

*Reclassification of Area Shown on Map No. 16-F  
(as Amended).*

*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 B5-1 General Service District symbols and indications as shown on Map No. 16-F in the area bounded by

West 71st Street; South Wentworth Avenue; a line 98.2 feet north of and parallel to West 71st Street; and a line 100 feet east of and parallel to South Wentworth Avenue,

to those of a B4-1 Restricted 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-G.*

PD 337

*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 District symbols and indications as shown on Map No. 16-G in the area bounded by

Marquette Road; the alley next east of and parallel to South Morgan Street; a line 103.5 feet south of and parallel to Marquette Road; and South Morgan Street,

to the designation of an R4 General Residence District, and a corresponding use district is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 16-G in the area bounded by

Marquette Road; the alley next east of and parallel to South Morgan Street; a line 103.5 feet south of and parallel to Marquette Road; and South Morgan Street,

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 are set forth on the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 10748  
thru 10755 of this Journal.]

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Cook County Law Library

## PLAN OF DEVELOPMENT

RESIDENTIAL PLANNED DEVELOPMENT NO. 337STATEMENTS

1. The area delineated herein as Residential Planned Development (the "Planned Development") consists of approximately 12,937.5 square feet of real property bounded on the north by Marquette Road; on the east by the alley next east of and parallel to Morgan Street; on the south by a line 103.5 feet south of and parallel to Marquette Road; and on the west by South Morgan Street (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.  
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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 W. Randolph, Suite 1227  
Chicago, IL 60607

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.

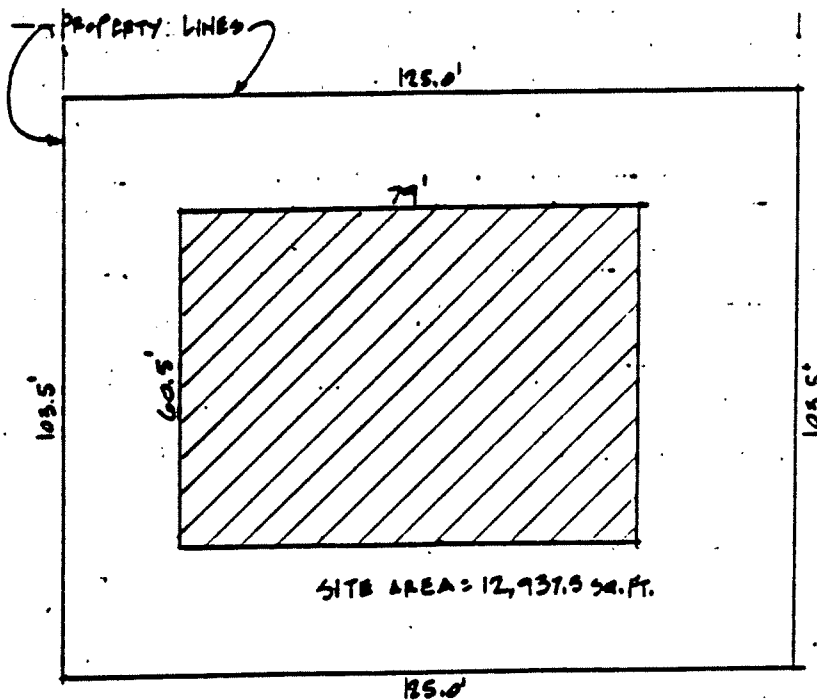
11. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning.

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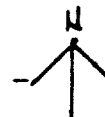
DATE: August 17, 1984

W. MARQUETTE ROAD

S. MORGAN STREET



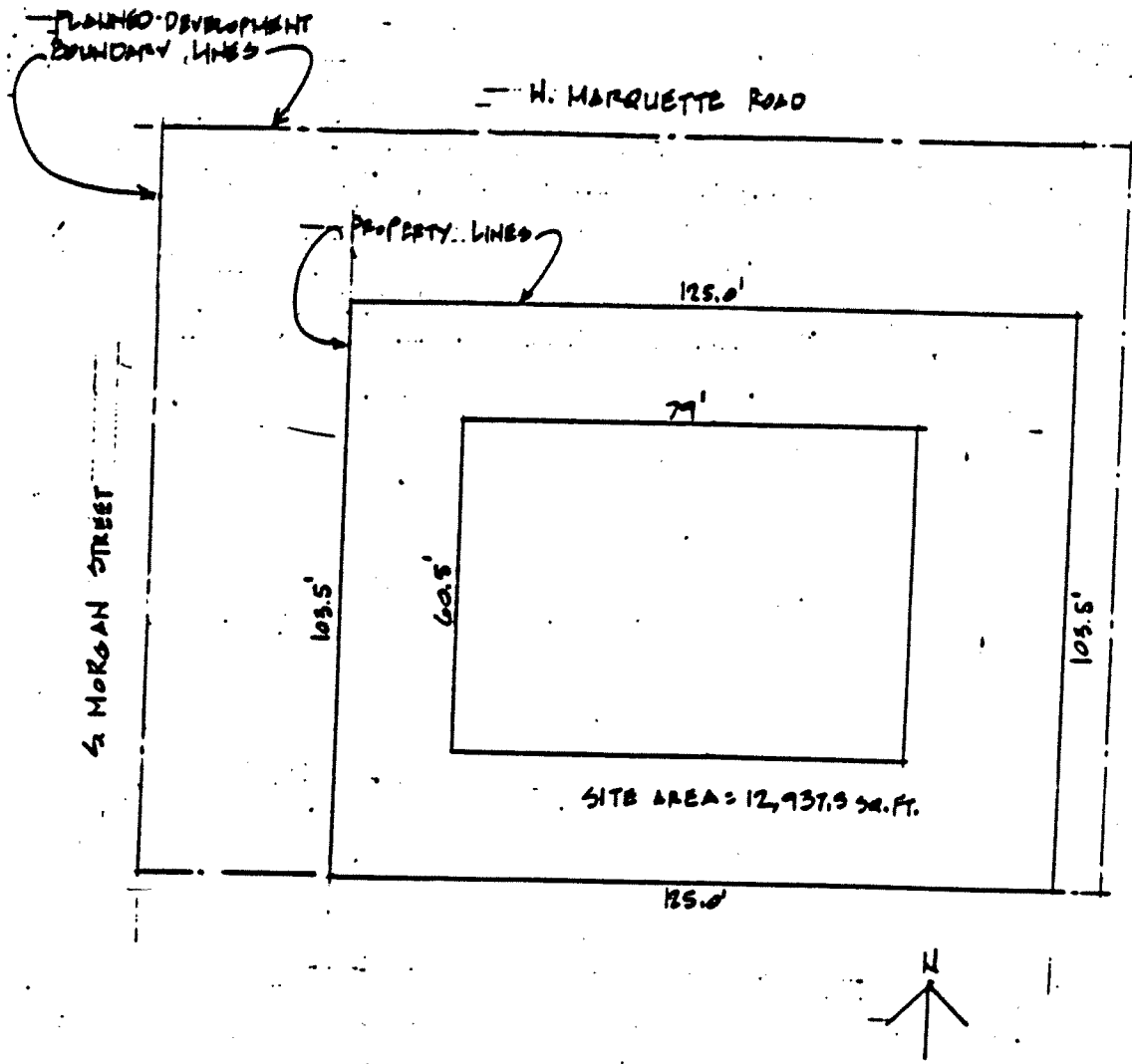
Residential dwelling and related uses.



Residential Planned Development  
6701 South Morgan Street  
Generalized Land Use Map

