

Alderman Roti moved to *Concur In* the committee's recommendations and *each* of the twenty-two 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, Brady, Barden, McFolling, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Casey, Cullerton, Rittenberg, Pucinski, Natarus, Oberman, Young, Clewis, Axelrod, Schuller, Volini, Orr, Stone—46.

**Nays**—None.

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

Said ordinances, as passed, read respectively as follows (the *Italics* heading in each case not being a part of the ordinance):

*Reclassification of Area Shown on Map No. 1-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. 1-G in the area bounded by

a line 101 feet south of W. Ohio Street; the alley next east of N. Noble Street; a line 50 feet south of the alley next south of W. Ohio Street; N. Ada Street; the alley next south of W. Ohio Street; N. Elizabeth Street; N. Ogden Avenue; W. Hubbard Street; and N. Noble Street

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. 3-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 B2-5 Restricted Retail District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 144 feet north of and parallel to W. Division Street; N. State Street; a line 44 feet north of and parallel to W. Division Street; and the alley next west of and parallel to N. State Street

to those of a B4-5 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.

*Reclassification of Area Shown on Map No. 3-J.*

*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. 3-J in the area bounded by

W. Division Street; a line 50 feet east of and parallel to N. Springfield Avenue; the alley next south of and parallel to W. Division Street; and N. Springfield Avenue

to those of a C2-1 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. 4-I.*

*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 B4-2 Restricted Service District symbols and indications as shown on Map No. 4-I in the area bounded by

W. Ogden Avenue; a line beginning 24.95 feet northeasterly of the intersection of S. Kedzie Avenue and W. Ogden Avenue as measured northeasterly along W. Ogden Avenue for a distance of 90.05 feet to the line perpendicular thereto, thence southeasterly for a distance of 127 feet to the alley next southeasterly of W. Ogden Avenue, thence perpendicular thereto, and southwesterly and parallel to W. Ogden Avenue for a distance of 90.05 feet, thence perpendicular thereto and northwesterly for a distance of 127 feet to the point of origin

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. 4-J.*

*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 B3-3 General Retail District and B5-2 General Service District symbols and indications as shown on Map No. 4-J in the area bounded by

W. Roosevelt Road; S. Kedzie Avenue; the alley next south of and parallel to W. Roosevelt Road; S. Christiana Avenue; a line 125 feet south of W. Roosevelt Road; the alley next west of and parallel to S. Christiana Avenue; the alley next south of and parallel to W. Roosevelt Road; and S. Homan 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 thereof and to no others.

[Plan of Development printed on pages 2514 to 2518 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. 5-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. 5-G in the area bounded by

(continued on page 2519)

