

Rezoned to R2

Reclassification Of Area Shown On Map Number 11-N.

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. 101 symbols and indications as shown on Map No. 11-N in the area bounded by:

a line from a point 1,206 feet north of West Irving Park Road and 565 feet west of the west line of the right-of-way of the Chicago, Milwaukee, St. Paul & Pacific Railroad, to a point 1,257 feet north of West Irving Park Road along the west line of the right-of-way of the Chicago, Milwaukee, St. Paul & Pacific Railroad; the west line of the right-of-way of the Chicago, Milwaukee, St. Paul & Pacific Railroad; a line 190 feet north of West Irving Park Road; a line from a point 381 feet west of the west line of the right-of-way of the Chicago, Milwaukee, St. Paul & Pacific Railroad and 190 feet north of West Irving Park Road, to a point 409.49 feet west of the west line of the right-of-way of the Chicago, Milwaukee, St. Paul & Pacific Railroad along the north line of West Irving Park Road; West Irving Park Road; North Oak Park Avenue; a line from a point 875 feet north of West Irving Park Road along the east line of North Oak Park Avenue, to a point 675 feet north of West Irving Park Road and 148 feet east of North Oak Park Avenue; a line from a point 675 feet north of West Irving Park Road and 148 feet east of North Oak Park Avenue, to a point 777 feet north of West Irving Park Road and 278 feet east of North Oak Park Avenue; a line from a point 777 feet north of West Irving Park Road and 278 feet east of North Oak Park Avenue, to a point 917 feet north of West Irving Park Road and 540 feet east of North Oak Park Avenue; and a line from a point 917 feet north of West Irving Park Road and 540 feet east of North Oak Park Avenue, to a point 1,206 feet north of West Irving Park Road and 565 feet west of the west line of the right-of-way of the Chicago, Milwaukee, St. Paul & Pacific Railroad,

to those of an R2 Single-Family 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.

to those of a B4-2 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.

Reclassification of Area Shown on Map No. 5-F.

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 C1-3 Restricted Commercial District, B4-3 Restricted Service District and R5 General Residence District symbols and indications as shown on Map No. 5-F in the area bounded by:

W. Webster Avenue; N. Larrabee Street; W. Dickens Avenue; the center line of N. Burling Street, or the line thereof if extended where no street exists; a line 287.89 feet south of W. Webster Avenue; and the west line of N. Burling Street, or the line thereof if extended where no street exists,

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 due passage and publication.

Reclassification of Area Shown on Map No. 9-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 B4-2 Restricted Service District symbols and indications as shown on Map No. 9-H in the area bounded by

a line 200 feet north of the alley next north of and parallel to W. Roscoe Street; the alley next east of and parallel to N. Western Avenue; a line 100 feet north of the alley next north of and parallel to W. Roscoe Street; and N. Western Avenue,

to those of a C1-2 Restricted Commercial 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. 11-N.

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. 11-N in the area bounded by

a line from a point 1206' north of West Irving Park Road and 565' west of the west line of the right of way of the C.M. St.P. & P. Railroad, to a point 1257' north of West Irving Park Road along the west line of the right of way of the C.M. St.P. & P. Railroad; the west line of the right of way of the C.M. St.P. & P. Railroad; a line 190' north of West Irving Park Road; a line from a point 381' west of the west line of the right of way of the C.M. St.P. & P. Railroad and 190' north of West Irving Park Road, to a point

409.49' west of the west line of the right of way of the C.M. St.P. & P. Railroad along the north line of West Irving Park Road; West Irving Park Road; North Oak Park Avenue; a line from a point 875' north of West Irving Park Road along the east line of North Oak Park Avenue, to a point 675' north of West Irving Park Road and 148' east of North Oak Park Avenue; a line from a point 675' north of West Irving Park Road and 148' east of North Oak Park Avenue, to a point 777' north of West Irving Park Road and 278' east of North Oak Park Avenue; a line from a point 777' north of West Irving Park Road and 278' east of North Oak Park Avenue to a point 917' north of West Irving Park Road and 540' east of North Oak Park Avenue; and a line from a point 917' north of West Irving Park Road and 540' east of North Oak Park Avenue, to a point 1206' north of West Irving Park Road and 565' west of the west line of the right of way of the C.M. St.P. & P. Railroad,

