

(Continued from page 8118)

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R2 Single-Family Residence District symbols and indications as shown on Map No. 14-J in area bounded by

W. 59th Street; Grand Trunk Railroad right of way; W. 59th Place; and the alley next west of and parallel to Grand Trunk Railroad,

to those of an M1-1 Restricted Manufacturing 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 34-D.

PD 323

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 M3-2 Heavy Manufacturing District symbols and indications as shown on Map No. 34-D in the area bounded by

the north bank of the Little Calumet River; a line 1284.36 feet west of the center line of S. Cottage Grove Avenue or the line thereof, if extended, where no street exists; the Chicago City Limits line (E. 138th Street); a line 1978.71 feet west of the center line of S. Cottage Grove Avenue or the line thereof, if extended, where no street exists; a line 119 feet north of the Chicago City Limits line (E. 138th Street); a line 1973.71 feet west of the center line of S. Cottage Grove Avenue or the line thereof, if extended, where no street exists; the west line of the right-of-way of Commonwealth Edison Company; the north line of the right-of-way of E. 138th Street; the east line of the right-of-way of the Commonwealth Edison Company; a line from a point 1328.45 feet north of the Chicago City Limits line (E. 138th Street) and 1973.71 feet west of the center line of S. Cottage Grove Avenue or the line thereof, if extended, where no street exists through a point 1701.16 feet north of the Chicago City Limits line (E. 138th Street) and 1935.10 feet west of the center line of S. Cottage Grove Avenue or the line thereof, if extended, where no street exists; to the north bank of the Little Calumet River,

to those of a Water Way Planned Development District, and a corresponding use district is hereby established in the area above described.

[Planned Development printed on pages 8126 thru 8133 of this Journal.]

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

Referred--PROPOSED ORDER TO GIVE CONSIDERATION TO CONSTRUCTION OF CATCH BASIN AT SPECIFIED LOCATION.

The Committee on Zoning submitted a report recommending that the City Council refer a proposed order to give consideration to the construction of a catch basin on the southwest corner of W. 55th Street and S. Austin Avenue to the Committee on Streets and Alleys.

In motion of Alderman Stone the said proposed order was *Referred to the Committee on Streets and Alleys.*

July 9, 1984

WATERWAY PLANNED DEVELOPMENT
NO. 323
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as "Waterway Planned Development" (No. 323) is owned or controlled by M.C.M. LAND COMPANY, an Illinois corporation, as represented in the disclosure statements filed with the Chairman of the Zoning Committee of the City Council of the City of Chicago.
2. This Plan of Development, consisting of eleven (11) statements; an existing zoning map; a boundary and property line map including any proposed vacations or dedications of streets, alleys or other public properties; a generalized land use map; and a table of use and bulk regulations and related controls, is applicable to the area delineated herein. These and no other controls shall apply to the area delineated herein. This Plan of Development is in conformity with the intent and purpose of the Chicago Zoning Ordinance and all requirements thereof, and satisfies the established criteria for approval as a planned development.
3. The Applicant or its successors, assignees or grantees, or such other person or party as may then own or control the area delineated herein shall obtain any and all official reviews, approvals, licenses and permits required in connection with this Plan of Development.

APPLICANT: M.C.M. LAND COMPANY
ADDRESS: 700-764 East 138th Street
DATE: March 30, 1984

(Continued from page 8118)

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R2 Single-Family Residence District symbols and indications as shown on Map No. 14-J in area bounded by

W. 59th Street; Grand Trunk Railroad right of way; W. 59th Place; and the alley next west of and parallel to Grand Trunk Railroad,

to those of an M1-1 Restricted Manufacturing 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 34-D.

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 M3-2 Heavy Manufacturing District symbols and indications as shown on Map No. 34-D in the area bounded by

the north bank of the Little Calumet River; a line 1284.36 feet west of the center line of S. Cottage Grove Avenue or the line thereof, if extended, where no street exists; the Chicago City Limits line (E. 138th Street); a line 1978.71 feet west of the center line of S. Cottage Grove Avenue or the line thereof, if extended, where no street exists; a line 119 feet north of the Chicago City Limits line (E. 138th Street); a line 1973.71 feet west of the center line of S. Cottage Grove Avenue or the line thereof, if extended, where no street exists; the west line of the right-of-way of Commonwealth Edison Company; the north line of the right-of-way of E. 138th Street; the east line of the right-of-way of the Commonwealth Edison Company; a line from a point 1328.45 feet north of the Chicago City Limits line (E. 138th Street) and 1973.71 feet west of the center line of S. Cottage Grove Avenue or the line thereof, if extended, where no street exists through a point 1701.16 feet north of the Chicago City Limits line (E. 138th Street) and 1935.10 feet west of the center line of S. Cottage Grove Avenue or the line thereof, if extended, where no street exists; to the north bank of the Little Calumet River,

to those of a Water Way Planned Development District, and a corresponding use district is hereby established in the area above described.

[Planned Development printed on pages 8126 thru 8133
of this Journal.]

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

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*Referred--*PROPOSED ORDER TO GIVE CONSIDERATION TO
CONSTRUCTION OF CATCH BASIN AT
SPECIFIED LOCATION.

The Committee on Zoning submitted a report recommending that the City Council refer a proposed order to give consideration to the construction of a catch basin on the southwest corner of W. 55th Street and S. Austin Avenue to the Committee on Streets and Alleys.

On motion of Alderman Stone the said proposed order was *Referred to the Committee on Streets and Alleys.*

4. The following uses shall be permitted within the area delineated herein as Waterway Planned Development (No. _____): The Extraction of sand, gravel, and other raw materials, subject to the performance standards of Article 10.5 of the Chicago Zoning Ordinance as applied to the M3-2 Zoning District; a Marina, including, but not limited to: boat storage, boat sales and service, the sale of fuel and supplies, pump out facilities, a club, restaurant including liquor sales, parking, recreation and health facilities and an earth station receiving station, subject to such limits, maximum and minimum, as are set forth in the table of use and bulk regulations and related controls made a part of this Plan of Development.

5. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development and shall be subject to the review of the Bureau of Traffic Engineering and Operations and the approval of the Commissioner of Planning.

6. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply, with the net site area including the entire water area within the property.

7. Any dedication or vacation of streets, alleys, easements, grants of privilege or any adjustments of rights of way require a separate submittal by the applicant and approval by the City Council.

APPLICANT: M.C.M. LAND COMPANY
ADDRESS: 700-764 East 138th Street
DATE: March 30, 1984

8. Any service drives and any other ingress and egress shall be adequately designed and paved in accordance with the now published regulations of the Bureau of Traffic Engineering and Operations in compliance with the Municipal Code of the City of Chicago related to motor vehicles, including emergency vehicles. Any fire lanes required shall be adequately designed and paved in compliance with the Municipal Code and shall have a minimum width of 18 feet. There shall be no parking within such paved areas.

9. Advertising, business and business identification signs may be permitted within the planned development subject to the review and approval of the Departments of Zoning and Planning. Temporary signs such as construction and marketing signs may be permitted subject to the aforestated approvals.

10. The height restrictions of any building or appurtenance attached thereto shall be 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 now in effect as established by the Departments of Planning, Aviation, and Law, and approved by the City Council.

APPLICANT: M.C.M. LAND COMPANY

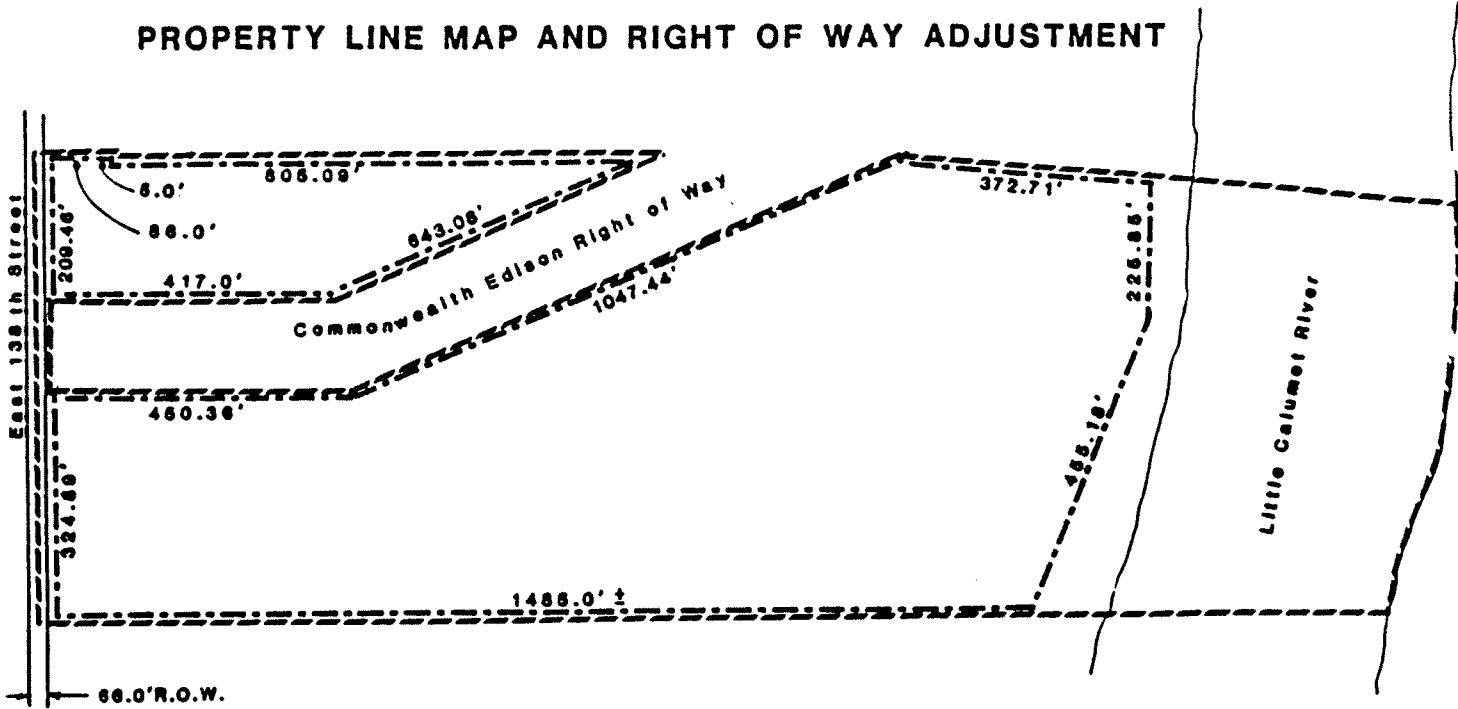
ADDRESS: 700-764 East 138th Street

DATE: March 30, 1984

11. This Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as heretofore promulgated by the Commissioner of Planning.

APPLICANT: M.C.M. LAND COMPANY
ADDRESS: 700-764 East 138th Street
DATE: March 30, 1984

WATERWAY PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT OF WAY ADJUSTMENT



Legend

----- WATERWAY PLANNED DEVELOPMENT BOUNDARY

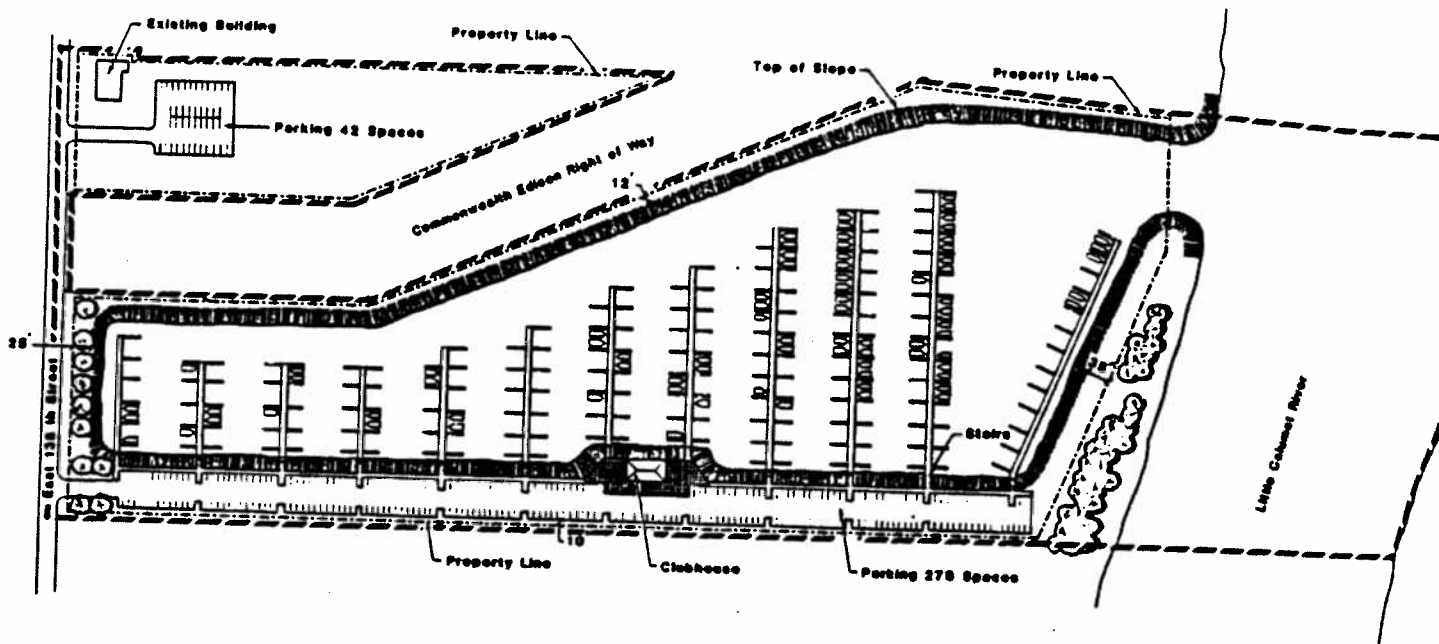
----- PROPERTY LINE

APPLICANT: M.C.M. LAND COMPANY

DATE: March 30, 1984



WATERWAY PLANNED DEVELOPMENT * GENERALIZED LAND USE MAP



Legend

----- WATERWAY PLANNED DEVELOPMENT BOUNDARY

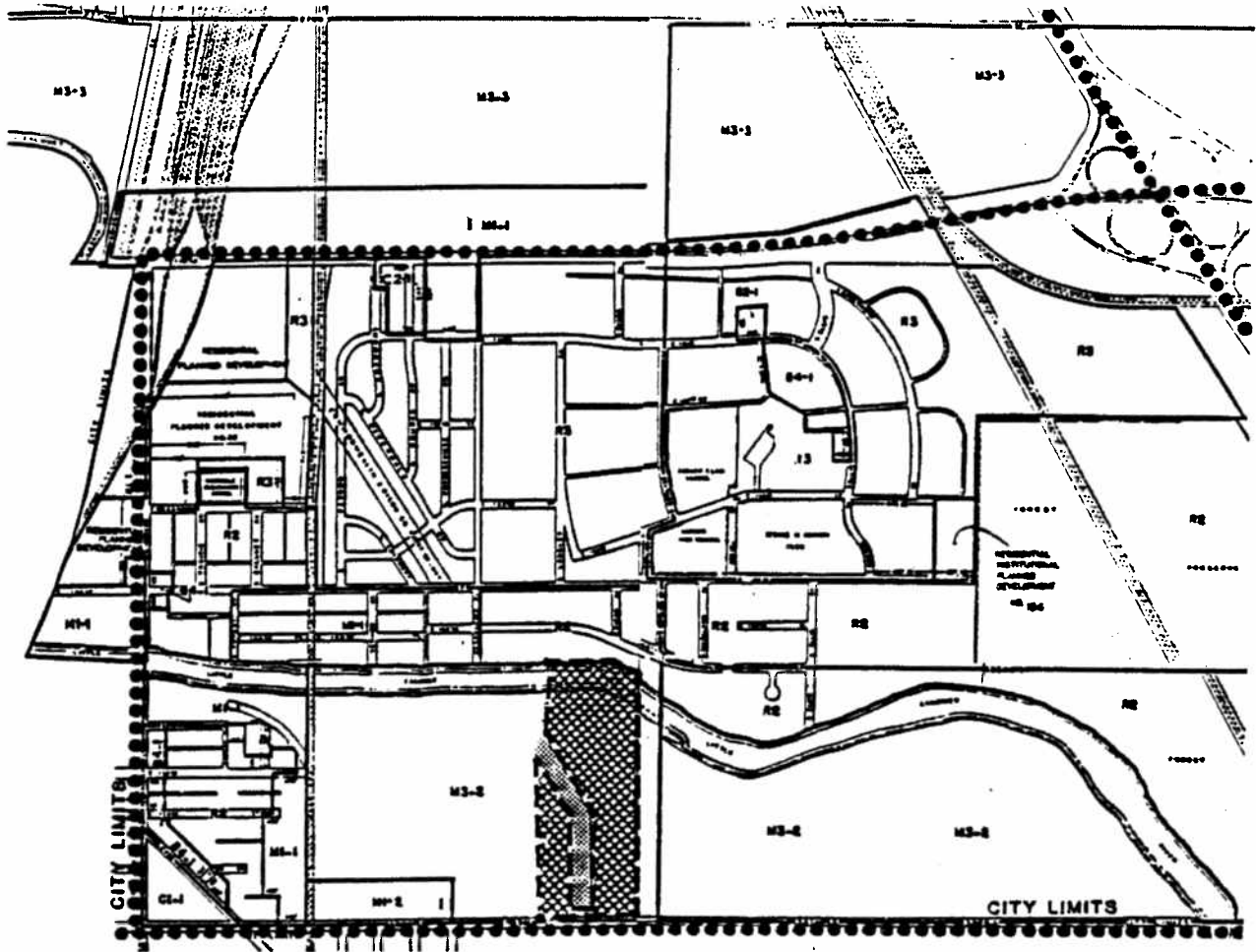
----- PROPERTY LINE

APPLICANT: M.C.M. LAND COMPANY




DATE: March 30, 1984

* MARINA AS SHOWN IS ILLUSTRATIVE
ACTUAL DESIGN MAY VARY

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



Legend:

-  **WATERWAY PLANNED DEVELOPMENT**
-  **COMMONWEALTH EDISON RIGHT OF WAY**
-  **PREFERENTIAL STREETS**

APPLICANT : M.C.M. LAND COMPANY

DATE : March 30, 1984

WATERWAY PLANNED DEVELOPMENT
USE AND BULK REGULATIONS AND DATA

Net Site Area Sq. Ft.	General Description of Land Use	Maximum F.A.R.	Maximum Percent of Site Coverage
899,155 sq. ft. 20.64 acres	Marina and related uses as stated more fully in Statement Number 4 herein.	0.25	10%

Gross Site Area = Net Site Area - 899,155 sq. ft.
plus Public Rights of Way, 22,902 sq. ft. plus Little
Calumet River, 280,000 sq. ft. = 1,203,057 sq. ft. =
27.59 acres

Minimum Number of Off-street Parking Spaces = 270

Estimated Actual Number of Off-street Parking Spaces = 320

Minimum Number of Off-street Loading Spaces = 1

Maximum F.A.R. - 0.25

Maximum percentage of land coverage = 10%

*Minimum periphery setbacks = 25'

*Except Existing Building To Remain.

APPLICANT: M.C.M. LAND COMPANY

DATE: March 30, 1984

JOINT COMMITTEE ON BUILDINGS AND ZONING.

Chapter 194A of Chicago Zoning Ordinance Amended Concerning
Intermediate Care Facilities for Developmentally
Disabled.

The Joint Committee composed of the members of the Committee on Buildings and the Committee on Zoning submitted the following report:

CHICAGO, June 28, 1984.

To the President and Members of the City Council;

Your Committee on Zoning and Committee on Buildings having had under consideration a proposed ordinance (referred May 30, 1984) to amend Chapter 194A, of the Chicago Zoning Ordinance, to allow "Intermediate Care Facilities for the Developmentally Disabled for 15 or Fewer People," begs leave to recommend that Your Honorable Body Pass said substitute ordinance attached herewith.

This recommendation was concurred in by 10 members of the committees, with no dissenting vote.

Respectfully submitted,
(Signed) TERRY M. GABINSKI,
Chairman--Committee on Zoning.

(Signed) FRED B. ROTI,
Chairman--Committee on Buildings.

On motion of Alderman Stone the proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas--Aldermen Roti, Rush, Tillman, Evans, Bloom, Sawyer, Beavers, Humes, Hutchinson, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Langford, Streeter, Kellam, Sheahan, Kelley, Sherman, Stemberk, Krystyniak, Henry, Marzullo, Nardulli, W. Davis, Smith, D. Davis, Hagopian, Santiago, Gabinski, Mell, Frost, Kotlarz, Banks, Damato, Cullerton, Laurino, O'Connor, Pucinski, Natarus, Oberman, Hansen, McLaughlin, Orbach, Schuller, Volini, Orr, Stone--50.

Nays--None.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

The following is said ordinance as passed:

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

SECTION 1. That the Municipal Code of Chicago, Chapter 194A, the Chicago Zoning Ordinance, is hereby amended by adding the definition below to Article 3.2, in its proper alphabetical sequence in italics as follows:

Intermediate Care Facility for the Developmentally Disabled--15 or less. A detached residential unit used to house not more than 15 developmentally disabled persons, whether or not related by blood or marriage, in a quasi-family setting. Such facility does not contain equipment or provide staff for nursing care or for treatment of disease or injury, other than emergency first-aid care.

SECTION 2. That the Municipal Code of Chicago, Chapter 194A, the Chicago Zoning Ordinance, is hereby amended by adding the new paragraph below to Section 11.11-1, in its proper sequence in italics as follows: