

*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 the area bounded by

the alley next north of and parallel to W. Montana Street; a line 112.92 feet east of and parallel to N. Sheffield Avenue; W. Montana Street and N. Sheffield 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. 8-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 C1-3 Restricted Commercial District symbols and indications as shown on Map No. 8-E in the area bounded by

E. 36th Street; the alley next east of and parallel to S. State Street; E. 37th Street and S. State Street

to those of a C2-3 General Commercial District, and a corresponding use district is hereby established in the area above described.

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

*Reclassification of Area Shown on Map 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 General Residence District and Residential Planned Development Number 159 symbols and indications as shown on Map No. 10-E in the area bounded by

E. Bowen Avenue; a line 432.45 feet east of S. Dr. Martin Luther King Jr. Drive; the alley next south of and parallel to E. Bowen Avenue; a line 303 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 Number 159 (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 hereof and to no others.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development symbols and indication as shown on Map No. 10-E in the area bounded by

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 a line 303 feet east of S. Dr. Martin Luther King Jr. Drive

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

[Plan of Development printed on pages 6073-6077 of this Journal]

SECTION 3. 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.**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 C1-1 Restricted Commercial 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 88.54 feet northeasterly of S. Menard Avenue; a line 242.63 feet south of and parallel to S. Archer Avenue and S. Menard 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. 16-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 C2-2 General Commercial District, M1-2 Restricted Manufacturing District and R3 General Residence District symbols and indication as shown on the attached existing Zoning and Preferential Street System Map in the area bounded by

E. 69th Street; S. Cottage Grove Avenue; a line 150.11 feet south of E. 69th Place; the alley next west of S. Cottage Grove Avenue; the alley next south of E. 69th Street and a line 316.04 feet west of S. Cottage Grove 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 6078-6082 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. 17-O.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 17-O in the area bounded by

a line 271.72 feet northeasterly of and parallel to N. Northwest Highway; a line 112.33 feet southeasterly of and parallel to a line 257.33 feet northwesterly of the point of intersection of W. Devon Avenue and N. Northwest Highway, a line 276.72 feet northeasterly of and parallel to N. Northwest Highway; the alley next west of and parallel to N. Harlem Avenue; W. Devon Avenue; N. Northwest Highway; a line 257.33 feet northwest of the point of intersection of N. Northwest Highway and W. Devon Avenue and perpendicular to N. Northwest Highway

(continued on page 6083)

(continued from page 6072)

179  
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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 6084-6089 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. 18-D.*

*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. 18-D in the area bounded by

a line 61 feet north of the alley next north of S. South Chicago Avenue; the alley next east of and parallel to S. Blackstone Avenue; the alley next north of S. South Chicago Avenue and S. Blackstone Avenue

to those of an M1-2 Restricted 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. 19-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 R4 General Residence District symbols and indications as shown on Map No. 19-H in the area bounded by

a line 145.5 feet north of the center line of W. Birchwood Avenue or the line thereof if extended where no street exists; N. Ridge Avenue; the north line of W. Jarvis Avenue or the line thereof if extended where no street exists; N. Oakley Avenue; a line 12 feet south of the center line of W. Birchwood Avenue or the line thereof if extended where no street exists and a line 37.97 feet east of N. Oakley Avenue or the line thereof if extended where no street exists

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 6090-6094 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. 28-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 R1 Single Family Residence District symbols and indications as shown on Map No. 28-H in the area bounded by

a line 151.90 feet south of W. 113th Place; a line from a point 226.87 feet east of the east line of S. Oakley Avenue and 151.9 feet south of W. 113th Place, to a point 182.8 feet west of the west line of S. Bell Avenue and 249.5 feet south of W. 113th Place; a line 249.5 feet south of W. 113th Place; S. Bell Avenue; a line 630.9 feet south of W. 113th Place; a line from a point 197.53 feet west of the west line of S. Bell Avenue and 630.9 feet south of W. 113th Place, to a point 209.31 feet east of the east line of S. Oakley Avenue and 592.4 feet south of W. 113th Place; a line 592.4 feet south of W. 113th Place and S. Oakley 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 thereof and to no others.

[Plan of Development printed on pages 6095-6099 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. 30-G (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 M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 30-G in the area bounded by

W. 120th Street; S. Loomis Street; W. 121st Street and S. Ashland Avenue

to those of an R2 Single Family 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.

**Issuance of Permits Authorized for Erection of Illuminated Signs.**

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 August 31, 1977, pages 5849-5850, recommending that the City Council pass two proposed orders (under separate committee reports) to authorize the issuance of permits for the erection and maintenance of illuminated signs.

