

Ordinance, is hereby amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 17-H in the area bounded by:

West Touhy Avenue; the public alley next west of and parallel to North Ridge Boulevard; the public alley next south of and parallel to West Touhy Avenue; and North Bell Avenue,

to those of an RS3 Residential Single-Unit (Detached House) District.

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map Number 17-H.  
(Application Number A-7057)*

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B1-2 Neighborhood Shopping District symbols and indications as shown on Map Number 17-H in the area bounded by:

West Touhy Avenue; North Ridge Boulevard; West Estes Avenue; and the public alley next west of and parallel to North Ridge Boulevard,

to those of an RS3 Residential Single-Unit (Detached House) District.

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map Number 17-H.  
(Application Number A-7073)*

POS #1

*Be It Ordained by the City Council of the City of Chicago: no longer PD 67.*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning

Ordinance, is hereby amended by changing all of the Residential Planned Development Number 67 District symbols and indications as shown on Map Number 17-H in the area bounded by:

West Pratt Boulevard; North Damen Avenue; West Columbia Avenue or the line thereof if extended where no street exists; a line 130 feet west of and parallel to the west line of North Seeley Avenue; a line 33 feet south of and parallel to the north line of West Albion Avenue; North Seeley Avenue extended; a line 117 feet south of and parallel to West Albion Avenue; the public alley next west of and parallel to North Seeley Avenue; the public alley next north of and parallel to the public alley next north of and parallel to West Arthur Avenue; a line 123 feet west of and parallel to North Hoyne Avenue; a line 132 feet north of and parallel to West Arthur Avenue; and North Western Avenue,

to those of a POS Number 1 Public Open Space District.

SECTION 2. This ordinance takes effect after its passage and approval.

~~Reclassification Of Area Shown On Map Number 26-E.  
(Application Number A-7094)~~

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

~~SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-2 Community Shopping District symbols and indications as shown on Map Number 26-E in the area bounded by:~~

~~East 103<sup>rd</sup> Street; South Indiana Avenue; the public alley next south of and parallel to East 103<sup>rd</sup> Street; and a line 50 feet west of and parallel to South Indiana Avenue,~~

~~to those of an M1-1 Limited Manufacturing/Business Park District.~~

~~SECTION 2. This ordinance takes effect after its passage and approval.~~

A-7073

ORDINANCE

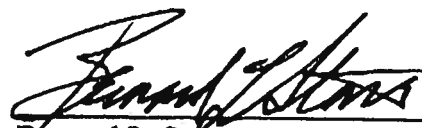
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential Planned Development #67 District symbols and indications as shown on Map No. 17-H in the area bounded by

West Pratt Boulevard; North Damen Avenue; West Columbia Avenue or the line thereof if extended where no street exists; a line 130 feet west of and parallel to the west line of North Seeley Avenue; a line 33 feet south of and parallel to the north line of West Albion Avenue; North Seeley Avenue extended; a line 117 feet south of and parallel to West Albion Avenue; the public alley next west of and parallel to North Seeley Avenue; the public alley next north of and parallel to the public alley next north of and parallel to West Arthur Avenue; a line 123 feet west of and parallel to North Hoyne Avenue; a line 132 feet north of and parallel to West Arthur Avenue; North Western Avenue;

to those of a POS #1 Public Open Space District.

SECTION 2. This ordinance takes effect after its passage and approval.



Bernard L. Stone  
Alderman, 50th Ward

# 675

Common Address of Property: West Pratt Boulevard/North Damen Avenue



RESIDENTIAL PLANNED DEVELOPMENT  
STATEMENTS

P. D. # 67

1. The area delineated hereon as "Residential Planned Development" is owned by the LaSalle National Bank as Trustee under Trusts #37223, #38705 and #38706. The Edgewater Company, an Illinois Limited Partnership, owns the entire beneficial interest in the aforesaid trusts. Kenroy, Inc. is the duly authorized managing agent for the Edgewater Company.
2. Off-street parking facilities will be provided in compliance with this plan of development as authorized by the R4 General Residence District classification and the B-5-1 General Service 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 subdivision of parcels shall require a separate submittal on behalf of Kenroy, Inc. and approval by City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by Kenroy, Inc.
5. Any public way 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, and shall have a minimum pavement width of 34 feet, unless otherwise specified herein, 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.
6. 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 shall be no parking within such paved areas.  
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 and shall have a minimum pavement width of 24 feet unless otherwise specified herein, to provide ingress and egress for motor vehicles including emergency vehicles; there shall be no parking within such paved areas.
7. Use of land will consist of elevator apartment buildings with related convenience-type business uses and shopping center business uses.  
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

RESIDENTIAL PLANNED DEVELOPMENT

STATEMENTS

Page 2.

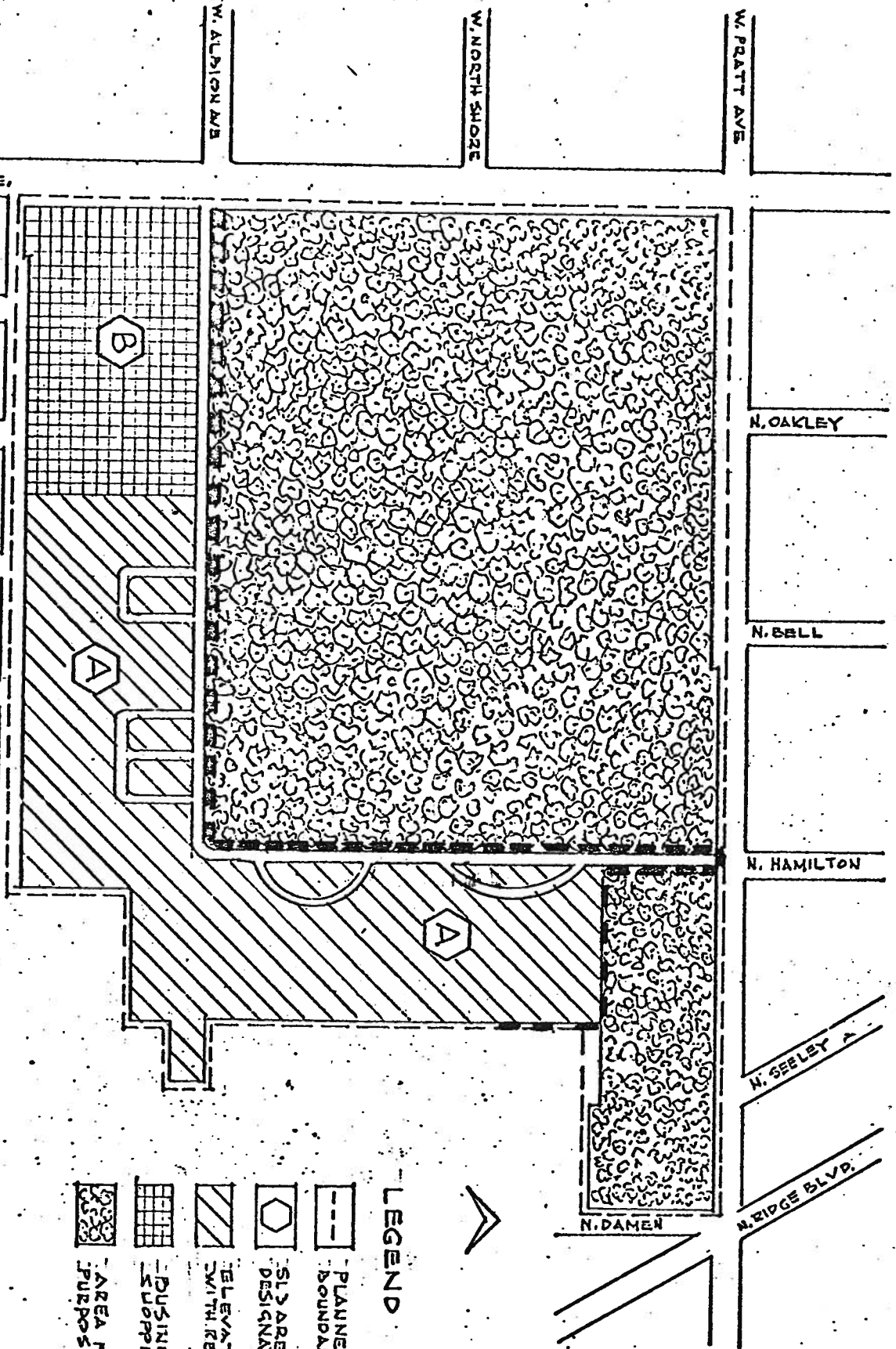
related to enR4 Residence District Classification and a B5 General Service District Classification and with the regulations hereby made applicable thereto.






8. The plans of development hereby attached shall be subject to the "Rules, regulations and procedures in relation to planned developments", as adopted by the Commissioner of Development and Planning.

DATE: September 8, 1971

APPLICANT: KENNETH TUCKER AND ROY GOTTLIEB ON  
BEHALF OF THE EDGEWATER COMPANY AND  
KENROY, INC.

# RESIDENTIAL PLANNED DEVELOPMENT GENERALIZED LAND USE










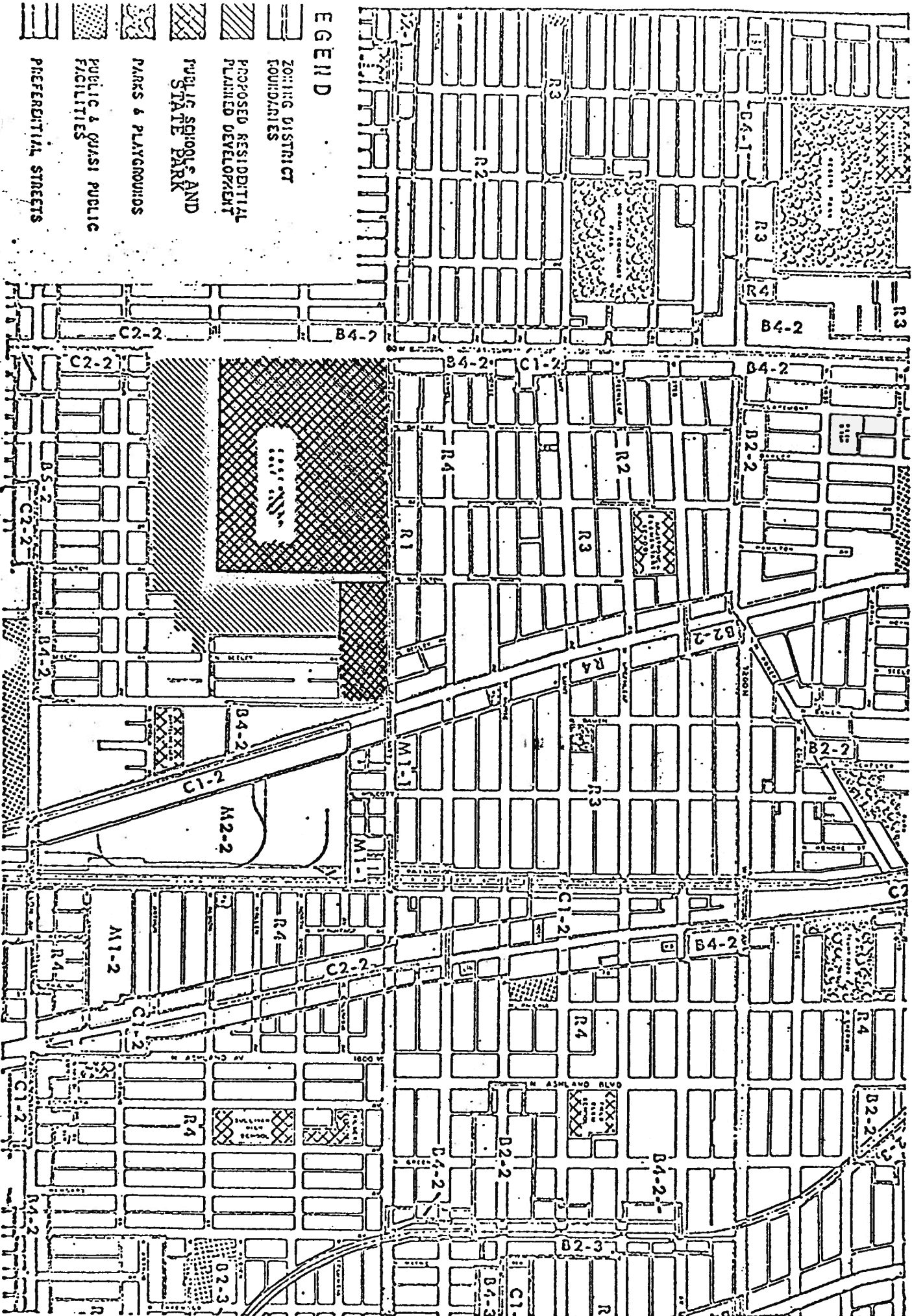
- LEGEND**
-  PLANNED DEVELOPMENT BOUNDARY
  -  SLD AREA DESIGNATION
  -  ELEVATOR APT. WITH RELATED USES
  -  BUSINESS - OFFICES
  -  AREA FOR PUBLIC PURPOSES OR OPEN SPACE

DATE: SEPTEMBER 8, 1971

DESIGNED BY: KENNETH TUCKER, ANDREY GOTTLIBS, ON BEHALF OF KENROY, INC. AND THE BERGWATER CO.

RESIDENTIAL PLANNED DEVELOPMENT  
EXISTING ZONING AND PREFERRED STREET SYSTEM

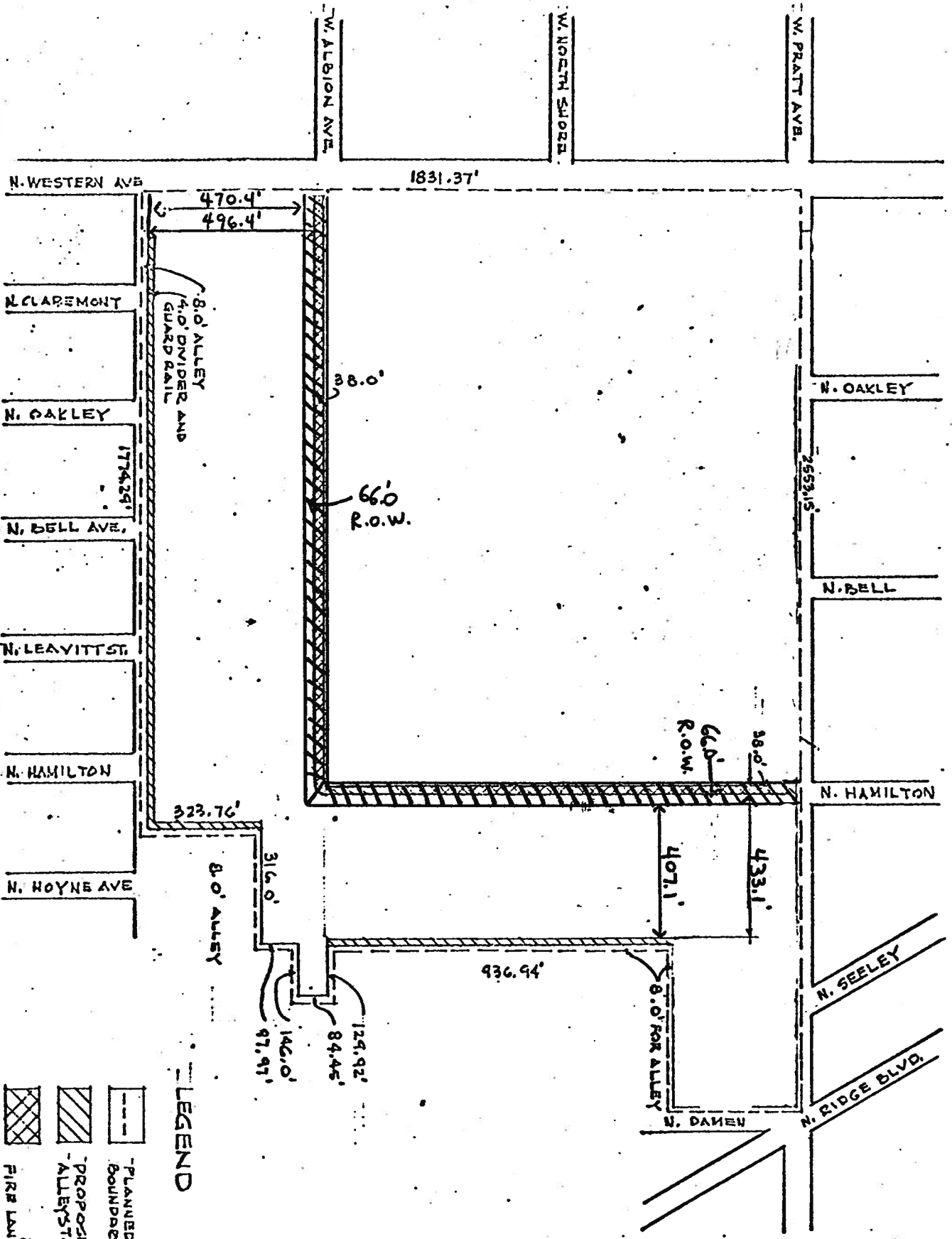
- LEGEND**
-  ZONING DISTRICT
  -  FOUNDLINES
  -  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
  -  PUBLIC SCHOOLS AND STATE PARK
  -  PARKS & PLAYGROUNDS
  -  PUBLIC & QUASI PUBLIC FACILITIES
  -  PREFERRED STREETS






DATE: SEPTEMBER 8, 1971

BY: KENNETH TUCKER AND ROY GOTTLEB ON BEHALF OF KENNY AND THE EDGEWATER COMPANY

# RESIDENTIAL PLANNED DEVELOPMENT PROPERTY LINES AND RIGHTS OF WAY



## LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  PROPOSED R.O.W. AND ALLEYS TO BE DEDICATED
-  PAYMENT AND FIRE LANE WITHIN

DATE: SEPTEMBER 8, 1911

PLICANT: KENNETH TUCKER AND ROY SCOTTLIBS ON BEHALF OF KENROY INC. AND THE EDGE WATER CO.

RESIDENTIAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

SUB-AREAS	TOTAL NET SITE		GENERAL DESCRIPTION	EST. NO. DWELLING UNITS	MAX. F.A.R.	MAX. % LAND COVERAGE
	SQ. FT.	ACRES				
A	962,565.92	22.10	ELEVATOR APARTMENTS (* 10.25 Acres)	2250	3.9	25.0
B	349,184.66	8.02	BUSINESS - OFFICES - SHOPPING USES		0.7	65 (Incl. Parking Struct)
	1,311,750.58	30.12		2250		

GROSS SITE AREA: (NET SITE AREA 30.12 ACRES + PUBLIC R.O.W. (5.01 ACRES) = 35.13 ACRES  
 AVERAGE NUMBER OF DWELLING UNITS PER ACRE = 64 MAXIMUM NUMBER OF DWELLING UNITS (NET SITE AREA) = 2,250  
 MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA = 2.5  
 MINIMUM NUMBER OF PARKING SPACES: 3375 (FOR RESIDENTIAL USES) (RATIO 1.5:1) AND MINIMUM NUMBER OF PARKING SPACES: 600 (FOR BUSINESS USES)  
 MINIMUM NUMBER OF OFF STREET LOADING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH CHICAGO ZONING ORDINANCE.  
 SUBJECT TO REVIEW OF THE DEPARTMENT OF STREETS AND SANITATION, AND APPROVED BY THE DEPARTMENT OF DEVELOPMENT AND PLANNING.  
 MINIMUM DISTANCES BETWEEN BUILDING WITH FACING LIVING ROOM WINDOWS: 200.0  
 MINIMUM SETBACKS (PERIPHERAL FRONTAGES): APARTMENT BUILDINGS 30.0. SHOPPING CENTER 40.0  
 MAXIMUM PER CENT LAND COVERAGE FOR TOTAL NET SITE AREA (INCLUDING COMMERCIAL AREA PARKING STRUCTURE): 35%  
 \* MINIMUM RESERVED SPACE FOR PRIVATE RECREATION AREA TO BE PROVIDED AT GRADE LEVEL OR AT GARAGE DECK LEVEL.

DATE: SEPTEMBER 8, 1971

APPLICANT: KENNETH TUCKER AND ROY GOTTLIEB ON BEHALF OF THE EDGEWATER COMPANY AND KENROY, INC.

Avenue; N. Wolcott Avenue; W. Pratt Avenue; and the alley next east of and parallel to N. Ridge 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.

On motion of Alderman Metcalfe the foregoing proposed ordinance was *Passed*, by yeas and nays as follows:

*Yeas*—Aldermen Roti, Metcalfe, Holman, Despres, Rayner, Cousins, Lupo, Bilandic, Swinarski, Staszczuk, Burke, Sheridan, Shannon, Hines, Fitzpatrick, Campbell, Frost, Janousek, Kuta, Collins, Marzullo, Zydlo, Sain, Jambrone, Biggs, McMahon, Keane, Gabinski, Sande, Laskowski, Aiello, Casey, Cullerton, Laurino, Simon, Scholl, McCutcheon, Fifielski, Kerwin, Hoellen, O'Rourke, Wigoda, Sperling—43.

*Nays*—None.

#### Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 17-H.

On motion of Alderman Metcalfe the City Council took up for consideration the report of the Committee on Buildings and Zoning on specified proposed ordinances which were deferred and published on January 31, 1969, pages 4993-4995, recommending that the City Council pass the proposed ordinance transmitted with the committee's report (printed on page 4995 and pages 4996-5000) to classify as a Residential Planned Development instead of an R4 General Residence District the area shown on Map No. 17-H bounded by

a line 40 feet south of the north line of W. Pratt Avenue; N. Damen Avenue; the north line of W. Columbia Avenue, or the line thereof if extended where no street exists; a line 130 feet west of the west line of N. Seeley Avenue; a line 33 feet south of the north line of W. Albion Avenue; etc.

Alderman Metcalfe moved to Concur In the committee's recommendation and pass said proposed ordinance.

Alderman Sperling moved to further defer action on the Committee's report to the next regular meeting of the City Council, and to take up said proposed ordinance as a special order of business at the next regular meeting.

During debate, Alderman Despres raised a point of order that the remarks being made by Alderman Wigoda were not germane to the motion to Defer, therefore was out of order. The Chair declared the point of order *not well taken*.

Alderman Despres Appealed the ruling of the Chair.

The Chair then declared the question to be "*Shall the decision of the Chair be Sustained?*". The decision of the Chair was *Sustained*, by viva voce vote.

Alderman Holman thereupon moved the previous question. The Chair then put the question "*Shall the main question now be put?*". The motion *Prevailed* by yeas and nays as follows:

*Yeas*—Aldermen Roti, Metcalfe, Holman, Lupo,

Bilandic, Swinarski, Burke, Sheridan, Shannon, Hines, Fitzpatrick, Campbell, Frost, Janousek, Kuta, Collins, Marzullo, Zydlo, Jambrone, Biggs, McMahon, Keane, Gabinski, Sande, Laskowski, Aiello, Casey, Cullerton, Laurino, Fifielski, Kerwin, Wigoda—32.

*Nays*—Aldermen Despres, Rayner, Cousins, Staszczuk, Simon, Scholl, McCutcheon, Hoellen, O'Rourke, Sperling—10.

The main question thereupon being put, on the passage of the pending proposed ordinance, the motion *Prevailed*, by yeas and nays as follows:

*Yeas*—Aldermen Roti, Metcalfe, Holman, Lupo, Buchanan, Bilandic, Swinarski, Burke, Sheridan, Shannon, Hines, Fitzpatrick, Campbell, Frost, Janousek, Kuta, Collins, Marzullo, Zydlo, Jambrone, Biggs, McMahon, Keane, Gabinski, Sande, Laskowski, Aiello, Casey, Cullerton, Laurino, Fifielski, Kerwin, Wigoda—33.

*Nays*—Aldermen Despres, Rayner, Cousins, Staszczuk, Simon, Scholl, McCutcheon, Hoellen, O'Rourke, Sperling—10.

The following is said ordinance as passed:

*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. 17-H in the area bounded by

a line 40 feet south of the north line of W. Pratt Avenue; N. Damen Avenue; the north line of W. Columbia Avenue, or the line thereof if extended where no street exists; a line 130 feet west of the west line of N. Seeley Avenue; a line 33 feet south of the north line of W. Albion Avenue; the west line of N. Seeley Avenue, or the line thereof if extended where no street exists; a line 117.53 feet south of the north line of W. Albion Avenue; the west line of the alley next west of and parallel to N. Seeley Avenue; the north line of the alley next north of the alley next north of and parallel to W. Arthur Avenue; a line 123 feet west of the west line of N. Hoyne Avenue; a line 132 feet north of the north line of W. Arthur Avenue; and N. Western 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 5163-5167 of this Journal]

#### Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 18-I.

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 January 31, 1969, pages 4993-4995, recommending that the City Council pass the proposed ordinance transmitted with the committee's report (printed on page 4995) to reclassify an area shown on Map No. 18-I.

(Continued on page 5168)

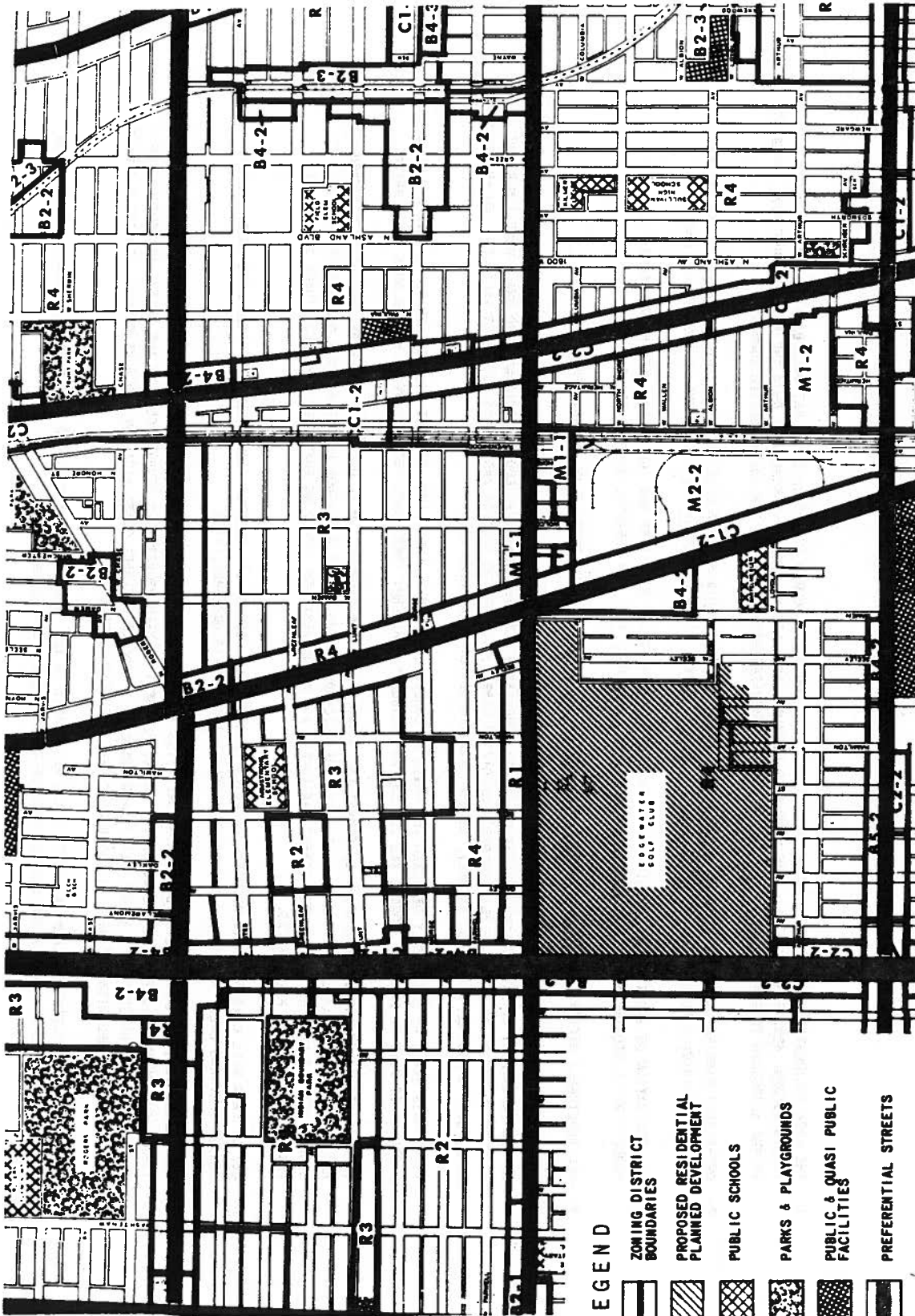
RESIDENTIAL PLANNED DEVELOPMENT  
STATEMENTS #61

1. THE AREA DELINEATED HEREON AS "RESIDENTIAL PLANNED DEVELOPMENT" IS OWNED BY THE LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUSTS #97229, #98705 AND #98706. THE EDGEWATER COMPANY, AN ILLINOIS LIMITED PARTNERSHIP OWNS THE ENTIRE BENEFICIAL INTEREST IN THE AFORESAID TRUSTS. KENROY, INC. IS THE DULY AUTHORIZED MANAGING AGENT FOR THE EDGEWATER COMPANY.
2. OFF-STREET PARKING FACILITIES WILL BE PROVIDED IN COMPLIANCE WITH THIS PLAN OF DEVELOPMENT AS AUTHORIZED BY THE R4 GENERAL RESIDENCE DISTRICT CLASSIFICATION AND THE 05-1 GENERAL SERVICE 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 KENROY, INC. AND APPROVAL BY CITY COUNCIL.
4. ALL APPLICABLE OFFICIAL REVIEWS, APPROVALS OR PERMITS ARE REQUIRED TO BE OBTAINED BY KENROY, INC.
5. ANY PUBLIC WAY 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, AND SHALL HAVE A MINIMUM PAVEMENT WIDTH OF 34 FEET, UNLESS OTHERWISE SPECIFIED HEREIN, 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.  
  
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 SHALL BE NO PARKING WITHIN SUCH PAVED AREAS.  
  
SERVICE DRIVES OR ANY OTHER INGRESS OR EGRESS LINES NOT HERETOFORE PROPOSED TO BE DEDICATED SHALL BE ADEQUATELY DESIGNED AND PAVED IN COMPLIANCE WITH THE MUNICIPAL CODE OF CHICAGO AND SHALL HAVE A MINIMUM PAVEMENT WIDTH OF 24 FEET UNLESS OTHERWISE SPECIFIED HEREIN, 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, ELEVATOR APARTMENT BUILDINGS WITH RELATED CONVENIENCE-TYPE BUSINESS USES, SHOPPING CENTER BUSINESS USES, AND PUBLIC AND PRIVATE RECREATIONAL AREAS AND FACILITIES.
7. THE FOLLOWING INFORMATION SETS FORTH DATA CONCERNING THE PROPERTY INCLUDED IN SAID DEVELOPMENT AND DATA CONCERNING A GENERALIZED LAND USE PLAN (SITE PLAN) ILLUSTRATING THE DEVELOPMENT OF SAID PROPERTY IN ACCORDANCE WITH THE INTENT AND PURPOSE OF THE CHICAGO ZONING ORDINANCE AS RELATED TO A R4 GENERAL RESIDENCE DISTRICT CLASSIFICATION AND A 05 GENERAL SERVICE DISTRICT CLASSIFICATION AND WITH THE REGULATIONS HEREBY MADE APPLICABLE THERETO.
8. THE PLANS OF DEVELOPMENT HEREBY ATTACHED SHALL BE SUBJECT TO THE "RULES, REGULATIONS AND PROCEDURES IN RELATION TO PLANNED DEVELOPMENTS," AS ADOPTED BY THE COMMISSIONER OF DEVELOPMENT AND PLANNING.







DATE: JANUARY 15, 1969

APPLICANT: KENNETH TUCKER AND ROY GOTTILIEB ON BEHALF OF THE  
EDGEWATER COMPANY AND KENROY, INC.

RESIDENTIAL PLANNED DEVELOPMENT  
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND

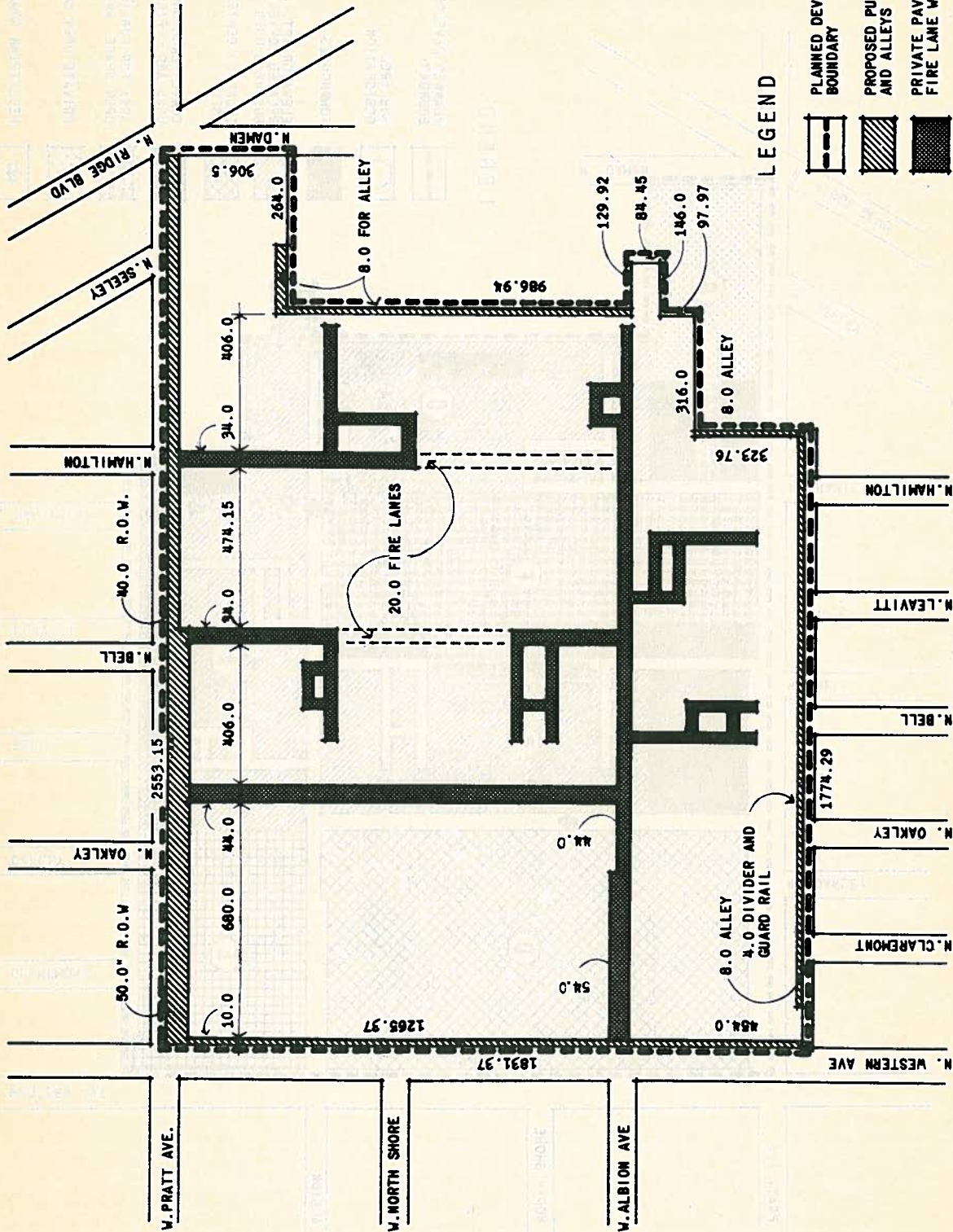
-  ZONING DISTRICT BOUNDARIES
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
-  PUBLIC SCHOOLS
-  PARKS & PLAYGROUNDS
-  PUBLIC & QUASI PUBLIC FACILITIES
-  PREFERENTIAL STREETS

DATE: JANUARY 15, 1969

APPLICANT: KENNETH TUCKER AND ROY GOTTLIEB ON BEHALF OF THE EDGEWATER COMPANY AND KENROY, INC.

**RESIDENTIAL PLANNED DEVELOPMENT**

PROPERTY LINES AND RIGHTS OF WAY



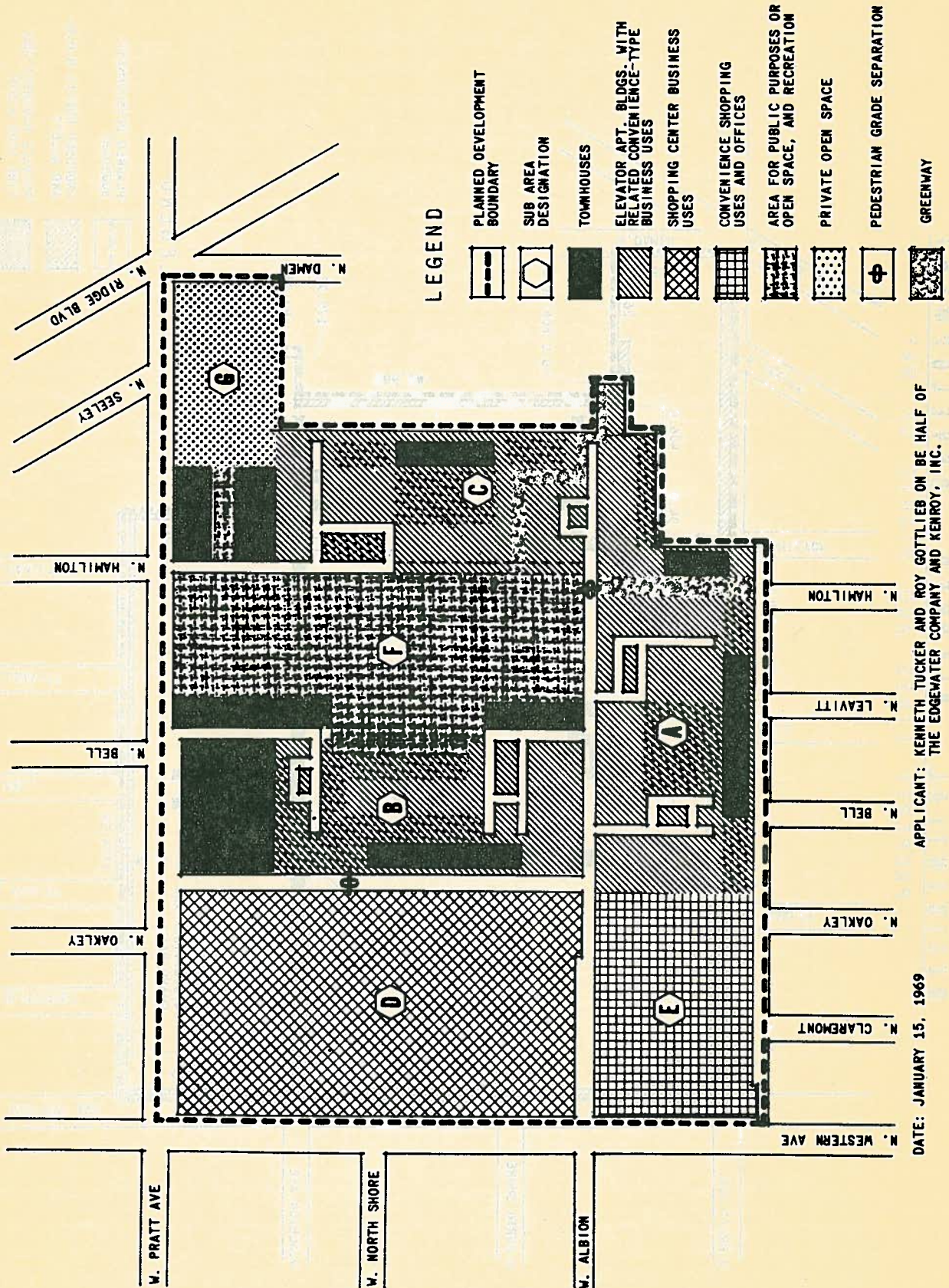
**LEGEND**

- Planned Development Boundary
- Proposed Public R.O.W. and Alleys
- Private Pavement and Fire Lane Width

APPLICANT: KENNETH TUCKER AND ROY GOTTILIER ON BEHALF OF THE EDGEWATER COMPANY AND KENROY, INC.

DATE: JANUARY 15, 1969

**RESIDENTIAL PLANNED DEVELOPMENT**  
GENERALIZED LAND USE



APPLICANT: KENNETH TUCKER AND ROY GOTTILIEB ON BE HALF OF  
THE EDGEWATER COMPANY AND KENROY, INC.

DATE: JANUARY 15, 1969

**RESIDENTIAL PLANNED DEVELOPMENT**  
**PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA**

SUB-AREAS	TOTAL NET SITE		GENERAL DESCRIPTION	EST. NO. DWELLING UNITS	MAX. F.A.R.	MAX. % LAND COVERAGE
	SQ. FT.	ACRES				
A	505,000	11.6	TOWNHOUSES ELEVATOR APARTMENTS WITH RELATED USES (4.2 ACRES*)	26 1024	3.9	25.0
B	698,000	16.0	TOWNHOUSES ELEVATOR APARTMENTS WITH RELATED USES (6.0 ACRES*)	72 1336	3.9	25.0
C	649,000	14.9	TOWNHOUSES ELEVATOR APARTMENTS WITH RELATED USES (6.0 ACRES*)	36 1376	3.9	25.0
D	863,000	19.8	BUSINESS-SHOPPING CENTER USES		0.8	65 (INCLUDING PARKING STRUCTURE)
E	309,000	7.1	BUSINESS - OFFICES - CONVENIENCE SHOPPING USES		0.8	40.0
F	566,000	13.0	AREA RESERVED FOR PUBLIC USES, SUCH AS, BUT NOT LIMITED TO: PARK FACILITY, ELEMENTARY SCHOOL		0.5	10.0
G	169,000	3.9	PRIVATE RECREATION AND CLUB BUILDINGS AND FACILITIES		0.5	40.0
	3,759,000	86.3		3870		

GROSS SITE AREA: (NET SITE AREA 81.3 ACRES + PRIVATE R.O.W. 5.0 ACRES) + (PUBLIC R.O.W. 3.6 ACRES) = 89.9 ACRES  
 AVERAGE NUMBER OF DWELLING UNITS PER ACRE = 43 ; MAXIMUM NUMBER OF DWELLING UNITS (NET SITE AREA) = 3870  
 MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA = 2.3  
 MINIMUM NUMBER OF PARKING SPACES: 4257 (FOR RESIDENTIAL USES) (RATIO 1:1:1) AND MINIMUM NUMBER OF PARKING SPACES: 2600 (FOR BUSINESS USES)  
 MINIMUM NUMBER OF OFF STREET LOADING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH CHICAGO ZONING ORDINANCE, SUBJECT TO REVIEW OF THE  
 DEPARTMENT OF STREETS AND SANITATION, AND APPROVED BY THE DEPARTMENT OF DEVELOPMENT AND PLANNING.  
 MINIMUM DISTANCES BETWEEN BUILDINGS WITH FACING LIVING ROOM WINDOWS: 60.0  
 MINIMUM SETBACKS (PERIPHERAL FRONTAGES): APARTMENT BUILDINGS 30.0 ; SHOPPING CENTER 40.0  
 MAXIMUM PER CENT LAND COVERAGE FOR TOTAL NET SITE AREA (INCLUDING SHOPPING CENTER PARKING STRUCTURE): 35%

\* RESERVED SPACE FOR PRIVATE RECREATION AREA TO BE PROVIDED AT GRADE LEVEL OR AT GARAGE DECK LEVEL.

DATE: JANUARY 15, 1969

APPLICANT: KENNETH TUCKER AND ROY GOTTLIEB ON BEHALF OF  
 THE EDGEWATER COMPANY AND KENROY, INC.

RESIDENTIAL PLANNED DEVELOPMENT

STATEMENTS







*Kenroy  
2/1/69*

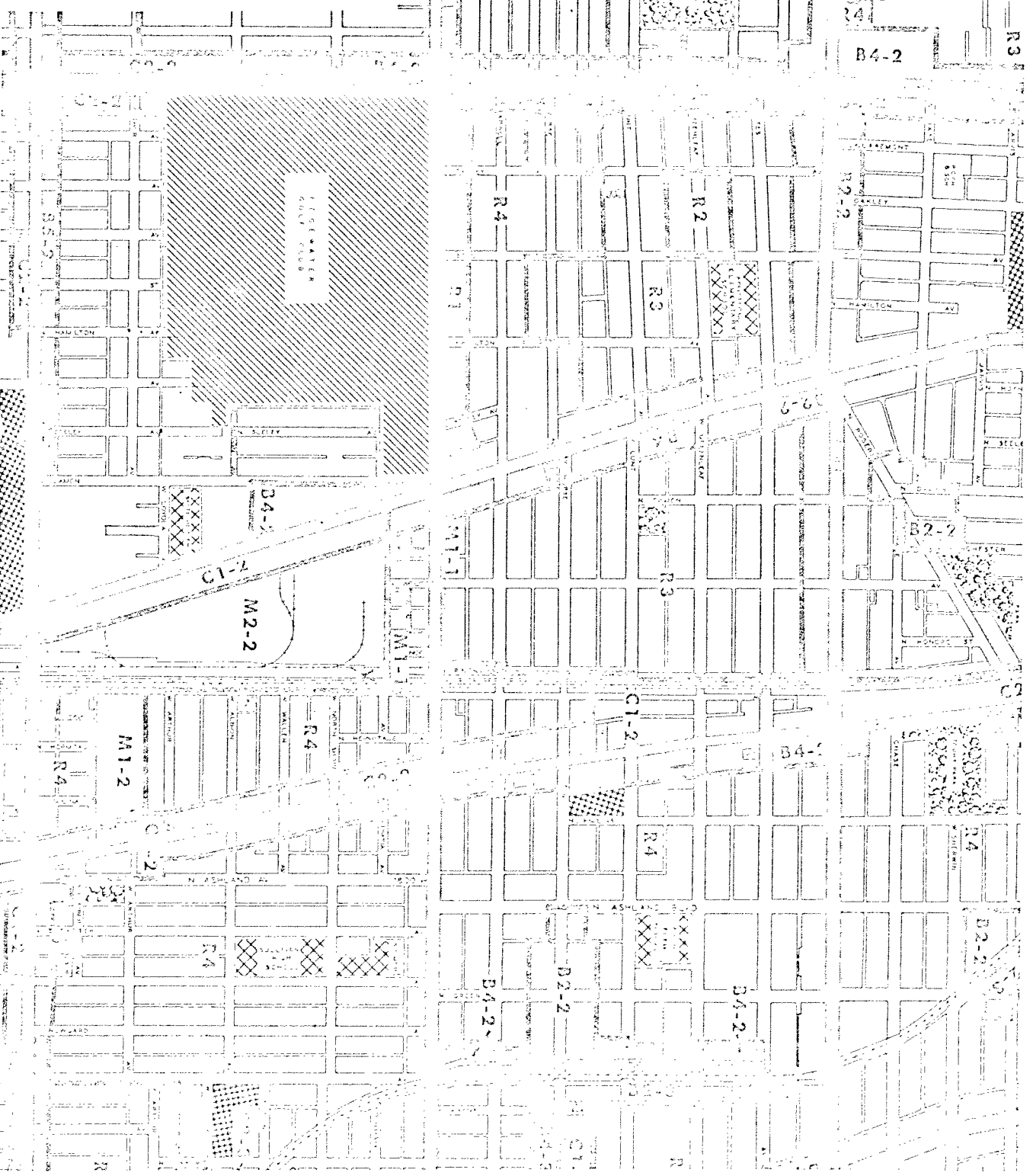
1. THE AREA DELINEATED HEREON AS "RESIDENTIAL PLANNED DEVELOPMENT" IS OWNED BY THE LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUSTS #37223, #38705 AND #38706. THE EDGEWATER COMPANY, AN ILLINOIS LIMITED PARTNERSHIP OWNS THE ENTIRE BENEFICIAL INTEREST IN THE AFORESAID TRUSTS. KENROY, INC. IS THE DULY AUTHORIZED MANAGING AGENT FOR THE EDGEWATER COMPANY.
2. OFF-STREET PARKING FACILITIES WILL BE PROVIDED IN COMPLIANCE WITH THIS PLAN OF DEVELOPMENT AS AUTHORIZED BY THE R4 GENERAL RESIDENCE DISTRICT CLASSIFICATION AND THE B5-1 GENERAL SERVICE 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 KENROY, INC. AND APPROVAL BY CITY COUNCIL.
4. ALL APPLICABLE OFFICIAL REVIEWS, APPROVALS OR PERMITS ARE REQUIRED TO BE OBTAINED BY KENROY, INC.
5. ANY PUBLIC WAY 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, AND SHALL HAVE A MINIMUM PAVEMENT WIDTH OF 34 FEET, UNLESS OTHERWISE SPECIFIED HEREIN, 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.
6. 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 SHALL BE NO PARKING WITHIN SUCH PAVED AREAS.
7. 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 AND SHALL HAVE A MINIMUM PAVEMENT WIDTH OF 24 FEET UNLESS OTHERWISE SPECIFIED HEREIN, TO PROVIDE INGRESS AND EGRESS FOR MOTOR VEHICLES INCLUDING EMERGENCY VEHICLES; THERE SHALL BE NO PARKING WITHIN SUCH PAVED AREAS.
8. USE OF LAND WILL CONSIST OF TOWNHOUSES, ELEVATOR APARTMENT BUILDINGS WITH RELATED CONVENIENCE-TYPE BUSINESS USES, SHOPPING CENTER BUSINESS USES, AND PUBLIC AND PRIVATE RECREATIONAL AREAS AND FACILITIES.
9. 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 A B5 GENERAL SERVICE DISTRICT CLASSIFICATION AND WITH THE REGULATIONS HEREBY MADE APPLICABLE THERETO.
10. THE PLANS OF DEVELOPMENT HEREBY ATTACHED SHALL BE SUBJECT TO THE "RULES, REGULATIONS AND PROCEDURES IN RELATION TO PLANNED DEVELOPMENTS," AS ADOPTED BY THE COMMISSIONER OF DEVELOPMENT AND PLANNING.

DATE: JANUARY 15, 1969

APPLICANT: KENNETH TUCKER AND ROY GOTTLIEB ON BEHALF OF THE  
ATER COMPANY AND KENROY, INC.

# RESIDENTIAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM

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



DATE: JANUARY 15, 1969

A  
KENNETH TUCKER AND ROY GOTTLIEB ON BEHALF OF  
THE EDGEWATER COMPANY AND KENROY, INC.



# RESIDENTIAL PLANNED DEVELOPMENT GENERALIZED LAND USE

W. PRATT AVE

W. NORTH SHORE

W. ALBION

N. WESTERN AVE

N. CLAREMONT

N. OAKLEY

N. BELL

N. LEAVITT

N. HAMILTON

N. OAKLEY

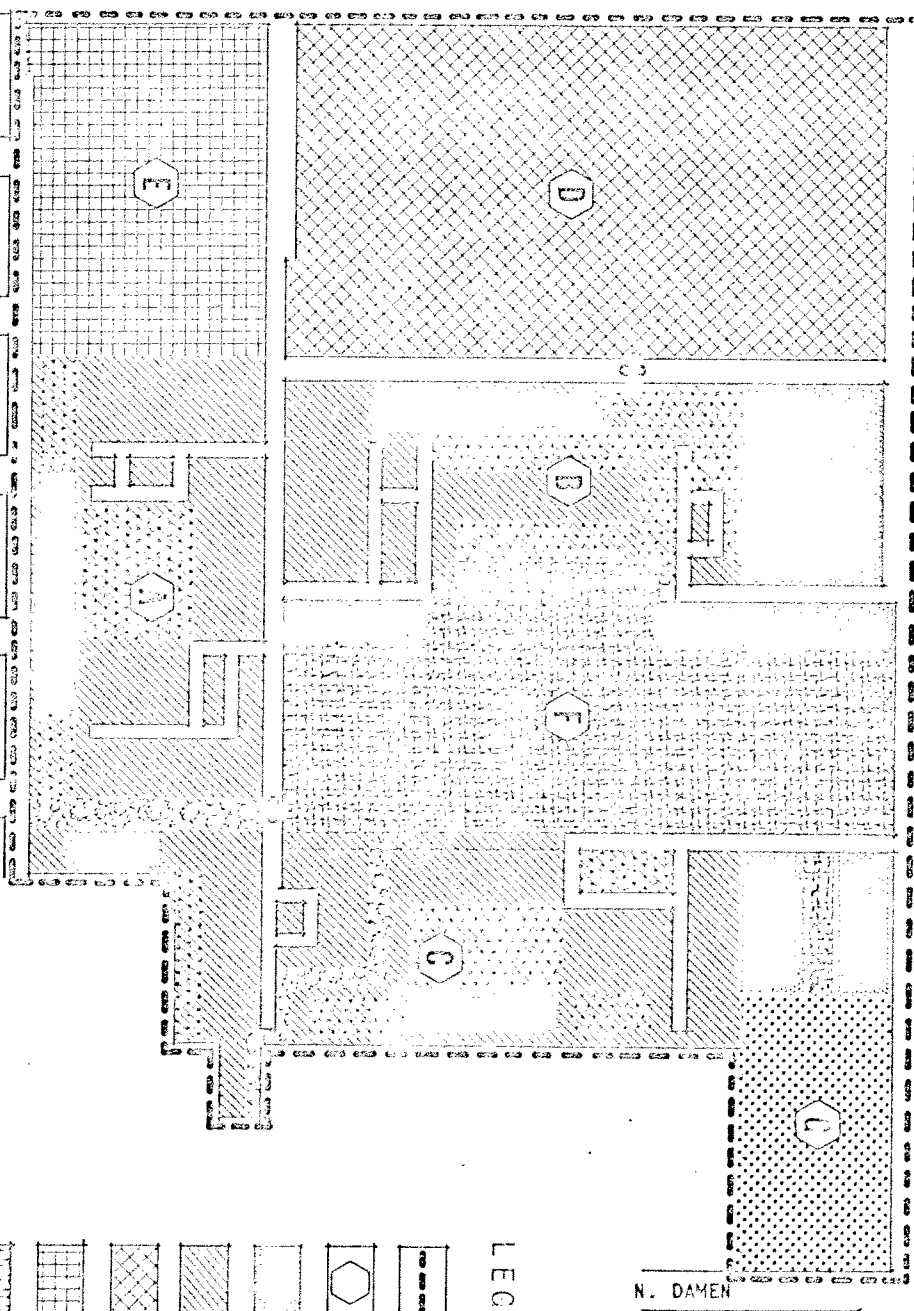
N. BELL

N. HAMILTON











N. SEELEY

N. RIDGE BLVD

N. DAMEN



## LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  SUB AREA DESIGNATION
-  TOWNHOUSES
-  ELEVATOR APT. BLDGS. WITH RELATED CONVENIENCE-TYPE BUSINESS USES
-  SHOPPING CENTER BUSINESS USES
-  CONVENIENCE SHOPPING USES AND OFFICES
-  AREA FOR PUBLIC PURPOSES OR OPEN SPACE, AND RECREATION
-  PRIVATE OPEN SPACE
-  PEDESTRIAN GRADE SEPARATION
-  GREENWAY

DATE: JANUARY 15, 1969

APPLICANT: KENNETH TUP  
THE EDGEWA

ROY GOTTLIB ON BE HALF OF  
ANY AND KENROY, INC.

# RESIDENTIAL PLANNED DEVELOPMENT

## PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

SUB-AREAS	TOTAL NET SITE		GENERAL DESCRIPTION	EST. NO. DWELLING UNITS	MAX. F.A.R.	MAX. % LAND COVERAGE
	SQ. FT.	ACRES				
A	505,000	11.6	TOWNHOUSES ELEVATOR APARTMENTS WITH RELATED USES (4.2 ACRES*)	26 1024	3.9	25.0
B	698,000	16.0	TOWNHOUSES ELEVATOR APARTMENTS WITH RELATED USES (6.0 ACRES**)	72 1336	3.9	25.0
C	649,000	14.9	TOWNHOUSES ELEVATOR APARTMENTS WITH RELATED USES (6.0 ACRES**)	36 1376	3.9	25.0
D	863,000	19.8	BUSINESS-SHOPPING CENTER USES	/	0.8	65 (INCLUDING PARKING STRUCTURE)
E	303,000	7.1	BUSINESS - OFFICES - CONVENIENCE SHOPPING USES	/	0.8	40.0
F	566,000	13.0	AREA RESERVED FOR PUBLIC USES, SUCH AS, BUT NOT LIMITED TO: PARK FACILITY, ELEMENTARY SCHOOL	/	0.5	10.0
G	169,000	3.9	PRIVATE RECREATION AND CLUB BUILDINGS AND FACILITIES	/	0.5	40.0
	3,759,000	86.3		3870		

GROSS SITE AREA: (NET SITE AREA 81.3 ACRES + PRIVATE R.O.W. 5.0 ACRES) + (PUBLIC R.O.W. 3.6 ACRES) = 89.9 ACRES  
 AVERAGE NUMBER OF DWELLING UNITS PER ACRE = 43 ; MAXIMUM NUMBER OF DWELLING UNITS ( NET SITE AREA ) = 3870  
 MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA = 2.3  
 MINIMUM NUMBER OF PARKING SPACES: 4257 ( FOR RESIDENTIAL USES) (RATIO 1.1:1) AND MINIMUM NUMBER OF PARKING SPACES: 2600 (FOR BUSINESS USES)  
 DEPARTMENT OF OFF STREET LOADING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH CHICAGO ZONING ORDINANCE, SUBJECT TO REVIEW OF THE  
 MINIMUM DISTANCES BETWEEN BUILDINGS WITH FACING LIVING ROOM WINDOWS: 60.0  
 MINIMUM SETBACKS (PERIPHERAL FRONTAGES): APARTMENT BUILDINGS 30.0 ; SHOPPING CENTER 40.0  
 MAXIMUM PER CENT LAND COVERAGE FOR TOTAL NET SITE AREA (INCLUDING SHOPPING CENTER PARKING STRUCTURE): 35%

\* RESERVED SPACE FOR PRIVATE RECREATION AREA TO BE PROVIDED AT GRADE LEVEL OR AT GARAGE DECK LEVEL.

DATE: JANUARY 15, 1969

APPLICANT: KENNETH TUCKER AND ROY GOTTLIEB ON BEHALF OF  
 THE EDGEWATER COMPANY AND KENROY, INC.