

RESIDENTIAL PLANNED
DEVELOPMENT
159 AS AMENDED

PLAN OF DEVELOPMENT

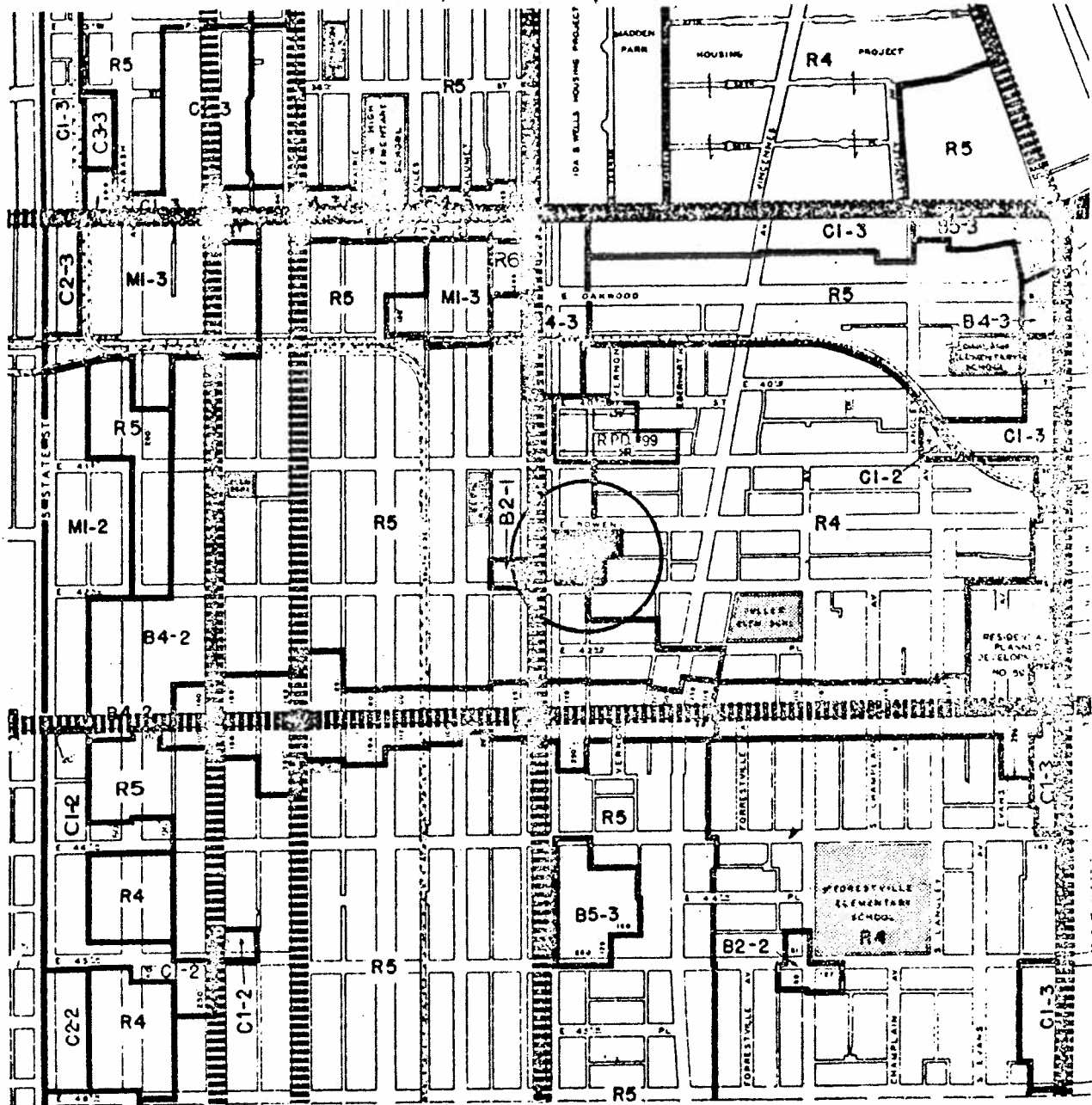
STATEMENTS

1. The area delineated hereon as a "Residential Planned Development" is owned or controlled by The Peoples' Consumer Cooperative.
2. Off-Street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by this Plan of Development.
3. Any dedication of streets or alleys or adjustments of the rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of The Peoples' Consumer Cooperative and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by The Peoples' Consumer Cooperative or its successors, assignees or grantees.
5. 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.~~
6. Use of land will consist of a high-rise elevator apartment building and townhouse residence (housing for elderly persons), including community space for tenant usage and off street parking as authorized by this Plan of Development.
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.
8. Identification signs may be permitted with the approval of the Commissioner of Development and Planning.
9. 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.






APPLICANT: THE PEOPLES' CONSUMER COOPERATIVE,
an Illinois Not-for-Profit Corporation

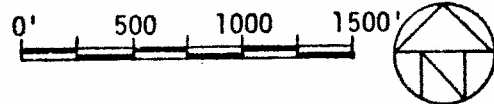
DATE: May 4, 1977

RESIDENTIAL PLANNED DEVELOPMENT
EXISTING ZONING AND PREFERRED STREETS MAP



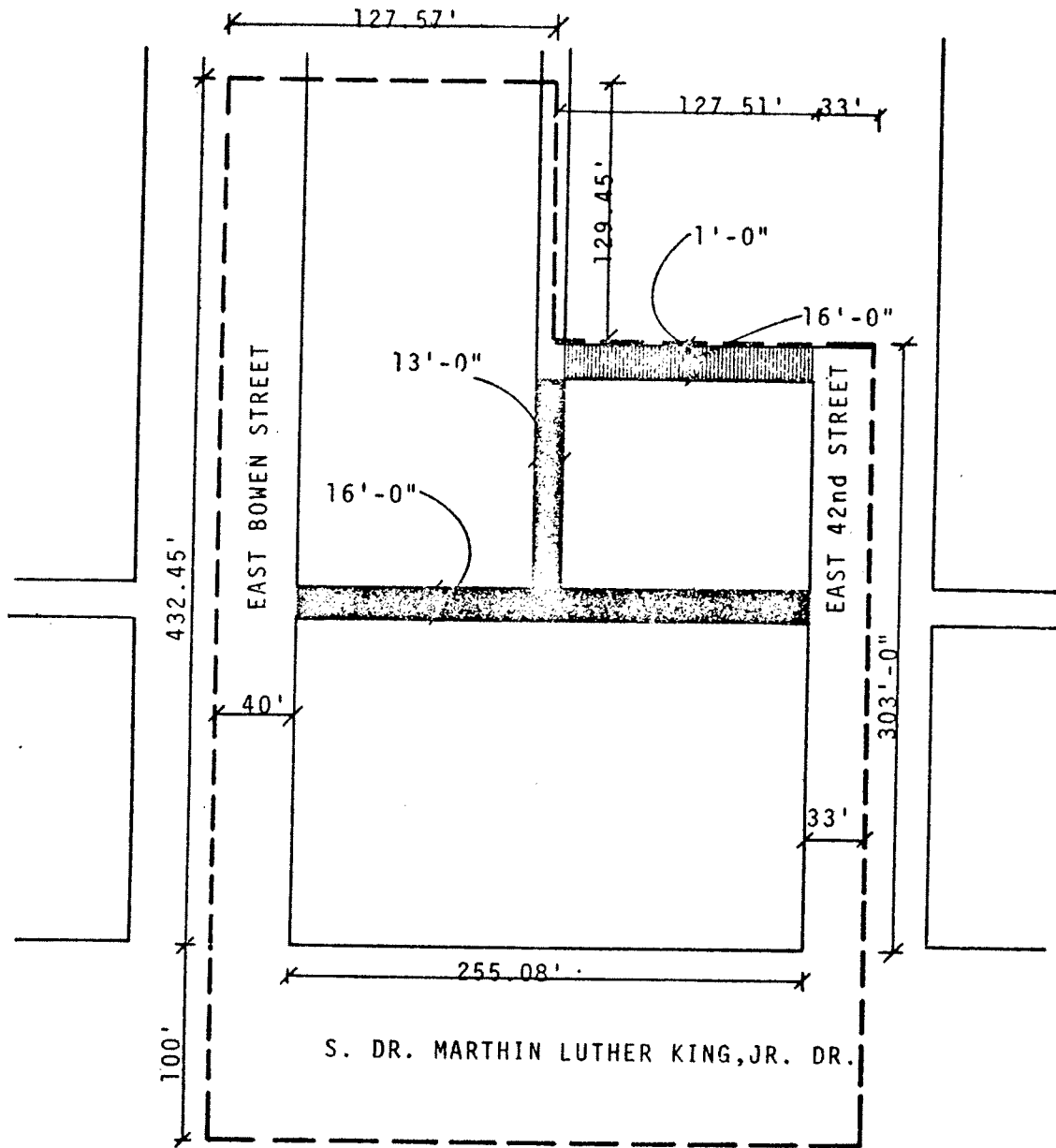
Legend

-  zoning districts
-  preferential streets
-  school and parks
-  proposed r.p.d.
- 






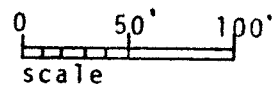
APPLICANT: THE PEOPLES' CONSUMER COOPERATIVE

RESIDENTIAL PLANNED DEVELOPMENT
PROPERTY LINE MAP AND R.O.W. MAP



Legend

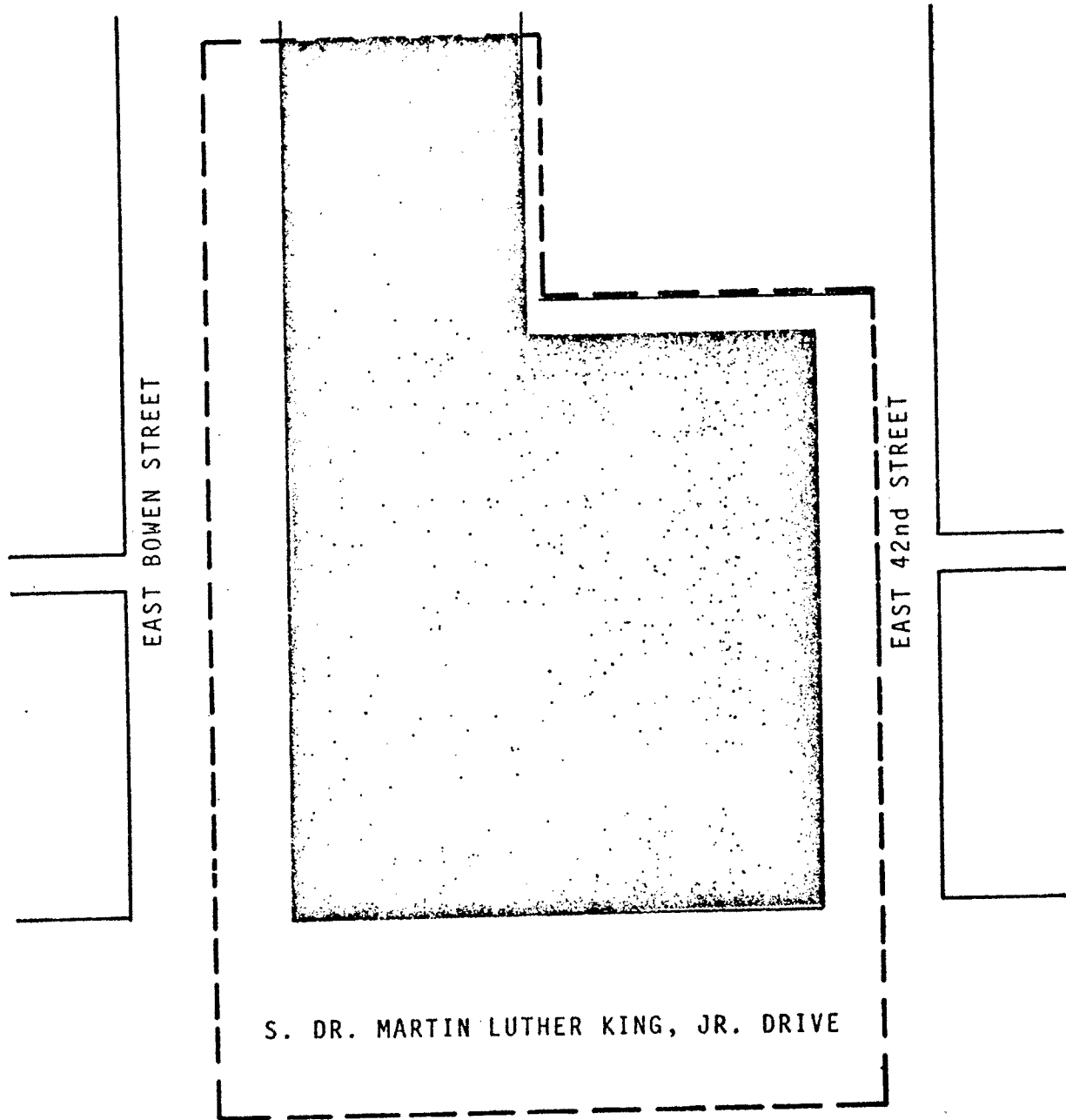
-  PLANNED DEVELOPMENT BOUNDARY
-  ALLEYS TO BE VACATED
-  ALLEY TO BE DEDICATED



APPLICANT: THE PEOPLES' CONSUMER COOPERATIVE

MAY 4, 1977

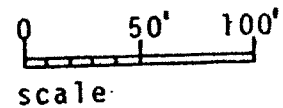
RESIDENTIAL PLANNED DEVELOPMENT
GENERALISED LAND USE PLAN



RESIDENTIAL USE



PUBLIC RIGHT OF WAY



APPLICANT: THE PEOPLES' CONSUMER COOPERATIVE

MAY 4, 1977

RESIDENTIAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

<u>NET SITE AREA</u>		<u>GENERAL DESCRIPTION</u>			
<u>SQ. FT.</u>	<u>ACRES</u>	<u>OF LAND USE</u>	<u>DU.'S</u>	<u>F.A.R.</u>	<u>% OF LAND COV.</u>
90,784	2.08	High-rise Apt. Bldg. (housing for elderly persons & low & moderate income families) together with related retail and service type business uses and supporting recreational & community facilities for the residential uses and onsite parking. 83 spaces.	190	2.1 (for net site only)	16*
GROSS SITE AREA - NET SITE AREA 90,784 SQ. FT. (INCL. 5,434 SQ. FT. OF VACATED ALLEYS), + AREA OF ADJ. PUBLIC STREETS AND ALLEYS, 63,098 SQ. FT. 1.45 ACRES) = 153,876 SQ. FT. (3.53 ACRES)					
MAXIMUM NUMBER OF D.U.'S - 10 TOWNHOUSE UNITS, 180 HIGH RISE UNITS. TOTAL 190 UNITS.					
MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA - 2.1					
MINIMUM NUMBER OF PARKING SPACES - 83					
MINIMUM PERIPHERY SETBACKS - MARTIN LUTHER KING DRIVE <u>11</u> FT.					
E. BOWEN <u>20</u> FT.					
E. 42ND STREET <u>3</u> FT.					
EASTERN BOUNDARIES <u>0</u> FT.					
MINIMUM PERCENTAGE OF LAND COVERED - 16%					

APPLICANT: THE PEOPLES CONSUMER COOPERATIVE

ENVIRONMENT SEVEN, LTD.
180 N. MICHIGAN AVENUE
CHICAGO, ILLINOIS 60601
236-4734

MAY 4, 1977

RESIDENTIAL PLANNED
DEVELOPMENT

#159

PLAN OF DEVELOPMENT

STATEMENTS

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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.
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9. 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.

APPLICANT: THE PEOPLES' CONSUMER COOPERATIVE,
an Illinois Not-for-Profit Corporation

DATE: August 2, 1976

APPROVAL OF JOURNAL OF PROCEEDINGS.

JOURNAL (November 15, 1976).

The City Clerk submitted the printed Official Journal of the Proceedings of the regular meeting held on Monday, November 15, 1976, at 10:00 A.M., signed by him as such City Clerk.

Alderman Vrdolyak moved to *Approve* said printed Official Journal and to dispense with the reading thereof. The question being put, the motion *Prevailed*.

UNFINISHED BUSINESS.

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Vrdolyak the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of November 15, 1976, page 3974, recommending that the City Council pass five proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Vrdolyak moved to *Concur In* the committee's recommendations and *each* of the five proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Cousins, Adduci, Vrdolyak, Bilandic, Kwak, Madrzyk, Burke, Jaksy, Shannon, Joyce, Kelley, Stemberk, Lipinski, Rhodes, Marzullo, Zydlow, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Oberman, Simpson, Fifelski, Schuller, Block, Saperstein, Stone—45.

Nays—None.

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. 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 R3 General Residence District symbols and indications as shown on Map No. 5-M in the area bounded by

W. Fullerton Avenue; N. Mulligan Avenue; the alley next south of and parallel to W. Fullerton Avenue and the alley next west of and parallel to N. Mulligan 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-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 B1-1 Local Retail District and R3 General Residence District symbols and indications as shown on Map No. 7-J in the area bounded by

the alley next north of W. Wrightwood Avenue; N. Central Park Avenue; W. Wrightwood Avenue and N. Monticello Avenue

to those of a B1-2 Local 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.

Reclassification of Area Shown on Map No. 10-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 R4 and R5 General Residence District symbols and indications as shown on Map No. 10-E in the area bounded by

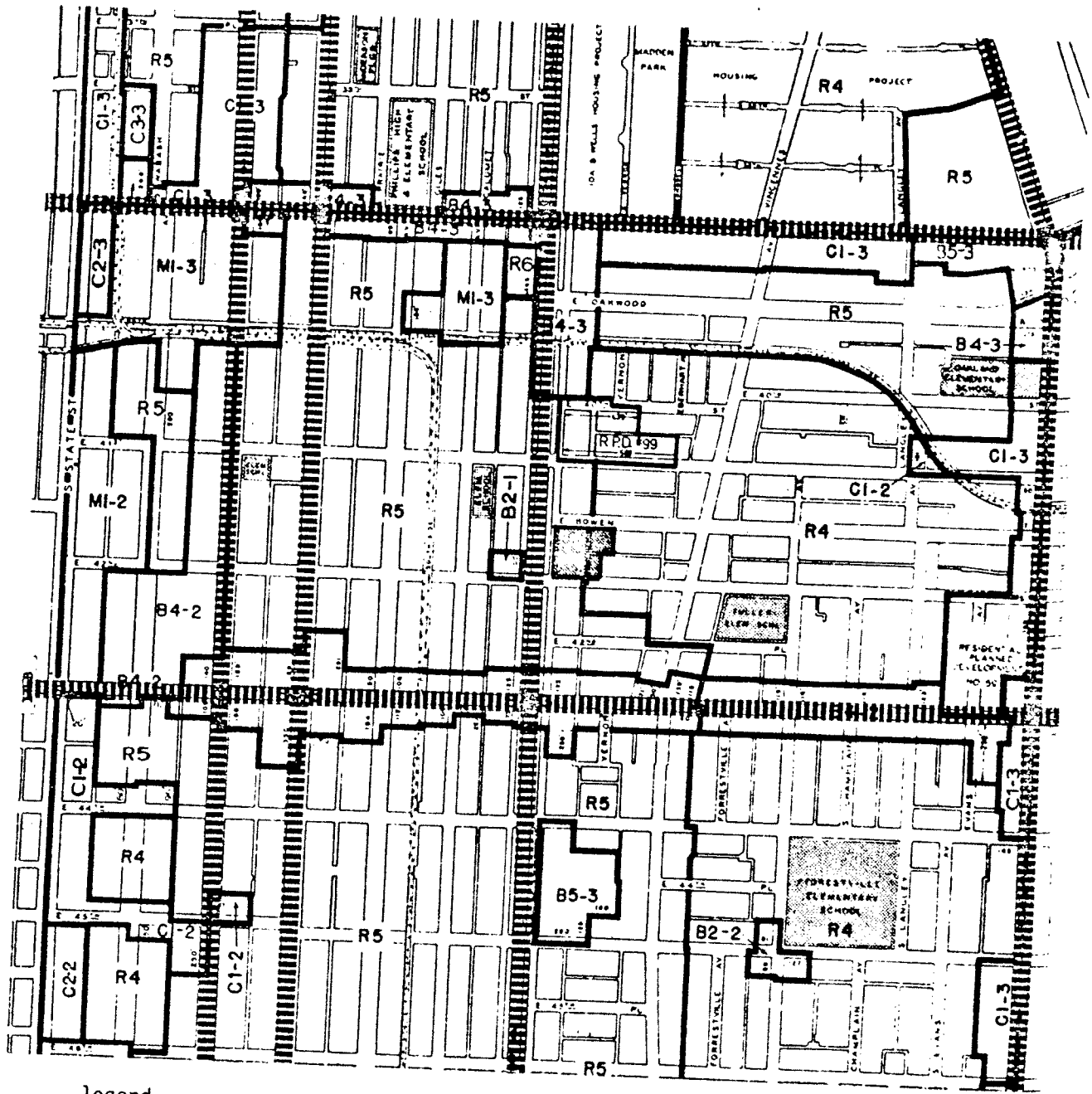
E. Bowen Avenue; a line 382 feet east of S. Dr. Martin Luther King, Jr. Drive; the alley next south of and parallel to E. Bowen Avenue; a line 332 feet east of S. Dr. Martin Luther King, Jr. Drive; E. 42nd Street and S. Dr. Martin Luther King, Jr. Drive,

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 thereof and to no others.






[Plan of Development printed on pages 4060 to 4064 of this Journal]

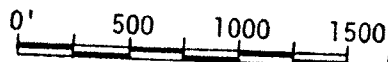
SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

RESIDENTIAL PLANNED DEVELOPMENT
EXISTING ZONING AND PREFERENTIAL STREETS MAP



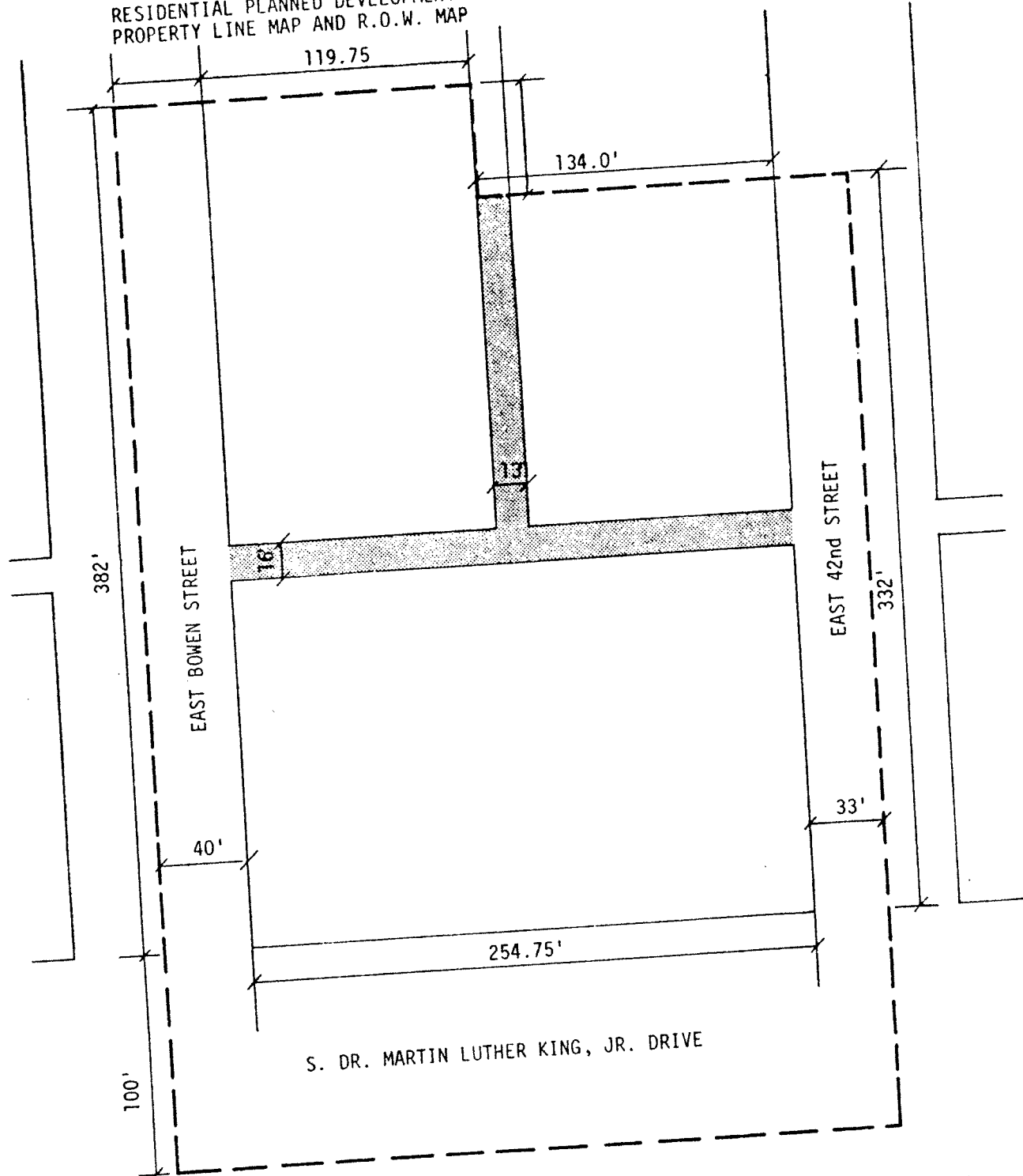
Legend

-  zoning districts
-  preferential streets
-  school and parks
-  proposed r.p.d.
- 





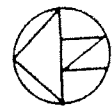
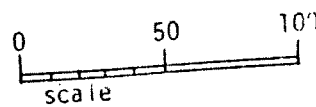
APPLICANT: THE PEOPLES' CONSUMER COOPERATIVE

RESIDENTIAL PLANNED DEVELOPMENT
PROPERTY LINE MAP AND R.O.W. MAP



Legend

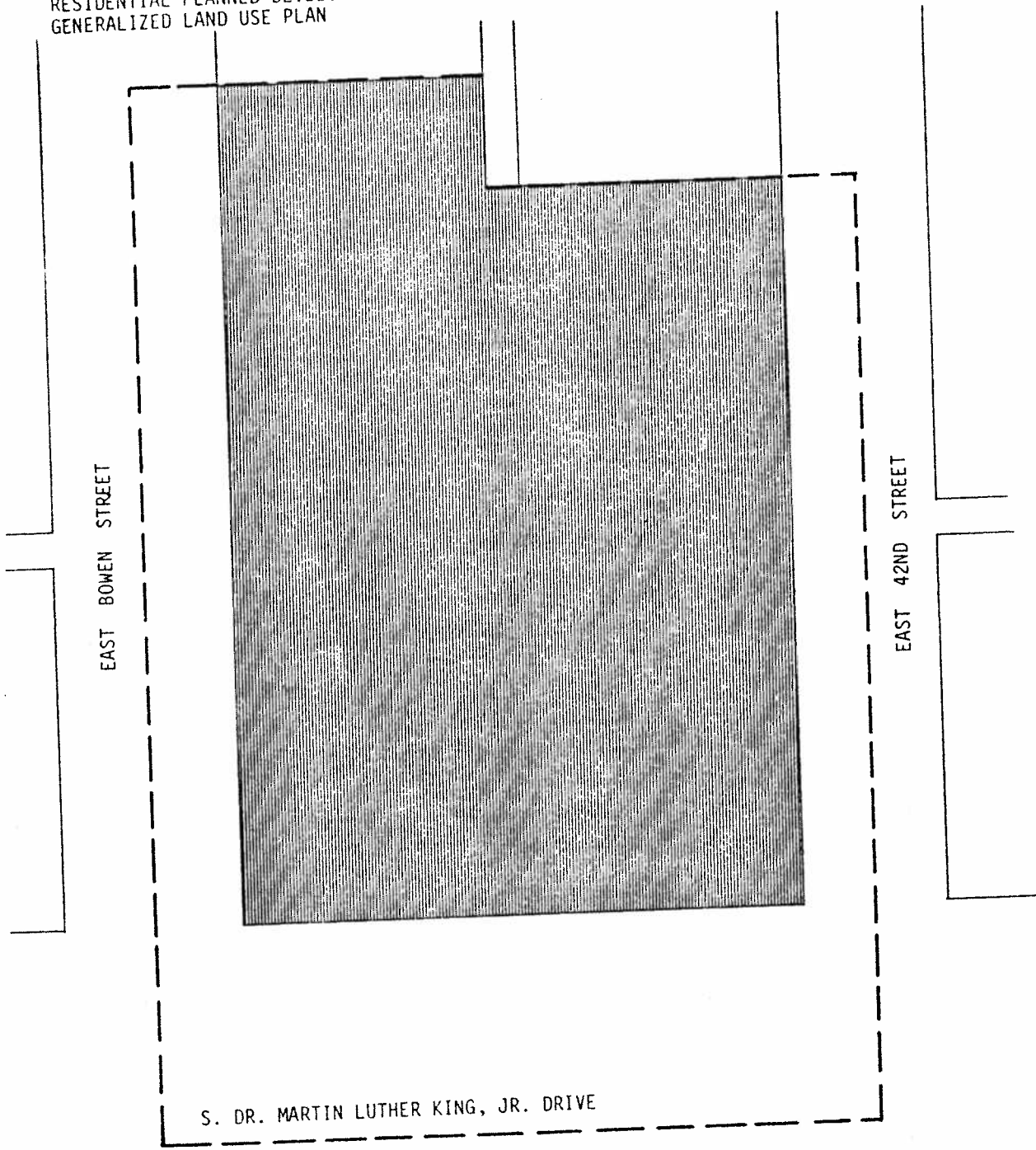
-  PLANNED DEVELOPMENT BOUNDRY
-  ALLEYS TO BE VACATED





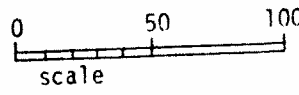
APPLICANT: THE PEOPLES' CONSUMER COOPERATIVE

August 2, 1976

RESIDENTIAL PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN



 RESIDENTIAL USE




APPLICANT: THE PEOPLES' CONSUMER COOPERATIVE

August 1, 1976

RESIDENTIAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

CORRECTED 10-13-76

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	DU.'s	F.A.R.	% OF LAND COV.
SQ. FT.	ACRES				

90,564.5	2.07	High-rise Apt. Bldg. (housing for elderly persons & low & moderate income families) together with related retail & service type business uses and supporting recreational & community facilities for the residential uses and on-site parking. 83 spaces.	190	2.1 (for net site only)	16%
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GROSS SITE AREA - NET SITE AREA 90,564.5 SQ. FT. (INCL. 6,026 SQ. FT. OF VACATED ALLEYS), + AREA OF ADJ. PUBLIC STREETS AND ALLEYS, 59,011 SQ. FT. (1.35 ACRES) = 149,575 SQ. FT. (3.43 ACRES)

MAXIMUM NUMBER OF D.U.'S - 10 TOWNHOUSE UNITS, 180 HIGH-RISE UNITS.
TOTAL 190 UNITS.

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA - 2.1

MINIMUM NUMBER OF PARKING SPACES - 83

MINIMUM PERIPHERY SETBACKS - MARTIN LUTHER KING DRIVE 11 FT.
E. BOWEN 20 FT
E. 42ND STREET 3 FT.
EASTERN BOUNDARIES 0 FT.

MAXIMUM PERCENTAGE OF LAND COVERED - 16%

ENVIRONMENT SEVEN, LTD.
180 N. MICHIGAN AVENUE
CHICAGO, ILLINOIS 60601
236-4734

APPLICANT: THE PEOPLES CONSUMER COOPERATIVE

August 2, 1976