

Gross Site Area = Net site area 244,434.2 square feet (5.61A) and area of adjacent streets 31,530 square feet (.73 A) = 275,964.2 square feet (6.34 A)

Minimum number of off-street loading spaces: 3

Minimum periphery setbacks at boundary lines: (5 feet on east along Kedzie Avenue)  
(0 feet on all other sides)

[General Land Use Plan, Property Line Map and Existing Zoning Map and Preferential Street System printed on pages 23576 through 23578 of this Journal.]

*Reclassification Of Area Shown On Map No. 15-K.*

#10416

*Be It Ordained by the City Council of the City of Chicago: PD 427*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential Business Planned Development Number 427 symbols and indications as shown on Map No. 15-K in the area bounded by

West Peterson Avenue; Rogers Avenue and the Chicago and Northwestern Railroad right-of-way,

to the designation of Residential-Business Planned Development Number 427, as amended, 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:

(Continued on page 23579)

(Continued from page 23575)

#10416

*Residential-Business Planned Development No. 427,  
As Amended*

*Statements.*

1. The area delineated herein as "Residential-Business Planned Development" is owned by La Salle National Bank, as trustee under Trust No. 112715 (Subarea A) and Trust No. 113234 (Subarea B).
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 reviews, approvals or permits are required to be obtained by the Applicant, its successors, assignees or grantees.
5. Access drives, alleys and the principal ingress/egress drive shall be 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 on the principal ingress/egress drive.
6. 178 residential townhouses and related uses including off-street parking shall be permitted within Parcel A. In addition, there shall be no less than .5 acre devoted to the common open space areas distributed in substantially equal proportions among the four quadrants of Parcel A. Limited retail and service uses, including off-street parking and loading and a drive-in banking facility, shall also be permitted in Parcel B.
7. Identification and business identification signs may be permitted within the area delineated as Residential-Business Planned Development subject to the review and approval of the Department of Inspectional Services and the Department of Planning.
8. This Plan of Development is applicable to the area delineated herein and no other controls shall apply to that area. The following information, including the "Use and Bulk Regulations and Data" table and the "Generalized Land Use Map", sets forth data concerning the property illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.

9. 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 at the time of passage.

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

*Residential-Business Planned Development No. 427, As Amended*

*Plan Of Development*

*Use And Bulk Regulations And Data.*

Net Site Area		General Description Of Land Use	Max. Floor Area Ratio	Max. % Of Site Coverage
Sq. Ft.	Acres			
Subarea A		178 residential units with related uses	Residential	Residential
514,740	11.82		0.67	29%
Subarea B		Retail uses permitted in the B2 Districts and a drive-in banking facility	Retail	Retail
45,260	1.03		0.40	40%
Total			Total	Total
560,000	12.85		0.65	30%

Gross Site Area = Net Site Area + Area to remain in public right-of-way

$$653,941 = 560,000 + 93,941 \text{ square feet}$$

Off-street parking and loading controls (minimums):

Off-street parking: a minimum of 1.0 space per dwelling unit

Off-street parking (business): 40 spaces

Off-street loading (retail only): 2

Maximum floor area ratio: 0.65 for total net site area

Setbacks and site coverage:

Minimum setbacks: a minimum of 80 feet shall separate the facades of each building; a minimum of 10 feet shall separate the sides of each building; a minimum of 20 feet shall separate the rear portion of any building from an adjacent alley. There shall be a 10-foot minimum setback requirement along the Peterson and Rogers Avenues boundaries of Parcel A only.

Maximum site coverage: 30% (Residential: 29%)  
(Retail: 40%)

Open space (Parcel A only): .5 acres

[Existing Zoning and Preferential Street Map, Boundary and Property Line Map and Generalized Land Use Map printed on pages 23583 through 23585 of this Journal.]

Reclassification Of Area Shown On Map No. 15-L. # 10-1-88

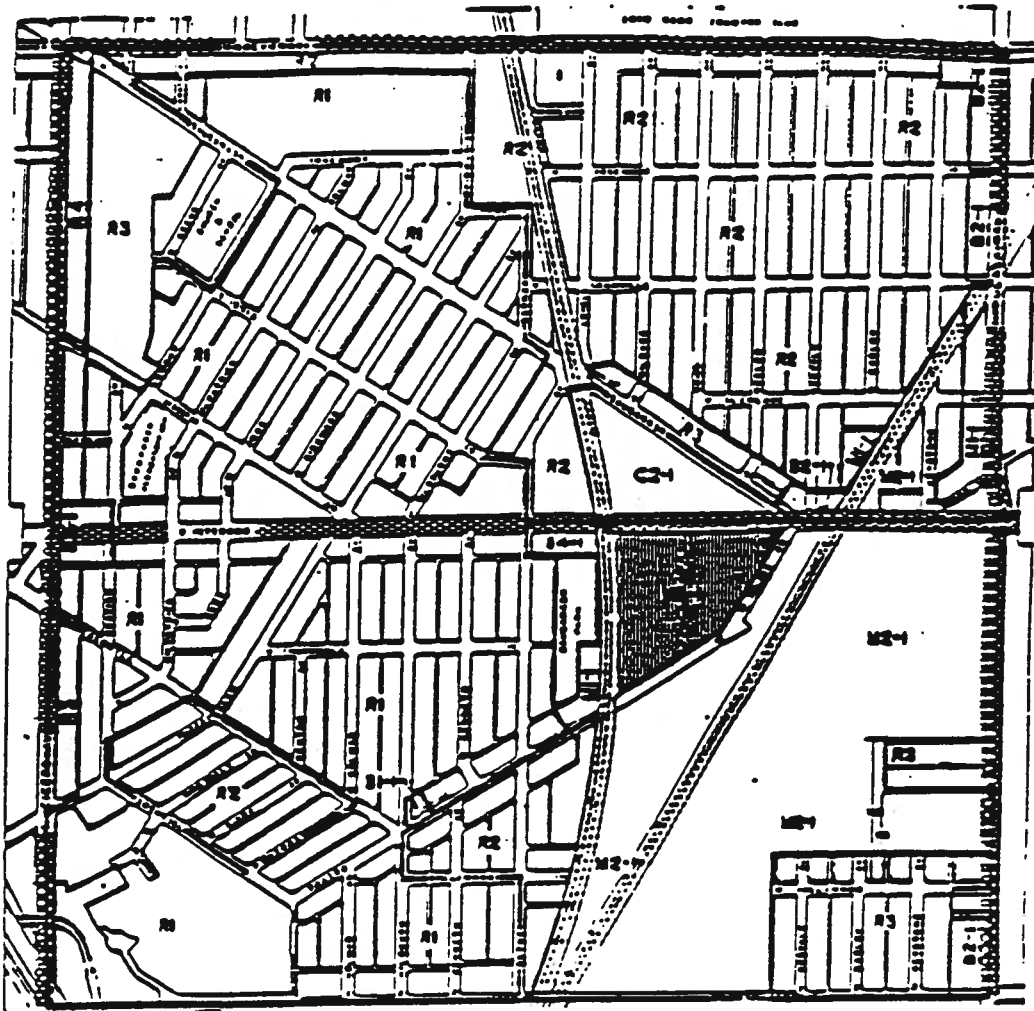
Be It Ordained by the City Council of the City of Chicago:



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. 15-L in area bounded by

North Elston Avenue; a line 125 feet northwest of and parallel to North Luna Avenue; the alley next southwest of North Elston Avenue; a line 200 feet northwest of and parallel to North Luna Avenue.

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

FIGURE 1: EXISTING ZONING AND PREFERENTIAL STREET

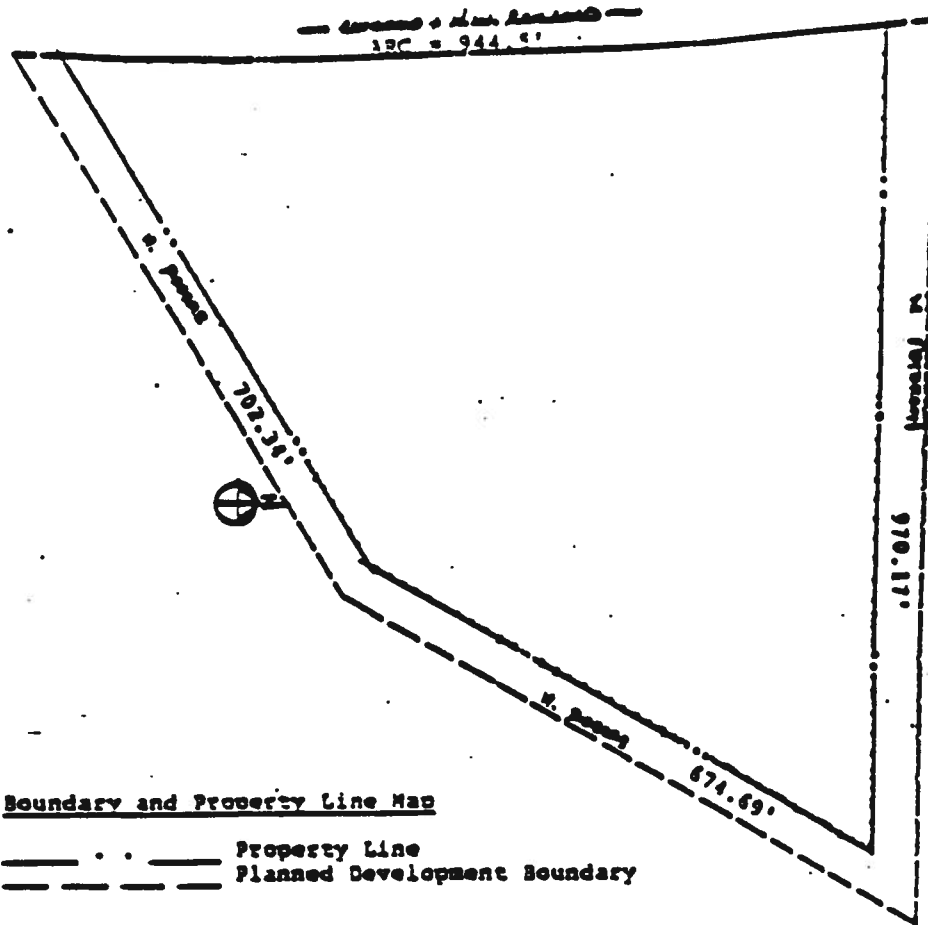


 Subject Site  
 Preferential Streets

Applicant: Renard Corporation  
 4242 North Sheridan Road  
 Chicago, Illinois 60613

DATE: April 20, 1987  
 Revised: October 24, 1988

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT  
FIGURE 2: BOUNDARY AND PROPERTY LINE MAP



Boundary and Property Line Map

——— . . ——— Property Line  
 - - - - - - - - - - Planned Development Boundary

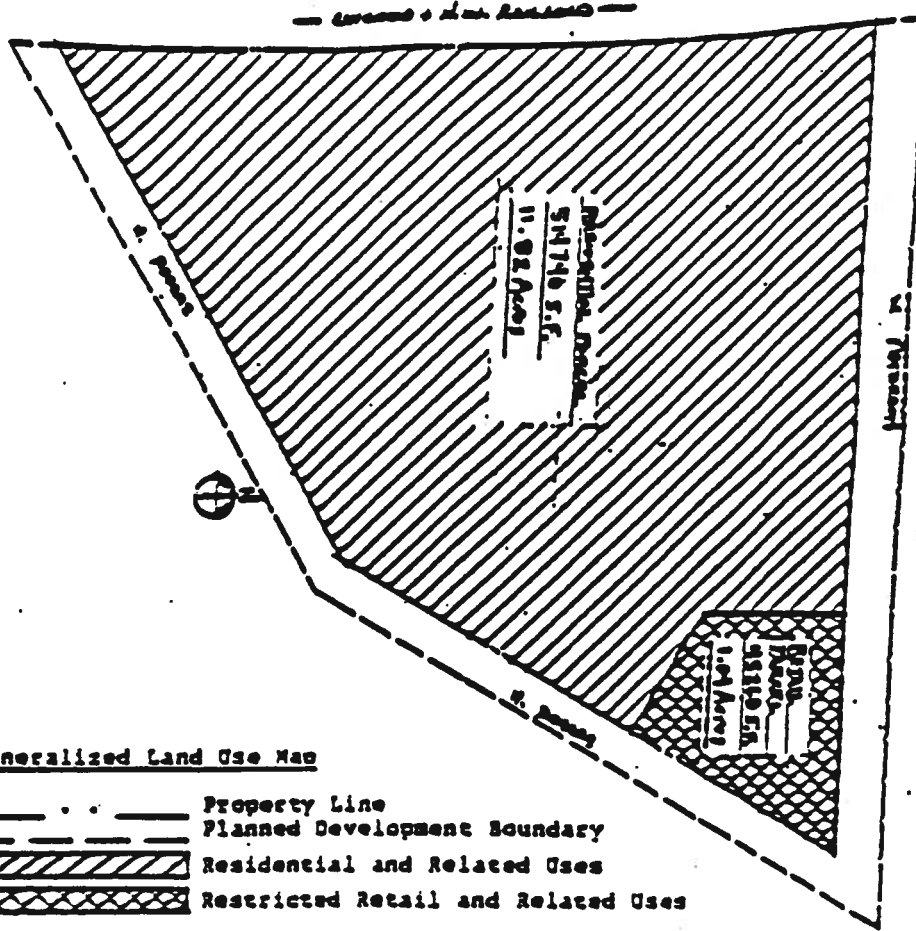
APPLICANT: Renard Corporation  
4242 North Sheridan Road  
Chicago, Illinois 60613

DATE: April 20, 1987

Revised: October 24, 1988

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

FIGURE 3: GENERALIZED LAND USE MAP



Generalized Land Use Map

- . . . — Property Line
- Planned Development Boundary
- ▨ Residential and Related Uses
- ▩ Restricted Retail and Related Uses

APPLICANT: Kenard Corporation  
 4242 North Sheridan Road  
 Chicago, Illinois 60613

DATE: April 20, 1987  
 Revised: October 24, 1988

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. 13-M in the area bounded by

West Gunnison Street; a line 804.57 feet east of and parallel to North Melvina Avenue; a line 135.6 feet south of and parallel to West Gunnison Street; and a line 776.4 feet east of and parallel to North Melvina Avenue,

to those of an R3 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.

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*Reclassification Of Area Shown On Map No. 12-J.*

*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. 12-J in the area bounded by

the Belt Railway (also known as Chicago Union Transfer Railroad) right of way; a line approximately .598 feet west of and approximately parallel to South Hamlin Avenue; and West 51st Street,

to those of a B5-3 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. 15-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 M2-1 General Manufacturing District symbols and indications as shown on Map No. 15-K in the area bounded by

West Peterson Avenue; Rogers Avenue; and the Chicago and Northwestern Railroad right-of-way,

PD 427

COUNTY LAW LIBRARY

to the designation of a Residential-Business 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.

Residential-Business Planned Development attached to this ordinance reads as follows:

*Residential-Business Planned Development #427*

*Statements.*

1. The area delineated herein as "Residential-Business Planned Development" is owned and controlled by 4201 West Peterson Corporation, a Delaware corporation and is subject to a Contract of Sale of Kenard Corporation, an Illinois corporation. The proposed development is submitted 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. Access drives, alleys and the principal ingress/egress drive shall be 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 on the principal ingress/egress drive.
6. 178 residential townhouses and related uses including off-street parking shall be permitted within the planned development. Limited retail and service uses, including off-street parking and loading, shall also be permitted.
7. The following information sets forth data concerning the property included in said development. A Generalized Land Use Plan is also included illustrating the plan of development.
8. Identification and advertising signs be permitted within the area delineated as Residential-Business 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 except as provided for in Chapter 194A, Section 11.11-3(c).
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.

[Bulk Regulations and Maps attached to this Plan of Development  
are printed on pages 3769 through 3772  
of this Journal.]

~~Reclassification Of Area Shown On Map No. 15-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 Residential Planned Development No. 162 symbols and indications as shown on Map No. 15-O in the area bounded by

West Everell Avenue; a line from a point 576.98 feet west of North Harlem Avenue along the south line of West Everell Avenue, to a point 205.655 feet west of North Oconto Avenue along the center line of West Peterson Avenue; the center line of West Peterson Avenue or the line thereof if extended where no street exists; and a line from a point 932.155 feet west of North Oconto Avenue along the center line of West Peterson Avenue, to a point 1,303.48 feet west of North Harlem Avenue along the south line of West Everell Avenue,

to the designation of a Residential Planned Development No. 162 as amended, 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.

