

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 R-4 General Residence District symbols and indications as shown on Map No. 2-L in the area bounded by

West Madison Street; a line 160 feet east of and parallel to South Laramie Avenue; the alley next south of and parallel to West Madison Street; and South Laramie Avenue,

to those of an C2-2 General 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. 3-F.

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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 C2-4 General Commercial District symbols and indications as shown on Map No. 3-F in the area bounded by

West Elm Street; a line 132.43 feet west of and parallel to North Clark Street; a line 71.93 feet south of and parallel to West Elm Street; a line 56.07 feet west of and parallel to North Clark Street; West Elm Street; North Clark Street; a line 236.76 feet south of and parallel to West Elm Street; and the alley next west of North Clark Street,

to the designation of a C2-5 General Commercial District and a corresponding use district is hereby established in the area described above.

SECTION 2. Further, that the Chicago Zoning Ordinance be amended by changing all the C2-5 General Commercial District symbols and indications as shown on Map No. 3-F in the area bounded by

West Elm Street; a line 132.43 feet west of and parallel to North Clark Street; a line 71.93 feet south of and parallel to West Elm Street; a line 56.07 feet west of and parallel to North Clark Street; West Elm Street; North Clark Street; a line 236.76 feet south of and parallel to West Elm Street; and the alley next west of North Clark Street,

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

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forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Residential-Business Planned Development printed
on pages 29234 through 29240
of this Journal.]

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

*Reclassification of Area Shown on Map No. 3-F
(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 B2-3 Restricted Retail District symbols and indications as shown on Map No. 3-F in the area bounded by

West North Avenue; North Cleveland Avenue; the alley next south of and parallel to West North Avenue; and North Mohawk Street,

to those of a B4-3 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. 3-K.

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 M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 3-K in the area bounded by

West LeMoyne Street; the alley next east of North Cicero Avenue; the alley next south of West LeMoyne Street; and North Cicero Avenue,

to those of a C2-1 General 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.

(Continued on page 29241)

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 386

PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential-Business Planned Development consists of approximately 30,369 square feet (0.7 acres) of real property bounded as shown on the attached "Property Lot Line Map." The property is currently owned or controlled by: LaSalle National Bank, as Trustee under Trust Number 109371
2. 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.
3. The Applicant or its successors, assignees, grantees or such other person or entity as may then own or control the subject property shall obtain all required reviews, approvals, licenses and permits in connection with this Planned Development.
4. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.

5. The following uses shall be permitted within the Planned Development: dwelling units, business uses, related health and recreational uses, earth station receiving dish, and accessory and non-accessory off-street parking including the non-accessory off-street parking specified by the Zoning Board of Appeals in its Resolution of April 21, 1978, in Cal. No. 71-78-S, which latter parking requirement may be satisfied during the period of construction of this planned development on any suitable location within 1,000 feet walking distance of said premises served. All other controls and regulations set forth herein apply within the general application of this statement.

6. Any service drive or other ingress or egress for motor vehicles shall be adequately designed and paved in accordance with the now published regulations of the Bureau of Traffic Engineering and Operations and in compliance with the Municipal Code of the City of Chicago.

7. The height restriction of the Planned Development and any appurtenance attached shall be subject to:

- (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.

