

*Reclassification of Area Shown on Map No. 5-N.
(As Amended)*

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. 5-N in the area bounded by

a line 75 feet north of and parallel to W. Belden Avenue; the alley next east of N. Harlem Avenue; W. Belden Avenue; and N. Harlem 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. 6-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 6-F in the area bounded by

the alley next north of and parallel to W. 29th Street; S. Shields Avenue; W. 29th Street; and a line 32 feet east of and parallel to S. Stewart 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-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 B5-4 General Service District symbols and indications as shown on Map No. 7-F in the area bounded by

the alley south of and parallel to W. Diversey Avenue; the alley east of and substantially parallel to N. Lehmann Court; W. Drummond Place, or a line thereof extended where no street exists; and N. Lehmann Court

to those of an R5 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-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 R3 General Residence District symbols and indications as shown on Map No. 7-I in the area bounded by

a line 172 feet north of and parallel to W. Schubert Avenue; N. Campbell Avenue; a line 147 feet north of and parallel to W. Schubert Avenue; and the alley next west of and parallel to N. Campbell Avenue

to those of an M1-2 Restricted Manufacturing 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. 8-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 R5 General Residence District symbols and indications as shown on Map No. 8-E in the area bounded by

a line 441 feet southeasterly of and parallel to E. 37th Street; a line 174 feet northeasterly of and parallel to S. Cottage Grove Avenue; a line 655 feet southeasterly of and parallel to E. 37th Street; and S. Cottage Grove Avenue

to those of a B4-3 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. 8-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 Institutional Planned Development No. 129 symbols and indications as shown on Map No. 8-E in the area bounded by

the alley next north of and parallel to the north line of Woodland Park; the west line of the right of way of the Illinois Central Railroad; a line 266.2 feet north of E. 35th Street; the east line of the alley next west of the right of way of the Illinois Central Railroad or the line thereof if extended where no alley exists; the alley next north of and parallel to E. 35th Street; the alley next east of S. Cottage Grove Avenue; the alley next north of the alley next north of and parallel to E. 35th Street; and S. Cottage Grove Avenue

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 2090-2094 of this Journal]

