

[Plan of Development printed on pages 10758 thru 10764 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. 20-B.

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. 20-B in area bounded by

the alley north of East 83rd Street; South Kingston Avenue; East 83rd Street; and South Essex Avenue,

to those of an R2 Single Family 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.

Reclassification of Area Shown on Map No. 22-B.

PD 339

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 R4 General Residence District symbols and indications as shown on Map No. 22-B in the area bounded by

a line 280 feet south of and parallel to East 91st Street; the alley next east of South Brandon Avenue; a line 405 feet south of and parallel to East 91st Street; and South Brandon Avenue,

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 10765 thru 10772 of this Journal.]

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

(Continued on page 10773)

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PLAN OF DEVELOPMENT

RESIDENTIAL PLANNED DEVELOPMENT NO. 339STATEMENTS

1. The area delineated herein as Residential Planned Development (the "Planned Development") consists of approximately 16,250 square feet of real property bounded on the north by a line 280 feet south of and parallel to East 91st Street; on the east by the alley next east of South Brandon Avenue; on the south by a line 405 feet south of and parallel to East 91st Street; and on the west by South Brandon Ave. (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.
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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

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- (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.

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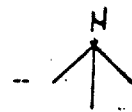
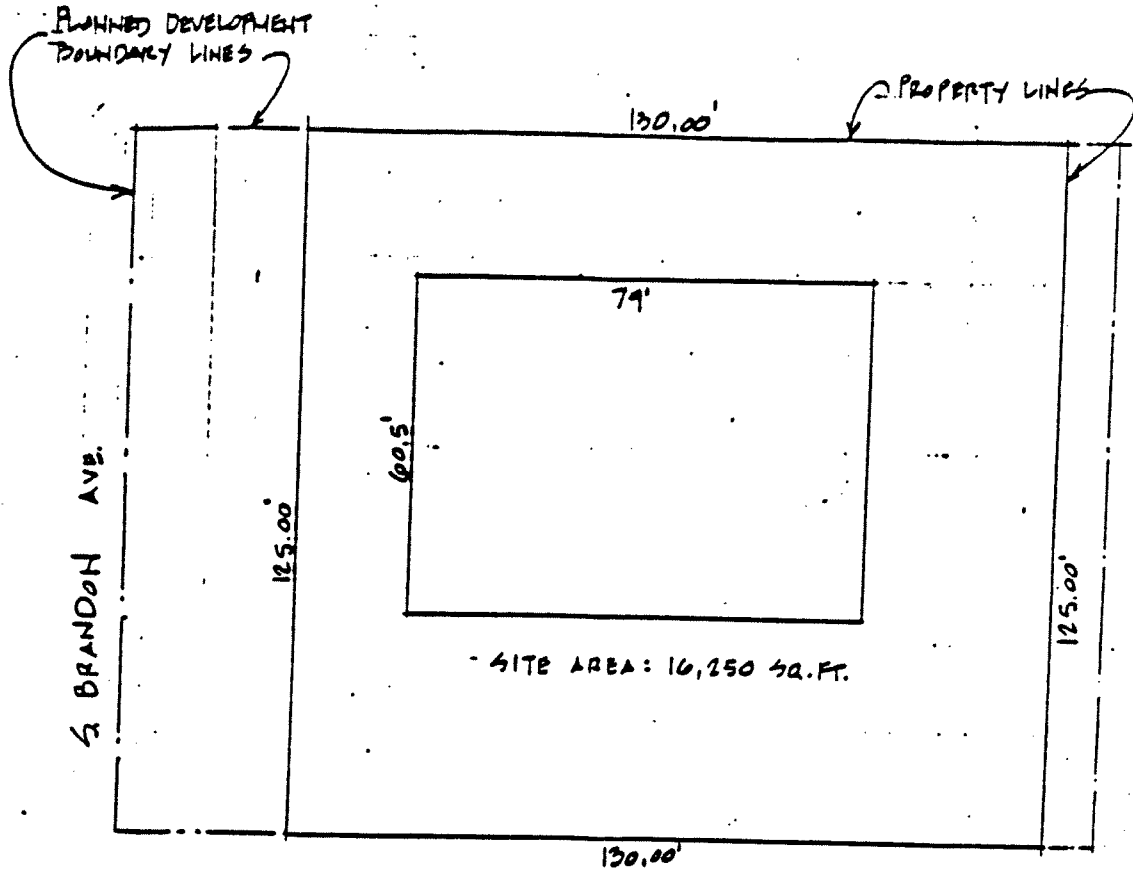
DATE: August 17, 1984

