

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. 8-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 R3 General Residence District symbols and indications as shown on Map No. 8-G in the area bounded by

a line 48 feet west of and parallel to South Lituanica Street; the center line of West 35th Place; the center line of South Lituanica Street; and a line 130 feet north of and parallel to West 35th Place,

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 full force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 13-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 Residential Planned Development No. 69 and R6 General Residence District symbols and indications as shown on Map No. 13-G in the area bounded by

a line 434.25 feet north of and parallel to West Berwyn Avenue; a line 208.08 feet east of and parallel to North Sheridan Road; a line 494.25 feet north of and parallel to West Berwyn Avenue; the western boundary of Lincoln Park; West Berwyn Avenue; and North Sheridan Road,

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.

PD 372

[Residential-Business Planned Development printed
on pages 22960 through 22966
of this Journal.]

SECTION 2. The remainder of Planned Development No. 69 is completed as built and as recorded in the Departments of Planning, Zoning and Inspectional Services as of this date, regarding Bulk/(FAR) No. of dwelling units; setbacks yards and parking and loading. Uses permitted shall remain as originally approved.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 13-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 B2-2 Restricted Retail District symbols and indications as shown on Map No. 13-H in area bounded by

West Foster Avenue; the alley next east of and parallel to North Winchester Avenue; a line 100.02 feet south of and parallel to West Foster Avenue; and North Winchester Avenue,

to those of a B4-2 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.

Reclassification of Area Shown on Map No. 16-M.

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 R2 Single Family Residence District symbols and indications as shown on Map No. 16-M in area bounded by

(Continued on page 22967)

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO.Statements

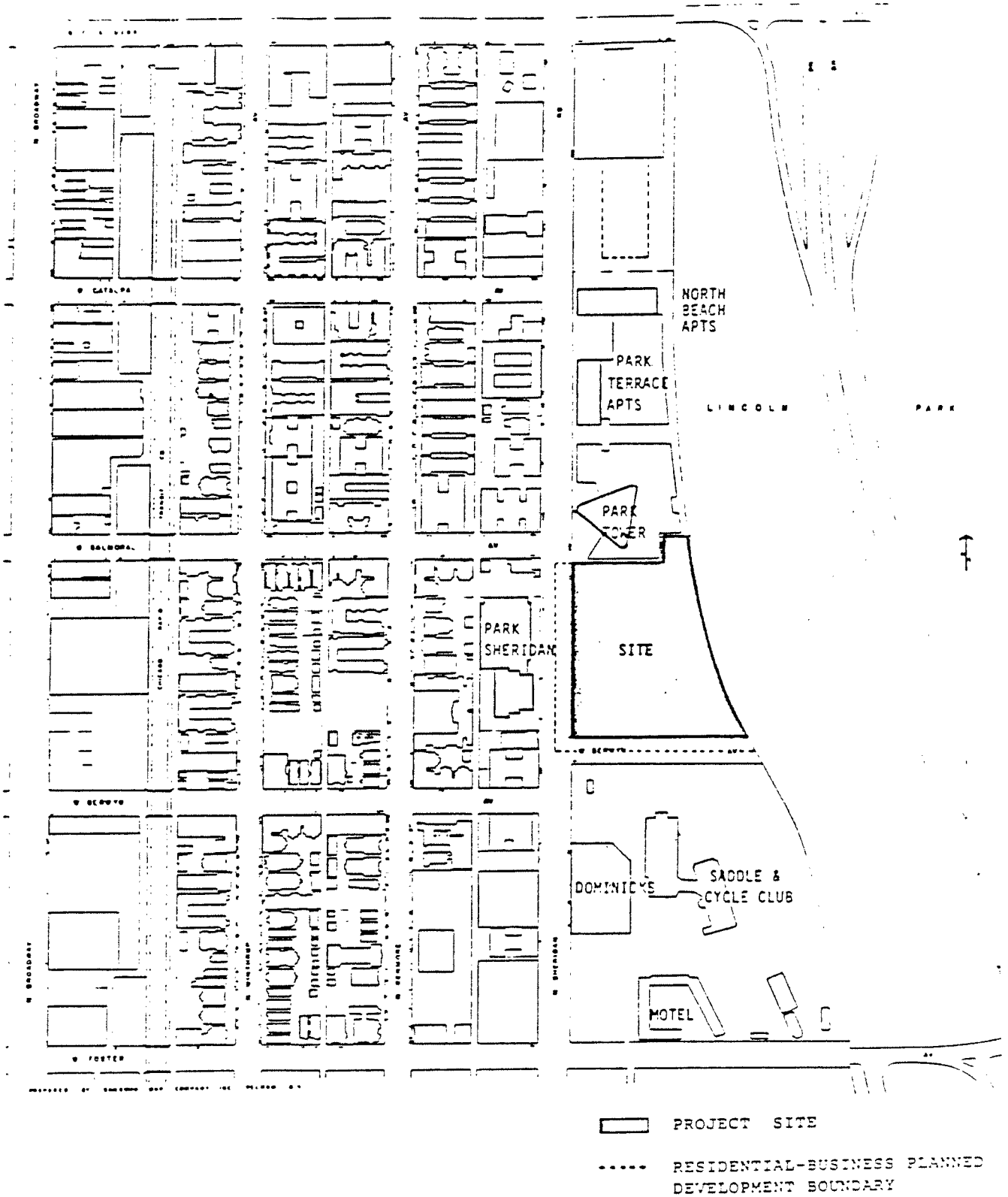
1. The area delineated hereon as "Residential-Business Planned Development No. _____ is owned or controlled by William B. Kaplan, 40 East Delaware Place, Chicago 60611.
2. All applicable official reviews, approvals or permits are required to be obtained by the Owner or his successors, assignees or grantees.
3. Use of land will consist of housing for the elderly dwelling units, related recreational uses, including a swimming pool and health club, general service business uses, townhouse dwelling units, an earth station receiving dish, accessory and non-accessory 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. A minimum of 342 off-street parking spaces shall be provided; 16 enclosed spaces for 16 townhouse dwelling units and 326 enclosed spaces for the elevator building. Of the 326 spaces, 190 shall be accessory spaces and 166 shall be non-accessory spaces. In addition, the roof of the parking structure shall be designed and constructed to provide 120 non-accessory spaces for a maximum total of 492 spaces. The roof spaces shall be treated as a landscaped recreational area unless and until the Commissioner of Planning finds that some or all of the room 120 parking spaces are Required, in which event the Owner, his successors, assignees or grantees shall provide said amount as additional non-accessory parking spaces.
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. Advertising signs are not 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, 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 Development", as adopted by the Commissioner of the Department of Planning.

