

(continued from page 1010)

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 1027-1031 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. 15-J
(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 R4 General Residence District symbols and indications as shown on Map No. 15-J in the area bounded by

W. Devon Ave.; a line 597 feet west of north Kedzie Ave. as measured along W. Devon Ave. and intersecting it at an angle of 90°; a line on the east side perpendicular to W. Devon Ave. running to a point 212.55 feet south and deflecting 4° to the east running 355.32 feet south intersecting at a line 573.80 feet west of N. Kedzie Ave. at an angle of 86°; and extending 69.03 feet westerly to a point of intersection of N. McCormick Blvd. at an angle of 97° 28' 05"; and extending northwesterly 364.64 feet to the point of intersection of N. McCormick Blvd.; and extending 187.56 feet northeasterly parallel to N. McCormick Blvd. intersecting W. Devon Ave.; and extending a line 60 feet easterly of N. McCormick Blvd. and parallel to W. Devon Ave.

to those of a B5-1 General Service District and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 18-K.

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 and M2-2 General Manufacturing District symbols and indications as shown on Map No. 18-K in the area bounded by

a line 1777.5 feet north of the south line of W. 77th St.; the west line of S. Pulaski Rd.; a line 700.5 feet north of the south line of W. 77th St.; a line 414 feet west of and parallel to the center line of S. Pulaski Rd.; the north line of service drive W. 77th St.; a line 820 feet west of and parallel to the center line of S. Pulaski Rd.; the south line of W. 77th St.; a line 1199 feet west of and parallel to the center line of S. Pulaski Rd.; a line 700.5 feet north of the south line of W. 77th St.; and a line 847 feet west of the west line of S. Pulaski Rd.

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 1032-1036 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-K.

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

SECTION 1. That the Residential-Business Planned Development, as shown on Map No. 18-K of the Chicago Zoning Ordinance, established by ordinance on September 11, 1968, and amended by ordinance on July 16, 1975, in the area bounded by a line 700.5 feet north of the south line of W. 77th St.; S. Pulaski Rd.; the north line of service drive W. 77th St.; a line 716 feet west of S. Pulaski Rd.; the south line of W. 77th St.; and a line 2754 feet west of S. Pulaski Rd., is hereby rescinded, and all of the M1-1, Restricted Manufacturing District and M2-2, General Manufacturing District symbols and designations in effect as of September 10, 1968, the date immediately prior to passage of Planned Development 63, are hereby re-established.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the M1-1, Restricted Manufacturing District, M2-2, General Manufacturing District symbols and indications re-established and shown on Map No. 18-K in the area bounded by a line 700.5 feet north of the south line of W. 77th St.; S. Pulaski Rd.; the north line of service drive W. 77th St.; and a line 414 feet west of and parallel to the center line of S. Pulaski Rd., to those of a B5-1, General Service District, and a corresponding use district is hereby established in the area above described.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all the M1-1, Restricted Manufacturing District, and M2-2, General Manufacturing District symbols and indications as re-established and shown on Map No. 18-K in the area bounded by a line 700.5 feet north of the south line of W. 77th St.; a line 414 feet west of and parallel to the center line of S. Pulaski Rd.; the north line of service drive W. 77th St.; a line 820 feet west of and parallel to the center line of S. Pulaski Rd.; the south line of W. 77th St.; and a line 1199 feet west of and parallel to the center line of S. Pulaski Rd., to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 4. That the Chicago Zoning Ordinance be amended by changing all the M1-1, Restricted Manufacturing District, and M2-2, General Manufacturing District symbols and indications as re-established and shown on Map No. 18-K in the area bounded by a line 700.5 feet north of the south line of W. 77th St.; a line 1199 feet west of and parallel to the center line of S. Pulaski Rd.; the south line of W. 77th St.; and a line 1897 feet west of and parallel to the center line of S. Pulaski Rd., to those of a B5-1 General Service District, and a corresponding use district is hereby established in the area above described.

SECTION 5. That the Chicago Zoning Ordinance be amended by changing all the M1-1, Restricted Manufacturing District, and M2-2, General Manufacturing District symbols and indications as re-established and shown on Map No. 18-K in the area bounded by a line 721 feet north of the south line of W. 77th St.; a line 2546 feet west of and parallel to the center line of S. Pulaski Rd.; a line 436 feet north of the south line of W. 77th St.; and a line 2804 feet west of and parallel to the center line of S. Pulaski Rd., to those of a B5-1 General Service District, and a corresponding use district is hereby established in the area above described.

SECTION 6. That the Chicago Zoning Ordinance be amended by changing all the M1-1 Restricted Manufacturing District, and M2-2, General Manufacturing District symbols and indications as re-established and shown on Map No. 18-K in the area bounded by a line 724 feet north of the south line of W. 77th St.; a line 1897 feet west of and parallel to the center line of S. Pulaski Rd.; the south line

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of W. 77th St.; a line 2804 feet west of and parallel to the center line of S. Pulaski Rd.; a line 436 feet north of the south line of W. 77th St.; and a line 2546 feet west of and parallel to the center line of S. Pulaski Rd., 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 1038-1042 of this Journal]

SECTION 7. 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 R7 General Residence District symbols and indications as shown on Map No. 5-F in the area bounded by

a line 406.67 feet north of W. Eugenie St.; N. Clark St.; W. Eugenie St.; and N. Wells St.

to those of an R5 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.

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 September 12, 1979, pages 835-837, recommending that the City Council pass twenty-five 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 twenty-five proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, McFolling, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Washington, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Aiello, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Young, Clewis, Axelrod, Schulter, Volini, Orr, Stone—50.

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. 2-L.

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 Resi-

dence District symbols and indications as shown on Map No. 2-L in area bounded by

the alley next north of and parallel to W. Van Buren St.; a line 95 feet east of and parallel to S. Central Ave.; W. Van Buren St.; and S. Central Ave.

to those of a B2-2 Restricted Retail 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 R6 General Residence District symbols and indications as shown on Map No. 5-F in the area bounded by

W. Armitage Ave.; a line 121 feet west of the alley next west of and parallel to N. Lincoln Park West; the alley next northeast of and parallel to N. Lincoln Ave.; N. Ogden Ave. or the line thereof if extended where no street exists; the alley next north of and parallel to W. Wisconsin St.; the alley next east of N. Sedgwick St.; the alley next north of the alley next north of and parallel to W. Wisconsin St.; N. Sedgwick St.; a line from a point 96.50 feet north of the alley next north of the alley next north of and parallel to W. Wisconsin St., along the east line of N. Sedgwick St., to a point on that line 54 feet east of the east line of N. Sedgwick St.; a line from a point 54 feet east of the east line of N. Sedgwick St. and 96.50 feet north of the alley next north of the alley next north of and parallel to W. Wisconsin St., to a point 9.5 feet southeast of W. Armitage Ave. along the southwest line of the alley next northeast and parallel to N. Lincoln Ave.; and the alley next northeast of and parallel to N. Lincoln Ave.

to those of an R5 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. 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 B4-4 Restricted Service District symbols and indications as shown on Map No. 5-F in the area bounded by

the alley next north of and parallel to W. Armitage Ave.; the alley next east of and parallel to N. Orleans St.; W. Armitage Ave.; and the alley next west of and parallel to N. Orleans St.

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.

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT #217STATEMENTS

1. The area delineated hereon as "Residential-Business Planned Development" is owned or controlled by Astor Investors, Inc.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
3. Any dedication or vacation of streets and alleys or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of Astor Investors, Inc. or its successor or assignees and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by Astor Investors, Inc.
5. (a) Any public way not herein proposed to be dedicated 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, and shall have a minimum pavement width of 34 feet to provide ingress and egress for motor vehicles. Cul-de-sacs shall have a minimum radius of 31 feet with no parking within such paved areas.

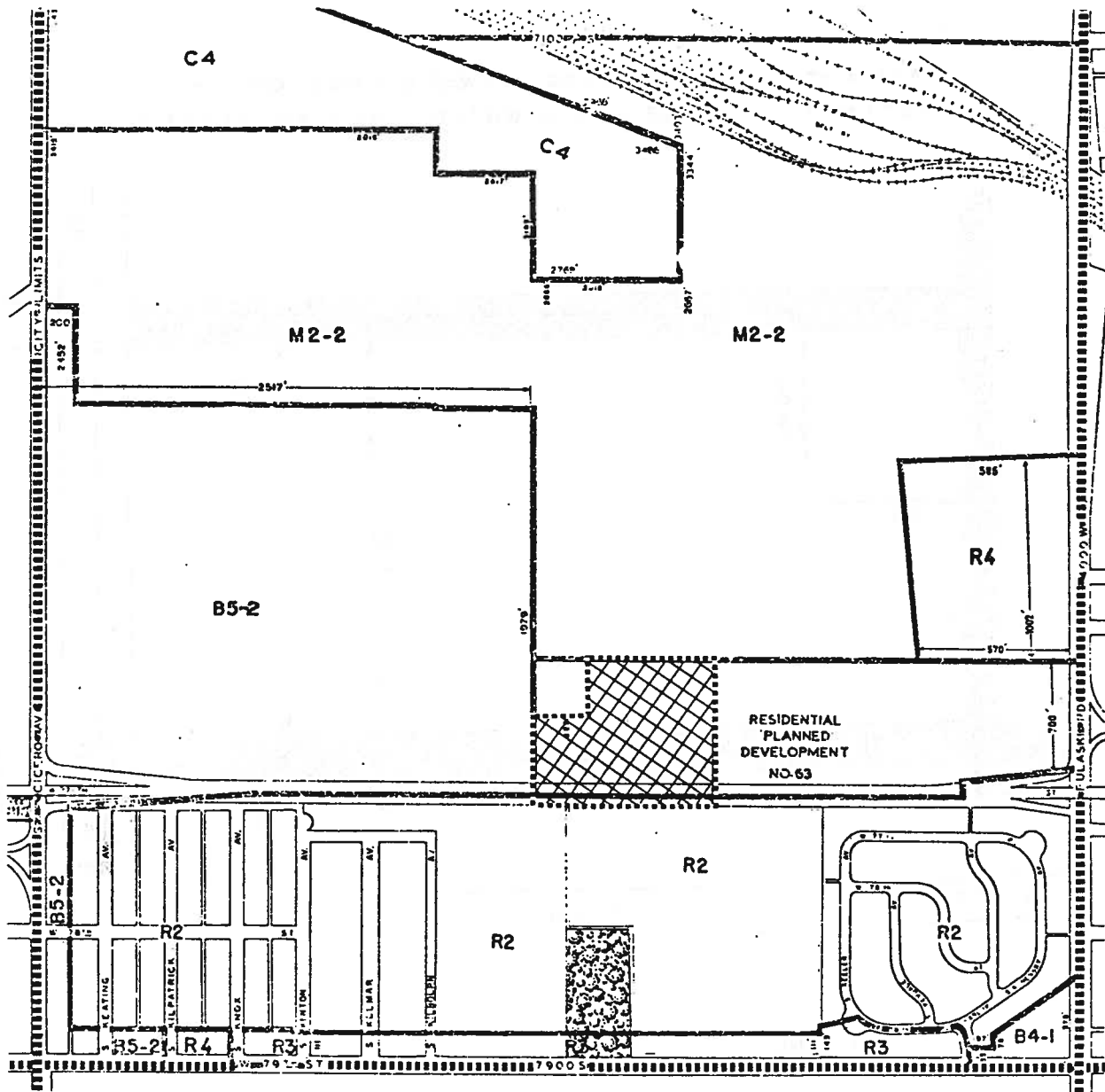
(b) Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 24 feet to provide ingress and egress for emergency vehicles; there being no parking within such paved areas.

(c) Service drives or any other ingress or egress lanes not herein proposed to be dedicated shall be adequately designed and paved 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.
6. The height restrictions for any building or any other appurtenance attached thereto shall be subject to: (1) height limitations as certified on Form FAA-117 and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration, and (2) Section 5.9 of the Chicago Zoning Ordinance, whichever is more restrictive.
7. Use of land will consist of walk-up residential buildings and multiple-family elevator residential buildings, related recreational facilities including an outdoor swimming pool, a restaurant, and off-street parking.
8. Identification signs may be permitted within the boundaries of said Planned Development subject to the review and approval of the Commissioner of Planning, City and Community Development and the Commissioner of Streets and Sanitation.
9. These Statements and the following maps and Use and Bulk Regulations and Data set forth information concerning the property included in said development and illustrate the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance with regulations hereby made applicable thereto.
10. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments," as adopted by the Commissioner of Planning, City and Community Development.





APPLICANT: ASTOR INVESTORS, INC.

DATE: MAY 2, 1979

RESIDENTIAL—BUSINESS PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



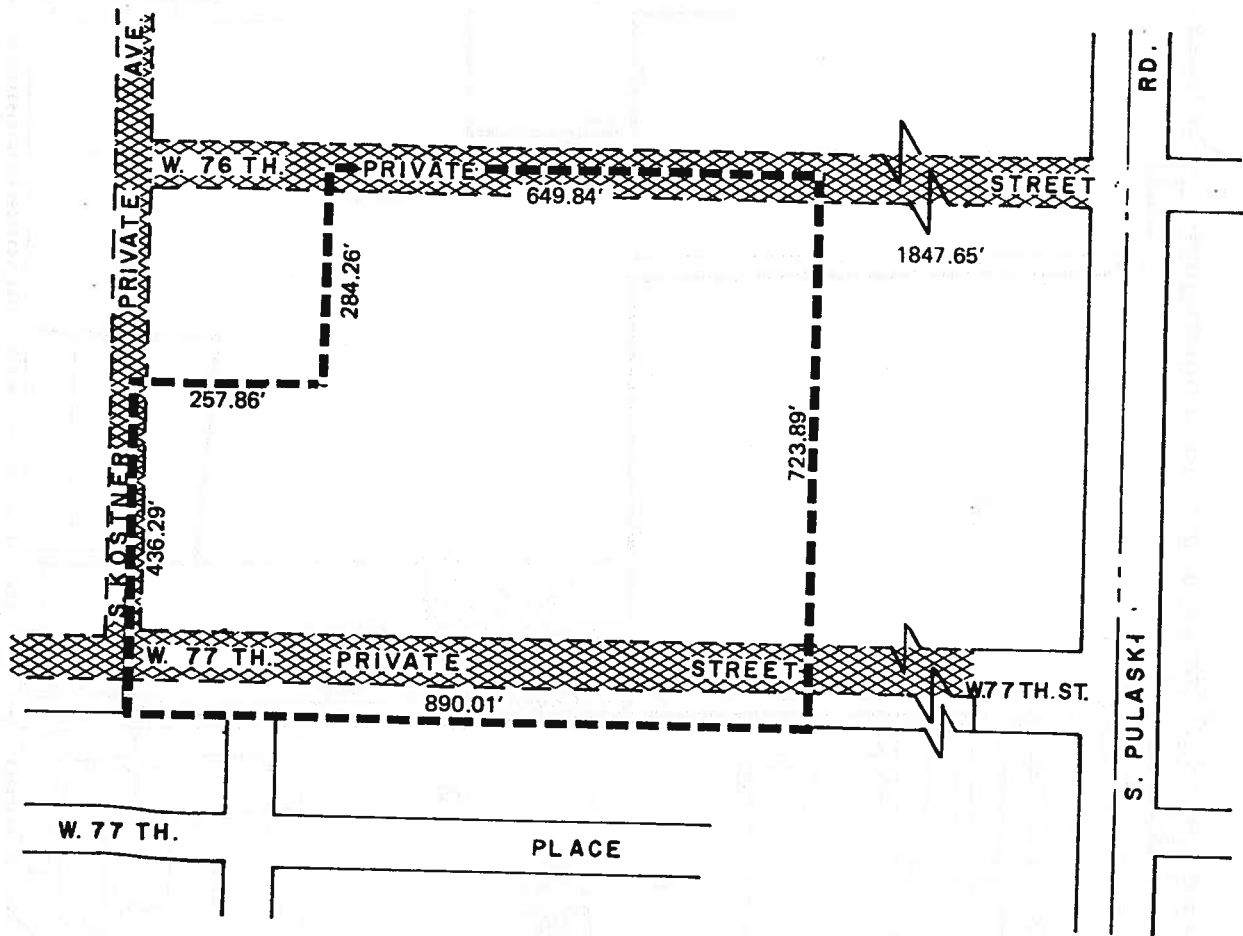
LEGEND

-  RESIDENTIAL—BUSINESS PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDRIES
-  PREFERENTIAL STREET PATTERN
-  PARK AND PLAYGROUNDS



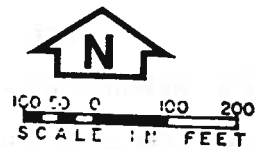
APPLICANT : ASTOR INVESTORS INC.
 DATE : MAY 2, 1979

