

Service District symbols and indications as shown on Map No. 3-F in the area bounded by

W. Burton Place; the alley next east of and parallel to N. Clark Street; a line 75 feet south of W. Burton Place; and a line 19 feet east of N. Clark Street,

to those of an R6 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. 3-G.

Alderman Ronan thereupon moved to pass the proposed ordinance transmitted with the pending report of the Committee on Buildings and Zoning, as amended by the committee, as is noted on page 2388 of the Journal of the Proceedings of March 25, 1964 (for the reclassification of an area shown on Map No. 3-G). The motion prevailed and said proposed ordinance as so amended was Passed, by yeas and nays as follows:

Yeas—Aldermen Parrillo, Metcalfe, Holman, Despres, Miller, Bohling, Condon, Lupo, Buchanan, Danaher, Zelezinski, Healy, J. P. Burke, Krska, Sheridan, Chew, Murray, Fitzpatrick, Campbell, Yaksic, Janousek, Tourek, Collins, Marzullo, Zydlo, Sain, Tomaso, T. F. Burke, Ronan, Keane, Brandt, Sande, Laskowski, Massey, Cullerton, Shapiro, Kaplan, Goldberg, Bauler, Rosenberg, Fifielski, Kerwin, O'Rourke, Wigoda, Sperling—46.

Nays—None.

Said ordinance, as passed, reads as follows:

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 M2-3 General Manufacturing District symbols and indications as shown on Map No. 3-G in the area bounded by

W. North Avenue; N. Halsted Street; and N. Kingsbury Street,

to those of an M2-5 General Manufacturing District, and a corresponding bulk 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.

Action Deferred—ON PROPOSED ORDINANCE TO RECLASSIFY PARTICULAR AREA SHOWN ON MAP NO. 9-N.

Alderman Ronan moved to *Defer* for further consideration the proposed ordinance recommended in the pending committee report to reclassify the area shown on Map No. 9-N as a C1-1 Restricted Commercial District instead of a B4-1 Restricted Service District the area bounded by

W. Irving Park Road; N. Newcastle Avenue; the alley next south of and parallel to W. Irving Park Road; and N. New England Avenue.

The motion to *Defer* Prevailed.

Chicago Zoning Ordinance Amended to Reclassify Area Shown on Maps No. 24-E and No. 24-D.

On motion of Alderman Ronan the City Council took up for consideration the proposed ordinance, consideration of which was deferred on March 25, 1964, page 2449, to reclassify an area shown on Maps No. 24-E and No. 24-D as a Residential Planned Development instead of an M1-1 Restricted Manufacturing District and an M2-3 General Manufacturing District.

Alderman Ronan moved to pass the proposed ordinance.

After debate, the question being put on the passage of said proposed ordinance, the motion *Prevailed*, by yeas and nays as follows:

Yeas—Aldermen Parrillo, Metcalfe, Holman, Despres, Miller, Danaher, Zelezinski, Healy, J. P. Burke, Krska, Sheridan, Chew, Murray, Fitzpatrick, Campbell, Janousek, Tourek, Collins, Marzullo, Zydlo, Sain, Tomaso, T. F. Burke, Ronan, Keane, Brandt, Sande, Laskowski, Massey, Cullerton, Shapiro, Kaplan, Goldberg, Bauler, Rosenberg, Fifielski, Kerwin, O'Rourke, Wigoda—39.

Nays—Aldermen Bohling, Condon, Lupo, Buchanan, Yaksic, Scholl, Sperling—7.

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 M1-1 Restricted Manufacturing District symbols and indications as shown on Maps No. 24-E and No. 24-D in the area bounded by

the south line of the right of way of the Dan Ryan Expressway; a line from a point 15.25 feet northwest of the west line of the Pullman Railroad right of way along the south line of the right of way of the Dan Ryan Expressway to a point 878.46 feet north of E. 103rd Street and 38.93 feet west of the west line of the Pullman Railroad right of way; a line 878.46 feet north of E. 103rd Street; a line 2,069.44 feet east of S. Cottage Grove Avenue; a line 863.46 feet north of E. 103rd Street; a line 1,904.44 feet east of S. Cottage Grove Avenue; a line 878.46 feet north of E. 103rd Street; a line 1,559.94 feet east of S. Cottage Grove Avenue; a line 893.46 feet north of E. 103rd Street; a line 1,394.94 feet east of S. Cottage Grove Avenue; a line 978.46 feet north of E. 103rd Street; a line 1,099.94 feet east of S. Cottage Grove Avenue; a line 1,081.12 feet north of E. 103rd Street; and the east line of S. Cottage Grove Avenue,

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.

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

The following is the Plan of Development attached to the foregoing ordinance:

Residential Planned Development # 2028

Page 9-17-64
7015
PAGE 2546

STATEMENTS

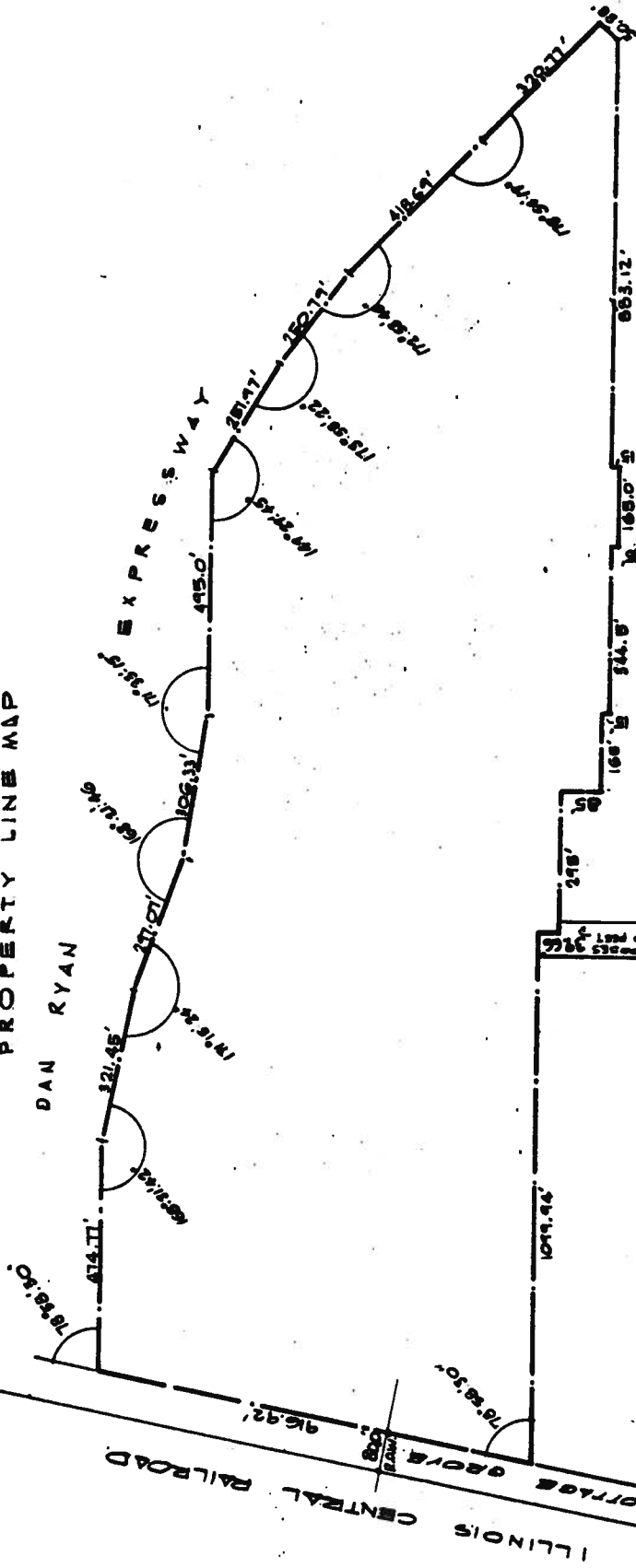
1. ~~THE AREA DELINEATED HEREON AS 'RESIDENTIAL PLANNED DEVELOPMENT' IS OWNED AND CONTROLLED IN SINGLE OWNERSHIP BY K. B. TOWNE HOUSES, INC., (AN ILLINOIS CORPORATION)~~
2. ~~OFF STREET PARKING FACILITIES WILL BE PROVIDED IN COMPLIANCE WITH THIS PLAN OF DEVELOPMENT AS AUTHORIZED BY THE CHICAGO ZONING ORDINANCE.~~
3. ~~INGRESS OR EGRESS LANES NOT HERETOFORE PROPOSED TO BE DEDICATED SHALL BE ADEQUATELY DESIGNED AND SHALL HAVE A MINIMUM WIDTH OF 24 FEET FROM CURB TO CURB TO PROVIDE INGRESS AND EGRESS FOR MOTOR VEHICLES INCLUDING EMERGENCY VEHICLES THERE SHALL BE NO PARKING WITHIN SUCH PAVED AREAS.~~
4. ~~USE OF LAND WILL CONSIST OF TOWNHOUSES, A PUBLIC SCHOOL, RECREATIONAL AREAS CONVENIENCE SHOPPING FACILITIES AND AUXILIARY USES.~~
5. ~~THE APPLICANT, K. B. TOWNE HOUSES, INC., OR ITS SUCCESSOR IS REQUIRED TO OBTAIN ALL APPLICABLE OFFICIAL REVIEWS, APPROVALS OR PERMITS.~~
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 REGULATIONS HEREBY MADE APPLICABLE THERETO.~~
7. ~~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 CITY PLANNING.~~

APPLICANT:
K-B TOWNE HOUSES, INC.
DATE: 10/18/63

Residential Planned Development

PROPERTY LINE MAP

DAN RYAN



LEGEND

— PLANNED DEVELOPMENT BOUNDARY



GATELY PARK

PARK BOUNDARY

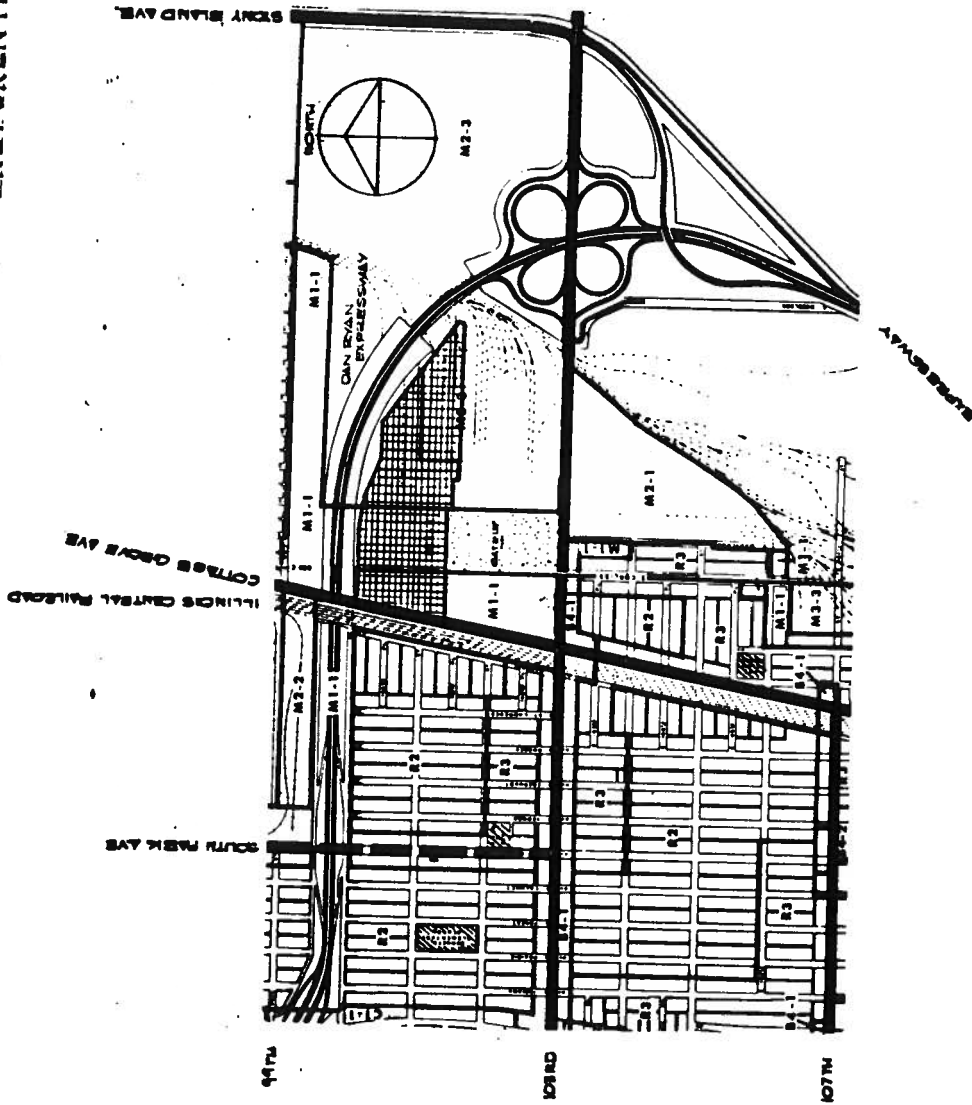
E BOARD STREET

S. COLLIS WILSON






APPLICANT:
K-B TOMMS HOUSES, INC.
DATE: 10/18/63

Be Identical Planned Development

EXISTING ZONING and PREFERENTIAL STREET SYSTEM



LEGEND

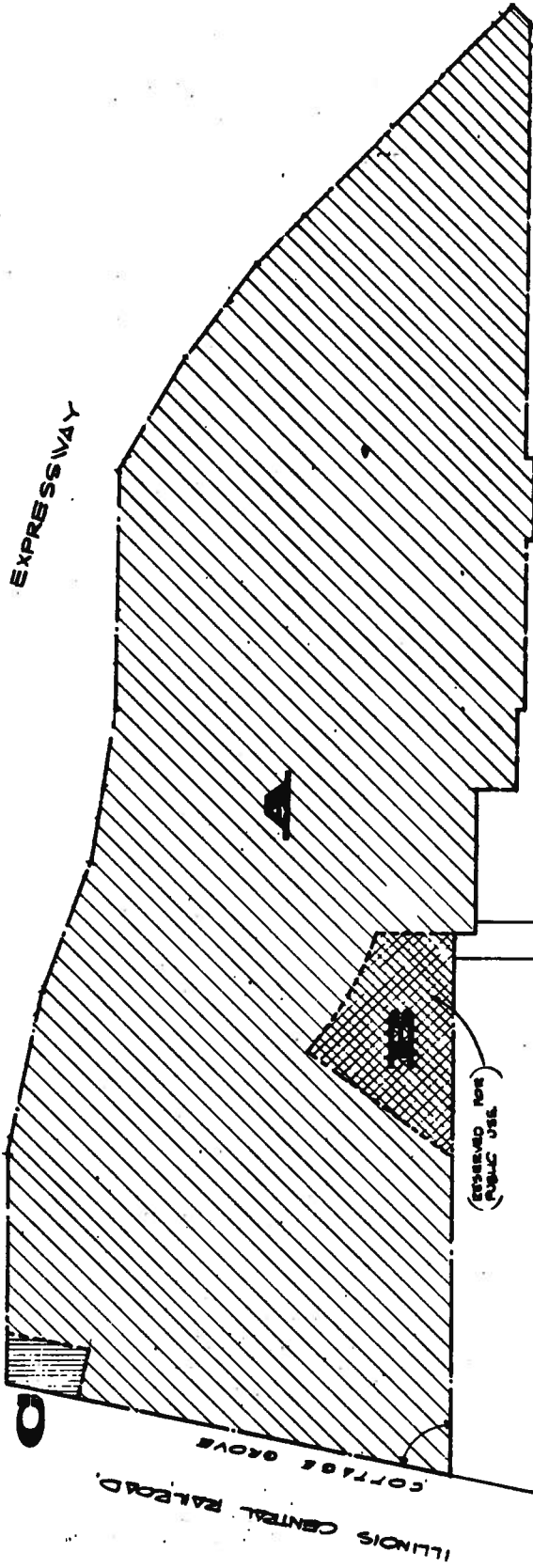
-  ZONING DISTRICTS
-  PREFERENTIAL STREETS
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
-  MUNICIPAL FACILITIES - PARKS
-  OTHER PUBLIC QUASI PUBLIC AND PRIVATE INSTITUTIONS AND FACILITIES

APPLICANT: K-B TOWNE HOUSES, INC.
DATE: 10/18/63

Residential Planned Development

GENERALIZED LAND USE PLAN

DAN RYAN



LEGEND

- PLANNED DEVELOPMENT BOUNDARY (diagonal hatching)
- TOWNHOUSES or AUXILIARY USES (cross-hatch pattern)
- PROPOSED SCHOOL SITE (horizontal hatching)
- RETAIL BUSINESS AREA (vertical hatching)



APPLICANT:
K-B TOWNHOUSES, INC.
DATE: 10/18/63

Residential Planned Development

PLANNED DEVELOPMENT USE and BULK REGULATIONS and DATA

SUB AREAS	NET SITE AREA SQUARE FEET	ACRES	GENERAL DESCRIPTION OF LAND USE	MAXIMUM BLDG. HT. FT.	ESTIMATED NO. OF D.U.'s	ESTIMATED NO. PERSONS/ACRE	MAXIMUM F. A. R.	MAXIMUM % OF LAND COVERED
A	1,904,578	43.72	TOWNHOUSES/AUXILIARY USES	25	823	51.6	0.0	35.
B	93,500	2.15	SCHOOL SITE	25	-	-	-	20
C	17,424	.40	RETAIL BUSINESS	25	-	-	0.8	25
TOTALS	2,015,502.	46.27						

GROSS SITE AREA = NET SITE AREA 46.27 ACRES + AREA OF PRIVATE STREETS 2.02 ACRES = 48.29 ACRES

MAXIMUM NUMBER OF DWELLING UNITS 823

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL RESIDENTIAL NET SITE AREA 18.8

MAXIMUM PERMITTED F. A. R. FOR TOTAL NET SITE AREA 0.7

ESTIMATED NUMBER OF PERSONS PER ACRE. 51.6 APPROX. POPULATION 2255.6 SCHOOLAGE CHILDREN 412

APPROX. NO. OF PARKING SPACES 904 MINIMUM PARKING REQUIREMENTS 100% EACH SPACE 8'-0" x 20'-0"

MINIMUM SET BACKS 15'-0" FRONT and 10'-0" SIDE MAXIMUM HEIGHT: 25'-0"

MINIMUM DISTANCE BETWEEN BUILDINGS WITH FACING LIVING ROOM WINDOWS 40'-0"

MINIMUM DISTANCE BETWEEN END WALL AND LIVING ROOM WINDOW 25'-0"

MAXIMUM OVERALL % OF LAND COVERED FOR TOTAL NET SITE AREA. 30%

APPLICANT: K-B TOWNE HOUSES, INC.
DATE: 10/18/58