

(Continued from page 23582)

West Greenleaf Avenue; a line 132 feet east of North Western Avenue; a line 76 feet south of West Greenleaf Avenue; and a line 77.24 feet east of North Western 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.

*Reclassification Of Area Shown On Map No. 18-E.*

*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 R2 Single-family Residence District symbols and indications as shown on Map No. 18-E in area bounded by

a line 25.11 feet north of and parallel to East 78th Street; the alley next east of and parallel to South Eberhart Avenue; East 78th Street; South Eberhart Avenue,

to those of a B2-2 Restricted 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. 20-D.*

*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. 20-D in the area bounded by

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East 83rd Street; Avalon Park; a line 631.68 feet south of and approximately parallel to East 83rd Street; and the New York, Chicago and St. Louis Railroad right of way,

to the designation of an R3 General Residence District, and a corresponding use district is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 20-D in the area bounded by

East 83rd Street; Avalon Park; a line 631.68 feet south of and approximately parallel to East 83rd Street; and the New York, Chicago and St. Louis Railroad right of way,

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 3. 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, As Amended* 465

*Plan Of Development.*

1. Legal title to that certain real property (the "Property") which is delineated herein as Residential Planned Development and is subject to the use and bulk restrictions of this Residential Planned Development is held by Harris Trust and Savings Bank, not personally, but as Trustee under Trust No. 33813, dated August 5, 1969. The applicant, Daniele Development Company, Inc., is the Contract Purchaser of the Property. The Property will be held under single ownership or control or under single designated control by the applicant, or by its affiliates, successors or assigns.
2. The Property shall be used for residential uses, accessory off-street parking and other special or permitted uses in the R3 zoning district.

3. The applicant, its affiliates, successors, assigns or grantees shall obtain all official reviews, approvals and permits necessary to implement the development of Property.
4. Any dedication or vacation of streets or alleys or easements for any adjustment of rights-of-way necessary to implement development of the Property shall require separate submittal on behalf of the applicant, its successors, assigns or grantees, and approval by the City Council.
5. The use and development of the Property shall be in accordance with this Plan of Development, which consists of the statements made herein, an Existing Zoning and Preferential Street Map, a Property Line Map, a Generalized Land Use Map and the Bulk Regulations Table. These and no other controls shall apply to the Property.
6. Off-street parking and off-street loading shall be provided upon the property in accordance with the Bulk Regulations Table attached hereto and made a part of this Plan of Development.
7. A corridor of green space, including a minimum of 18,000 square feet (4.3% of the Net Site Area), will be provided extending from the northern site roadway to the south boundary of the Property at the approximate center of the site and between the individual buildings along the periphery of the site.
8. Any service drive or other ingress and egress 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. Parking shall be permitted on one side of the private, internal streets developed on the Property.
9. Identification signs may be permitted upon the property subject to the review and approval of the Department of Planning and of the Department of Inspectional Services. Temporary signs, such as construction and marketing signs, may be permitted subject to the aforesaid approvals. Signs advertising products or services which products or services are not located upon the Property, shall not be permitted.
10. This Plan of Development and the development of the Property is and shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" promulgated by the Commissioner of the Department of Development and Planning; provided that the same are published, in effect and generally available at the time of approval of this Residential Planned Development.

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

*Residential Planned Development, As Amended**Use And Bulk Regulations And Data.*

For that certain property located generally at the southwest corner of East 83rd Street and South Woodlawn Avenue in Chicago, Illinois:

Net site area:	409,421 square feet (9.3990 acres)
Permitted uses:	Residential uses, accessory off-street parking and such uses as are currently permitted or special uses within the R3 Zoning District
Maximum number of dwelling units:	128
Maximum floor area ratio:	.60
Maximum percentage of site coverage:	50%
Minimum size of individual lots:	1,400 square feet
Number of off-street parking spaces required:	128
Number of loading berths required:	0
Minimum perimeter setbacks:	North: 2-1/2 South, East and West: zero feet
Gross site area calculations:	
Net site area:	415,083.8 square feet
Approximate area to remain in public right-of-way (East 83rd Street):	20,724 square feet
Approximate gross site area:	435,807.8 square feet

