



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

CITY OF CHICAGO

April 27, 2012

Ron Schofield
Executive Director of Media Services
Kennedy King College
6258 S. Union Avenue, Building U
Chicago, IL 60621

Re: Administrative Relief request for Institutional Planned Development No. 74, Kennedy King College, Building U, 6258 S. Union Avenue/700-719 W. 63rd Street, Additional satellite and microwave dish

Dear Mr. Schofield:


Please be advised that your request for a minor change to Institutional Planned Development No. 74 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

On February 28, 2007, an administrative relief was granted to allow the installation of four television antennae on the roof of Kennedy King College's Building U, located at 6258 S. Union Ave. and 700-719 W. 63rd St. You are now requesting to add an additional satellite and microwave dish (for a total of five) that will be located on the roof level north of and adjacent to the existing satellite antennae. The proposed 8 foot diameter dish will act as a backup system to the single fiber optic link that sends the WYCC TV signal from the Kennedy King College studio to your transmitter and broadcast antenna system located on the John Hancock Center Towers.

With regard to your request, the Department of Housing and Economic Development has determined that allowing an additional rooftop satellite and microwave dish 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 Institutional Planned Development No. 74, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for 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: HG: tm

C: Mike Marmo, Erik Glass, Main file



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

February 28, 2007

Mr. Langdon D. Neal
Ms. Francine D. Lynch
Neal & Leroy, LLC
203 North LaSalle Street
Suite 2300
Chicago, Illinois 60601-1243

**Re: Administrative Relief request for Institutional Planned
Development No. 74, Kennedy King College, Building U**

Dear Mr. Neal and Ms. Lynch:

Please be advised that your request for a minor change to Institutional Planned Development No. 74 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

Specifically, the Public Building Commission of Chicago is requesting to place four television antenna on the roof of the WYCC Station, Building U of the new Kennedy King College. These antenna are necessary for the operation of the television station and Alderman Shirley Coleman supports this request. The following drawings, prepared by Mc Clier Architects and dated January 19, 2007, show the placement of the four antenna:

A3.01 Broadcast Radio Tower & Elevations Dish Antenna
A2.13 Partial Roof Plans

With regard to your request, the Department of Planning and Development has determined that this change: does not create an adverse impact on the Planned Development or surrounding neighborhood, does not result in an increase in the bulk or density, does 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 Institutional Planned Development No. 74, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Lori T. Healey
Commissioner

ETHLMRD:im

cc: Ald. Shirley Coleman, Kathleen Nelson, Judy Minor Jackson, Mike Marmo, Pat Haynes,
DPD files



UNFINISHED BUSINESS.

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION
OF AREAS SHOWN ON MAP NUMBERS
14-F, 14-G, 16-F AND 16-G.
(As Amended)

(Application Number A-5234)

BPD 74, as amended
12-17-03

On motion of Alderman Burke, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the *Journal of the Proceedings of the City Council of the City of Chicago* of November 19, 2003, page 14752, recommending that the City Council pass a proposed substitute ordinance printed on pages 14753 through 14791, which amends Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, by reclassifying the areas shown on Map Numbers 14-F, 14-G, 16-F and 16-G.

On motion of Alderman Banks, the said proposed substitute ordinance was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Flores, Haithcock, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore -- 48.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

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 Business Planned Development Numbers 74 and 560, B5-3 General Service District and R4 General Residence District symbols and indications as shown on Map Numbers 14-F, 16-F and 16-G in the area bounded by:

the northerly right-of-way line of West Englewood Avenue; South Emerald Avenue or the line thereof if extended where no street exists; West Englewood Avenue; South Halsted Parkway; West 63rd Street; South Lowe Avenue; a line 450 feet north of West 65th Street; a line 234 feet west of and parallel to South Lowe Avenue; a line 433.83 feet north of and parallel to West 65th Street; a line 125 feet east of South Union Avenue; a line 100 feet south of West 64th Street; South Union Avenue or the line thereof if extended where no street exists; West 65th Street; the westerly right-of-way line of South Green Street; a line 280.6 feet north of West 64th Street; the alley next east of and parallel to South Green Street; a line 348.28 feet north of West 64th Street; and South Halsted Street,

to those of Institutional Planned Development Number 74, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereto and to no others.

SECTION 2. Further, that the Chicago Zoning Ordinance be amended by changing all the Business Planned Development Number 74 symbols and indications as shown on Map Numbers 16-F and 16-G in the area bounded by:

West 65th Street; the alley next east of and parallel to South Halsted Street; West 66th Street; and the westerly line of the alley next west of and parallel to South Halsted Street,

to those of a B4-2 Restricted Service District and a corresponding use district is hereby established in the area above described.

