

W. Bryn Mawr Avenue; N. Wolcott Avenue; a line 544 feet south of W. Bryn Mawr Avenue; the west line of the right of way of the Chicago and Northwestern Railway Company; a line 351.52 feet west of N. Wolcott Avenue; a line from a point 675.33 feet north of W. Balmoral Avenue and 351 feet west of N. Wolcott Avenue to be connected by a 128.52 foot arc, with a chord of 127.94 feet, to a point 452.68 feet north of W. Balmoral Avenue and 322.51 feet west of N. Wolcott Avenue; a line 452.68 feet north of W. Balmoral Avenue; N. Wolcott Avenue; W. Balmoral Avenue; a line 468.89 feet west of N. Wolcott Avenue; a line 200.16 feet north of W. Balmoral Avenue; N. Damen Avenue; a line 412.64 feet north of W. Balmoral; a line from a point 412.64 feet north of W. Balmoral Avenue and 311.81 feet east of N. Damen Avenue to be connected by a 152.45 foot arc, with a chord of 151.91 feet, to a point 551.64 feet north of W. Balmoral Avenue and 253 feet east of N. Damen Avenue; a line 551.64 feet north of W. Balmoral Avenue; and N. Damen Avenue.

to the designation of an Industrial 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 9839 thru 9846 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 Nos. 14-F and 16-F.*

*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 R3 General Residence and B4-2 Restricted Service Districts symbols and indications as shown on Map Nos. 14-F and 16-F in the area bounded by

W. Englewood Avenue; a line 65.6 feet east of the east right of way line of the Chicago and Western Indiana Rail Road; the alley next north of and parallel to W. 63rd Street or the line thereof if extended where no alley exists; S. Stewart Avenue; the north line of the right of way of the Chicago Transit Authority; the alley next west of and parallel to S. Parnell Avenue; W. 63rd Street; and the east line of the right of way of the Chicago and Western Indiana Rail Road,

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 9847 thru 9851 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. 14-K.*

*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 B4-1 and B4-2 Restricted Service District symbols and indications as shown on Map No. 14-K in the area bounded by

W. 60th Street; the alley next east of and parallel to S. Cicero Avenue; the alley next north of and parallel to W. 63rd Street; S. Knox Avenue; W. 63rd Street; and S. Cicero Avenue.

(Continued on page 9852)

277  
280

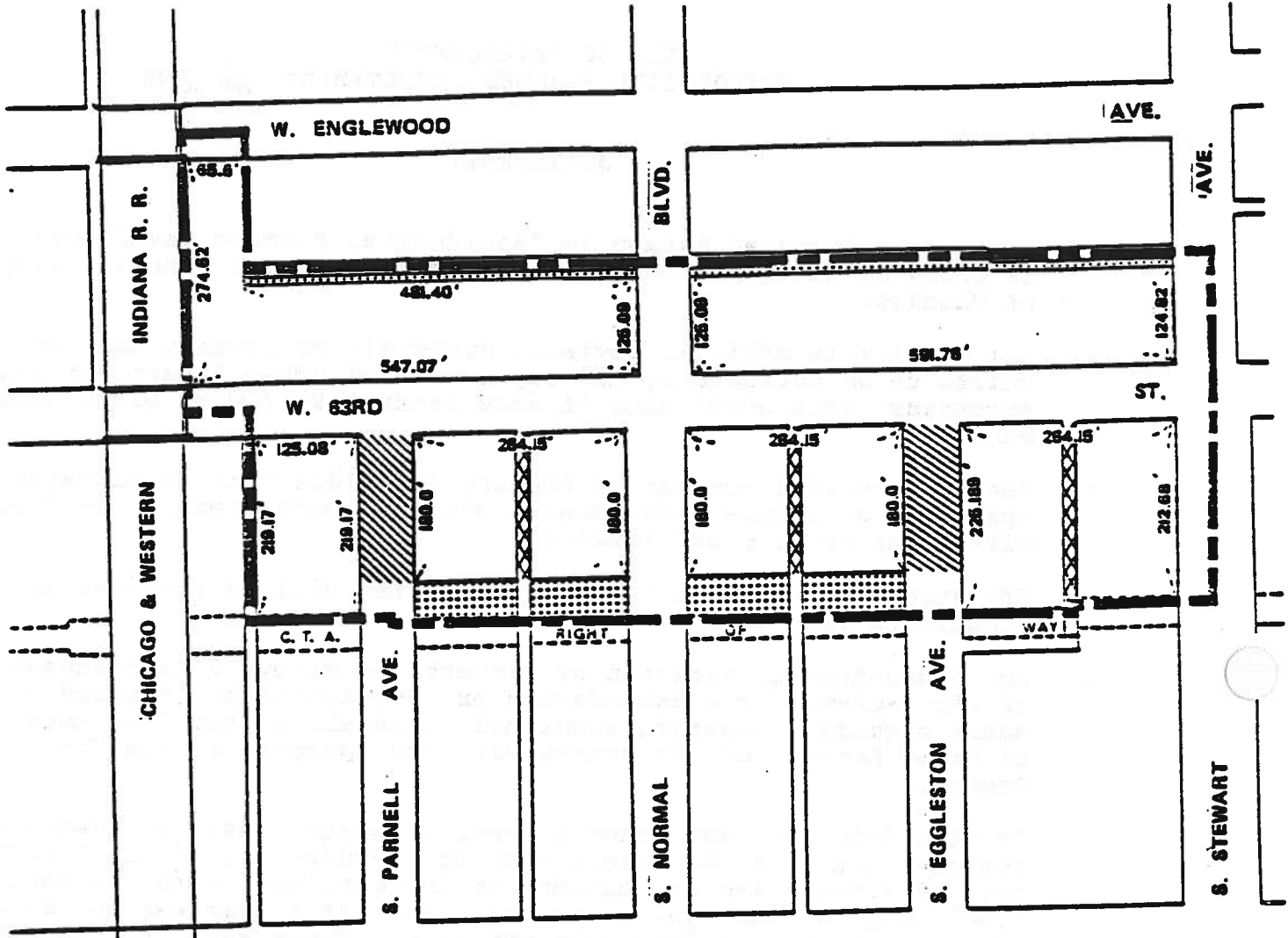
PLAN OF DEVELOPMENT  
RESIDENTIAL PLANNED DEVELOPMENT *No. 280*

