

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 R3 General Residence District symbols and indications as shown on Map No. 7-G in area bounded by

a line 78 feet south of West Altgeld Street; North Janssen Avenue; a line 129 feet south of West Altgeld Street; and the alley next west of North Janssen 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. 7-G.

PD 436

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 the area bounded by

a line 273.73 feet north of West Altgeld Street; the east right of way line of the Chicago, Milwaukee and St. Paul Railroad; West Altgeld Street; a line 363.7 feet east of North Southport Avenue; a line 121 feet south of West Altgeld Street; a line 231.2 feet east of North Southport Avenue; West Altgeld Street; North Wayne Street; a line 200 feet north of West Altgeld Street; the alley next east of and parallel to North Wayne Street or the line thereof if extended where no alley exists; and the west right of way line of the Chicago and Evanston Railroad,

to the designation of a Residential and Business 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 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:

Plan Of Development

Residential Planned Development. No. 436

Statements.

1. The area delineated herein as Residential Planned Development (the "Planned Development") consists of approximately 66,863 square feet of real property at 1320 W. Altgeld ("1320 Altgeld"), 1335 W. Altgeld ("1335 Altgeld") and 2501 N. Wayne Street ("2501 Wayne") as identified in the drawing attached hereto entitled "Property Lot Line Map."
 - (i) Legal title to 1320 W. Altgeld is held by Lakeview Trust and Savings Bank, as trustee for Trust No. 7302, dated April 17, 1987. The beneficiaries of Trust No. 7302 are Jordon Kaiser (40%), Walter Kaiser (40%), and Jeffrey Kaiser (20%), all of whom are officers, directors and shareholders of Kaiser Developers, Inc., the Applicant.
 - (ii) Legal title to 1335 W. Altgeld is held by the Bank of Ravenswood, as trustee for Trust No. 25-8195, dated December 3, 1986. The beneficiaries of Trust No. 25-8195 are Jordon Kaiser (40%), Walter Kaiser (40%), and Jeffrey Kaiser (20%), all of whom are officers, directors and shareholders of Kaiser Developers, Inc., the Applicant.
 - (iii) Legal title to 2501 N. Wayne is held by the Parkway Bank and Trust Company, as trustee for Trust No. 7429, dated September 9, 1985. The beneficiaries of Trust No. 7429 are Jordon Kaiser (40%), Walter Kaiser (40%), and Jeffrey Kaiser (20%), all of whom are officers, directors and shareholders of Kaiser Developers, Inc., the Applicant.
2. The Applicant or its successors, assignees or grantees shall obtain all official City reviews, approvals and permits required in connection with this Plan of Development.
3. Any dedication or vacation of streets or 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.
4. The following uses shall be permitted within the Planned Development: residential uses and a parking lot exclusively for members of the Lakeshore Athletic Club. The land to be used as a parking lot for the Lakeshore Athletic Club currently does not have any building or structure built on it, and no building or structure shall be built on this land. The land will remain at grade level.
5. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Streets and

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a line 78 feet south of West Altgeld Street; North Janssen Avenue; a line 129 feet south of West Altgeld Street; and the alley next west of North Janssen 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. 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 the area bounded by

a line 273.73 feet north of West Altgeld Street; the east right of way line of the Chicago, Milwaukee and St. Paul Railroad; West Altgeld Street; a line 363.7 feet east of North Southport Avenue; a line 121 feet south of West Altgeld Street; a line 231.2 feet east of North Southport Avenue; West Altgeld Street; North Wayne Street; a line 200 feet north of West Altgeld Street; the alley next east of and parallel to North Wayne Street or the line thereof if extended where no alley exists; and the west right of way line of the Chicago and Evanston Railroad,

to the designation of a Residential and Business 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 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:

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. Any fire lanes shall be adequately designed and paved in compliance with the Municipal Code of the City of Chicago and shall have a minimum width of sixteen feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.

6. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
7. Identification signs may be permitted with the approval of the Commissioner of Planning and the Commissioner of Inspectional Services.
8. The information in the Plan of Development attached hereto sets forth data concerning the property included in the Planned Development and data concerning the generalized land use plan of the Planned Development illustrating that the development of such area will be in accordance with the intent and purpose of this Plan of Development.
9. 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.

