

Respectfully submitted,
 (Signed) TERRY M. GABINSKI,
Chairman.

(Signed) EDWARD R. VRDOLYAK,
Vice-Chairman.

On motion of Alderman Gabinski, the committee's recommendation was *Concurred In* and each of the said proposed ordinances was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Roti, Rush, Tillman, Evans, Bloom, Sawyer, Beavers, Humes, Hutchinson, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Langford, Streeter, Kellam, Sheahan, Kelley, Sherman, Stemberk, Krystyniak, Henry, Marzullo, Nardulli, W. Davis, Smith, D. Davis, Hagopian, Santiago, Gabinski, Mell, Frost, Kotlarz, Banks, Damato, Cullerton, Laurino, O'Connor, Pucinski, Natarus, Oberman, Hansen, McLaughlin, Orbach, Schuller, Volini, Orr, Stone -- 50.

Nays -- None.

Alderman Burke moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification of Area Shown on Map No. 1-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 M1-5 Restricted Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by

the west line of the Chicago, Milwaukee, St. Paul and Pacific Railroad Co. right-of-way; West Erie Street; and a line 85.5 feet east of North Larrabee Street,

to those of a C3-5 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.

PD 348

Reclassification of Area Shown on Map No. 1-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 M2-4 General Manufacturing District and Residential Planned Development symbols and indications as shown on Map No. 1-F in the area bounded by

West Ohio Street; a line 143.20 feet east of the center line of North Halsted Street; a line 119.76 feet south of the center line of West Ohio Street; a line 187.27 feet east of the center line of North Halsted Street; West Ohio Street; the alley next east of and parallel to North Halsted Street; a line 192.56 feet south of the center line of West Ohio Street; and North Halsted Street,

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

[Business-Residential Planned Development printed on
pages 18383 through 18390 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. 1-G.

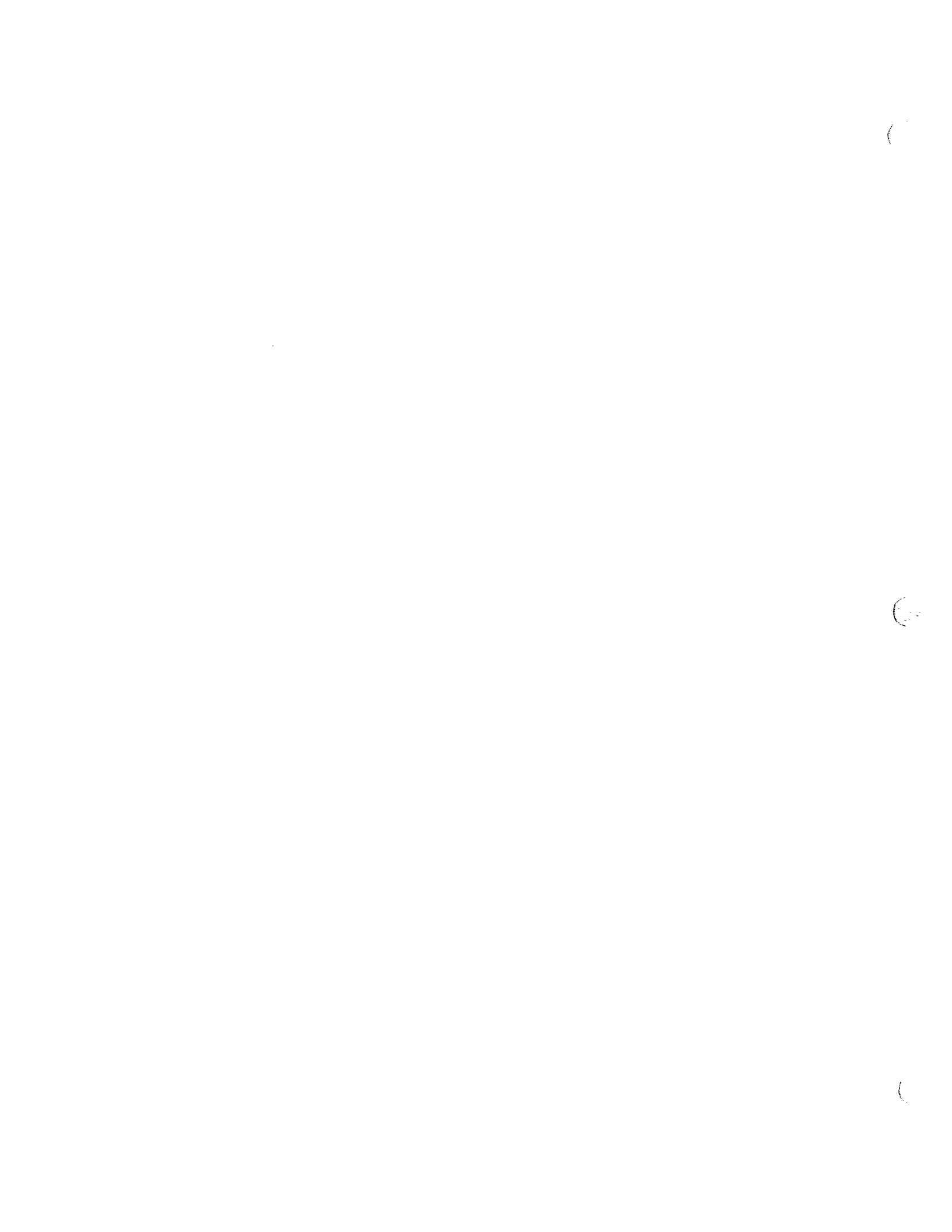
Be It Ordained by the City Council of the City of Chicago:

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

West Superior Street; a line 312.91 feet east of North Sangamon Street; a line from a point 312.91 feet east of North Sangamon Street and 51.18 feet north of West Huron Street, to a point 348.81 feet east of North Sangamon Street along the north line of West Huron Street; West Huron Street; North Peoria Street; a line 65.94 feet south of West Huron Street; a line 126.34 feet west of North Peoria Street; a line 283.20 feet south of West Huron Street; West Huron Street; the alley next south of and parallel to West Huron Street; the alley next southwesterly of North Sangamon Street; the alley next west of and parallel to North Sangamon Street; West Huron Street; and North Sangamon Street,

to the designation of a Residential and 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 and Business Planned Development printed on
pages 18392 through 18395 of this Journal.]



PLAN OF DEVELOPMENT

BUSINESS-RESIDENTIAL PLANNED DEVELOPMENT NO.STATEMENTS

1. The area delineated herein as Business-Residential Planned Development (the "Planned Development") consists of approximately 28,618 square feet of real property bounded on the north by West Ohio Street; on the east by the alley next east of North Halsted Street; on the south by a line 192.56 feet south of and parallel to West Ohio Street; and on the west by North Halsted Street (the "Property"), as identified in the drawing attached hereto entitled "Property Lot Line Map." The property is currently owned by the Bank of Ravenswood, U/T #256907.

2. The Applicant or its successors, assignees or grantees shall obtain all official City reviews, approvals and permits required in connection with this Plan of Development.

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

APPLICANT: Atlantis Properties, Ltd.
222 West Ontario St., Suite 430
Chicago, Illinois 60610

DATE: May 15, 1985

4. The following uses shall be permitted within the Planned Development: business, residential and related uses intended to rise 100 feet or more above curb level and which are permitted in the B4-4 Restricted Service District subject to such limits, maximum and minimum, as are set forth in the table of use and bulk regulations and related controls made a part of this Plan of Development. The sixty-five (65) residential units would consist of a maximum of thirty-seven (37) efficiency (studio) units and a maximum of thirty (30) and a minimum of twenty-eight (28) one (1) bedroom dwelling units. A maximum of 10,000 square feet of retail space will be provided along Halsted and Ohio Streets.

5. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Streets and Sanitation 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 of the Bureau of Traffic Engineering and Operations and the approval of the Commissioner of Planning.

6. The height restriction of the development and any appurtenance attached hereto shall be subject to:

APPLICANT: Atlantis Properties, Ltd.
222 West Ontario St., Suite 430
Chicago, Illinois 60610

DATE: May 15, 1985

PLAN OF DEVELOPMENT

BUSINESS-RESIDENTIAL PLANNED DEVELOPMENT NO. 348, AS AMENDEDSTATEMENTS

* 1. The area delineated herein as Business-Residential Planned Development (the "Planned Development") consists of approximately 28,618 square feet of real property bounded on the north by West Ohio Street; on the east by the alley next east of North Halsted Street; on the south by a line 192.56 feet south of and parallel to West Ohio Street; and on the west by North Halsted Street (the "Property"), as identified in the drawing attached hereto entitled "Property Lot Line Map." The property is currently owned by the Bank of Ravenswood, U/T #256907.

2. The Applicant or its successors, assignees or grantees shall obtain all official City reviews, approvals and permits required in connection with this Plan of Development.

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

APPLICANT: Atlantis Properties, Ltd.
222 West Ontario St., Suite 430
Chicago, Illinois 60610

DATE: May 15, 1985

9. Business and Residential identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning. Temporary signs such as construction and marketing signs may be permitted subject to the aforesated approvals.

10. This Plan of Development, consisting of eleven (11) statements; an existing zoning map; a boundary and property line map including any proposed vacations or dedications of streets, alleys, or other public properties; a generalized land use map; and a table of use and bulk regulations and related controls, is applicable to the area delineated herein. These and no other controls shall apply to the area delineated herein. This Plan of Development is in conformity with the intent and purpose of the Chicago Zoning Ordinance and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.

11. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning.

APPLICANT: Atlantis Properties, Ltd.
222 West Ontario St., Suite 430
Chicago, Illinois 60610

DATE: May 15, 1985

- (1) Height limitations as certified on Form FAA-117 (or on successor form or forms covering the same subject matter) and approved by the Federal Aviation Administration;
- (2) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council; and
- (3) Height limitations as approved by the Federal Aviation Agency pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Agency.

7. Off-street parking and loading facilities will be provided in compliance with this Plan of Development and shall be subject to the review and approval of the Commissioner of Planning.

8. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the Planned Development, and illustrates that the development of such area will be in accordance with the intent and purpose of this Plan of Development.

APPLICANT: Atlantis Properties, Ltd.
222 West Ontario St., Suite 430
Chicago, Illinois 60610

DATE: May 15, 1985

BUSINESS-RESIDENTIAL PLANNED DEVELOPMENT NO. _____
 PLAN OF DEVELOPMENT

USE AND BULK REGULATIONS AND DATA

NET SITE AREA SQ. FEET	ACRES	GENERAL DESCRIPTION OF LAND USE	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENT OF SITE COVERAGE
28,618	0.65	65 Residential Dwelling Units and related uses and 6 Retail units (10,000 square feet)	2.89	61%

GROSS SITE AREA = NET SITE AREA + Public Right of Way

41,062 (0.94 acres) =

28,618 (0.65 acres) + 12,444 (0.29 acres)

OFF STREET PARKING AND LOADING CONTROLS

34 Parking Spaces
0 Loading Docks

MAXIMUM HEIGHT: 120 feet

MAXIMUM FLOOR AREA RATIO: 2.89

SET BACKS AND SITE COVERAGE

Halsted Street: 0 - 66 feet
Ohio Street: 0 - 79.56 feet
Site Coverage = 61%

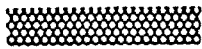
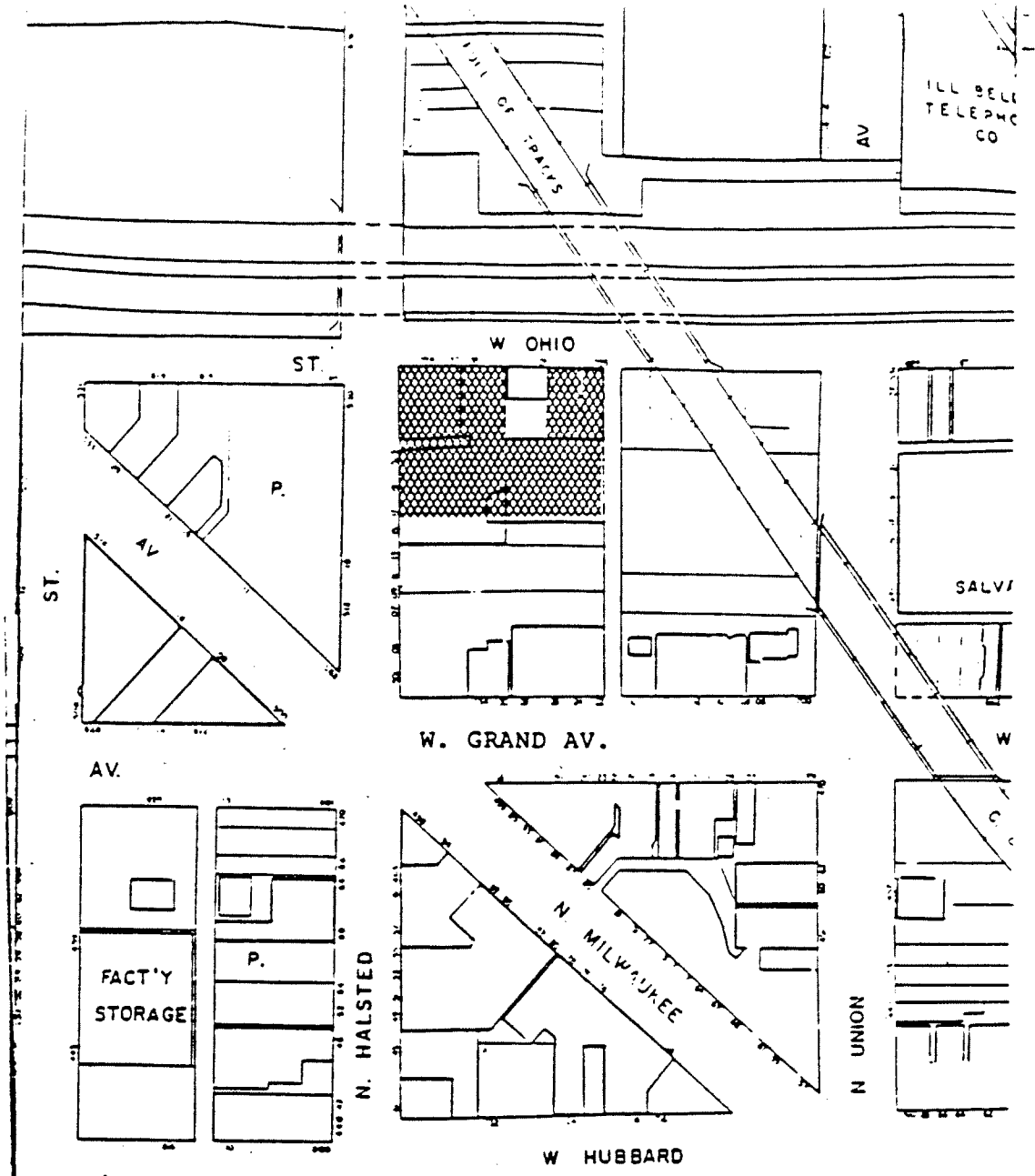
TYPE OF RESIDENTIAL UNITS: (Maximum Number = 65)

