

Reclassification of Area Shown on Map No. 2-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 R5 General Residence District symbols and indications as shown on Map No. 2-H in the area bounded by

W. Congress Parkway; S. Wolcott Avenue; W. Ogden Avenue; W. Harrison Street; and S. Damen 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 754-758.]

Reclassification of Area Shown on Map No. 28-G.

Alderman Corcoran moved to pass the proposed ordinance recommended in the pending committee report to reclassify an area shown on Map No. 28-G. The motion *prevailed* and said proposed ordinance was *Passed*. by yeas and nays as follows:

Yeas—Aldermen Harvey, Metcalfe, Holman, Despres, Miller, Bohling, Condon, Lupo Buchanan, Nowakowski, Zelezinski, Healy, J. P. Burke, Krska, Sheridan, Chew, Murray, Fitzpatrick, Campbell, Janousek, Tourek, Marzullo, Zydlo, Sain, Tomaso, Ronan, Sulski, Brandt, Sande, Laskowski, Massey, Corcoran, Cullerton, Shapiro, Kaplan, Scholl, Rosenberg, Fifielski, Kerwin, Hoellen, O'Rourke, Wigoda, Sperling—43.

Nays—Alderman Yaksic—1.

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 R2 General Residence District and M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 28-G in the area bounded by

the alley next south of and parallel to W. 115th Street; the west line of the right of way of the P.C.C. & St. Louis Ry.; W. 117th Street; S. Peoria Street; a line 198.11 feet north of W. 117th Street; the alley next west of and parallel to S. Peoria Street; W. 117th Street; S. Sangamon Street; a line 198.16 feet north of W. 117th Street; S. Morgan Street; a line 198.50 feet south of W. 116th Street; S. Carpenter Street; W. 116th Street; and S. Morgan 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 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 759-763.]

Issuance of Permit Authorized for Erection of Illuminated Sign (Grand Central Chrysler).

On motion of Alderman Corcoran the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published on July 1, 1963, page 475, recommending that the City Council pass three proposed orders transmitted with the committee's report, for the issuance of permits for illuminated signs at sundry locations.

On motion of Alderman Corcoran the proposed order transmitted with the committee's report for issuance of a permit to Grand Central Chrysler was *Passed*.

The following is said order as passed:

Ordered, That the Commissioner of Buildings be and he is hereby directed to issue a permit to Grand Central Chrysler for the erection of an illuminated sign 19'4" x 51' (350 sq. ft.) in dimension to project over the sidewalk at No. 3601 W. Grand Avenue.

Said permit shall be issued, and the work therein authorized shall be done, in accordance with the ordinances of the City of Chicago governing the construction and maintenance of illuminated signs of this character. These privileges shall be subject to termination by the Mayor at any time in his discretion.

1202

Action Deferred—ON PROPOSED ORDERS FOR ISSUANCE OF PERMITS FOR ERECTION OF ILLUMINATED SIGNS.

Alderman Metcalfe and Alderman Bohling moved to Defer further consideration of two proposed orders recommended in the pending committee report for issuance of permits to General Outdoor Advertising Company at Nos. 136-138 W. 47th Street and the Jewel Food Stores at No. 2643 E. 79th Street, and consideration thereof was so *Deferred*.

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

On motion of Alderman Corcoran the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published on July 1 1963, page 475, recommending that the City Council do *not* pass two proposed ordinances transmitted with the committee's report for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Corcoran 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*—44.

Said proposed ordinances which *Failed to Pass* proposed to amend the Chicago Zoning Ordinance to reclassify particular areas, and are summarized as follows:

(Continued on page 764)

PLAN OF DEVELOPMENT

RESIDENTIAL PLANNED DEVELOPMENT # 21

STATEMENTS

1. The area delineated hereon as "RESIDENTIAL PLANNED DEVELOPMENT" is owned and controlled by MAPLE PARK DEVELOPMENT CO.
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 MAPLE PARK DEVELOPMENT CO., and approval by the City Council.
4. MAPLE PARK DEVELOPMENT CO. is required to obtain all other applicable official reviews, approvals, or permits.
5. 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.
6. The use of land will consist of rowhouse^{dwelling} units and related recreational areas.
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.

APPLICANT: MAPLE PARK DEVELOPMENT CO.

