

10965

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

*Reclassification Of Area Shown On Map Number 18-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 M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 18-H in the area bounded by:

West 76th Street; a line 126.02 feet east of and parallel to South Western Avenue; a line 137.08 feet south of and parallel to West 76th Street; and South Western Avenue,

to those of a C2-1 General 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.

— PD 483 AA

*Reclassification Of Area Shown On Map Number 20-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 Residential Planned Development Number 483 symbols and indications as shown on Map No. 20-E in the area bounded by:

East 81st Street; South Prairie Avenue; East 82nd Street; and South Indiana Avenue,

to the designation of Residential Planned Development Number 483, 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 thereof and to no others.

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

Residential Planned Development Statements attached to this ordinance read as follows:

*Residential Planned Development No. \_\_\_\_\_*

*Statements.*

1. The area delineated herein as "Residential Planned Development" is owned or controlled by American National Bank, Trustee, under Trust Number 105403 which has Mr. Dempsey J. Travis as sole beneficiary.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
3. Any dedication or vacation of streets 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.
4. All applicable official review, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees.
5. Service drives or any other ingress or egress lanes shall be adequately designed and paved in accordance with the regulations of the Department of Public Works and in compliance with the Municipal Code of Chicago, to provide ingress and egress from motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
6. Use of land will consist of townhouse type attached single-family housing and related parking.
7. The following information sets forth data concerning the property included in said development and a Generalized Land Use Plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.



8. The Plan of Development, hereby attached, shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments", as promulgated by the Commissioner of Planning.

[Existing Zoning and Preferential Street System Map, Property Line Map and Right-of-Way Adjustments, Generalized Land Use Plan, Site Plan, Legend Map and Building Elevations printed on pages 26656 through 26661 of this Journal.]

Use and Bulk Regulations and Data Table attached to these Planned Development Statements read as follows:

*Planned Development Use And Bulk Regulations And Data.*

Net Site Area	General Description Of Land Use	Number Of Dwelling Units	Maximum F.A.R.	Maximum Percent Of Land Coverage
<u>Sq. Ft.</u> <u>Acres</u>				
<u>204,330</u> 4.69	Town homes and related parking	52	.65	40%

Gross Site Area = Net Site Area, 204,330 square feet (4.69 acres) + Area of Public Streets, 66,462 square feet (1.53 acres) = 270,792 square feet (6.22 acres).

Maximum Permitted Floor Area Ratio for Total Net Site Area = .65.

Parking: Minimum number of off-street parking spaces = 1 space for each dwelling unit = 52 spaces.

Maximum Percent of Land Covered = 40%.



Minimum Setbacks: Peripheral streets: 15 feet.

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to existing structures, or where necessary because of technical reasons, subject to the approval of the Department of Planning.

---

*Reclassification Of Area Shown On Map Number 34-A.*

*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 and M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 34-A bounded by:

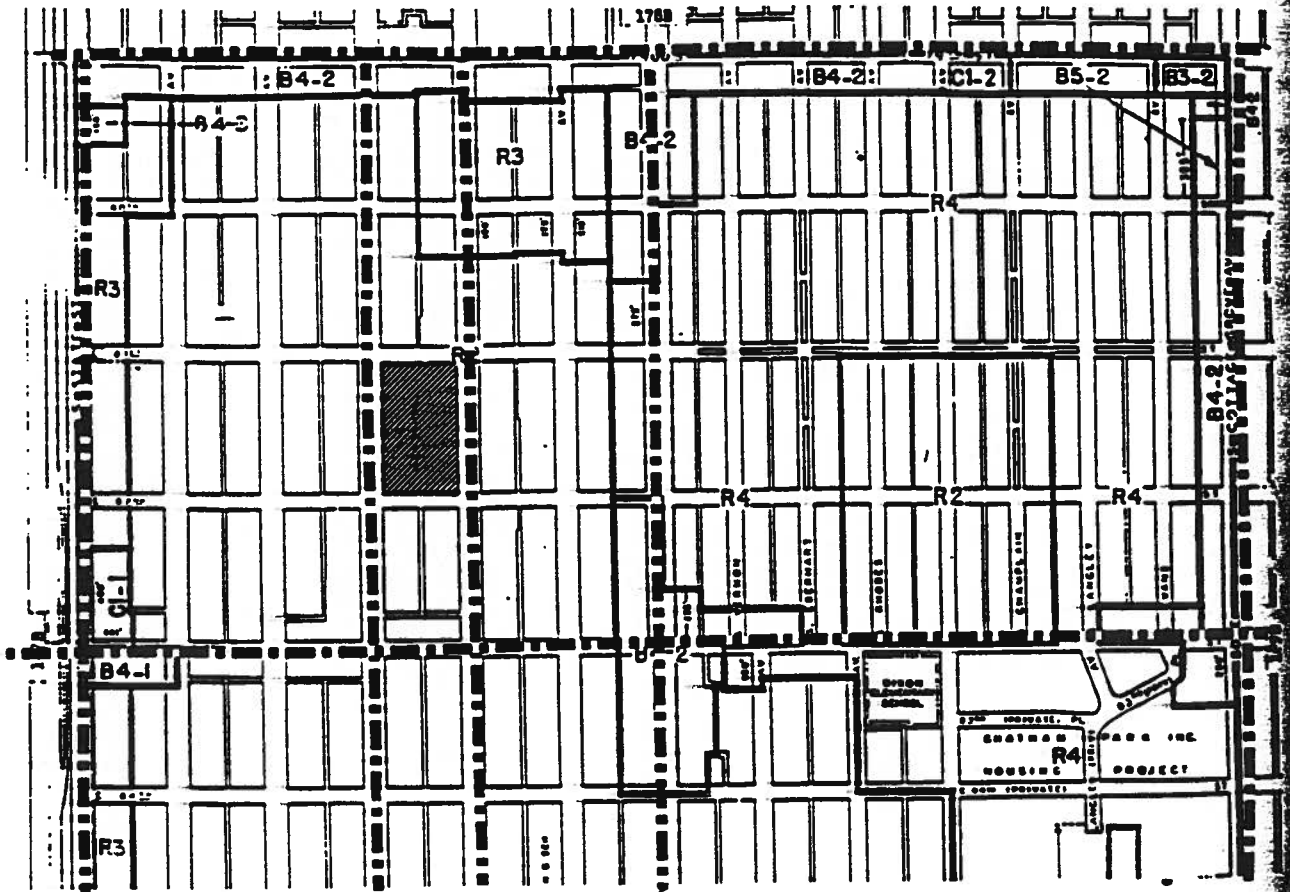
a line 259.1 feet south of and parallel to East 135th Street; South Avenue O; a line 345.4 feet south of and parallel to East 135th Street; the alley next east of and parallel to South Avenue O; a line 390.8 feet south of and parallel to East 135th Street or (the alley next south of and parallel to East 135th Street); South Avenue O; an arc of 276.99 feet with a radius of 562.11 feet beginning at a point 483.08 feet south of the south line of East 135th Street (as measured along South Avenue O) to a point 276.61 feet south of East 135th Street (as measured along South Greenbay Avenue); and South Greenbay 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.



Existing Zoning And Preferential Street System.



LEGEND:

-  SUBJECT PROPERTY
-  PREFERENTIAL STREETS

APPLICANT: Dempsey J. Travis

ADDRESS: 8101-8159 S. Indiana Avenue

DATE:

Relation Units and Postmaster General System

UNIT NO.	UNIT NAME	POSTMASTER GENERAL SYSTEM	RELATION UNIT
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...
11	...	...	...
12	...	...	...
13	...	...	...
14	...	...	...
15	...	...	...
16	...	...	...
17	...	...	...
18	...	...	...
19	...	...	...
20	...	...	...
21	...	...	...
22	...	...	...
23	...	...	...
24	...	...	...
25	...	...	...
26	...	...	...
27	...	...	...
28	...	...	...
29	...	...	...
30	...	...	...
31	...	...	...
32	...	...	...
33	...	...	...
34	...	...	...
35	...	...	...
36	...	...	...
37	...	...	...
38	...	...	...
39	...	...	...
40	...	...	...
41	...	...	...
42	...	...	...
43	...	...	...
44	...	...	...
45	...	...	...
46	...	...	...
47	...	...	...
48	...	...	...
49	...	...	...
50	...	...	...

UNIT NO. 1

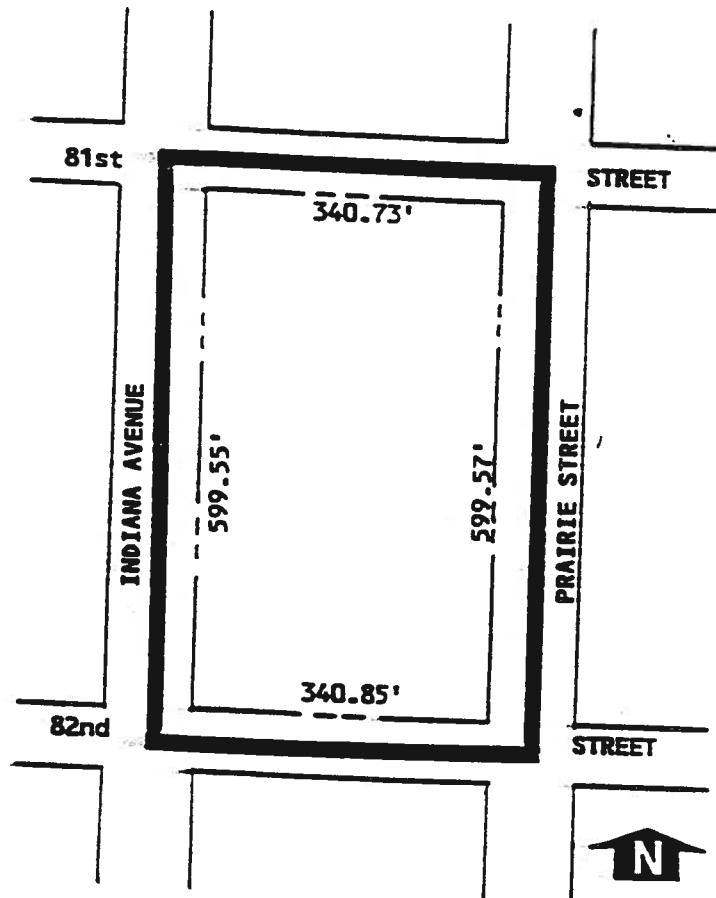
UNIT NAME

POSTMASTER GENERAL SYSTEM

RELATION UNIT

DATE

Property Line Map And Right-Of-Way Adjustments.



**LEGEND:**

**—————** PLANNED DEVELOPMENT BOUNDARY

**- - - - -** PROPERTY LINE

No adjustments of rights-of-way are planned.

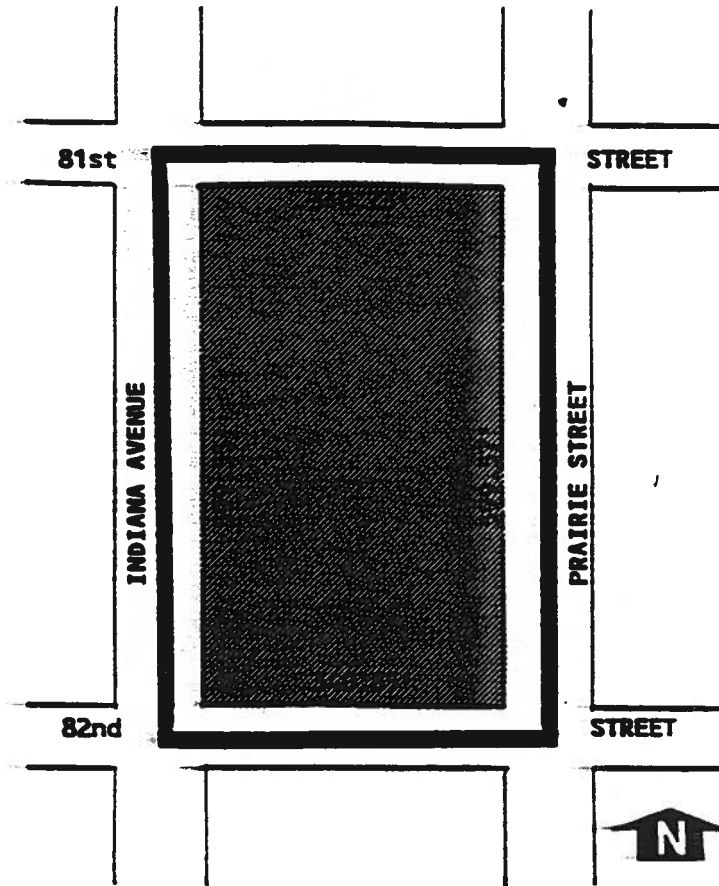
APPLICANT: Dempsey J. Travis

ADDRESS: 8101-8159 S. Indiana Avenue

DATE:



Generalized Land Use Plan.



**LEGEND:**

 **PLANNED DEVELOPMENT BOUNDARY**

 **Townhouse type attached single family housing and related parking.**

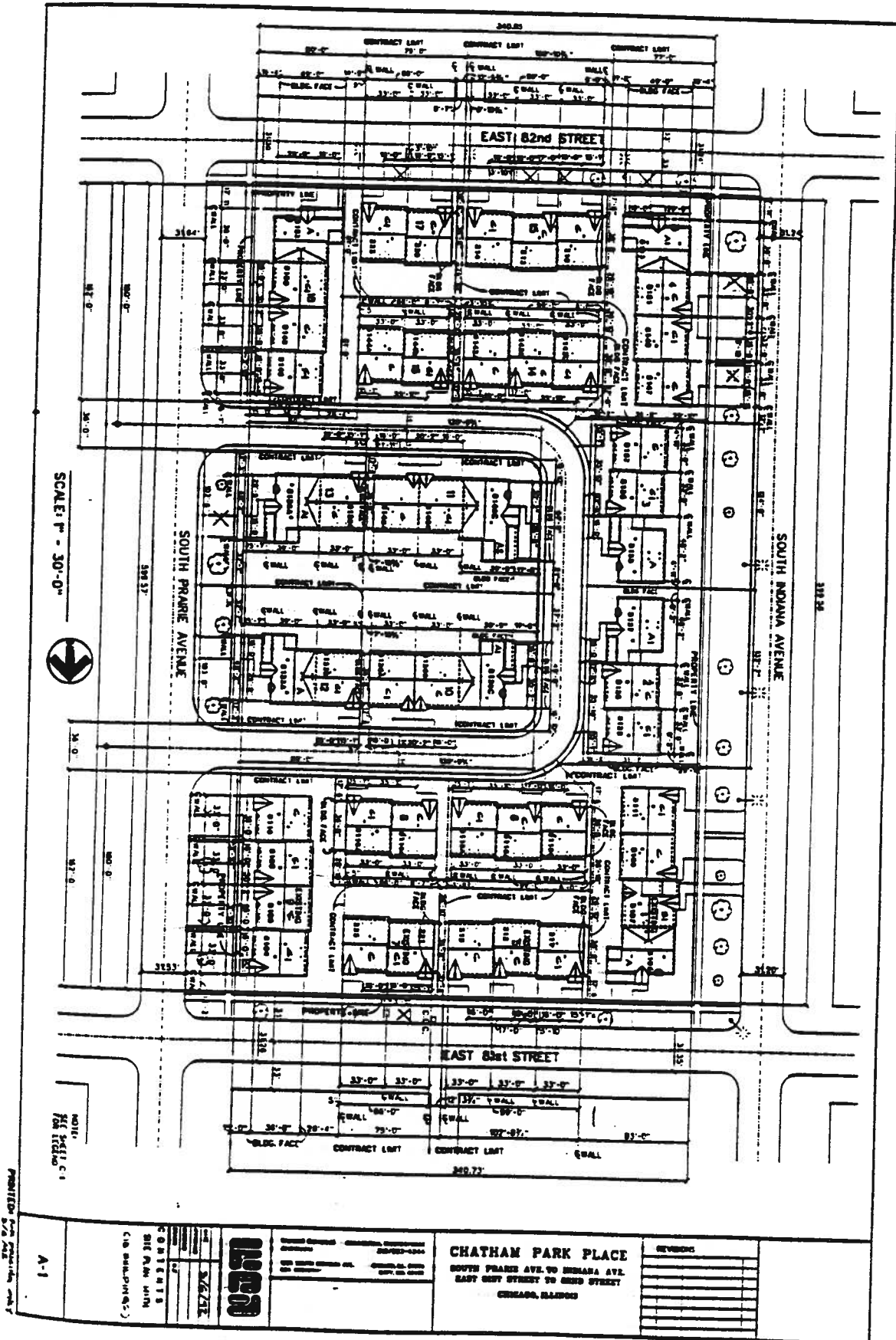
**APPLICANT:** Dempsey J. Travis

**ADDRESS:** 8101-8159 S. Indiana Avenue

**DATE:**



Site Plan.



SCALE 1" = 30'-0"



NOTICE: SEE SHEET C-1 FOR DETAILS

Prepared by: [Firm Name]

A-1

CONCRETE  
SIC PLAN WITH  
C/S SHEETS



W&A  
ENGINEERING & ARCHITECTURE  
3000 N. LAKE STREET  
CHICAGO, ILL. 60641  
TEL: 312-541-1100  
FAX: 312-541-1101

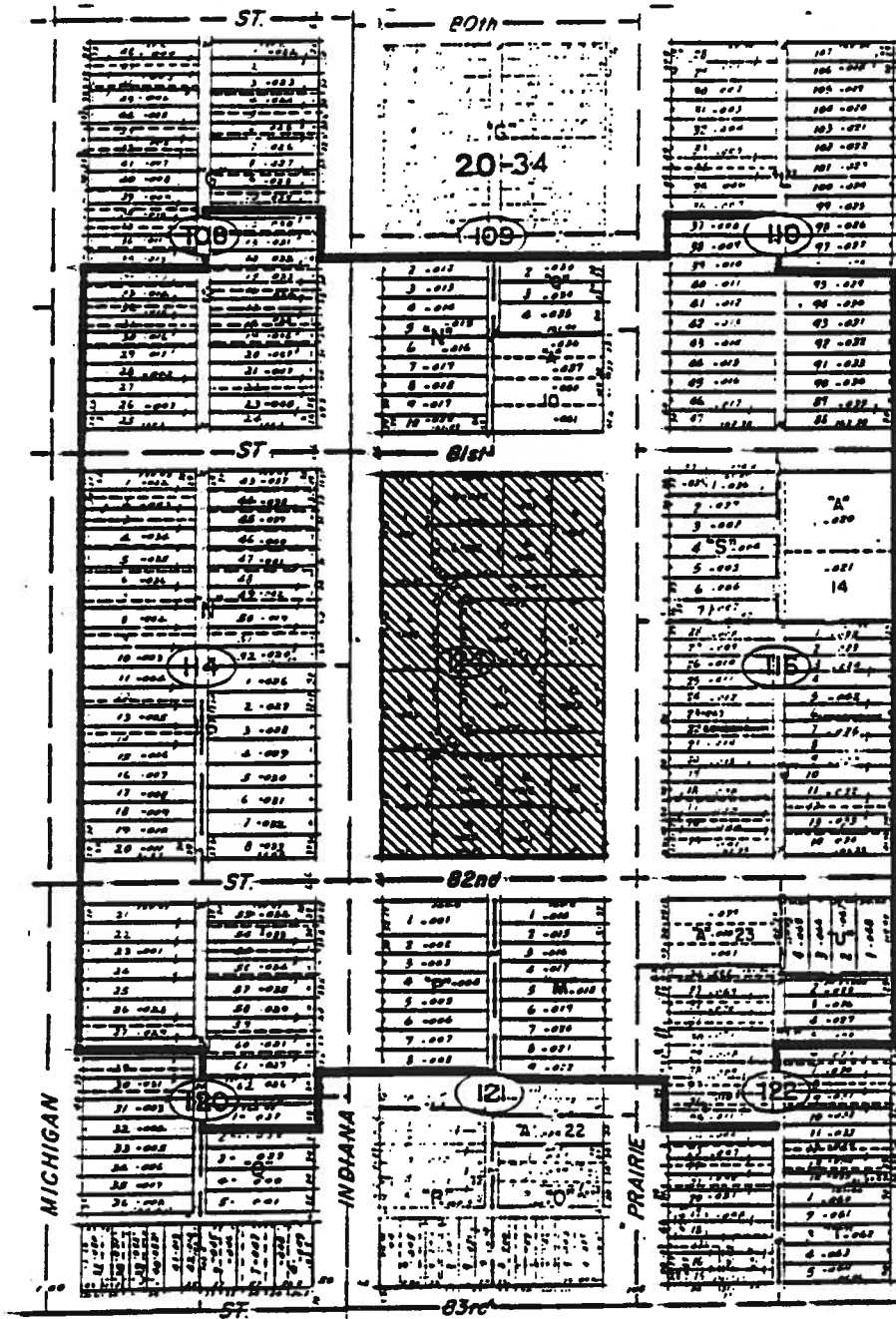
**CHATHAM PARK PLACE**  
SOUTH PRAIRIE AVE. TO INDIANA AVE.  
EAST 82nd STREET TO 83rd STREET  
CHICAGO, ILLINOIS



REVISIONS

NO.	DATE	DESCRIPTION



Legend Map.

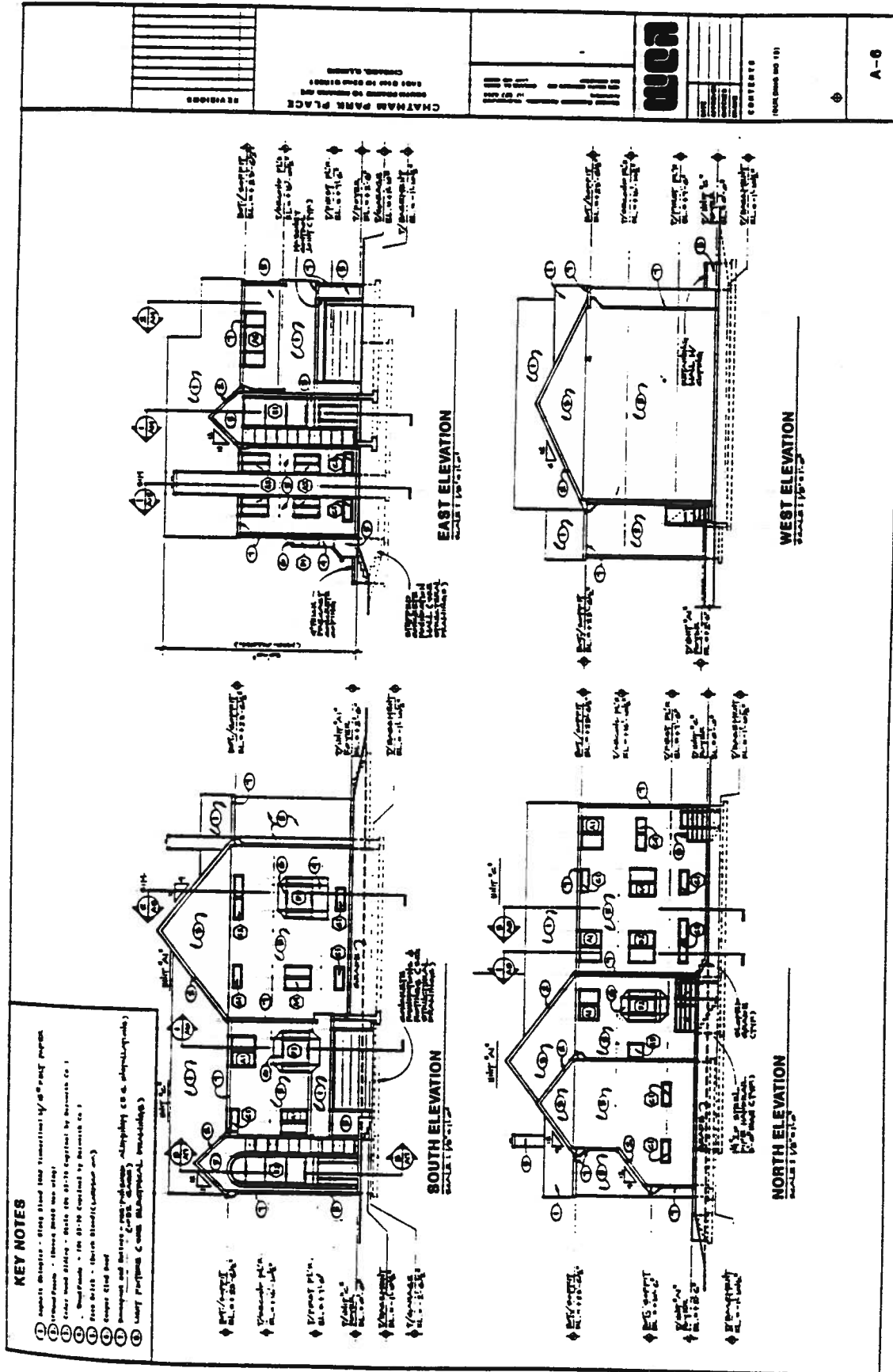


 subject site  
 area noticed

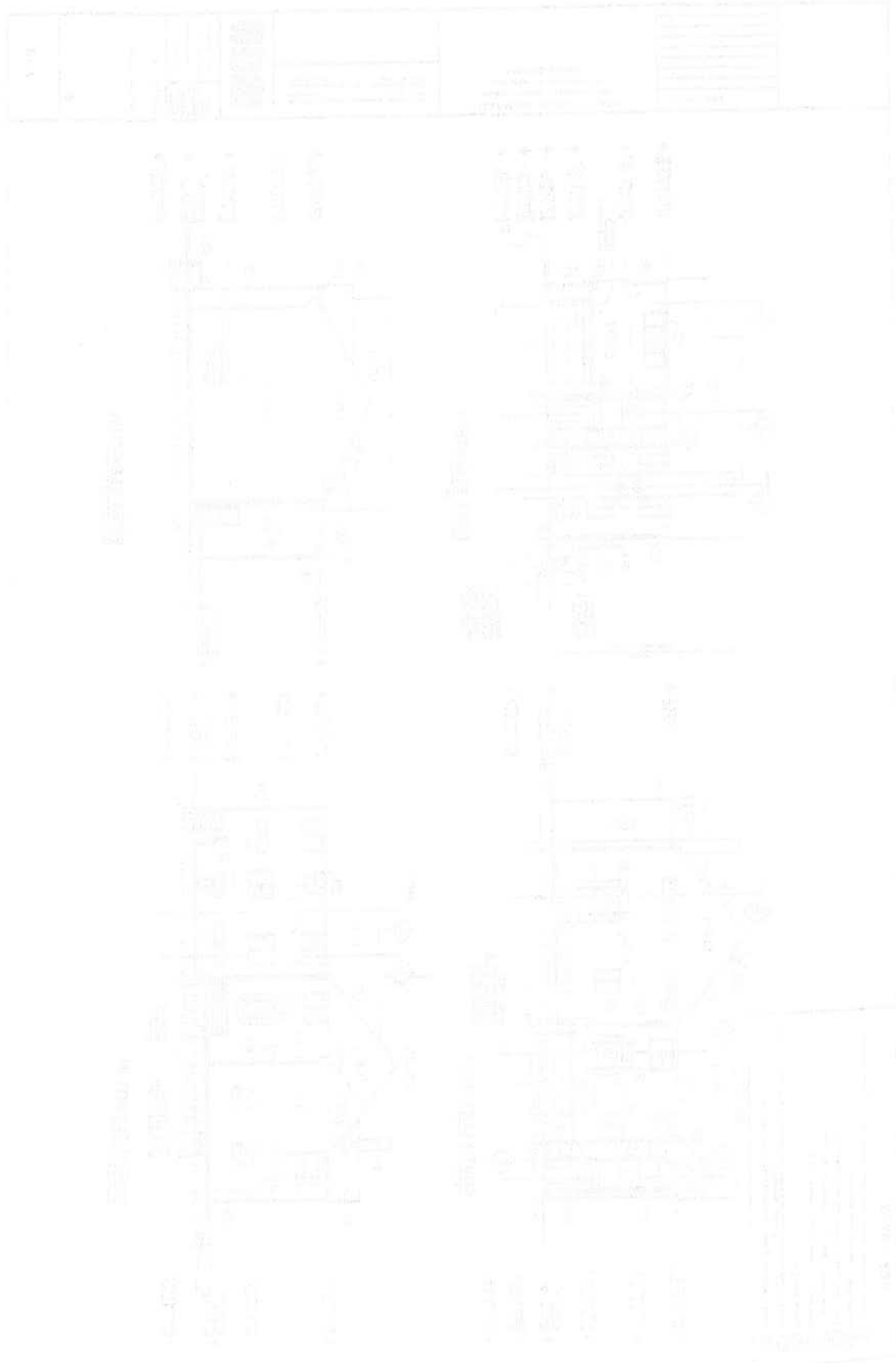
Township Area	Section	Block	Parcel
20	34	806	(-001)



Building Elevations.



Building Inspection



to those of an R5 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.

— *81st Indiana Prairie*  
Reclassification Of Area Shown On Map No. 20-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 R2 Single-Family Residence District symbols and indications as shown on Map No. 20-E in the area bounded by

East 81st Street; South Prairie Avenue; East 82nd Street; and South 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 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. 483

*Statements.*

1. The area delineated herein as "Residential Planned Development" is owned by American National Bank, Trustee, under Trust Number 105403 which has Mr. Dempsey J. Travis as sole beneficiary.

2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
3. Any dedication or vacation of streets or re-subdivision of parcels shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees, and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees.
5. Service drives or any other ingress or egress lanes shall be adequately designed and paved in accordance with the regulations of the Department of Public Works 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.
6. Use of land will consist of townhouse type attached single-family housing and related parking.
7. The following information sets forth data concerning the property included in said development and a generalized Land Use Plan (Site Plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
8. The Plan of Development, hereby attached, shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments", as promulgated by the Commissioner of Planning.

[Generalized Land Use Plan, Property Line Map and  
Right-of-Way Adjustments attached to the Plan  
of Development printed on pages 2269  
through 2270 of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

Residential Planned Development No. \_\_\_\_\_

*Planned Development*

*Use And Bulk Regulations And Data.*

Net Site Area	General Description Of Land Use	Number Of Dwelling Units	Maximum Floor Area Ratio	Maximum Percent Of Land Covered
<u>Sq. Ft.</u> Acres				
<u>204,330</u> 4.69	Townhomes and related parking	52	0.5	40%

Gross Site Area = Net Site Area, 204,330 square feet (4.69 acres) + Area of Public Streets, 89,050 square feet (2.04 acres) = 293,380 square feet (6.74 acres).

Maximum Permitted F.A.R. for Total Net Site Area = 0.5.

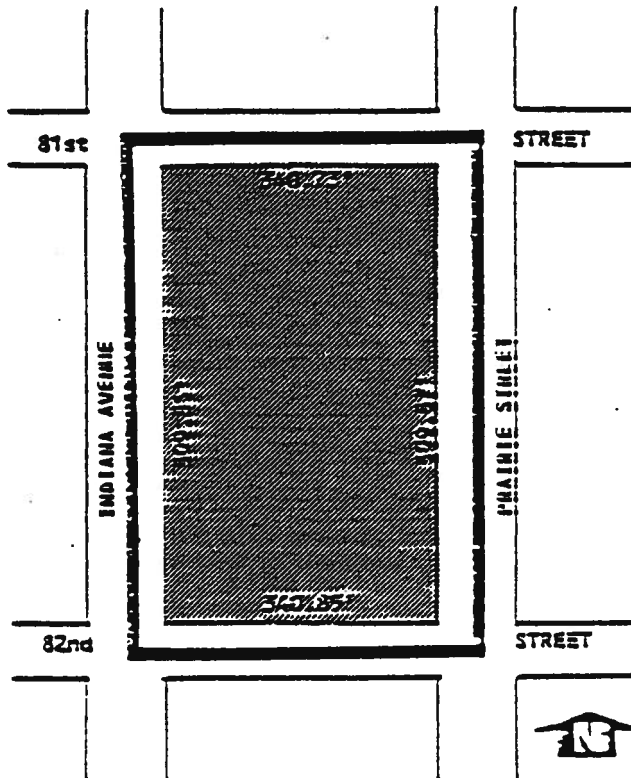
Parking: Minimum number of off-street parking spaces = 1 space for each dwelling unit = 52 spaces.

Maximum Percent of Land Covered = 40%.



Minimum Setbacks: Peripheral streets: 15 feet.

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to existing structures, or where necessary because of technical reasons, subject to the approval of the Department of Planning.

RESIDENTIAL PLANNED DEVELOPMENT NO. \_\_\_\_\_  
GENERALIZED LAND USE PLAN



LEGEND:

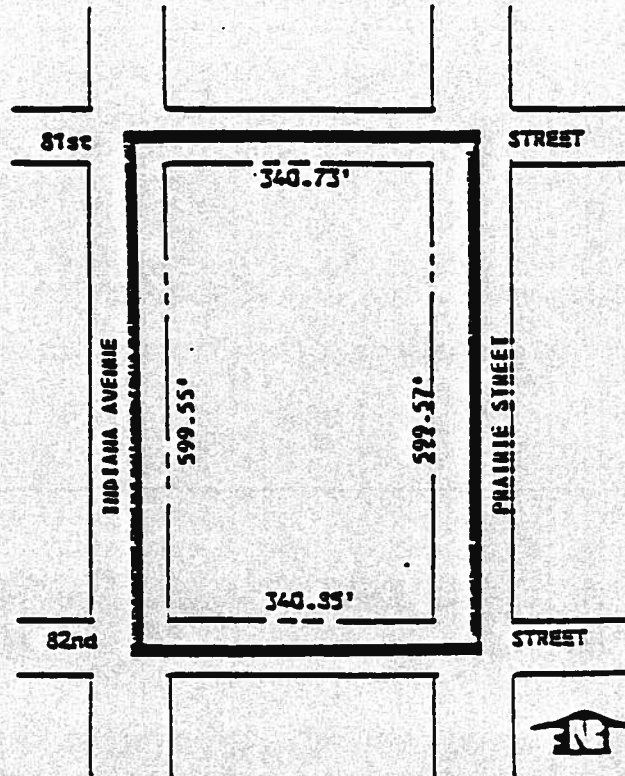
-  PLANNED DEVELOPMENT BOUNDARY
-  Townhouse type attached single family housing and related parking.

APPLICANT: Demosey J. Travis

ADDRESS: 3101-3159 S. Indiana Avenue

DATE:

RESIDENTIAL PLANNED DEVELOPMENT NO.  
PROPERTY LINE MAP AND RIGHT OF WAY ADJUSTMENTS



LEGEND:

———— PLANNED DEVELOPMENT BOUNDARY

- - - - - PROPERTY LINE

No adjustments of rights-of-way are planned.

APPLICANT: Demosey J. Travis

ADDRESS: 3101-3159 S. Indiana Avenue

DATE:

