



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Valerie B. Jarrett  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4471 (Voice)  
(312) 744-2578 (TDD)  
(312) 744-6550 (FAX)

December 13, 1994

Mr. Rick Santella  
8425 W. Broadman  
Chicago, IL 60656

Re: Request for a minor change to  
Residential Planned Development No.  
140.  
8425 West Broadman Avenue

Dear Mr. Santella:

The Department of Planning and Development has considered your request for a minor change to Residential Planned Development No. 140, and hereby approves your request pursuant to the authority granted by Section 11.11-3 (c) of the Chicago Zoning Ordinance.

Specifically, your letter dated September 8, 1994 requested a reduction in the side yard setback requirement to permit a 5'x 9' area increase to a previously approved attached four-car garage. The location of the expansion encroaches into the area subject to side yard setback requirements.

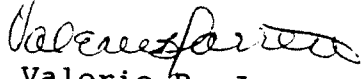
The Planned Development requires a minimum side yard setback reflective of the R-2 Single Family District Provision of the Municipal Code of the City of Chicago. You requested a reduction in that requirement to permit a side yard setback of zero (0) feet for nine (9) feet of the side yard along the East side of the lot. Please note that concurrence was received from the adjacent property owner affected by the proposed change.

With regard to your request, the Department of Planning and Development has determined that the modification would constitute a minor change pursuant to section 11.11-3 (c) of the Chicago Zoning Ordinance.



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 140, I hereby approve the foregoing minor change, but no other changes to Residential Planned Development No. 140.

Sincerely,

  
Valerie B. Jarrett  
Commissioner

cc: Christine Slattery  
Philip Levin  
Will Tippens  
Mary Edwards

March 1, 1976

to the designation of a Business 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 2645-2649 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-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 B4-1 Restricted Service District symbols and indications as shown on Map No. 9-I in the area bounded by

a line 361 feet north of and parallel to W. Byron Street; the alley next east of and parallel to N. Kedzie Avenue, a line 161 feet north of and parallel to W. Byron Street; and N. Kedzie 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 Nos. 11-F and 11-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 R7 General Residence District symbols and indications as shown on Map Nos. 11-F and 11-G in the area bounded by

the north line of W. Sunnyside Avenue, or the line thereof if extended where no street exists; N. Clarendon Avenue; W. Agatite Avenue; a line 85 feet west of N. Clarendon Avenue; a line 105 feet south of W. Agatite Avenue; N. Clarendon Avenue; a line 147 feet north of W. Montrose Avenue; a line 51.40 feet east of N. Clarendon Avenue; a line 133 feet north of W. Montrose Avenue; a line 103 feet east of N. Clarendon Avenue; W. Montrose Avenue; a line 341.42 feet west of N. Clarendon Avenue; W. Agatite Avenue and the alley next west of and parallel to N. Clarendon 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 2650-2654 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. 11-P.*  
*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R2 Single Family Residence District symbols and indications as shown on Map No. 11-P in the area bounded by N. Pueblo Avenue; W. Montrose Avenue; N. Chester Avenue and a line 285 feet north of and parallel to W. Montrose 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 2655-2659 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. 11-P.*

*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 R1 and R2 Single Family Residence District symbols and indications as shown on Map No. 11-P in the area bounded by

W. Wilson Avenue; a line 115 feet east of and parallel to N. Delphia Avenue; a line 500 feet south of and parallel to W. Wilson Avenue and N. Pueblo Avenue

to the designation of a Residential-Business 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 2660-2664 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-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. 12-E in the area bounded by

E. 50th Street; S. St. Lawrence Avenue; E. 51st Street; S. Washington Park Court; E. 50th Place; a line 299.5 feet east of the east line of Dr. Martin Luther King Jr. Drive; the alley next north of and parallel to E. 50th Place and the alley next west of S. Vincennes Avenue

to the designation of an Institutional-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 2665-2669 of this Journal]

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

RESIDENTIAL PLANNED DEVELOPMENT # 140

PLAN OF DEVELOPMENT

STATEMENTS

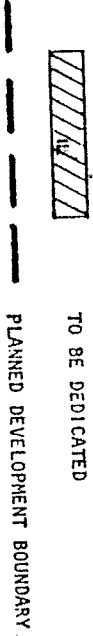
1. All of the area delineated hereon as "Residential Planned Development" is owned by Schorsch Brothers, Inc., a Delaware Corporation, licensed to do business in the State of Illinois, located at 8433 West Leland Avenue, Chicago, Illinois 60656. There are no contracts or agreements existing for the sale of any of the area delineated.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees.
3. Any adjustments of rights of way or consolidation or subdivision of parcels shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees.
4. Use of land will consist of single-family detached residences, and two family residences and related uses.
5. Off-street parking facilities shall be provided in accordance with this Plan of Development.
6. Streets, service drives, or any other ingress or egress shall be adequately designed and paved in accord 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 permitted within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
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.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development", as adopted by the Commissioner of Development and Planning.

BRUCE M. SCHORSCH, FOR  
SCHORSCH BROTHERS, INC.

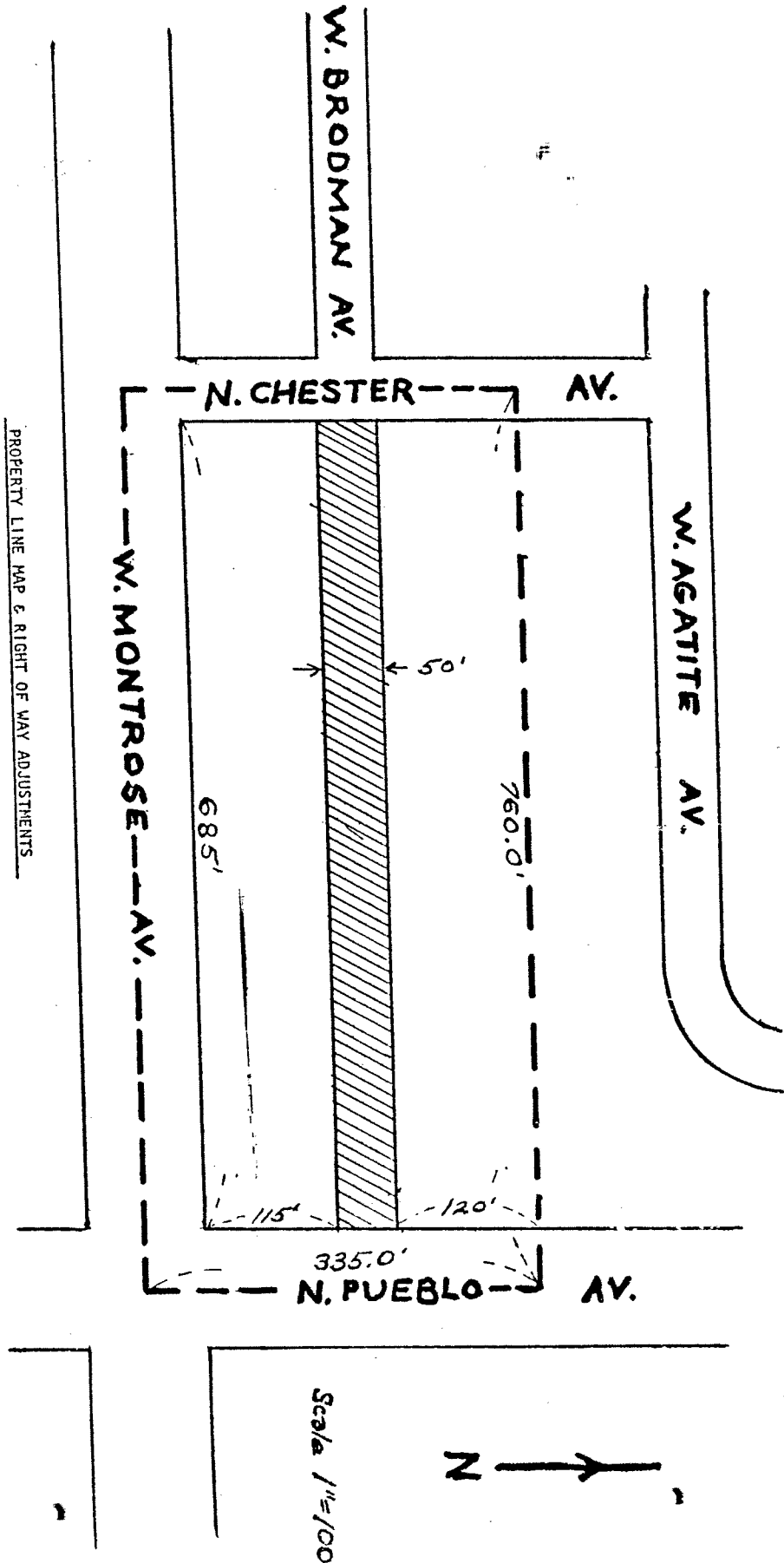
APPLICANT:

DATE: NOVEMBER 10, 1975

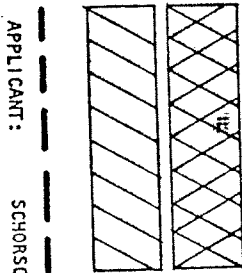
APPLICANT: SCHORSCH BROTHERS, INC.



PROPERTY LINE MAP & RIGHT OF WAY ADJUSTMENTS



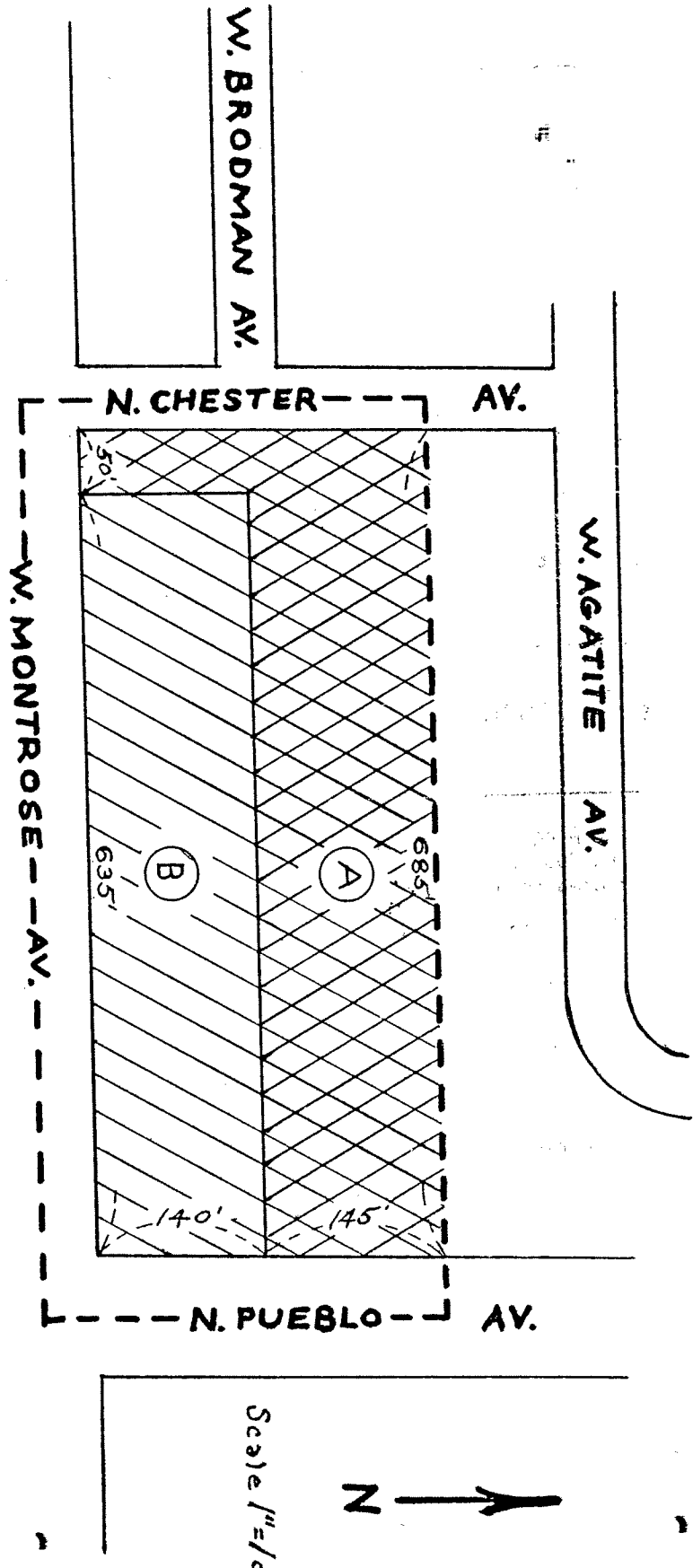
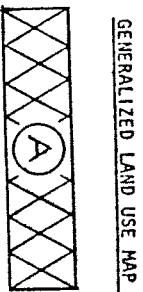




RESIDENTIAL - SINGLE FAMILY DETACHED DWELLING UNITS

RESIDENTIAL - TWO FAMILY DETACHED DWELLING UNITS

PLANNED DEVELOPMENT BOUNDARY



RESIDENTIAL PLANNED DEVELOPMENT

Net Site Area			General Description of Land Use	Number of D.U.'s	Maximum Floor Area Ratio	Maximum % of Land Covered
Sub Area	square feet	Acres				
A	87,950	2.02	Residential single family detached residence	17	.5	40%
B	73,025	1.68	Residential Two-Family Residence	26	.8	40%

Net Site Area = 160,975 Sq. Ft. = 3.70  
 Existing Public Area = 59,375 Sq. Ft. = 1.36  
 Public Area to be Dedicated = 34,250 Sq. Ft. = .78  
 Gross Site Area = 254,600 5.84

Maximum % of Land Coverage at Grade Level: 40%

Maximum Floor Area Ratio for Total Net Site Area: .5

Maximum Number of Dwelling Units: 43

Minimum Number of Off Street Parking Spaces Required: 60

Setbacks - in accord with the R-2 Single Family District Provision of Municipal Code of the City of Chicago.

APPLICANT: SCHORSCH BROTHERS, INC.  
 (Bruce M. Schorsch)

DATE: November 11, 1975

