

*Reclassification of Area Shown on Map No. 11-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 B4-1 Restricted Service District symbols and indications as shown on Map No. 11-K in area bounded by

a line 47.20 feet north of and parallel to W. Eastwood Avenue; N. Pulaski Road; W. Eastwood Avenue; and the alley next west of and parallel to N. Pulaski Road

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. 12-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 B5-1 General Service District symbols and indications as shown on Map No. 12-G in the area bounded by

the south line of the right of way of the Grand Trunk Railroad; S. Aberdeen Street; W. 50th Street; and a line 296.5 feet west of S. Aberdeen Street

to those of an R3 General Residence District and a corresponding use district is hereby established in the area described above.

SECTION 2. *Be It Further Ordained*, That the Chicago Zoning Ordinance be amended by changing all the R3 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 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 4485-4489 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. 13-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 B2-4 Restricted Retail and R6 General Residence District symbols and indications as shown on Map No. 13-G in area bounded by

a line 162.25 feet north of and parallel to W. Argyle Street; an alley next east of and parallel to N. Winthrop Avenue; a line 74.25 feet North of and parallel to W. Argyle Street; and N. Winthrop Avenue

to those of a C1-2 Restricted 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. 13-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 R4 General Residence District symbols and indications as shown on Map No. 13-I in the area bounded by

W. Ainslie Street; the alley next west of and parallel to N. California Avenue; the south line of the alley next north of and parallel to W. Lawrence Avenue; a line 141 feet west of N. California Avenue; W. Lawrence Avenue; and N. Francisco Avenue

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 hereof and to no others.

[Plan of Development printed on pages 4490-4495 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. 13-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 B2-2 Restricted Retail District symbols and indications as shown on Map No. 13-J in area bounded by

W. Bryn Mawr Avenue; a line 107.44 feet east of and parallel to N. Christiana Avenue; the alley next south of and parallel to W. Bryn Mawr Avenue; and N. Christiana Avenue

to those of a C1-1 Restricted 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. 20-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 B2-1 Restricted Retail District symbols and indications as shown on Map No. 20-G in area bounded by

a line 300 feet north of and parallel to W. 86th Street; the alley next east of and parallel to S. Ashland Avenue; a line 200 feet north of and parallel to W. 86th Street; and S. Ashland Avenue

to those of a B4-1 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.

PD 246

RESIDENTIAL PLANNED DEVELOPMENT No. 246

Plan. of Development

STATEMENTS

1. The area delineated hereon as a "Residential Planned Development" is owned by American National Bank and Trust Company No. 26764. Mr. Julius Schwartz is a beneficiary of this trust with Power of Direction.

Other persons having beneficial interest in this trust are:

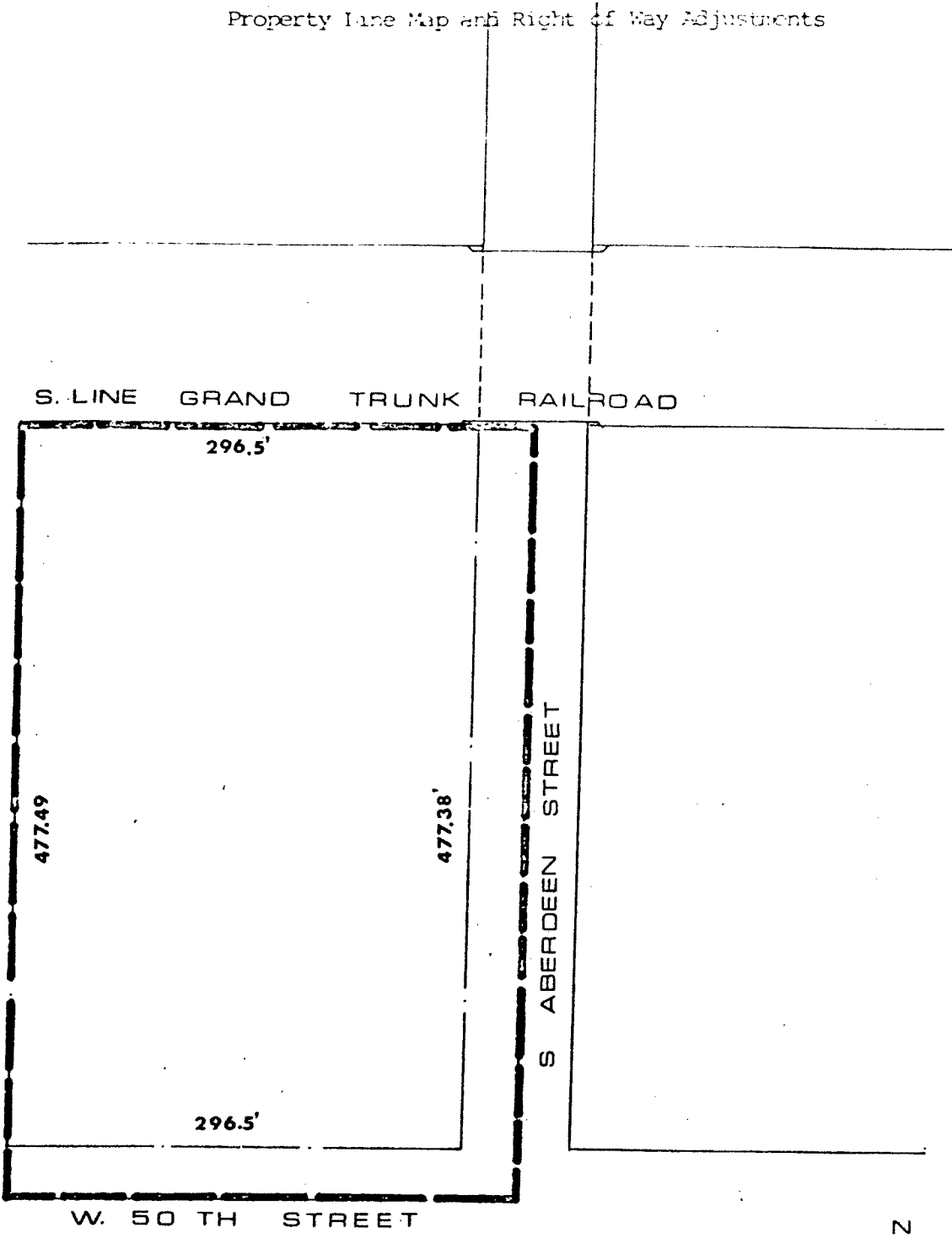
- Mr. R. Scheu Jr.
- Dr. H. Sachs
- Mrs. N. Goldman
- Mr. B. Weindruch
- Mr. I. Weindruch
- Ms. B. Joffee
- Ms. E. Coe, Executor of Mr. Rodney (Deceased) Estate

2. Any dedication of streets or adjustments of the rights or re-subdivision of parcels shall require a separate submittal by the applicant: Mr. Julius Schwartz.
3. All applicable official reviews, approvals or permits are required by the applicant: Mr. Julius Schwartz.
4. 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.
5. Use of land will consist of residential lowrise townhouses and related uses.
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 intent and purpose of the Chicago Zoning Ordinance as related to the R3 General Residence District regulations hereby made applicable thereto.
7. Off-street parking facilities shall be provided in accordance with the Plan of Development.
8. Identification signs may be permitted within the area delineated herein as Residential Planned Development, subject to the review and approval of the Commissioner of the Department of Planning, and the Department of Inspectional Services. There shall be no advertising signs permitted.
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: Mr. Julius Schwartz

Date June 13, 1980

RESIDENTIAL PLANNED DEVELOPMENT  
Property Line Map and Right of Way Adjustments



Legend

- Property Line
  - - - Residential Planned Development Boundary
- APPLICANT: Mr. Julius Schwartz

Scale 1'=100'



