

and the east line of S. Racine Avenue, except the south line of W. Washburne Avenue, or the line thereof if extended where no street exists; a line 168.576 feet west of the west line of S. Loomis Street; the north line of the alley south of and parallel to W. Washburne Avenue, or the line thereof if extended where no alley exists; a line 264.815 feet west of the west line of S. Loomis Street; and the south line of W. 13th Street; the east line of the alley west of and parallel to S. Racine Avenue, or the line thereof if extended where no alley exists; the north line of W. Hastings Street; the east line of the alley east of and parallel to S. Throop Street,

to the designation of 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.

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 8034-8038.]

Reclassification of Area Shown on Map No. 6-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 R5 General Residence District symbols and indications as shown on Map No. 6-E in the area bounded by

the north line of the alley next south of and parallel to E. 29th Street; the east line of the alley next south of and parallel to E. 29th Street; Avenue; the south line of the alley next south of and parallel to E. 29th Street; a line 228.4 feet west of the center line of S. Michigan Avenue; a line 193.31 feet south of the south line of the alley next south of and parallel to E. 29th Street; the center line of S. Michigan Avenue; the center line of E. 30th Street; and the center line of S. Wabash 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 herewith 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 8040-8044.]

Reclassification of Area Shown on Map No. 6-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 C3-5 Commercial-Manufacturing District symbols and indications as shown on Map No. 6-E in the area bounded by

a line 16.91 feet south of the south line of E. 23rd Street; a line 32 feet west of the west line of S. Lake Shore Drive; a line 545.27 feet south of the south line of E. 23rd Street; a line 400.96 feet west of the west line of S. Lake Shore Drive,

to the designation of a Business 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.

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

Plan Of Development
Business Planned Development
(Air Rights)
Statements

1. The area delineated hereon as "Business Planned Development" is controlled by The Illinois Central Railroad Company, without prejudice to the rights of the City of Chicago, if any; subject to a contract of sale dated November 24, 1958 between Illinois Central Railroad Company as the seller and Kabak Corp. as the buyer; and further subject to a contract of conveyance dated November 7, 1960 wherein Kabak Corporation agreed to convey the subject property to the Twenty-Three Hundred South Lake Shore Drive Limited Partnership, an Illinois limited partnership, or its nominee.
2. The height restrictions for any building or any other appurtenance attached thereto shall be subject to height limitations as certified on Form FAA-117 and approved by the Federal Aviation Agency pursuant to Part 626 of the Regulations of the Administrator, Federal Aviation Agency.
3. Off-street parking and loading facilities shall be provided in compliance with this Plan Of Development as authorized by the Chicago Zoning Ordinance.
4. Service drives or any other ingress or egress shall be adequately designed and paved for motor vehicles, including emergency vehicles.
5. The applicant, Twenty-Three Hundred South Lake Shore Drive Limited Partnership, or its successor is required to obtain all applicable official reviews, approvals or permits.
6. Use of land will consist of hotel, restaurant with related business uses, and recreational areas and facilities.
 - (a) Business and advertising signs are permitted subject to review and approval by the Commissioner of City Planning.
 - (b) Any principal building or use, or related building or use permitted shall be in conformity with the Regulations of the Administrator, Federal Aviation Agency.
7. 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.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations, and Procedures in relation to Planned Developments" as promulgated by the Commissioner of City Planning.

Twenty-Three Hundred South Lake Shore Drive Limited Partnership—August 30, 1962.

[The Plan of Development maps continued on pages 8045-8048.]

Alderman Pacini moved to pass the two proposed ordinances transmitted with the committee's report, as amended by the committee, and as noted on page 7931 of the Journal of the Proceedings for November 7, 1962. The motion *Prevailed* and each of the said
(Continued on page 8049)

PLAN OF DEVELOPMENT
RESIDENTIAL PLANNED DEVELOPMENT

A471
PASSED 11/23/62
PAGE 8039

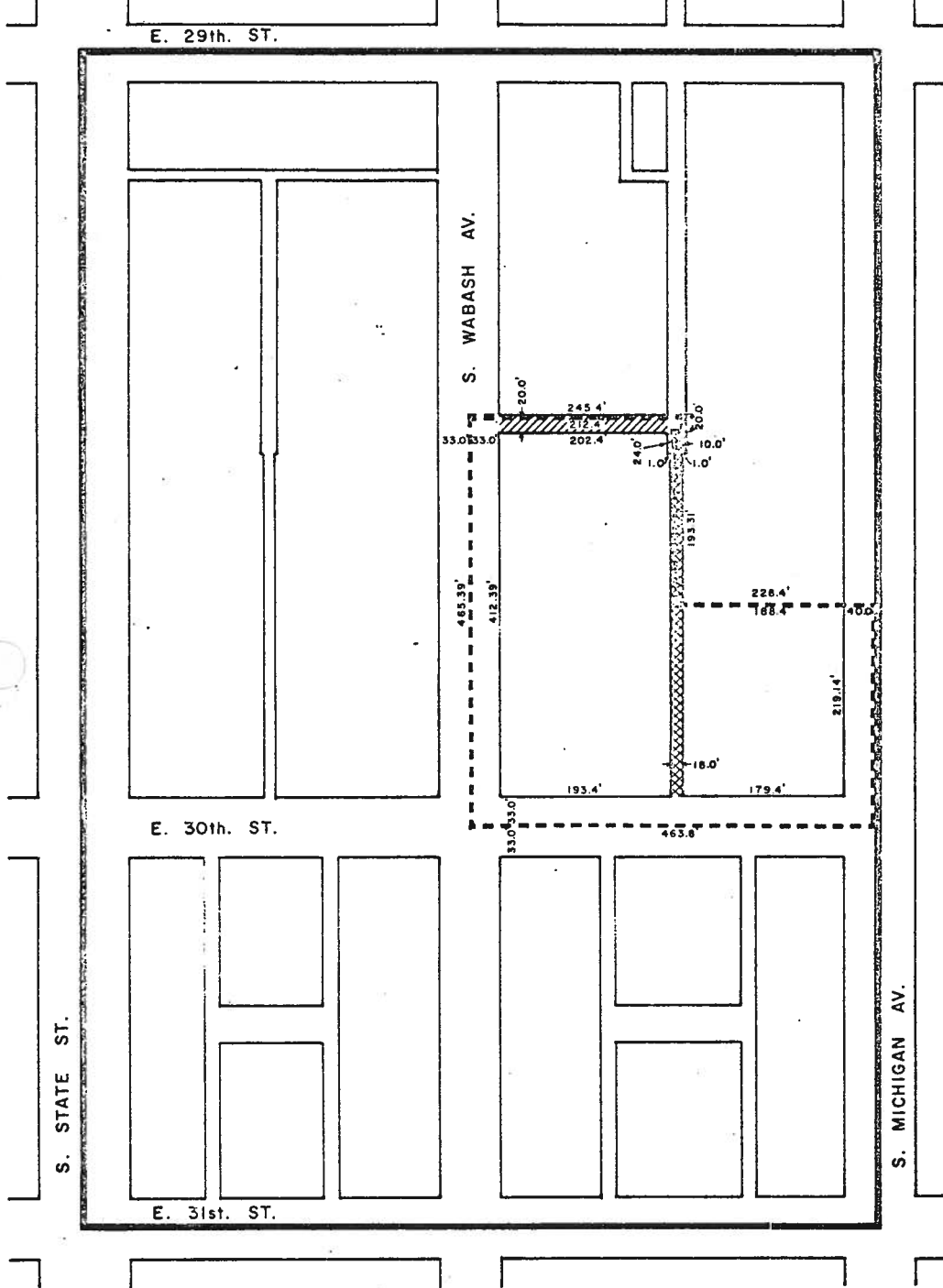
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STATEMENTS

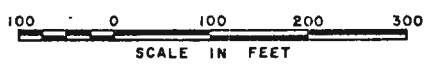
1. THE AREA DELINEATED HEREON AS "RESIDENTIAL PLANNED DEVELOPMENT" IS OWNED AND CONTROLLED BY THE DEPARTMENT OF URBAN RENEWAL, CITY OF CHICAGO. OWNERSHIP OF SUCH AREA WILL BE TRANSFERRED BY THE DEPARTMENT OF URBAN RENEWAL TO A SINGLE OWNER WITH CONTROL REMAINING IN THE DEPARTMENT OF URBAN RENEWAL.
2. 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 DEPARTMENT OF URBAN RENEWAL, CITY OF CHICAGO, AND APPROVAL BY THE CITY COUNCIL.
4. SERVICE DRIVES OR ANY OTHER INGRESS OR EGRESS LANES NOT HERETOFORE 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 ROWHOUSES, AND ELEVATOR APARTMENT BUILDING WITH RELATED BUSINESS USES, 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.
7. THE PLAN OF DEVELOPMENT HEREBY ATTACHED SHALL BE SUBJECT TO THE "RULES, REGULATIONS, AND PROCEDURES IN RELATION TO PLANNED DEVELOPMENTS", AS PROMULGATED BY THE COMMISSIONER OF CITY PLANNING.

RESIDENTIAL PLANNED DEVELOPMENT

PROPERTY LINE MAP RIGHT OF WAY AND ADJUSTMENTS

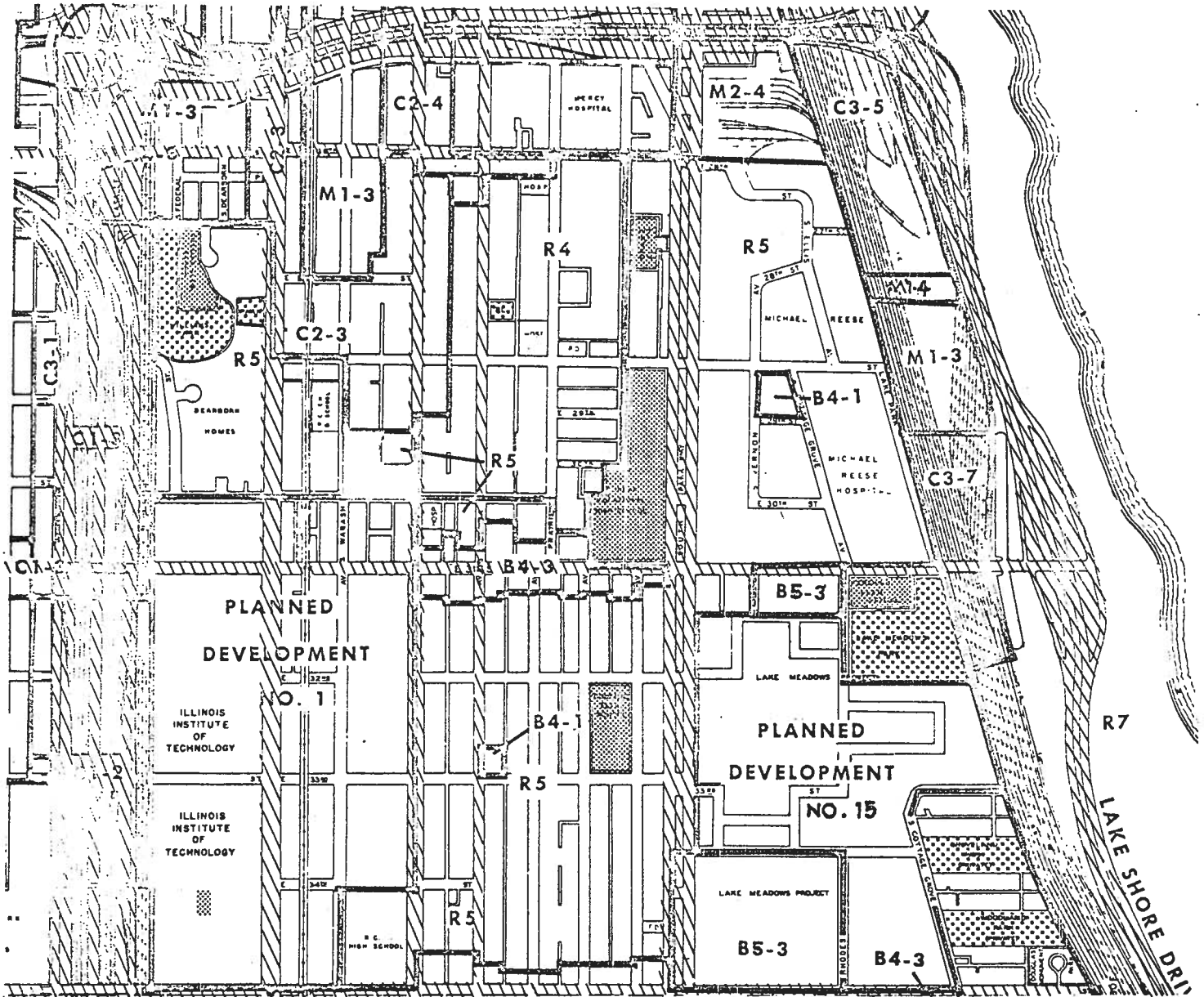


-  REDEVELOPMENT PROJECT NO. 6-A BOUNDARY
-  PLANNED DEVELOPMENT BOUNDARY
- RIGHT OF WAY ADJUSTMENTS**
-  ALLEY HERETOFORE VACATED
-  ALLEY TO BE DEDICATED



RESIDENTIAL PLANNED DEVELOPMENT

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



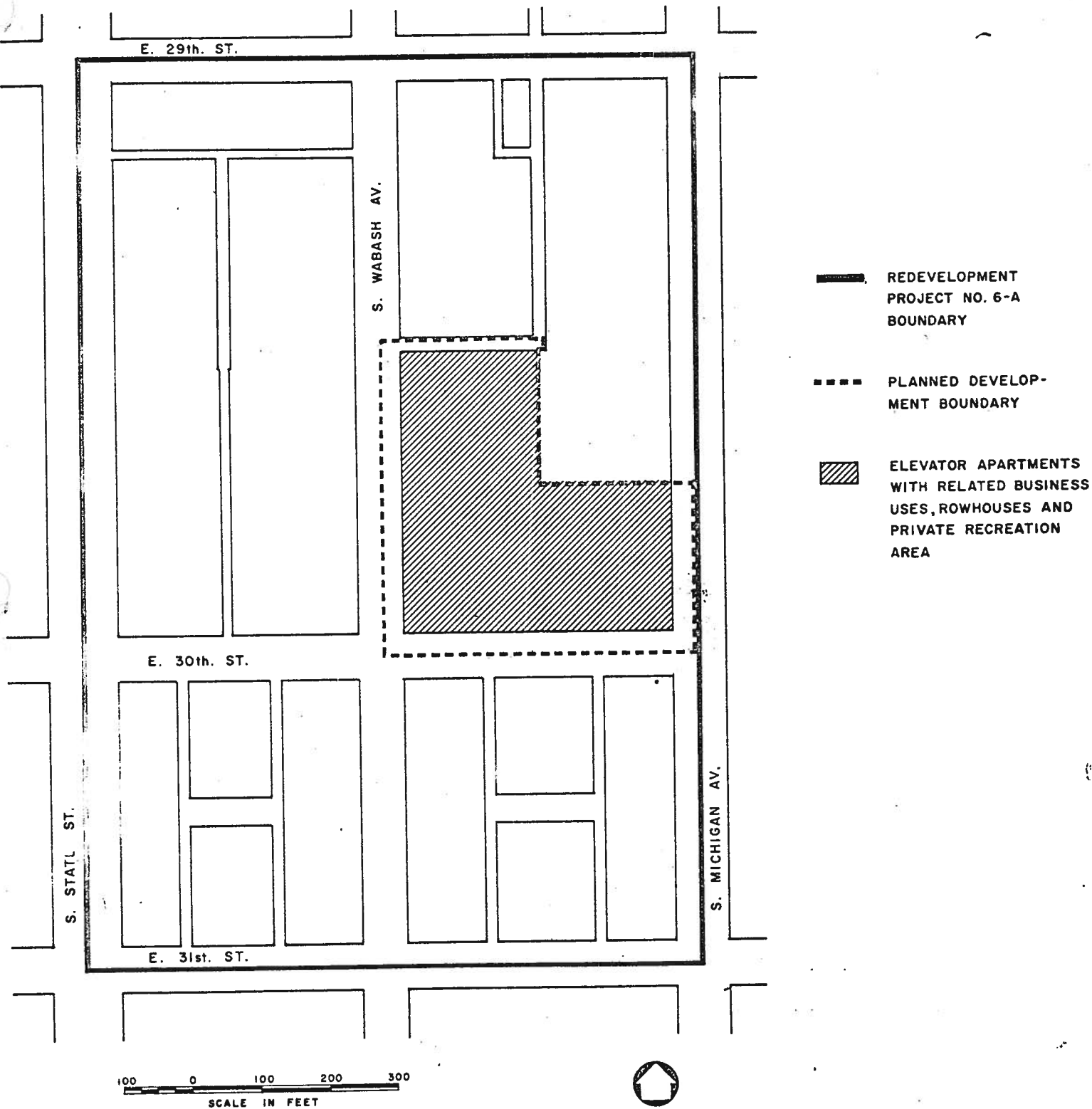
LEGEND

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



RESIDENTIAL PLANNED DEVELOPMENT

LAND USE PLAN



RESIDENTIAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	MAXIMUM BUILDING HEIGHT	ESTIMATED NO. OF D.U.'S	MAXIMUM FLOOR AREA RATIO	MAXIMUM % OF LAND COVERED
SQUARE FEET	ACRES					
124,755.0	2.86	ELEVATOR APTS. ROWHOUSES RECREATION OFF STREET PARKING	150 30	109 16	2.2	25.0