Residential and Business Planned Development Use, Bulk and Additional Data attached to this Plan of Development reads as follows:

*Residential And Business Planned Development Use,
Bulk And Additional Data.*

Net Site Area:

65,385.5 square feet, or 1.50 acres

General Description of Land Use:

Residential uses, and off-street parking

Maximum F.A.R. For Total Net Site Area:

1.20

Maximum % of Land Covered at Grade:

44%

Gross Site Area:

(Gross site area = net site area (65,385.5 sq. ft.) + area of public alley (0 sq. ft.))

65,385.5 square feet, or 1.50 acres

Total Number of Off-Street Parking Spaces for Residents of the Development (Accessory):

38

Total Number of Off-Street Parking Spaces for Members of Lakeshore Athletic Club (Non-Accessory):

78

Minimum Number of Off-Street Loading Spaces:

0

Maximum Number of Dwelling Units:

37

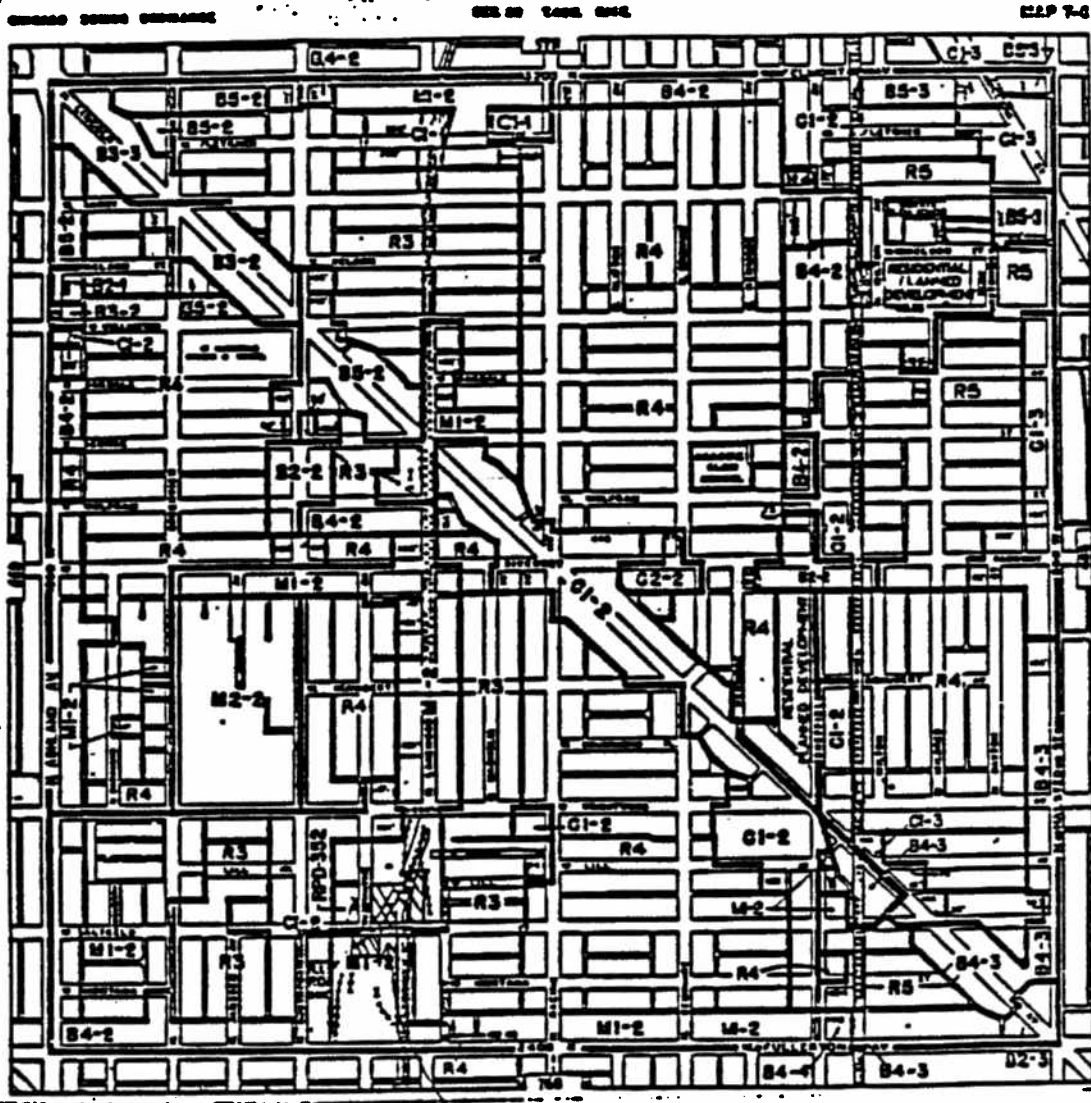
[Maps attached to the Plan of Development are printed on pages 7527 through 7531 of this Journal.]

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

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 M3-3 Heavy Manufacturing District symbols and indications as shown on Map No. 7-H in the area bounded by

(Continued on page 7532)



The Property)

Property Location: shaded area

Property Boundaries: See Exhibit A

Applicant: Kaiser Developers, Inc.



Exhibit "A" attached to the foregoing map reads as follows:

Exhibit "A".

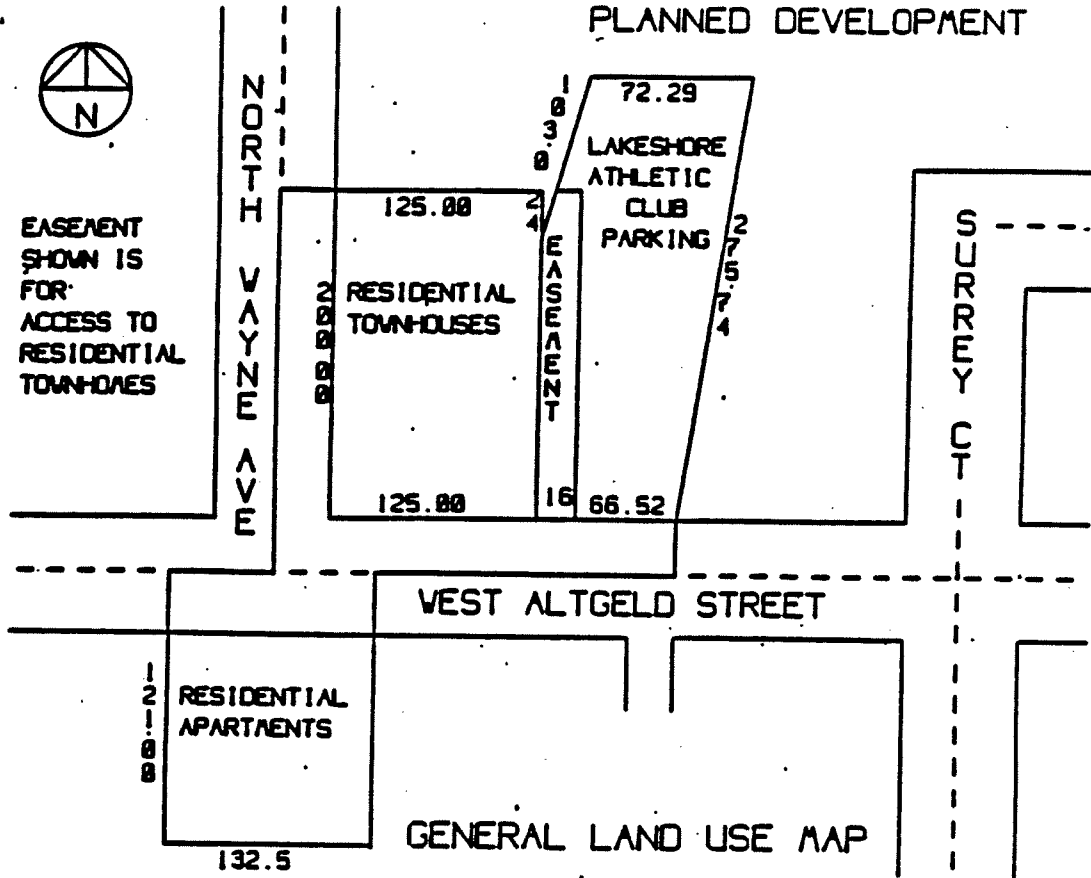
A line 273.73 feet north of West Altgeld Street; the east right-of-way line of the Chicago Milwaukee and St. Paul Railroad; West Altgeld Street; a line 363.7 feet east of North Southport Avenue; a line 121 feet south of West Altgeld Street; a line 231.2 feet east of North Southport Avenue; West Altgeld Street; North Wayne Street; a line 200 feet north of West Altgeld Street; the alley next east of and parallel to North Wayne Street or the line thereof if extended where no alley exists; and the west right-of-way line of the Chicago and Evanston Railroad.

Applicant is Kaiser Developers, Inc.

PLANNED DEVELOPMENT



EASEMENT SHOWN IS FOR ACCESS TO RESIDENTIAL TOWNHOUSES



GENERAL LAND USE MAP

Applicant is Kaiser Developers, Inc.

