



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Lori T. Healey  
Commissioner

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April 18, 2007

Mr. William F. Van Senus, Jr., CPM  
Vice President  
Draper and Kramer Inc.  
33 West Monroe Street  
Chicago, IL 60603-5401

Re: **REVISED Site Plan Approval for Residential Planned Development No. 15, as amended, Sub-Area B**

**Proposal:** To reduce the overall development of single-family homes located on Rhodes Ave. between East 32<sup>nd</sup> St. and East 32<sup>nd</sup> Pl. from seven to six. In lieu of the two remaining units (six and seven), one three-story single-family residence shall be constructed.

**Location:** 3209-11 South Rhodes Avenue

Dear Mr. Van Senus:

We have reviewed the Site Plan, Floor Plans and Building Elevations prepared by Johnson & Lee, Ltd. Architects/Planners, for the construction of a three-story single-family residence at 3209-11 S. Rhodes Ave. The proposed single-family residence replaces two previously approved single-family residences and will have a total floor area of 6,180 square feet. These plans are submitted in accordance with Statement No. 12 of Residential Planned Development No. 15, as amended.

The following drawings were reviewed and will be added to the main file within the Department of Planning and Development in anticipation of Part II:

- SP100 SFH Site Plan 3209-11 S. Rhodes Ave. (9-15-06)
- A101 Floor Plans
- A102 Floor Plans
- A201 West Elevation (4-10-07)
- A202 South Elevation (4-10-07)
- A203 North Elevation (4-10-07)
- A204 East Elevation (4-10-07)

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for Residential Planned Development No. 15, as amended, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on April 16, 1997.

Sincerely,

Lori T. Healey  
Commissioner

LTH:MRD:tm

cc: Kathleen Nelson, Judy Minor Jackson, Mike Marmo, Pat Haynes, DPD Files



structure, and accessible from both East 32nd Street and East 32nd Place.

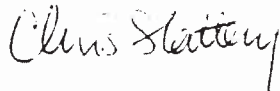
Accordingly, this Site Plan submittal for Residential Planned Development No. 15, as amended, Subarea B1, for the construction of a proposed three-level accessory parking garage structure, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on April 16, 1997.

Very truly yours,



Christopher R. Hill  
Commissioner

Originated by:



Chris Slattery  
Deputy Commissioner

cc: Paul Woznicki  
Philip Levin  
File



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
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August 8, 1997

Mr. William F. Van Senus, Jr.  
Draper and Kramer, Incorporated  
33 W. Monroe Street  
Chicago, IL 60603-5486

**Re:** Site Plan Approval for Residential Planned Development No. 15, as Amended; Subarea B1  
**Proposal:** The construction of a 199-space, three-level accessory parking garage structure. (Lake Meadows)  
**Location:** An area located at the southeast corner of S. Rhodes Avenue and E. 32nd Street

Dear Mr. Van Senus:

We have reviewed the Site Plan, Landscape Plan, and Building Elevation Plans submitted by you for the construction of a 199 space, three-level accessory parking garage. The Site Plan and Building Elevations prepared by Wendell Campbell Associates, Inc., and dated July 1, 1997, and the Landscape Plan prepared by Wolff Clements and Associates, dated June 18, 1997, are submitted in accordance with the provisions of Statement No. 12 of Residential Planned Development 15, as amended. We have determined that these submittals are consistent with and satisfy the requirements of the Plan of Development.

This proposed building will be located on a portion of a current parking lot for an existing thirteen-story, residential apartment building currently undergoing conversion from rental units to condominium units, and which is located at 601 East 32nd Street. This project will be located within Subarea B1 of the Planned Development area.

The vehicular entrance and exit for the proposed garage is from East 32nd Street. A canopy covered walk will link the front entrance of the proposed parking garage structure to the existing residential building to the east. The proposed parking garage structure will contain a total of 199 off-street parking spaces. In addition to these spaces, eleven (11) guest parking spaces will be provided in two small parking lot areas adjacent to and on the east side of the proposed garage

NEIGHBORHOODS



*Reclassification Of Area Shown On Map Number 8-E.  
(As Amended)  
(Application Number 11974)*

*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 15 symbols and indications as shown on Map Number 8-E in the area bounded by:

East 31st Street; South Rhodes Avenue; a line 164.83 feet north of East 32nd Street; the west line of the Illinois Central Railroad right-of-way; East 33rd Street; South Cottage Grove Avenue; East 35th Street; South Dr. Martin Luther King, Jr. Drive; a line 368.70 feet north of East 32nd Street; and South Vernon Avenue,

to those of Residential Planned Development Number 15, as amended, which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto 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.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential Planned Development Number 15, as amended (the "Planned Development") consists of approximately three million fifty-four thousand two hundred sixty-seven (3,054,267) square feet (seventy and eleven one-hundredths (70.11) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, Lake Meadows Associates, Limited Partnership.
2. The Applicant shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant and approval by the City

Council. Any new streets except driveways or courtyards shall be constructed in conformance with City standards as provided in Statement 8 hereof and dedicated as public rights-of-way.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns (including any condominium association which is formed) and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns (including any condominium association which is formed) and, if different that the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property shall be under single ownership or under single designated control at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. 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 the Applicant or the designee of the owners of all of the property within an affected subarea(s) or the designee of any homeowners' association(s) formed to succeed the Applicant for purposes of control and management of property within the Planned Development.
4. This Plan of Development consists of sixteen (16) Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Right-of-Way Map; a Subarea Map; a Generalized Land-Use Map; and a New Private Recreation Area Concept Plan prepared by The Chicago Consultants Studio, Inc. dated February 13, 1997 (the "Conceptual Plan"). These and no other zoning controls shall apply to the Property. This 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 are permitted in the Planned Development subject to the restrictions in Statement 12 and in the table of use and bulk regulations:**
  - Subarea A: Retail Uses as permitted in a B4 Restricted Service District;
  - Subarea B: Single-Family, Townhouses and Multi-Family Dwellings;

Subarea C: Residential-Townhouses, Single-Family Dwellings and Related Uses; and

Subarea D: Service, Retail Business Uses or Residential Uses (Single-Family, Townhouse and/or Multi-Family Dwellings).

6. Business and business identification signs shall be permitted within Subareas A and D of the Planned Development, and identification signs shall be permitted within all subareas of the Planned Development, subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs also shall be permitted in all subareas subject to the review and approval of the Department of Planning and Development. No advertising signs shall be permitted within the Planned Development.
7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development.
8. Any streets, service drive or other ingress or egress shall be adequately designed and paved, in accordance with the Municipal Code of the City of Chicago and the regulations of the Department of Transportation in effect at the time of construction. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development. Private courtyards shall be designed to allow access by emergency vehicles and sanitation vehicles. No street shall be gated without prior approval by the Department of Planning and Development and the alderman of the affected area.
9. The maximum heights of any buildings or any appurtenance attached thereto shall be subject to the Bulk Regulations and Data Table and height limitations as certified and approved by the Federal Aviation Administration.
10. For purposes of F.A.R. calculations, floor area measurements, and height limits, the definitions of the City of Chicago Zoning Ordinance shall apply. Building heights shall be defined and measured in accordance with the provisions of the Chicago Zoning Ordinance existing on the effective date hereof, except that they may be measured in all instances from the finish lot grade at the front of the building.
11. 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.

12. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with this Plan of Development as described in Statement 4 hereof. In addition, the improvements on the Property shall be subject to the following regulations:

(A) Landscaping.

Any new parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.

(B) Site Plan Review.

Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II approval") for development or redevelopment of the Property, other than alterations to existing buildings which do not increase their height or alter their footprint, a site plan for the proposed development, including parking areas (the "Site Plan"), shall be submitted to the Commissioner of the Department of Planning and Development for approval. Review and approval of the Site Plan by the Commissioner is intended to assure that specific development proposals conform with the Planned Development. No Part II approval for work for which a Site Plan must be submitted to the Commissioner shall be granted until the Site Plan has been approved by the Commissioner. Further, all Part II submittals shall be in compliance with the Chicago Landscape Ordinance.

If the Site Plan substantially conforms with the provisions of this Planned Development, the Commissioner shall approve said plan in writing within thirty (30) days of the submission of a complete application, then the Site Plan shall be deemed approved by the Commissioner. If the Commissioner determines within said thirty (30) day period that the Site Plan that was submitted does not substantially conform with the provisions of this Planned Development, the Commissioner shall advise the Applicant in writing of the reasons for disapproval thereof no later than the expiration of the thirty (30) day period. The Commissioner shall thereafter make a final written determination on any resubmission

within fourteen (14) days of its filing. The failure of the Commissioner to make a final written determination on any resubmission within fourteen (14) days of its filing shall be deemed an approval of the Site Plan by the Commissioner.

Following approval of a Site Plan by the Commissioner, the approved plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development.

After approval of a Site Plan by the Commissioner, the approved Site Plan may be changed or modified pursuant to the provisions of Statement 13.

In the event of an inconsistency between the approved Site Plan and the terms of the Statements and Bulk Regulations and Data Table of this Planned Development in effect at the time of approval of such plan or of modifications thereto, the terms of the Statements and Bulk Regulations and Data Table of the Planned Development shall govern.

A Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements:

- (1) the boundaries of the Property;
- (2) the footprint of the improvements;
- (3) location and dimensions of all loading berths;
- (4) preliminary landscaping plan, with final landscaping plan to be approved at Part II stage;
- (5) all pedestrian circulation routes;
- (6) the location of any private or common open space;
- (7) the sixty (60) foot setback between facing walls of the existing high-rise and townhomes, except that townhomes along Dr. Martin Luther King, Jr. Drive may be within twenty (20) feet as measured on a diagonal from the corner of the existing high-rise.
- (8) preliminary elevations of the improvements; and
- (9) statistical information applicable to the Property limited to the following:

- (a) floor area and floor area ratio;
- (b) uses to be established;
- (c) building heights; and
- (d) all setbacks, required and provided.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development. Factors to be considered by the Commissioner in determining conformance of the Site Plan to the provisions of this Planned Development shall include but are not limited to the following guidelines:

- (a) The distribution of bulk, density patterns and intensity of use to avoid undue concentration in any portion of the subject property which would adversely affect adjoining areas.
- (b) Existing volumes of traffic, capacities of existing and planned streets to accommodate said traffic, effects upon existing traffic and traffic capacity which will be generated by the proposed use, and available means of ameliorating traffic congestion and related air pollution.
- (c) Ingress and egress patterns affording ample access for fire department and other emergency and delivery vehicles, facilitating the safe and efficient circulation of pedestrians and vehicles and minimizing the conflict with existing traffic patterns in the vicinity.
- (d) Impact of the proposed development on on-street parking in the area and the availability of transportation alternatives in addition to basic internal requirements established by code or determined by special analysis.
- (e) Impact upon utilities and other public and quasi-public services and facilities.
- (f) Compliance with the landscaping, open area and private recreation area requirements of this Planned Development.

- (g) To the greatest extent feasible, primary access to single-family and townhouse units shall be orientated towards the public rights-of-way or private driveways or courtyards.
- (h) To the greatest extent feasible, areas of open space shall be physically and visually connected and continuous pedestrian pathways provided.

An application for approval of a Site Plan shall be deemed complete if the Applicant submits to the Commissioner an application for approval which contains all the information listed immediately above and the Commissioner does not advise the Applicant in writing within ten (10) working days of the submission thereof that the submitted application is incomplete and the specific information required to render the application complete.

- 13. The terms, conditions and exhibits of this Planned Development 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 and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area or the maximum number of dwelling units for the total net site area established in this Planned Development. Any such modification shall be deemed a minor change in the Planned Development 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 coverage.
- 14. The Applicant acknowledges 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 Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").

15. Subject to the approval of the designee of any homeowners' association formed within an affected subarea, F.A.R. and site coverage may be redistributed among the subareas, provided that the maximum site coverage within any subarea shall not exceed thirty-five percent (35%) and the overall maximum site coverage shall not exceed twenty percent (20%), and that the maximum F.A.R. within any subarea shall not exceed one and five-tenths (1.5) and the overall F. A. R. shall not exceed one and two-tenths (1.2).
16. The New Private Recreation Area depicted in the Generalized Land-Use Map shall be improved in general conformance with the Concept Plan attached hereto, and construction of such improvements shall be commenced upon the earlier of: (a) completion of the seventy-fifth (75th) new dwelling unit following the effective date of this 1997 amendment (which shall be evidenced by an architect's certificate submitted within fifteen (15) days of completion by the Applicant to the Department of Planning and Development), or (b) the elimination of any current private recreation area as depicted on the Generalized Land-Use Map originally contained in Planned Development Number 15 as adopted on April 30, 1962. The New Private Recreation Area Shall Be completed within six (6) months of its commencement. The New Private Recreation Area will be a private recreation area serving the residents of the Lake Meadows community and will include enhanced landscaping, passive recreation furnishings or elements (such as picnic areas or benches), and semi-active recreation elements (such as playgrounds or jogging/walking trails). The Concept Plan is attached to illustrate the intent of the design of the New Private Recreation Area. The ultimate design may not include precisely the same elements depicted on the Concept Plan.

[Existing Zoning Map; Planned Development Boundary,  
Property Line Map and Right-of-Way Map; Existing  
Land-Use Map; Subarea Map; Generalized  
Land-Use Map; and New Private Recreation  
Area Concept Plan referred to in these  
Plan of Development Statements  
printed on pages 43634  
through 43639 of  
this Journal.]

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

*Residential Planned Development Number 15, As Amended,  
Planned Development Bulk Regulations  
And Data Table.*

Subarea	Net Site Area		Maximum Building Height	Maximum Floor Area Ratio	Maximum Percentage Of Land Coverage
	Square Feet	Acres			
A	731,152	16.78	30 feet	0.8*	35.0**
B	2,006,929	46.07	---	---	---
B1	1,560,778	35.83	220 feet (50 foot townhouse)	1.5*	15.0**
B2	446,151	10.24	---	---	---
C	208,055	4.78	50 feet	0.5*	10.0**
D	108,131	2.48	150 feet	0.8*	35.0**
	3,054,267	70.11	---	1.2	20

Gross Site Area = Net Site Area (70.11 acres) + Area of Public Streets (12.49 acres) = 82.6 acres.

