

Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 3-F.

On motion of Alderman Fitzpatrick the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of June 6, 1973, page 5676 recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify a particular area shown on Map No. 3-F.

Alderman Fitzpatrick moved to *Concur In* the committee's recommendation and pass said proposed ordinance. The motion *Prevailed*, and said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Sawyer, Wilinski, Adduci, Vrdolyak, Bilandic, Kwak, Burke, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Potempa, Rhodes, Marzullo, Zydlo, Ray, Washington, Filippini, Keane, Sande, Frost, Laskowski, Aiello, Casey, Pucinski, Natarus, Fifielski, Cohen, Wigoda—33.

Nays—Aldermen Despres, Lawlor, Langford, Simon, Singer, Simpson, Hoellen—7.

Alderman Bilandic moved to *Reconsider* the foregoing vote. The motion was *Lost*.

The following is said ordinance as passed:

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 R5 General Residence District, R6 General Residence District, B4-3 Restricted Service District, C1-3 Restricted Commercial District, C1-4 Restricted Commercial District symbols and indications as shown on Map No. 3-F in the area bounded by

W. Wendell Street; a line 102.4 feet west of N. LaSalle Street; a line 229.82 feet north of W. Oak Street; N. LaSalle Street; a line 119.77 feet south of W. Oak Street; a line 100.33 feet west of N. LaSalle Street; W. Walton Street; and N. Franklin Street,

to the designation of a Residential 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.

[Plan of Development printed on pages 5838 to 5845 of this Journal]

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

Failed to Pass—PROPOSED ORDINANCES FOR AMENDMENT OF CHICAGO ZONING ORDINANCE TO RECLASSIFY PARTICULAR AREAS (Adverse Committee Recommendations).

On motion of Alderman Fitzpatrick the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of Proceedings of June 6, 1973, page 5678, recommending that the City Council *Do Not Pass* six proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Fitzpatrick moved to *Concur In* the committee's recommendations. The question in reference to each proposed ordinance thereupon became: "*Shall the proposed ordinance Pass, notwithstanding the Committee's adverse recommendations?*", and the several questions being so put, each of the said proposed ordinances *Failed to Pass*, by yeas and nays as follows: *Yeas*—None. *Nays*—40.

Said proposed ordinances which *Failed to Pass* proposed to amend the Chicago Zoning Ordinance to reclassify particular areas, and are summarized as follows:

Reclassification of Area Shown on Map No. 7-M.

An ordinance to classify as a C1-1 Restricted Commercial District instead of a B4-1 Restricted Service District, the area bounded by

W. Diversey Avenue; a line 198.29 feet east of N. Austin Avenue; the alley next south of and parallel to W. Diversey Avenue; and N. Austin Avenue (Map No. 7-M).

849

Reclassification of Area Shown on Map No. 7-N.

An ordinance to classify as a B3-3 General Retail District instead of a B4-1 Restricted Service District, the area bounded by

a line 256.62 feet south of W. Barry Avenue; the alley next east of and parallel to N. Harlem Avenue; a line 496.47 feet south of W. Barry Avenue; and N. Harlem Avenue (Map No. 7-N).

848

Reclassification of Area Shown on Map No. 9-F.

An ordinance to classify as a B4-4 Restricted Service District instead of an R7 General Residence District, the area bounded by

W. Irving Park Road; N. Pine Grove Avenue; a line 280.42 feet south of W. Irving Park Road; and the alley next west of and parallel to N. Pine Grove Avenue (Map No. 9-F).

5

Reclassification of Area Shown on Map No. 12-M.

An ordinance to classify as a B1-1 Local Retail District instead of an R2 Single Family Residence District, the area bounded by

W. 51st Street; S. Melvina Avenue; a line 109 feet 5 inches south of W. 51st Street; and the alley next west of and parallel to S. Melvina Avenue (Map No. 12-M).

846

Reclassification of Area Shown on Map No. 16-N.

An ordinance to classify as an R4 General Residence District instead of a M1-2 Restricted Manufacturing District, the area bounded by

W. 64th Place; the alley next east of and parallel to S. Harlem Avenue; a line 193 feet south of W. 64th Place; and S. Harlem Avenue (Map No. 16-N).

8511

Reclassification of Area Shown on Map No. 20-J.

An ordinance to classify as a Business Residential Planned Development instead of an R2 Single Family Residence District, the area bounded by

W. 85th Street; S. Kedzie Avenue; W. 87th Street; a line 1246.35 feet west of the center line of S. Kedzie Avenue; a line 154.5 feet south of the center line of W. 85th Street; and a line 232 feet west of the center line of S. Kedzie Avenue (Map No. 20-J).

8

PD 100

8493

P L A N O F D E V E L O P M E N TR E S I D E N T I A L P L A N N E D D E V E L O P M E N T #100S T A T E M E N T S

1. The area delineated hereon as "Residential Planned Development" is owned and controlled in part by:
 - (a) The LaSalle-Oak Venture, a joint venture consisting of Richard A. Keefe and Peter S. Zouvas, and held in various trusts, to wit:
 - (1) Pullman Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated July 22, 1968; and known as Trust No. 71-80713, as to: Lots 2, 3, 5, 6, 7, 16, 17, the north 22 feet of Lot 18 and Lot 20 in Parcel 1; Lot 2, the east 27 1/3 feet of Lot 9, all of Lots 10, 12 (the west 42.75' thereof) and 13 in Parcel 2; Lots 1, 3, 4, 7 (except the south 6 inches thereof), Lot 9, and the south 100 feet of Lots 10, 11 and 12 in Parcel 3; Lots 5, 6, 9, 10, the west 25 feet of Lot 11, Lot 13 and Lots 15 to 23 both inclusive in Parcel 4. The above parcels are located in the Urban Renewal Project Chicago-Orleans (Ill. A-1-8), and designated in such Project as Acquisition Parcel Nos. 18-1, 18-6, 18-8, 18-12, 18-15; 19-1, 19-3, 19-8; 22-3, 22-5, 22-8, 22-10, 22-11; 23-1 (except Lot 24), 23-3, 23-6 (except Lot 4), 23-8 and 23-10.
 - (2) National Boulevard Bank of Chicago, as Trustee under Trust Agreement dated October 11, 1967 and known as Trust No. 2527, as to: Lots 21 and 22 in Parcel 1; Lot 17 in Parcel 3. The above parcels are designated as Acquisition Parcel Nos. 18-13 (except the south 54.5' thereof), 18-14; and 22-2.
 - (3) National Boulevard Bank of Chicago, as Trustee under Trust Agreement dated October 30, 1964 and known as Trust No. 1613, as to: Lots 7 and 8 in Parcel 2. The above parcels are designated as Acquisition Parcel No. 19-6.
 - (4) National Boulevard Bank of Chicago, as Trustee under Trust Agreement dated August 7, 1963 and known as Trust No. 1346, as to: the west 40 feet of Lot 9 in Parcel 2. The above parcel is designated as Acquisition Parcel No. 19-7.

- (5) National Boulevard Bank of Chicago, as Trustee under Trust Agreement dated January 2, 1964 and known as Trust No. 1461, as to: Lot 2 in Parcel 3.

The above parcel is designated as Acquisition Parcel No. 22-4.

The Beneficiaries of the aforementioned trusts are Richard A. Keefe and Peter S. Zouvas.

