

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Roti 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 January 19, 1979, pages 9538-9539 recommending that the City Council pass four proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance, to reclassify particular areas.

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

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Humes, Adduci, Vrdolyak, Huels, Kwak, Madrzyk, Burke, B a r d e n, S h a n n o n, Kellam, Kelley, Stemberk, Lipinski, Marzullo, Zydlo, Ray, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Oberman, Simpson, Fifeiski, Axelrod, Schuller, Volini, Stone—43.

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. 1-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 Residential-Business Planned Development and B6-7 Restricted Central Business District symbols and indications as shown on Map No. 1-E in the area bounded by:

the south Dock Line of the Chicago River as established by Ordinance passed August 15, 1952 and amended by Ordinance passed December 11, 1952, a line 3,095 feet east of the west line of N. Michigan Avenue; a line 140 feet south of the north line of E. Randolph Street, or the line thereof if extended where no street exists; a line 2,022 feet east of the west line of N. Michigan Avenue; the north line of E. Randolph Street; the east line of N. Stetson Street; the north line of E. Lake Street; N. Michigan Avenue; the north line of E. South Water Street; a line 55.53 feet west of the east line of N. Beaubien Court, or the line thereof if extended where no street exists; the south line of the alley next north of and parallel to E. South Water Street; the east line of the alley next east of and parallel to N. Michigan Avenue; a line 138.74 feet north of the north line of the alley next north of and parallel to E. South Water Street, or the line thereof if extended where no alley exists; a line 55.53 feet west of the east line of N. Beaubien Court, or the line thereof if extended where no street exists; a line 428.773 feet north of the north line of E. South Water Street; a line 19.69 feet west of the east line of N. Beaubien Court, or the line thereof if extended where no street exists; a line 468.819 feet north of E. South Water Street; and a line 68.43 feet east of the east line of N. Beaubien Court, or the line thereof if extended where no street exists,

to the designation of a Residential-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 and to no others.

[Plan of Development printed on pages 9676-9685 of this Journal]

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

PD 204

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 R3 General Residence District symbols and indications as shown on Map No. 6-F in the area bounded by:

W. 25th Place, S. Wallace Street, the alley next south of and parallel to W. 25th Place; and a line 275 feet west of S. Wallace 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 part thereof and to no others.

[Plan of Development printed on pages 9686-9690 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. 9-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 R4 General Residence District symbols and indications as shown on Map No. 9-G in area bounded by:

a line 48 feet north of and parallel to W. Melrose Street; the alley next east of and parallel to N. Lakewood Avenue; W. Melrose Street; and N. Lakewood 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. 22-B.

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 B3-2 General Retail District symbols and indications as shown on Map No. 22-B in area bounded by:

a line 80 feet north of E. 90th Street; the alley next east of S. Commercial Avenue; E. 90th Street; and S. Commercial Avenue

to those of a B5-2 General 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.