On motion of Alderman Vrdolyak said proposed orders were *Passed*, by yeas and nays as follows:

*Yeas*—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Humes, Adduci, Vrdolyak, Huels, Kwak, Madrzyk, Jaksy, Shannon, Kellam, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Pucinski, Natarus, Oberman, Simpson, Fifielski, Schultzer, Saperstein, Stone—42.

*Nays*—None.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

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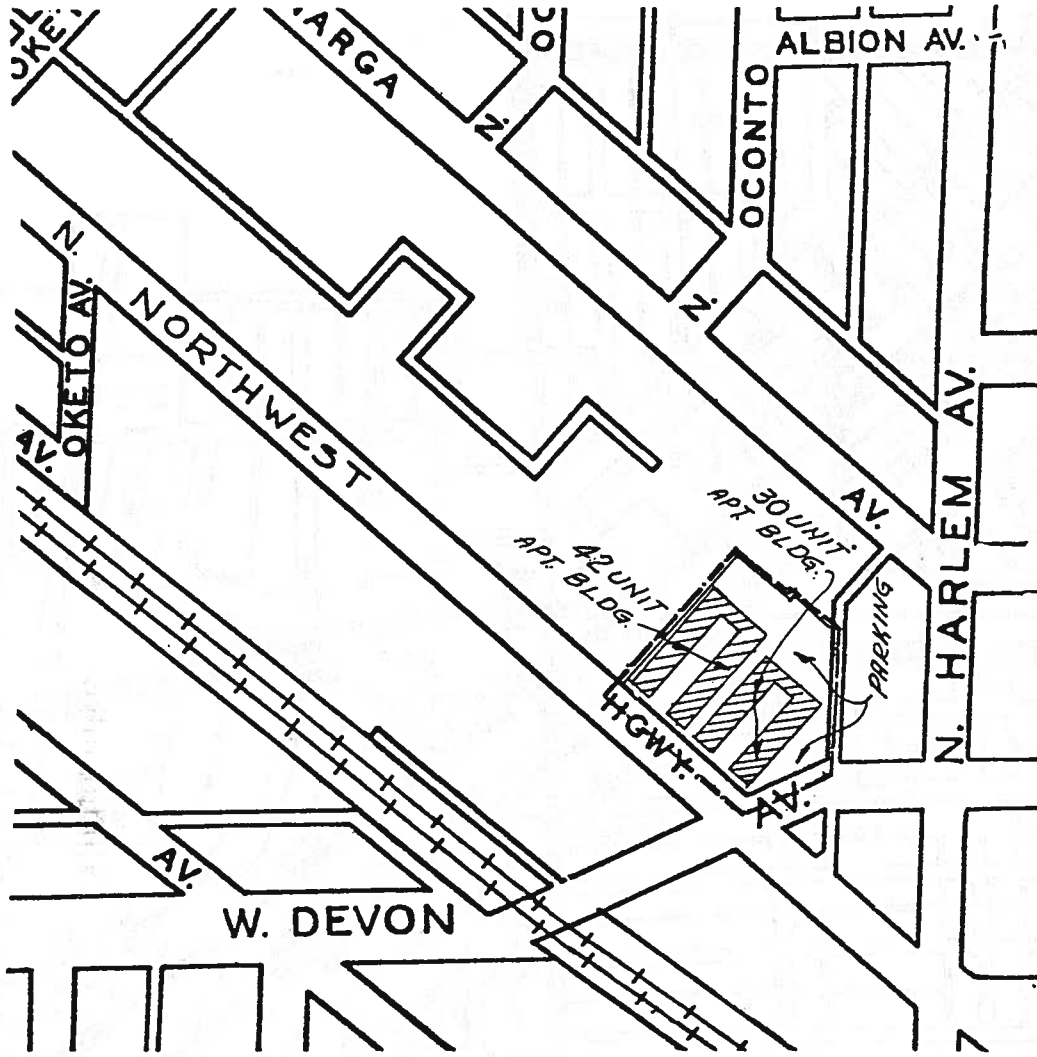
## RESIDENTIAL PLANNED DEVELOPMENT #179

## STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned or controlled by Richard E. Zulkey.
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 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 Richard E. Zulkey or his successors or assignees.
5. Any dedication or vacation 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 Richard E. Zulkey 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": 2, 3 story condominium buildings, 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. Development of said property shall be in strict accord with the generalized land use and site plan herein incorporated and made a part of this planned development.
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.

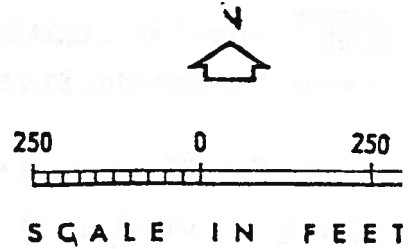
APPLICANT: Richard E. Zulkey  
DATE: June 8, 1977

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



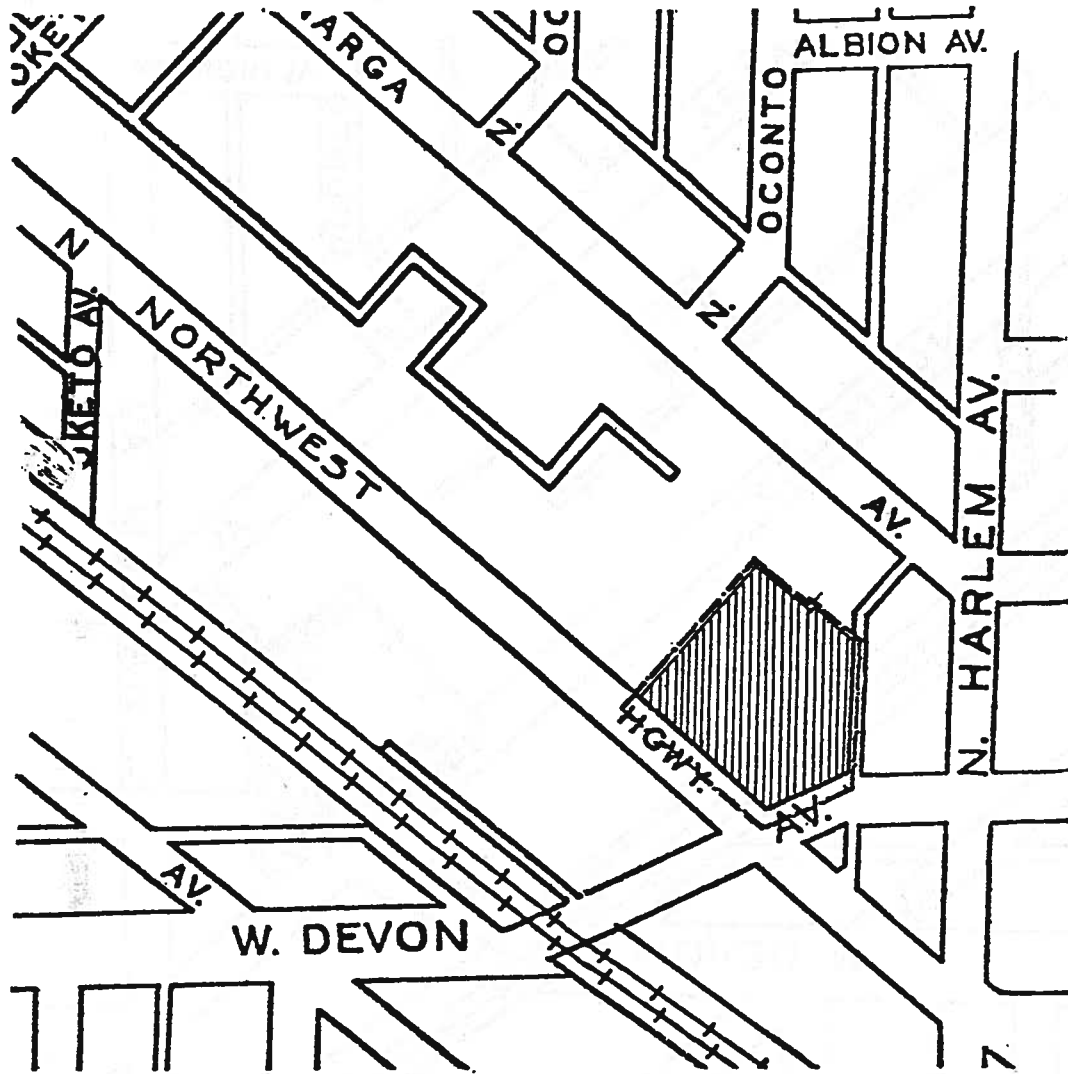
----- PLANNED DEVELOPMENT BOUNDARY

APPLICANT: RICHARD E. ZULKEY  
DATE JUNE 8, 1977.



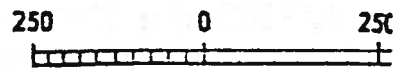


# RESIDENTIAL PLANNED DEVELOPMENT GENERALIZED LAND USE MAP



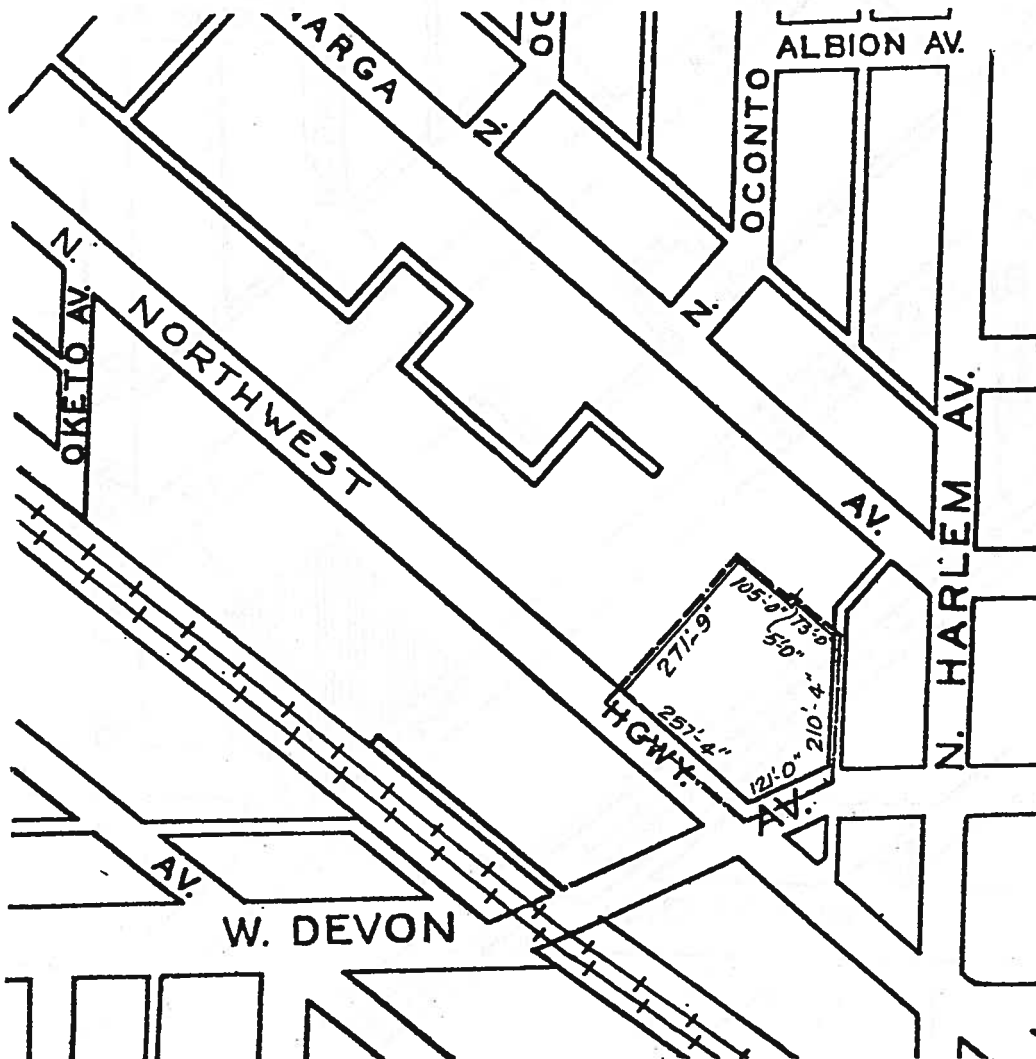
----- PLANNED DEVELOPMENT BOUNDARY

APPLICANT: RICHARD E. ZULKEY  
DATE JUNE 8, 1977



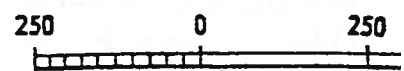
SCALE IN FEET

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



----- PLANNED DEVELOPMENT BOUNDARY

APPLICANT: RICHARD E. ZULKEY  
DATE: JUNE 8, 1977



SCALE IN FEET

## RESIDENTIAL PLANNED DEVELOPMENT

## PLANNED DEVELOPMENT USE &amp; BULK REGULATIONS &amp; DATA

<u>NET SITE AREA</u>		GENERAL DESCRIPTION OF LAND USE	NO. OF DWELLING UNITS	MAX. FLOOR AREA RATIO	MAX. % OF LAND COVERED
Sq. Ft.	Acres				
69,968	1.64	Two, three-story condominium build- ings, off-street parking and re- lated uses.	72	1.2	45%

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

69,968 sq. ft. + 14,646 sq. ft. = 84,614 sq. ft.

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 1.2

MINIMUM NUMBER OF OFF-STREET PARKING SPACES: 88 Total

MINIMUM NUMBER OF OFF-STREET LOADING SPACES: 0

MINIMUM BOUNDARY SETBACKS: N.W. Sideyard 6'; Rear 74'; Front 6'  
S.E. Sideyard 16' (irregular shaped)

MAXIMUM PERCENT OF LAND COVERED: 45%

APPLICANT: Richard E. Zulkey

DATE: June 8, 1977