

PD 22

*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.

**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.

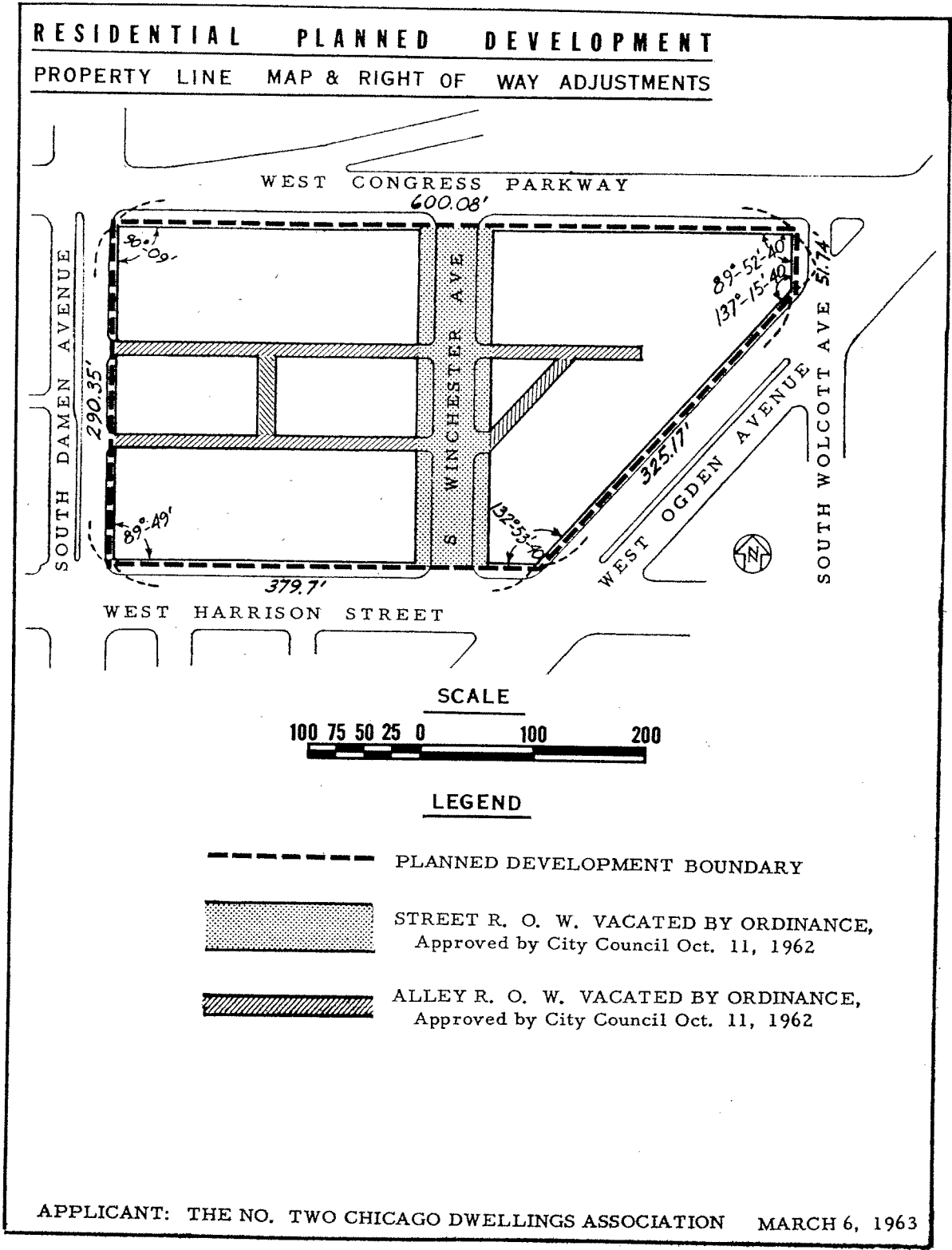
Said proposed ordinances which *Failed to Pass* proposed to amend the Chicago Zoning Ordinance to reclassify particular areas, and are summarized as follows:

(Continued on page 764)

PLAN OF DEVELOPMENTRESIDENTIAL PLANNED DEVELOPMENTSTATEMENTS

1. The area delineated hereon as "Residential Planned Development" is under ownership and control of The Number Two Chicago Dwellings Association.
2. Off street parking and loading 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 The Number Two Chicago Dwellings Association and approval by the City Council.
4. Service drives or any other means of ingress or egress shall be adequately designed for motor vehicles including emergency vehicles. There shall be no parking within such paved areas.
5. Use of land consists of one high-rise elevator apartment building with related convenience-type business uses on the first floor.
6. 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.
7. 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.

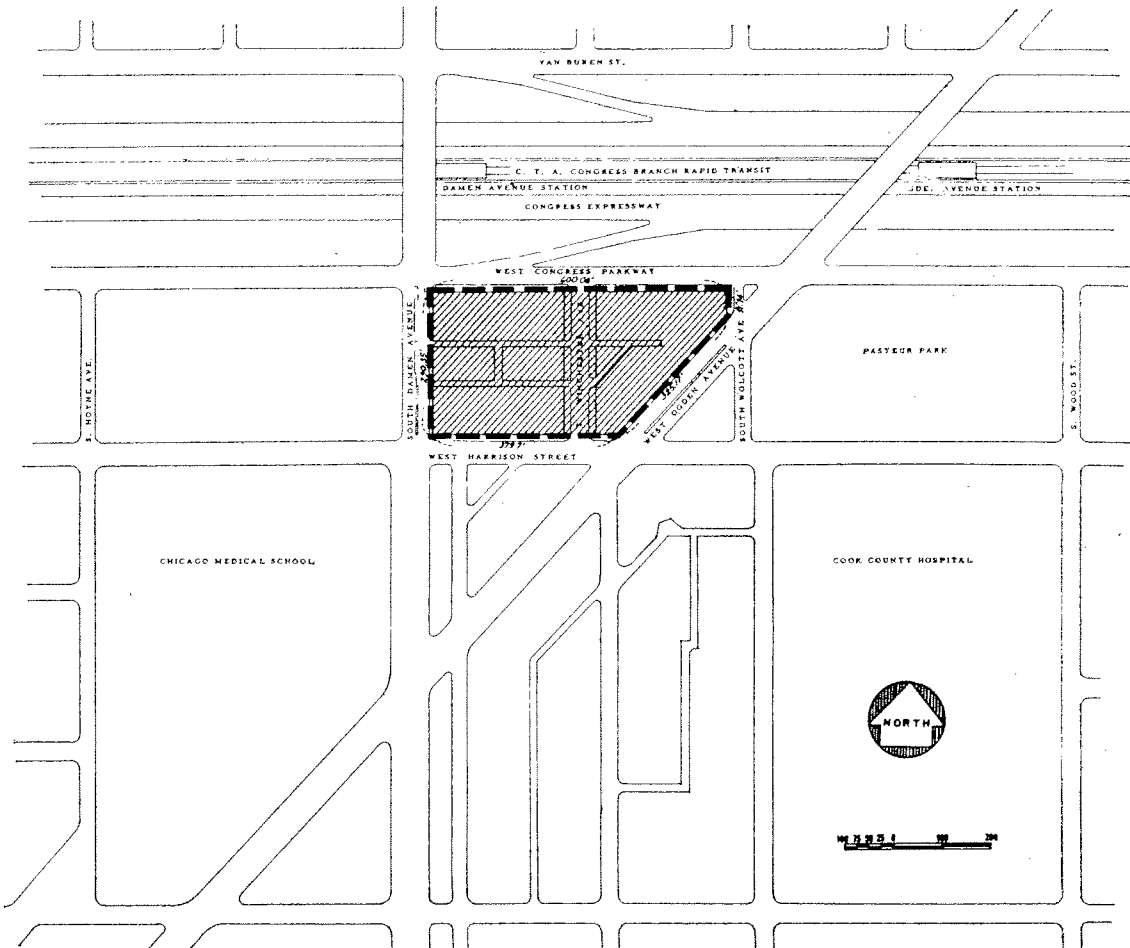
APPLICANT: THE NO. TWO CHICAGO DWELLINGS ASSOCIATION MARCH 6, 1963





# RESIDENTIAL PLANNED DEVELOPMENT

## GENERALIZED LAND USE PLAN



### LEGEND



**PLANNED DEVELOPMENT AREA**  
 (Elevator Apt. Bldg. with related  
 convenience-type business uses)

APPLICANT: THE NO. TWO CHICAGO DWELLINGS ASSOCIATION

MARCH 6, 1963

RESIDENTIAL PLANNED DEVELOPMENT  
PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

SITE AREA		GENERAL DESCRIPTION OF LAND	NO OF D. U. 'S	EST. NO. PERSONS PER ACRE	MAXIMUM F. A. R.	MAXIMUM % OF LAND COVERED
SQUARE FEET	ACRES					
147,863.27	3.3	ELEVATOR APT. STRUC- TURE WITH RELATED CONVENIENCE- TYPE BUSI- NESS USES	206 BR APTS.  102 EFF. 308	210	2.5	15%

GROSS SITE AREA = NET SITE AREA = 3.3 ACRES

MAXIMUM NUMBER OF D. U. 'S - 308

MAXIMUM NUMBER OF D. U. 'S/ACRES OF TOTAL SITE AREA - 93.5

MAXIMUM PERMITTED F. A. R. FOR TOTAL SITE AREA - 2.5

MINIMUM NUMBER OF PARKING SPACES - 206 (75% for BR Apts.; 50% for EFF.)

ACTUAL NUMBER OF PARKING SPACES - 212

FRONT YARD - 25'

MINIMUM SETBACKS - SIDE YARD - 25'

REAR YARD - 30'

