



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 28, 2019

Ms. Melissa Goodwin, Property Manager
Sandburg Village Condominium
1355 N. Sandburg Terrace
Room 103
Chicago, Illinois 60610

Re: 1255 N. Sandburg Terrace

Dear Ms. Goodwin:

In response to your recent request, please be advised that the subject property is zoned Planned Development Number 14 ("PD 14"). You are seeking an opinion request concerning relief from the maximum fence height along the building's southern property line.

You are seeking to remove an existing chain link fence which currently separates a portion of your property from the adjacent property and replace it with a 67 to 77 foot long by 8'-4" high solid masonry wall. Additionally, the new wall would sit atop an existing concrete footing measuring 2'-10" in height.

Pursuant to Section 17-17-0309 of the Chicago Zoning Ordinance, the maximum permitted height of a solid fence or wall encroaching on a side setback is 6 feet above grade. The proposed wall, with an overall height of 11'-2", is not permitted.

Sincerely,

Patrick Murphey
Zoning Administrator
Bureau of Zoning

**AMENDMENT OF CHICAGO ZONING ORDINANCE TO
RECLASSIFY AREA SHOWN ON MAP NUMBER 3-F.
(As Amended)**

On motion of Alderman Banks, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of Proceedings of April 15, 1995, pages 68070 through 68074, recommending that the City Council pass a proposed ordinance which amends the Chicago Zoning Ordinance by reclassifying the area shown on Map Number 3-F.

On motion of Alderman Banks, the said proposed ordinance was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Holt, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Frias, Olivo, Burke, Jones, Murphy, Rugai, Troutman, Munoz, Zalewski, Chandler, Medrano, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Suarez, Gabinski, Mell, Austin, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Bernardini, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 46.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

Alderman Natarus was excused from voting under the provision of Rule 14 of the City Council's Rules of Order and Procedure.

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 Residential Planned Development No. 14 and B4-4 Restricted Service District symbols and indications as shown on Map No. 3-F in the area bounded by:

a line 102 feet south of West North Avenue; the east line of North Sandburg Terrace; the north line of West Germania Place; a line 106.285 feet west of North Clark Street; a line 28 feet south of West Germania Place; North Clark Street; a line 350.36 feet north of West Burton Place; the east line of the alley next east of and parallel to North Clark Street; the south line of West Burton Place; a line 19 feet east of North Clark Street; a line 100 feet south of West Burton Place; the east line of the alley next east of and parallel to North Clark Street; the south line of West Schiller Street; a line 38.57 feet east of North Clark Street; a line 104.895 feet south of West Schiller Street; North Clark

PD14

11/4/54
3/5/55

5/2/95

UNFINISHED BUSINESS

A 3201

469

Street; a line 266 feet south of West Goethe Street; the west line of the alley next west of and parallel to North Clark Street; a line 257.51 feet north of West Division Street; North LaSalle Street; the north line of West Goethe Street; a line 171.3 feet west of North Clark Street; a line 100 feet north of West Goethe Street; and North LaSalle Street,

to the designation of Residential Planned Development No. 14, 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.

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

Plan of Development Statements referred to in this ordinance read as follows:

*Residential Planned Development Number 14, As Amended,
Plan Of Development Statements.*

1. The area delineated herein as "Residential Planned Development No. 14" (the "Planned Development") consists of approximately 685,849.8 square feet (approximately 15.74 acres) of real property which is depicted on the attached Planned Development Boundary Map (the "Property").
2. All applicable official reviews, approvals or permits required in connection with this Planned Development shall be obtained by the owners of the affected Property or their successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustment of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal.
3. This Planned Development consists of these thirteen (13) Statements; including an Existing Zoning Map; Planned Development Boundary Map; a Generalized Land-Use Map; and a Table of Use and Bulk Regulations and Data. This Plan of Development is applicable to the area delineated herein and these and no other zoning controls shall apply. This Plan of Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

4. The permitted uses in this Planned Development are townhouses, atrium apartments, studio units, and elevator apartment buildings with related convenience-type business uses, and recreational areas and facilities and accessory parking.
5. Identification and other necessary signs, including temporary construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development.
6. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction 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. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic, and the Department of Planning and Development.
8. Height restrictions of any building shall be subject to:
 - a) height limitations as certified on Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
 - b) airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law and approved by the City Council.
9. For purposes of maximum floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. This Planned Development 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 and Development and in effect on the date hereof.
11. Any new construction in the Planned Development, including all entrances and exits to the parking areas, and landscaping (including street trees in the adjacent right-of-way) shall be installed and maintained in accordance with the landscaping provisions of the

Chicago Zoning Ordinance and corresponding regulations and guidelines.

12. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate, consistent with the nature of the development of the Property contemplated in this Planned Development Ordinance and will not result in increasing the maximum floor area ratio for the total Property. Any such modification shall be deemed to be a minor change in the Planned Development Ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase in the maximum percent of land covered.

13. The owners of the Property acknowledge that it is in the public interest to design, construct and maintain all buildings, in a manner which promotes and maximizes the conservation of energy resources. The Property owners shall use best and reasonable efforts to design, construct and maintain all new buildings to be located within this Planned Development in any energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

[Existing Zoning and Street Map; Generalized Land-Use Plan; and
Planned Development Boundary Map referred to in these
Plan of Development Statements printed on
pages 474 through 476
of this Journal.]

Use and Bulk Regulations and Related Controls referred to in these Plan of
Development Statements read as follows:

Residential Planned Development Number 14, As Amended,

Use And Bulk Regulations And Related Controls.

Net Site Area	Generalized Description Of Permitted Uses	Maximum Floor Area Ratio	Maximum Number Of Dwelling Units	Maximum Percent Of Site Coverage
685,849.8 square feet	See Statement Number 4	4.0	2,655	27.5%

Gross Site Area, 983,343.8 square feet (22.64 acres) = Net Site Area, 685,849.8 square feet (15.74 acres) + Area in Public Rights-of-Way, 298,494 square feet (6.90 acres).

Maximum Number of Dwelling Units: 2,655.

Maximum Permissible F.A.R. for Total Net Site Area: 4.0.

Minimum Number of Parking Spaces: 1,610.

Minimum Parking Requirements:

Each space, minimum 8 feet, 0 inches by 20 feet, 0 inches.

75% for dwelling units in Elevator Buildings.

50% for efficiency apartments in Elevator Buildings.

100% for Townhouses, Atrium Apartments, Studio units.

Minimum number of off-street loading spaces per building shall be provided in accordance with Chicago Zoning Ordinance.

Minimum Setbacks:

Elevator apartments: 20 feet, 0 inches and 25 feet, 0 inches.

Townhouses, atriums and studio units: 10 feet, 0 inches.

Minimum distances between buildings with facing living room windows: 50 feet, 0 inches.

Minimum distances between end walls with windows: 25 feet, 0 inches.

Maximum overall percent of land covered: 27.5% (for total net site area).

AMENDMENT OF CHICAGO ZONING ORDINANCE TO
RECLASSIFY AREA SHOWN ON MAP
NUMBER 16-N.

On motion of Alderman Banks, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of Proceedings of April 15, 1995, page 68132, recommending that the City Council pass a proposed ordinance which amends the Chicago Zoning Ordinance by reclassifying the area shown on Map Number 16-N.