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

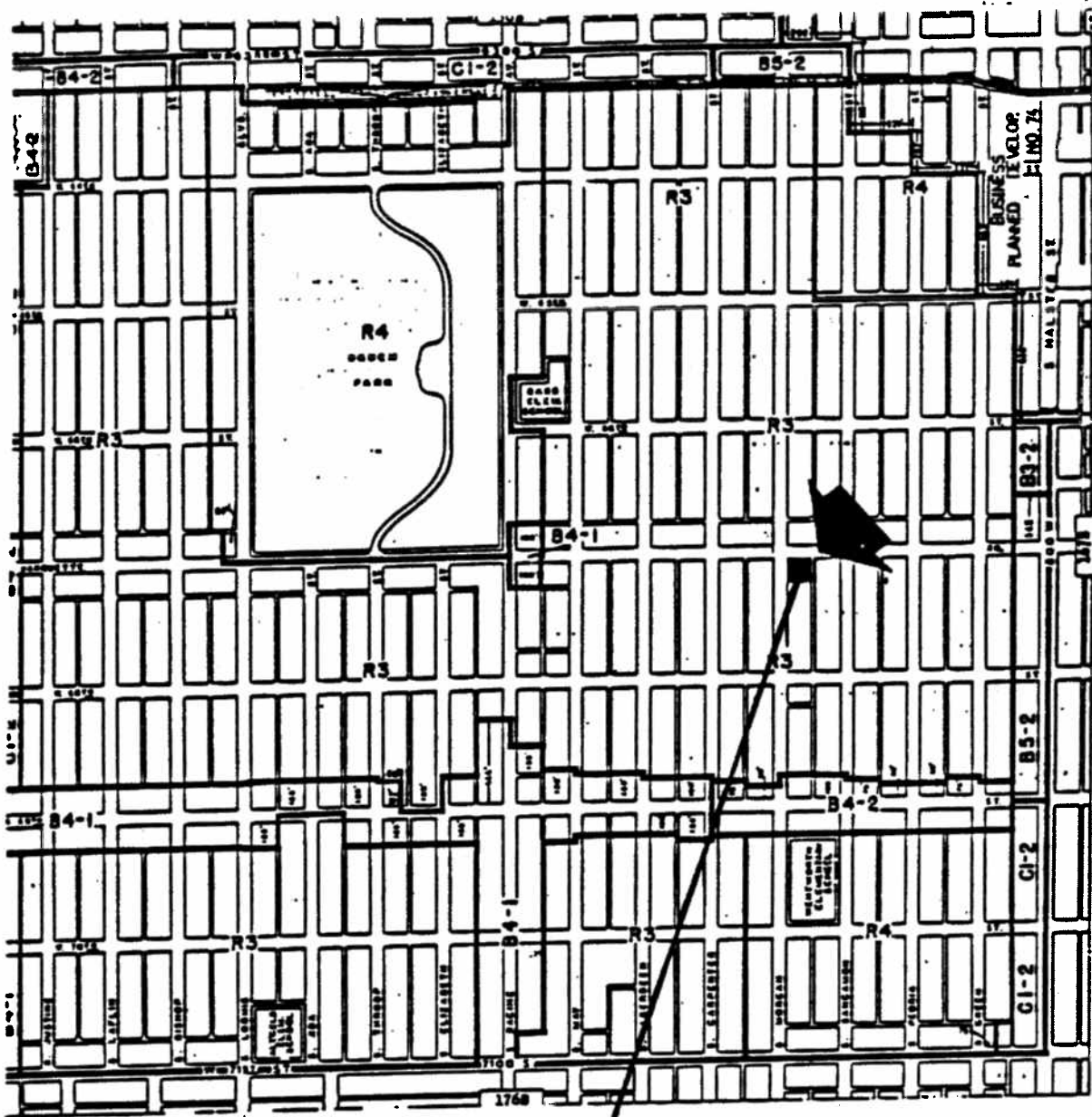
DATE: August 17, 1984



Residential Planned Development  
6701 South Morgan Street  
Property Lot Line 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**

6701 S MORGAN

**Property Location: shaded area**

**Property Boundaries: Marquette Road, the alley next east of and parallel to Morgan Street; a line 103.5 feet south of and parallel to Marquette Road; South Morgan Street**

**APPLICANT: Ada S. McKinley Community Services, Inc.  
32 W. Randolph, 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
12,937.5	0.30	Property will be improved with a detached residential unit to be used as an intermediate care facility for 15 or fewer developmentally disabled persons.	0.37	37%

GROSS SITE AREA AND NET SITE AREA: 12,937.5 square feet (0.30 acres) plus area remaining in public right of way: 8,265 square feet (0.19) = 21,202.5 square feet (0.49 acres).

OFF STREET PARKING AND LOADING CONTROLS

Minimum number of off street parking sites: 2

MAXIMUM FLOOR AREA RATIO: 0.37

SET BACKS AND SITE COVERAGE  
 Marquette Road: 20' 0"  
 east property line: 26' 7"  
 south property line: 23' 0"  
 South Morgan Street: 20' 0"

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

DATE: August 17, 1984

*Reclassification of Area Shown on Map No. 17-N  
(as Amended).*

*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-N in area bounded by

a line 527.89 feet south of and parallel to West Imlay Street at North Milwaukee Avenue; North Milwaukee Avenue; a line 603.73 feet south of and parallel to West Imlay Street at North Milwaukee Avenue; a line 125 feet west of North Milwaukee Avenue and perpendicular to the north line of West Devon Avenue; West Devon Avenue; the alley next west of and parallel to North Milwaukee Avenue; a line from a point 86.18 feet north of West Devon Avenue along the east line of the alley next west of and parallel to North Milwaukee Avenue, to a point 119 feet east of the east line of the alley next west of and parallel to North Milwaukee Avenue and 477.89 feet south of West Imlay Street; and a line from a point 119 feet east of the east line of the alley next west of and parallel to North Milwaukee Avenue and 477.89 feet south of West Imlay Street, to a point 65 feet west of North Milwaukee Avenue and 527.89 feet south of West Imlay Street,

to those of an R4 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.

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*Reclassification of Area Shown on Map No. 18-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 18-F in the area bounded by

a line 510 feet north of West 79th Street; a line from a point 192 feet west of South Perry Avenue and 510 feet north of West 79th Street, to a point 158 feet west of South Perry Avenue and 476 feet north of West 79th Street; a line 476 feet north of West 79th Street; a line 138 feet west of South Perry Avenue; a line 332 feet north of West 79th Street; a line 159 feet west of South Perry Avenue; a line 157 feet north of West 79th Street; a line 138 feet west of South Perry Avenue; West 79th Street; and a line 608 feet west of South Perry Avenue,

to the designation of a Business 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.