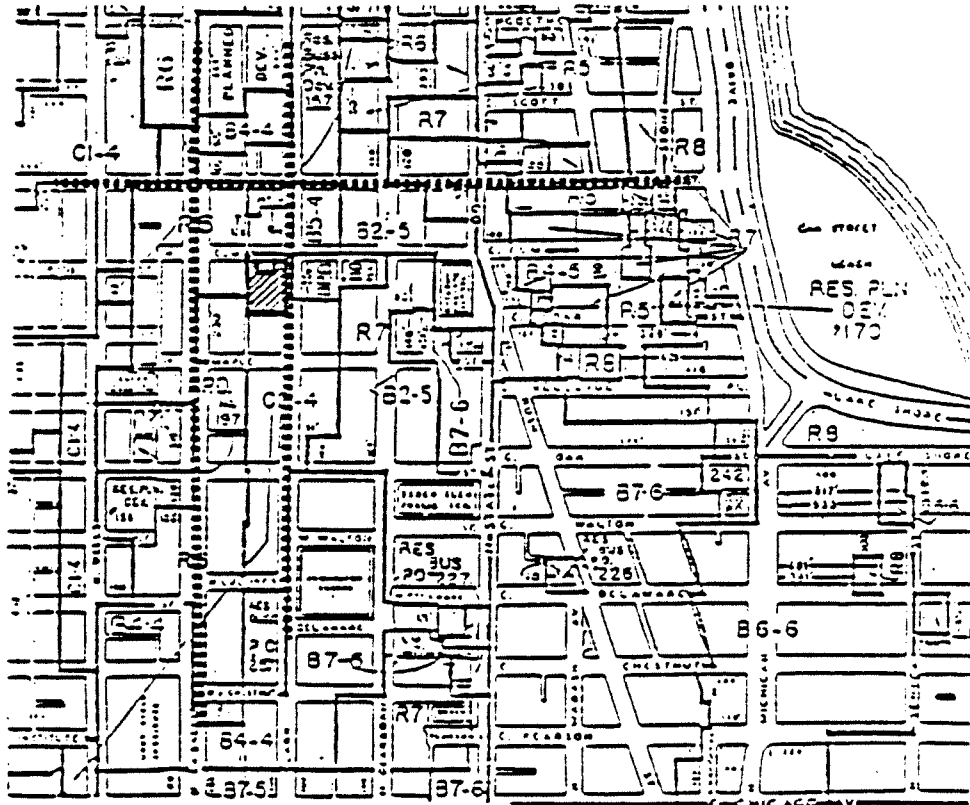
8. Accessory and non-accessory off-street parking and loading facilities will be provided in compliance with this Plan of Development and shall be subject to the review and approval of the Commissioner of Planning.


9. Business and business identification signs shall be permitted on exterior building surfaces subject to the review and approval of the Departments of Planning, Zoning and Inspectional Services. Temporary signs, such as construction and marketing signs, may be permitted subject to the aforesaid approvals.


10. 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 and in force on the date of this application.

APPLICANT: Eugene Heytow
ADDRESS: 1116-1138 North Clark Street
DATE: December 17, 1985

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT ZONING & PREFERENTIAL STREETS MAP



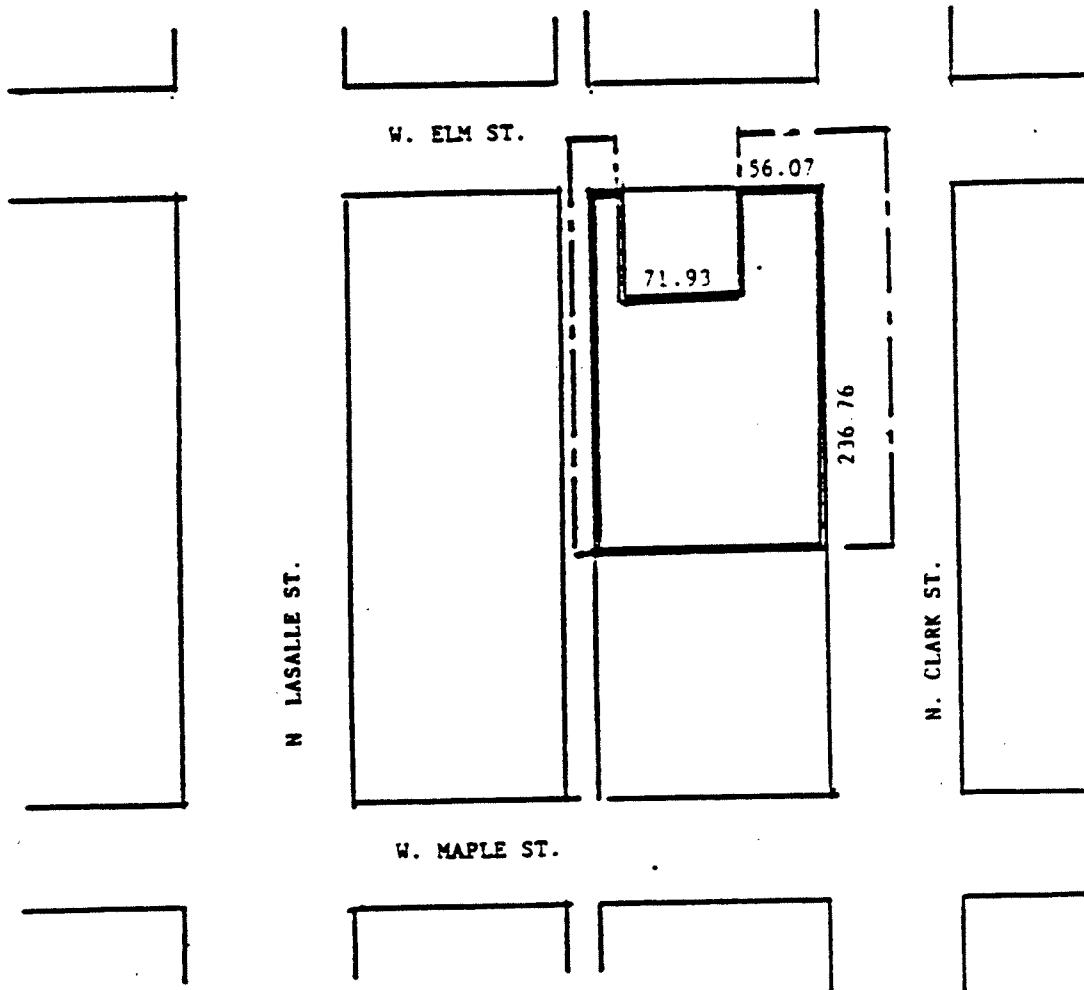
 PROPOSED DEVELOPMENT

 PREFERENTIAL STREETS



APPLICANT: Eugene Heytow
 ADDRESS: 1116-1138 North Clark Street
 DATE: December 17, 1985

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT PLANNED DEVELOPMENT BOUNDARY MAP

