

to those of a B5-3 General 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. 15-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. 15-H in the area bounded by

7732
a line 284 feet 2 $\frac{3}{4}$ inches north of W. Thome Avenue; N. Ravenswood Avenue; a line 239.67 feet north of W. Thome Avenue; and N. Ridge Avenue,

to those of a C1-2 Restricted Commercial 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. 18-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 R6 General Residence District symbols and indications as shown on Map No. 18-B in the area bounded by

7731
S. South Shore Drive; a line from a point 134 feet 10 inches west of S. Coles Avenue along the south line of S. South Shore Drive to a point 148 feet southwest of S. Coles Avenue and 116 feet 1 $\frac{1}{4}$ inches south of S. South Shore Drive; a line from a point 148 feet southwest of S. Coles Avenue and 116 feet 1 $\frac{1}{4}$ inches south of S. South Shore Drive to a point 275 feet 4 inches south of S. South Shore Drive, etc.; along the east line of S. Exchange Avenue; S. Exchange Avenue; a line from a point 175 feet 2 $\frac{1}{2}$ inches south of S. South Shore Drive along the east side of S. Exchange Avenue to a point 64 feet 8 $\frac{1}{2}$ inches northeast of S. Exchange Avenue and 111 feet 1 inch south of S. South Shore Drive; a line from a point 64 feet 8 $\frac{1}{2}$ inches northeast of S. Exchange Avenue and 111 feet 1 inch south of S. South Shore Drive to a point 284 feet 10 inches west of S. Coles Avenue along the south line of S. South Shore Drive,

to those of a B5-4 General 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. 12-C.

Alderman Fitzpatrick thereupon moved to pass the proposed ordinance transmitted with the pending report of the Committee on Buildings and Zoning as amended by the committee, and noted on page 751 of the Journal of the Proceedings of August 14, 1967 (for the reclassification of an area shown on Map No. 12-C). The motion Prevailed and said proposed ordinance as so amended was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Parrillo, Holman, Rayner, Bohling, Lupo, Buchanan, Danaher, Swinarski, Staszczuk, Burke, Krska, Sheridan, Shannon, Hines, Fitzpatrick, Campbell, Frost, Kuta, Marzullo, Zydlo, Sain, Jambrone, Biggs, McMahon, Keane, Sulski, Laskowski, Aiello, Casey, Cullerton, Laurino, Simon, Scholl, Goldberg, McCutcheon, Fifielski, Kerwin, Hoellen, Wigoda, Sperling—40.

Nays—Aldermen Despres, Cousins—2.

The following is said ordinance as passed:

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 R6 General Residence District and R7 General Residence District symbols and indications as shown on Map No. 12C in the area bounded by

A line 166 feet south of E. Hyde Park Boulevard; a line 150.74 feet east of S. Cornell Avenue; a line 307.27 feet south of E. Hyde Park Boulevard; S. Hyde Park Boulevard; a line 457.47 feet south of E. Hyde Park Boulevard; a line 125.56 feet east of S. Cornell Avenue; a line 742.65 feet south of E. Hyde Park Boulevard; and S. Cornell Avenue; A 879

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

RESIDENTIAL - PLANNED - DEVELOPMENT
STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is controlled by the City of Chicago as follows:

Sub-Area "A"

Hyde Park-Kenwood Urban Renewal Disposition Parcel HR-2, owned by the Department of Urban Renewal of the City of Chicago.

Sub-Area "B"

Sub-Area B is owned by Chicago City Bank and Trust Company, as trustee under Trust Agreement No. 7671. Village Associates, the approved developer of Sub-Area A, is a general partnership, the members of which are beneficiaries of this trust. Chicago City Bank and Trust Company, as Trustee under Trust Agreement No. 7671, has by agreement designated the Department of Urban Renewal of the City of Chicago to be the sole applicant on and behalf of said Trust, its assigns and successors, for the purpose of obtaining and establishing a Planned Development, said agreement having been recorded as Document No. 20198059 in the Office of the Recorder of Deeds of Cook County on July 17, 1967.

2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R6 General Residence District classification of the Chicago Zoning Ordinance.

[Continued on page 898]

[Continued from page 893]

3. Any dedication or vacation of streets or alleys or adjustments of rights-of-way or consolidation or re-subdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal and approved by the City Council.
4. All applicable reviews, approvals or permits are required to be obtained by the following:
Sub-Area "A"
 Department of Urban Renewal or its successor upon conveyance of Hyde Park-Kenwood Urban Renewal Disposition Parcel HR-2.
Sub-Area "B"
 Village Associates
5. Service drives or any other ingress or egress shall be adequately designed and paved 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.
6. Use of land will consist of townhouses, elevator apartment buildings with related convenience-type business uses, and recreational areas and facilities.
7. The following information sets forth data concerning the property included in said development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a R6 General Residence District classification for Sub-Area "A" and a R7 General Residence District classification for 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", as adopted by the Commissioner of Development and Planning.

APPLICANT: Department of Urban Renewal of the City of Chicago. June 23, 1967.

Issuance of Permits Authorized for Erection of Illuminated Sign.

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 August 14, 1967, page 751, recommending that the City Council pass two proposed orders transmitted with the committee's report to authorize the issuance of permits for the erection and maintenance of illuminated signs as follows:

Permittee	Location	Dimensions
Federal Sign & Signal Corp.	No. 8101 S. Stony Island Av. (Zanzibar Motel)	15'0" x 18'0"

Permittee	Location	Dimensions
Chrysler-Plymouth	No. 4231 N. Cicero Av.	12'0" x 16'0"

On separate motions made by Alderman Fitzpatrick the committee's recommendations were concurred in and each of the said proposed orders was *Passed*.

Failed to Pass—PROPOSED ORDINANCES FOR AMENDMENT OF CHICAGO ZONING ORDINANCE TO RECLASSIFY PARTICULAR AREAS (Adverse Committee Recommendations).

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 August 14, 1967, page 751, recommending that the City Council *do not pass* three proposed ordinances transmitted with the committee's report for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Fitzpatrick moved to *Concur* in the committee's recommendations. The question in reference to each proposed ordinance thereupon became: *Shall the proposed ordinance Pass, notwithstanding the committee's adverse recommendation?* and the several questions being so put, each of the said proposed ordinances *Failed to Pass*, by yeas and nays as follows: *Yeas—None; Nays—43.*

Said proposed ordinances which Failed to Pass proposed to amend the Chicago Zoning Ordinance to reclassify particular areas, and are summarized as follows:

To classify as an R7 General Residence District instead of an R1 Single Family Residence District the area bounded by

a line 114 feet north of W. Castlewood Terrace; Marine Drive; a line 115 feet south of W. Castlewood Terrace; and a line 1000 feet east of N. Sheridan Road (Map No. 13-G);

To classify as an R4 General Residence District instead of an R2 Single Family Residence District the area bounded by

the North Branch of the Chicago River; W. Carmen Avenue; and N. Lawndale Avenue (Map No. 13-J);

To classify as an R7 General Residence District instead of an R4 General Residence District the area bounded by

the alley next north of W. Loyola Avenue; Lake Michigan; W. Loyola Avenue; and a line drawn from a point 568 feet 4½ inches east of N. Winthrop Avenue along the north line of W. Loyola Avenue to a point 524 feet 5½ inches east of N. Winthrop Avenue along the south line of the alley next north of and parallel to W. Loyola Avenue (Map No. 15-P).

PD
48

772

772

77

STATEMENTS Page 893-895

Area delineated hereon as "Residential Planned Development" is controlled by the City of Chicago as follows:

SUB-AREA "A"

Hyde Park-Kenwood Urban Renewal Disposition Parcel HR-2, owned by the Department of Urban Renewal of the City of Chicago.

SUB-AREA "B"

Sub-Area B is owned by Chicago City Bank and Trust Company, as trustee under Trust Agreement No. 7671. Village Associates, the approved developer of Sub-Area A, is a general partnership, the members of which are beneficiaries of this trust. Chicago City Bank and Trust Company, as trustee under Trust Agreement No. 7671, has by agreement designated the Department of Urban Renewal of the City of Chicago to be the sole applicant on and behalf of said Trust, its assigns and successors, for the purpose of obtaining and establishing a Planned Development, said agreement having been recorded as Document No. 20198059 in the Office of the Recorder of Deeds of Cook County on July 17, 1967.

2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R6 General Residence District classification of the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets or alleys or adjustments of rights-of-way or consolidation or re-subdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal and approved by the City Council.
4. All applicable reviews, approvals or permits are required to be obtained by the following:

Sub-Area "A"

Department of Urban Renewal or its successor upon conveyance of Hyde Park-Kenwood Urban Renewal Disposition Parcel HR-2.

Sub-Area "B"

Village Associates

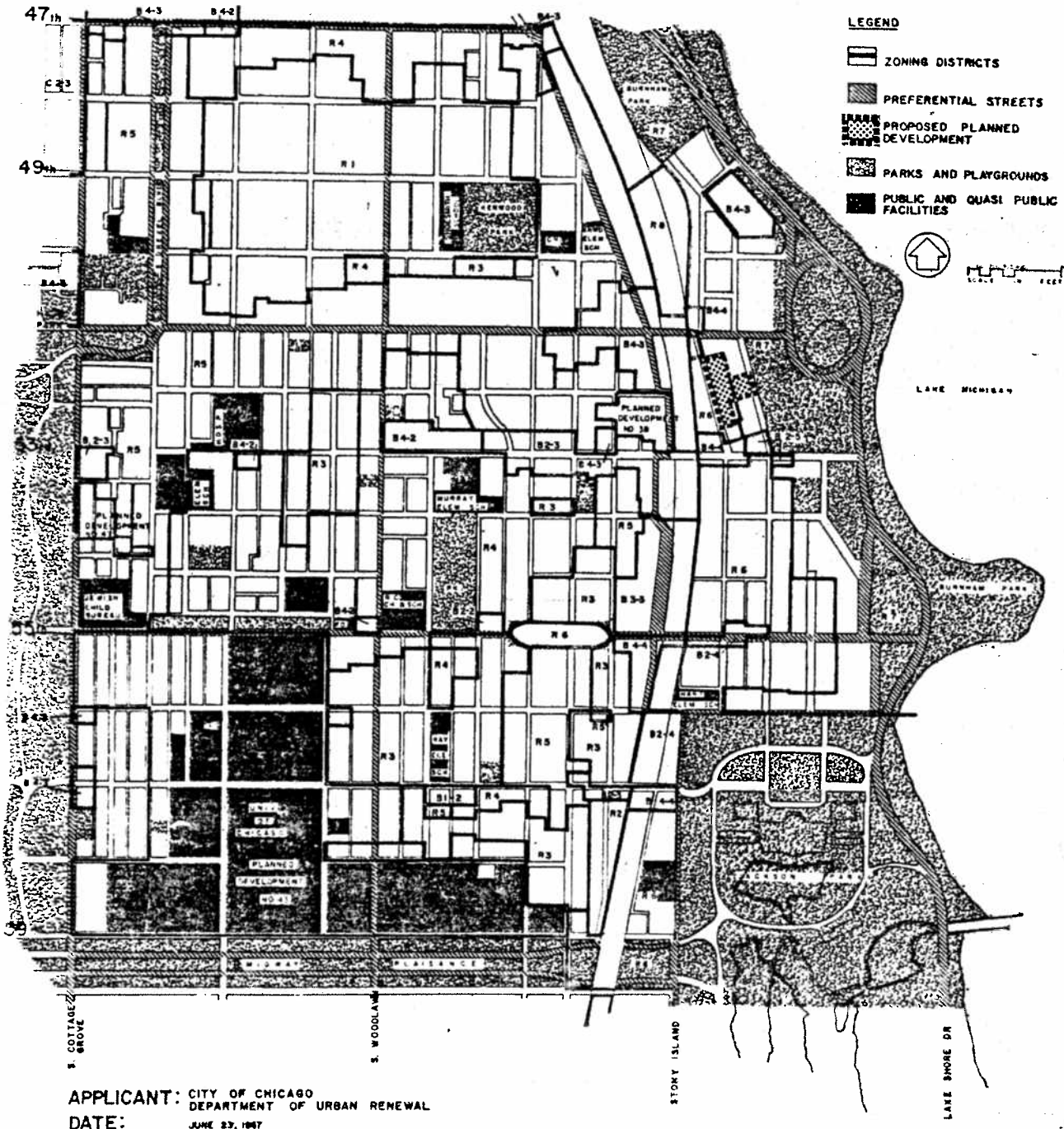
5. Service drives or any other ingress or egress shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles including emergency vehicles; there shall be no parking within such paved areas.
6. Use of land will consist of townhouses, elevator apartment buildings with related convenience-type business uses, and recreational areas and facilities.

APPLICANT: Department of Urban Renewal of the City of Chicago June 23, 1967

7. The following information sets forth data concerning the property included in said development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a R6 General Residence District classification for Sub-Area "A" and a R7 General Residence District classification for 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," as adopted by the Commissioner of Development and Planning.

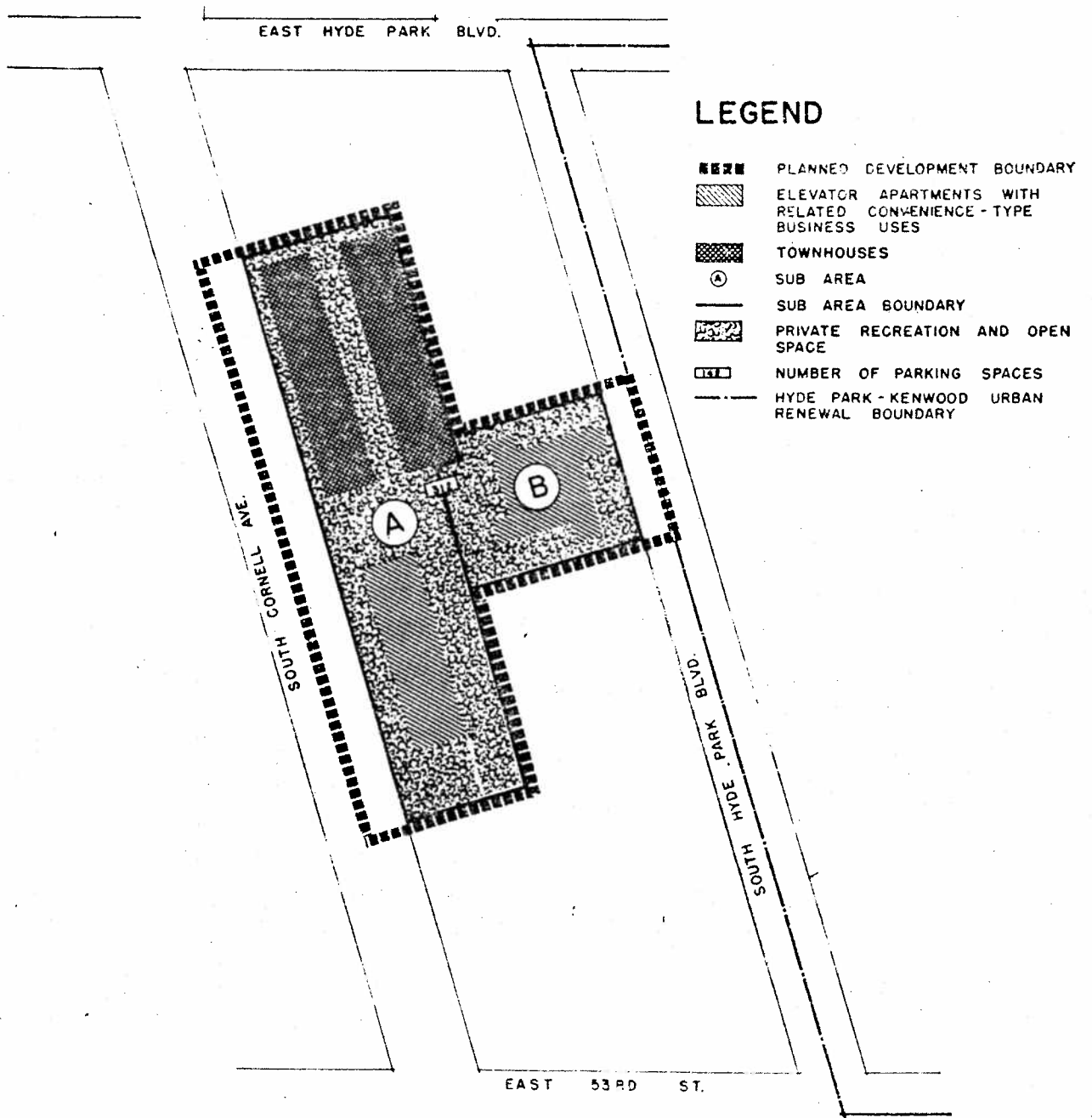
APPLICANT: Department of Urban Renewal of the City of Chicago June 23, 1967

RESIDENTIAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



RESIDENTIAL PLANNED DEVELOPMENT

GENERALIZED LAND USE MAP



APPLICANT: CITY OF CHICAGO
 DEPARTMENT OF URBAN RENEWAL

DATE: JUNE 23, 1967



RESIDENTIAL PLANNED DEVELOPMENT

Planned Development Use and Bulk Regulations and Data

SUB AREA	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM % OF LAND COVERAGE
	SQ. FT.	ACRES				
A	78,625	1.81	Townhouses, Elevator Apts., and Private Recreation Areas	18 149	4.4	35
B	25,764	.59	Elevator Apts. with related business uses, and private recreation areas	204	8.0	35
TOTAL	104,389	2.40				

GROSS SITE AREA = NET SITE AREA (2.40 acres) + AREA OF PUBLIC R.O.W. (.67 acres)
= 3.07 acres

MAXIMUM NUMBER OF DWELLING UNITS
PER ACRE OF TOTAL NET RESIDENTIAL SITE AREA 155

MAXIMUM PERMITTED P.A.R FOR TOTAL NET SITE AREA 5.75

ACTUAL NUMBER OF PARKING SPACES PROVIDED: 371

MINIMUM OFF STREET LOADING REQUIREMENTS
SHALL BE PROVIDED IN ACCORDANCE WITH THE CHICAGO ZONING ORDINANCE

MINIMUM PERIPHERAL SETBACKS:	FRONT YARDS:	SIDE YARDS
Townhouses	25 feet	6 feet
Elevator Apts.	3 feet	16 feet

MAXIMUM OVERALL % OF LAND COVERAGE: 35

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: JUNE 23, 1967