

*Yeas*--Aldermen Roti, Barnett, Kenner, Evans, Sawyer, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, Streeter, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Carothers, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Merlo, Clewis, Axelrod, Schuller, Volini, Orr, Stone--47.

*Nays*--Aldermen Bloom, Bertrand--2.

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 C1-1 Restricted Commercial, M1-1 Restricted Manufacturing, and M2-2 General Manufacturing symbols and indications as shown on Map No. 24-C in the area bounded by:

PD  
273  
E. 95th Street; a line 17.3 feet west of S. Constance Avenue or the line thereof if extended where no street exists for a distance of 819.49 feet to the point of its intersection with the west boundary of the alley next southwest and parallel to S. Van Vlissingen Road; the alley next southwest of and parallel to S. Van Vlissingen Road for a distance of 246.81 feet; a line from a point 259.6 feet northwest of E. 97th Street as measured along the westerly line of the alley next southwest of and parallel to S. Van Vlissingen Road, to a point 537.5 feet southwest of and perpendicular to the alley next southwest of and parallel to S. Van Vlissingen Road and 1321.44 feet south of E. 95th Street; a line from a point 537.5 feet southwest of a perpendicular to the alley next southwest of and parallel to S. Van Vlissingen Road and 1321.44 feet south of E. 95th Street extending northwesterly for a distance of 394.78 feet, to a point 548.85 feet west of S. Constance Avenue or the line thereof if extended where no street exists and 988.44 feet south of E. 95th Street; and a line 548.85 feet west of S. Constance Avenue or the line thereof if extended where no street exists for a distance of 989.44 feet.

to the designation of a Residential-Institutional-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.

[Planned Development printed on pages 8059 - 8064 of this Journal.]

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

**Recess Taken.**

At this point in the proceedings, Alderman Frost moved that a forty minute recess be taken.

The motion *Prevailed* and the City Council *Stood in Recess.*

**Reassembling of City Council After Recess.**

Honorable Jane M. Byrne, Mayor called the City Council to order at 4:20 P.M.

**Chapter 4, Sections 4-13 through 4-64 of Municipal Code  
Amended Concerning Referendum Procedures for Redistricting  
City Wards and Redistricting of the City Into  
Fifty Wards.**

On motion of Alderman Frost the City Council took up for consideration the report of the Committee on Committees and Rules deferred and published in the Journal of the Proceedings of November 10, 1981 pages 7916-7934, recommending that the City Council pass two proposed ordinances to amend the Municipal Code of Chicago, concerning referendum procedures for redistricting the City Wards and establishing new boundary lines for Chicago's fifty wards.

Alderman Frost then moved to *Divide the Question.*

The motion *Prevailed.*

9381

No. 273

RESIDENTIAL - INSTITUTIONAL - BUSINESS PLANNED DEVELOPMENT

PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated herein as "Residential - Institutional - Business Planned Development" is owned or controlled by Christ Universal Temple, Inc.
2. The Applicant or its successors, assignees or grantees shall obtain all official reviews, approvals, licenses and permits.
3. The following shall be permitted within the area delineated herein as "Residential - Institutional - Business Planned Development": Church, Church School, Business, Residential for families and elderly and Related Uses, including Tennis Courts and related recreational facilities.
4. Off-street parking and loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning.
5. Any dedication or vacation of streets and alleys or easements or grants of privilege or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees.
6. Any service drives or other ingress or egress shall be adequately designed and paved in accordance 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 within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
7. Business and business identification signs may be permitted within the area delineated herein as "Residential - Institutional - Business Planned Development" subject to the review and approval of the Department of Inspectional Services and the Department of Planning. No advertising signs shall be permitted.

