

CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY
AREA SHOWN ON MAP NUMBER 13-I.

On motion of Alderman Burke, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of March 29, 1989, pages 26445 through 26494, recommending that the City Council pass a proposed ordinance printed on pages 26488 through 26494 of said Journal, amending the Chicago Zoning Ordinance by reclassifying the area shown on Map No. 13-I.

On motion of Alderman Banks, the said proposed ordinance was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Roti, Rush, T. Evans, Steele, Beavers, Caldwell, Shaw, Vrdolyak, Huels, Fary, Madrzyk, Burke, Carter, Langford, Streeter, Kellam, Sheahan, Jones, J. Evans, Garcia, Krystyniak, Henry, Soliz, Butler, Smith, Davis, Hagopian, Figueroa, Gabinski, Mell, Austin, Kotlarz, Banks, Giles, Laurino, O'Connor, Pucinski, Natarus, Eisendrath, Hansen, Levar, Shiller, Schulter, Orr, Stone -- 45.

Nays -- None.

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

Alderman Bloom was excused from voting under the provision of Rule 14 of the Council's Rules of Order.

The following is said ordinance as passed:

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 Residential-Business Planned Development No. 361 symbols and indications as shown on Map No. 13-I in area bounded by

a line 123.41 feet north of West Ainslie Street; the alley next east of and parallel to North Kedzie Avenue; the alley next north of and parallel to West Lawrence Avenue; North Troy Street; West Lawrence Avenue; and North Kedzie Avenue,

to the designation of Business Planned Development No. 361, as amended, 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.

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

Plan of Development attached to this ordinance reads as follows:

Business Planned Development No. 361,

As Amended.

Plan Of Development

Statements.

1. The area delineated as "Business Planned Development" is owned or controlled by Plaza Commons Associates and Albany Park Associates, Dr. E. M. Cha, Principal, and has been designated as Plaza Commons and Albany Park Plaza.
2. All applicable reviews, approvals or permits are required to be obtained by the applicant, or his successors, assignees or grantees.
3. Use of land will consist of three and/or four commercial buildings with one and/or two-story business structures, and on-site parking for the entire development. Uses in the business structure shall be limited to facilities and other uses as permitted in the B2-1 Restricted Retail District.
4. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
5. Any dedication or vacation of streets or resubdivision of parcels, shall require a separate submittal on behalf of Plaza Commons Associates and Albany Park Associates, Dr. E. M. Cha, Principal, or their successors, assignees or grantees.
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. There shall be parking within such paved areas.
7. The following maps and table of controls, together with these statements, sets forth data concerning the property included in said development and data concerning a generalized land use plan, illustrating the development of said property in accordance with the intent of the Chicago Zoning Ordinance.

8. Identification signs may be permitted within the area delineated hereon as Residential-Business Planned Development subject to the review and approval of the Commissioner of Planning.
9. The Planned Development, hereby attached, shall be subject to "Rules, Regulations and Procedures in Relation to Planned Developments", as adopted by the Commissioner of Planning.

[Property Line Map and Right-of-Way Adjustments, Existing Zoning and Preferential Street Map and Generalized Land Use Map printed on pages 1047 through 1049 of this Journal.]

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

Business Planned Development No. 361,

As Amended.

Planned Development

Use And Bulk Regulations And Data.

Net Site Area	General Description Of Land Use	Maximum Floor Area Ratio	Maximum Percent Of Land Coverage
107, 931.2 square 2.478 acres	Business structures and off-street parking and loading	.55	48.0

Net Site Area + Area of Public Streets and Alleys = Gross Site Area

2.478

1.139

3.617

Maximum Permitted F.A.R. for Total Net Site Area: .55

Minimum Number of Off-Street Parking Spaces: Business Use: 135

Business Uses Permitted in the Business Structure shall be limited to Facilities and Other Uses as Permitted in B2-1 Restricted Retail District.

Minimum Number of Off-Street Loading Spaces: For the commercial structure, off-street loading facilities will be provided as authorized by the Chicago Zoning Ordinance, B2-1 Restricted Retail District.

Minimum Perimeter Setbacks:

From Lawrence Avenue to Ainslie Street

North of Ainslie Street

North 5 feet

East 0 feet

West 5 feet (landscaping strip)

