

Reclassification Of Area Shown On Map No. 6-I.

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 R4 General Residence District symbols and indications as shown on Map No. 6-I in area bounded by

West 23rd Street; South Troy Street; a line 60 feet south of and parallel to West 23rd Street; and the alley next west of and parallel to South Troy Street,

to those of a B1-1 Local Retail 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.

PD 421

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the M2-2 General Manufacturing District and R3 General Residence District symbols and indications as shown on Map No. 7-G in area bounded by

North Greenview Avenue; a line 394 feet north of and parallel to West Wrightwood Avenue; a line 378.76 feet west of and parallel to North Southport Avenue; a line 553 feet north of and parallel to West Wrightwood Avenue; a line 295.38 feet west of and parallel to North Southport Avenue; a line 628.92 feet north of and parallel to West Wrightwood Avenue; North Southport Avenue; West Wrightwood Avenue; the alley next west of and parallel to North Southport Avenue; the alley next south of and parallel to West Wrightwood Avenue; a line 48.04 west of and parallel to the alley next west of and parallel to North Southport Avenue; and West Wrightwood Avenue,

to those of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. That 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 Statements. 4/21

1. The area delineated herein as "Residential Planned Development" north of West Wrightwood Avenue is owned by LaSalle National Bank, as Trustee U/T/A dated 12/31/86 (11863), 8/10/70 (41159), and 10/4/79 (101656) and known as Trust Nos. 111863, 41159, and 101656, respectively. The beneficial owners of LaSalle National Bank Trust No. 111863 are William Swartz, Robert Swartz, and Mary Swartz; the beneficial owner of both Trust Nos. 41159 and 101656 is William Swartz, as Trustee of the Revocable Living Trust under the Second Restated William Swartz Trust Agreement dated August 17, 1977. That part of the property south of Wrightwood Avenue is owned by LaSalle National Bank, as Trustee under Trust Agreement dated 5/20/87 and known as Trust No. 112302. The beneficial owner of Trust No. 112302 and the contract purchaser of the remainder of the property is M.C.L. Holdings Corporation. The Planned Development shall be under the single designated control of M.C.L. Holdings Corporation.
2. The 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 the Applicant, its successors, assignees or grantees and approval by the City Council. It is intended that resubdivision plats shall be submitted for approval in conformity with this Residential Planned Development Ordinance to permit conveyances of individual single-family lots for detached and attached single-family homes, the multi-family residential building and the condominiums therein, as well as conveying the common areas to a property owner's association.
4. All applicable official reviews, 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 accordance 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. No parking shall be permitted within such paved areas.
6. 133 attached or detached single-family homes and 77 condominium units, accessory uses, and public parking shall be permitted within the planned development. A minimum of 210 accessory off-street parking spaces shall be provided.
7. The following information sets forth data concerning the property included in said development.

8. Minimum periphery setbacks shall be as shown on the attached data sheet. Minimum side yards shall not be required where single-family homes are attached. Detached single family homes shall require minimum side yards of not less than 10% of the lot width.
9. 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 or the Department of Planning.
10. This Plan of Development is applicable to the area delineated herein. These and no other controls shall apply to the area delineated herein.
11. A minimum of .45 acres shall be reserved for common open spaces divided into no more than 6 locations.
12. The Plan of Development hereto attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as adopted by the Department of Planning at the time of passage.

[Bulk Regulations and Maps attached to this Plan of Development
are printed on pages 4301 through 4305
of this Journal.]

[Plat of Survey omitted for printing purposes but on file and
available for public inspection in the Office of the
City Clerk.]

—

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

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. 7-O in the area bounded by

a line 100 feet north of and parallel to West Barry Avenue; North Harlem Avenue; West Barry Avenue; and the alley next west of and parallel to North Harlem Avenue,

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.

