

W. Monroe Street; S. LaSalle Street; the alley next north of and parallel to W. Adams Street; and S. Wells Street.

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 part thereof and to no others.

[Planned Development printed on pages 9821 thru 9825 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. 2-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 R-5 General Residence and M1-3 Restricted Manufacturing Districts Symbols and indications as shown on Map No. 2-G in the area bounded by

W. Jackson Boulevard; S. Throop Street; W. Van Buren Street; and S. Loomis Street.

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

[Planned Development printed on pages 9826 thru 9830 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. 7-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 R-4 General Residence District symbols and indications as shown on Map No. 7-G in the area bounded by

W. Wellington Avenue; the alley next east of N. Ashland Avenue; a line 66.25 feet south of W. Wellington Avenue; and N. Ashland 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. 4-H.
(as amended)*

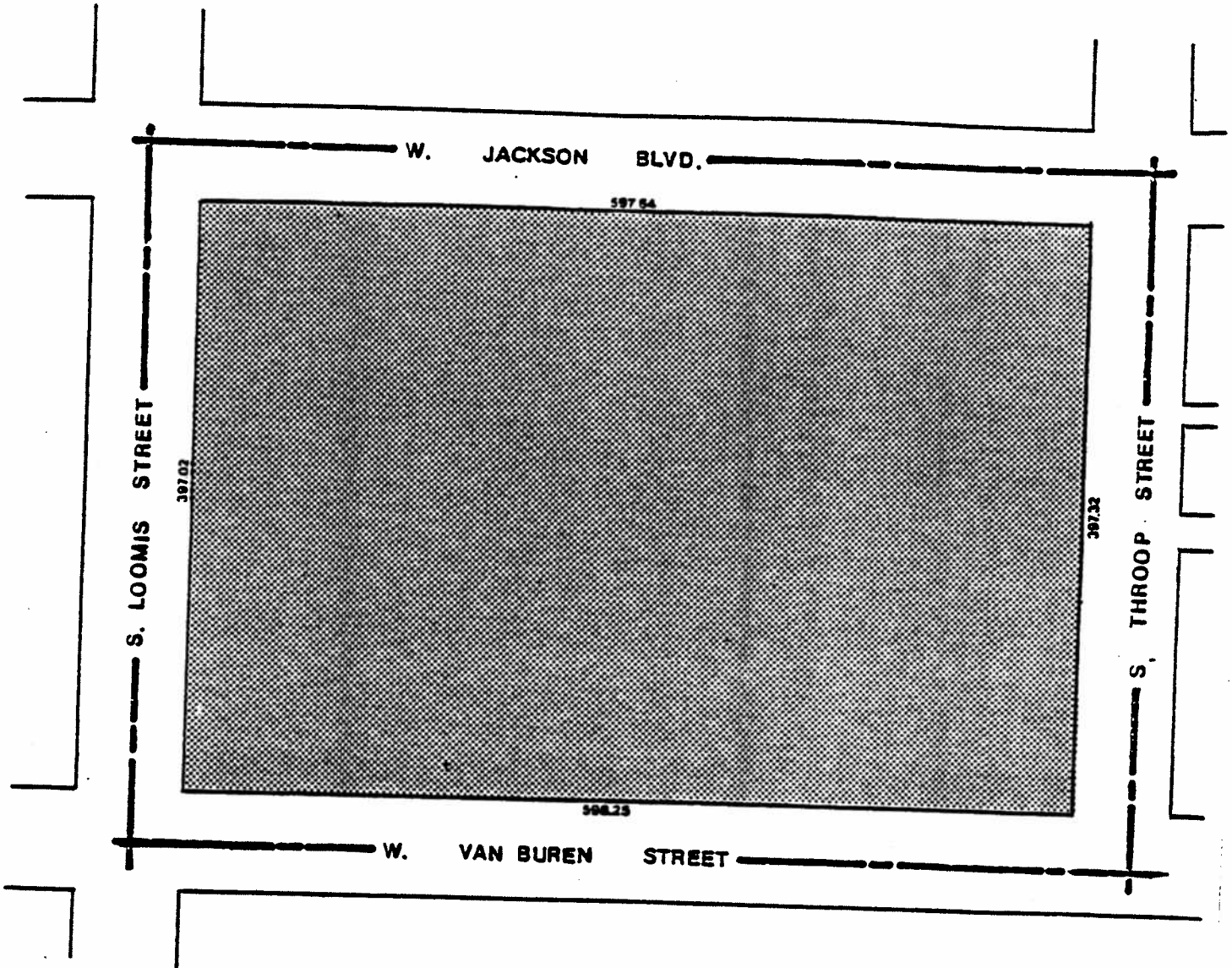
Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 4-H in the area bounded by