Maximum Number of Dwelling Units:

2,764 (maximum in B2 = 595).

\* Maximum floor area ratio can be exceeded within subareas to maximum floor area ratio of 1.5 but overall maximum floor area ratio not to exceed 1.2 (see Statement 15).

\*\* Site coverage can be exceeded within subareas to maximum site coverage of 35% but overall maximum coverage not to exceed 20% (see Statement 15).

Maximum Number of Dwelling Units per Acre of Total Net Site Area (for residential with related uses):	60.
Maximum Permitted Floor Area Ratio for Total Net Site Area:	1.2.
Maximum Overall Percent of Land Covered:	20% (for total net site area).
Minimum Number of Parking Spaces:	1,933.
Minimum Parking Requirements:	Approximately 1 space for 400 square feet of floor area -- business. Approximately 1 space for 100% of dwelling units -- townhouse and single-family. Approximately 1 space for 75% of dwelling units -- elevator apartments. Approximately 1 space for 50% of efficiency units -- elevator apartments.
Minimum Off-Street Loading Berths:	Approximately 1 space for 200,000 square feet of floor area -- elevator apartments. Approximately 1 space for 50,000 square feet of floor area business.
Minimum Frontyard Setback:	8 feet, 0 inches at Dr. Martin Luther King, Jr. Drive, 5 feet, 0 inches at other streets.
Minimum Distance between Highrises with Facing Living Room Windows:	50 feet, 0 inches.

Minimum Distance between Townhouses with Facing Living Room Windows:	40 feet, 0 inches.
Minimum Distance between Highrise End Walls with Windows:	25 feet, 0 inches.
Minimum Distance between Townhouse End Walls with Windows:	5 feet, 0 inches.
Minimum Distance between Facing Walls of Highrise and Townhouse:	60 feet, 0 inches.
Minimum Diagonal Distance between Highrise and Townhouse at Dr. Martin Luther King, Jr. Drive is 20 feet (from corners of buildings)	
New Private Recreation Area:	231,500 square feet (5.3 A).

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*Reclassification Of Area Shown On Map Number 8-G.  
(Application Number 11994)*

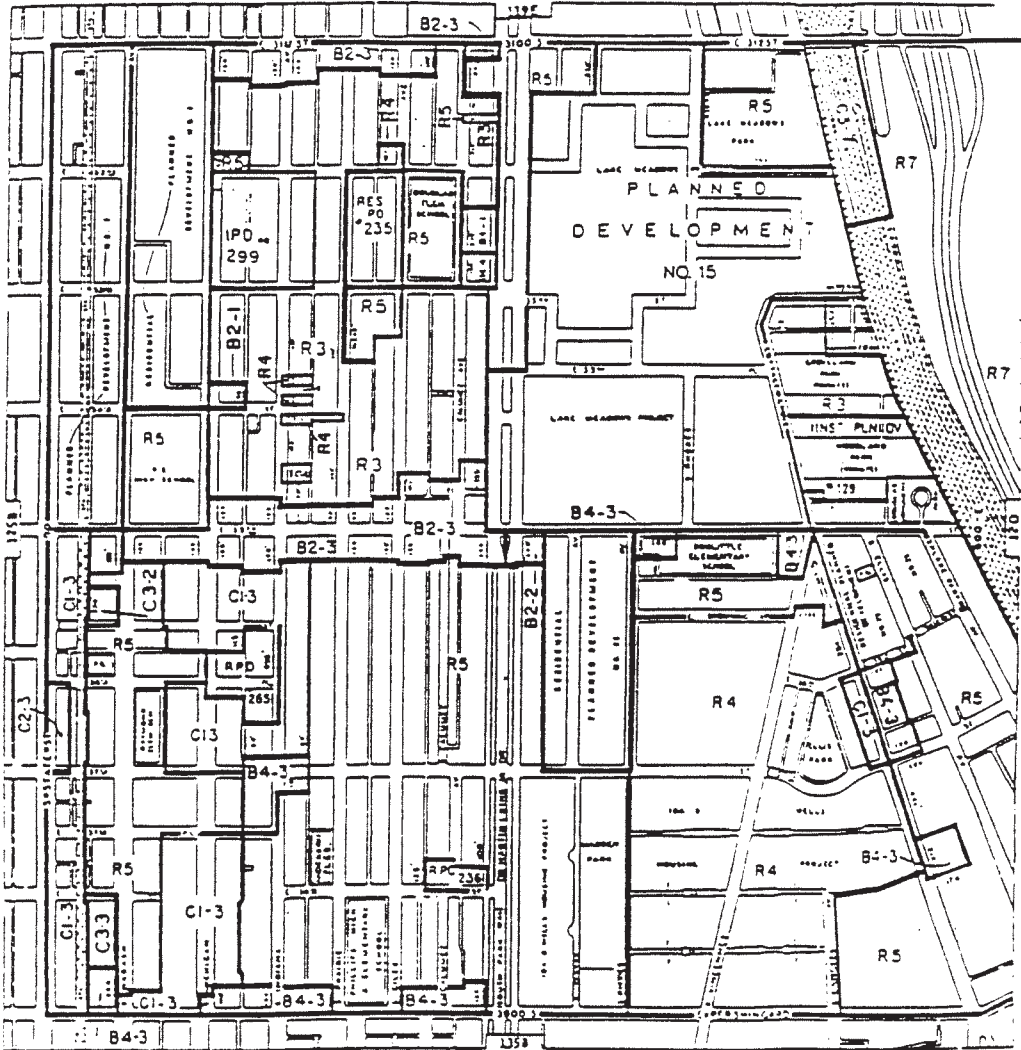
*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 8-G in the area bounded by:

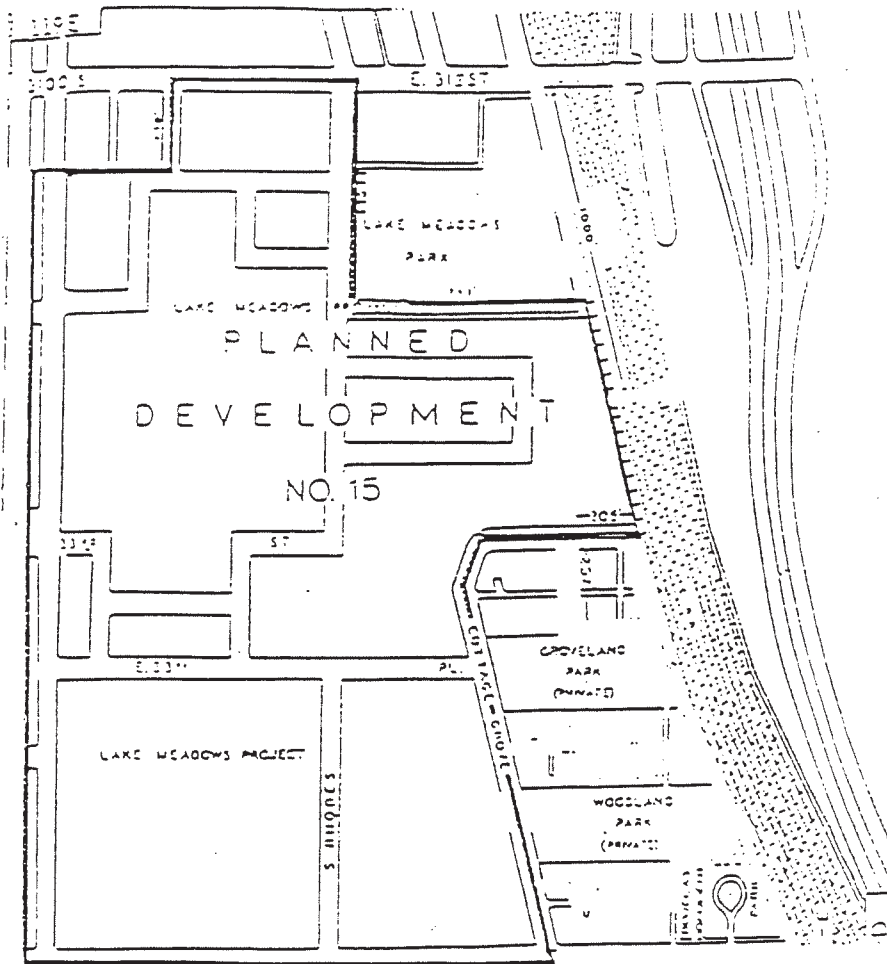
West 37th Street; the alley next west of and parallel to South Halsted Street; a line 147.32 feet south of West 37th Street; and South Lituanica Avenue,

(Continued on page 43640)

Existing Zoning Map



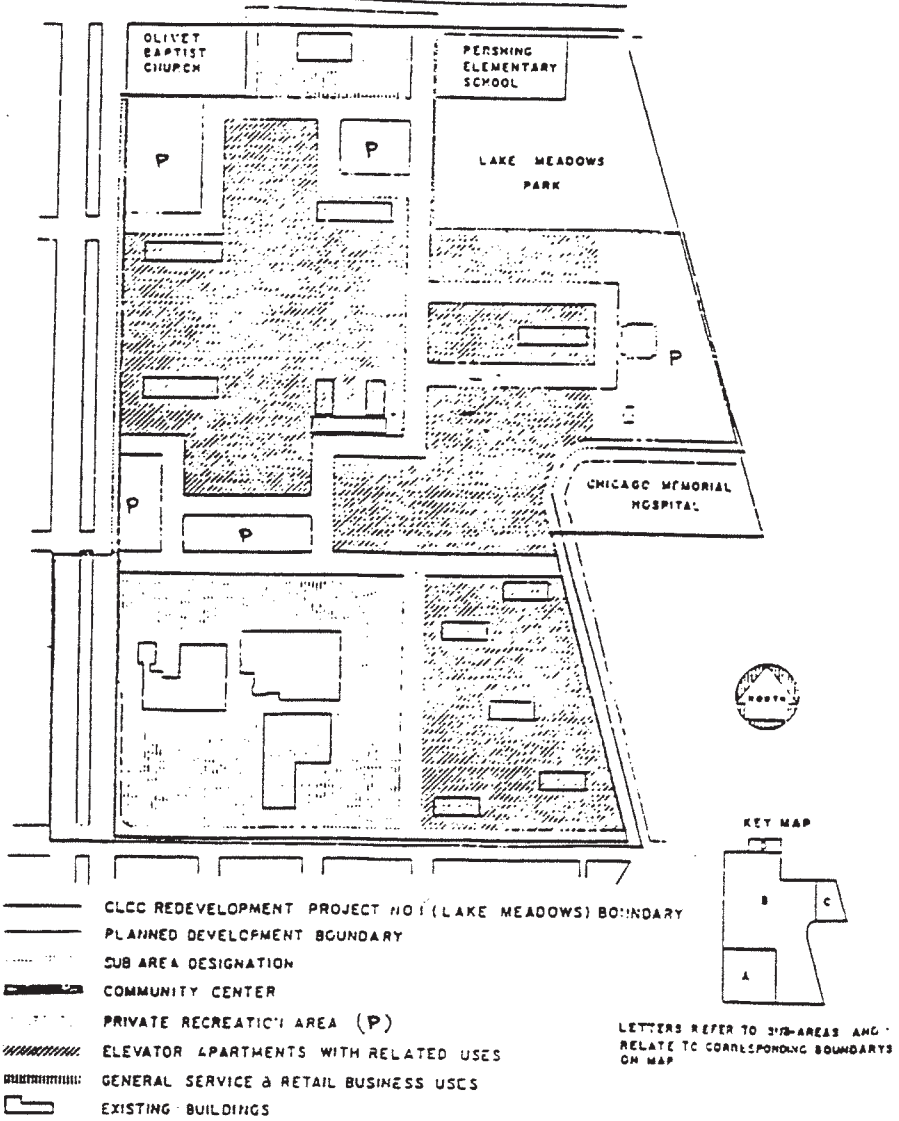
Planned Development Boundary, Property Line  
And Right-Of-Way Map.



Existing Land-Use Map.

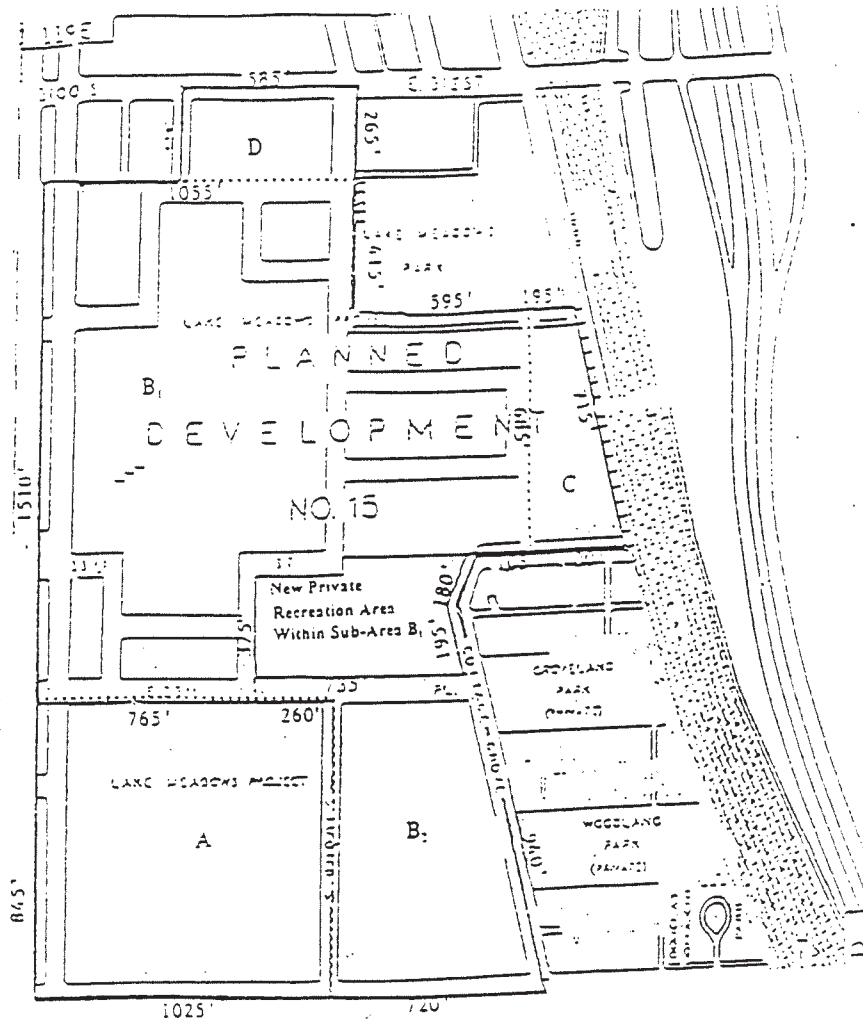
RESIDENTIAL PLANNED DEVELOPMENT NO.

