

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, Schullter, 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)

PD 223

(continued from page 2513)

W. Fullerton Avenue; N. Bosworth Avenue; N. Clybourn Avenue; and N. Ashland Avenue

to those of an R-5 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. Be It Further Ordained that the Chicago Zoning Ordinance be amended by changing all the R-5 General Residence District symbols and indications hereinabove established 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 set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 2520 to 2524 of this Journal]

SECTION 3. 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  
(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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 5-G in the area bounded by

a line 122 feet north of and parallel to W. Webster Avenue; N. Halsted Street; a line 100 feet south of and parallel to W. Armitage Avenue; and the alley next west of and parallel to N. Halsted Street

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. 7-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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 7-G in the area bounded by

W. Diversey Parkway; a line 49 feet east of N. Kenmore Avenue; the alley south of W. Diversey Parkway; and N. Kenmore Avenue

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. 7-1  
(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 B4-3 Restricted Service District symbols and indications as shown on Map No. 7-1 in the area bounded by

a line 120 feet north of and parallel to N. Albany Avenue; the alley next east of and parallel to N. Kedzie Avenue; N. Albany Avenue; and N. Kedzie Avenue

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. 9-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 C1-3 Restricted Commercial District and R5 General Residence District symbols and indications as shown on Map No. 9-F in the area bounded by

Addison Street on the North; Broadway on the East; Brompton Avenue on the South; and Halsted Street on the West

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 2525 to 2529 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. 10-E  
(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 B3-3 General Retail District symbols and indications as shown on Map No. 10-E in the area bounded by

a line 120 feet north of E. 47th Street; S. St. Lawrence Avenue; E. 47th Street; and a line 120 feet west of S. St. Lawrence 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.

*Reclassification of Area Shown on Map No. 10-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 M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 10-K in the area bounded by

W. 42nd Street; S. Kilpatrick Avenue; W. 43rd Street; and S. Keating Avenue

to those of an M2-3 General 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.

## RESIDENTIAL PLANNED DEVELOPMENT #223

## PLAN OF DEVELOPMENT

## STATEMENTS

1. The area delineated herein as a "Residential Planned Development" is controlled by Capital Associates Development Corp., a Delaware Corporation.
2. Off-Street parking and loading facilities will be provided in compliance with this Plan of Development subject to the review of the Department of Streets and Sanitation and the approval of the Commissioner of Planning, City and Community Development.
3. Any dedication or vacation of streets or alleys or adjustments of the rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of Capital Associates Development Corp., a Delaware Corporation and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by Capital Associates Development Corp., a Delaware Corporation or its successors, assignees or grantees.
5. 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 vehicle, including emergency vehicles. There shall be no parking permitted within such paved areas.
6. Use of land will consist of a low rise and mid rise residential apartment buildings, including community space for tenant usage and off street parking as authorized by this Plan of Development.
7. The following information sets forth data concerning the property included in said 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. Said development will be in accord with the Plan of Development.
8. Identification signs may be permitted with the 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: Capital Associates Development Corp., a Delaware Corporation.

DATE: November 15, 1979

RESIDENTIAL PLANNED DEVELOPMENT  
 PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FL. AREA RATIO	MAXIMUM PERCENTAGE OF LAND COVERED
SQUARE FT.	ACRES				
93,629	2.15	Residential Mid-Rise for Elderly, Townhouses, Mid-Rise Apts., Related Off-Street Parking and Loading.	196 (100 Family and 96 Elderly)	2.1	30.8%

Gross Site Area 140,544 = Net Site Area 93,629 + Area of Public 46,915  
 (3.23) (2.15) Streets (1.08)

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

2.1

MAXIMUM NUMBER OF DWELLING UNITS: 196  
 (Including 96 Elderly)

MINIMUM NUMBER OF OFF-STREET PARKING SPACES: 78 Family  
 32 Elderly  
 110 Total

MINIMUM NUMBER OF OFF-STREET LOADING SPACES:

MINIMUM SETBACKS:

Fullerton	10 Ft.
Bosworth	5 Ft.
Clybourn	3 Ft. (At one building corner only)
Ashland	10 Ft.

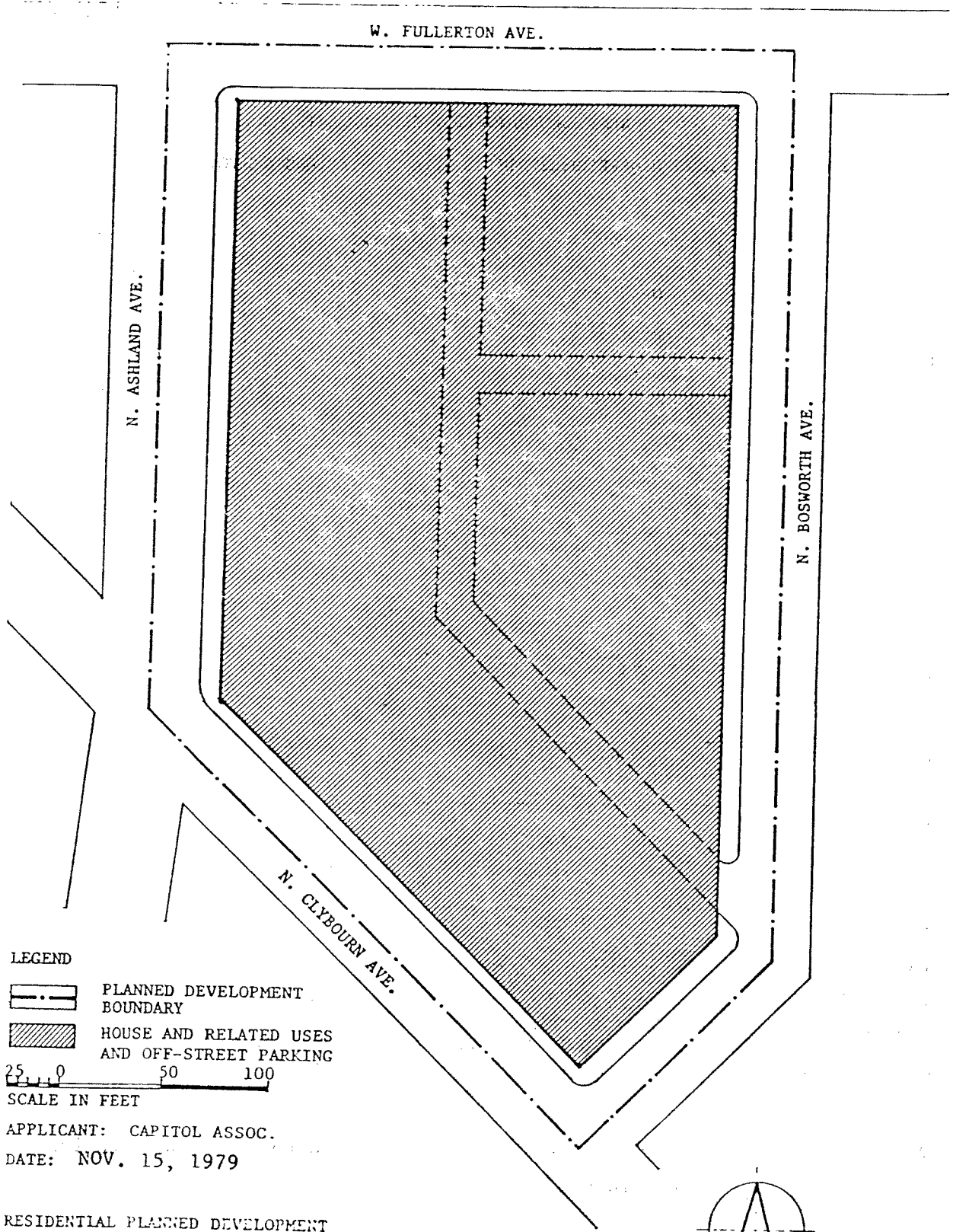
MINIMUM DISTANCE BETWEEN FACING WINDOW WALLS: 20 Ft. (Between Townhouse buildings)

MAXIMUM PERCENT OF LAND COVERED: 30.8%



SETBACK AND 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 APPROVAL OF THE DEPARTMENT OF ~~PLANNING~~ PLANNING. CITY AND COMMUNITY DEVELOPMENT

APPLICANT: CAPITAL ASSOCIATES DEVELOPMENT CORP., a Delaware Corporation

DATE: NOVEMBER 15, 1979



LEGEND

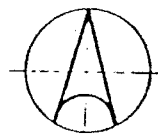
-  PLANNED DEVELOPMENT BOUNDARY
-  HOUSE AND RELATED USES AND OFF-STREET PARKING

25 0 50 100  
SCALE IN FEET

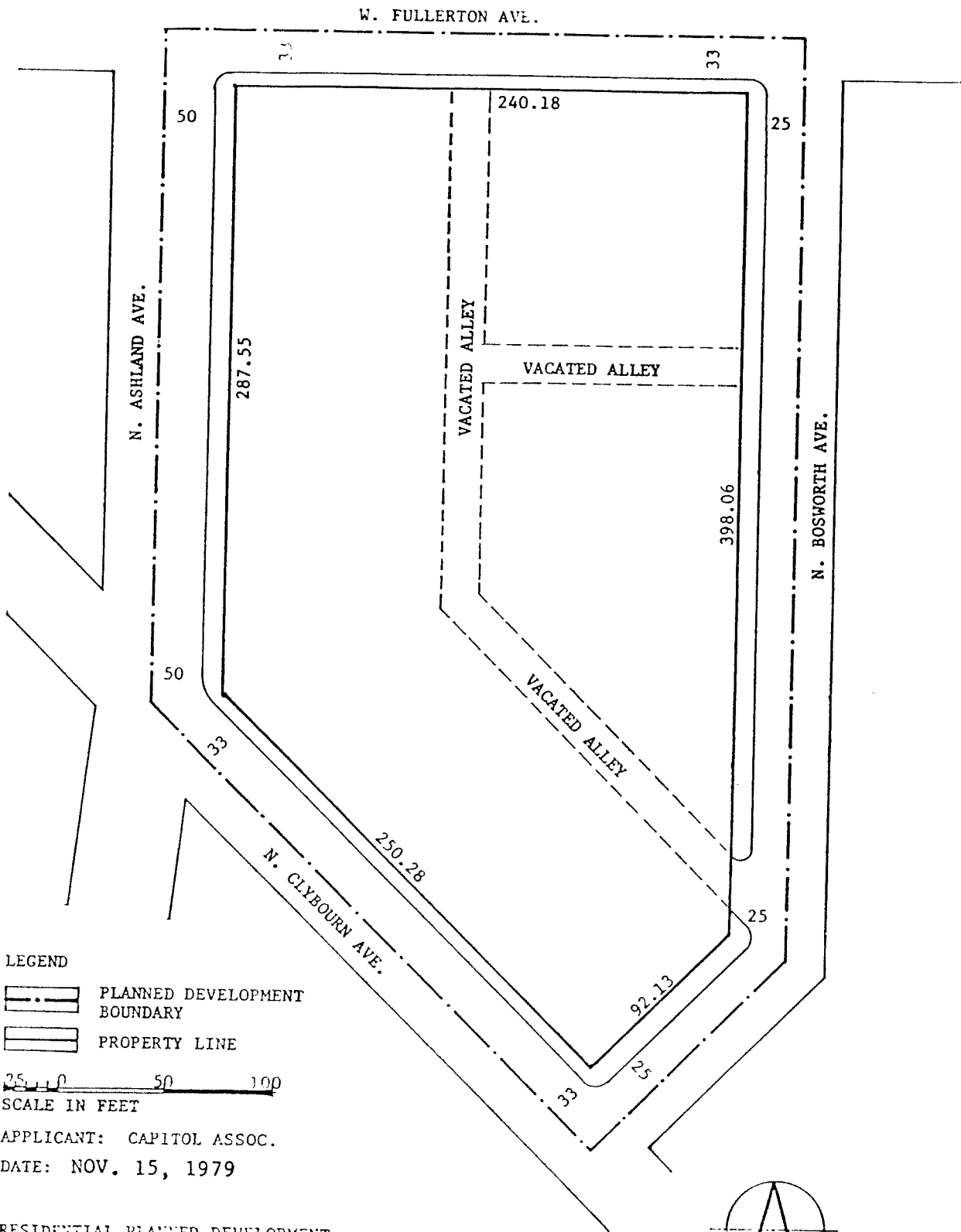
APPLICANT: CAPITOL ASSOC.

DATE: NOV. 15, 1979




RESIDENTIAL PLANNED DEVELOPMENT  
GENERALIZED LAND USE PLAN







LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  BOUNDARY
-  PROPERTY LINE

25 50 100  
SCALE IN FEET

APPLICANT: CAPITOL ASSOC.

DATE: NOV. 15, 1979

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