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

Residential Planned Development No. 162 attached to this ordinance reads as follows:

*Residential Planned Development Statements.*

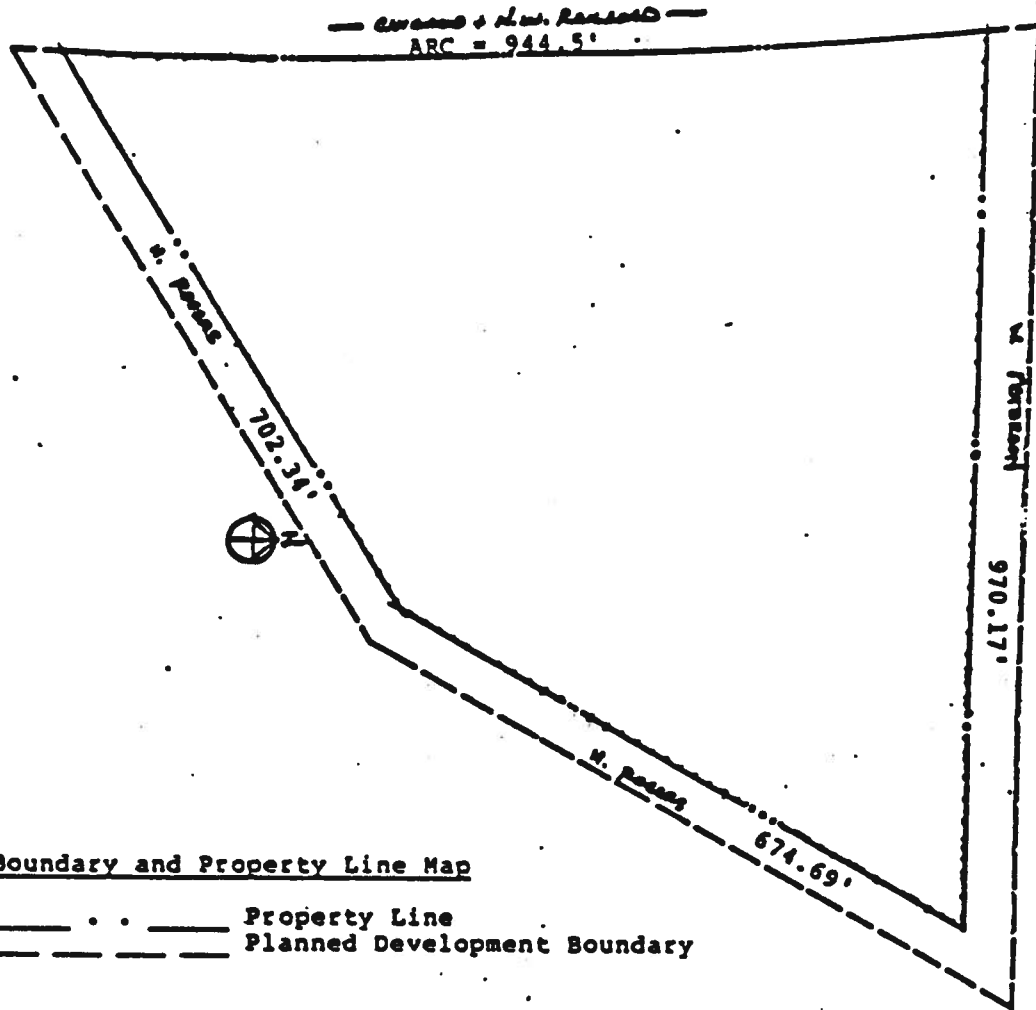
1. ~~The area delineated hereon as "Residential Planned Development for Housing for Elderly Persons" is owned or controlled by the Sisters of the Resurrection.~~

(Continued on page 3773)

A-2496

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

FIGURE 2: BOUNDARY AND PROPERTY LINE MAP



Boundary and Property Line Map

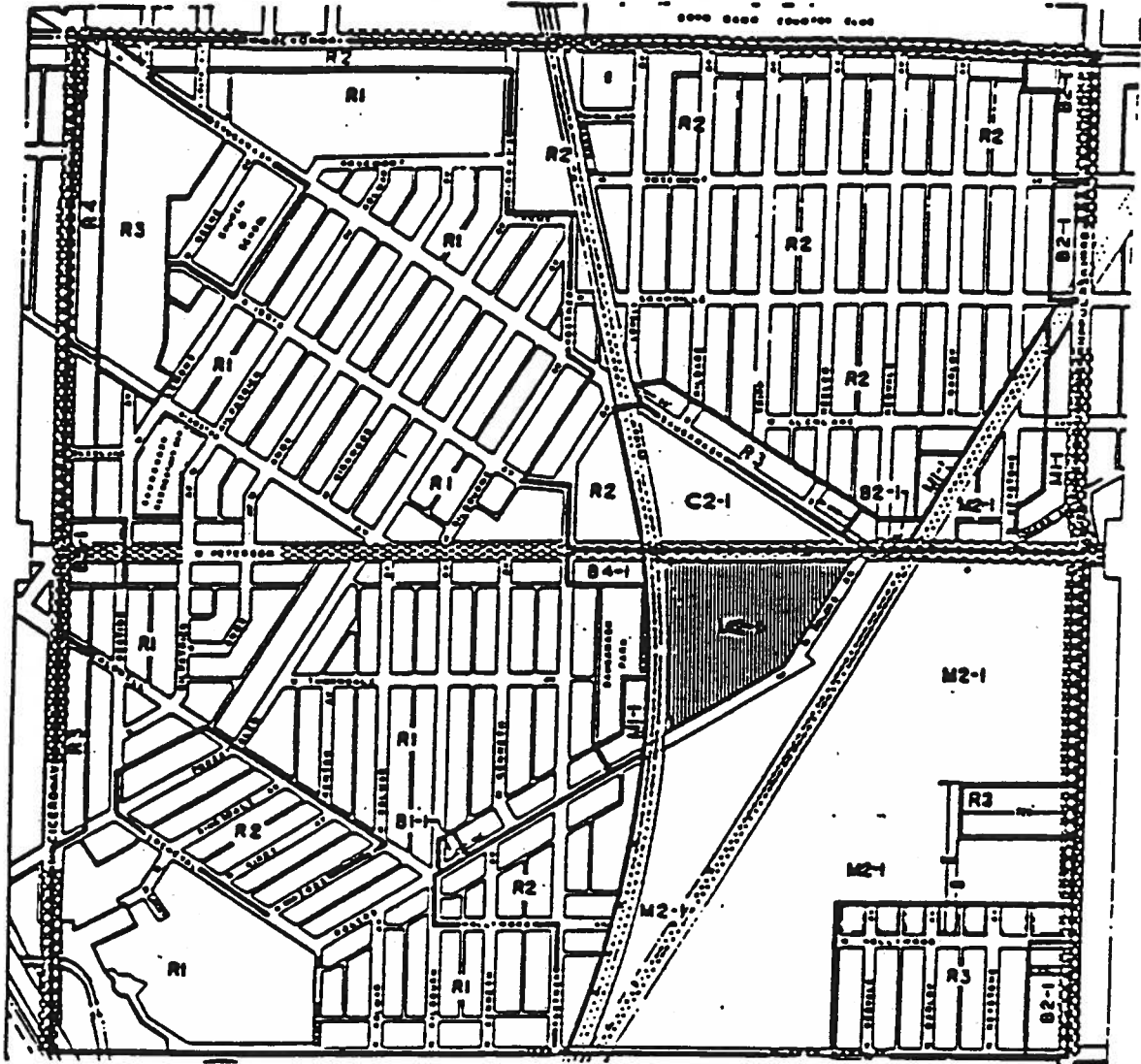
— . . — Property Line  
 - - - - - Planned Development Boundary



