

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 C1-3 Restricted Commercial District symbols and indications as shown on Map No. 5-F in the area bounded by

N. Lincoln Avenue; a line from a point 501.2 feet northwest of W. Belden Avenue along the southwest line of N. Lincoln Avenue, to a point 350 feet northwest of W. Belden Avenue along the northeast line of the alley next southwest of and parallel to N. Lincoln Avenue; the alley next southwest of and parallel to N. Lincoln Avenue; and N. Halsted Street

to those of a B4-3 Restricted Service District and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 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 C1-3 Restricted Commercial District symbols and indications as shown on Map No. 5-F in the area bounded by

N. Lincoln Avenue; W. Belden Avenue; and a line from a point 151.2 feet northwest of W. Belden Avenue along the southwest line of N. Lincoln Avenue to a point 211.9 feet west of N. Lincoln Avenue along the north line of W. Belden Avenue

to those of a B4-3 Restricted Service District and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 6-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 Residential Planned Development No. 163 symbols and indications as shown on Map No. 6-F in the area bounded by

W. 24th Place; S. Canal Street; the north right-of-way line of the Adlai E. Stevenson Expressway; and a line 813.9 feet west of S. Canal Street

to the designation of a Residential Planned Development No. 163, 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.

[Plan of Development printed on pages 8579 to 8583 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. 6-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 6-F in the area bounded by

The alley next north of and parallel to W. 30th Place; a line 183 feet 1-3/4 inches east of S. Stewart Avenue; W. 30th Place; and S. Stewart 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. 6-H.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C4 Motor Freight Terminal District symbols and indications as shown on Map No. 6-H in area bounded by

A line beginning at a point 1160.45 feet south of the south side of S. Blue Island Avenue as measured along the midpoint of vacated S. Paulina Street and extending perpendicular thereto for a distance of 255.05 feet and indented herein as line A; the center line of vacated S. Paulina Street; a line 647.67 feet south of and parallel to line A; a line 261.40 feet west of and parallel to the center line of vacated S. Paulina Street; a line 164.75 feet south of and parallel to line A; and a line 255.05 feet west of and parallel to the midpoint of vacated S. Paulina Street

to those of an M3-4 Heavy Manufacturing 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-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 7-G in area bounded by

W. Fullerton Avenue; N. Surrey Court; the alley north of and parallel to W. Fullerton Avenue; and a line 132.46 feet east of and parallel to N. Surrey Court

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.