EXISTING LAND USE MAP

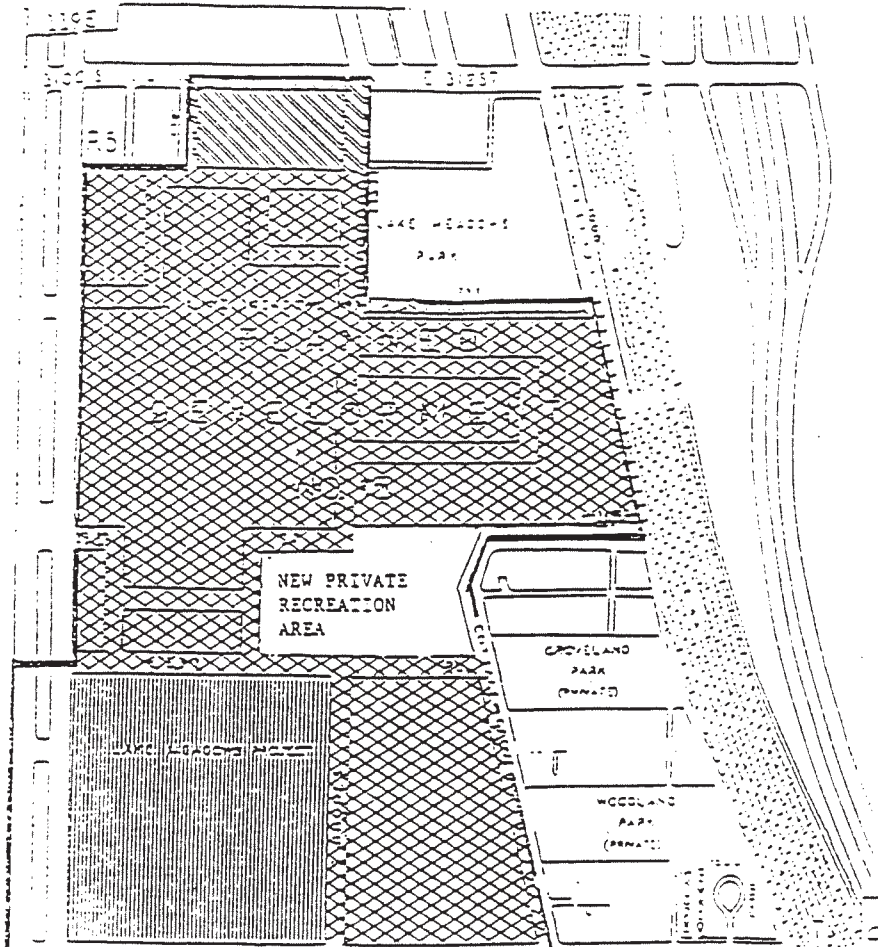


APPLICANT :

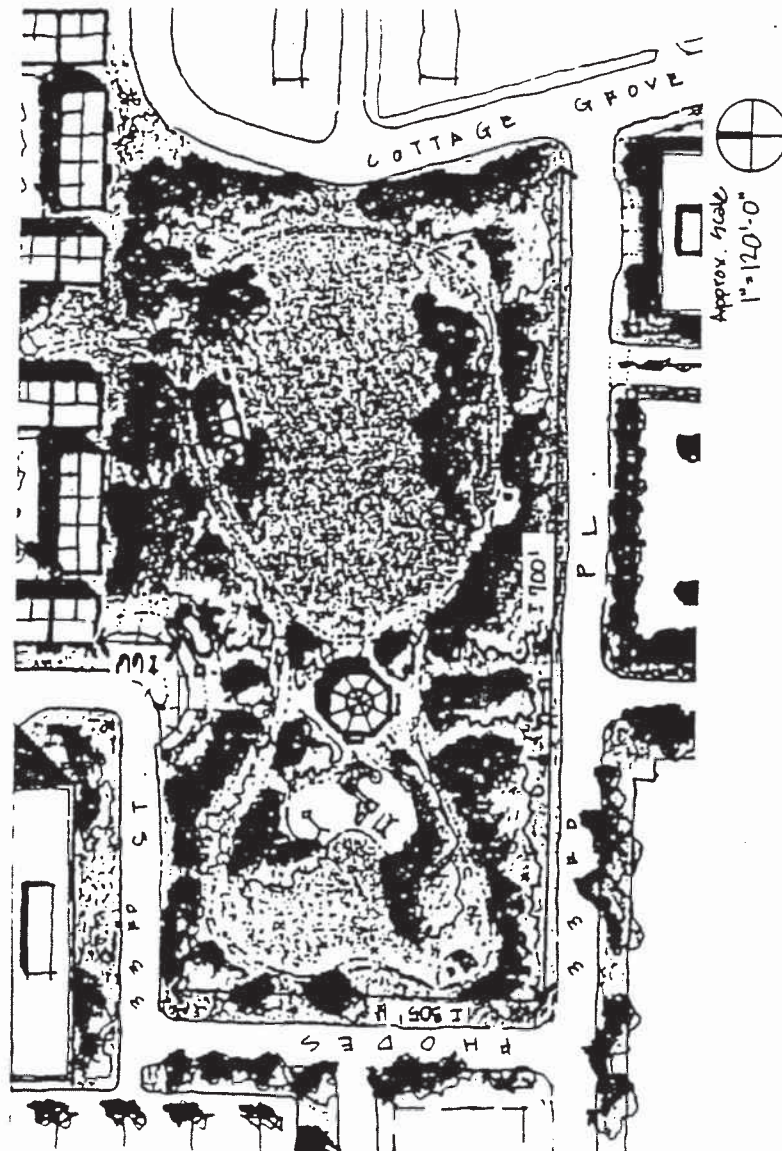
Subarea Map.



Generalized Land-Use Map.



