



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

February 26, 2004

Ms. Deane B. Brown  
Beerman, Swerdlove, Woloshin, Barezky,  
Becker, Genin & London Attorneys  
161 North Clark Street, Suite 2600  
Chicago, Illinois 60601-3297

Re: Request for minor changes to Residential Planned  
Development No. 250 (McGill Parc Townhomes)  
Location: 4926 and 4946 South Drexel Blvd.

Dear Ms. Brown:

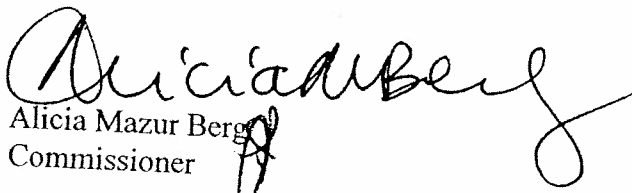
Please be advised that your request on behalf of the Applicant for minor changes to Residential Planned Development No. 250, has been considered by the Department of Planning and Development pursuant to the authority granted by Section 11.11-3(c) of the Chicago Zoning Ordinance.

Specifically, you requested a reduction in the minimum rear (south side) building setback for the south cluster, five-unit townhouse structure from the required thirty (30) feet, to twenty-nine feet, four inches (29'-4"), and a reduction in the minimum rear (north side) building setback for the north cluster, five-unit townhouse structure from the required forty-five (45) feet, to forty (40) feet.

The Department of Planning and Development has determined that these proposed setback reductions will not create an adverse impact on this Planned Development or on the immediate neighborhood, and would constitute minor changes pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing minor changes, but no other changes to Residential Planned Development No. 250.

Very truly yours,

  
Alicia Mazur Berg  
Commissioner

cc: Jack Swenson, Ed Kus, Phil Levin, Mike Marmo



(continued from page 5221)

Addison Street and 234.9 feet east of the line of the alley, if extended where no alley exists, next west of N. Kimball Avenue to a point 433.73 feet south of the south line of W. Addison Street and 184.34 feet east of the line of the alley, if extended where no alley exists, next west of N. Kimball Avenue; a line 433.73 feet south of the south line of W. Addison Street; a line 152.36 feet east of the line of the alley, if extended where no alley exists, next west of N. Kimball Avenue; a line 283.34 feet south of the south line of W. Addison Street; and a line 131.98 feet east of the alley next west of N. Kimball Avenue or the line thereof if extended where no alley exists

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.

*Reclassification of Area Shown on Map No. 10-D.*

*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 and R5 General Residence District symbols and indications as shown on Map No. 10-D in area bounded by

E. 43rd Street; the alley next east of and parallel to S. Lake Park Avenue; a line 329.74 feet southeasterly of the intersection of 43rd Street and S. Lake Park Avenue as measured along S. Lake Park Avenue and perpendicular thereto and S. Lake Park Avenue

to those of a B5-3 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. 11-M.*

*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 Single Family Residence District symbols and indications as shown on Map No. 11-M in the area bounded by

a line 249.43 feet south of and parallel to W. Giddings Street; N. Austin Avenue; a line 311.5 feet south of and parallel to W. Giddings Street; and a line 271.40 feet west of and parallel to N. Austin Avenue

to those of an R3 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. 11-M.*

*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 Single Family Residence District symbols and indications as shown on Map No. 11-M in the area bounded by

a line 150 feet south of and parallel to W. Giddings Street; a line 263.2 feet west of and parallel to N. Austin Avenue; a line 156.5 feet south of and parallel to W. Giddings Street; and a line 480 feet east of and parallel to N. Melvina Street

to those of an R3 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.