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

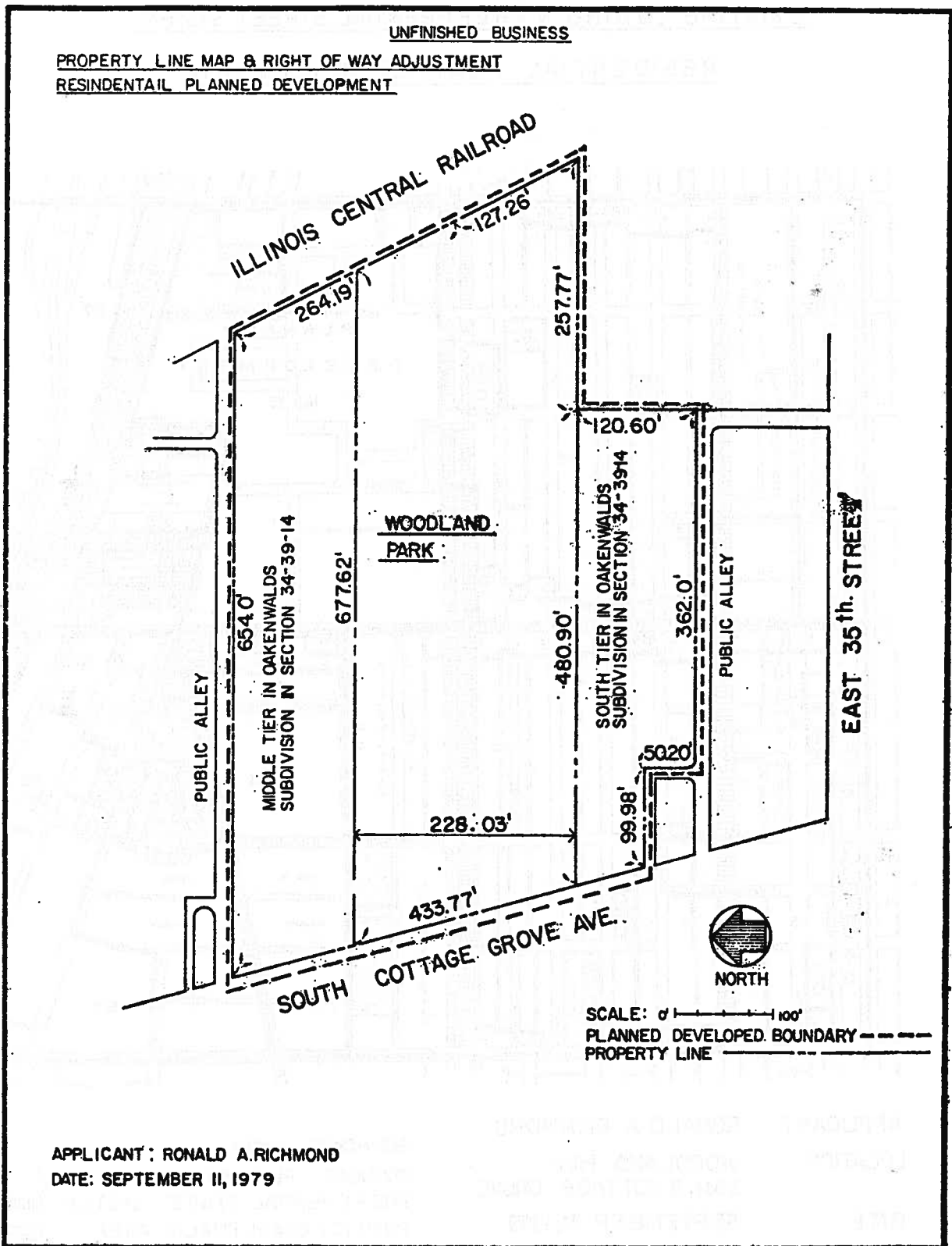
129

RESIDENTIAL PLANNED DEVELOPMENT No. 129 As Amended

1. The area delineated hereon as "Residential Planned Development" is owned and controlled by Ronald A. Richmond.
2. Any dedication or vacation of streets and alleys or adjustments of right-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of Ronald A. Richmond or its successors and approved by the City Council.
3. Use of the land will consist of multi-family residential structures and related uses, recreational facilities including a private park and off-street parking.
4. The private park and its uses shall consist of common recreational and security facilities.
5. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
6. 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 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 16 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
7. Identification and other necessary signs may be permitted, subject to review and approval by the Department of Development and Planning and the Department of Buildings..
8. This Plan of Development contains a generalized land use plan and bulk and use regulations and data illustrating that the plan of development is 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 Development Amendments", as adopted by the Commissioner of Development and Planning.

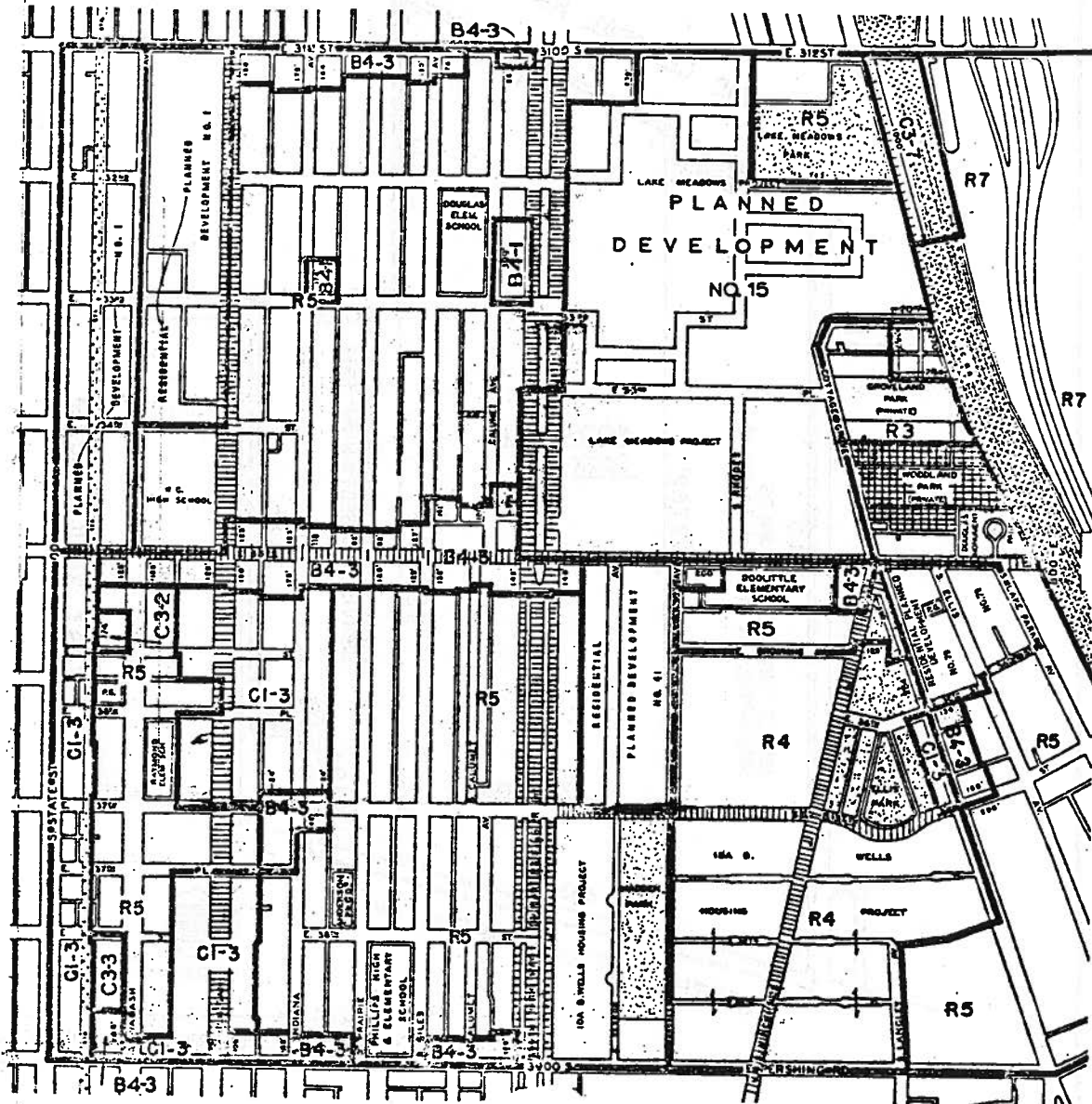
Applicant: Ronald A. Richmond

Date: September 11, 1979



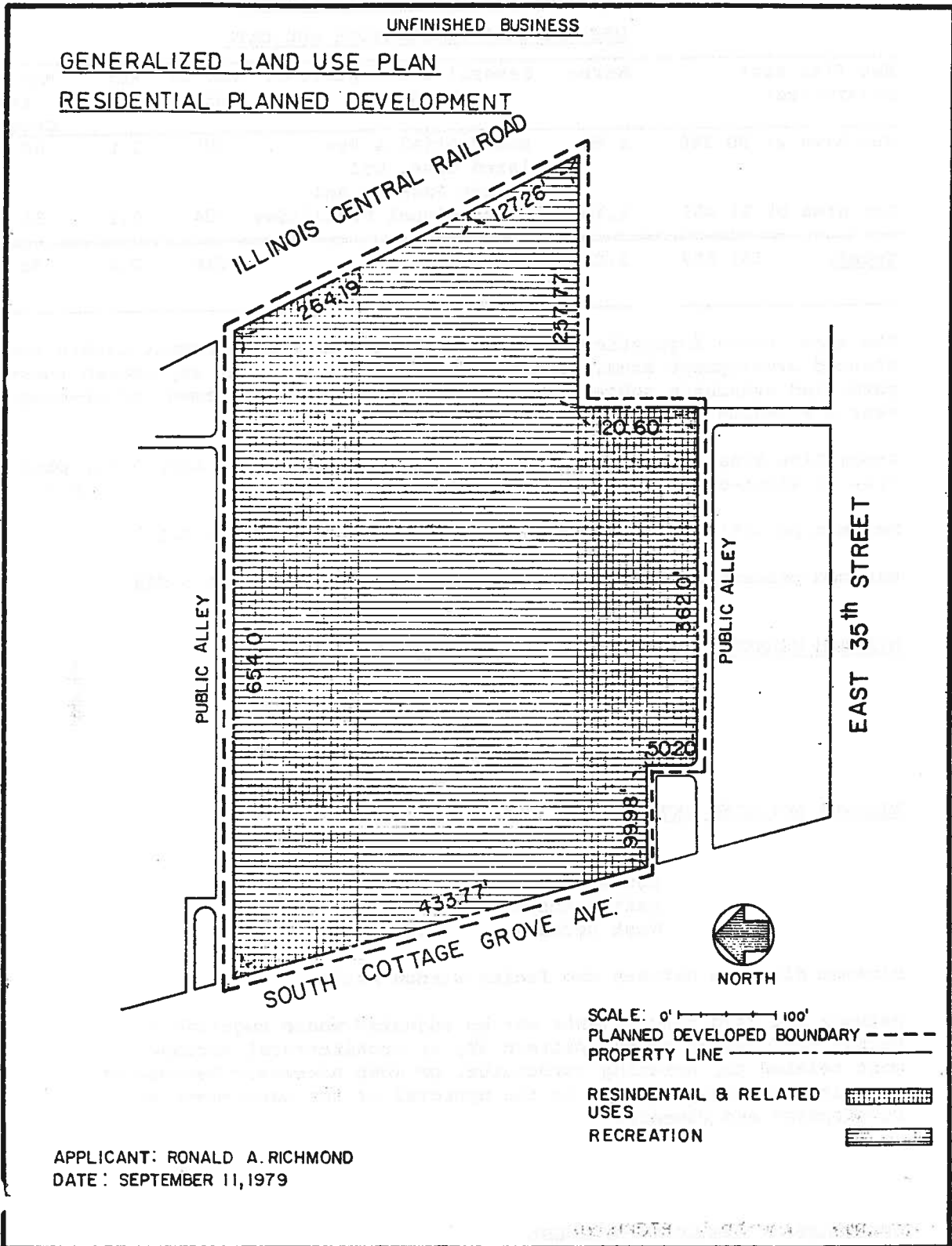
EXISTING ZONING & PREFERENTIAL STREET SYSTEM

RESIDENTIAL PLANNED DEVELOPMENT



APPLICANT: RONALD A. RICHMOND
 LOCATION: WOODLAND PARK
 35th & COTTAGE GROVE
 DATE: SEPTEMBER 11, 1979

BOUNDARY ZONING
 BOUNDARY PLANNED DEV.
 PREFERENTIAL STREET SYSTEM
 PUBLIC & QUASI-PUBLIC AREA
 SITE



RESIDENTIAL PLANNED DEVELOPMENTUSE AND BULK REGULATIONS AND DATA

Net Site Area Square Feet	Acres	General Description of Land Use	No. of Units	Max F.A.R.	Max.% of Land Covered
Sub Area a) 80,296	1.84	Residential & Re- lated Uses, Off Street Parking and Recreational Facilities	156	2.6	40 %
Sub Area b) 51,401	1.18		84	2.2	31 %
<u>Total:</u> 131,697	3.02		240	2.4	35 %

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 & Planning.

Gross Site Area = Net Site Area 3.02 Acres; Private Park Area 3.71, plus Area of Right-of-Way .52 Acres = 7.24 Acres

Maximum permitted F.A.R. for total Net Site Area = 2.2 to 2.5.

Maximum percent of land covered (for Total Net Site Area) = 35%.

MINIMUM NUMBER OF OFF-STREET PARKING SPACES:

Sub Area A	211
Sub Area B	<u>125</u>
Total:	336

MINIMUM BUILDING SETBACKS:

North Setback	51'
South Setback	51'
East Setback	23'
West Setback	32'

Minimum distance between two facing window walls.

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.

APPLICANT: RONALD A. RICHMOND

DATE: SEPTEMBER 11, 1979

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

Said ordinances as passed read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

Reclassification of Area Shown on Map No. 1-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 Planned Development symbols and RS General Residence District and B7-6 General Central Business District indications as shown on Map No. 1-E in the area bounded by

E. Chicago Avenue; N. Lake Shore Drive; E. Huron Street; N. Fairbanks Court; E. Erie Street; N. St. Clair Street; E. Superior Street; a line 416 feet west of N. Fairbanks Court; the alley next north of and parallel to E. Superior Street; and a line 466 feet west of N. Fairbanks Court,

to the designation of an Institutional 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 954-959 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. 3-F (As Amended).

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-Business Planned Development symbols and indications as shown on Map No. 3-F in the area bounded by

W. Elm Street; N. Dearborn Street; a line 154.18 feet south of W. Elm Street; the alley next west of and parallel to N. Dearborn Street; a line 208.10 feet south of W. Elm Street; and N. Clark Street.

to the designation of a Residential-Business Planned Development, 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 hereof and to no others.

[Plan of Development printed on pages 960-966 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. 8-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 R5 General Residence symbols and indications as shown on Map No. 8-E in the area bounded by

the alley next north of and parallel to the north line of Woodland Park; the west line of the right of way of the Illinois Central Railroad; a line 266.2 feet north of E. 35th Street; the east line of the alley next west of the right of way of the Illinois Central Railroad, or the line thereof if extended where no alley exists; the alley next north of and parallel to E. 35th Street; the alley next east of S. Cottage Grove Avenue; the alley next north of the alley next north of and parallel to E. 35th Street; and S. Cottage Grove Avenue,

to the designation of Institutional 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 967-971 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. 9-M.

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, and B4-1, B4-2, and B4-3 Restricted Service District symbols and indications as shown on Map No. 9-M in the area bounded by

the alley next north of and parallel to W. Addison Street; the alley next west of and parallel to N. Central Avenue; a line 108.5 feet north of W. Addison Street; N. Central Avenue; W. Eddy Street; a line 30 feet west of the alley next west of and parallel to N. Central Avenue; the alley next north of and parallel to W. Eddy Street; a line 215.55 feet east of N. Major Avenue; W. Eddy Street; a line 185.55 feet east of N. Major Avenue; the alley next north of and parallel to W. Eddy Street; a line 155.55 feet east of N. Major Avenue; W. Eddy Street; a line 125.55 feet east of N. Major Avenue; the alley next north of and parallel to W. Eddy Street; a line 70.75 feet east of N. Major Avenue; W. Addison Street; and N. Major Avenue,

to the designation of an Institutional 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 972-976 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. 12-H.

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

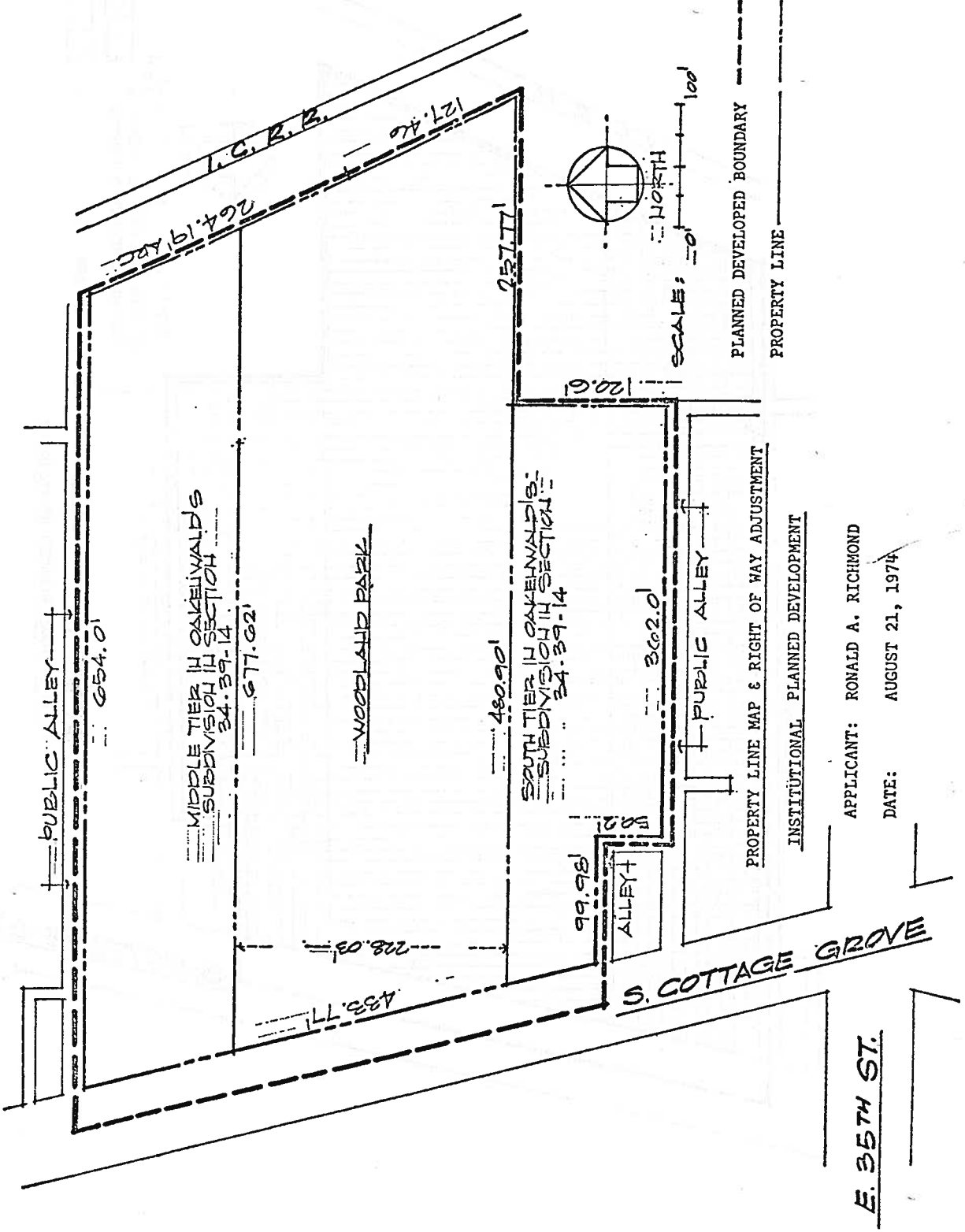
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 12-H in the area bounded by

(continued on page 977)

PD
129

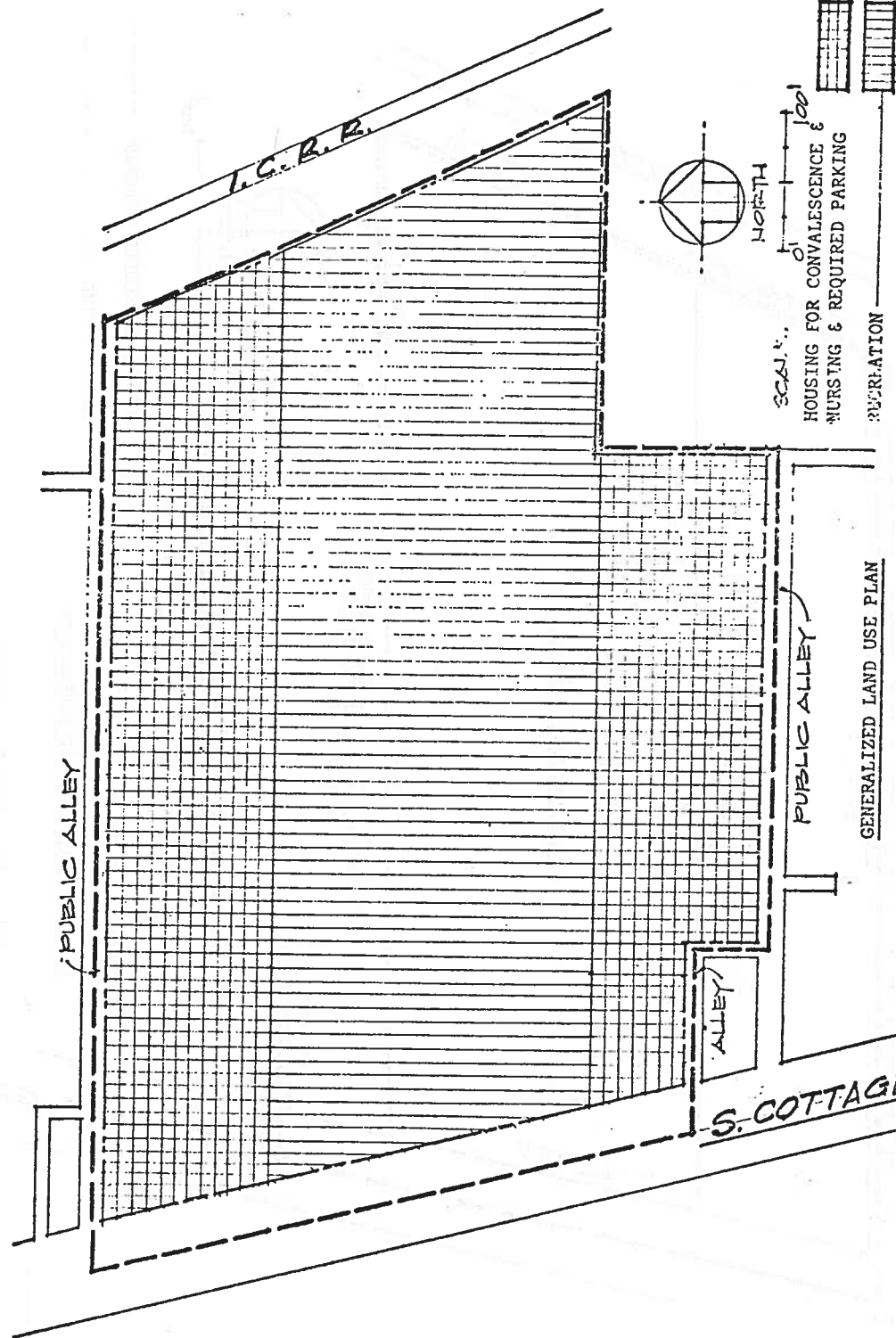
INSTITUTIONAL PLANNED DEVELOPMENT #129STATEMENT

1. The area delineated hereon as "Institutional Planned Development" is owned and controlled by Ronald A. Richmond, by virtue of his being the sole beneficiary of Steel City National Bank of Chicago, Trust Number 439.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R-5 General Residence District, Classifications of the Chicago Zoning Ordinance. Vehicular access shall be limited to the Cottage Grove entrance, except for emergency vehicles.
3. Any dedication or vacation of streets and alleys or adjustments of right-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of Ronald A. Richmond, or its successors and approved by the City Council.
4. 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 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.
5. Use of the land will consist of not more than two principal structures. Uses permitted shall be limited to housing of persons in need of convalescence, nursing or geriatric care, except the treatment of narcotic addicts, persons afflicted with Alcoholism, or in or out-patient treatment of persons in need of mental health care. Business uses related to the aforesaid uses may be permitted including pharmacy, laboratory, x-ray facilities, medical clinic, ambulatory surgical center provided that such uses must be accessible only through the lobby of a principal structure and provided that no advertising sign or other display is visible from outside the building. Accessory structures shall be limited to a gatehouse at the entrance, recreational shelters, a privacy fence, and a tunnel for building intercommunications all subject to a determination by the Commissioner of Development and Planning that such structures are consistent with private park uses.
6. The 3.71 acre park will be adequately and reasonably maintained by the applicant, subject to the review and inspection of 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 as related to the R-5 General Residence District and with regulations hereby made applicable thereto.
8. Identification and other necessary signs may be permitted, subject to review of and approval by the Department of Development and Planning and the Department of Buildings.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in relation to Planned Development Amendments", as adopted by the Commissioner of Development and Planning.



APPLICANT: RONALD A. RICHMOND

DATE: AUGUST 21, 1974



SCALE: 0' 100'
 HOUSING FOR CONVALESCENCE & NURSING & REQUIRED PARKING
 RECREATION

PLANNED DEVELOPMENT BOUNDARY
 PROPERTY LINE

GENERALIZED LAND USE PLAN
 INSTITUTIONAL PLANNED DEVELOPMENT

APPLICANT: RONALD A. RICHMOND
 DATE: AUGUST 21, 1974

E-35TH ST.

S. COTTAGE GROVE

ALLEY

PUBLIC ALLEY

PUBLIC ALLEY

L.C.R.R.

NORTH

INSTITUTIONAL PLANNED DEVELOPMENT
PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area Square Feet	Acres	General Description of Land Use	Number of Beds	Max. F.A.R.	Max. % of Land Covered
a) 80,296	1.84	Convalescent and Nursing	616	1.6	18%
b) 51,401	1.18	Convalescent and Nursing	616	2.5	28%
<hr/>					
131,697	3.02		1,232	2.0	22%

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 3.02 Acres; Private Park Area 3.71, plus Area of Right-of-way .52 Acres = 7.24 Acres

Maximum permitted F.A.R. for total Net Site Area = 2.0

PROPOSED POPULATION:

Number of Residents	1232
Number of Attending Doctors	2
Number of Employees per Shift	200

MINIMUM NUMBER OF OFF-STREET PARKING SPACES:

Residents	206
Doctors	2
Employees	67
Total	<u>275</u>

Off-street parking and loading requirements for proposed shelter and care of elderly shall be provided in compliance with this plan of development as authorized by the R-5 General Residence District Classification of the Chicago Zoning Ordinance.

MINIMUM BUILDING SETBACKS:

North Setback	20'
South Setback	20'
East Setback	50'
West Setback	50'

Minimum Distance between Buildings is 230 Feet, within the Planned Development

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) = 22%

APPLICANT: RONALD A. RICHMOND
DATE: August 21, 1974