

RESIDENTIAL PLANNED DEVELOPMENT No. 244

PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated hereon as a Residential Planned Development is owned by The City of Chicago, Department of Urban Renewal, and controlled by the Applicant as contract purchaser of the subject property pursuant to an award of bid by the Chicago City Council.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning, City and Community Development, and the Commissioner of Urban Renewal.
3. Any dedication 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 Applicant, and approval by the Department of Urban Renewal and by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Applicant 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 vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
6. Use of land will consist of Residential Dwelling Units, recreational and community facilities 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.
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: THE LOMBARD COMPANY
 ADDRESS: N. E. Corner, North and Larrabee
 DATE: September 3, 1980

COMMITTEE ON BUILDINGS AND ZONING.

Chapter 78, Section 78-13.8 of the Municipal Code Amended Concerning "Heat To Be Furnished".

The Committee on Buildings and Zoning submitted the following report:

CHICAGO, October 31, 1980.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning having had under consideration a proposed ordinance (referred October 2, 1980) to amend Section 78-13.8 of the Municipal Code of Chicago relating to "Heat to be Furnished," begs leave to recommend that Your Honorable Body Pass the proposed ordinance attached herewith.

This recommendation was concurred in by 9 members of the committee, with no dissenting vote.

Respectfully submitted,
(Signed) EDWARD R. VRDOLYAK,
Chairman.

(Signed) FRED B. ROTI,
Vice-Chairman.

On motion of Alderman Roti, the committee's recommendation was *Concurred In* and said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Kenner, Evans, Bloom, Sawyer, Bertrand, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Sheahan, Kelley, Shumpert, Marzullo, Ray, Carothers, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Clewis, Axelrod, Schuler, Volini, Orr, Stone—40.

Nays—None.

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

The following is said ordinance as passed:

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

SECTION 1. That Section 78-13.8 "Heat to be Furnished" of the Municipal Code of the City of Chicago be amended by deleting the language in brackets and inserting the language in Italics as follows:

78-13.8. Every family unit or rooming unit to which heat is furnished from a heating plant used in common for the purpose of heating the various rooms of the dwelling shall be supplied with heat from September fifteenth of each year to June first of the succeeding year so that the occupants of a family unit or rooming unit may secure, without such undue restriction of ventilation as to interfere with proper sanitary conditions, a minimum temperature of [of sixty degrees Fahrenheit at 6:30 a.m.,] *sixty-five degrees Fahrenheit* at 7:30 a.m., and *sixty-eight degrees* at 8:30 a.m. and thereafter until 10:30 p.m., and [fifty-five] *sixty-three* from 10:30 p.m. and thereafter until [6:30] *7:30* a.m., averaged throughout the family unit or rooming unit.

SECTION 2. This ordinance shall become effective upon its passage.

Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 5-F.

The Committee on Buildings and Zoning submitted the following report:

CHICAGO, October 31, 1980.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body Pass the proposed ordinance transmitted herewith (referred to Your Committee on September 10, 1980), to amend the Chicago Zoning Ordinance for the purpose of reclassifying a particular area.

This recommendation was concurred in by 9 members of the committee, with no dissenting vote.

Respectfully submitted,
(Signed) EDWARD R. VRDOLYAK,
Chairman.

(Signed) FRED B. ROTI,
Vice-Chairman.

On motion of Alderman Roti the committee's recommendation was *Concurred In* and said proposed ordinance 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, Sheahan, Kelley, Sherman, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Carothers, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Clewis, Axelrod, Schuler, Volini, Orr, Stone—46.

Nays—None.

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

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 B3-3 General Retail District symbols and indications as shown on Map No. 5-F in the area bounded by

W. Eugenie Street; a line 122.03 feet east of N. Larrabee Street; a line 78.15 feet south of W. Eugenie Street; N. Mohawk Street; W. North Avenue; and N. Larrabee Street.

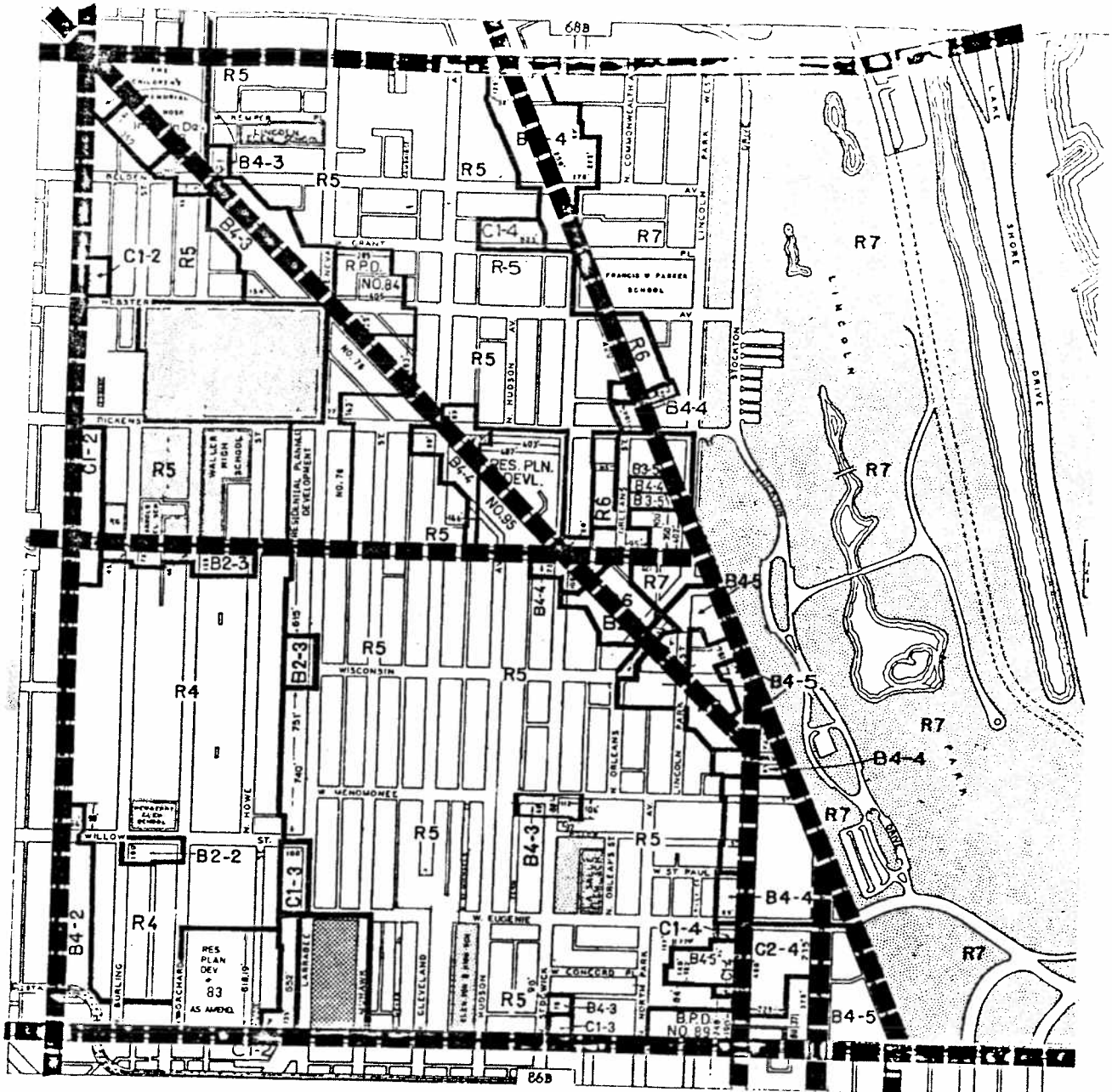
to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 4330-4334 of this Journal]





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

RESIDENTIAL PLANNED DEVELOPMENT

EXISTING ZONING AND PREFERENTIAL STREETS MAP



LEGEND

-  ZONING DISTRICTS
-  PREFERENTIAL STREETS
-  SCHOOL AND PARKS
-  PROPOSED R.P.D.

APPLICANT:

THE LOMBARD COMPANY

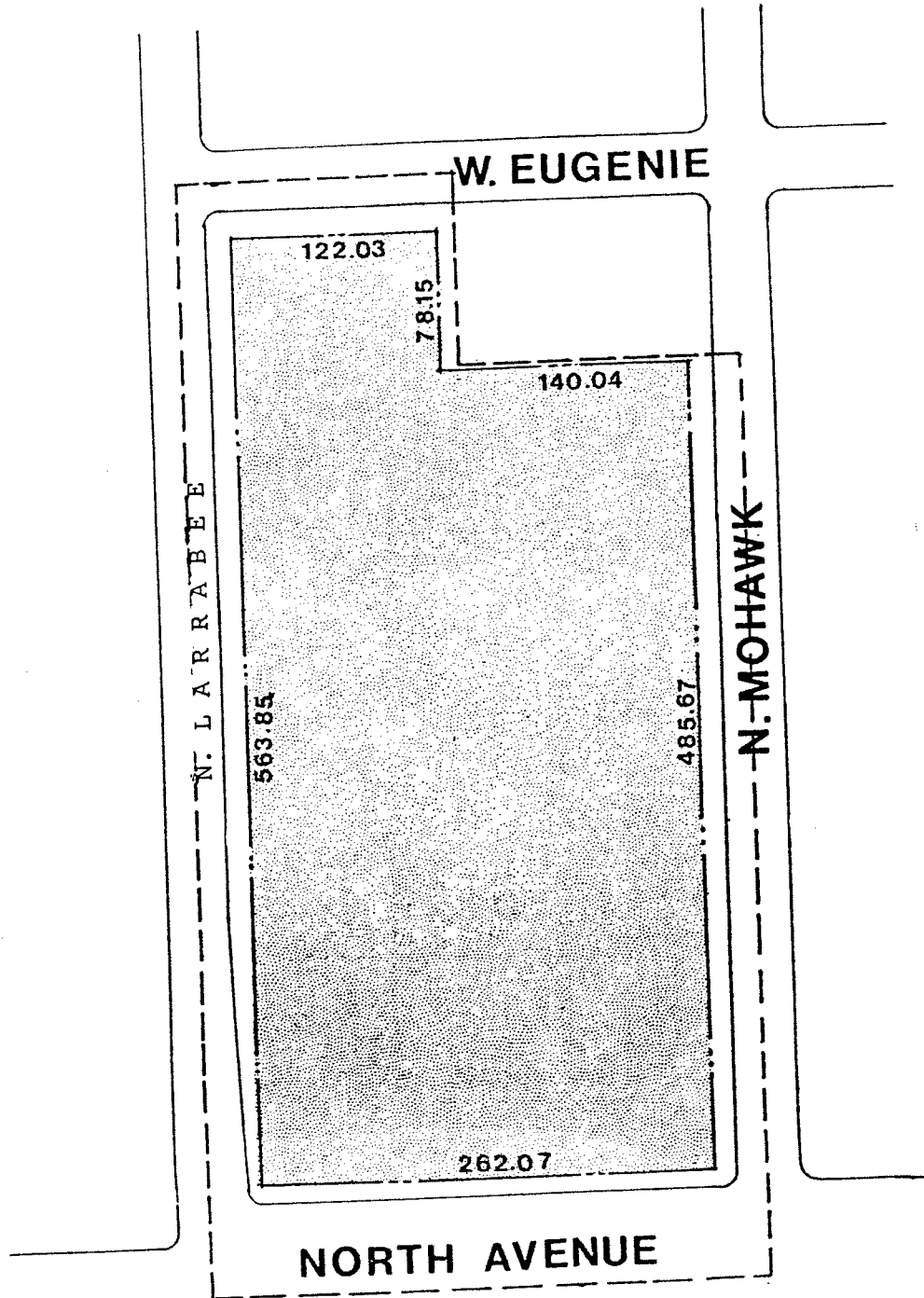
PROPERTY ADDRESS:

NE CORNER NORTH & LARRABEE


DATE:


SEPTEMBER 3, 1980

RESIDENTIAL PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN

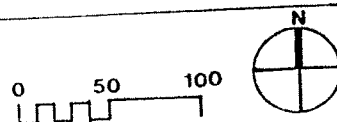


LEGEND

 RESIDENTIAL USES

 PUBLIC RIGHT OF WAY

APPLICANT: THE LOMBARD COMPANY
 PROPERTY ADDRESS: NE CORNER NORTH & LARRABEE
 DATE: SEPTEMBER 3, 1980

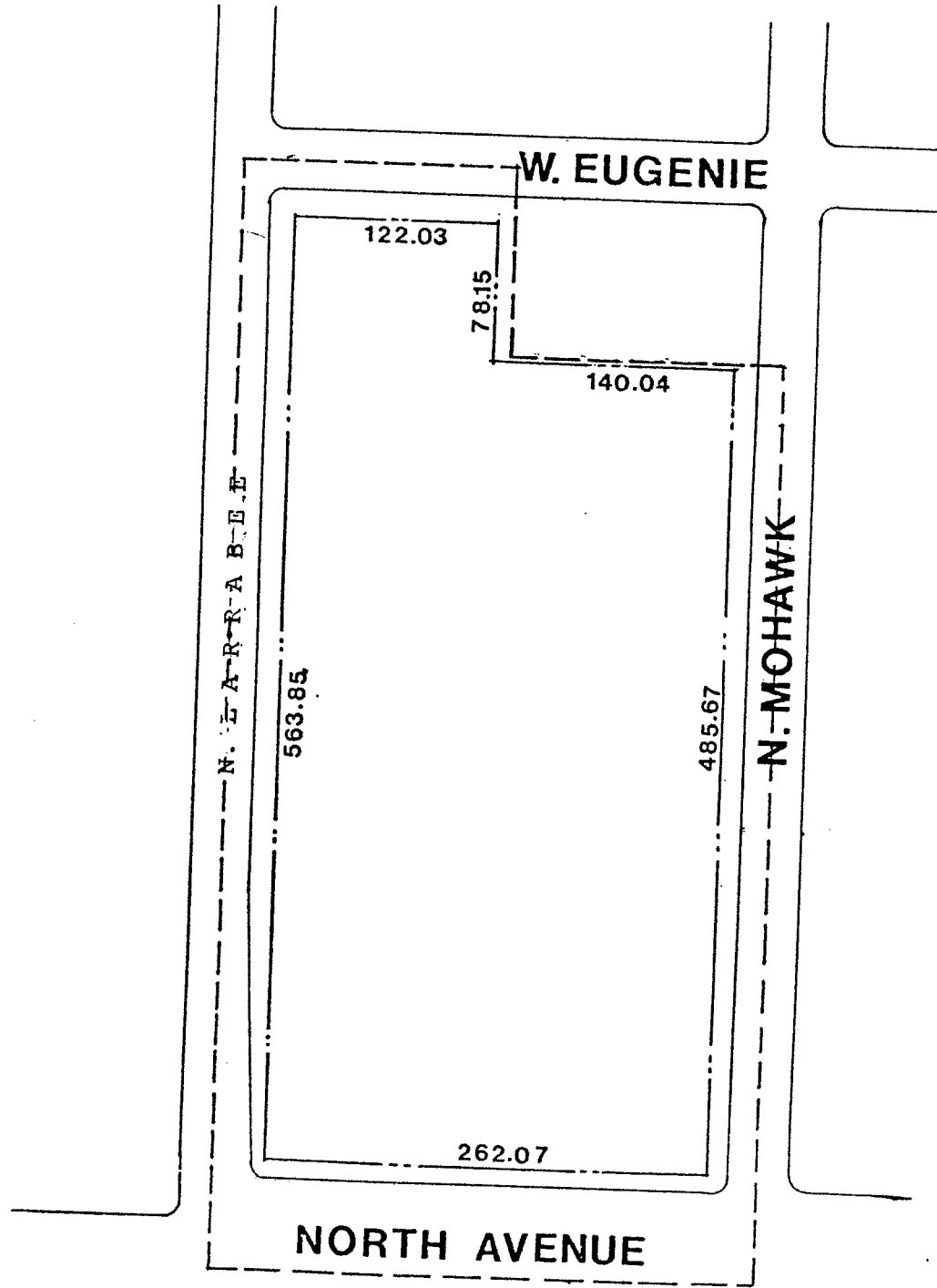


November 14, 1980

REPORTS OF COMMITTEES

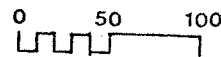
4333

RESIDENTIAL PLANNED DEVELOPMENT
PROPERTY LINE MAP AND R.O.W. MAP



LEGEND

--- PLANNED DEVELOPMENT BOUNDARY



APPLICANT: THE LOMBARD COMPANY
PROPERTY ADDRESS: NE CORNER NORTH & LARRABEE
DATE: SEPTEMBER 3, 1980

RESIDENTIAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

<u>NET SITE AREA</u>		<u>GENERAL DESCRIPTION</u>	<u>DU.'S</u>	<u>F.A.R.</u>	<u>% OF LAND COV.</u>
<u>SQ. FT.</u>	<u>ACRES</u>	<u>OF LAND USE</u>			
136,815.6	3.14	Townhouses and walk-up duplex apartments for families, with enclosed private yards (for on-grade units) and with 93 on-site parking spaces	93	1.55	50.35

GROSS SITE AREA: Net site area & area of adjacent public streets & alleys
 136,815.6 (3.14 acres) + 62838.6 (1.44 acres) = 199,654.2 S.F. (4.58 acres)

MAXIMUM NUMBER OF DU.'S: 93

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 1.55

MINIMUM NUMBER OF OFF STREET PARKING SPACES: 93 (1 for 1)

MINIMUM NUMBER OF LOADING BERTHS: 0

MINIMUM PERIPHERY SETBACKS: NORTH 8'
 EAST 8'
 SOUTH 14'
 WEST 2'

MAXIMUM PERCENTAGE OF LAND COVERED: 50.35

APPLICANT: THE LOMBARD COMPANY
 PROPERTY ADDRESS: NE CORNER LARRABEE AND NORTH AVENUES
 DATE: SEPTEMBER 3, 1980