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163A

RESIDENTIAL PLANNED DEVELOPMENT NO. 163, AS AMENDED

STATEMENTS

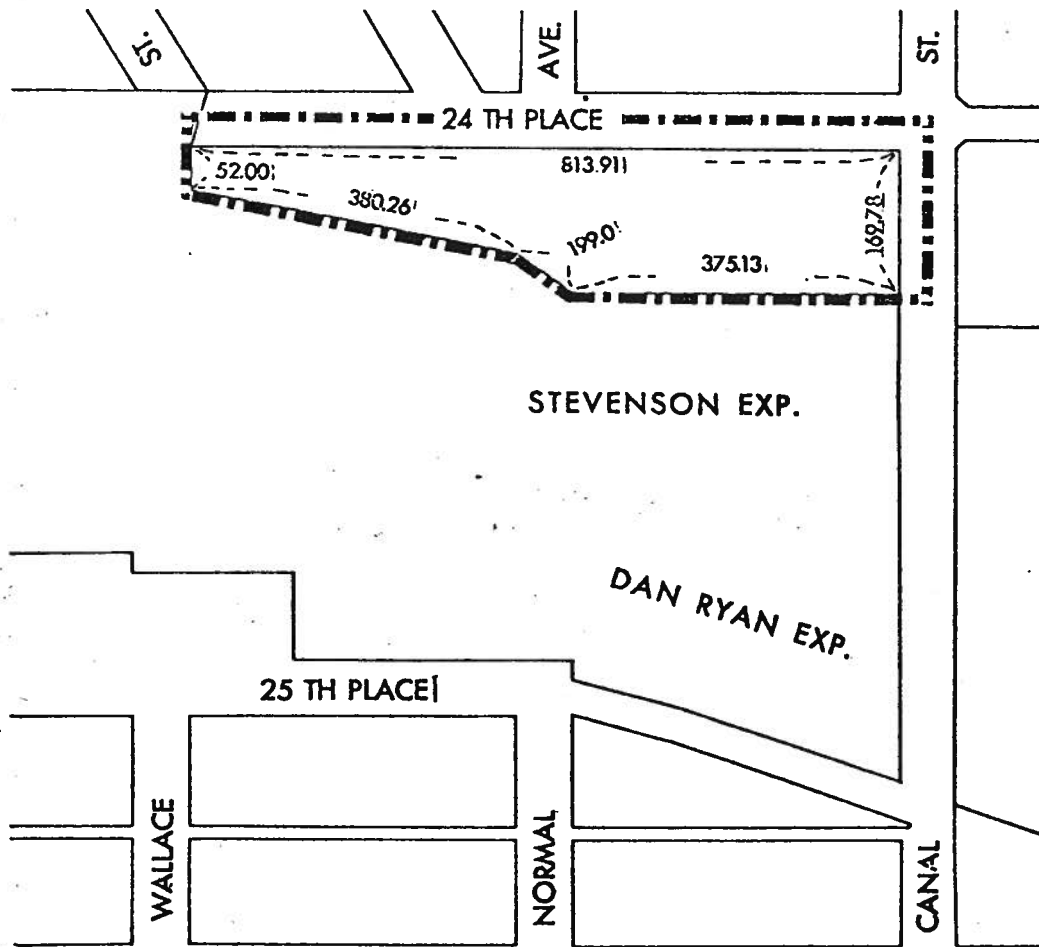
1. The area delineated hereon as "Residential Planned Development No. 163, as amended," is owned or controlled by Tams Investment Company, an Illinois corporation.
2. Off-street parking facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning, City and Community Development.
3. Off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning, City and Community Development.
4. All applicable official reviews, approvals or permits are required to be obtained by the Tams Investment Company.
5. Any dedication or vacation of streets and alleys or easements, or adjustments of right-of-way or consolidation or resub-division of parcels shall require a separate submittal on behalf of the Tams Investment Company and approval by the City Council.
6. 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 in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
7. The following uses shall be permitted within the area delineated hereon as "Residential Planned Development No. 163, as amended,": one elevator building, off-street parking, and related uses.
8. Identification signs may be permitted within the area delineated hereon as Residential Planned Development No. 163, as amended, subject to the review and approval of the Commissioner of the Department of Planning, City and Community Development.
9. The following information sets forth data concerning the property included in said Residential Planned Development No. 163, as amended, 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.
10. 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 the Department of Planning, City and Community Development.

