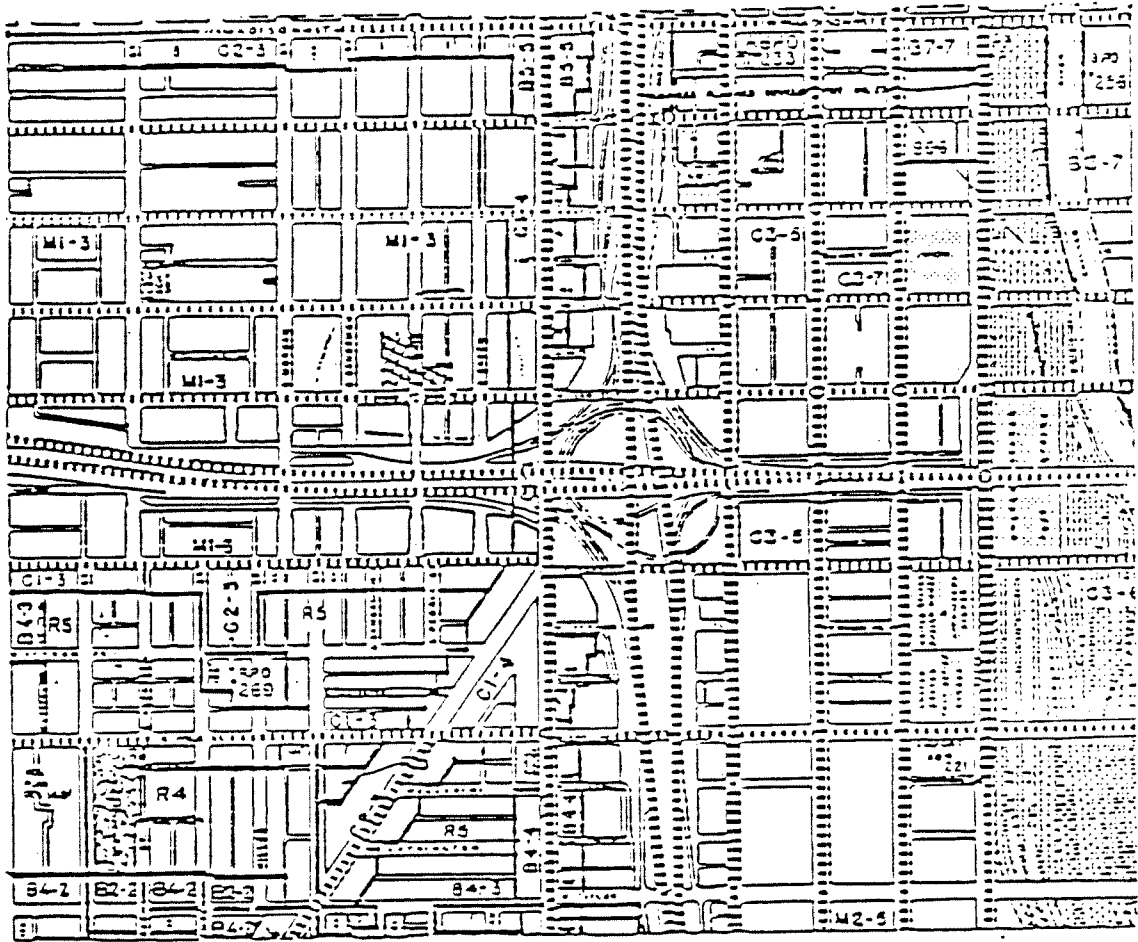
 PLANNED DEVELOPMENT BOUNDARY

 DWELLING UNITS, OFFICE USES AND RELATED USES, WITH RELATED OFF-STREET PARKING AND LOADING.



Date: August 7, 1985

# RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



## LEGEND



RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT BOUNDARY



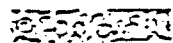
ZONING DISTRICT BOUNDARIES



PREFERENTIAL STREET SYSTEM



PUBLIC & QUASI-PUBLIC FACILITIES

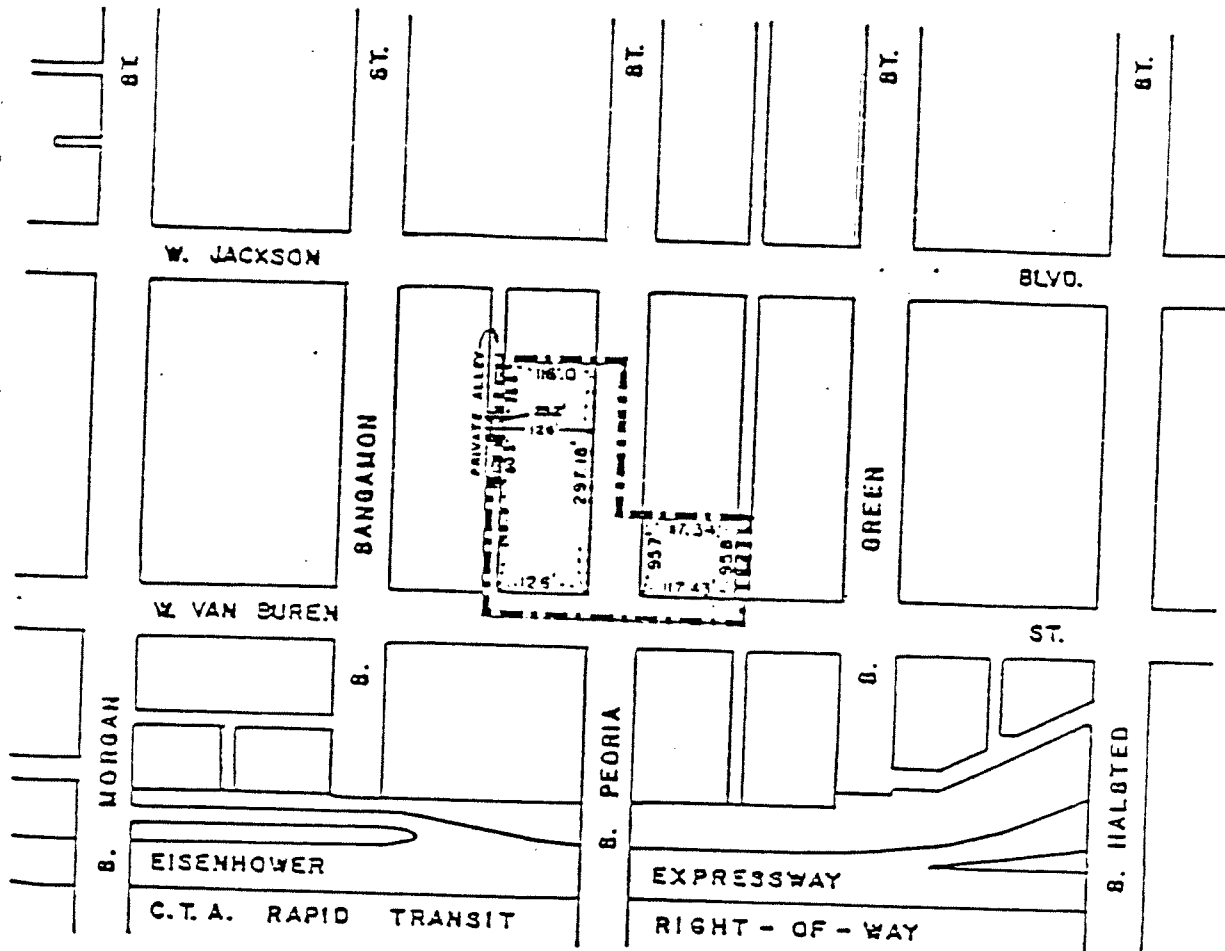


PARKS AND PLAYGROUNDS



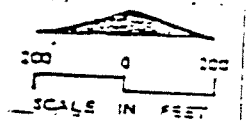
Date: August 7, 1985

# RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



## LEGEND

 PLANNED DEVELOPMENT BOUNDARY



Date: August 7, 1985

RESIDENTIAL-BUSINESS PALNNED DEVELOPMENT NO. 344, as AmendedSTATEMENTS

1. The area delineated hereon as "Residential-Business Planned Development No. 344, as Amended" is owned or controlled by JGS Associates, an Illinois limited partnership, 21 West Elm Street, Chicago, Illinois.
2. All applicable officials reviews, approvals or permits are required to be obtained by the Owner or his successors, assignees or grantees.
3. Use of land will consist of dwelling units, related recreational uses, including a swimming pool and health club, business uses, an earth station receiving dish, and off-street parking and related uses.
4. Any dedication or vacation of streets or re-subdivision of parcels shall require a separate submittal on behalf of the Owner and approval by the City Council.
5. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
6. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, shall be adequately designed and paved in accord with the regulations of the Department of Public Works 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 and business identification signs may be permitted within the area delineated herein as Residential-Business Planned Development, subject to the review and approval of the Commissioner of the Department of Planning. There shall be no advertising signs permitted.
8. The height restriction of any building or any appurtenance attached thereto shall be subject to:
  - a. height limitations as certified on form FAA-117, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration; and
  - b. airport zoning regulations as established by the Department of Planning, City of Community Development, Department of Aviation, and Department of Law, and approved by the City Council.

(Continued from page 8796)

to the designation of a C3-5 Commercial-Manufacturing District, and a corresponding use district is hereby established in the area described above.

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. 2-G.*

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

RD 328

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-3 Restricted Manufacturing District symbols and indications as shown on Map No. 2-G in the area bounded by

a line 297 feet north of W. Van Buren Street; S. Peoria Street; a line 95 feet north of W. Van Buren Street; the alley next east of and parallel to S. Peoria Street; W. Van Buren Street; and a line 126 feet west of S. Peoria Street,

to the designation of a Residential-Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Residential-Business Planned Development printed on pages  
8811 thru 8817 of this Journal.]

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. 3-H.*

*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 Institutional Planned Development No. 82 symbols and indications as shown on Map No. 3-H in the area bounded by

W. Potomac Avenue; N. Bell Avenue; a line 424.5 feet north of W. Division Street; the alley next east of N. Bell Avenue; W. Potomac Avenue; N. Leavitt Street; a line 220 feet south of W. Potomac Avenue; the alley next east of N. Bell Avenue; the alley next north of W. Division Street; a line 168.9 feet east of N. Bell Avenue; W. Division Street; N. Leavitt Street; W. Thomas Street; N. Oakley Boulevard; W. Division Street;

(Continued on page 8818)

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT No. 328  
STATEMENTS

1. The area referred to herein as Residential-Business Planned Development consists of property which has three (3) building sites, commonly described as 331 South Peoria, 310 South Peoria and 910 West Van Buren. The property consists of 47,990 square feet of site area and is bounded on the North by a line 297 feet North of West Van Buren Street; South Peoria Street; a line 95 feet North of West Van Buren Street; the alley next east of and parallel to South Peoria Street; West Van Buren Street; and a line 126 feet West of South Peoria Street. The property is owned and controlled by the 331 Peoria Joint Venture a limited partnership, part of whom are beneficiaries under the land trust with DEVON BANK as trustee under trust no. 4820 dated October 15, 1983.

2. The property shall be subject to all applicable height restrictions imposed by the Federal Aviation Agency, pursuant to its rules and regulations.

3. The applicant or its successors, assignees or grantees shall obtain all official reviews, approvals and permits.

APPLICANT: Devon Bank as Trustee  
u/t No. 4820 and  
331 Peoria Joint Venture  
c/o Samuel C. Maragos  
140 S. Dearborn-14th flr  
Chicago, Illinois 60603

DATED: May 30, 1984

(Continued from page 8796)

to the designation of a C3-5 Commercial-Manufacturing District, and a corresponding use district is hereby established in the area described above.

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. 2-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 M1-3 Restricted Manufacturing District symbols and indications as shown on Map No. 2-G in the area bounded by

a line 297 feet north of W. Van Buren Street; S. Peoria Street; a line 95 feet north of W. Van Buren Street; the alley next east of and parallel to S. Peoria Street; W. Van Buren Street; and a line 126 feet west of S. Peoria Street,

to the designation of a Residential-Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Residential-Business Planned Development printed on pages  
8811 thru 8817 of this Journal.]

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. 3-H.*

*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 Institutional Planned Development No. 82 symbols and indications as shown on Map No. 3-H in the area bounded by

W. Potomac Avenue; N. Bell Avenue; a line 424.5 feet north of W. Division Street; the alley next east of N. Bell Avenue; W. Potomac Avenue; N. Leavitt Street; a line 220 feet south of W. Potomac Avenue; the alley next east of N. Bell Avenue; the alley next north of W. Division Street, a line 168.9 feet east of N. Bell Avenue; W. Division Street; N. Leavitt Street; W. Thomas Street; N. Oakley Boulevard; W. Division Street;

(Continued on page 8818)

4. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees, and approval by the City Council.

5. Within the area delineated herein as Residential-Business Planned Development the following uses shall be permitted:

Residential units and business and commercial offices and related service uses. Residential units shall be located on floors 1 - 7 inclusive in the building now located at 331 South Peoria Street. Not to exceed 70 units. The business and commercial offices and related services used will occupy the building at 310 South Peoria and 910 West Van Buren with off-street parking consisting of a minimum of 72 stalls between said buildings. Said parking facility to be erected simultaneously with the rehabilitation of the present building sites.

6. Business and business identification signs may be permitted within the area delineated herein as Residential-Business Planned Development, subject to the review and approval of the Commissioner of the Department of Planning and of the Department of Inspectional Services.

APPLICANT: Devon Bank as Trustee  
u/t No. 4820 and  
331 Peoria Joint Venture  
c/o Samuel C. Maragos  
140 S. Dearborn - 14th floor  
Chicago, Illinois 60603

DATED: May 30, 1984

7. Off-street parking and loading for the Property will be provided in conformity with this Plan of Development.

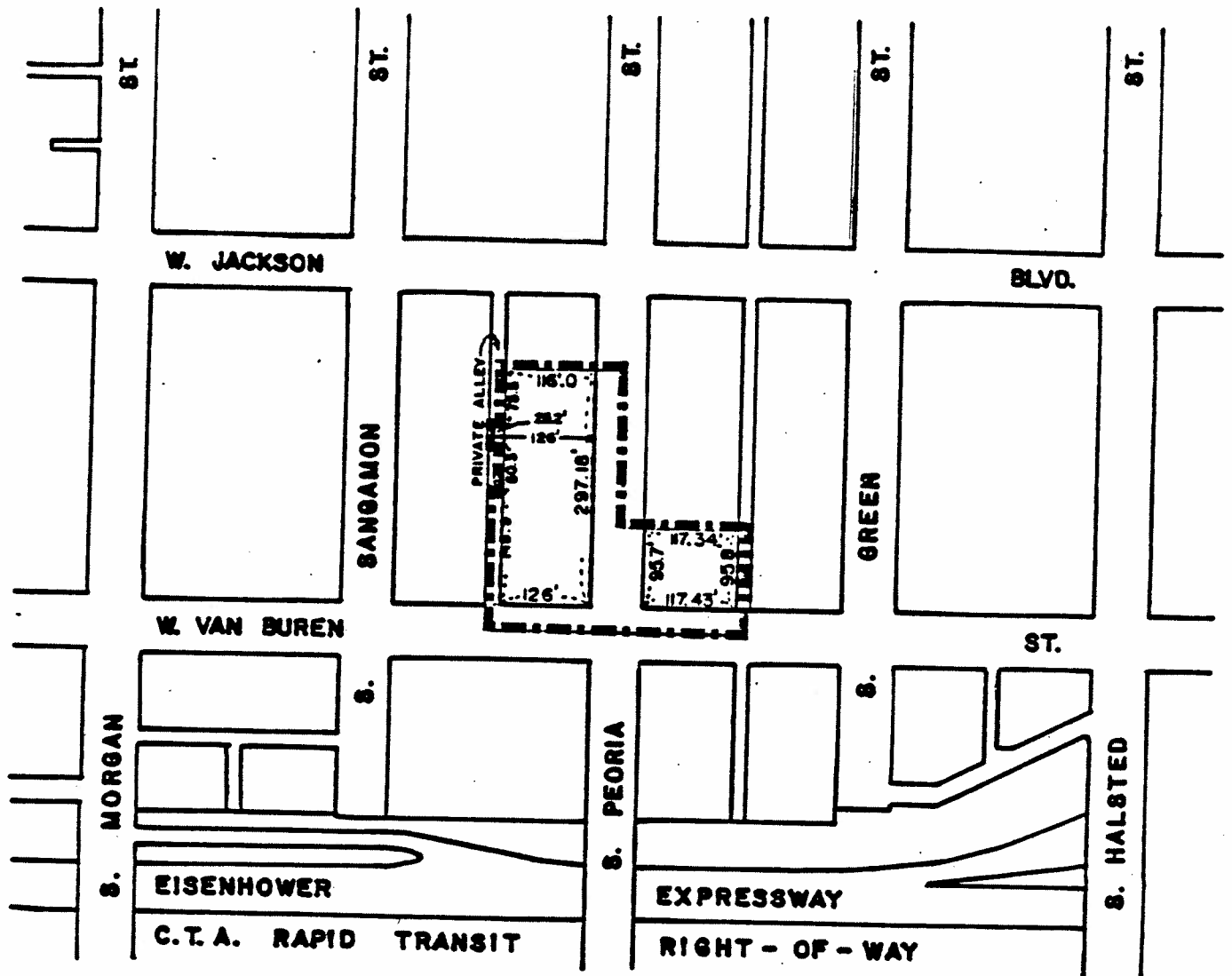
8. The information in the attached Plan of Development sets forth data concerning the generalized land use plan of the area delineated herein to Residential-Business Planned Development, and illustrates that the rehabilitation of the existing improvements on the Property will be in accordance with the intent and purpose of this Plan of Development.

9. The Plan of Development attached hereto shall be subject to the "Rules, Regulations and Procedures in relation to Planned Developments" as promulgated by the Commissioner of the Department of Planning.

APPLICANT: Devon Bank as Trustee  
u/t No. 4820 and  
331 Peoria Joint Venture  
c/o Samuel C. Maragos  
140 S. Dearborn - 14th floor  
Chicago, Illinois 60603