GROSS SITE AREA = NET SITE AREA (2.86 ACRES) + AREA OF PUBLIC STREETS & ALLEY (.94)
= 3.80 ACRES

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA 75

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA 2.2

ESTIMATED NUMBER OF PERSONS PER ACRE 150

MINIMUM NUMBER OF PARKING SPACES 100

MINIMUM PARKING REQUIREMENTS:

- 100 % FOR ROWHOUSES
- 75% FOR D.U.'S IN ELEVATOR BUILDINGS
- 50% FOR EFFICIENCY UNITS IN ELEVATOR BUILDINGS
- PLUS ONE OFF STREET LOADING BERTH

MAXIMUM HEIGHTS ELEVATOR APARTMENT 150 FEET
ROWHOUSES 30 FEET

MINIMUM SETBACKS: FRONT YARD: SIDE YARD:
ELEVATOR APARTMENT 25'-0" ELEVATOR APARTMENT 25'-0"
ROWHOUSES 15'-0" ROWHOUSES 8'-0"

MINIMUM DISTANCES BETWEEN BUILDINGS WITH FACING LIVING ROOM WINDOWS 50'-0"

MINIMUM DISTANCES BETWEEN END WALLS WITH WINDOWS 25'-0"

MAXIMUM OVERALL % OF LAND COVERED 25% FOR TOTAL NET SITE AREA

APPLICANT: DEPARTMENT OF URBAN RENEWAL, CITY OF CHICAGO, AUGUST 30, 1962

CITY OF CHICAGO

APPLICATION

FOR

AN AMENDMENT TO THE ZONING ORDINANCE

A - 471
PD # 20

This application must be typewritten and filed in quadruplicate. You will be advised of the date of the public hearing.

1. Applicant.....Department of Urban Renewal.....Phone.....DE 7 - 5252.....
Address.....320 N. Clark Street.....
2. Owner.....Department of Urban Renewal.....Phone.....DE 7 - 5252.....
Address.....320 N. Clark Street.....
3. Lessee.....None.....Phone.....
Address.....
4. The present owner acquired legal title to the subject area on.....July 18, 1962.....
(date)
5. Boundaries of subject area:.....See Attached Sheet.....
.....
.....
6. Present Zoning.....R5 General Residence District.....
7. Proposed zoning change.....Residential Planned Development.....
8. Has the present owner previously rezoned this property?.....No.....
When?.....
9. Is subject property to be improved? If so, how and when?.....Yes - Note Plan of
.....Development.....
.....
10. What will be the actual use of the improvement? Note Plan of Development
.....
11. Is off-street parking being provided?.....Yes.....
.....

(Over)

County of Cook }
State of Illinois } SS.

.....D.E. Mackelmann....., being first duly sworn, on oath deposes and says, that all of the above statements and the statements contained in the documents submitted herewith are true.

Subscribed and sworn to before me this
28th day of August 1967

Kathleen E. Spear
.....
Notary Public

J. G. Wehner
.....
Signature of Applicant

INTRODUCED BY:.....Date.....

REFERRED TO:

FILE NO:.....

COMMITTEE ON BUILDINGS & ZONING.....

WARD NO:.....

REZONING STAFF

CHICAGO PLAN COMMISSION

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. 6-E in the area bounded by

the north line of the alley next south of and parallel to E. 29th Street; the east line of the alley next west of and parallel to S. Michigan Avenue; the south line of the alley next south of and parallel to E. 29th Street; a line 228.4 feet west of the center line of S. Michigan Avenue; a line 193.31 feet south of the south line of the alley next south of and parallel to E. 29th Street, the center line of S. Michigan Avenue; the center line of E. 30 Street; and the center line of S. Wabash 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 herewith 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.