PD 250

*Reclassification of Area Shown on Map No. 12-D.*

*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. 12-D in the area bounded by

a line 199 feet south of E. 49th Street; S. Drexel Boulevard; a line 497.83 feet south of E. 49th Street; a line 210 feet west of S. Drexel Boulevard; a line 407.9 feet south of E. 49th Street; a line 220 feet west of S. Drexel Boulevard; a line 298.9 feet south of E. 49th Street; and a line 200 feet west of S. Drexel Boulevard

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 5234-5238 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. 12-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 R4 General Residence District symbols and indications as shown on Map No. 12-J in area bounded by

S. Archer Avenue; a line 25 feet northeast of and parallel to S. Ridgeway Avenue; the alley next southeast of and parallel to S. Archer Avenue; and a line 225 feet southwest of and parallel to S. Ridgeway 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.

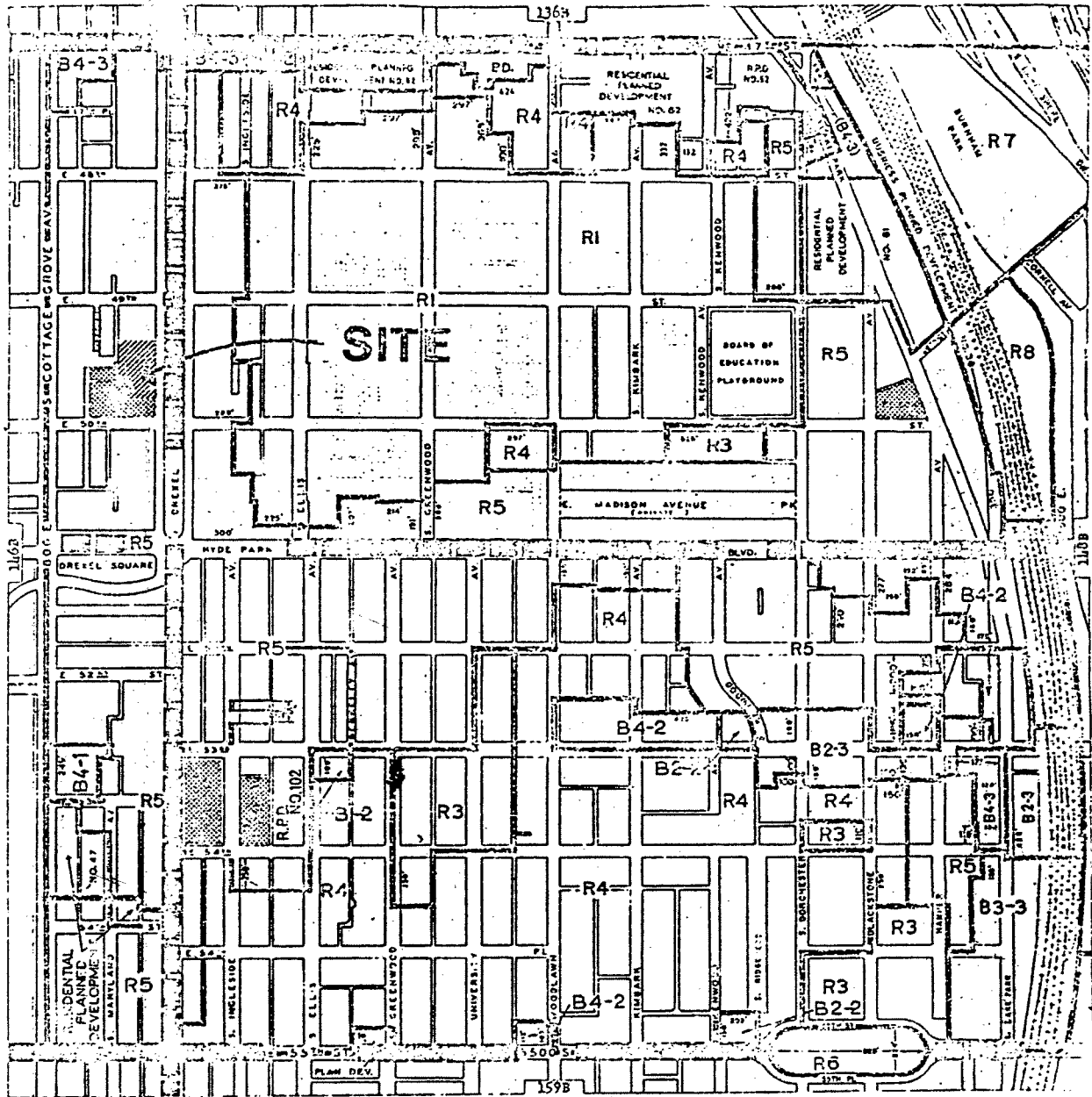
RESIDENTIAL PLANNED DEVELOPMENT <sup>250</sup> No. 250STATEMENTS


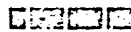


1. The area delineated herein as "Residential Planned Development" is owned or controlled by Robert King and Richard King, Jr. and is designated as McGill Parc.
2. Off-street parking and off-street loading facilities should be provided in compliance with this Plan of Development.
3. Any dedication of, or vacation of streets, or resubdivision of parcels shall require a separate submittal on behalf of Robert King and Richard King, Jr. or their successors and approval by the Chicago City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by Robert King and Richard King, Jr. or their successors upon conveyance of McGill Parc.
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, two apartment structures, 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.
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: Robert King; Richard King, Jr.

DATE: October 13, 1980

RESIDENTIAL PLANNED DEVELOPMENT  
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM MAP



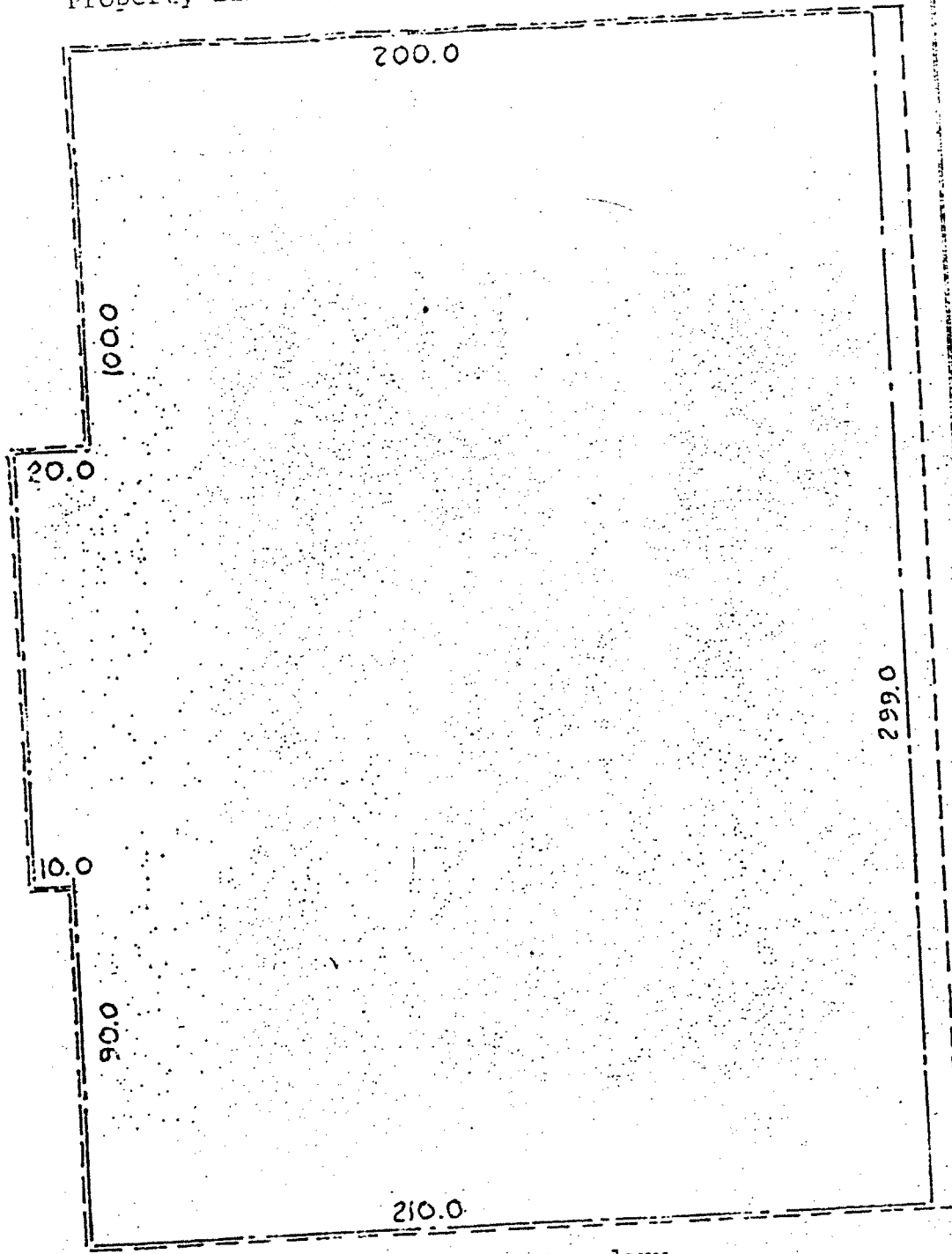
-  ZONING DISTRICTS
-  PREFERENTIAL STREETS
-  SCHOOLS
-  PROPOSED R.F.D.