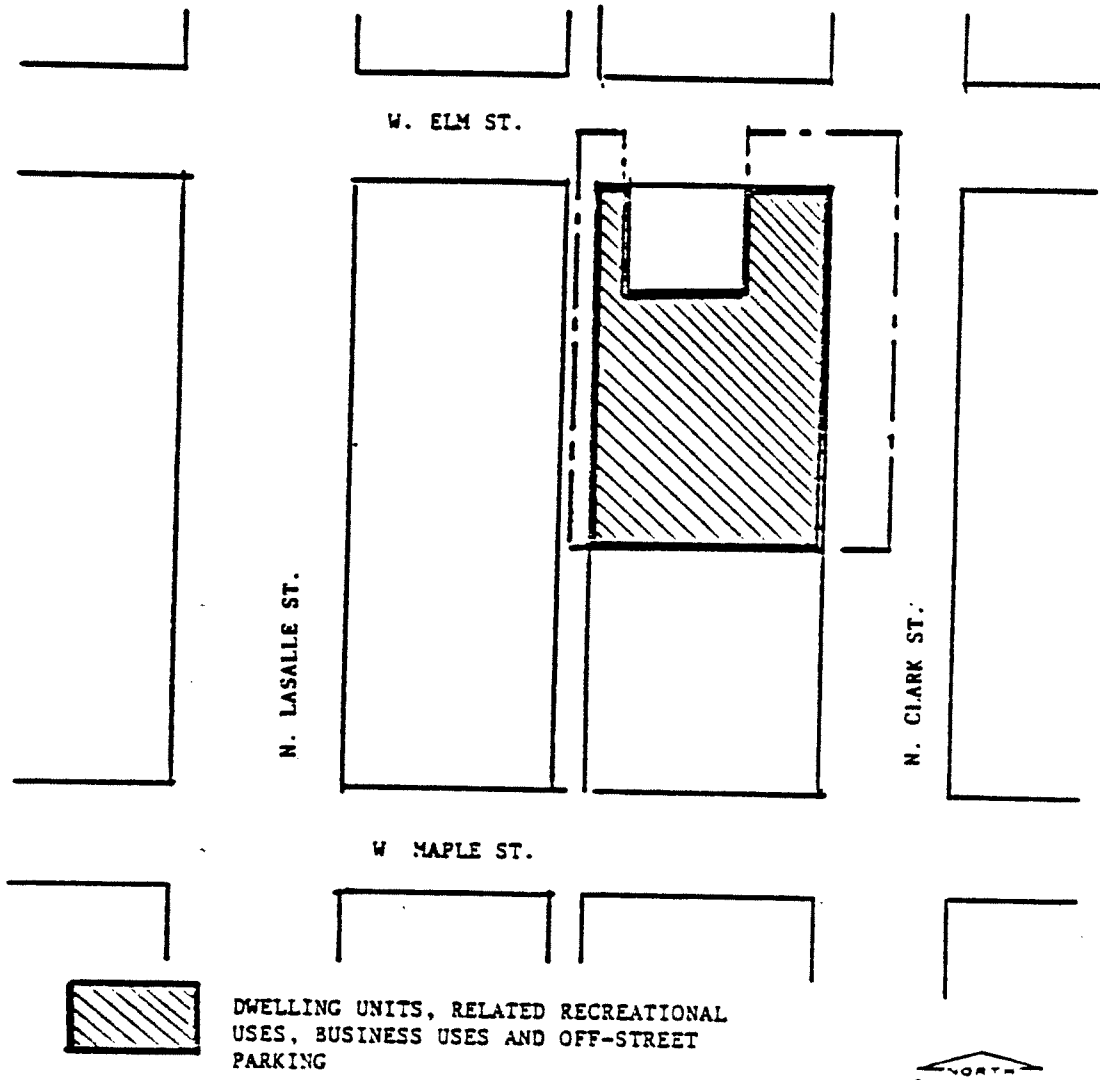


PROPERTY LINE
PLANNED DEVELOPMENT BOUNDARY



APPLICANT: Eugene Heytow
ADDRESS: 1116-1138 North Clark Street
DATE: December 17, 1985

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT
PROPOSED GENERAL LAND USE PLAN



APPLICANT: Eugene Heytow
ADDRESS: 1116-1138 North Clark Street
DATE: December 17, 1985

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT No. _____

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

NET SITE AREA	GENERAL DESCRIPTION OF LAND USE	MAX NO. OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENTAGE OF LAND COVERED
30,369 sq. ft. or 0.7 acres	Dwelling units, recreational uses, business uses, (Including an earth station receiving dish) and off-street parking	320	11.5	at grade: 92% at 65 ft. above grade: 34%

NET SITE AREA

30,369 sq. ft.

GROSS SITE AREA (Net Site area + area of public streets and alleys)46,365 sq. ft. (1.06) = 30,369 sq. ft. (0.702 acres) +
15,966 sq. ft. (0.37 acres)MAXIMUM FLOOR AREA RATIO

11.5

MAXIMUM NUMBER OF DWELLING UNITS

320 including a maximum of 50 percent efficiency units

MINIMUM NUMBER OF OFF-STREET PARKING SPACES

254 including 56 non-accessory spaces specified by the Zoning Board of Appeals in its Resolution of April 21, 1978 in Cal. No. 71-78-S.

MINIMUM NUMBER OF OFF STREET LOADING BAYS

2 at 10 ft. x 25 ft.

MINIMUM SET BACK AT GRADEElm Street: 15 feet
All others: 0 feet

SETBACKS 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 approval of the Commissioner of Planning.

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