



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

July 23, 2003

Ms. Devra Ellis
Public Building Commission
50 W. Washington St., Suite 200
Chicago, IL 60602

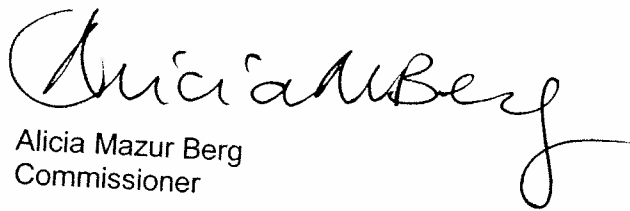
Re: Site Plan Approval for Residential Planned
Development No. 4 - Subarea A-1
Proposal: The construction of a one and two-story
community center (ABLA/FOSCO)
Location: 1312 South Racine Avenue

Dear Ms. Ellis:

We have reviewed the Site Plan, Building Elevations, and Floor Plans submitted by you for the construction of a one and two-story community center (ABLA/FOSCO). These plans prepared by the Chicago Public Building Commission dated May 3, 2003, are submitted in accordance with Statement No. 11 of Residential Planned Development No. 4 - Subarea A-1

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for Residential Planned Development No. 4 - Subarea A-1, for the construction of a one and two-story community center located at 1312 South Racine Avenue, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on May 20, 1998.

Very truly yours,


Alicia Mazur Berg
Commissioner

cc. Jack Swenson, Ed Kus, Philip Levin, Michael Marmo, Tim Bleuher



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 Number 2-G in the area bounded by:

West Fillmore Street; a line 120 feet east of South Laflin Street; the alley next south of and parallel to West Fillmore Street; and South Laflin Street,

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.

AMENDMENT OF CHICAGO ZONING ORDINANCE BY
RECLASSIFICATION OF AREA SHOWN
ON MAP NUMBER 4-G.

(As Amended)

(Application Number A-3910)

RPD No 4

The Committee on Zoning submitted the following report:

CHICAGO, May 20, 1998.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on May 18, 1998, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of two applications for exceptions for the 3600 Club, Inc. located at 3600 South Damen Avenue and Marino's Southtown Tap, Inc. located at 10200 South Avenue M.

I beg leave to recommend the passage of five ordinances which were corrected and amended in their amended form. They are Application Numbers A-3910, A-

3913, 12360, 12345 and 12173.

Please let the record reflect that Application Number 12362 was voted do not pass by the committee.

Please let the record reflect that Application Number TAD-199 was passed by the committee but is not being reported out and is being held in committee.

Please let the record reflect that I, William J. P. Banks, have abstained from voting on Application Number 12353 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

At this time, I move that this report be immediately passed because time is of the essence. Again, I request that the record reflect that I abstain from voting on Application Number 12353 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Holt, Lyle, Beavers, Dixon, Shaw, Buchanan, Balcer, Frias, Olivo, Jones, Coleman, Peterson, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Giles, Allen, Laurino, O'Connor, Natarus, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 47.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance passed:

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

SECTION 1. That the Chicago Zoning Ordinance be amended by modifying all of Residential Planned Development Number 4 to encompass the area bounded by:

the south line of West Roosevelt Road; the west line of South Blue Island Avenue; the north line of West 14th Street; the west line of the alley east of and parallel to South Throop Street; the south line of the alley south of and parallel to West 14th Street; a line 145.04 feet east of the west line of the alley east of and parallel to South Throop Street; the west line of South Blue Island Avenue; a line 72 feet northeast of West 15th Street along the west line of South Blue Island Avenue, to a point 172.8 feet east of South Throop Street along the north line of the alley north of and parallel to West 15th Street; the west line of South Throop Street; the north line of West 15th Street; the east line of South Loomis Street; the south line of West 14th Place; the east line of South Throop Street; the north line of West 14th Street; the west line of South Loomis Street; the centerline of West 14th Street, or the line thereof if extended where no street exists; the centerline of South Laflin Street, or the line thereof if extended where no street exists; the west line of South Laflin Street; the south line of West 14th Place, or the line thereof if extended where no street exists; a line 75.156 feet west of the west line of South Laflin Street; the north line of the alley north of and parallel to West 15th Street; the west line of South Laflin Street; the north line of West 15th Street; the east line of South Ashland Avenue; the south line of West 14th Place; the east line of the alley east of and parallel to South Ashland Avenue; the south line of West 14th Street, or the line thereof if extended where no street exists; the east line of the alley east of and parallel to South Ashland Avenue, or the line thereof if extended where no alley exists; the south line of the alley next south of and parallel to the alley east of and parallel to West Hastings Street; the east line of the alley east of South Ashland Avenue; the north line of West Hastings Street; the east line of the alley east of and parallel to South Ashland Avenue; the south line of West 13th Street or the line thereof if extended where no street exists; the east line of the alley east of and parallel to South Ashland Avenue, or the line thereof if extended where no alley exists; the south line of the alley south of and parallel to West Roosevelt Road; the west line of South Laflin Street; the east line of South Laflin Street; the south line of the alley south of and parallel to West Roosevelt Road; a line 139.41 feet west of the west line of South Loomis Street; the north line of West Washburne Avenue, or the line thereof if extended where no street exists; the east line of South Loomis Street; the south line of the alley south of and parallel to West Roosevelt Road; and the east line of South Racine Avenue, except the south line of West Washburne Avenue, or the line thereof if extended where no street exists; a line 168.576 feet west of the west line of South Loomis Street;

the north line of the alley south of and parallel to West Washburne Avenue, or the line thereof if extended where no alley exists; a line 264.815 feet west of the west line of South Loomis Street; the south line of West 13th Street; the east line of the alley west of and parallel to South Racine Avenue, or the line thereof if extended where no alley exists; the north line of West Hastings Street; and the east line of the alley east of and parallel to South Throop Street,

and by substituting for the existing Plan of Development, the Plan of Development attached hereto and made a part hereof and the use and bulk regulations set forth therein.

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

Plan of Development Statements referred to in this ordinance reads as follows:

*Residential Planned Development Number 4,
As Amended.*

Plan Of Development Statements.

1. The area which is delineated herein as Residential Planned Development Number 4, as amended (the "Planned Development") consists of approximately seventy-two and eight hundredths (72.08) total net site area acres (the "Property") depicted on the attached Property Line and Right-of-Way Adjustment Map and is owned or controlled by the Habitat Company, as receiver for the Chicago Housing Authority, Development Manager for HOPE VI Brooks Extension Program (the "Applicant").
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Plan of Development shall be binding upon the Applicant, its affiliates, successors, assigns, grantees and lessees and, if different than the Applicant, the record owners of title of the Property. All rights granted

hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the record owners of title from time to time. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Plan of Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property or any property owners association which may be formed to succeed the applicant, and any ground lessors.

4. This Plan of Development consists of these statements; a Planned Development Bulk Regulations and Data Table; Planned Development Boundary, Property Line and Subarea Map; Existing Zoning and Street System Map; an Existing Land-Use Map; Subarea C Right-of-Way Adjustment Map; and a Conceptual Site/Landscape Plan and Conceptual Building Elevations (front views and Racine Avenue view) for Subarea C proposed by the Applicant.

A full size set of Subarea C plans are on file with the Department of Planning and Development. The Plan of Development is applicable to the area delineated herein and no other controls shall apply.

5. The Property within the Planned Development is divided into three (3) subareas as indicated on the Planned Development Boundary, Property Line and Subarea Map. Subject to the Bulk Regulations and Data Table and the footnotes thereto, the following uses are permitted on the Property under this Plan of Development:

Subarea A -- shall be developed primarily for residential purposes and shall include townhouses, elevator apartment buildings (high-rise) and a day care/ community building.

Subarea B -- shall be developed for residential purposes and shall include townhouses and elevator apartment buildings.

Subarea C -- shall be developed primarily for residential purposes with walkup buildings only, shall permit all uses permitted in the R4 General Residence District and shall include children's public and private playgrounds and related uses.

All subareas -- portions of the Property may be utilized on an interim

basis for construction staging and the storage of construction materials for the various phases of development of the Property and public and private parks and playgrounds.

6. Off-street parking shall be provided in accordance with the Planned Development, subject to the review and approval of the Departments of Transportation and Planning and Development.
7. Any service drives or other ingress and egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic, and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation, Bureau of Traffic.
8. Project identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
9. In addition to the maximum height restriction of any building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. Improvements within Subarea C, including landscaping and all entrances and exits to the parking area, shall be designed and installed in substantial compliance with the Conceptual Site/Landscape Plan, Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Conceptual Site/Landscape Plan and the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Prior to seeking "Part II" approval for development within Subarea C, the Applicant shall submit a more detailed site plan and building elevations.

The site plan shall specifically address building orientation and layout at the corner of Blue Island and Roosevelt and the need for breaks in building rows on Blue Island Avenue. Building elevations shall indicate building materials. Front and corner facades, which are visible from public streets shall be clad in brick. Other facades may include split face block. No vinyl siding shall be used. In the event Subarea A or B are redeveloped in the future, the Applicant shall submit a Site Plan and conceptual building elevations to the Department of Planning and Development for review and approval prior to seeking "Part II" approval under Section 11.11-3(b) of the Chicago Zoning Ordinance. The purpose of site plan review is to determine if the new construction complies with the bulk and height regulations contained in the Bulk Regulations and Data Table attached hereto and is otherwise compatible with adjacent land uses.

A site plan shall, at a minimum, provide the following information:

- (a) boundaries of the development parcel or parcels;
- (b) building footprint or footprints;
- (c) dimensions of all setbacks;
- (d) location and depiction of all parking spaces and trash receptacle storage areas (including relevant dimensions);
- (e) location and depiction of all loading berths (including relevant dimensions);
- (f) all drives, roadways and vehicular routes;
- (g) all landscaping and buffer zoning (including a description of all landscape materials);
- (h) all pedestrian circulation routes and points of ingress/egress (including sidewalks);
- (i) location and specifications for all street lighting;
- (j) all site statistics and cumulative site statistics for the subarea (or block where applicable) applicable to the development parcel or parcels including:
 - (1) floor area and floor area ratio as represented on submitted drawings;

- (2) number of dwelling units;
- (3) number of parking spaces;
- (4) number of loading berths; and
- (5) uses of parcels.

A site plan shall include such other information as may be necessary to illustrate substantial conformance with this Plan of Development.

12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use reasonable efforts to design, construct and maintain all buildings located within this Planned Development where economically feasible in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
13. The terms, conditions and exhibits of the Planned Development ordinance may be modified administratively by the Commissioner upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated in this Planned Development ordinance and will not result in increasing the maximum floor area ratio for the total Property net site area or the maximum number of dwelling units established by this Planned Development ordinance. Any such modification shall be deemed to be a minor change in the Planned Development ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of Clauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in periphery setbacks or an increase in the maximum percent of land covered.
14. Unless substantial construction has commenced with Subarea C within five (5) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the pre-existing R4, B4-1 and Residential Planned Development Number 4 district classifications.
15. The Applicant acknowledges that it is in the public interest to design,

construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

[Planned Development Bulk Regulations and Data Table; Planned Development Boundary, Property Line and Subarea Map; Existing Zoning and Street System Map; Existing Land-Use Map; Right-of-Way Adjustment Map; Conceptual Site/Landscape Plan; and Conceptual Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 69840 through 69848 of this Journal.]

AMENDMENT OF CHICAGO ZONING ORDINANCE BY
RECLASSIFICATION OF PARTICULAR AREAS.

The Committee on Zoning submitted the following report:

CHICAGO, May 20, 1998.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on May 18, 1998, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

(Continued on page 69849)

A-3910

69840

Residential Planned Development.