RESIDENTIAL PLANNED DEVELOPMENT No. 204

PLAN OF DEVELOPMENT

STATEMENTS

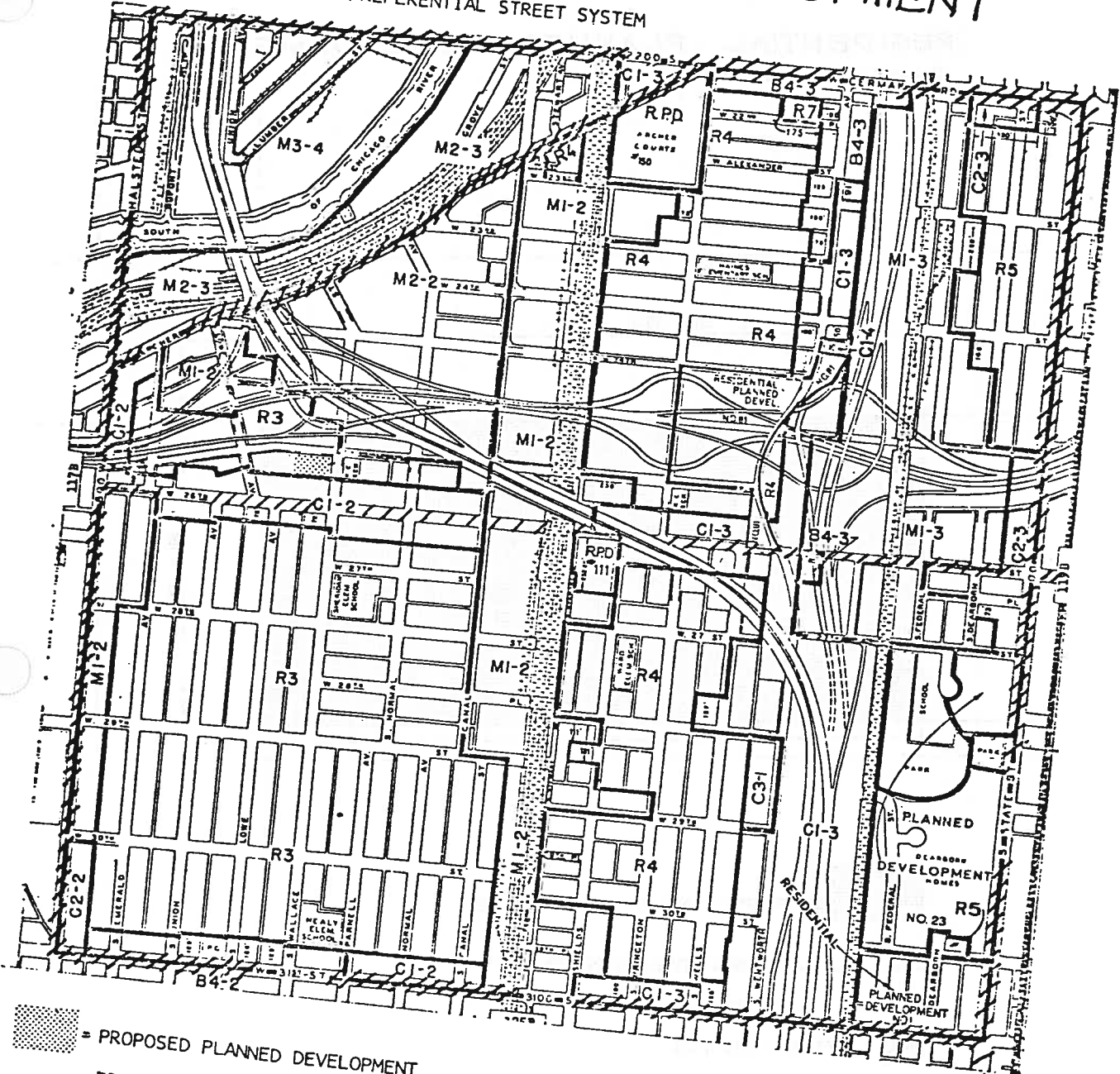
1. The area delineated hereon as a "Residential Planned Development" is owned or controlled by Lee & Borst, Inc.
2. Any dedication of of streets or alleys or adjustments of the rights or resubdivision of parcels shall require a separate submittal on behalf of the applicant: Lee & Borst, Inc.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant: Lee & Borst, Inc.
4. 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.
5. Use of land will consist of residential lowrise townhouses and related uses.
6. Off-street parking facilities shall be provided in accordance with the Plan of Development.
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 intent and purpose of the Chicago Zoning Ordinance as related to the R3 General Residence District 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 adopted by the Commissioner of Planning, City and Community Development.

APPLICANT: Lee & Borst, Inc.