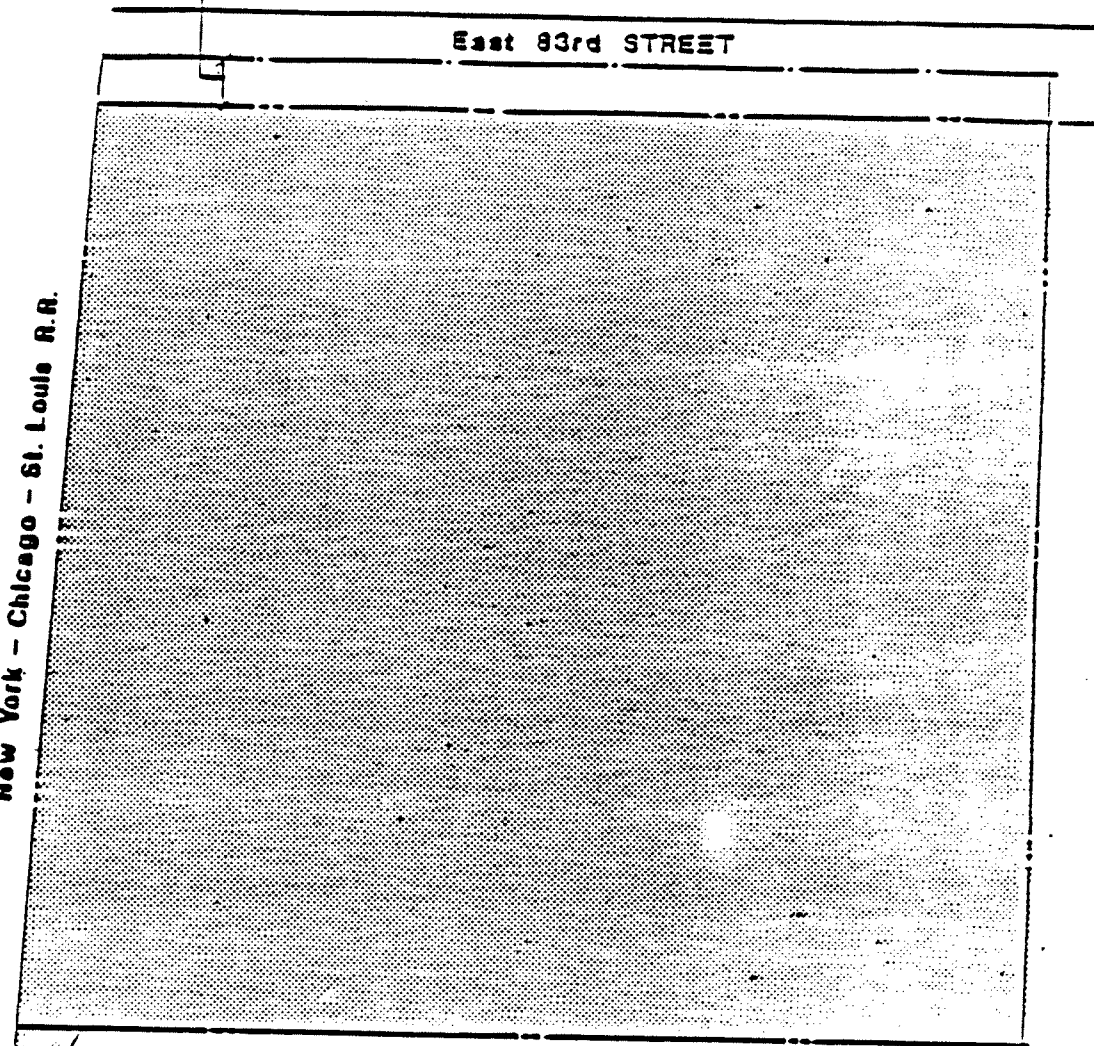
[Generalized Land Use Plan, Property Line Map and Existing Zoning Map printed on pages 23591 through 23593 of this Journal.]

GENERALIZED LAND USE PLAN

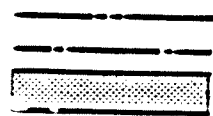
33'

East 83rd STREET

New York - Chicago - St. Louis R.R.



LEGEND

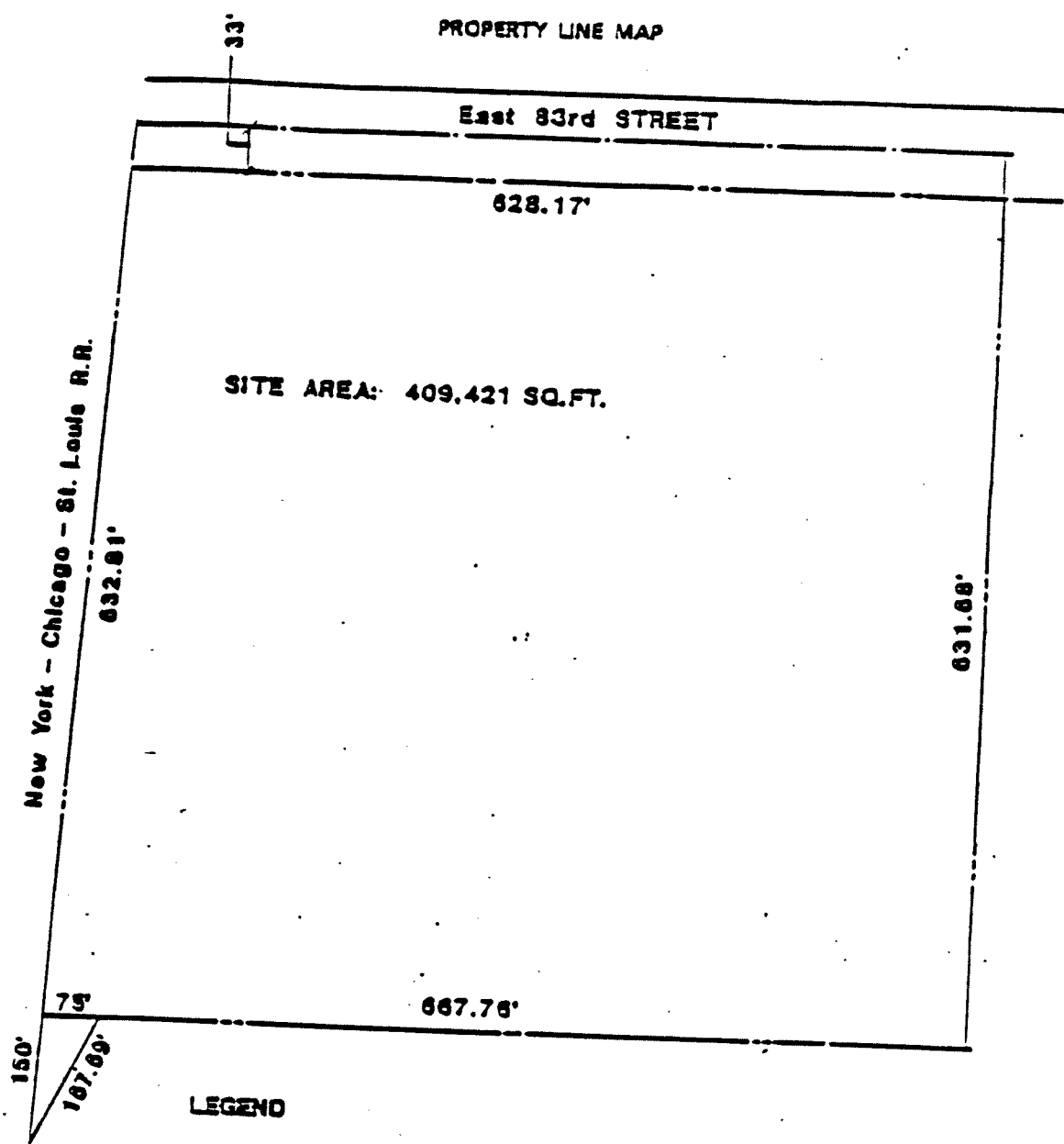


PROPERTY LINE  
 PLANNED DEVELOPMENT BOUNDARY  
 RESIDENTIAL, ACCESSORY OFF-STREET PARKING  
 & OTHER USES PERMITTED BY THE  
 PLAN OF DEVELOPMENT

APPLICANT: DANKELE DEVELOPMENT COMPANY, INC.