On motion of Alderman Banks, the said proposed ordinance was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Holt, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Frias, Olivo, Burke, Jones, Murphy, Rugai, Troutman, Munoz, Zalewski, Chandler, Medrano, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Suarez, Gabinski, Mell, Austin, Colom, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 46.

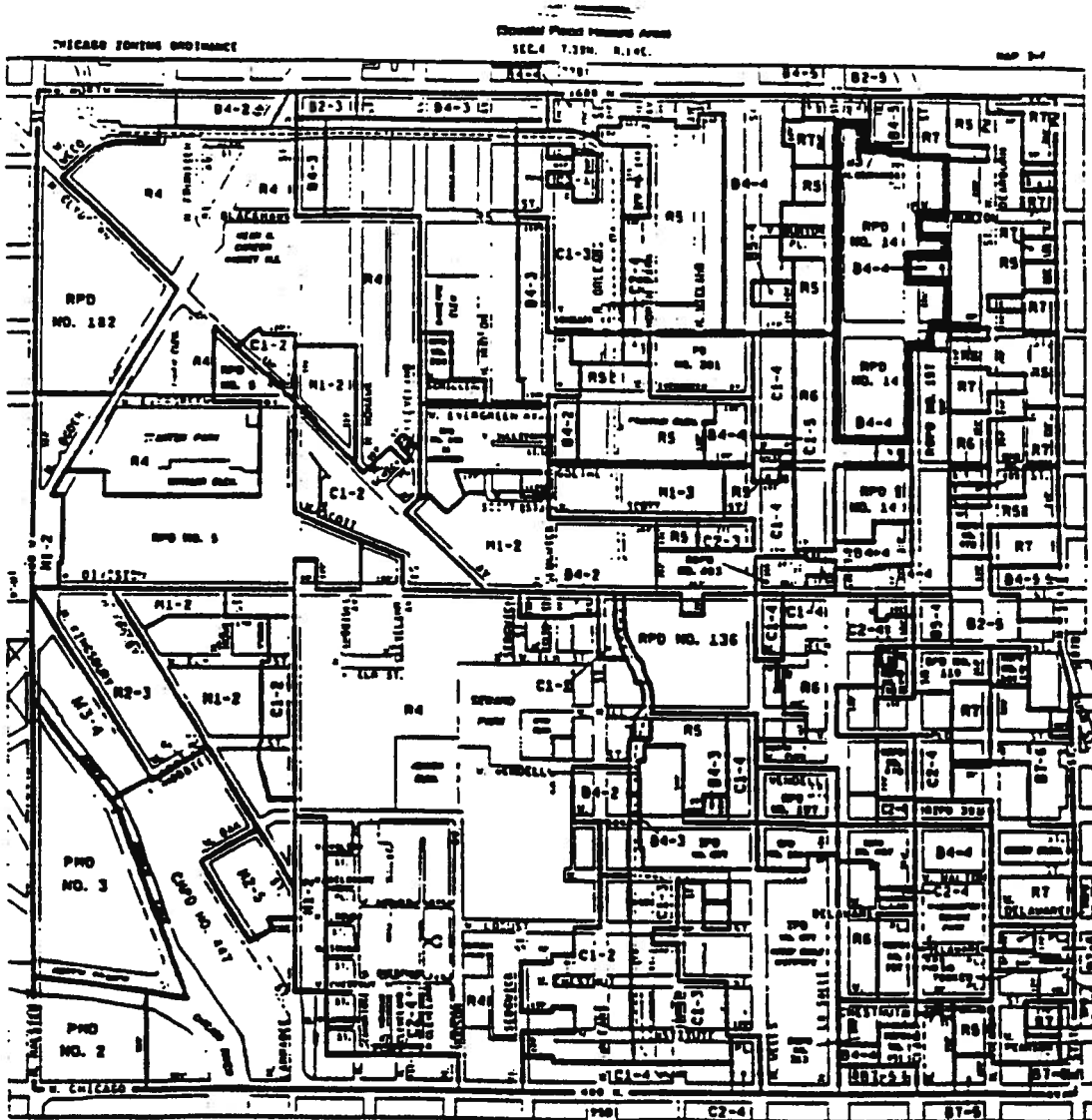
Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

Alderman Banks was excused from voting under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

(Continued on page 477)

Existing Zoning And Street Map.

