

(Continued from page 35564)

the alley next south of and parallel to West Wrightwood Avenue; the alley next east of and parallel to North Wayne Avenue; a line 200 feet north of West Altgeld Street; North Wayne Street; a line 214 feet north of West Altgeld Street; and the alley next west of and parallel to North Wayne Avenue.

to those of an R4 General Residence 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.

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 and R4 General Residence Districts symbols and indications as shown on Map No. 7-G in the area bounded by

. West Wolfram Street; a line 147.39 feet east of and parallel to North Ashland Avenue; the alley next south of and parallel to West Wolfram Street; the alley next east of and parallel to North Ashland Avenue; a line 173.15 feet south of and parallel to West Wolfram Street; and North Ashland Avenue,

to those of a B5-2 General 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. 7-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 C1-1 Restricted Commercial District symbols and indications as shown on Map No. 7-G in the area bounded by

a line 298 feet west of and parallel to the alley next east of and parallel to North Southport Avenue; West Fletcher Street; the alley next east of to the alley next east of and parallel to North Southport Avenue; and the alley next south of and parallel to West Fletcher Street,

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to the designation of a Residential 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 Planned Development printed on pages
35580 through 35586 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. 7-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 7-G in area bounded by

the alley next north of and parallel to West Fletcher Street; a line 325 feet west of and parallel to North Racine Avenue; West Fletcher Street; a line 241 feet west of and parallel to North Racine Avenue; the alley next south of and parallel to West Fletcher Street; and the alley next west of and almost parallel to the alley next west of and parallel to North Racine Avenue,

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

Reclassification of Area Shown on Map No. 8-F.

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. 8-F in the area bounded by

(Continued on page 35587)

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RESIDENTIAL PLANNED DEVELOPMENTPLAN OF DEVELOPMENT
STATEMENTS

1. The area delineated herein as a Residential Planned Development is owned by the LaSalle National Bank, as Trustee under Trust No. 105009. The Contract Purchaser from the Trust and the person who is to develop the property is Ronald B. Shipka.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning. Ingress and egress to such off-street facilities shall be from Fletcher Street and the alley north of Fletcher.
3. All applicable official reviews, approvals or permits are required to be obtained by the Developer: Ronald B. Shipka.
4. Any dedication or vacation of streets and alleys, or easements or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of purchasers or their successors, assignees or grantees. None are contemplated.
5. Any service drives or any other ingress or egress 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 the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of the City of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
6. The following uses shall be permitted within the area delineated herein as the Residential Planned Development: Residential multi-family detached dwelling units; uses necessary and accessory to residential dwelling units; parking as set forth in the plan of development.
7. Identification signs may be permitted within the area delineated herein as Residential Planned Development, subject to the review and approval of the Department of Buildings and the Department of Planning.
8. The information in the tables and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as Residential Planned Development, and illustrates that the development of such area shall be in general compliance with the residential district classification R-5, and with the intent and purpose of the Chicago Zoning Ordinance.
9. The Plan of Development hereto attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Planning.

APPLICANT: Developer: Ronald B. Shipka
 DATE: August 1, 1986

RSTATEMENT/DJM

10/30/86

UNFINISHED BUSINESS

35581

PERCENTAGE OF LAND COVERAGE:

OVERALL COVERAGE = 30.495 %
 SITE AREA = 36,495 SF

DWELLING UNIT DISTRIBUTION:

- (0) STORIES
- (1) 1 ST
- (2) TOT. UNITS

BUILDING	NO OF UNITS/FOOTPRINT	TOTAL SF	PLR POTENTIAL	NOTES
OFFICE	2 (15' x 64')	2,304 SF	—	
RETAIL	4 (50' x 37')	7,400 SF	(3 PLR) 2,550 SF	PLR 350 POTENTIAL
APARTMENT	3 (34' x 45')	5,715 SF	(2 PLR) 3,812 SF	
RETAIL	1 (52' x 45')	2,340 SF	(1 PLR) 2,521 SF	200+200
RETAIL	3 (34' x 51')	17,355 SF	(1 PLR) 3,471 SF	200+200
RETAIL	1 (38' x 39')	3,419 SF	(2 PLR) 6,838 SF	200+200
RETAIL	2 (50' x 55')	5,500 SF	(1 PLR) 2,950 SF	200+200
RETAIL	2 (29' x 50')	2,900 SF	—	200+200
RETAIL	1 (35' x 64')	2,272 SF	(1 PLR) 2,272 SF	200+200
RETAIL	1 (35' x 49')	1,715 SF	(1 PLR) 1,715 SF	200+200
RETAIL	1 (35' x 52')	1,820 SF	(1 PLR) 1,820 SF	
TOTAL		53,254 SF	30,291 SF	

