

*Reclassification Of Area Shown On Map Number 3-F.  
(Application Number 12033)*

*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 Number 234 symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 363.59 feet north of and parallel to West Evergreen Avenue; the alley next east of and parallel to North Cleveland Avenue; a line 281 feet north of and parallel to West Evergreen Avenue; and North Cleveland Avenue,

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 Number 3-F.  
(As Amended)  
(Application Number 12031)*

PD 148

*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 Number 148, as amended, symbols and indications as shown on Map Number 3-F in the area bounded by:

West Evergreen Avenue; North Sedgwick Street; the south line of West Goethe Street or the line thereof is extended where no street exists; a line from a point 149.75 feet west of North Hudson Avenue along the south line of West Goethe Street, to a point 131.56 feet northeasterly of the intersection of the 12 foot northwesterly/southeasterly alley next northeast of and parallel to North Clybourn Avenue and the 12 foot southwesterly/northeasterly alley next east of and perpendicular to North Clybourn Avenue, as measured on the southerly line of said southwesterly/northeasterly alley; a line 406.86 feet northwesterly of the intersection of West Division Street and North Clybourn Avenue, as measured at the easterly right-of-way line of North Clybourn Avenue

and perpendicular thereto; the alley northeast of and parallel to North Clybourn Avenue; and North Cleveland Avenue,

to the designation of Residential Planned Development Number 148, 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 thereof 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 148,  
As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential Planned Development Number 148, as amended, consists of approximately two hundred thousand two hundred thirteen (200,213) square feet (four and fifty-eight one-hundredths (4.58) acres) and is owned or controlled by the Applicant, Sedgwick Ventures L.P.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees, and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder or any ground lessors. Futhermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any

amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.

4. This Plan of Development consists of ten (10) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; and a Planned Development Property Line and Boundary Map. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The Planned 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.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development Number 148, as amended": Use of land in Sub-Area A (Parcel 1) will consist of multi-family walk-up apartment buildings containing eighty-four (84) one-, two- and three-bedroom apartments and related off-street parking and loading facilities and private recreational areas. Use of land in Sub-Area B (Parcel R-2) will consist of multi-family walk-up apartment buildings containing eighty-four (84) one-, two-, three-, four-bedroom and handicapped apartments and related off-street parking and loading facilities and private recreational areas, and a community building.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. Off-street parking shall be provided in compliance with this Planned Development and shall be subject to the review and approval of the Department of Planning and Development and the Department of Transportation. A maximum of forty-four (44) parking spaces may be provided off-site.
8. Any service drives 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.

- 9. Height restriction of any building or any appurtenance thereto shall be subject to height limitations approved by the Federal Aviation Administration.
- 10. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.

[Existing Zoning Map; and Planned Development Property Line and Boundary Map referred to in these Plan of Development Statements printed on pages 46798 through 46799 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Residential Planned Development Number 148,  
As Amended.*

*Planned Development Bulk Regulations  
And Data Table.*

Sub-Area	Net Site Area  Square Feet (Acres)	General Description Of Land Use	Maximum Number Of Dwelling Units	Maximum Floor Area Ratio	Maximum Percentage Of Land Covered	Minimum Number Of Parking Spaces
A	51,384 (1.17)	Walk-Up apartment buildings, off-street parking and loading facilities, related private recreational areas	84	1.75	35%	84*

Sub-Area	Net Site Area	General Description Of Land Use	Maximum Number Of Dwelling Units	Maximum Floor Area Ratio	Maximum Percentage Of Land Covered	Minimum Number Of Parking Spaces
B	148,819 (3.41)	Walk-Up apartment buildings, off-street parking and loading facilities, related private recreation areas, and community building	84	0.7	21%	84
TOTAL	200,203 (4.58)		168	1.25	25%	168

Gross Site Area, 273,734 square feet or 6.28 acres = Net Site Area, 200,203 square feet or 4.58 acres + Streets and Alleys, 73,531 square feet or 1.7 acres.

Minimum Number of Off-Street Parking Spaces for Proposed Uses:

168 (\* a maximum of 44 may be provided off-site in compliance with Statement Number 7).

Minimum Periphery Setbacks:

- Evergreen Avenue: 10 feet.
- Cleveland Avenue: 10 feet.
- Southerly Boundary: 10 feet.
- Sedgwick Street: 5 feet.

Minimum Distance Between Facing Building Walls with Windows:

30 feet.

Maximum Percentage of Land Covered for Total Net Site Area:

30 percent.

Setbacks and Minimum Distances between Building Requirements may be adjusted where necessary for technical reasons, subject to the approval of the Department of Planning.

Minimum Loading Requirements:

Sub-Area A:	2.
Sub-Area B:	3.

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*Reclassification Of Area Shown On Map Number 3-F.  
(As Amended)  
(Application Number 12030)*

*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 and M1-3 Restricted Manufacturing Districts and Residential Planning Development Number 148, as amended, symbols and indications as shown on Map Number 3-F in the area bounded by:~~

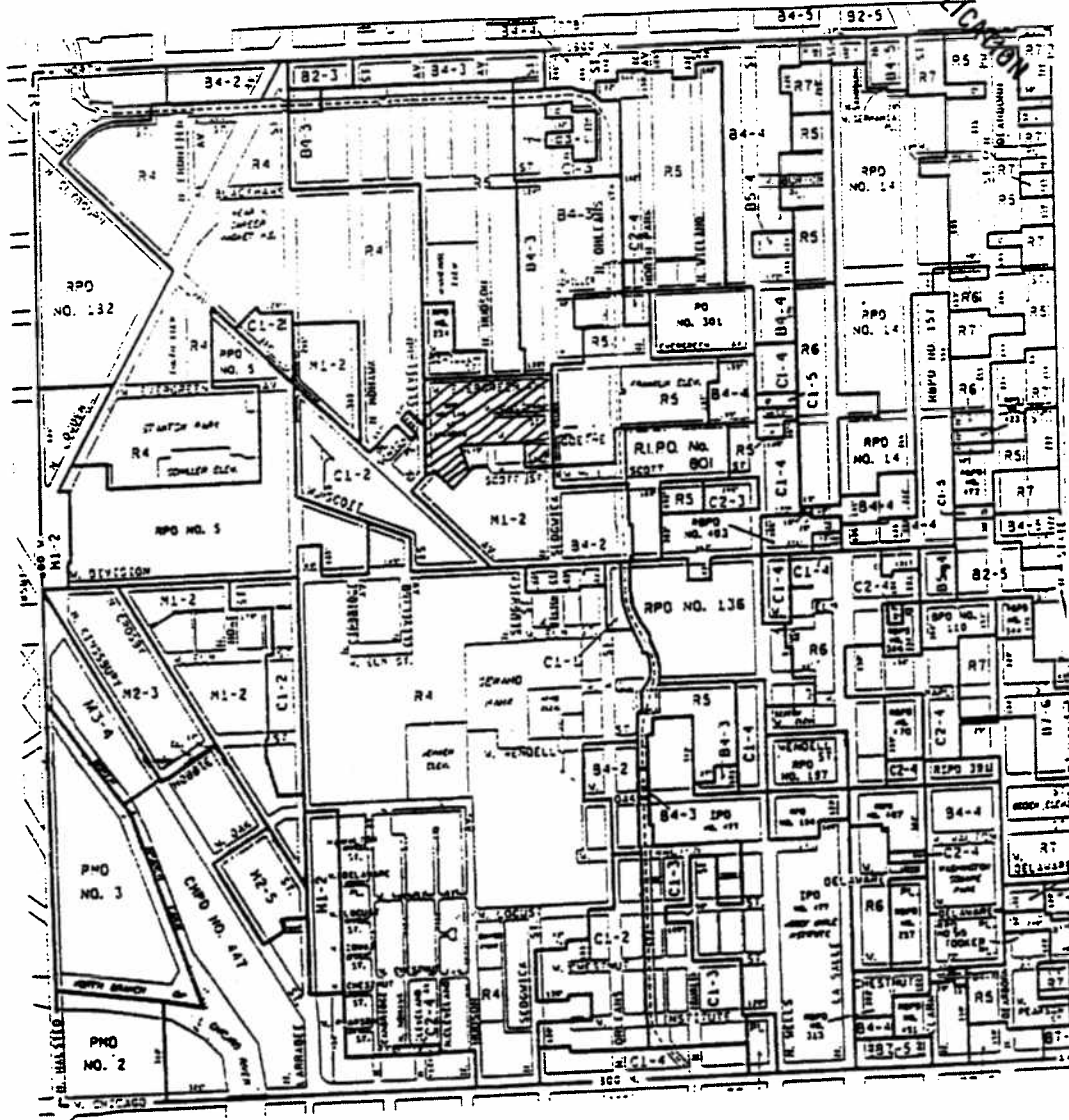
~~West Goethe Street; North Sedgwick Street; West Scott Street; the alley next west of and parallel to North Sedgwick Street; a line 112.13 feet south of West Scott Street; North Sedgwick Street; a line 133 feet north of West Scott Street; the westerly right-of-way line of the Chicago Transit Authority elevated structure; West Division Street; North Clybourn Avenue; a line 408.86 feet northwesterly of the intersection of West Division Street and North Clybourn Avenue as measured at the easterly right-of-way line of North Clybourn Avenue and perpendicular thereto; a point 131.56 feet northeasterly of the intersection of the 12 foot northwesterly/southeasterly alley next east of and parallel to North Clybourn Avenue and the 12 foot southwesterly/northeasterly alley next east of and perpendicular to North Clybourn Avenue as measured on the southerly line of said southwesterly/northeasterly alley; a line from a point 131.56 feet northeasterly of the intersection of said 12 foot northwesterly/southeasterly alley next east of and parallel to North Clybourn Avenue and said 12 foot southwesterly/northeasterly alley next east of and perpendicular to North Clybourn Avenue as measured on the southerly line of said southwesterly/northeasterly alley to a point~~


(Continued on page 46800)

Existing Zoning Map.