DATE: Revised October 11, 1988





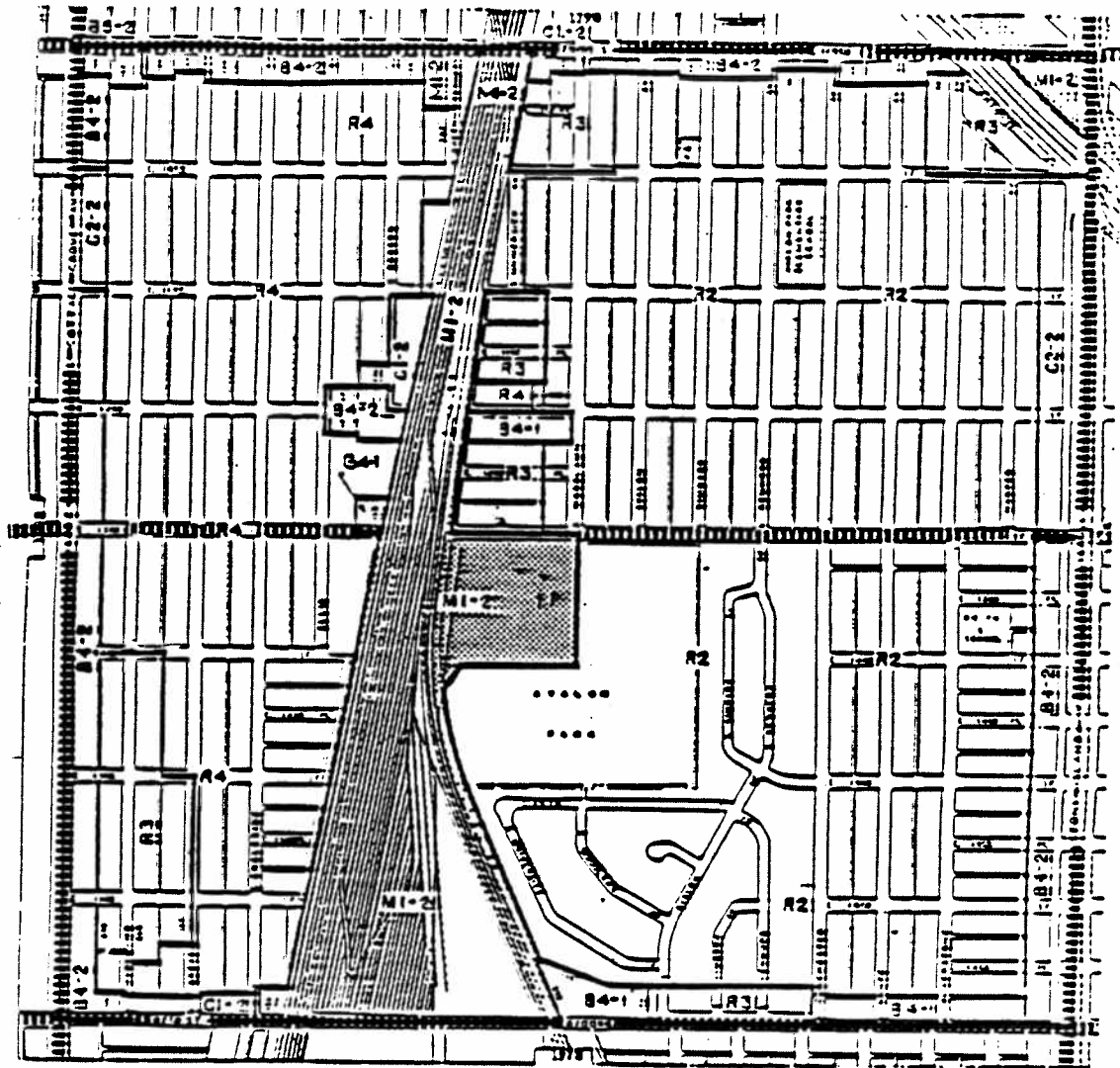
LEGEND

————— PLANNED DEVELOPMENT BOUNDARY




APPLICANT: DANIEL DEVELOPMENT COMPANY, INC.

DATE: Revised October 11, 1988

EXISTING ZONING MAP



LEGEND

-  PREFERENTIAL STREETS
-  PLANNED DEVELOPMENT
-  ZONING BOUNDARIES



APPLICANT: Danale Development Company, Inc.

DATE: Revised October 11, 1988