APPLICANT: Tams Investment Company

DATE: July 7, 1978

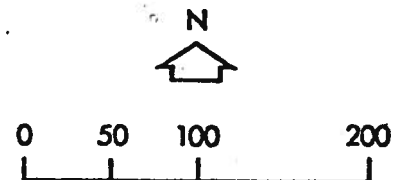
RESIDENTIAL PLANNED DEVELOPMENT NO. 163, AS AMENDED

PROPERTY LINE MAP AND RIGHT OF WAY ADJUSTMENTS



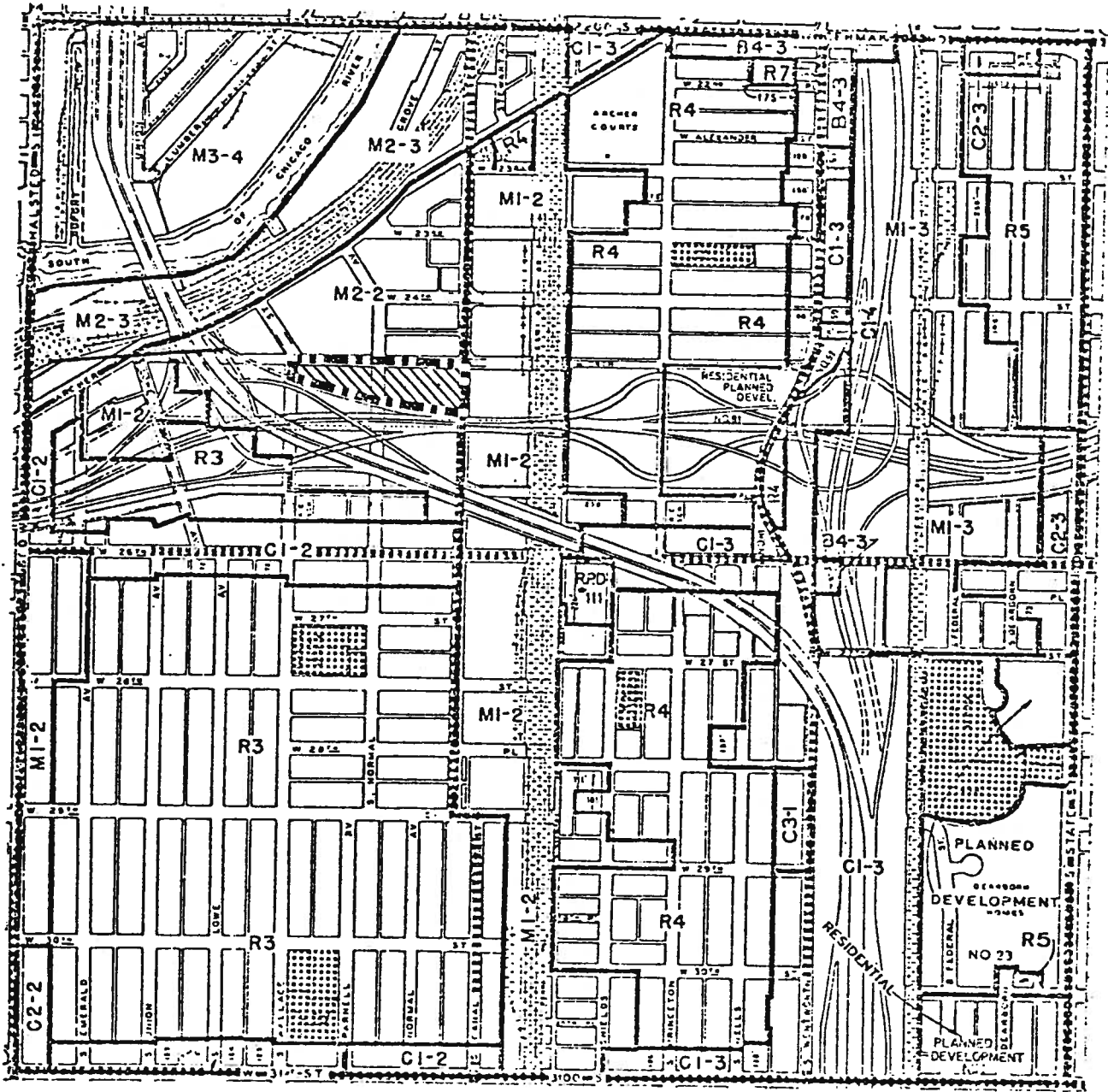
----- PLANNED DEVELOPMENT BOUNDARY





APPLICANT: TAMS INVESTMENT CO.
DATE: JULY 7, 1978



RESIDENTIAL PLANNED DEVELOPMENT NO. 163, AS AMENDED

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



-  RESIDENTIAL PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDARY
-  PUBLIC AND QUASI-PUBLIC FACILITIES
-  PREFERENTIAL STREETS