MAXIMUM PERCENTAGE OF LAND COVERED - 15%

APPLICANT: THE NO. TWO CHICAGO DWELLINGS ASSOCIATION

MARCH 6, 1963

PLAN OF DEVELOPMENT

RESIDENTIAL PLANNED DEVELOPMENT # 22

STATEMENTS

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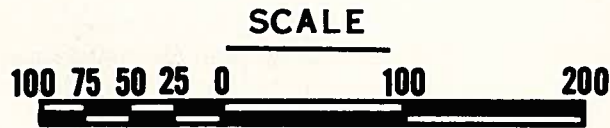
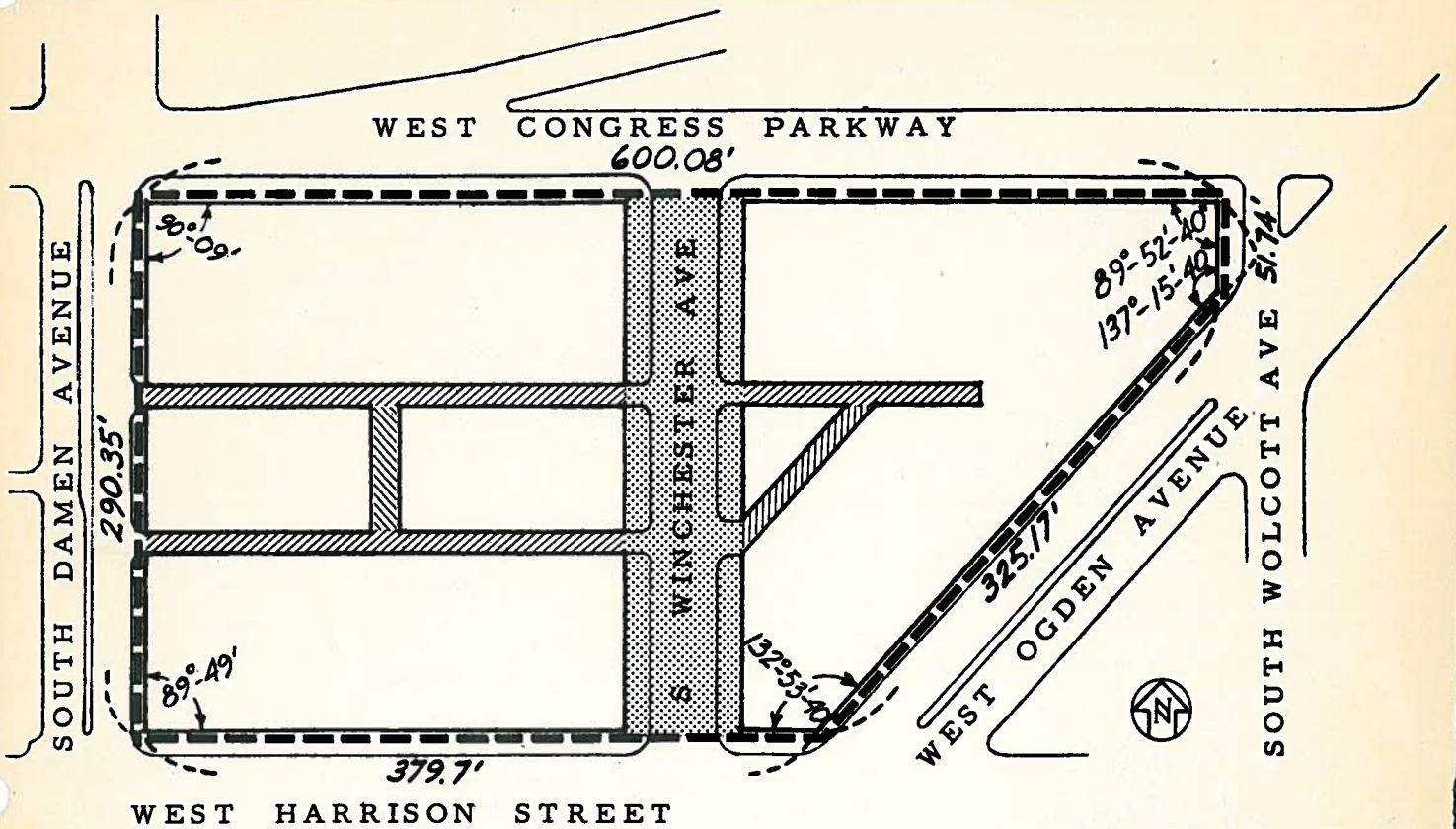
APPLICANT: THE NO. TWO CHICAGO DWELLINGS ASSOCIATION MARCH 6, 1963

A-539

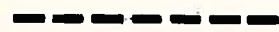
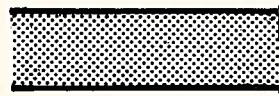

Passed 7/11/63 pg. 754-758

# RESIDENTIAL PLANNED DEVELOPMENT

## PROPERTY LINE MAP & RIGHT OF WAY ADJUSTMENTS

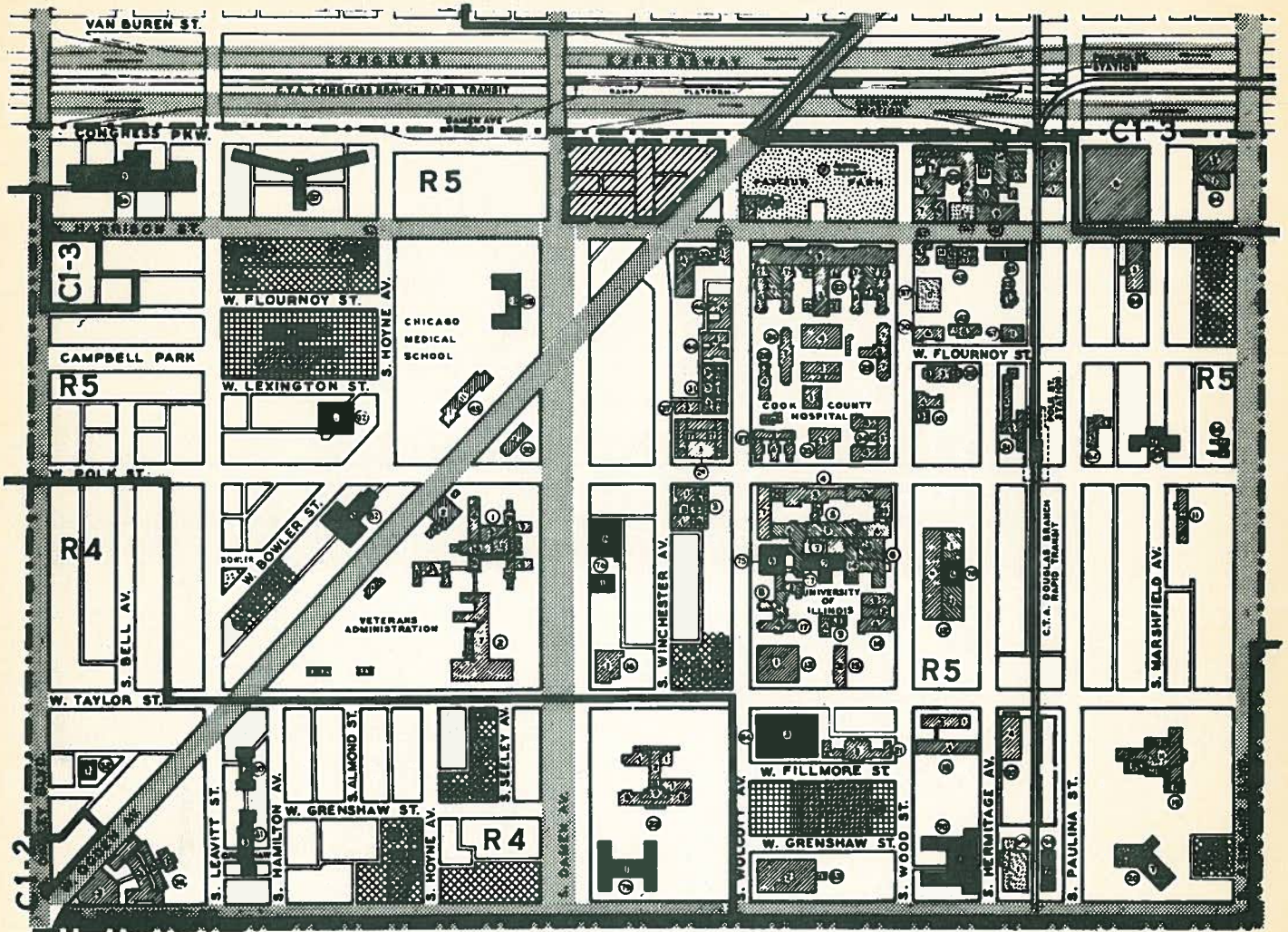


### LEGEND


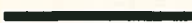


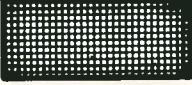
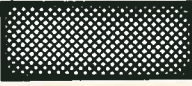

-  PLANNED DEVELOPMENT BOUNDARY
-  STREET R. O. W. VACATED BY ORDINANCE, Approved by City Council Oct. 11, 1962
-  ALLEY R. O. W. VACATED BY ORDINANCE, Approved by City Council Oct. 11, 1962

# RESIDENTIAL PLANNED DEVELOPMENT

## EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



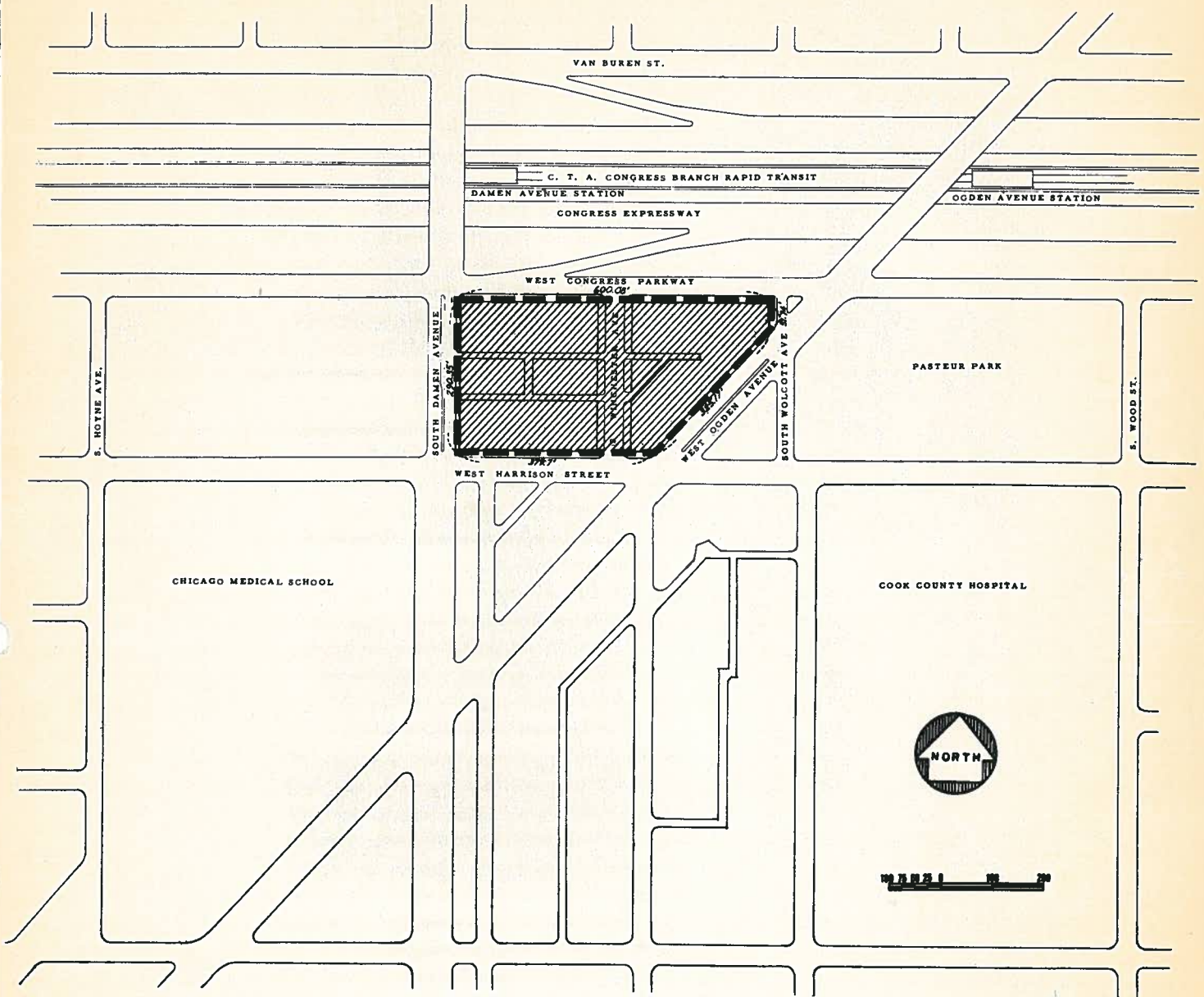
### LEGEND

-  MEDICAL CENTER BOUNDARY
-  ZONING DISTRICTS
-  PREFERENTIAL STREETS
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
-  PUBLIC SCHOOLS
-  CHURCH and PAROCHIAL SCHOOLS
-  PARK AREA

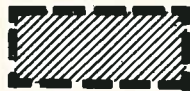


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