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 6194 to 6198 of this Journal]

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. 13-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. 13-I in the area bounded by

W. Argyle Street; N. Francisco Avenue; W. Lawrence Avenue; and the east bank of the North Branch of the Chicago River,

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. 13-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 R3 General Residence District symbols and indications as shown on Map No. 13-J in the area bounded by

a line 174 feet north of the alley next north of and parallel to W. Lawrence Avenue; the alley next east of and parallel to N. Bernard Street a line 30 feet north of the alley next north of and parallel to W. Lawrence Avenue; and N. Bernard Street

to those of a B3-2 General 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.

- FD101

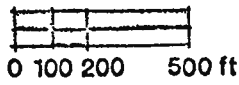
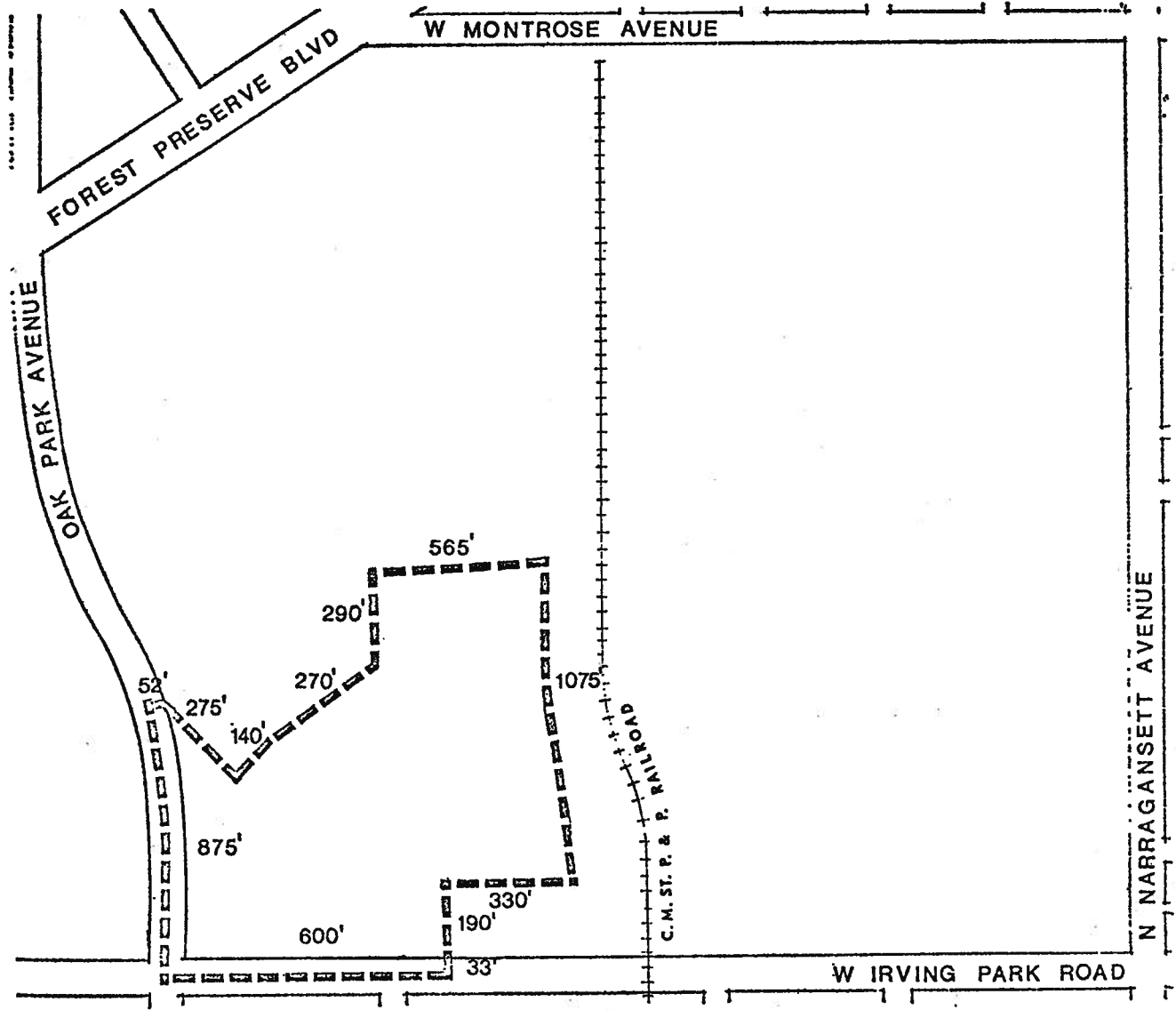
PLAN OF DEVELOPMENTRESIDENTIAL PLANNED DEVELOPMENTSTATEMENT