(Continued on page 9831)

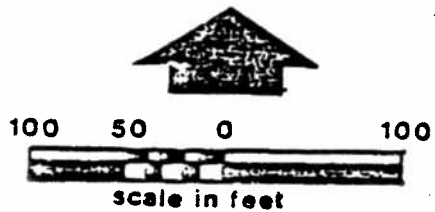
710
570

RESIDENTIAL PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN



Applicant: DEPARTMENT OF URBAN RENEWAL

Date: November 23, 1981



LEGEND

-  Planned Development Boundary
-  Residential

RESIDENTIAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area		General Land Use	No. of D.U.'S	Overall F. A. R.	Overall Percentage Of Land Coverag
Total Site Area- Residential		Walk-up apart-ments and town-houses for fam-ilies and handi-capped persons with related residential and recreational uses, and off-street parking.	100	1.0	30%
Square Feet Acres					
237,485.81	5.45				
		Elderly units- elevator struc-ture with related residential uses, and recreational uses, and off-street parking and loading.	100		
		TOTAL	200		

Gross Site Area: Net site area 237,485.81 sq. ft. + areas of public right-of-way 70,274.5 = 307,760.31 sq. ft. or 7.07 AC.

Maximum Dwelling Units: Family Dwelling Units 100
 Elderly Dwelling Units 100
 TOTAL 200

Maximum permitted F.A.R. for total site: 1.0

Minimum periphery set backs: North 20'
 West 20'
 South 25'
 East 25'

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

Minimum Number of Parking Spaces: Family Housing 100 spaces
 Elderly Housing 50 "
 TOTAL 150

Minimum Number of Loading Docks: Family Housing 0
 Elderly Housing 1
 TOTAL 1

Maximum percent of land covered: (for total net site area) 30%

APPLICANT: Department of Urban Renewal

DATE: November 23, 1981

RESIDENTIAL PLANNED DEVELOPMENT No. 278STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned or controlled by the Department of Urban Renewal of the City of Chicago.
2. All applicable officials reviews, approvals or permits are required to be obtained by the Department of Urban Renewal and the Department of Planning or its successors upon conveyance of Central West Disposition Parcel R-6.
3. Use of land will consist of housing for the elderly and families in four (4) two to three story buildings and one (1) seven story building, off-street parking and loading and related recreational uses.
4. Off-street parking and loading facilities will provided in compliance with this plan of Development and the Central West Redevelopment Plan; one (1) space for each family dwelling unit and one (1) space for every two (2) elderly dwelling units.
5. Any dedication or vacation of streets and alleys or adjustment of right-of-way or consolidation or re-subdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal or its successors and approval by the City Council.
6. 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.
7. Identification signs may be permitted within the area delineated as Residential Planned Development, subject to the review and approval of the Department of Inspectional Services and the Department of Planning.
8. The following information sets forth data concerning a generalized land use plan illustrating development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
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 the Department of Planning.

APPLICANT: The Department of Urban Renewal

DATE: November 23, 1981

**BUSINESS PLANNED DEVELOPMENT NO.
PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA**

Net Site Area		General Description of Land Uses	Maximum Floor Area Ratio	Maximum Percentage of Land Coverage
Square Feet	Acres			
61,652	1.415	Office, Business, Mercantile, Assem- bly, securities and commodities exchange trading floors and Related Uses	24.00	100.00

Gross Site Area: - Net Site	61,652	(1.415 acres,
Public Rights-of-Way	<u>32,030</u>	(<u>.735</u>)
Total	<u>93,682</u>	(<u>2.151</u>)

Minimum Number of Off-Street Parking Spaces = 0

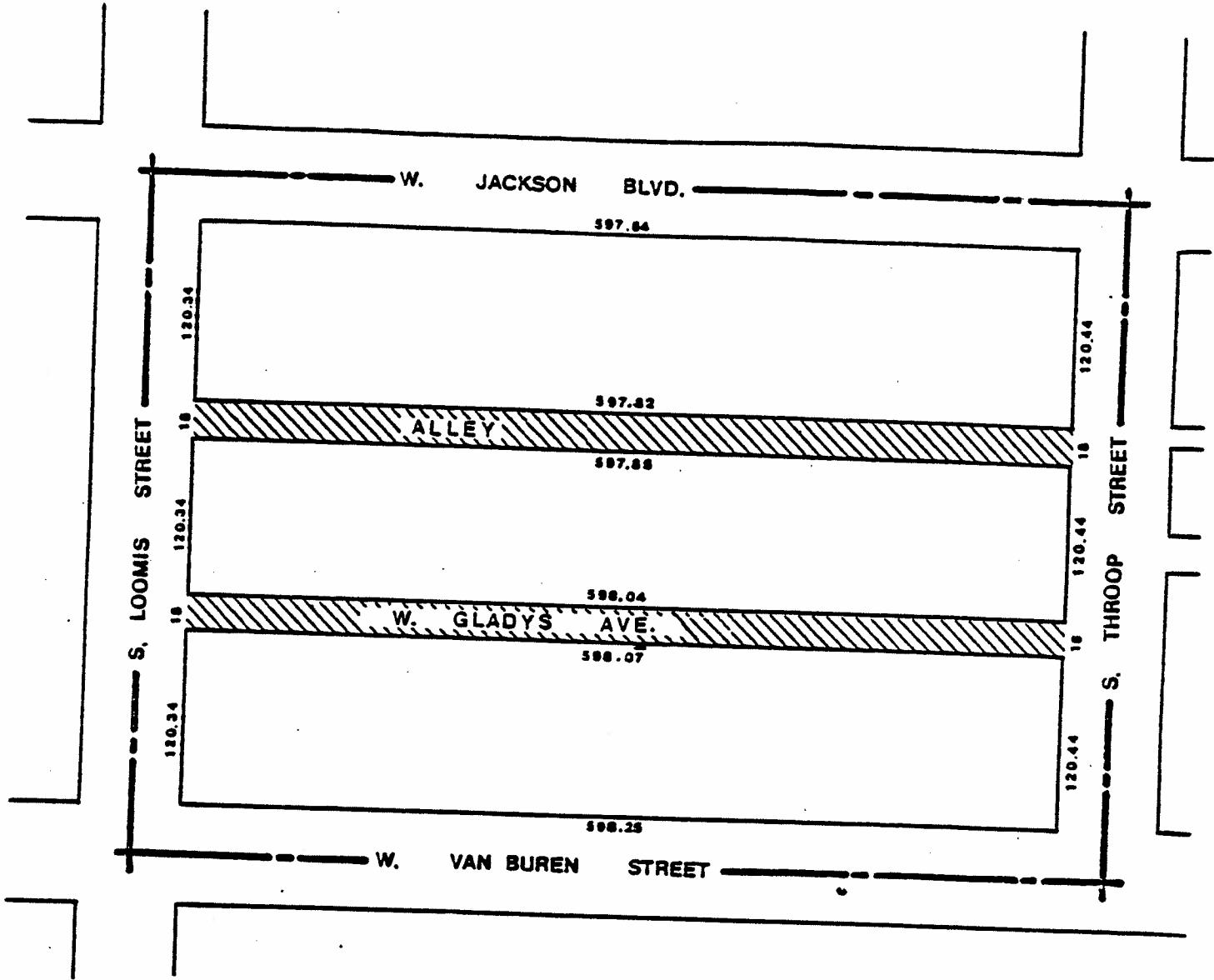
Minimum Number of Off-Street Loading Spaces = 6

Maximum F.A.R. = 24.00

Maximum Percentage of Land Coverage = 100%

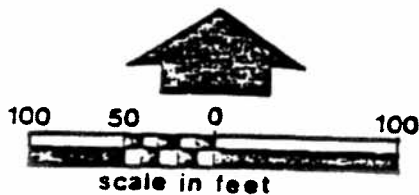
Minimum Periphery Setbacks = 0

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





Applicant: DEPARTMENT OF URBAN RENEWAL

Date: November 23, 1981



LEGEND

-  Planned Development Boundary
-  Street and Alley To Be Vacated

