

DD 384

*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 C1-2 Restricted Commercial and R3 General Residence Districts symbols and indications as shown on Map No. 7-G in the area bounded by

the alley next north of West Altgeld Street; the alley next west of North Southport Avenue; West Altgeld Street; North Janssen Avenue; a line 78 feet south of West Altgeld Street; the alley next west of North Janssen Avenue; West Altgeld Street; and a line 341 feet west of the alley next west of North Southport 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 28256 through 28261 of this Journal.]

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

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*Reclassification of Area Shown on Map No. 7-N.*

*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 B5-1 General Service District symbols and indications as shown on Map No. 7-N in area bounded by

a line 221.96 feet north of and parallel to West Schubert Avenue; the alley next east of and parallel to North Harlem Avenue; West Schubert Avenue; and North Harlem Avenue,

to those of a C1-1 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.

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*Reclassification of Area Shown on Map No. 8-F  
(As Amended).*

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

(Continued on page 28262)

P.D. # 384

RESIDENTIAL PLANNED DEVELOPMENTSTATEMENTS

1. The area delineated herein as "Residential Planned Development" is owned or controlled by James Petrozzini as beneficiary of Michigan Avenue National Bank of Chicago trust number 2635 and 2712 and American National Bank and Trust Company of Chicago trust number 57955.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
3. Any dedication or vacation of streets, or resubdivision of parcels shall require a separate submittal on behalf of James Petrozzini as beneficiary of the trusts listed above at (1) or his successor.
4. All applicable official review, approvals or permits, including such City Council approvals as may be mandated by the Municipal Code of Chicago, are required to be obtained by James Petrozzini as beneficiary of the trusts listed above at (1) or his successor.
5. Service drives, if any, 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 no parking permitted within such paved area.
6. Use of land will consist of forty-four (44) residential townhouses for family housing and recreational and related uses and existing commercial uses as interim uses. Forty-four (44) off-street parking spaces will be provided.

Applicant: Lincoln Park Property Management  
Address: 1412 West Altgeld  
Chicago, Illinois 60614  
Date: November 5, 1985  
Revised: February 13, 1986

7. The following information sets forth data concerning the property included in said development. A Generalized Land Use Plan is also included illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
8. Identification signs may be permitted within the area delineated as Residential Planned Development subject to the review and approval of the Department of Inspectional Services and the Department of Planning and in accordance with Chapter 86.1-11 of the Municipal Code of Chicago.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to the Planned Developments" as adopted by the Department of Planning.

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**BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_  
PLAN OF DEVELOPMENT**

**USE AND BULK REGULATIONS AND DATA**

| NET SITE AREA<br>SQ. FEET | ACRES | GENERAL DESCRIPTION OF LAND USE   | MAXIMUM FLOOR<br>AREA RATIO | MAXIMUM PER<br>CENT OF SITE COV |
|---------------------------|-------|---|-----------------------------|---------------------------------|
| 51,751                    | 1.19  | 44 residential townhouses,<br>recreational and related uses<br>and existing commercial uses as<br>interim uses. | 1.20                        | 58%                             |

**GROSS SITE AREA = NET SITE AREA:**

73.325 = 51,751 (1.19 acres) plus area remaining in public way  
21,574 (0.49 acres)

**OFF STREET PARKING AND LOADING CONTROLS**

44 parking spaces in enclosed garages  
0 loading berths

**MAXIMUM HEIGHT: 26 feet**

**MAXIMUM FLOOR AREA RATIO: 1.20**

**SET BACKS AND SITE COVERAGE**

|                      |                        |
|----------------------|------------------------|
| North Janssen Avenue | 0.0 feet               |
| West Altgeld Avenue  | 3.0 feet (south side)  |
| West Altgeld Avenue  | 12.0 feet (north side) |
| North Alley          | 2.0 feet               |
| East Alley           | 0.0 feet               |
| West Alley           | 0.0 feet (south side)  |
| West Property Line   | 32.0 feet (north side) |
| South Property Line  | 0.0 feet (south side)  |

**APPLICANT: Lincoln Park Property Management**

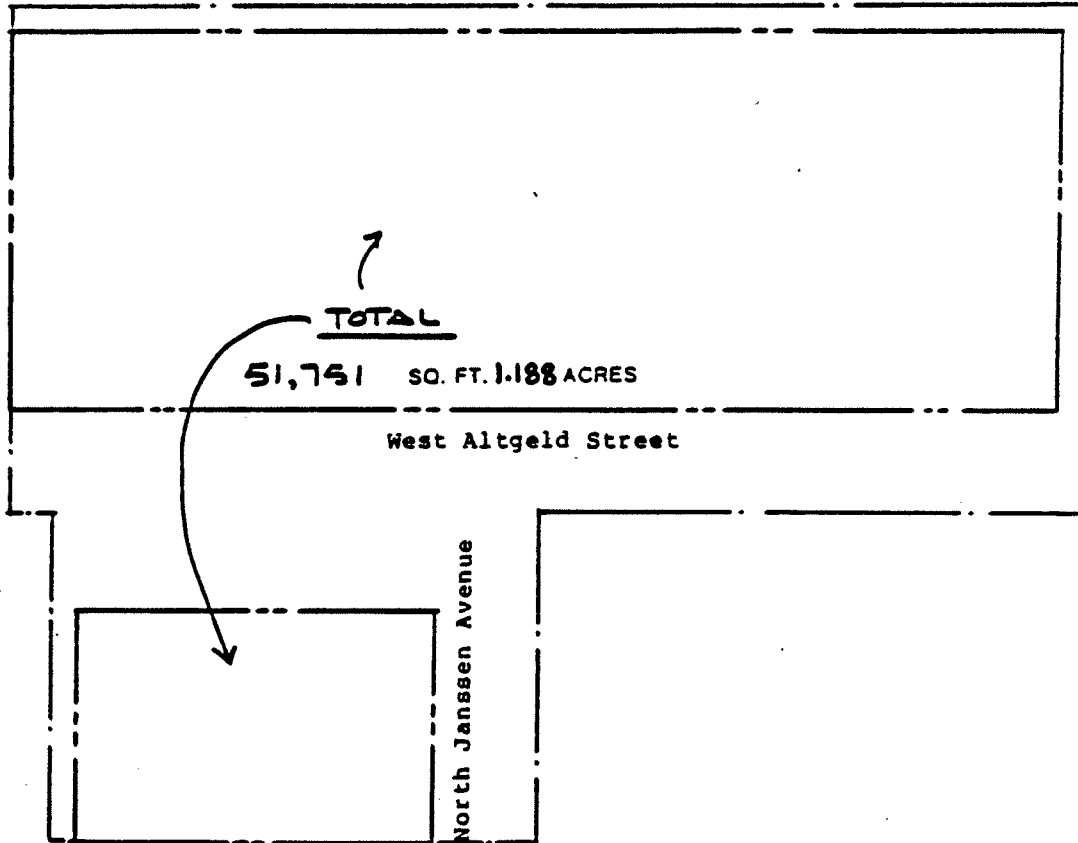
**ADDRESS: 1412 West Altgeld Street  
Chicago, Illinois 60614**

**DATE: November 5, 1985**

**REVISED: February 13, 1986**

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_

FIGURE 1: Boundary and Property Line Map



LEGEND

- PROPERTY LINE
- PLANNED DEVELOPMENT BOUNDARY

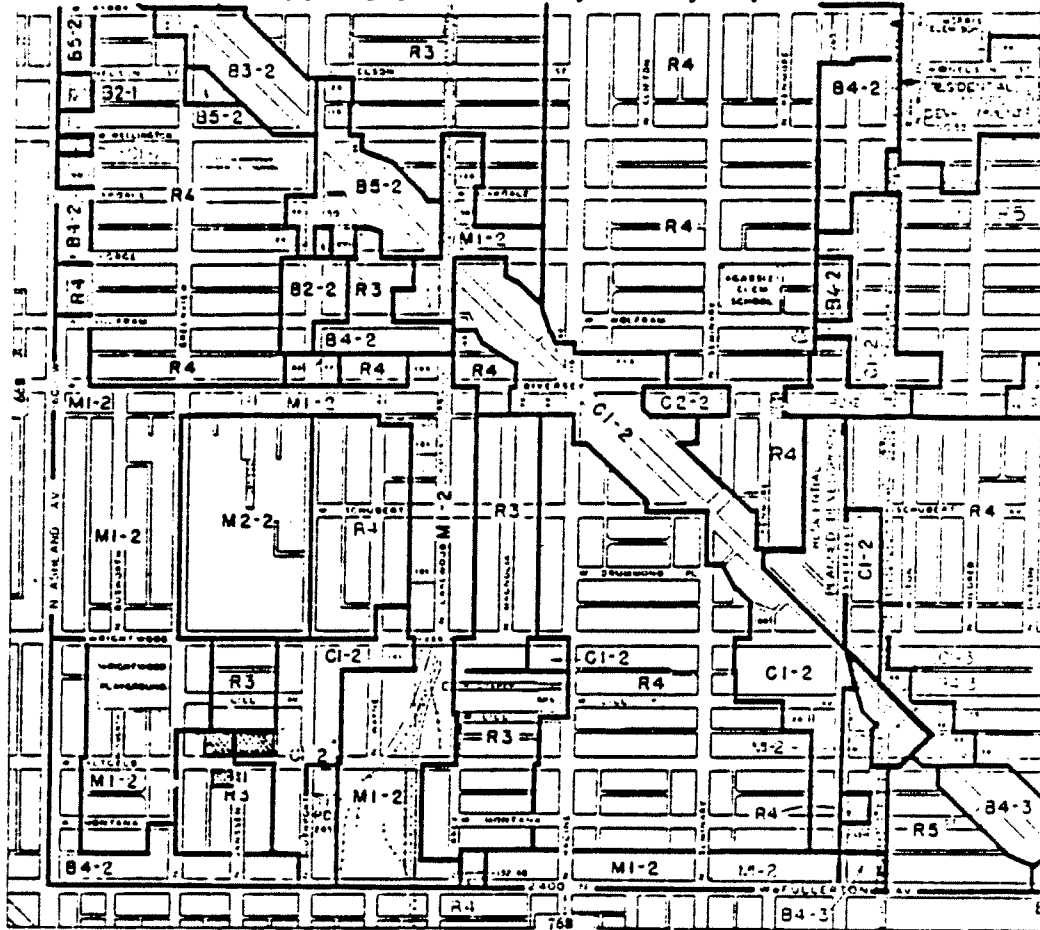
APPLICANT: Lincoln Park Property Management  
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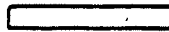




RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_

FIGURE 2: Existing Zoning Map



LEGEND

-  PREFERENTIAL STREETS
-  PLANNED DEVELOPMENT
-  ZONING BOUNDARIES

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