**APPLICANT:** Kenard Corporation  
 4242 North Sheridan Road  
 Chicago, Illinois 60613

**DATE:** April 20, 1987

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

FIGURE 1: EXISTING ZONING AND PREFERENTIAL STREET



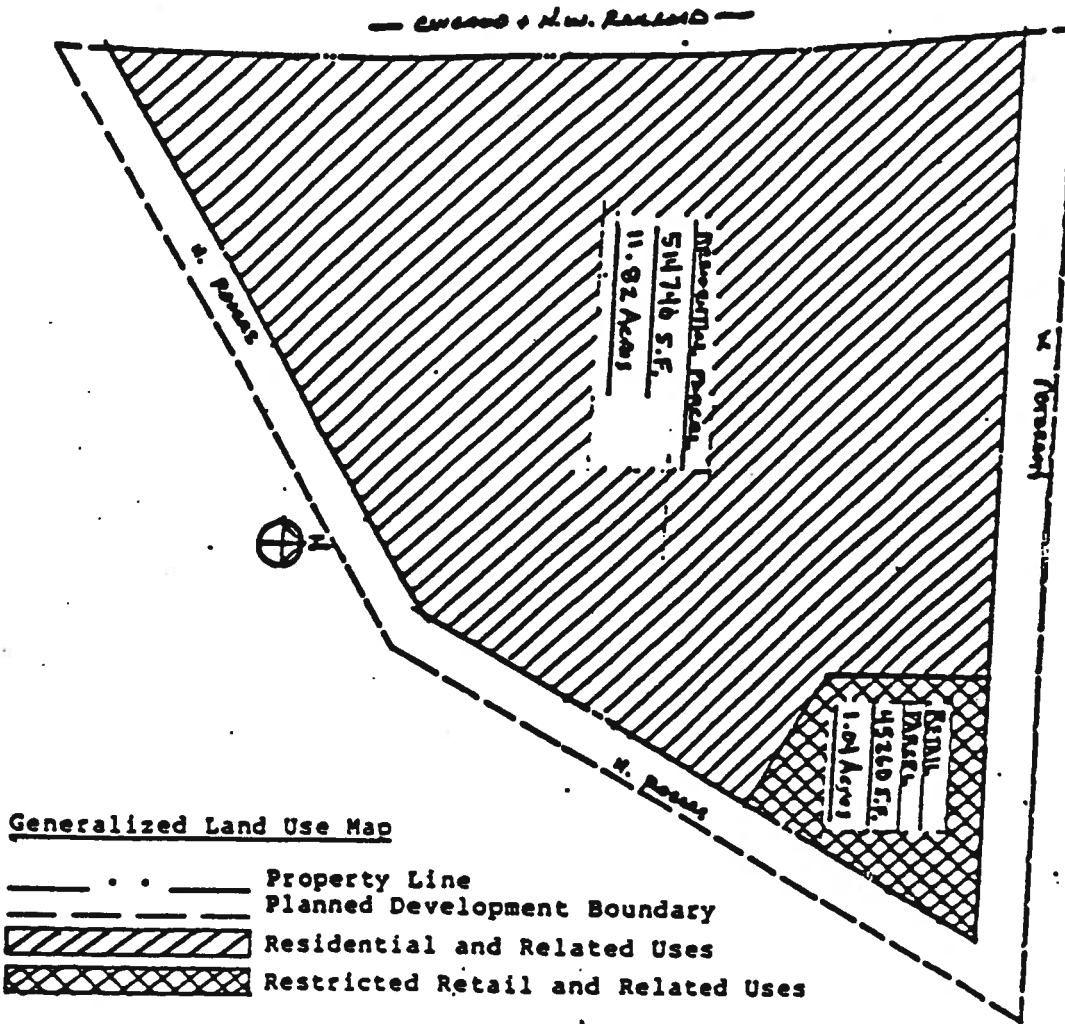
 Subject Site  
 Preferential Streets

**APPLICANT:** Kenard Corporation  
 4242 North Sheridan Road  
 Chicago, Illinois 60613

**DATE:** April 20, 1987

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

FIGURE 3: GENERALIZED LAND USE MAP



**APPLICANT:** Kenard Corporation  
 4242 North Sheridan Road  
 Chicago, Illinois 60613

**DATE:** April 20, 1987

## RESIDENTIAL-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 PERCENT<br>OF SITE COVERAGE                          |
|---------------------------|-------|--|--|--|
| 560,000                   | 12.86 | 178 residential units with related uses and restricted retail uses permitted in the B2 districts | Residential Sub Area .67<br>Retail Sub Area .40<br>TOTAL .65 | Residential Sub Area 29%<br>Retail Sub Area 40%<br>TOTAL 30% |

GROSS SITE AREA = NET SITE AREA + AREA TO REMAIN IN PUBLIC RIGHT-OF-WAY

653,941 = 560,000 + 93,941 square feet

**OFF STREET PARKING AND LOADING CONTROLS**

Off-street Parking: a minimum of 1.4 spaces per dwelling unit.

Off-street Loading (Retail Only): 2

MAXIMUM FLOOR AREA RATIO: .65

(Residential: .67)  
(Retail: .40)

**SETBACKS AND SITE COVERAGE**

Minimum Setbacks: A minimum of 80 feet shall separate the facades of each building; a minimum of 10 feet shall separate the sides of each building; a minimum of 20 feet shall separate the rear portion of any building from an adjacent alley. There shall be no minimum setback requirement along any other boundary of the Planned Development.

Maximum Site Coverage: 30%

(Residential: 29%)  
(Retail: 40%)

APPLICANT: Kenard Corporation

ADDRESS: 4242 North Sheridan Road  
Chicago, Illinois 60613

DATE: April 20, 1987