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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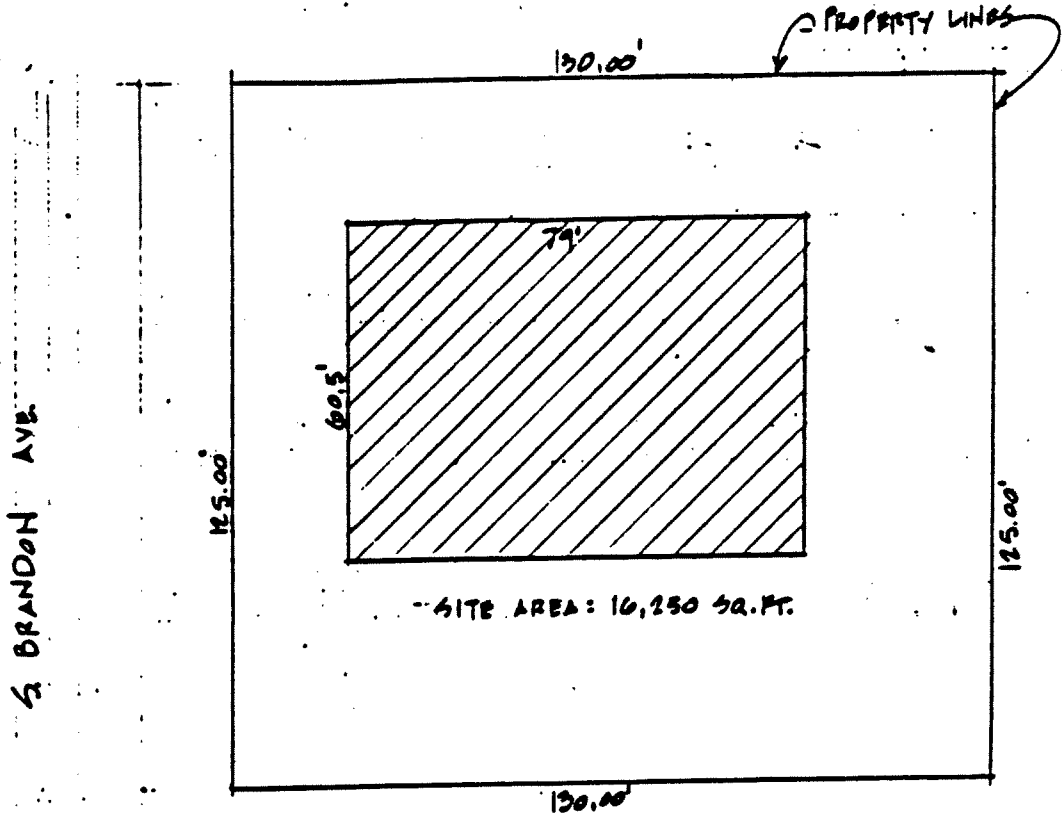
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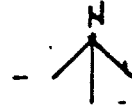
Residential Planned Development
9135 South Brandon Avenue
Property Lot Line Map

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Residential dwelling and related uses.



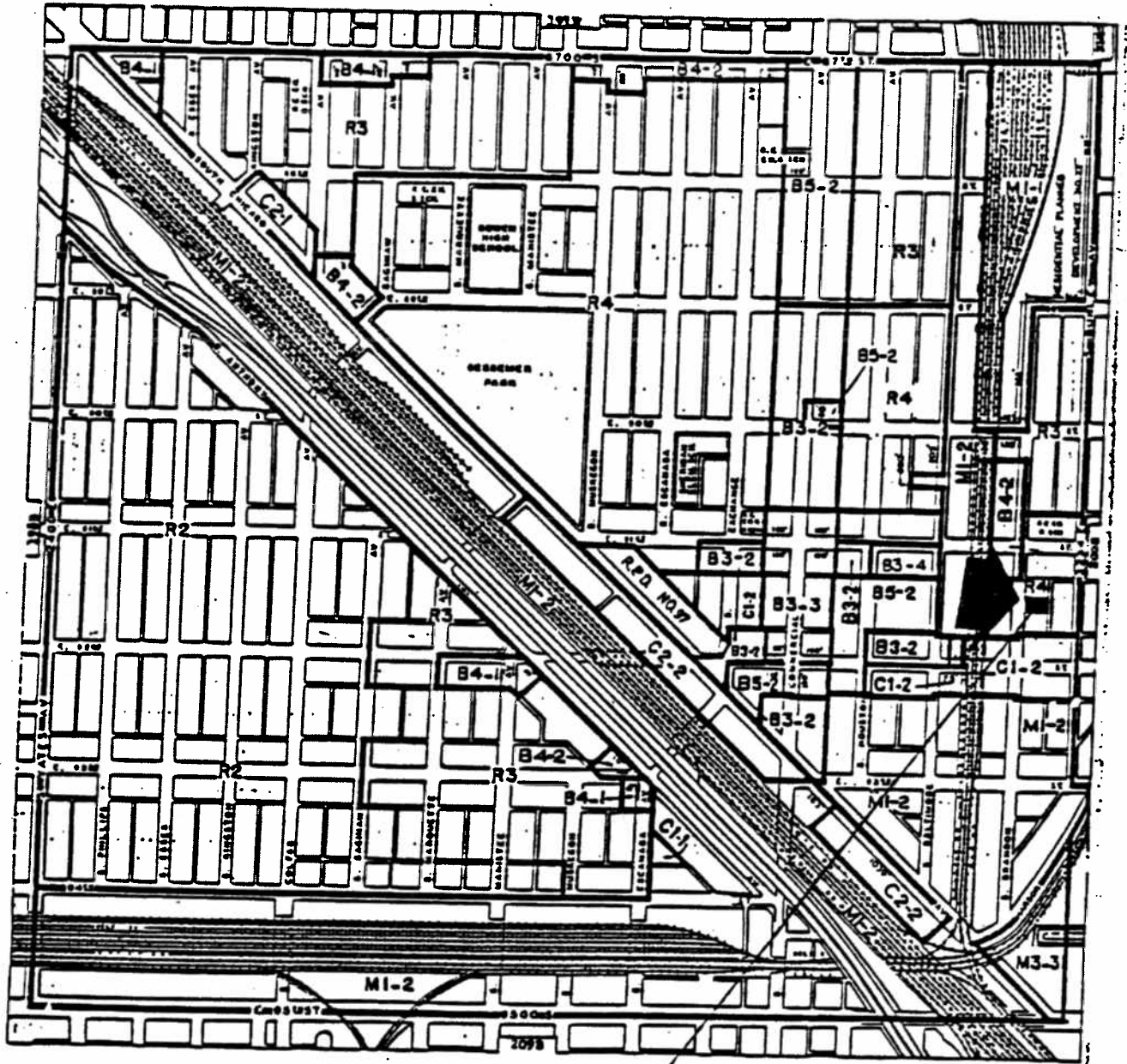
Residential Planned Development
 9135 South Brandon Avenue
 Generalized Land Use Map

APPLICANT:

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RESIDENTIAL PLANNED DEVELOPMENT
EXISTING ZONING

9135 S. BRANDON

Property Location: shaded area

Property Boundaries: a line 280 feet south of and parallel to East 9th Street; the alley next east of South Brandon Avenue; a line 405 feet south of and parallel to East 9th Street; and South Brandon Avenue.

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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
16,250	0.37	Property will be improved with a detached residential unit to be used as an intermediate care facility for 15 or fewer developmentally disabled persons	0.30	30%

GROSS SITE AREA AND NET SITE AREA: 16,250 square feet (0.37 acres) plus area remaining in public right of way: 5,375 square feet (0.12 acres) = 21,625 square feet (0.50 acres).

OFF STREET PARKING AND LOADING CONTROLS

Minimum number of off street parking sites: two (2)

MAXIMUM FLOOR AREA RATIO: .30

SET BACKS AND SITE COVERAGE
 South Brandon Avenue: 20' 0"
 north property line: 25' 0"
 east property line: 31' 7"
 west property line: 39' 6"

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