

*Reclassification of Area Shown on Map No. 11-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 B3-2 General Retail District symbols and indications as shown on Map No. 11-J in the area bounded by

a line 33.68 feet south of and parallel to the alley next south of W. Lawrence Avenue; N. Kimball Avenue; a line 223.36 feet north of and parallel to W. Leland Avenue; and the alley next west of N. Kimball 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. 15-P.**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 R1 Single Family Residence District and R4 General Residence District symbols and indications as shown on Map No. 15-P in the area bounded by

the south right-of-way line of the John F. Kennedy Expressway; a line 315.17 feet west of N. Delphia Avenue; W. Bryn Mawr Avenue; and the east right-of-way line of N. East River Road,

to the designation of a Business 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 5681 to 5686 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. 18-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. 18-G in the area bounded by

a line 49 feet south of and parallel to W. 72nd Street; the alley next east of and parallel to S. Racine Avenue; a line 174 feet south of and parallel to W. 72nd Street; and S. Racine 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. 22-E.**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. 22-E in the area bounded by

a line 125 feet north of and parallel to E. 95th Street; S. Indiana Avenue; E. 95th Street; and a line 130 feet west of and parallel to S. Indiana Avenue,

to those of an R2 Single Family 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. 26-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 R2 Single Family Residence District symbols and indications as shown on Map No. 26-I in the area bounded by

W. 107th Street; the west right-of-way line of the Baltimore and Ohio Chicago Terminal Railroad; a line 400 feet south of and parallel to W. 107th Street; and the east line of the alley next east of and parallel to S. Talman Avenue or the line thereof, if extended, where no alley exists,

to those of an R3 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 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 5687 to 5691 of this Journal]

SECTION 3. That this ordinance shall be in force and effect from and after its passage and due publication.

Resolution Memorializing CHA to Install Telephones in Residential Building Elevators.

On motion of Alderman Roti, the City Council took up for consideration the report of the Committee on Buildings and Zoning, deferred and published in the Journal of the Proceedings of March 6, 1981, pages 5585-5586, recommending that the City Council pass a proposed resolution relative to memorializing C.H.A. to install telephones in all residential building elevators under its management.

On motion of Alderman Roti said proposed resolution 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, Kellam, Sheahan, Kelley, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Carothers, Davis, Hagopian, Gabinski, Mell, Frost, Marcin, Farina, Cullerton, Laurino, Rittenberg, Natarus, Oberman, Merlo, Clewis, Schuler, Volini, Orr, Stone—44.

Nays—None.

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

(continued on page 5692)

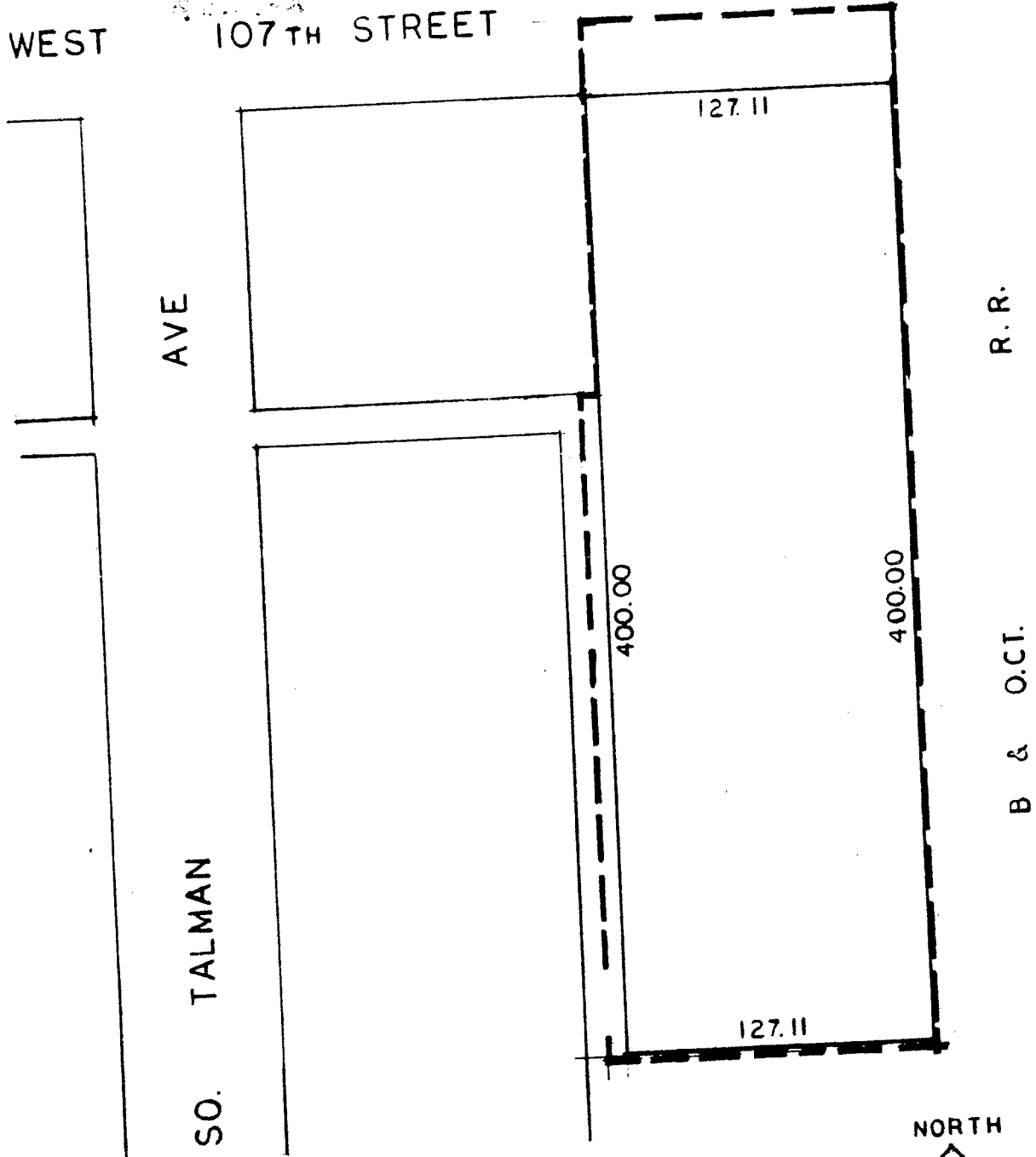
RESIDENTIAL PLANNED DEVELOPMENT No. 259
STATEMENTS

1. The area delineated herein as "Residential Planned Development" is owned by Bank of Hickory Hills as Trustee under Trust No. 710 and shall be controlled by Dennis G. Dine and/or David G. Callaghan, or their successors, assignees or grantees, pursuant to purchase agreement dated September 4, 1979.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
3. Any dedication, or vacation, of streets or resubdivision of parcels shall require a separate submittal by Dennis G. Dine and/or David G. Callaghan or their successors, assignee or grantees.
4. All applicable official reviews, approvals or permits are required to be obtained by the purchasers, Dennis G. Dine and/or David G. Callaghan, or their successors, assignees or grantees.
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 the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking permitted within such paved area.
6. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": townhouses, off-street parking and related accessory uses.
7. The information included in the planned development documents sets forth data concerning the property included in said development, illustrating that the development of said property is in general accordance with the intent and purpose of the R3 General Residence District provisions 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, 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 promulgated by the Commissioner of Planning, City and Community Development.

APPLICANT: DENNIS G. DINE

DATE: September 9, 1980

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



LEGEND

- PROPERTY LINE BOUNDARY
- - - PLANNED DEVELOPMENT BOUNDARY

NORTH

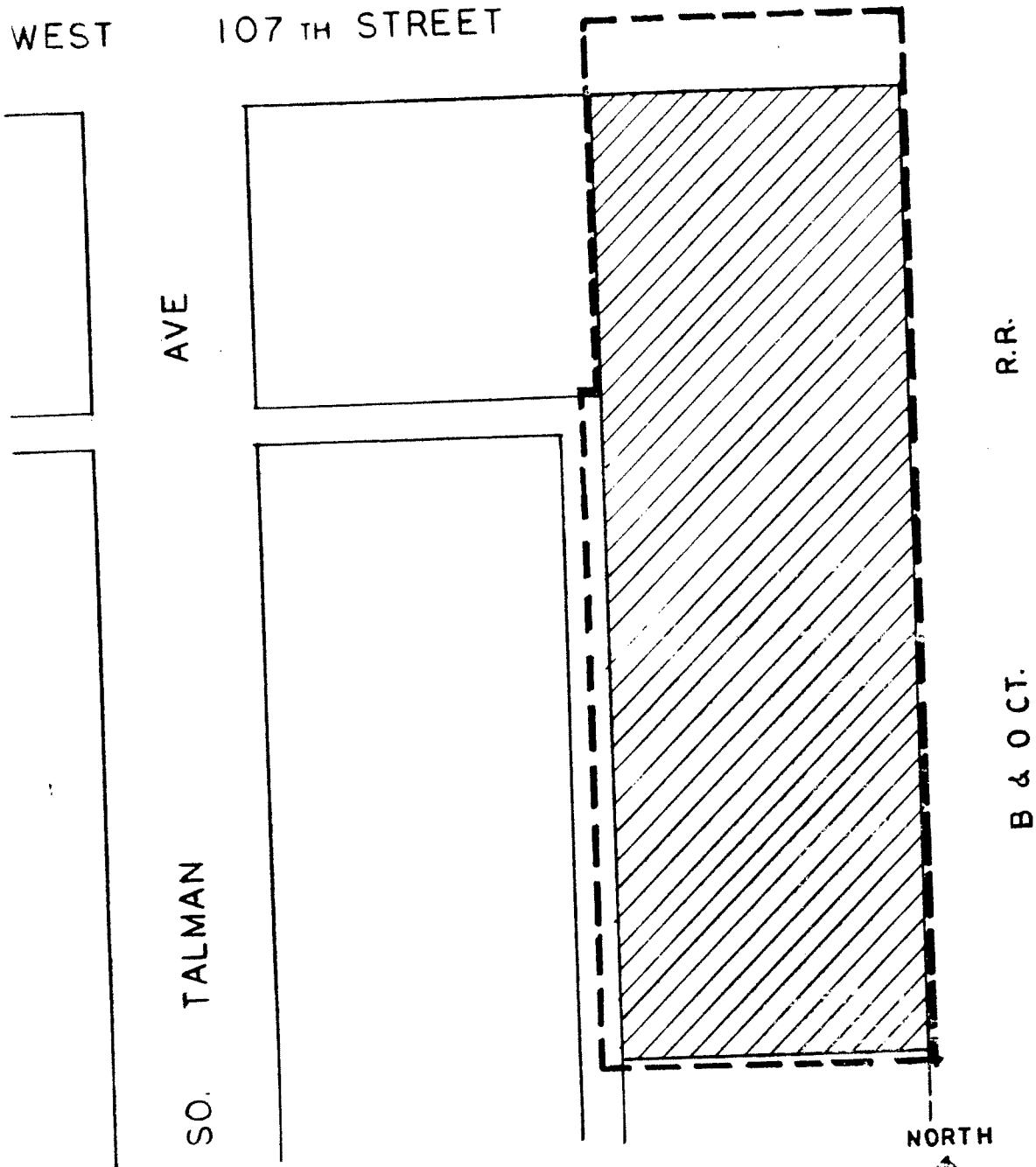


SCALE: 1" = 60'-0"

APPLICANT: DENNIS DINE


DATE: SEPTEMBER 8, 1980

RESIDENTIAL PLANNED DEVELOPMENT
GENERAL LAND USE PLAN



LEGEND

--- PLANNED DEVELOPMENT BOUNDARY

 TOWNHOUSES AND OFF-STREET PARKING

APPLICANT: DENNIS DINE

DATE: SEPTEMBER 8, 1980

SCALE: 1" = 60'-0"

RESIDENTIAL PLANNED DEVELOPMENT
 USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Use	Number of Dwelling Units	F.A.R.	% of Land Coverage
Sq.Ft.	Acres				
50,800	1.17	Townhouses, off- street parking and related accessory uses	16	.70	35 %

Net Site Area + Area of Public Streets and Alleys = Gross Site Area
 50,800 sq.ft. + 4,191 square feet = 54,991 square feet

- Maximum Permitted Floor Area Ratio for Total Site Area: .70
- Maximum Number of Dwelling Units: 16
- Minimum Number of Off-Street Parking Spaces: 16
- Maximum Percentage of Land Covered for Total Site Area: 35 per cent
- Minimum Setbacks:
 - West 107th Street 20 feet
 - East Property Line 39 feet
 - South Property Line 10 feet
 - West Property Line 45 feet

Setbacks or yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures or where necessary due to technical reasons, subject to the review and approval of the Department of Planning, City and Community Development.

APPLICANT: DENNIS G. DINE

DATE: September 9, 1980