



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Valerie B. Jarrett  
Commissioner

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July 23, 1992

Mr. John J. Pikarski, Jr.  
Gordon and Pikarski  
Suite 1000  
25 East Washington Street  
Chicago, IL

RE: Residential Planned Development No. 355  
South Narragansett Avenue and  
West 59th Street

Dear Mr. Pikarski:

Please be advised that your request for a minor change to Residential Planned Development No. 355 on behalf of the Applicant, Mr. Richard Leiko, has been considered by this Department pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. Specifically, you requested authority to substitute three single-family homes for an existing multifamily dwelling that previously housed more than a dozen clerics. You also indicated that such substitution was intended but inadvertently omitted from the Planned Development application.

With regard to this requested change to the Planned Development, the Department of Planning and Development has determined that the substitution of single-family residences for the large - scale, multifamily residence would not adversely affect the public health, safety or welfare and would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and that this minor change will not:

1. Change the character of this development;
2. Increase the maximum floor area ratio for the total net site area;
3. Increase the maximum number of units per acre;
4. Reduce the minimum required distance between structures or in periphery setbacks;  
or
5. Increase the maximum percent of land covered for the total net site;

Pursuant to the authority granted to me by Section 11.11-3(c) of the Zoning Ordinance, I hereby authorize and approve the following minor changes to Residential Planned Development No. 355 subject to the following conditions:

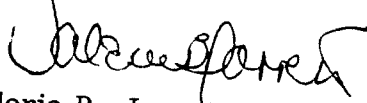
- 1) The substitution of three single-family homes for one, multifamily dwelling that contained more than three dwelling units. This substitution shall be limited to that area previously designated as Lot 25 and located at the southwest corner of 59th Street and Natchez Avenue.



2. The new single-family uses shall have minimum lot sizes of 5,340 square feet and shall generally comply with the yard requirements of the surrounding R2, Single-Family Residence District. The only exception permitted shall be to the side yard requirement for the converted rectory building.
- 3) The construction of a new, single-family home shall be subject to Part II approval and shall further be limited by the floor area ratio and lot coverage requirements of the original Plan of Development.

Pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 355, the Commissioner of the Department of Planning and Development hereby authorizes and approves the foregoing described minor changes, but not other changes, to Residential Planned Development No. 355.

Sincerely,



Valerie B. Jarrett  
Commissioner

West Lawrence Avenue; North Hoyne Avenue; a line 25 feet north of and parallel to West Lawrence Avenue; North Seeley Avenue; a line 50 feet north of and parallel to West Lawrence Avenue; North Damen Avenue; West Lawrence Avenue; and a line 28 feet west of and parallel to North Claremont Avenue,

to those of a B2-1 Restricted Retail District and a corresponding use district is hereby established in the area above described.

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

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*Reclassification of Area Shown on Map Nos. 13-I and 13-J  
(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 R4 General Residence District symbols and indications as shown on Map Nos. 13-I and 13-J in the area bounded by

West Carmen Avenue; the alley next east of North Kedzie Avenue; West Argyle Street; and the alley next west of North Kedzie Avenue,

to those of a B4-2 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.

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*Reclassification of Area Shown on Map No. 14-N.*

PD 355

*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 R2 Single Family Residence and R3 General Residence Districts symbols and indications as shown on Map No. 14-N in area bounded by

the center line of West 59th Street; the center line of South Narragansett Avenue; a line 287.81 feet south of and parallel to the center line of West 59th Street; and the center line of South Nashville Avenue,

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

[Residential Planned Development printed on pages  
17368 thru 17372 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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**MATTERS PRESENTED BY THE ALDERMEN**

*(Presented by Wards, in Order, Beginning with the First Ward).*

Arranged under the following subheadings:

1. Traffic Regulations, Traffic Signs and Traffic-Control Devices.
2. Zoning Ordinance Amendments.
3. Claims.
4. Unclassified Matters (arranged in order according to Ward numbers).
5. Free Permits, License Fee Exemptions, Cancellation of Warrants for Collection and Water Rate Exemptions, Etc.

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**1. TRAFFIC REGULATIONS, TRAFFIC SIGNS AND TRAFFIC-CONTROL DEVICES.**

*Referred -- ESTABLISHMENT OF LOADING ZONES AT SUNDRY LOCATIONS.*

The aldermen named below presented proposed ordinances to establish loading zones at the locations designated, for the distances specified, which were *Referred to the Committee on Traffic Control and Safety*, as follows:

Alderman	Location
W. DAVIS (27th Ward)	West Fulton Street at 543-545, 34 feet -- at all times;
MELL (33rd Ward)	North Western Avenue (west side) from the alley at 2054 south to 2050 North Western Avenue (approximately 50 feet) -- 9 A.M. to 5 P.M. -- Mondays thru Saturdays;
KOTLARZ (35th Ward)	North Milwaukee Avenue (west side) at 2626 -- 8 A.M. to 6 P.M. -- Mondays thru Saturdays;
CULLERTON (38th Ward)	West Irving Park Road at 6045 -- 7 A.M. to 6 P.M. -- Mondays thru Saturdays;

(Continued on page 17373)

No. 355

## RESIDENTIAL PLANNED DEVELOPMENT

## PLAN OF DEVELOPMENT

## STATEMENTS

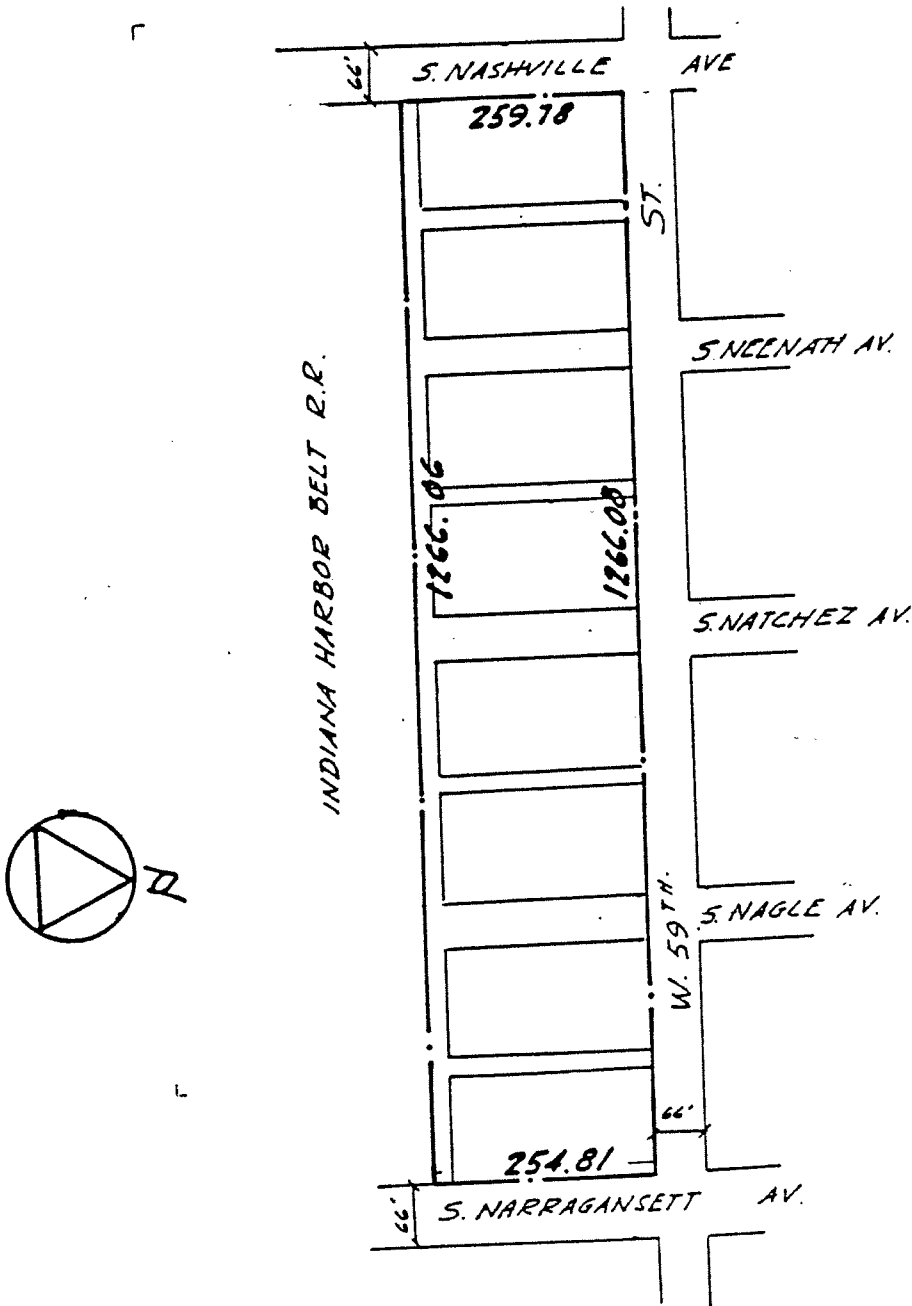
1. The area delineated hereon as a "Residential Planned Development" is owned or controlled by Parkway Bank and Trust Company ATUT 7068, dated January 11, 1985.
2. Off-Street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning.
3. There will be dedications of South Neenah, South Natchez and South Nagle Avenues; there will be dedicated north and south alleys between Nashville and Neenah, Neenah and Natchez, Natchez and Nagle, and Nagle and Narragansett Avenues; there will be dedicated and east-west alley adjacent to the railroad right-of-way between Nashville and Narragansett Avenues.
4. All applicable official reviews, approvals or permits are required to be obtained by Parkway Bank and Trust Company ATUT 7068, dated January 11, 1985, or its successors, assignees or grantees.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.  
  
Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
6. Use of land will consist of 61 single family homes and off-street parking, as authorized by this Plan of Development.
7. The following information sets forth data concerning the property included in said development and data concerning a generalized land use plan (Site Plan), illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
8. Identification signs may be permitted with the approval of the Commissioner of Planning.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development", as adopted by the Commissioner of Planning.

APPLICANT: Richard Leiko

DATE: March 6, 1985



RESIDENTIAL PLAN DEVELOPEMENT  
PROPERTY LINE & RIGHT OF WAY ADJUSTMENTS MAP

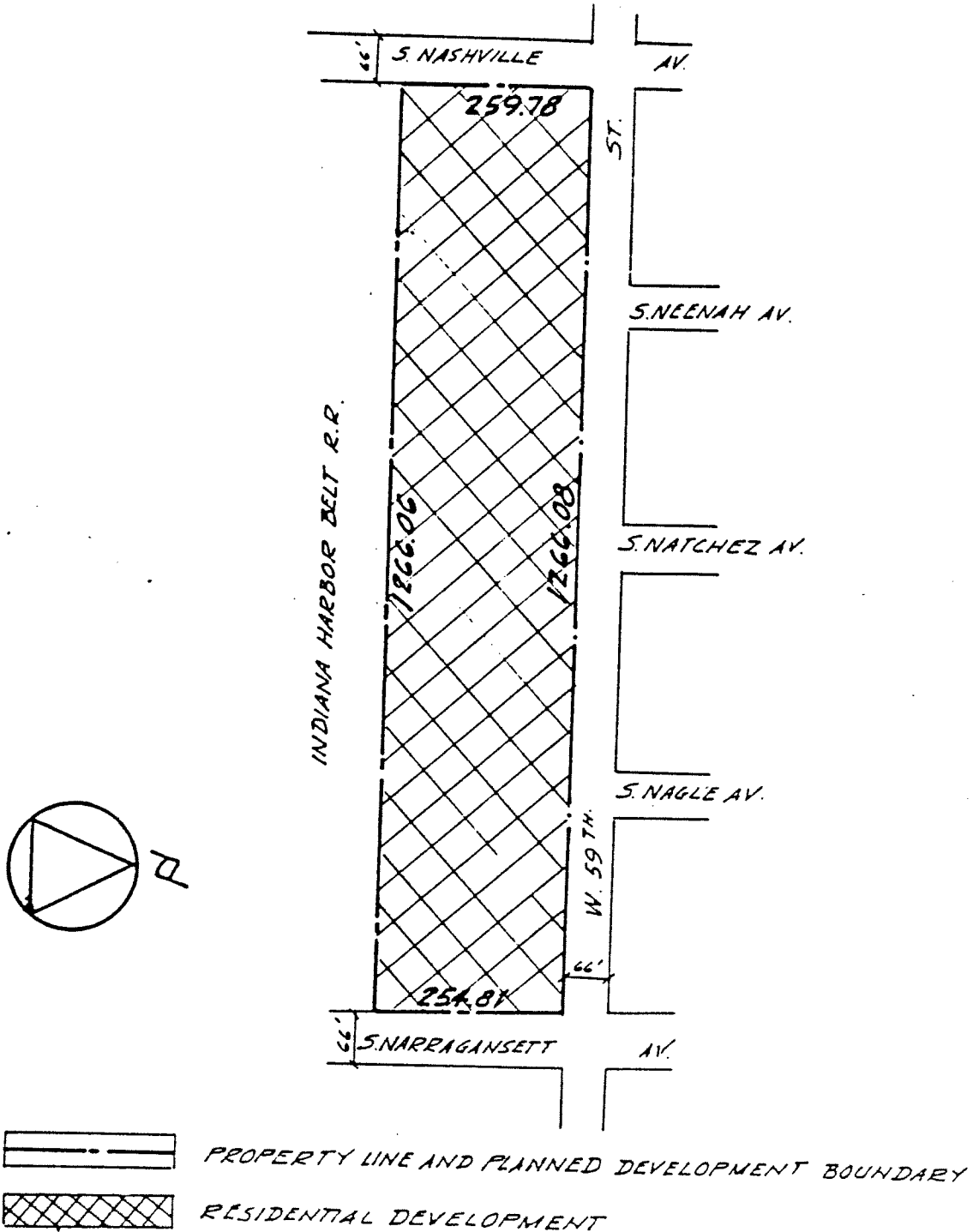


 PROPERTY LINE & PLANNED DEVELOPEMENT BOUNDARY

APPLICANT: Richard Lelko

DATED: March 6, 1985

RESIDENTIAL PLAN DEVELOPMENT  
GENERALIZED LAND USE MAP



APPLICANT: Richard Leiko DATED: March 6, 1985

RESIDENTIAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE AND BULK REGULATIONS & DATA

<u>NET SITE AREA</u>	<u>GENERAL DESCRIPTION OF LAND USE</u>	<u>MAXIMUM F.A.R.</u>	<u>MAXIMUM % OF LAND COVERED</u>
325,760 sq. ft. 7.48 acres	Residential Single Family Residences (61)	0.255	25.5%

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA = 0.255

MINIMUM PERIPHERY SETBACKS - NORTH PROPERTY LINE = 3'  
 SOUTH " " = 19'  
 WEST " " = 20'  
 EAST " " = 20'

MAXIMUM PERCENTAGE OF LAND COVERED = 25.5%

APPLICANT: Richard Lelko

DATE: March 6, 1985