RESIDENTIAL—BUSINESS PLANNED DEVELOPMENT
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT



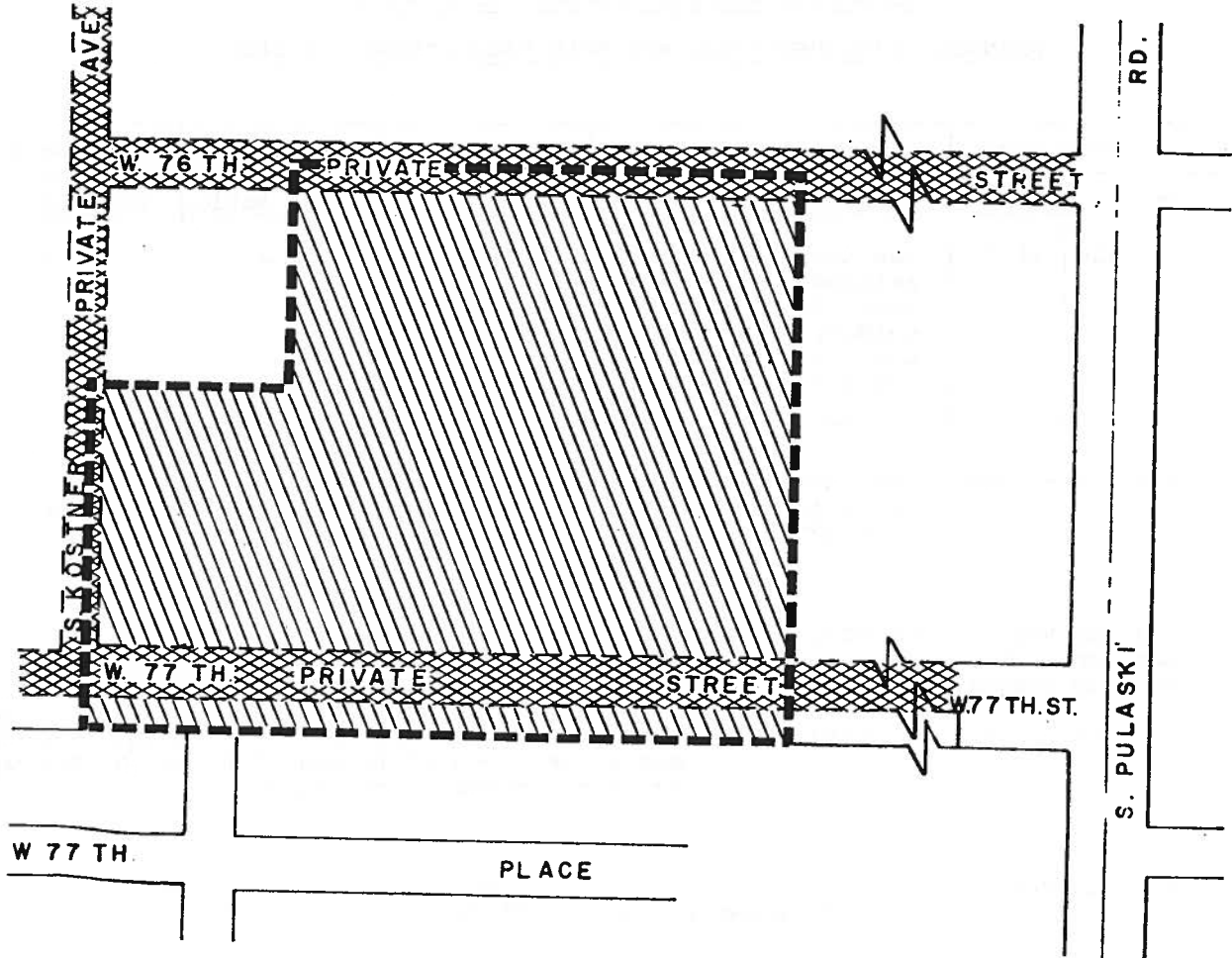
LEGEND




- PLANNED DEVELOPMENT BOUNDARY
- ▨ PRIVATE STREETS

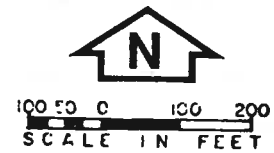


APPLICANT : ASTOR INVESTORS INC.
DATE: MAY 2, 1979

RESIDENTIAL — BUSINESS PLANNED DEVELOPMENT
GENERALIZED LAND USE MAP



-  PLANNED DEVELOPMENT BOUNDARY
-  RESIDENTIAL AND RELATED RECREATIONAL INCLUDING RESTAURANT
-  PRIVATE STREETS



APPLICANT: ASTOR INVESTORS INC.
DATE: MAY 2, 1979

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENTPLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Use	Maximum No. of Dwelling Units	Maximum Floor Area Ratio	Maximum % of Land Coverage
Sq. Ft.	Acres				
489,334	11.23	Residential and related recreational uses, including an outdoor swimming pool, restaurant and off-street parking.	320	1.2	20.0

Gross Site Area = Net Site Area 489,334 sq. ft. (11.23 acres) +
Area in Private Rights-of-way 86,536 sq. ft. (1.99 acres) =
575,870 sq. ft. (13.22 acres)

Maximum Number of Dwelling Units: 320

Maximum Permitted F.A.R. for Total Net Site Area: 1.2

Minimum Number of Parking Spaces Required: Residential 1:1 (320 minimum)
Restaurant 15

Maximum Off-Street Loading Berths: Elevator Apts.-between 10,000-200,000 sq. ft.
one space, each additional 200,000 sq. ft. or
fraction thereof - one space

Minimum Setbacks:

	<u>Front Yards</u>	<u>Side Yards</u>
Residential Uses	25 feet	8 feet

Minimum Distances Between Building Front and Rear Walls: Elev. Bldg.: 30 ft.

Walk-Up Bldg.: 20 ft.

Minimum Distances Between Building Front and Side Walls: Elev. Bldg.: 30 ft.

Walk-Up Bldg.: 20 ft.

Maximum Business Use Size Permitted: 8,000 square feet

APPLICANT: ASTOR INVESTORS, INC.

DATE: MAY 2, 1979