

and shall also provide at its own expense all ticket sellers, ticket takers, ushers, crowd directors and any security service required at the direction of the Director.

N. Any and all matters not herein expressly provided for shall be at the discretion of the Director.

In Witness Whereof, the parties hereto have caused this instrument to be signed in triplicate under their respective seals on the day and year first above written.

[Signature forms and Exhibit omitted]

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

### 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 June 23, 1969, pages 5662-5663, recommending that the City Council pass seven proposed ordinances transmitted with the committee's report for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

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

*Yeas*—Aldermen Roti, Hubbard, Metcalfe, Despres, Rayner, Bohling, Cousins, Lupo, Buchanan, Bilandic, Swinarski, Staszczuk, Burke, Krska, Sheridan, Shannon, Hines, Fitzpatrick, Campbell, Frost, Kuta, Collins, Marzullo, Sain, Jambrone, Biggs, McMahon, Keane, Gabinski, Sande, Aiello, Casey, Cullerton, Simon, Scholl, Fried, McCutcheon, Singer, Fifeleski, Kerwin, O'Rourke, Wigoda, Sperling—43.

*Nays*—None.

Said seven 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. 9-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 B3-5 General Retail District symbols and indications as shown on Map No. 9-G in the area bounded by

a line 142 feet north of W. Grace Street; N. Broadway; W. Grace Street; and a line 268 feet west of N. Broadway,

to those of a B4-5 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. 9-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 B3-4 General Retail and all the B4-4 Restricted Service District symbols and indications as shown on Map No. 9-G in the area bounded by

W. Grace Street; N. Broadway; a line 142 feet

north of W. Grace Street; a line 266 feet west of N. Broadway; a line 200 feet north of W. Grace Street; the west line of the alley next east of and parallel to N. Fremont Street; a line 128 feet south of W. Sheridan Road; and a line 229 feet east of N. Fremont Street,

to those of a B4-5 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. 9-I.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 9-I in the area bounded by

a line 154 feet north of W. Melrose Avenue; N. California Avenue; the alley next north of and parallel to W. Belmont Avenue; the alley next northeast of and parallel to N. Elston Avenue; W. Melrose Street; the alley next west of and parallel to N. California Avenue; the alley next north of and parallel to W. Melrose Street; and the alley next west of and parallel to N. California 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. 9-L.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 9-L in the area bounded by

W. Byron Street; a line 150 feet east of N. Lamon Avenue; the alley next south of and parallel to W. Byron Street; and N. Lamon Avenue,

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

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

#### *Reclassification of Area Shown on Map No. 13-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 R7 General Residence District and B4-4 Restricted Service District symbols and indications as shown on Map No. 13-G in the area bounded by

a line 600 feet South of W. Bryn Mawr Avenue; the West Boundary Line of Lincoln Park; W. Berwyn Avenue; and N. Sheridan 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 5802-5804 of this Journal.]

*Reclassification of Area Shown on Map No. 16-E.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 16-E in the area bounded by

E. 63rd Street; a line 129.5 feet east of the east line of S. Prairie Avenue; a line drawn from a point 290 feet south of E. 63rd Street and 129.5 feet east of the east line of S. Prairie Avenue to a point 559 feet south of E. 63rd Street and 73.12 feet east of the east line of S. Prairie Avenue; a line 559 feet south of E. 63rd Street; a line 47.74 feet east of the east line of S. Prairie Avenue; a line 909 feet south of E. 63rd Street; and the east line of S. Prairie Avenue,

to those of a B4-3 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. 32-A.*

*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 32-A in the area bounded by

E. 134th Street; a line 1308 feet east of S. Avenue K; a line 125 feet south of E. 134th Street; and a line 1108 feet east of S. Avenue K,

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.

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

On motion of Alderman Metcalfe the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published on June 23, 1969, page 5663, recommending that the City Council pass a proposed order transmitted with the committee's report to authorize the issuance of a permit for the erection and maintenance of an illuminated sign as follows:

Permittee	Location	Dimensions
Quality Interiors (Arrow Sign Company)	N. 3125 N. Central Avenue	122 square feet

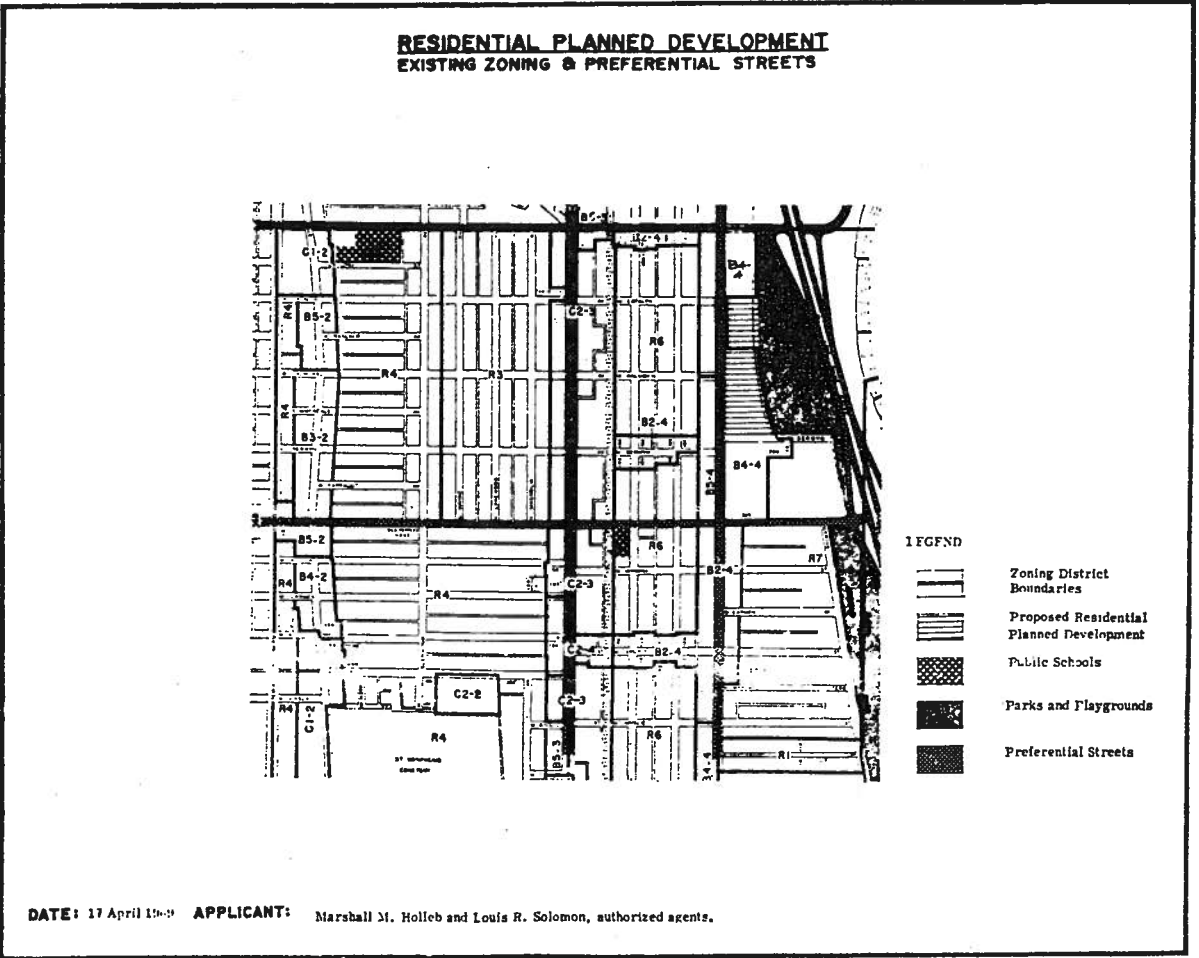
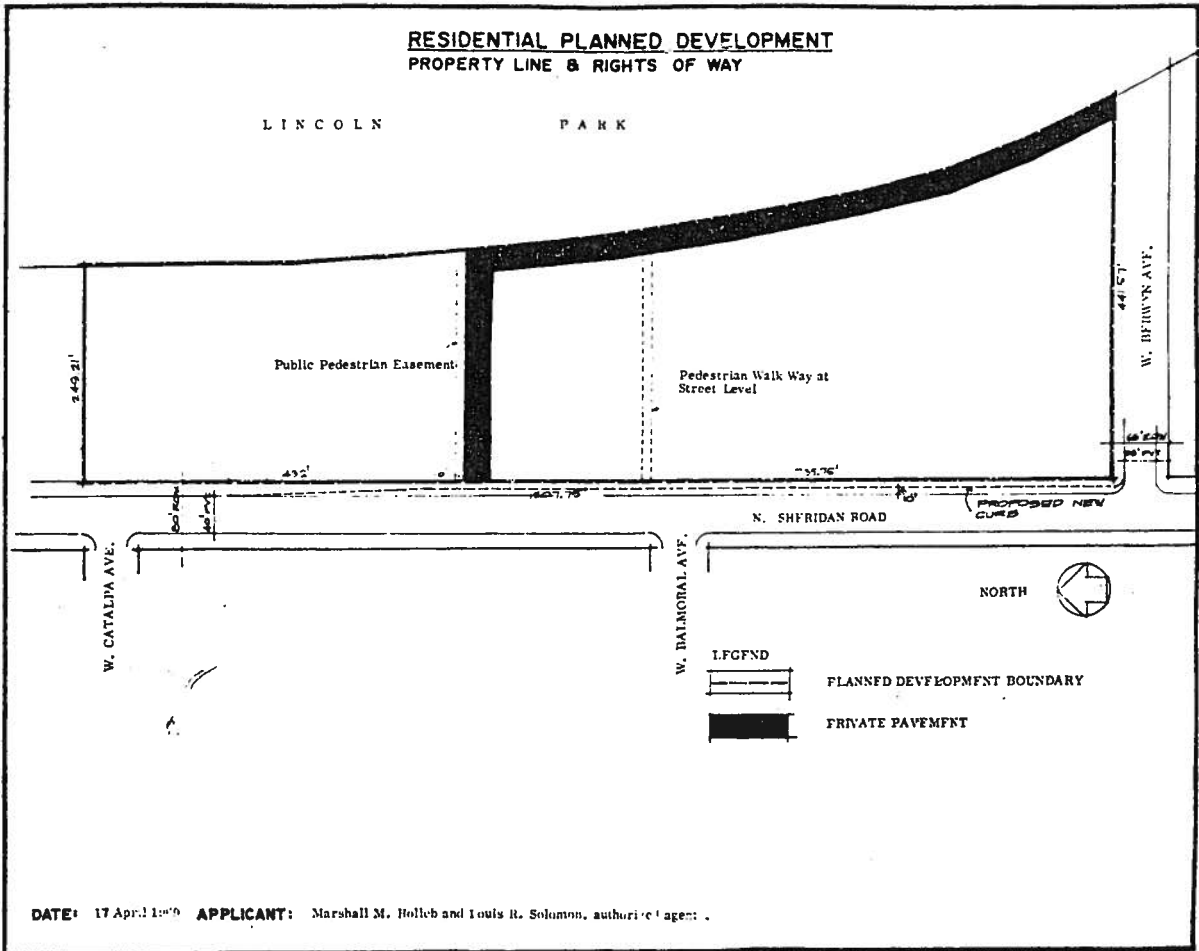
On motion of Alderman Metcalfe the committee's recommendation was Concurred In and said proposed order was *Passed*.

(Continued on page 5805)

#### RESIDENTIAL PLANNED DEVELOPMENT STATEMENTS

- The area delineated hereon as "Residential Planned Development" is owned in part by the American National Bank and Trust Company of Chicago, not personally, but as Trustee under a trust agreement dated September 18, 1963 and known as Trust No. 19573, (hereinafter referred to as Trustee-Owner), pursuant to deed document no. 19075213, dated March 17, 1964, the beneficiaries thereof being represented by their authorized agents, Marshall M. Holleb and Louis R. Solomon, and is owned in part by the American National Bank and Trust Company of Chicago, not personally, but as Trustee under a trust agreement dated May 1, 1948, and known as Trust No. 26826, (hereinafter referred to as a Trustee-Owner), pursuant to deed document no. 20525631, dated June 18, 1948, the beneficiaries thereof being represented by their authorized agents, Marshall M. Holleb and Louis R. Solomon, and is owned in part by the American National Bank and Trust Company of Chicago, not personally, but as Trustee under a trust agreement dated January 27, 1965, and known as Trust No. 27800, (hereinafter referred to as Trustee-Owner), pursuant to deed document no. 20753588, dated February 10, 1969, the beneficiaries thereof being represented by their authorized agents, Marshall M. Holleb and Louis R. Solomon.
- Marshall M. Holleb and Louis R. Solomon, as authorized agents of all beneficiaries of all Trustee-Owners, thereby have control of the entire area delineated hereon as "Residential Planned Development" for all intents and purposes that are or may be required by the Chicago Zoning Ordinance.
- Off street parking facilities shall be provided as authorized by this plan of development in general compliance with the R-7 General Residence District Classification and the B4-1 Restricted Service District Classification of the Chicago Zoning Ordinance.
- Any dedication, vacation of streets and alleys, or adjustments of Rights of Way or consolidation or resubdivision of parcels shall require a separate submittal by Marshall M. Holleb and Louis R. Solomon, authorized agents, approval by City Council.
- All applicable official reviews, approvals or permits are required to be obtained by Marshall M. Holleb and Louis R. Solomon, authorized agents.
- All private service drives and access roads shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum pavement width of 24' unless specified herein, to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
- Use of land will consist of elevator apartment buildings and related business uses, a theatre, and private recreation areas and facilities.
- The following information sets forth data concerning the property included in said development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a R-7 General Residence District Classification and a B-4 Restricted Service District Classification and with the regulations hereby made applicable thereto.
- The plan of development hereby attached shall be subject to the "Rules, Regulation and Procedures in Relation to Planned Developments", as adopted by the Commissioner of Development and Planning.
- The Trustee-Owner shall record a permanent non-exclusive pedestrian easement for public use at street level for access from the east right-of-way line of North Sheridan Road extending east to the eastern boundary of the subject property, in the area located between, (1) a line 1093 feet south of West Bryn Mawr Avenue and (2) a line 1093 feet south of West Bryn Mawr Avenue.

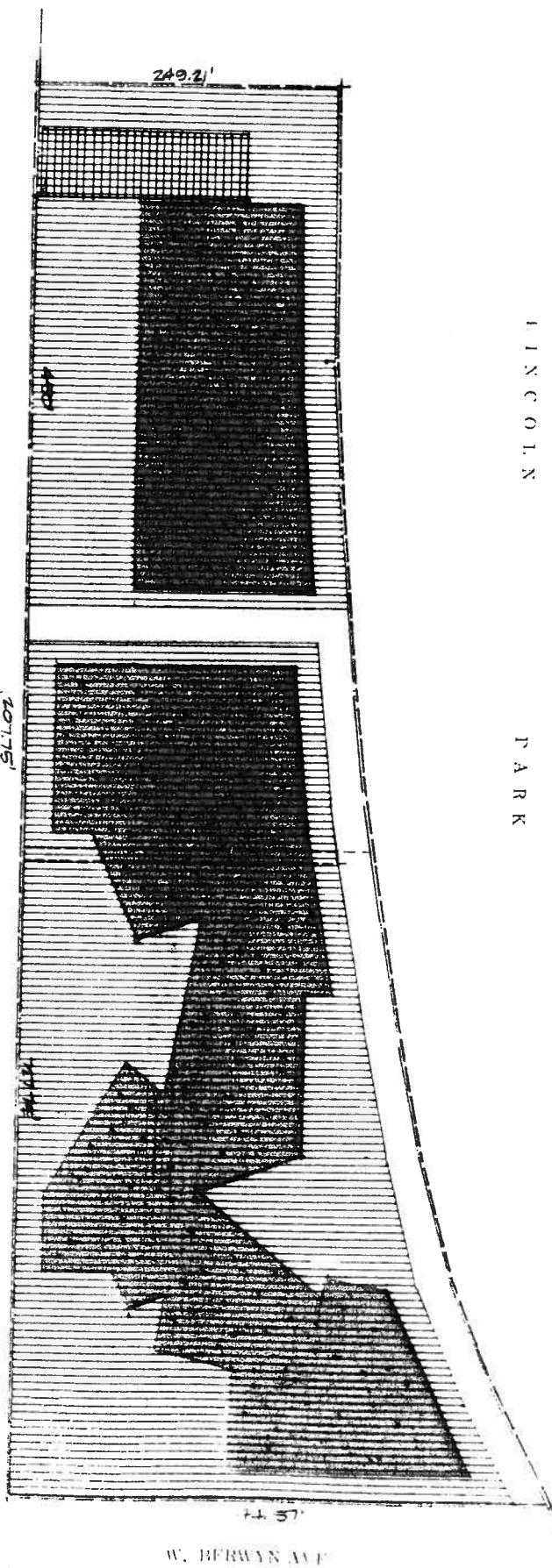
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# RESIDENTIAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN

L I N C O L N

P A R K



### LEGEND

-  Planned Development Boundary
-  Elevator Apts, Hotels, and Related Business Uses
-  Private Recreation Area (Play Ball Field)
-  Pedestrian Walkway at Street Level
-  Street

DATE: . . .

APPLICANT:

Marshall M. Hilleb and Louis R. Solomon, and their Agents

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

SQ. FT.	A. RES.	GENERAL DESCRIPTION:	MAX. NO. OF UNITS PER LOT	MAX. PERCENTAGE P.A.R.	MAX. % OF LAND COVERAGE
462,001	6.33	DETACHED SINGLE-FAMILY RESIDENCES (SFS) AND TYPICAL TOWN HOUSES (CLASS A 10-89)	20	10	25%

Gross Site Area: Net Site Area 1.71 acres and private R.O.W. 2.59 acres = 8.33 acres

Min. No. of P.U.S. Acres = 38'

Min. No. of parking spaces = 140 (Table 0, 541)

Min. No. of off-street loading spaces shall be provided in accordance with the Chicago Zoning Ordinance subject to review of the Department of Streets and Sanitation and approval of the Department of Development and Planning.

Min. distances between buildings with facing living room windows: 80'

Minimum perimeter setbacks:

Boundary and front yard: 15 feet

Boundary and side yard: 10 feet

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

\*Reserved space for recreation to be provided at plaza deck level.

DATE: 17 April 1969      APPLICANTS: Marshall M. Hollet and Louis R. Solomon, authorized agents.