

Periphery Setbacks At Property Lines

West Property Line along S. Ashland Avenue	50 feet
North Property Line along S. Archer Avenue	50 feet
East Property Line along S. fork of S. Branch of Chicago River	50 feet
All other Property Lines	0 feet

APPLICANT: Trident Developments, Inc.
 ADDRESS: 3107--3181 S. Ashland Avenue, Chicago, Ill. 60608
 DATE: November 6, 1986

[Business Planned Development Zoning Maps printed on pages 579 through 581 of this Journal.]

Reclassification Of Area Shown On Map No. 7-G.

PD 414

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 M2-2 General Manufacturing District symbols and indications as shown on Map No. 7-G in the area bounded by

a line 206.57 feet south of West Diversey Parkway; the alley next west of North Janssen Avenue; the alley next south of West Diversey Parkway; the alley next east of North Janssen Avenue; a line 281.75 feet south of West Diversey Parkway; North Southport Avenue; a line 628.69 feet south of West Diversey Parkway; a line 262.33 feet west of North Southport Avenue; a line 363.98 feet south of West Diversey Parkway; and North Greenview 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.

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 Planned Development.

(Continued on page 582)

(Continued from page 578)

Statements. PD#414

1. The area delineated herein as "Residential Planned Development" is owned and controlled by Atlantis Properties, Ltd., an Illinois corporation. The proposed development of that area satisfies the established criteria for approval as a Planned Development under Chicago Zoning Ordinance Section 11.11-1 (e).
2. Off-street parking 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 the Applicant, its successors, assignees or grantees and approval by the City Council.
4. All applicable official review, approvals or permits are required to be obtained by the Applicant, its successors, assignees or grantees.
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 Bureau of Traffic Engineering and Operations 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. Residential and accessory use and off-street parking, including three handicapped spaces, shall be permitted within the planned development.
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.
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.
9. This Plan of Development is applicable to the area delineated herein. These and no other controls shall apply to the area delineated herein.
10. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as adopted by the Department of Planning.

APPLICANT: Atlantis Properties, Ltd.

222 West Ontario
Chicago, Illinois 60610

DATE: January 14, 1987

AMENDED: February 26, 1987

Residential Planned Development No. _____

Plan Of Development.

Use And Bulk Regulations And Data.

Net Site Sq. Ft.	Area Acres	General Description Of Land Use	Maximum Floor Area Ratio	Maximum Percent Of Site Coverage
159,426	3.66	111 residential units with accessory uses and non-accessory guest parking.	1.25	60%

Gross Site Area = Net Site Area + Area To Remain In Public Right-Of-Way
199,943. = 159,426 + 40,517 square feet

Off Street Parking And Loading Controls

Off-street Parking: a minimum of one space per dwelling unit.

Off-street Loading: none

Maximum Floor Area Ratio: 1.25

Set Backs And Site Coverage

Minimum Setback: Along North Greenview Avenue, North Janssen Avenue and North Southport Avenue there shall be a 9-foot minimum setback measured from the face of the building to the lot line with a 7-foot minimum setback measured from the face of the bay windows, including two-story bay windows, to the lot line. There shall be no minimum setback requirement along any other boundary of the Planned Development.

Maximum Site Coverage: 60%

Applicant: Atlantis Properties, Ltd.
Address: 222 West Ontario, Suite 430
 Chicago, Illinois 60610
DATE: January 14, 1987
AMENDED: March 4, 1987
AMENDED: March 12, 1987

[Residential Planned Development Zoning Maps printed on pages 585 through 587 of this Journal.]

Reclassification Of Area Shown On Map No. 9-K.

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

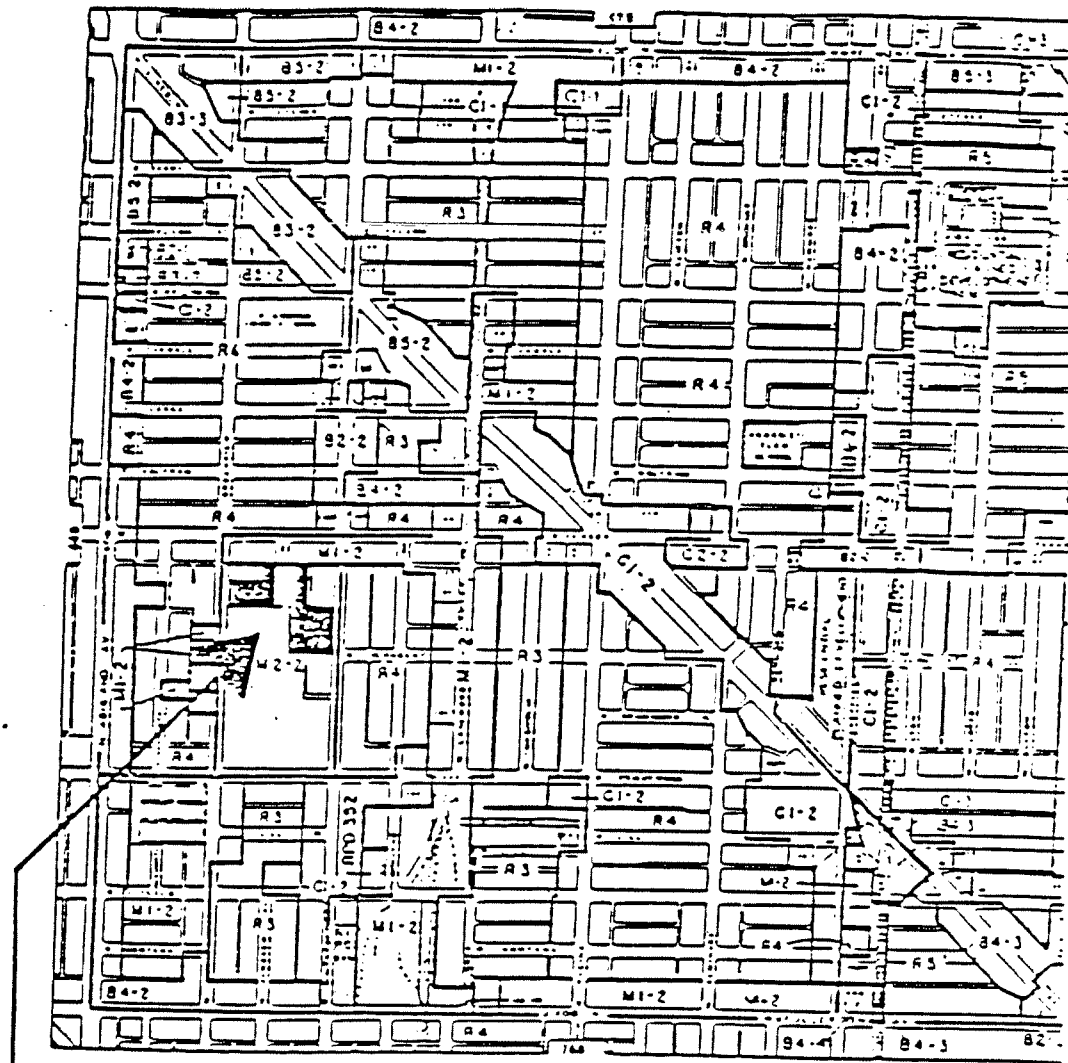
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 9-K in the area bounded by

West School Street; the alley next east of and parallel to North Cicero Avenue; a line 224.4 feet south of West School 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.