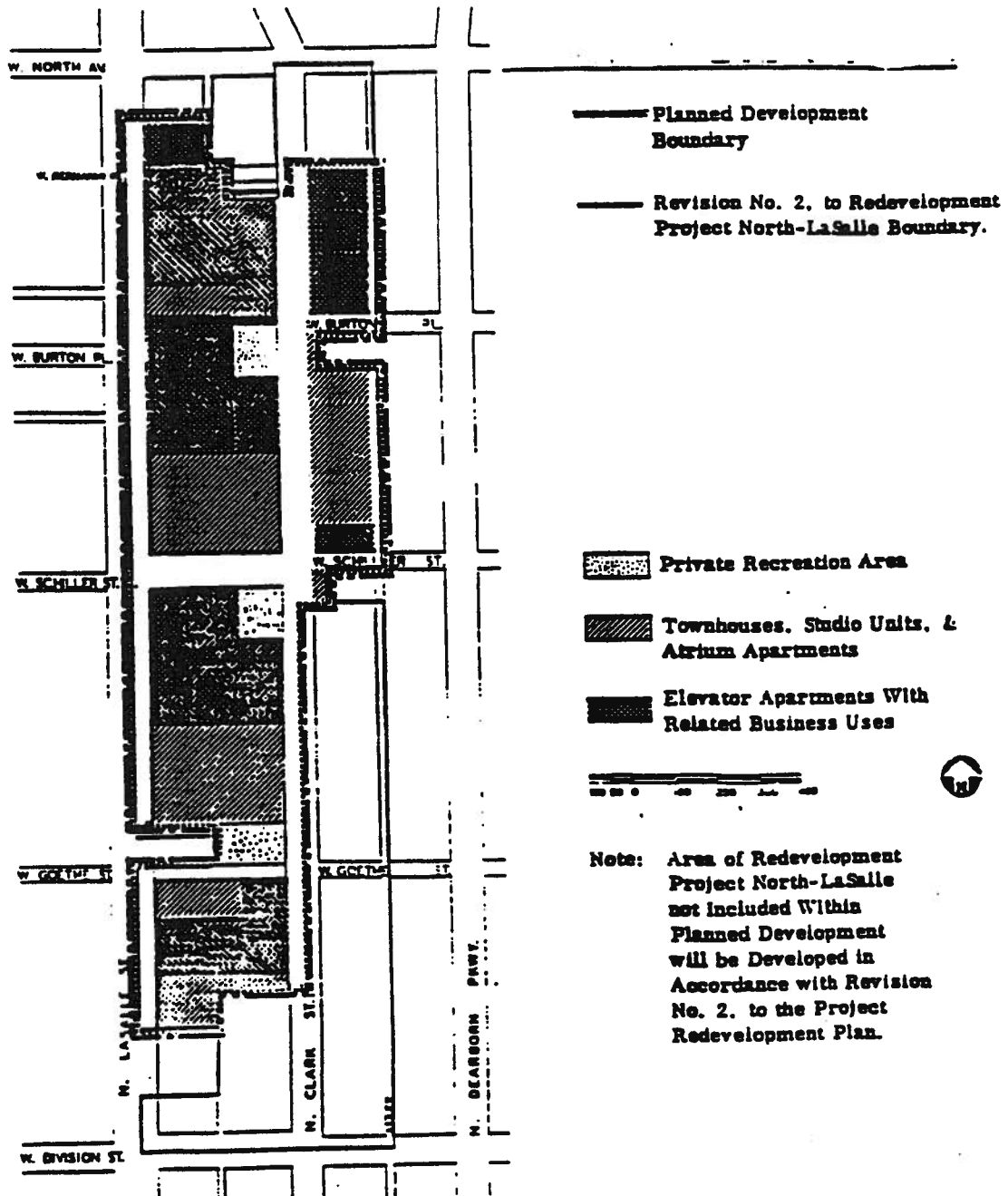


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|---|--|--|
| <p>RESIDENCE DISTRICTS</p> <ul style="list-style-type: none"> R1 SINGLE-FAMILY RESIDENCE DISTRICT R2 SINGLE-FAMILY RESIDENCE DISTRICT R3 GENERAL RESIDENCE DISTRICT R4 GENERAL RESIDENCE DISTRICT R5 GENERAL RESIDENCE DISTRICT R6 GENERAL RESIDENCE DISTRICT R7 GENERAL RESIDENCE DISTRICT R8 GENERAL RESIDENCE DISTRICT <p>FOR USE AND BULK REGULATIONS, RESIDENCE DISTRICTS, SEE ARTICLE 7.</p> <p>FOR USE AND BULK REGULATIONS, BUSINESS DISTRICTS, SEE ARTICLE 8.</p> <p>FOR USE AND BULK REGULATIONS, COMMERCIAL DISTRICTS, SEE ARTICLE 9.</p> <p>FOR USE AND BULK REGULATIONS, MANUFACTURING DISTRICTS, SEE ARTICLE 10.</p> | <p>BUSINESS DISTRICTS</p> <ul style="list-style-type: none"> B1-1 TO B1-5 LOCAL RETAIL DISTRICTS B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS B3-1 TO B3-5 GENERAL RETAIL DISTRICTS B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS B5-1 TO B5-5 GENERAL SERVICE DISTRICTS B6-1 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS B7-1 TO B7-5 GENERAL CENTRAL BUSINESS DISTRICTS | <p>COMMERCIAL DISTRICTS</p> <ul style="list-style-type: none"> C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS C3-1 TO C3-5 COMMERCIAL-MANUFACTURING DISTRICTS C4 WATER FRONT TERMINAL DISTRICT <p>MANUFACTURING DISTRICTS</p> <ul style="list-style-type: none"> M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICT |
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Generalized Land-Use Plan.

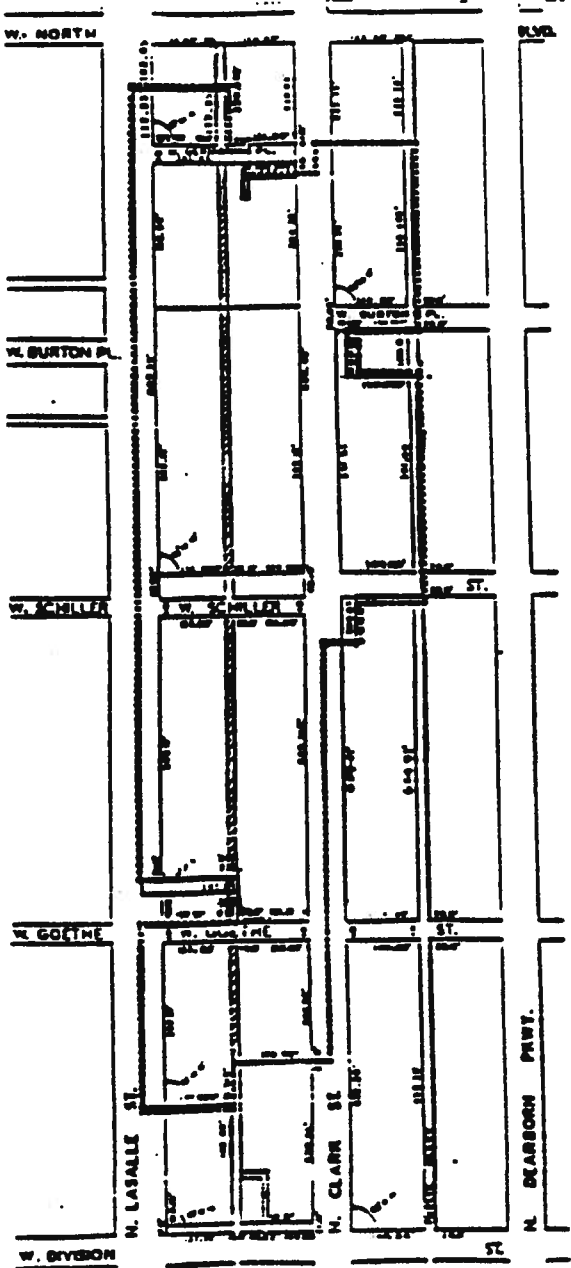
RESIDENTIAL PLANNED DEVELOPMENT NO. 14 AS AMENDED



Note: Area of Redevelopment Project North-LaSalle not included Within Planned Development will be Developed in Accordance with Revision No. 2. to the Project Redevelopment Plan.

Planned Development Boundary Map.

RESIDENTIAL PLANNED DEVELOPMENT NO. 14 AS AMENDED



— Planned Development Boundary



APPLICANT: City of Chicago

DATE: March 23, 1994

ORDINANCE

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. 14 and B4-4 Restricted Service District symbols and indications as shown on Map No. 3 in the area bounded by:

a line 102 feet south of West North Avenue; the east line of North Sandburg Terrace; the north of line West Germania Place; a line 106.285 feet west of North Clark Street; a line 28 feet south of West Germania Place; North Clark Street; a line 350.36 feet north of West Burton Place; the east line of the alley next east of and parallel to North Clark Street; the south line of West Burton Place; a line 19 feet east of North Clark Street; a line 100 feet south of West Burton Place; the east line of the alley next east of and parallel to North Clark Street; the south line of West Schiller Street; a line 38.57 feet east of North Clark Street; a line 104.895 feet south of West Schiller Street; North Clark Street; a line 266 feet south of West Goethe Street; the west line of the alley next west of and parallel to North Clark Street; a line 257.51 feet north of West Division Street; North LaSalle Street; the north line of West Goethe Street; a line 171.3 feet west of North Clark Street; a line 100 feet north of West Goethe Street; and North LaSalle Street,

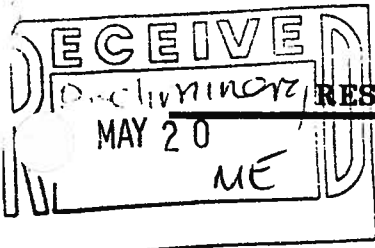
to the designation of a Residential Planned Development No. 14, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

For the 42nd Ward

By:

Bernard Stone
Alderman, 50th Ward



RESIDENTIAL PLANNED DEVELOPMENT NO. 14 AS AMENDED

PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated herein as a "Residential Planned Development No. 14" (the "Planned Development") consists of approximately 685,849.8 square feet (approximately 15.74 acres) of real property which is depicted on the attached Planned Development Boundary Map (the "Property").
2. All applicable official reviews, approvals or permits required in connection with this Planned Development shall be obtained by the owners of the affected property or their successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustment of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal.
3. This Planned Development consists of these thirteen statements; including an Existing Zoning Map; Planned Development Boundary Map; a Generalized Land Use Map; and a Table of Use and Bulk Regulations and Data. This Plan of Development is applicable to the area delineated herein and these and no other zoning controls shall apply. This Plan of Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
4. The permitted uses in this Planned Development are townhouses, atrium apartments, studio units, and elevator apartment buildings with related convenience-type business uses, and recreational areas and facilities and accessory parking.
5. Identification and other necessary signs, including temporary construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development.
6. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction 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. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic, and the Department of Planning and Development.

adopt the following proposed resolution transmitted therewith:

Resolved, That the appointments by Mayor Richard J. Daley of Rev. Robert Thomas, Jr., Mr. George Jones, Mr. Joseph B. Meegan and Mr. Carlos Ruiz as Members of the Commission on Youth Welfare be and the same are hereby approved.

On motion of Alderman Keane said proposed resolution was Adopted and said appointments were *Approved*, by yeas and nays as follows:

Yeas—Aldermen Parrillo, Harvey, Holman, Despres, Rayner, Bohling, Cousins, Lupo, Buchanan, Danaher, Swinarski, Staszczuk, Burke, Sheridan, Shannon, Hines, Fitzpatrick, Campbell, Frost, Janousek, Kuta, Collins, Zydlo, Sain, Biggs, McMahan, Keane, Sulski, Sande, Aiello, Casey, Cullerton, Laurino, Simon, Scholl, Goldberg, Rosenberg, Fifielski, Kerwin, Hoellen, O'Rourke, Wigoda, Sperling—43.

Nays—None.

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Fitzpatrick the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published on July 21, 1967, pages 644-645, recommending that the City Council pass eleven proposed ordinances transmitted with the committee's report for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Fitzpatrick moved to pass nine of the said proposed ordinances (which were recommended by the committee without change) (except the proposed ordinance affecting the area shown on Map No. 12-M, appearing as the last item on page 644 of said Journal of the Proceedings).

On separate motions made by Alderman Fitzpatrick *each* of said nine proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Parrillo, Harvey, Holman, Despres, Rayner, Bohling, Cousins, Lupo, Buchanan, Danaher, Swinarski, Staszczuk, Burke, Sheridan, Shannon, Hines, Fitzpatrick, Campbell, Frost, Janousek, Kuta, Collins, Zydlo, Sain, Biggs, McMahan, Keane, Sulski, Sande, Aiello, Casey, Cullerton, Laurino, Simon, Scholl, Goldberg, Fifielski, Kerwin, Hoellen, O'Rourke, Wigoda, Sperling—42.

Nays—None.

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

Reclassification of Area Shown on Map No. 1-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 R5 General Residence District symbols and indications as shown on Map No. 1-J in the area bounded by

W. Washington Boulevard; the alley next west of and parallel to N. Hamlin Avenue; the alley next south of and parallel to W. Washington

Boulevard; and a line 259.06 feet west of the alley next west of and parallel to N. Hamlin Avenue,

to those of an R6 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. 3-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 Planned Development No. 14 and the B4-4 Restricted Service District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 225.73 feet south of W. North Boulevard; the east line of the alley next east of and parallel to N. Clark Street; the south line of W. Burton Place; a line 19.083 feet east of N. Clark Street; a line 100.06 feet south of W. Burton Place; the east line of the alley next east of and parallel to N. Clark Street; the south line of W. Schiller Street; a line 38.57 feet east of N. Clark Street; a line 104.895 feet south of W. Schiller Street; N. Clark Street; a line 265.96 feet south of W. Goethe Street; the west line of the alley next east of and parallel to N. LaSalle Street; a line 357.37 feet south of W. Goethe Street; N. LaSalle Street; the north line of W. Goethe Street; the west line of N. Clark Street; a line 100.025 feet north of W. Goethe Street; N. LaSalle Street; W. North Avenue; the east line of the alley next east of and parallel to N. LaSalle Street; the north line of W. Germania Place; a line 201.65 feet east of N. LaSalle Street; a line 28.0 feet south of W. Germania Place; and N. Clark Street,

to the designation of a Residential Planned Development No. 14, 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.

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

[The Plan of Development attached to the foregoing ordinance is printed on pages 785 to 790.]

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 B4-2 Restricted Service District symbols and indications as shown on Map No. 7-G in the area bounded by

W. Barry Avenue; the alley next east of and parallel to N. Sheffield Avenue; a line 65 feet south of W. Barry Avenue; and N. Sheffield 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.

[Continued on page 791]

PD 14

RESIDENTIAL PLANNED DEVELOPMENT NO. 14 AS AMENDED
STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is controlled by the City of Chicago as follows:

Sub-Area "A"

1. North-LaSalle Urban Renewal Disposition Parcels 1, 2 and 3, owned by the Department of Urban Renewal of the City of Chicago.
2. North-LaSalle Urban Renewal Disposition Parcel 4 conveyed to Carl Sandburg Center No. Two on March 31, 1966, for which Carl Sandburg Center No. Two has by agreement designated the Department of Urban Renewal of the City of Chicago to be the sole applicant on and in behalf of said Carl Sandburg Center No. Two, its assigns and successors, for the purpose of obtaining and establishing a Planned Development, said agreement having been recorded as Document No. 20202238 in the Office of the Recorder of Deeds of Cook County on July 19, 1967.

Sub-Area "B"

1. North-LaSalle Urban Renewal Disposition Parcels 6, 8, B, H and F owned by the Department of Urban Renewal of the City of Chicago.
2. North-LaSalle Urban Renewal Disposition Parcels 5, 7, 9, 12 and 15 conveyed to Carl Sandburg Center No. Two between June, 1962 and June, 1964 for which Carl Sandburg Center No. Two, its assigns and successors, for the purpose of obtaining and establishing a Planned Development, said agreement having been recorded as Document No. 20202238 in the Office of the Recorder of Deeds of Cook County on July 19, 1967.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R7 General Residence District classification of the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets or alleys or adjustment of rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal and approved by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the following:

Sub-Area "A"

1. Department of Urban Renewal or its successor upon conveyance of North-LaSalle Urban Renewal Disposition Lots 1, 2 and 3.