SECTION 3. The Chicago Zoning Ordinance be amended by changing all the Business Planned Development Number 74 symbols and indications as shown on Map Number 16-F in the area bounded by:

a line 100 feet south of West 64th Street; a line 125 feet east of South Union Avenue; a line 438 feet west of South Lowe Avenue; the south line of West 65th Street; the easterly line of South Union Avenue; the south line of the alley next south of and parallel to West 65th Street; the easterly line of South Emerald Avenue; a line 225 feet south of West 65th Street; the alley next west of and parallel to South Emerald Avenue; West 65th Street; and South Union Avenue,

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

SECTION 4. The Chicago Zoning Ordinance be amended by changing all the Business Planned Development Number 74 symbols and indications as shown on Map Number 16-G in the area bounded by:

the southerly right-of-way line of the Chicago Transit Authority elevated structure; South Green Street; the southerly line of West 64th Street; the westerly line of South Peoria Street; a line 105.66 feet north of West 64th Street; and South Peoria Street,

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

SECTION 5. That the Chicago Zoning Ordinance be amended by changing all the Business Planned Development Number 74 and Business Planned Development Number 560 symbols and indications as shown on Map Numbers 14-F, 14-G and 16-G in the area bounded by:

West 61st Street; the alley next east of and parallel to South Halsted Street or the line thereof if extended where no alley exists; South Halsted Parkway; South Halsted Street; West 62nd Street; the alley next east of and parallel to South Halsted Street or the line thereof if extended where no alley exists; a line 152.5 feet south of West 62nd Street; South Halsted Street; a line 348.28 feet north of and parallel to West 64th Street; the alley next east of and parallel to South Green Street; a line 280.6 feet north of and parallel to West 64th Street; South Green Street; the southerly right-of-way line of the Chicago Transit Authority elevated structure; South Peoria Street; a line 25 feet south of the alley next south of and parallel to West 63rd Street; South Sangamon Street; the southerly right-of-way line of the Chicago Transit Authority elevated structure; South Carpenter Street; West 63rd Street; South Morgan Street; a line 125 feet north of West 63rd Street; the west line of the alley next west of and parallel to South Sangamon Street; a line 248 feet south of West 62nd Street; the westerly line of South Sangamon Street; a line 302.62 feet south of West 61st Street; the westerly line of the alley next west of and parallel to South Peoria Street; a line 248.7 feet south of West 61st Street; South Peoria Street; a line 287.40 feet north of West 62nd Street or the line thereof if extended where no street exists; and the westerly line of the alley next west of and parallel to South Halsted Street or the line thereof if extended where no alley exists,

to those of a C1-2 Restricted Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 6. That the Chicago Zoning Ordinance be amended by changing all the Business Planned Development Number 74 symbols and indications as shown on Map Number 14-F in the area bounded by:

the northerly right-of-way line of West 61st Place; the easterly right-of-way line of South Union Avenue; the easterly right-of-way line of South Halsted Parkway; the alley next north of and parallel to West Englewood Avenue; a line 573.5 feet west of South Wallace Street; West Englewood Avenue; South Halsted Parkway; and the alley next east of and parallel to South Halsted Street or the line thereof if extended where no alley exists,

to those of an R3 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 7. That the Chicago Zoning Ordinance be amended by changing all the Business Planned Development Number 74 symbols and indications as shown on Map Number 14-F in the area bounded by:

West Englewood Avenue; a line 555.9 feet west of South Wallace Street; a line from a point 555.9 feet west of South Wallace Street and the south line of West Englewood Avenue to a point 357.08 feet west of South Wallace Street and the northerly right-of-way line of West 63rd Street; West 63rd Street; and South Halsted Parkway,

to those of a B3-4 General Retail District and a corresponding use district is hereby established in the area above described.

SECTION 8. This ordinance shall be in force and effect from and after its passage and due publication.

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

Institutional Planned Development Number 74, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Institutional Planned Development Number 74, as amended, consists of approximately one million four hundred ninety-five thousand six hundred fifty-six and five-tenths (1,495,656.5) square feet (thirty-four and thirty-four hundredths (34.34) acres) net site area which is depicted on the attached Planned

Development Boundary and Property Line Map (the "Property") is controlled by the Public Building Commission of Chicago, a municipal corporation possessing eminent domain powers.

2. The Public Building Commission of Chicago shall obtain all applicable official reviews, approvals or permits which are necessary to implement this planned development. Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Public Building Commission of Chicago or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the Public Building Commission of Chicago, its successors and assigns, grantees and lessees, if different than the Public Building Commission of Chicago, the legal title holders or any ground lessors. All rights granted hereunder to the Public Building Commission of Chicago shall inure to the benefit of the Public Building Commission of Chicago's successors and assigns and, if different than the Public Building Commission of Chicago, the legal title holder or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors, or by a governmental agency with the power of eminent domain which has designated the property for acquisition.
4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Proposed Zoning and Planned Development Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a General Site Plan and three (3) Detail Site Plans; a General Landscape Plan and three (3) Detail Landscape Plans; a Right-of-Way Adjustment Map; Building Elevations; and Roof Plans. Full size sets of the Site Plans, Landscape Plans and Building Elevations are on file with the Department of Planning and

Development. The planned development is applicable to the area delineated herein and these and no other zoning controls shall apply. The planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The uses permitted within the area delineated herein as "Institutional Planned Development Number 74, as Amended" shall be a college campus with vocational training facilities, offices, public service facilities, public open space, supportive retail uses including restaurants, recreational facilities, parking and accessory uses.
6. Identification and other necessary signs, including temporary construction signs, may be permitted within the area delineated herein as "Institutional Planned Development", subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this planned development, subject to review of the Departments of Transportation and Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.
8. Any service drives or other means of ingress or egress, including for emergency vehicles shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas, or within fire lanes. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.

9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
 10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
 11. Improvements on the Property, including landscaping and all entrances and exits to the parking areas, shall be designed and installed in substantial conformance with the Site Plans, Landscape Plans, Building Elevations, and the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plans and the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Furthermore, new sidewalks adjacent to the Property shall be installed consistent with applicable provisions of the City of Chicago Municipal Code. The open space on the west side of South Halsted Street as designated on the Site Plans shall be open to the public between the times of sunrise and sunset, daily.
 12. The Public Building Commission of Chicago 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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
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13. It is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Public Building Commission of Chicago shall use best and reasonable efforts to design, construct and maintain all buildings located within the Property in a manner generally consistent with the Leadership

in Energy and Environment Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development. The Public Building Commission of Chicago shall install a green roof on at least fifty percent (50%) of the combined roof surface of Subarea A.

14. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Public Building Commission of Chicago and after a determination is made by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
15. Unless substantial construction has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire; and the zoning of the Property shall automatically revert to the prior C1-3 Restricted Commercial District, B3-3 and B3-4 General Retail Districts, B5-3 General Service District and R4 General Residence District.

[Exhibit 1, Existing Zoning Map; Exhibit 2, Proposed Zoning and Planned Development Map; Exhibit 3, Planned Development Boundary and Property Line Map; Exhibit 4, Existing Land-Use Map, Exhibits 5A -- D, Site Plans; Exhibits 6A -- D, Landscape Plans; Exhibit 7, Right-of-Way Adjustment Map; Exhibits 8A -- J, Elevation Drawings; Exhibits 9A -- F, Roof Plans; and Exhibit 10, Exterior Elevations referred to in these Plan of Development Statements
printed on pages 16788
through 16817 of
this *Journal*.]

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

Institutional Planned Development Number 74, As Amended.

New Kennedy King College Campus.

Bulk Regulations And Data Table.

	Subarea A	Subarea B	Total
Gross Site Area:	1,560,052 square feet (35.81 acres)	175,034 square feet (4.02 acres)	1,737,086 square feet (39.83 acres)
*Proposed Public Right-of-Way:	201,609 square feet (30.74 acres)	18,759 square feet (0.43 acres)	220,038 square feet (5.09 acres)
Net Site Area:	1,339,381 square feet (30.74 acres)	156,275 square feet (3.59 acres)	1,495,656 square feet (34.34 acres)

*Included area of alleys and streets proposed to be vacated or dedicated.

12/17/2003

UNFINISHED BUSINESS

16787

	Subarea A	Subarea B	Total
Maximum Permitted Floor Area Ratio for Net Site Area:	.50	.35	.50
Minimum Number of Off-Street Parking:	700	100	800
Minimum Number of Off-Street Loading Berths:	6	1	7
Maximum Building Height:	As Per Building Elevations		
Minimum Required Setbacks:	As Per Site Plan		

Boundary Description

Of

Institutional Planned Development Number 74, As Amended.

Kennedy King College.

The northerly right-of-way line of West Englewood Avenue; South Emerald Avenue or the line thereof if extended where no street exists; West Englewood Avenue; South Halsted Parkway; West 63rd Street; South Lowe Avenue; a line 450 feet north of West 65th Street; a line 234 feet west of and parallel to South Lowe Avenue; a line 433.83 feet north of and parallel to West 65th Street; a line 125 feet east of South Union Avenue; a line 100 feet south of West 64th Street; South Union Avenue or the line thereof if extended where no street exists; West 65th Street; the westerly right-of-way line of South Green Street; a line 280.6 feet north of West 64th Street; the alley next east of and parallel to South Green Street; a line 348.28 feet north of West 64th Street; and South Halsted Street.

Exhibit 3.

Planned Development Boundary And
Property Line Map.