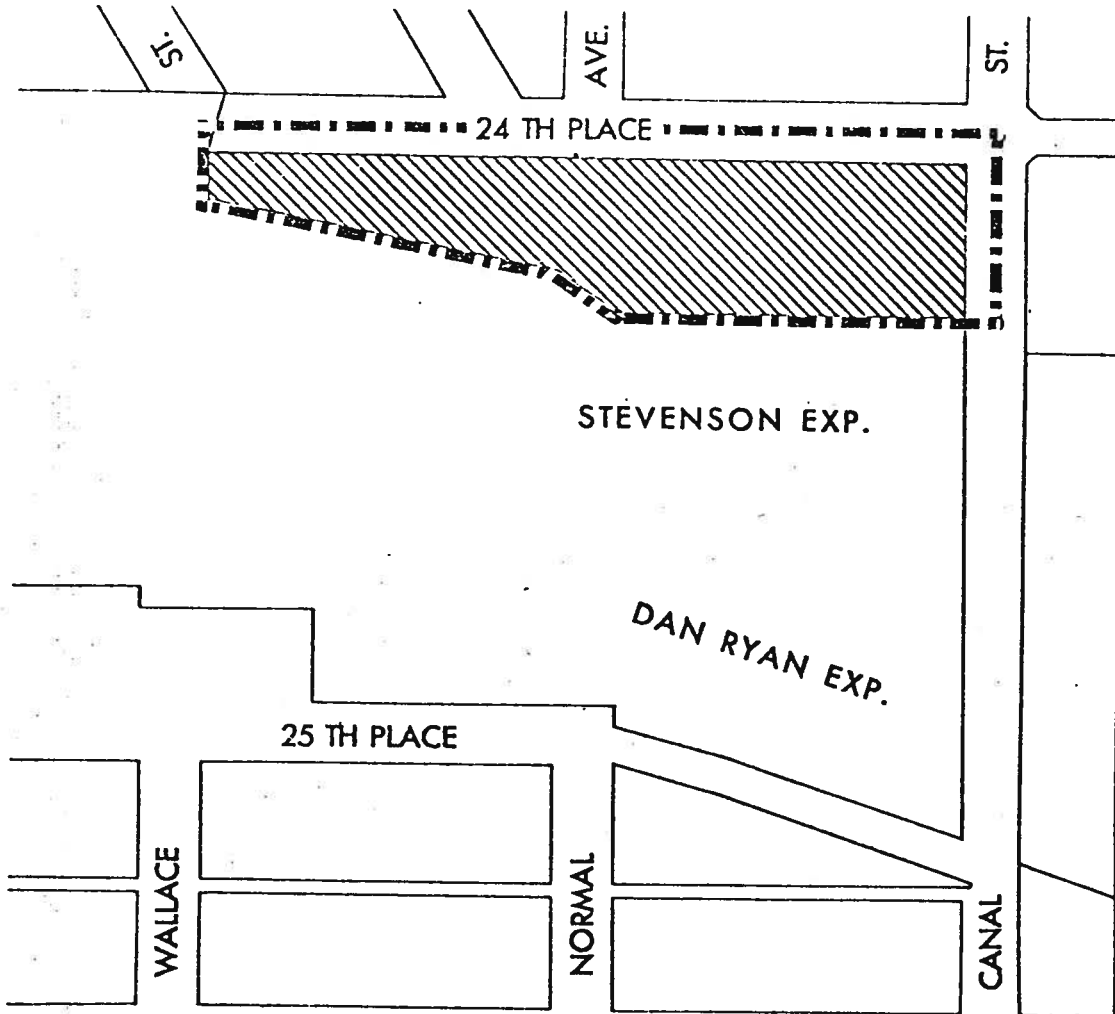
APPLICANT: THE DEVELOPMENT CO.

DATE: JULY 7, 1978



RESIDENTIAL PLANNED DEVELOPMENT NO. 163, AS AMENDED

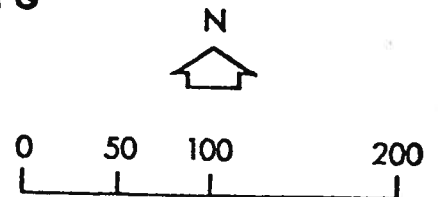
GENERALIZED LAND USE MAP



----- PLANNED DEVELOPMENT BOUNDARY

////// ONE ELEVATOR APARTMENT BUILDING
OFF STREET PARKING, AND RELATED USES.

APPLICANT: TAMS INVESTMENT CO.
DATE: JULY 7, 1978



RESIDENTIAL PLANNED DEVELOPMENT NO. 163, AS AMENDED
 PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATE

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NO. OF DWELLING UNITS	MAX. FLOOR AREA RATIO	MAX. % OF LAND COVERED
Sq. Ft.	Acres				
106,438.5	2.44	One, elevator apart- ment building, off- street parking and related uses.	132	2.3	33%

Net Site Area + Area of Public Streets and Alleys - Gross Site Area
 106,438.5 Sq. Ft. + 32,461.74 Sq. Ft. = 138,900.24 Sq. Ft.

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 2.3

MINIMUM NUMBER OF OFF-STREET PARKING SPACES: 132

MINIMUM NUMBER OF OFF-STREET LOADING SPACES: 1

MINIMUM BOUNDARY SETBACKS: 25' from north, 20' from east,
 30' from south, and 300' from west boundaries

MAXIMUM PERCENT OF LAND COVERED: 33%

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHERE NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF PLANNING, CITY AND COMMUNITY DEVELOPMENT.

APPLICANT: Tams Investment Co.

DATE: July 7, 1978

RESIDENTIAL PLANNED DEVELOPMENT #163

STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned or controlled by Tams Investment Company, an Illinois corporation.
2. Off-street parking facilities, shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
3. Off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
4. All applicable official reviews, approvals or permits are required to be obtained by the Tams Investment Company.
5. Any dedication or vacation of streets and alleys or easements, or adjustments of right-of-way or consolidation or resub-division of parcels shall require a separate submittal on behalf of the Tams Investment Company and approval by the City Council.
6. 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 in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
7. The following uses shall be permitted within the area delineated hereon as "Residential Planned Development": one elevator apartment building, off-street parking, and related uses.
8. Identification signs may be permitted within the area delineated hereon as Residential Planned Development, subject to the review and approval of the Commissioner of the Department of Development and Planning.
9. The following information sets forth data concerning the property included in said Residential 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.
10. 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 the Department of Development and Planning.

APPLICANT: Tams Investment Company
DATE: January 13, 1977

On motion of Alderman Vrdolyak, the committee's recommendation was *Concurred In* and said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Adduci, Vrdolyak, Kwak, Madrzyk, Burke, Jaksy, Barden, Shannon, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Oberman, Simpson, Fifielski, Cohen, Schullter, Saperstein, Stone—45.

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 M2-2 General Manufacturing District symbols and indications as shown on Map No. 6-F in the area bounded by

W. 24th Place; S. Canal Street; the north right-of-way line of the Adlai E. Stevenson Expressway and a line 813.9 feet west of S. Canal 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 thereof and to no others.

[Plan of Development printed on pages 4964 to 4968 of this Journal]

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

Action Deferred—ON PROPOSED ORDINANCE TO AMEND CHAPTER 48 OF MUNICIPAL CODE REGARDING BUILDING CODE CLASSIFICATIONS FOR SCHOOLS.

The Committee on Buildings and Zoning submitted the following report, which was, on motion of Alderman Vrdolyak and Alderman Roti, *Deferred* and ordered published:

CHICAGO, February 14, 1977.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning having had under consideration a proposed ordinance (referred November 15, 1976) to amend Specified Sections of Chapter 48, of the Municipal Code of Chicago, regarding Building Code Classifications for Schools, begs leave to recommend that Your Honorable Body *Pass* said proposed ordinance attached herewith.

This recommendation was concurred in by 8 members of the committee, with no dissenting vote.

Respectfully submitted,
(Signed) EDWARD R. VRDOLYAK,
Chairman.

(Signed) FRED B. ROTI,
Vice-Chairman.

The proposed ordinance transmitted with the foregoing committee report reads as follows:

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

Section 1. The Municipal Code of Chicago, Chapter 48, Section 48-4.3, is hereby amended by deleting the language in brackets below and inserting the language in Italics below as follows:

48-4.3. Assembly Units designed or used for educational or institutional purposes shall be classified as Class C-3 Schools. Every school shall be classified as follows:

Type I Schools: Type IA Schools shall include Day Care Centers—Class I not included in Type III Schools, kindergarten schools, elementary schools, and other similar occupancies.

Type IB Schools: Type IB Schools shall include Middle Schools, Junior High Schools, High Schools and the similar occupancies.

Type II Schools: Type II Schools shall include colleges, schools for adult education, commercial and vocational schools [and other similar occupancies] *with accommodations at any one time of more than 100 persons.*

Type III Schools: Type III Schools shall include Day Care Centers—Class I of 100 children or less located on either the first floor of basement but not both.

Section 2. The Municipal Code of Chicago, Chapter 48, Section 48-6, is hereby amended by adding the language in Italics below as follows:

48-6. Buildings, or parts thereof, designed or used for the transaction of business or for the rendering of professional service or for other services that do not involve the storage of stocks of goods, wares or merchandise, except such as are incidental for display purposes, shall be classified as Class E, Business Units. Class E, Business Unit, shall include, among others, the following:

Administration buildings	Civic administration
<i>Adult Education, Commercial and Vocational schools with accommodation at any one time of less than 100 persons</i>	Offices
Banks	Professional services
	Radio stations
	Telephone exchanges

Section 3. This ordinance shall be in full force and effect ten days after its passage.

Action Deferred—ON PROPOSED SUBSTITUTE ORDINANCE TO AMEND CHAPTER 52 OF MUNICIPAL CODE REQUIRING USE OF SMOKE DETECTORS IN RESIDENTIAL BUILDINGS, ETC.

The Committee on Buildings and Zoning submitted the following report, which was, on motion of Alderman Vrdolyak and Alderman Roti, *Deferred* and ordered published:

CHICAGO, February 14, 1977.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning having had under consideration a proposed ordinance (referred January 13, 1977) to amend Chapter 52 of the Municipal Code of Chicago Governing Smoke Detectors in Residential Buildings, begs leave to recommend that Your Honorable Body *Pass* the substitute proposed ordinance attached herewith.

This recommendation was concurred in by 8 members of the committee, with no dissenting vote.

Respectfully submitted,
(Signed) EDWARD R. VRDOLYAK,
Chairman.

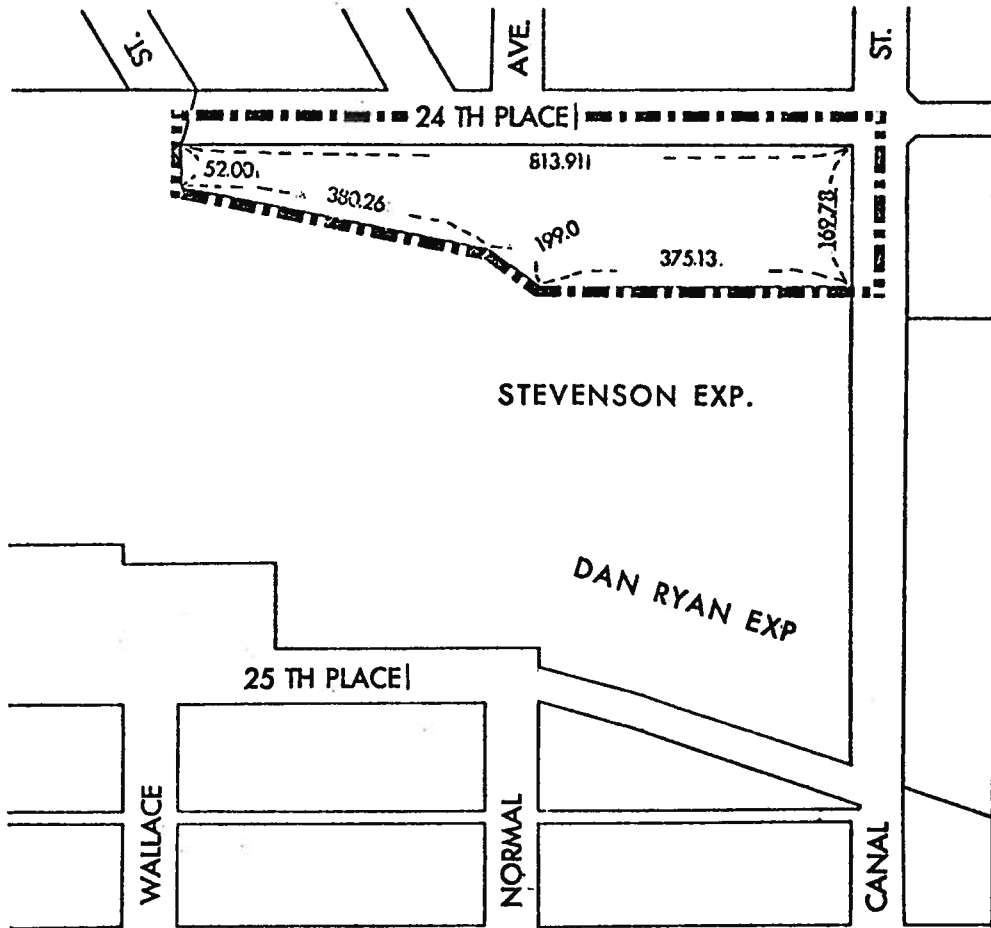
(Signed) FRED B. ROTI,
Vice-Chairman.

The proposed substitute ordinance transmitted with the foregoing committee report reads as follows:

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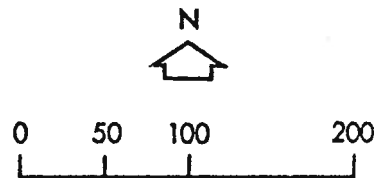
(continued on page 4969)

RESIDENTIAL PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT OF WAY ADJUSTMENTS

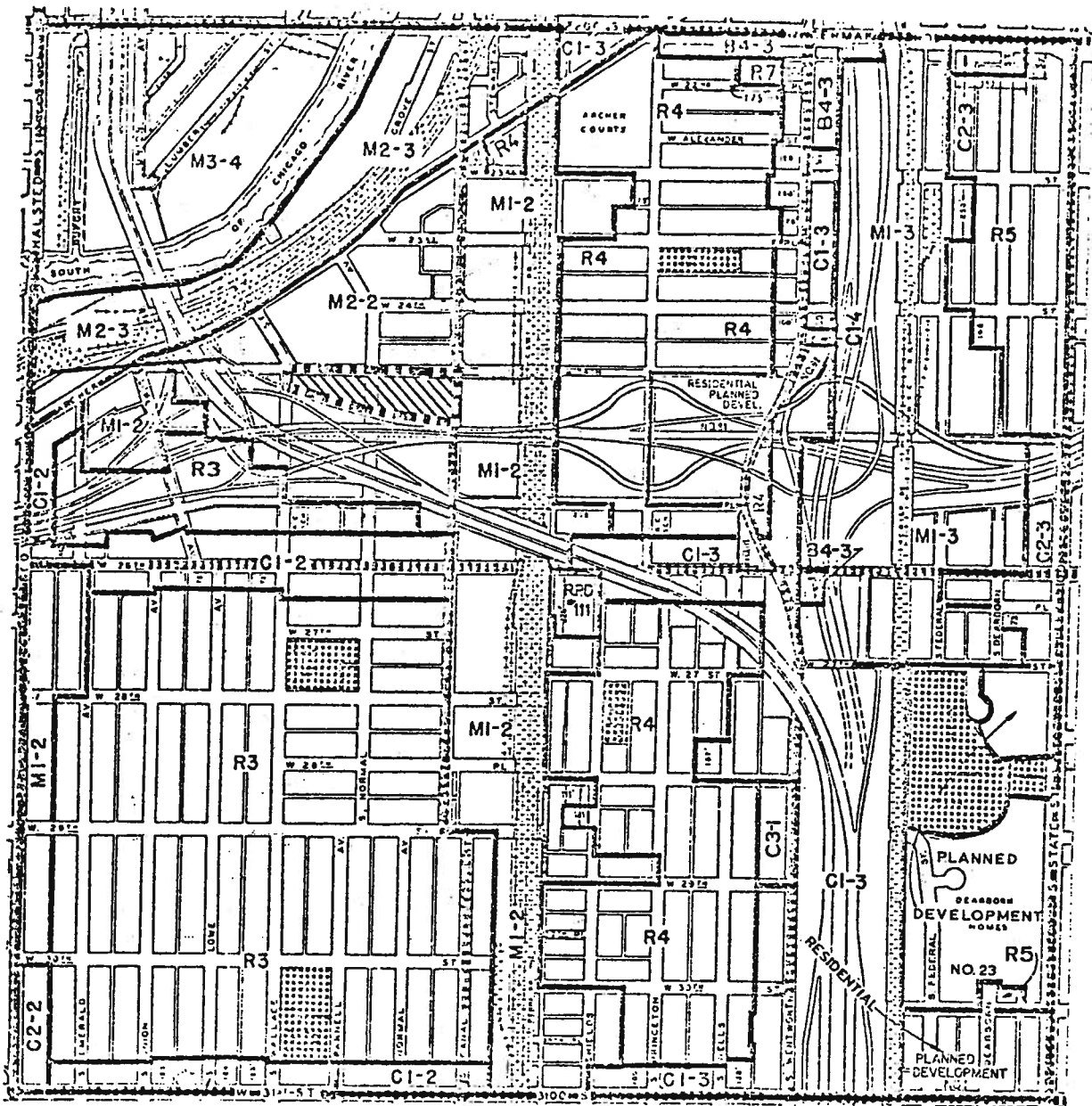






----- PLANNED DEVELOPMENT BOUNDARY

APPLICANT: TAMS INVESTMENT CO.
DATE: JANUARY 13, 1977



RESIDENTIAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



-  RESIDENTIAL PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDARY
-  PUBLIC AND QUASI-PUBLIC FACILITIES
-  PREFERENTIAL STREETS

APPLICANT: TAMS INVESTMENT CO.

DATE: JANUARY 13, 1977

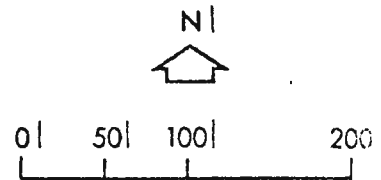


RESIDENTIAL PLANNED DEVELOPMENT GENERALIZED LAND USE MAP



- PLANNED DEVELOPMENT BOUNDARY
- ▨▨▨▨▨ ONE EIGHT STORY APARTMENT BUILDING,
OFF STREET PARKING, AND RELATED USES.

APPLICANT: TAMS INVESTMENT CO.
DATE: JANUARY 13, 1977



RESIDENTIAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NO. OF DWELLING UNITS	MAX. FLOOR AREA RATIO	MAX. % OF LAND COVERED
Sq. Ft.	Acres				
106,438.5	2.44	One, eight-story elevator apart- ment building, off- street parking and related uses.	126	2.1	33%

Net Site Area + Area of Public Streets and Alleys = Gross Site Area

106,438.5 sq. ft. + 32,461.74 sq. ft. = 138,900.24 sq. ft.

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

MINIMUM NUMBER OF OFF-STREET PARKING SPACES: 126 Total

MINIMUM NUMBER OF OFF-STREET LOADING SPACES: 1

MINIMUM BOUNDARY SETBACKS: 25' from north, 20' from east, 30' from south,
and 300' from west boundaries

MAXIMUM PERCENT OF LAND COVERED: 33%

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT
CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO,
EXISTING STRUCTURES, OR WHERE NECESSARY BECAUSE OF TECHNICAL REASONS,
SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

APPLICANT: Tams Investment Co.

DATE: January 13, 1977