

Reclassification of Area Shown on Map No. 2-H.

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 C1-3 Restricted Commercial District and R5 General Residence District symbols and indications as shown on Map No. 2-H in area bounded by W. Ogden Avenue; S. Paulina Street; and W. Van Buren Street to those of a C2-4 General Commercial District, and a corresponding use district is hereby established in the area above described.

SECTION 2. *Be It Further Ordained*, That the Chicago Zoning Ordinance be amended by changing all the C2-4 General Commercial District symbols and indications hereinabove established to the designation of an Institutional 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 hereof and to no others.

[Institutional Planned Development printed on pages 13795
thru 13801 of this Journal.]

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

Reclassification of Area Shown on Map No. 5-F.

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

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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. 5-F in the area bounded by

W. Willow Street; N. Vine Street; a line from a point 343.33 feet south of W. Willow Street along the west line of N. Vine Street, to a point 343.17 feet south of W. Willow Street along the east line of N. Orchard Street; and N. Orchard 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.

[Residential Planned Development printed on pages 13802
thru 13806 of this Journal.]

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

No. 346

PLAN OF DEVELOPMENT

RESIDENTIAL PLANNED DEVELOPMENT NO.

STATEMENTS

1. The area delineated herein as Residential Planned Development (the "Planned Development") consists of approximately 122,215 square feet of real property bounded on the north by West Willow Street; on the east by North Vine Street; on the south by a line 343.33 feet south of West Willow Street along the west line of North Vine Street, to a point 343.17 feet south of West Willow Street along the east line of North Orchard Street; and on the west by North Orchard Street (the "Property"), as identified in the drawing attached hereto entitled "Property Lot Line Map and Site Plan." The property is currently owned by the Chicago Boys Club, an Illinois Corporation and the City of Chicago, a municipal corporation. The proposed redeveloper, Horwitz-Matthews, Inc., an Illinois Corporation, acquired a contract interest in the Chicago Boys Club portion of the Property pursuant to a Real Estate Sales Contract on April 19, 1984; the sale to Horwitz-Matthews, Inc. of the remaining parcels of the Property which are owned and controlled by the City of Chicago was approved by the Department of Urban Renewal

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2/20/85

REPORTS OF COMMITTEES

13801

Minimum Periphery Setbacks:

- a. West Van Buren St.: 0 Feet
- b. West Ogden Ave.: 0 Feet
- c. South Paulina St.: 0 Feet
- d. West Jackson Blvd.: 0 Feet

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHEN NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF PLANNING.

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: December 3, 1984

on October 16, 1984. The entire area proposed to be included within the Planned Development boundaries lies within the boundaries of the Lincoln Park Conservation Area which is under the control of the Department of Urban Renewal.

2. The proposed redeveloper, Horwitz-Matthews, Inc., 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 Horwitz-Matthews, Inc., or its successors, assignees or grantees and approval by the City Council.

4. The following uses shall be permitted within the Planned Development: Sixty-two (62) townhouse units and related residential accessory uses 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,

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

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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. Signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning. Temporary signs such as construction and marketing signs may be permitted subject to the aforesaid approvals.

10. This Plan of Development, consisting of eleven (11) statements; an existing zoning map; a property line map and site plan including any proposed vacations or dedications of streets, alleys, or other public properties; a generalized land use map showing planned development boundaries; and a table of use and bulk regulations and related controls, is applicable 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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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 COVERED
122,215	2.81	62 Townhouse units and related residential accessory uses.	1.20	45%

GROSS SITE AREA = NET SITE AREA:

152,117 sq. ft. (3.49 acres) = 122,215 sq. ft. (2.81 acres) and 29,902 sq. ft. (0.69 acres)

OFF STREET PARKING AND LOADING CONTROLS

One (1) enclosed below grade parking space per unit; 62 total.

MAXIMUM FLOOR AREA RATIO: 1.20

SET BACKS AND SITE COVERAGE

12 foot perimeter setbacks

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