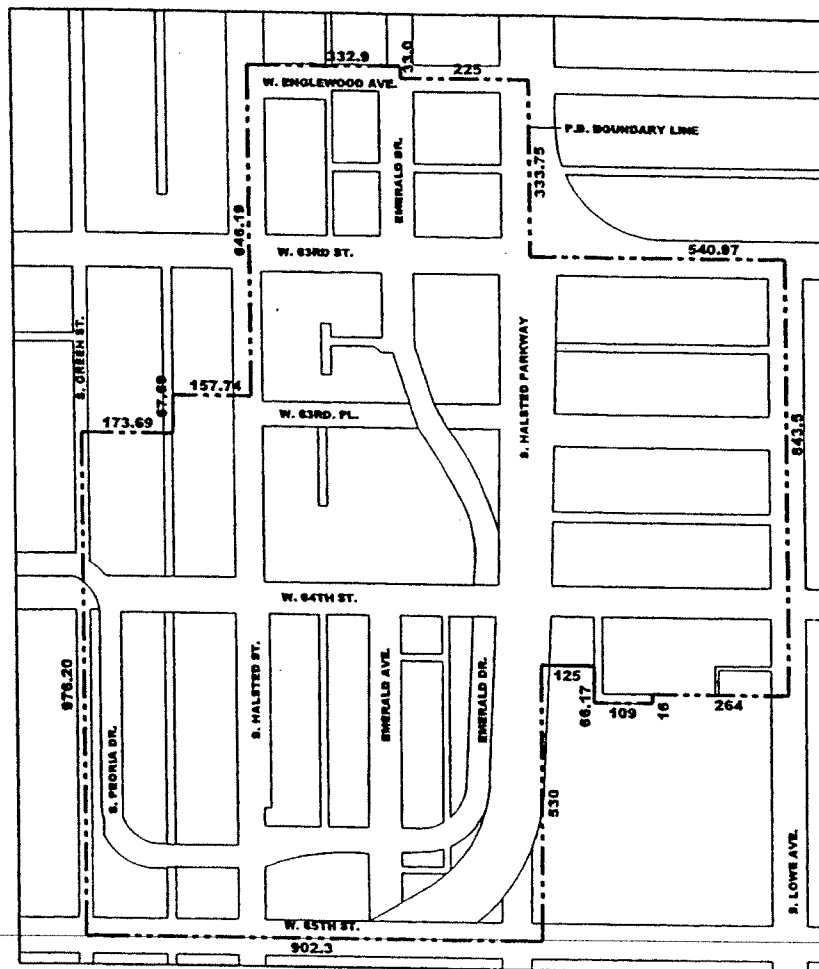


Exhibit 5A.

Site Plan -- General.

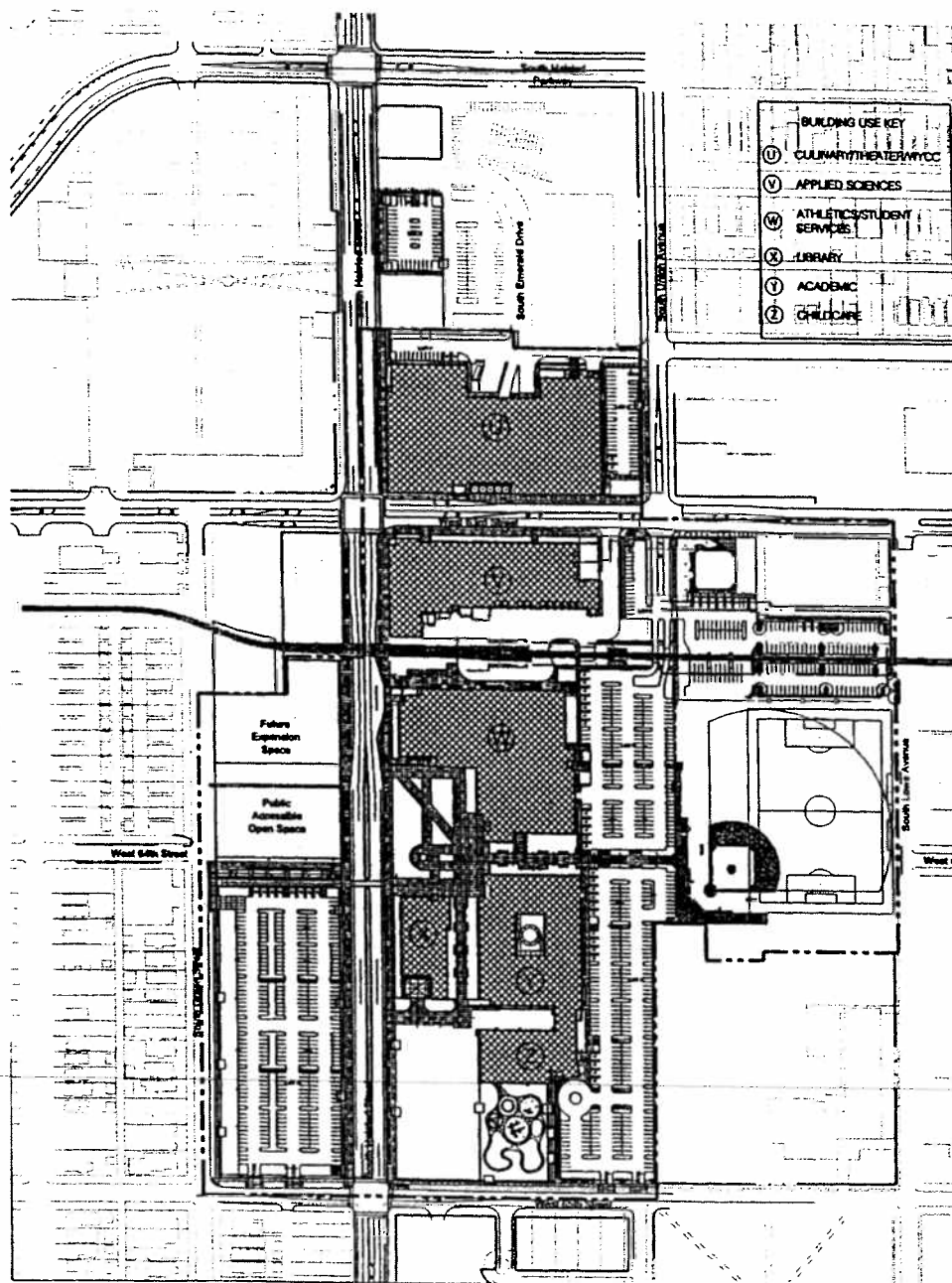


Exhibit 5B.

