

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Metcalfe the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published on May 20, 1968, pages 2811-2813, recommending that the City Council pass fourteen proposed ordinances transmitted with the committee's report for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

On separate motions made by Alderman Metcalfe each of eleven of said proposed ordinances (which were recommended by the committee without change) was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Harvey, Metcalfe, Holman, Despres, Bohling, Cousins, Lupo, Buchanan, Danaher, Swinarski, Krska, Sheridan, Shannon, Hines, Fitzpatrick, Campbell, Frost, Janousek, Kuta, Collins, Marzullo, Zydlo, Sain, J a m b r o n e, Biggs, McMahon, Keane, Brandt, Sande, Aiello, Cullerton, Laurino, Simon, Scholl, Goldberg, Fifielski, Kerwin, Hoellen, O'Rourke, Wigoda, Sperling—41.

Nays—None.

Said eleven 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. 2-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 R5 General Residence District symbols and indications as shown on Map No. 2-G in the area bounded by

the alley next south of and parallel to W. Monroe Street; the alley next east of and parallel to S. Laflin Street; the alley next south of and parallel to W. Monroe Street, or the line thereof if extended where no alley exists; S. Loomis Street; W. Adams Street; and S. Laflin Street,

to those of a C2-3 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.

Reclassification of Area Shown on Map No. 2-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 R5 General Residence District, B4-3 Restricted Service District, and C1-3 Restricted Commercial District symbols and indications as shown on Map No. 2-H in the area bounded by

W. Jackson Boulevard; S. Wood Street; W. Ogdan Avenue; W. Van Buren Street; and S. Damen 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 is printed on pages 2954 to 2958 of this Journal]

Reclassification of Area Shown on Map No. 2-L.

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. 2-L in the area bounded by

the alley next north of and parallel to W. Arthington Street; a line 180 feet east of S. Lavergne Avenue; W. Arthington Street; and S. Lavergne Avenue,

to those of an M1-2 Restricted Manufacturing 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. 3-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. 3-G in the area bounded by

W. Chestnut Street; N. Noble Street; a line 274.35 feet south of W. Chestnut Street; N. Bishop Street; W. Fry Street; and N. Greenview 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 is printed on pages 2959 to 2963 of this Journal]

Reclassification of Area Shown on Map No. 5-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 C1-3 Restricted Commercial District and all the C1-4 Restricted Commercial District symbols and indications as shown on Map No. 5-F in the area bounded by

a line 92 feet south of W. Eugenie Street; N. Wells Street; a line 255.11 feet south of W. Eugenie Street; a line 229.52 feet west of N. Wells Street; a line 280.56 feet south of W. Eugenie Street; a line 115 feet east of N. North Park Avenue; a line 255.06 feet south of W. Eugenie Street; a line 115.55 feet east of N. North Park Avenue; a line 197.83 feet south of W. Eugenie Street; a line 115 feet east of N. North Park Avenue; a line 170.22 feet south of W. Eugenie Street; a line 123.05 feet east of N. North Park Avenue; a line 142.61 feet south of W. Eugenie Street; a line 123.94 feet east of N. North Park Avenue; a line 115 feet south of W. Eugenie Street; and the alley next west of and parallel to N. Wells Street,

to those of a B4-5 Restricted Service District, and a

[Continued on page 2964]

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Passed 5/28/68
CJP-2953
A-950

PLAN OF DEVELOPMENT
RESIDENTIAL PLANNED DEVELOPMENT #56

STATEMENTS

1. The area delineated hereon as a "Residential Planned Development" is owned and controlled by the Chicago Housing Authority.
2. Off-Street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R5 General Residence District of the Chicago Zoning Ordinance.
3. 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 Chicago Housing Authority and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Chicago Housing Authority.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation 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.

Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
6. Use of land will consist of two high-rise elevator apartment buildings (housing for elderly persons) and recreational areas and facilities as authorized by the Chicago Zoning Ordinance.
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 classification and with 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.

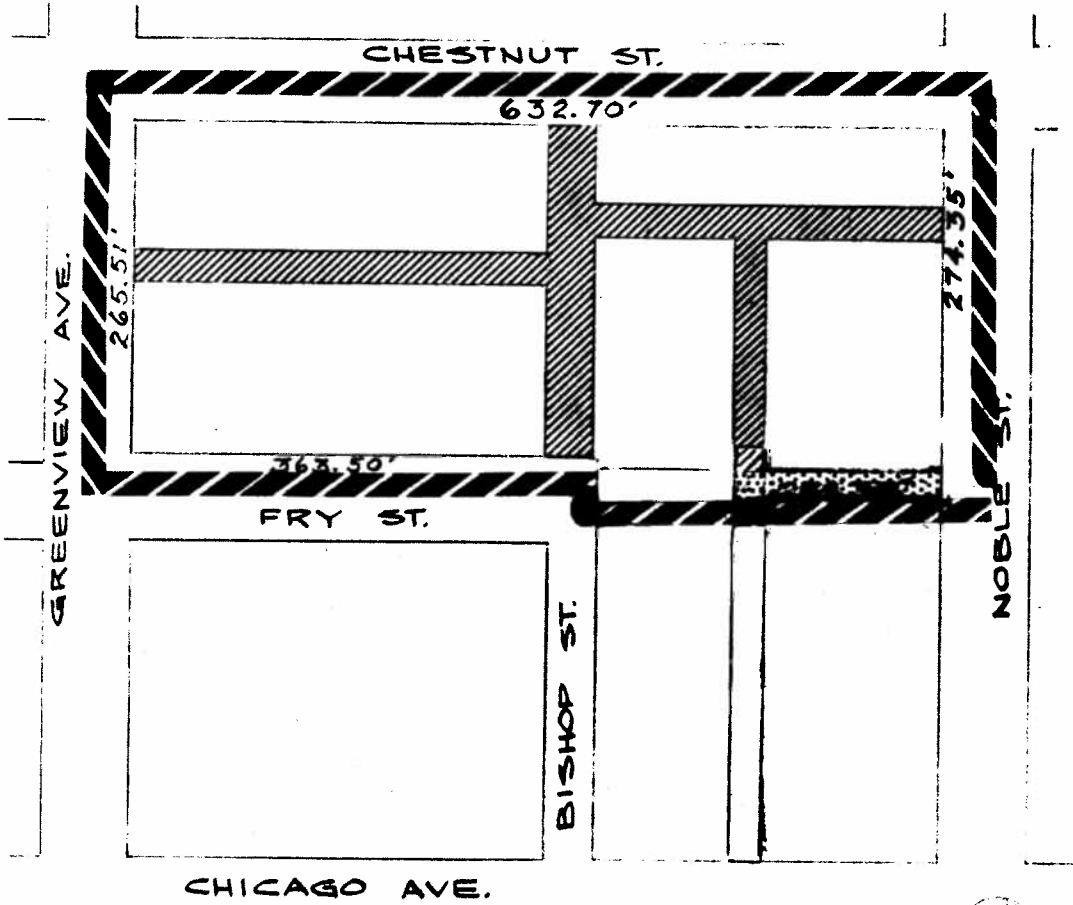
APPLICANT: THE CHICAGO HOUSING AUTHORITY

DATE: March 6, 1968

cell. 267

RESIDENTIAL PLANNED
DEVELOPMENT

PROPERTY LINE MAP & RIGHT OF WAY ADJUSTMENTS



LEGEND

SCALE: 1" = 100'



PLANNED DEVELOPMENT BOUNDARY



ALLEYS HERETOFORE DEDICATED
BY ORDINANCE 9/11/63



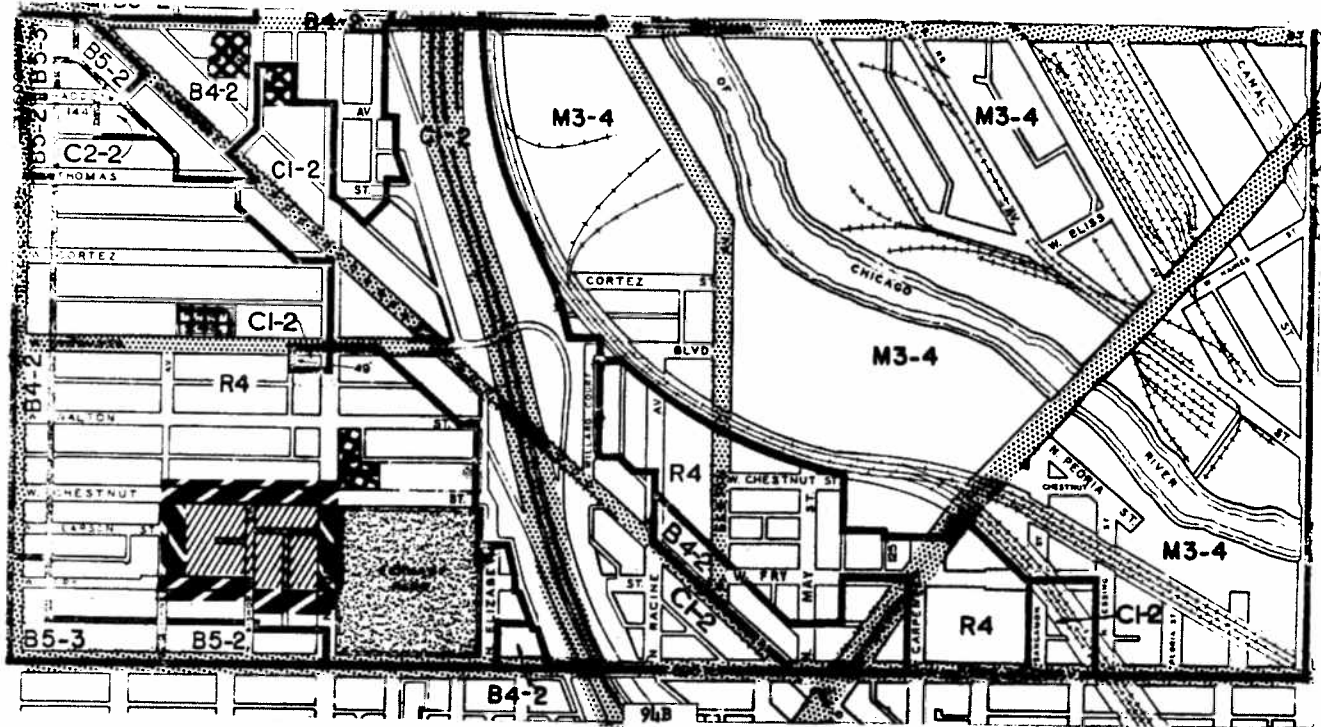
STREETS AND ALLEYS HERETOFORE VACATED
BY ORDINANCE 9/11/63

APPLICANT: THE CHICAGO
HOUSING AUTHORITY



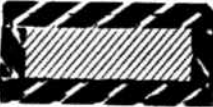



DATE: March 6, 1968

RESIDENTIAL PLANNED DEVELOPMENT

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND

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



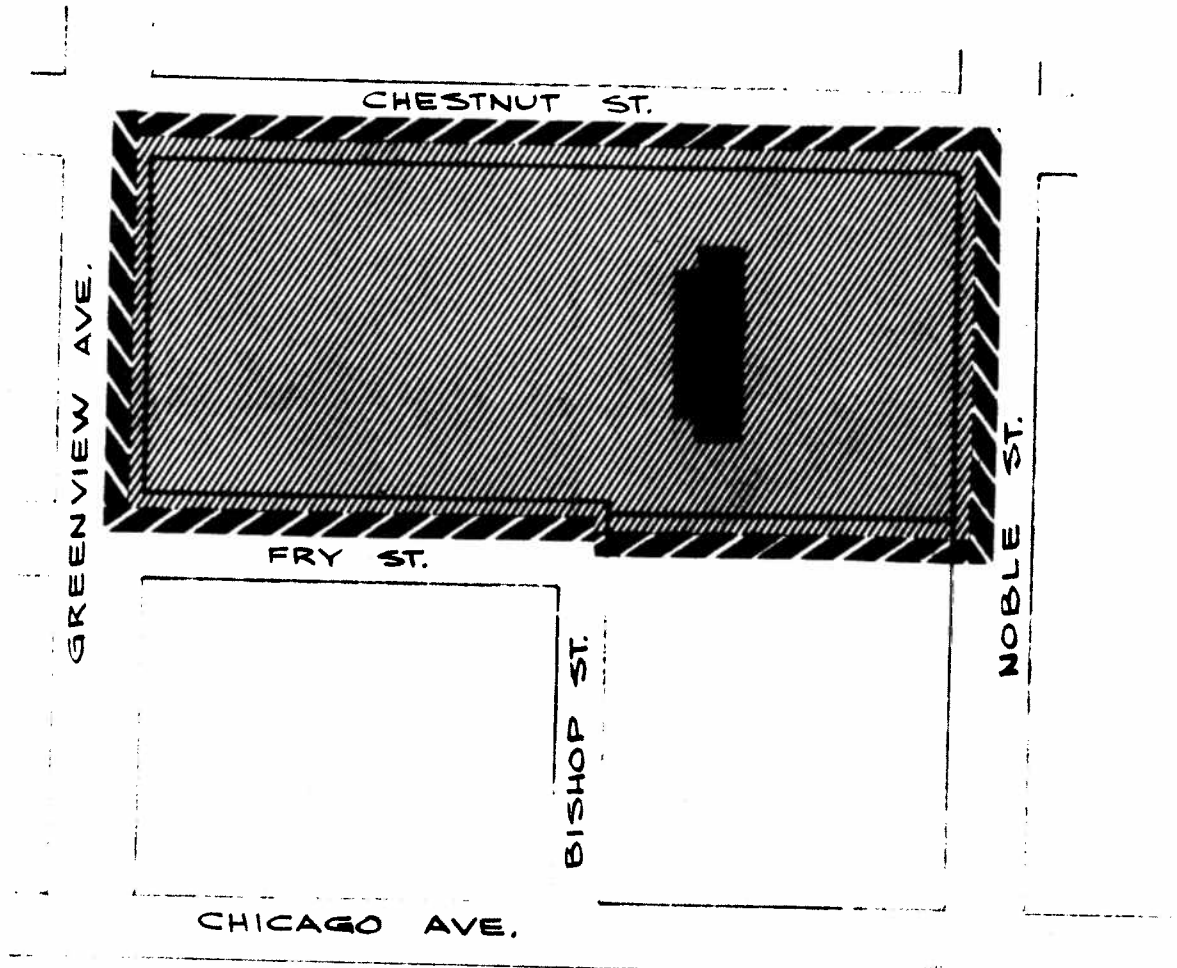
SCALE: 1" = 800'

APPLICANT: THE CHICAGO
HOUSING AUTHORITY

DATE: March 6, 1968

RESIDENTIAL PLANNED
DEVELOPMENT

GENERALIZED LAND USE PLAN



LEGEND

SCALE: 1" = 150'



Planned Development Boundary

Two high-rise elevator apartment buildings
(housing for elderly persons) and recreational
areas and facilities

Existing Building (Housing for Elderly Persons)

APPLICANT: THE CHICAGO
HOUSING AUTHORITY

Date: March 6, 1968

RESIDENTIAL PLANNED
DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NO. OF D.U.'s	MAXIMUM F.A.R.	%OF LAND COVERED
SQ. FT.	ACRES				
167,981	3.856	Two elevator apartment buildings, (housing for elderly persons) and recreational areas and facilities	399	2.2	15%

GROSS SITE AREA = NET SITE AREA (167,981 sq.ft.) + AREA OF PUBLIC STREETS AND ALLEYS
(36,491.6 sq. ft.) = 204,472.6 sq. ft. (4.69 acres)

MAXIMUM NUMBER OF D.U.'s- 399

MAXIMUM NUMBER OF D.U.'s/ACRE OF TOTAL NET SITE AREA- 102

MAXIMUM PERMITTED F.A.R. FOR TOTAL SITE AREA- 2.2

MINIMUM NUMBER OF PARKING SPACES
81

(Additional off-street parking and loading
facilities will be provided an authorized
(by the Chicago Zoning Ordinance-R5 General
Residence Classification.

MINIMUM SETBACKS - Front Yard- 15'
- Rear Yard - 30'

MAXIMUM PERCENTAGE OF LAND COVERED- 15%

APPLICANT: THE CHICAGO
HOUSING AUTHORITY

DATE: March 6, 1968