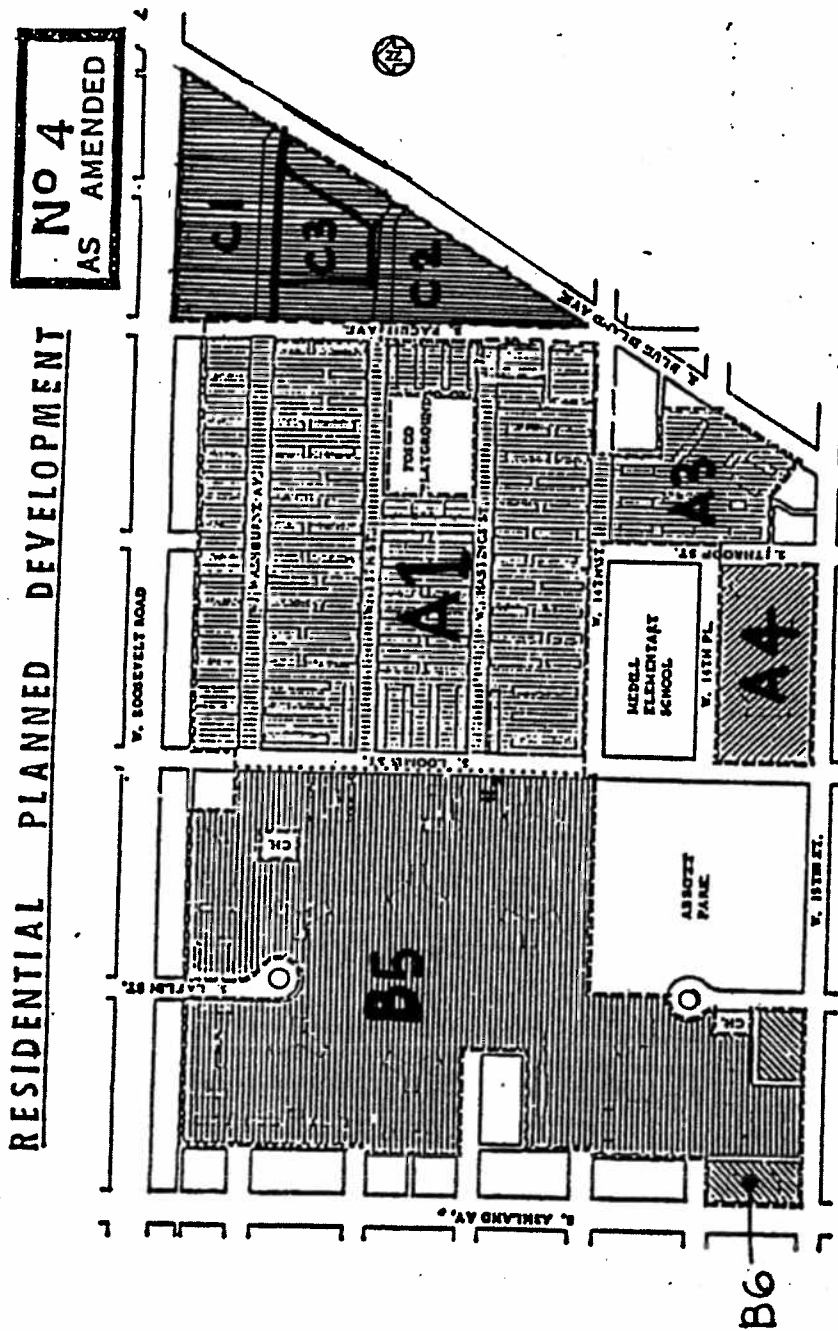
Plan Of Development

Bulk Regulations And Data Table.

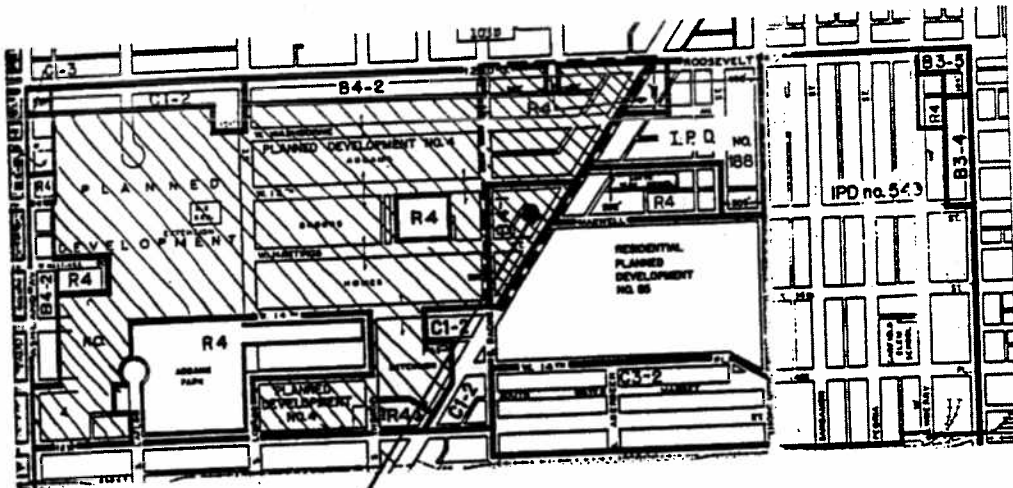
SUB AREAS	NET SITE AREA		NO. OF D.U.'S	MAXIMUM F.A.R.	MAXIMUM % OF LAND COVERED	
	SQ. FT.	ACRES				
A	1. BROOKS	1,099,454	25.24	834	0.713	35
	2. BROOKS EXT.	0	ABSORBED BY SUB AREA "C"	0	0.00	0
	3. ABBOTT	164,657	3.76	58	0.50	15
	4. LOOMIS CTS.	158,558	3.64	126	0.70	10
B	5. ABBOTT	1,290,247	29.62	1,170	1.20	15
	6. ELDERLY	67,518	1.55	118	1.45	15
C	1. BROOKS EXT.	151,589	3.48	118	1.05	35
	2. BROOKS EXT.	155,945	3.58	108	0.95	32
	3. BROOKS EXT.	51,401	1.18	0	0	0
TOTALS	3,139,369	72.07	2,632	1.20	23%	

NET SITE AREA	72.07
AREA OF PUBLIC STREETS	9.90
GROSS SITE AREA	81.97 ACRES
MAXIMUM NUMBER OF DWELLING UNITS	2,532
MAXIMUM NUMBER OF D.U.'s / ACRE OF TOTAL NET SITE AREA	35
MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA	1.20
MINIMUM NUMBER OF PARKING SPACES	1,200
MINIMUM SETBACKS (SUB AREAS "A" & "B")	Elevator apts. front yard- 15' Elevator apts. rear yard- 30' Townhouses front yard- 5' Townhouses rear yard- 30'
MINIMUM SETBACKS (SUB AREA "C")	In accordance with Site/Landscape plan
MAXIMUM BUILDING HEIGHT (SUB AREA "C")	50'
MAXIMUM PERCENTAGE OF LAND COVERED -	23%

Planned Development Boundary, Property Line
And Subarea Map.



Existing Zoning And Street System Map.




SUBJECT PROPERTY AREA

Applicant : The Habitat Company
 350 West Hubbard
 Chicago, Illinois 60610

Date : February 25, 1998
 Revised : March 12, 1998

LEGEND

 SUBJECT PROPERTY AREA



JOHNSON & LEE
 Architects/Planners

828 S. WABASH AVENUE
 Chicago, Illinois 60606

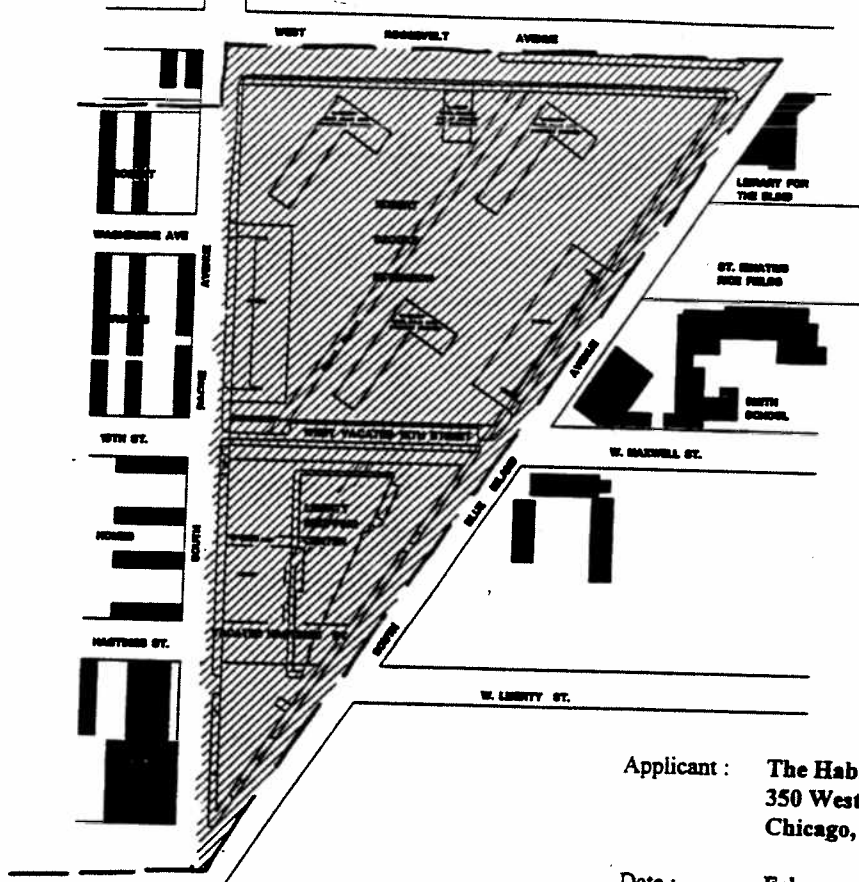
Phone 312.663.0225
 Fax 312.663.4401

PROJECT	ABLA HOMES REVITALIZATION PROGRAM	job no.	9728
drawing title	EXISTING ZONING AND STREET SYSTEM MAP	drawing no.	SK-1
ref. drawing no.			

drawn MYS
 scale HTS
 date 4 FEBRUARY 98
 distribution

Existing Land-Use Map.

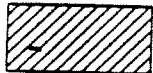
Planned Development #4 - Sub area C (As Amended)

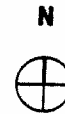


Applicant : The Habitat Company
 350 West Hubbard
 Chicago, Illinois 60610

Date : February 25, 1998
 Revised : March 12, 1998

LEGEND

- PLANNED DEVELOPMENT BOUNDARY
-  PUBLIC HOUSING, MULTI-FAMILY BUILDINGS AND COMMERCIAL BUILDING ON SITE (To be Demolished)



JOHNSON & LEE, LTD.
 Architects/Planners

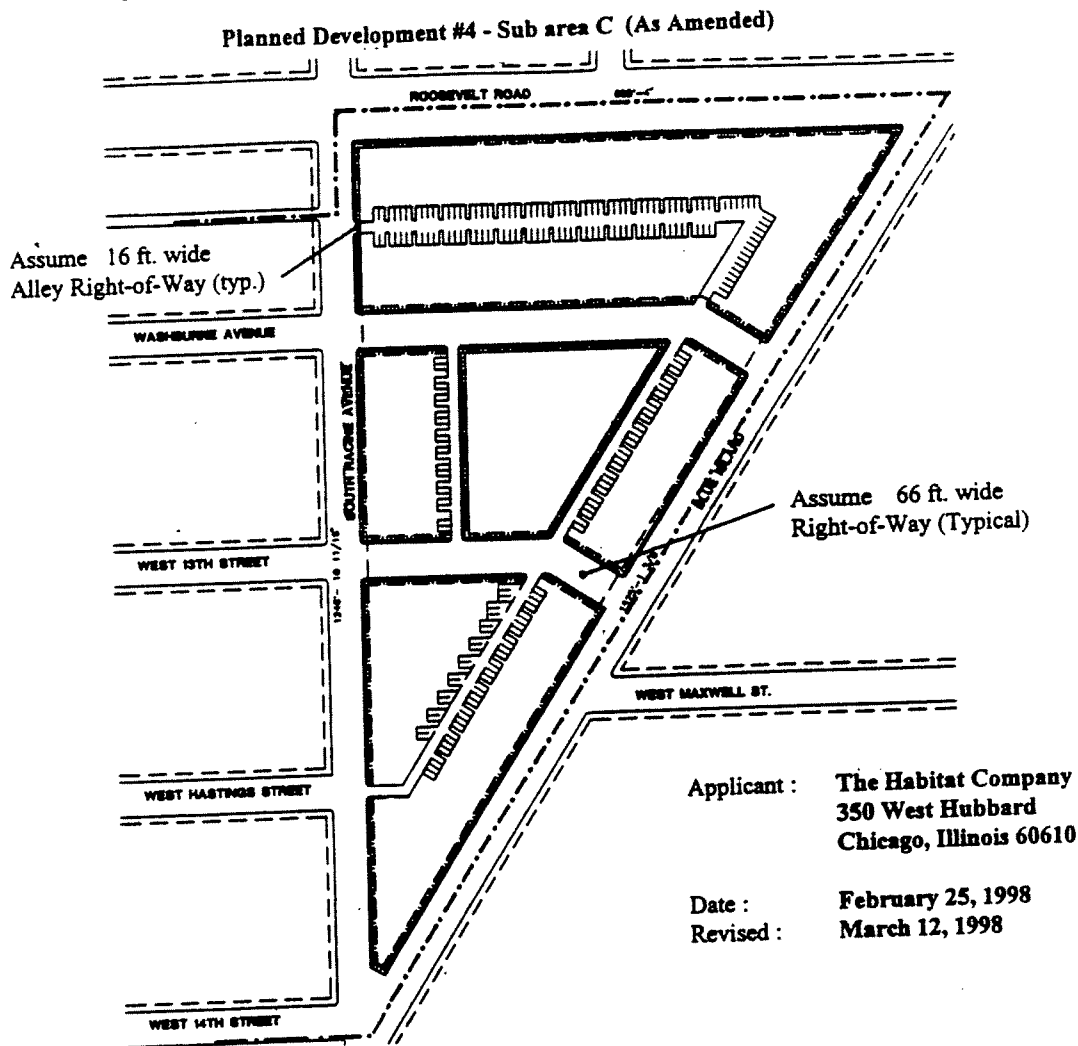
828 S. WABASH AVENUE
 Chicago, Illinois 60605

Phone 312.663.0226
 Fax 312.663.4491

PROJECT	ABLA HOMES	job no.	9728
drawing title	EXISTING LAND - USE MAP	drawing no.	
ref. drawing no.			

drawn FKB
 scale NTS
 date 25 FEBRUARY 1998
 distribution

Right-Of-Way Adjustment Map.