New Private Recreation Area Concept Plan  
Subarea B.



Journal of the Proceedings of April 18, 1962 (for the reclassification of an area shown on Map No. 11-M). The motion Prevailed and said proposed ordinance as so amended was Passed, by yeas and nays as follows:

Yeas—Aldermen D'Arco, Harvey, Metcalfe, Holman, Despres, Bohling, Condon, Lupo, Pacini, Zelezinski, Egan, J. P. Burke, Krska, Sheridan, Slight, Murray, Fitzpatrick, Campbell, Bonk, Janousek, Tourek, Lewis, Sain, T. F. Burke, Ronan, Keane, Sulski, Sande, Laskowski, Massey, Corcoran, Cullerton, Shapiro, Bell, Bauler, Rosenberg, Young, Hoellen, Wigoda—39.

Nays—None.

Said ordinance, as passed, reads as follows:

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. 11-M in the area bounded by

the alley next north of and parallel to W. Montrose Avenue; N. Mobile Avenue; W. Montrose Avenue; and the alley next west of and parallel to N. Mulligan Avenue, or the line thereof if extended where no alley exists,

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. 8-E as Residential Planned Development.

Alderman Pacini next moved to Pass the proposed ordinance transmitted with the pending report of the Committee on Buildings and Zoning, to reclassify as a Residential Planned Development a certain area shown on Map No. 8-E, as is noted on page 6978 of the Journal of the Proceedings of April 18, 1962. The motion Prevailed and said proposed ordinance was Passed, by yeas and nays as follows:

Yeas—Aldermen D'Arco, Harvey, Metcalfe, Holman, Despres, Bohling, Condon, Lupo, Pacini, Zelezinski, Egan, J. P. Burke, Krska, Sheridan, Slight, Murray, Fitzpatrick, Campbell, Bonk, Janousek, Tourek, Lewis, Sain, T. F. Burke, Ronan, Keane, Sulski, Sande, Laskowski, Massey, Corcoran, Cullerton, Shapiro, Bell, Bauler, Rosenberg, Young, Hoellen, Wigoda—39.

Nays—None.

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 R5 General Residence District, B2-3 Restricted Retail District and B5-3 General Service District symbols and indications as shown on Map No. 8-E in the area bounded by

E. 31st Street; the east line of S. Rhodes Avenue; a line 630.73 feet south of the south line of E. 31st Street; a line 793.06 feet east of the east line of S. Rhodes Avenue; the west line of the right of way of the Illinois Central Railroad;

E. 33rd Street; S. Cottage Grove Avenue; E. 35th Street; the west line of S. South Park Way; E. 33rd Place, or the line thereof if extended where no street exists; the east line of S. South Park Way; a line 230 feet south of the south line of E. 31st Street; and S. Vernon 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 hereto 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 appears on pages 7064-7068.]

Issuance of Permits Authorized for Erection of Illuminated Signs.

On motion of Alderman Pacini the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published on April 18, 1962, pages 6978-6979, recommending that the City Council Pass three proposed orders transmitted with the committee's report to authorize the issuance of permits for the erection and maintenance of illuminated signs as follows:

Permittee	Location	Dimensions
Lynch Neon Signs, Inc.	No. 7919 S. Ashland Avenue (Standard State Bank)	22'3" x 15'0" (185 sq. ft.)
Lynch Neon Signs, Inc.	No. 4400 N. Cicero Avenue	18' x 20' (165 sq. ft.)
Lynch Neon Signs, Inc.	No. 2201 W. Howard Street	17'10" x 12'10" (132 sq. ft.)

On separate motions made by Alderman Pacini the committee's recommendations were concurred in and each of said proposed orders was Passed.

Failed to Pass—PROPOSED ORDINANCES FOR AMENDMENT OF CHICAGO ZONING ORDINANCE TO RECLASSIFY PARTICULAR AREAS (Adverse Committee Recommendations).

On motion of Alderman Pacini the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published on April 18, 1962, page 6979, recommending that the City Council do not pass six proposed ordinances transmitted with the committee's report for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Pacini moved to Concur in the committee's recommendations. The question in reference to each proposed ordinance thereupon became: Shall the proposed ordinance Pass, notwithstanding the committee's adverse recommendation?; and the several questions being so put, each of the said proposed ordinances Failed to Pass by yeas and nays as follows: Yeas—None; Nays—39.

[Continued on page 7069]

