



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Valerie B. Jarrett  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4471 (Voice)  
(312) 744-2578 (TDD)  
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August 30, 1993

Mr. Howard Kilberg  
79 W. Monroe St.  
Suite 720  
Chicago, IL 60603

Re: Planned Development No. 413 - Proposed Residences for lots  
106 (Bissell) and 107 (Freemont)

Dear Mr. Kilberg:

The Department of Planning and Development has considered your request for a minor change to Planned Development 413, and hereby approves your request. Specifically, you petitioned for relief from the southern setback requirement along lot 107 from 2' 5" to 1' 9" in order to accommodate an easement recorded against the north lot line of lot 107.

With regard to your request, the Department of Planning and Development has determined that the setback relief is minor in nature pursuant to section 11.11-3 (c) of the Chicago Zoning Ordinance. This approval should not be construed as approval authorizing any construction; a revised Part II approval request and revised site plan must be submitted and approved separately.

If you have any questions with regard to this matter, please feel free to call Mr. Will Tippens at 744-9234 of the Department of Planning and Development.

Sincerely,

Valerie B. Jarrett  
Commissioner

cc: Christine Slattery  
Philip Levin  
William Tippens  
Mary Edwards



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On motion of Alderman Gabinski, the committee's recommendation was *Concurred In* and each of the said proposed ordinances was *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Roti, Rush, Tillman, Evans, Bloom, Sawyer, Beavers, Humes, Hutchinson, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Carter, Langford, Streeter, Kellam, Sheahan, Kelley, Sherman, Garcia, Krystyniak, Henry, Soliz, Gutierrez, Smith, D. Davis, Hagopian, Santiago, Gabinski, Mell, Bitoy, Kotlarz, Banks, Giles, Cullerton, Laurino, O'Connor, Pucinski, Natarus, Oberman, Hansen, McLaughlin, Orbach, Schuller, Volini, Orr, Stone -- 49.

*Nays* -- None.

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

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map No. 5-G.*

PD 413

*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. 5-G in the area bounded as follows:

West Willow Street; North Fremont Street; a line 48 feet south of West Willow Street; the alley next west of and parallel to North Dayton Street; a line 288 feet south of West Willow Street; a line from a point 288 feet south of West Willow Street and 80.5 feet east of North Fremont Street to a point 53.6 feet southeast of the intersection of North Fremont and North Bissell Street; North Bissell Street; a point 80.6 feet southeast of the intersection of North Fremont Street and North Bissell Street; a line from a point 80.6 feet southeast of the intersection of North Fremont Street and North Bissell Street to a point 312 feet south of West Willow Street and 21 feet west of the alley next west of and parallel to North Dayton Street; a line 312 feet south of West Willow Street; the alley next west of and parallel to North Dayton Street; North Bissell Street; a line 98 feet northwest of the intersection of North Dayton Street and North Bissell Street as measured along the southwest line of North Bissell Street and perpendicular to North Bissell Street; the northeasterly right-of-way line of the Chicago Transit Authority right-of-way; a line 142 feet southeast of the intersection of West Willow Street and North Bissell Street as measured along the southwest line of Bissell Street and perpendicular to North Bissell Street; North Bissell Street; and a line 99.52 feet southeast of the intersection of West Willow Street and North Bissell Street as measured along the northeast line of North Bissell Street and perpendicular to North Bissell Street.

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 thereof 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 this ordinance reads as follows:

Residential Planned Development No. 413

*Plan Of Development.*

1. The area delineated herein as a "Residential Planned Development" is controlled by the City of Chicago, Department of Urban Renewal, since it lies within the Lincoln Park Conservation Area.
2. All applicable official reviews, approvals or permits are required to be obtained by the redeveloper or its successor.
3. The roadway of North Fremont, between North Bissell and West Willow, is to be narrowed to a width of 24 feet and designated a one-way street. Parallel parking will be permitted on the west side of the right-of-way. The sidewalks are to be correspondingly widened and appropriate landscaping provided. All necessary work is to be performed and paid for by the developer, with plans to be approved by the Department of Housing, Department of Streets and Sanitation and Department of Public Works. All required permits and approvals will be obtained by the developer, who shall also arrange for the consideration of necessary ordinances.
4. Off-street parking and loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Bureau of Traffic Engineering and Operations and the approval of the Department of Planning.
5. 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 Department of Urban Renewal or its successors and approval of the Chicago City Council.
6. Any service drive or other ingress or egress lane shall be adequately designed and paved in accordance with the regulations of the Bureau of Traffic Engineering and Operations 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 within such paved areas.
7. The developer shall obtain from the Chicago Transit Authority (C.T.A.) appropriate documentation that the C.T.A. shall grant perpetual access from all property adjacent to the C.T.A. right-of-way on the east to the alley across the right-of-way.

8. The following information sets forth data concerning the property included in said development. A Generalized Land Use Plan (Site Plan) is also included illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
9. 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 Planning.

APPLICANT: Department of Urban Renewal

DATE:

*Residential Planned Development.*

*Use And Bulk Regulations And Data.*

Net Site Area

Sub Area	Sq.Ft.	Acres	General Discription Of Land Use	D.U.s	F.A.R.	Land Coverage
A	90,780	2.084	6 Existing Rental Units; 66 New Residential Units	72	1.37	56%
B	1,250	0.029	Townhomes Or Duplex Dwelling Units	2	1.51	72%
TOTAL	92,030	2.113		74	1.4	56%

Gross Site Area: Net Site Area & Area Of Adjacent Public Streets And Alleys

Sub Area A	148,547 Sq. Ft.	(3.41 Acres)
Sub Area B	+ 2,000 Sq. Ft.	(0.046 Acres)
TOTAL	= 150,547 Sq. Ft.	(3.46 Acres)

Maximum Number Of D.U.s: 74

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Maximum Permitted F.A.R. For Total Net Site Area: 1.4

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Minimum Number Of Off-Street Parking Spaces: 66 (Or One Space For All  
New Dwelling Units)

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Minimum Number Of Loading Berths: 0 (Enclosed Garages For All New Units).

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Maximum Percentage Of Land Covered: 56%

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Minimum Periphery Setbacks:

Address	Front	Rear	Side
N. Fremont (East Side)	7'6"	35'2"	2'5"
W. Willow (South Side)	12'	5'6"	0'
N. Bissell (East Side)	5'	5'6"	0'
N. Bissell (West Side)	10'	5'	0'

Note: Setback And Yard Requirements May Be Adjusted Where Required To Permit Conformance To The Patterns Of, Or Architectural Arrangement Related To, Existing Structures Or When Necessary Because Of Technical Reasons, Subject To The Approval Of The Commissioner Of Planning.

APPLICANT: Department of Urban Renewal

DATE:

[Residential Planned Development Zoning Maps printed on pages 41143 through 41146 of this Journal.]

*Reclassification Of Area Shown On Map No. 5-G.*

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

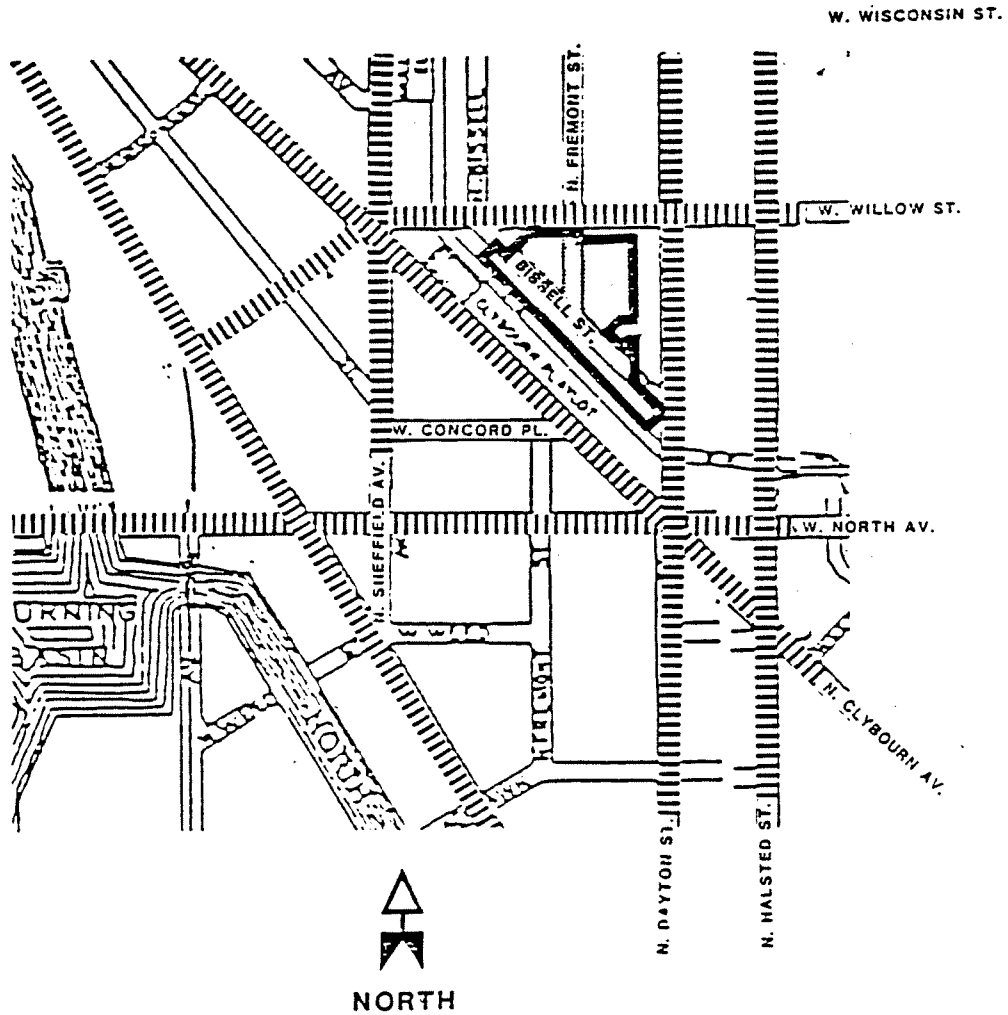
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 5-G in the area bounded by

the alley 240.50 feet southeast of North Southport Avenue; North Clybourn Avenue; a line 483.33 feet southeast of North Southport Avenue continuing southwesterly for 135.0 feet to the alley southwest of North Clybourn Avenue; and the alley southwest of North Clybourn Avenue.




(Continued on page 41147)



RESIDENTIAL - PLANNED DEVELOPMENT  
EXISTING ZONING AND PREFERENTIAL  
STREET MAPS



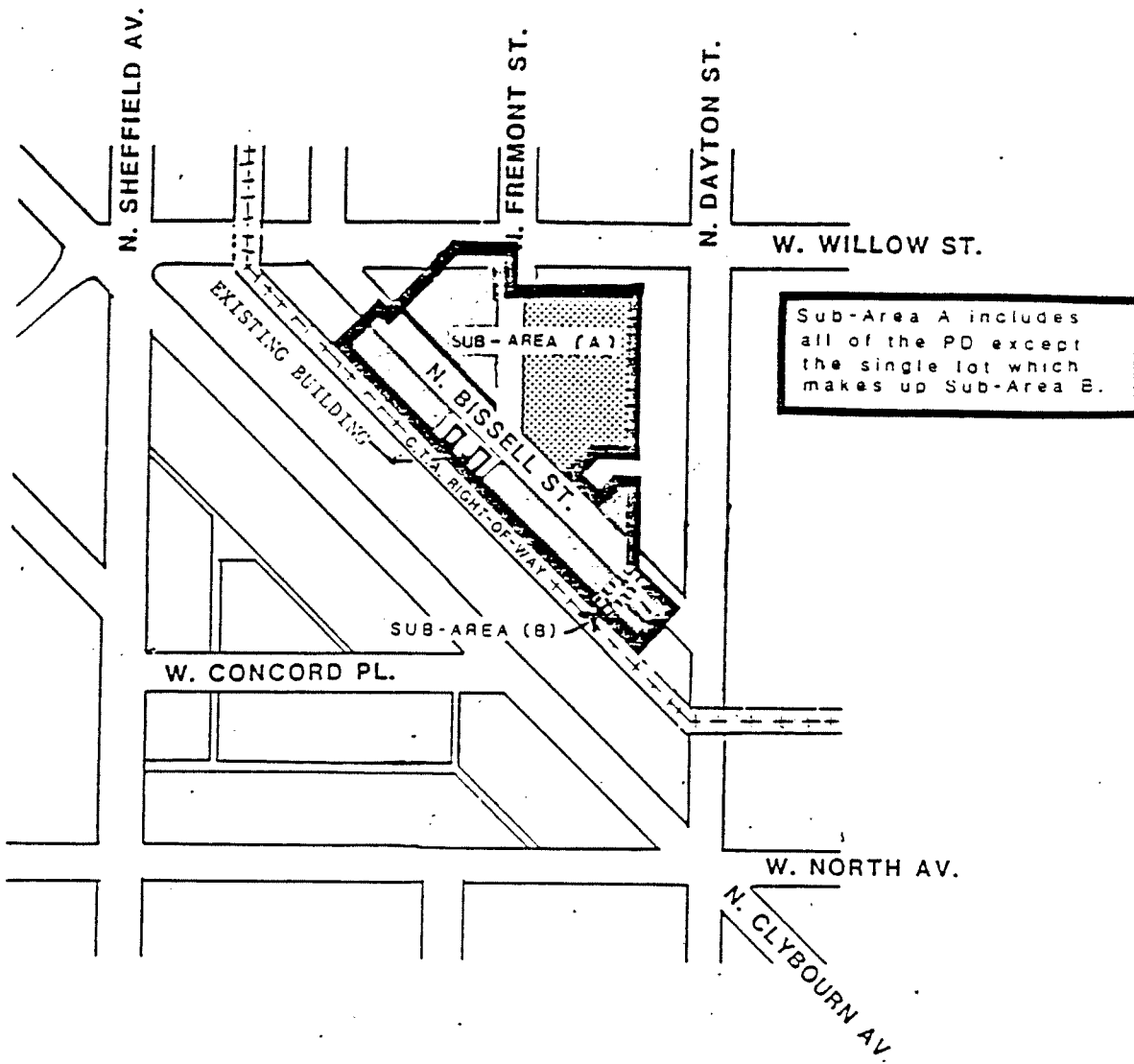
LEGEND:

-  RESIDENTIAL-PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDRIES
-  PREFERENTIAL STREET

APPLICANT:

Department of Urban Renewal

DATE:



GENERALIZED LAND USE MAP



LEGEND:

— PLANNED DEVELOPMENT BOUNDARIES

▬ TOWNHOUSES AND  
DUPLIX DWELLING UNITS

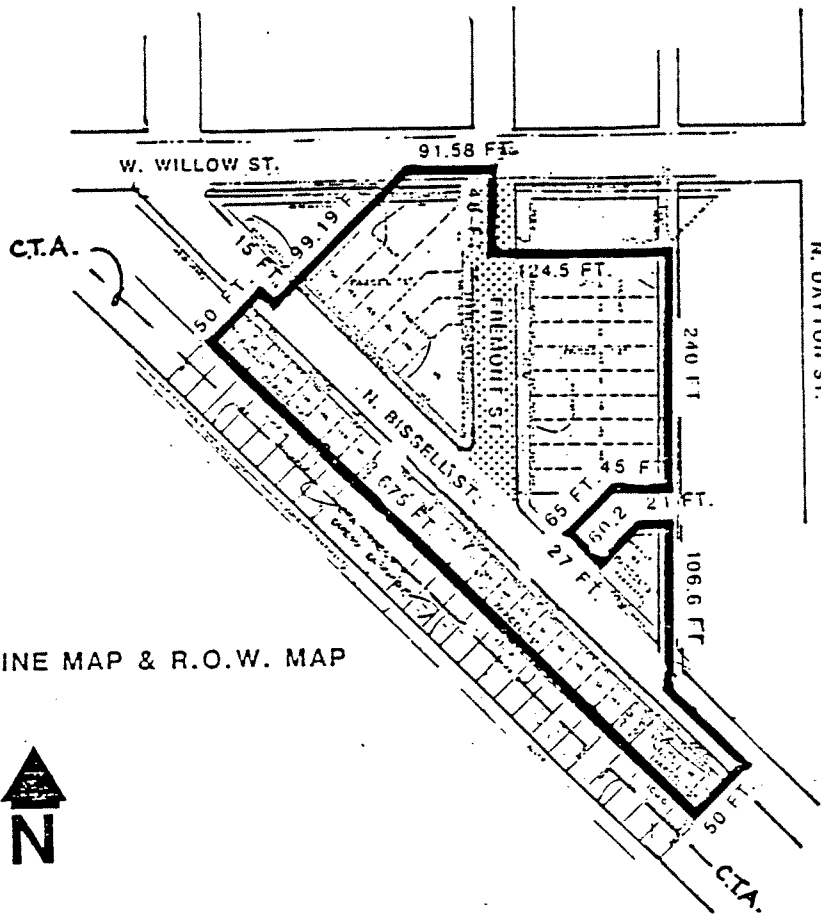
▬ EXISTING APARTMENTS

▬ SINGLE FAMILY HOMES

APPLICANT:

Department of Urban Renewal

DATE:



PROPERTY LINE MAP & R.O.W. MAP



LEGEND:

— RESIDENTIAL-PLANNED  
DEVELOPMENT BOUNDARIES

▨ STREET TO BE NARROWED

APPLICANT:

Department of Urban Renewal