- (b) Richard A. Keefe and Peter S. Zouvas have presently under option or contract the following parcels: Lots 1, 11, 12, a triangular piece of land in the N. E. corner of Lot 10 bearing 6" on the North line and 65.66 feet on the East line of said Lot 10, Lots 13, 14, 15, 18 (except the North 22' thereof), 19, 23 and 24 in Parcel 1; Lot 6 in Parcel 2; Lots 1, 2, 3, 4, 5, and 6 in Parcel 7; Lot 1 and the 21 1/2 feet South of and adjoining the North 37 feet of Lot 2 in Parcel 6; Lots 3 and 4 in Parcel 5; Lots 14 (except the South 9 feet 7 inches thereof) and 15 in Parcel 3; and Lots 4 and 24 in Parcel 4. The above parcels are located in the Urban Renewal Project Chicago-Orleans (Ill. A-1-8), and designated in such Project as Acquisition Parcel Nos. 18-2, 18-3 (triangular area described above), 18-5, 18-10, 18-11, 18-13 (except the South 54.5' thereof), 18-16; 19-5; 20-7, 20-9; 21-2; 22-1; and 23-1 (Lot 24) and 23-6 (Lot 4).

All of the aforementioned Parcels, as noted in Paragraph (a) and (b) above, may be further described as follows:

- Parcel 1: Block 15 in Johnston, Roberts and Storr's Addition, a Subdivision of the West 1/2 of the South East 1/4 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;
- Parcel 2: Block 16 in Johnston, Roberts and Storr's Addition, a Subdivision of the West 1/2 of the South East 1/4 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;
- Parcel 3: Assessor's Second Division of Block 17 in Johnston, Roberts and Storr's Addition, a Subdivision of the West 1/2 of the South East 1/4 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;
- Parcel 4: Block 18 in Johnston, Roberts and Storr's Addition, a Subdivision of the West 1/2 of the South East 1/4 of Section 4 Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

- Parcel 5: Moss and Others Subdivision of that part lying North of the South 124.7 feet of Block 12 in Bushnell's Addition to Chicago in Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois (except that part of each lot in said Moss and Others Subdivision taken for widening of LaSalle Street);
- Parcel 6: Sheldon and Rumsey's Subdivision of Block 13 in Bushnell's Addition to Chicago in the South East 1/4 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois (except that part of each lot in said Sheldon and Rumsey's Subdivision taken for widening of LaSalle Street); and,
- Parcel 7: Subdivision of Lot 3 and the North 37 feet of Lot 2 in Sheldon and Rumsey's Subdivision of Block 13 in Bushnell's Addition to Chicago in the South East 1/4 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois (except that part of each lot in said Subdivision taken for widening of LaSalle Street).

- (c) The City of Chicago has entered into a Redevelopment Agreement with the LaSalle-Oak Venture, a joint venture consisting of Richard A. Keefe and Peter S. Zouvas. The City of Chicago in said Agreement did contract to sell and the LaSalle-Oak Venture, by Richard A. Keefe and Peter S. Zouvas, agreed to purchase certain property located in the Urban Renewal Project Chicago-Orleans (Ill. A-1-8), and designated in such Project as Acquisition Parcel Nos. 18-3, 18-4, 18-7, 18-9; 19-2, 19-4; 20-8; 21-1, 21-3; 22-1A, 22-6, 22-7, 22-8A, 22-9, 22-12, 22-13, 22-14; 23-2, 23-4, 23-5, 23-7 and 23-9.

The LaSalle-Oak Venture, designating Richard A. Keefe as the authorized agent, has therefore control for zoning purposes over the entire area delineated hereon as "Residential Planned Development" for all intents and purposes that are or may be required by the Chicago Zoning Ordinance.

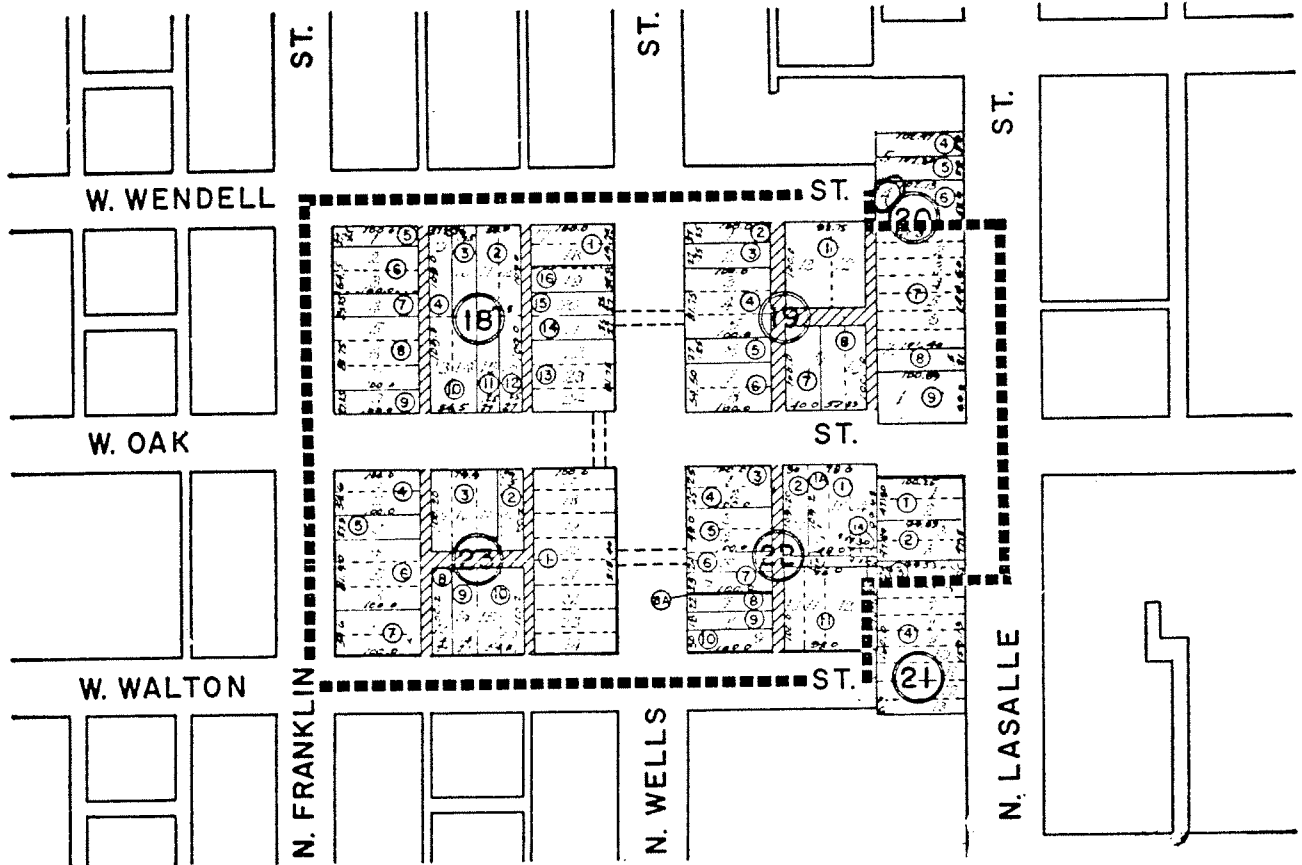
2. Off-street parking facilities shall be provided as authorized by this Plan of Development.
Off-street loading facilities shall be provided in compliance with this Plan of Development as authorized by the B4-5 Restricted Service District classification of the Chicago Zoning Ordinance.

3. Any dedication or vacation of streets and alleys, or adjustments of rights-of-way or consolidation or re-subdivision of parcels, or any interest in the air space over public rights-of-way, shall require a separate submittal by or on behalf of Richard A. Keefe, as authorized agent for the LaSalle-Oak Venture, and subsequent approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by or on behalf of Richard A. Keefe, as authorized agent for the LaSalle-Oak Venture upon conveyance of Acquisition Parcel Nos. 18-3, 18-4, 18-7, 18-9; 19-2, 19-4; 20-8; 21-1, 21-3; 22-1A, 22-6, 22-7, 22-8A, 22-9, 22-12, 22-13, 22-14; 23-2, 23-4, 23-5, 23-7 and 23-9.
5. All private service drives or any other ingress or 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.
There shall be no parking within such paved areas.
Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
6. Use of land will consist of elevator apartment buildings, group house structures, retail and service-type business uses, professional and business offices, enclosed and open parking facilities, and related health and recreation areas and facilities. Business and identification signs may be permitted within the Planned Development area subject to the review and approval by the Department of Buildings and the Department of Development and Planning.
7. The following information sets forth data concerning the property included in said development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance and in general conformity to a B4-5 Restricted Service District classification and with the regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as adopted by the Commissioner of Development and Planning.

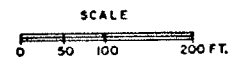
APPLICANT: LaSALLE-OAK VENTURE

DATE : MARCH 22, 1973

RESIDENTIAL PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



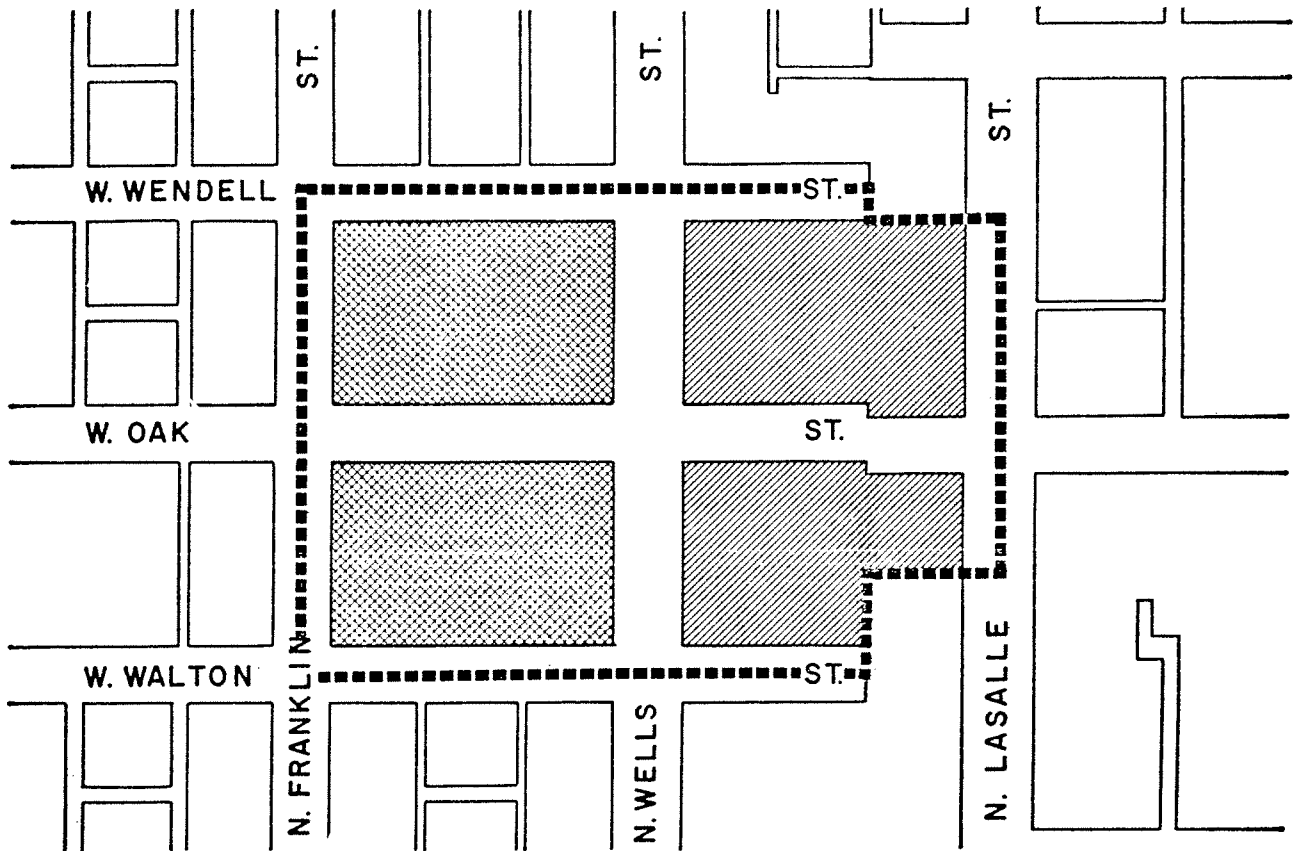
- PLANNED DEVELOPMENT BOUNDARY
- ④ ACQUISITION PARCEL
- ▨ RIGHTS OF WAY PROPOSED TO BE VACATED
- OVERPASS



APPLICANT: LA SALLE-OAK VENTURE
 DATE: MARCH 22, 1973

RESIDENTIAL PLANNED DEVELOPMENT

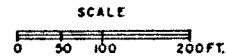
GENERALIZED LAND USE MAP



----- PLANNED DEVELOPMENT BOUNDARY

 ELEVATOR APARTMENTS,
RETAIL AND SERVICE-TYPE BUSINESS USES,
PARKING FACILITIES, RELATED HEALTH AND
RECREATION AREAS AND FACILITIES.

 GROUP HOUSE STRUCTURES, RETAIL AND SERVICE-TYPE
BUSINESS USES, PROFESSIONAL AND BUSINESS OFFICES,
ENCLOSED AND OPEN PARKING FACILITIES, AND RELATED
HEALTH AND RECREATION AREAS AND FACILITIES



APPLICANT: LA SALLE-OAK VENTURE

DATE: MARCH 22, 1973

RESIDENTIAL PLANNED DEVELOPMENT
USE AND BULK REGULATIONS AND DATA

<u>Total Net Site Area</u>		<u>General Description Of Land Use</u>	<u>Maximum No. of Dwelling Units</u>	<u>Maximum Floor Area Ratio</u>	<u>Maximum % of Land Coverage</u>
<u>Sq. Ft.</u>	<u>Acres</u>				
275,810.9	6.34	Elevator Apartment Buildings: Group House Structures: Retail and Service-type Business Uses, Professional and Business Offices, Enclosed and Open Parking Facilities, Related Health and Recreational Areas and Facilities	1,400 72	6.5	40% for principal use structures at grade level, or at Plaza Level where applicable

All of the foregoing controls are calculated on the basis of Total Net Site Area

TOTAL NET SITE AREA = EXISTING NET SITE AREA (5.87 Acres) + AREA OF PUBLIC ALLEY R.O.W. TO BE VACATED (0.47 Acres) = 6.34 Acres
 GROSS SITE AREA = TOTAL NET SITE AREA (6.34 Acres) + AREA OF PUBLIC STREETS (3.93 Acres) = 10.27

For the purpose of this Planned Development, minimum parking requirements shall be:

for the first 50 dwelling units - 1:1
 all remaining dwelling units - .55:1
 Minimum number of parking spaces at completion of development - 832
 Maximum number of parking spaces at completion of development - 1,248.

Parking in excess of that which is minimally required may be considered as non-accessory in nature, and may be allowed subject to the review of the Department of Streets and Sanitation and approval by the Department of Development and Planning

Minimum number of off-street loading spaces shall be provided in accordance with the Chicago Zoning Ordinance subject to the review of the Department of Streets and Sanitation and approval by the Department of Development and Planning

For the purpose of this Planned Development, business uses (exclusive of health and recreation areas and facilities) shall not exceed a total of 60,000 square feet

Periphery setbacks for elevator apartment buildings - 50 feet
 Periphery setbacks for group house structures - 5 feet

Setbacks and yard requirements may be adjusted where required to permit conformance to the architectural arrangement of said development, subject to the approval of the Department of Development and Planning

For the purpose of this Planned Development, Plaza Level where applicable is equivalent to an elevation of 26 feet above the curb level of the abutting street frontage (elevation may vary by ± 4 feet)

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