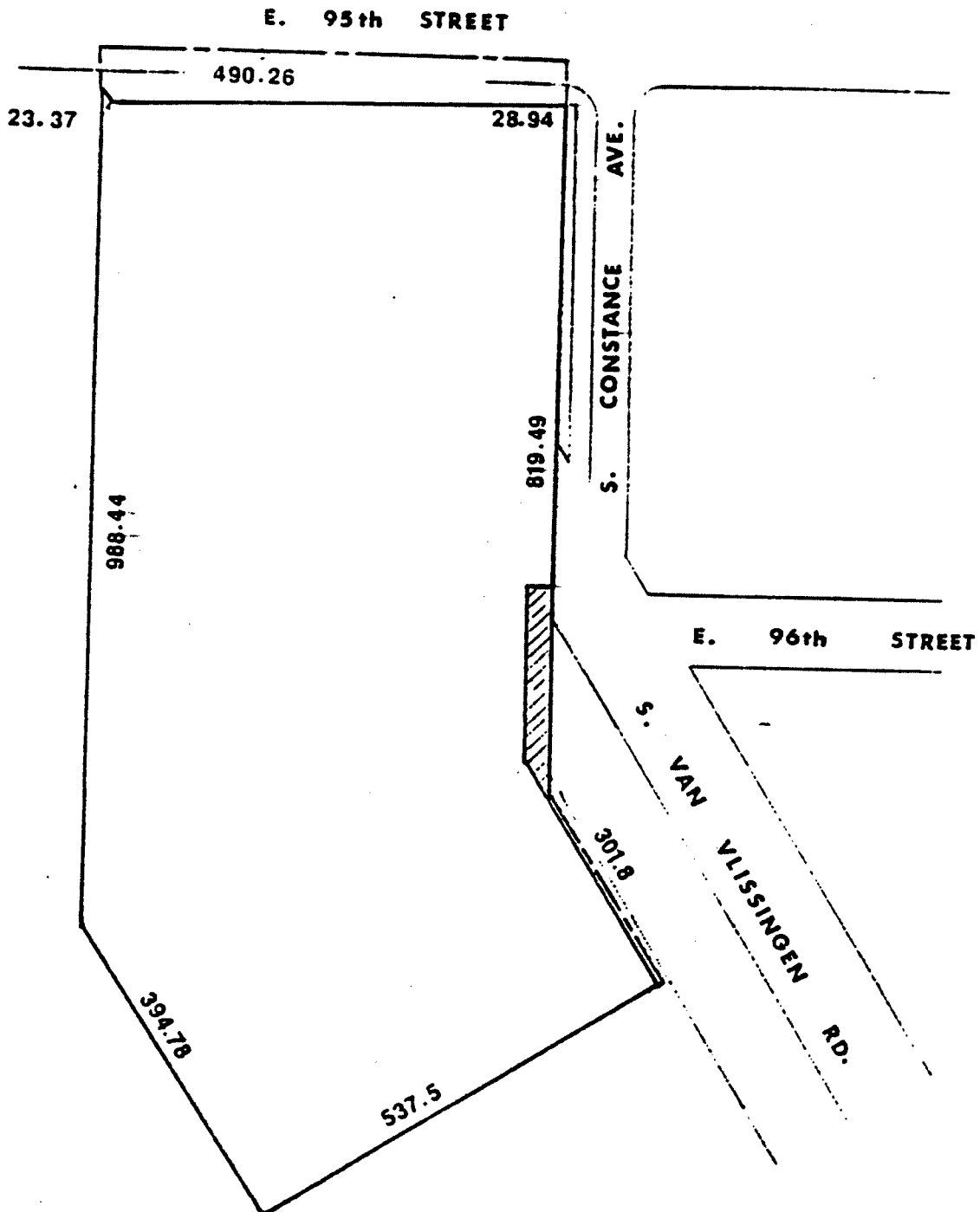
8. The height restriction of any building or any appurtenance attached hereto shall be Two hundred and fifty feet (250') and subject to:
  - a. height limitations as certified on Form FAA-117, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration; and
  - b. airport zoning regulations as established by the Department of Planning, City and Community Development, Department of Aviation, and Department of Law, as approved by the City Council.
9. The information in the table attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Residential - Institutional - Business Planned Development" and stipulates the land use and development controls applicable to the site.
10. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Planning.

November 12, 1981

UNFINISHED BUSINESS

8081

**RESIDENTIAL - INSTITUTIONAL - BUSINESS PLANNED DEVELOPMENT**  
**PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS**