PD 15

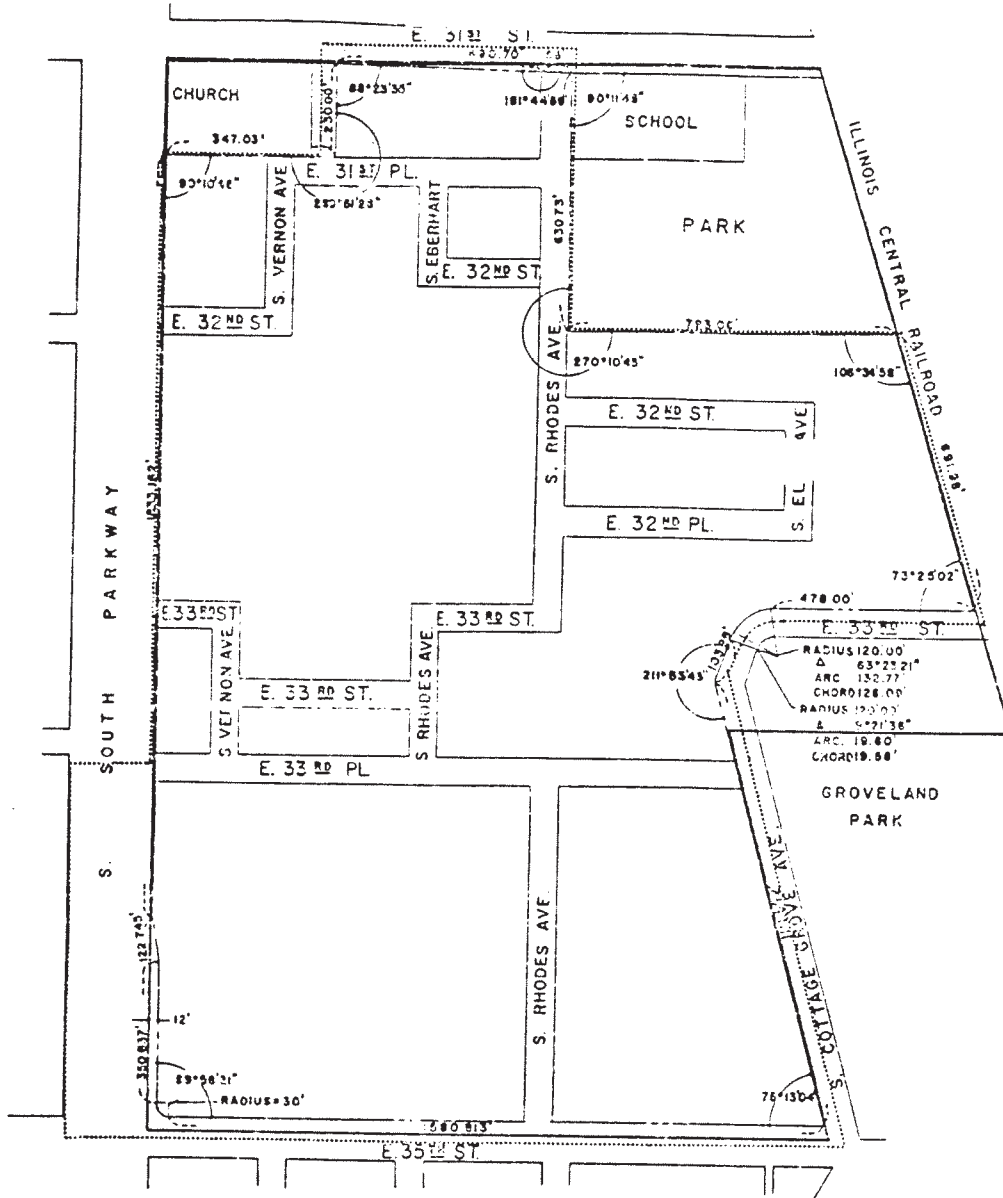
PLAN OF DEVELOPMENTRESIDENTIAL PLANNED DEVELOPMENT NO. 15STATEMENTS

1. THE AREA DELINEATED HEREON AS "RESIDENTIAL PLANNED DEVELOPMENT NO. " IS OWNED AND CONTROLLED BY THE NEW YORK LIFE INSURANCE COMPANY AS REGULATED BY A REDEVELOPMENT AGREEMENT WITH THE CHICAGO LAND CLEARANCE 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 OR ITS SUCCESSOR AND APPROVAL BY THE CITY COUNCIL.
4. SERVICE DRIVES OR ANY OTHER INGRESS OR EGRESS LANES NOT HERETCFORE 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 WITHIN SUCH PAVED AREAS.
5. USE OF LAND WILL CONSIST OF ELEVATOR APARTMENTS WITH RELATED USES, SHOPPING CENTER USES, COMMUNITY CENTER 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.

APPLICANT: NEW YORK LIFE INSURANCE COMPANY

FEBRUARY 19, 1962

**RESIDENTIAL PLANNED DEVELOPMENT NO.**  
**PROPERTY LINE MAP AND RIGHTS OF WAY**



— CHICAGO LAND CLEARANCE COMMISSION  
 REDEVELOPMENT PROJECT NUMBER 1 (LAKE MEADOWS) BOUNDARY  
 - - - PLANNED DEVELOPMENT BOUNDARY  
RIGHTS OF WAY

100 500 100 200 300



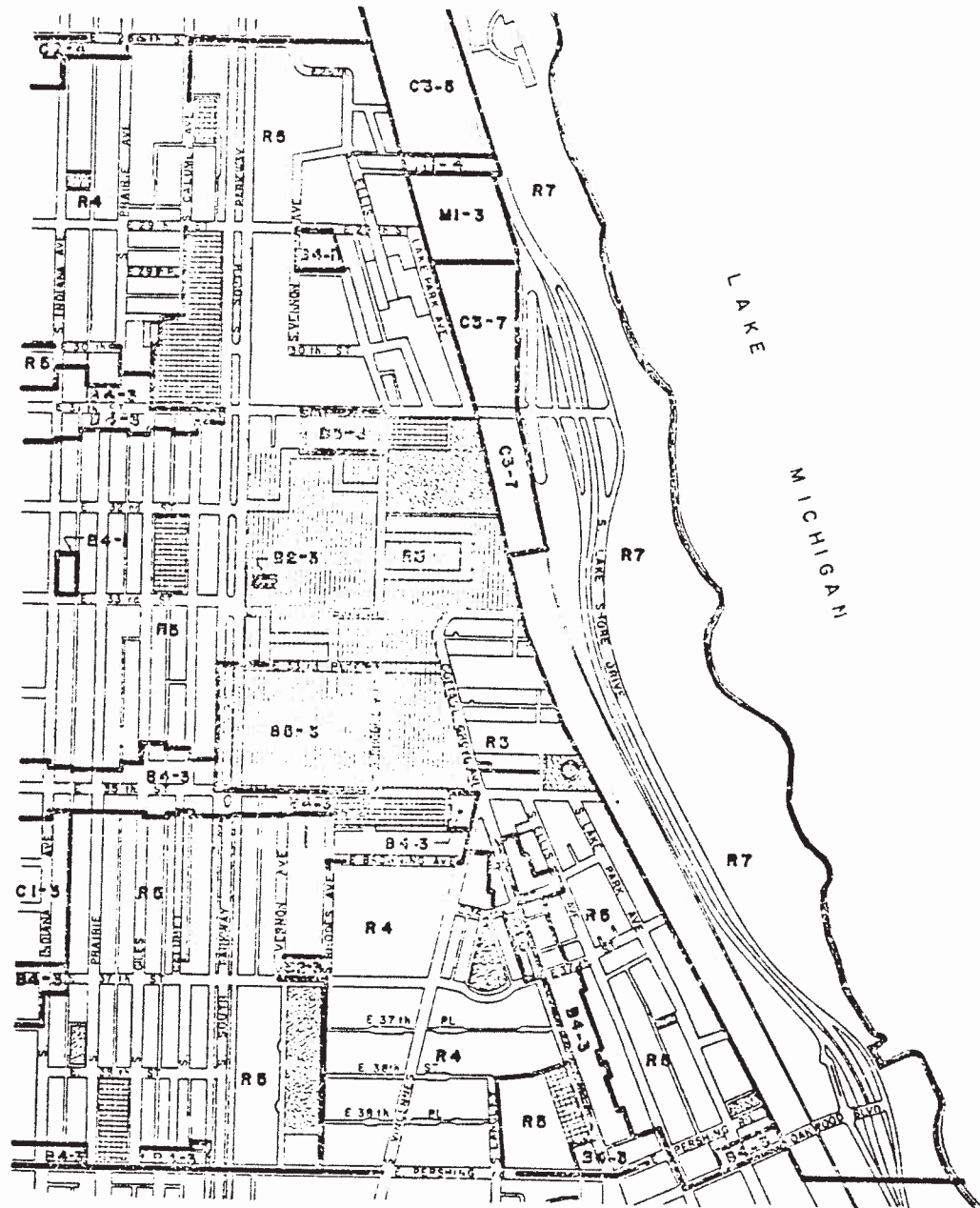
RIGHTS OF WAY OF ALL STREETS AS SHOWN HAVE  
 HERETOFORE BEEN DEDICATED BY ORDINANCE

