



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 16, 2018

Sean Neuert
Department of Fleet and Facility Management
City of Chicago
30 N. LaSalle Street, Suite 1610
Chicago, IL 60602

**Re: Administrative Relief request for Planned Development No. 68
Parking reduction at 210 W. 69th Street**

Dear Mr. Neuert:

Please be advised that the request for a minor change to Planned Development No. 68, as amended, ("PD 68"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 68.

The owner of the property, the City of Chicago, is seeking administrative relief to allow a reduction in the minimum number of parking spaces from 184 to 171 spaces at the proposed 2FM building to be located at 210 W. 69th St. A reduction is needed due to the addition of a required retention pond on a small portion of the parking lot, and as shown on the attached, revised Site Plan. The proposed reduction in parking spaces complies with 2FM's operational requirements. Additionally, their contract with the Chicago Infrastructure Trust only requires 160 spaces.

With regard to this request, the Department of Planning and Development has determined that allowing the proposed parking reduction 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 68, 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,



Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Main file



FAST & SCOTT MANAGER
PROJECT
 ZFM 1685 NORTH THROOP
 1685 NORTH THROOP
 WILSONVILLE, OR 97148

CLIENT
 ZFM
 1685 NORTH THROOP
 WILSONVILLE, OR 97148

ARCHITECT
 AEDOM
 1685 NORTH THROOP
 WILSONVILLE, OR 97148

CONSULTANTS
 CIVIL ENGINEER: JAMES M. HARRIS, P.E.
 ELECTRICAL ENGINEER: JAMES M. HARRIS, P.E.
 MECHANICAL ENGINEER: JAMES M. HARRIS, P.E.
 PLUMBING ENGINEER: JAMES M. HARRIS, P.E.
 STRUCTURAL ENGINEER: JAMES M. HARRIS, P.E.

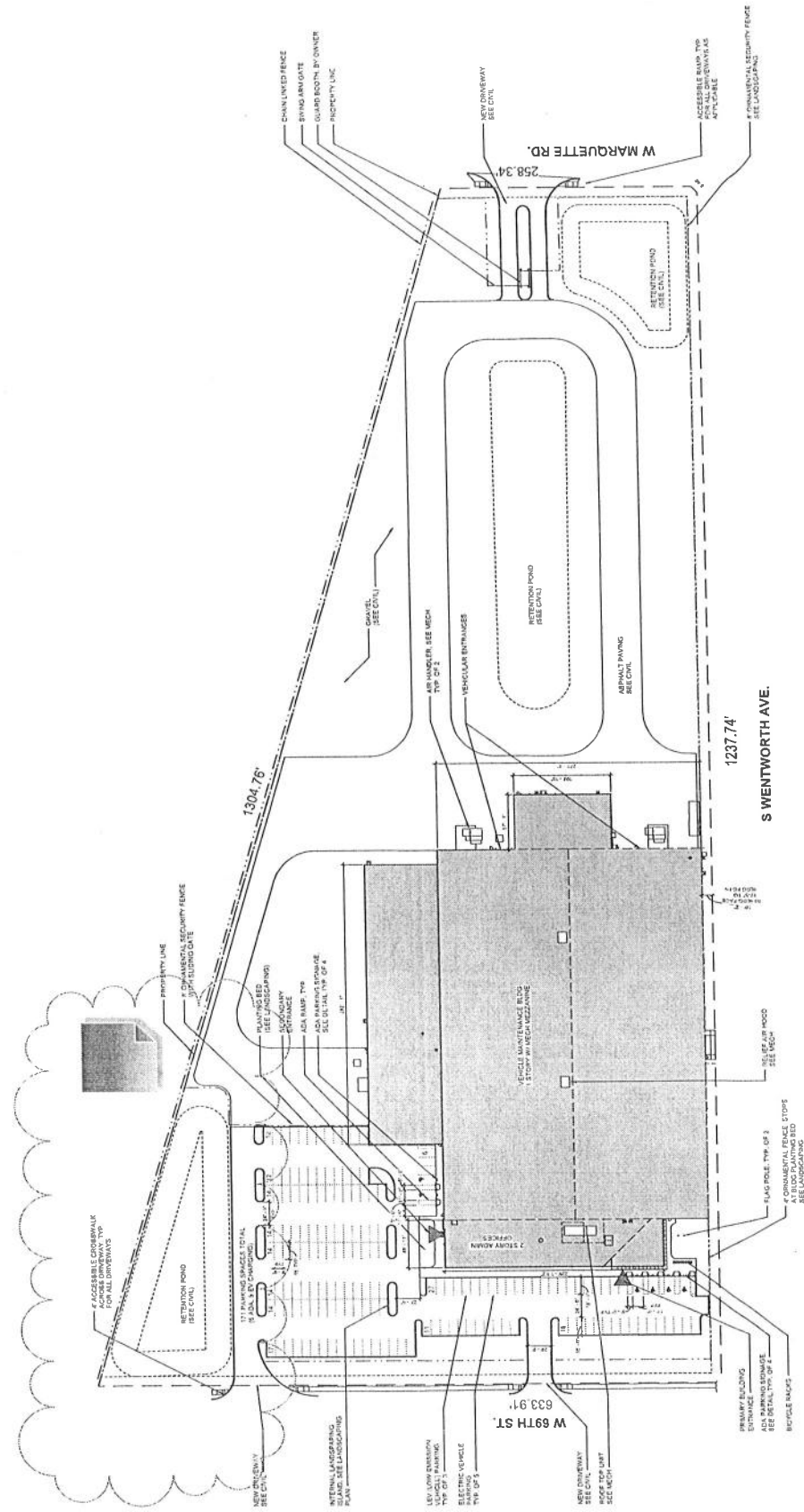
REGISTRATION



NO.	REVISION	DATE
1	ISSUE FOR PERMIT	03/27/2014
2	ISSUE FOR PERMIT	03/27/2014
3	ISSUE FOR PERMIT	03/27/2014
4	ISSUE FOR PERMIT	03/27/2014
5	ISSUE FOR PERMIT	03/27/2014
6	ISSUE FOR PERMIT	03/27/2014
7	ISSUE FOR PERMIT	03/27/2014
8	ISSUE FOR PERMIT	03/27/2014
9	ISSUE FOR PERMIT	03/27/2014
10	ISSUE FOR PERMIT	03/27/2014

PROJECT NUMBER
 1685
SHEET TITLE
 ARCHITECTURAL SITE PLAN

SHEET NUMBER
 1.AS100



AG SITE PLAN
 DATE: 03/27/2014

A-8336

Reclassification Of Area Shown On Map No. 16-F.

(Application No. A-8336)

(Common Address: 6701 -- 6859 S. Wentworth Ave., 147 -- 157 W. Marquette Rd.
And 142 -- 156 W. 69th St.)

RS3

[O2017-6437]

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

SECTION 1. Title 17 of the Municipal Code of the City of Chicago, the Chicago Zoning Ordinance, be amended by changing all of the **Planned Development Number 68** Symbols as shown on Map Number 16-F in the area bounded by:

West Marquette Road; the public alley next east of and parallel to South Wentworth Avenue; West 69th Street; and South Wentworth Avenue,

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

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

DESIGNATION OF ROSENWALD COURT APARTMENTS AT 4600 -- 4658 S. MICHIGAN AVE., 4601 -- 4659 S. WABASH AVE., 45 -- 77 E. 46TH ST. AND 46 -- 78 E. 47TH ST. AS CHICAGO LANDMARK.

[O2017-7011]

(Committee Meeting Held October 23, 2017)

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, November 8, 2017.

To the President and Members of the City Council:

Presenting a report for your Committee on Zoning, Landmarks and Building Standards which held a meeting on October 23, 2017, the following items were passed by a majority of the members present:

Pages 1 through 6 contain various map amendments regarding land use.

Page 7 contains business identification signs, two historical landmark fee waivers and two landmark designations.

11/8/2017

REPORTS OF COMMITTEES

59931

A-8336

Reclassification Of Area Shown On Map No. 16-F.

(As Amended)

(Application No. A-8336)

(Common Address: 6700 -- 6856 S. Wentworth Ave., 171 -- 225 W. Marquette Rd.
And 168 -- 226 W. 69th St.)

RPD68,99

[SO2017-6434]

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

SECTION 1. Title 17 of the Municipal Code of the City of Chicago, the Chicago Zoning Ordinance, be amended by changing all of the Planned Development Number 68 symbols as shown on Map Number 16-F in the area bounded by:

West Marquette Road; South Wentworth Avenue; West 69th Street; and the southeast boundary line of the Chicago Rock Island and Pacific Railroad right-of-way,

to those to Planned Development Number 68, as amended, which is hereby established in the area described above and subject to such use and bulk regulations set forth in the Plan of Development attached hereto and no others.

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

Plan of Development Statements referred to in this ordinance read as follows:

*Residential Planned Development No. 68,
As Amended.*

Planned Development Statements.

1. The area delineated herein as Planned Development Number 68, as amended, consists of approximately 564,912 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is owned or controlled by the Applicant, Alderman Roderick Sawyer, 6th Ward.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder

and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 16 Statements; a Bulk Regulations Table; Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Site Plan; Proposed Site Plan; Landscape Plan; Proposed Floor Plans; Building Elevations with materials labeled; Building Renderings prepared by AECOM and dated October 19, 2017, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development Number 68, as amended: Utilities and Services, Minor and Major; accessory and related uses; and accessory parking.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 564,912 square feet and a base FAR of 1.2.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-Owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent City resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II Permit Review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

* Editor's note: Numbering sequence error. No number (i) in original document.

- 16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to C1-2 Neighborhood Commercial District.

[Existing Zoning Map; Boundary and Property Line Map; Context Photographs; Existing Site Plans, Proposed Site Plan; Fence Detail; First and Second Proposed Floor Plans; North, South, East and West Building Elevations; and Building Rendering and Landscape Plans referred to in these Plan of Development Statements printed on pages 59936 through 59951 of this *Journal*.]

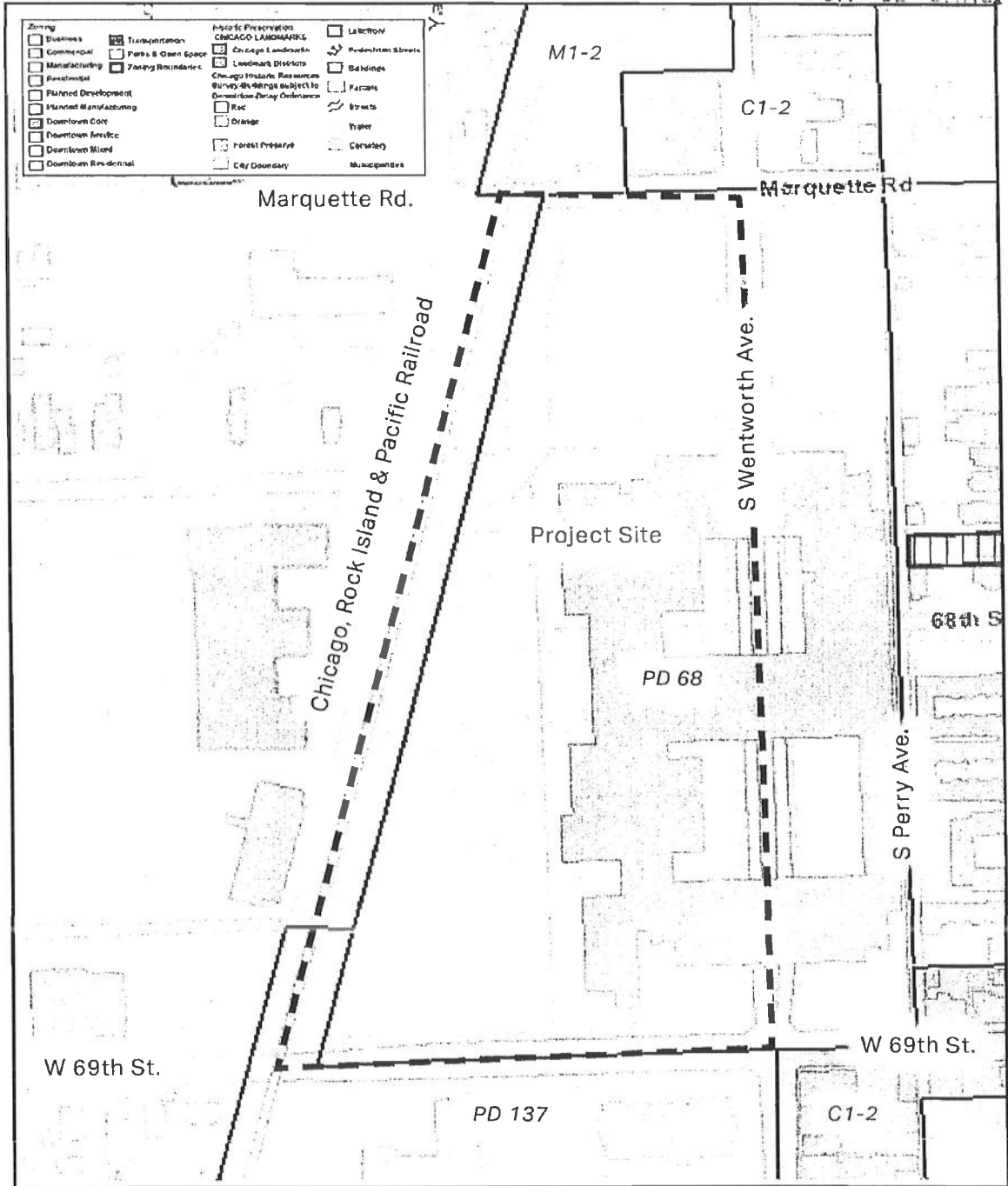
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Planned Development Number 68,
As Amended.*

Bulk Regulations And Data Table.

Gross Site Area:	655,628 square feet
Area Remaining in Public Right-of-Way:	90,716 square feet
Net Site Area:	564,912 square feet
Floor Area Ratio (FAR):	0.36 (203,368 square feet total floor area based on the net site area)
Minimum Number of Off-Street Parking Spaces:	184 spaces provided (personal automobile parking including handicapped spaces)
Off-Street Loading Spaces:	1 off-street loading position
Minimum Required Setbacks:	As per Site Plan
Maximum Building Height:	55 feet above grade
Minimum Number of Bicycle Spaces:	10 spaces provided

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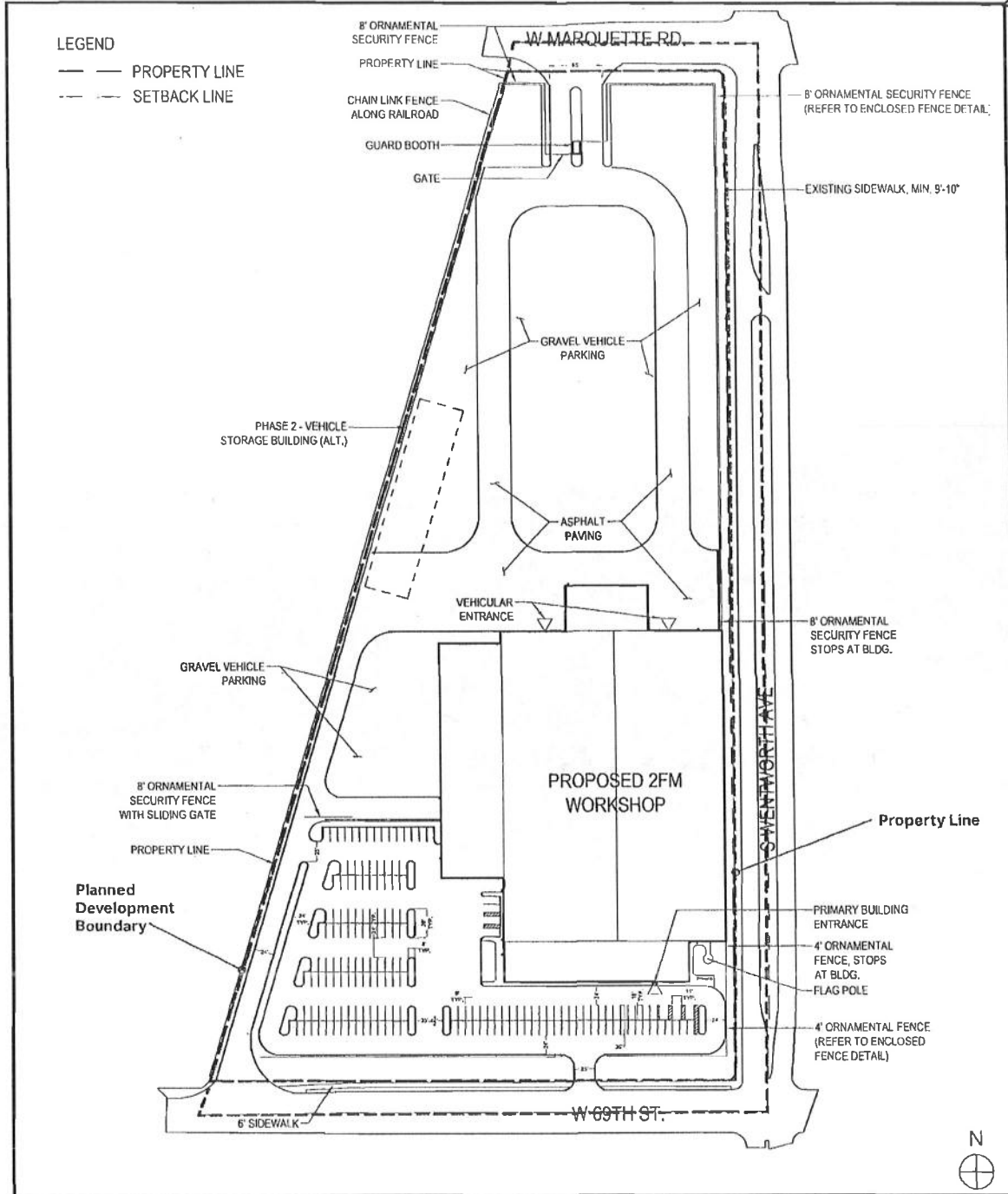
Existing Zoning Map



Applicant : City of Chicago - 2FM 1685 N Throop Relocation
Address : 6800 S Wentworth Ave

Date Filed : October 2017
Plan Commission :

FINAL FOR PUBLIC



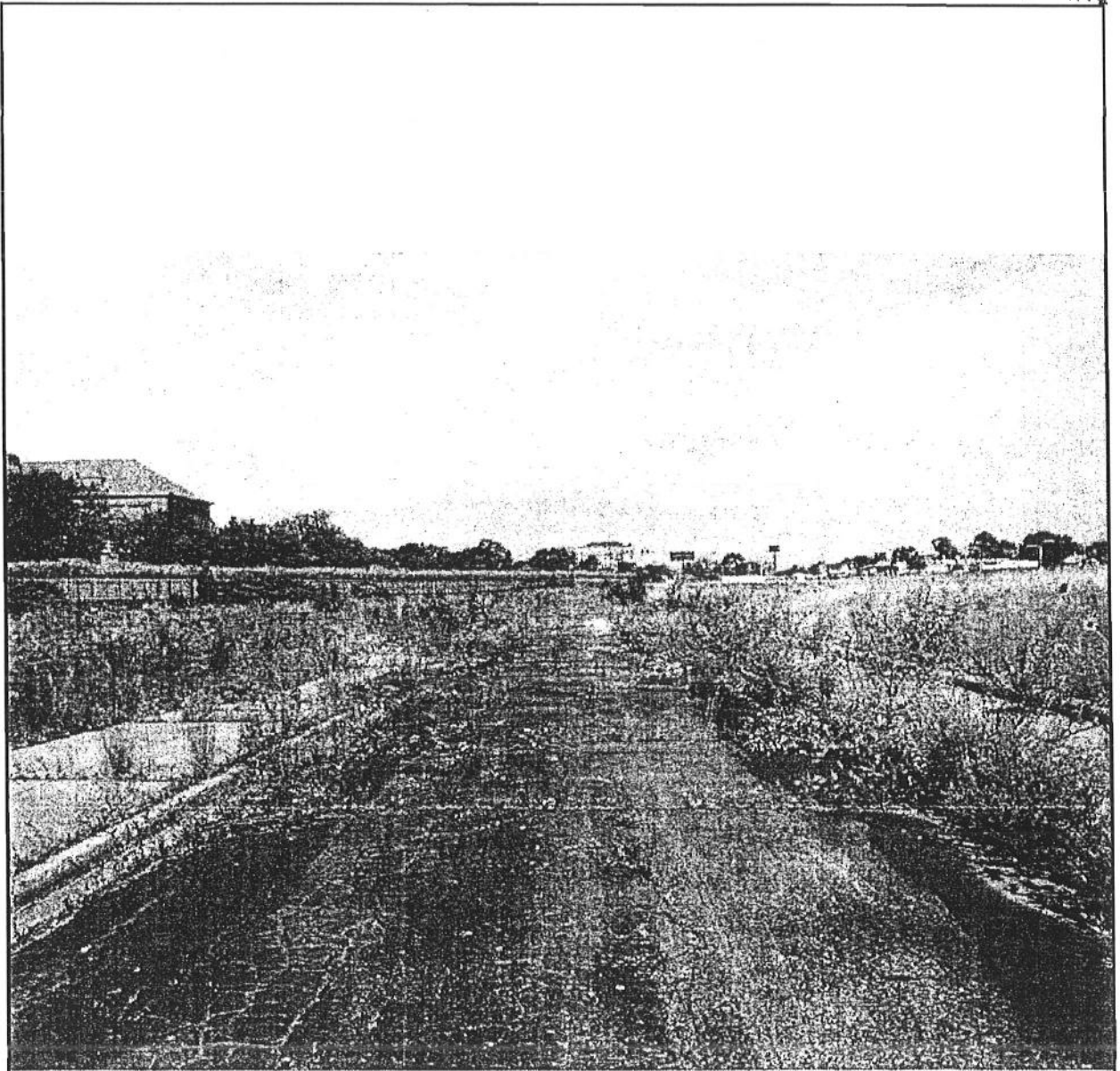
Planned Development Boundary and Property Line Map



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Address : 6800 S Wentworth Ave

Date Filed : October 2017
Plan Commission :

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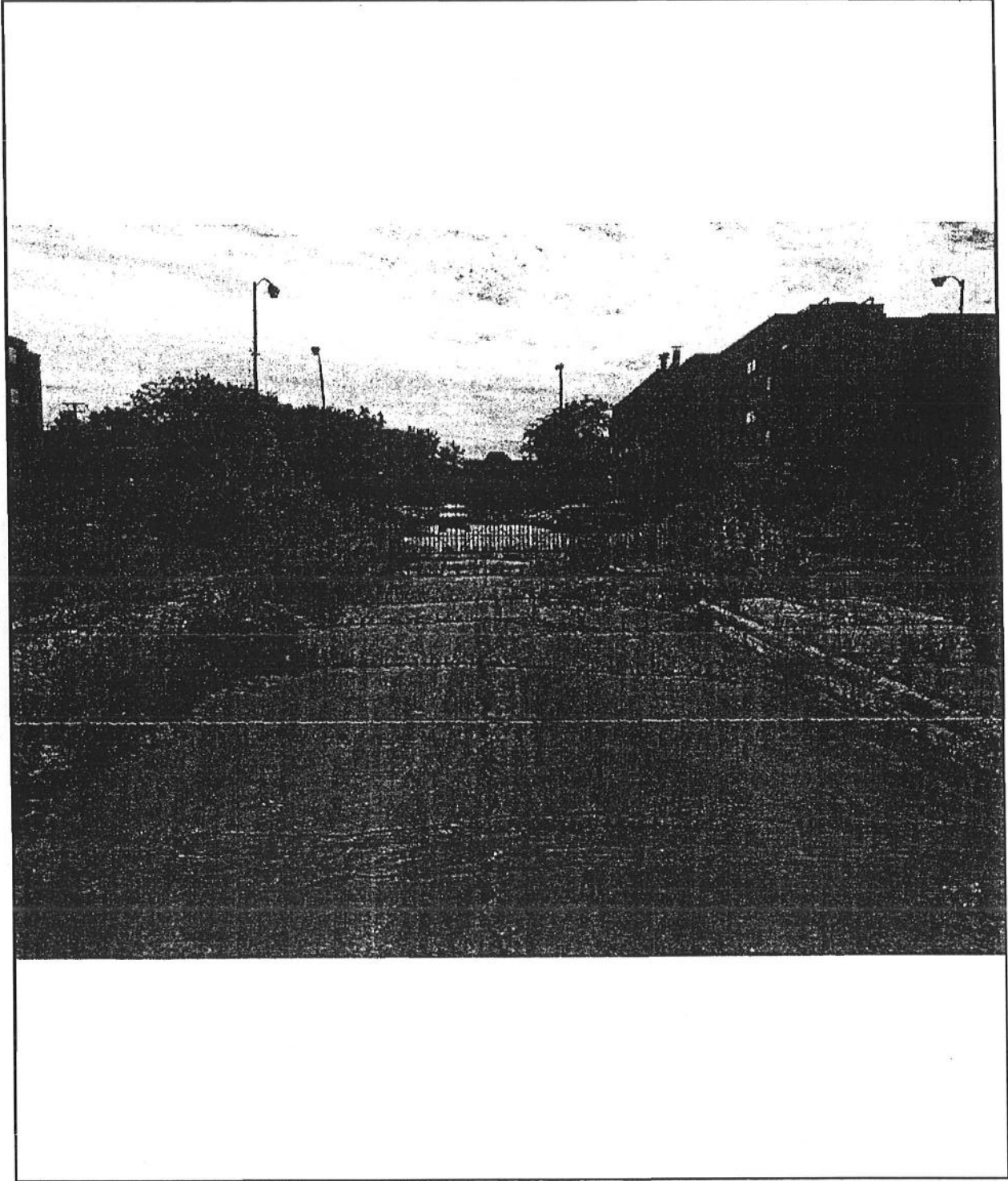
Context Photos - North



Applicant : City of Chicago - 2FM 1685 N Throop Relocation
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Context Photos - South



NORTH

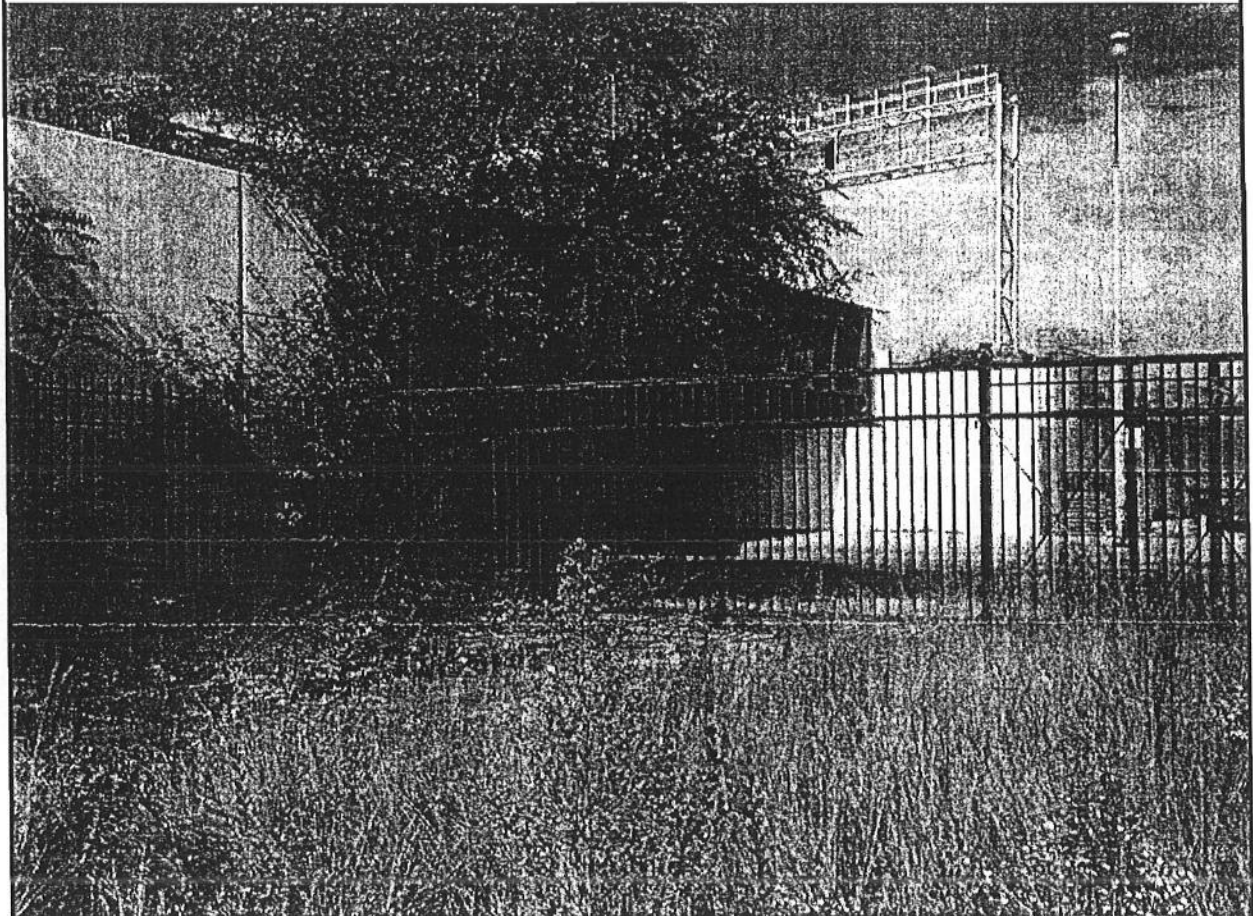


AECOM

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Address : 6800 S Wentworth Ave

Date Filed : October 2017
Plan Commission :

ORIGINAL FOR PUBLICATION



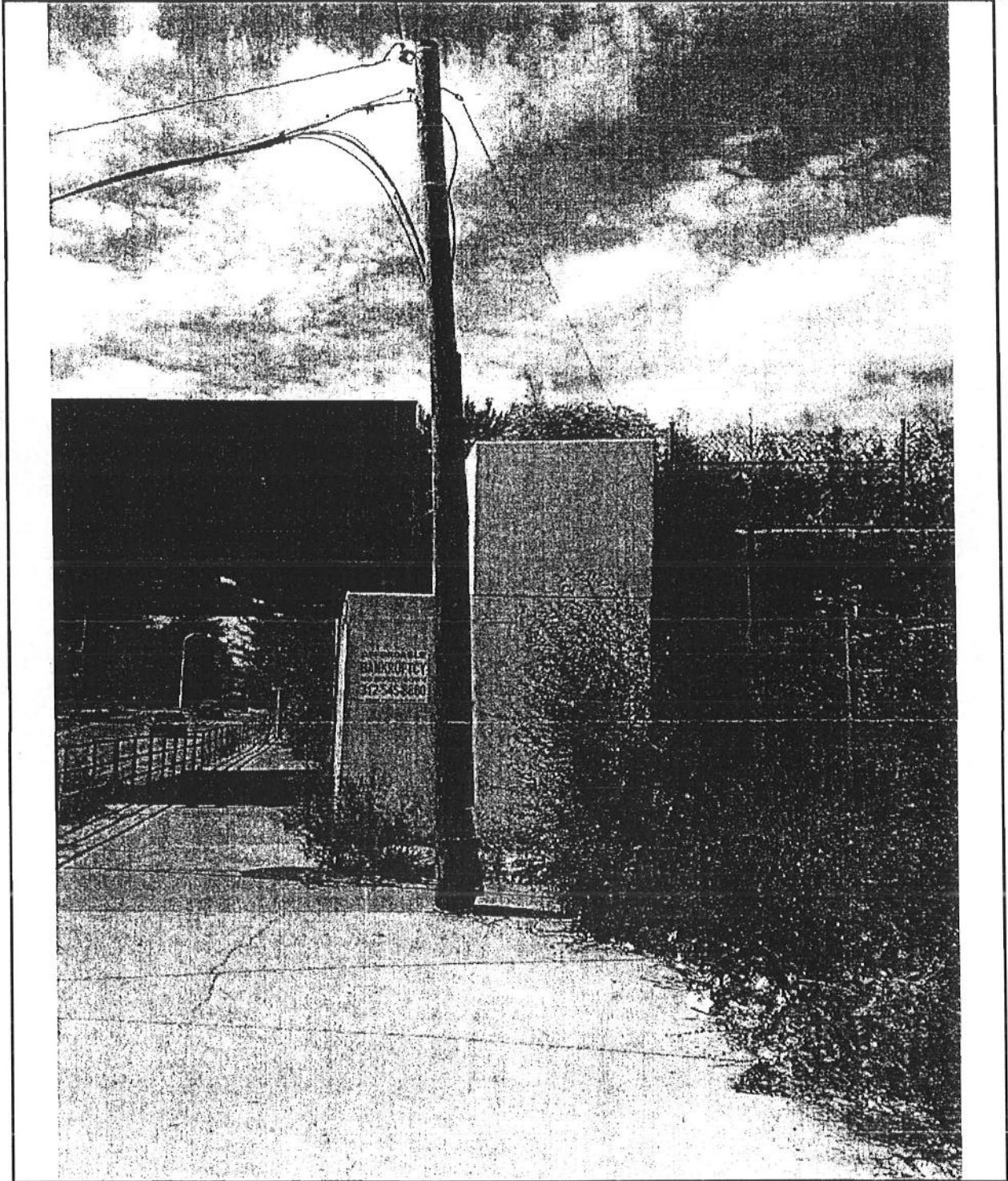
Context Photos - NW Corner



Applicant : City of Chicago - 2FM 1685 N Throop Relocation
Address : 6800 S Wentworth Ave

Date Filed : October 2017
Plan Commission :

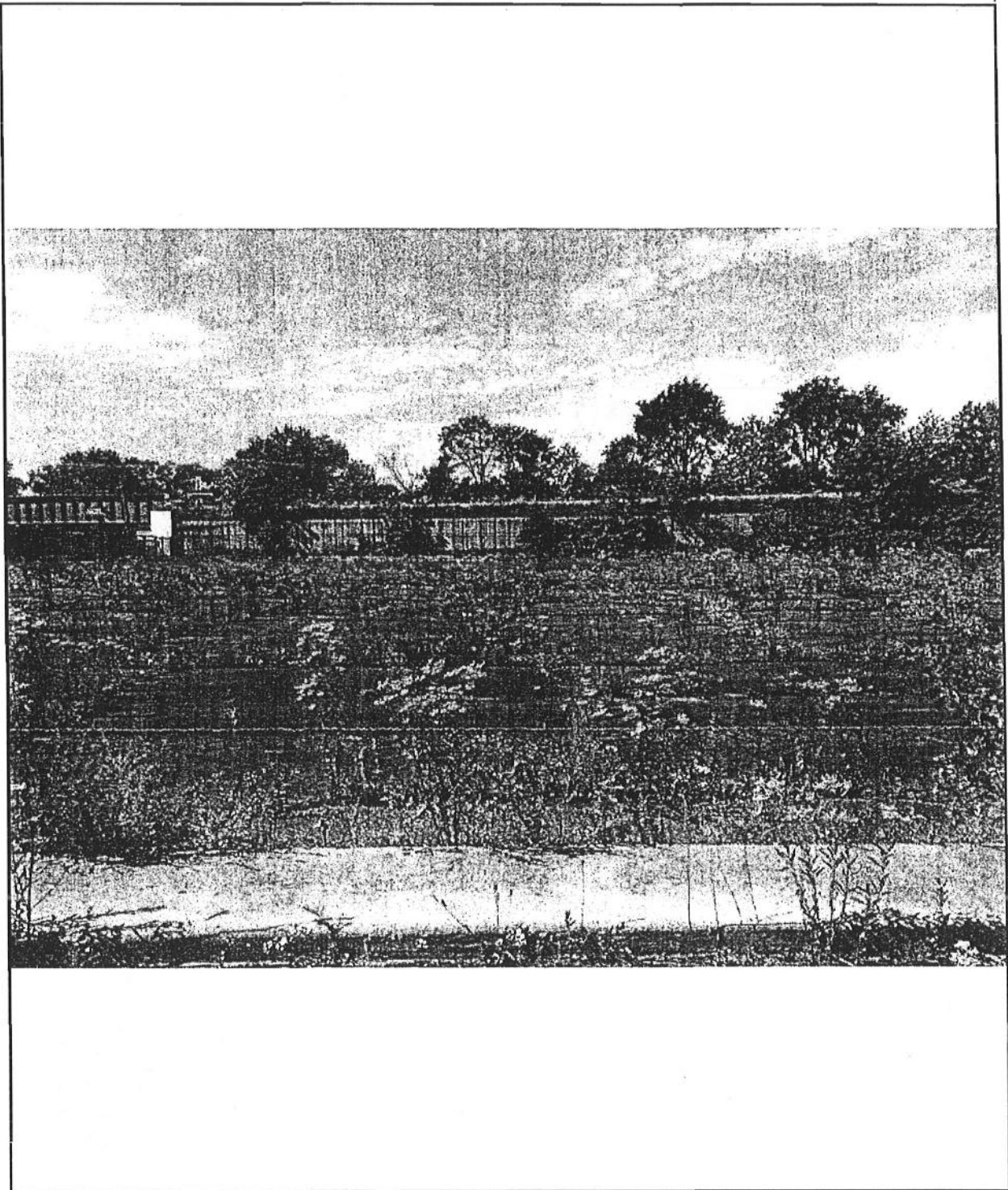
FINAL FOR PUBLICATION



Context Photos - SW Corner



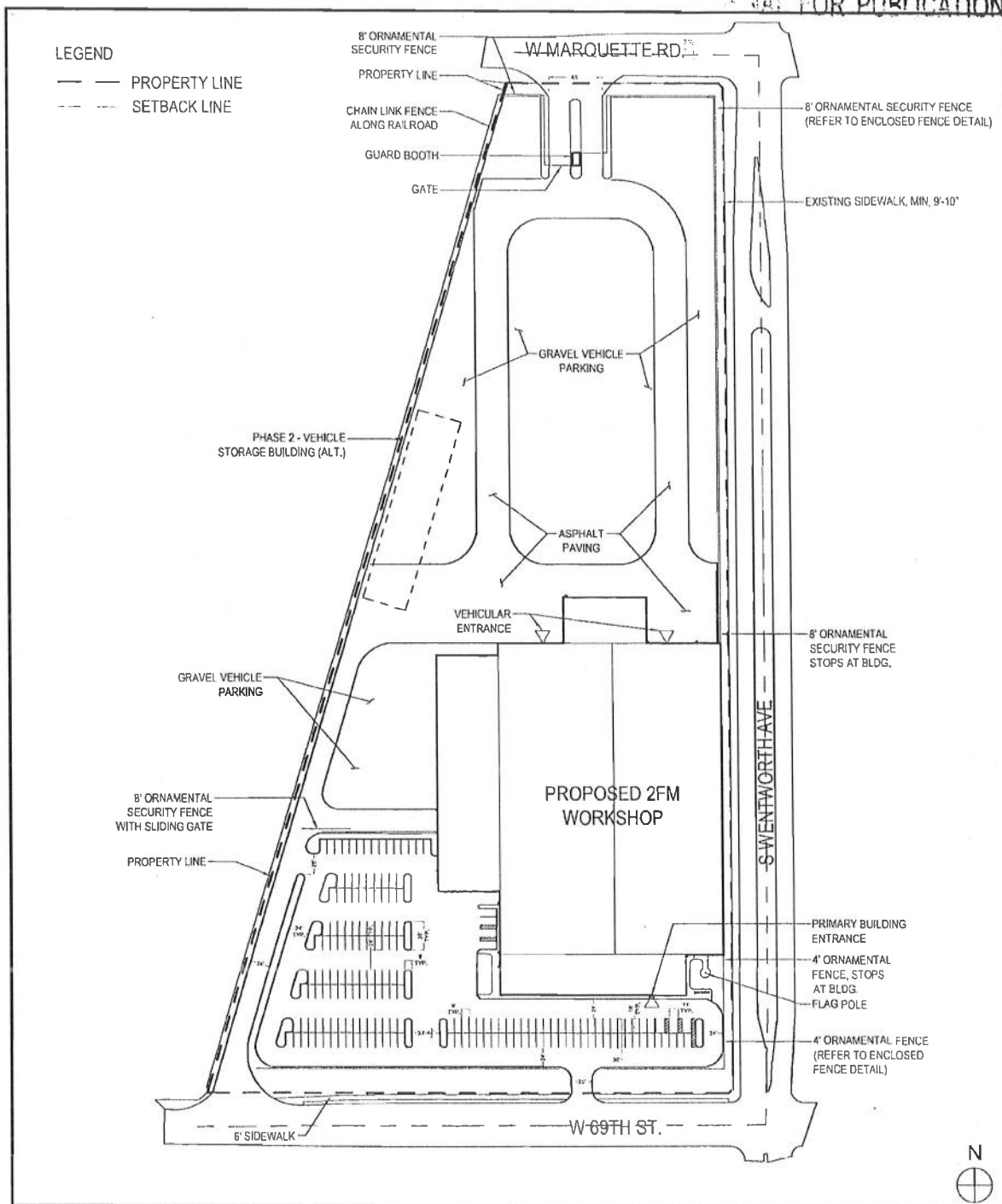
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Context Photos - West



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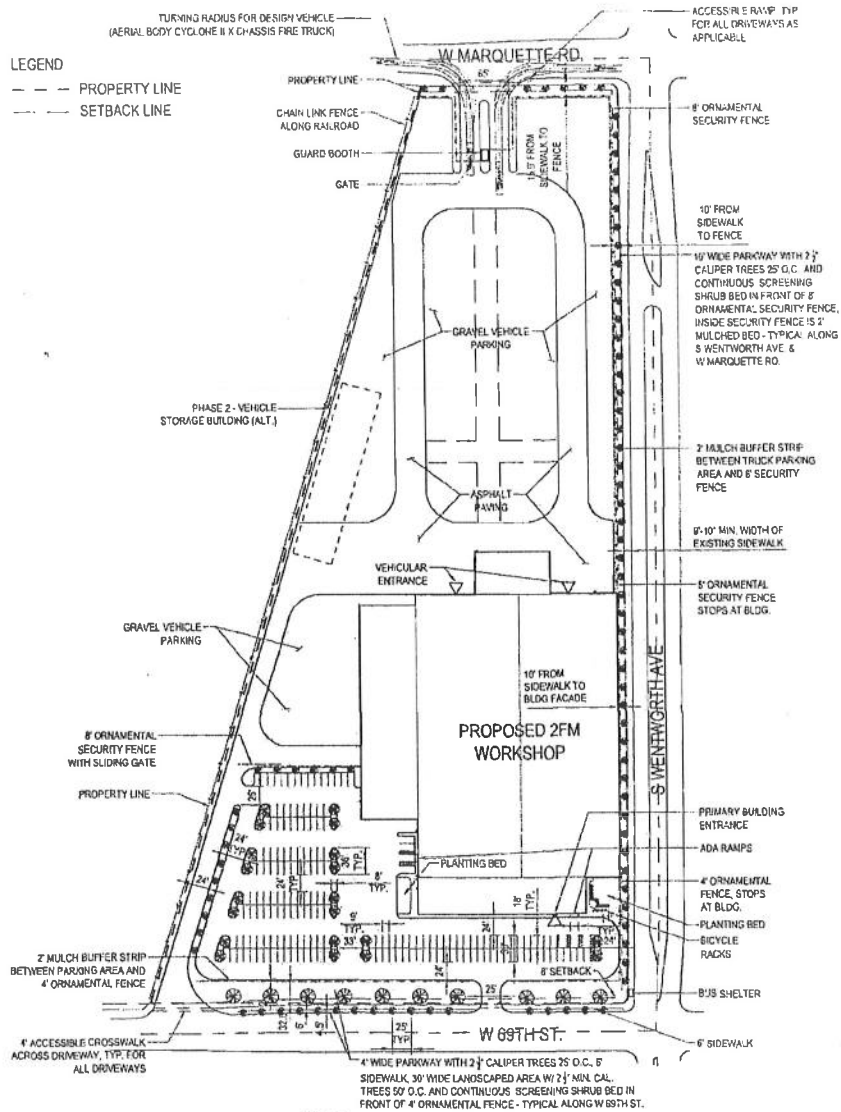
Proposed Site Plan



Applicant : City of Chicago - 2FM 1685 N Throop Relocation
Address : 6800 S Wentworth Ave

Date Filed : October 2017
Plan Commission :

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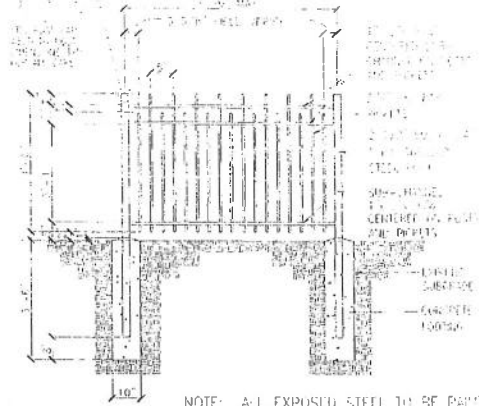
CITY OF CHICAGO
 Department of Transportation
 Plan Review Committee
 Approved By: *[Signature]*
 Date: 10/16/17
 Project Title: *6600 Wentworth*
 Subject to acceptable construction
 drawings and 104-1193 COOT permits.



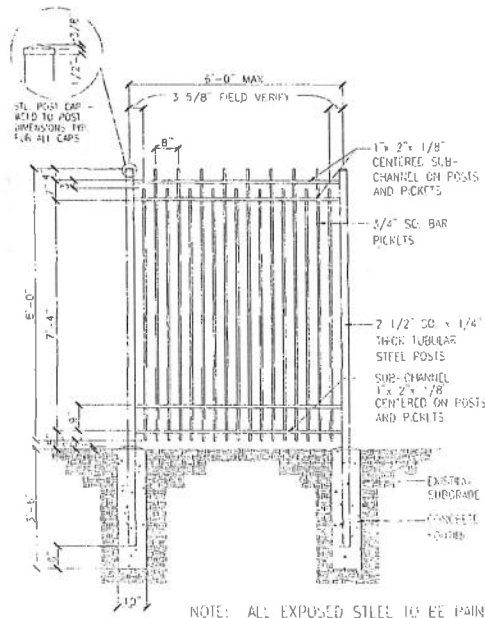
SITE PLAN | WENTWORTH AVE

AECOM

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4' ORNAMENTAL FENCE DETAIL
N/S



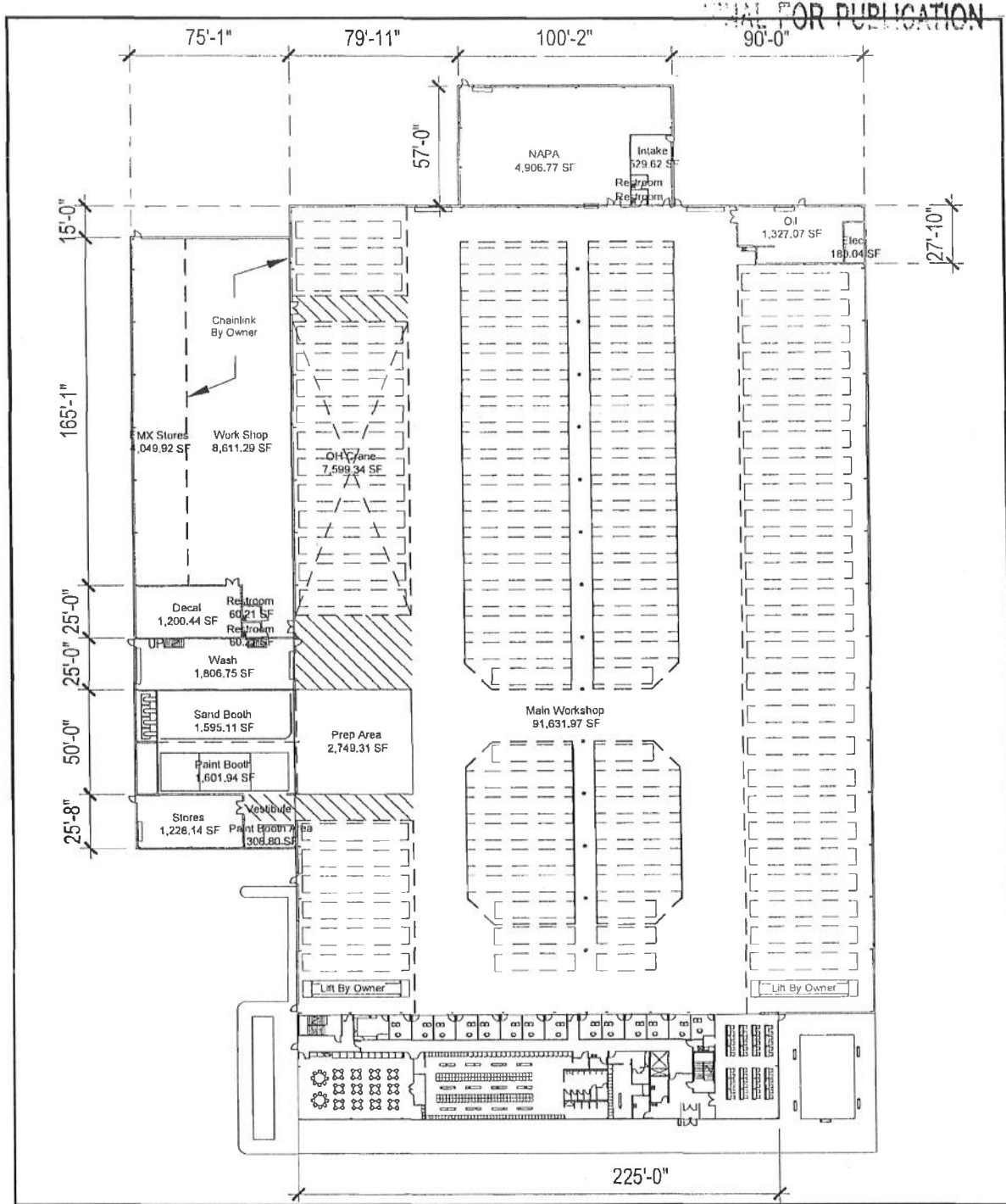
4' ORNAMENTAL SECURITY FENCE DETAIL
N/S

Fence Detail



Applicant : City of Chicago - 2FM 1685 N Throop Relocation
Address : 6800 S Wentworth Ave

Date Filed : October 2017
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Proposed Floor Plan - 1st Floor

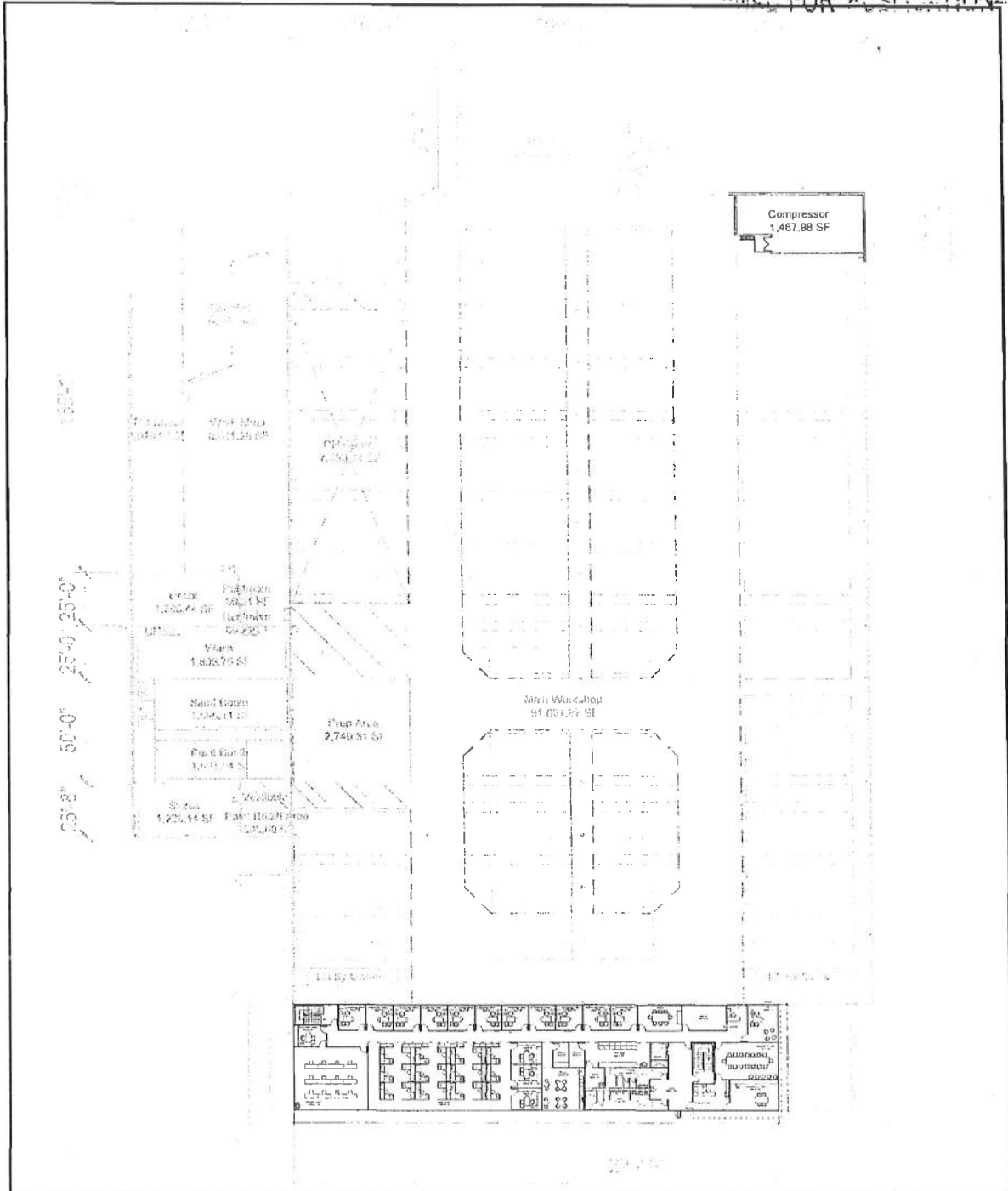


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Applicant : City of Chicago - 2FM 1685 N Throop Relocation
Address : 6800 S Wentworth Ave

Date Filed : October 2017
Plan Commission :

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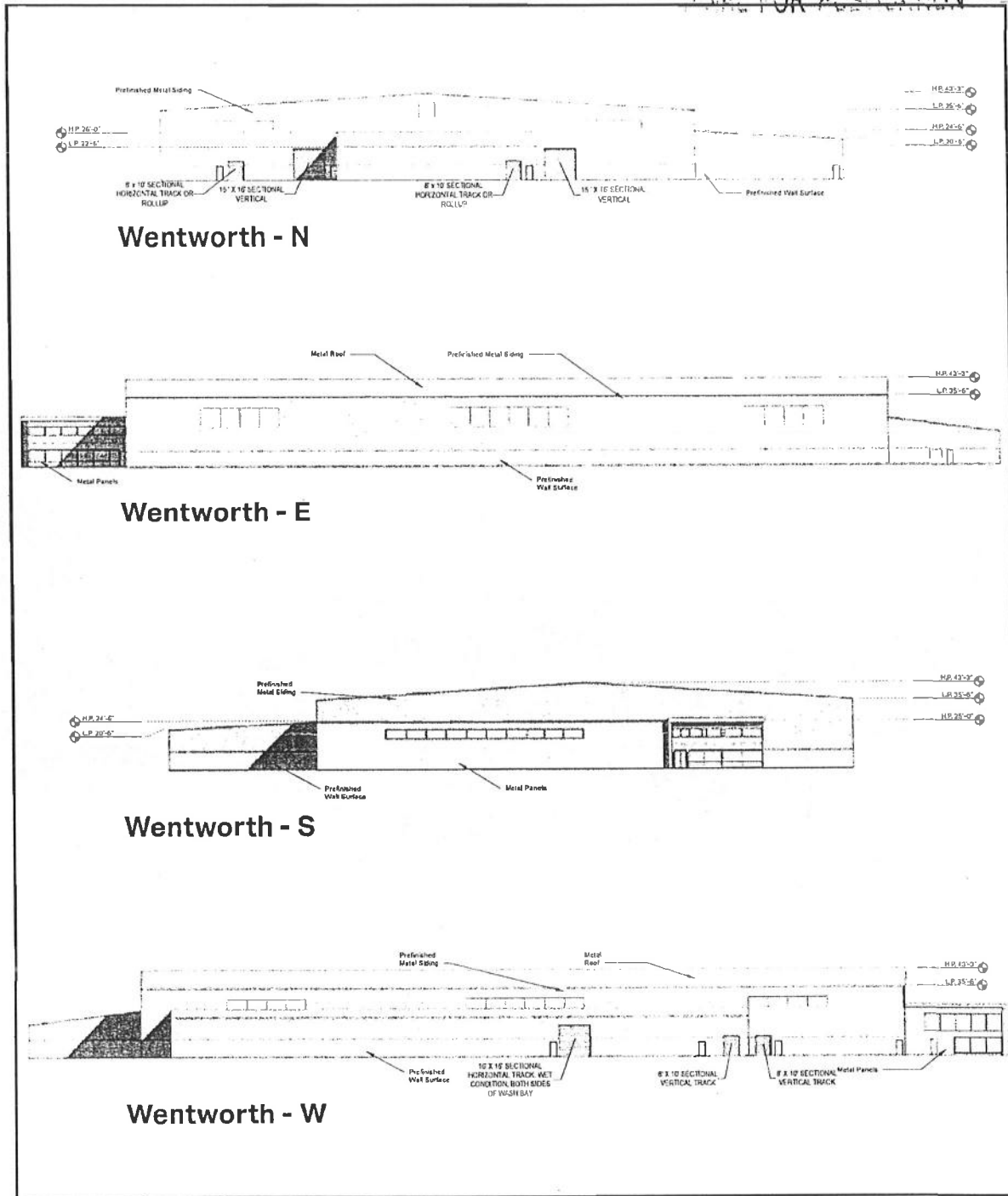
Proposed Floor Plan - 2nd Floor



Applicant : City of Chicago - 2FM 1685 N Throop Relocation
 Address : 6800 S Wentworth Ave

Date Filed : October 2017
 Plan Commission :

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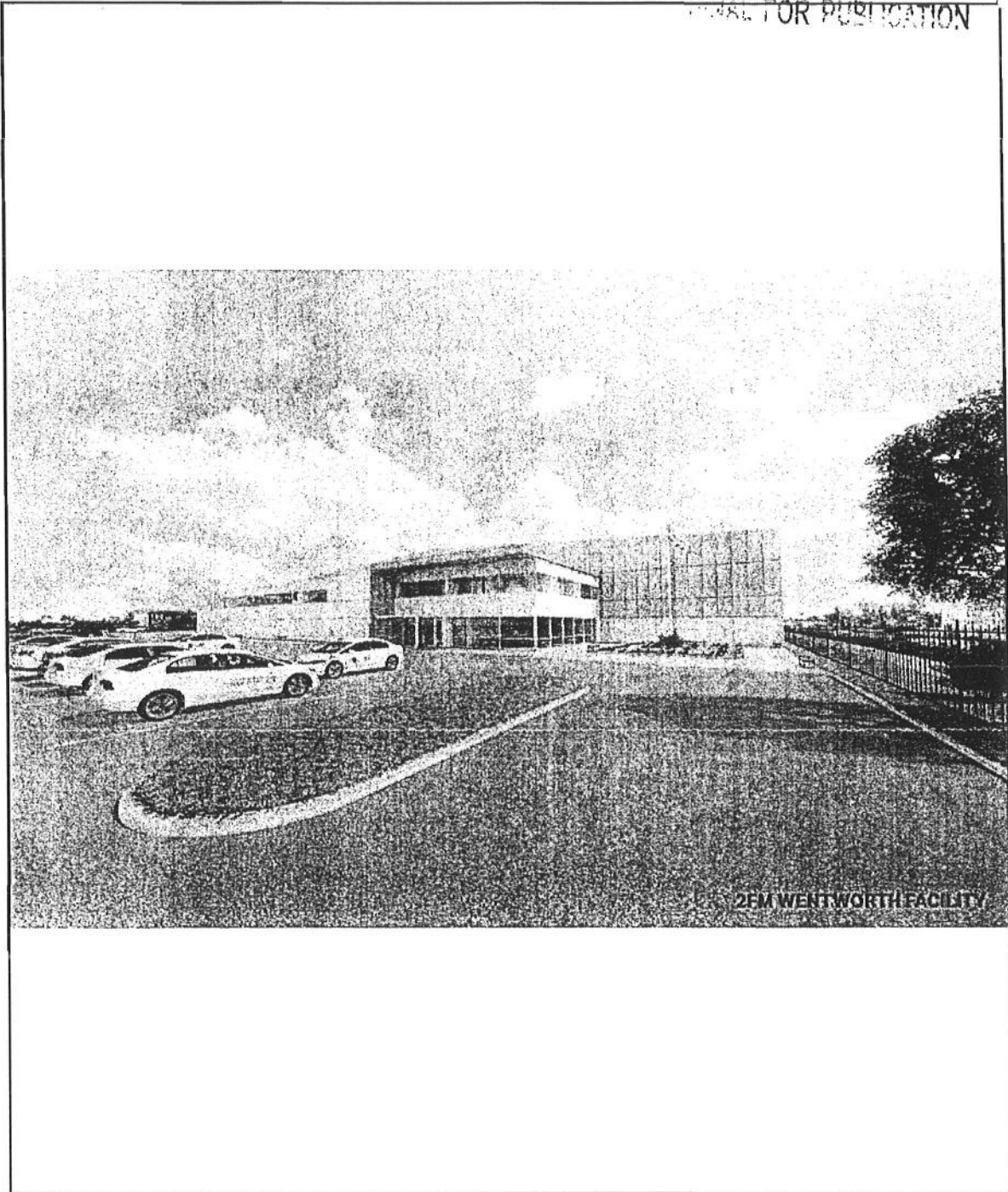
Building Elevations



Applicant : City of Chicago - 2FM 1685 N Throop Relocation
Address : 6800 S Wentworth Ave

Date Filed : October 2017
Plan Commission :

FINAL FOR PUBLICATION



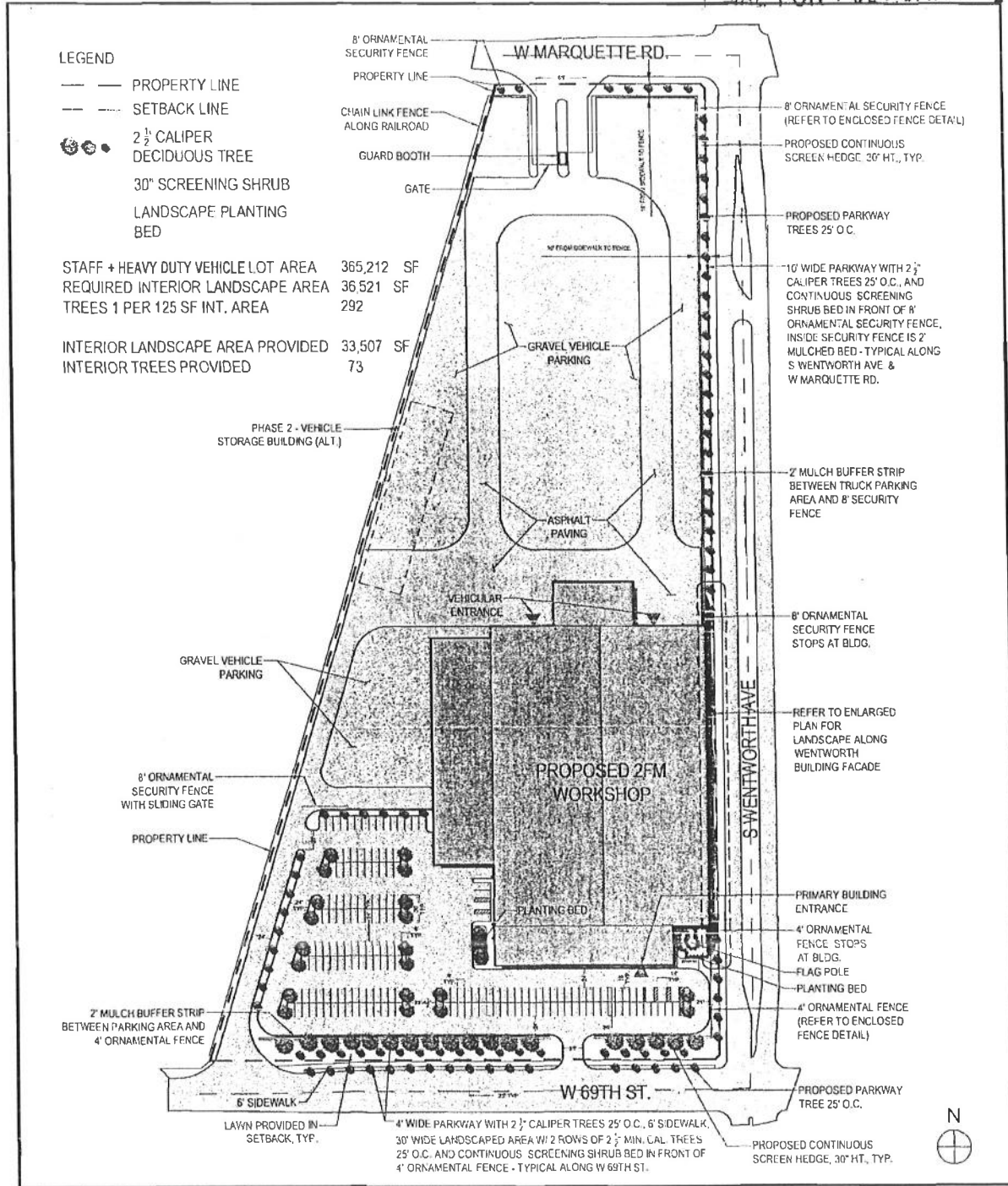
Building Rendering



Applicant : City of Chicago - 2FM 1685 N Throop Relocation
Address : 6800 S Wentworth Ave

Date Filed : October 2017
Plan Commission :

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LEGEND

- — — — — PROPERTY LINE
- — — — — SETBACK LINE
- ● ● ● ● 2 1/2" CALIPER DECIDUOUS TREE
- ○ ○ ○ ○ 30" SCREENING SHRUB
- ■ ■ ■ ■ LANDSCAPE PLANTING BED

STAFF + HEAVY DUTY VEHICLE LOT AREA 365,212 SF
 REQUIRED INTERIOR LANDSCAPE AREA 36,521 SF
 TREES 1 PER 125 SF INT. AREA 292

INTERIOR LANDSCAPE AREA PROVIDED 33,507 SF
 INTERIOR TREES PROVIDED 73

PHASE 2 - VEHICLE STORAGE BUILDING (ALT)

8" ORNAMENTAL SECURITY FENCE WITH SLIDING GATE

PROPERTY LINE

2" MULCH BUFFER STRIP BETWEEN PARKING AREA AND 4" ORNAMENTAL FENCE

6" SIDEWALK

LAWN PROVIDED IN SETBACK, TYP.

4" WIDE PARKWAY WITH 2 1/2" CALIPER TREES 25' O.C., 6" SIDEWALK, 30" WIDE LANDSCAPED AREA W/ 2 ROWS OF 2 1/2" MIN. CAL. TREES 25' O.C. AND CONTINUOUS SCREENING SHRUB BED IN FRONT OF 4" ORNAMENTAL FENCE - TYPICAL ALONG W 69TH ST.

8" ORNAMENTAL SECURITY FENCE (REFER TO ENCLOSED FENCE DETAIL)
 PROPOSED CONTINUOUS SCREEN HEDGE 30" HT., TYP.

PROPOSED PARKWAY TREES 25' O.C.

10' WIDE PARKWAY WITH 2 1/2" CALIPER TREES 25' O.C. AND CONTINUOUS SCREENING SHRUB BED IN FRONT OF 8" ORNAMENTAL SECURITY FENCE, INSIDE SECURITY FENCE IS 2" MULCHED BED - TYPICAL ALONG S WENTWORTH AVE & W MARQUETTE RD.

2" MULCH BUFFER STRIP BETWEEN TRUCK PARKING AREA AND 8" SECURITY FENCE

8" ORNAMENTAL SECURITY FENCE STOPS AT BLDG.

REFER TO ENLARGED PLAN FOR LANDSCAPE ALONG WENTWORTH BUILDING FACADE

PRIMARY BUILDING ENTRANCE

4" ORNAMENTAL FENCE STOPS AT BLDG.

FLAG POLE

PLANTING BED

4" ORNAMENTAL FENCE (REFER TO ENCLOSED FENCE DETAIL)

PROPOSED PARKWAY TREE 25' O.C.

PROPOSED CONTINUOUS SCREEN HEDGE, 30" HT., TYP.



Landscape Plan



Applicant : City of Chicago - 2FM 1685 N Throop Relocation
 Address : 6800 S Wentworth Ave

Date Filed : October 2017
 Plan Commission :

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, Kraska, Sheridan, Shannon, Hines, Fitzpatrick, Campbell, Frost, Janousek, Kuta, Collins, Marzullo, Zydlo, Sain, Jambrone, Biggs, McMahon, 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. Lavin Street; the alley next south of and parallel to W. Harrison Street; the alley next west of and parallel to S. Lavin 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)

AD
600

RESIDENTIAL PLANNED DEVELOPMENT
(INSTITUTIONAL)

PLAN OF DEVELOPMENT

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 Southeast Englewood Urban Renewal Disposition Parcels 13A and 13B, located within the boundaries of Southeast Englewood Conservation Project (III. R-31).
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 of the Chicago Zoning Ordinance.
3. Any dedication of streets or alleys or adjustments of the rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal, City of Chicago, 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 Disposition Parcels 13A and 13B.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.

Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago 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.
6. Use of land will consist of Academic and related uses as authorized by the Chicago Zoning Ordinance.

Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 zoning classifications of the Chicago Zoning Ordinance.
7. The following information sets forth data concerning the property included in said planned development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a R4 General Residence District classification and with regulations hereby made applicable thereto.

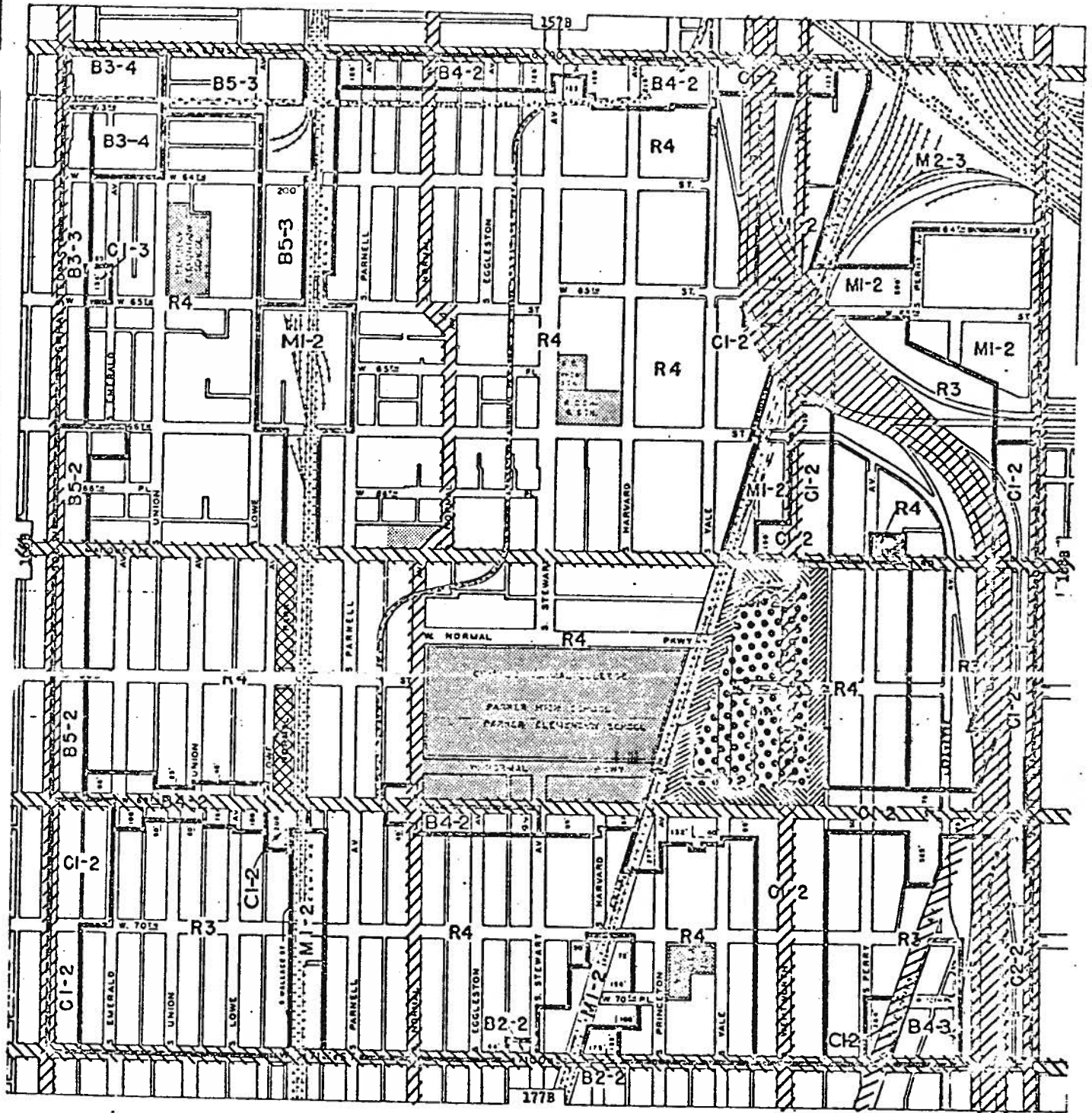
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments," as adopted by the Commissioner of Development and Planning.

APPLICANT: Department of Urban Renewal, City of Chicago



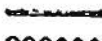

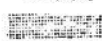

DATE: January 31, 1969

RESIDENTIAL PLANNED DEVELOPMENT

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND:

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



SCALE

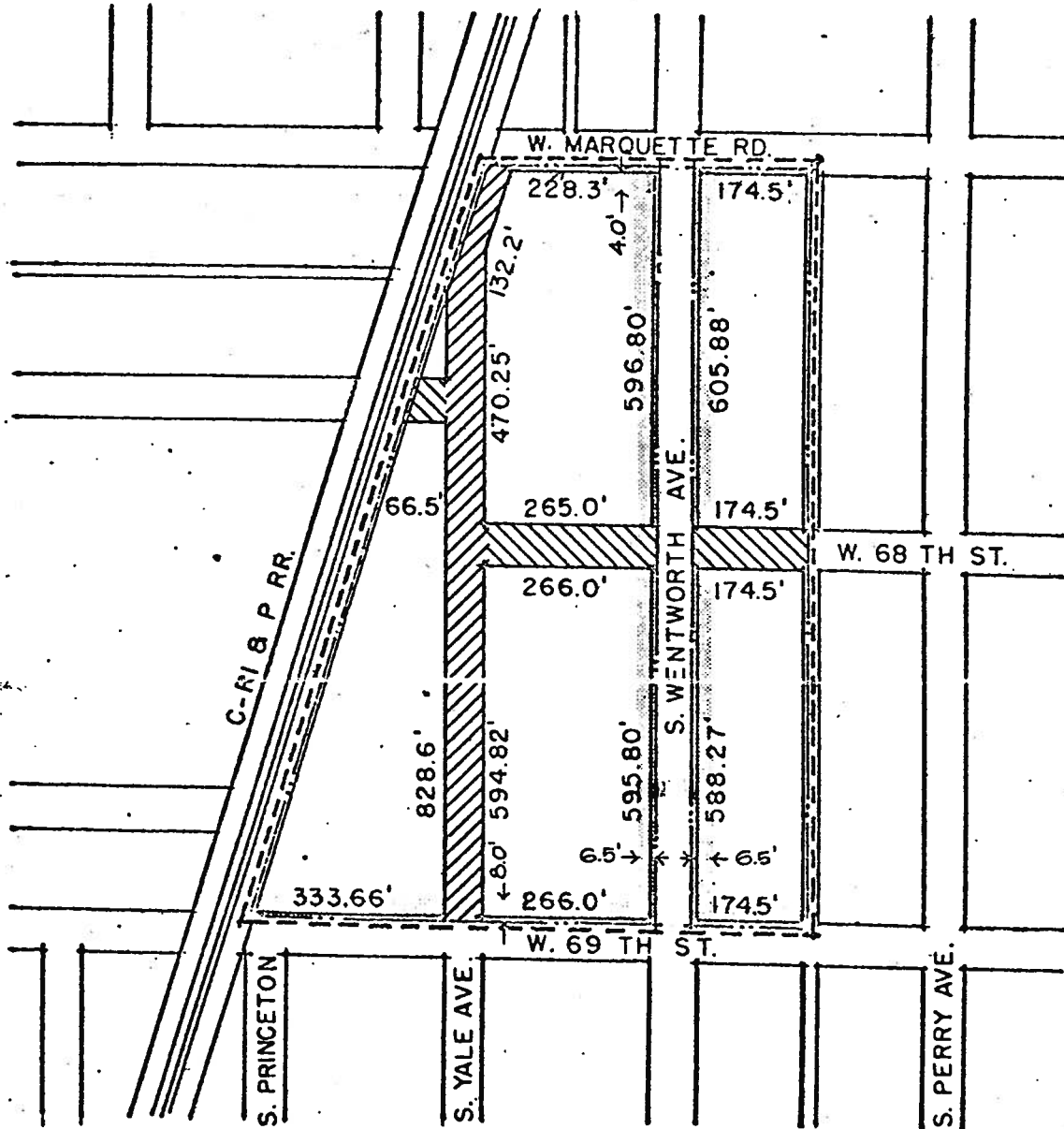
0 200' 400' 750'

DEPARTMENT OF
 APPLICANT: URBAN RENEWAL
 CITY OF CHICAGO

DATE: JANUARY 31, 1969

RESIDENTIAL PLANNED DEVELOPMENT

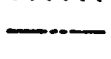
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



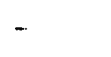
LEGEND:



PLANNED DEVELOPMENT BOUNDARY



STREETS AND ALLEYS PROPOSED TO BE VACATED



JUNIOR COLLEGE SITE BOUNDARY AS INCORPORATED
IN AMENDMENT NO. 2 TO THE SOUTHEAST ENGLEWOOD
CONSERVATION PROJECT, AS APPROVED BY THE
CHICAGO PLAN COMMISSION 9-13-66



RIGHTS OF WAY PROPOSED TO BE DEDICATED

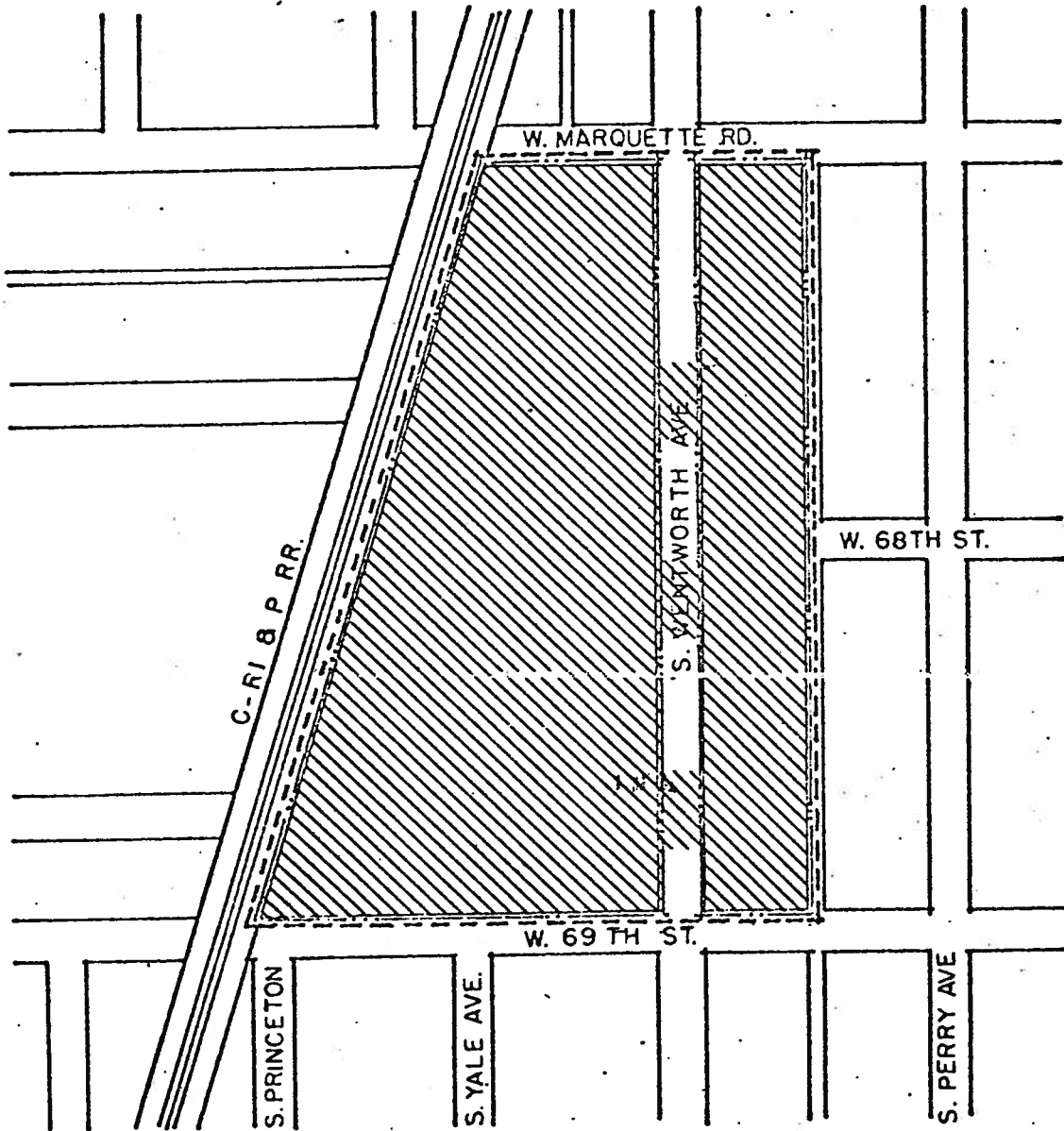


SCALE: 0 100 200 300
SCALE IN FEET

DEPARTMENT OF
APPLICANT: URBAN RENEWAL
CITY OF CHICAGO

DATE: JANUARY 31, 1969

RESIDENTIAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



LEGEND:

- PLANNED DEVELOPMENT BOUNDARY
- ////// ACADEMIC AND RELATED USES



SCALE: 0 100 200 300
SCALE IN FEET

DEPARTMENT OF
APPLICANT: URBAN RENOVATION
CITY OF CHICAGO

DATE: JANUARY 31, 1969

**RESIDENTIAL PLANNED DEVELOPMENT
(INSTITUTIONAL)**

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Use	Maximum Floor Area Ratio	Maximum % of Land Covered
Square Feet	Acres			
774,635	17.8	Academic and related uses	1.2	25

Gross Area = Net Site Area 17.8 acres + Area of Public Streets 4.09 acres = 21.89 acres

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

Anticipated Population:

1.	Number of Students	6,000
2.	Faculty	300
3.	Employees	100

Minimum number of off-street parking spaces for students, faculty, and employees:
634 spaces. Actual number of spaces 640 spaces.

Off-street parking and loading requirements for proposed academic and related uses shall be provided as authorized by the R4 General Residence District classification of the Chicago Zoning Ordinance.

Minimum Periphery Building Setbacks:

Front Yard	41 feet
Side Yard	10 feet
Rear	473 feet

Maximum percentage of land covered (for the Net Site Area): 25 per cent.

Applicant: Department of Urban Renewal, City of Chicago

Date: January 31, 1969