Site Plan -- Detail.

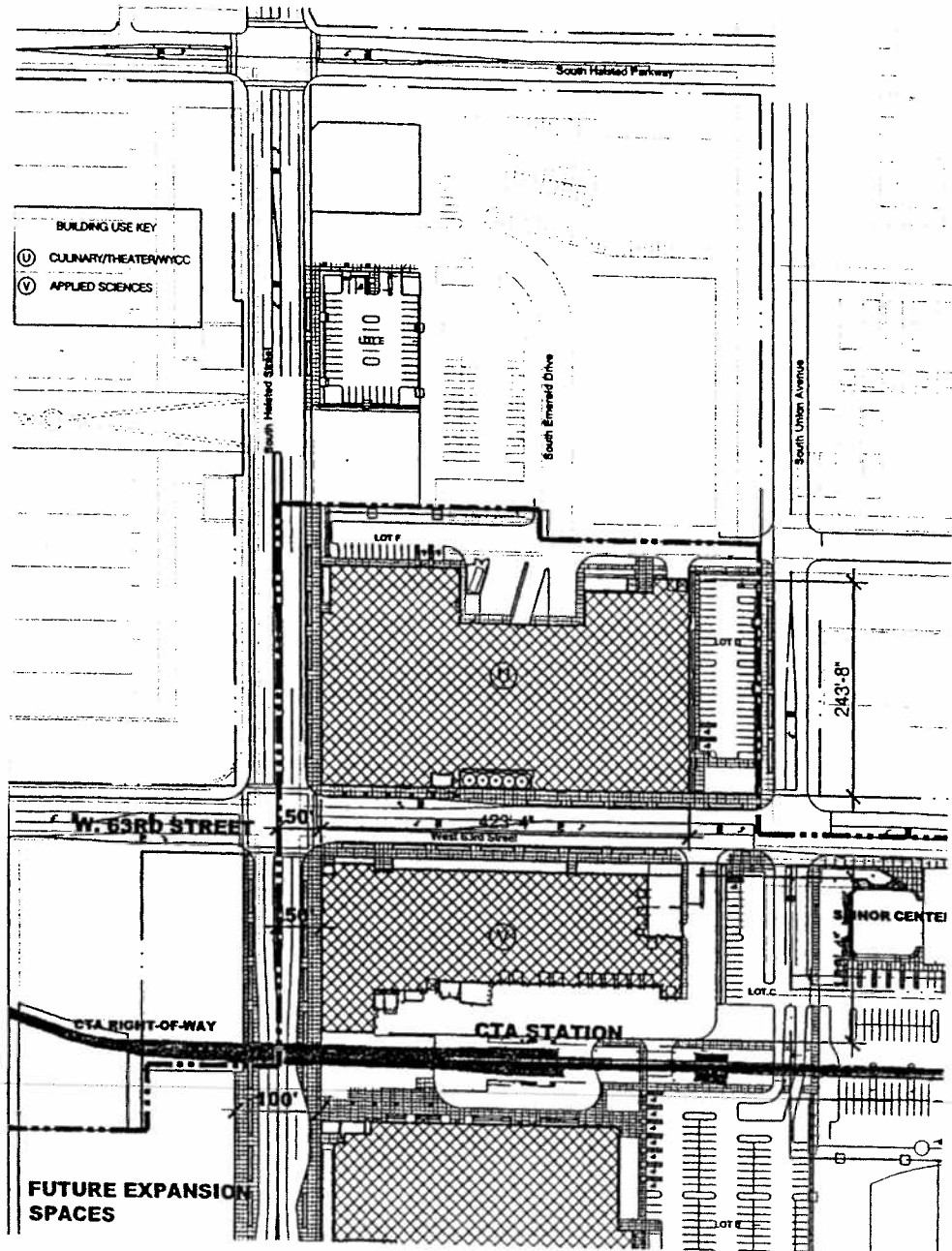


Exhibit 5C.

Site Plan -- Detail.

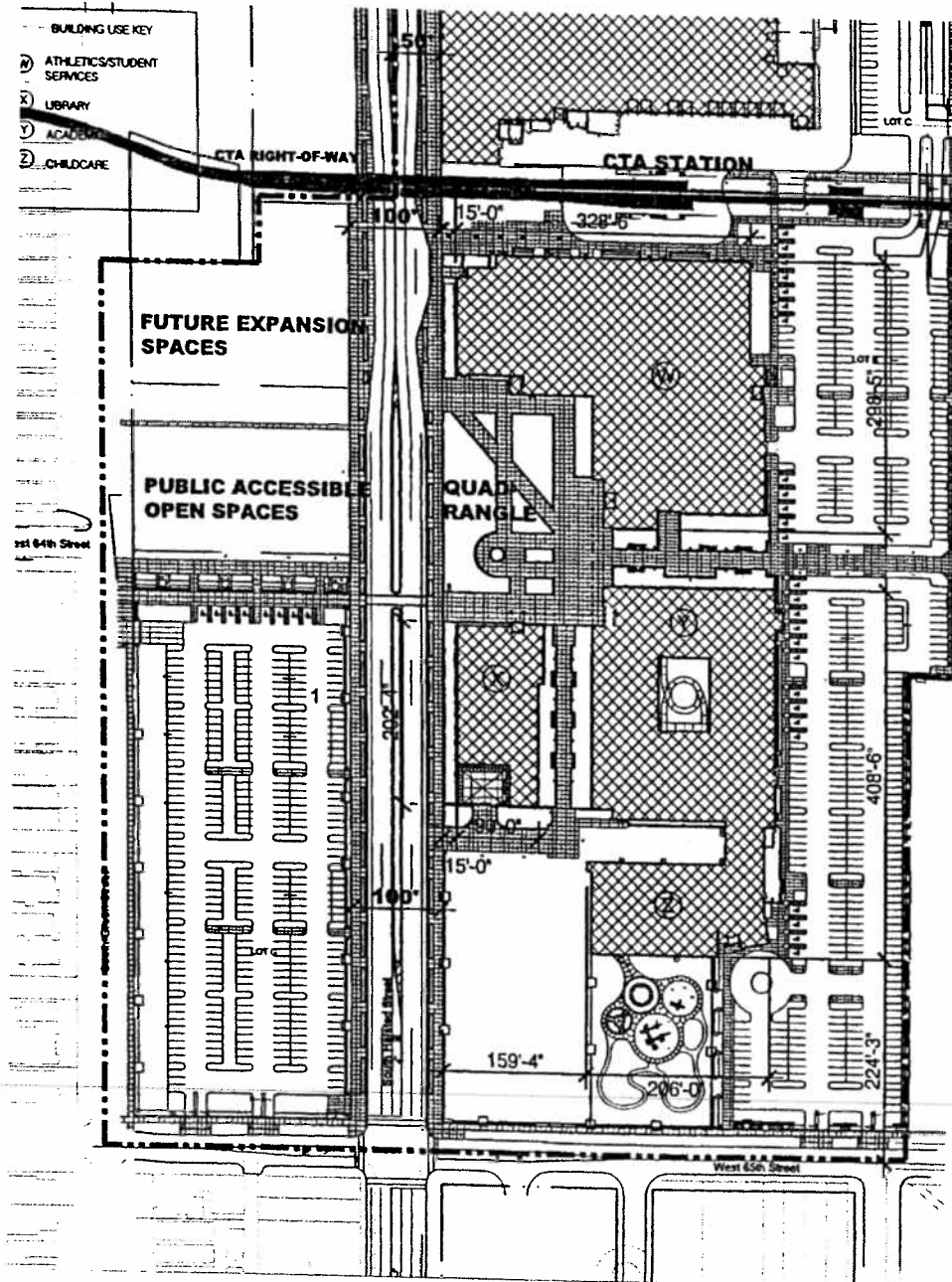


Exhibit 5D.

Site Plan -- Detail.

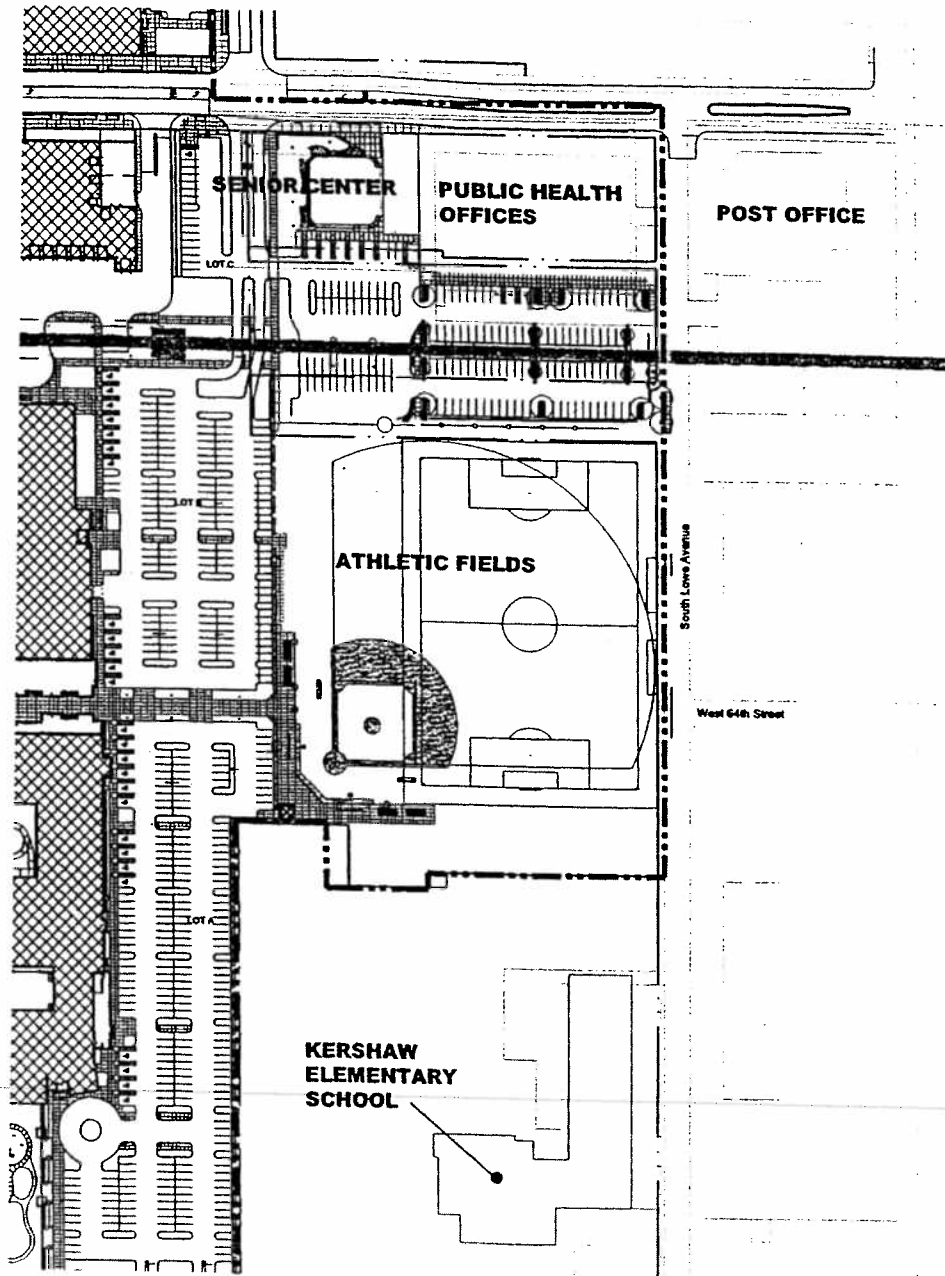


Exhibit 6A.

Landscape Plan -- General.

