

7684
PASSED COUNCIL
6/9/67 PAGE 33!

PLAN OF DEVELOPMENT
RESIDENTIAL PLANNED DEVELOPMENT NO. 42, AS AMENDED
STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is under ownership and control of The LaSalle National Bank as Trustee under Trust No. 34649 by Alfred Hoffman, Jr., Beneficiary and The LaSalle National Bank as Trustee under Trust No. 30106, Arjack Company Beneficiary by John Ahern.
2. Off-street parking facilities will be provided in compliance with this plan of development and as authorized by the R3 General Residence District classification of the Chicago Zoning Ordinance.
3. Any dedication of streets or adjustment of rights-of-way or consolidation or subdivision of parcels shall require a separate submittal on behalf of The LaSalle National Bank as Trustee under Trust No. 34649 by Alfred Hoffman, Jr., Beneficiary and The LaSalle National Bank as Trustee under Trust No. 30106, Arjack Company Beneficiary by John Ahern, and approved by the City Council.
4. Any public way not heretofore proposed to be dedicated shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum right-of-way width of 24 feet to provide ingress and egress for motor vehicles. There shall be no parking within the 24 feet of right-of-way of such paved areas.

All cul-de-sacs shall have a minimum radius of 50 feet; however, where parking is allowed, such cul-de-sacs shall have a minimum clear radius of 31 feet.

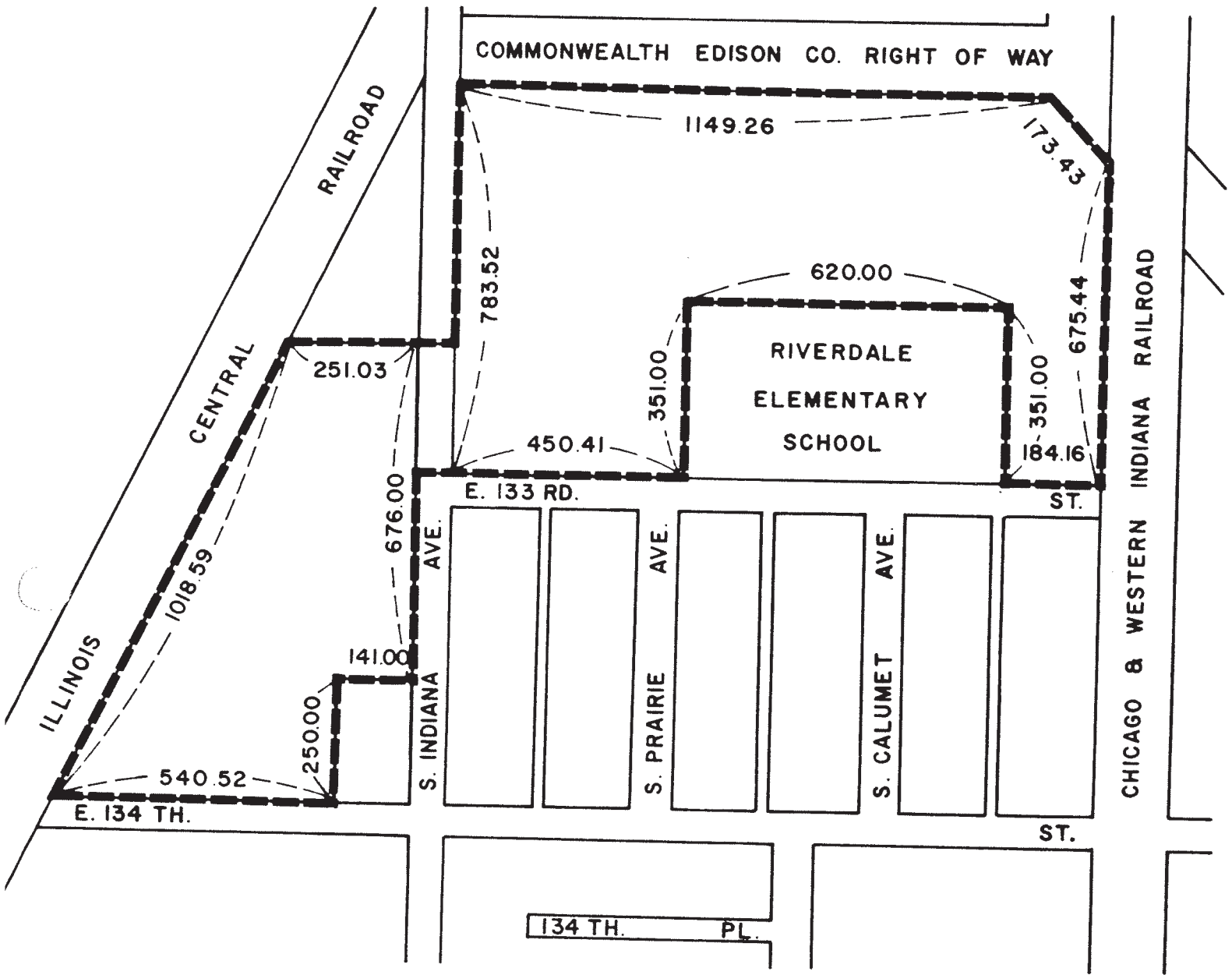
Fire lanes shall be adequately designed and paved and shall have a minimum width of 20 feet to provide ingress or egress for emergency vehicles. There shall be no parking within such paved areas.
6. Use of land consists of townhouse and two-story multiple-family attached dwellings and private recreational areas and facilities.
7. The applicant, The LaSalle National Bank as Trustee under Trust No. 34649 by Alfred Hoffman, Jr., Beneficiary and The LaSalle National Bank as Trustee under Trust No. 30106, Arjack Company Beneficiary by John Ahern, or their successors, are required to obtain all official reviews, approvals or permits.
8. 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 R3 General Residence District classification and with regulations hereby made applicable thereto.
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 Development and Planning.

APPLICANT: THE LA SALLE NATIONAL BANK AS TRUSTEE UNDER
TRUST NO. 34649 BY ALFRED HOFFMAN, JR.,
BENEFICIARY AND THE LA SALLE NATIONAL BANK
AS TRUSTEE UNDER TRUST NO. 30106, ARJACK COM-
PANY BENEFICIARY BY JOHN AHERN.

DATE: April 28, 1967

RESIDENTIAL PLANNED DEVELOPMENT NO. 42, AS AMENDED

PROPERTY LINE MAP AND RIGHT OF WAY ADJUSTMENTS



DATE: APRIL 28, 1967

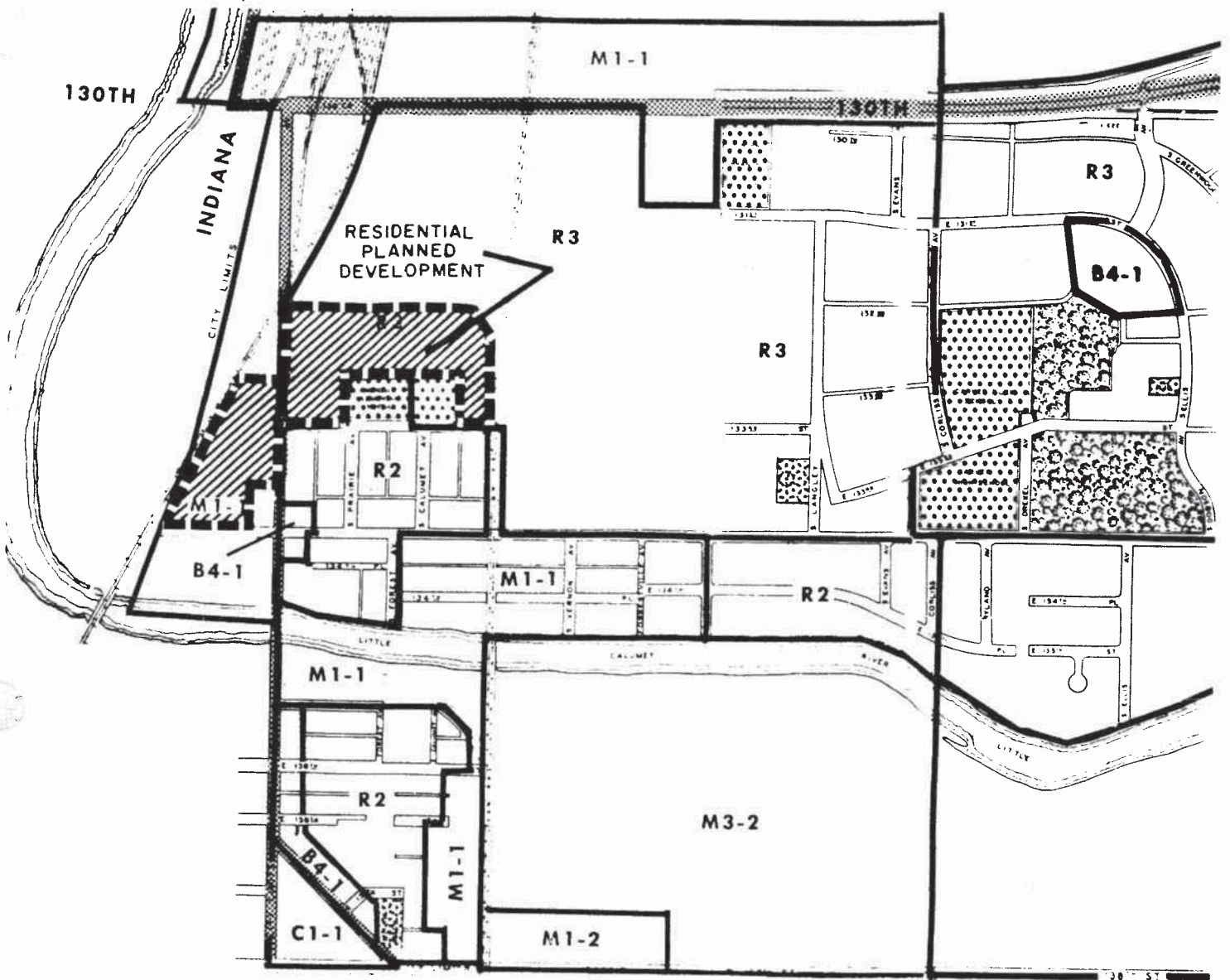








----- PLANNED DEVELOPMENT BOUNDARY

APPLICANT: THE LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 34649 BY ALFRED HOFFMAN, JR., BENEFICIARY AND THE LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 30106, ARJACK COMPANY BENEFICIARY BY JOHN AHERN.

RESIDENTIAL PLANNED DEVELOPMENT NO. 42, AS AMENDED

EXISTING ZONING AND PREFERENTIAL STREET MAP



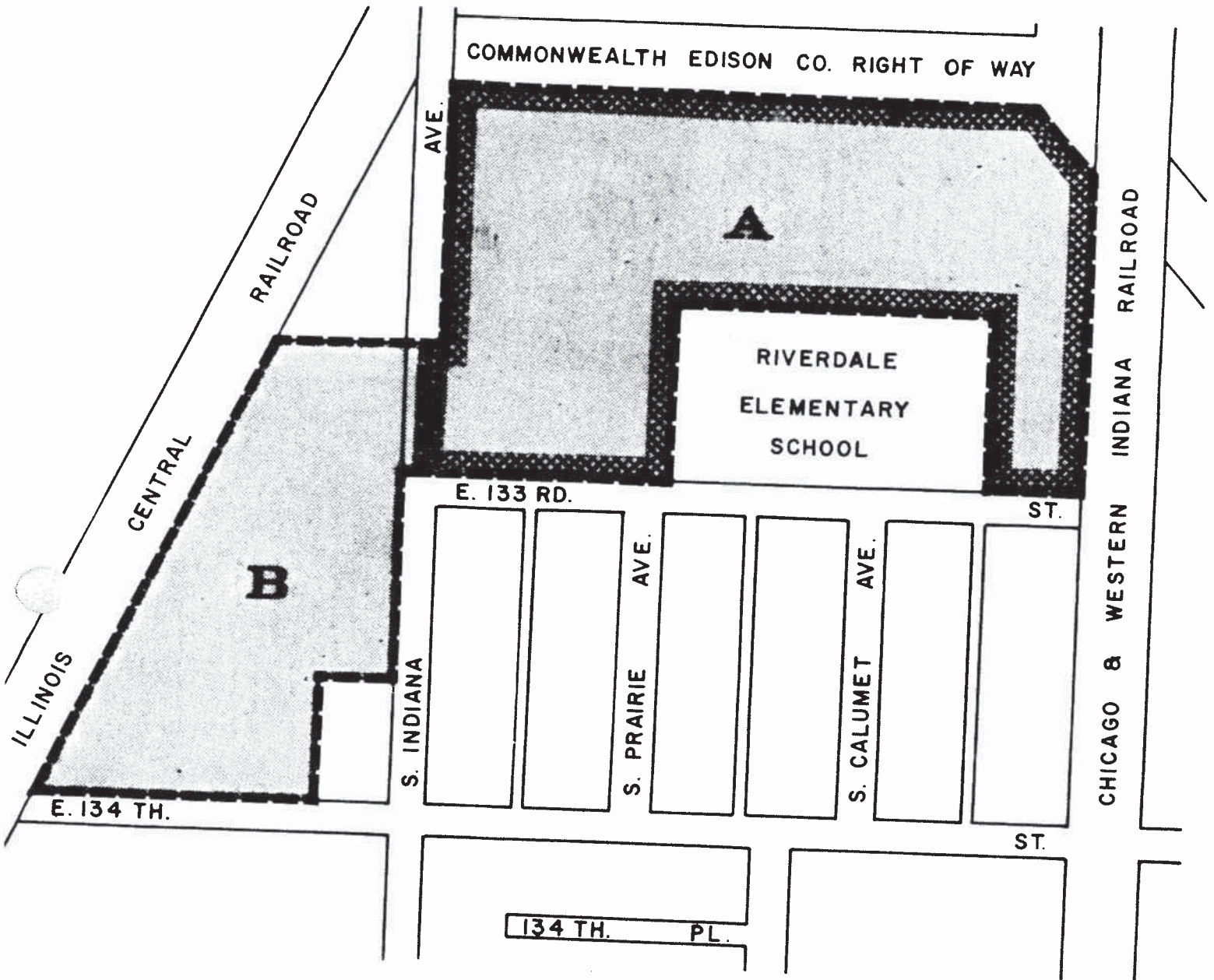
-  ZONING DISTRICTS
-  PREFERENTIAL STREETS
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
-  PUBLIC SCHOOLS
-  OTHER PUBLIC, QUASI-PUBLIC & PRIVATE INSTITUTIONS & FACILITIES
-  PARK AREA

DATE: April 28, 1967

APPLICANT: THE LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 34649 BY ALFRED HOFFMAN, JR., BENEFICIARY AND THE LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 30106, ARJACK COMPANY BENEFICIARY BY JOHN AHERN.

RESIDENTIAL PLANNED DEVELOPMENT NO. 42, AS AMENDED

GENERALIZED LAND USE PLAN

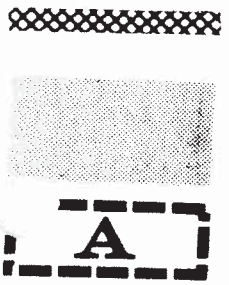


DATE: APRIL 28, 1967

RESIDENTIAL PLANNED DEVELOPMENT NO. 42, APPROVED BY THE CITY COUNCIL, AUGUST 25, 1966

PLANNED DEVELOPMENT AREA TOWNHOUSE AND TWO STORY MULTIPLE-FAMILY ATTACHED DWELLINGS, AND PRIVATE RECREATIONAL AREAS AND FACILITIES

SUB AREA DESIGNATION



APPLICANT: THE LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 34649 BY ALFRED HOFFMAN, JR., BENEFICIARY AND THE LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 30106, ARJACK COMPANY BENEFICIARY BY JOHN AHERN

RESIDENTIAL PLANNED DEVELOPMENT NO. 42, AS AMENDED
 PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

Sub Area	Site Area		Description of Land Use	No. of D. U.s	F.A.R.	% of Land Covered
	Sq. Ft.	Acres				
A	755,766	17.35	Townhouses, two-story multiple-family attached dwellings, private recreational area and facilities.	300	0.7	25.0
B	396,308	9.098	Townhouses, two-story multiple-family attached dwellings, private recreational area and facilities.	154	0.7	25.0
Total	1,152,074	26.448	Townhouses, two-story multiple-family attached dwellings, private recreational area and facilities.	454	0.7	25.0

Gross Site Area = Net Site Area = 26.448 Acres.

Maximum Number of D. U.s = 454.

Maximum Number of D. U.s/Acre of Total Net Site Area = 17.2

Maximum Permitted F.A.R. for Total Site Area = 0.7

Minimum Number of Parking Spaces - One space per dwelling unit = 454
 Actual Number of Parking Spaces Proposed = 631

Minimum Setbacks: Front Yard - 18'
 Side Yard - 5'
 Minimum Periphery Setback along Public Way - 30'

Maximum Percentage of Land Covered = 25%

APPLICANT: THE LA SALLE NATIONAL BANK AS TRUSTEE
 UNDER TRUST NO. 34649 BY ALFRED HOFFMAN,
 JR., BENEFICIARY AND THE LA SALLE NATIONAL
 BANK AS TRUSTEE UNDER TRUST NO. 30106,
 ARJACK COMPANY BENEFICIARY BY JOHN AHERN

DATE: April 28, 1967

(Continued from page 7211)

The following is the Plan of Development attached to the foregoing ordinance:

Plan of Development
Residential Planned Development
Statements

1. The area delineated hereon as "Residential Planned Development" is owned and controlled by the Department of Urban Renewal of the City of Chicago and designated as Redevelopment Project 37th-Cottage Grove—Parcel A and B.
2. Off-Street parking facilities shall be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets or alleys or adjustment of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Department of Urban Renewal or its successor upon conveyance of Redevelopment Project 37th-Cottage Grove—Parcel A and B.
5. Service drives or any other ingress or egress shall be adequately designed and paved to provide ingress and egress for motor vehicles including emergency vehicles. There shall be no parking within such paved areas.
6. Use of land will consist of rowhouses, elevator apartment structures, private recreation, and related convenience-type business uses.
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 R5 General Residence District (as applied to Sub-Area A) and a B2-1 Restricted Retail District (as applied to Sub-Area B), and 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."

APPLICANT: DEPARTMENT OF URBAN RENEWAL
OF THE CITY OF CHICAGO

Date: May 16, 1966.

[Maps attached to the Plan of Development printed on pages 7218-7221.]

Reclassification of Area Shown on Map No. 17-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 B2-2 Restricted Retail District symbols and indications as shown on Map No. 17-G in the area bounded by

the alley next north of and parallel to W. Lunt Avenue; N. Glenwood Avenue; the alley next south of and parallel to W. Lunt Avenue; a line 150 feet west of N. Glenwood Avenue; W. Lunt Avenue; and a line 75 feet west of N. Glenwood Avenue,

to those of a B2-3 Restricted Retail District, and a corresponding bulk 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. 20-H.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 20-H in the area bounded by

W. 79th Street; S. Honore Street; the alley next south of and parallel to W. 79th Street; and S. Wolcott 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.

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

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. 22-C in the area bounded by

the alley next north of E. 87th Place; a line 200 feet east of S. Stony Island Avenue; E. 87th Place; and a line 125 feet east of S. Stony Island 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.

Reclassification of Area Shown on Map No. 32-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 R3 General Residence District symbols and indications as shown on Map No. 32-E in the area bounded by

a line 783.52 feet north of E. 133rd Street; a line drawn from a point 1149.26 feet east of S. Indiana Avenue and 783.52 feet north of E. 133rd Street to a point 675.44 feet north of E. 133rd Street along the west line of the right of way of the Chicago and Western Indiana Railroad; the west line of the right of way of the Chicago and Western Indiana Railroad; E. 133rd Street; a line 184.16 feet west of the west right of way of the Chicago and Western Indiana Railroad; a line 351 feet north of E. 133rd Street; a line 450.41 feet east of S. Indiana Avenue; E. 133rd Street; and S. Indiana 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 is printed on pages 7223-7227.]

(Continued on page 7222)

PD 42

7526 Passed 8/25/66

CJP-7217, 7223-722

XERO
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XERO
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PLAN OF DEVELOPMENT #42

RESIDENTIAL PLANNED DEVELOPMENT

STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is under ownership and control of The La Salle National Bank as Trustee under Trust No. 34649 by Alfred Hoffman, Jr., Beneficiary.
2. Off-street parking facilities will be provided in compliance with this plan of development and as authorized by the Chicago Zoning Ordinance.
3. Any dedication of streets or adjustment of rights-of-way or consolidation or subdivision of parcels shall require a separate submittal on behalf of The La Salle National Bank as Trustee under Trust No. 34649 by Alfred Hoffman, Jr., Beneficiary, and approved by the City Council.
4. Any public way not heretofore proposed to be dedicated shall be adequately designed and paved and shall have a minimum right-of-way width of 24 feet to provide ingress and egress for motor vehicles. There shall be no parking within the 24 feet of right-of-way of such paved areas.

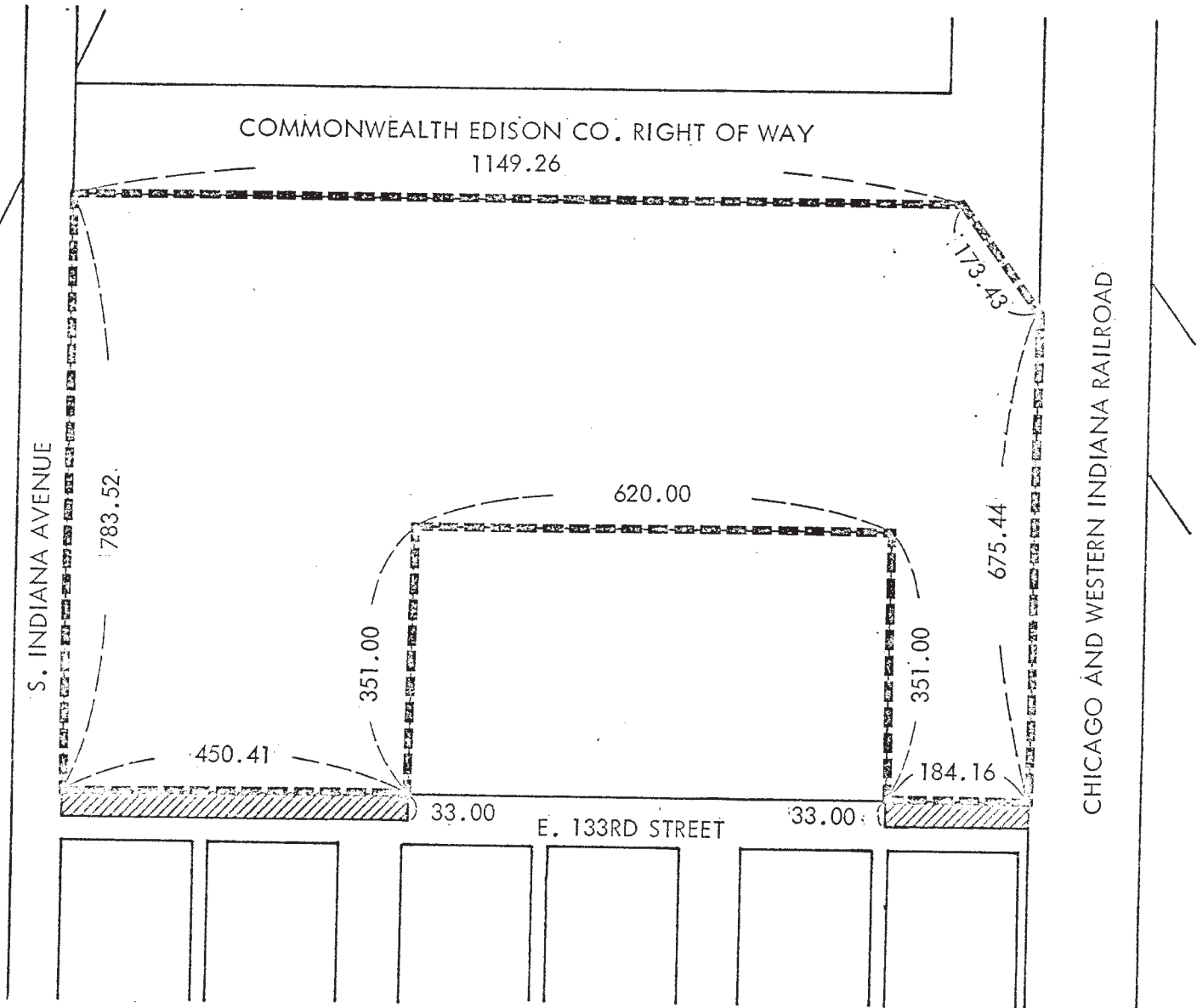
All cul-de-sacs shall have a minimum radius of 50 feet; however, where parking is allowed, such cul-de-sacs shall have a minimum clear radius of 31 feet.
5. Fire lanes shall be adequately designed and paved and shall have a minimum width of 20 feet to provide ingress or egress for emergency vehicles. There shall be no parking within such paved areas.
6. Use of land consists of townhouse and two-story multiple-family attached dwellings and private recreational areas and facilities.
7. The applicant, The La Salle National Bank as Trustee under Trust No. 34649 by Alfred Hoffman, Jr., Beneficiary, or his successor is required to obtain all official reviews, approvals or permits.
8. 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 R-3 General Residence District classification and with regulations hereby made applicable thereto.
9. The plan of development hereby attached shall be subject to the "Rules, Regulations, and Procedures in relation to Planned Developments."

APPLICANT: THE LASALLE NATIONAL BANK AS TRUSTEE
UNDER TRUST NO. 34649 BY ALFRED HOFFMAN,
JR., BENEFICIARY

DATE: MAY 6, 1966

RESIDENTIAL PLANNED DEVELOPMENT

PROPERTY LINE MAP AND RIGHT OF WAY ADJUSTMENTS



PLANNED DEVELOPMENT BOUNDARY



STREETS TO BE DEDICATED

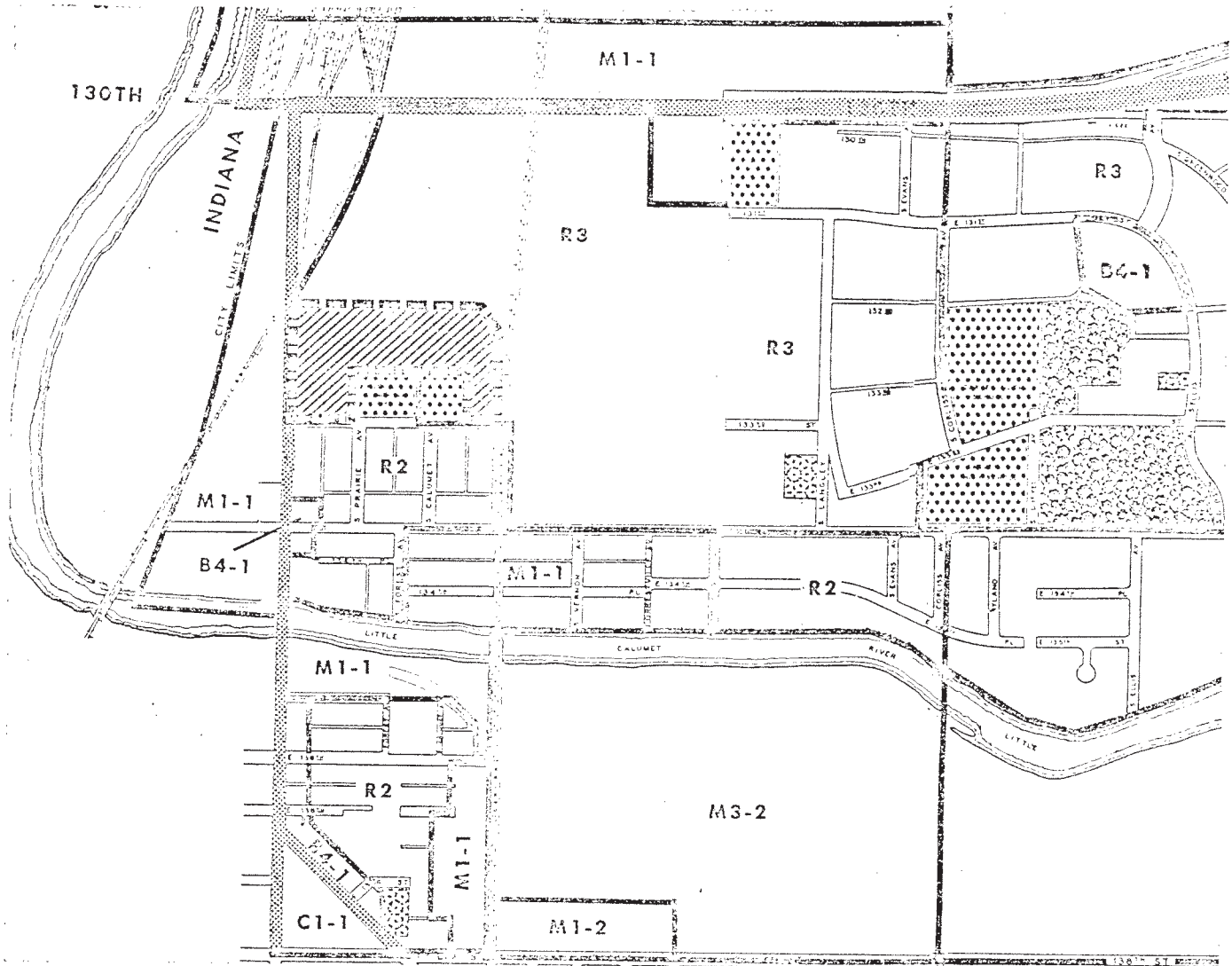
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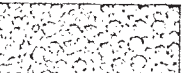
THE LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER
34649 BY ALFRED HOFFMAN, JR., BENEFICIARY

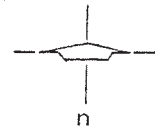
DATE: MAY 6, 1966

RESIDENTIAL PLANNED DEVELOPMENT

EXISTING ZONING AND PREFERENTIAL STREET MAP



-  ZONING DISTRICTS
-  PREFERENTIAL STREETS
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
-  PUBLIC SCHOOLS
-  OTHER PUBLIC, QUASI-PUBLIC & PRIVATE INSTITUTIONS & FACILITIES
-  PARK AREA

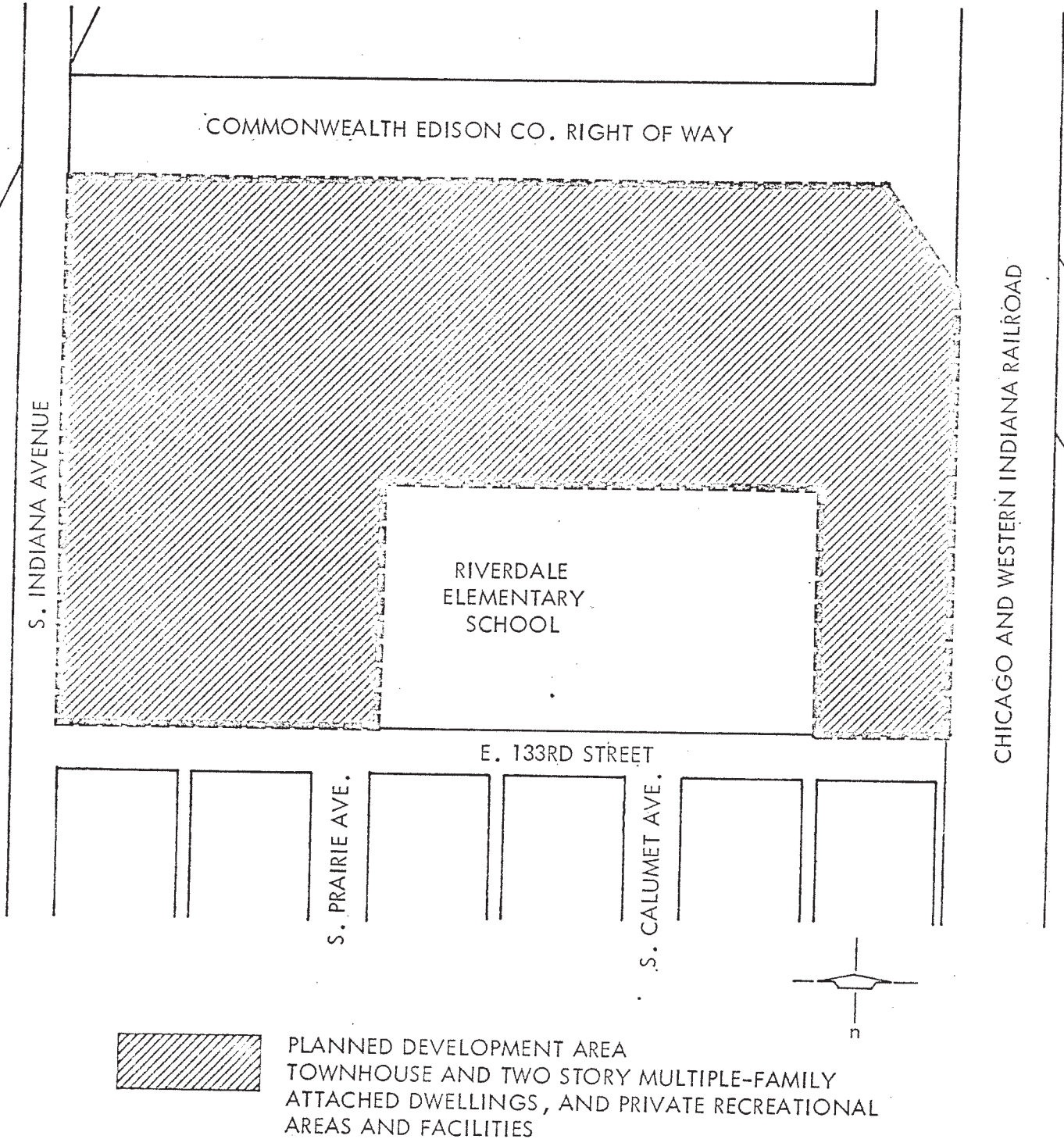


APPLICANT: THE LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 34649 BY ALFRED HOFFMAN, JR., BENEFICIARY:

DATE: MAY 6, 1966

RESIDENTIAL PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN



APPLICANT:

THE LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER
34649 BY ALFRED HOFFMAN, JR., BENEFICIARY

DATE: MAY 6, 1966.



RESIDENTIAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

<u>Site Area</u>		<u>Description of Land Use</u>	<u>No. of D. U.s</u>	<u>F.A.R.</u>	<u>% of Land Covered</u>
<u>Sq. Ft.</u>	<u>Acres</u>				
149,892	3.44	Townhouses	240	0.7	25.0
		Two-story multiple-family attached dwellings	60		
605,874	13.91	Private recreational area and facilities			
<u>755,766</u>	<u>17.35</u>				

Gross Site Area = Net Site Area (17.35 Acres) + Area of Public Streets to be Dedicated (.48 Acres) = 17.83 Acres.

Maximum Number of D. U.s = 300

Maximum Number of D. U.s/Acre of Total Net Site Area = 17.3

Maximum Permitted F.A.R. for Total Site Area = 0.7

Minimum Number of Parking Spaces - One space per dwelling unit = 300
Actual Number of Parking Spaces Proposed = 420

Minimum Setbacks: Front Yard - 18'
Side Yard - 5'
Minimum Periphery Setback along Public Way - 30'

Maximum Percentage of Land Covered = 25%

APPLICANT: THE LA SALLE NATIONAL BANK AS
TRUSTEE UNDER TRUST NO. 34649
BY ALFRED HOFFMAN, JR., BENEFICIARY

DATE: MAY 6, 1966