December 4, 1980

UNFINISHED BUSINESS

4487

RESIDENTIAL

PLANNED

DEVELOPMENT

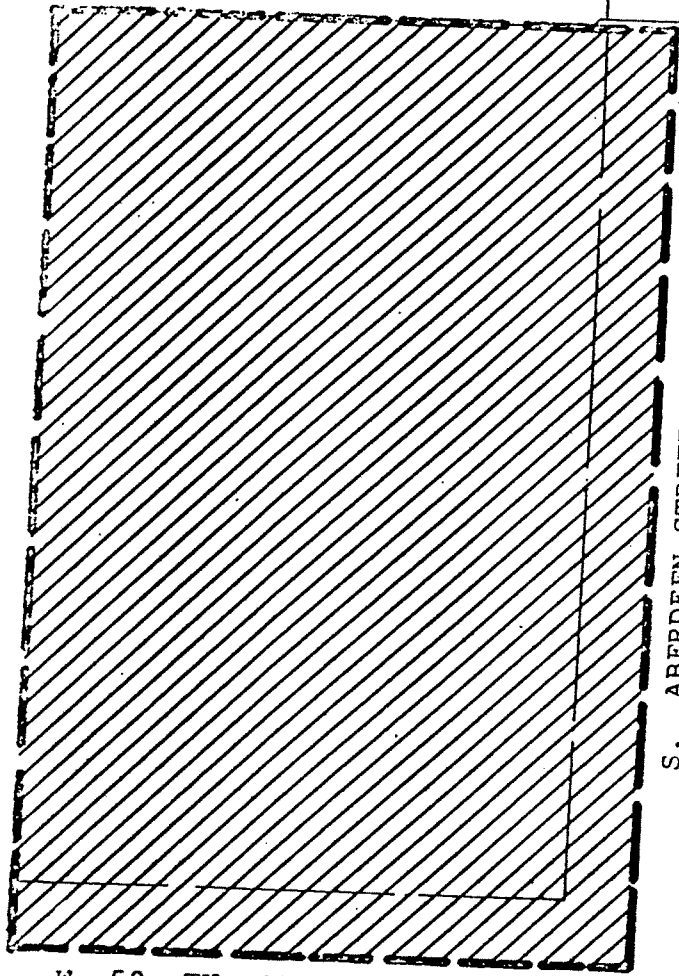
Generalized

Land

Use

Plan



S. LINE GRAND TRUNK RAILROAD



S. ABERDEEN STREET

W. 50 TH STREET

LEGEND

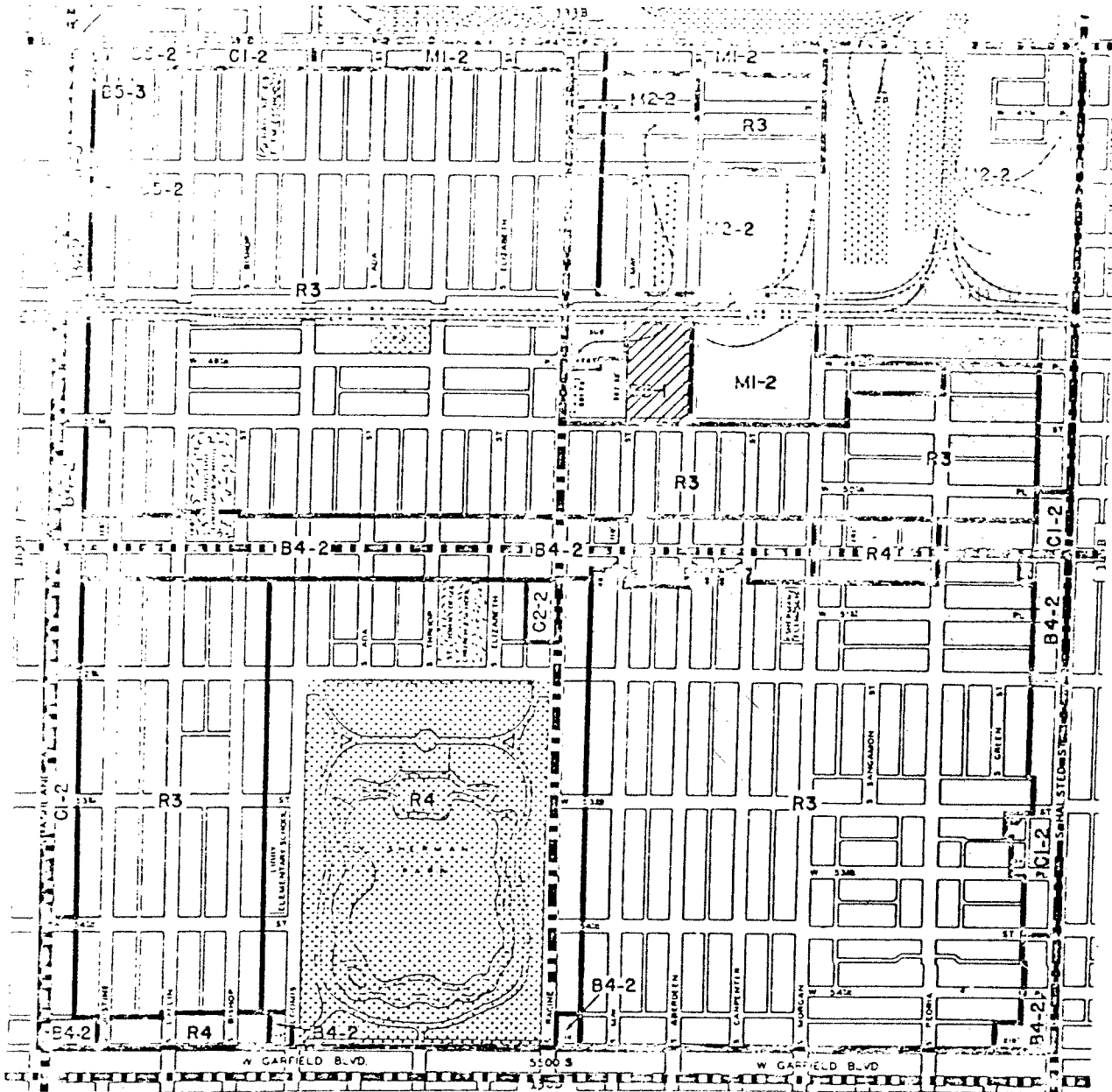
-  Residential Planned Development Boundary
-  Dwelling Units and Off Street Parking

Applicant: Mr. Julius Schwartz

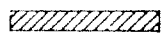

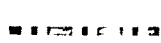
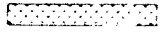
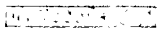


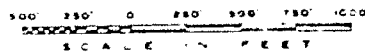
Scale 1'=100'

RESIDENTIAL PLANNED DEVELOPMENT  
Existing Zoning and Preferential Street System



LEGEND

-  Residential Planned Development
-  Zoning District Boundary
-  Preferential Streets
-  Parks & Playgrounds
-  Schools



APPLICANT: Mr. Julius Schwartz

RESIDENTIAL PLANNED DEVELOPMENT  
 PLANNED DEVELOPMENT USE, AND OTHER DATA WITH LIMITATIONS

Net Site Area Sq. Ft.-Acres	General Description of Land Use	F.A.R.	% of Land Coverage
141,543.17 Sq. Ft. 3.25 Acres	A total of 48 Residential Dwelling Units. All of these Dwelling Units will be located in Townhouse Buildings.	.45	19.93%

Net Site Area + Area of Public Streets = Gross Site Area  
 141,543.17 Sq. Ft.    26,842.54 Sq. Ft.    168,170.21 Sq. Ft.

Minimum separation between buildings is 30 ft.

Minimum Number of Parking Spaces: One Space per Dwelling Unit

Number of Off Street Loading Spaces: One (1) Berth  
 10'-0" X 25'-0"

Periphery Setbacks at Property Lines:

- Along Aberdeen St. ....20'
- Along 50th Street ..... 5'
- Along Grand Trunk Railroad R.O.W..... 5'
- Along West Property Line.....30'

Applicant: Mr. Julius Schwartz