1. The area delineated hereon as a "Residential Planned Development" is owned by the State of Illinois under the control of the Illinois Building Authority.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R⁴ General Residence District of the Chicago Zoning Ordinance.
3. Any dedication of streets or alleys or adjustments of the rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the State of Illinois under the control of the Illinois Building Authority and approval by the City Council.
4. All applicable reviews, approvals or permits are required to be obtained by the State of Illinois under the control of the Illinois Building Authority.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Street 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 permitted within such paved areas.
6. Use of land will consist of one-story resident living units, academic classroom and staff office building, and physical activity building, and related uses as authorized by the Chicago Zoning Ordinance.
7. The following information sets forth data concerning the property included in said Planned 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 as related to the R⁴ General Residence District classification and with 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 Development Amendments" as promulgated by the Commissioner of Development and Planning.

APPLICANT: Illinois Building Authority

DATE: April 6, 1973

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



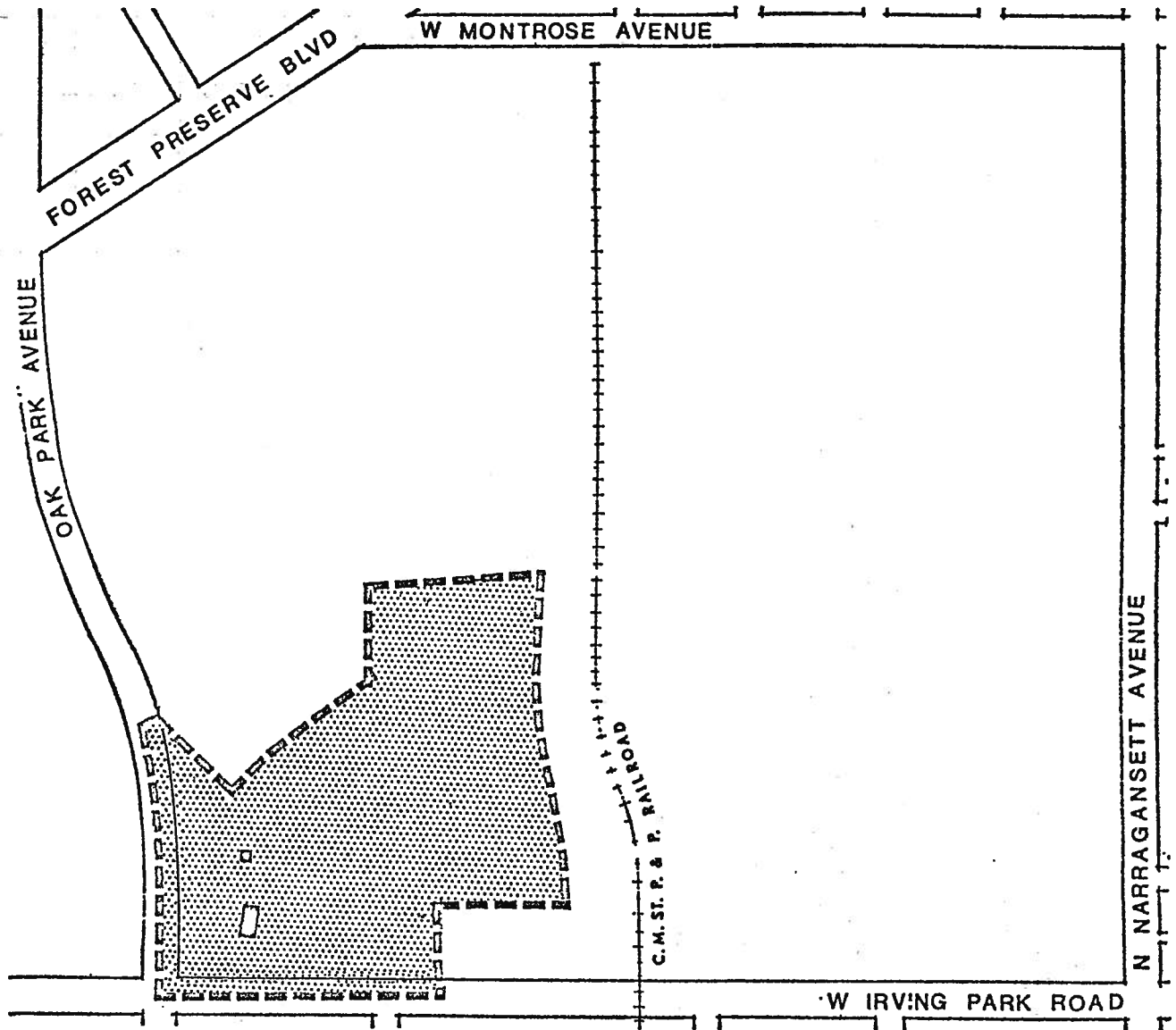
PLANNED DEVELOPMENT BOUNDARY



APPLICANT: ILLINOIS BUILDING AUTHORITY

DATE: April 6, 1973

GENERALIZED LAND USE PLAN
RESIDENTIAL PLANNED DEVELOPMENT



0 100 200 500 ft

RESIDENT LIVING, CLASSROOM, STAFF
OFFICE AND PHYSICAL ACTIVITY AREA



EXISTING STRUCTURES



PLANNED DEVELOPMENT BOUNDARY



APPLICANT: ILLINOIS BUILDING AUTHORITY

DATE: April 6, 1973

PLANNED DEVELOPMENT USE AND BULK REGULATIONS

RESIDENTIAL PLANNED DEVELOPMENT

| Net Site Area | | General Description of Land Use and Type | Max. F.A.R. | Max. % of Land Covered |
|---------------|-------|--|----------------|------------------------------|
| Square Feet | Acres | | | |
| 991,385 | 22.75 | One story resident living units, academic classroom and staff office building, and physical activity building. | 0.3 | 20% |

THE ABOVE NOTED REGULATIONS RELATE TO THE ULTIMATE DEVELOPMENT WITHIN THE PLANNED DEVELOPMENT AREA, INTERIM STAGES OF DEVELOPMENT MAY EXCEED THESE PERMITTED STANDARDS. SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

Gross Site Area = Net Site Area (22.75 Acres plus 1.5 Acres area of public right of way = 24.25 Acres)

Maximum permitted F.A.R. for Total Net Site Area = 0.3

Proposed Population:

1. Number of Residents 240
2. Number of Staff (Maximum in one Shift) 9
3. Number of Employees (Maximum in one Shift) 216
(Includes aides and teachers)

Minimum number of off-street parking spaces required: 162 (Actual: 175)

Minimum Periphery Setbacks:

- A. Boundary and Front Yard Setbacks 45 FEET.
- B. Boundary and Side Yard Setbacks 20 FEET.

Minimum Distances Between Buildings:

- A. Sleeping Room Facings 60 FEET.
- B. End and Face Walls 60 FEET.

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHEN NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

Maximum percent of land covered (for total Net Site Area) = 20%

APPLICANT: ILLINOIS BUILDING AUTHORITY

DATE: April 6, 1973

PLAN OF DEVELOPMENT # 101

RESIDENTIAL PLANNED DEVELOPMENT

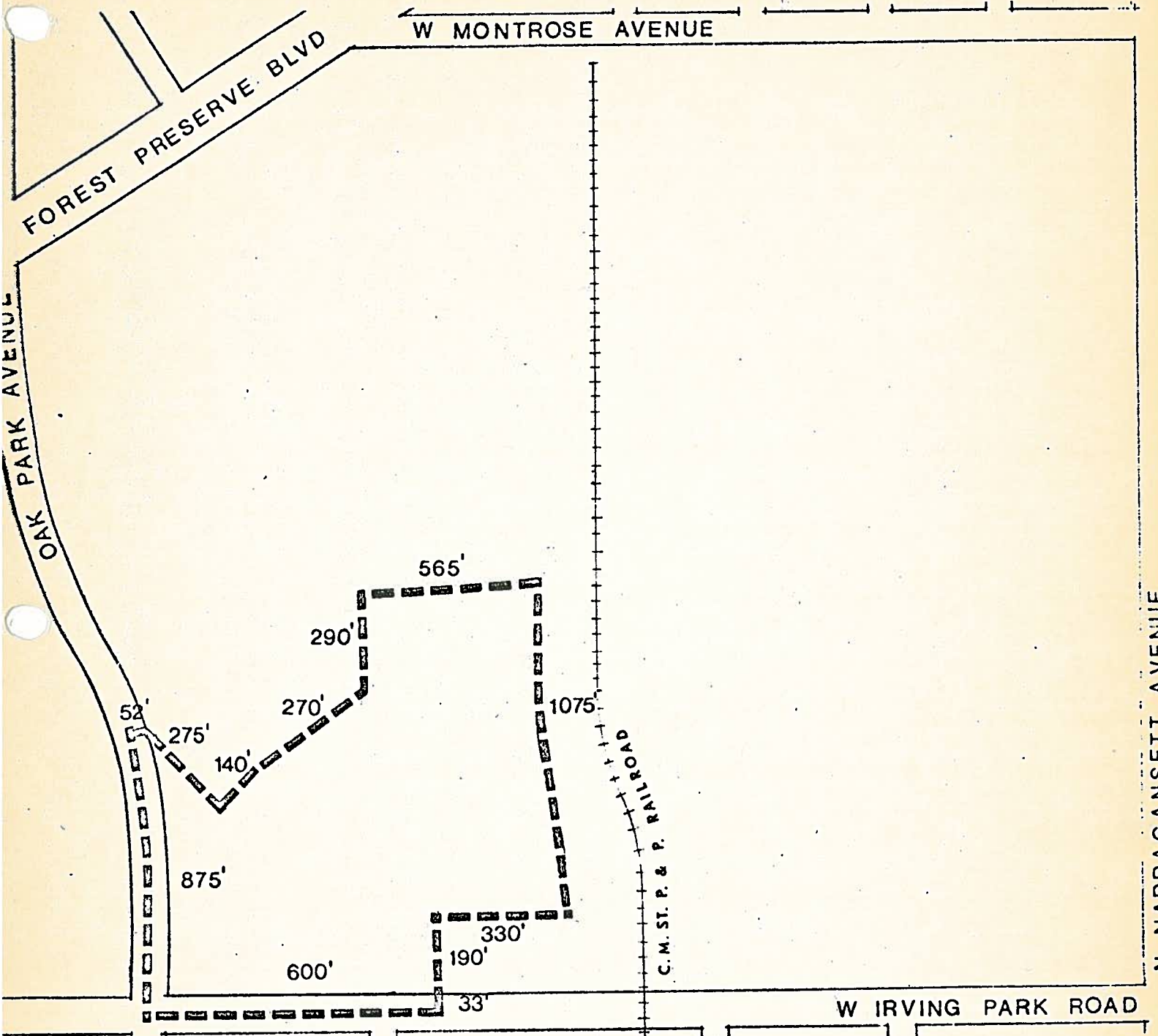
STATEMENT

1. The area delineated hereon as a "Residential Planned Development" is owned by the State of Illinois under the control of the Illinois Building Authority.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R4 General Residence District of the Chicago Zoning Ordinance.
3. Any dedication of streets or alleys or adjustments of the rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the State of Illinois under the control of the Illinois Building Authority and approval by the City Council.
4. All applicable reviews, approvals or permits are required to be obtained by the State of Illinois under the control of the Illinois Building Authority.
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PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS
RESIDENTIAL PLANNED DEVELOPMENT