Efficiency (studio) Units: Maximum 37
Minimum 35
Dwelling Units: Maximum 30
Minimum 28

APPLICANT: Atlantis Properties, Ltd.

ADDRESS: 222 West Ontario St., Suite 430
Chicago, Illinois 60610

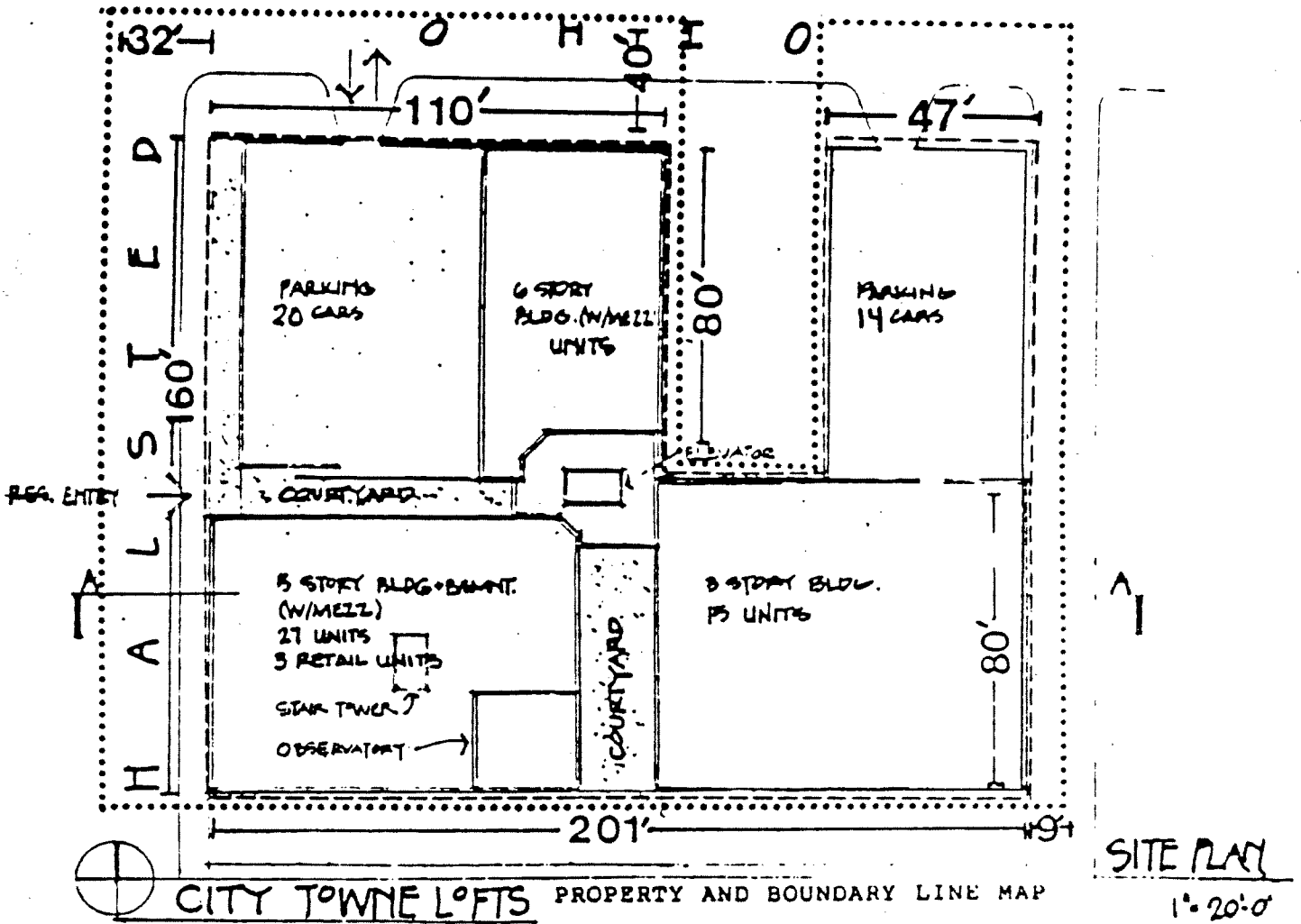
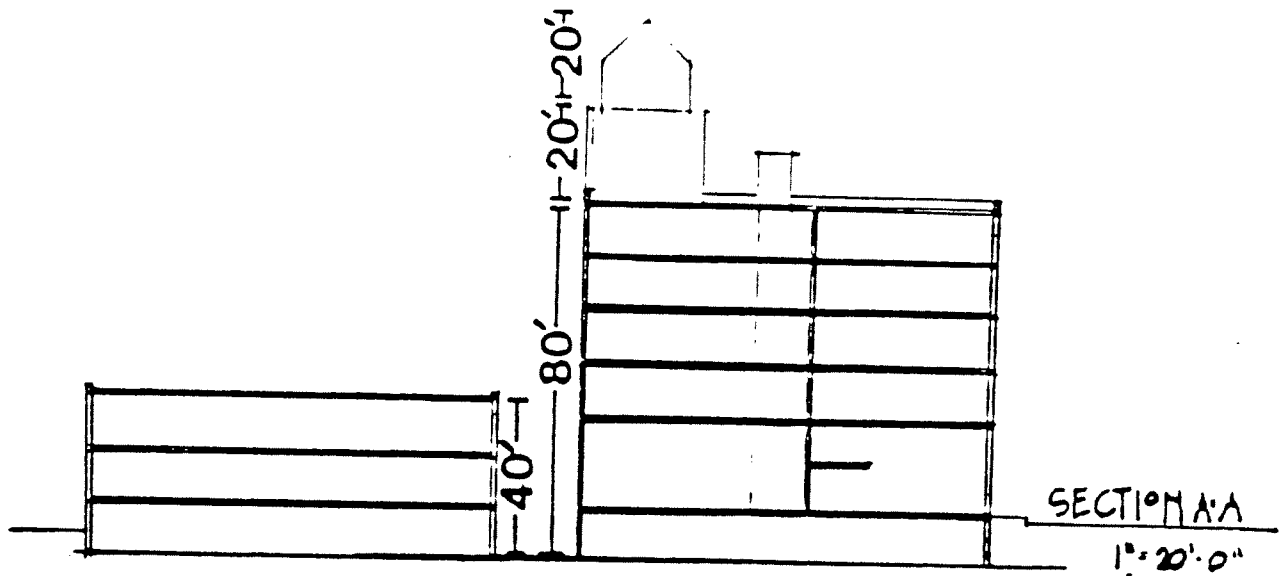
DATE: May 15, 1985



SUBJECT SITE

Applicant: Atlantis Properties, Ltd.
 222 West Ontario St., Suite 430
 Chicago, Illinois 60610

Date: May 15, 1985



----- Property Line Planned Development Boundary Line

Applicant Atlantis Properties, Ltd.
 222 West Ontario St., Suite 430
 Chicago, Illinois 60610

Date: May 15, 1985

On motion of Alderman Gabinski, the committee's recommendation was *Concurred In* and each of the said proposed ordinances was *Passed* by yeas and nays as follows:

Yeas - Aldermen Roti, Rush, Tillman, Evans, Bloom, Sawyer, Beavers, Humes, Hutchinson, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Langford, Streeter, Sheahan, Kelley, Sherman, Stemberk, Krystyniak, Henry, Marzullo, Nardulli, W. Davis, Smith, D. Davis, Hagopian, Santiago, Gabinski, Mell, Frost, Kotlarz, Banks, Damato, Laurino, O'Connor, Pucinski, Natarus, Oberman, Hansen, McLaughlin, Orbach, Schuler, Volini, Orr, Stone - 48.

Nays - None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification of Area Shown on Map No. 1-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 M2-4, General Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by:

West Ohio Street; a line 110.20 feet east of and parallel to North Halsted Street; a line 79.56 feet south of and parallel to West Ohio Street; a line 154.27 feet east of and parallel to North Halsted Street; West Ohio Street; a line 177.31 feet east of and parallel to North Halsted Street; a line 79.56 feet south of and parallel to West Ohio Street; the alley next east of and parallel to North Halsted Street; a line 159.56 feet south of and parallel to West Ohio Street; and North Halsted Street,

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

[Residential Planned Development printed on pages 16350 thru 16358
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. 2-L
(As Amended).*

(Continued on page 16359)

PLAN OF DEVELOPMENT

RESIDENTIAL PLANNED DEVELOPMENT NO. 348STATEMENTS

1. The area delineated herein as Residential Planned Development (the "Planned Development") consists of approximately 26,652 square feet of real property generally bounded on the north by West Ohio Street; on the east by the alley next east of North Halsted Street; on the south by a line 159.56 feet south of and parallel to West Ohio Street; and on the west by North Halsted Street (the "Property"), as identified in the drawing attached hereto entitled "Property Lot Line Map." The property is currently owned by the Bank of Ravenswood, U/T #256907.

2. The Applicant or its successors, assignees or grantees shall obtain all official City reviews, approvals and permits required in connection with this Plan of Development.

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

APPLICANT: Atlantis Properties, Ltd.
222 West Ontario St., Suite 430
Chicago, IL 60610

DATE: January 22, 1985

4. The following uses shall be permitted within the Planned Development: residential and related uses intended to rise 100 feet or more above curb level and which are permitted in an R6 General Residence District subject to such limits, maximum and minimum, as are set forth in the table of use and bulk regulations and related controls made a part of this Plan of Development. The sixty-five (65) residential units would consist of a maximum of thirty-seven (37) and a minimum of thirty-five (35) efficiency (studio) units and a maximum of thirty (30) and a minimum of twenty-eight (28) one (1) bedroom dwelling units.

5. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Streets and Sanitation 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 of the Bureau of Traffic Engineering and Operations and the approval of the Commissioner of Planning.

6. The height restriction of the development and any appurtenance attached hereto shall be subject to:

- (1) Height limitations as certified on
Form FAA-117 (or on successor form

APPLICANT: Atlantis Properties, Ltd.
222 West Ontario St., Suite 430
Chicago, IL 60610

DATE: January 22, 1985

or forms covering the same subject matter) and approved by the Federal Aviation Administration;

- (2) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council; and
- (3) Height limitations as approved by the Federal Aviation Agency pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Agency.

7. Off-street parking will be provided in compliance with this Plan of Development and shall be subject to the review and approval of the Commissioner of Planning.

8. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the Planned Development, and illustrates that the development of such area will be in accordance with the intent and purpose of this Plan of Development.

9. Residential identification signs shall be permitted within the Planned Development subject to the

APPLICANT: Atlantis Properties, Ltd.
222 West Ontario St., Suite 430
Chicago, IL 60610

DATE: January 22, 1985

review and approval of the Department of Planning. Temporary signs such as construction and marketing signs may be permitted subject to the aforesaid approvals.

10. This Plan of Development, consisting of eleven (11) statements; an existing zoning map; a boundary and property line map including any proposed vacations or dedications of streets, alleys, or other public properties; a vicinity map; a site plan map; and a table of use and bulk regulations and related controls, is applicable to the area delineated herein. These and no other controls shall apply to the area delineated herein. This Plan of Development is in conformity with the intent and purpose of the Chicago Zoning Ordinance and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.

11. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning.

APPLICANT: Atlantis Properties, Ltd.
222 West Ontario St., Suite 430
Chicago, IL 60610

DATE: January 22, 1985

RESIDENTIAL PLANNED DEVELOPMENT NO. _____
 PLAN OF DEVELOPMENT

USE AND BULK REGULATIONS AND DATA

NET SITE AREA SQ. FEET	ACRES	GENERAL DESCRIPTION OF LAND USE	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENT OF SITE COVERED
26,652	0.61	65 Residential Dwelling Units and related uses.	2.85	49%

GROSS SITE AREA = NET SITE AREA + Public Right of Way

37,776 (0.87 acres) =
 26,652 (0.61 acres) + 11,124 (0.26 acres)

OFF STREET PARKING AND LOADING CONTROLS

39 Parking Spaces
 0 Loading Docks

MAXIMUM HEIGHT: 120 feet

MAXIMUM FLOOR AREA RATIO: 2.85

SET BACKS AND SITE COVERAGE

Halsted Street:	0 - 66 feet
Ohio Street:	0 - 79.56 feet
Site Coverage =	49%

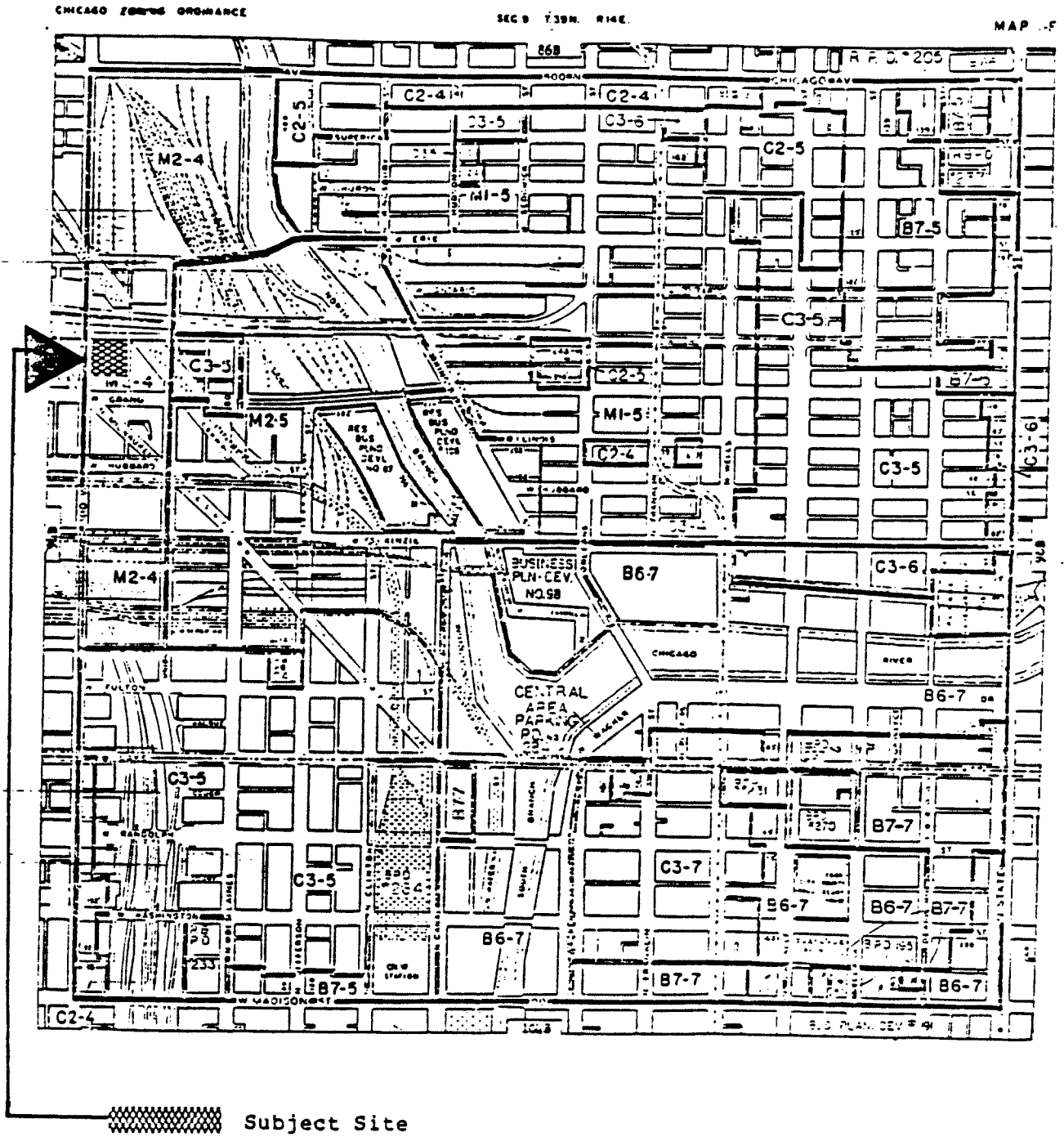
TYPE OF RESIDENTIAL UNITS: (Maximum Number = 65)

Efficiency (Studio) Units:	Maximum 37
	Minimum 35
Dwelling Units:	Maximum 30
	Minimum 28

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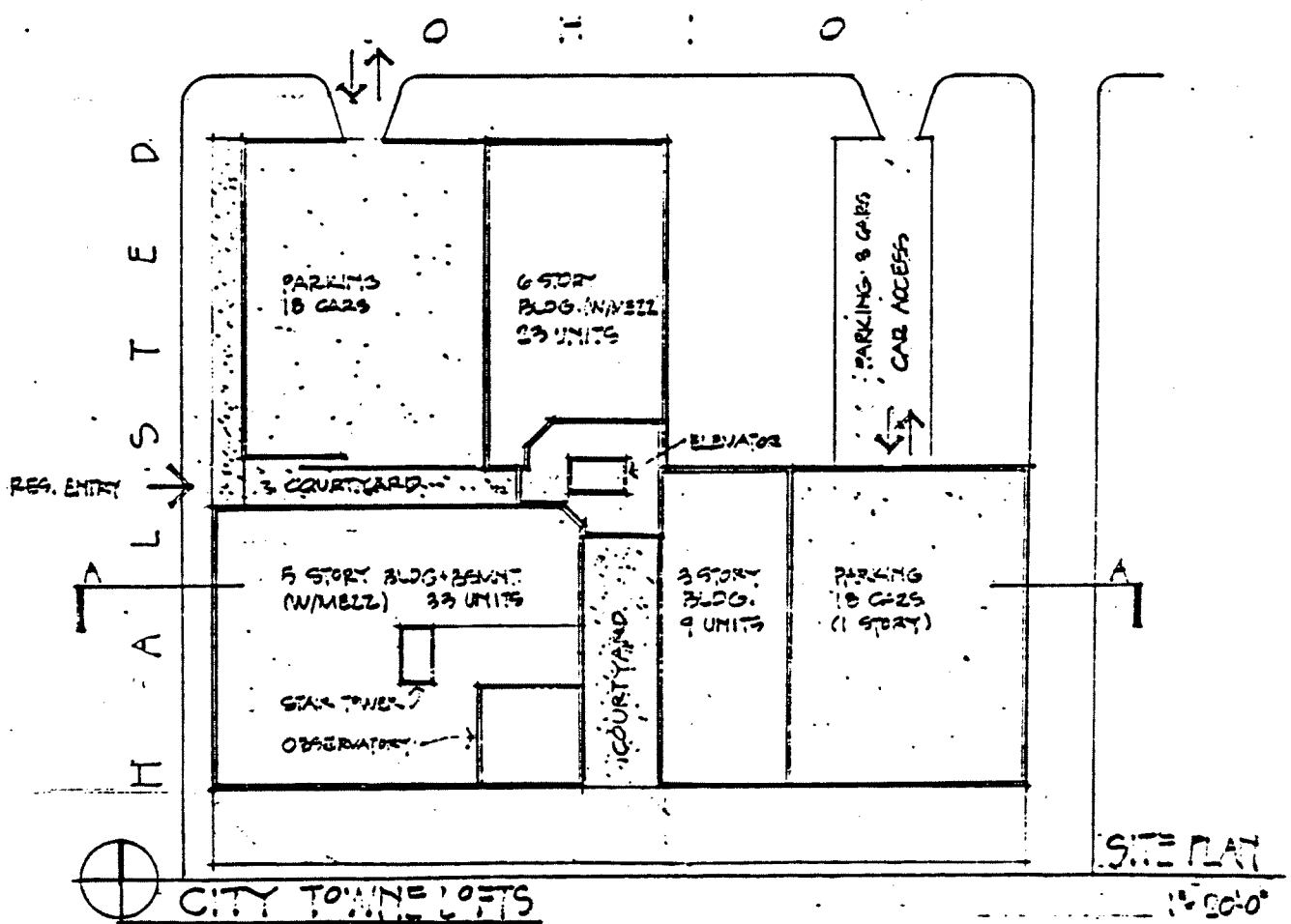
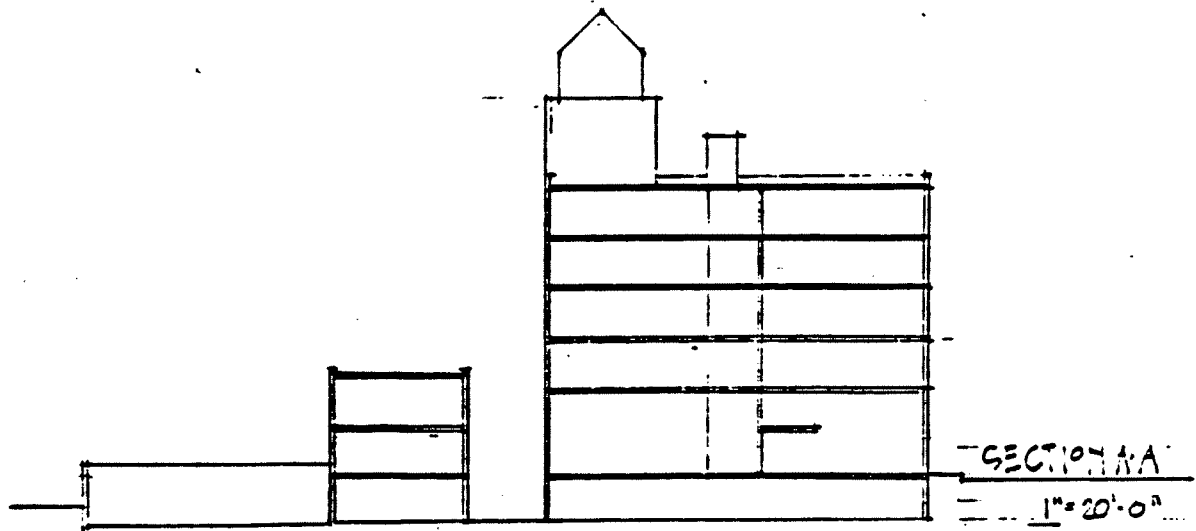
DATE: January 22, 1985
 Revised: February 14, 1985



Applicant: Atlantis Properties, Ltd.
 222 West Ontario St., Suite 430
 Chicago, Illinois 60610

DATE: January 22, 1985

EXISTING ZONING MAP



Applicant: Atlantis Properties, Ltd.
222 West Ontario St., Suite 430
Chicago, Illinois 60610

Date: January 22, 1985