

CHICAGO, December 22, 1982.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body Pass the proposed ordinance transmitted herewith (referred to Your Committee on October 15, 1982) to amend the Chicago Zoning Ordinance for the purpose of reclassifying a particular area.

This recommendation was concurred in by 8 members of the committee, with no dissenting vote.

Respectfully submitted,
(Signed) EDWARD R. VRDOLYAK,
Chairman.

Respectfully submitted,
(Signed) FRED B. ROTI,
Vice-Chairman.

On motion of Alderman Roti the committee's recommendation was Concurred In and said proposed ordinance was Passed, by yeas and nays as follows:

Yeas--Aldermen Roti, Barnett, Kenner, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, Streeter, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Marzullo, Cardulli, Davis, Hagopian, Martinez, Gabinski, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Pucinski, Iatarus, Oberman, Clewis, Axelrod, Schulte, Volini, Orr, Stone--42.

Nays--None.

The following is said ordinance as passed:

PD 296

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 and B4-3 Restricted Business Districts symbols and indications as shown on Map No. 1-1 in the area bounded by

the alley next north of and parallel to W. Madison Street; a line 138.78 feet east of N. Albany Avenue; W. Madison Street; and a line 305 feet east of N. Kedzie Avenue,

and all the B4-3 Restricted Business District and R5 General Residence District symbols and indications as shown on Map No. 2-1 in the area bounded by

the alley next north of and parallel to W. Madison Street; a line 138.78 feet east of N. Albany Avenue; W. Madison Street; and a line 305 feet east of N. Kedzie Avenue,

and all the B4-3 Restricted Business District and R5 General Residence District symbols and indications as shown on Map No. 2-1 in the area bounded by

W. Madison Street; S. Albany Avenue; the alley next south of and parallel to W. Madison Street; the alley next west of and parallel to S. Albany Avenue; the alley next north of and parallel to W. Monroe Street; a line 260.05 feet west of S. Albany Avenue; W. Monroe Street; and a line 225 feet east of S. Kedzie Avenue,

and those 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 thereof and to no others.

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

RESIDENTIAL PLANNED DEVELOPMENTSTATEMENTS

1. The area delineated herein as "Residential Planned Development" is owned or controlled by the Department of Urban Renewal of the City of Chicago and is designated as Disposition Parcel R-1 in the Madison-Albany Project, and is subject to a Contract of Sale to the 3/W Company.
2. Off-street parking and off-street lading facilities shall be provided in compliance with this Plan of Development.
3. Any dedication of, or vacation of streets, or resubdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal or its successor and approval by the Chicago City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Department of Urban Renewal or its successor upon conveyance of Disposition Parcel R1 in the Madison-Albany Project.
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 Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved area.
6. Use of land will consist of 3-story walk-up apartment structures for family housing, related residential and residential uses, and off-street parking and loading.
7. The following information sets forth data concerning the property included in said development and a generalized Land Use Plan illustrating the development of said property in accordance with the intent and purpose 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 Department of Inspectional Services and the Department of Planning.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as adopted by the Department of Planning.

APPLICANT: Department of Urban Renewal

DATE: October 6, 1982

RESIDENTIAL PLANNED DEVELOPMENT
 PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

Net Site Area		General Description of Land Use	D.U.s	F.A.R.	Percentage of Land Coverage
Square Feet	Acres				
214,615.49	4.93	Three-story walk-up apartments for family housing and related residential and recreation uses, off-street parking.	96	0.5	17%

THE ABOVE NOTED REGULATIONS RELATED TO THE ULTIMATE DEVELOPMENT WITHIN THE PLANNED DEVELOPMENT AREA. INTERIM STAGES OF DEVELOPMENT MAY EXCEED THESE PERMITTED STANDARDS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF PLANNING.

Gross Site Area: Net Site Area 214,615.49 sq. ft. + area of adjacent public streets and alleys 72,685.42 sq. ft. = 287,300.91 sq. ft. or 6.6 acres.

