

Said 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 No. 1-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 and all the C1-2 Restricted Commercial District symbols and indications as shown on Map No. 1-H in the area bounded by

W. Lake Street; a line 473.22 feet east of N. Paulina Street; the alley next south of and parallel to W. Lake Street, or the line thereof if extended where no alley exists; a line 459.36 feet east of N. Paulina Street; W. Maypole Street; N. Paulina Street; the south line of W. Maypole Street, or the line thereof if extended where no street exists; and N. Hermitage 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 this ordinance printed on pages 2754 to 2758 of this Journal.]

*Reclassification of Area Shown on Map No. 7-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 R4 General Residence District symbols and indications as shown on Map No. 7-G in the area bounded by

the alley next south of and parallel to W. Diversey Parkway; N. Sheffield Avenue; N. Lincoln Avenue; N. Kenmore Avenue; the alley next south of the alley next south of and parallel to W. Diversey Parkway; and the alley next west of and parallel to N. Sheffield 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 this ordinance printed on pages 2759 to 2763 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 Residential Planned Development No. 41 symbols and indications as shown on Map No. 8-E in the area bounded by

E. 35th Street; S. Rhodes Avenue; E. 37th Street; and the alley next east of and parallel to S. South Park Way,

to the designation of a Residential Planned Development No. 41, 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 this ordinance printed on pages 2764 to 2768 of this Journal.]

*Reclassification of Area Shown on Map No. 9-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 R-4 General Residence District symbols and indications as shown on Map No. 9-G in the area bounded by

W. Irving Park Road; N. Clark Street; the alley next north of and parallel to W. Byron Street, or the line thereof if extended where no alley exists; the west line of N. Wayne Avenue, or the line thereof if extended where no street exists; a line 45 feet north of the alley next north of and parallel to W. Byron Street; the east line of N. Wayne Avenue, or the line thereof if extended where no street exists; a line 80 feet north of the alley next north of and parallel to W. Byron Street; a line 150 feet east of the east line of N. Wayne Avenue; a line 248 feet north of the alley next north of and parallel to W. Byron Street; and N. Lakewood 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 this ordinance printed on pages 2769 to 2773 of this Journal.]

*Reclassification of Area Shown on Map No. 9-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 9-H in the area bounded by

W. Larchmont Avenue; N. Ravenswood Avenue; W. Byron Street; and the east line of the right of way of the C.T.A.,

to those of an M1-4 Restricted Manufacturing 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. 10-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, B4-1 Restricted Service District, and M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 10-F in the area bounded by

[Continued on page 2774]

PD  
51

RESIDENTIAL PLANNED DEVELOPMENT #51

Passed 5/8/6

C.S.P. -  
A932

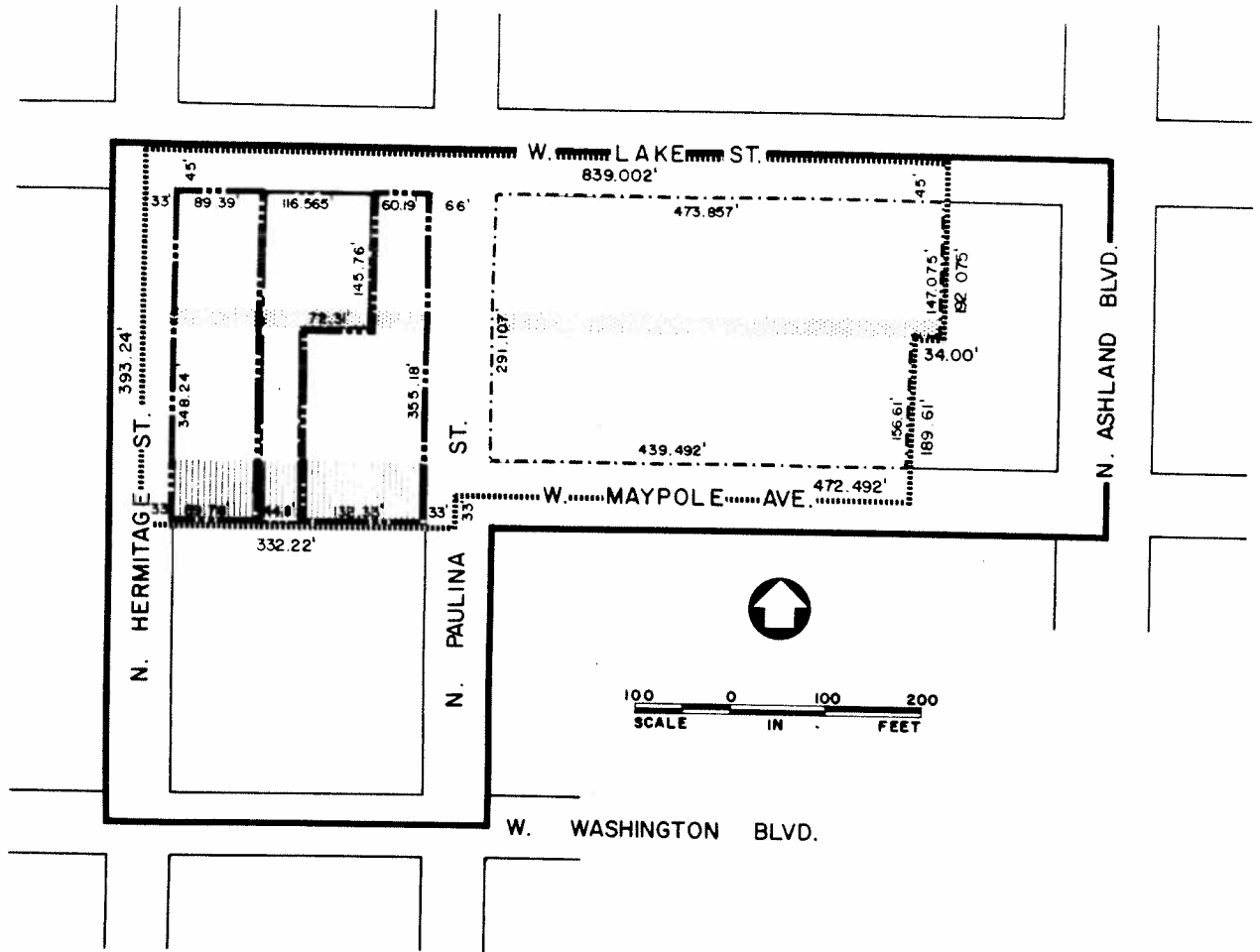
STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is controlled by the No. 2 Chicago Dwellings Association as follows:
  - A. Washington-Hermitage Urban Renewal Parcel 3, conveyed to the No. 2 Chicago Dwellings Association on December 29, 1967, is subject to an elevated right-of-way easement of the Chicago Transit Authority.
  - B. Washington-Hermitage Urban Renewal Parcel 2, conveyed to the No. 2 Chicago Dwellings Association on December 29, 1967.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R-4 General Residence District classification of the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets and alleys or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Chicago Dwellings Association and approved by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the No. 2 Chicago Dwellings Association or its successor.
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 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 R-4 General Residence District classification 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: No. 2 Chicago Dwellings Association

Date: January 17, 1968

RESIDENTIAL PLANNED DEVELOPMENT  
 PROPERTY LINE MAP AND RIGHTS-OF-WAY ADJUSTMENTS



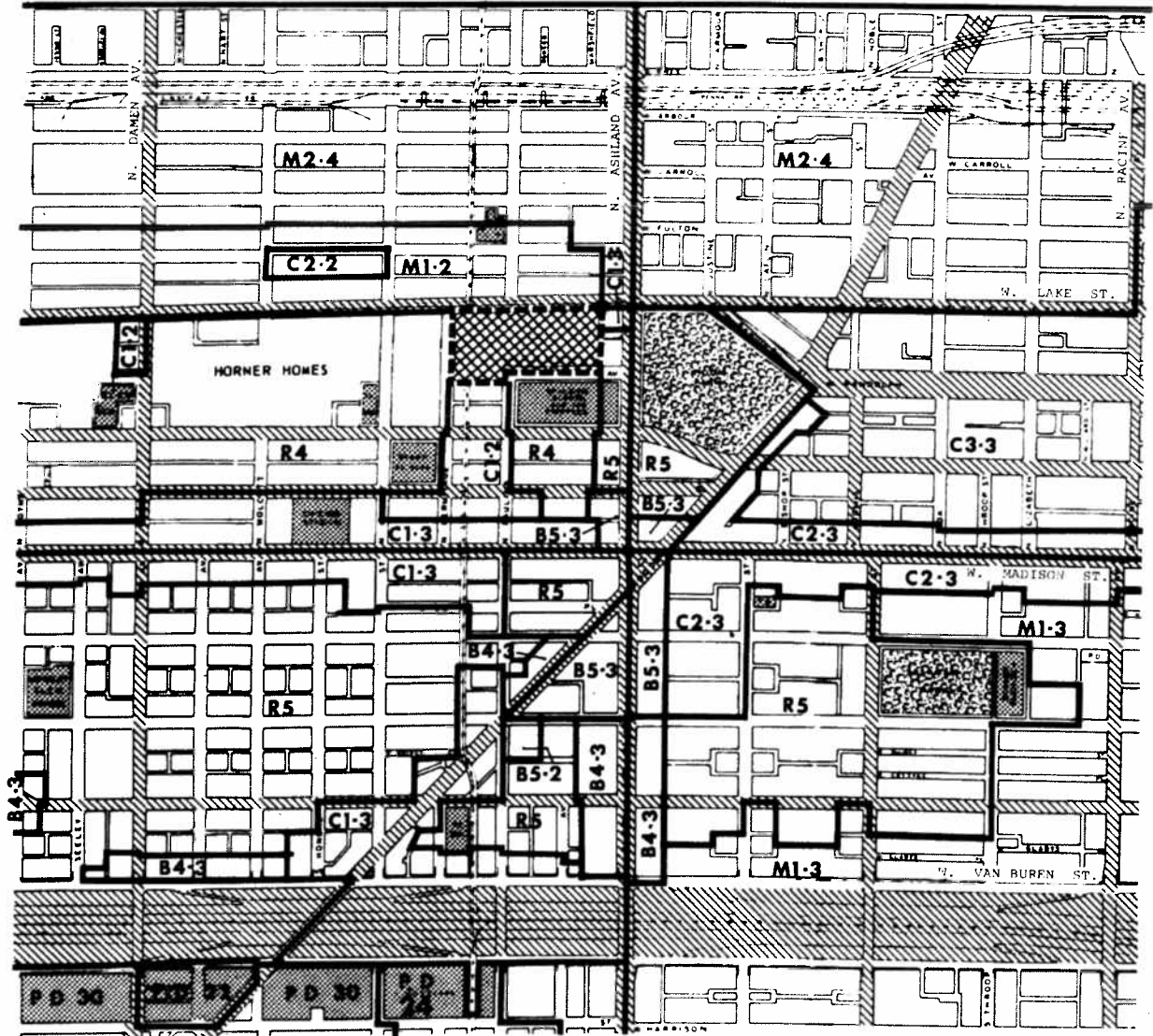
LEGEND:







- REDEVELOPMENT PROJECT WASHINGTON - HERMITAGE BOUNDARY
- - - - REDEVELOPMENT PROJECT WASHINGTON - HERMITAGE PARCEL 2
- REDEVELOPMENT PROJECT WASHINGTON - HERMITAGE PARCEL 3
- ..... PLANNED DEVELOPMENT BOUNDARY
- - - - CHICAGO TRANSIT AUTHORITY ELEVATED R.O.W. EASEMENT
- ▨ ALLEYS HERETOFORE VACATED BY ORDINANCE DATED 3-25-1967 AND 4-28-1967
- ▨ STREET HERETOFORE VACATED BY ORDINANCE DATED 4-28-1967

APPLICANT: NO. 2 CHICAGO DWELLINGS ASSOCIATION  
 DATE: JANUARY 17, 1968

# RESIDENTIAL PLANNED DEVELOPMENT

## EXISTING ZONING AND PREFERENTIAL STREET SYSTEM

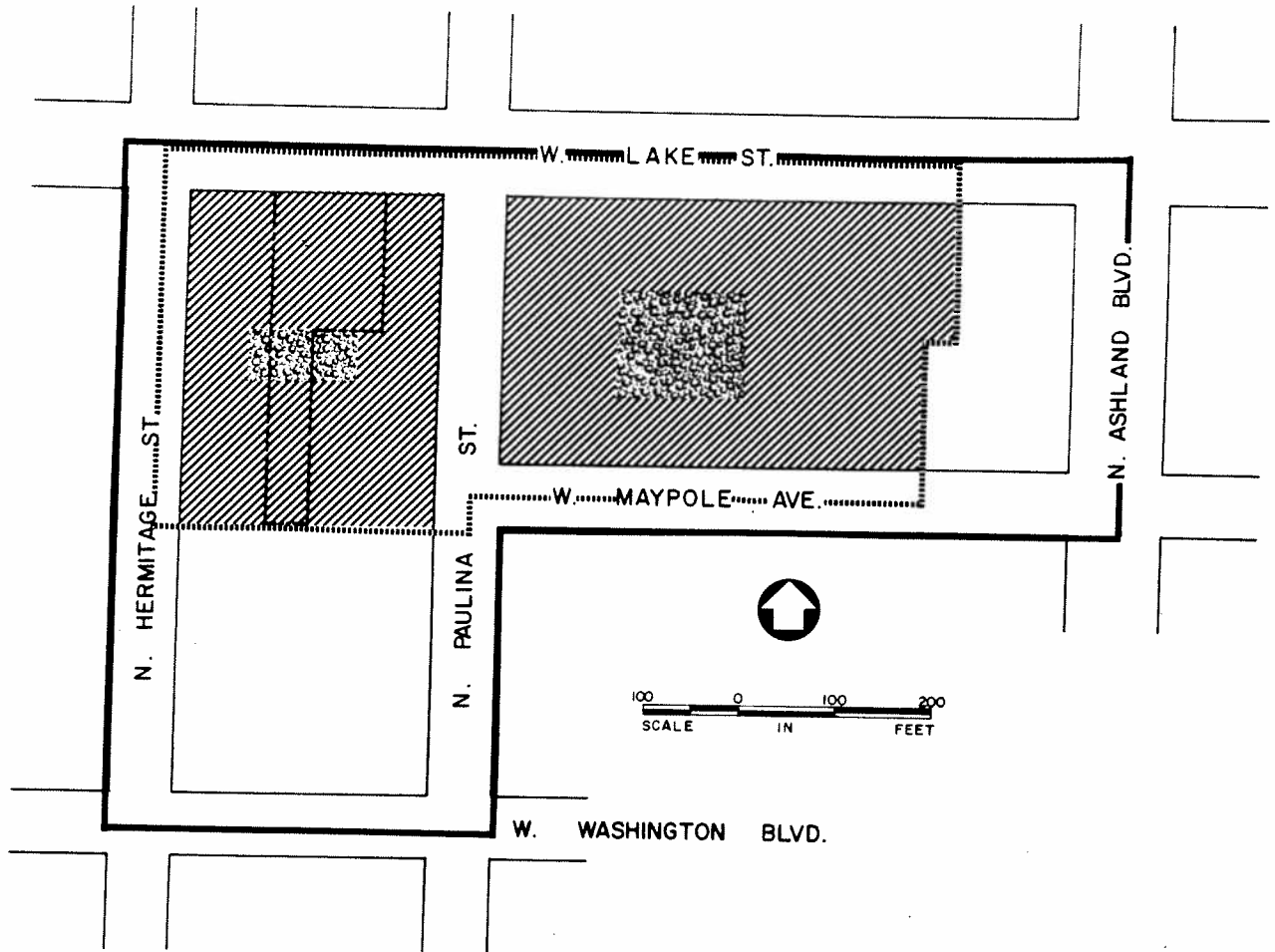


-  PLANNED DEVELOPMENT BOUNDARY
-  PROPOSED PLANNED DEVELOPMENT
-  ZONING DISTRICTS
-  PARKS & PLAYGROUNDS
-  PREFERENTIAL STREETS
-  PUBLIC & QUASI-PUBLIC FACILITIES






**APPLICANT: No.2 CHICAGO DWELLINGS ASSOCIATION**

**DATE: JAN. 17, 1968**

RESIDENTIAL PLANNED DEVELOPMENT  
GENERALIZED LAND USE PLAN



LEGEND :

-  REDEVELOPMENT PROJECT WASHINGTON - HERMITAGE BOUNDARY
-  PLANNED DEVELOPMENT BOUNDARY
-  TOWNHOUSES
-  PRIVATE RECREATION AREA
-  CHICAGO TRANSIT AUTHORITY ELEVATED R. O. W. EASEMENT

APPLICANT : NO.2 CHICAGO DWELLINGS ASSOCIATION  
DATE : JANUARY 17, 1968

RESIDENTIAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Use	Number of D.U.'s	Maximum Floor Area Ratio	Maximum % of Land Covered
Square Feet	Acres				
232,024.93	5.33	Townhouses and Private Recreation Areas	108	1.2	25

Gross Site Area = Net Site Area (5.33) + Area of Public Streets (1.99)  
= 7.32

Maximum Number of Dwelling Units Per Acre of Total Net Site Area: 21

Maximum Permissible F.A.R. for Total Net Site Area: 1.2

Minimum Number of Parking Spaces Required: 108

Actual Number of Parking Spaces: 143

Minimum Setbacks:

Front Yard: 15 feet

Rear Yard: 20 feet

APPLICANT: No. 2 Chicago Dwellings Association

Date: January 17, 1968