50.45 %

SITE AREA:

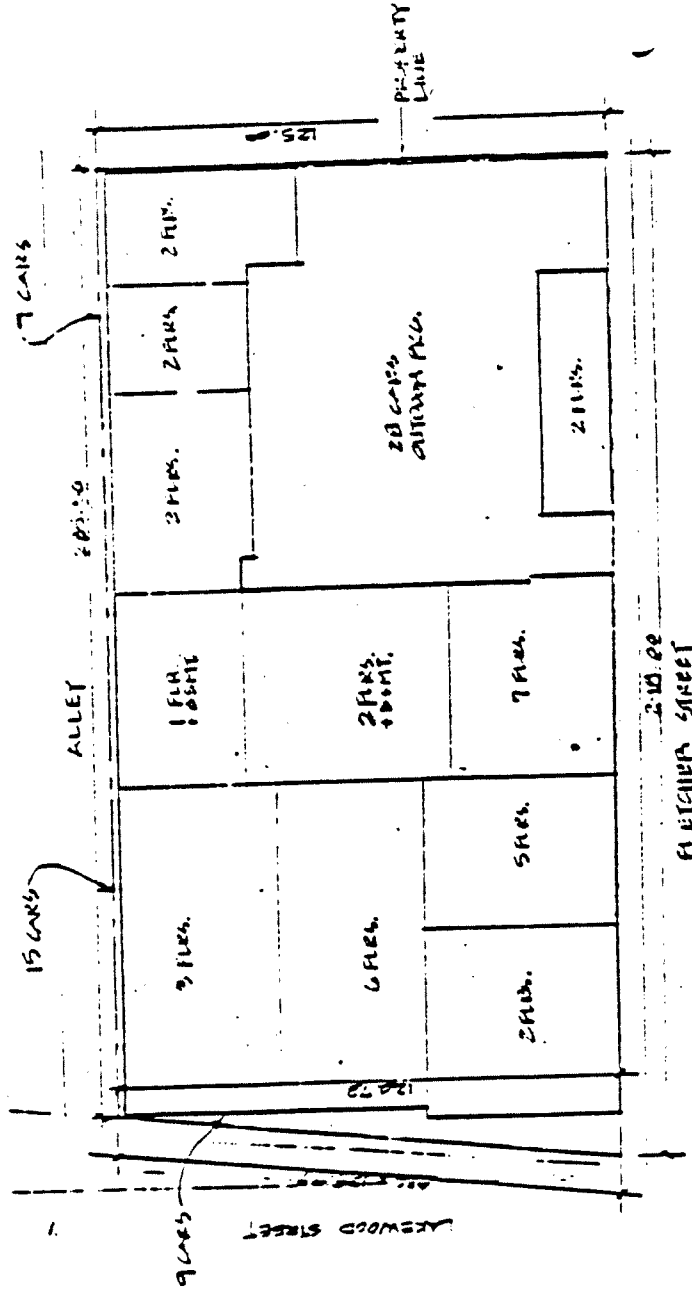
$(125.09 \times 289.50) + (125.09 \times 12.50) = 36,495 \text{ SF}$

7 UNITS = 81 UNITS

BUILDING COV (2.2) = 30,299

NO OF UNITS: 61

<p><u>BEST BREWERY</u> Project # 4200 5/8/86</p>	<p><u>KENNETH SCHROEDER & ASSOCIATES</u></p>
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210' x 125' = 26,250 sq. ft. (125' x 210' = 26,250 sq. ft.) = 30,415 sq. ft. = 100 x 81 units

Budget: 2 Flrs (2) = 20,000

100 of units (1) 100 x 100 = 10,000

PEST BREWERY
 GENERAL INVESTMENT
 ASSOCIATES

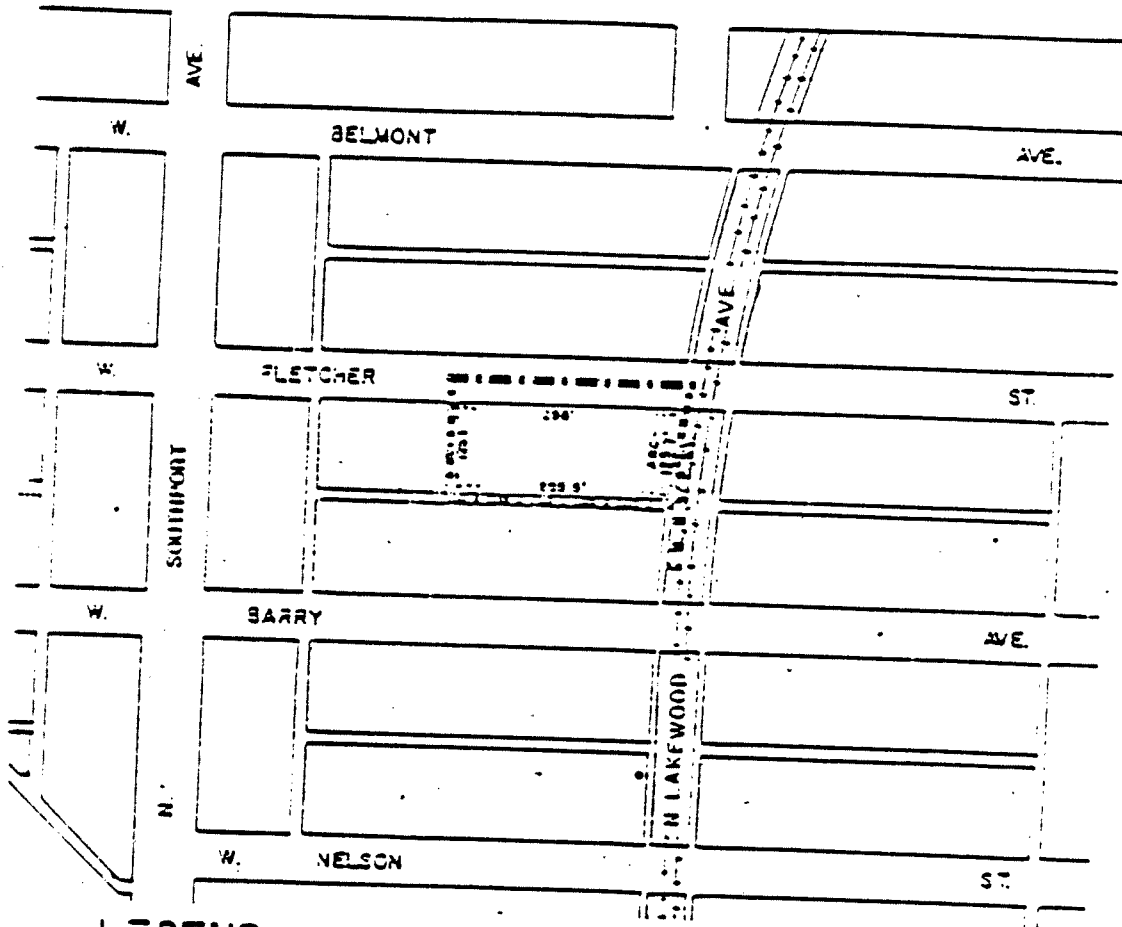
REVISION 2/3/86

10/30/86

UNFINISHED BUSINESS

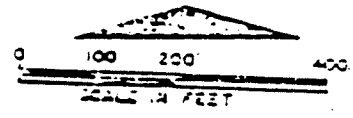
35583

INCIDENTAL PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



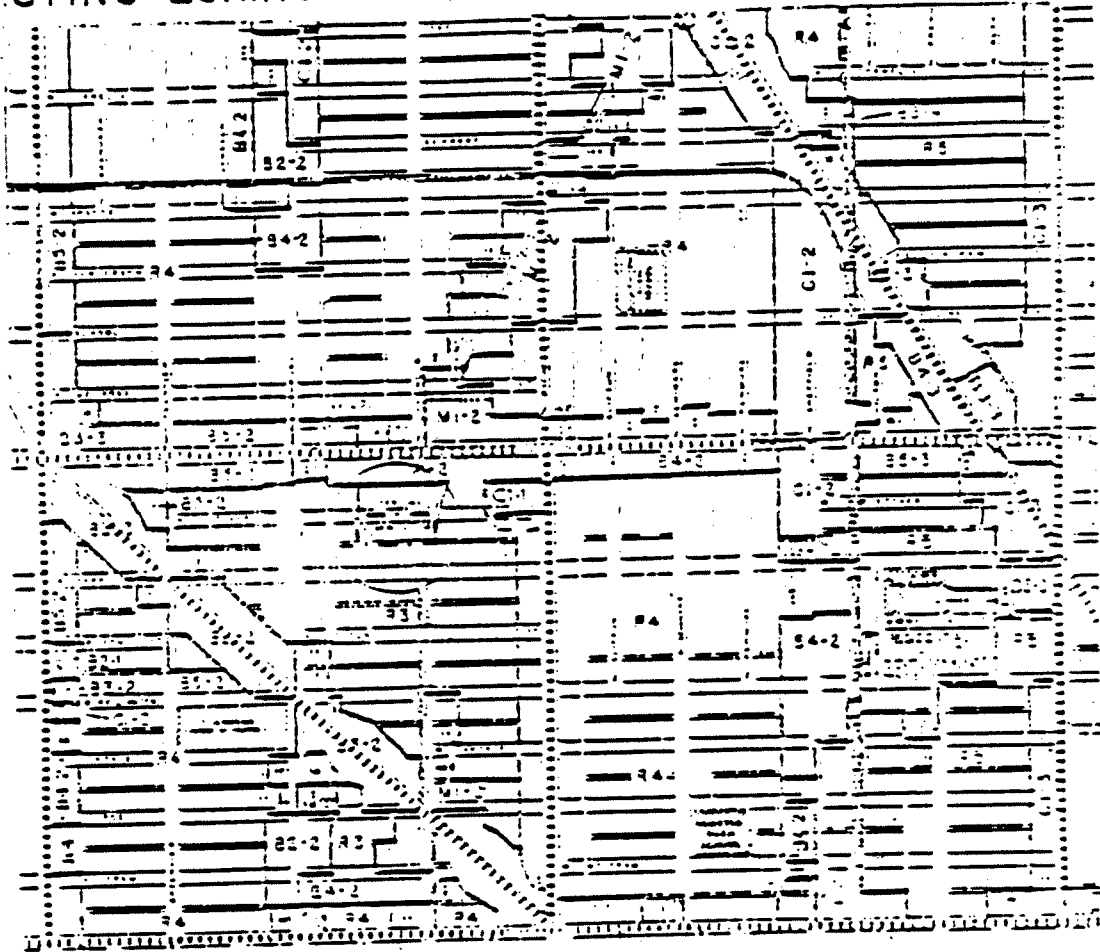
LEGEND

----- PLANNED DEVELOPMENT BOUNDARY




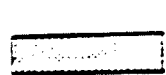


APPLICANT:
DATE:

RESIDENTIAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



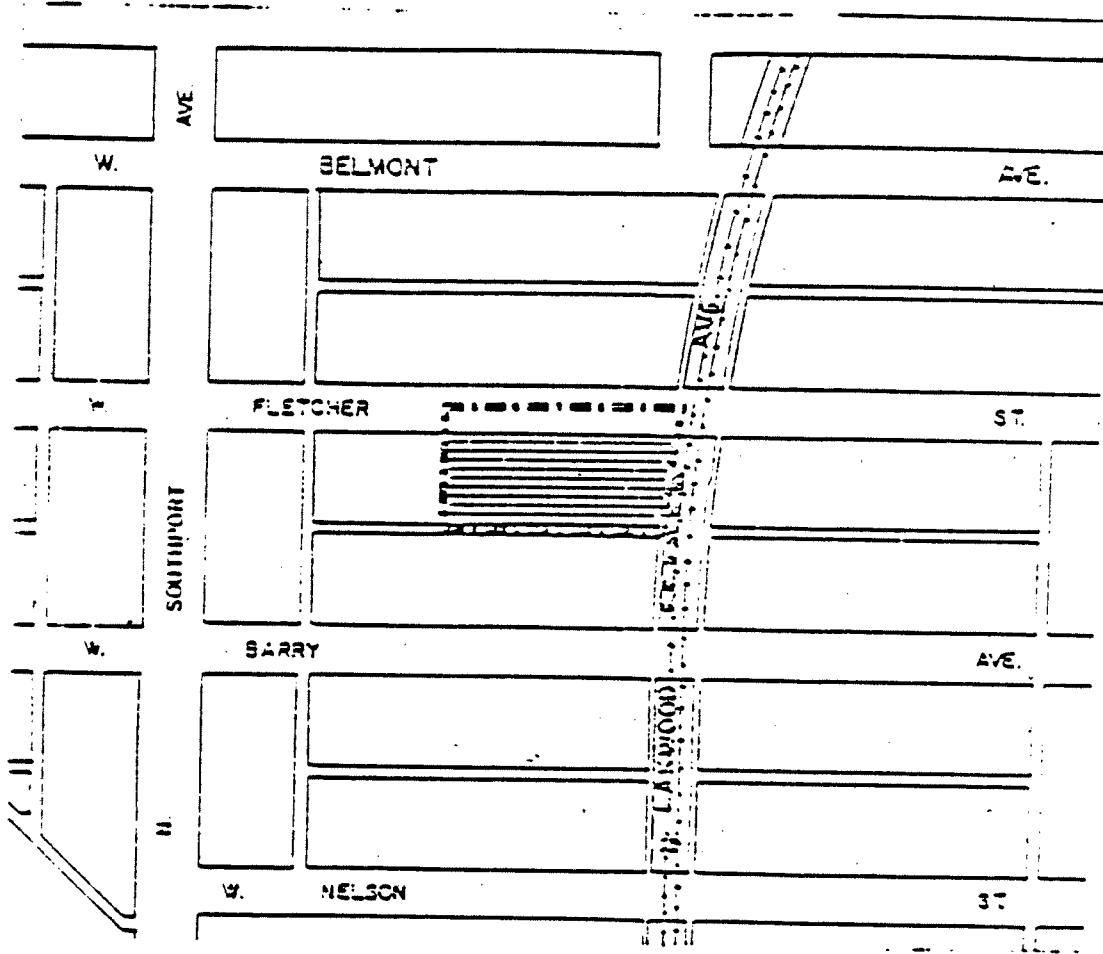
LEGEND

-  RESIDENTIAL PLANNED DEVELOPMENT BOUNDARY
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREET SYSTEM
-  PUBLIC & QUASI-PUBLIC FACILITIES



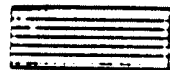
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DATE:

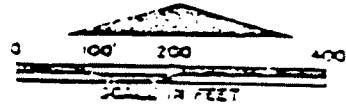
RESIDENTIAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



LEGEND

----- PLANNED DEVELOPMENT BOUNDARY

 RESIDENTIAL UNITS (81 Units), WITH OFF-STREET PARKING



APPLICANT:
DATE:

RESIDENTIAL AND BUSINESS PLANNED DEVELOPMENT
USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Use	F.A.R.	% of Land Coverage
Sq.Ft.	Acres			
36,495	.36	77 Residential multi-family walk-up units. 12 - two bedroom 32 - one bedroom 33 - studio apartments	2.00	77%
Gross Building Square Footage				
		79,305 S.F. (includes garages)		
		<u>72,832 S.F. (without garages)</u>		
NOTE: Existing manufacturing building to be renamed. New construction to consist of addition of new floors within existing structure, and elevator, lobby and stair tower structure on exterior.				
		Existing Building Gross Square Footage: 53,254 S.F.		
		New Construction: 26,051 S.F.		

Gross Site Area = 36,495 sq.ft.

Open Space = 12,054 sq.ft.

Building Coverage: 24,441 sq.ft.

Number of off-street loading spaces: None

Minimum Number of Parking Spaces: 61

Note: 1300 Block of West Fletcher is a designated service drive with diagonal parking. Additional spaces are also available offsite.

Periphery Setbacks at Property Lines: 0 Feet

APPLICANT: Bernard I. Citron, as Attorney
Developer: Ron Shipka

DATE: August 1, 1986