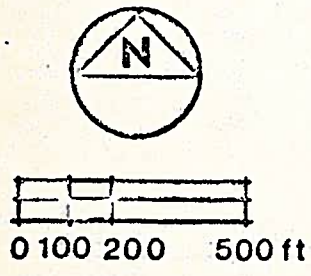
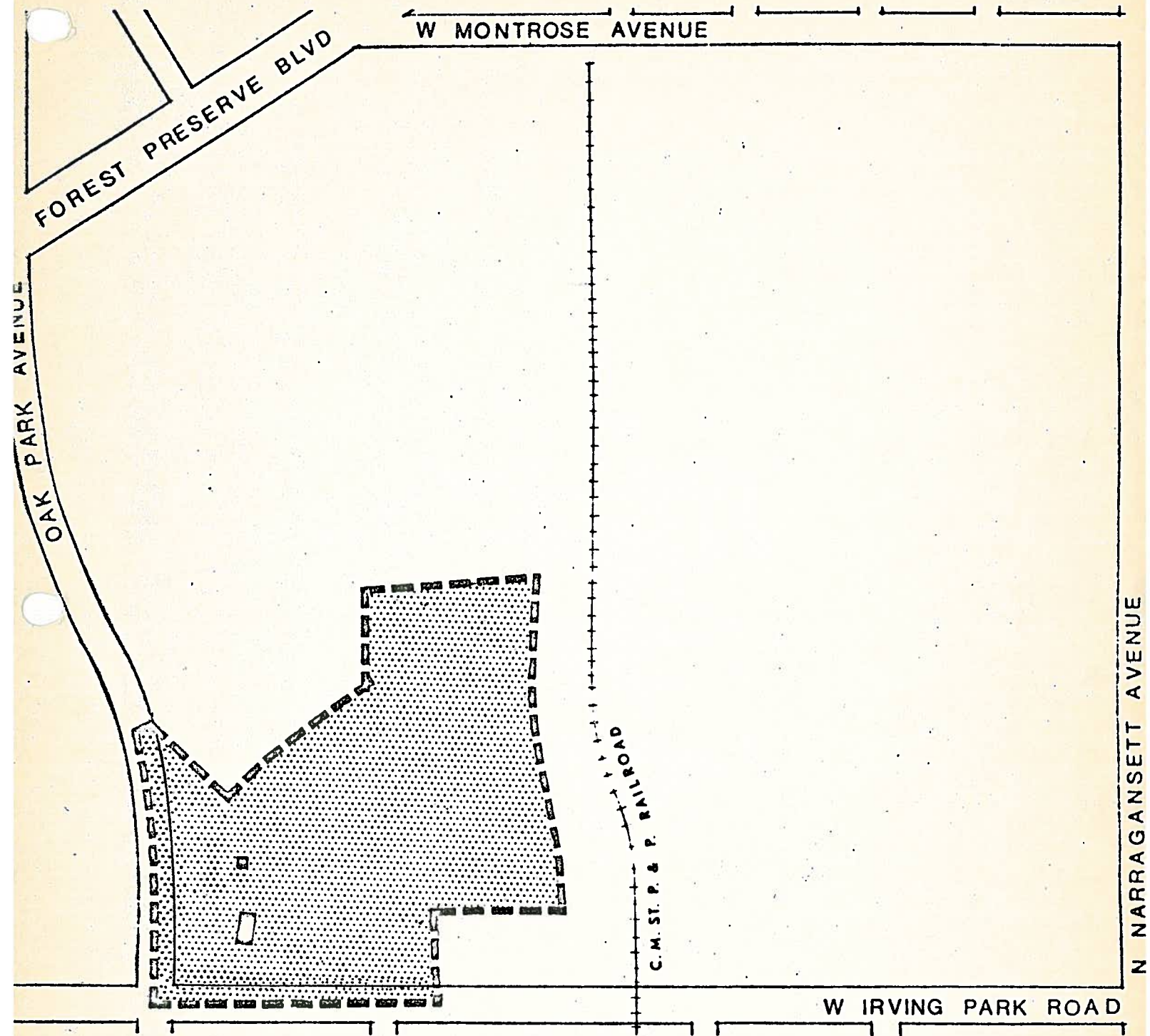




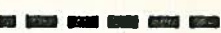
N. NARRAGANSETT AVENUE

PLANNED DEVELOPMENT BOUNDARY

APPLICANT: ILLINOIS BUILDING AUTHORITY

GENERALIZED LAND USE PLAN
RESIDENTIAL PLANNED DEVELOPMENT



- RESIDENT LIVING, CLASSROOM, STAFF OFFICE AND PHYSICAL ACTIVITY AREA 
- EXISTING STRUCTURES 
- PLANNED DEVELOPMENT BOUNDARY 

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