STATEMENTS





1. The area delineated hereon as "Residential Planned Development" is owned or controlled by the Department of Urban Renewal, City of Chicago.
2. All applicable official reviews, approvals or permits are required to be obtained by the Department of Urban Renewal or its successors upon conveyance of East Central Englewood Disposition Parcel #2.
3. Use of land will consist of housing for elderly in an elevator apartment structure, townhouses, private recreational uses, and off-street parking and loading.
4. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
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 Commissioner of the Department of Planning. There shall be no advertising signs permitted.
8. The following information sets forth data concerning a generalized land use plan illustration 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 Development Amendments," as promulgated by the Commissioner of the Department of Planning.

# RESIDENTIAL PLANNED DEVELOPMENT

## PROPERTY LINE MAP AND RIGHT-OF-WAYS ADJUSTMENT



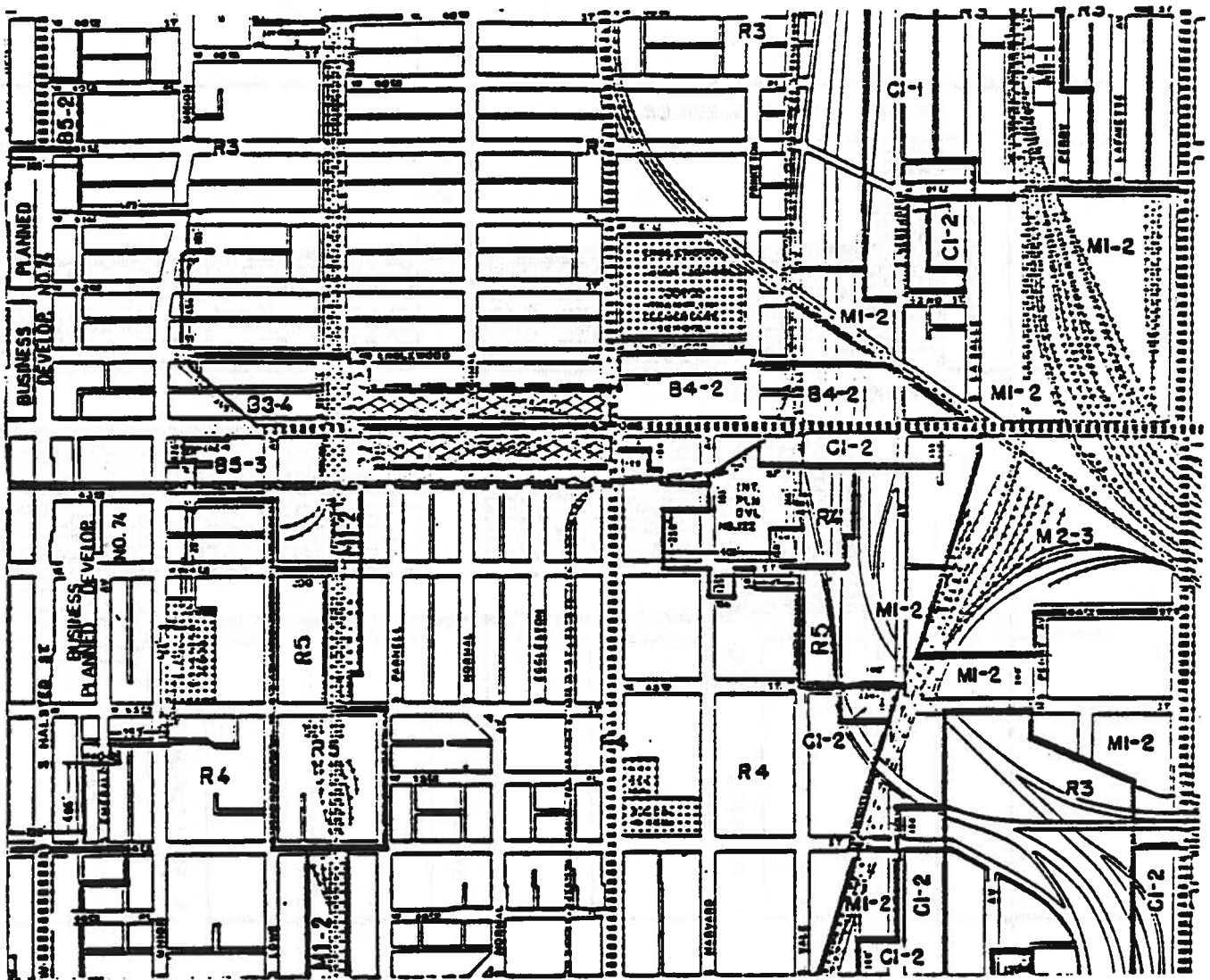
### LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  PROPOSED TO BE CLOSED TO VEHICULAR TRAFFIC
-  PROPOSED TO BE VACATED
-  PROPOSED TO BE OPENED







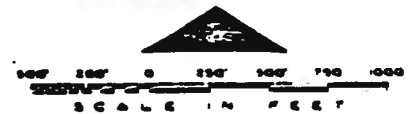
APPLICANT : DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO  
 DATE :

**RESIDENTIAL PLANNED DEVELOPMENT**  
**EXISTING ZONING AND PREFERENTIAL STREET SYSTEM**



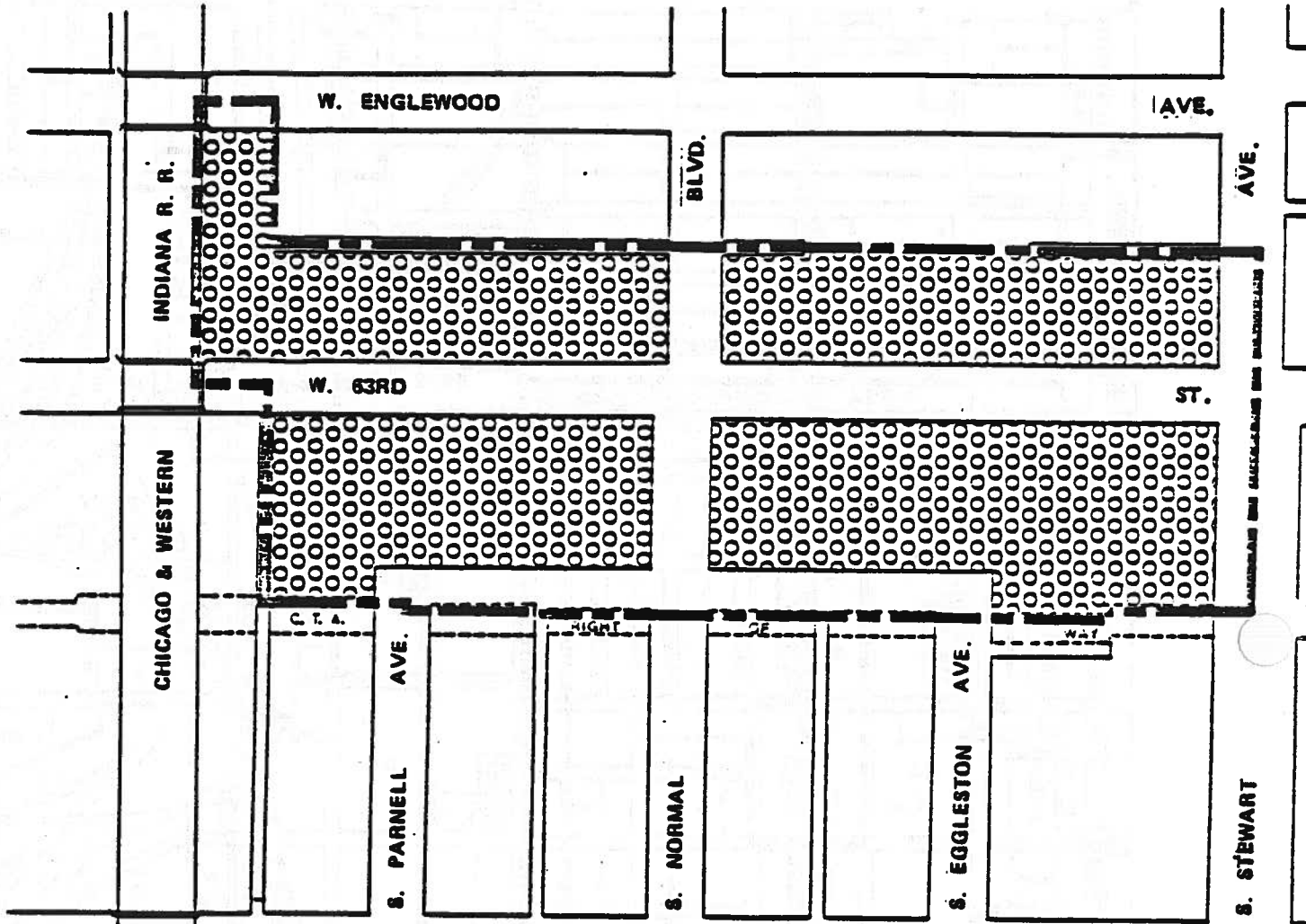
**LEGEND**

-  **PLANNED DEVELOPMENT BOUNDARY**
-  **ZONING DISTRICT BOUNDARIES**
-  **PREFERENTIAL STREET SYSTEM**
-  **PUBLIC & QUASI-PUBLIC FACILITIES**



**APPLICANT : DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO**  
**DATE :**

# RESIDENTIAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



### LEGEND

**--- PLANNED DEVELOPMENT BOUNDARY**

 **ELEVATOR, HOUSING FOR ELDERLY, TOWNHOUSES, OFF-STREET PARKING, AND LOADING FACILITIES WITH RELATED PRIVATE RECREATIONAL AREAS.**



**APPLICANT : DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO**  
**DATE :**

**RESIDENTIAL PLANNED DEVELOPMENT  
PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA**

NET SITE AREA		General Description of Land Use	Number of Dwelling Units	Maximum Floor Area Ratio	Maximum Percentage of Land Covered
Sq. Ft.	Acres				
335,738	7.70	Elevator housing for elderly and townhouse residential units, off-street parking and loading facilities and related private recreation areas.	196	0.60	22.0%

Gross Site Area = Net Site Area 335,738 sq. ft. +  
Area of Public Streets and Alleys 180,277 sq. ft. = 516,015 sq

Maximum permitted F.A.R. for Total Net Site Area: 0.60

Maximum Number of Dwelling Units Per Acre of Total Net Site Area: 26

Minimum Number of Off-street Parking Spaces:	100% for Townhouses	120 spaces
	Elderly Housing	22 spaces
		<u>142 spaces</u>

Minimum Number of Off-street Loading Spaces: 1 space

**Minimum Boundary Setbacks:**

Northern boundary line of C.T.A. right-of-way - 50'  
West 63rd Street - 20'  
South Stewart Avenue - 20'-0"  
South Normal Avenue - 20' - 0"  
Boundary of Alleys - 5'

Maximum Percent of Land Covered: 22%

Setback and yard requirements may be adjusted where required to permit conform to the pattern of, or architectural arrangement related to, existing structures, or where necessary because of technical reasons, subject to the approval of the Department of Planning.

(Continued from page 9838)

to those of a B2-1 Restricted Retail 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. 16-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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 16-E in the area bounded by

a line 100 feet south of and parallel to E. 63rd Street, S. Cottage Grove Avenue; a line 60 feet north of and parallel to E. 65th Street; and the alley next west of and parallel to S. Cottage Grove 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. 16-F.*

*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 Institutional Planned Development No. 122 and R4 General Residence District symbols and indications as shown on Map No. 16-F in the area bounded by

S. Harvard Avenue; the southeasterly right-of-way line of the C.T.A.; a line 187 feet west of S. Yale Avenue; a line 150 feet south of W. 63rd Street; S. Yale Avenue; a line 51 feet south of W. 64th Street; a line 187 feet west of S. Yale Avenue; W. 64th Street; a line 104 feet east of S. Harvard Avenue; a line 126 feet south of W. 64th Street; S. Harvard Avenue; W. 64th Street; a line 263 feet west of S. Harvard Avenue; and a line 250 feet north of W. 64th Street,

to the designation of Institutional Planned Development No. 122, as amended, 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 9853 thru 9857 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. 17-H.*

*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 B4-2 Restricted Service District symbols and indications as shown on Map No. 17-H in the area bounded by

(Continued on page 9858)