APPLICANT: NEW YORK LIFE INSURANCE COMPANY


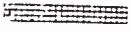

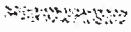

FEBRUARY 19, 1962

# RESIDENTIAL PLANNED DEVELOPMENT NO.

## EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



### LEGEND

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

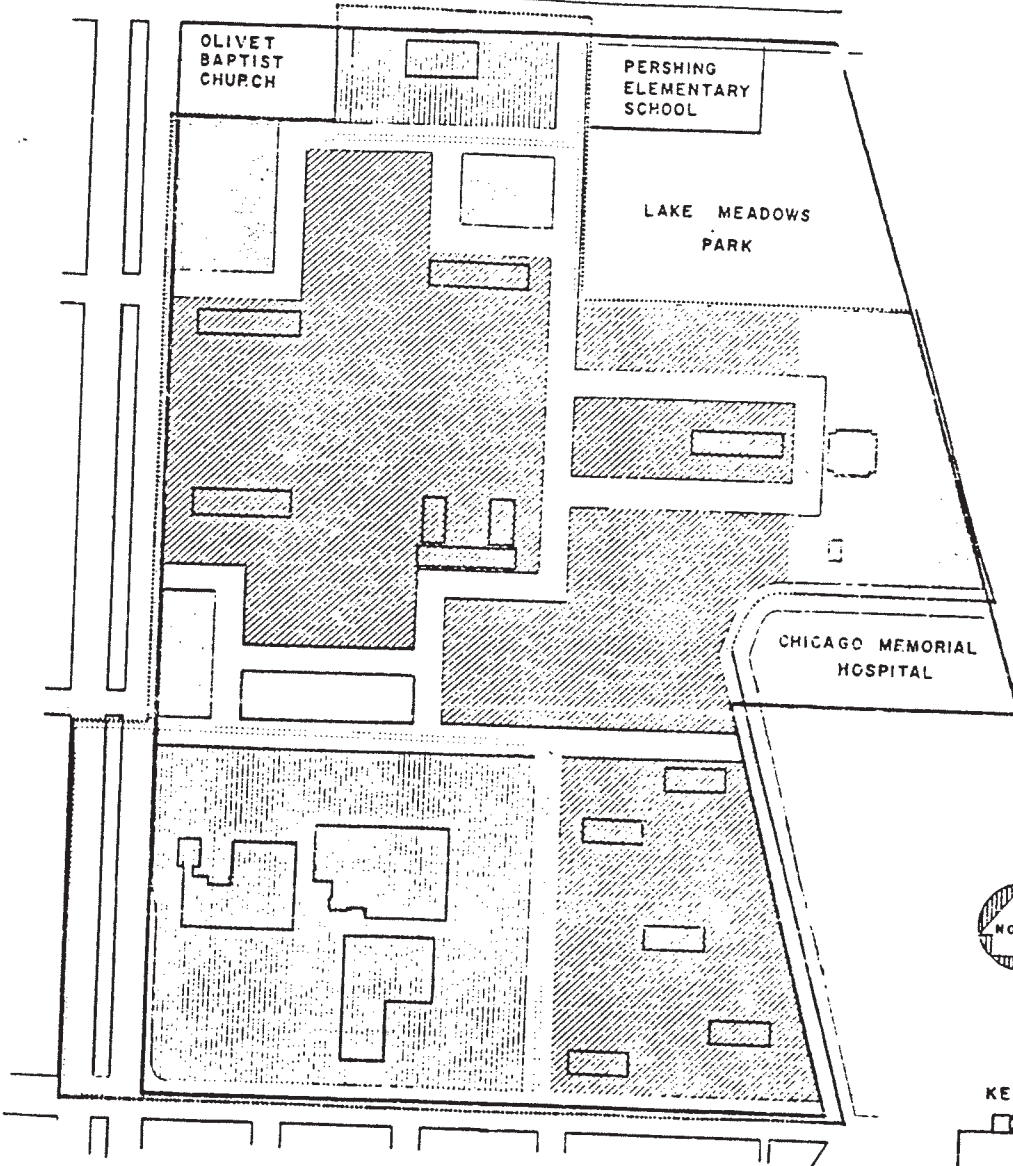


APPLICANT: NEW YORK LIFE INSURANCE COMPANY

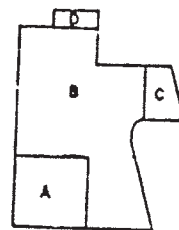
FEBRUARY 19, 1962

# RESIDENTIAL PLANNED DEVELOPMENT NO.

## GENERALIZED LAND USE PLAN



KEY MAP



LETTERS REFER TO SUB-AREAS AND RELATE TO CORRESPONDING BOUNDARIES ON MAP

- CLCC REDEVELOPMENT PROJECT NO.1 (LAKE MEADOWS) BOUNDARY
- ..... PLANNED DEVELOPMENT BOUNDARY
- ..... SUB AREA DESIGNATION
- ▬ COMMUNITY CENTER
- ▨ PRIVATE RECREATION AREA
- ▩ ELEVATOR APARTMENTS WITH RELATED USES
- ▧ GENERAL SERVICE & RETAIL BUSINESS USES
- ▭ EXISTING BUILDINGS

APPLICANT: NEW YORK LIFE INSURANCE COMPANY

FEBRUARY 19, 1962

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 LAND COVER-AGE(%)
	SQUARE FEET	ACRES						
A	731,152.	16.78	SHOPPING CENTER USES.	30'	—	—	0.8	35.0
B	2,006,929.	46.07	ELEV. APTS. WITH RE-LATED USES	220'	2015	110	1.5	15.0
C	208,055	4.78	COMMUNITY CENTER	40'	—	—	0.5	10.0
D	108,131	2.48	SERVICE & RETAIL BUS-INESS USES	26'	—	—	0.8	35.0
	3,054,267	70.11						

GROSS SITE AREA = NET SITE AREA (70.11 A.) + AREA OF PUBLIC STREETS (12.49A.) = 82.60 ACRES

MAXIMUM NUMBER OF DWELLING UNITS 2764

MAXIMUM NUMBER OF D.U.S. PER ACRE OF TOTAL NET SITE AREA (FOR RESIDENTIAL WITH RELATED USES) 60

MAX. PERMITTED F.A.R. FOR TOTAL NET SITE AREA 1.2

MINIMUM NUMBER OF PARKING SPACES 1933: ACTUAL NO. OF PARKING SP'S. 2850  
 MIN. PARKING REQUIREMENTS: APPROX. 1 SP./400 SQ.FT. OF FL.AREA—BUSINESS  
 " " 1 SP. FOR 75% OF D.U'S. — ELEVATOR APTS.  
 " " 50% OF EFFICIENCY UNITS " " " 10% OF OCCUPANCY—COMM. CENTER

MIN. OFF STREET LOADING BERTH: 1 SP./200000 SQ.FT. OF FL. AREA ELEVATOR APTS.  
 APPROX. 1 SP./50000 SQ.FT. OF FL. AREA BUSINESS  
 1 SP./BUILDING FOR COMMUNITY CENTER

MIN. SETBACKS: BUSINESS ELEVATOR APTS. 20'-0" & 25'-0"  
 COMMUNITY CENTER 20'-0" MAX. HEIGHTS: 220'-0"  
 30'-0"  
 40'-0"

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

MAXIMUM OVERALL % OF LAND COVERED 20% (FOR TOTAL NET SITE AREA)

APPLICANT: NEW YORK LIFE INSURANCE COMPANY FEBRUARY 19, 1962