Applicant : **The Habitat Company**
 350 West Hubbard
 Chicago, Illinois 60610

Date : **February 25, 1998**
 Revised : **March 12, 1998**

LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- PROPERTY LINE



JOHNSON & LEE
 Architects/Planners

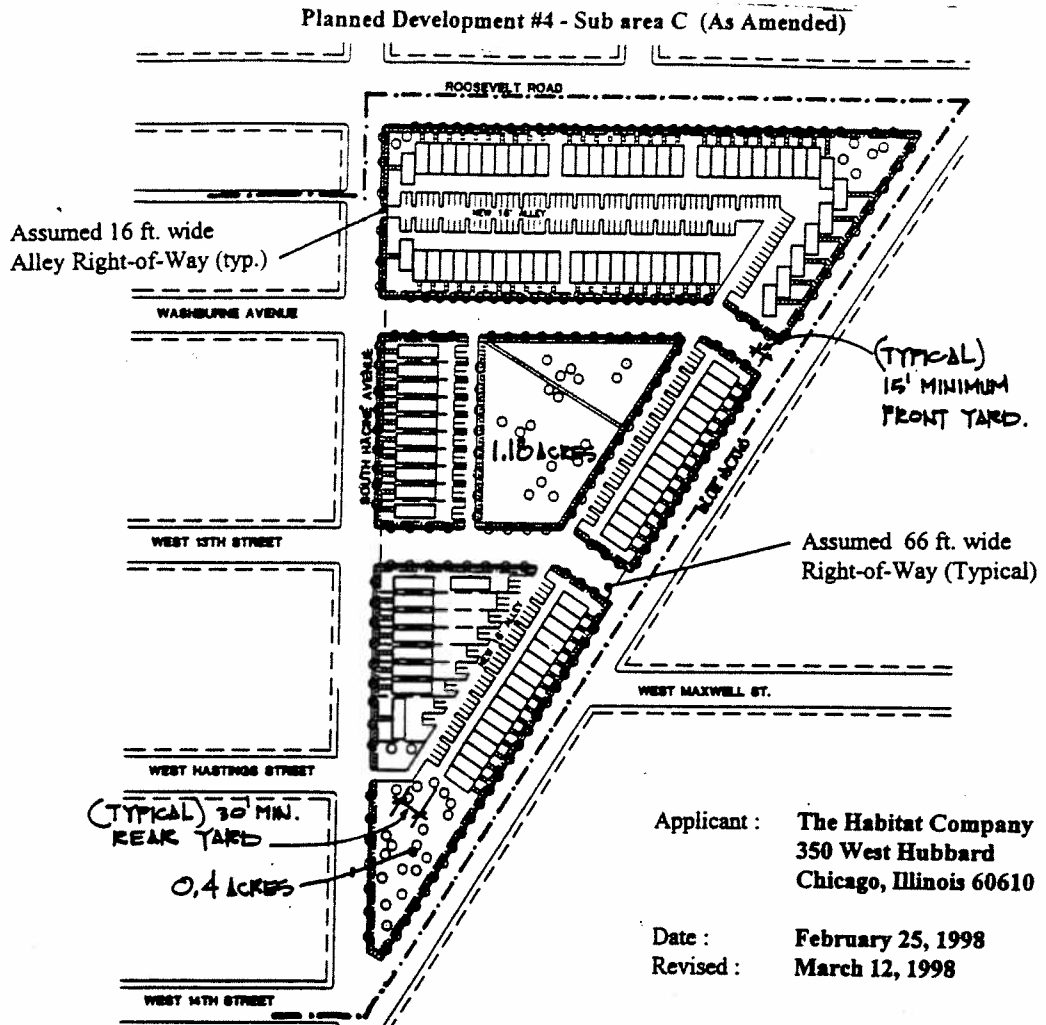
825 S. WABASH AVENUE
 Chicago, Illinois 60605

Phone **312.663.0228**
 Fax **312.663.4491**

PROJECT	ABLA HOMES REVITALIZATION PROGRAM	job no.	9720
drawing title	PROPERTY LINE MAP AND RIGHT OF WAY ADJUSTMENT	drawing no.	SK-
ref. drawing no.			

drawn MTS
 scale NTS
 date 25 FEBRUARY 98
 distribution

Conceptual Site/Landscape Plan.



Applicant : **The Habitat Company**
 350 West Hubbard
 Chicago, Illinois 60610

Date : **February 25, 1998**
 Revised : **March 12, 1998**

LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- PROPERTY LINE



JOHNSON & LEE
 Architects/Planners

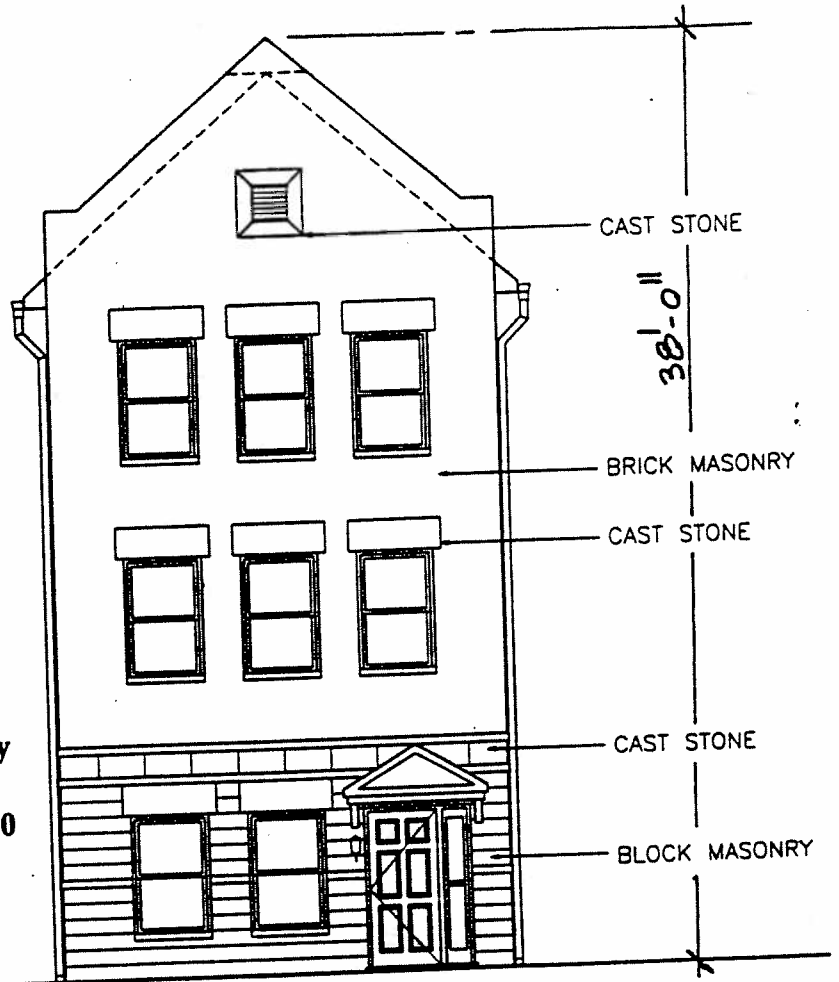
528 S. WABASH AVENUE
 Chicago, Illinois 60605

Phone 312.663.0226
 Fax 312.663.4491

PROJECT	ABLA HOMES REVITALIZATION PROGRAM	job no.	9720
drawing title	CONCEPTUAL SITE PLAN	drawing no.	SK-
ref. drawing no.			

drawn MTS
 scale NTS
 date 25 FEBRUARY 98
 distribution

Conceptual Building Elevations.
(Page 1 of 3)



Applicant : **The Habitat Company**
350 West Hubbard
Chicago, Illinois 60610

Date : **February 25, 1998**
 Revised : **March 12, 1998**

FRONT VIEW

JOHNSON & LEE
 Architects/Planners

828 S. WABASH AVENUE
 Chicago, Illinois **60605**

Phone **312.883.1**
 Fax **312.883.**

PROJECT	ABLA HOMES REVITALIZATION PROGRAM	job no.	9720
drawing title	ELEVATION	drawing no.	SK-
ref. drawing no.			

drawn
 scale
 date **25 FEBRUAR**
 distribution

Conceptual Building Elevations.
(Page 2 of 3)



FRONT VIEW

JOHNSON & LEE
Architects/Planners

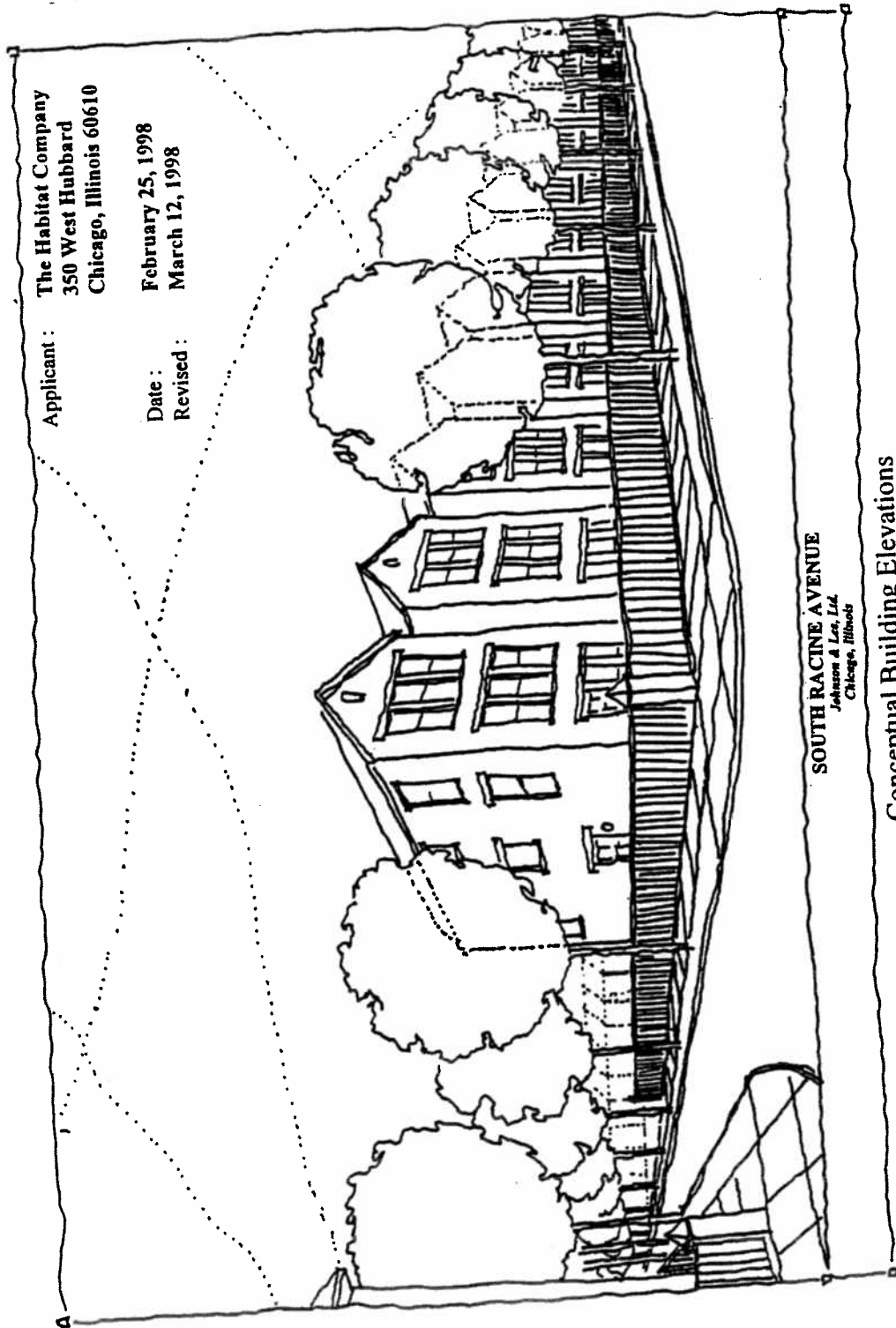
825 S. WABASH AVENUE
Chicago, Illinois 60606

Phone 312.663.0225
Fax 312.663.4461

PROJECT	ABLA HOMES REVITALIZATION PROGRAM	job no.	9720
drawing title	ELEVATION	drawing no.	
ref. drawing no.			SK-

drawn MTS
scale HTS
date 25 FEBRUARY 98
distribution

Conceptual Building Elevations.
(Page 3 of 3)



UNFINISHED BUSINESS.

Amendment of Section 37-11 (a) and 37-11 (b) of Municipal Code Authorized.

On motion of Alderman Keane the City Council took up for consideration the report of the Committee on Finance deferred and published in the Journal of the Proceedings of March 10, 1971, page 10554, recommending that the City Council pass a proposed ordinance to authorize amendment of Section 37-11 (a) and 37-11 (b) of the Municipal Code of Chicago.

On motion of Alderman Keane said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Hubbard, Kenner, Holman, Despres, Sawyer, Cousins, Adduci, Vrdolyak, Bilandic, Swinarski, Staszczuk, Burke, Lawlor, Langford, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Potempa, Rhodes, Zydlo, Ray, Washington, Biggs, Filippini, Keane, Gabinski, Sande, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Simon, Scholl, Natarus, Singer, Simpson, Fifielski, Cohen, Hoellen, Hedlund, Wigoda, Sperling—48.

Nays—None.

The following is said ordinance as passed:

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

SECTION 1. Section 37-11(a) of the Municipal Code of Chicago, as amended, now reading as follows:

- (a) For each landing at Chicago-O'Hare International Airport of an aircraft not operated by a scheduled airline, and not a non-commercial private aircraft, \$0.648 per thousand pounds approved maximum landing weight or fraction thereof, provided that the minimum charge for each such landing shall be\$2.50.

be and the same hereby is amended to read as follows:

- "(a) For each landing at Chicago-O'Hare International Airport of an aircraft not operated by a scheduled airline, and not a non-commercial private aircraft, \$0.7300 per thousand pounds approved maximum landing weight or fraction thereof, provided that the minimum charge for each such landing shall be\$2.50."

SECTION 2. Section 37-11(b) of the Municipal Code of Chicago, as amended, now reading as follows:

- (b) For each landing at Chicago-O'Hare International Airport of a non-commercial private aircraft, \$0.648 per thousand pounds approved maximum landing weight or fraction thereof, provided that the minimum charge for each such landing shall be. \$2.50.

be and the same is hereby amended to read as follows:

- "(b) For each landing at Chicago-O'Hare International Airport of a non-commercial private aircraft, \$0.730 per thousand pounds approved maximum landing weight or fraction thereof, provided that the minimum charge for each such landing shall be\$2.50."

SECTION 3. This ordinance shall be in force and effect beginning January 1, 1971.

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Fitzpatrick the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published on March 10, 1971, pages 10558-10559, recommending that the City Council pass seven proposed ordinances transmitted with the committee's report for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

On separate motions made by Alderman Fitzpatrick *each* of the said proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Hubbard, Kenner, Holman, Despres, Sawyer, Cousins, Adduci, Vrdolyak, Bilandic, Swinarski, Staszczuk, Burke, Lawlor, Langford, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Potempa, Rhodes, Zydlo, Ray, Washington, Biggs, Filippini, Keane, Gabinski, Sande, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Simon, Scholl, Natarus, Singer, Simpson, Fifielski, Cohen, Hoellen, Hedlund, Wigoda, Sperling—48.

Nays—None.

Said seven ordinances, as passed, read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

Reclassification of Area Shown on Map Nos. 1-J and 2-J.

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 B4-3 Restricted Service District symbols and indications as shown on Maps No. 1-J and 2-J in the area bounded by

the alley next north of and parallel to W. Madison Street; N. Kedzie Avenue; W. Madison Street; S. Spaulding Avenue; the alley next south of and parallel to W. Madison Street; the alley next east of and parallel to S. Homan Avenue; the alley next south of and parallel to W. Madison Street; a line 498.65 feet west of S. Spaulding Avenue; W. Madison Street; and the alley next east of and parallel to N. Homan Avenue,

PD
4

to the designation of a Residential 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.

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

[Plan of Development attached to the foregoing ordinance is printed on pages 120-124 of this Journal]

Reclassification of Area Shown on Map No. 4-G.

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 Residential Planned Development No. 4 and C1-2 Restricted Commercial

(Continued on page 125)

(Continued from page 119)

District symbols and indications as shown on Map No. 4-G in the area bounded by

The south line of W. Roosevelt Road; a line 325.21 feet east of S. Racine Avenue; a line 82.34 feet south of W. Roosevelt Road; a line 375.24 feet east of S. Racine Avenue; the south line of W. Roosevelt Road, the west line of S. Blue Island Avenue; the center line of W. 13th Street, or the line thereof if extended where no street exists; the west line of S. Racine Avenue; the north line of W. 14th Street; the west line of the alley east of and parallel to S. Throop Street; the south line of the alley south of and parallel to W. 14th Street; a line 145.04 feet east of the west line of the alley east of and parallel to S. Throop Street; the west line of S. Blue Island Avenue; a line 72 feet northeast of W. 15th Street along the west line of S. Blue Island Avenue, to a point 172.8 feet east of S. Throop Street along the north line of the alley north of and parallel to W. 15th Street; the west line of S. Throop Street; the north line of W. 15th Street; the east line of S. Loomis Street; the south line of W. 14th Place; the east line of S. Throop Street; the north line of W. 14th Street; the west line of S. Loomis Street; the center line of W. 14th Street, or the line thereof if extended where no street exists; the center line of S. Laffin Street, or the line thereof if extended where no street exists; the west line of S. Laffin Street; the south line of W. 14th Place, or the line thereof if extended where no street exists; a line 75.156 feet west of the west line of S. Laffin Street; the north line of the alley north of and parallel to W. 15th Street; the west line of S. Laffin Street; the north line of W. 15th Street; the east line of S. Ashland Avenue; the south line of W. 14th Place; the east line of the alley east of and parallel to S. Ashland Avenue; the south line of W. 14th Street, or the line thereof if extended where no street exists; the east line of the alley east of and parallel to S. Ashland Avenue, or the line thereof if extended where no alley exists; the south line of the alley next south of and parallel to the alley east of and parallel to W. Hastings Street; the east line of the alley east of and parallel to S. Ashland Avenue; the north line of W. Hastings Street; the east line of the alley east of and parallel to S. Ashland Avenue; the south line of W. 13th Street or the line thereof if extended where no street exists; the east line of the alley east of and parallel to S. Ashland Avenue, or the line thereof if extended where no alley exists; the south line of the alley south of and parallel to W. Roosevelt Road; the west line of S. Laffin Street; the east line of S. Laffin Street; the south line of the alley south of and parallel to W. Roosevelt Road; a line 139.41 feet west of the west line of S. Loomis Street; the north line of W. Washburne Avenue, or the line thereof if extended where no street exists; the east line of S. Loomis Street; the south line of the alley south of and parallel to W. Roosevelt Road; and the east line of S. Racine Avenue, except the south line of W. Washburne Avenue, or the line thereof if extended where no street exists; a line 168.576 feet west of the west line of S. Loomis Street; the north line of the alley south of and parallel to W. Washburne Avenue, or the line thereof if extended where no alley exists; a line 264.815 feet west of the west line of S. Loomis Street; and the south line of W. 13th Street; the east line of the alley west of and parallel to S. Racine Avenue, or the line thereof if extended where no

alley exists; the north line of W. Hastings Street; the east line of the alley east of and parallel to S. Throop Street,

to the designation of a Residential Planned Development No. 4, as amended, 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.

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

[Plan of Development attached to the foregoing ordinance is printed on pages 126-130 of this Journal]

Reclassification of Area Shown on Map No. 8-E.

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 R5 General Residence District and B4-3 Restricted Service District symbols and indications as shown on Map No. 8-E in the area bounded by

E. 35th Street; S. Lake Park Avenue; E. 36th Street; S. Ellis Avenue; E. 36th Street; and S. Cottage Grove Avenue,

to the designation of a Residential 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.

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

[Plan of Development attached to the foregoing ordinance is printed on pages 131-135 of this Journal]

Reclassification of Area Shown on Map No. 12-D.

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 Planned Development District, R5 General Residence District and B4-3 Restricted Service District symbols and indications as shown on Map No. 12-D in the area bounded by

East 47th Street; South Lake Park Avenue; a line 427.60 feet South of East 47th Street along the westerly line of South Lake Park Avenue; South Dorchester Avenue; East 47th Place; the East line of the alley next east of and parallel to South Kenwood Avenue; a line 422.25 feet South of East 47th Street; South Kenwood Avenue; East 48th Street; a line 132.37 feet West of South Kenwood Avenue; a line 332.36 feet North of East 43th Street; South Kimbark Avenue; a line 245.5 feet South of East 47th Street; South Woodlawn Avenue; a line 49 feet South of East 47th Street; a line 118 feet West of South Woodlawn Avenue; a line 180.52 feet South of East 47th Street; a line 291.71 feet West of South Woodlawn Avenue; a line 204.92 feet South of East 47th Street; a line 423.71 feet West of South Woodlawn Avenue; a line 109.67 feet South of East 47th Street; a line 106.7 feet East of South Greenwood Avenue; a line 54.67 feet South of East 47th Street; South Greenwood

(Continued on page 136)

RESIDENTIAL PLANNED
DEVELOPMENT

NO. 4
AS AMENDED

PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated hereon as a "Residential Planned Development" is owned and controlled by the Chicago Housing Authority.
2. Off-Street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R4 General Residence District of the Chicago Zoning Ordinance.
3. Any dedication of streets or alleys or adjustments of the rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Chicago Housing Authority and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Chicago Housing Authority.
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 consists of townhouses, elevator apartment buildings, a Day Care/Community Building and accessory buildings or uses incidental thereto and recreational areas and facilities.
7. The following information sets forth data concerning the property included in said planned 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 as related to an R4 General Residence District classification and with regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as adopted by the Commissioner of Development and Planning.

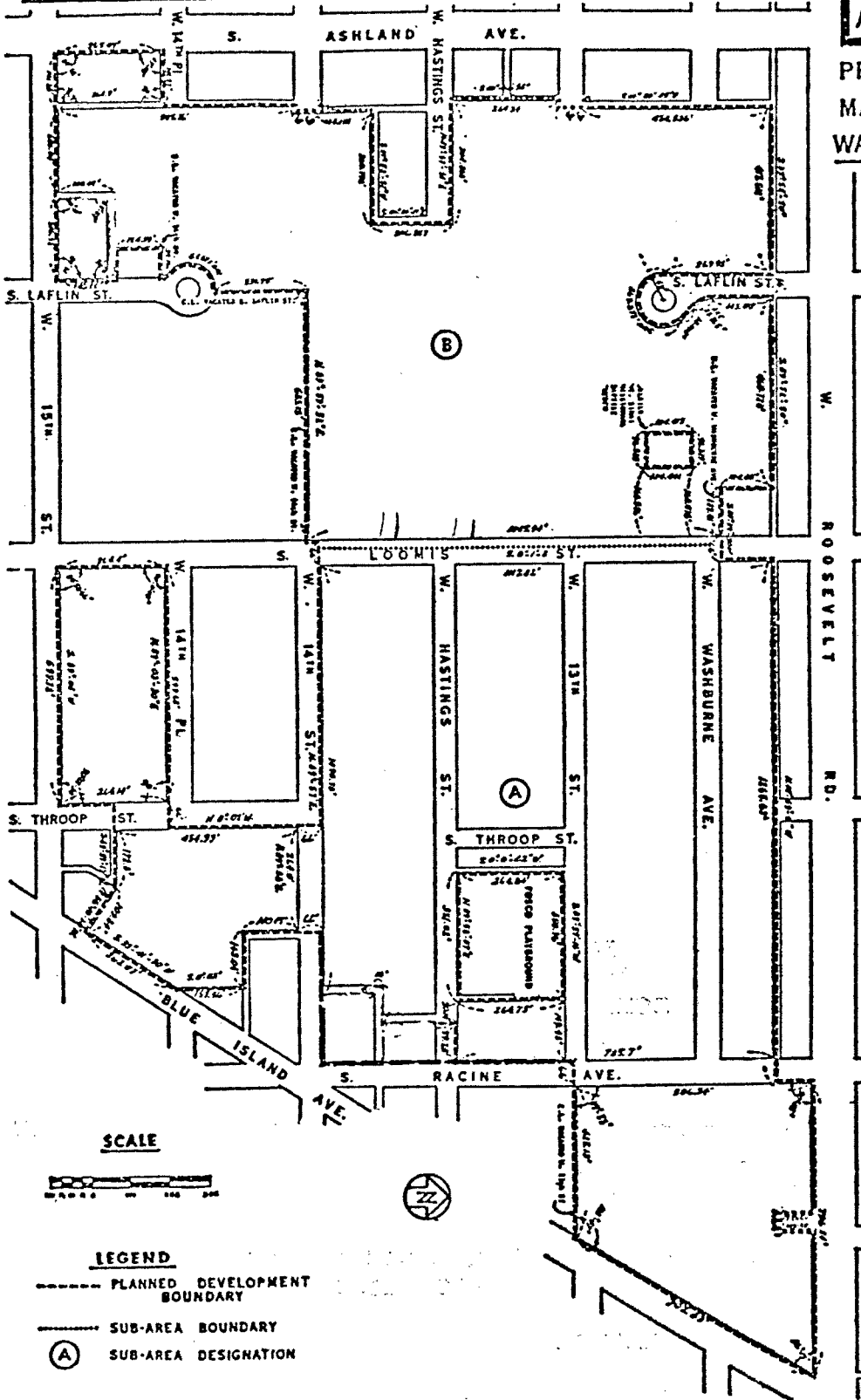
APPLICANT: THE CHICAGO
HOUSING AUTHORITY

DATE: January 27, 1971

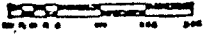
RESIDENTIAL PLANNED DEVELOPMENT

NO 4
AS AMENDED

**PROPERTY LINE
MAP & RIGHT OF
WAY ADJUSTMENTS**



SCALE



LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- SUB-AREA BOUNDARY
- (A) SUB-AREA DESIGNATION

