

(May 20, 1993)

Alderman Banks moved to *Correct* the printed Official Journal of the Proceedings of the regular meeting held on Wednesday, May 20, 1993, as follows:

Page 16988 -- by deleting the words "east of South Damen Avenue" appearing in the ninth line from the bottom of the page and inserting in lieu thereof the words "west of South Damen Avenue".

Pages 16989 -- 16997 -- by deleting in their entirety the Plan of Development Statements and accompanying maps for the reclassification of the area shown on Map Number 4-H and inserting in lieu thereof the following:

Residential -- Institutional Planned Development. # 333

Plan Of Development Statements.

1. The area delineated herein as a Residential -- Institutional Planned Development (the "Planned Development") consists of approximately 37,905 square feet (.87 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned and controlled by the Applicant, El Valor Corporation.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise)

shall be made or authorized by all the owners or controlling parties of the Property and any ground lessors.

Nothing herein shall be construed to mean that any individual owner or any ground lessors of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of Thirteen (13) Statements; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Generalized Land Use Map; an Existing Land Use Map; a Table of Use and Bulk Regulations and Related Controls; and a Site Plan which includes any proposed landscaping prepared by Andrian Lozano & Associates, architects, P.C., dated April 1, 1992 (the "Site Plan"); and north and west elevations of the proposed new building prepared by Andrian Lozano & Associates, architects, P.C., dated April 1, 1992 (the "Elevations"). Reduced copies of the Site Plan and the Elevations are attached hereto and full sized copies of these items are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses are permitted in the Planned Development subject to the restrictions in Statement 12 and in the Table of Use and Bulk Regulations:

Residences for twelve disabled persons, educational facilities, accessory parking and accessory uses.

6. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.
8. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. The greater of one parking space or two percent of all parking spaces provided within the Planned Development shall be designated and designed for parking for the handicapped.
9. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and of the Commissioner of Planning and Development.
10. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of the improvements and any appurtenance attached thereto also shall be subject to:
 - (A) Height limitations as certified and approved by the Federal Aviation Administration; and
 - (B) Airport zoning regulations as established by the Department of Planning and Development,

ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provision of this section, then the zoning of the Property shall automatically revert to Residential Planned Development No. 33 as adopted on October 31, 1984.

[Existing Zoning Map, Boundary and Property Line Map, Generalized Land Use Map, Existing Land Use Map, Site Plan and Elevation Drawing attached to this Plan of Development printed on pages 37145 through 37150 of this Journal.]*

Use and Bulk Regulations and Data attached to this Plan of Development read as follows:

Residential-Institutional Planned Development

Plan Of Development

Use And Bulk Regulations And Data.

General Description of Land Use:

See Statements No. 5.

Maximum Permitted F.A.R.:

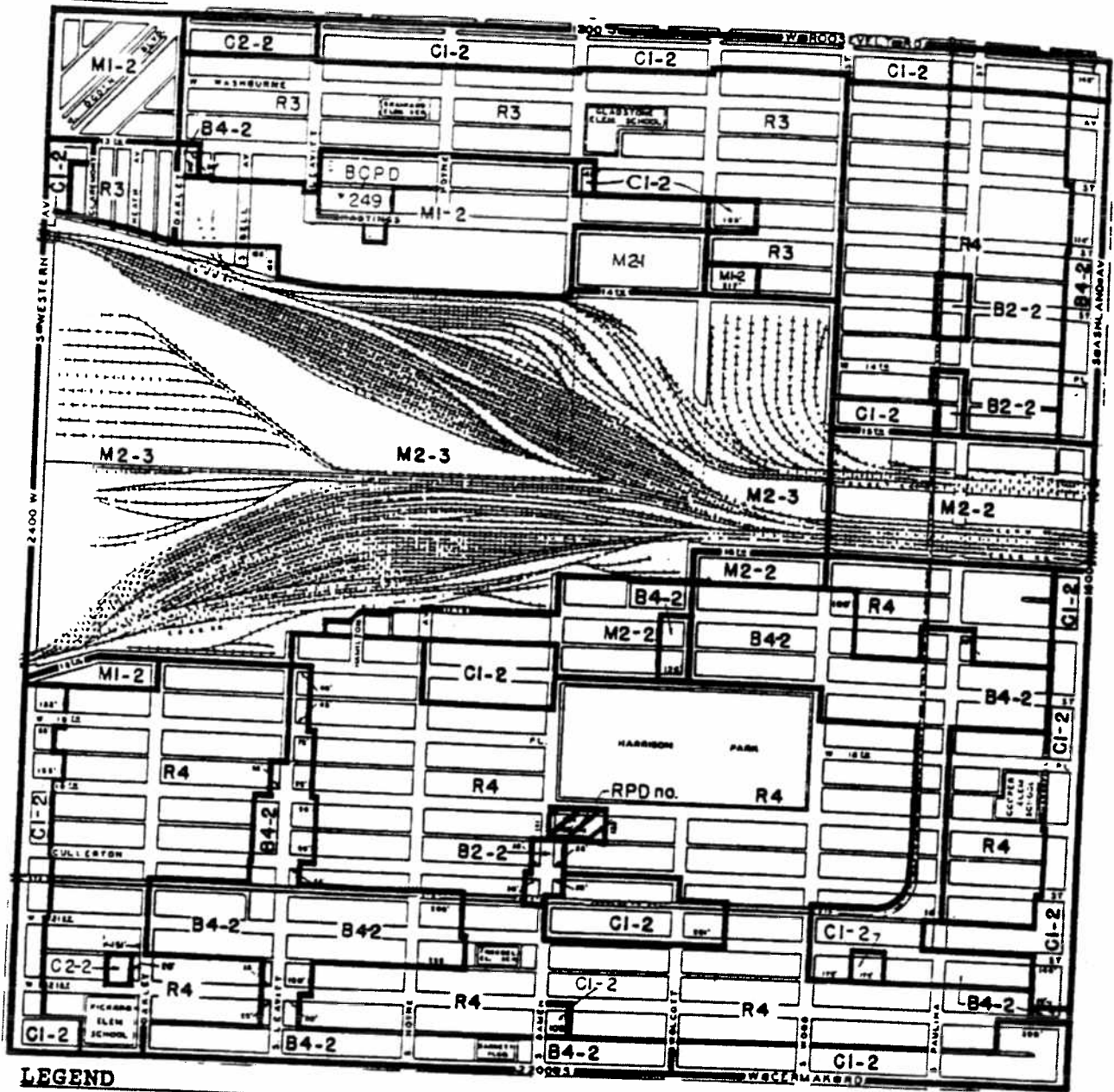
1.2.

Gross Site Area = Net Site Area + Area remaining in public right-of-way:

51,705.27 square feet (1.18 acres) = 37,905 square feet (.87 acre) +
13,800.27 square feet (.31 acre).

* Page number noted correspond to the Council Journal of Proceedings of August 4, 1993 and are for reference purposes only.

Existing Zoning Map.



LEGEND



PLANNED DEVELOPMENT



ZONING BOUNDARIES

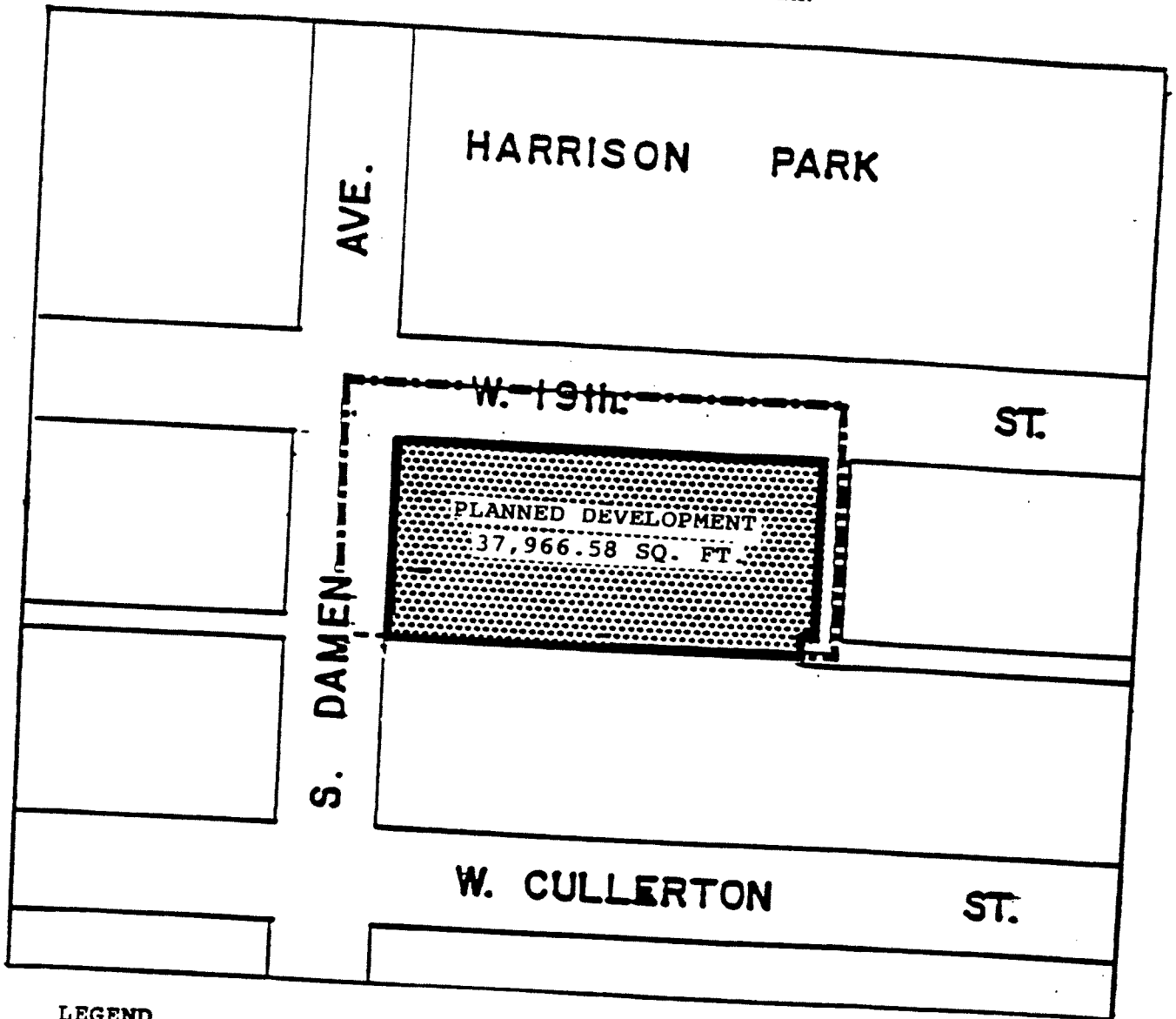
Applicant: El Valor Corporation
 Address: 1850 W., 21st St., Chicago Il.
 Date: February 25, 1992

8/4/93

APPROVAL OF JOURNAL OF PROCEEDINGS

37147

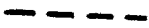
Generalized Land Use Plan.