DATE : September 13, 1978

RESIDENTIAL PLANNED DEVELOPMENT

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



■ = PROPOSED PLANNED DEVELOPMENT

— = ZONING DISTRICTS

//// = PREFERENTIAL STREETS

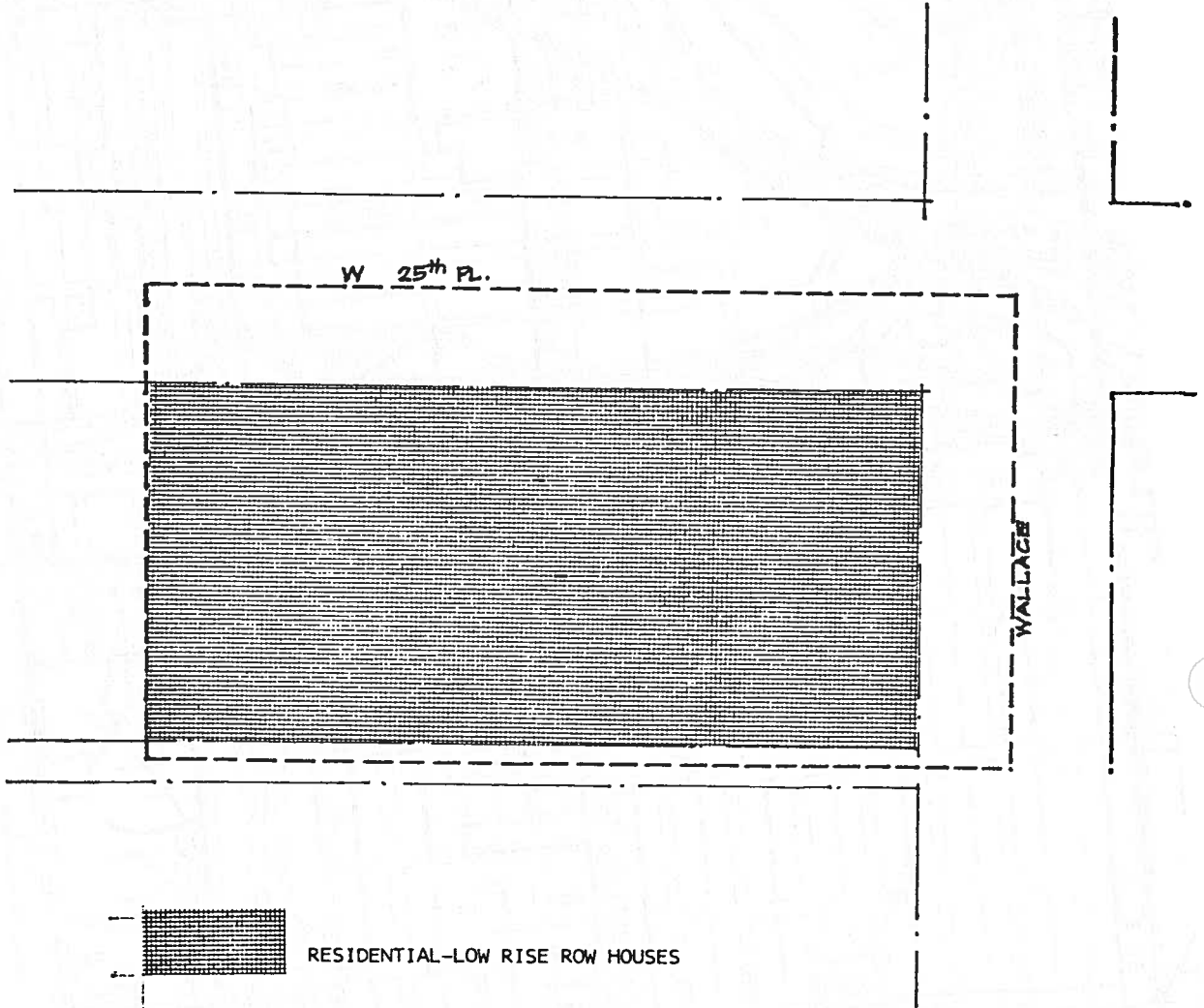
APPLICANT: LEE & BORST INC.