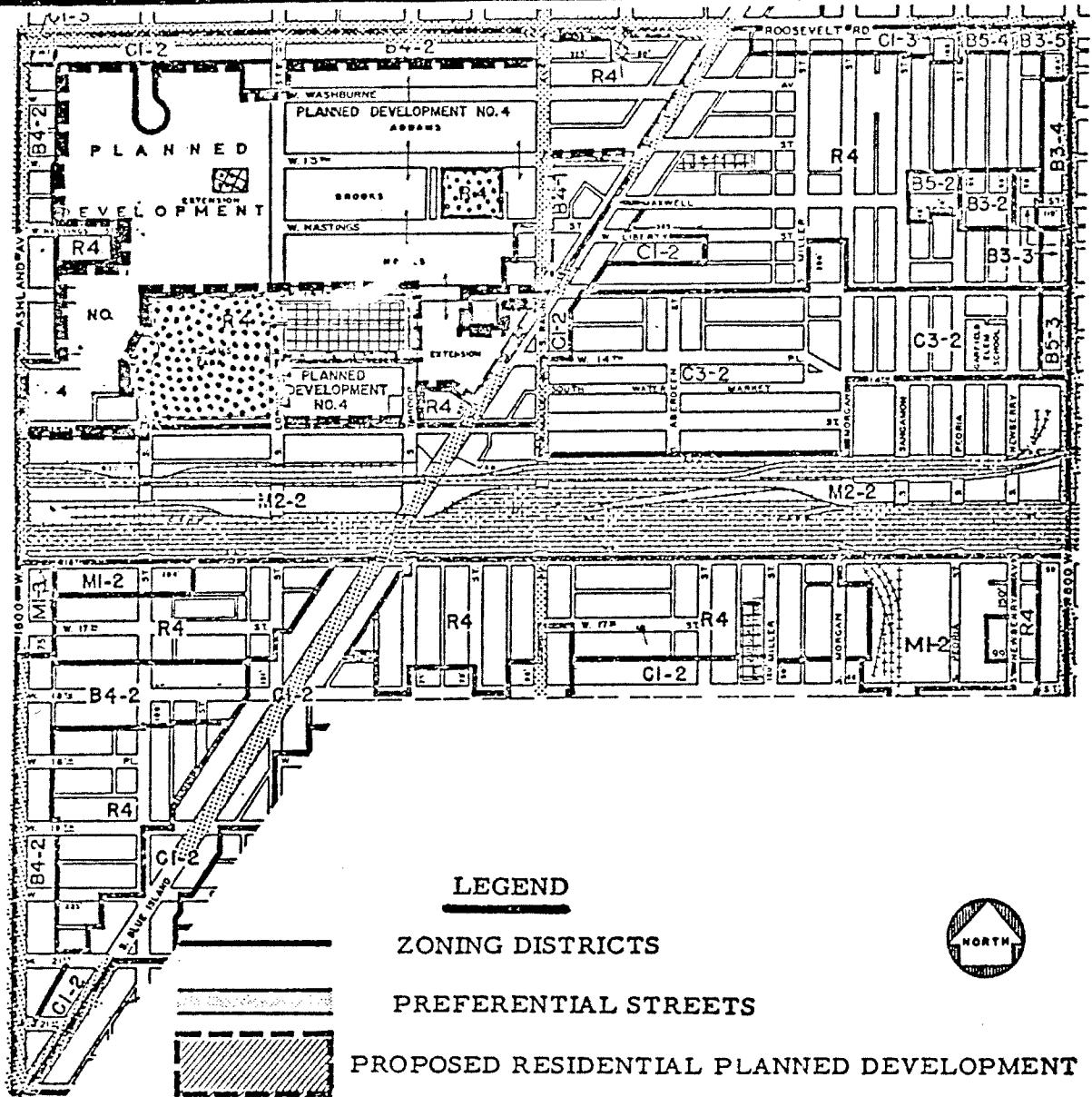
APPLICANT:
**CHICAGO
HOUSING
AUTHORITY**

DATE: 1/27/71

RESIDENTIAL PLANNED DEVELOPMENT

NO. 4 AS AMENDED

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND

ZONING DISTRICTS

PREFERENTIAL STREETS

PROPOSED RESIDENTIAL PLANNED DEVELOPMENT

PUBLIC SCHOOLS

OTHER PUBLIC, QUASI-PUBLIC & PRIVATE INSTITUTIONS & FACILITIES

PARK AREA

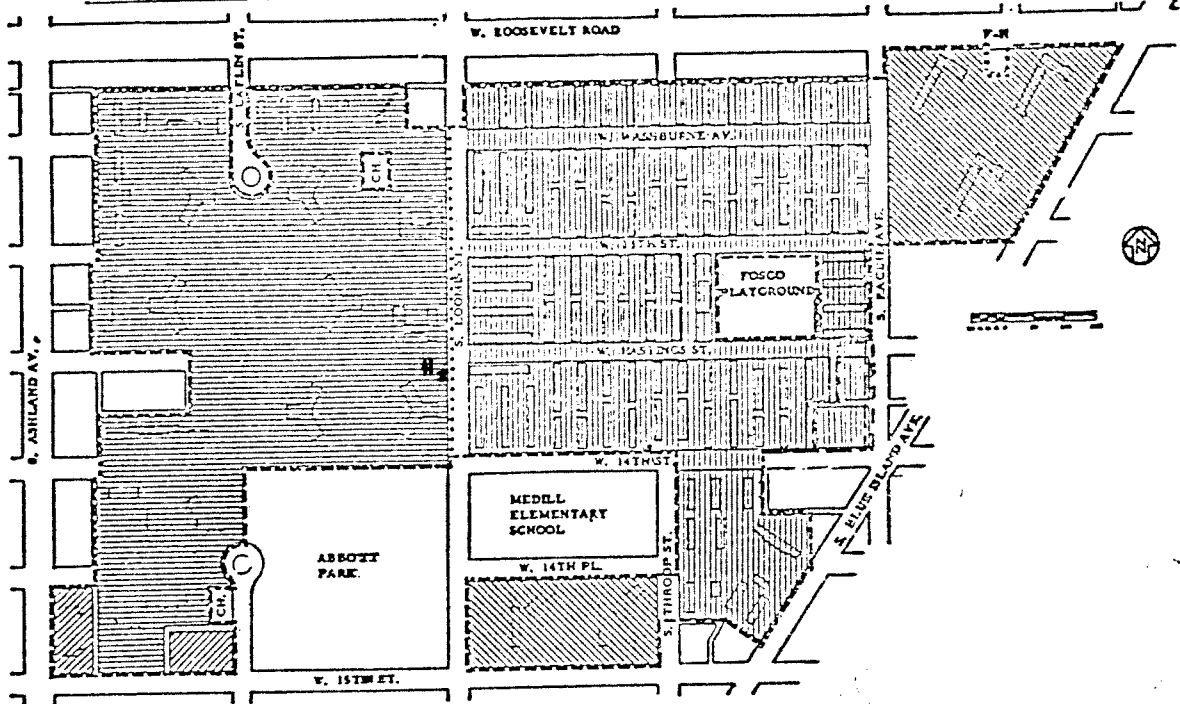


APPLICANT: THE CHICAGO HOUSING AUTHORITY

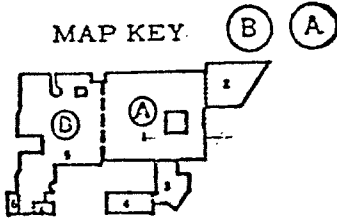
DATE: January 27, 1971

RESIDENTIAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN

No 4
AS AMENDED



MAP KEY



SUB-AREA DESIGNATION

(Sub Area A : Planned Development No. 4
Approved by City Council, October 2, 1959)

Numbers Indicate Projects
Within Unit Areas

- 1 BROOKS
- 2 BROOKS EXTENSION
- 3 ABBOTT
- 4 LOOMIS COURTS
- 5 ABBOTT
- 6 ELDERLY

- PLANNED DEVELOPMENT BOUNDARY
- TOWNHOUSES, DAY CARE/COMMUNITY BUILDING
- ELEVATOR APTS. (High Rise)
- ELEVATOR APTS. & TOWNHOUSES
- ELEVATOR APTS. - ELDERLY (with related uses)
- EXISTING BUILDINGS
- CH. CHURCH
- F-H FIRE HOUSE

APPLICANT: CHICAGO HOUSING AUTHORITY

DATE: January 27, 1971

RESIDENTIAL PLANNED
DEVELOPMENT

NO. 4
AS AMENDED

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

SUB AREAS	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NO. OF D.U.'S	MAXIMUM F.A.R.	MAXIMUM % OF LAND COVERED
	SQ. FT.	ACRES				
A	1. BROOKS 1,099,495	25.24	TOWNHOUSES & DAY CARE/COMMUNITY BLDG.	834	.713	35
	2. BROOKS EXT. 348,169	7.99	ELEV. APTS (HIGH RISE)	453	1.20	10
	3. ABBOTT 164,943	3.78	TOWNHOUSES	58	.50	15
	4. LOOMIS CTS. 158,483	3.64	ELEV. APTS. (HIGH RISE)	126	.70	10
B	5. ABBOTT 1,290,250	29.62	ELEV. APTS. & TOWNHOUSES	1,170	1.20	15
	6. ELDERLY 67,830	1.55	ELEV. APTS. (HIGH RISE)	118	1.45	15
TOTALS	3,129,170	71.83				

GROSS SITE AREA - NET SITE AREA - 71.83
 AREA OF PUBLIC STREETS 9.90
 81.73 ACRES

MAXIMUM NUMBER OF DWELLING UNITS - 3,432

MAXIMUM NUMBER OF D.U.'S/ACRE OF TOTAL NET SITE AREA - 48

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA - 1.20

MINIMUM NUMBER OF PARKING SPACES 1247
 (Additional off-street parking and loading facilities will be provided as authorized by the R¹ General Residence District Classification of the Chicago Zoning Ordinance.)

MINIMUM SETBACKS - Elevator Apts. Front Yard - 15'
 Elevator Apts. Rear Yard - 30'
 Townhouses Front Yard - 5'
 Townhouses Rear Yard - 30'

MAXIMUM PERCENTAGE OF LAND COVERED - 20%

APPLICANT: THE CHICAGO
HOUSING AUTHORITY

DATE: January 27, 1971

RESIDENTIAL PLANNED
DEVELOPMENT

A1181
PASSED 12-17-

PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated hereon as a "Residential Planned Development" is owned and controlled by the Chicago Housing Authority.
2. Off-Street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R4 General Residence District of the Chicago Zoning Ordinance.
3. Any dedication of streets or alleys or adjustments of the rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Chicago Housing Authority and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Chicago Housing Authority.
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.

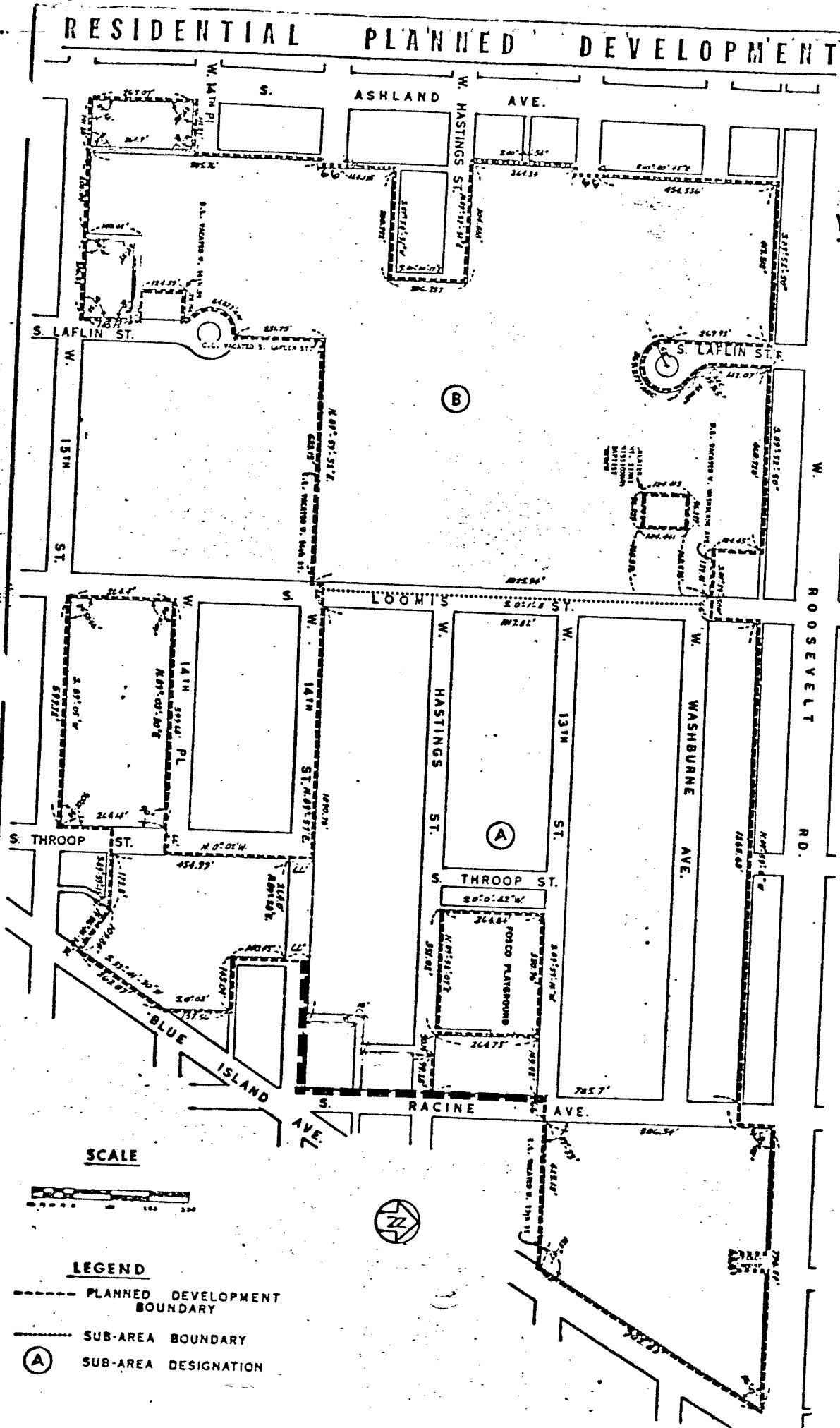
Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
6. Use of land consists of townhouses, elevator apartment buildings, a Day Care/Community Building and accessory buildings or uses incidental thereto and recreational areas and facilities authorized by the Chicago Zoning Ordinance.
7. The following information sets forth data concerning the property included in said planned 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 as related to an R4 General Residence District classification and with regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as adopted by the Commissioner of Development and Planning.