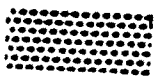
LEGEND



PROPERTY LINE



PLANNED DEVELOPMENT BOUNDARY

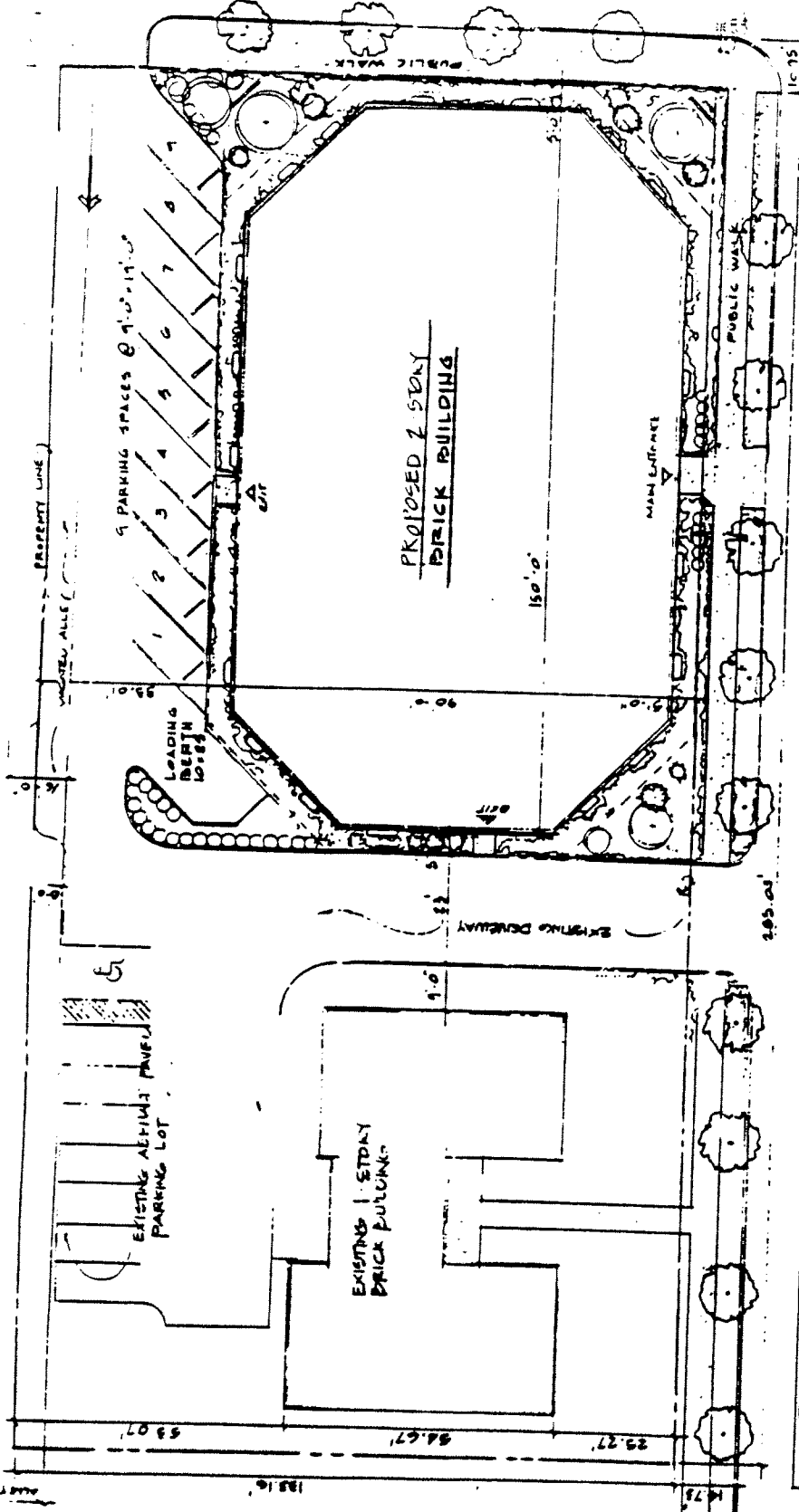


SEE STATEMENT #5

Applicant:
Address:
Date:

El Valor Corporation
1850 W. 21st St., Chicago Il.
February 25, 1992

Site Plan.



FIRST LEVEL 12,150 SQ. FT.
 SECOND LEVEL 12,750 SQ. FT.
 TOTAL 24,900 SQ. FT.
 EXISTING BLDG 24,550 SQ. FT.
 GRAND TOTAL 28,725 SQ. FT.
 LOT 588 185,153 ± 31,905 ± ± ±
 (27,415) (14 FAR) = 52,041 SQ. FT. ALLOWED

W 19TH STREET

PLANT SCHEDULE		PLANTING TIME: SPRING 1993
BOTANICAL NAME	COMMON NAME	SIZE
C. TRIANGULARIS	HEMLOCK	2 1/2"
RIVER ALPINE	SKYLINE HONEY LOCUST	2 1/2"
ALPINE CURRANT	ALPINE CURRANT	2 1/2"
LIGUSTRUM LUCIDUM	PRIVET	2 1/2"

CHILDREN'S CENTER FOR 'EL VALOR'
 W 19TH ST. & SO. DAMEN AVE.
 CHICAGO, ILL.
 SCALE 1" = 20'-0"
 APRIL 1, 1993

JUDITH LOZZANO & ASSOCIATES, ARCHITECTS
 100 N. MICHIGAN ST., CHICAGO, ILL. 60611

PLAN OF DEVELOPMENTRESIDENTIAL PLANNED DEVELOPMENT No. 333Statements

1. The area delineated hereon as a "Residential Planned Development" is owned by El Valor Corporation.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
3. Any dedication 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 El Valor Corporation and approval by the City Council.
4. All applicable official review, approvals, or permits are required to be obtained by El Valor Corporation.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulation 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 for emergency vehicles; there shall be no parking within such paved areas.
6. Use of land will consist of housing for twelve handicapped persons, office, parking and related uses as authorized by the Chicago Zoning Ordinance.
7. The Plan of Development consists of these nine statements; a property line and right-of-way adjustment map, a generalized Land Use Map and a table of controls. Any controls not specifically stated herein shall be based on the R-4 General Residence District.
8. Identification and other necessary signs may be permitted, subject to review of and approval by 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", and promulgated by the Commissioner of Planning.

APPLICANT: EL VALOR CORPORATION

DATE: July 31, 1984

(Continued from page 10700)

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. 3-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 R7 General Residence District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 150 feet north of and parallel to West Chicago Avenue; North Dearborn Street;
a line 100 feet north of and parallel to West Chicago Avenue; and the alley next west
of and parallel to North Dearborn Street,

to those of a B7-5 General Central Business 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. 4-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 R4 General Residence District symbols and indications as shown on Map No. 4-H in the area bounded by

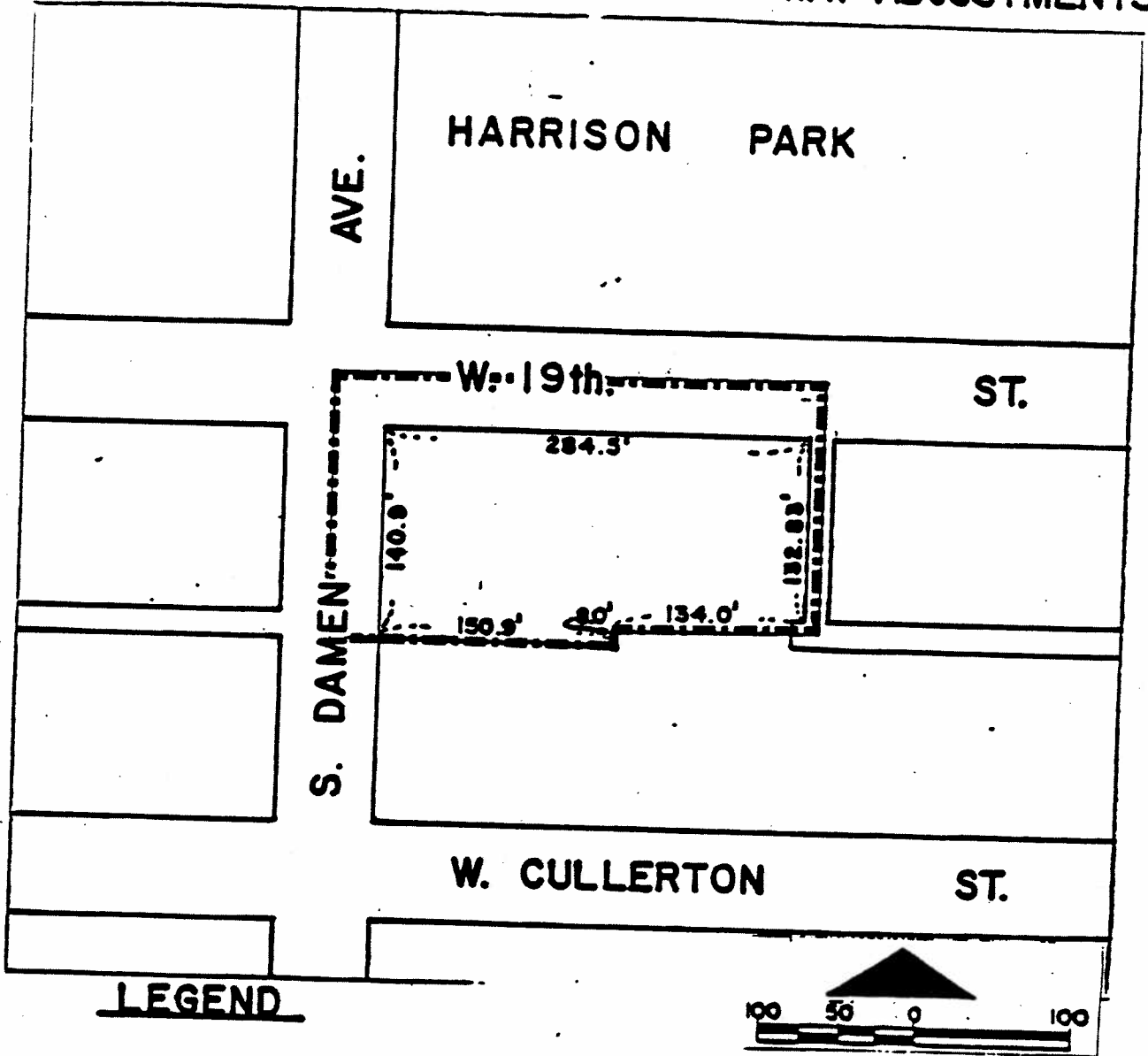
West 19th Street; a line 248.50 feet east of and parallel to South Damen Avenue; a
line 132.83 feet south of and parallel to West 19th Street; a line 150.90 feet east of and
parallel to South Damen Avenue; a line 140.90 feet south of and parallel to West 19th
Street; and South Damen Avenue,

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

[Plan of Development printed on pages 10708
thru 10712 of this Journal.]

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

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



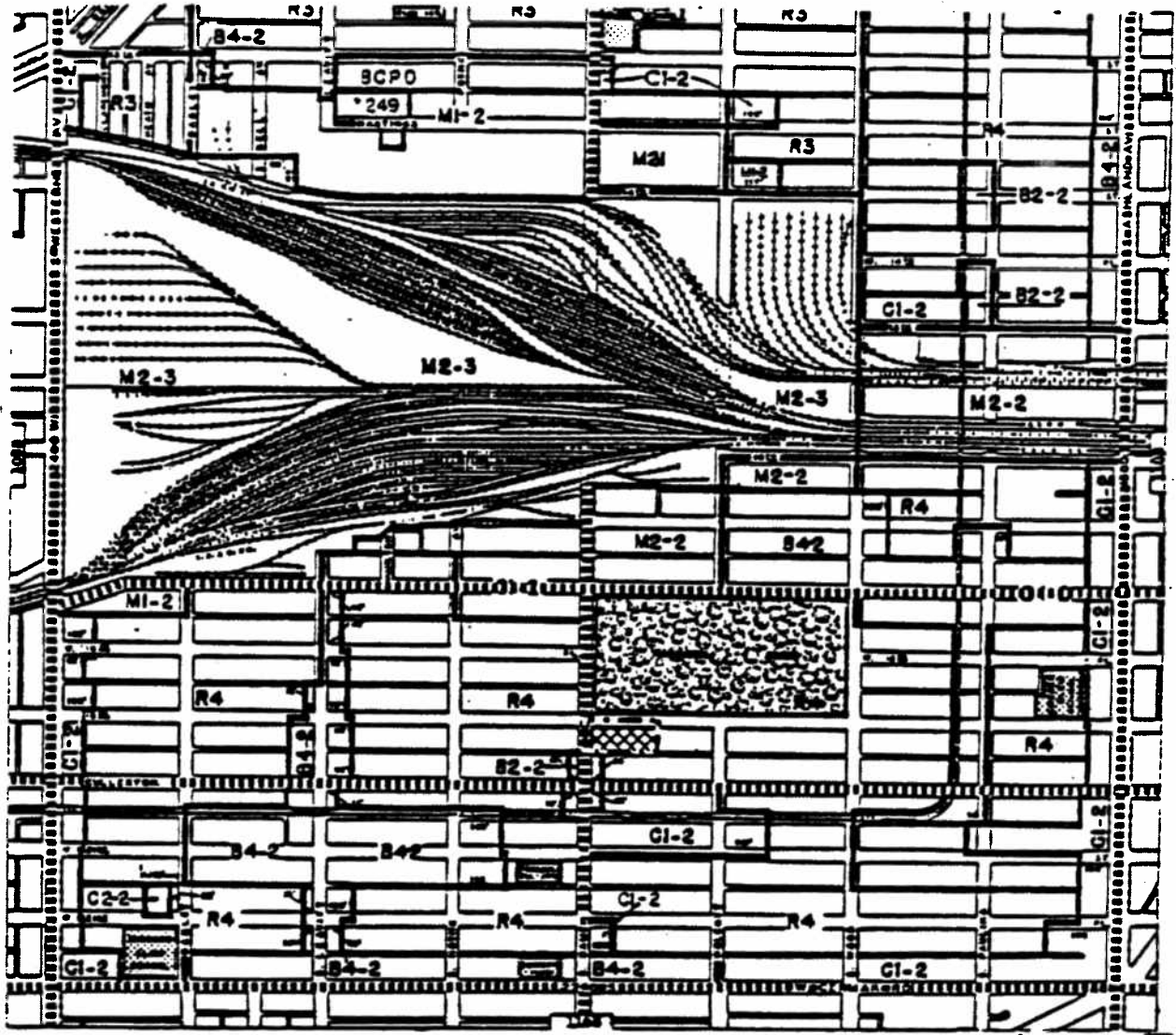
LEGEND







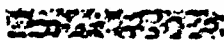
----- PLANNED DEVELOPMENT BOUNDARY

APPLICANT: EL VALOR CORPORATION
DATE: JULY 31, 1984

RESIDENTIAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



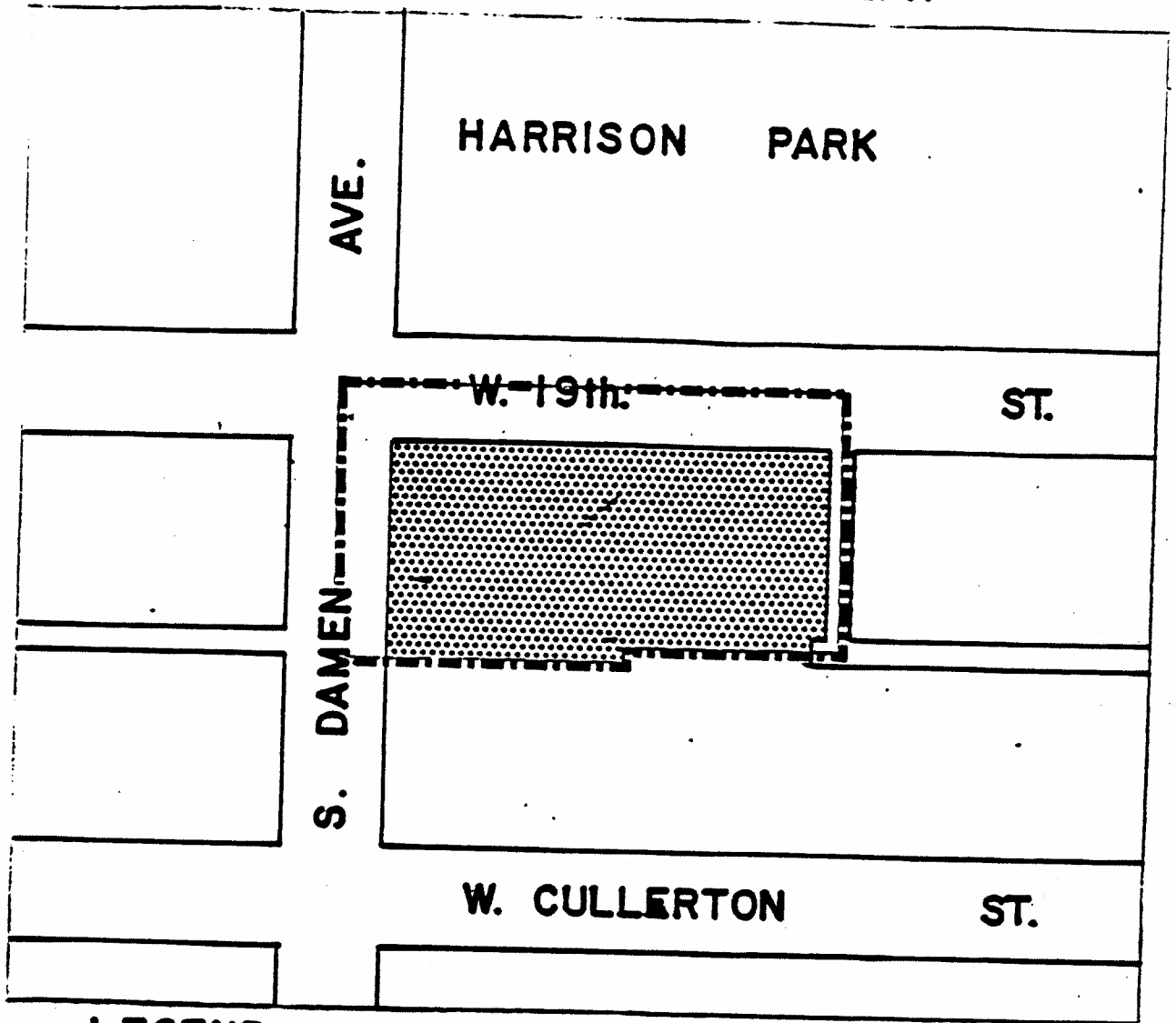
LEGEND

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



APPLICANT: EL VALOR CORPORATION
 DATE: JULY 31 1984

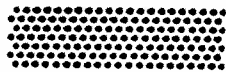
RESIDENTIAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



LEGEND



PLANNED DEVELOPMENT BOUNDARY



HOUSING FOR HANDICAPPED PERSONS,
OFFICE, PARKING AND RELATED USES.



APPLICANT: EL VALOR CORPORATION
DATE: JULY 31, 1984

PLANNED DEVELOPMENT USE AND BULK REGULATIONSRESIDENTIAL PLANNED DEVELOPMENT

Net Site Area		General Description of Land Uses and Type	MAX. F.A.R.	Max % Of Land Covered
Square Feet	Acres			
39,014	0.89	Housing for 12 handi- capped persons, Office, Parking & Related Uses	0.15	10%

The above-noted regulations relate to the ultimate development within the Planned Development Area. Interim stages of development may exceed these permitted standards, subject to the approval of the Department of Planning.

GROSS SITE AREA = NET SITE AREA 0.89 ACRES + AREA OF RIGHT-OF-WAY 0.35

ACRES = 1.24 ACRES

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA = 0.15

MINIMUM NUMBER OF OFF-STREET PARKING SPACES 5

MINIMUM PERIPHERY SETBACKS:

- A. West Boundary Setback - 13.4 feet
- B. North Boundary Setback - 15 feet
- C. East Boundary Setback - 0 feet
- D. South Boundary Setback - 30 feet

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary because of technical reasons, subject to the approval of the Department of Planning of the City of Chicago,

MAXIMUM PERCENT OF LAND COVERED (FOR TOTAL NET SITE AREA) = 10%

APPLICANT: EL VALOR CORPORATION