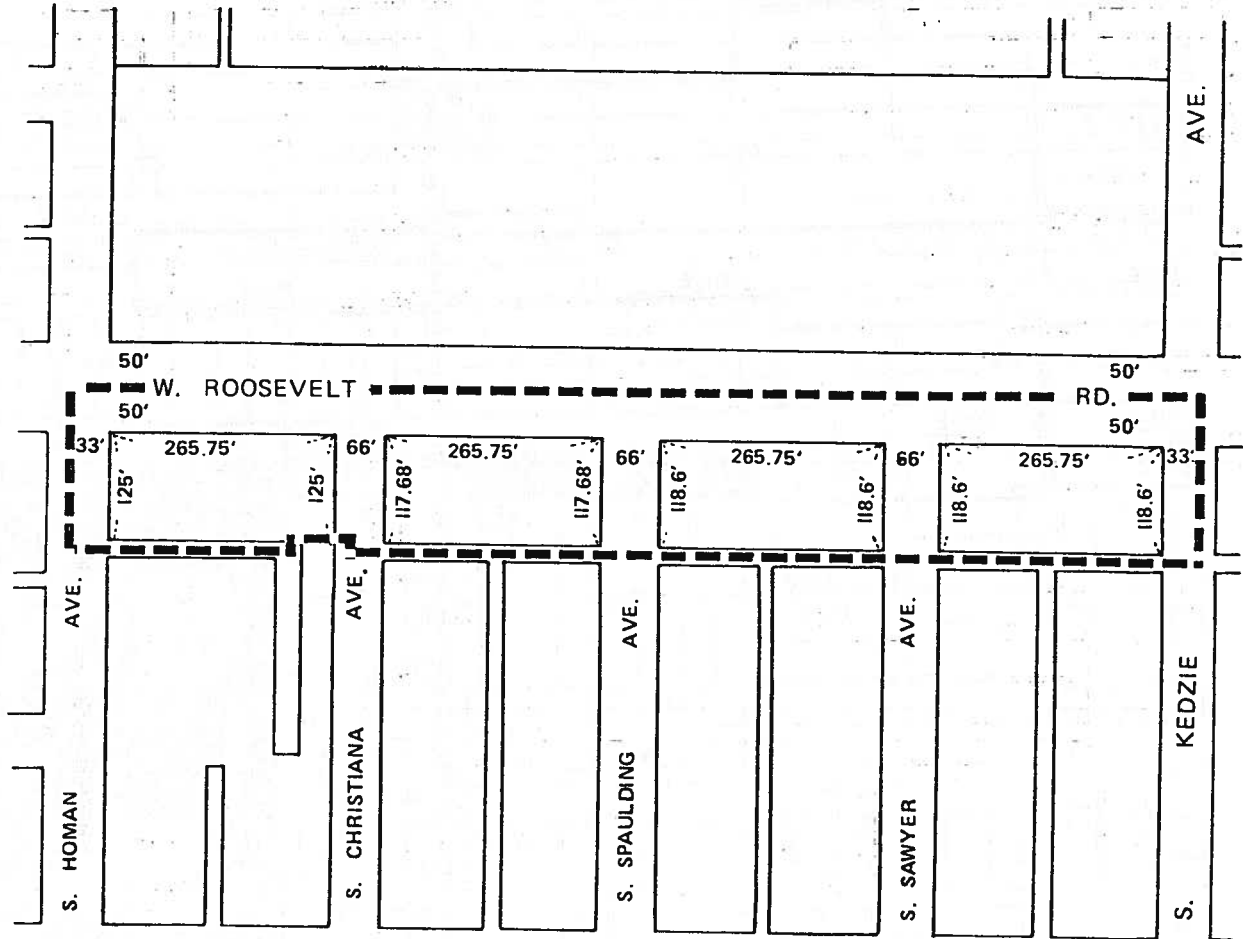
RESIDENTIAL PLANNED DEVELOPMENT #222STATEMENTS

1. The area delineated herein as "Residential Planned Development" is owned or controlled by the Department of Urban Renewal of the City of Chicago and is designated as Urban Renewal Project Lawndale (Roosevelt-Kedzie) Disposition Parcels RI, RII and RIII, and are subject to a contract of sale to the Douglas Park Development-N.L.E.D.C. Group, Illinois Limited Partnership.
2. Off-street parking and off-street loading facilities should be provided in compliance with this Plan of Development.
3. Any dedication of, or vacation of streets, or resubdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal or its successor and approval by the Chicago City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Department of Urban Renewal or its successor upon conveyance of Urban Renewal Project Lawndale Disposition Parcels RI, RII and RIII.
5. Service drives or any other ingress or egress lanes, not heretofore 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, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved area.
6. Use of land will consist of townhouses, off-street parking and related accessory uses.
7. The following information sets forth data concerning the property included in said development and 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.
8. Identification signs may be permitted within the area delineated as Residential Planned Development subject to the review and approval of the Commissioner of Planning, City and Community Development.
9. 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: Department of Urban Renewal of the City of Chicago