APPLICANT: THE CHICAGO
HOUSING AUTHORITY

RESIDENTIAL PLANNED DEVELOPMENT




No 4
AS AMENDED

PROPERTY LI
MAP & RIGHT
WAY ADJUSTME



SCALE

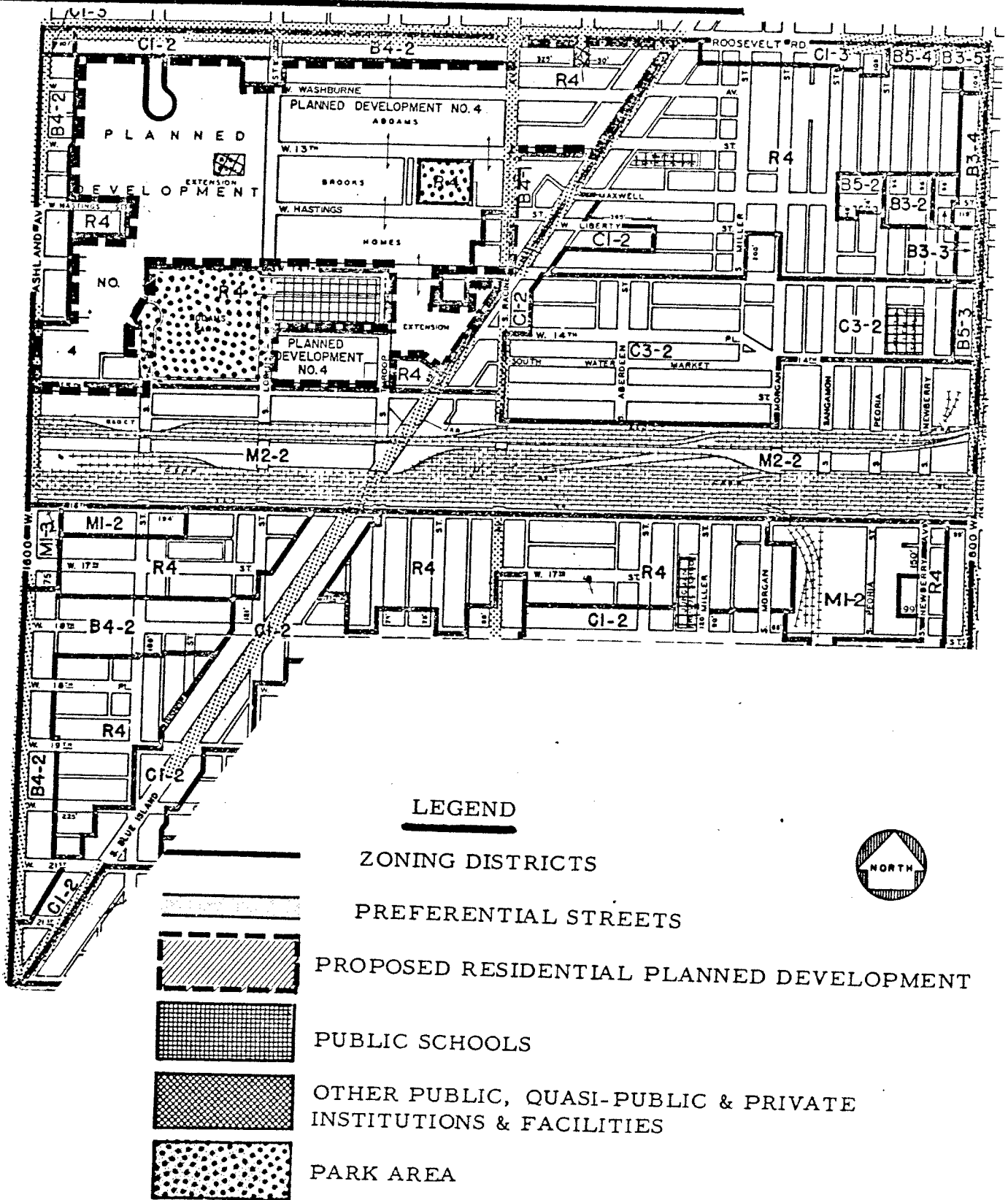
LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  SUB-AREA BOUNDARY
-  SUB-AREA DESIGNATION

APPLICANT:
CHICAGO
HOUSING
AUTHORITY

RESIDENTIAL PLANNED DEVELOPMENT

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND

ZONING DISTRICTS

PREFERENTIAL STREETS

PROPOSED RESIDENTIAL PLANNED DEVELOPMENT

PUBLIC SCHOOLS

OTHER PUBLIC, QUASI-PUBLIC & PRIVATE INSTITUTIONS & FACILITIES

PARK AREA

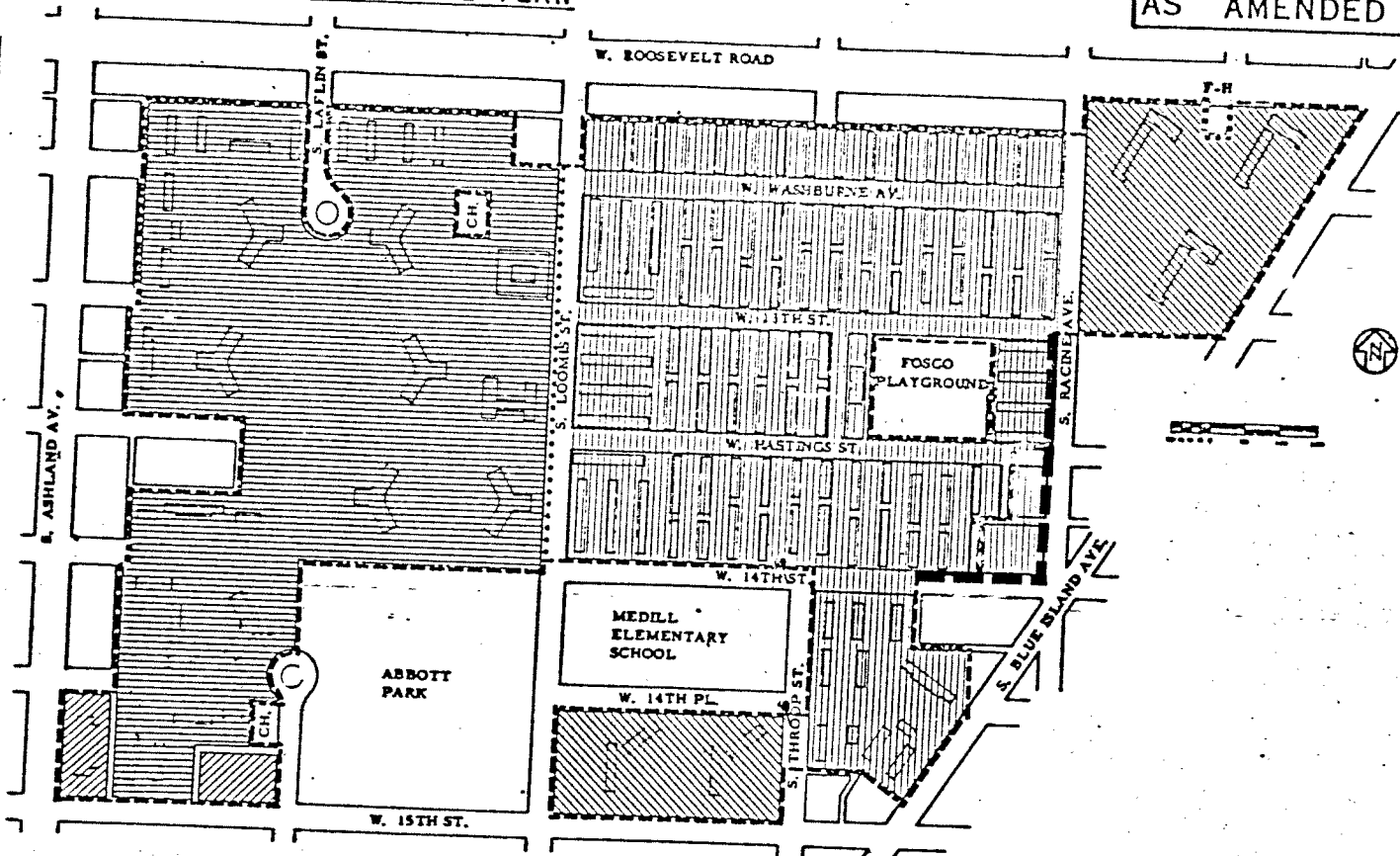


APPLICANT: THE CHICAGO HOUSING AUTHORITY

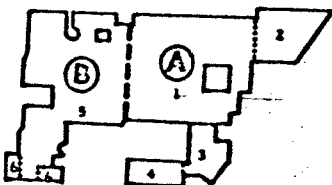
RESIDENTIAL PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN

No 4
AS AMENDED



MAP KEY




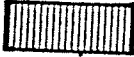




(B) (A)

SUB-AREA DESIGNATION

(Sub Area A : Planned Development No. 4
Approved by City Council, October 2, 1959)

Numbers Indicate Projects
Within Unit Areas

- | | |
|--------------------|-----------------|
| 1 BROOKS | 4 LOOMIS COURTS |
| 2 BROOKS EXTENSION | 5 ABBOTT |
| 3 ABBOTT | 6 ELDERLY |

-  PLANNED DEVELOPMENT BOUNDARY
-  TOWNHOUSES (Low Rise)
-  ELEVATOR APTS. (High Rise)
-  ELEVATOR APTS. & TOWNHOUSES
-  ELEVATOR APTS. - ELDERLY (with related uses)
-  EXISTING BUILDINGS
- CH. CHURCH
- F-H FIRE HOUSE

APPLICANT: CHICAGO HOUSING AUTHORITY

**RESIDENTIAL PLANNED
DEVELOPMENT**

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

SUB AREAS	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NO. OF D.U.'S	MAXIMUM F.A.R.	MAXIMUM % O LAND COVERE
	SQ. FT.	ACRES				
(A)	1. BROOKS 1,061,121	24.36	TOWNHOUSES (LOW RISE)	834	.713	35
	2. BROOKS EXT. 348,169	7.99	ELEV. APTS (HIGH RISE)	453	1.20	10
	3. ABBOTT 164,943	3.78	TOWNHOUSES (LOW RISE)	58	.50	15
	4. LOOMIS CTS. 158,483	3.64	ELEV. APTS. (HIGH RISE)	126	.70	10
(B)	5. ABBOTT 1,290,250	29.62	ELEV. APTS. & TOWNHOUSES	1,170	1.20	15
	6. ELDERLY 67,830	1.55	ELEV. APTS. (HIGH RISE)	118	1.45	15
TOTALS		3,090,795	70.95			

GROSS SITE AREA - NET SITE AREA - 70.95
 AREA OF PUBLIC STREETS 9.90
80.85 ACRES

MAXIMUM NUMBER OF DWELLING UNITS - 3315

MAXIMUM NUMBER OF D.U.'s/ACRE OF TOTAL NET SITE AREA - 47

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA - 1.20

MINIMUM NUMBER OF PARKING SPACES 1247 (Additional off-street parking and loading facilities will be provided as authorized by the R4 General Residence District Classification of the Chicago Zoning Ordinance.)

MINIMUM SETBACKS - Elevator Apts. Front Yard - 15'
 Elevator Apts. Rear Yard - 30'
 Townhouses Front Yard - 5'
 Townhouses Rear Yard - 30'

MAXIMUM PERCENTAGE OF LAND COVERED - 20 %

APPLICANT: THE CHICAGO
HOUSING AUTHORITY

*Reclassification of Area Shown on Map No. 24-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 B1-1 Local Retail District symbols and indications as shown on Map No. 24-B in the area bounded by

a line 75 feet north of E. 103rd Street; the alley next east of and parallel to S. Bensley Avenue; a line 38 feet north of E. 103rd Street; and S. Bensley 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.

*Reclassifications of Area Shown on Map No. 24-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 B2-1 Restricted Retail District symbols and indications as shown on Map No. 24-F in the area bounded by

W. 95th Street; S. Princeton Avenue; the alley next south of and parallel to W. 95th Street; and S. Harvard 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. 28-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 R2 Single Family Residence District symbols and indications as shown on Map No. 28-F in the area bounded by

the alley next south of and parallel to W. 115th Street; S. Stewart Avenue; the alley next north of and parallel to W. 116th Street; and the alley next west of and parallel to S. Stewart Avenue,

to those of an R3 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.

*Reclassification of Area Shown on Map No. 28-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 R3 General Residence District symbols and indications as shown on Map No. 28-F in the area bounded by

W. 115th Street; a line 132 feet west of S. Eggleston Avenue; a line 153 feet south of W. 115th Street; and a line 162 feet west of S. Eggleston 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 force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 4-G.**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 Planned Development, R4 General Residence District and B4-2 Restricted Service District symbols and indications as shown on Map No. 4-G in the area bounded by

the south line of W. Roosevelt Road; a line 325.21 feet east of S. Racine Avenue; a line 82.34 feet south of W. Roosevelt Road; a line 375.24 feet east of S. Racine Avenue; the south line of W. Roosevelt Road, the west line of S. Blue Island Avenue; the center line of W. 13th Street, or the line thereof if extended where no street exists; the west line of S. Racine Avenue; the north line of W. Hastings Street; a line 99.28 feet west of the west line of S. Racine Avenue; the north line of the alley south of and parallel to W. Hastings Street; the east line of the alley west of and parallel to S. Racine Avenue; the north line of W. 14th Street; the west line of the alley east of and parallel to S. Throop Street; the south line of the alley south of and parallel to W. 14th Street; a line 145.04 feet east of the west line of the alley east of and parallel to S. Throop Street; the west line of S. Blue Island Avenue; a line 72 feet northeast of W. 15th Street along the west line of S. Blue Island Avenue, to a point 172.8 feet east of S. Throop Street along the north line of the alley north of and parallel to W. 15th Street; the west line of S. Throop Street; the north line of W. 15th Street; the east line of S. Loomis Street; the south line of W. 14th Place; the east line of S. Throop Street; the north line of W. 14th Street; the west line of S. Loomis Street; the center line of W. 14th Street, or the line thereof if extended where no street exists; the center line of S. Laflin Street, or the line thereof if extended where no street exists; the west line of S. Laflin Street; the south line of W. 14th Place, or the line thereof if extended where no street exists; a line 75.156 feet west of the west line of S. Laflin Street; the north line of the alley north of and parallel to W. 15th Street; the west line of S. Laflin Street; the north line of W. 15th Street; the east line of S. Ashland Avenue; the south line of W. 14th Place; the east line of the alley east of and parallel to S. Ashland Avenue; the south line of W. 14th Street, or the line thereof if extended where no street exists; the east line of the alley east of and parallel to S. Ashland Avenue, or the line thereof if extended where no alley exists; the south line of the alley next south of and parallel to the alley east of and parallel to W. Hastings Street; the east line of the alley east of S. Ashland Avenue; the north line of W. Hastings Street; the east line of the alley east of and parallel to S. Ashland Avenue; the south line of W. 13th Street, or the line thereof if extended where no street exists; the east line of the alley east of and parallel to S. Ashland Avenue, or the line thereof if extended where no alley exists; the south line of the alley south of and parallel to W. Roosevelt Road; the west line of S. Laflin Street; the east line of S. Laflin Street; the south line of the alley south of and parallel to W. Roosevelt Road; a line 139.41 feet west of the west line of S. Loomis Street; the north line of W. Washburne Avenue, or the line thereof if extended where no street exists; the east line of S. Loomis Street; the south line of the alley south of and parallel to W. Roosevelt Road;

(Continued on page 8039)

and the east line of S. Racine Avenue, except the south line of W. Washburne Avenue, or the line thereof if extended where no street exists; a line 168.576 feet west of the west line of S. Loomis Street; the north line of the alley south of and parallel to W. Washburne Avenue, or the line thereof if extended where no alley exists; a line 264.815 feet west of the west line of S. Loomis Street; and the south line of W. 13th Street; the east line of the alley west of and parallel to S. Racine Avenue, or the line thereof if extended where no alley exists; the north line of W. Hastings Street; the east line of the alley east of and parallel to S. Throop Street,

to the designation of Residential 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.

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

[The Plan of Development attached to the foregoing ordinance appears on pages 8034-8038.]

Reclassification of Area Shown on Map No. 6-E.

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 R5 General Residence District symbols and indications as shown on Map No. 6-E in the area bounded by

the north line of the alley next south of and parallel to E. 29th Street; the east line of the alley next south of and parallel to E. 29th Street; Avenue; the south line of the alley next south of and parallel to E. 29th Street; a line 228.4 feet west of the center line of S. Michigan Avenue; a line 193.31 feet south of the south line of the alley next south of and parallel to E. 29th Street; the center line of S. Michigan Avenue; the center line of E. 30th Street; and the center line of S. Wabash Avenue,

to the designation of a Residential 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.

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

[The Plan of Development attached to the foregoing ordinance appears on pages 8040-8044.]

Reclassification of Area Shown on Map No. 6-E.

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 C3-5 Commercial-Manufacturing District symbols and indications as shown on Map No. 6-E in the area bounded by

a line 16.91 feet south of the south line of E. 23rd Street; a line 32 feet west of the west line of S. Lake Shore Drive; a line 545.27 feet south of the south line of E. 23rd Street; a line 400.96 feet west of the west line of S. Lake Shore Drive,

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 hereof.

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

Plan Of Development
Business Planned Development
(Air Rights)
Statements

1. The area delineated hereon as "Business Planned Development" is controlled by The Illinois Central Railroad Company, without prejudice to the rights of the City of Chicago, if any; subject to a contract of sale dated November 24, 1958 between Illinois Central Railroad Company as the seller and Kabak Corp. as the buyer; and further subject to a contract of conveyance dated November 7, 1960 wherein Kabak Corporation agreed to convey the subject property to the Twenty-Three Hundred South Lake Shore Drive Limited Partnership, an Illinois limited partnership, or its nominee.
2. The height restrictions for any building or any other appurtenance attached thereto shall be subject to height limitations as certified on Form FAA-117 and approved by the Federal Aviation Agency pursuant to Part 626 of the Regulations of the Administrator, Federal Aviation Agency.
3. Off-street parking and loading facilities shall be provided in compliance with this Plan Of Development as authorized by the Chicago Zoning Ordinance.
4. Service drives or any other ingress or egress shall be adequately designed and paved for motor vehicles, including emergency vehicles.
5. The applicant, Twenty-Three Hundred South Lake Shore Drive Limited Partnership, or its successor is required to obtain all applicable official reviews, approvals or permits.
6. Use of land will consist of hotel, restaurant with related business uses, and recreational areas and facilities.
 - (a) Business and advertising signs are permitted subject to review and approval by the Commissioner of City Planning.
 - (b) Any principal building or use, or related building or use permitted shall be in conformity with the Regulations of the Administrator, Federal Aviation Agency.
7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations, and Procedures in relation to Planned Developments" as promulgated by the Commissioner of City Planning.

Twenty-Three Hundred South Lake Shore Drive Limited Partnership—August 30, 1962.

[The Plan of Development maps continued on pages 8045-8048.]

Alderman Pacini moved to pass the two proposed ordinances transmitted with the committee's report, as amended by the committee, and as noted on page 7931 of the Journal of the Proceedings for November 7, 1962. The motion *Prevailed* and each of the said

(Continued on page 8049)

COMMITTEE ON BUILDINGS AND ZONING.

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

The Committee on Buildings and Zoning submitted a report recommending that the City Council pass proposed ordinances transmitted therewith, which were referred to the committee on April 22, 1959, page 19 (previously referred to the former committee on September 25, 1958), or on May 27, June 10, July 8 or August 24, 1959, for amendment of the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

Area Shown on Map No. 1-E Reclassified.

Alderman Pacini moved to pass the proposed ordinance recommended in said committee report which reads as follows:

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 R8 General Residence District symbols and indications as shown on Map No. 1-E in the area bounded by

E. Chicago Avenue; N. Lake Shore Drive; E. Huron Street; and N. Fairbanks Court,

to those of a Planned Development.

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

The motion prevailed and said proposed ordinance was passed, by yeas and nays as follows:

Yeas—Aldermen D'Arco, Harvey, Metcalfe, Holman, Miller, Bohling, Condon, Lupo, Pacini, Nowakowski, Zelezinski, Egan, J. P. Burke, Krska, Sheridan, Slight, Murray, Fitzpatrick, Campbell, Bonk, Janousek, Tourek, Lewis, Marzullo, Bieszczat, Sain, T. F. Burke, Ronan, Keane, Sulski, Brandt, Sande, Laskowski, Massey, Corcoran, Cullerton, Shapiro, Simon, Bell, Crowe, Bauler, Rosenberg, Weber, Young, Hoellen, Hirsh, Sperling—47.

Nays—None.

Area Shown on Map No. 3-F Reclassified.

Alderman Pacini moved to pass the proposed ordinance recommended in the pending report of the Committee on Buildings and Zoning which reads as follows:

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. 3-F in the area bounded by

N. Clybourn Avenue; N. Larrabee Street; W. Scott Street; a line 185.94 feet west of N. Cleve-

land Avenue; W. Division Street; a line 89 feet east of N. Larrabee Street; a line 125 feet north of W. Division Street; N. Larrabee Street; W. Division Street; N. Ogden Avenue; a line 98.41 feet north of W. Scott Street; a line 174 feet east of N. Ogden Avenue; W. Scott Street; N. Vine Street; W. Evergreen Avenue; N. Ogden Avenue; W. Schiller Street; and a line 186.04 feet southeast of N. Ogden Avenue,

to those of a Planned Development.

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

The motion prevailed and said proposed ordinance was passed, by yeas and nays as follows:

Yeas—Aldermen D'Arco, Harvey, Metcalfe, Holman, Miller, Bohling, Condon, Lupo, Pacini, Nowakowski, Zelezinski, Egan, J. P. Burke, Krska, Sheridan, Slight, Murray, Fitzpatrick, Campbell, Bonk, Janousek, Tourek, Lewis, Marzullo, Bieszczat, Sain, T. F. Burke, Ronan, Keane, Sulski, Brandt, Sande, Laskowski, Massey, Corcoran, Cullerton, Shapiro, Simon, Bell, Crowe, Bauler, Rosenberg, Weber, Young, Hoellen, Hirsh, Sperling—47.

Nays—None.

Area Shown on Map No. 4-G Reclassified.

Alderman Pacini moved to pass the proposed ordinance recommended in the pending report of the Committee on Buildings and Zoning which reads as follows:

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. 4-G in the area bounded by

the alley next south of and parallel to W. Roosevelt Road; S. Racine Avenue; W. Roosevelt Road; a line 325 feet east of S. Racine Avenue; the alley next south of and parallel to W. Roosevelt Road; a line 375 feet east of S. Racine Avenue; W. Roosevelt Road; S. Blue Island Avenue; W. 13th Street; S. Racine Avenue; the north line of W. Hastings Street; the first alley next west of and parallel to S. Racine Avenue, or the line thereof if extended where no alley exists; W. 13th Street; the second alley next west of and parallel to S. Racine Avenue; the north line of W. Hastings Street; the alley next west of and parallel to S. Racine Avenue; the alley next south of and parallel to W. Hastings Street; the alley next west of and parallel to S. Racine Avenue; W. 14th Street; the alley next west of and parallel to S. Racine Avenue; the alley next south of and parallel to W. 14th Street; a line 190.9 feet west of S. Racine Avenue; W. 14th Street; S. Blue Island Avenue; a line 95.29 feet

PLAN OF DEVELOPMENT

469
PASSED 11/23/62
PAGES 8033 +

RESIDENTIAL PLANNED DEVELOPMENT NO. 4
AS AMENDED

STATEMENTS

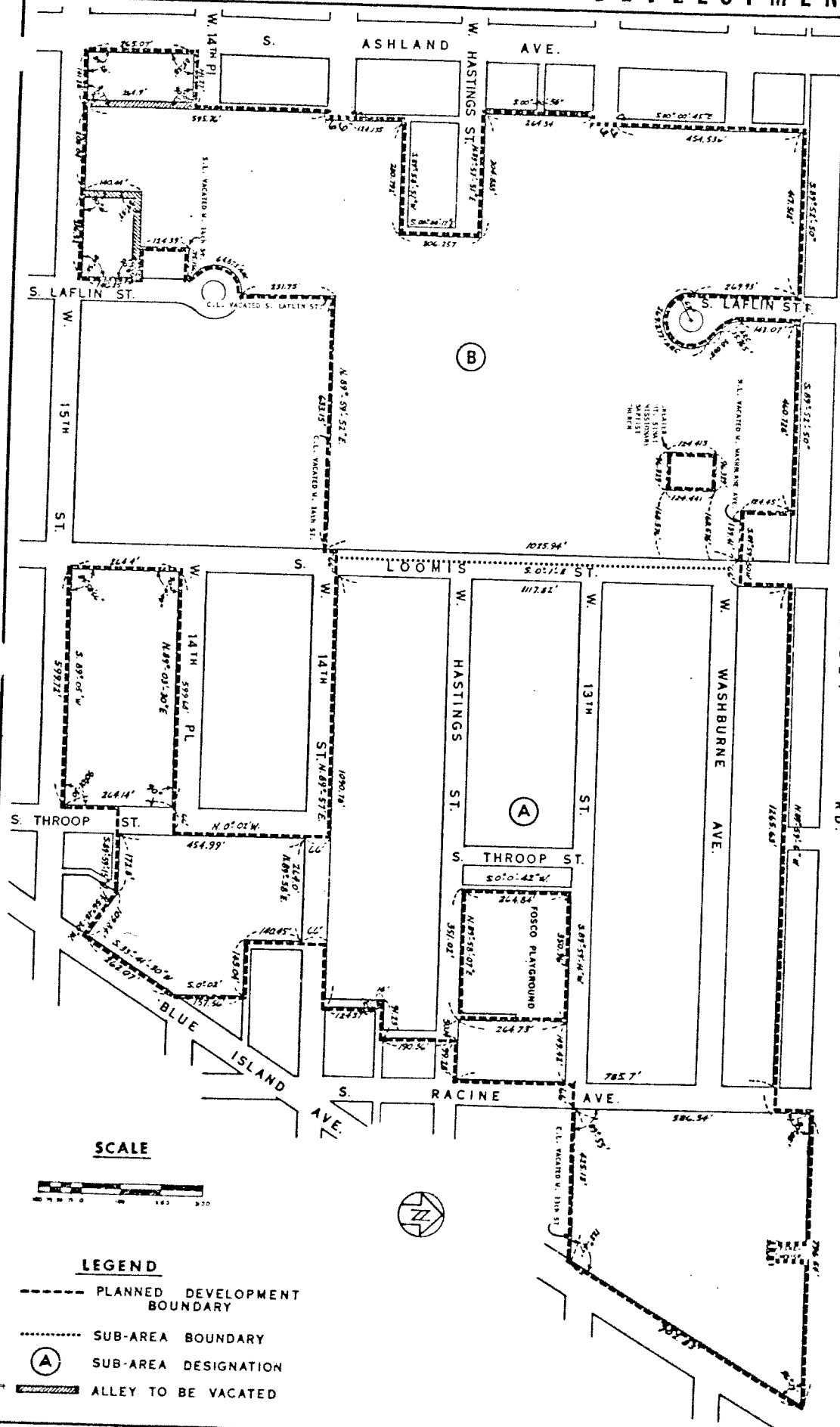
1. THE AREA DELINEATED HEREON AS "RESIDENTIAL PLANNED DEVELOPMENT NO. 4, AS AMENDED" IS UNDER SINGLE OWNERSHIP AND CONTROL OF THE CHICAGO HOUSING AUTHORITY.
2. OFF STREET PARKING AND LOADING FACILITIES WILL BE PROVIDED IN COMPLIANCE WITH THIS PLAN OF DEVELOPMENT AS AUTHORIZED BY THE CHICAGO ZONING ORDINANCE.
3. THE CHICAGO HOUSING AUTHORITY IS REQUIRED TO OBTAIN ALL APPLICABLE OFFICIAL REVIEWS, APPROVALS OR PERMITS.
4. SERVICE DRIVES OR ANY OTHER MEANS OF INGRESS OR EGRESS SHALL BE ADEQUATELY DESIGNED FOR MOTOR VEHICLES INCLUDING EMERGENCY VEHICLES. THERE SHALL BE NO PARKING WITHIN SUCH PAVED AREAS.
5. USE OF LAND CONSISTS OF TOWNHOUSES, ELEVATOR APARTMENTS, AND ACCESSORY BUILDINGS OR USES INCIDENTAL THERETO, INCLUDING RECREATIONAL AREAS AND FACILITIES.
6. THE FOLLOWING INFORMATION SETS FORTH DATA CONCERNING THE PROPERTY INCLUDED IN SAID PLANNED DEVELOPMENT AND DATA CONCERNING A GENERALIZED LAND USE PLAN (SITE PLAN) ILLUSTRATING THE DEVELOPMENT OF SAID PROPERTY IN ACCORDANCE WITH THE REGULATIONS HEREBY MADE APPLICABLE THERETO.
7. THE PLAN OF DEVELOPMENT HEREBY ATTACHED SHALL BE SUBJECT TO THE "RULES, REGULATIONS, AND PROCEDURES" IN RELATION TO PLANNED DEVELOPMENTS AS PROMULGATED BY THE COMMISSIONER OF CITY PLANNING.

APPLICANT: CHICAGO HOUSING AUTHORITY, CITY OF CHICAGO, JULY 13, 1962

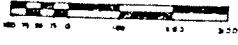
RESIDENTIAL PLANNED DEVELOPMENT

No 4
AS AMENDED

PROPERTY LINE
MAP & RIGHT OF
WAY ADJUSTMENT



SCALE



LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- SUB-AREA BOUNDARY
- (A) SUB-AREA DESIGNATION
- ▨ ALLEY TO BE VACATED

APPLICANT:
CHICAGO
HOUSING
AUTHORITY
JULY 13, 1962


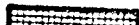



RESIDENTIAL PLANNED DEVELOPMENT

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM

NO 4
AS AMENDED



LEGEND

-  ZONING DISTRICTS
-  PUBLIC SCHOOLS
-  PREFERENTIAL STREETS
-  PARKS AND PLAYGROUNDS
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT



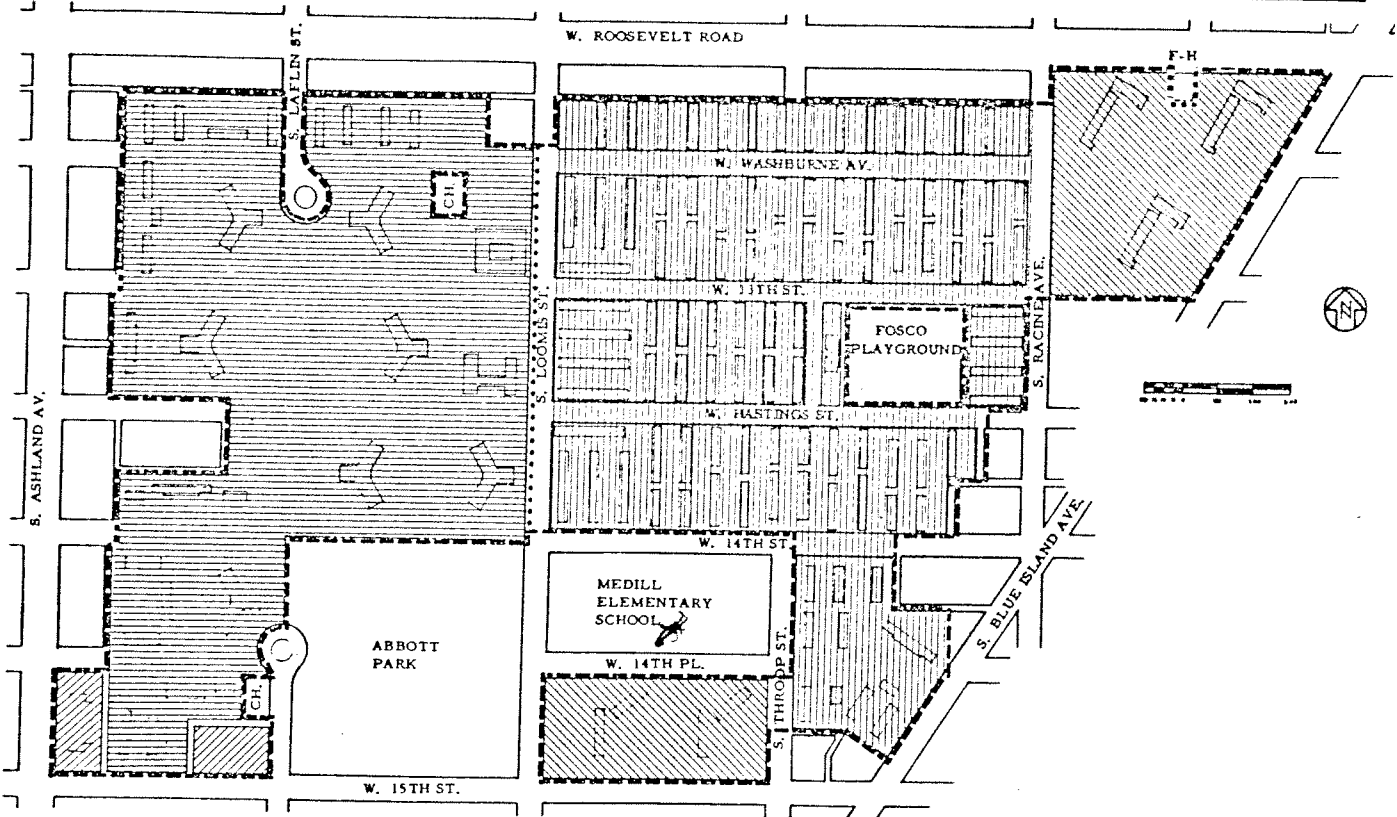
APPLICANT: CHICAGO HOUSING AUTHORITY

JULY 13, 1962

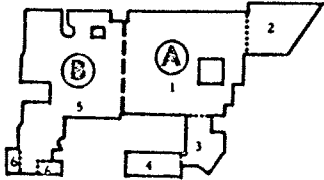
RESIDENTIAL PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN

No 4
AS AMENDED



MAP KEY



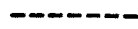
(A) (B)

SUB-AREA DESIGNATION

(Sub Area A : Planned Development No. 4
Approved by City Council, October 2, 1959)

Numbers Indicate Projects
Within Unit Areas

- | | |
|--------------------|-----------------|
| 1 BROOKS | 4 LOOMIS COURTS |
| 2 BROOKS EXTENSION | 5 ABBOTT |
| 3 ABBOTT | 6 ELDERLY |



PLANNED DEVELOPMENT BOUNDARY



TOWNHOUSES (Low Rise)



ELEVATOR APTS. (High Rise)



ELEVATOR APTS. & TOWNHOUSES



ELEVATOR APTS. - ELDERLY (with related uses)



EXISTING BUILDINGS

CH.

CHURCH

F-H

FIRE HOUSE

RESIDENTIAL PLANNED DEVELOPMENT **NO 4**
AS AMENDED

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

SUB AREAS	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	MAXIMUM BUILDING HEIGHT	EST. NO. OF D. U.'S	ESTIMATED NO. PERSONS PER ACRE	MAXIMUM F. A. R.	MAXIMUM % OF LAND COVERED
	SQUARE FEET	ACRES						
(A)	1. BROOKS 1,022,748	23.49	TOWNHOUSES (LOW RISE)	20'	834	153	0.70	3
	2. BROOKS EXT. 348,169	7.99	ELEV. APTS. (HIGH RISE)	155'	453	288	1.20	10
	3. ABBOTT 164,943	3.78	TOWNHOUSES (LOW RISE)	25'	58	149	0.50	15
	4. LOOMIS CTS. 158,483	3.64	ELEV. APTS. (HIGH RISE)	62'	126	92	0.70	10
(B)	5. ABBOTT 1,290,250	29.62	ELEV. APTS. & TOWNHOUSES	142' 25'	1170	165	1.20	15
	6. ELDERLY 67,830	1.55	ELEV. APTS. (HIGH RISE)	140'	118	154	1.45	15

TOTALS 3,052,423 70.07

GROSS SITE AREA - NET SITE AREA - 70.07
 AREA OF PUBLIC STREETS - 9.90
79.97 ACRES

MAXIMUM NUMBER OF DWELLING UNITS - 3315

MAXIMUM NUMBER OF D. U. 'S/ACRE OF TOTAL NET SITE AREA - 48

MAXIMUM PERMITTED F. A. R. FOR TOTAL NET SITE AREA - 1.20

ESTIMATED NUMBER OF PERSONS PER ACRE - 110

MINIMUM NUMBER OF PARKING SPACES FOR EXISTING TOWNHOUSES ELEVATOR APTS. & RELATED USES - 1247 (INCLUDES PARKING FOR PROJECT 2)

PARKING REQUIREMENTS FOR FUTURE ELEVATOR APTS., ELDERLY AND RELATED USES, SHALL BE PROVIDED AS DETERMINED BY DEPT. OF CITY PLANNING

MINIMUM SETBACKS (ELEVATOR APTS. - 15' MAXIMUM HTS. (155')
 (TOWNHOUSES - 5' (25'))

MINIMUM DISTANCES BETWEEN BLDGS. WITH FACING LIVING RM. WINDOWS - 45'
 MINIMUM DISTANCES BETWEEN END WALLS WITH WINDOWS - 20'

MAXIMUM OVERALL % OF LAND COVERED - 20% FOR TOTAL NET SITE AREA.

APPLICANT: CHICAGO HOUSING AUTHORITY

JULY 13, 1962