RESIDENTIAL PLANNED DEVELOPMENT NO. 148, AS AMENDED

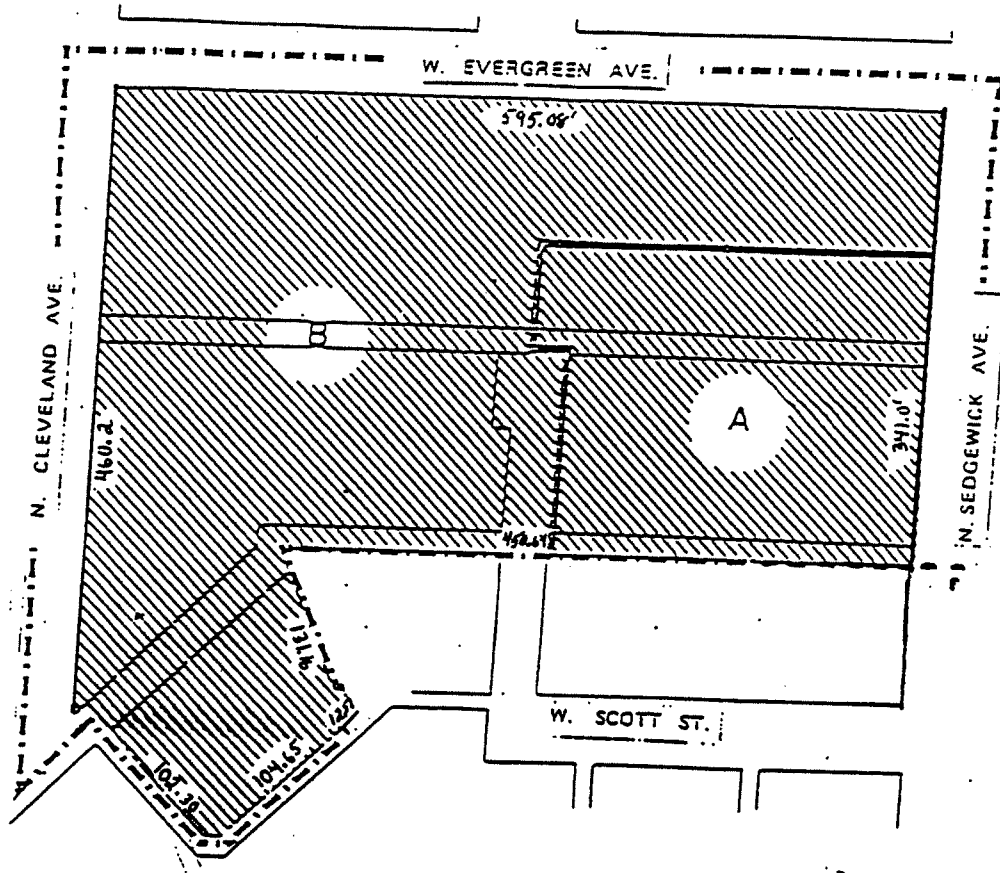
FINAL FOR PUBLICATION



SUBJECT AREA 

APPLICANT: SEDGWICK VENTURES L.P.  
 ADDRESS: 401-459 WEST EVERGREEN AVE; 1300-1330 NORTH  
 SEDGWICK ST., 400-424 WEST GOETHE ST., 1255-1323  
 NORTH CLEVELAND AVE.  
 DATE: MARCH 18, 1997  
 DATE REVISED: MAY 15, 1997

### Planned Development Property Line And Boundary Map.



LEGEND:    - - - - - Planned Development Boundary  
              - - - - - Property Line

Sub Area (A)  
 Sub Area (B)

APPLICANT:    SEDGWICK VENTURES L.P.  
 ADDRESS:      401-459 WEST EVERGREEN AVE; 1300-1330 NORTH  
                   SEDGWICK ST., 400-424 WEST GOËTHE ST.; 1265-1323  
                   NORTH CLEVELAND AVE.  
 DATE:            MARCH 18, 1997  
 DATE REVISED: MAY 15, 1997

RESIDENTIAL PLANNED DEVELOPMENT NO. 148, AS AMENDED

## STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned and controlled by the Department of Urban Renewal and constitutes Disposition Parcels 1 and R2 of the Evergreen-Sedgwick Redevelopment Project.
2. Off-street parking and loading facilities shall be provided in compliance with this Plan of Development, as shown below under "PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA."
3. All applicable official reviews, approvals or permits are required to be obtained by the Department of Urban Renewal or its successors upon conveyance of Evergreen-Sedgwick Redevelopment Disposition Parcels 1 and R-2.
4. Any dedication, vacation or closing to vehicular traffic of streets and alleys or easements or adjustments of right-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal or its successors and approval by the City Council.
5. Any 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 shall be in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 18' feet to provide ingress and egress for emergency vehicles.
6. Use of land in Sub Area A (Parcel 1) will consist of multi-family walk-up apartment buildings containing 84 one, two and three-bedroom apartments and related off-street parking and loading facilities and private recreational areas. Use of land in Sub Area B (Parcel R-2) will consist of multi-family walk-up apartment buildings containing 84 one, two, three, four-bedroom and handicapped apartments and related off-street parking and loading facilities and private recreational areas, and a community building.  
  
Detailed information on the proposed uses and their relationship to the surrounding areas are shown on the attached maps, "Property Line Map and Rights-of-Way Adjustments", "Existing Zoning and Preferential Street System" "Generalized Land Use Plan" and the attached chart, "PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA."
7. Identification signs may be permitted within this Residential Planned Development, subject to the review and approval of the Commissioner of the Department of Planning.
8. The Plan of Development shall be in accord with the intent and purposes

October 6, 1982

UNFINISHED BUSINESS

12841

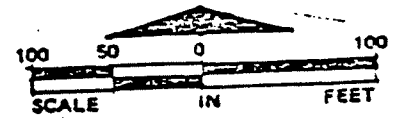
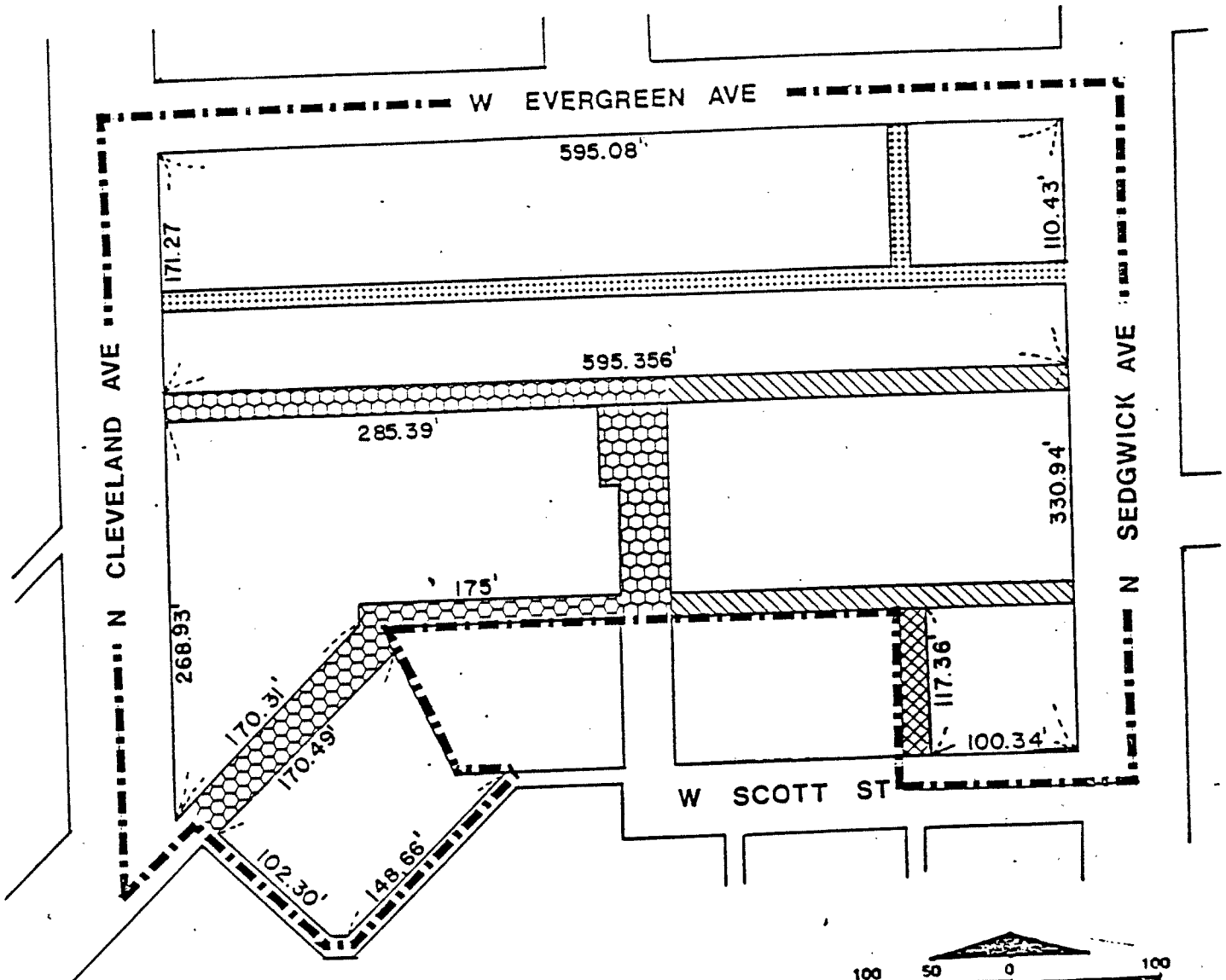
- 2 -

of the Chicago Zoning Ordinance and shall be subject to the "Rules, Regulations and procedures in Relation to Planned Developments," as adopted by the Commissioner of the Department of Planning.

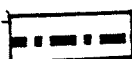
APPLICANT: DEPARTMENT OF URBAN RENEWAL

DATE: June 30, 1982

# RESIDENTIAL PLANNED DEVELOPMENT, NO.148 AS AMENDED PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



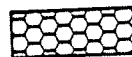
### LEGEND



RESIDENTIAL PLANNED DEVELOPMENT BOUNDARY



TO BE VACATED AS PUBLIC-OF-WAY



TO BE CLOSED TO VEHICULAR TRAFFIC



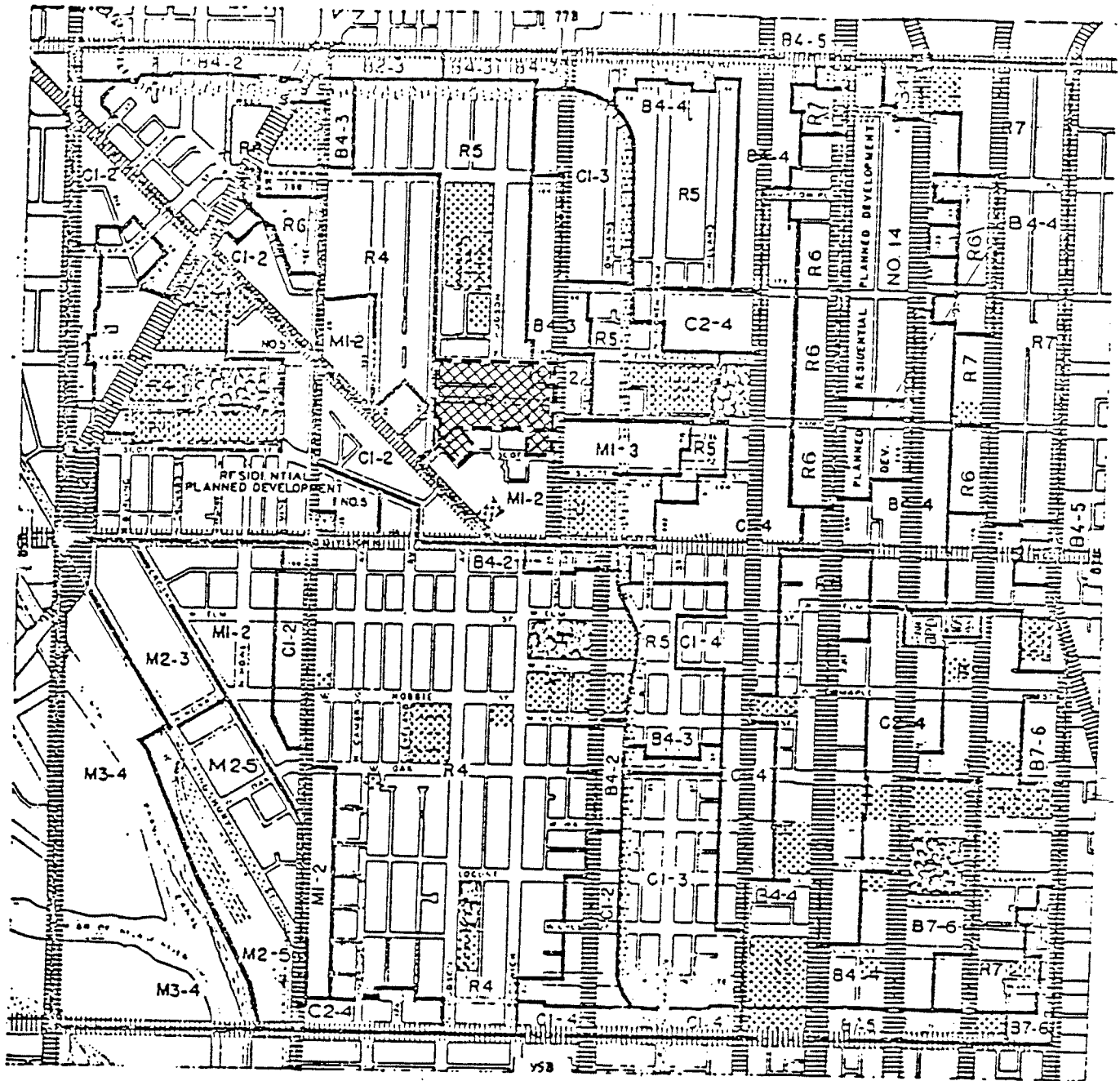
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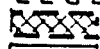

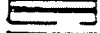



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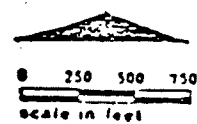
APPLICANT : DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO  
DATE : JUNE 30, 1982

# RESIDENTIAL PLANNED DEVELOPMENT No. 148, AS AMENDED EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



### LEGEND

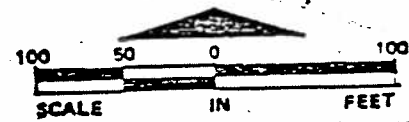
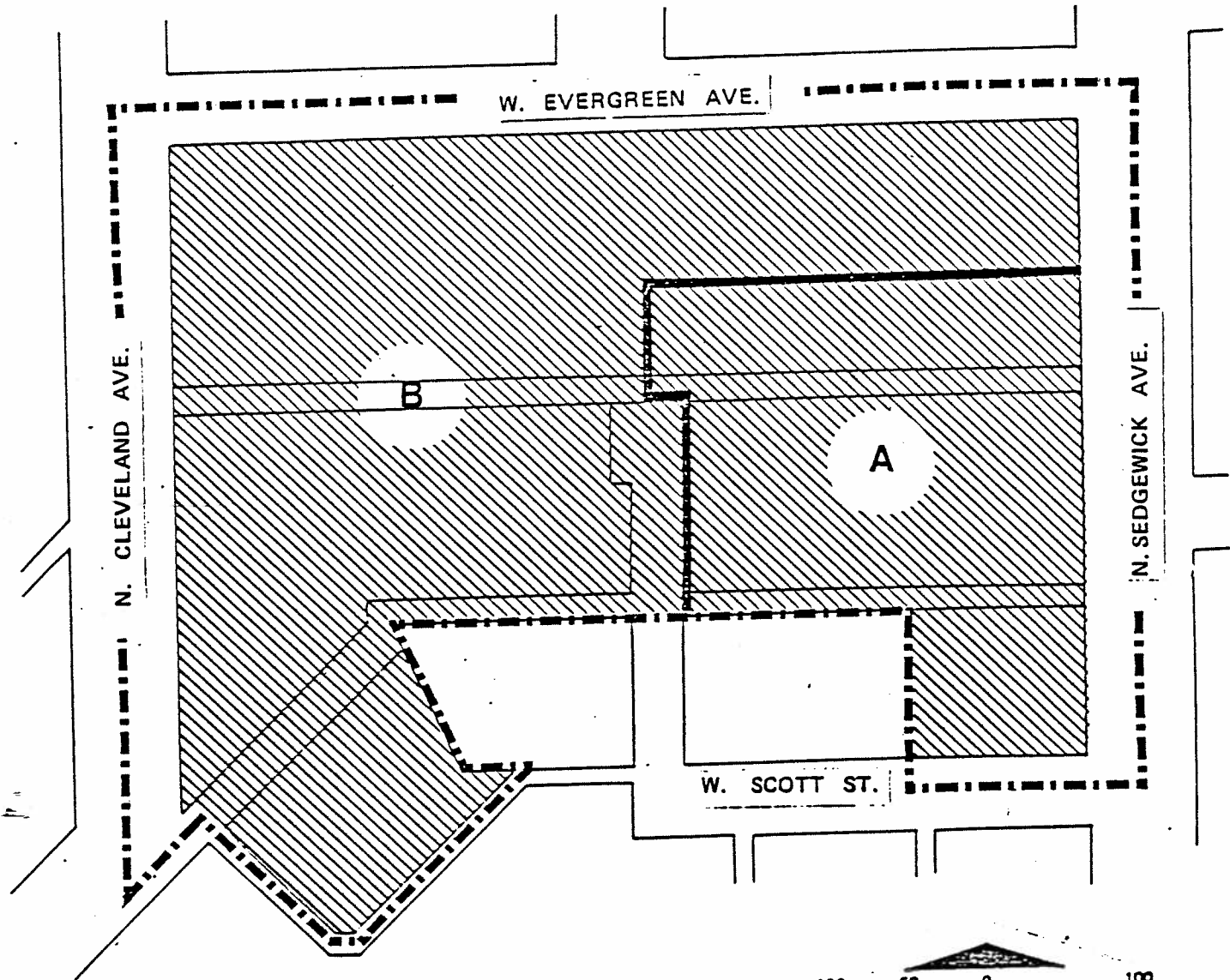
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-  PLANNED DEVELOPMENT BOUNDARY
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREETS
-  PARKS AND PLAYGROUNDS
-  PUBLIC AND QUASI-PUBLIC FACILITIES



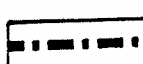



APPLICANT: DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO

DATE: JUNE 30, 1982.

RESIDENTIAL PLANNED DEVELOPMENT No. 148, AS AMENDED  
 GENERALIZED LAND USE PLAN



LEGEND

-  RESIDENTIAL PLANNED DEVELOPMENT BOUNDARY
-  WALK-UP APARTMENT BUILDINGS, PRIVATE RECREATIONAL AREAS, WALKWAYS, OFF-STREET PARKING AND LOADING
-  SUB-AREA, DISPOSITION PARCEL No. 1
-  SUB-AREA, DISPOSITION PARCEL No. R-2

APPLICANT: DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO

DATE: JUNE 30, 1982

October 6, 1982

UNFINISHED BUSINESS

12845

RESIDENTIAL PLANNED DEVELOPMENT NO. 148, AS AMENDED  
PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Sub Area	Net Site Area		General Description of Land Use	Maximum Number of Dwelling Units	Maximum Floor Area Ratio	Maximum Percentage of Land Covered	Minimum Number of Parking Spaces
	Sq. Ft.	Acres					
A	63,160	1.5	Walk-up apartment buildings, off-street parking and loading facilities related private recreation areas	84	1.5	35%	84
B	149,169	3.4	Walk-up apartment buildings, off-street parking and loading facilities related private recreation areas, and community building	84	0.7	21%	84
TOTAL	212,319	4.9		168	1.0	25%	168

GROSS SITE AREA = NET SITE AREA 212,329 sq. ft. or 4.9 acres +  
STREETS AND ALLEYS 73,531 sq. ft. or 1.7 acres =  
285,860 sq. ft. or 6.6 acres.

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 0.9

MINIMUM NUMBER OF OFF-STREET PARKING SPACES FOR PROPOSED USES = 168

MINIMUM PERIPHERY SET BACKS:

EVERGREEN AVE. - 10' CLEVELAND AVE. - 10'  
SOUTHERLY BOUNDARY - 10' SEDGWICK ST. 5'

MINIMUM DISTANCES BETWEEN FACING BUILDING WALLS WITH WINDOWS - 30'

MAXIMUM PERCENTAGE OF LAND COVERED FOR TOTAL NET SITE AREA: 19%

SETBACKS AND MINIMUM DISTANCES BETWEEN BUILDING REQUIREMENTS MAY BE ADJUSTED WHERE NECESSARY FOR TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF PLANNING.

MINIMUM LADING REQUIREMENTS: SUB AREA A - 2  
SUB AREA B - 3

APPLICANT: THE DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

E: June 30, 1982

*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 R5 General Residence District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 242.10 feet south of and parallel to W. North Avenue; N. North Park Avenue; a line 242.10 by 375 feet south of and parallel to W. North Avenue and a line 102.50 feet west of and parallel to N. North Park 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 3178-3182 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.*

*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, B4-2 Restricted Service District and M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 3-F in the area bounded by

the alley first south of and parallel to W. Evergreen Avenue; N. Sedgwick Street; W. Scott Street; a line approximately 112 feet west of and parallel to N. Sedgwick Street; W. Goethe Street; a line generally 268 feet west of and parallel to N. Sedgwick Street; W. Sullivan Street and a line 278 feet west of and parallel to N. Sedgwick Street

to those 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 3183-3187 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. 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 R4 General Residence District, Residential Planned Developments and B4-2 Restricted Service District symbols and indications as shown on Map No. 5-F in the area bounded by

a line 651.79 feet north of and parallel to W. North Avenue; N. Vine Street; W. North Avenue and N. Orchard 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 3188-3192 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-M (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 B4-1 Restricted Service and R3 General Residence District symbols and indications as shown on Map No. 12-M in the area bounded by

S. Archer Avenue; a line 254.58 feet west of S. Menard Avenue; W. 54th Place, or the north line thereof if extended where no street exists and a line 309.58 feet west of S. Menard Avenue

to those of a 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. 15-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 B1-2 Local Retail District symbols and indications as shown on Map No. 15-G in the area bounded by

N. Ridge Avenue; N. Glenwood Avenue; W. Edgewater Avenue and a line 72 feet northwesterly of N. Glenwood Avenue as measured along N. Ridge Avenue and perpendicular thereto

to those of a B2-2 Restricted 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.

PD  
148

## RESIDENTIAL PLANNED DEVELOPMENT #148

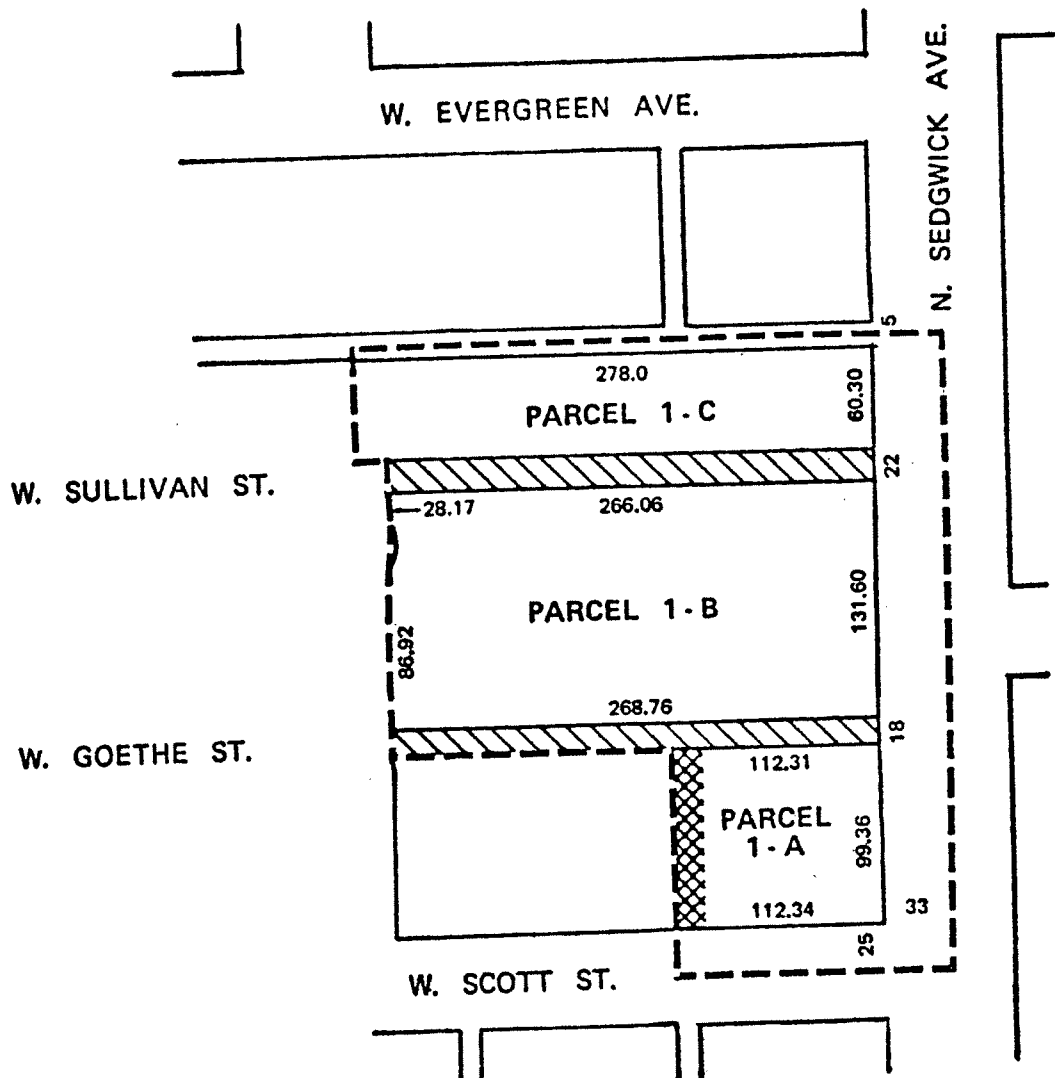
## STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned and controlled by the Department of Urban Renewal and constitutes Disposition Parcel 1 of the Evergreen-Sedgwick Redevelopment Project.
2. Off-street parking and loading facilities shall be provided in compliance with this Plan of Development, as shown below under "PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA."
3. All applicable official reviews, approvals or permits are required to be obtained by the Department of Urban Renewal or its successor upon conveyance of Evergreen-Sedgwick Redevelopment Disposition Parcel 1.
4. Any dedication, vacation or closing to vehicular traffic of streets and alleys or easements or adjustments of right-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal or its successor and approval by the City Council.
5. Any 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 shall be in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 18' feet to provide ingress and egress for emergency vehicles.
6. The land of Parcel 1 will be developed with multi-family walk-up apartment buildings containing 84 one-, two- and three-bedroom apartments and related off-street parking and loading facilities and private recreational areas. Detailed information on the proposed uses and their relationship to the surrounding areas are shown on the attached maps, "Property Line Map and Rights-of-Way Adjustments", "Existing Zoning and Preferential Street System" "Generalized Land Use Plan" and the attached chart, "PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA".
7. Identification signs may be permitted within this Residential Planned Development, subject to the review and approval of the Commissioner of the Department of Development and Planning.
8. The Plan of Development shall be in accord with the intent and purposes of the Chicago Zoning Ordinance and shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as adopted by the Commissioner of Development and Planning.

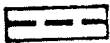


APPLICANT: DEPARTMENT OF URBAN RENEWAL

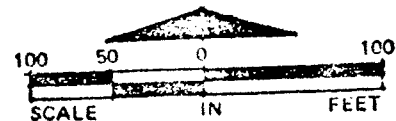
DATE: FEBRUARY 4, 1976

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



### LEGEND

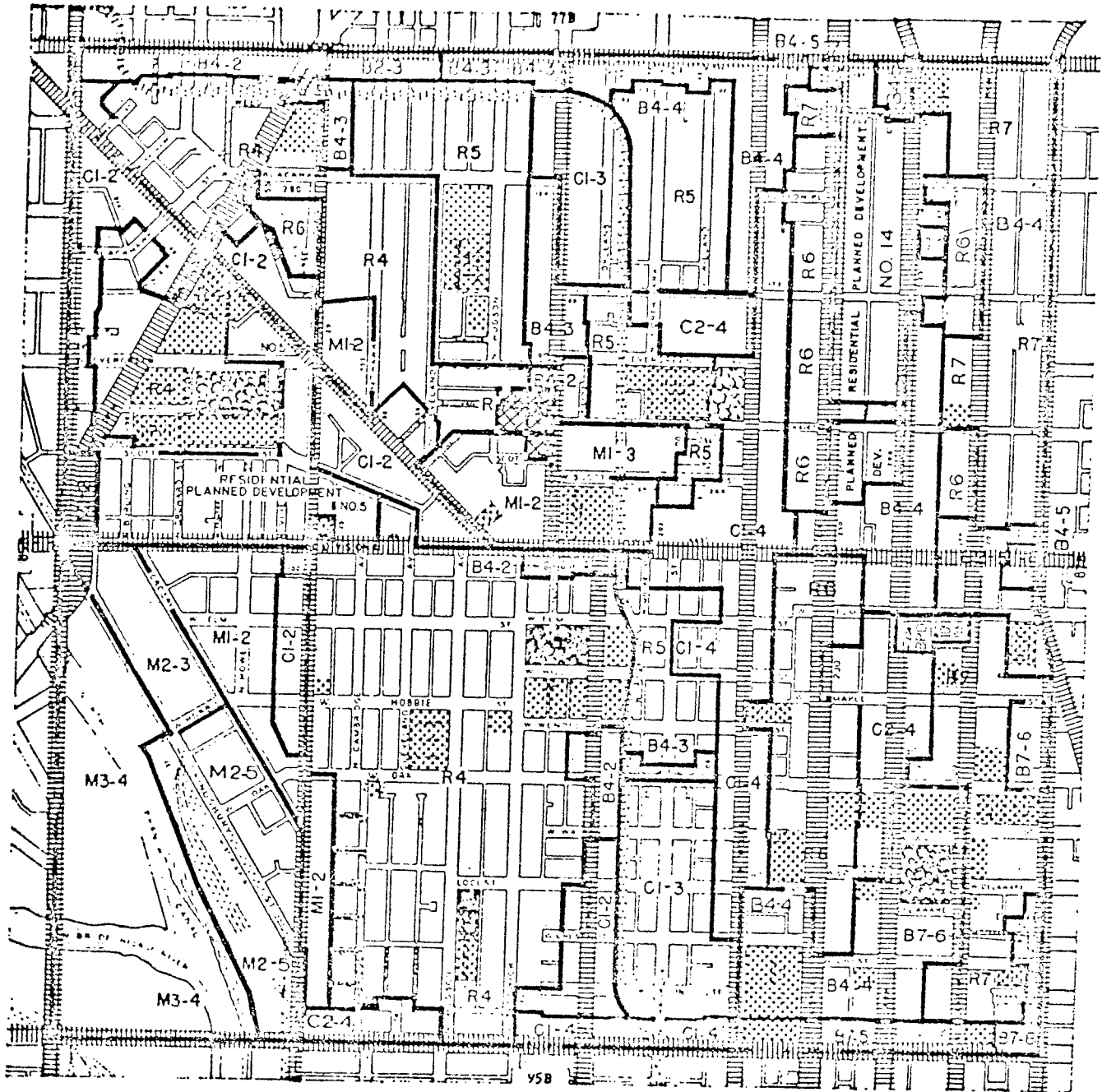
-  RESIDENTIAL PLANNED DEVELOPMENT BOUNDARY
-  TO BE VACATED AS PUBLIC RIGHT-OF-WAY
-  TO BE CLOSED TO VEHICULAR TRAFFIC









APPLICANT: DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO

DATE: FEBRUARY 4, 1976

# RESIDENTIAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



### LEGEND

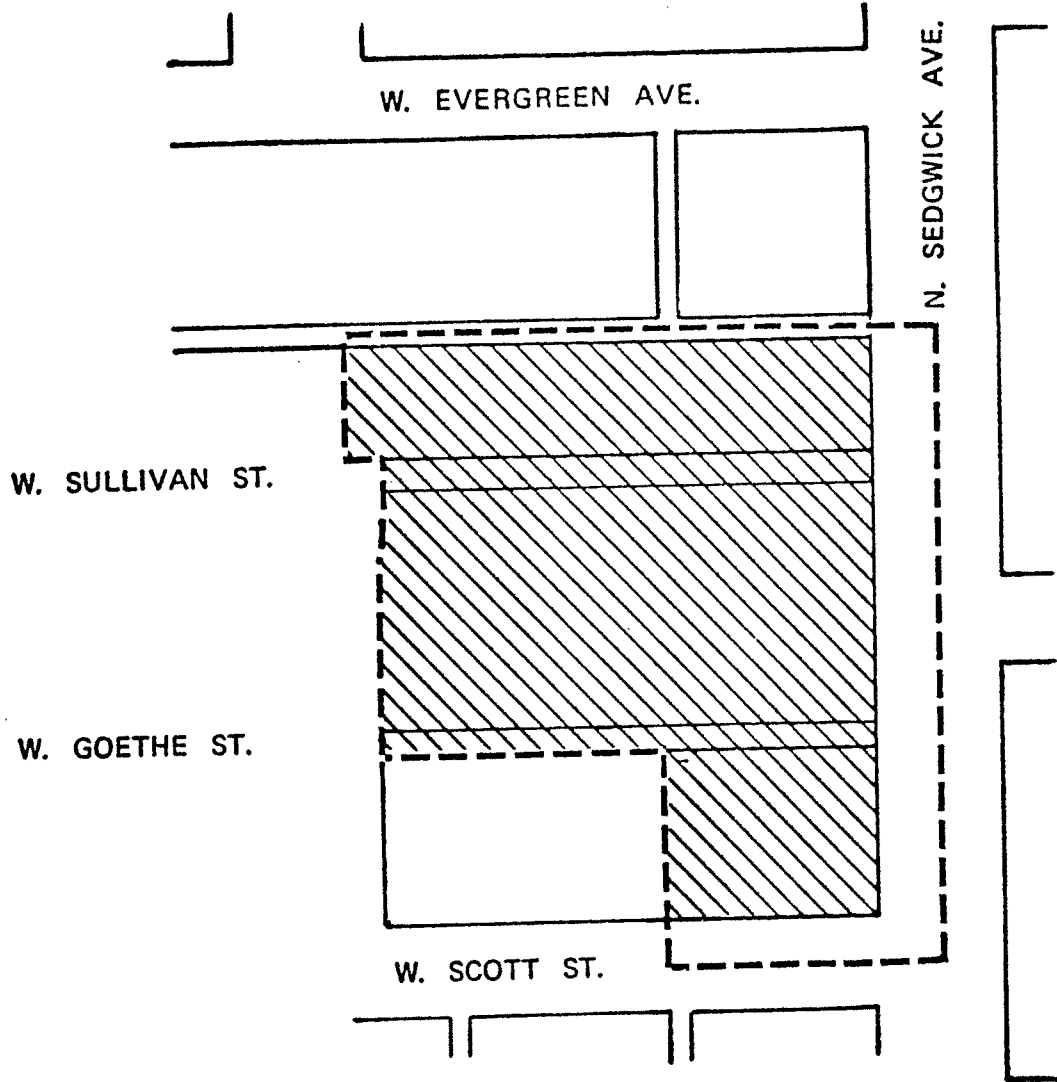
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
-  PLANNED DEVELOPMENT BOUNDARY
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREETS
-  PARKS AND PLAYGROUNDS
-  PUBLIC AND QUASI-PUBLIC FACILITIES



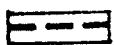
APPLICANT: DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO

DATE: FEBRUARY 4, 1976

# RESIDENTIAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



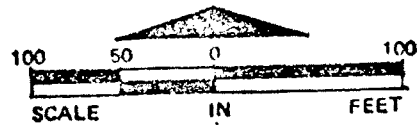
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RESIDENTIAL PLANNED DEVELOPMENT BOUNDARY



WALK-UP APARTMENT BUILDINGS, PRIVATE RECREATIONAL AREAS, WALKWAYS, OFF STREET PARKING AND LOADING



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RESIDENTIAL PLANNED DEVELOPMENT  
 PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENTAGE OF LAND COVERED	MINIMUM NUMBER OF PARKING SPACES
SQUARE FEET	ACRES					
63,160	1.5	Walk-up apartment buildings, off-street parking and loading facilities and related private recreation areas.	84	1.5	35%	84

GROSS SITE AREA: 88,343 sq. ft. or 2.0 acres = Net Site Area (63,160 sq. ft. or 1.5 acres) + Streets and Alleys (25,183 sq. ft. or .5 acres)

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 1.5

MINIMUM NUMBER OF OFF-STREET PARKING SPACES FOR PROPOSED USES: 84

MINIMUM LOADING REQUIREMENTS: 2 loading areas

MINIMUM PERIPHERY SET BACKS

SIDE YARDS 1'  
 REAR YARDS 3'

MINIMUM DISTANCES BETWEEN BUILDINGS

BETWEEN FACING BUILDING WALLS WITH WINDOWS: 30'

MAXIMUM PERCENTAGE OF LAND COVERED FOR TOTAL NET SITE AREA: 35%

SETBACKS AND MINIMUM DISTANCES BETWEEN BUILDINGS REQUIREMENTS MAY BE ADJUSTED WHERE NECESSARY FOR TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

APPLICANT: THE DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: February 4, 1976