RESIDENTIAL PLANNED DEVELOPMENT
EXISTING ZONING MAP

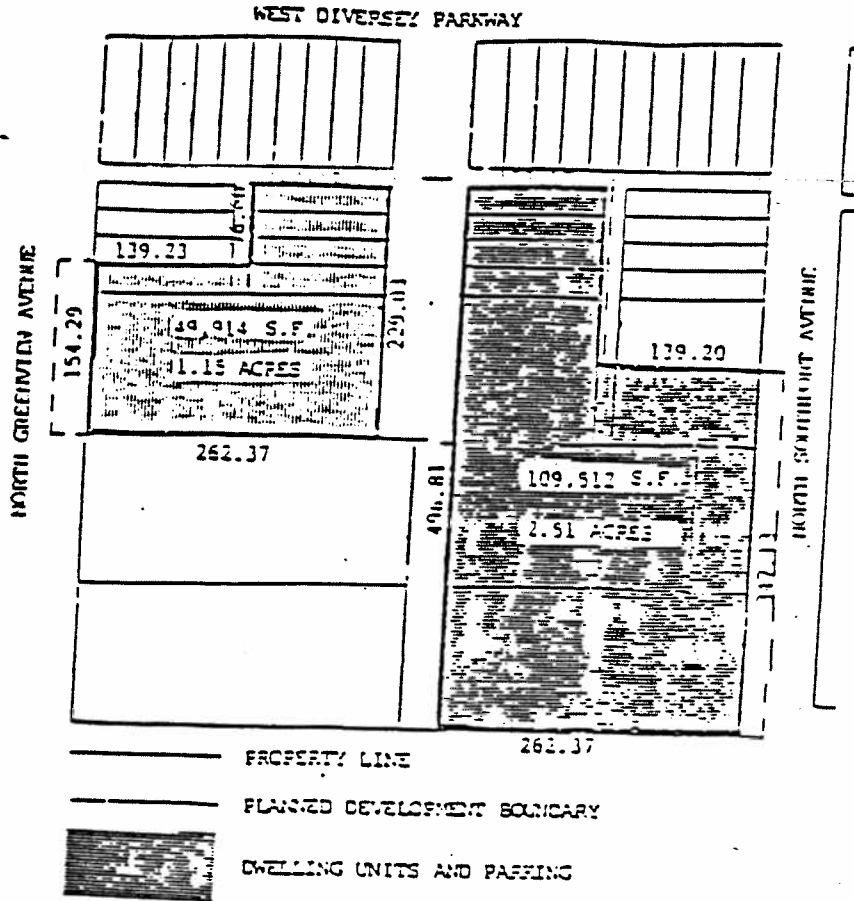


SUBJECT SITE

Applicant: Atlantis Properties, Ltd.
222 West Ontario
Chicago, Illinois 60610

DATE: January 14, 1987
AMENDED: March 4, 1987

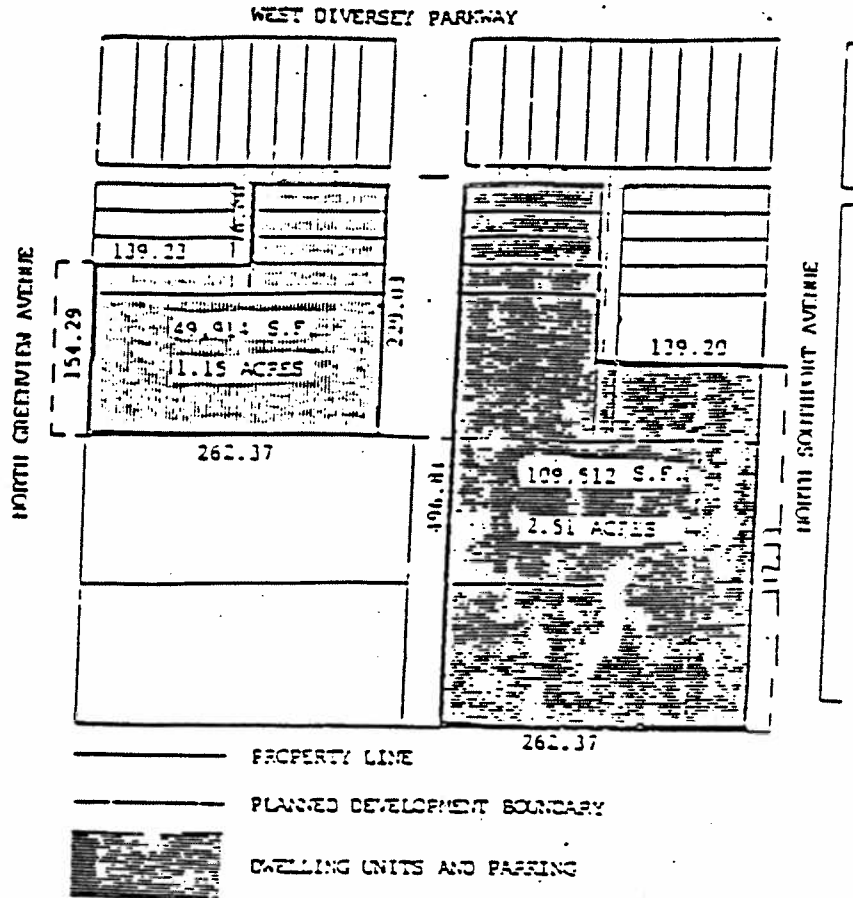
RESIDENTIAL PLANNED DEVELOPMENT
BOUNDARY AND PROPERTY LINE MAP



APPLICANT: Atlantis Properties, Ltd.
222 West Ontario
Chicago, Illinois 60610

DATE: January 14, 1987
AMENDED: March 4, 1987

RESIDENTIAL PLANNED DEVELOPMENT
GENERALIZED LAND USE MAP



APPLICANT: Atlantis Properties, Ltd.
222 West Ontario
Chicago, Illinois 60610

DATE: January 14, 1987
AMENDED: March 4, 1987