APPLICANT: William B. Kaplan

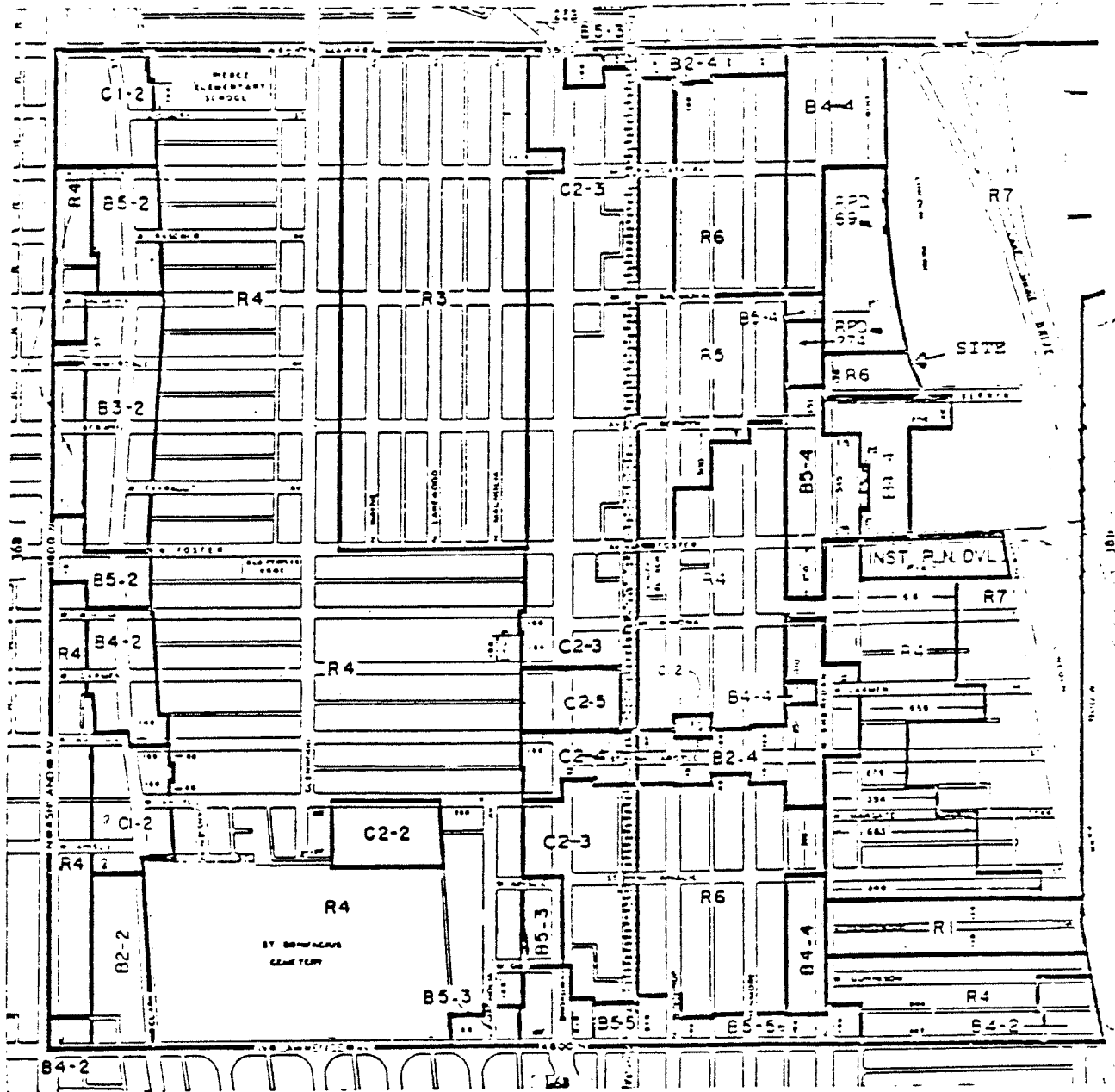
DATE: October 11, 1985

REVISED: November 14, 1985



RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN

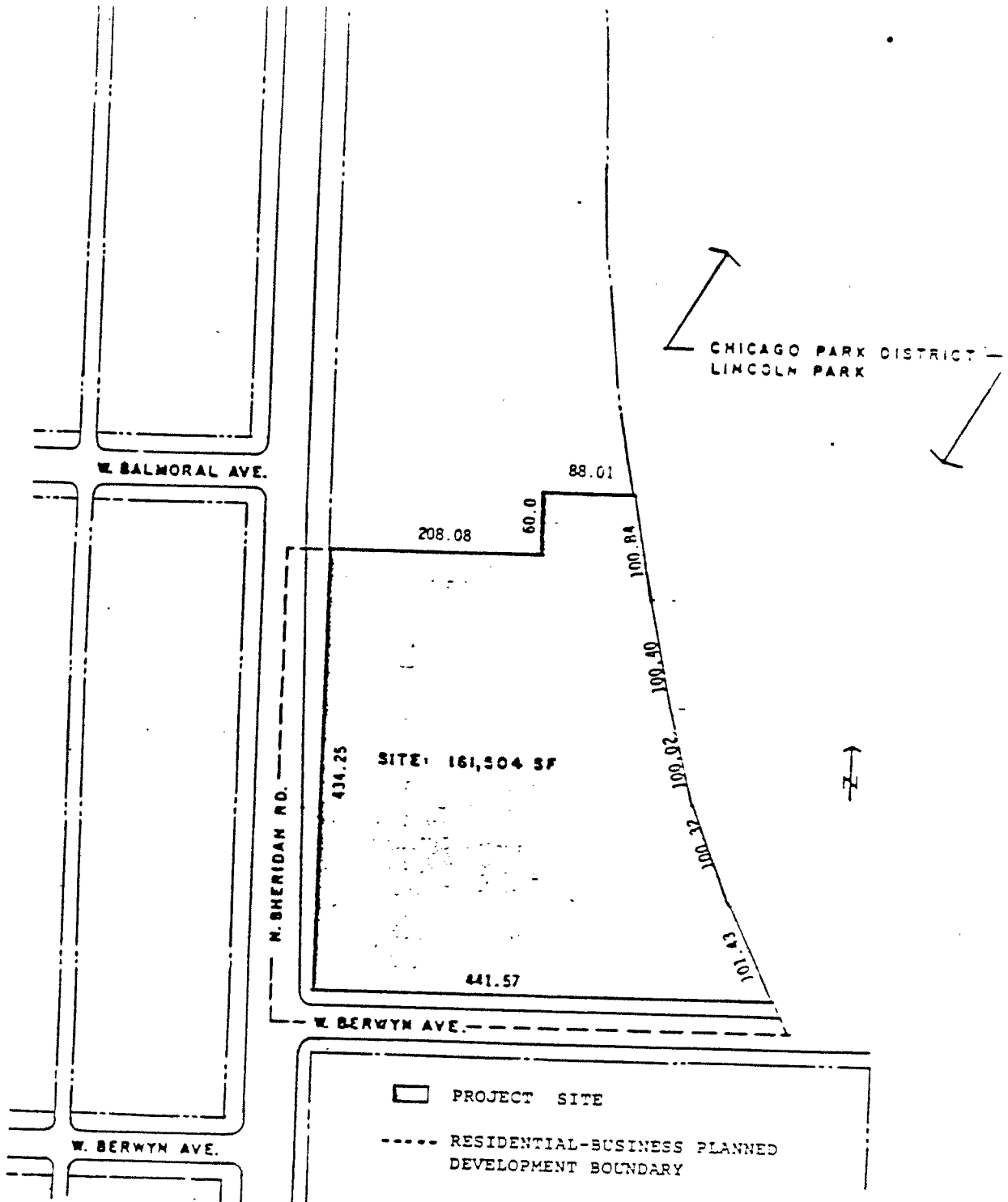
APPLICANT: William B. Kaplan
 ADDRESS: 5301-5339 W. Sheridan Road
 DATE: October 11, 1985



RESIDENTIAL-BUSINESS
 PLANNED DEVELOPMENT
 ZONING DISTRICT

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
 EXISTING ZONING

APPLICANT: William B. Kaplan
 ADDRESS: 5301-5339 W. Sheridan Road
 DATE: October 11, 1985



RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
PROPERTY LINE AND R.O.W MAP

APPLICANT: William B. Kaplan
 ADDRESS: 5301-5339 W. Sheridan Road
 DATE: October 11, 1985

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

Net Site Area	General Description of Land Use	Maximum Number of Dwelling Units	Maximum Floor Area Ratio	Maximum % of Land Coverage
161,504 sq. ft. 3.7 acres	Housing for the elderly dwelling units, related recreational uses, including a swimming pool and health club, general service business uses, townhouse dwelling units, an earth station receiving dish, accessory and non-accessory off-street parking and related uses.	476 units for elderly 16 townhouses 492 total units	3.15	55 per cent. at grade 10 per cent. 40 feet at grade

Gross Site Area = Net Site Area: 161,504 sq. ft. (3.7 acres)
 plus area in public rights of way: 34,959 sq. ft. (0.8 acres)
 = 196,463 square feet (4.5 acres).

Maximum Floor Area Ratio: 3.15

Maximum Number of Dwelling units: 492

Maximum Number of Sq. ft. Devoted to Non-Accessory Business Uses: 36,000 sq. ft.

Minimum Number of Off-Street Parking Spaces: 342 (See Statement No. 5)

Maximum Number of Off-Street Parking Spaces Permitted: 492

Minimum Number of Off-Street Loading Docks: 3 at 10ft x 25ft.

Minimum Setbacks:

Sheridan Road	15 feet
Berwyn Avenue	15 feet
Lincoln Park	25 feet
North Side	20 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 where necessary because of technical reasons, subject to the approval of the Department of Planning.

APPLICANT: William B. Kaplan

DATE: October 11, 1985

REVISED : November 14, 1985