DATE: SEPTEMBER 13, 1978



RESIDENTIAL PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN



RESIDENTIAL—LOW RISE ROW HOUSES



PLANNED DEVELOPEMENT BOUNDARY

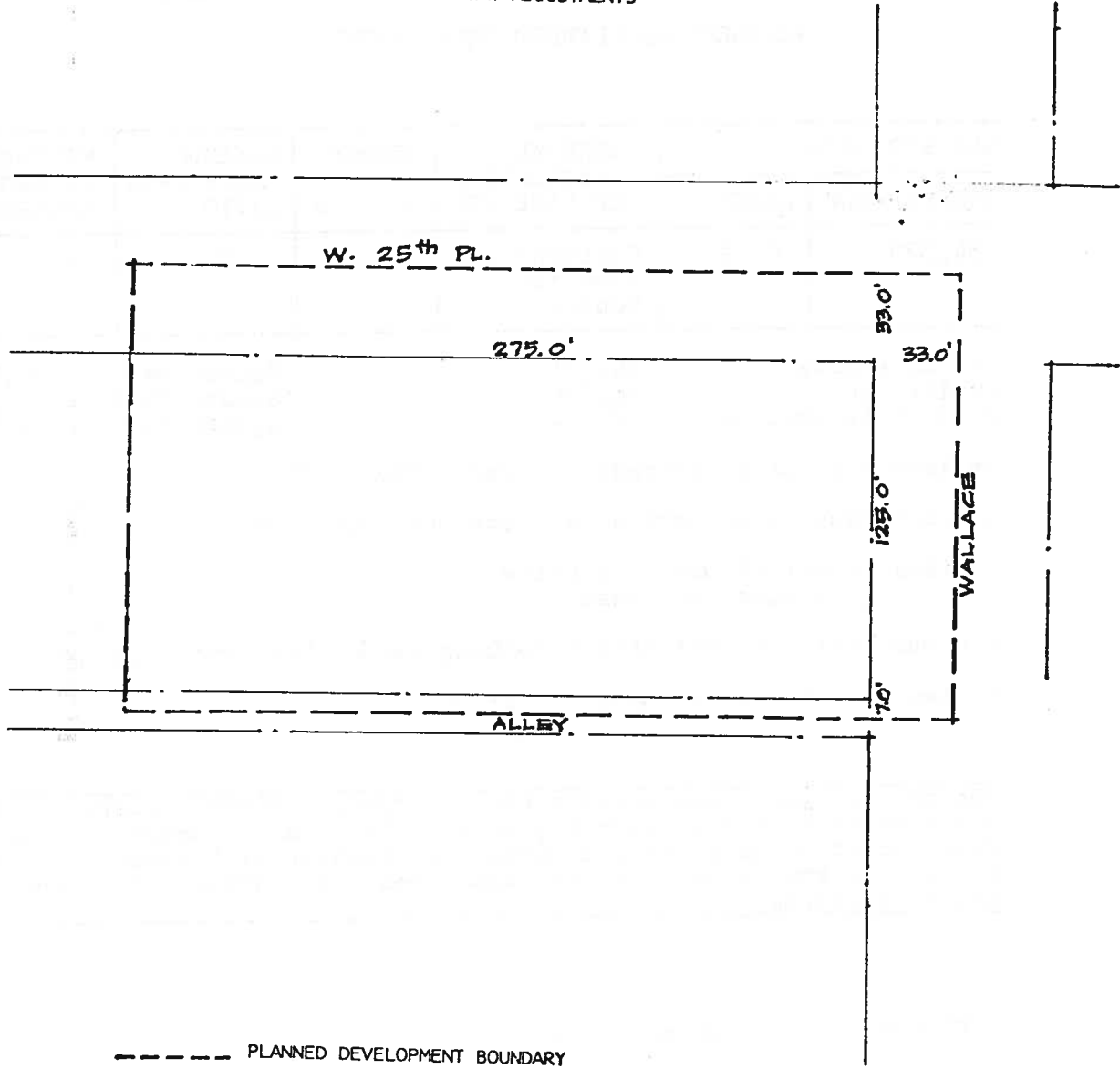
APPLICANT: LEE & BORST INC.

DATE: SEPTEMBER 13, 1978



RESIDENTIAL PLANNED DEVELOPMENT

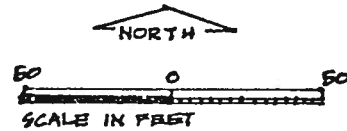
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



----- PLANNED DEVELOPMENT BOUNDARY

APPLICANT: LEE & BORST INC.

DATE: SEPTEMBER 13, 1978



PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA
RESIDENTIAL PLANNED DEVELOPMENT

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF D. U.'s	MAXIMUM FLOOR AREA RATIO	MAXIMUM % OF LAND COVERED
SQUARE FEET	ACRES				
34,375	0.79	Residential low-rise houses	12	0.55	27%

Net Site Area = 34,375 Square Feet = 0.79 Acres
 Public Area = 14,289 Square Feet = 0.33 Acres
 Gross Site Area = 48,664 Square Feet = 1.12 Acres

Maximum % of Land Coverage at Grade Level: 27%

Maximum Floor Area Ratio for Total Net Site Area: 0.55

Maximum Number of Dwelling Units: 12
 (Low-Rise Row Houses)

Minimum Number of Off-Street Parking Spaces Required: 12

Minimum Perimeter Set Backs: 12'-6"

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to existing structures, or when necessary because of technical reasons, subject to the approval of the Department of Planning, City and Community Development.

APPLICANT: Lee & Borst, Inc.

DATE : September 13, 1978