APPLICANT: Robert King; Richard King, Jr.

PROPERTY ADDRESS: 4938 SOUTH DREXEL BLVD.

DATE:

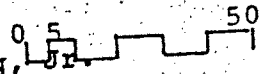
Property Line Map



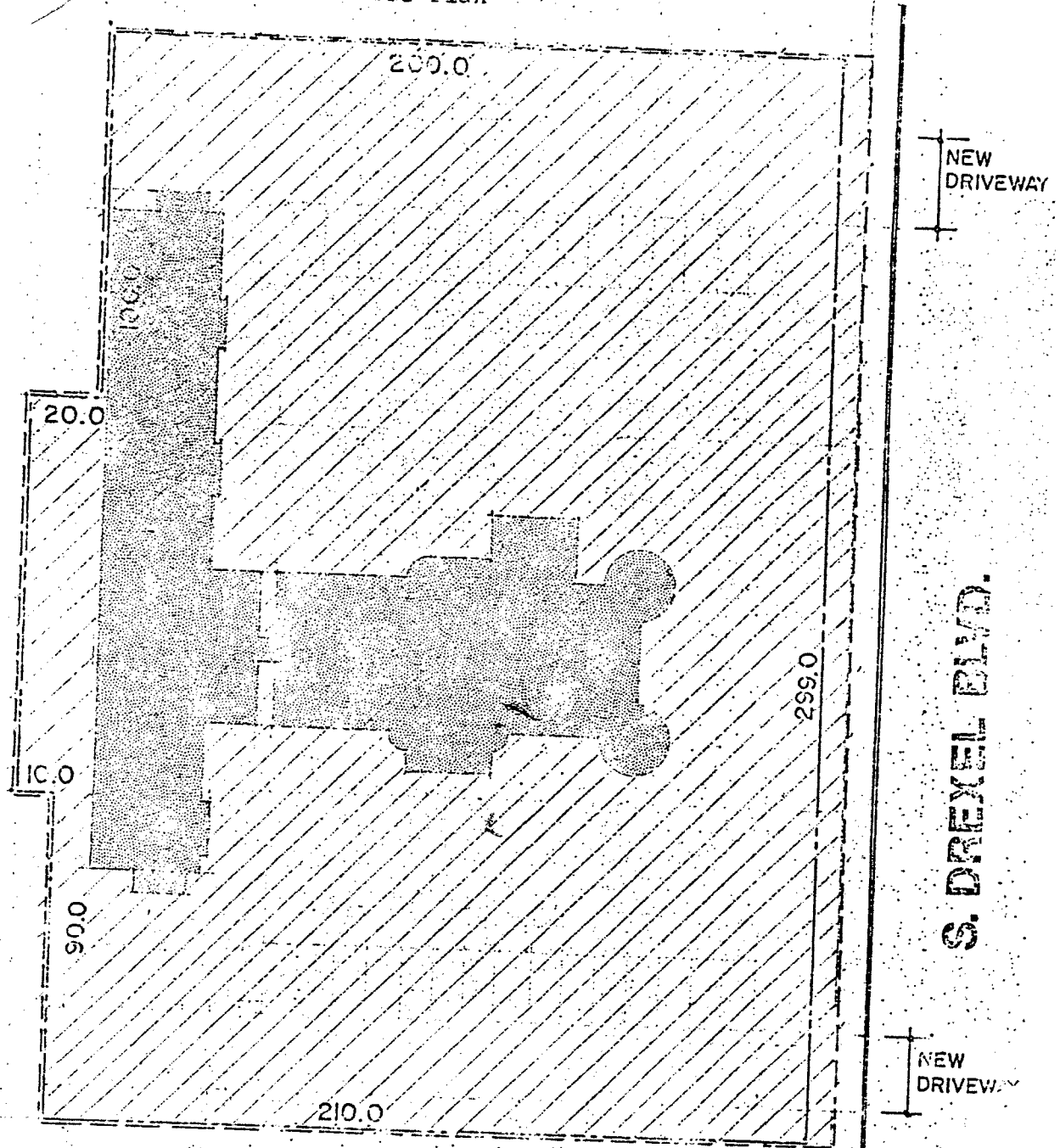
Planned Development Boundary

S. DREXEL BLVD.

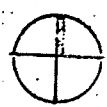
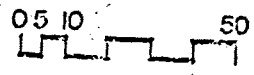
APPLICANT: Robert King; Richard King, Jr.  
 PROPERTY ADDRESS: 4938 S. DREXEL BLVD.  
 DATE:



RESIDENTIAL PLANNED DEVELOPMENT  
Generalized Land Use Plan



- Planned Development Boundary
- Existing Residential Buildings
- Townhouses, Apartment Structures and Off Street Parking



APPLICANT: Robert King; Richard King, Jr.  
 PROPERTY ADDRESS: 4938 SOUTH DREXEL BLVD.  
 DATE: :

## RESIDENTIAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

<u>NET SITE AREA</u>		<u>GENERAL DESCRIPTION</u>			
<u>SQ. FT.</u>	<u>ACRES</u>	<u>OF LAND USE</u>	<u>DU.'S</u>	<u>F.A.R.</u>	<u>% OF LAND COVERAGE</u>
62,880	1.44	Town houses and walk-up duplex apartments for families and with 64 on-site parking spaces	64	2.2	55%

GROSS SITE AREA: Net site area and area of adjacent public streets and alleys  
 62,880 (1.44 acres) + 23,920 (.55 acres) + 1,000 (.02 acres) =  
 87,800 (2.01 acres)

MAXIMUM NUMBER OF DU.'S: 64

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 2.2

MINIMUM NUMBER OF OFF STREET PARKING SPACES: 64 (1 for 1)

MINIMUM NUMBER OF LOADING BERTHS: 1

MINIMUM PERIPHERY SETBACKS:

NORTH	45'
EAST	15'
SOUTH	30'
WEST	0

MAXIMUM PERCENTAGE OF LAND COVERED: 55%

APPLICANT: Robert King; Richard King, Jr.

PROPERTY ADDRESS: 4938 SOUTH DREXEL BLVD.

DATE: