

10/31/84

REPORTS OF COMMITTEES

9751  
10739

PLAN OF DEVELOPMENT

RESIDENTIAL PLANNED DEVELOPMENT NO. 336

STATEMENTS

1. The area delineated herein as Residential Planned Development (the "Planned Development") consists of approximately 12,500 square feet of real property bounded on the north by West 66th Street; on the east by South Stewart Avenue; on the south by a line 100 feet south and parallel to West 66th Street; and on the west by the alley next west of and parallel to South Stewart Avenue (the "Property"), as identified in the drawing attached hereto entitled "Property Lot Line Map." The property is currently owned by the Ada S. McKinley Community Services, Inc.
2. The Applicant or its successors, assignees or grantees shall obtain all official City reviews, approvals and permits required in connection with this Plan of Development.
3. Any dedication or vacation of streets or alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.

APPLICANT:       Ada S. McKinley Community Services, Inc.  
                  32 W. Randolph, Suite 1227  
                  Chicago, IL 60601

DATE:             August 17, 1984

4. The following uses shall be permitted within the Planned Development: a detached residential unit to be used as an intermediate care facility for 15 or fewer developmentally disabled persons, 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. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review of the Bureau of Traffic Engineering and Operations and the approval of the Commissioner of Planning.

6. The height restriction of the development and any appurtenance attached hereto shall be subject to:

- (1) Height limitations as certified on Form FAA-117 (or on successor form or forms covering the same subject matter) and approved by the Federal Aviation Administration; and

APPLICANT: Ada S. McKinley Community Services, Inc.  
32 West Randolph, Suite 1227  
Chicago, IL 60601

DATE: August 17, 1984

(2) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.

(3) Height limitations as approved by the Federal Aviation Agency pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Agency.

7. Off-street parking and loading facilities will be provided in compliance with this Plan of Development and shall be subject to the review and approval of the Commissioner of Planning.

8. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the Planned Development, and illustrates that the development of such area will be in accordance with the intent and purpose of this Plan of Development.

9. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Zoning.

APPLICANT: Ada S. McKinley Community Services, Inc.  
32 West Randolph, Suite 1227  
Chicago, IL 60601

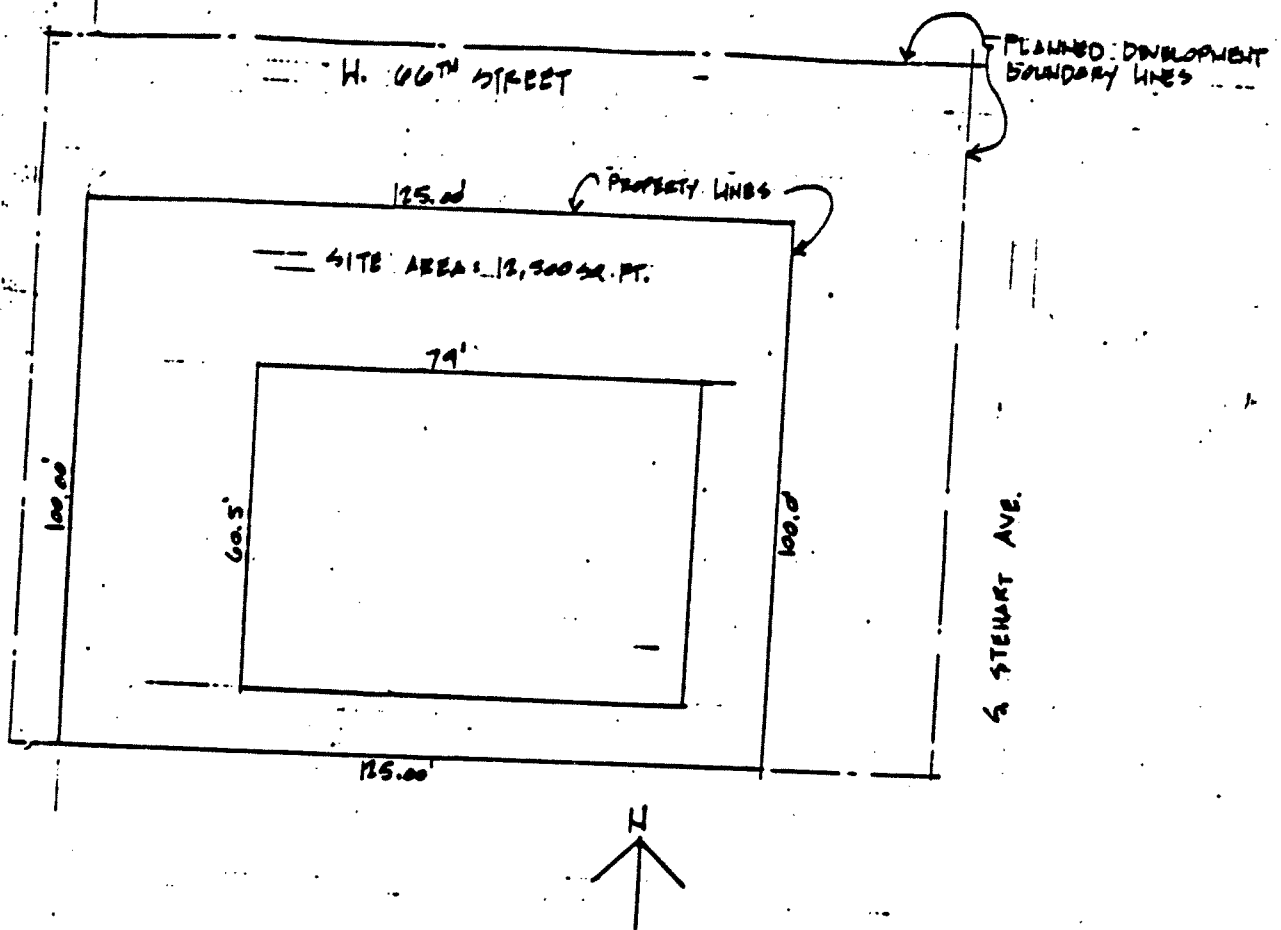
DATE: August 17, 1984

10. 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.

11. 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.

APPLICANT: Ada S. McKinley Community Services, Inc.  
32 West Randolph, Suite 1227  
Chicago, IL 60601

DATE: August 17, 1984

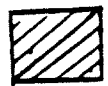
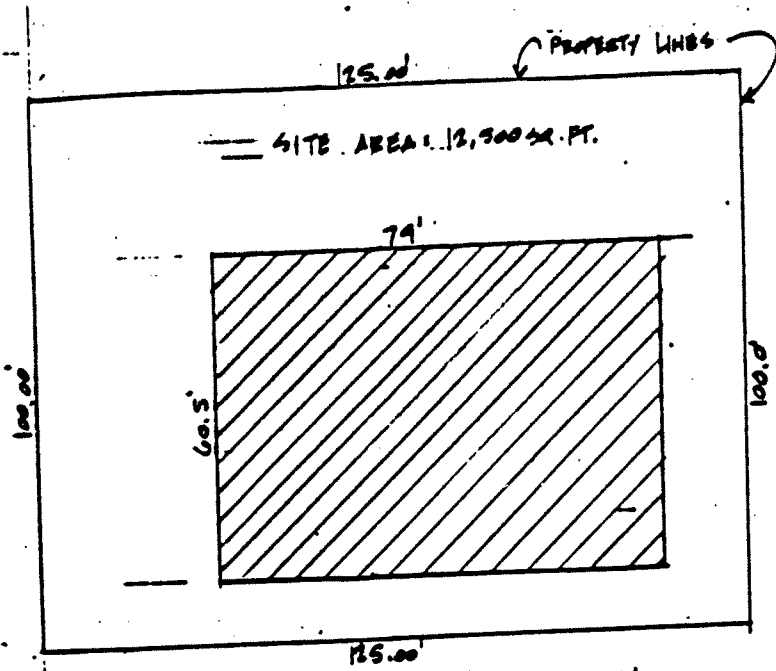


Residential Planned Development  
6600 South Stewart Avenue  
Property Lot Line Map

APPLICANT: Ada S. McKinley Community Services, Inc.  
32 W. Randolph, Suite 1227  
Chicago, Illinois 60601

DATE: August 17, 1984

--- H. 66<sup>TH</sup> STREET



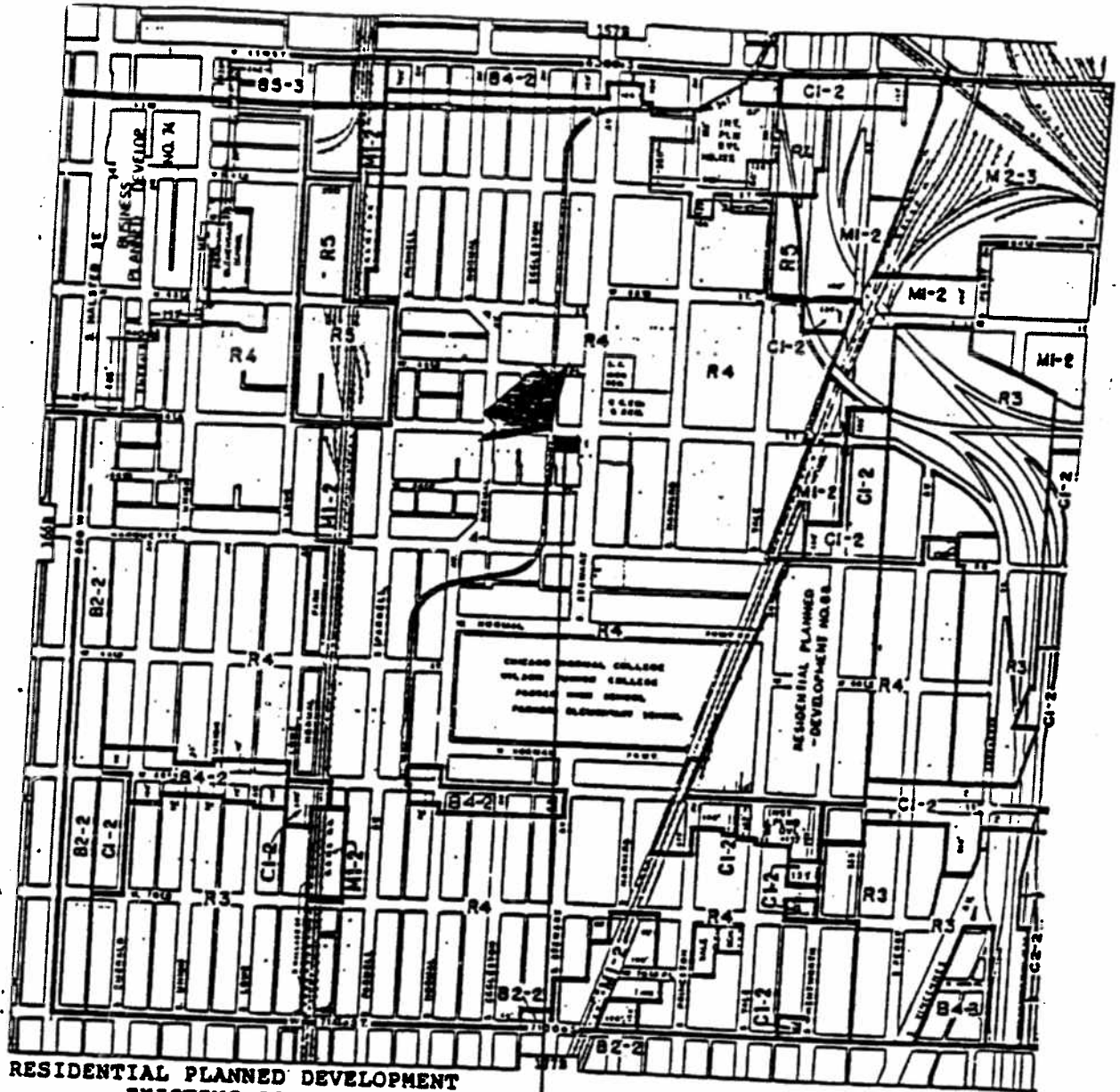
Residential dwelling and related uses.



Residential Planned Development  
 6600 South Stewart Avenue  
 Generalized Land Use Map

APPLICANT: Ada S. McKinley Community Services, Inc.  
 32 W. Randolph, Suite 1227  
 Chicago, Illinois 60601

DATE: August 17, 1984



**RESIDENTIAL PLANNED DEVELOPMENT**  
**EXISTING ZONING**

Property Location: shaded area

Property Boundaries: West 66th Street; South Stewart Avenue;  
 a line 100.00 feet south of and parallel to West 66th Street  
 the alley next west of and parallel to South Stewart Avenue.

Applicant: Ada S. McKinley Community Services, Inc.  
 32 W. Randolph St., Suite 1227  
 Chicago, Illinois 60601

DATE: August 17, 1984

RESIDENTIAL PLANNED DEVELOPMENT NO. \_\_\_\_\_  
 PLAN OF DEVELOPMENT

USE AND BULK REGULATIONS AND DATA

NET SITE AREA SQ. FEET   ACRES	GENERAL DESCRIPTION OF LAND USE	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENT OF SITE COVERAGE
12,500   .29	Property will be improved with a detached residential unit to be used as an intermediate care facility for 15 or fewer developmentally disabled persons.	0.38	38%

GROSS SITE AREA AND NET SITE AREA: 12,500 square feet (.29 acres) plus the area remaining in the public right of way: 9,450 square feet (.22 acres) = 21,950 square feet (.50 acres).

OFF STREET PARKING AND LOADING CONTROLS

Minimum number of off street parking sites: 2

MAXIMUM FLOOR AREA RATIO: 0.38

SET BACKS AND SITE COVERAGE

West 66th Street: 27' 6"  
 South Stewart Avenue: 15' 0"  
 south property line: 12' 0"  
 west property line: 32' 0"

APPLICANT: Ada S. McKinley Community Services, Inc.

ADDRESS: 32 West Randolph, Suite 1227  
 Chicago, IL 60601

DATE: August 17, 1984