

(continued from page 953)

W. 51st Street; S. Winchester Avenue; the alley next south and parallel to W. 51st Street; and S. Damen Avenue,

to those of a C1-1 Restricted Commercial District, and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 17-M (As Amended).

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 C1-1 Restricted Commercial District Symbols and indications as shown on Map No. 17-M in the area bounded by

W. Touhy Avenue; the alley next east of and parallel to N. Mason Avenue; the alley next south of and parallel to W. Touhy Avenue; and N. Mason Avenue,

to those of a B1-1 Local 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. 18-K.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the Residential Planned Development No. 63 symbols and indications as shown on Map No. 18-K in the area bounded by

a line 700.5 feet north of South line of W. 77th Street; S. Pulaski Road; the North line of service drive of W. 77th Street; a line 716 feet west of S. Pulaski Road; the South line of W. 77th Street; and a line 2754 feet west of S. Pulaski Road,

to the designation of a Residential-Business 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.

[Plan of Development printed on pages 978-982 of this Journal]

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-C.

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 B... District Symbols and indications as shown on Map No. 20-C in the area bounded by

E. 83rd Street; S. Paxton Avenue; the alley next south of and parallel to E. 83rd Street; and a line 33 feet west of S. Paxton 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. 22-B.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 22-B in the area bounded by

the alley next southwest and parallel to S. Anthony Avenue; the alley next north of and parallel to E. 94th Street; and S. Escanaba Avenue,

to those of a C1-1 Restricted Commercial District, and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 24-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 B4-1 Restricted Service District symbols and indications as shown on Map No. 24-F in the area bounded by

the alley next north of and parallel to W. 103rd Street; S. Normal Avenue; W. 103rd Street; and a line 77 feet west of S. Normal Avenue,

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

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

Reclassification of Area Shown on Map No. 28-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 R2 Single Family Residence District, B4-1 Restricted Service District, M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 28-G in the area bounded by

a line 663 feet north of W. 115th Street; the alley next east of and parallel to S. Peoria Street; a line 650 feet north of W. 115th Street; the east line of the alley next east of and parallel to S. Green Street; a line 663 feet north of W. 115th Street; S. Halsted Street; W. 115th Street; and the east line of the alley next east of the Pittsburgh, Cincinnati, Chicago & St. Louis Railway,

(continued on page 953)

PD
63

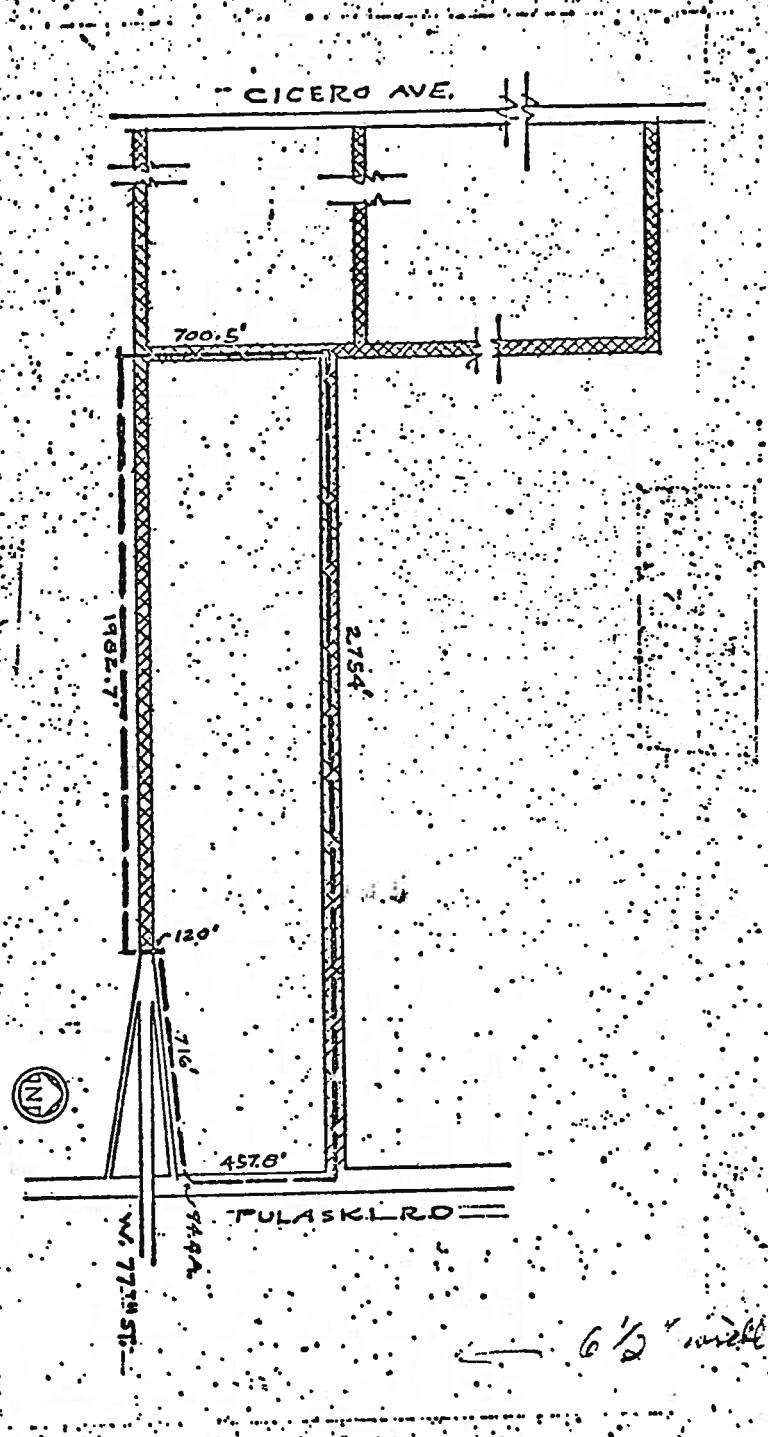
RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT STATEMENTS

63 AS AMENDED

1. The area delineated hereon as "Residential-Business Planned Development" is owned and controlled by The Equitable Life Assurance Society of the United States.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R4 General Residence District and B5 General Service District classifications 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 Equitable Life Assurance Society of the United States or its successor and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by The Equitable Life Assurance Society of the United States or its successor.
5. (a) Any public way not herein 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, and shall have a minimum pavement width of 34 feet to provide ingress and egress for motor vehicles. Cul-de-sacs shall have a minimum radius of 31 feet with no parking within such paved areas.
- (b) Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 24 feet to provide ingress and egress for emergency vehicles; there being no parking within such paved areas.
- (c) Service drives or any other ingress or egress lanes not herein 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. The height restrictions for any building or any other appurtenance attached thereto shall be subject to: (1) height limitations as certified on Form FAA-117 and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration, and (2) Section 5.9 of the Chicago Zoning Ordinance, whichever is more restrictive.
7. Use of land will consist of walk-up apartment buildings, multiple-family elevator apartment buildings with convenience-type business uses, institutional and recreational facilities, general service office building, including drive-in banking facilities, and parking and related uses.
8. 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 the R4 General Residence District and B5 General Service District classifications and with regulations hereby made applicable thereto.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in relation to Planned Development Amendments", as adopted by the Commissioner of Development and Planning.

5 SEE PD 217

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





DATES: April 23, 1975

APPLICANT:

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U.S.

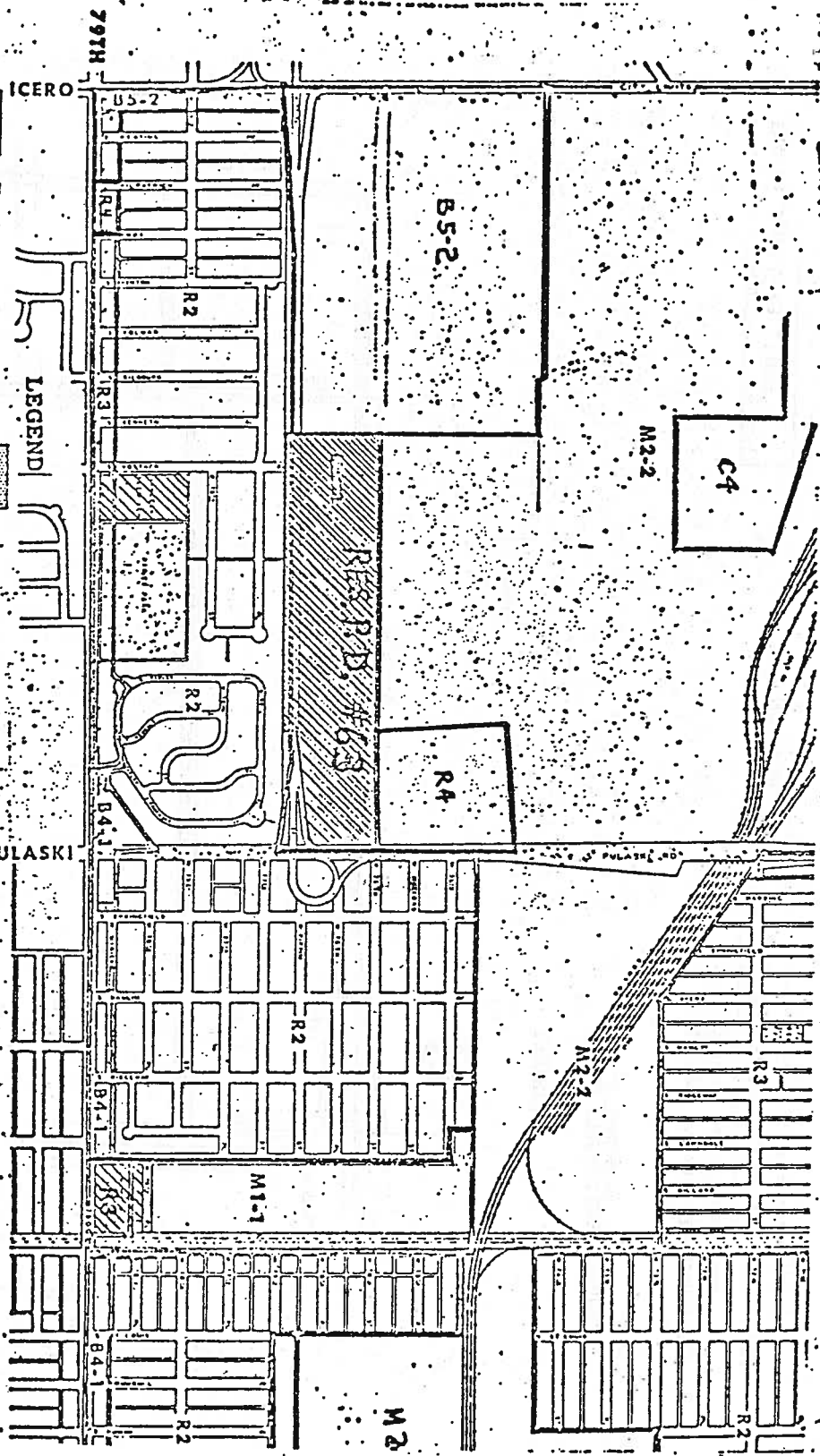
LEGEND:

-  Private Right-of-Way and Fire Lanes
-  Planned Development Boundary

6 1/2" well

RESIDENTIAL & BUSINESS PLANNED DEVELOPMENT

EXISTING ZONING & PREFERENTIAL STREET SYSTEM



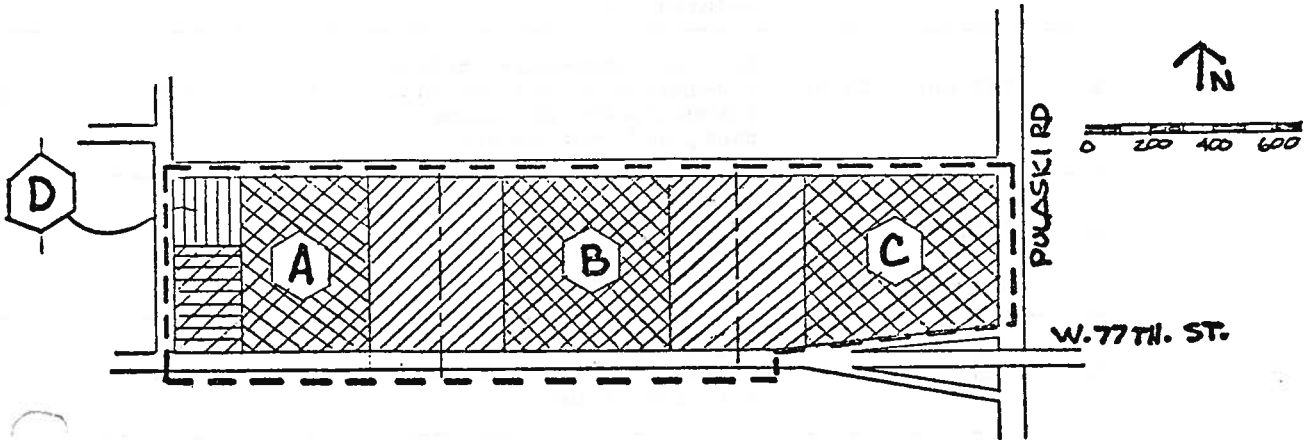
- LEGEND
- Zoning District Boundaries
 - Proposed Residential Planned Development
 - Public Schools
 - Parks & Playgrounds
 - Public & Quasi Public Facilities
 - Preferential Streets







DATE: April 23, 1975

APPLICANT: EQUITABLE LIFE ASSURANCE SOCIETY of the U.S.

8/10
8/10
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RESIDENTIAL & BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



-  Planned Development Boundry
-  Sub Area Designation
-  Institutional and Recreational Facilities
-  Multiple Family Elevator Apartment Buildings With Related Convenience-type Business Uses
-  Walk-up Apartment Buildings
-  General Service Office Building Including Drive-in Banking Facilities and Related Parking

DATE: April 23, 1975

APPLICANT: EQUITABLE LIFE ASSURANCE SOCIETY of the

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

Planned Development Use and Bulk Regulations and Data

Sub-Area	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	EST. NO. OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIM % OF COVER
	SQUARE FEET	ACRES				
A	460,300	10.5	Walk-up apartments, multiple-family elevator apartments with convenience-type business uses, institutional and recreational facilities and related uses.	320	1.2	20.
B	707,600	16.25	Walk-up apartments, multiple-family apartments with convenience-type business uses, and related uses	410	1.2	20
C	351,150	8.1	Walk-up apartments, multiple-family apartments with convenience-type business uses, and related uses.	310	1.2	20
D	63,700	1.5	General service office bldg. including drive-in banking and related uses.	0	1.2	20

TOTAL 1,582,750 36.35

Gross Site Area = Net Site Area (36.35 Acres) + Area of Private R.O.W. (5.35 Acres) = 41.70 Acres

Maximum Number of Dwelling Units: 1040
 Maximum Number of Dwelling Units Per Acre of Total Net Residential Area: 28.5
 Maximum Permitted F. A. R. for Total Net Site Area: 1.2
 Maximum Number of Parking Spaces Required: 1,127 (Actual: 1,339)
 Maximum Off-Street Loading Berths: Elevator Apts. - Between 10,000-200,000 Sq. one space, each additional 200,000 Sq. Ft. or fraction thereof - one space
 General Service Office - one berth

Minimum Setbacks:	FRONT YARDS	SIDE YARDS
Elevator Apts.	25 feet	8 feet
Row Houses	25 feet	8 feet
General Service Building	25 feet	20 feet

Minimum Distances between Building front and rear walls: Elev. Apt.: 30 feet
 Walk-Up Apts: 20 feet
 Minimum Distances between Building front and side walls: Elev. Apts.: 30 feet
 Walk-Up Apts: 20 feet

Minimum Distances between General Service Bldg. & Residential Bldgs.: 30 feet

Maximum Percentage of Land Coverage for Total Net Site Area: 20.0

APPLICANT: The Equitable Life Assurance Society of the United States

By David C. Phillips, Agent

Date: April 22, 1975

As revised June 12, 1975

(Continued from page 3602)

Reclassification of Area Shown on Map No. 18-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 M1-1 Restricted Manufacturing District and M2-2 General Manufacturing District symbols and indications as shown on Map No. 18-K in the area bounded by

a line 700.5 feet north of the south line of W. 77th Street; S. Pulaski Road; the north line of service drive of W. 77th Street; a line 716 feet west of S. Pulaski Road; the south line of 77th Street; and a line 2754 feet west of S. Pulaski Road;

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 3610-3615 of this Journal.]

Reclassification of Area Shown on Map No. 22-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 R3 General Residence District symbols and indications as shown on Map No. 22-G in the area bounded by

W. 90th Street; the alley next east of and parallel to S. Lavin Street; W. 91st Street; and the alley next west of and parallel to S. Lavin Street, 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. 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 R2 Single Family Residence District symbols and indications as shown on Map No. 24-G in the area bounded by

a line drawn from a point 210.3 feet north of the north line of the alley next north of and parallel to W. 103rd Street along the east line of the alley next southwest of and parallel to S. Malta Street to a point 264.25 feet north, of the north line of the alley next north of and parallel to W. 103rd Street along the west line of S. Malta Street; S. Malta Street; the alley next north of and parallel to W. 103rd Street; and the alley next southwest of and parallel to S. Malta Street, to those of a C1-1 Restricted Commercial District, and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 26-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 R3 General Residence District symbols and indications as shown on Map No. 26-H in the area bounded by

a line 181 feet south of W. 103rd Street; S. Walden Parkway; a line drawn from a point 446.5 feet south of W. 103rd Street along the west line of S. Walden Parkway to a point 425.4 feet south of W. 103rd Street and 169.8 feet west of S. Walden Parkway and a line drawn from a point 425.1 feet south of W. 103rd Street and 169.8 feet west of S. Walden Parkway to a point 181 feet south of W. 103rd Street and 178.6 feet west of S. Walden Parkway,

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. 26-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 R2 Single Family Residence District symbols and indications as shown on Map No. 26-J in the area bounded by

a line 141 feet north of W. 111th Street; a line 164.23 feet east of the center line of S. Ridgeway Avenue; a line 125 feet north of W. 111th Street; and the center line of S. Ridgeway Avenue, or the line thereof if extended where no street exists,

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.

Reclassification of Area Shown on Map No. 12-J.

Alderman Metcalfe moved to pass the proposed ordinance transmitted with the committee's report as amended by the committee, as is noted on page 3498 of the Journal of the Proceedings of August 13, 1968. The motion Prevailed and said ordinance as so amended was Passed, by yeas and nays as follows:

Yeas—Aldermen Roti, Harvey, Metcalfe, Holman, Rayner, Bohling, Cousins, Lupo, Buchanan, Danaher, Swinarski, Staszczuk, Krska, Sheridan, Shannon, Hines, Fitzpatrick, Campbell, Frost, Janousek, Kuta, Collins, Marzullo, Zydlo, Sain, Jambrone, Biggs, McMahan, Sulski, Brandt, Sande, Laskowski, Aiello, Casey, Laurino, Scholl, Rosenberg, Fifielski, Kerwin, Hoellen, O'Rourke, Wigoda, Sperling—43.

Nays—Alderman Simon—1.

Said ordinance as passed reads as follows:

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 Resi-

(Continued on page 3616)

RESIDENTIAL PLANNED DEVELOPMENT

STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned and controlled by the Chicago Industrial District, Inc.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R4 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 Chicago Industrial District, Inc. or its successor and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by Chicago Industrial District, Inc. or its successor.
5. (a) Any public way not herein 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, and shall have a minimum pavement width of 34 feet to provide ingress and egress for motor vehicles. Cul-de-sacs shall have a minimum radius of 31 feet with no parking within such paved areas.

(b) 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; there being no parking within such paved areas.

(c) Service drives or any other ingress or egress lanes not herein proposed to be dedicated shall be adequately designed and paved in compliance with the Muncipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas.

6. The height restrictions for any building or any other appur-
tanance attached thereto shall be subject to: (1) height limitations
as certified on Form FAA-117 and approved by the Federal Aviation
Administration pursuant to Part 77 of the Regulations of the
Administrator, Federal Aviation Administration, and (2) Section 5.9
of the Chicago Zoning Ordinance.

7. Use of land will consist of walk-up apartment buildings, multiple-
family elevator apartment buildings with convenience-type business
uses, institutional and recreational facilities, and related uses.

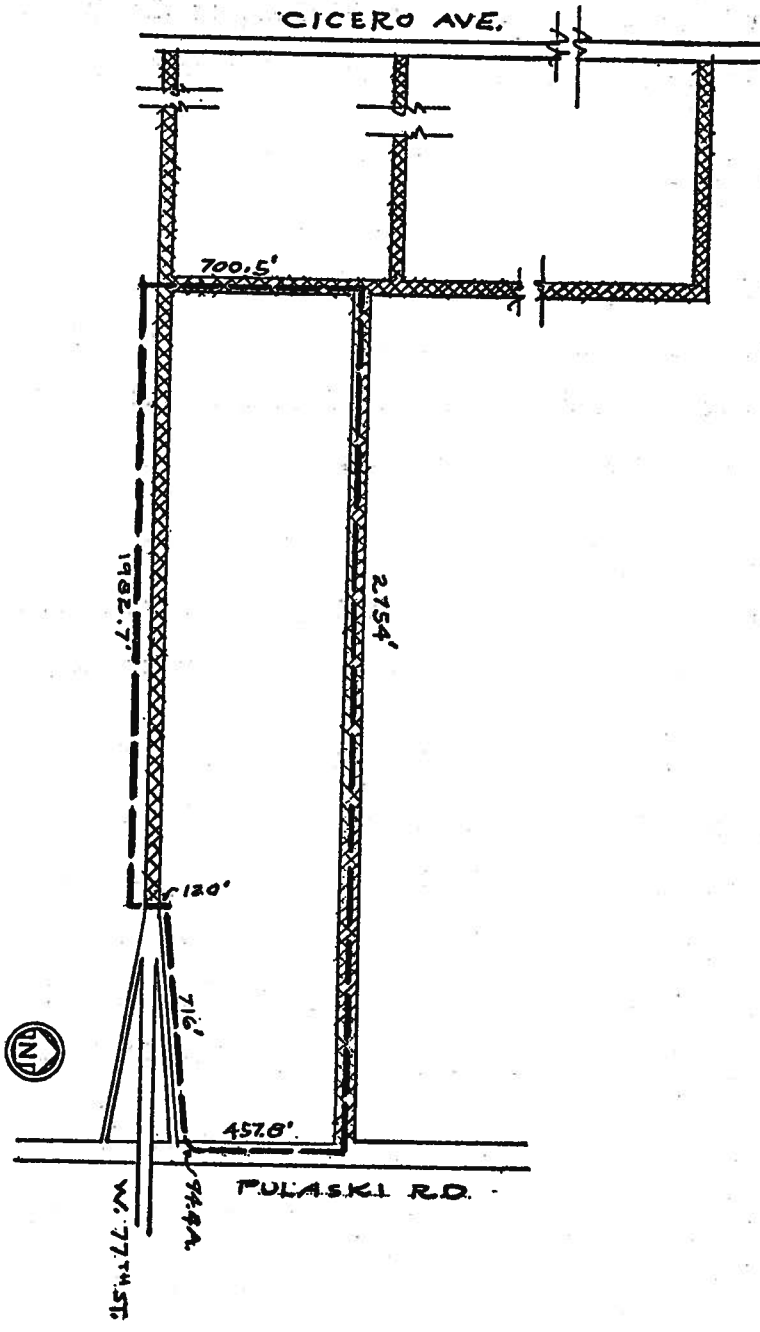
8. The following information sets forth data concerning the property
included in said development and data concerning a generalized land
use plan (site plan) illustrating the development of said property
in accordance with the intent and purpose of the Chicago Zoning
Ordinance as related to a R4 General Residence District classification,
and with regulations hereby made applicable thereto.

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

APPLICANT: CHICAGO INDUSTRIAL DISTRICT, INC.

Date: April 17, 1968

RESIDENTIAL PLANNED DEVELOPMENT
PROPERTY LINE MAP AND RIGHTS OF WAY ADJUSTMENTS



LEGEND:

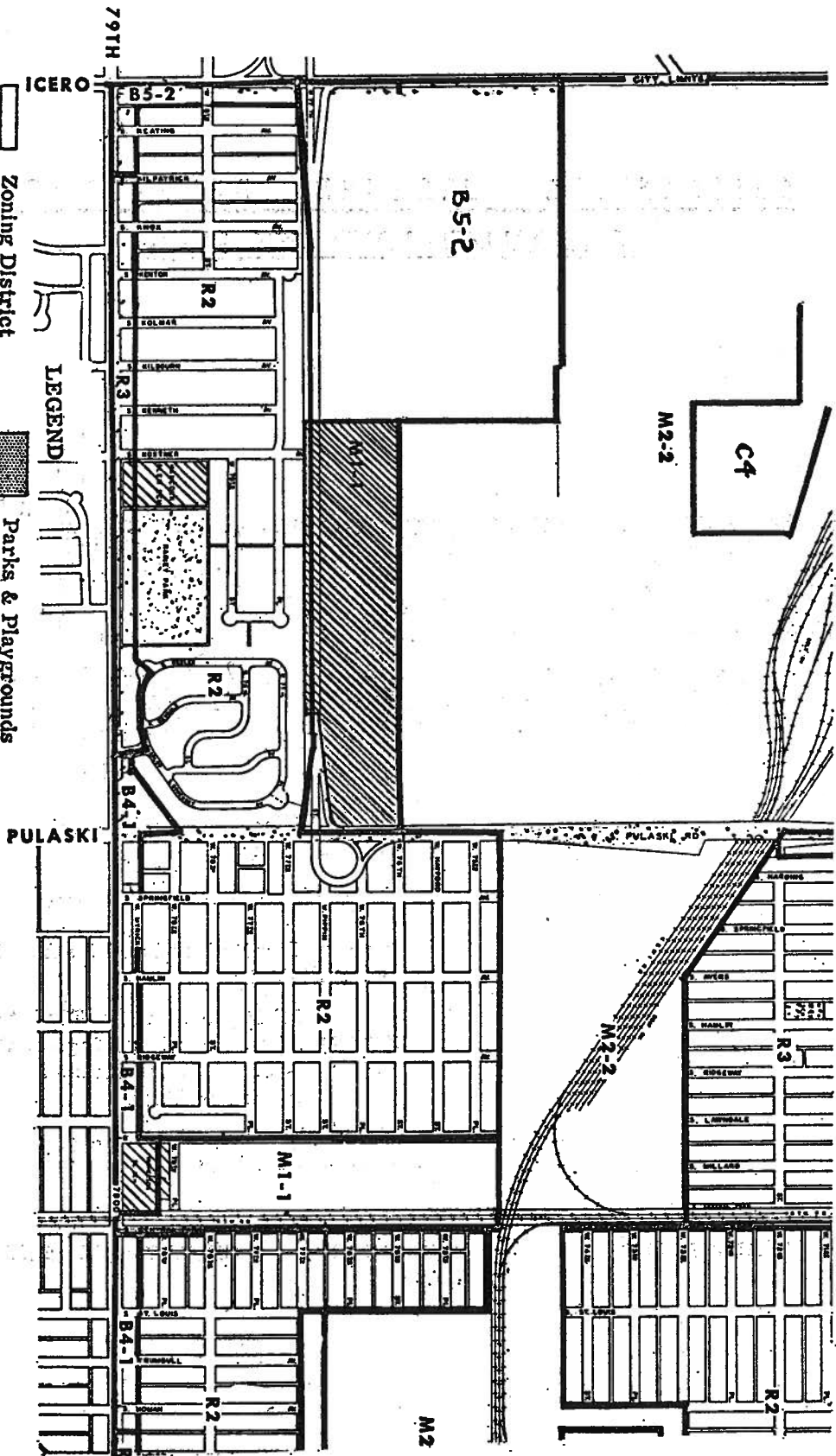
— Planned Development Boundary

▨ Private Right-of-Way and Fire Lanes

DATE: APRIL 17, 1968

APPLICANT: CHICAGO INDUSTRIAL DISTRICT

RESIDENTIAL PLANNED DEVELOPMENT
EXISTING ZONING & PREFERENTIAL STREET SYSTEM



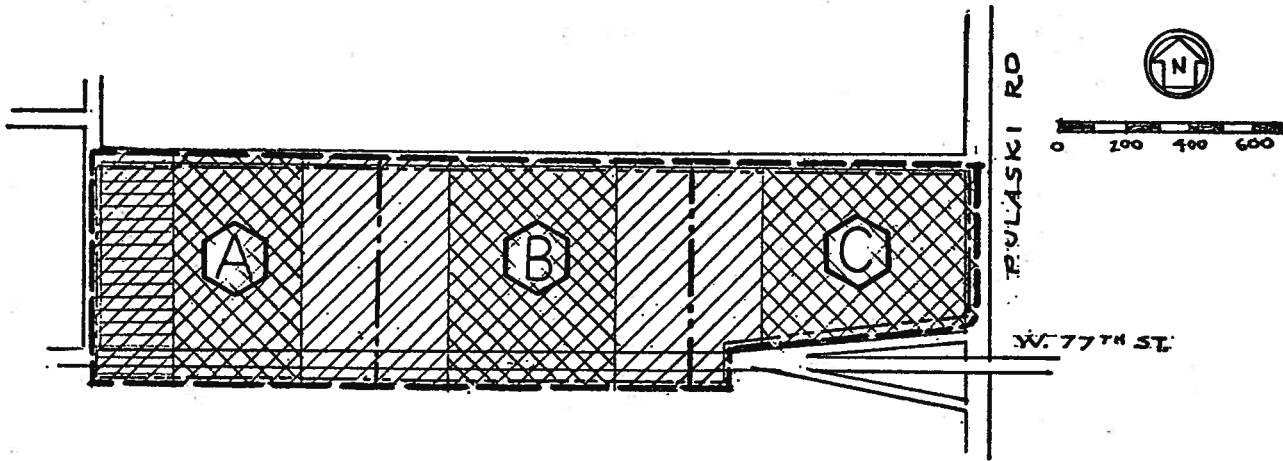
LEGEND






- Zoning District Boundaries
- Proposed Residential Planned Development
- Public Schools
- Parks & Playgrounds
- Public & Quasi Public Facilities
- Preferential Streets

DATE: APRIL 17, 1968

APPLICANT: CHICAGO INDUSTRIAL DISTRICT

RESIDENTIAL PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN



-  Planned Development Boundary
-  Sub Area Designation
-  Institutional and Recreation Facilities
-  Multiple Family Elevator Apartment Buildings With Related Convenience-type Business Uses
-  Walk-up Apartment Buildings

DATE: APRIL 17, 1968

APPLICANT: CHICAGO INDUSTRIAL DISTRICT

RESIDENTIAL PLANNED DEVELOPMENT

Planned Development Use and Bulk Regulations and Data

SUB-AREA	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	ESTIMATED NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM % OF LAND COVERAGE
	SQUARE FEET	ACRES				
A	524,000	12	Walk-up apartments, multiple family elevator apartments with convenient-type business uses, institutional and recreational facilities, and related uses.	320	1.2	20.0
B	707,600	16.25	Walk-up apartments, multiple-family apartments with convenience-type business uses, and related uses.	410	1.2	2.0
C	351,150	8.1	Walk-up apartments, multiple-family apartments with convenience-type business uses, and related uses.	310	1.2	2.0
TOTAL	1,582,750	36.35				

GROSS SITE AREA = NET SITE AREA (36.35 Acres) + AREA OF PRIVATE R. O. W. (5.35 Acres)
41.7 + 41.70 Acres

MAXIMUM NUMBER OF DWELLING UNITS: 1040

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET RESIDENTIAL AREA: 28.5

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

MINIMUM NUMBER OF PARKING SPACES REQUIRED: 1040 (Actual: 1292)

MINIMUM OFF-STREET LOADING BERTHS: ELEVATOR APTS. - Between 10,000-200,000 sq. ft. one space, each additional 200,000 sq. ft. or fraction thereof - one space

MINIMUM SETBACKS:	FRONT YARDS	SIDE YARDS
ELEVATOR APTS.	25 ft.	8 ft.
ROW HOUSES	25 ft.	8 ft.

MINIMUM DISTANCES BETWEEN BUILDING FRONT AND REAR WALLS: Elev. Apts: 30 ft.
Walk-Up Apts: 20 ft.

MINIMUM DISTANCES BETWEEN BUILDING FRONT AND SIDE WALLS: Elev. Apts: 30 ft.
Walk-Up Apts: 20 ft.

MAXIMUM PERCENTAGE OF LAND COVERAGE FOR TOTAL NET SITE AREA: 20.0

APPLICANT: CHICAGO INDUSTRIAL DISTRICT, INC.

By David C. Phillips
David C. Phillips

DATE: April 17, 1968

7843
PASSED 9/11/68
J.C.P.

RESIDENTIAL PLANNED DEVELOPMENT # 63

STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned and controlled by the Chicago Industrial District, Inc.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R4 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 Chicago Industrial District, Inc. or its successor and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by Chicago Industrial District, Inc. or its successor.
5. (a) Any public way not herein 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, and shall have a minimum pavement width of 34 feet to provide ingress and egress for motor vehicles. Cul-de-sacs shall have a minimum radius of 31 feet with no parking within such paved areas.

(b) Fire lanes shall be adequately designed and paved in compliance with the Muncipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles; there being no parking within such paved areas.

(c) Service drives or any other ingress or egress lanes not herein proposed to be dedicated shall be adequately designed and paved in compliance with the Muncipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas.

6. The height restrictions for any building or any other appur-
tance attached thereto shall be subject to: (1) height limitations
as certified on Form FAA-117 and approved by the Federal Aviation
Administration pursuant to Part 77 of the Regulations of the
Administrator, Federal Aviation Administration, and (2) Section 5.9
of the Chicago Zoning Ordinance.

7. Use of land will consist of walk-up apartment buildings, multiple-
family elevator apartment buildings with convenience-type business
uses, institutional and recreational facilities, and related uses.

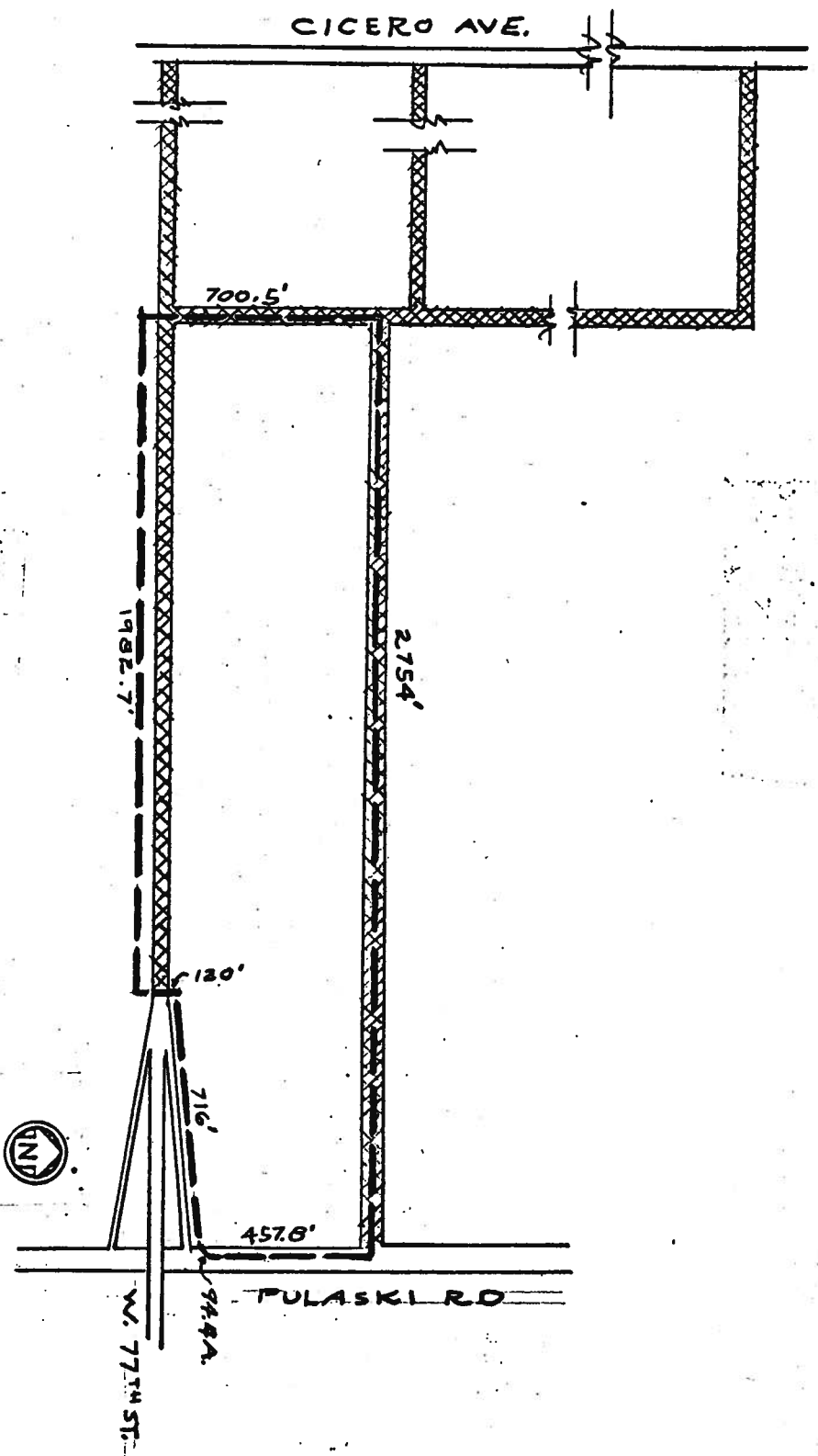
8. The following information sets forth data concerning the property
included in said development and data concerning a generalized land
use plan (site plan) illustrating the development of said property
in accordance with the intent and purpose of the Chicago Zoning
Ordinance as related to a R4 General Residence District classification,
and with regulations hereby made applicable thereto.



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

APPLICANT: CHICAGO INDUSTRIAL DISTRICT, INC.

Date: April 17, 1968


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



LEGEND:
 Planned Development Boundary
 Private Right-of-Way and Fire Lanes

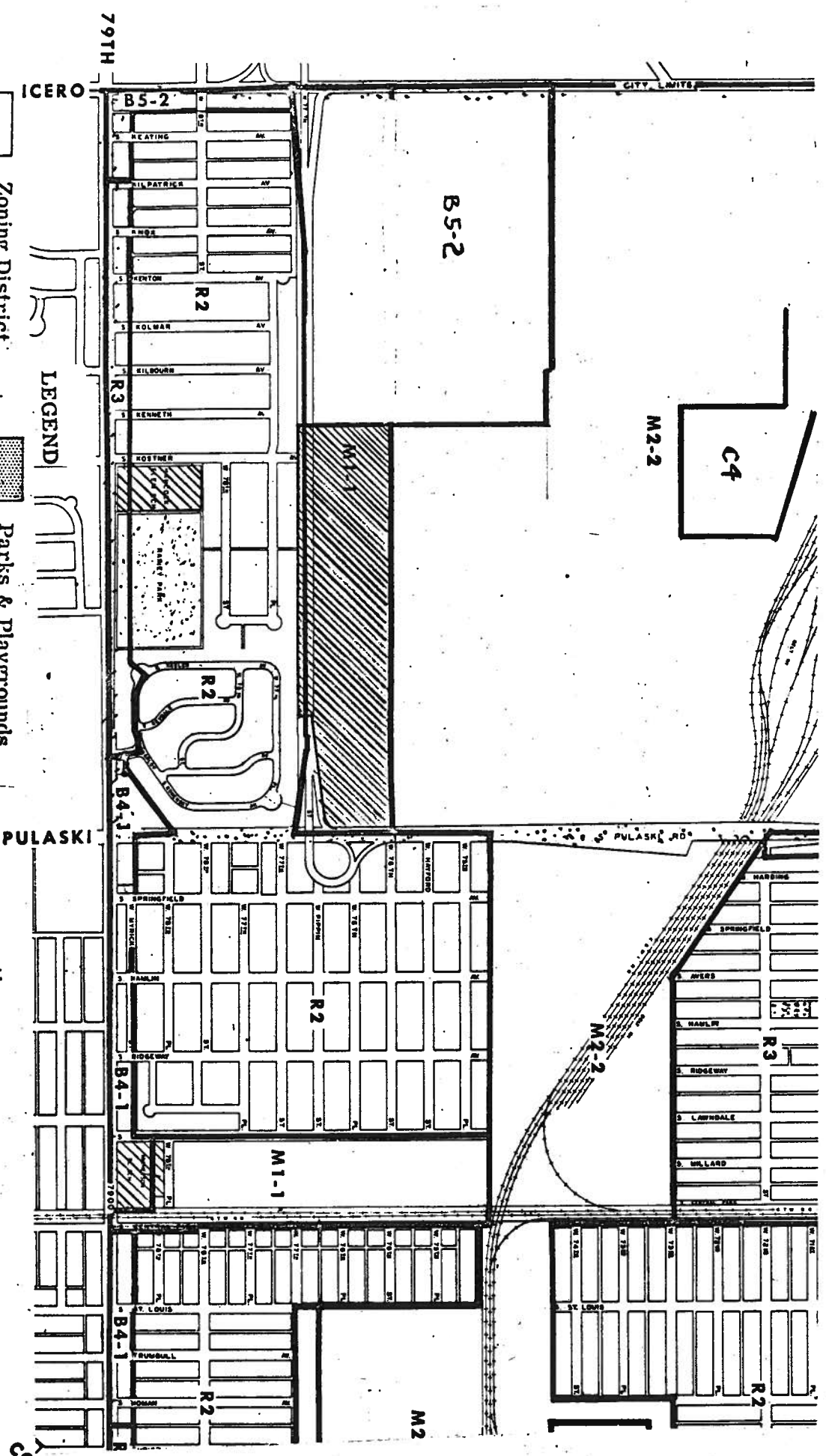
DATE: APRIL 17, 1968

APPLICANT: CHICAGO INDUSTRIAL DISTRICT

 Private Right-of-Way and Fire Lanes

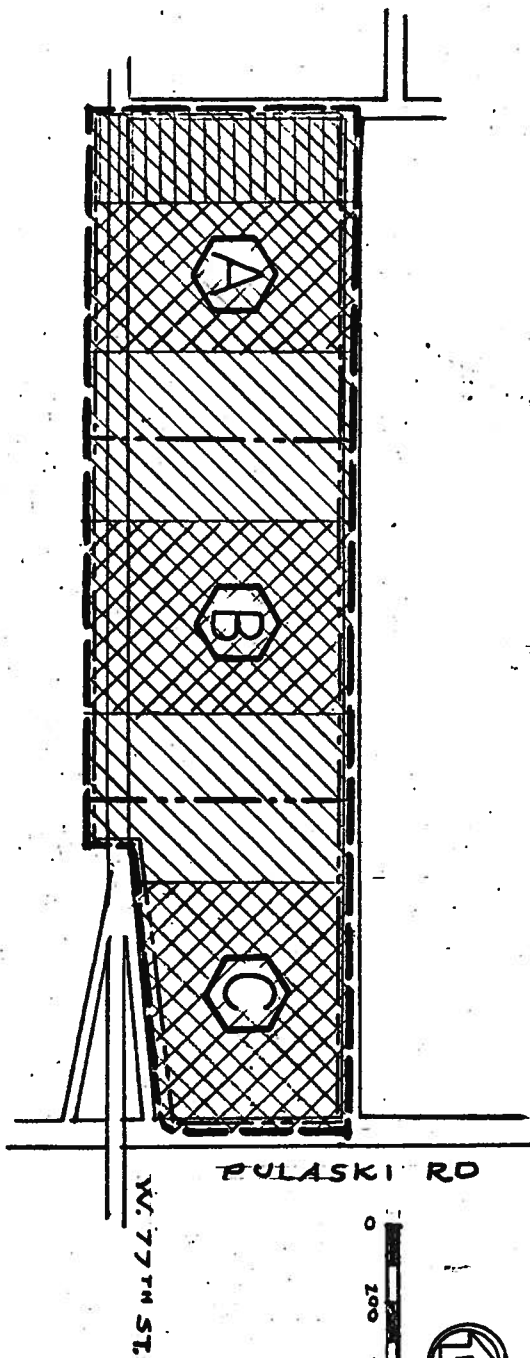
RESIDENTIAL PLANNED DEVELOPMENT






EXISTING ZONING & PREFERENTIAL STREET SYSTEM



DATE: APRIL 17, 1968 APP'V'GANT: CHICAGO INDUSTRIAL DISTRICT

GENERALIZED LAND USE PLAN



-  Planned Development Boundary
-  Sub Area Designation
-  Institutional and Recreation Facilities
-  Multiple Family Elevator Apartment Buildings With Related Convenience-type Business Uses
-  Walk-up Apartment Buildings

DATE:

APRIL 17, 1968

APPLICANT:

CHICAGO INDUSTRIAL DISTRICT

RESIDENTIAL PLANNED DEVELOPMENT

Planned Development Use and Bulk Regulations and Data

SUB-	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	ESTIMATED NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM % OF LAND COVERAGE
	SQUARE FEET	ACRES				
A	524,000	12	Walk-up apartments, multiple-family elevator apartments with convenience-type business uses, institutional and recreational facilities, and related uses.	310	1.2	20.0
B	707,600	16.25	Walk-up apartments, multiple-family apartments with convenience-type business uses, and related uses.	414	1.2	20.0
C	351,150	8.1	Walk-up apartments, multiple-family apartments with convenience-type business uses, and related uses.	312	1.2	20.0
TOTAL		1,582,750	36.35			

GROSS SITE AREA = NET SITE AREA (36.35 Acres) + AREA OF PRIVATE R.O.W. (5.35 Acres) = 41.70 Acres

MAXIMUM NUMBER OF DWELLING UNITS: 1036

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET RESIDENTIAL AREA: 28.5

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

MINIMUM NUMBER OF PARKING SPACES REQUIRED: 1036 (Actual: 1292)

MINIMUM OFF-STREET LOADING BERTHS: ELEVATOR APTS. - Between 10,000-200,000 sq. ft. one space, each additional 200,000 sq. ft. or fraction thereof - one space

MINIMUM SETBACKS:	ELEVATOR APTS.	FRONT YARDS	SIDE YARDS
	ROW HOUSES	25 ft.	8 ft.
		25 ft.	8 ft.

MINIMUM DISTANCES BETWEEN BUILDING FRONT AND REAR WALLS: Elev. Apts.: 30 ft.
Walk-Up Apts.: 20 ft.

MINIMUM DISTANCES BETWEEN BUILDING FRONT AND SIDE WALLS: Elev. Apts.: 30 ft.
Walk-Up Apts.: 20 ft.

MAXIMUM PERCENTAGE OF LAND COVERAGE FOR TOTAL NET SITE AREA: 20.0

APPLICANT: CHICAGO INDUSTRIAL DISTRICT, INC.

By David C. Phillips

DATE: April 17, 1968