APPLICANT: Department of Urban Renewal of the City of Chicago

June 9, 1967

RESIDENTIAL PLANNED DEVELOPMENT NO. 14 AS AMENDED
STATEMENTS

Sub-Area "A"

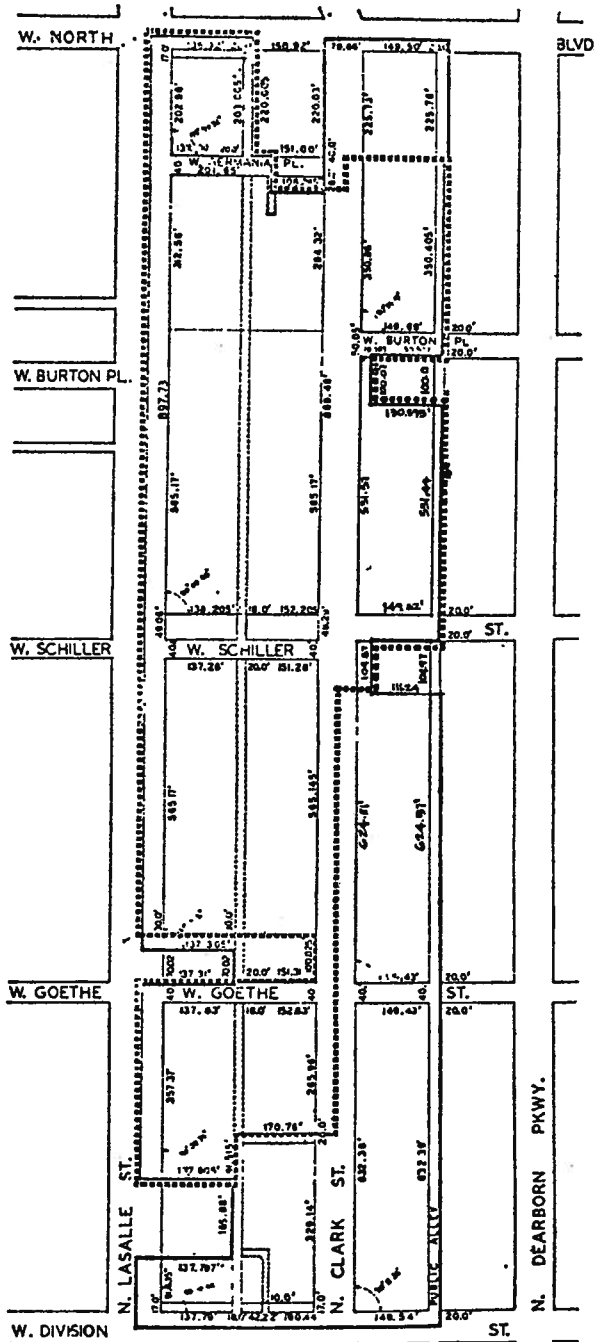
2. Carl Sandburg Center No. Two .

Sub-Area "B"

1. Department of Urban Renewal or its successor upon conveyance of North-LaSalle Urban Renewal Disposition Parcels Lot 6, Lot 8, Lots H, B, F.
2. Carl Sandburg Center No. Two.
5. Service drives or any other ingress or egress shall be adequately designed and paved 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.
6. Use of land will consist of townhouses, atrium apartments, studio units, and elevator apartment buildings with related convenience-type business uses, and recreational areas and facilities.
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 a R6 General Residence 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.