DATE: November 15, 1979

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



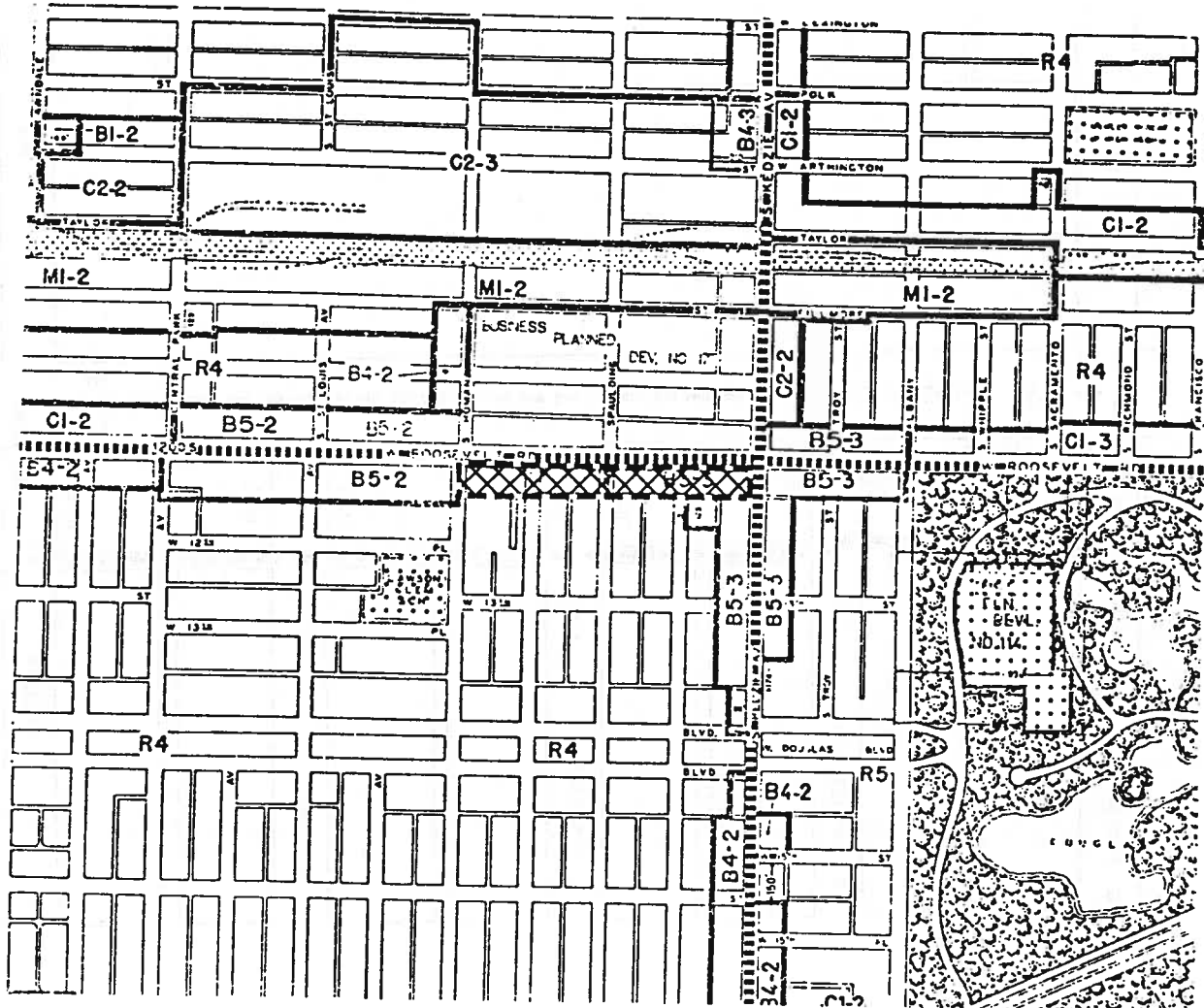
LEGEND

--- PLANNED DEVELOPMENT BOUNDARY








APPLICANT : DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO  
DATE: NOVEMBER 15, 1979

# RESIDENTIAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET MAP



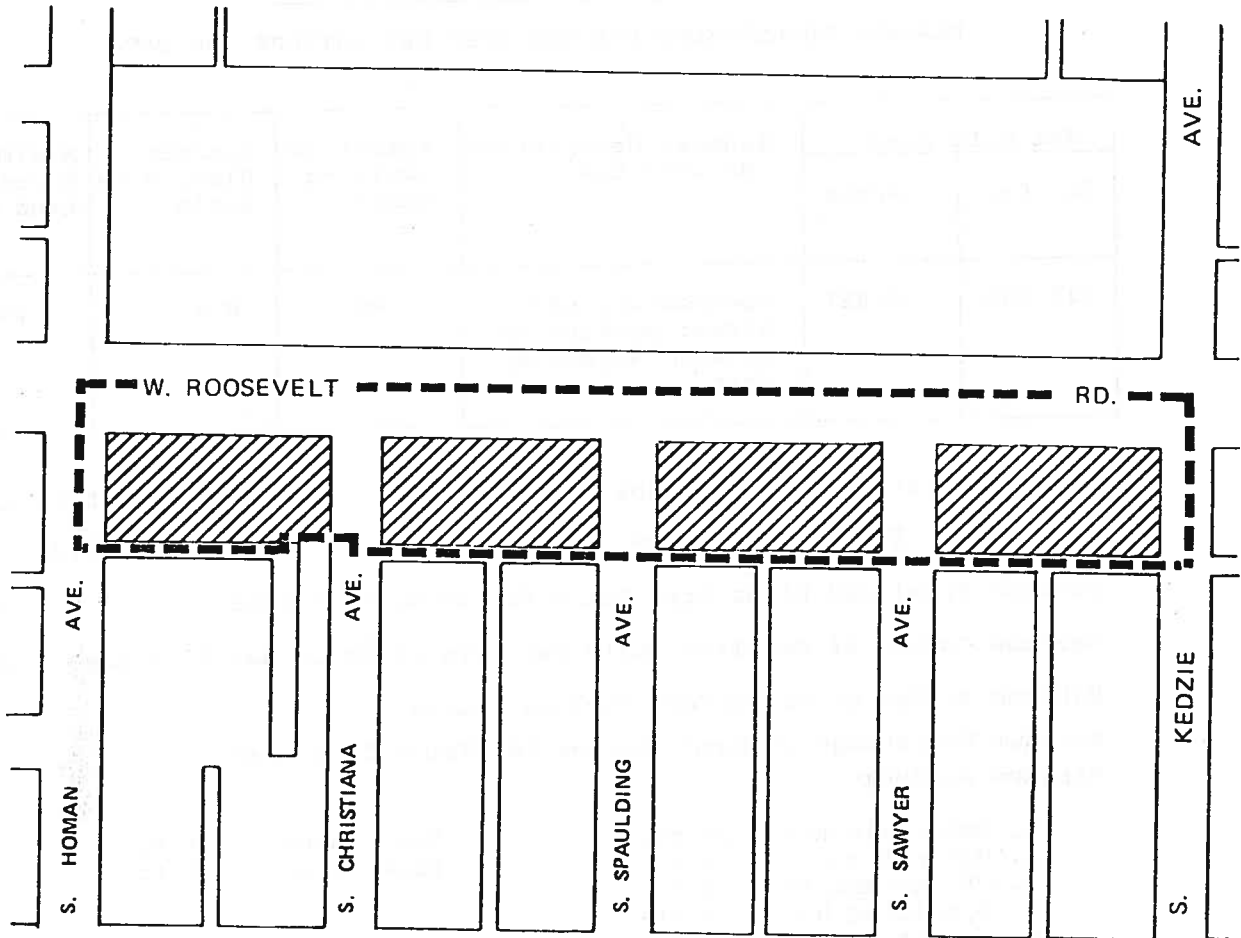
### LEGEND

-  RESIDENTIAL PLANNED DEVELOPMENT
-  ZONING DISTRICTS BOUNDARIES
-  PREFERENTIAL STREET SYSTEM
-  PARKS AND PLAYGROUNDS
-  PUBLIC AND QUASI-PUBLIC FACILITIES




APPLICANT: DEPARTMENT OF URBAN RENEWAL—CITY OF CHICAGO  
 DATE: NOVEMBER 15, 1979

RESIDENTIAL PLANNED DEVELOPMENT  
GENERAL LAND USE PLAN



LEGEND

--- PLANNED DEVELOPMENT BOUNDARY

 TOWNHOUSES, AND OFF-STREET PARKING



APPLICANT : DEPARTMENT OF URBAN RENEWAL-CITY OF CHICAGO  
DATE: NOVEMBER 15, 1979

RESIDENTIAL PLANNED DEVELOPMENT

## PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Use	Number of Dwelling Units	Maximum Floor Area Ratio	Maximum Percent of Land Covered
Sq. Ft.	Acres				
127,535	2.927	Townhouses, off-street parking and related accessory uses	48	0.4	20%

Net Site Area + Area of Public Streets and Alleys = Gross Site Area  
 127,535 sq. ft. + 105,485.28 = 233,020.28

Maximum Permitted Floor Area Ratio for Total Site Area . 0.4

Maximum Number of Dwelling Units per Acre of Total Net Site Area 16.43

Minimum Number of Off-Street Parking Spaces 48

Maximum Percentage of Land covered for Total Site Area .20%

## Minimum Setbacks:

W. Roosevelt Road	30 ft.	Side Yards	6 ft.
S. Homan Avenue	8 ft.	Rear Yards	25 ft.
S. Christiana Ave.	8 ft.		
S. Spaulding Ave.	8 ft.		
S. Sawyer Ave.	8 ft.		
S. Kedzie Ave.	8 ft.		

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

APPLICANT: Department of Urban Renewal of the City of Chicago.

DATE: November 15, 1979