Maximum Dwelling Units: 96 Dwelling Units

Maximum permitted F.A.R. for total site: 0.5

Minimum periphery set backs: North 11'
 West 11'
 South 12'
 East 38'

Minimum Number of Parking Spaces: Family Housing 96 Spaces

Minimum Number of Off-street Loading Spaces: 1 space

Maximum Percent of Land Covered (for total net site area) 17%

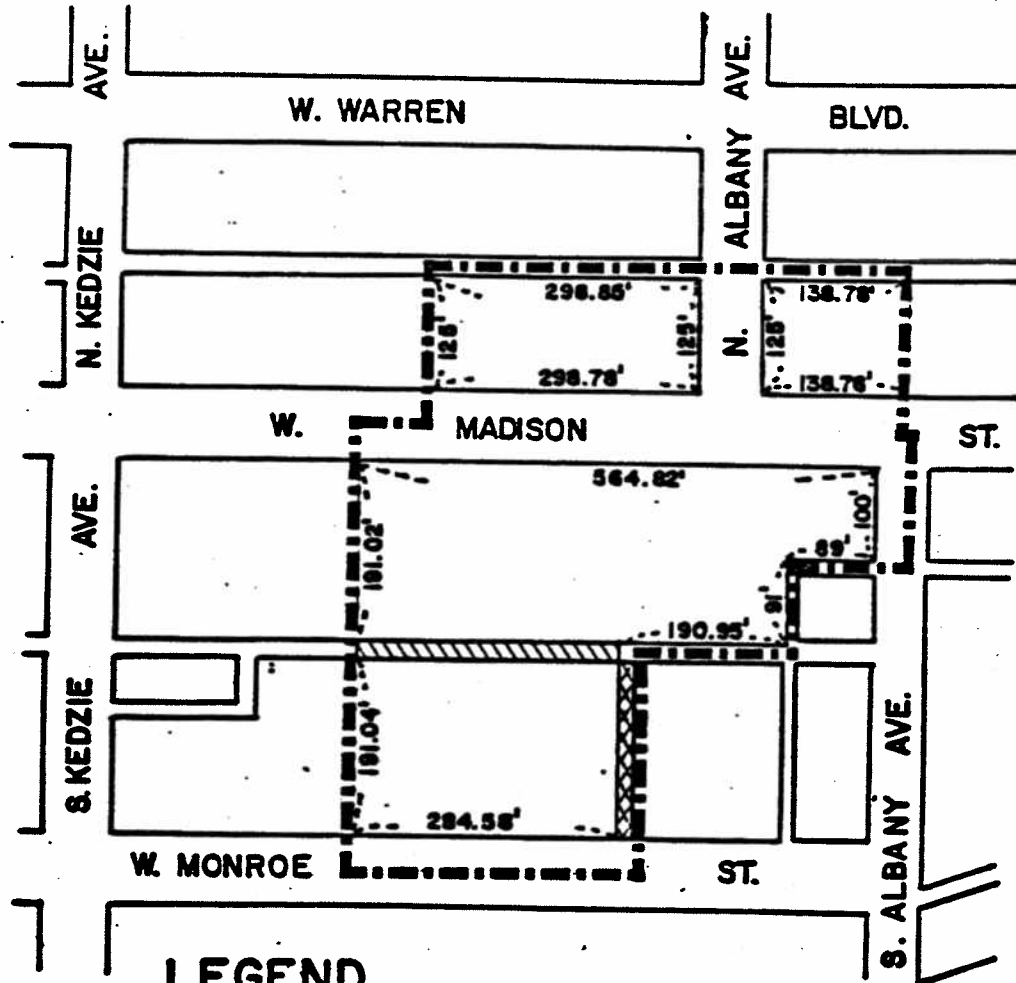
Set backs may be adjusted when necessary because of technical reasons, subject to the approval of the Department of Planning.

APPLICANT: Department of Urban Renewal



DATE: October 6, 1982

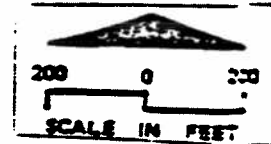
RESIDENTIAL PLANNED DEVELOPMENT

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



LEGEND

- PLANNED DEVELOPMENT BOUNDARY
-  PROPOSED TO BE VACATED
-  PROPOSED TO BE DEDICATED



APPLICANT: DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO
 DATE: OCTOBER 6, 1982

(Continued from page 14558)

[Residential Planned Development printed on pages 14565 through 14570 of this Journal.]

**Chicago Zoning Ordinance Amended to Reclassify
the Area Shown on Map No. 14-E.**

The Committee on Buildings and Zoning submitted the following report:

CHICAGO, December 22, 1982.

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Respectfully submitted,
(Signed) EDWARD R. VRDOLYAK,
Chairman.

(Signed) FRED B. ROTI,
Vice Chairman.

On motion of Alderman Roti the committee's recommendation was *Concurred In* and said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas--Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huela, Majerczyk, Madrzyk, Burke, Brady, Barden, Streeter, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Marzullo, Nardulli, Davis, Hagopian, Martinez, Gabinski, Mell, Frost, Marcin, Farina, Damato, Cullerton, Laurino, Pucinski, Natarus, Oberman, Clewis, Axelrod, Schuler, Volini, Orr, Stone--45.

Nays--None.

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 B4-2 Restricted Service District symbols and identifications as shown on Map No. 14-E in the area bounded by

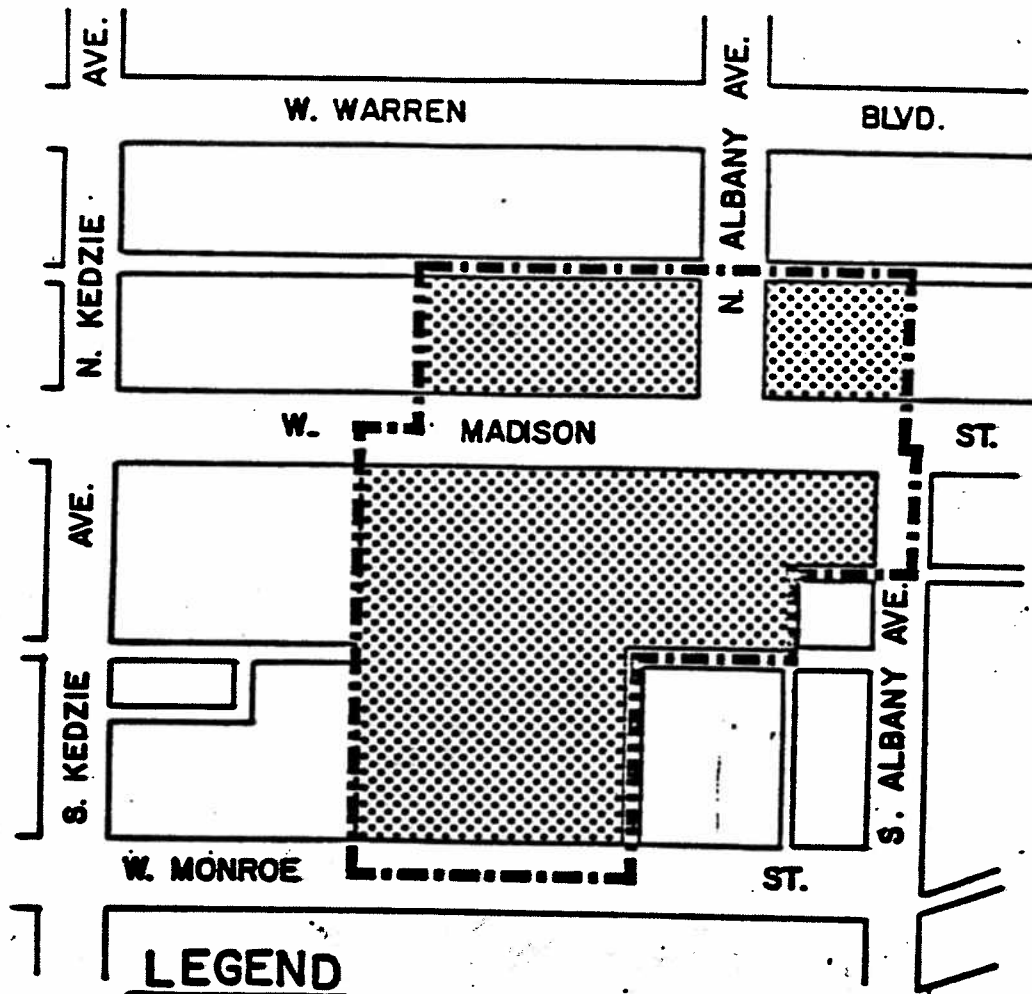
E. Garfield Boulevard; the alley next east of and parallel to S. Wabash Avenue; a line 217 feet south of E. Garfield Boulevard, and S. Wabash Avenue,

to those of an R5 General Residence District, and a corresponding use district is hereby established in the area above described.

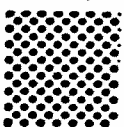
SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

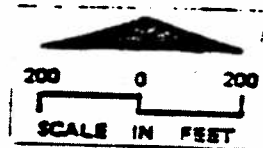
(Continued on page 14571)

RESIDENTIAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



LEGEND

- PLANNED DEVELOPMENT BOUNDARY
-  WALK-UP APARTMENTS FOR FAMILY HOUSING, RELATED RESIDENTIAL AND RECREATION USES, OFF-STREET PARKING & LOADING.



APPLICANT: DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO
 DATE: OCTOBER 6, 1982