RESIDENTIAL PLANNED DEVELOPMENT NO. 14 AS AMENDED

PROPERTY LINE MAP AND RIGHTS OF WAY ADJUSTMENTS



Revision No. 2, to Redevelopment Project North-LaSalle Boundary

Planned Development Boundary

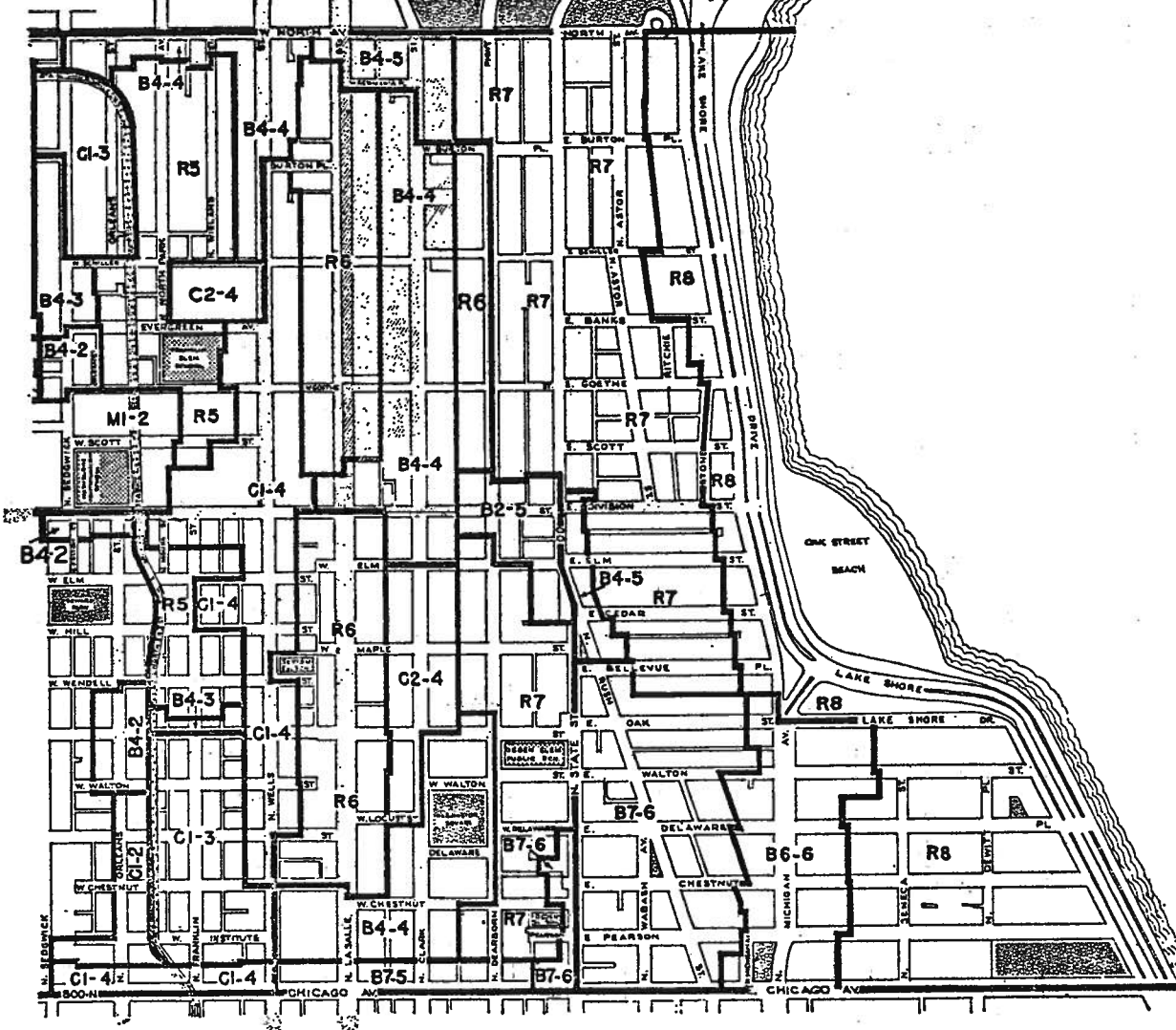
RIGHTS OF WAY ADJUSTMENTS

Street R. O. W. Dedicated by Ordinance Approved by City Council March 29, 1962






Alleys Vacated by Ordinance Approved by City Council March 9, 1962



RESIDENTIAL PLANNED DEVELOPMENT NO.14 AS AMENDED EXISTING ZONING & PREFERENTIAL STREET SYSTEM



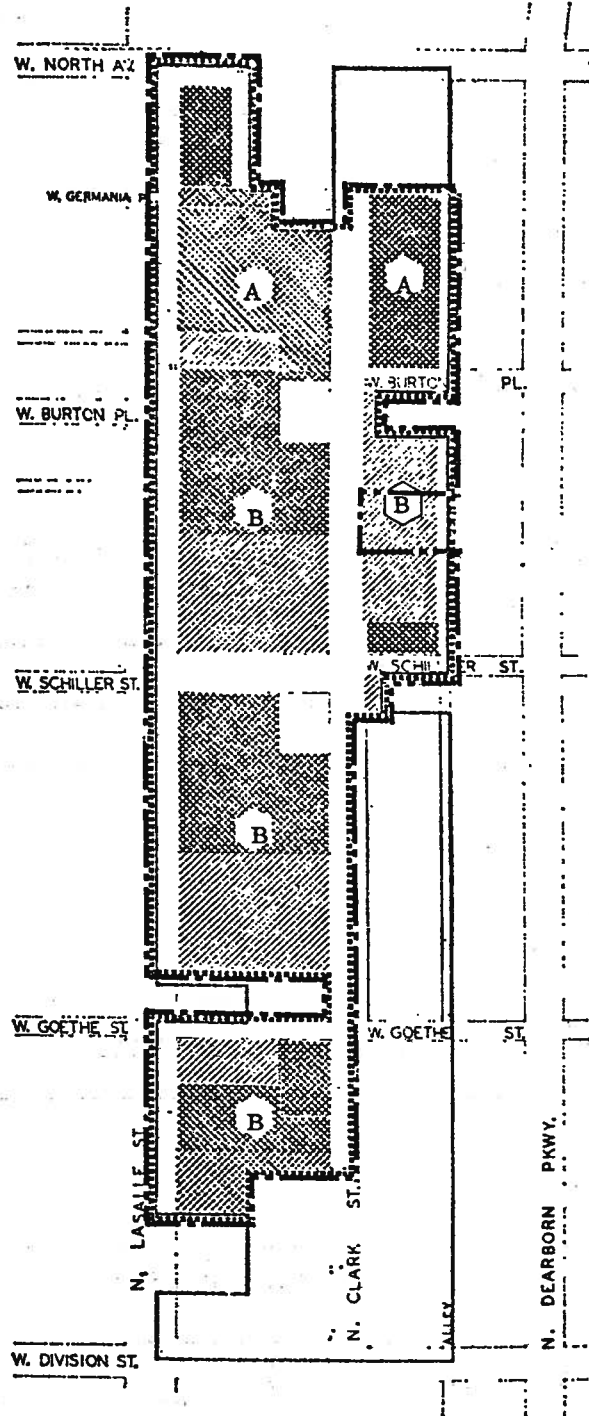
LEGEND

- ZONING DISTRICTS 
- PREFERENTIAL STREETS 
- PUBLIC SCHOOLS 
- PARKS & PLAYGROUNDS 
- PROPOSED RESIDENTIAL PLANNED DEVELOPMENT 



RESIDENTIAL PLANNED DEVELOPMENT NO. 14 AS AMENDED

GENERALIZED LAND USE PLAN



----- Planned Development Boundary

———— Revision No. 2, to Redevelopment Project North-LaSalle Boundary.

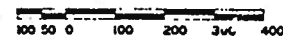
- - - - - Planned Development No. 14 Approved by City Council March 1, 1962

⬡ Sub Area Designation

□ Private Recreation Area

▨ Townhouses, Studio Units, & Atrium Apartments

▩ Elevator Apartments With Related Business Uses



Note: Area of Redevelopment Project North-LaSalle not Included Within Planned Development will be Developed in Accordance with Revision No. 2, to the Project Redevelopment Plan.

RESIDENTIAL PLANNED DEVELOPMENT NO. 14 AS AMENDED**PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA**

SUB AREAS	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	ESTIMATED NO. OF D. U.'S	ESTIMATED NO. PERSONS PER ACRE	MAXIMUM F. A. R.	MAXIMUM % OF LAND COVERED
	SQUARE FEET	ACRES					
A	173,491.70	3.96	elevator apt. atrium apt. townhouses	867	350	5.0	25%
B	518,577.33	11.9	elevator apt. atrium apt. townhouses	1788	300	3.5	25%
	692,069.03	15.86		2655			

Gross site area = net site area (.15.86) + area of public streets (6.90 acre) = 22.76

Maximum number of dwelling units 2655

Maximum permissible F. A. R. for total net site area 4.0

Estimated number of persons per acre 260

Minimum number of parking spaces: 1610

Minimum parking requirements:

Each space, minimum 8' 0" x 20' 0"

75% for dwelling units in elevator buildings

50% for efficiency apartments in elevator buildings

100% for townhouses, atrium apartments, studio units

Minimum number of off-street loading spaces per building shall be provided in accordance with Chicago Zoning Ordinance.

Minimum Setbacks:

Elevator apartments 20' 0" & 25' 0"

Townhouses, atriums & studio units 10' 0"

Minimum Distances between buildings with facing living room windows 50' 0"

Minimum Distances between end walls with windows 25' 0"

Maximum overall % of land covered 25% (for total net site area)

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. 2-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 B1-3 Local Retail District symbols and indications as shown on Map No. 2-H in the area bounded by

a line 50 feet north of W. Jackson Boulevard; S. Hoyne Avenue; the alley next north of and parallel to W. Jackson Boulevard; the alley next east of and parallel to S. Hoyne Avenue; W. Jackson Boulevard; a line 75 feet east of S. Hoyne Avenue; the alley next south of and parallel to W. Jackson Boulevard; S. Hoyne Avenue; W. Gladys Avenue; and the alley next west of and parallel to S. Hoyne 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. 2-L.
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. 2-L in the area bounded by

the alley next north of and parallel to W. Gladys Avenue; a line 40 feet east of S. Laramie Avenue; W. Gladys Avenue; and S. Laramie 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. 3-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 R8 General Residence District symbols and indications as shown on Map No. 3-E in the area bounded by

E. Delaware Place; a line 415 feet east of N. Michigan Avenue; a line 109 feet $8\frac{3}{8}$ inches south of E. Delaware Place; a line 322 feet east of N. Michigan Avenue; E. Chestnut Street; and a line 261 feet east of N. Michigan Avenue,

to those of a B6-6 Restricted Central Business 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. 3-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 R6 General Residence District, B4-4 Restricted Service District and

B4-5 Restricted Service District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 225.73 feet south of W. North Boulevard; the east line of the alley next east of and parallel to N. Clark Street; the south line of W. Burton Place; a line 19.083 feet east of N. Clark Street; a line 75.06 feet south of W. Burton Place; the east line of the alley next east of and parallel to N. Clark Street; a line 199.89 feet south of W. Burton Place; the east line of N. Clark Street; a line 231.28 feet north of W. Schiller Street; the east line of the alley next east of and parallel to N. Clark Street; the south line of W. Schiller Street; a line 38.57 feet east of N. Clark Street; a line 79.895 feet south of W. Schiller Street; the center line of N. Clark Street; a line 265.96 feet south of W. Goethe Street; the west line of the alley next east of N. LaSalle Street; a line 357.37 feet south of W. Goethe Street; the center line of N. LaSalle Street; the north line of W. Goethe Street; the west line of N. Clark Street; a line 100.025 feet north of W. Goethe Street; the center line of N. LaSalle Street; the center line of W. North Boulevard; the east line of the alley next east of and parallel to N. LaSalle Street; the north line of W. Germania Place; a line 201.65 feet east of N. LaSalle Street; a line 28.0 feet south of W. Germania Place; and the center line of N. Clark 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.

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

The following is the Plan of Development attached to the foregoing ordinance:

*Reclassification of Area Shown on Map No. 5-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 B4-1 Restricted Service District symbols and indications as shown on Map No. 5-M in the area bounded by

the alley next north of and parallel to W. Grand Avenue; N. Major Avenue; W. Grand Avenue; and N. Mango Avenue,

to those of a C1-1 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. 7-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 R3 General Residence District symbols and indications as shown on Map No. 7-N in the area bounded by

W. Diversey Avenue; a line 150 feet west of N. Sayre Avenue; the alley next south of and parallel to W. Diversey Avenue; and a line 172 feet 6 inches west of N. Sayre Avenue,

pp 14

PLAN OF DEVELOPMENT

A-366
PASSED 3/1/62
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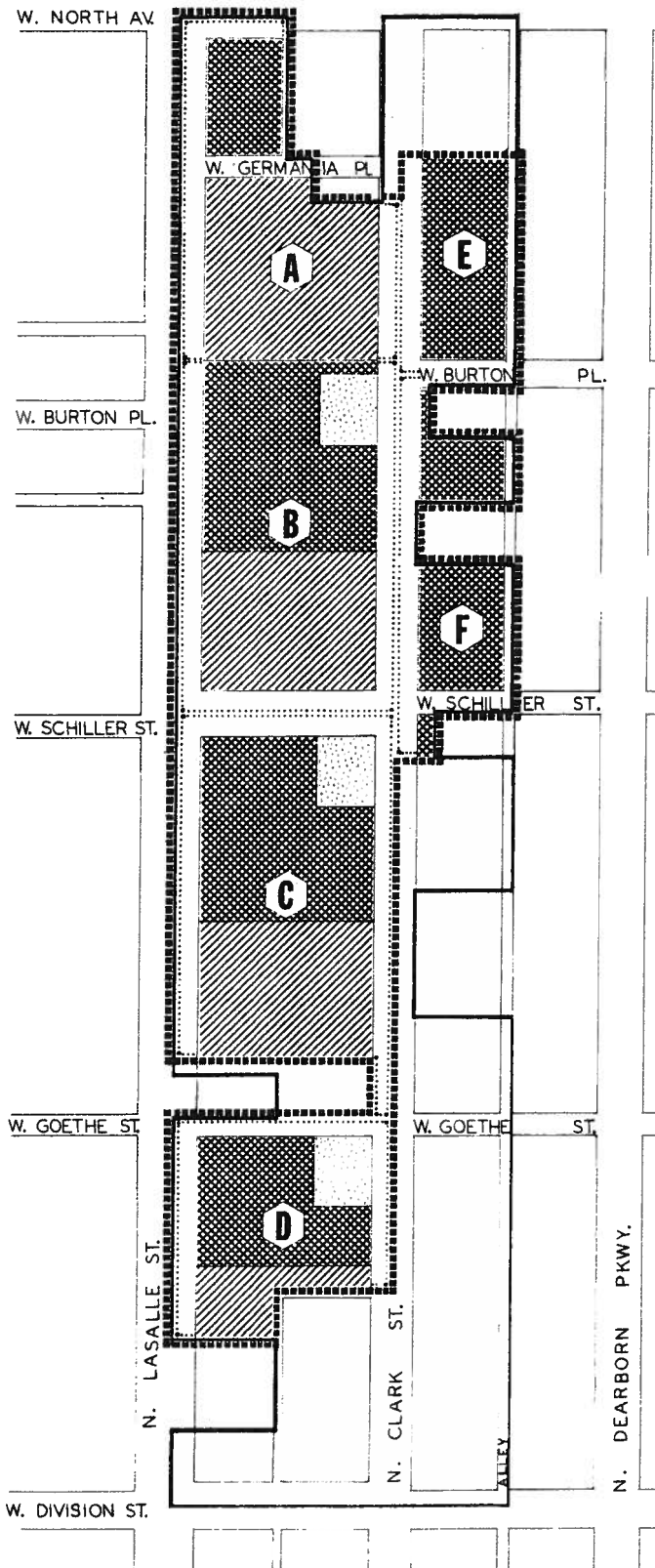
RESIDENTIAL PLANNED DEVELOPMENT NO. 14

STATEMENTS

1. THE AREA DELINEATED HEREON AS "RESIDENTIAL PLANNED DEVELOPMENT NO. " IS OWNED AND CONTROLLED BY THE CHICAGO LAND CLEARANCE COMMISSION. OWNERSHIP OF SUCH AREA WILL BE TRANSFERRED BY THE COMMISSION OR ITS SUCCESSOR TO A SINGLE OWNER WITH CONTROL REMAINING IN THE COMMISSION OR ITS SUCCESSOR .
2. OFF STREET PARKING FACILITIES WILL BE PROVIDED IN COMPLIANCE WITH THIS PLAN OF DEVELOPMENT AS AUTHORIZED BY THE CHICAGO ZONING ORDINANCE .
3. ANY DEDICATION OR VACATION OF STREETS AND ALLEYS OR ADJUSTMENT OF RIGHTS OF WAY OR CONSOLIDATION OR RESUBDIVISION OF PARCELS SHALL REQUIRE A SEPARATE SUBMITTAL ON BEHALF OF THE CHICAGO LAND CLEARANCE COMMISSION AND APPROVAL BY THE CITY COUNCIL .
4. SERVICE DRIVES OR ANY OTHER INGRESS OR EGRESS LANES NOT HERETOFORE PROPOSED TO BE DEDICATED SHALL BE ADEQUATELY DESIGNED AND PAVED TO PROVIDE INGRESS AND EGRESS FOR MOTOR VEHICLES INCLUDING EMERGENCY VEHICLES. THERE SHALL BE NO PARKING WITH IN SUCH PAVED AREAS .
5. USE OF LAND WILL CONSIST OF TOWNHOUSES, ATRIUM APARTMENTS, STUDIO UNITS, AND ELEVATOR APARTMENT BUILDINGS WITH RELATED BUSINESS USES, AND RECREATIONAL AREAS AND FACILITIES .
6. 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 REGULATIONS HEREBY MADE APPLICABLE THERETO .

RESIDENTIAL PLANNED DEVELOPMENT NO.

GENERALIZED LAND USE PLAN



— REDEVELOPMENT PROJECT NORTH LASALLE BOUNDARY.

..... PLANNED DEVELOPMENT BOUNDARY

⬡ SUB AREA DESIGNATION

▨ PRIVATE RECREATION AREA

▧ TOWNHOUSES, STUDIO UNITS, & ATRIUM APARTMENTS

▩ ELEVATOR APARTMENTS WITH RELATED BUSINESS USES



NOTE : AREA OF REDEVELOPMENT PROJECT NORTH LASALLE NOT INCLUDED WITHIN PLANNED DEVELOPMENT WILL BE DEVELOPED IN ACCORDANCE WITH THE PROJECT RE-DEVELOPMENT PLAN.

RESIDENTIAL PLANNED DEVELOPMENT NO.

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

SUB AREAS	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	MAXIMUM BUILDING HEIGHT	ESTIMATED NO. OF D. U.'S	ESTIMATED NO. PERSONS PER ACRE	MAXIMUM F. A.R.	MAXIMUM % OF LAND COVERED
	SQUARE FEET	ACRES						
A	121,065.70	2.78	ELEV. APTS. ATRIUM APTS. TOWNHOUSES	300 45 30	243 12 12	260	3.5	25.0
B	180,377.26	4.15	ELEV. APTS. ATRIUM APTS. TOWNHOUSES RECREATION	300 45 30	567 12 12	300	3.5	25.0
C	174,399.0	4.00	ELEV. APTS. ATRIUM APTS. TOWNHOUSES RECREATION	300 45 30	567 12 12	320	3.7	25.0
D	94,675.8	2.17	ELEV. APTS. STUDIO UNITS RECREATION	300 45	³³³ 270 12	300	3.7	25.0
E	52,426.0	1.20	ELEVATOR APARTMENTS	300	72	120	2.5	25.0
F	57,892.77	1.33	ELEVATOR APARTMENTS	300	72	120	2.5	25.0
		680,836.53	15.63					

GROSS SITE AREA = NET SITE AREA (15.63 ACRES) + AREA OF PUBLIC STREETS (6.90 ACRES) = 22.53 ACRES
 MINIMUM LOT AREA FOR TOWNHOUSES 1800 SQUARE FEET

MAXIMUM NUMBER OF DWELLING UNITS 1875

MAX. NO. OF D. U.'S PER ACRE OF TOTAL NET SITE AREA 120

MAX. PERMITTED F. A.R. FOR TOTAL NET SITE AREA 3.5

ESTIMATED NUMBER OF PERSONS PER ACRE 260

MINIMUM NUMBER OF PARKING SPACES 1219
 MINIMUM PARKING REQUIREMENTS: 100% FOR TOWNHOUSES, ATRIUM APTS. & STUDIO UNITS
 APPROXIMATELY: 75% FOR D. U.'S IN ELEVATOR BUILDINGS
 " 50% FOR EFFICIENCY UNITS IN ELEVATOR BUILDING
 PLUS ONE OFF-STREET LOADING BERTH PER BUILDING

	ELEVATOR APTS. 20'-0" & 25'-0"		300'-0"
MINIMUM SETBACKS	ATRIUM APARTMENTS 20'-0"	MAXIMUM HEIGHTS	45'-0"
	TOWNHOUSES & STUDIO UNITS 10'-0"		30'-0"

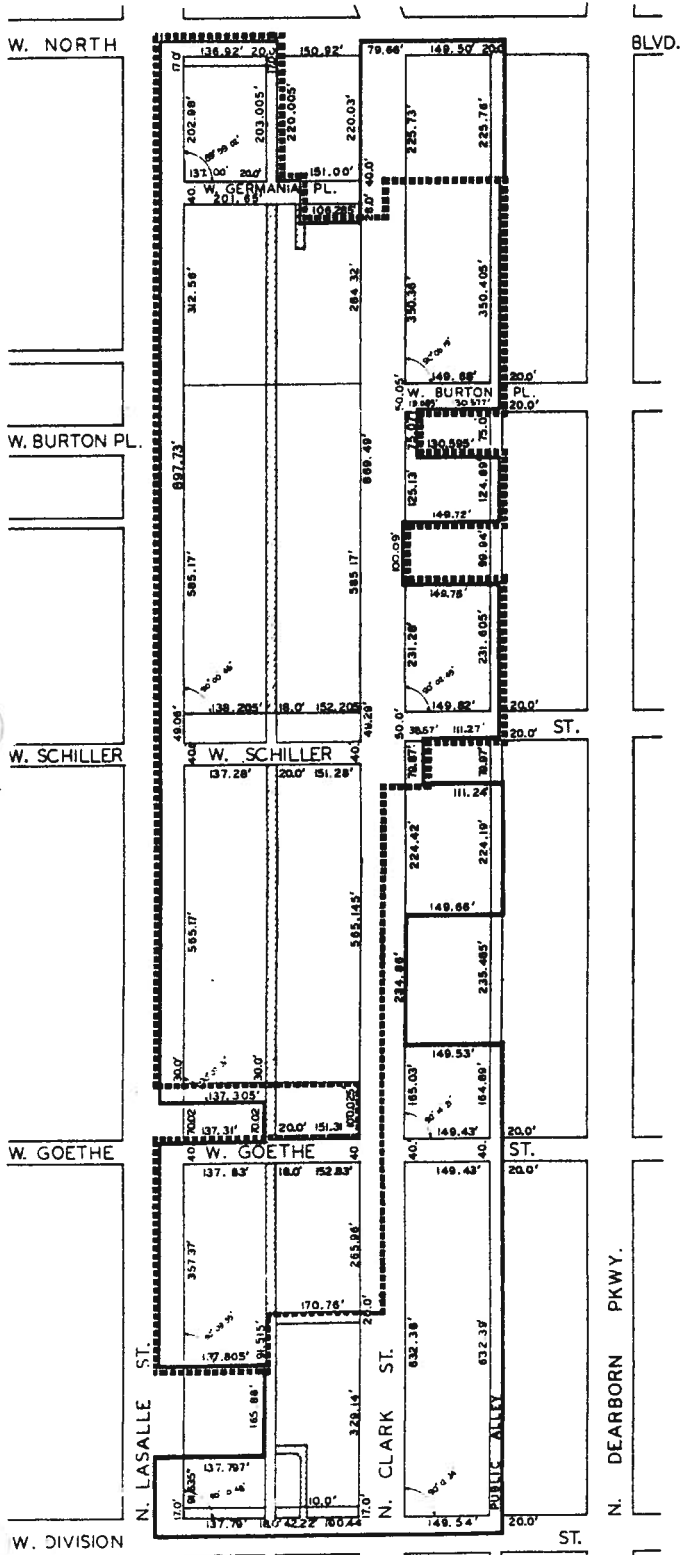
MINIMUM DISTANCES BETWEEN BLDGS WITH FACING LIVING ROOM WINDOWS 50'-0"
 MINIMUM DISTANCES " END WALLS WITH WINDOWS 25'

MAXIMUM OVERALL % OF LAND COVERED 25% (FOR TOTAL NET SITE AREA)

APPLICANT: CHICAGO LAND CLEARANCE COMMISSION, CITY OF CHICAGO, JANUARY 17, 1962

RESIDENTIAL PLANNED DEVELOPMENT NO.

PROPERTY LINE MAP AND RIGHTS OF WAY ADJUSTMENTS



— REDEVELOPMENT PROJECT
NORTH — LASALLE
BOUNDARY

..... PLANNED DEVELOPMENT
BOUNDARY

RIGHTS OF WAY ADJUSTMENTS

▭ AREA TO BE DEDICATED

▨ AREA TO BE VACATED