10174

9/23/87

UNFINISHED BUSINESS

4301

RESIDENTIAL PLANNED DEVELOPMENT
PLAN OF DEVELOPMENT
USE AND BULK REGULATIONS AND DATA

NET SITE SQ. FEET	AREA ACRES	GENERAL DESCRIPTION OF LAND USE	MAXIMUM SITE FLOOR AREA RATIO	MAXIMUM PERCENT OF SITE COVERAGE
321,467	7.379	133 attached and detached single family homes and 77 condominium units, accessory uses, and public parking	1.3	45%

GROSS SITE AREA = NET SITE AREA + AREA REMAINING IN THE PUBLIC RIGHT OF WAY
380,468 = 321,467 + 59,001

OFF STREET PARKING AND LOADING

Minimum accessory off-street parking: 210 spaces
No parking shall be permitted on service drives or private streets.
Loading berths: 1
enclosed garages for all units

MAXIMUM SITE FLOOR AREA RATIO: 1.3

SETBACKS AND SITE COVERAGE

MINIMUM SETBACKS: (See attached)
MAXIMUM SITE COVERAGE: 45%

MINIMUM COMMON OPEN SPACE: .45 acres

APPLICANT: MCL Holdings Corporation
ADDRESS: 990 W. Fullerton Avenue
Chicago, Illinois 60614
DATE: August 11, 1987
Revised: August 13, 1987

RESIDENTIAL PLANNED DEVELOPMENT

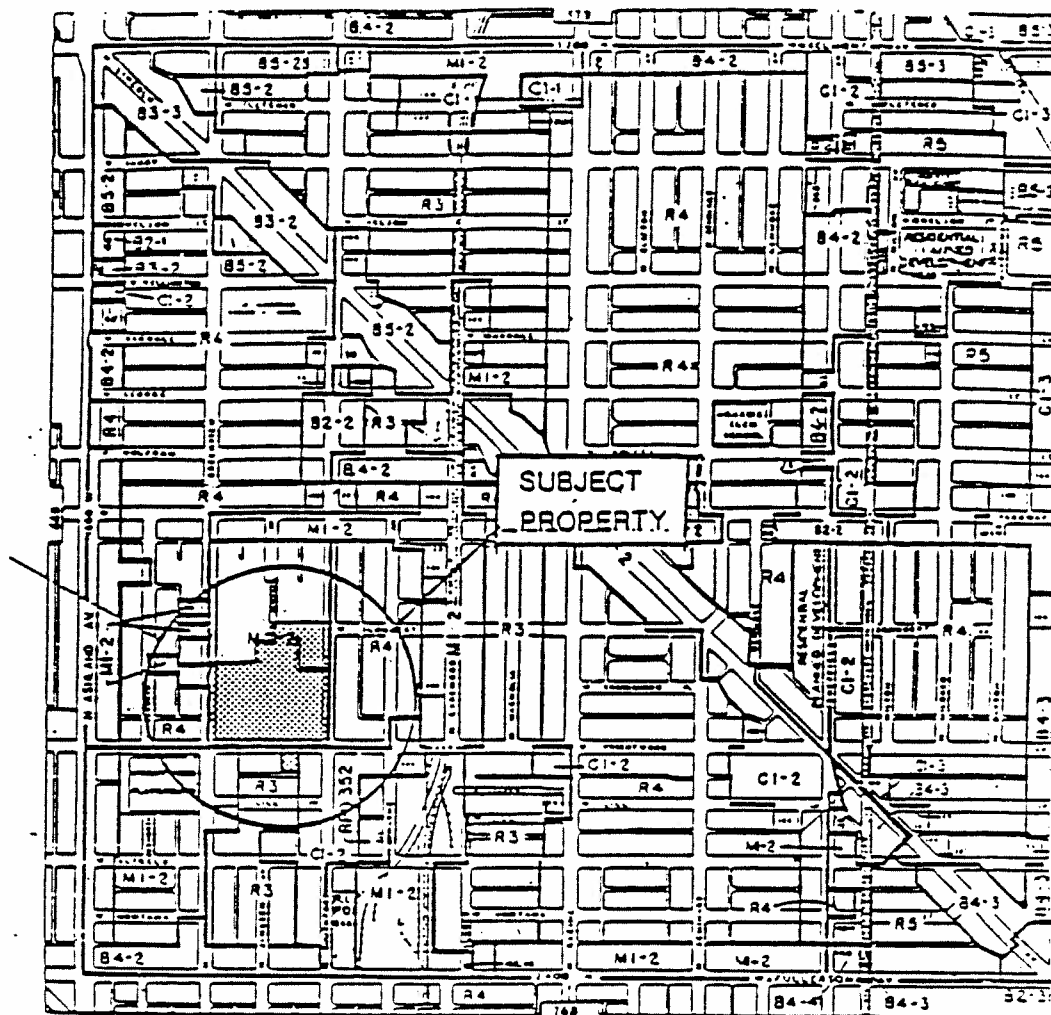
USE AND BULK REGULATION AND DATA (cont.)Minimum Periphery Setbacks:

<u>Address:</u>	<u>Setback:</u>
W. Wrightwood (North side, existing building - sideyard)	0
W. Wrightwood (North side, new attached single family homes - side yard)	3'
W. Wrightwood (South side, new single family attached or de- tached - front yard)	10'
W. Wrightwood (North side, new single family attached or de- tached - front yard - side yard)	15'
N. Greenview (front yard)	7'6" 7'6"
Line 394 feet north of and parallel to W. Wrightwood Ave. (new single family attached or detached - side yard)	0
Line 394 feet north of and parallel to W. Wrightwood Ave. (new single family attached or de- tached - rear yard (garages within setback area))	20'
Line 378.76 feet west of and parallel to N. Southport Ave (new single family attached - rear yard - side yard)	30'
Line 628.92 feet north of and parallel to W. Wrightwood Ave. (new single family attached - rear yard - side yard)	3'
N. Southport Ave. (new single family attached - side yard - front yard)	15'
N. Southport Ave. (new single family attached - side yard - front yard)	3'
N. Southport Ave. (existing building - front yard)	15'
	0

Applicant: MCL Holdings Corporation
990 W. Fullerton Avenue
Chicago, Illinois 60614

Date: August 11, 1987

Revised: August 13, 1987



RESIDENCE DISTRICTS

- R1 SINGLE-FAMILY RESIDENCE DISTRICT
- R2 SINGLE-FAMILY RESIDENCE DISTRICT
- R3 GENERAL RESIDENCE DISTRICT
- R4 GENERAL RESIDENCE DISTRICT
- R5 GENERAL RESIDENCE DISTRICT
- R6 GENERAL RESIDENCE DISTRICT
- R7 GENERAL RESIDENCE DISTRICT
- R8 GENERAL RESIDENCE DISTRICT

FOR USE AND BULK REGULATIONS, RESIDENCE DISTRICTS, SEE ARTICLE 7
 FOR USE AND BULK REGULATIONS, BUSINESS DISTRICTS, SEE ARTICLE 8
 FOR USE AND BULK REGULATIONS, COMMERCIAL DISTRICTS, SEE ARTICLE 9
 FOR USE AND BULK REGULATIONS, MANUFACTURING DISTRICTS, SEE ARTICLE 10

BUSINESS DISTRICTS

- B1-1 TO B1-5 LOCAL RETAIL DISTRICTS
- B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS
- B3-1 TO B3-5 GENERAL RETAIL DISTRICTS
- B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS
- B5-1 TO B5-5 GENERAL SERVICE DISTRICTS
- B6-6 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS
- B7-5 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS

AMENDED
9-26-85

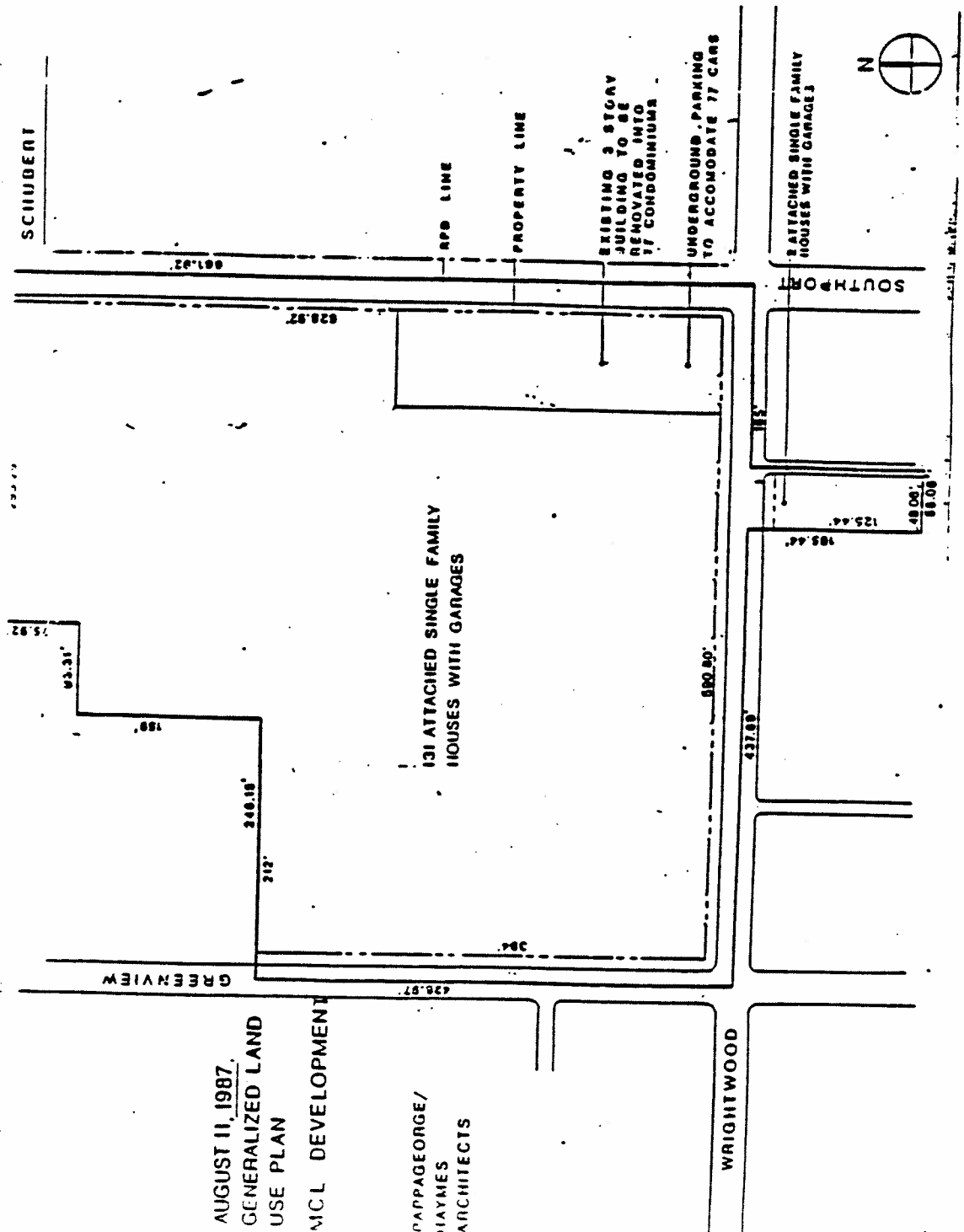
COMMERCIAL DISTRICTS

- C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICT
- C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS
- C3-5 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICT
- C4 MOTOR FREIGHT TERMINAL DISTRICT

MANUFACTURING DISTRICTS

- M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICT
- M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICT
- M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICT





AUGUST 11, 1987.
 GENERALIZED LAND
 USE PLAN

MCL DEVELOPMENT

D'APPAGEORGE/
 HAYMES
 ARCHITECTS

WRIGHTWOOD

SCUDDERT

SOUTHPORT



EXISTING 3 STORY
 BUILDING TO BE
 RENOVATED INTO
 77 CONDOMINIUMS

UNDERGROUND PARKING
 TO ACCOMMODATE 77 CARS

2 ATTACHED SINGLE FAMILY
 HOUSES WITH GARAGES

131 ATTACHED SINGLE FAMILY
 HOUSES WITH GARAGES

GREENVIEW

9/23/87

UNFINISHED BUSINESS

4305