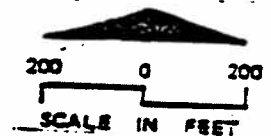
DATED: May 30, 1984

# RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



## LEGEND

 PLANNED DEVELOPMENT BOUNDARY

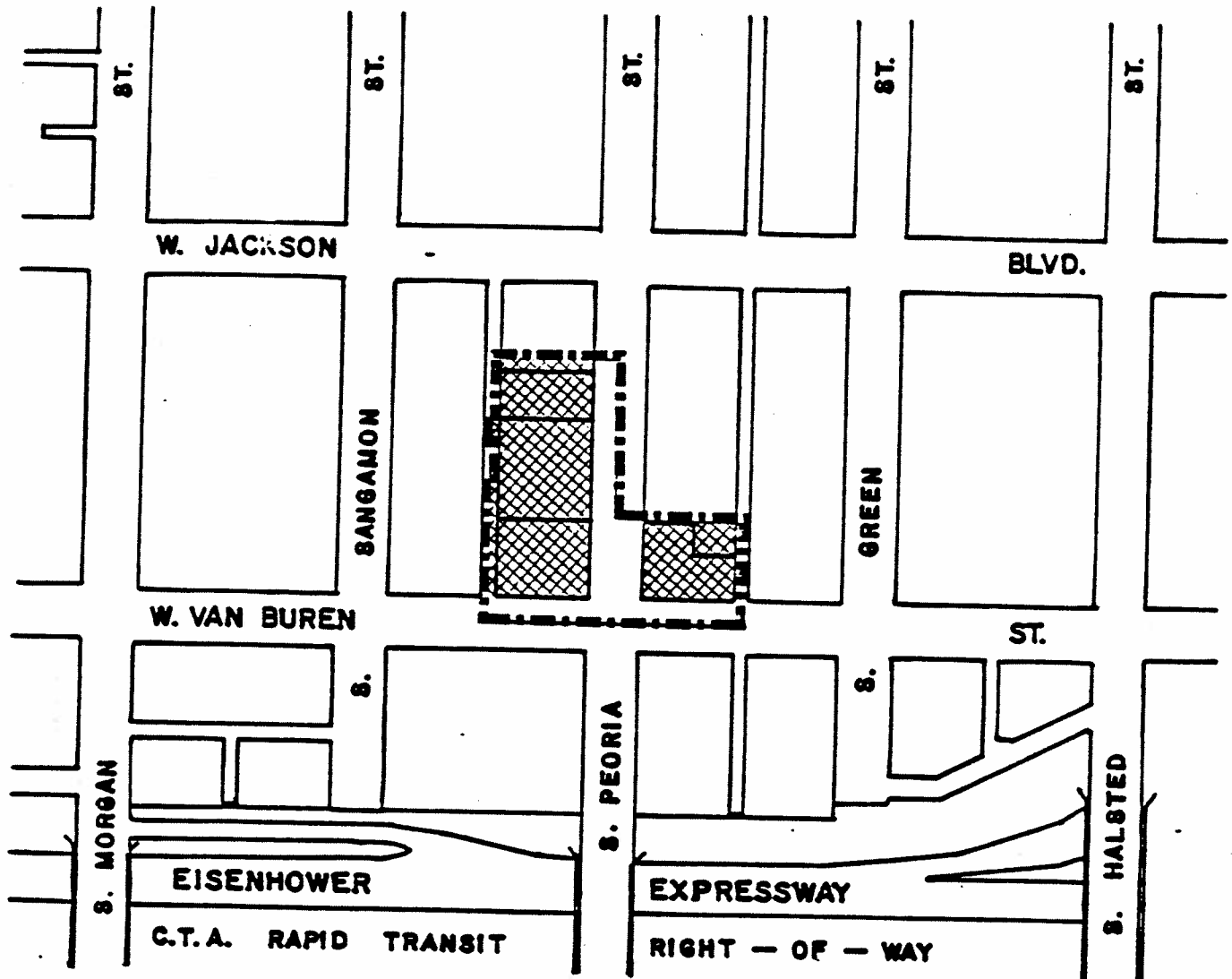


**APPLICANT:** Devon Bank as Trustee  
 u/t No. 4820 and  
 331 Peoria Joint Venture

**DATE:** May 30, 1984




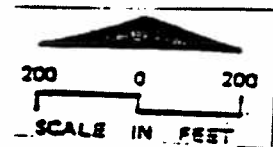
# RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



## LEGEND

 PLANNED DEVELOPMENT BOUNDARY

 DWELLING UNITS, OFFICE USES AND RELATED USES, WITH RELATED OFF-STREET PARKING AND LOADING.



APPLICANT: Devon Bank as Trustee u/t No. 4820 and 331 Peoria Joint Venture  
 DATE: May 30, 1984

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT  
PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area

47,714.88 sq. ft. = 1.09 Acres

Generalized Description of Land Use

Residential units, business and commercial offices and related service uses.

Building Areas at Grade

26,969.07 sq. ft. (total building coverage)

Maximum F.A.R.

3.72

Maximum % of Land Covered

56.52% (existing)

Minimum Number of off-street parking spaces provided

72

Number of load spaces provided

6

Applicant: Devon Bank as Trustee u/t No. 4820  
6445 N. Western Avenue  
Chicago, Illinois 60645

Dated: May 30, 1984