DATE: _____

#6852

Passed 7/16/63

P. J. ...

PROPERTY LINE MAP


AND


RIGHT OF WAY ADJUSTMENTS

A. VACATIONS

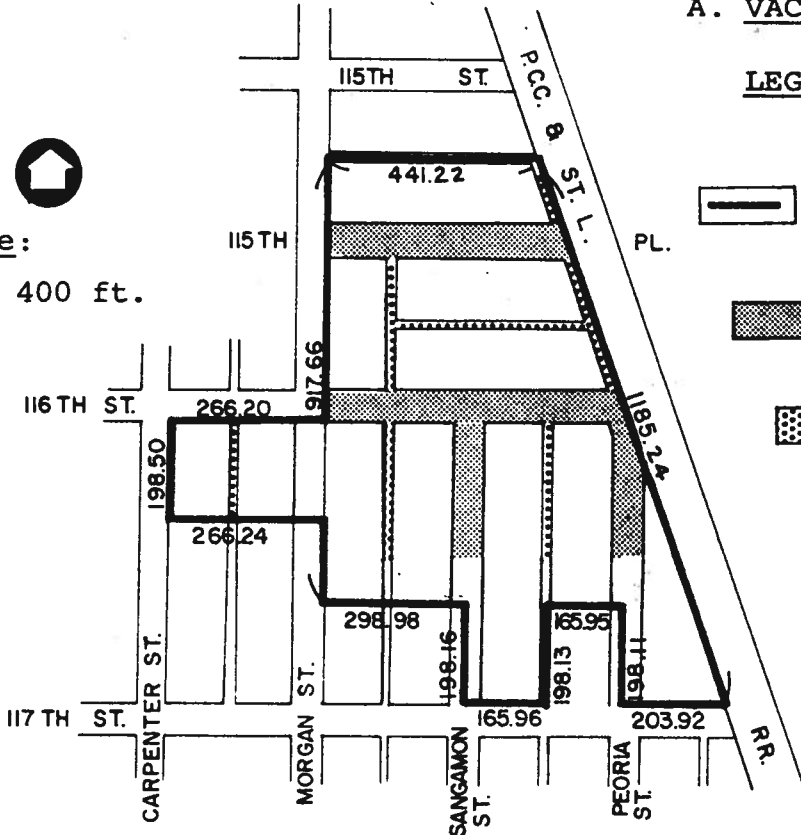
LEGEND:

 PLANNED DEVELOPMENT BOUNDARY

 STREET TO BE VACATED

 ALLEY TO BE VACATED


Scale:
1" = 400 ft.



B. DEDICATIONS

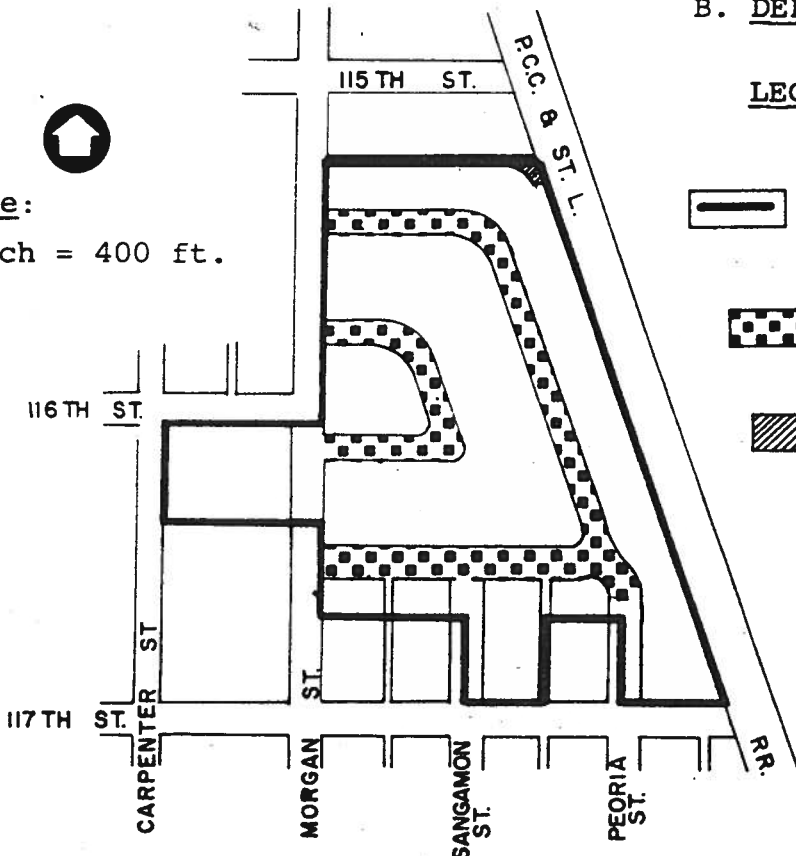
LEGEND:

 PLANNED DEVELOPMENT BOUNDARY

 STREET TO BE DEDICATED

 ALLEY TO BE DEDICATED





Scale:
1 inch = 400 ft.



