



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

January 7, 2025

DeJuan Kea  
Vice President, Board of Directors  
TRECC Community Dev. Foundation  
dk@fbrandsllc.com

Re: **PD 62, Sub area C, 1301 E. 47<sup>th</sup> Street**

Dear Mr. Kea:

In response to your recent request, please be advised that the subject property is zoned Residential Planned Development No. 62 ("PD 62"), Sub area C. Pursuant to Statement 6 of PD 62, the use of land will consist of townhouses, two- and three-story walk-up apartment structures, elevator apartments, private recreation areas, and commercial recreational (Tennis and Racquet Ball Club).

According to your request, TRECC Community Development Foundation is proposing to establish the Global Development Campus for Youth and Families ("Campus") at the subject site. Some of the existing structures, including the health club and medical offices will remain and be renovated while others, such as the existing pool, will be demolished. As shown on the attached exhibits, the Campus will consist of two buildings, the renovated 2-story, Sports Technology and Healthcare Hub ("Building A") and the proposed 3-story, Renewable Energy & Environmental Justice Workforce Center ("Building B").

Building A will include 61,285 SF of space containing 8 basketball courts with a food and mezzanine level and running track above, along with a fitness room and lockers, and co-working and community rooms. The existing medical service building is to be renovated and integrated into Building A. It will include a 13,190 SF medical facility, a 2,660 SF orthopedic surgery center, and a 1,985 SF mental health and behavioral practice. Storage containers will be used to create a food and beverage area that will include indoor and outdoor seating and dining. Vehicular circulation and surface parking will separate Building's A and B. The first two floors of Building B will contain parking. The third floor will include a 3,665 SF museum space, a 3,850 SF private club space, offices, conference and training rooms. A total of 380 parking spaces are proposed.

Based on the information submitted, we cannot confirm the proposal along with the existing Sub area C improvements are in conformance with the Sub area C maximum bulk requirements. The Building A uses, including indoor participant sports and recreation and medical service, are similar to previous uses on site. However, additional uses, including the museum (cultural exhibits and library use) and private club (if a non-profit assoc.) are currently not allowed in the PD, as referenced in Statement 6 above. Therefore, the proposed project will require approval of an amendment to the PD. Prior to filing the amendment application, an intake meeting will need to be held with staff. Please email Noah Szafraniec at [noah.szafraniec@cityofchicago.org](mailto:noah.szafraniec@cityofchicago.org) to schedule this meeting.

Sincerely,

  
Kyle Bartlett

Assistant Zoning Administrator

KB:tm

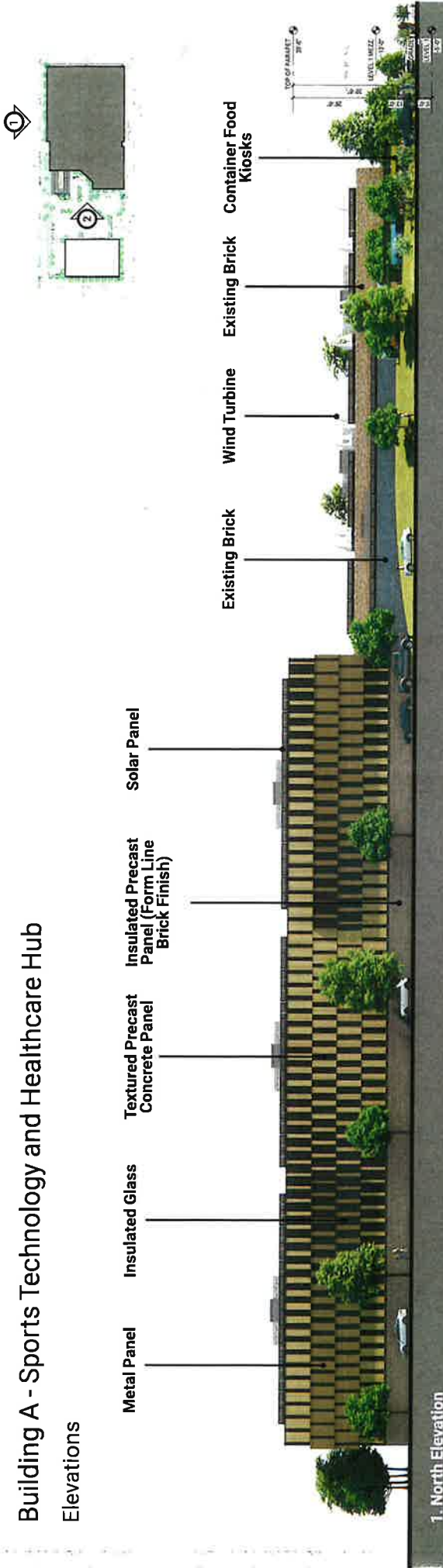
C: Kyle Bartlett, Noah Szafraniec



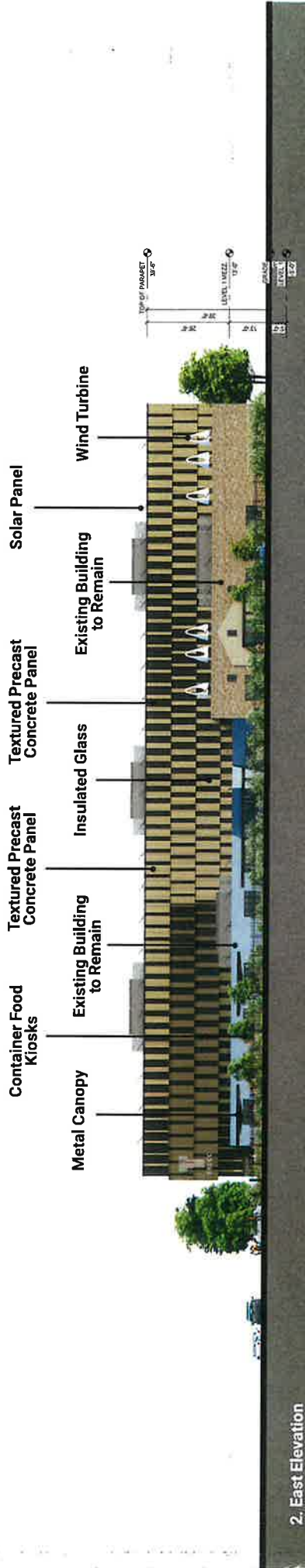




# Building A - Sports Technology and Healthcare Hub Elevations

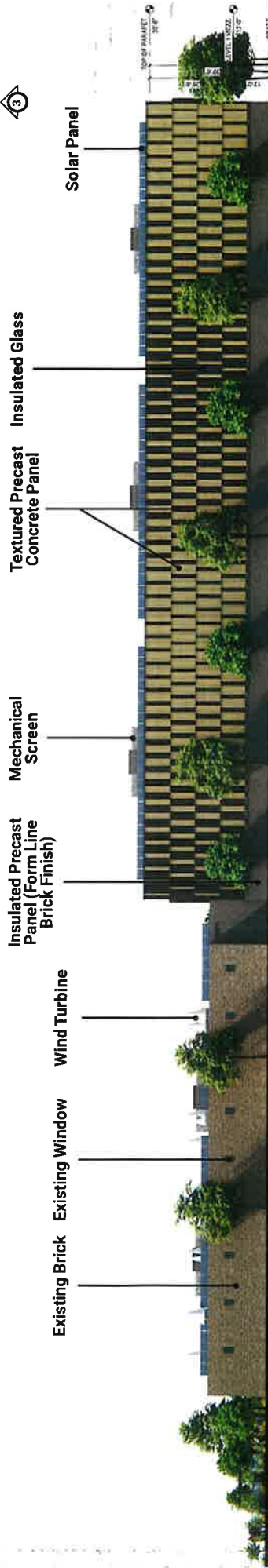


1. North Elevation



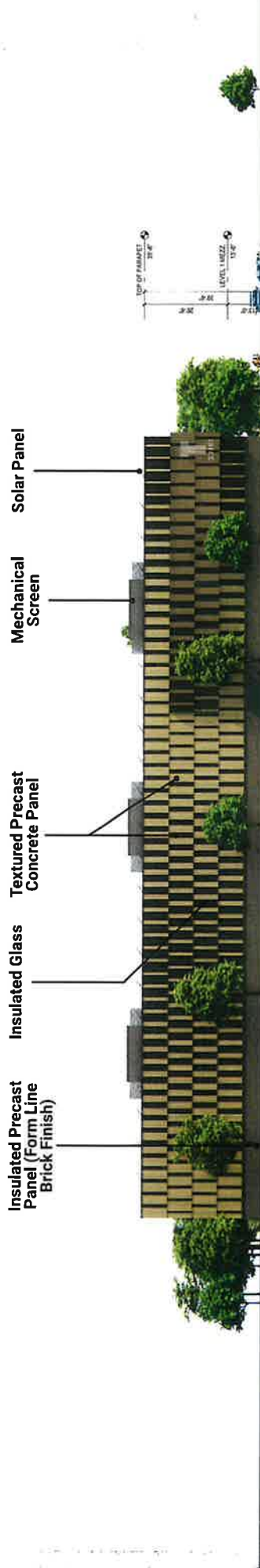
2. East Elevation

# Building A - Sports Technology and Healthcare Hub Elevations



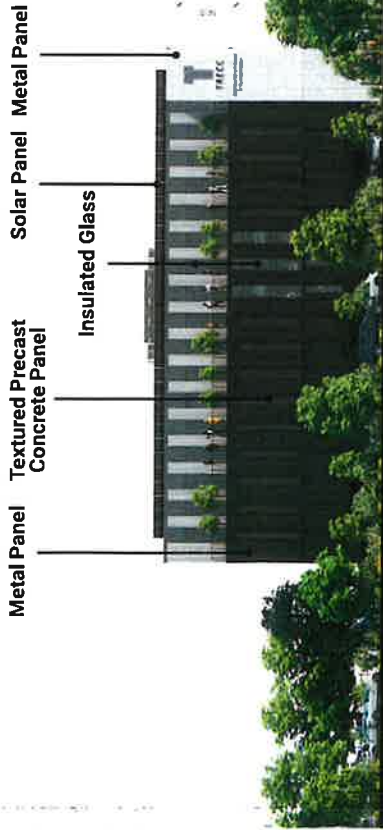
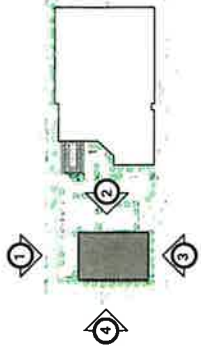
3. South Elevation

< 1 2

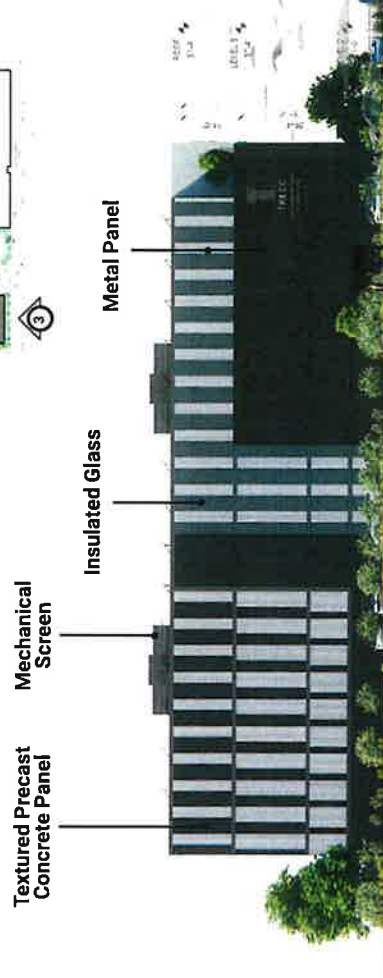


4. West Elevation

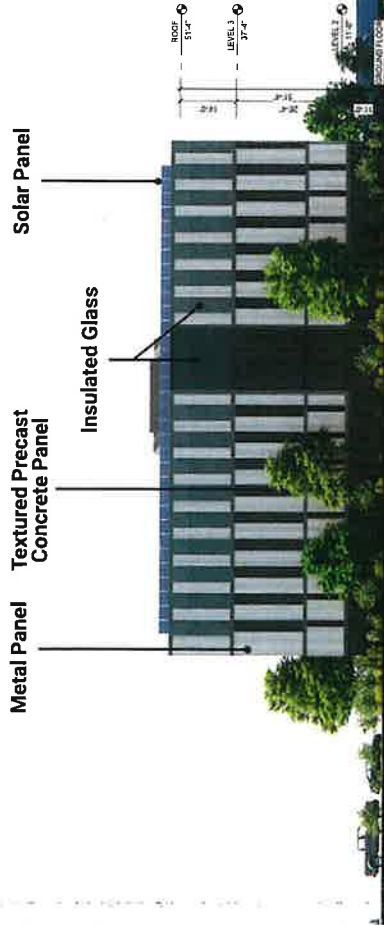
# Building B - Renewable Energy and Environmental Justice Workforce Center Elevations



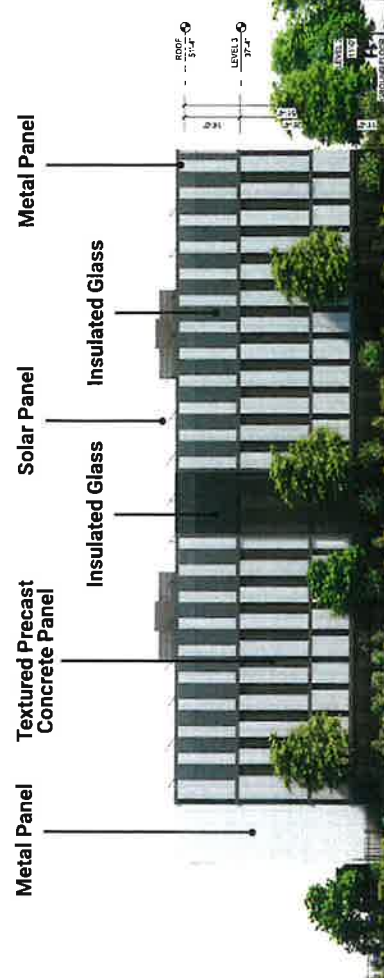
1. North Elevation



2. East Elevation



3. South Elevation



4. West Elevation



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

August 22, 2018

Steven D. Friedland  
Applegate & Thorne-Thomsen, P.C.  
440 S. LaSalle St., Suite 1900  
Chicago, IL 60605

**Re: Administrative Relief request for PD No. 62, Sub area B, Parking reduction**

Dear Mr. Freidland:

Please be advised that your request for a minor change to Residential Business Planned Development No. 62 ("PD 62"), Sub area B, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Your client and the fee owner of all of the property within Sub area B, POAH Greenwood Park, LLC, is seeking administrative relief to allow for a reduction in the min. number of parking spaces within Sub area B from 122 to 90 spaces, as shown on the attached Site Plan. Sub area B is improved with 122, affordable rental units and your client is in the process of seeking funds to rehabilitate the units. PD 62 requires one parking space per unit in Sub area B. According to your request, there are currently 109 parking spaces and after the proposed rehabilitation project, the number will be further decreased due to re-stripping of the lots, and the addition of accessible spaces and trash enclosures. The dwelling units in Sub area B qualify as government-subsidized units pursuant to Section 17-10-02070C of the Zoning Ordinance and as such, a reduced parking ratio of 0.70 spaces per dwelling unit is allowed. A 0.70 ratio would result in a total of 85 spaces ( $0.7 \times 122$ ). Additionally, while one parking space per dwelling unit is required in Sub area B, Sub area D of PD 62, consisting of 218 units, has a 0.80 parking ratio requirement.

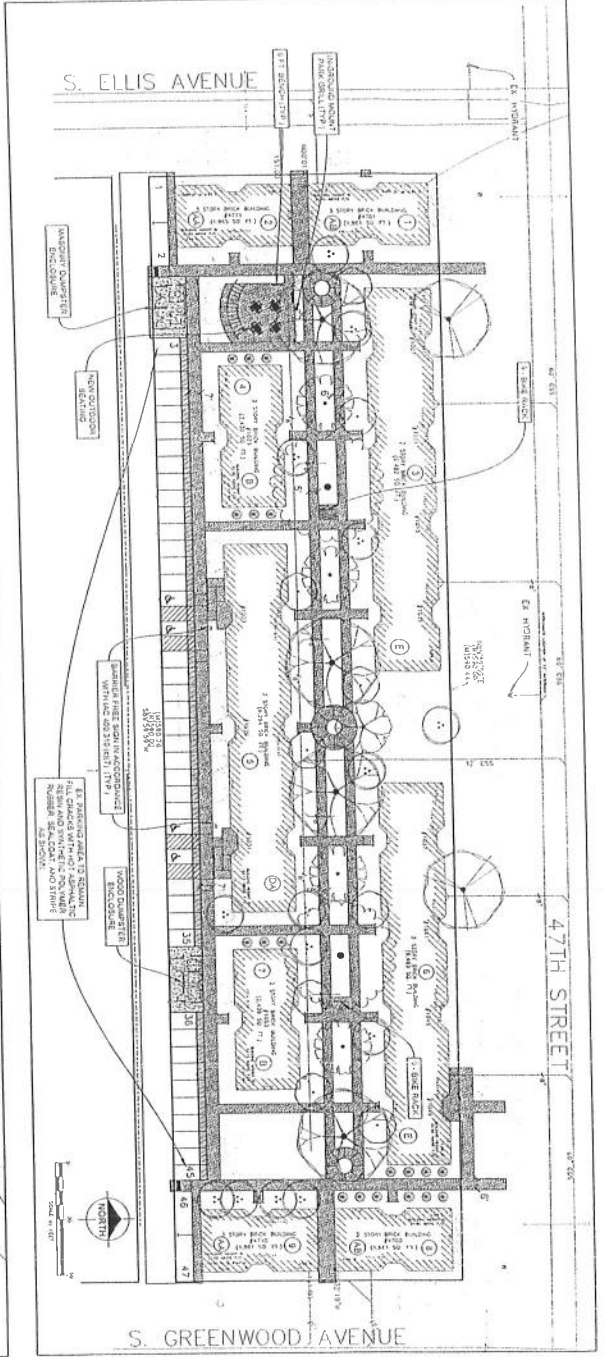
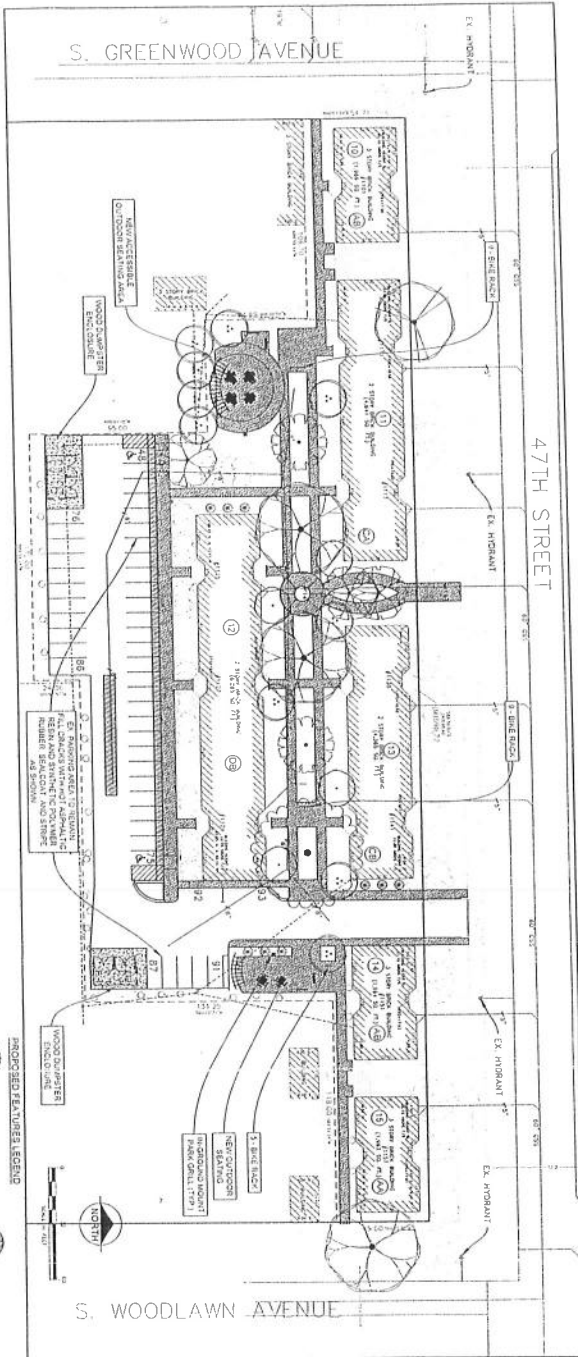
With regard to your request, the Department of Planning and Development has determined that allowing the proposed parking reduction from 122 to 90 spaces (a ratio of 0.74) will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD No. 62, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Patrick Murphey  
Acting Zoning Administrator

C: Mike Marmo, Erik Glass, Main file



- MODIFIED FEATURES LEGEND**
- NEW CONCRETE SIDEWALK AREA
  - NEW LIGHT DUTY WALK PAVEMENT AREA
  - NEW DETAIL SIGNAGE AREA
  - NEW CONCRETE PAVEMENT AREA

DATE OF PLAN: 03-23-15

Prepared By:  
 Civil Engineer, Inc.  
 113 W. Superior St., Suite 8  
 Spring Lake, MI 49782  
 Phone: (616) 465-8200  
 Email: info@civilengineerinc.com

**C1.0**

**SITE PLAN**

**GREENWOOD PARK APARTMENTS**  
 410 S. Greenwood Ave. Chicago, Illinois 60615

**POAH**

**DJ**

**H**



SCALE  
 1" = 100'

DATE



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

September 26, 2014

Illinois Housing Development Authority  
401 N. Michigan Avenue  
Suite 700  
Chicago, IL 60611

**Re: Residential Business Planned Development Number 62  
4700 S. Lake Park Avenue, 1350-54 E. 47<sup>th</sup> Place, 1360-64 E. 47<sup>th</sup> Place, Chicago, IL**

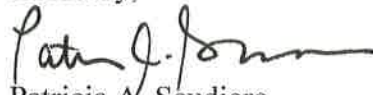
To whom it may concern:

In response to a recent request on behalf of Ansonia LVE, LP, please be advised that the properties located at 4700 S. Lake Park Ave., 1350-54 E. 47<sup>th</sup> Pl., and 1360-64 E. 47<sup>th</sup> Pl., are zoned Residential Business Planned Development No 62, as amended ("PD 62"). PD 62 permits townhouses, two and three story walk-up apartment structures, elevator apartments, private recreation areas, and commercial recreational (tennis and racquet ball club).

These three buildings are located within Sub area D of PD 62. A maximum of 218 dwelling units are permitted and a minimum parking ratio of .80 is required within Subarea D. It is our understanding that Ansonia LVE, LP is applying for tax credits to rehabilitate these three buildings. There will be no change to the unit count or parking count.

We are not aware of any outstanding zoning violations, variances or special/conditional permits for this property. If you have any questions or need additional information, please contact Teresa McLaughlin of my staff at (312) 744-3509.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

PAS: HG: tm  
C: Vicki Lozano, Steve Friedland, Main file

*Reclassification Of Area Shown On Map No. 12-D.*

*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 Planned Development indications as shown on Map No. 12-D in the area bounded by

East 47th Street; a line 490.42 feet south of East 47th Street along the westerly line of South Lake Park Avenue; South Dorchester Avenue; East 47th Place; the east line of the alley next east of and parallel to South Kenwood Avenue; a line 422.25 feet south of East 47th Street; South Kenwood Avenue; East 48th Street; a line 132.37 feet west of South Kenwood Avenue; a line 332.36 feet north of East 48th Street; South Kimbark Avenue; a line 245.5 feet south of East 47th Street; South Woodlawn Avenue; a line 49 feet south of East 47th Street; a line 118 feet west of South Woodlawn Avenue; a line 180.52 feet south of East 47th Street; a line 291.71 feet west of South Woodlawn Avenue; a line 204.92 feet south of East 47th Street; a line 423.71 feet west of South Woodlawn Avenue; a line 109.67 feet south of East 47th Street; a line 106.7 feet east of South Greenwood Avenue; a line 54.67 feet south of East 47th Street; South Greenwood Avenue; the alley next south of and parallel to East 47th Street; and South Ellis Avenue,

to the designation of Residential-Business Planned Development No. 62, 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 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 reads as follows:

*Plan Of Development*

*Residential-Business Planned Development No. 62,  
As Amended*

*Statements.*

1. The area delineated hereon as "Residential-Business Planned Development" is

owned or controlled by the Department of Urban Renewal of the City of Chicago and designated as Hyde Park-Kenwood Urban Renewal Disposition Parcels LR-1, LR-2, LR-3, LR-4, LR-5, and part of HR-1B.

2. Off-street parking facilities shall be provided in compliance with this Plan of Development, as authorized by the R4 General Residential District classification of the Chicago Zoning Ordinance for subareas "A", "B", and "D" and as determined by the Department of Planning for subarea "C".
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.
4. All applicable official reviews, approvals, or permits are required to be obtained by the applicant or its successors, assignees, or grantees.
5. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of the City of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles.  
  
Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated shall be adequately designed and paved in accordance with the regulations of the Bureau of Traffic Engineering and Operations and in compliance with the Municipal Code of the City of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles.
6. Use of land will consist of townhouses, two and three story walk-up apartment structures, elevator apartments, private recreation areas, and commercial recreational (Tennis and Racquet Ball Club).
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 R4 General Residence District and with the regulations hereby made applicable thereto.
8. Business and business identification signs may be permitted within the area delineated hereon as a Residential-Business Planned Development, subject to the review and approval of the Commissioner of the Department of Planning.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments".
10. The proposed development, Kennicott Place, is to be built along the northern boundary of the Kenwood Historic District. The emphasis of the design of Kennicott Place has been sensitive integration of the new structures into the existing architectural fabric of the neighborhood. This will be accomplished through generous setbacks; compatible materials -- a mixture of masonry and wood-frame structures; porches; pitched roofs; and expansive landscaping.

7/19/89

UNFINISHED BUSINESS

3973

[Property Line Map and Right-of-Way Adjustments, Existing Zone and Preferential Street System, Existing Land Use Area Map and Generalized Land Use Plan printed on pages 3976 through 3979 of this Journal.]

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

*Residential-Business Planned Development No. 62,  
As Amended*

*Planned Development*

*Use And Bulk Regulations And Data.*

Sub-Area	Net Site Area		General Description Of Land Uses	Number Of Dwelling Units	Maximum Floor Area Ratio	Maximum Coverage Percent
	Sq. Ft.	Acres				
A	38,947.75	0.89	Townhouses, two and three story walk-up apartments and private recreational areas.	15	1.2	35
B	165,694.0	3.80		122	1.2	35
C	259,707.37	5.96	Commercial/Recreational tennis and racquetball club and townhouses with off-street parking.	25	1.2	42.5

D	104,843.00	2.40	Three story walk-up apartment structures, elevator apartments and private recreational areas.	218	1.8	15
TOTAL: 569,192.52 13.07				380	1.4	35

Gross Site Area 17.67 (Acres) = Net Site Area 13.07 (Acres) + Area of Public Street 4.60 (Acres)

Maximum Number of Dwelling Units Per Acre of Total Net Site Area : 29

Maximum Permitted F.A.R. for Total Net Site Area: 1.4

Minimum Number of Parking Spaces Required: One space per dwelling unit in areas A and B; as determined by the Department of Planning in subarea C and 80% of number of dwelling units and also in subarea D.

Maximum Percentage of Land Coverage For Total Net Site Area: 35%

Minimum Periphery Setbacks: Boundary and front yard -- 9 feet minimum  
distance between boundary and side yard -- 3 feet  
structures -- 6 feet.

Setback and yard requirements may be adjusted where required to permit conformance to the architectural arrangement of said development, subject to the approval of the Department of Planning.

*Reclassification Of Area Shown On Map No. 12-N.*

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

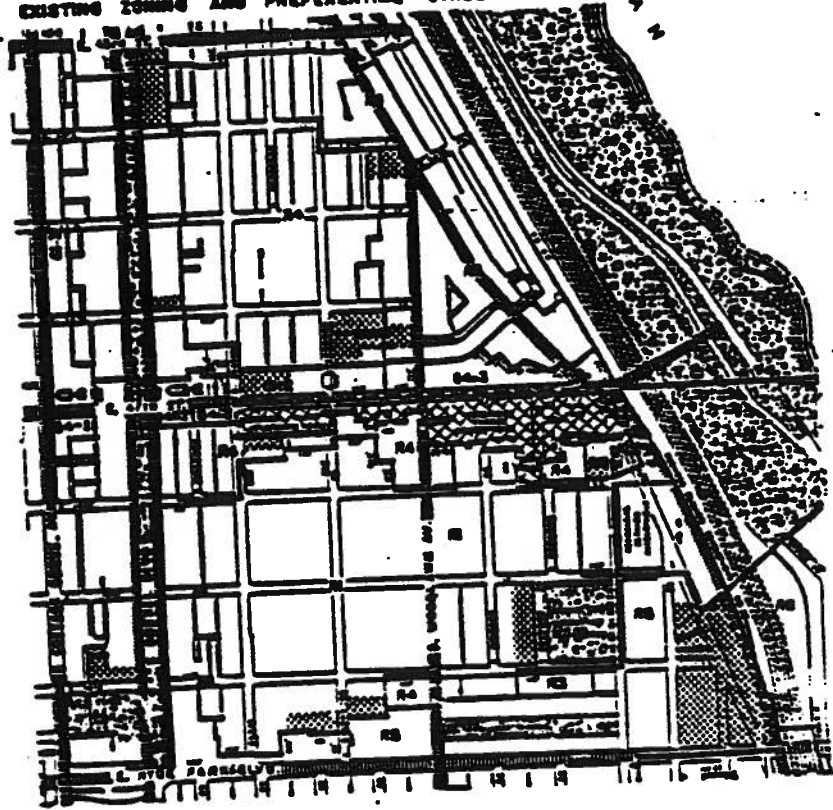


7/19/89






# UNFINISHED BUSINESS

3977

## RESIDENTIAL PLANNED DEVELOPMENT NO. 62 AS AMENDED EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



### LEGEND

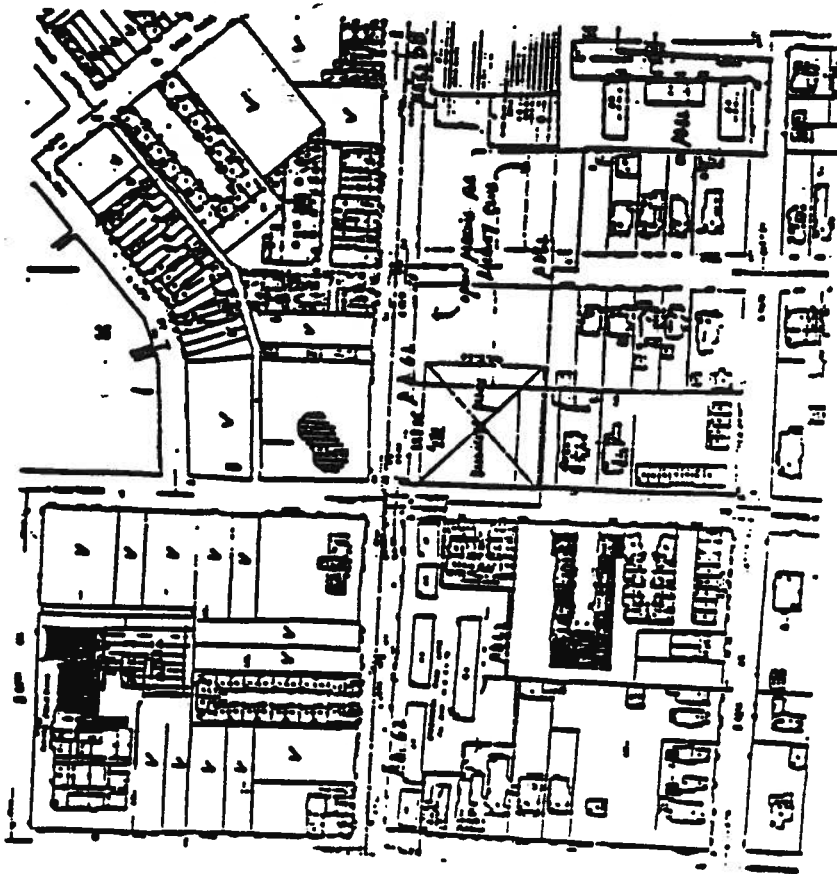
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREETS
-  PARKS AND PLAYGROUNDS
-  PUBLIC AND QUASI-PUBLIC FACILITIES



APPLICANT: DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO  
DATE: May 10, 1989

EXISTING LAND USE ZONING MAP

- LEGEND**
- Residential
  - Industrial
  - Office
  - Warehouse
  - Commercial
  - Heavy Use
  - Boundary of P.D. 62
  - Boundary of Landmark Area



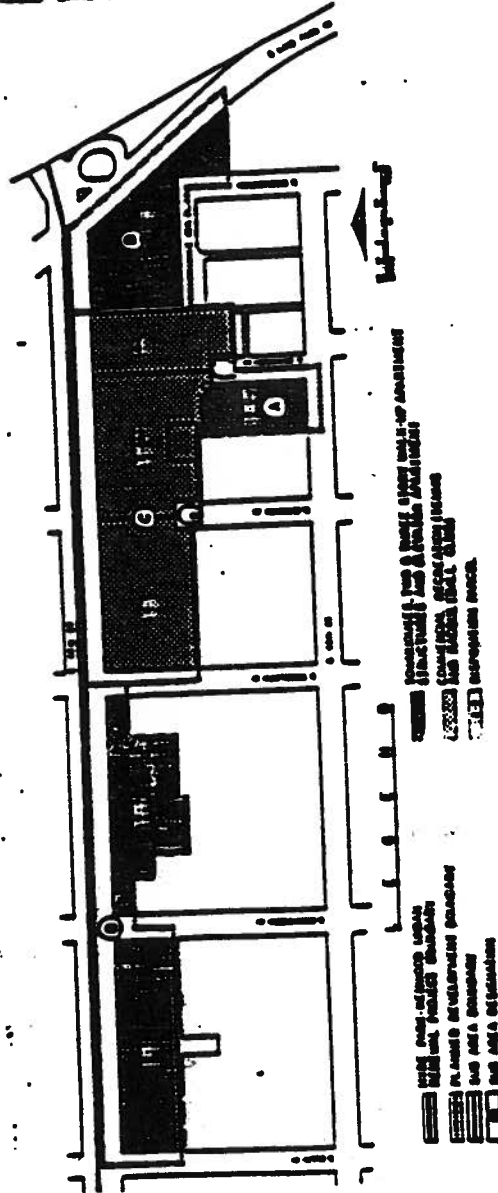
PROJ. LANDMARK AREA  
S/N/S

7/19/89

# UNFINISHED BUSINESS

3979

## RESIDENTIAL PLANNED DEVELOPMENT NO. 62, AS AMENDED GENERALIZED LAND USE PLAN



PLAN OF DEVELOPMENTRESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 62, AS AMENDEDSTATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned or controlled by the Department of Urban Renewal of the City of Chicago and designated as Hyde Park-Kenwood Urban Disposition Parcels LR-1, LR-2, LR-3, LR-4, LR-5, and Part of HR-1B.
2. Off-street parking facilities shall be provided in compliance with this Plan of Development as authorized by the R-4 General Residential District, classification of the Chicago Zoning Ordinance for sub-areas "A," "B," and "D" and as determined by the Department of Planning for sub-area "C."
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.
4. All applicable official reviews, approvals, or permits are required to be obtained by the applicant or its successors, assignees, or grantees.
5. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles.  
  
Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated shall be adequately designed and paved in accordance 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 within such paved areas.
6. Use of land will consist of townhouses, two and three story walk-up apartment structures, elevator apartments, private recreation areas, and commercial recreational (Tennis and Racquet Ball Club).
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 R-4 General Residence District and with the regulations hereby made applicable thereto.
8. Business and business identification signs may be permitted within the area delineated hereon as a Residential-Business Planned Development, subject to the review and approval of the Commissioner of the Department of Planning.

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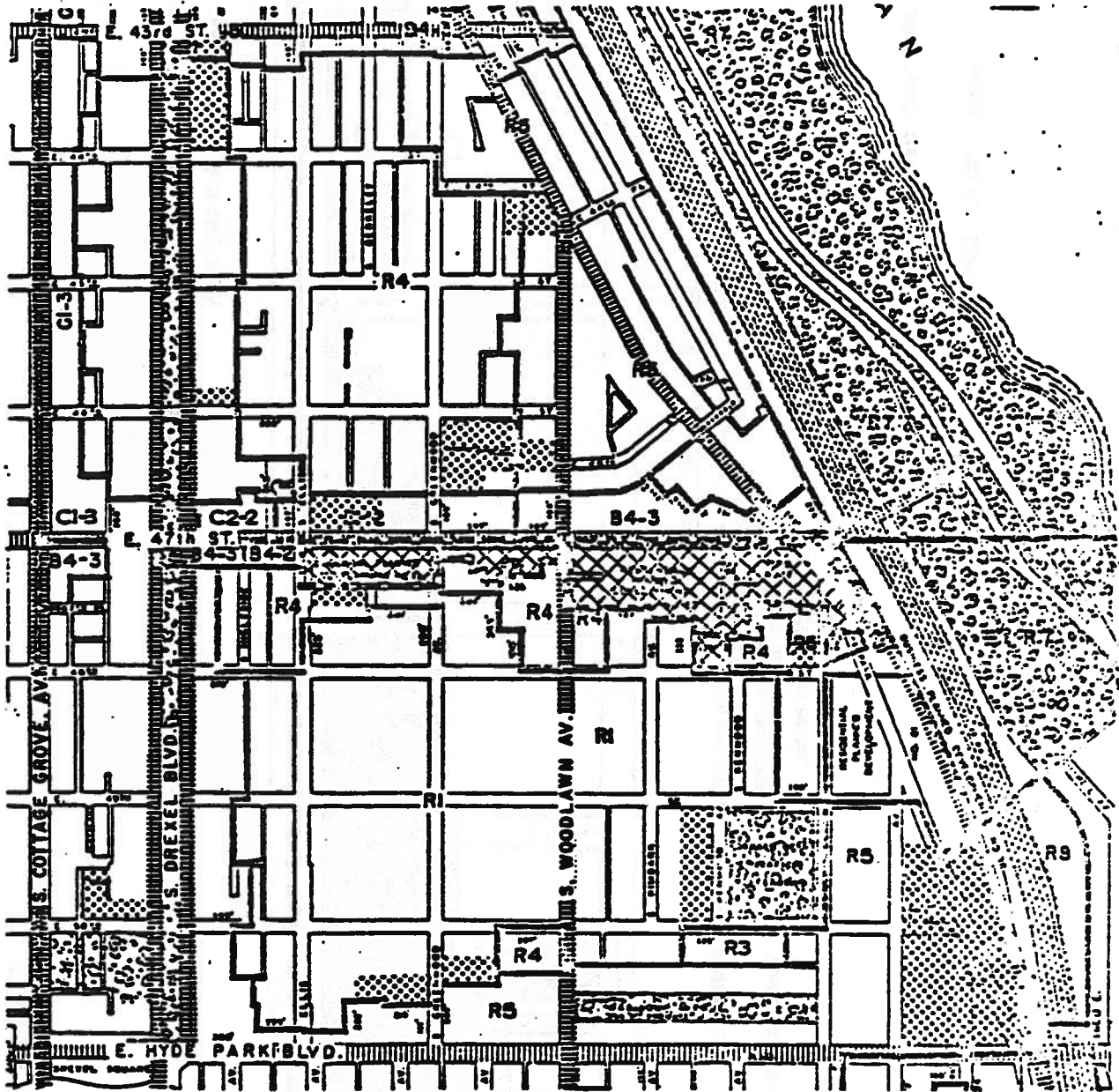
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments."

APPLICANT: Metropolitan Resources Group, Inc.






DATE: June, 1984



# RESIDENTIAL PLANNED DEVELOPMENT NO. 62 AS AMENDED EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



### LEGEND

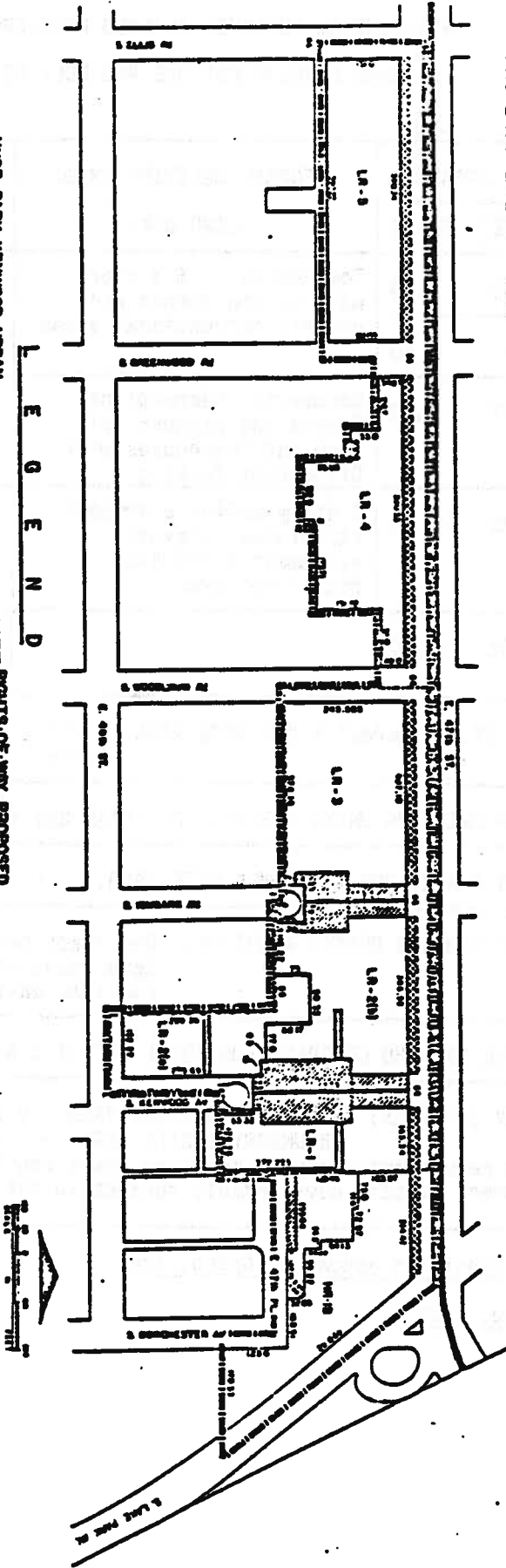
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREETS
-  PARKS AND PLAYGROUNDS
-  PUBLIC AND QUASI - PUBLIC FACILITIES



APPLICANT: Metropolitan Resources Group, Inc.

DATE: June, 1984

RESIDENTIAL PLANNED DEVELOPMENT NO. 62, AS AMENDED  
PROPERTY LINE MAP AND RIGHTS OF WAY ADJUSTMENTS



- HYDE PARK-RENNWOOD URBAN RENEWAL PROJECT BOUNDARY
- PLANNED DEVELOPMENT BOUNDARY
- RIGHTS OF WAY PROPOSED TO BE VACATED
- RIGHTS OF WAY PROPOSED TO BE DEDICATED
- ALLEYS VACATED BY ORDINANCE APPROVED BY CITY COUNCIL, May 8, 1963, March 23, 1964
- L.R. DISPOSITION PARCEL
- PLANNED DEVELOPMENT NO. 62, AS APPROVED BY CITY COUNCIL 7-8-68

APPLICANT: Metropolitan Resources Group, Inc.

DATE: June, 1984

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT #62, AS AMENDED  
 PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATE

SUB-AREA	NET SITE AREA		GENERAL DESCRIPTION OF LAND USES	NUMBER OF D.U.'s	MAXIMUM FLOOR AREA RATIO	MAXIMUM %
	SQUARE FEET	ACRES				
A	38,947.75	0.89	Townhouses, 2 & 3 story walk-up apartments and private recreational areas	15	1.2	35
B	165,694.0	3.80		122	1.2	35
C	259,707.37	5.96	Commercial Recreational Tennis and Racquet ball Club and Townhouses with Off-street Parking	-5-	1.2	35
D	104,843.00	2.40	3 story walkup apartment structures, elevator apartment & private recreation area	218	1.8	15
TOTAL	569,192.52	13.07		360	1.4	30

GROSS SITE AREA 17.67 (Acres) = NET SITE AREA 13.07 (Acres) + AREA OF PUBLIC STREET 4.60 (Acres)

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA = 28

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 1.4

MINIMUM NUMBER OF PARKING SPACES REQUIRED: One space per D.U. in areas A & B; as determined by the Department of Planning in sub-area C, & 80% of number dwelling units & also in sub-area "D."

MAXIMUM PERCENTAGE OF LAND COVERAGE FOR TOTAL NET SITE AREA: 30%

MINIMUM PERIPHERY SETBACKS: BOUNDARY & FRONT YARD - 9 Feet  
 BOUNDARY & SIDE YARD - 3 Feet

Setback and yard requirements may be adjusted where required to permit conformance to the architectural arrangement of said development, subject to the approval of the Department of Planning.

APPLICANT: Metropolitan Resources Group, Inc.

DATE: June, 1984

PLAN OF DEVELOPMENTRESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 62, AS AMENDEDSTATEMENTS

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 Hyde Park-Kenwood Urban Disposition Parcels LR-1, LR-2, LR-3, LR-4, LR-5 and Part of HR-1B.
2. Off-street parking facilities shall be provided in compliance with this Plan of Development as authorized by the R-4 General Residential District, classification of the Chicago Zoning Ordinance for sub areas "A", "B" and "D" and as determined by the Department of Development and Planning for sub area "C".
3. Any dedication or vacation of streets 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

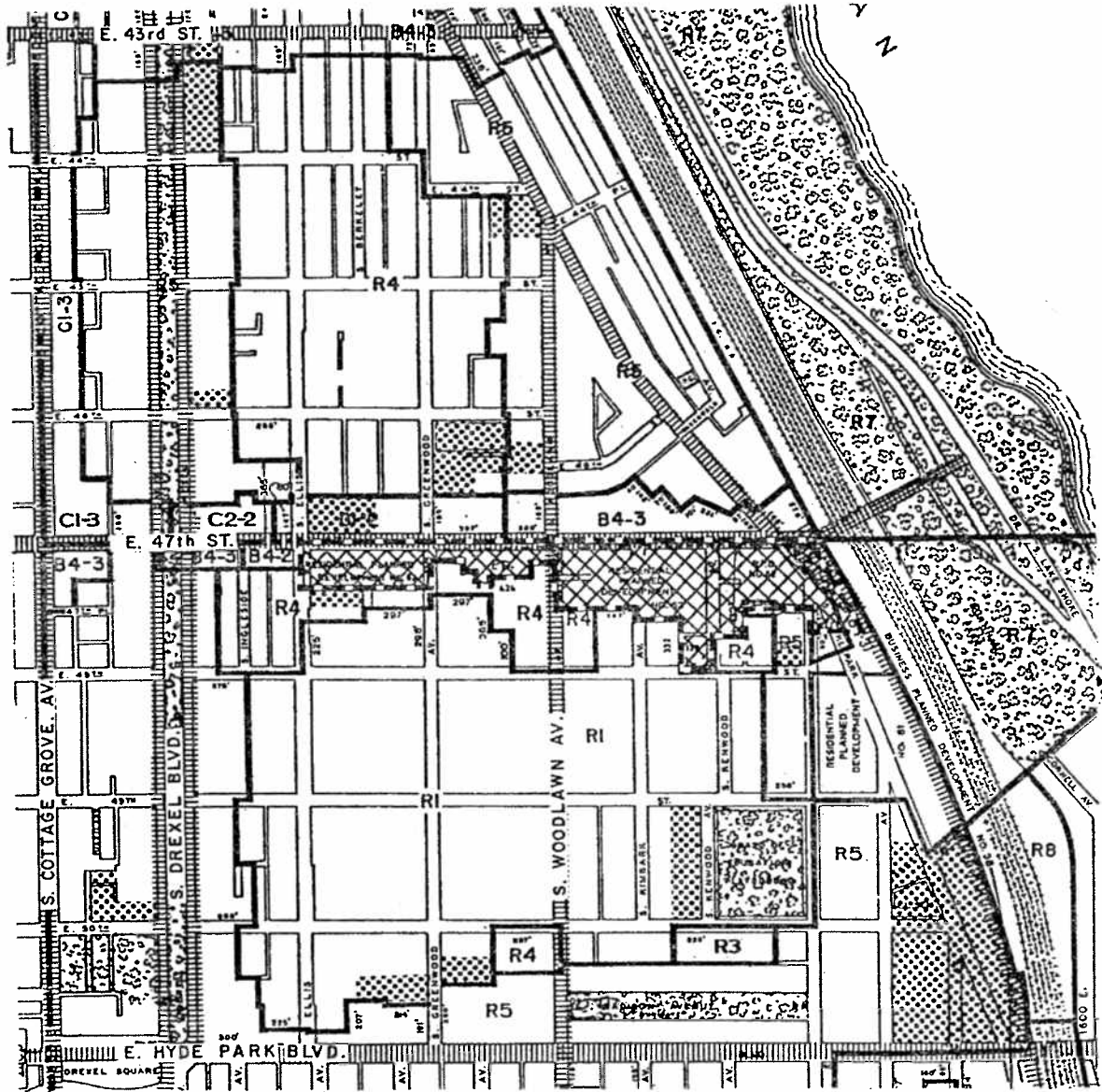
Department of Urban Renewal or its  
successor upon conveyance of the  
Hyde Park-Kenwood Urban Renewal  
Disposition Parcels LR-1, LR-2,  
LR-3, LR-4, LR-5 and Part of HR-1B.






5. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles.

Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated shall be adequately designed and paved in accordance 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 within such paved areas.

6. Use of land will consist of townhouses, two and three story walk-up apartment structures, elevator apartments, private recreation areas, and commercial recreational (Tennis and Racquet Ball Club.).
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 R-4 General Residence District and with the regulations hereby made applicable thereto.
8. Business and business identification signs may be permitted within the area delineated hereon as a Residential-Business Planned Development, subject to the review and approval of the Commissioner of the Department of Planning, City and Community Development.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments".

# RESIDENTIAL PLANNED DEVELOPMENT NO. 62 AS AMENDED EXISTING ZONING AND PREFERENTIAL STREET SYSTEM

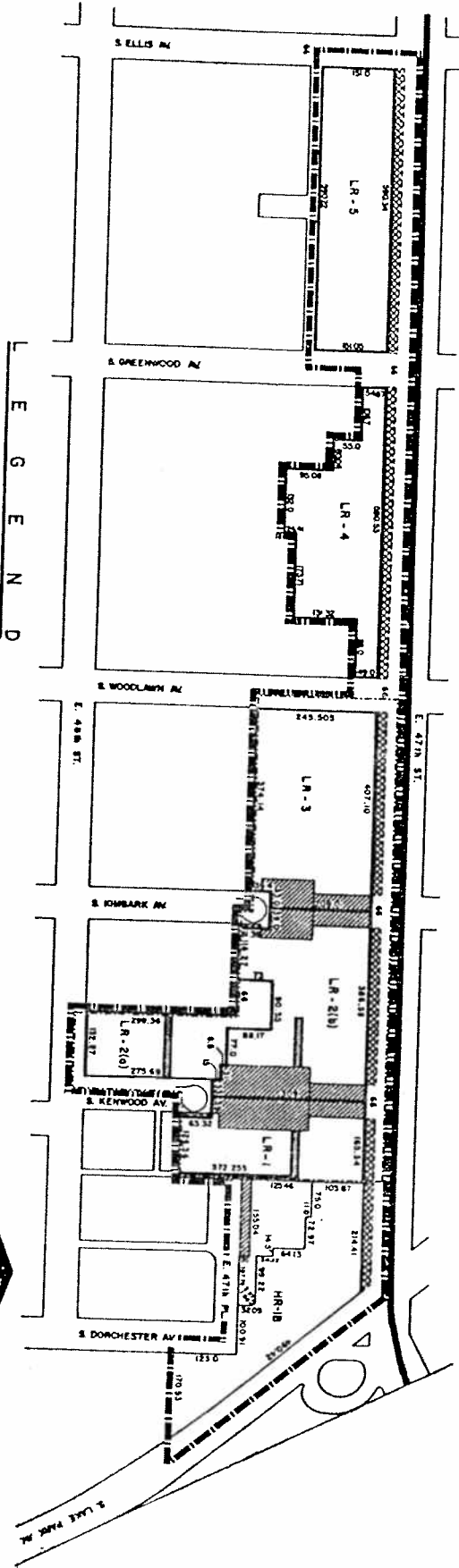





- LEGEND**
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
  -  ZONING DISTRICT BOUNDARIES
  -  PREFERENTIAL STREETS
  -  PARKS AND PLAYGROUNDS
  -  PUBLIC AND QUASI - PUBLIC FACILITIES







APPLICANT: DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO  
 DATE: FEBRUARY, 1978

RESIDENTIAL PLANNED DEVELOPMENT NO. 62, AS AMENDED  
PROPERTY LINE MAP AND RIGHTS OF WAY ADJUSTMENTS

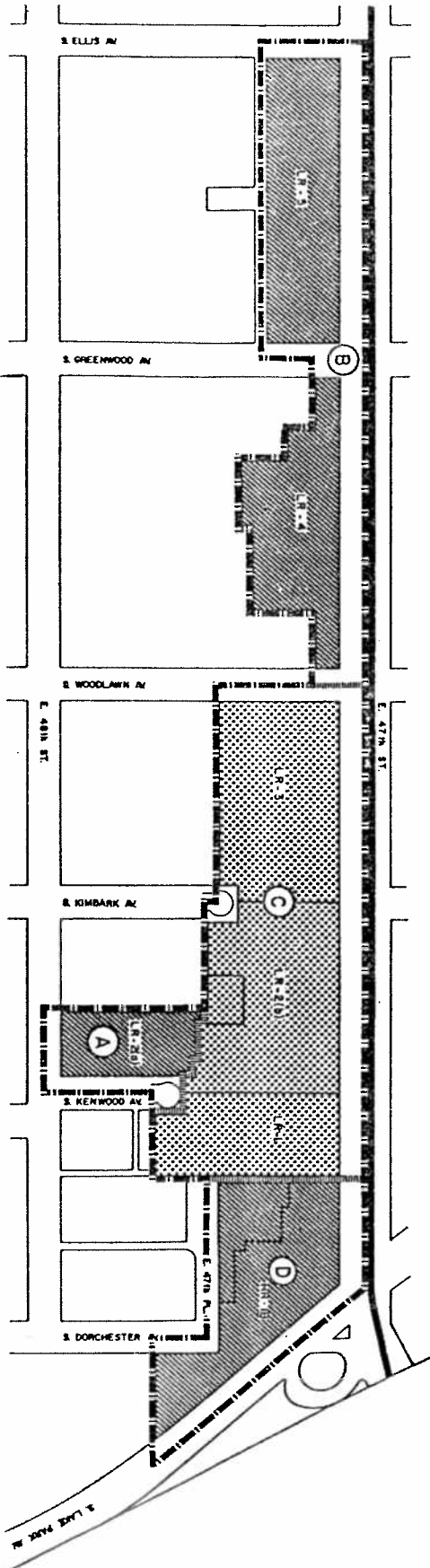






 HYDE PARK-KENWOOD URBAN RENEWAL PROJECT BOUNDARY  
 PLANNED DEVELOPMENT BOUNDARY  
 RIGHTS-OF-WAY PROPOSED TO BE VACATED




 RIGHTS-OF-WAY PROPOSED TO BE DEDICATED  
 ALLEYS VACATED BY ORDINANCE APPROVED MAY 8, 1963 MARCH 25, 1964  
 DISPOSITION PARCEL  
 PLANNED DEVELOPMENT NO. 62 AS APPROVED BY CITY COUNCIL 7-11-68

APPLICANT: DEPARTMENT OF URBAN RENEWAL  
 CITY OF CHICAGO  
 DATE: FEBRUARY, 1978

RESIDENTIAL PLANNED DEVELOPMENT NO. 62, AS AMENDED  
GENERALIZED LAND USE PLAN



-  HYDE PARK-KENWOOD URBAN RENEWAL PROJECT BOUNDARY
-  PLANNED DEVELOPMENT BOUNDARY
-  SUB AREA BOUNDARY
-  SUB AREA DESIGNATION

-  TOWNHOUSES, TWO & THREE STORY WALK-UP APARTMENT STRUCTURES AND ELEVATOR APARTMENT
-  COMMERCIAL RECREATION (TENNIS AND RACQUETBALL CLUB)
-  LR-2 DISPOSITION PARCEL

APPLICANT: DEPARTMENT OF URBAN RENEWAL  
CITY OF CHICAGO  
DATE: FEBRUARY, 1978

## RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT #62, AS AMENDED

## PLANNED DEVELOPMENT USE AND BULK REGULATIONS &amp; DATA

SUB AREA	NET SITE AREA		GENERAL DESCRIPTION OF LAND USES	NUMBER OF D.U.'s	MAXIMUM FLOOR AREA RATIO	MAXIMUM % OF
	SQUARE FEET	ACRES				
A	38,947.75	0.89	Townhouses, 2 & 3 story walk-up apartments and private recreational areas	15	1.2	35
B	165,694.0	3.80		122	1.2	35
C	259,707.37	5.96	Commercial Recreational Tennis and Racquet ball Club.	-0-	1.2	35
D	104,843.00	2.40	3 story walkup apartment structures, elevator apartment & private recreation area.	218	1.8	15
TOTAL	569,192.52	13.07		355	1.4	30

GROSS SITE AREA 17.67 (Acres) = NET SITE AREA 13.07 (Acres) + AREA OF PUBLIC STREET 4.60 (Acres)

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA = 28

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 1.4

MINIMUM NUMBER OF PARKING SPACES REQUIRED: One space per D.U. in areas A & B, as determined by the Department of Planning, City & Community Development in sub-area C & 80% of number dwelling units & sub area "D".

MAXIMUM PERCENTAGE OF LAND COVERAGE FOR TOTAL NET SITE AREA: 30%

MINIMUM PERIPHERY SETBACKS: BOUNDARY & FRONT YARD - 9 Feet  
BOUNDARY & SIDE YARD - 3 Feet

Setback and yard requirements may be adjusted where required to permit conformance to the architectural arrangement of said development, subject to the approval of the Department of Planning, City and Community Development.

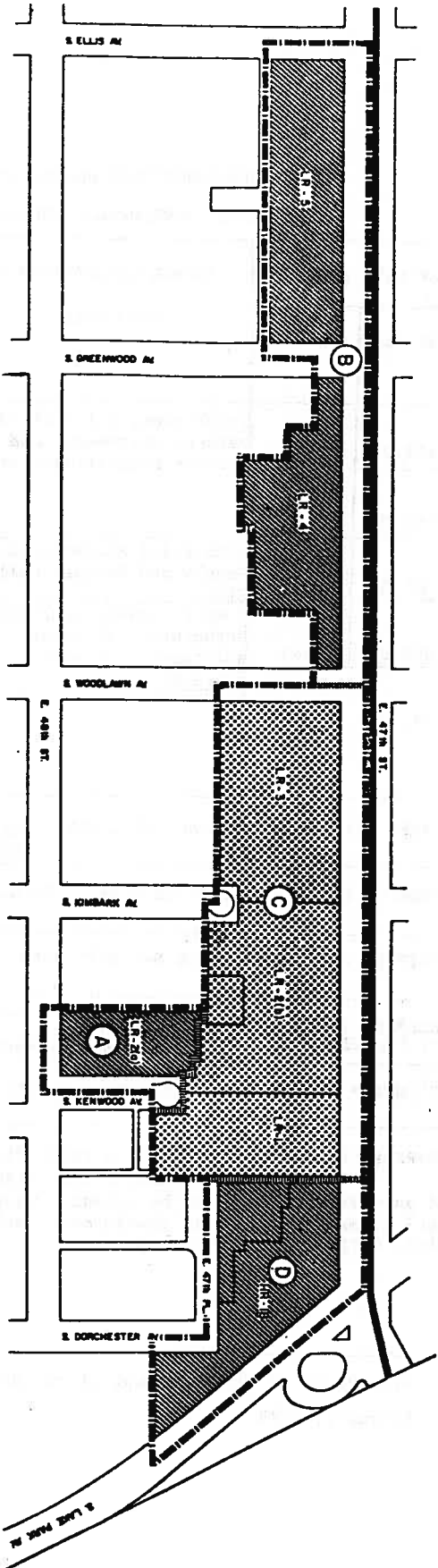
APPLICANT: Department of Urban Renewal of the City of Chicago

DATE: February, 1978








RESIDENTIAL PLANNED DEVELOPMENT NO. 62, AS AMENDED  
 GENERALIZED LAND USE PLAN



-  HYDE PARK-KENWOOD URBAN RENEWAL PROJECT BOUNDARY
-  PLANNED DEVELOPMENT BOUNDARY
-  SUB AREA BOUNDARY
-  SUB AREA DESIGNATION

-  TOWNHOUSES, TWO & THREE STORY WALK-UP APARTMENT STRUCTURES AND ELEVATOR APARTMENT
-  COMMERCIAL, RECREATION (TENNIS AND RACQUETBALL CLUB)
-  L.R.-2 DISPOSITION PARCEL

APPLICANT: DEPARTMENT OF URBAN RENEWAL  
 CITY OF CHICAGO

DATE:

(Continued from page 119)

District symbols and indications as shown on Map No. 4-G in the area bounded by

The south line of W. Roosevelt Road; a line 325.21 feet east of S. Racine Avenue; a line 82.34 feet south of W. Roosevelt Road; a line 375.24 feet east of S. Racine Avenue; the south line of W. Roosevelt Road, the west line of S. Blue Island Avenue; the center line of W. 13th Street, or the line thereof if extended where no street exists; the west line of S. Racine Avenue; the north line of W. 14th Street; the west line of the alley east of and parallel to S. Throop Street; the south line of the alley south of and parallel to W. 14th Street; a line 145.04 feet east of the west line of the alley east of and parallel to S. Throop Street; the west line of S. Blue Island Avenue; a line 72 feet northeast of W. 15th Street along the west line of S. Blue Island Avenue, to a point 172.8 feet east of S. Throop Street along the north line of the alley north of and parallel to W. 15th Street; the west line of S. Throop Street; the north line of W. 15th Street; the east line of S. Loomis Street; the south line of W. 14th Place; the east line of S. Throop Street; the north line of W. 14th Street; the west line of S. Loomis Street; the center line of W. 14th Street, or the line thereof if extended where no street exists; the center line of S. Laffin Street, or the line thereof if extended where no street exists; the west line of S. Laffin Street; the south line of W. 14th Place, or the line thereof if extended where no street exists; a line 75.156 feet west of the west line of S. Laffin Street; the north line of the alley north of and parallel to W. 15th Street; the west line of S. Laffin Street; the north line of W. 15th Street; the east line of S. Ashland Avenue; the south line of W. 14th Place; the east line of the alley east of and parallel to S. Ashland Avenue; the south line of W. 14th Street, or the line thereof if extended where no street exists; the east line of the alley east of and parallel to S. Ashland Avenue, or the line thereof if extended where no alley exists; the south line of the alley next south of and parallel to the alley east of and parallel to W. Hastings Street; the east line of the alley east of S. Ashland Avenue; the north line of W. Hastings Street; the east line of the alley east of and parallel to S. Ashland Avenue; the south line of W. 13th Street or the line thereof if extended where no street exists; the east line of the alley east of and parallel to S. Ashland Avenue, or the line thereof if extended where no alley exists; the south line of the alley south of and parallel to W. Roosevelt Road; the west line of S. Laffin Street; the east line of S. Laffin Street; the south line of the alley south of and parallel to W. Roosevelt Road; a line 139.41 feet west of the west line of S. Loomis Street; the north line of W. Washburne Avenue, or the line thereof if extended where no street exists; the east line of S. Loomis Street; the south line of the alley south of and parallel to W. Roosevelt Road; and the east line of S. Racine Avenue, except the south line of W. Washburne Avenue, or the line thereof if extended where no street exists; a line 168.576 feet west of the west line of S. Loomis Street; the north line of the alley south of and parallel to W. Washburne Avenue, or the line thereof if extended where no alley exists; a line 264.815 feet west of the west line of S. Loomis Street; and the south line of W. 13th Street; the east line of the alley west of and parallel to S. Racine Avenue, or the line thereof if extended where no

alley exists; the north line of W. Hastings Street; the east line of the alley east of and parallel to S. Throop Street,

to the designation of a Residential Planned Development No. 4, 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 the foregoing ordinance is printed on pages 126-130 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 R5 General Residence District and B4-3 Restricted Service District symbols and indications as shown on Map No. 8-E in the area bounded by

E. 35th Street; S. Lake Park Avenue; E. 36th Street; S. Ellis Avenue; E. 36th Street; and S. Cottage Grove 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 the foregoing ordinance is printed on pages 131-135 of this Journal]

*Reclassification of Area Shown on Map No. 12-D.*

*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 Planned Development District, R5 General Residence District and B4-3 Restricted Service District symbols and indications as shown on Map No. 12-D in the area bounded by

East 47th Street; South Lake Park Avenue; a line 427.60 feet South of East 47th Street along the westerly line of South Lake Park Avenue; South Dorchester Avenue; East 47th Place; the East line of the alley next east of and parallel to South Kenwood Avenue; a line 422.25 feet South of East 47th Street; South Kenwood Avenue; East 48th Street; a line 132.37 feet West of South Kenwood Avenue; a line 332.36 feet North of East 48th Street; South Kimbark Avenue; a line 245.5 feet South of East 47th Street; South Woodlawn Avenue; a line 49 feet South of East 47th Street; a line 118 feet West of South Woodlawn Avenue; a line 180.52 feet South of East 47th Street; a line 291.71 feet West of South Woodlawn Avenue; a line 204.92 feet South of East 47th Street; a line 423.71 feet West of South Woodlawn Avenue; a line 109.67 feet South of East 47th Street; a line 106.7 feet East of South Greenwood Avenue; a line 54.67 feet South of East 47th Street; South Greenwood

(Continued on page 136)

RD 12

(Continued from page 125)

PD  
62  
Avenue; the alley next South of and parallel to East 47th Street; and South Ellis 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 the foregoing ordinance is printed on pages 137-141 of this Journal]

*Reclassification of Area Shown on Map No. 7-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 R6 General Residence District symbols and indications as shown on Map No. 7-F in the area bounded by

a line 175 feet north of W. Fullerton Parkway; N. Clark Street; W. Fullerton Parkway; and the alley next west of and parallel to N. Clark Street,

to those of a B4-4 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. 24-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 B4-1 Restricted Service District symbols and indications as shown on Map No. 24-E in the area bounded by

W. 95th Street; S. Dr. Martin Luther King, Jr. Drive; the alley next south of and parallel to W. 95th Street; and S. Forest Avenue,

to those of a B2-1 Restricted Retail 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. 24-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 B4-1 Restricted Service District symbols and indications as shown on Map No. 24-G in the area bounded by

W. 95th Street; S. Halsted Street; W. 96th Street; and the alley next west of and parallel to S. Halsted Street,

to those of a B2-1 Restricted Retail 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.

PLAN OF DEVELOPMENTRESIDENTIAL PLANNED DEVELOPMENT NO. 62, AS AMENDEDSTATEMENTS

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

SUB-AREAS "A", "B" & "C"

Hyde Park-Kenwood Urban Renewal Disposition Parcels LR-1, LR-2, LR-3 LR-4, LR-5 and part of HR-1b, owned or controlled by the Department of Urban Renewal of the City of Chicago.

Lake Village Associates, the approved developer of sub-areas A, B, C, and part of HR-1b, has by agreement, designated the Department of Urban Renewal of the City of Chicago to be the sole applicant on the behalf of said Lake Village Associates its assigns and successors, for the purpose of obtaining and establishing a Planned Development, said agreement having been recorded as Document #21333215 in the office of the Recorder of Deeds of Cook County on December 2, 1970.

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 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 following:

SUB-AREAS "A", "B" & "C"

Department of Urban Renewal or its successor upon conveyance of Hyde Park-Kenwood Urban Renewal disposition Parcels LR-1, LR-2, LR-3, LR-4, LR-5 and part of HR-1b.

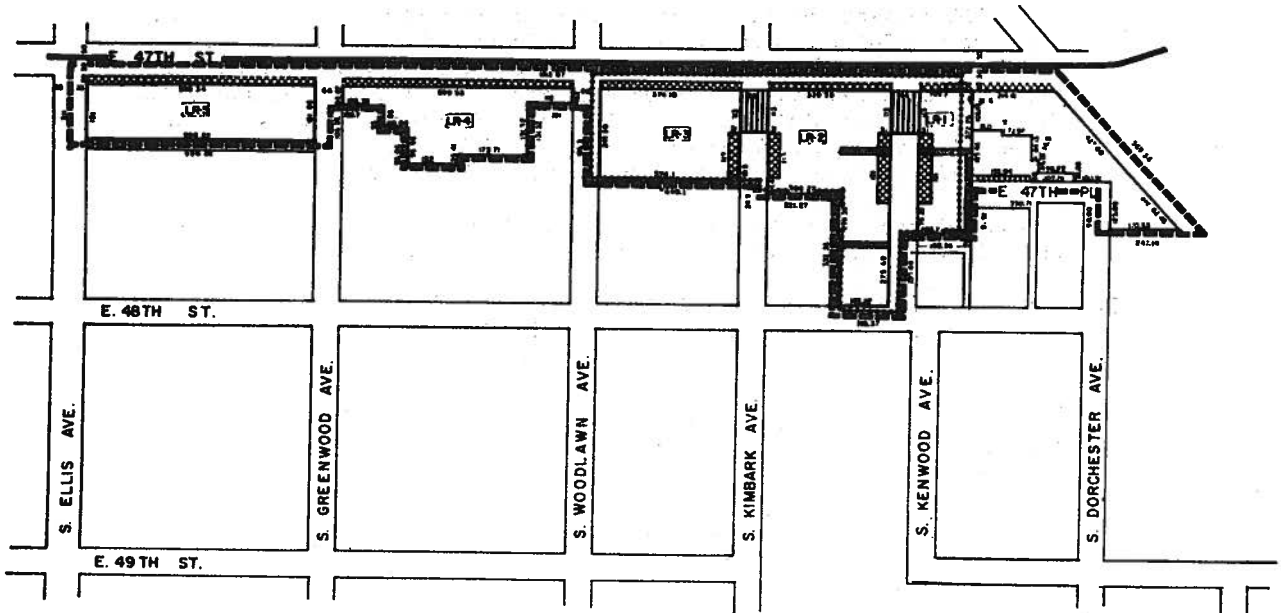
5. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles.

Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, 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 within such paved areas.








6. Use of land will consist of townhouses, two and three story walk-up apartment structures, elevator apartment building and private recreation areas.
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 for Sub-Area "A" & "B", and R-5 General Residence District classification for Sub-Area "C", and with the regulations hereby made applicable thereto.
8. The Plan of Development, hereby attached, shall be a 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  
DATE: DECEMBER 11, 1970

# RESIDENTIAL PLANNED DEVELOPMENT NO.62, AS AMENDED PROPERTY LINE MAP AND RIGHTS OF WAY ADJUSTMENTS



## LEGEND

-  HYDE PARK-KENWOOD URBAN RENEWAL PROJECT BOUNDARY
-  PLANNED DEVELOPMENT BOUNDARY
-  RIGHTS-OF-WAY PROPOSED TO BE VACATED
-  RIGHTS-OF-WAY PROPOSED TO BE DEDICATED
-  ALLEYS VACATED BY ORDINANCE APPROVED BY CITY COUNCIL : May 8, 1963  
March 25, 1964
-  DISPOSITION PARCEL
-  PLANNED DEVELOPMENT NO.62, AS APPROVED BY CITY COUNCIL 7-11-68

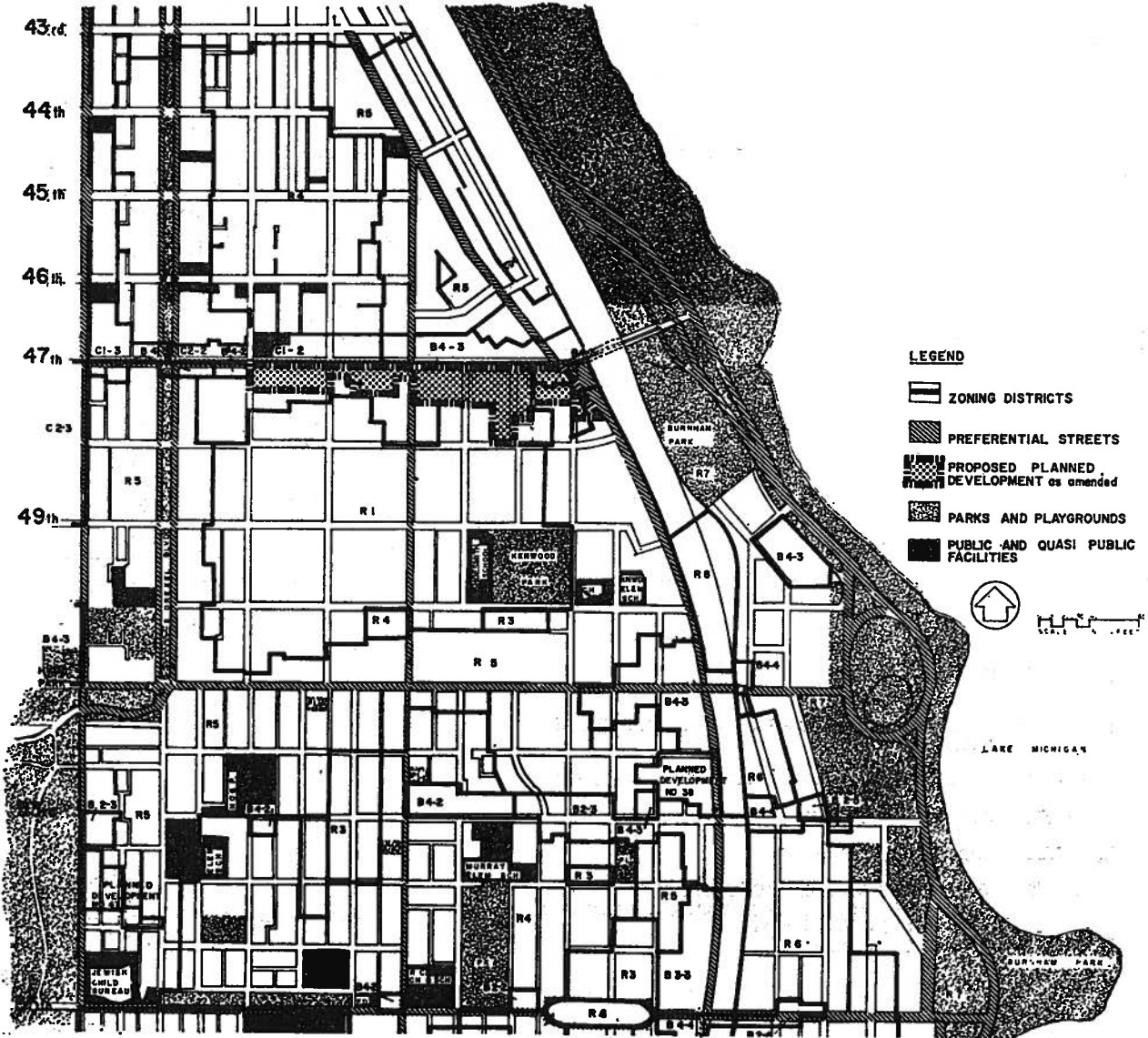
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Scale in Feet



APPLICANT: DEPARTMENT OF URBAN RENEWAL  
CITY OF CHICAGO

DATE: DECEMBER 11, 1970

### RESIDENTIAL PLANNED DEVELOPMENT NO.62, AS AMENDED EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



S. COTTAGE GROVE

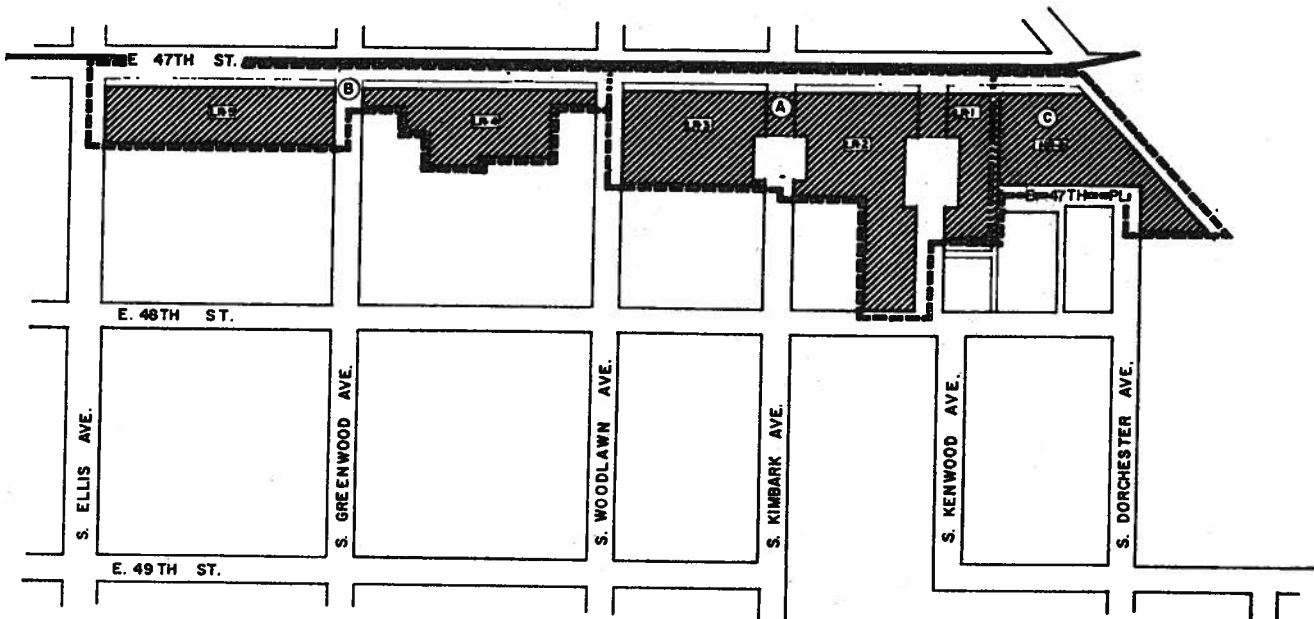
S. WOODLAWN

LAKE SHORE DR.







APPLICANT : CITY OF CHICAGO  
 DEPARTMENT OF URBAN RENEWAL

DATE : DECEMBER 11, 1970

# RESIDENTIAL PLANNED DEVELOPMENT NO.62, AS AMENDED GENERALIZED LAND USE PLAN



### LEGEND

-  HYDE PARK-KENWOOD URBAN RENEWAL PROJECT BOUNDARY
-  PLANNED DEVELOPMENT BOUNDARY, as amended
-  SUB AREA BOUNDARY
-  SUB AREA DESIGNATION
-  TOWNHOUSES, TWO AND THREE STORY WALK-UP APARTMENT STRUCTURES, ELEVATOR APARTMENT AND PRIVATE RECREATION AREAS
-  DISPOSITION PARCEL



APPLICANT: DEPARTMENT OF URBAN RENEWAL  
CITY OF CHICAGO

DATE: DECEMBER 11, 1970

RESIDENTIAL PLANNED DEVELOPMENT NO. 62 AS AMENDED  
 PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

Sub Areas	Net Site Area		General Description of Land Use	Number of Dwelling Units	Maximum Floor Area Ratio	Maximum Percentage of Land Covered
	Square Feet	Acres				
A	254,227.12	5.84	Townhouses, two & three story walkup apartment structures and private recreation areas	100	1.2	35
B	165,694.40	3.80		122	1.2	35
C	104,843	2.40	3 story walkup apartment structures, elevator apt. & private recreation area	218	1.8	15
	524,764.52	12.04		440	1.4	30

GROSS SITE AREA = NET SITE AREA + AREA OF PUBLIC STREETS  
 (17.67 ACRES) = (12.04 ACRES) + (5.63 ACRES)

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA = 37

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 1.4

OFF-STREET LOADING FACILITIES WILL BE PROVIDED AS AUTHORIZED BY THE CHICAGO ZONING ORDINANCE R-5 GENERAL RESIDENTIAL DISTRICT.

MINIMUM NUMBER OF PARKING SPACES REQUIRED: Sub-Area "A" & "B" - 1 space per dwelling unit  
 Sub-Area "C" - parking spaces equal in number to 80% of the number of dwelling units.

MINIMUM PERIPHERY SETBACKS:

Boundary & Front yard - 9 feet  
 Boundary & Side yard - 3 feet

Setback and Yard requirements may be adjusted where required to permit conformance to the architectural arrangement of said development, subject to the approval of the Department of Development and Planning

MAXIMUM PERCENTAGE OF LAND COVERAGE FOR TOTAL NET SITE AREA - 30%

APPLICANT: Department of Urban Renewal of the City of Chicago  
 DATE: December 11, 1970

PLAN OF DEVELOPMENT

RESIDENTIAL PLANNED DEVELOPMENT NO. 62, AS AMENDED

STATEMENTS

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

SUB-AREAS "A", "B" & "C"

Hyde Park-Kenwood Urban Renewal Disposition Parcels LR-1, LR-2, LR-3 LR-4, LR-5 and part of HR-1b, owned or controlled by the Department of Urban Renewal of the City of Chicago.

Lake Village Associates, the approved developer of sub-areas A, B, C, and part of HR-1b, has by agreement, designated the Department of Urban Renewal of the City of Chicago to be the sole applicant on the behalf of said Lake Village Associates its assigns and successors, for the purpose of obtaining and establishing a Planned Development, said agreement having been recorded as Document #21333215 in the office of the Recorder of Deeds of Cook County on December 2, 1970.

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 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 following:

SUB-AREAS "A", "B" & "C"

Department of Urban Renewal or its successor upon conveyance of Hyde Park-Kenwood Urban Renewal disposition Parcels LR-1, LR-2, LR-3, LR-4, LR-5 and part of HR-1b.

5. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles.

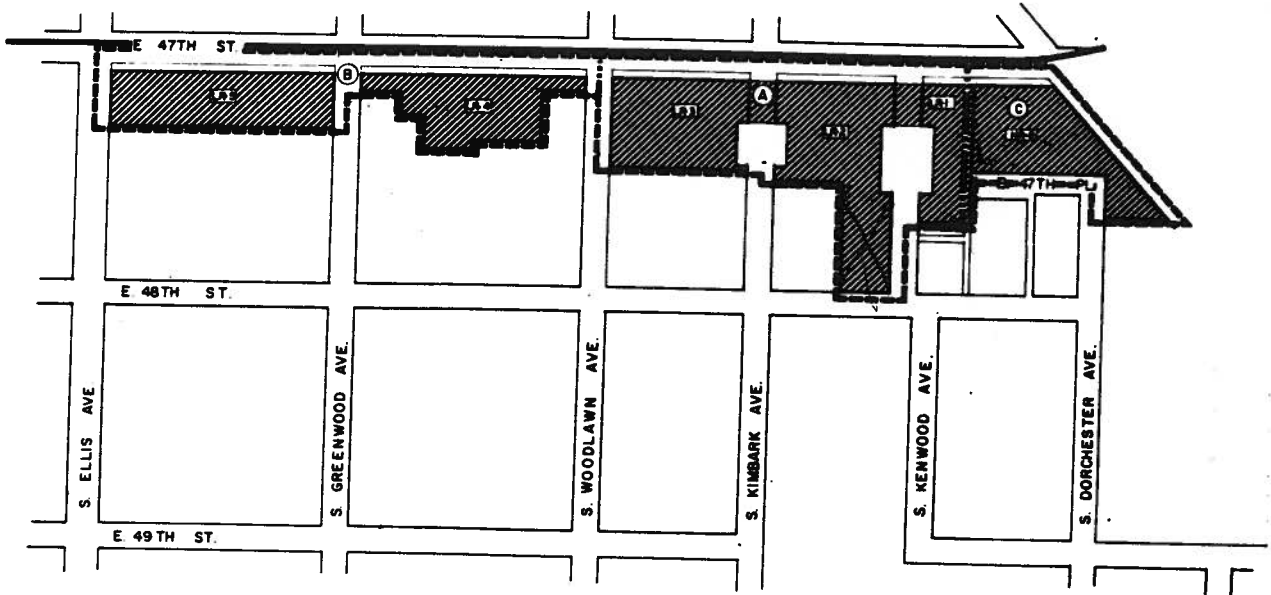
Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas.

6. Use of land will consist of townhouses, two and three story walk-up apartment structures, elevator apartment building and private recreation areas.
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 for Sub-Area "A" & "B", and R-5 General Residence District classification for Sub-Area "C", and with the regulations hereby made applicable thereto.
8. The Plan of Development, hereby attached, shall be a 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  
DATE: DECEMBER 11, 1970

# RESIDENTIAL PLANNED DEVELOPMENT NO.62, AS AMENDED

## GENERALIZED LAND USE PLAN



### LEGEND

-  HYDE PARK-KENWOOD URBAN RENEWAL PROJECT PROJECT BOUNDARY
-  PLANNED DEVELOPMENT BOUNDARY, as amended
-  SUB AREA BOUNDARY
-  SUB AREA DESIGNATION
-  TOWNHOUSES, TWO AND THREE STORY WALK-UP APARTMENT STRUCTURES, ELEVATOR APARTMENT AND PRIVATE RECREATION AREAS
-  DISPOSITION PARCEL

0 20 40 60  
SCALE IN FEET

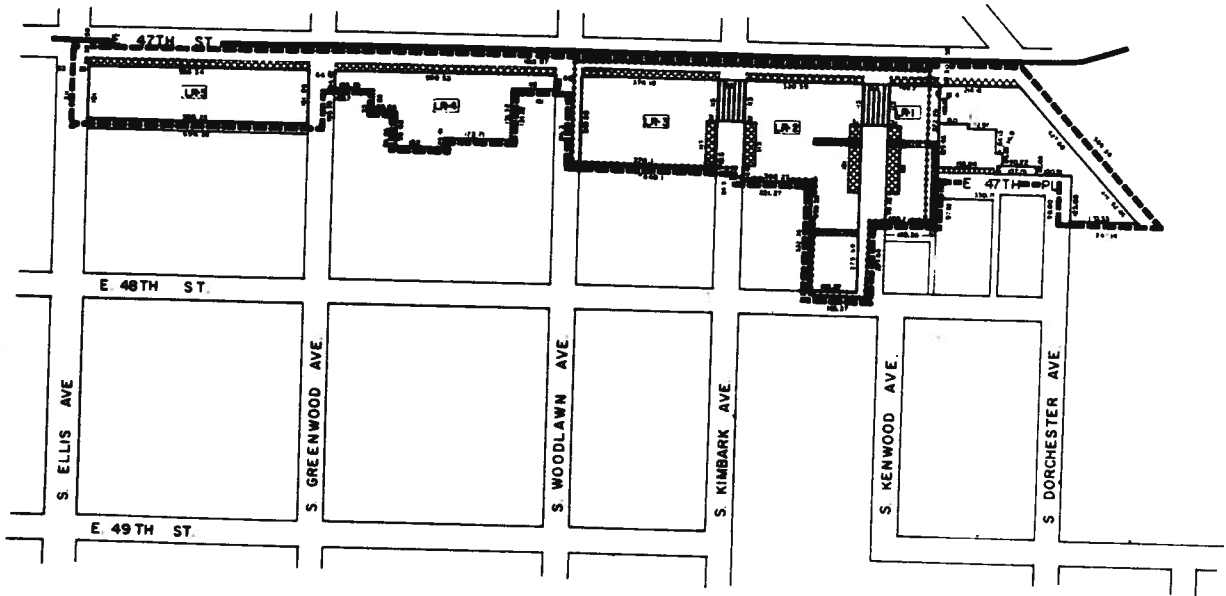


APPLICANT: DEPARTMENT OF URBAN RENEWAL  
CITY OF CHICAGO








DATE: DECEMBER 11, 1970

# RESIDENTIAL PLANNED DEVELOPMENT NO.62, AS AMENDED

## PROPERTY LINE MAP AND RIGHTS OF WAY ADJUSTMENTS



### LEGEND

-  HYDE PARK-KENWOOD URBAN RENEWAL PROJECT BOUNDARY
-  PLANNED DEVELOPMENT BOUNDARY
-  RIGHTS-OF-WAY PROPOSED TO BE VACATED
-  RIGHTS-OF-WAY PROPOSED TO BE DEDICATED
-  ALLEYS VACATED BY ORDINANCE APPROVED BY CITY COUNCIL : May 8, 1963  
March 25, 1964
-  DISPOSITION PARCEL
-  PLANNED DEVELOPMENT NO.62, AS APPROVED BY CITY COUNCIL 7-11-68

0 100 200 400  
SCALE IN FEET

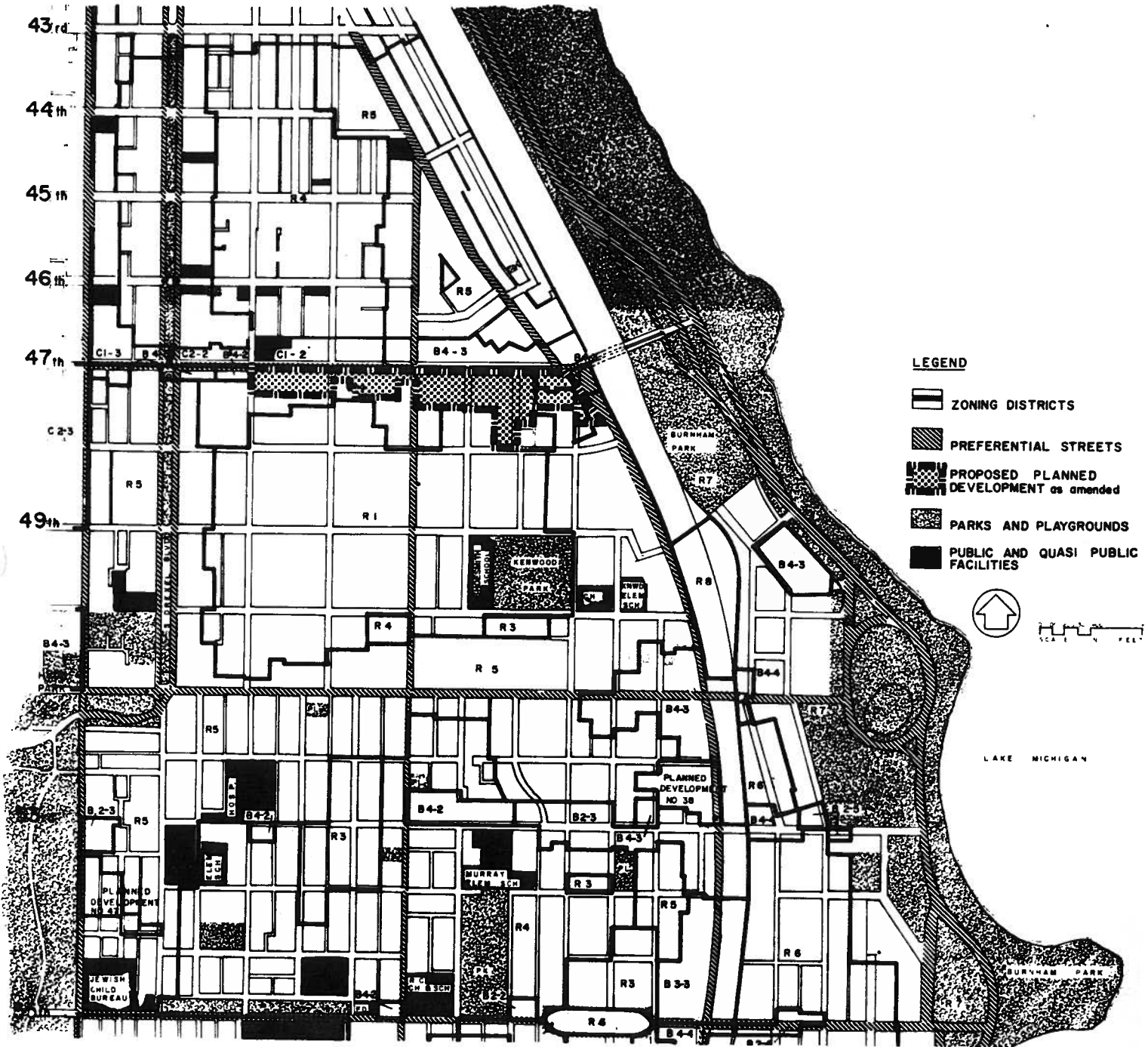







**APPLICANT:** DEPARTMENT OF URBAN RENEWAL  
CITY OF CHICAGO

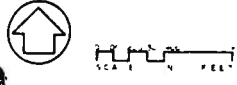
**DATE:** DECEMBER 11, 1970

# RESIDENTIAL PLANNED DEVELOPMENT NO. 62, AS AMENDED

## EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



- LEGEND**
-  ZONING DISTRICTS
  -  PREFERENTIAL STREETS
  -  PROPOSED PLANNED DEVELOPMENT as amended
  -  PARKS AND PLAYGROUNDS
  -  PUBLIC AND QUASI PUBLIC FACILITIES



S. COTTAGE GROVE

S. WOODLAWN

LAKE SHORE DR.

APPLICANT : CITY OF CHICAGO  
 DEPARTMENT OF URBAN RENEWAL

DATE : DECEMBER 11, 1970

**RESIDENTIAL PLANNED DEVELOPMENT NO. 62 AS AMENDED**

**PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA**

Sub-Areas	Net Site Area		General Description of Land Use	Number of Dwelling Units	Maximum Floor Area Ratio	Maximum Percentage Land Coverage
	Square Feet	Acres				
A	254,227.12	5.84	Townhouses, two & three story walkup apartment structures and private recreation areas	100	1.2	35
B	165,694.40	3.80		122	1.2	35
C	104,843	2.40	3 story walkup apartment structures, elevator apt. & private recreation area	218	1.8	15
	524,764.52	12.04		440	1.4	30

**GROSS SITE AREA = NET SITE AREA + AREA OF PUBLIC STREETS**

**(17.67 ACRES) = (12.04 ACRES) + (5.63 ACRES)**

**MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA = 37**

**MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 1.4**

**OFF-STREET LOADING FACILITIES WILL BE PROVIDED AS AUTHORIZED BY THE CHICAGO ZONING ORDINANCE R-5 GENERAL RESIDENTIAL DISTRICT.**

**MINIMUM NUMBER OF PARKING SPACES REQUIRED: Sub-Area "A" & "B" - 1 space per dwelling unit  
Sub-Area "C" - parking spaces equal in number to 80% of the number of dwelling units.**

**MINIMUM PERIPHERY SETBACKS:**

Boundary & Front yard - 9 feet

Boundary & Side yard - 3 feet

Setback and Yard requirements may be adjusted where required to permit conformance to the architectural arrangement of said development, subject to the approval of the Department of Development and Planning

**MAXIMUM PERCENTAGE OF LAND COVERAGE FOR TOTAL NET SITE AREA - 30%**

**APPLICANT: Department of Urban Renewal of the City of Chicago**

**DATE: December 11, 1970**

*Reclassification of Area Shown on Map No. 12-D.*

*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 Planned Development and R-4 General Residence District symbols and indications as shown on Map No. 12-D in the area bounded by

E. 47th Street; a line 105.47 feet east of S. Kenwood Avenue; a line 422.25 feet south of E. 47th Street; S. Kenwood Avenue; E. 48th Street; a line 132.37 feet west of S. Kenwood Avenue; a line 332.36 feet north of E. 48th Street; S. Kimbark Avenue; a line 245.5 feet south of E. 47th Street; S. Woodlawn Avenue; a line 49 feet south of E. 47th Street; a line 118 feet west of S. Woodlawn Avenue; a line 180.52 feet south of E. 47th Street; a line 423.71 feet west of S. Woodlawn Avenue; a line 204.92 feet south of E. 47th Street; a line 423.71 feet west of S. Woodlawn Avenue; a line 109.67 feet south of E. 47th Street; a line 106.7 feet east of S. Greenwood Avenue; a line 54.67 feet south of E. 47th Street; S. Greenwood Avenue; the alley next south of and parallel to E. 47th Street; and S. Ellis 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 5297-5301 of this Journal.]

*Reclassification of Area Shown on Map No. 16-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 R4 General Residence District, B4-2 Restricted Service District, and C1-2 Restricted Commercial District symbols and indications as shown on Map No. 16-F in the area bounded by

W. Marquette Road; the alley next east of and parallel to S. Wentworth Avenue; W. 69th Street; and the east line of the right of way of the Chicago, Rock Island and Pacific Railroad,

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 5302-5306 of this Journal.]

**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 March 14, 1969, pages 5119-5120, recommending that the City Council pass eleven proposed ordinances transmitted with the committee's report for amend-

ment of the Chicago Zoning Ordinance to reclassify particular areas.

On separate motions made by Alderman Metcalfe each of said proposed ordinances was *Passed*, by yeas and nays as follows:

*Yeas*—Aldermen Roti, Hubbard, Metcalfe, Holman, Despres, Cousins, Lupo, Buchanan, Bilandic, Swinarski, Staszczuk, Burke, Krska, Sheridan, Shannon, Hines, Fitzpatrick, Campbell, Frost, Janousek, Kuta, Collins, Marzullo, Zydlo, Sain, Jambrone, Biggs, McMahan, Keane, Gabinski, Brandt, Sande, Laskowski, Aiello, Casey, Cullerton, Laurino, Fifielski, Hoellen, O'Rourke, Wigoda—41.

*Nays*—None.

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. 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 M1-3 Restricted Manufacturing District symbols and indications as shown on Map No. 2-G in the area bounded by

W. Harrison Street; S. Loomis Street; the alley next south of and parallel to W. Harrison Street; S. Laffin Street; the alley next south of and parallel to W. Harrison Street; the alley next west of and parallel to S. Laffin Street; the alley next south of and parallel to W. Harrison Street; and the alley next east of and parallel to S. Ashland Boulevard,

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.

*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 C1-3 Restricted Commercial District symbols and indications as shown on Map No. 2-G in the area bounded by

W. Harrison Street; S. Racine Avenue; the alley next south of and parallel to W. Harrison Street; and S. Lytle Street,

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.

*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 R4 General Residence District symbols and indications as shown on Map No. 2-G in the area bounded by

the alley next north of and parallel to W. Taylor Street; S. Aberdeen Street; W. Taylor Street; S. Carpenter Street; a line 95 feet south of W. Taylor Street; and S. May Street,

(Continued on page 5307)

PD  
62

P1

PLAN OF DEVELOPMENT

PAS 4-9-69  
PAGE 5296+  
A1035

RESIDENTIAL PLANNED DEVELOPMENT NO. 62, AS AMENDED

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 Hyde Park-Kenwood Urban Disposition Parcels LR-1, LR-2, LR-3, LR-4 and LR-5.
2. Off-street parking facilities shall be provided in compliance with this Plan of Development as authorized by the R-4 General Residential District classification of the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets 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 the Hyde Park-Kenwood Urban  
Renewal Disposition Parcels LR-1, LR-2, LR-3,  
LR-4 and LR-5.
5. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles.  

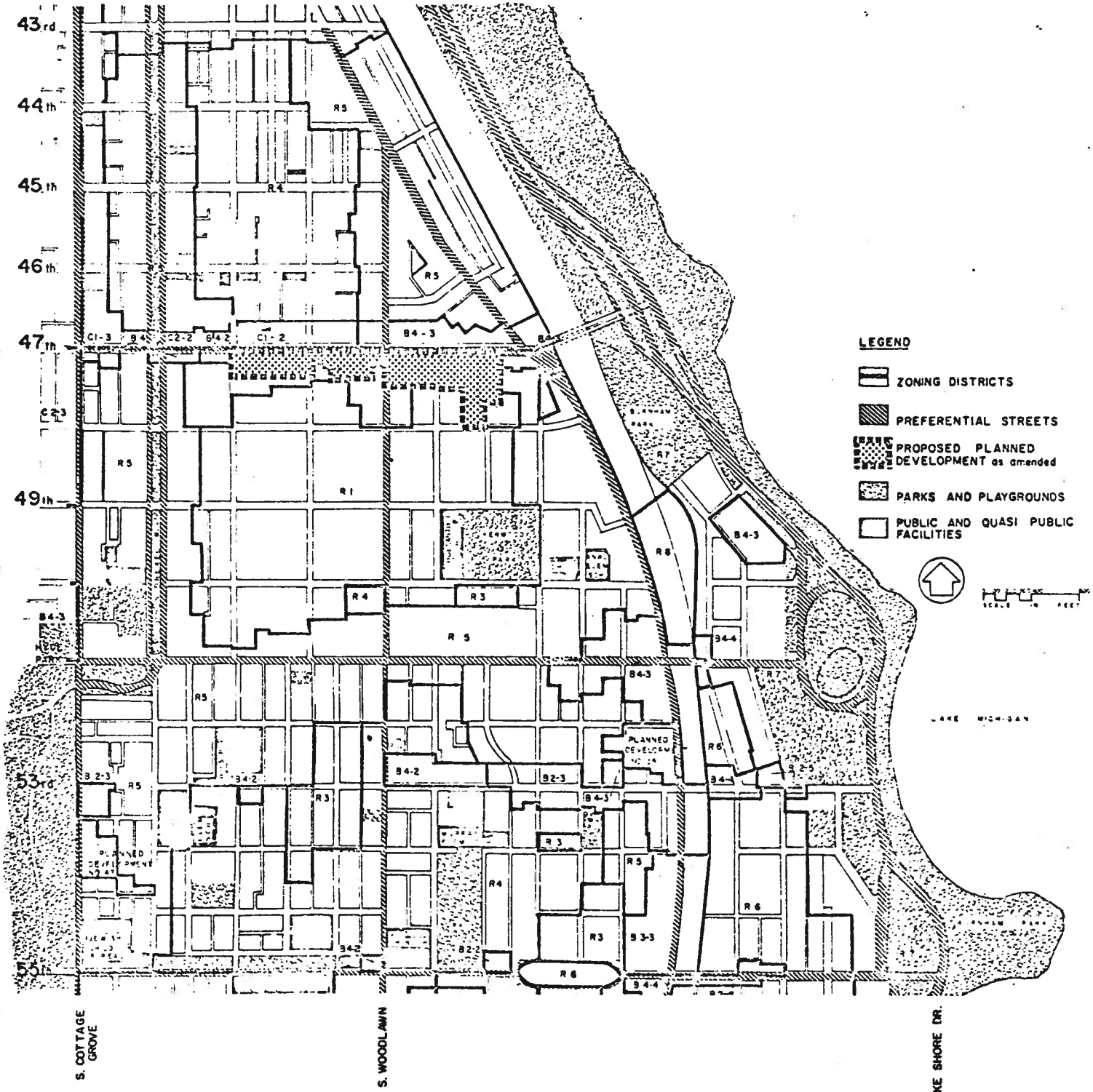
Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas.
6. Use of land will consist of townhouses, two and three story walk-up apartment structures and private recreation areas.
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 R-4 General Residence District 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: JANUARY 31, 1969

# RESIDENTIAL PLANNED DEVELOPMENT NO. 62, AS AMENDED

## EXISTING ZONING AND PREFERENTIAL STREET SYSTEM

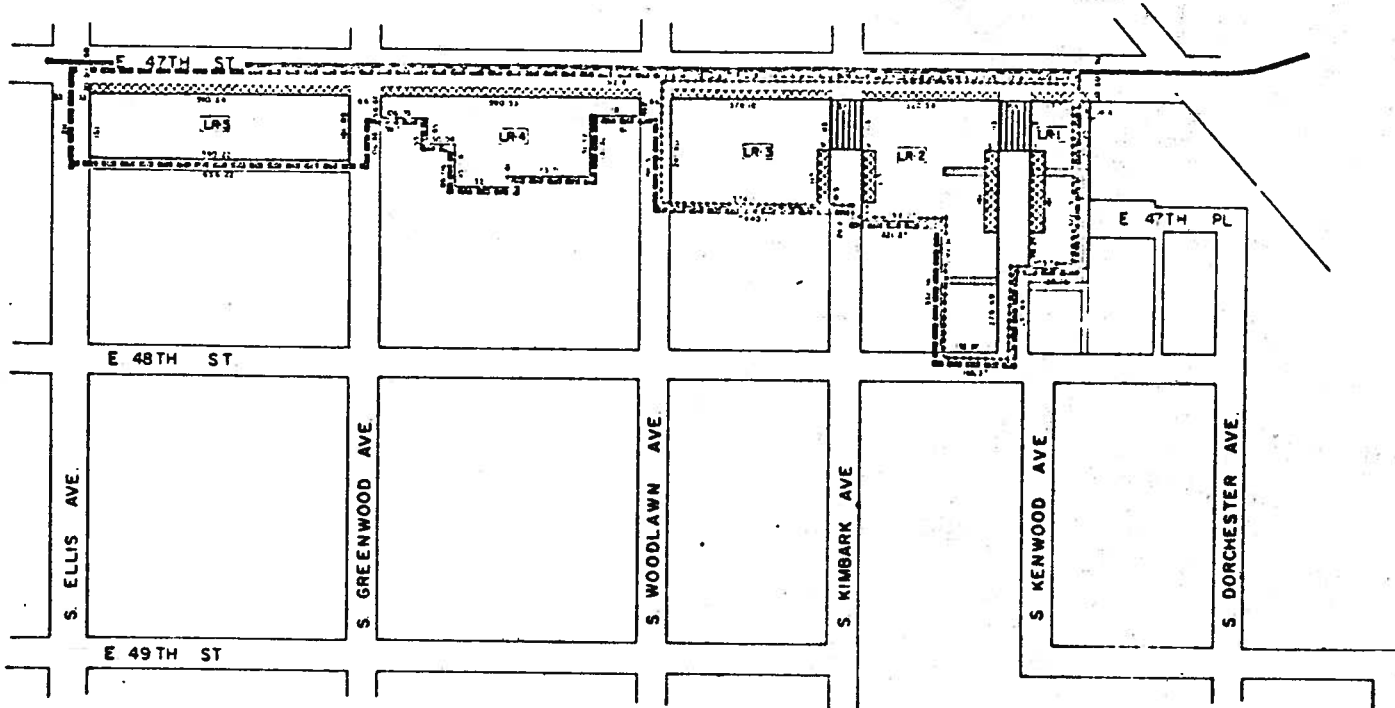


**APPLICANT :** CITY OF CHICAGO  
 DEPARTMENT OF URBAN RENEWAL  
**DATE :** JANUARY 31, 1969








LAKE SHORE DR.

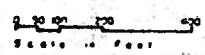
# RESIDENTIAL PLANNED DEVELOPMENT NO.62, AS AMENDED

## PROPERTY LINE MAP AND RIGHTS OF WAY ADJUSTMENTS



### LEGEND

-  HYDE PARK-KENWOOD URBAN RENEWAL PROJECT BOUNDARY
-  PLANNED DEVELOPMENT BOUNDARY
-  RIGHTS-OF-WAY PROPOSED TO BE VACATED
-  RIGHTS-OF-WAY PROPOSED TO BE DEDICATED
-  ALLEYS VACATED BY ORDINANCE APPROVED BY CITY COUNCIL : May 8, 1963  
March 25, 1964
-  DISPOSITION PARCEL
-  PLANNED DEVELOPMENT NO.62, AS APPROVED BY CITY COUNCIL 7-11-68

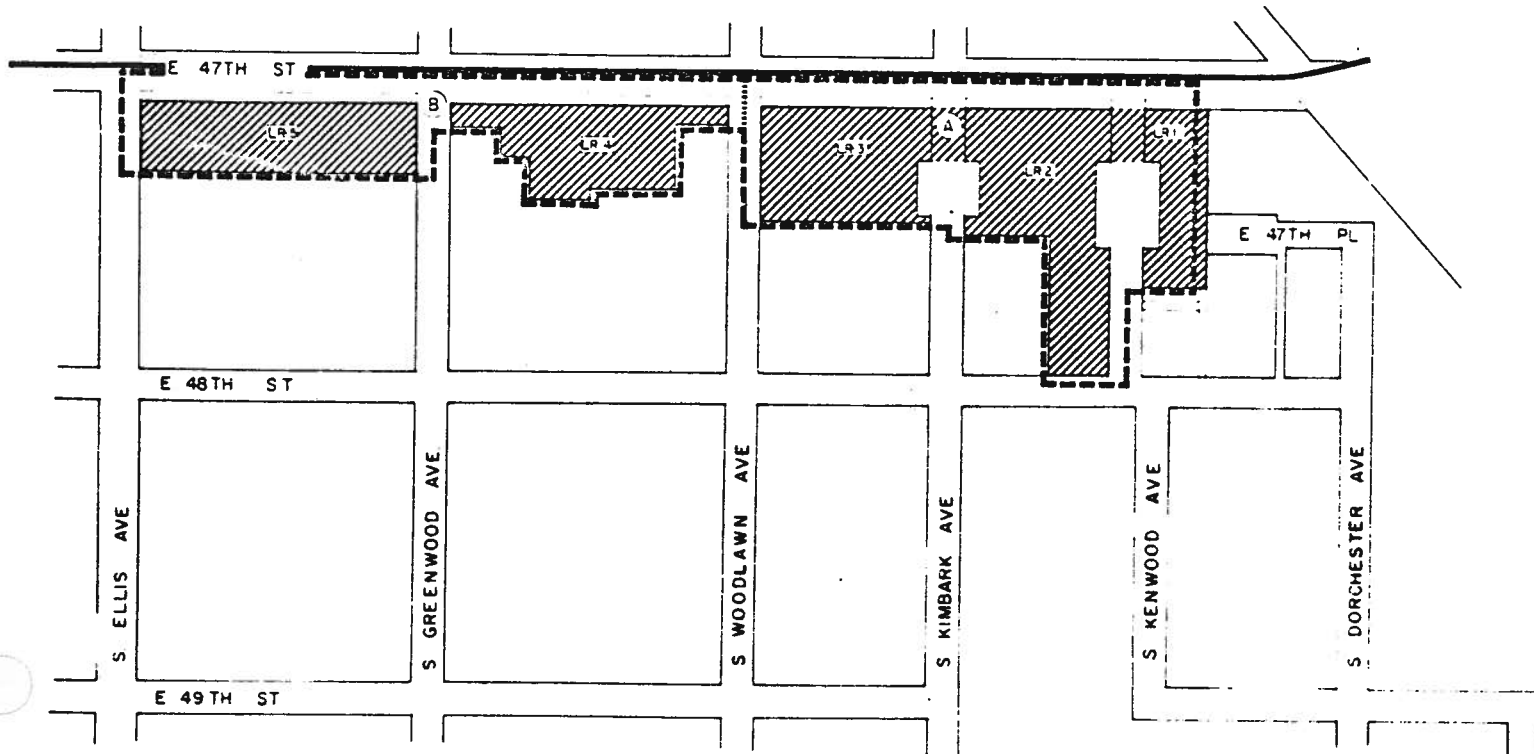


APPLICANT: DEPARTMENT OF URBAN RENEWAL  
CITY OF CHICAGO







DATE: JANUARY 31, 1969

# RESIDENTIAL PLANNED DEVELOPMENT NO.62, AS AMENDED

## GENERALIZED LAND USE PLAN



### LEGEND

-  HYDE PARK-KENWOOD URBAN RENEWAL PROJECT BOUNDARY
-  PLANNED DEVELOPMENT BOUNDARY, as amended
-  SUB AREA BOUNDARY
-  SUB AREA DESIGNATION
-  TOWNHOUSES, TWO AND THREE STORY WALK-UP APARTMENT STRUCTURES
-  DISPOSITION PARCEL



APPLICANT: DEPARTMENT OF URBAN RENEWAL  
CITY OF CHICAGO

DATE: JANUARY 31, 1969

Residential Planned Development No. 62 As Amended

Planned Development Use and Bulk Regulations & Data

Sub-Areas	Net Site Area		General Description of Land Use	Number of D. U's	Maximum Floor Area Ratio	Maximum % of Land Covered
	Square Feet	Acres				
A	254,227.12	5.84	Townhouses, two and three-story walkup apartment structures and private Recreation Areas.	100	1.2	35
B	165,694.40	3.80		122	1.2	35
Total	419,921.52	9.64				

Gross Site Area = Net Site Area + Area of Public Streets  
 (14.26 acres) = (9.64 Acres) + (4.62 Acres)

Maximum Number of Dwelling Units per Acre of Total Net Site Area = 23

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

Minimum Number of Parking Spaces Required: 1 space per D.U.

Minimum Periphery Setbacks:

Boundary and Front Yard - 9 Ft.  
 Boundary and Side Yard - 3 Ft.

Setback and yard requirements may be adjusted where required to permit conformance to the architectural arrangement of said development, subject to the approval of the Department of Development and Planning.

Maximum percentage of land coverage for total net site area - 35%

Applicant: Department of Urban Renewal of the City of Chicago

Date: January 31, 1969

(Continued from page 3405)

**Reclassification of Area Shown on Map No. 16-M.****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. 16-M in the area bounded by

W. 64th Place; the alley next east of and parallel to S. Narragansett Avenue; a line 50 feet north of W. 65th Street; and S. Narragansett Avenue,

to those of an R4 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.

**Reclassification of Area Shown on Map No. 17-N.****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 B4-1 Restricted Service District symbols and indications as shown on Map No. 17-N in the area bounded by

a line 435.31 feet north of W. Imlay Street; N. Milwaukee Avenue; a line 35 feet north of W. Imlay Street; the alley next southwest of N. Milwaukee Avenue; W. Imlay Street; the west line of N. Nashville Avenue; and a line from a point 266 feet north of W. Imlay Street along the west line of N. Nashville Avenue and 128 feet southwest of N. Milwaukee Avenue to a point 283 feet north of W. Imlay Street and 140 feet southwest of N. Milwaukee Avenue,

to those of an R4 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.

**Reclassification of Area Shown on Map No. 20-D.****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-D in the area bounded by

the alley next north of and parallel to E. 82nd Street; S. Woodlawn Avenue; E. 82nd Street; and a line 166 feet west of S. Woodlawn Avenue,

to those of an R2 Single Family 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.

**Reclassification of Area Shown on Map No. 22-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 B4-1 Restricted Service District symbols and indications as shown on Map No. 22-E in the area bounded by

the alley next north of and parallel to E. 95th Street; the alley next east of and parallel to S. St. Lawrence Avenue, or the line thereof if ex-

tended where no alley exists; E. 95th Street, and S. St. Lawrence Avenue, to those of an R3 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.

**Reclassification of Area Shown on Map No. 26-I.****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. 26-I in the area bounded by

W. 103rd Street; the alley next west of and parallel to S. Western Avenue; the alley next south of and parallel to W. 103rd Street; and S. Artesian Avenue,

to those of a B2-1 Restricted Retail 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.

Alderman Metcalfe moved to pass the three proposed ordinances transmitted with the committee's report, as amended by the committee, and as noted on page 3170 of the Journal of the Proceedings for June 26, 1968. The motion *Prevailed* and said three proposed ordinances as so amended were *Passed*, by yeas and nays as follows:

*Yeas*—Aldermen Roti, Harvey, Metcalfe, Holman, Despres, Bohling, Cousins, Lupo, Buchanan, Danaher, Swinarski, Staszczuk, Krska, Sheridan, Shannon, Hines, Fitzpatrick, Campbell, Frost, Janousek, Kuta, Collins, Marzullo, Zydlo, Sain, Jambrone, Biggs, McMahan, Keane, Sulski, Brandt, Laskowski, Aiello, Cullerton, Scholl, Goldberg, McCutcheon, Rosenberg, Fifielski, Kerwin, Wigoda—41.

*Nays*—None.

Alderman Janousek moved to *Reconsider* the foregoing vote. The motion was *Lost*.

Said three ordinances as passed read respectively as follows:

**Reclassification of Area Shown on Map No. 12-D.****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 R1 Single Family Residence District and all the R4 General Residence District symbols and indications as shown on Map No. 12-D in the area bounded by

E. 47th Street; a line 105.74 feet east of S. Kenwood Avenue; a line 422.25 feet south of E. 47th Street; S. Kenwood Avenue; E. 48th Street; a line 165.37 feet west of S. Kenwood Avenue; a line 332.36 feet north of E. 48th Street; S. Kimbark Avenue; a line 295.5 feet south of E. 47th Street; and S. Woodlawn 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

(Continued on page 3427)

(Continued from page 3421)

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 3422-3426 of this Journal]

*Reclassification of Area Shown on Map No. 12-K.*

*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. 12-K in the area bounded by

the alley next north of and parallel to W. 55th Street; S. Keeler Avenue; W. 55th Street; and a line 109 feet west of S. Keeler Avenue,

to those of a B4-1 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.

*Reclassifications of Areas Shown on Maps No. 12-K and No. 12-J.*

*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 B4-1 Restricted Service District symbols and indications as shown on Maps No. 12-K and No. 12-J in the area bounded by

a line 276.44 feet north of W. 49th Street; the alley next east of and parallel to S. Pulaski Road; W. 49th Street; and S. Pulaski Road,

to those of a C2-1 General Commercial District, and a corresponding use district is hereby established in the area above described;

and by changing all the B4-1 Restricted Service District symbols and indications as shown on Maps No. 12-K and No. 12-J in the area bounded by

W. 49th Street; S. Pulaski Road; a line 274.99 feet south of W. 49th Street; and the alley next west of and parallel to S. Pulaski Road,

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.

**Issuance of Permit Authorized for Erection of Illuminated Sign.**

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 June 26, 1968, page 3170, recommending that the City Council pass a proposed order transmitted with the committee's report to authorize the issuance of a permit for the erection and maintenance of an illuminated sign as follows:

<i>Permittee</i>	<i>Location</i>	<i>Dimensions</i>
Elmwood Park Ford	No. 1823 N. Harlem A.	160 sq. ft.

On motion of Alderman Metcalfe the committee's recommendation was concurred in and said proposed order was *Passed*.

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

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 June 26, 1968, page 3171, recommending that the City Council *do not pass* eleven proposed ordinances transmitted with the committee's report for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Metcalfe 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*—41.

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 R4 General Residence District instead of an R3 General Residence District the area bounded by

W. Montrose Avenue; N. Keeler Avenue; the alley next south of and parallel to W. Montrose Avenue; the alley next east of and parallel to N. Keeler Avenue; W. Cullom Avenue; and the alley next west of and parallel to N. Keeler Avenue (Map No. 11-K);

To classify as an R4 General Residence District instead of an R3 General Residence District the area bounded by

W. 55th Street; S. Keeler Avenue; the alley next south of and parallel to W. 55th Street; and S. Tripp Avenue (Map No. 14-K);

To classify as an R5 General Residence District instead of an R4 General Residence District the area bounded by

E. 65th Street; S. Greenwood Avenue; a line 148.40 feet south of E. 65th Street; and the alley next west of and parallel to S. Greenwood Avenue (Map No. 16-D);

To classify as a C1-3 Restricted Commercial District instead of an M1-2 Restricted Manufacturing District the area bounded by

S. St. Lawrence Avenue; S. South Chicago Avenue; a line drawn from a point 556 feet southeast of S. St. Lawrence Avenue along the southwest line of S. South Chicago Avenue to a point 407.40 feet southeast of S. St. Lawrence Avenue along the northeast line of the right of way of the N. Y. C. RR; and the northeast line of the right of way of the N. Y. C. RR. (Map No. 16-E);

To classify as a C1-1 Restricted Commercial District instead of a B4-1 Restricted Service District the area bounded by

Passed 7/11/68  
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A960

PLAN OF DEVELOPMENT  
RESIDENTIAL PLANNED DEVELOPMENT No. 62

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 Hyde Park-Kenwood Urban Renewal Disposition Parcels LR-1, LR-2 and LR-3.
2. Off-street parking facilities shall be provided in compliance with this Plan of Development as authorized by the R4 General Residential District classification of the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets 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 Hyde Park-Kenwood Urban Renewal Disposition Parcels LR-1, LR-2 and LR-3.

5. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles.

Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated 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.

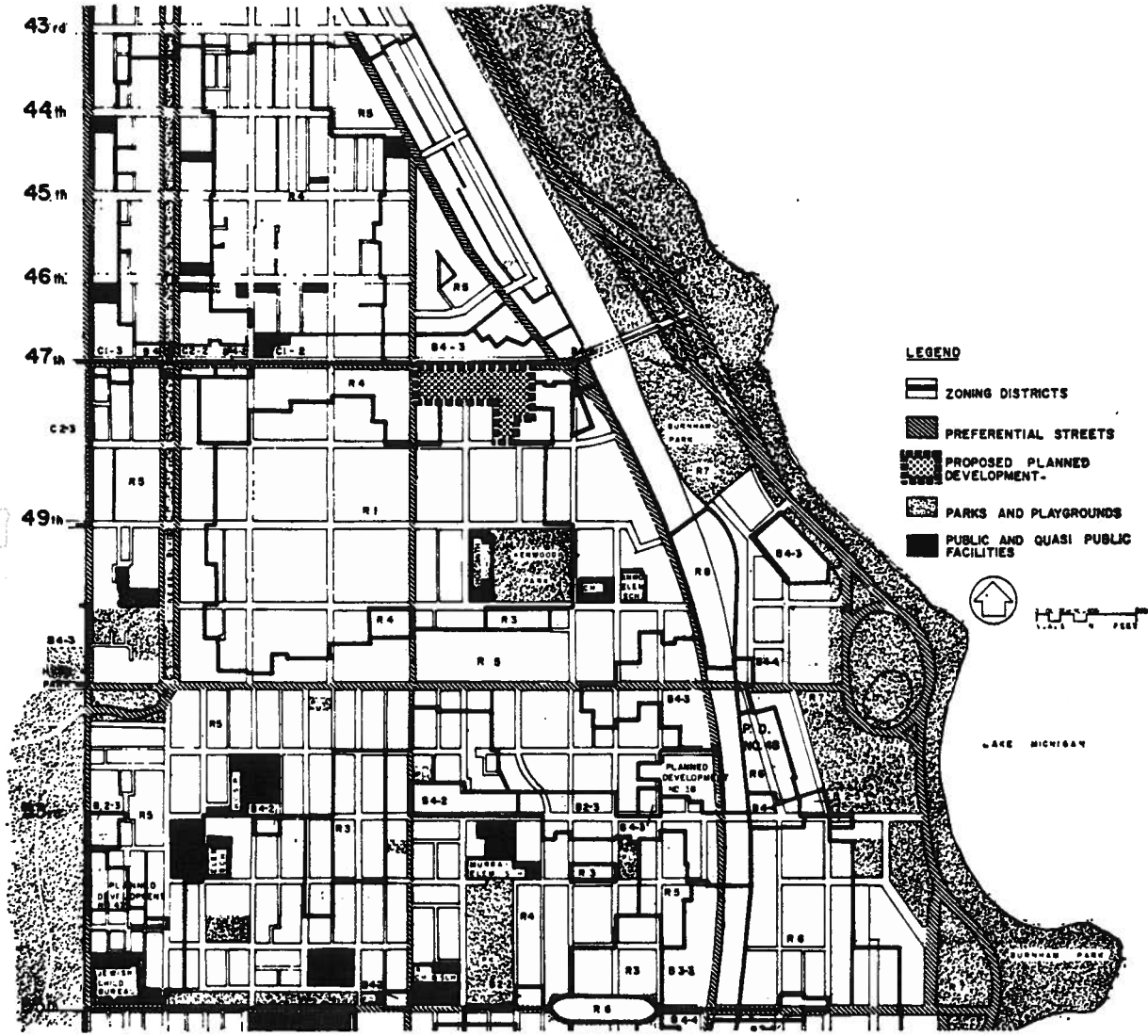
6. Use of land will consist of townhouse structures and private recreation areas.
7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to an R4 General Residence District 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

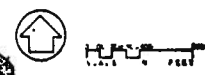
DATE: May 8, 1968



# RESIDENTIAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



- LEGEND**
- ZONING DISTRICTS
  - PREFERENTIAL STREETS
  - PROPOSED PLANNED DEVELOPMENT
  - PARKS AND PLAYGROUNDS
  - PUBLIC AND QUASI PUBLIC FACILITIES



S. COTTAGE GROVE

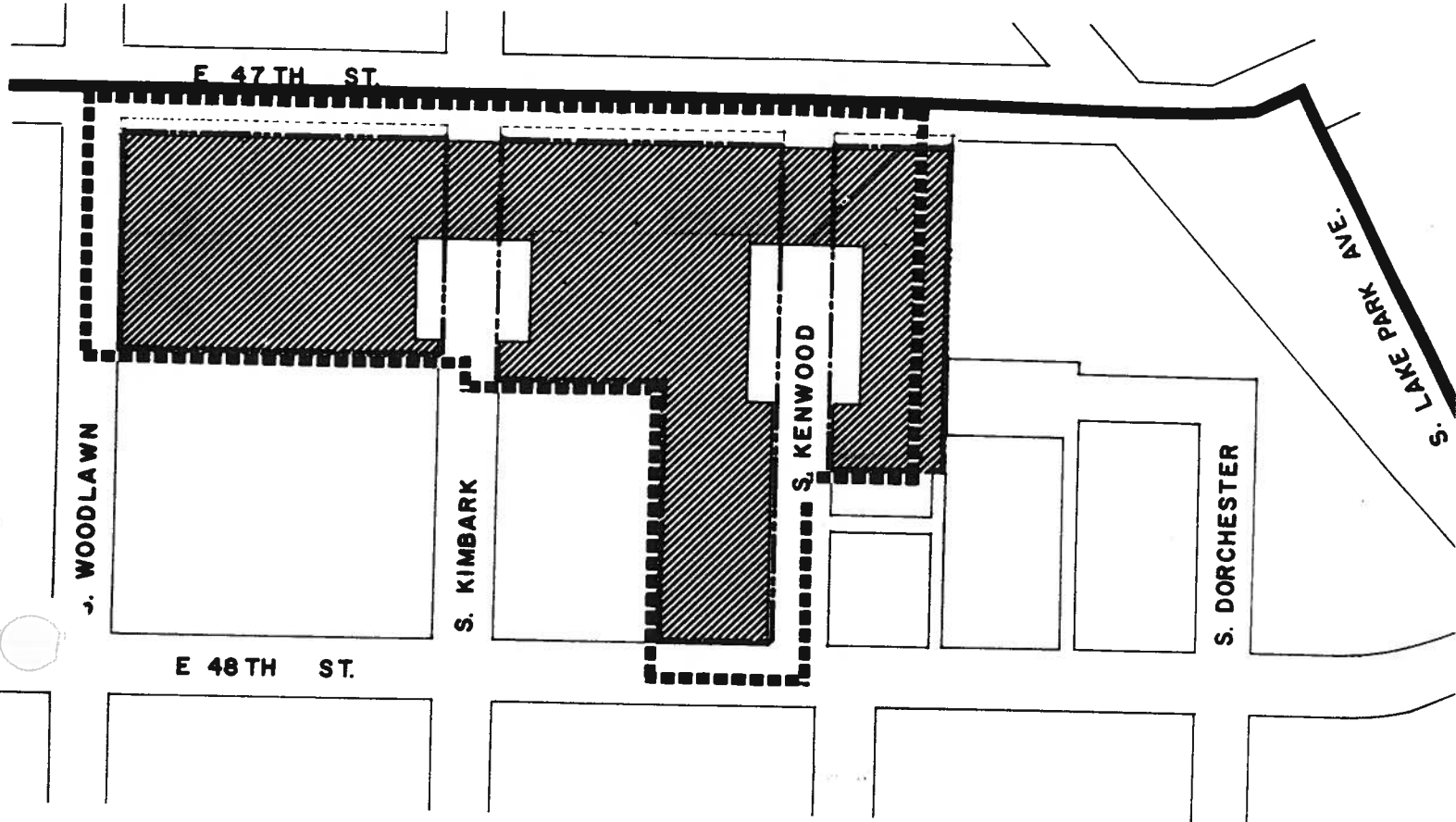
S. WOODLAWN

LAKE SHORE DR.







APPLICANT : CITY OF CHICAGO  
 DEPARTMENT OF URBAN RENEWAL

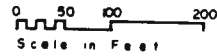
DATE : MAY 8, 1968

# RESIDENTIAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



## LEGEND

-  HYDE PARK KENWOOD URBAN RENEWAL PROJECT BOUNDARY
-  PLANNED DEVELOPMENT BOUNDARY
-  HYDE PARK KENWOOD PROJECT PARCEL LR-1
-  PARCEL LR-2
-  PARCEL LR-3
-  TOWNHOUSES



APPLICANT: DEPARTMENT OF URBAN RENEWAL  
CITY OF CHICAGO

DATE: MAY 8, 1968

RESIDENTIAL PLANNED DEVELOPMENT  
 PLANNED DEVELOPMENT USE & BULK REGULATIONS & 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				
254,227.12	5.84	TOWNHOUSES AND PRIVATE RECREATION AREAS	100	1.2	35

GROSS SITE AREA = NET SITE AREA (5.84 acres) + AREA OF PUBLIC STREETS (2.60 acres) = 8.44 acres

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA: 17.1

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 1.2

MINIMUM NUMBER OF PARKING SPACES REQUIRED: 100

MINIMUM PERIPHERY SETBACKS:

BOUNDARY AND FRONT YARD - 9 FEET  
 BOUNDARY AND SIDE YARD - 3 FEET

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE ARCHITECTURAL ARRANGEMENT OF SAID DEVELOPMENT, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING

MAXIMUM PERCENTAGE OF LAND COVERAGE FOR TOTAL NET SITE AREA 35%

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

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