West 0 feet

East 2 feet

North 0 feet

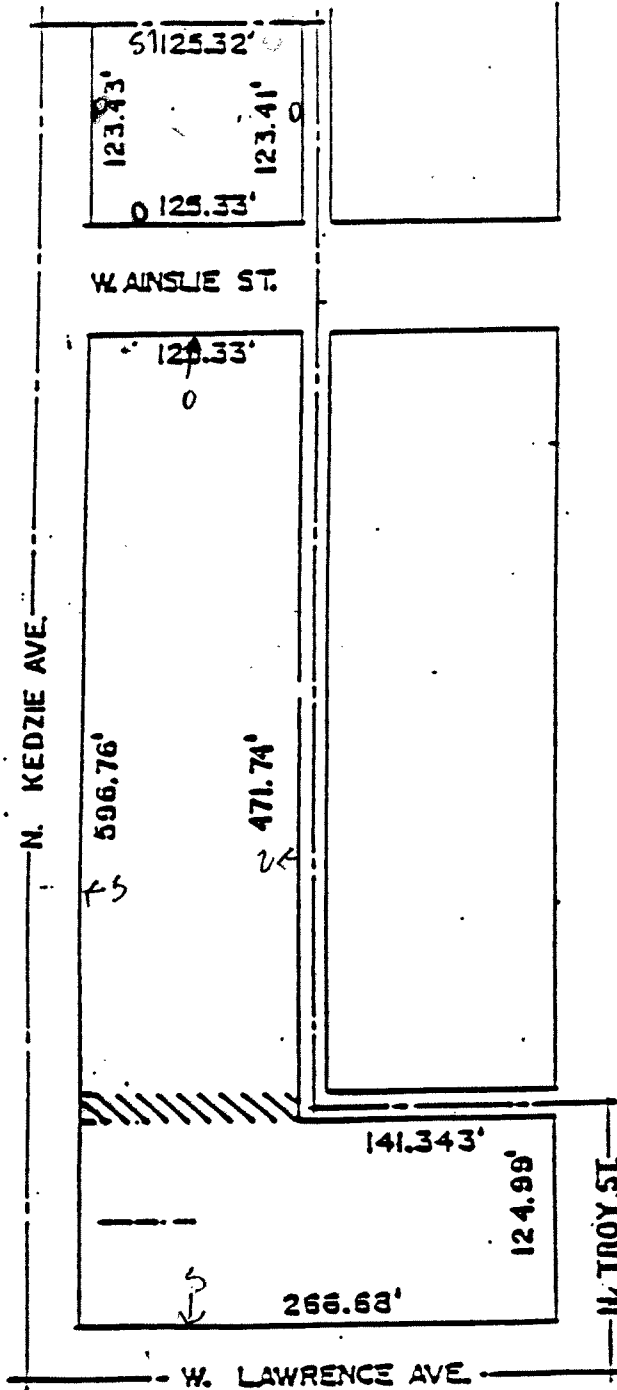
South 0 feet

South 57 feet
(North Ainslie Street 5 feet
landscaping)

Maximum Percent of Land Covered = 48.0

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

BUSINESS PLANNED DEVELOPMENT NO. 361, AS AMENDED
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



APPLICANT:

DATE:

LEGEND

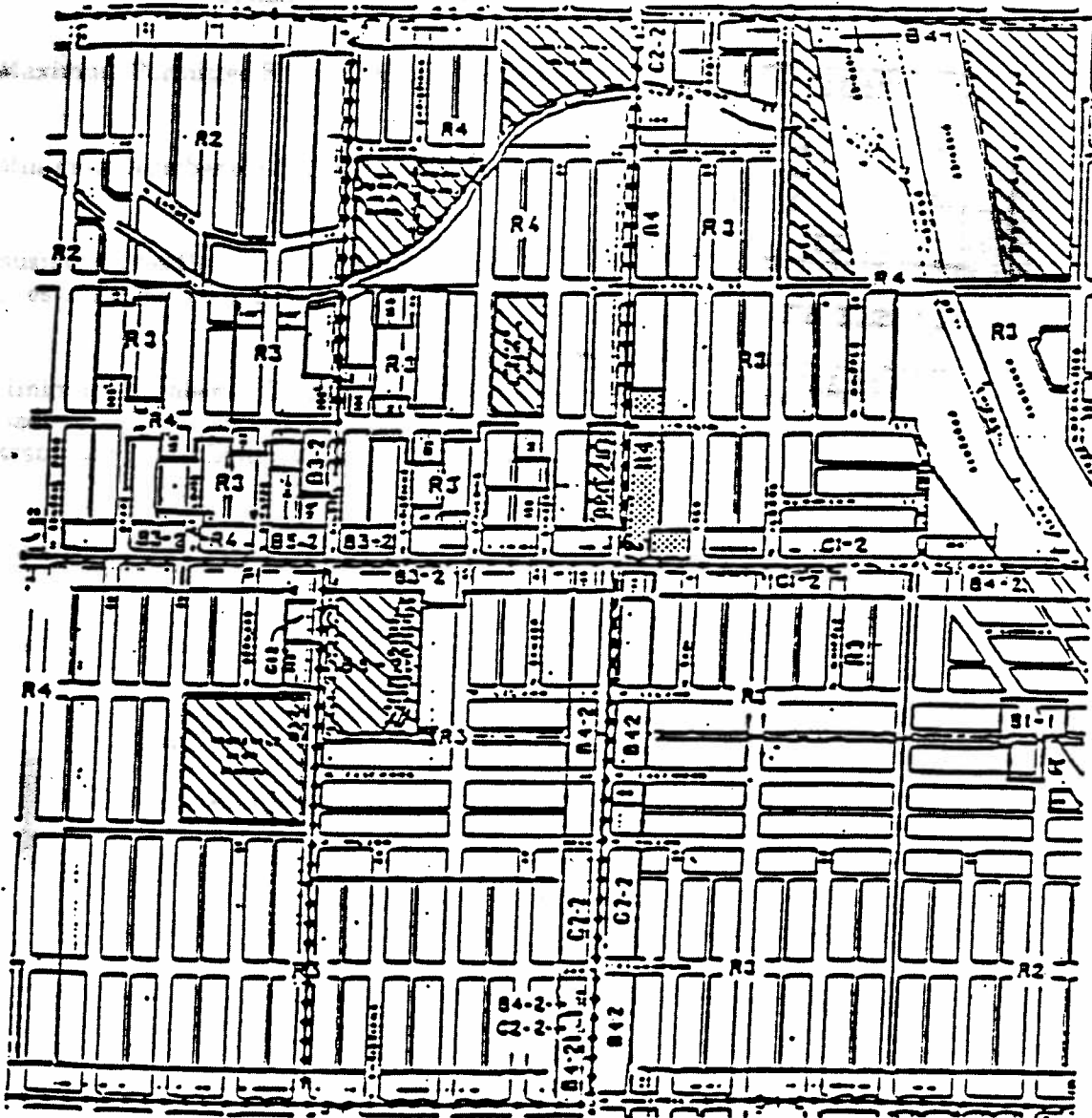
PLANNED DEVELOPMENT
BOUNDARY

ALLEY TO BE VACATED



BUSINESS PLANNED DEVELOPMENT NO. 361, AS AMENDED

ZONING AND PREFERENTIAL STREET MAP



APPLICANT:

TE:

LEGEND



PROPOSED PLANNED DEVELOPMENT



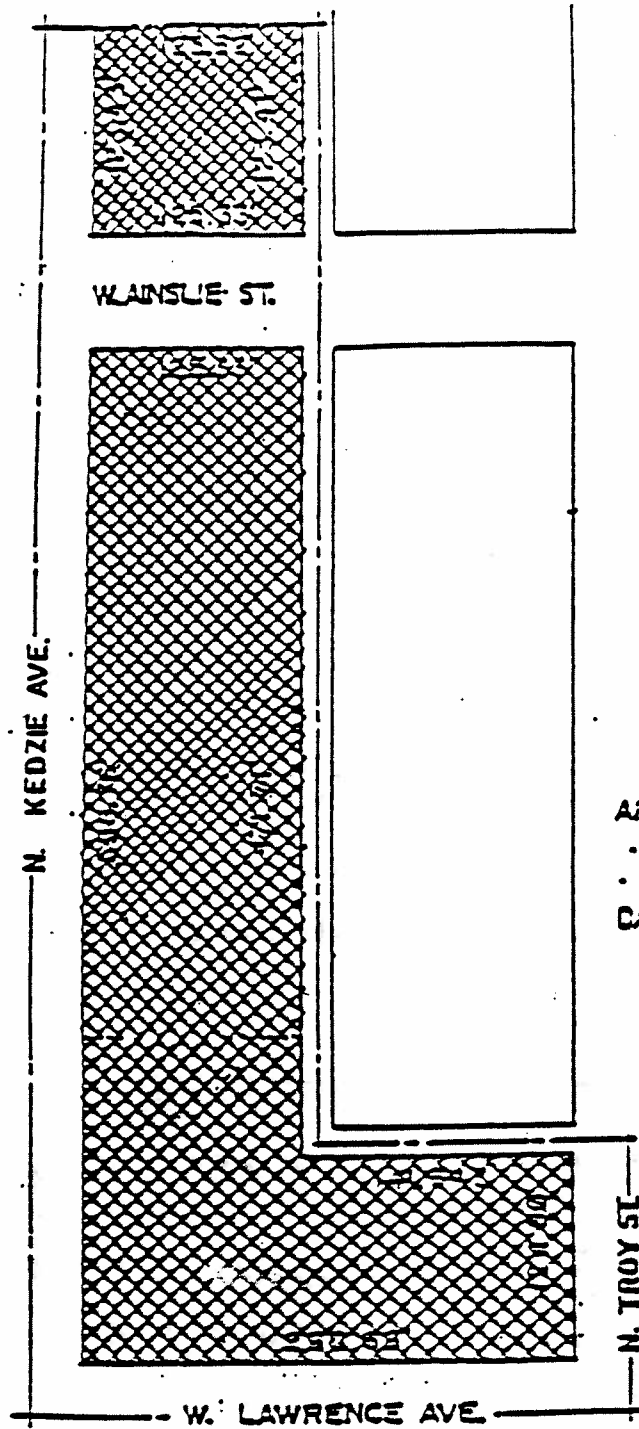
ZONING DISTRICT BOUNDARIES



PUBLIC & QUASI-PUBLIC FACILITIES





BUSINESS PLANNED DEVELOPMENT NO. 161, AS AMENDED
GENERALIZED LAND USE MAP



APPLICANT:

DATE:

LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  BUSINESS USES & OFF STREET



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

Alderman Bloom was excused from voting under the provisions of Rule 14 of the Council's Rules of Order.

The following is said ordinance as passed:

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 Residential-Business Planned Development No. 361 symbols and indications as shown on Map No. 13-I in the area bounded by

a line 123.41 feet north of West Ainslie Street; the alley next east of and parallel to North Kedzie Avenue; the alley next north of and parallel to West Lawrence Avenue; North Troy Street; West Lawrence Avenue; and North Kedzie Avenue,

to the designation of a Business District Planned Development (as amended) 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.

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

Plan of Development attached to this ordinance reads as follows:

Residential-Business Planned Development No. 361 As Amended,

Plan Of Development.

Statements.

1. The area delineated herein as "Residential-Business Planned Development", is owned or controlled by Plaza Commons Associates and Albany Park Associates, Dr. E. M. Cha, Principal, and has been designated as Plaza Commons and Albany Park Plaza.

Reclassification Of Area Shown On Map No. 28-A.

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 B2-1 Restricted Retail District symbols and indications as shown on Map No. 28-A in area bounded by

East 112th Street; alley next east of and parallel to South Ewing Avenue; a line 138 feet south of and parallel to East 112th Street; South Ewing Avenue; a line 163 feet south of and parallel to East 112th Street; alley next west of and parallel to South Ewing Avenue; north line of alley next south of and parallel to East 112th Street; South Avenue L,

to those of a B4-1 Restricted Service 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.

CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY
AREA SHOWN ON MAP NO. 13-I.

On motion of Alderman Natarus, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of October 26, 1988, pages 18964 through 19011, recommending that the City Council pass a proposed ordinance amending the Chicago Zoning Ordinance by reclassifying the area shown on Map No. 13-I.

On motion of Alderman Caldwell, the said proposed ordinance was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Roti, Rush, Tillman, T. Evans, Robinson, Beavers, Caldwell, Shaw, Vrdolyak, Huels, Fary, Madrzyk, Burke, Carter, Langford, Streeter, Kellam, Sheahan, Jones, J. Evans, Garcia, Krystyniak, Henry, Soliz, Gutierrez, Butler, Smith, Davis, Hagopian, Figueroa, Gabinski, Mell, Austin, Kotlarz, Banks, Giles, Cullerton, Laurino, O'Connor, Pucinski, Natarus, Eisendrath, Hansen, Levar, Shiller, Schulter, Osterman -- 47.

Nays -- None.

2. All applicable reviews, approvals or permits are required to be obtained by the applicant, or his successors, assignees or grantees.
3. Use of land will consist of two and/or three-story townhouse structures containing a total of 16 single-family residential units, and two and/or three commercial building with one and/or two-story business structures, and on-site parking for the entire development. Uses in the business structure shall be limited to facilities and other uses as permitted in the B2-1 Restricted Retail District.
4. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
5. Any dedication or vacation of streets or re-subdivision of parcels shall require a separate submittal on behalf of Plaza Commons Associates and Albany Park Associates, Dr. E. M. Cha, Principal, or their successors, assignees, or grantees.
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. There shall be parking within such paved areas.
7. The following maps and table of controls, together with these statements, sets forth data concerning the property included in said development and data concerning a generalized land use plan, illustrating the development of said property in accordance with the intent of the Chicago Zoning Ordinance.
8. Identification signs may be permitted within the area delineated hereon as Residential-Business Planned Development subject to the review and 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.

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

Residential-Business Planned Development.

Planned Development.

Use And Bulk Regulations And Data.

Net Site Area		General Description Of Land Use	Number Of Dwelling Units	Max. Floor Area Ratio	Max. % Of Land Covered
Sq. Ft.	Acres				
<u>107,931.2</u> 43,560	= 2.478	2 and/or 3-Story Townhouse Structures, Business Structures and Off-Street Parking and Loading	16	.623	48%

Net Site Area	+	Area of Public Streets and Alleys	=	Gross Site Area
2.478		1.139		3.617

Maximum permitted F.A.R. for total net site area: .623
(Phase II maximum of 25,000 square feet)

Minimum number of off-street parking spaces: Residential Use: 16
Business Use: 123
(Phase I -- Business Use 45, Phase II Business Use 68)

Business uses permitted in the Business Structure shall be limited to facilities and other uses as permitted in the B2-1 Restricted Retail District.

Minimum number of off-street loading spaces: For the commercial structure off-street loading facilities will be provided as authorized by the Chicago Zoning Ordinance, B2-1 Restricted Retail District.

Minimum perimeter setbacks: Residential north 8 feet, east 5 feet, south 5 feet, west 5 feet

Phase II Business

Setback on Ainslie:	10 feet (landscaping strip)
Setback on Kedzie:	5 feet on north 76 feet (landscaping strip)
	64 feet on south 312 feet

Minimum distance between buildings: 10 feet

Maximum percent of land covered: 48 percent

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.

Note: Phase I, 21,000 square feet of Business (existing).

Phase II, 25,000 square feet for Business purposes south of West Ainslie Street.

Phase III, 16 townhouse units north of West Ainslie Street.

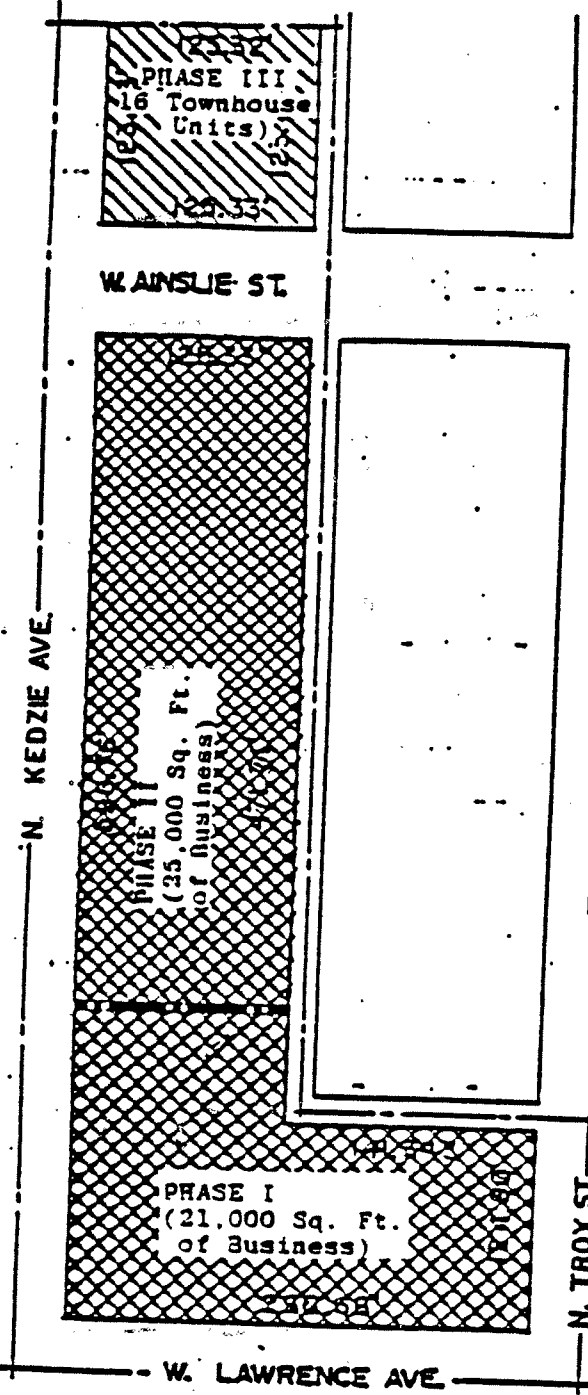
[Generalized Land Use Map, Property Line Map and Right-of-Way
Adjustments, Zoning and Preferential Street Map
printed on pages 19490 through 19492
of this Journal.]

PUBLIC HEARING ON EXECUTIVE BUDGET FOR YEAR 1989.

Alderman Austin moved that the City Council *Recess* for the purpose of conducting a public hearing on the 1989 Executive Budget. The motion *Prevailed* by yeas and nays as follows:

(Continued on page 19493)

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT
GENERALIZED LAND USE MAP






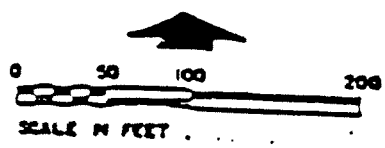
APPLICANT: Dr. E.M. Cha

DATE: May 14, 1988

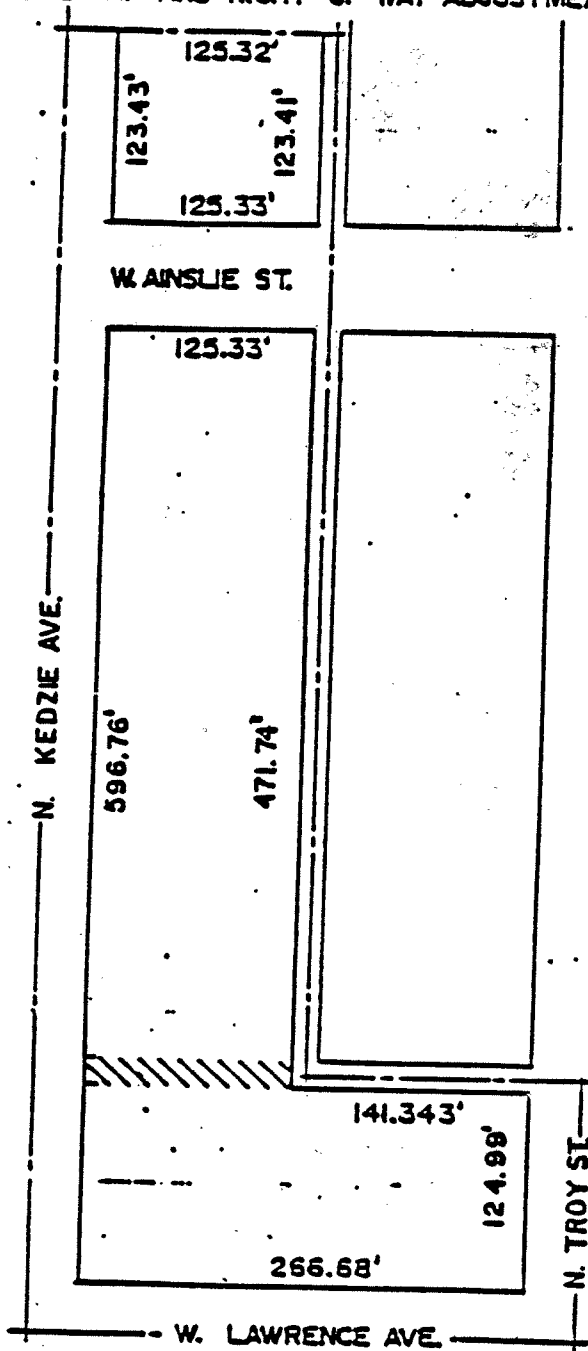
REVISED: September 15, 1988

LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  BUSINESS USES & OFF STREET PARKING
-  2 AND OR 3 STORY TOWNHOUSE STRUCTURES AND RELATED PARKING



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





APPLICANT: Dr. E.M. Cha

DATE: May 14, 1988

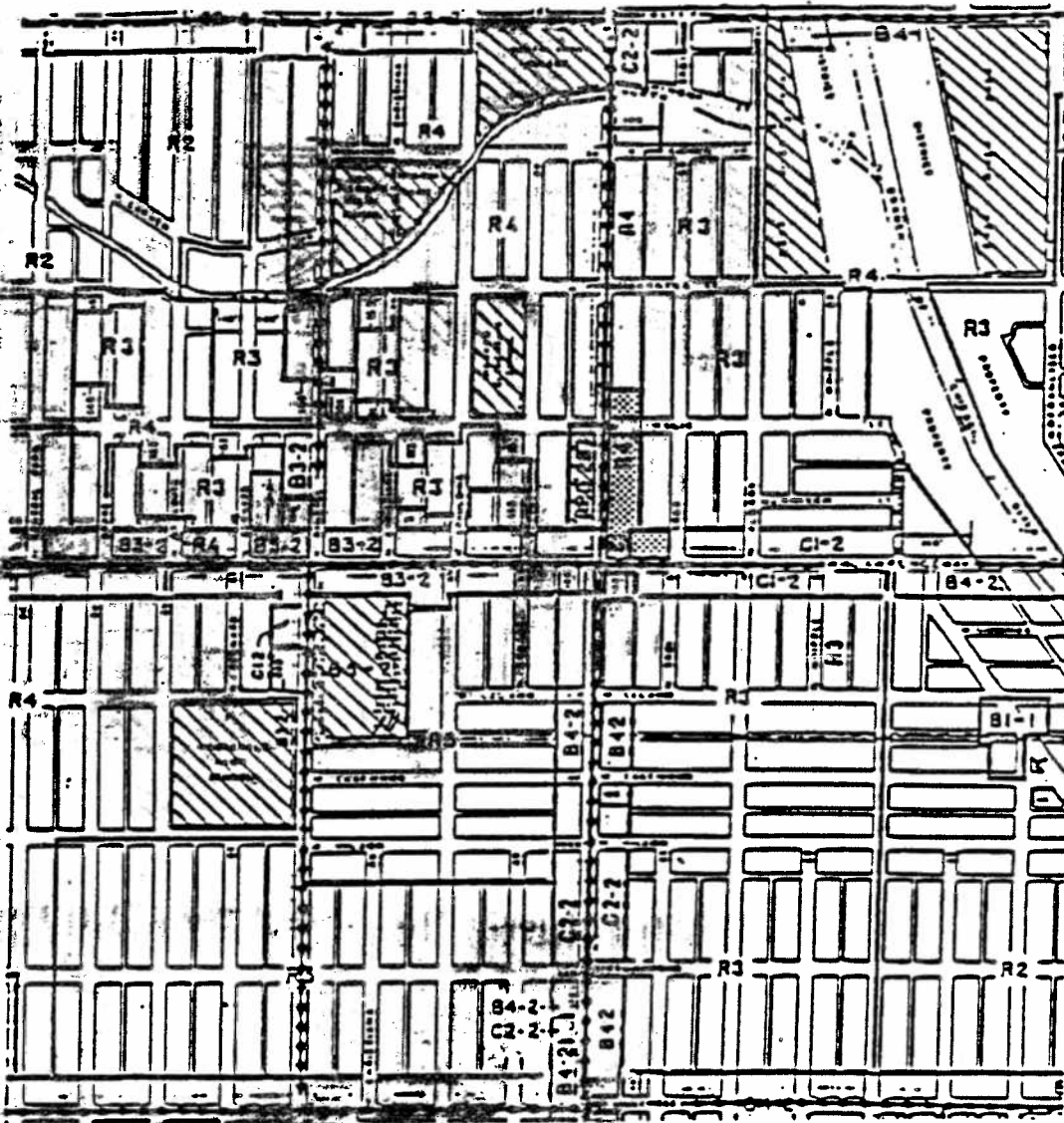
REVISED: SEPTEMBER 15, 1988

LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  ALLEY IS VACATED



RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
ZONING AND PREFERENTIAL STREET MAP



APPLICANT: DR. E. M. Cha

DATE: May 14, 1988

REVISED: September 14, 1988

LEGEND



PROPOSED PLANNED DEVELOPMENT



ZONING DISTRICT BOUNDARIES



PUBLIC & QUASI-PUBLIC FACILITIES



PREFERENTIAL STREETS



No. 361

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT

PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as "Residential-Business Planned Development", is owned or controlled by Plaza Commons Associates and Albany Park Associates, Dr. E. M. Cha, Principal, and has been designated as PLAZA COMMONS AND ALBANY PARK PLAZA.
2. All applicable reviews, approvals or permits are required to be obtained by the applicant, or his successors, assignees or grantees.
3. Use of land will consist of three-story townhouse structures containing a total of 66 single family residential units, a one story business structure, and on-site parking for the entire development. Uses in the business structure shall be limited to facilities and other uses as permitted in the B2-1 Restricted Retail District.
4. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
5. Any dedication or vacation of streets or re-subdivision of parcels, shall require a separate submittal on behalf of Plaza Commons Associates and Albany Park Associates, Dr. E. M. Cha, Principal, or their successors, Assignees, or Grantees.
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. There shall be parking within such paved areas.
7. The following maps and table of controls, together with these statements, sets forth data concerning the property included in said development and data concerning a generalized land use plan, illustrating the development of said property in accordance with the intent of the Chicago Zoning Ordinance.
8. Identification signs may be permitted within the area delineated hereon as Residential-Business Planned Development subject to the review and 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 Commission of Planning.

APPLICANT: Plaza Commons Associates
Albany Park Associates
Dr. E. M. Cha, Principal

DATE: January 21, 1985

Lawrence Avenue; North Troy Street; West Lawrence Avenue; and North Kedzie Avenue,

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 19144 through 19148 of this Journal.]

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

**JOINT COMMITTEE
COMMITTEE ON BUILDINGS.
COMMITTEE ON ZONING.**

ISSUANCE OF PERMITS FOR ERECTION OF ILLUMINATED SIGNS.

The Joint Committee composed of the members of the Committee on Buildings and the members of the Committee on Zoning submitted the following report:

CHICAGO, August 7, 1985.

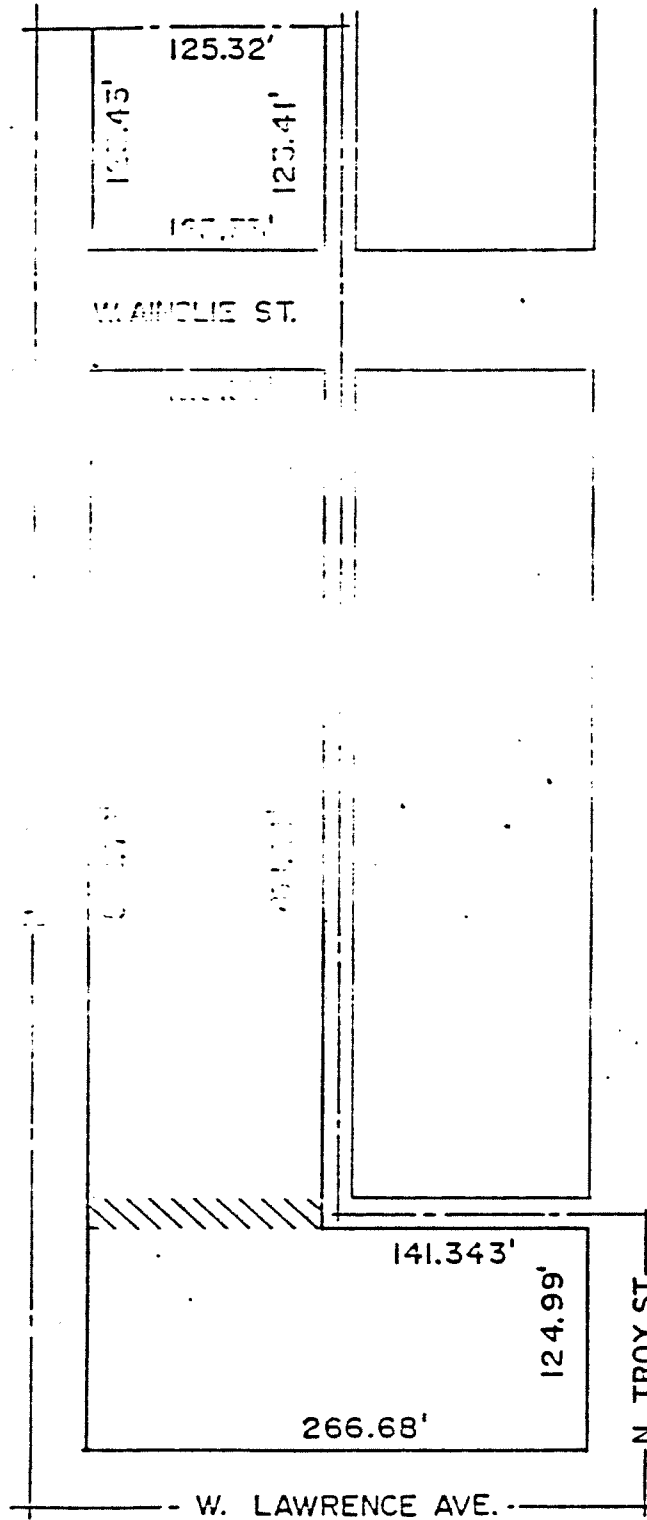
To the President and Members of the City Council:

Your Committee on Buildings along with your Committee on Zoning begs leave to recommend that Your Honorable Body *Pass*, the proposed orders transmitted herewith (referred June 26 and July 9, 1985) to authorize the issuance of permits for the erection and maintenance of illuminated signs.

These recommendations were concurred in by all members of the committee with no dissenting vote.

(Continued on page 19149)



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

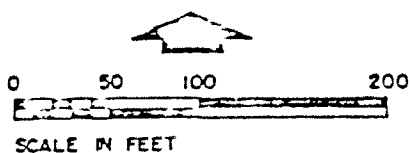


APPLICANT:

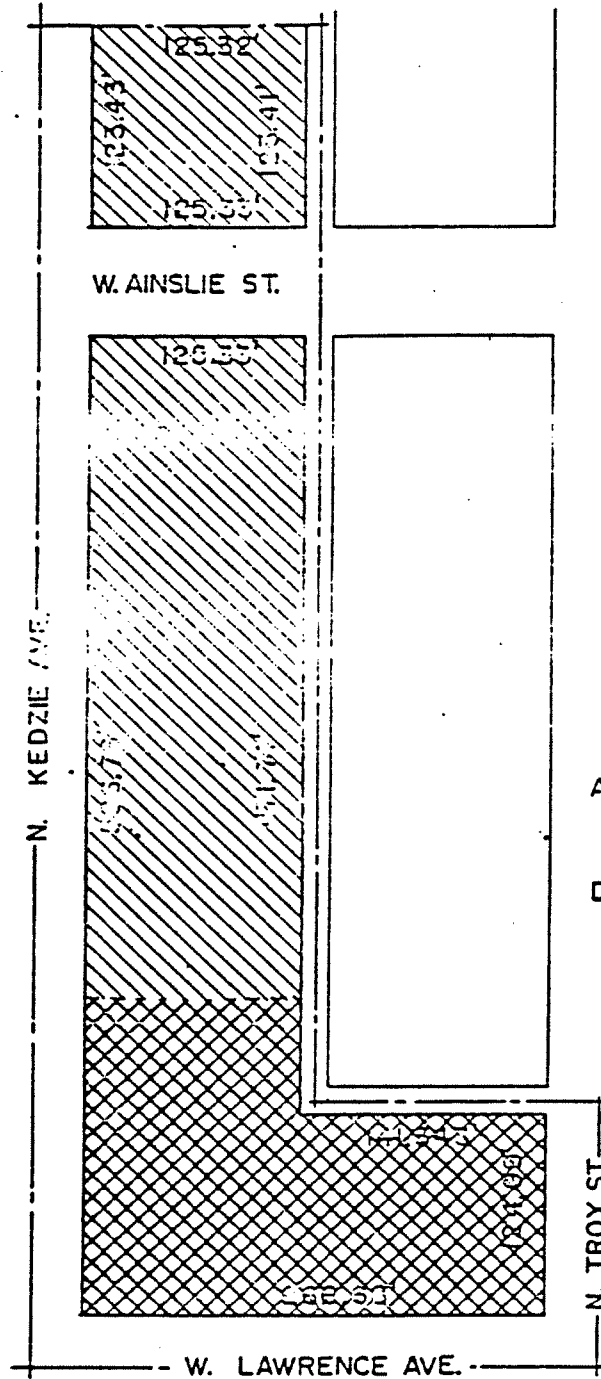
DATE:

LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  ALLEY TO BE VACATED






RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
GENERALIZED LAND USE MAP

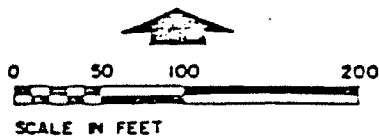


APPLICANT:

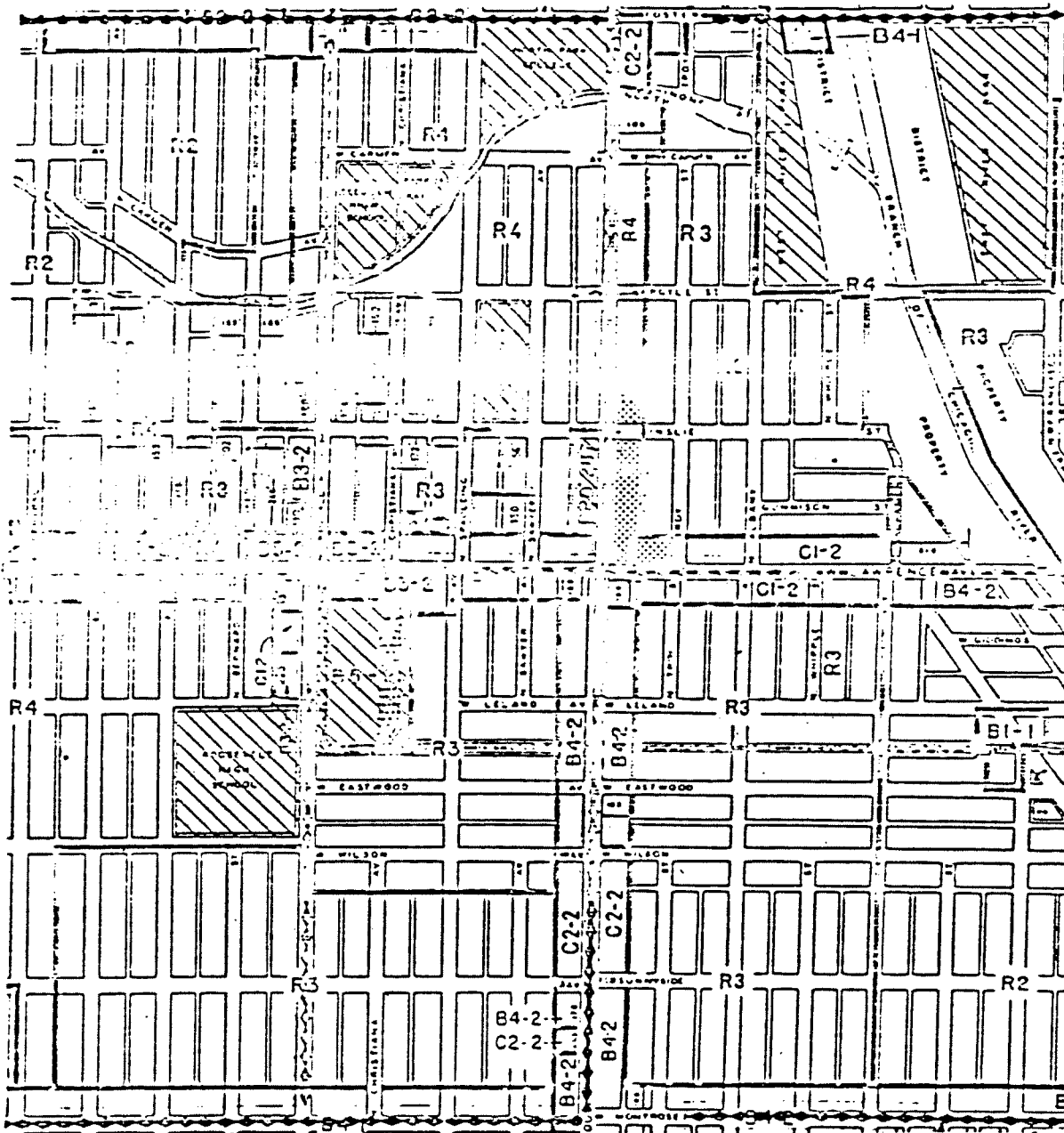
DATE:

LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  BUSINESS USES & OFF STREET PARKING
-  3 STORY RESIDENTIAL TOWNHOUSE STRUCTURES AND RELATED USES



RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT ZONING AND PREFERENTIAL STREET MAP



APPLICANT:

DATE:

LEGEND



PROPOSED PLANNED DEVELOPMENT



ZONING DISTRICT BOUNDARIES



PUBLIC & QUASI-PUBLIC FACILITIES



PREFERENTIAL STREETS



RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA SQ. FT. ACRES	GENERAL DESCRIPTION OF LAMP USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM % OF LAND COVERED
107,921.19=2.4775	Three Story Townhouse structures, a business structure and off-street parking and loading	66	0.72	48.5%

NET SITE AREA + AREA OF PUBLIC STREETS & ALLEYS = GROSS SITE AREA
 2,4775 Acres 1.189 Acres 3.666 Acres

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 0.72

MINIMUM NUMBER OF OFF-STREET PARKING SPACES: RESIDENTIAL USE: 66
 BUSINESS USE : 45

BUSINESS USES PERMITTED IN THE BUSINESS STRUCTURE SHALL BE LIMITED TO FACILITIES AND OTHER USES AS PERMITTED IN THE B2-1 RESTRICTED RETAIL DISTRICT.

MINIMUM NUMBER OF OFF-STREET LOADING SPACES: For the commercial structure Off-Street Loading Facilities will be provided as authorized by the Chicago Zoning Ordinance, B2-1 Restricted Retail District.

MINIMUM PERIMETER SETBACKS: RESIDENTIAL-North 8'; East 26'; South 77'; West 12'
 BUSINESS -North 0'; East 76'; South 0'; West 5'

MINIMUM DISTANCE BETWEEN BUILDINGS: 10'

MAXIMUM PERCENT OF LAND COVERED = 48.5%

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, CITY AND COMMUNITY DEVELOPMENT.

APPLICANT: Plaza Commons Associates
 Albany Park Associates
 Dr. E. M. Cha, Principal

Date: January 21, 1985