RESIDENTIAL PLANNED DEVELOPMENT

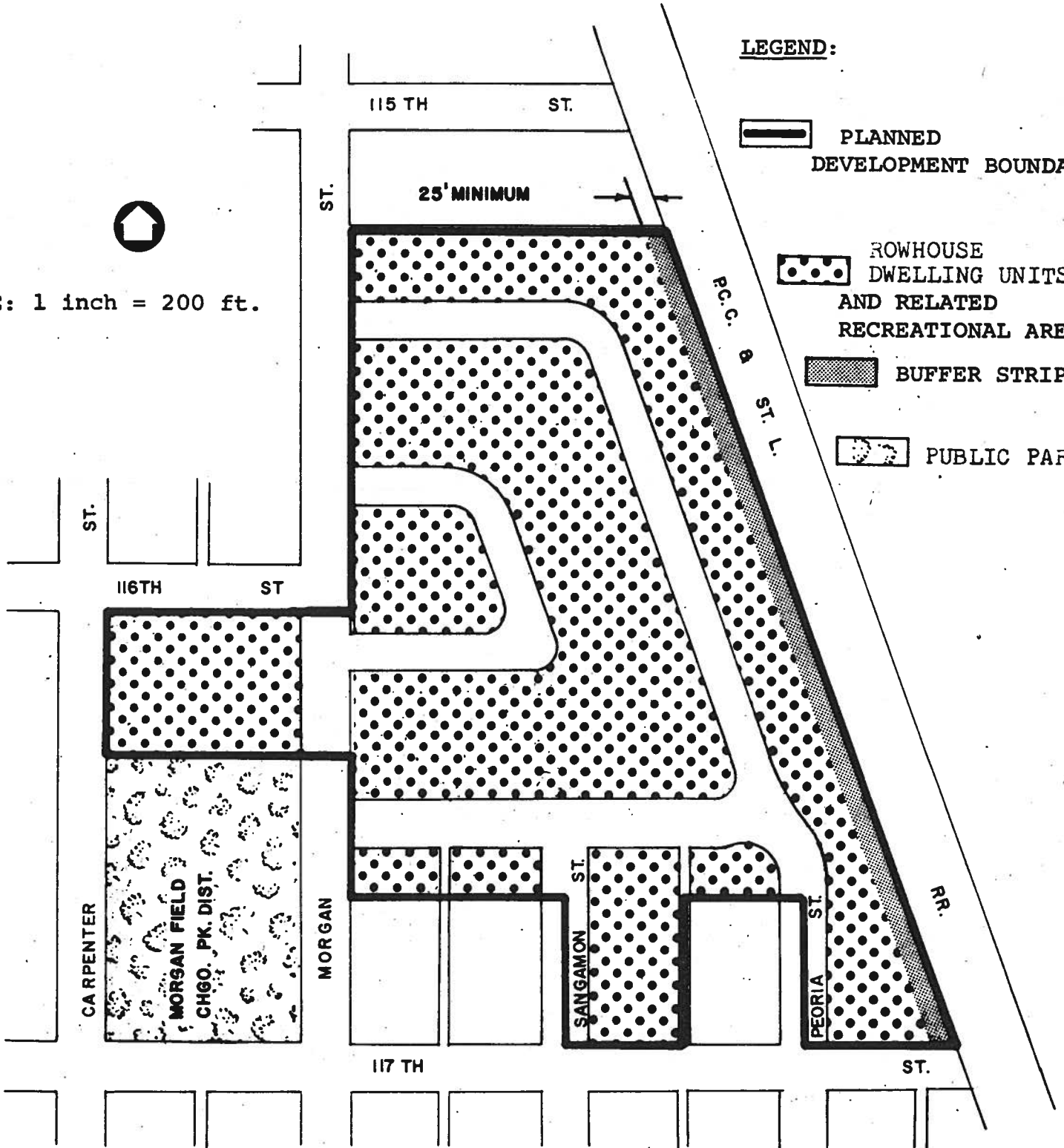
GENERALIZED LAND USE PLAN

LEGEND:

-  PLANNED DEVELOPMENT BOUNDARY
-  ROWHOUSE DWELLING UNITS AND RELATED RECREATIONAL AREAS
-  BUFFER STRIP
-  PUBLIC PARK



SCALE: 1 inch = 200 ft.



applicant: MAPLE PARK DEVELOPMENT CO.

date: _____

RESIDENTIAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Use	Maximum Building Height	Actual Number of D.U'S	Estimated Number of Persons Per Acre	Maximum F.A.R.	Maximum % of Land Coverage
Sq. Ft.	Acres						
516,186	11.85	Rowhouses	25'	192	77	0.7	25%

GROSS SITE AREA = Net Site Area (11.85 acres) + area of Public Streets and Alleys (3.89 acres) = 15.74 Acres.

MAXIMUM NUMBER OF DWELLING UNITS 192
MAXIMUM PERMITTED DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA 17.3
MAXIMUM PERMITTED FLOOR AREA RATIO FOR TOTAL NET SITE AREA 0.7
MINIMUM PARKING REQUIREMENTS: 100% FOR ROWHOUSES

MINIMUM FRONT YARD - 20'
MINIMUM REAR YARD - 30'
MINIMUM SIDE YARD - 5'

MINIMUM FRONT YARD FOR IN EXCESS OF 160 FT. IN LENGTH 60'
MINIMUM DISTANCE BETWEEN SIDES OF BUILDINGS 10'

APPLICANT: MAPLE PARK DEVELOPMENT CO.

DATE: _____

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