**Applicant: CHRIST UNIVERSAL TEMPLE, INC.**

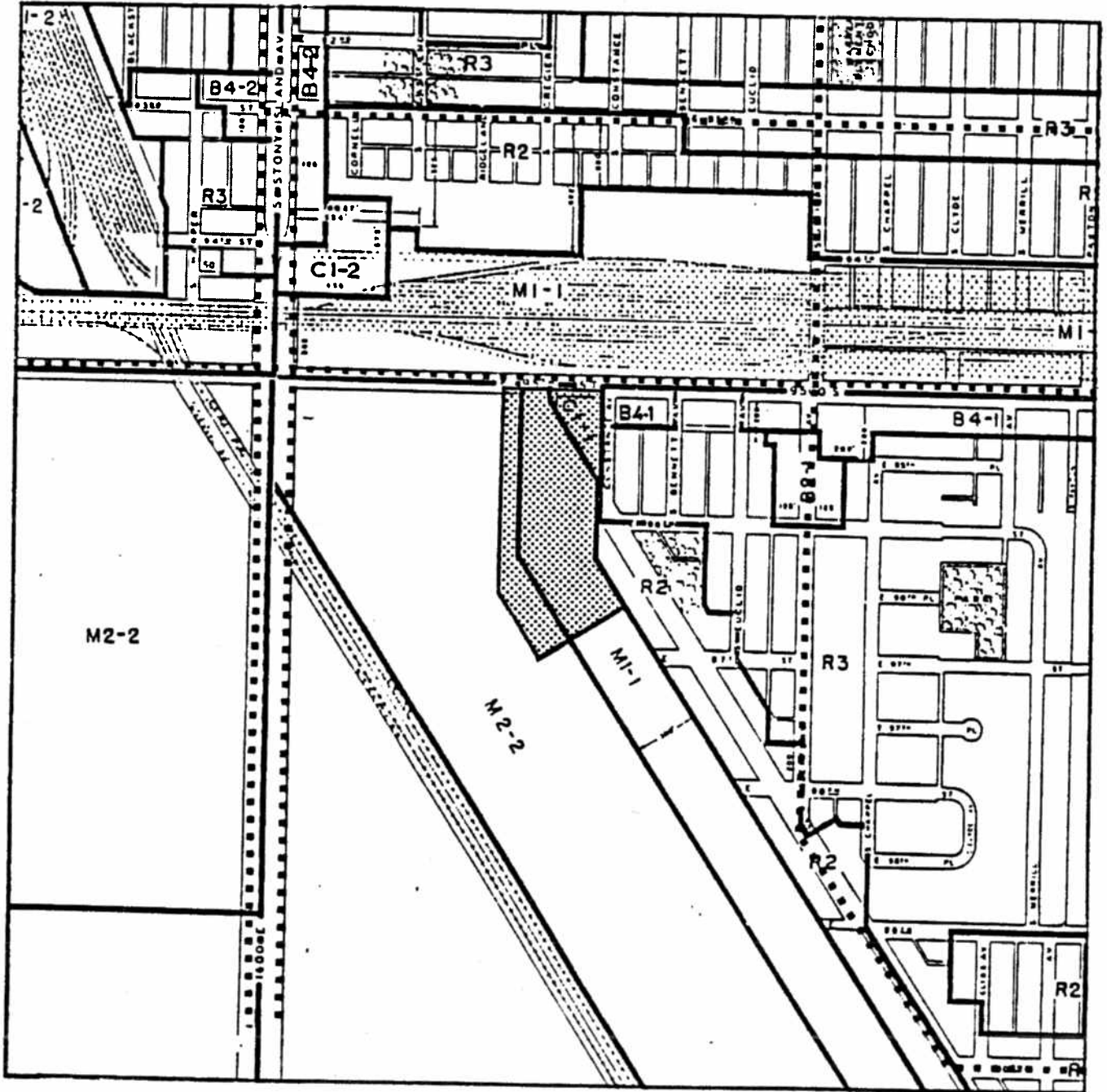
**Date: 11/27 1981**







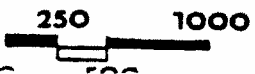
- PROPERTY LINE
- - - PLANNED DEVELOPMENT BOUNDARY
- ▨ ALLEY TO BE DEDICATED

RESIDENTIAL-INSTITUTIONAL-BUSINESS PLANNED DEVELOPMENT

EXISTING ZONING AND PREFERENTIAL STREET MAP



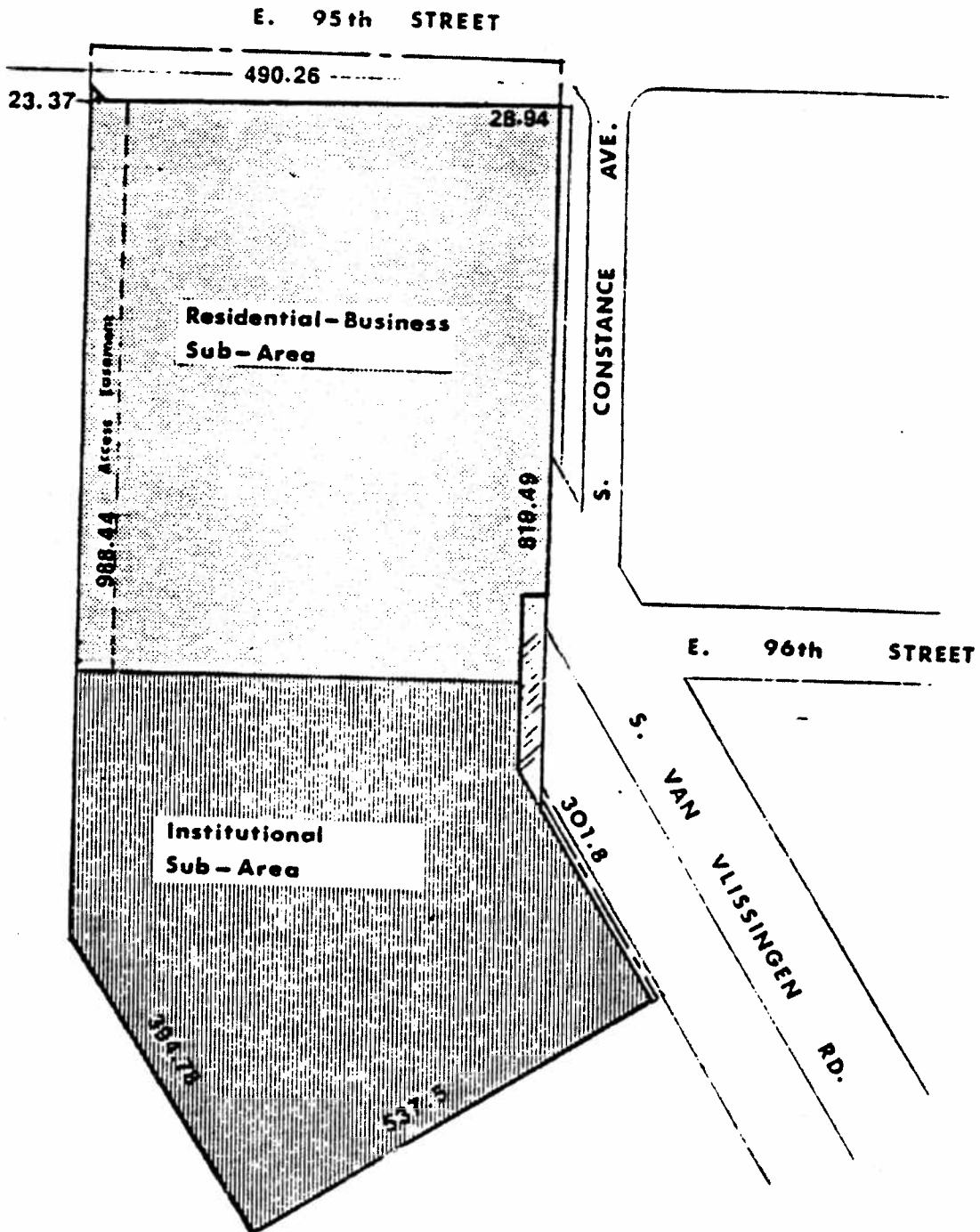
-  Proposed Planned Development
-  Zoning District Boundaries
-  Preferential Streets
-  Educational Facilities



Applicant: CHRIST UNIVERSAL TEMPLE

Date: 11/27 1981





# RESIDENTIAL - INSTITUTIONAL - BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



Applicant: CHRIST UNIVERSAL TEMPLE, INC.

Date: FEB 27 1981



-  PLANNED DEVELOPMENT BOUNDARY
-  ALLEY TO BE DEDICATED
-  INSTITUTIONAL USE
-  RESIDENTIAL - BUSINESS USE

## RESIDENTIAL - INSTITUTIONAL - BUSINESS PLANNED DEVELOPMENT

## PLANNED DEVELOPMENT USE &amp; BULK REGULATIONS &amp; DATA

Net Site Area	General Description Land Use	D.U.s	F.A.R.	Percentage of Land Coverage
<b>Total Site Area</b> 640,417.9 sq. ft.				
Residential-Business Sub Area 348,133.3	Elevator apartment for elderly persons, walk-up apartments for families, related residential and recreational uses, business uses, off street parking and loading	160	0.6	30%
Institutional Sub Area 292,338.6	Church and Church School, related uses, parking and loading	-	0.7	30%

Gross Site Area: Net site area 640,471.9 sq. ft. + area of adjacent public streets and alleys 44,031.1 sq. ft. = 684,503 sq. ft. or 15.71 AC.

Maximum Dwelling Units - 160 dwelling units = 74 units for elderly persons  
85 units for families

Maximum permitted F.A.R. for total site 0.7

Minimum Periphery Set Backs

North	15'
West	50'
South	17'
East	7'

Maximum Business Use Floor Area - 30,000 sq. ft.

Permitted business use shall be limited to those in a Restricted Business District (B-2).

Minimum No. of Parking Space	Family Housing	85 spaces
	Elderly Housing	30 spaces
	Business Use	40 spaces
	Church	One space for each 12 seats

Minimum No. of Loading Berths	Residential - Business	2
	Institutional	1

Set back may be adjusted when necessary because of technical reasons, subject to the approval of the Department of Planning.