

(Continued from page 16377)

to those of a C1-3 Restricted Commercial 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. 7-G.

PD
352

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. 7-G in the area bounded by

a line 214.10 feet north of and parallel to West Altgeld Street; North Wayne Avenue; West Altgeld Street; and the alley next west of and parallel to North Wayne Avenue,

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
16385 thru 16393 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. 8-E.

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 B4-3 Restricted Service District and R3 General Residence District symbols and indications as shown on Map No. 8-E in area bounded by

East 31st Street; the alley next east of and parallel to South Giles Avenue; a line 120.16 feet south of and parallel to East 31st Street; and South Giles Avenue,

to those of a B5-3 General Service District, and a corresponding use district is hereby established in the area above described.

(Continued on page 16394)

PLAN OF DEVELOPMENT

RESIDENTIAL PLANNED DEVELOPMENT NO. 352STATEMENTS

1. The area delineated herein as Residential Planned Development (the "Planned Development") consists of approximately 26,748 square feet of real property bounded on the north by a line 214.10 feet north of and parallel to West Altgeld Street; on the east by North Wayne Avenue; on the south by West Altgeld Street; and on the west by the alley next west of and parallel to North Wayne Avenue (the "Property"), as identified in the drawing attached hereto entitled "Property Lot Line Map." The property is currently owned by B & A Properties, Inc.

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 permitted in an R5 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 forty-one (41) residential units would consist of a maximum of twelve (12) and a minimum of ten (10) efficiency (studio) units and a maximum of thirty-one (31) and a minimum of twenty-nine (29) one (1) and two (2) 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

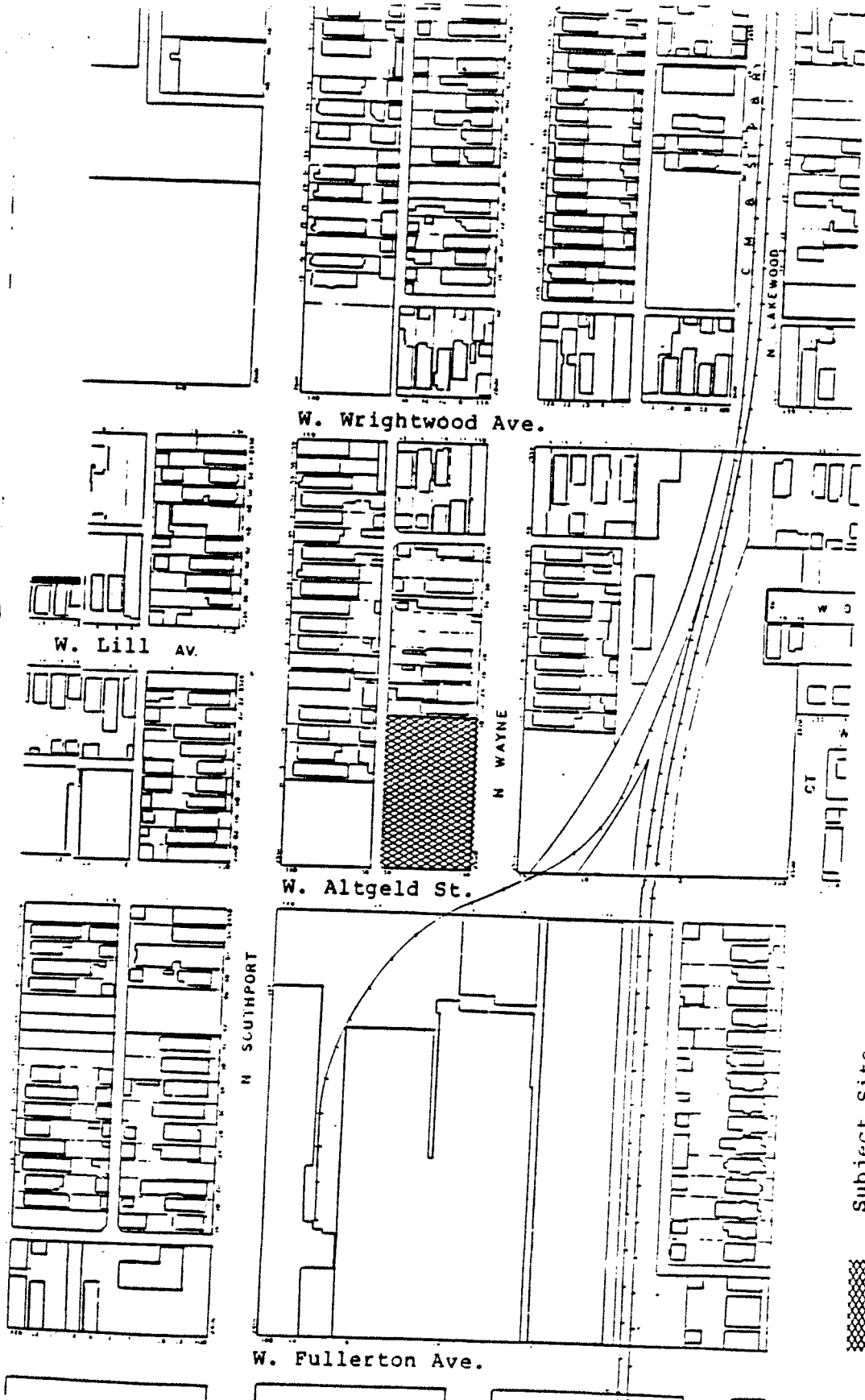
review and approval of the Department of Planning. Temporary signs such as construction and marketing signs may be permitted subject to the aforesaid approvals.

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

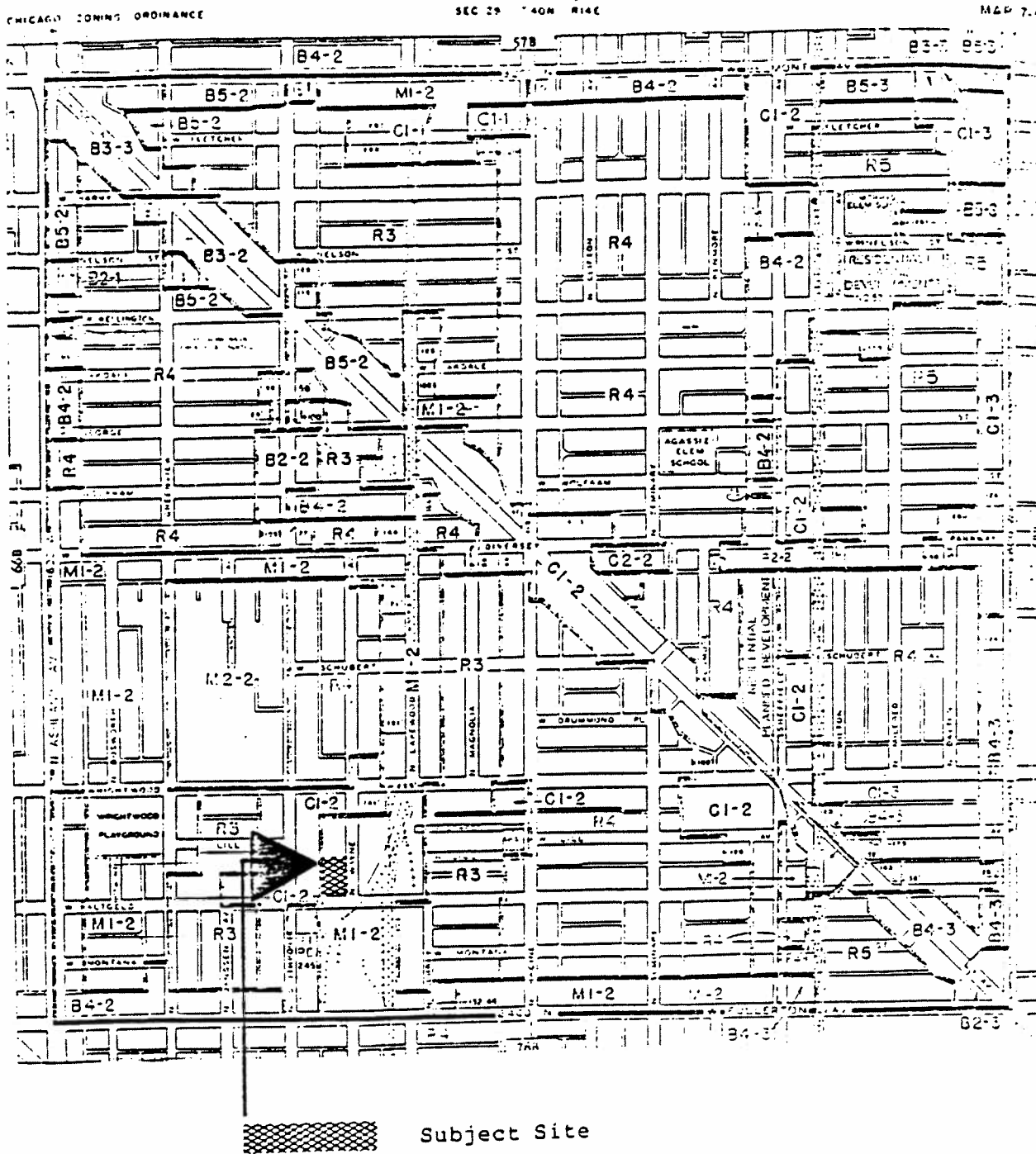
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APPLICANT: Atlantis Properties, Ltd.
 222 West Ontario St., Suite 430
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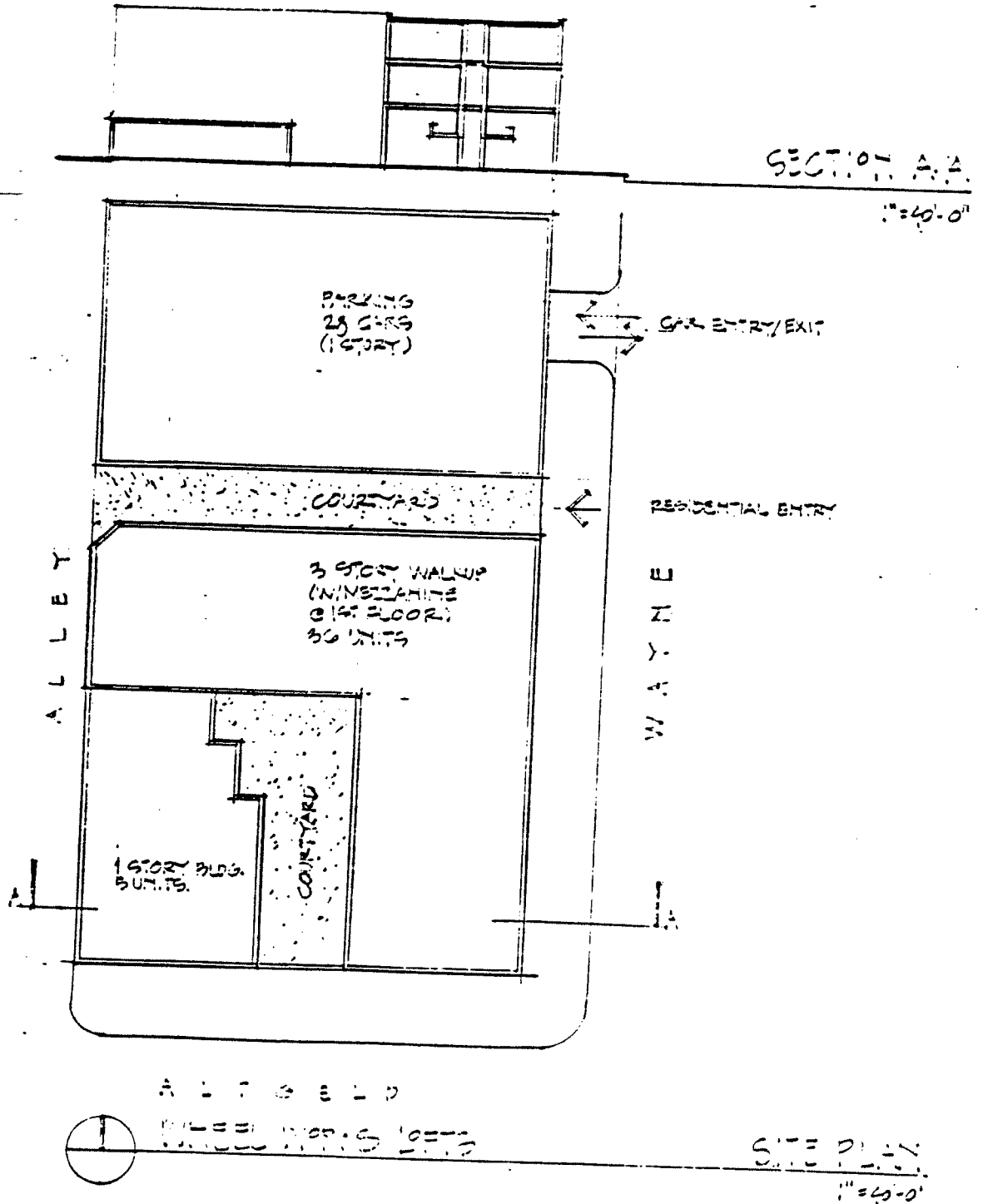
Vicinity Map



APPLICANT: Atlantis Properties, Ltd.
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 Chicago, IL 60610

DATE: January 22, 1985

EXISTING ZONING MAP



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

DATE: January 22, 1985

(Continued from page 16384)

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. 8-J.
(as amended)*

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. 8-J in area bounded by

West 31st Street; South Millard Avenue; the alley next south of West 31st Street; and a line 45.78 feet west of South Millard Avenue,

to those of a B2-1 Restricted Retail 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. 9-G.

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

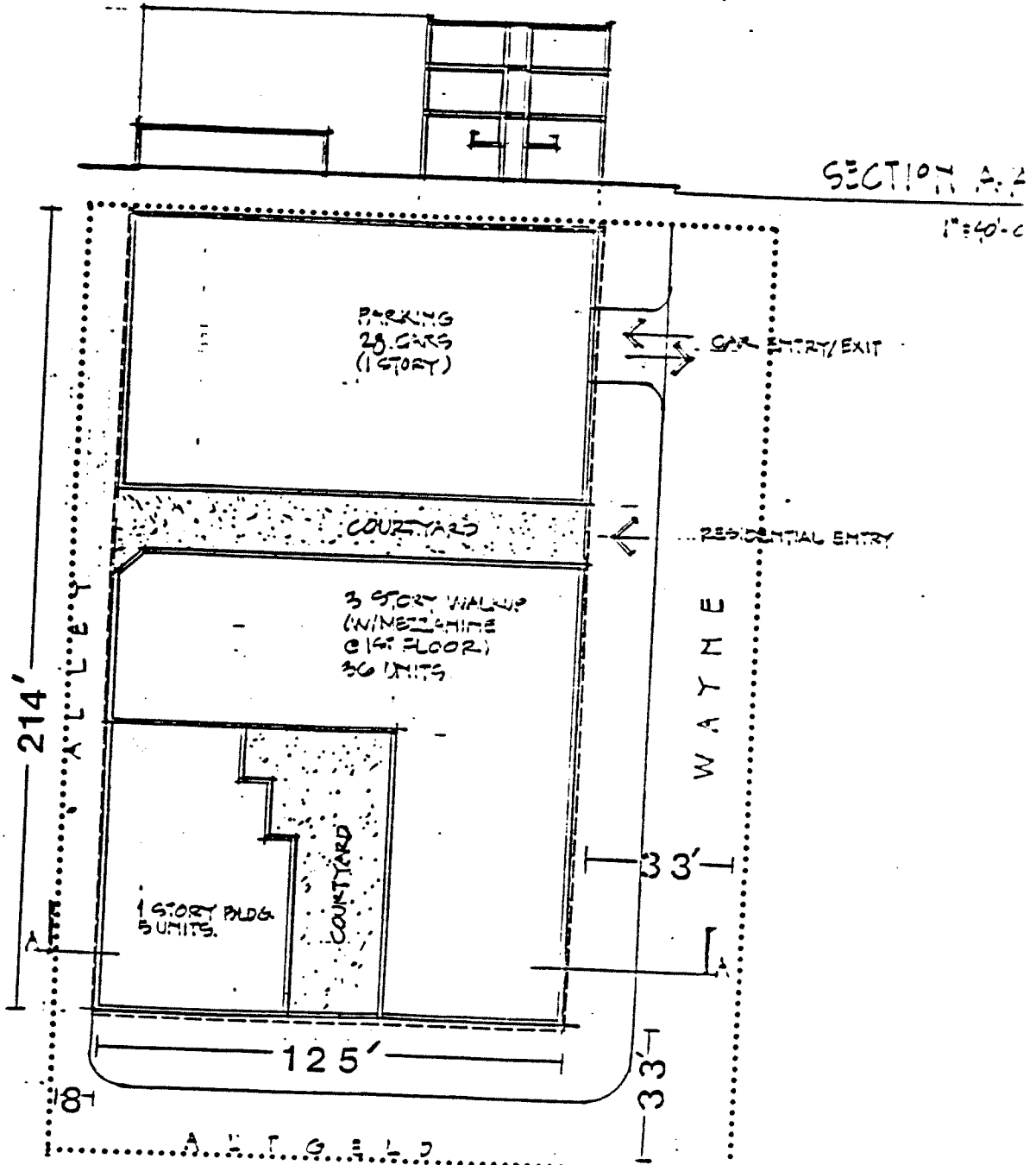
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 9-G in area bounded by

the alley next north of West Grace Street; the alley next east of North Sheffield Avenue; a line 242.35 feet north of West Grace Street; a line 142.62 feet east of North Sheffield Avenue; West Grace Street; and North Sheffield 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. 9-I.



WHEEL WORKS LOFTS

Boundary and Property Line Map

1"=40'-0"

- Property Line
- Planned Development Boundary Line

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

DATE: January 22, 1985

5/15/85

REPORTS OF COMMITTEES

16389

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 COVERAC
26,748	0.61	41 Residential dwelling units and related uses	1.40	77%

GROSS SITE AREA = NET SITE AREA + PUBLIC RIGHT OF WAY

39,647 square feet (0.91 acres) =

26,748 square feet (0.61 acres) + 12,899 square feet (0.30 acres)

OFF STREET PARKING AND LOADING CONTROLS

28 Parking Spaces (open)
0 Loading Docks

MAXIMUM FLOOR AREA RATIO: 1.40

SET BACKS AND SITE COVERAGE

0 foot perimeter set backs
77% site coverage

TYPE OF RESIDENTIAL UNITS: Total 41

Efficiency (Studio) Units: Maximum 12
Minimum 10

Dwelling Units: Maximum 31
Minimum 29

APPLICANT: Atlantis Properties, Ltd.

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

DATE: January 22, 1985