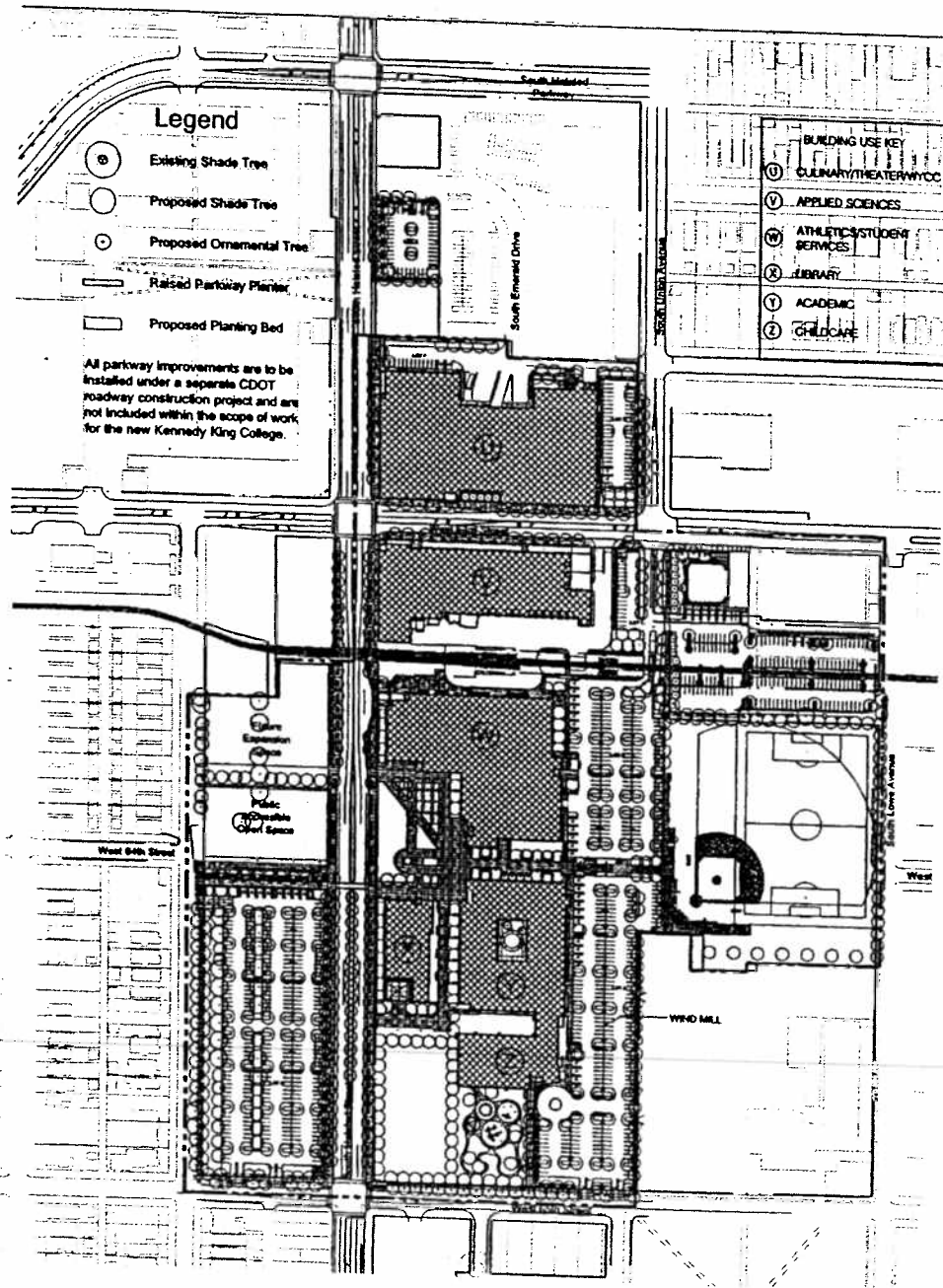


Exhibit 6C.

Landscape Plan -- Detail.

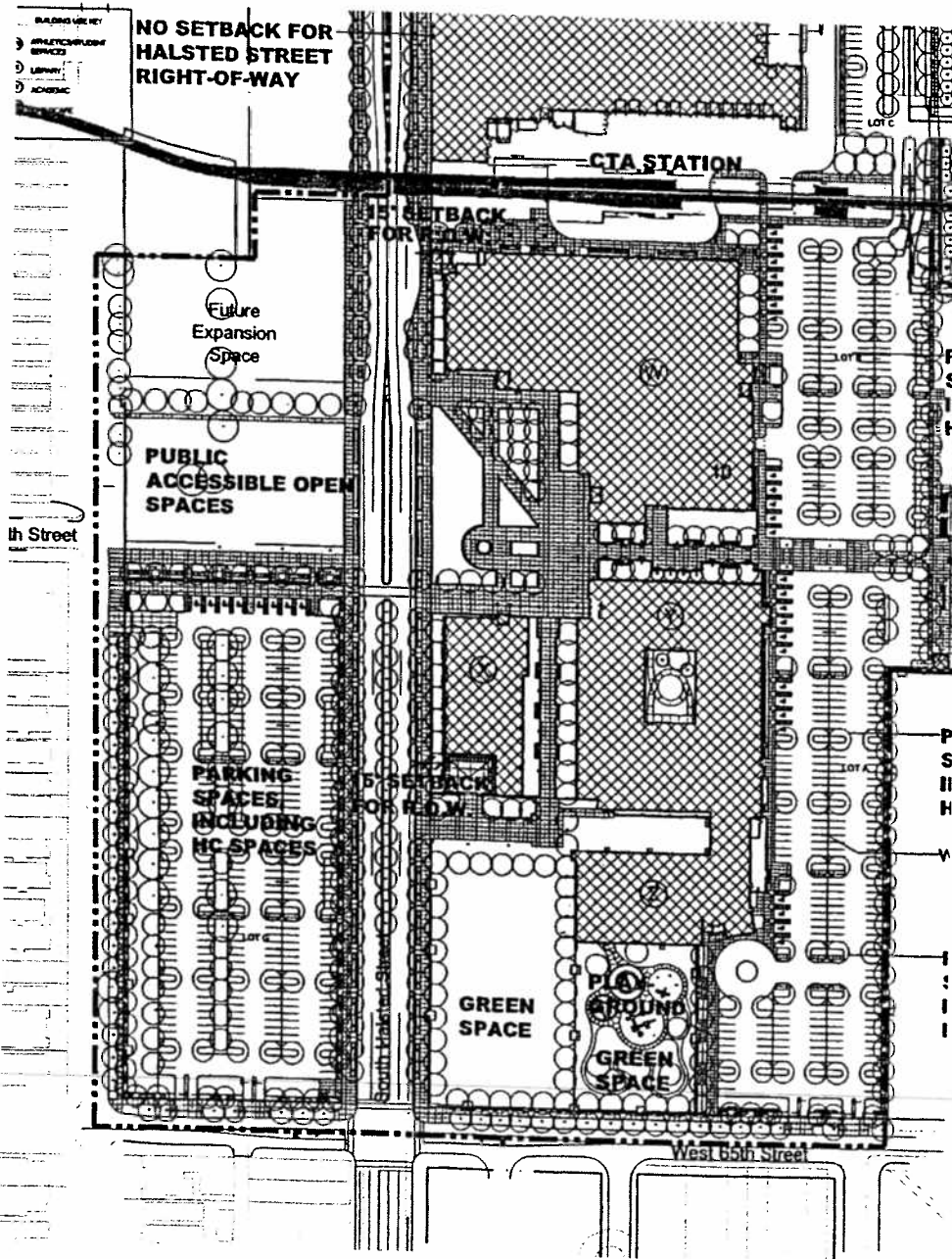


Exhibit 6D.

Landscape Plan -- Detail.

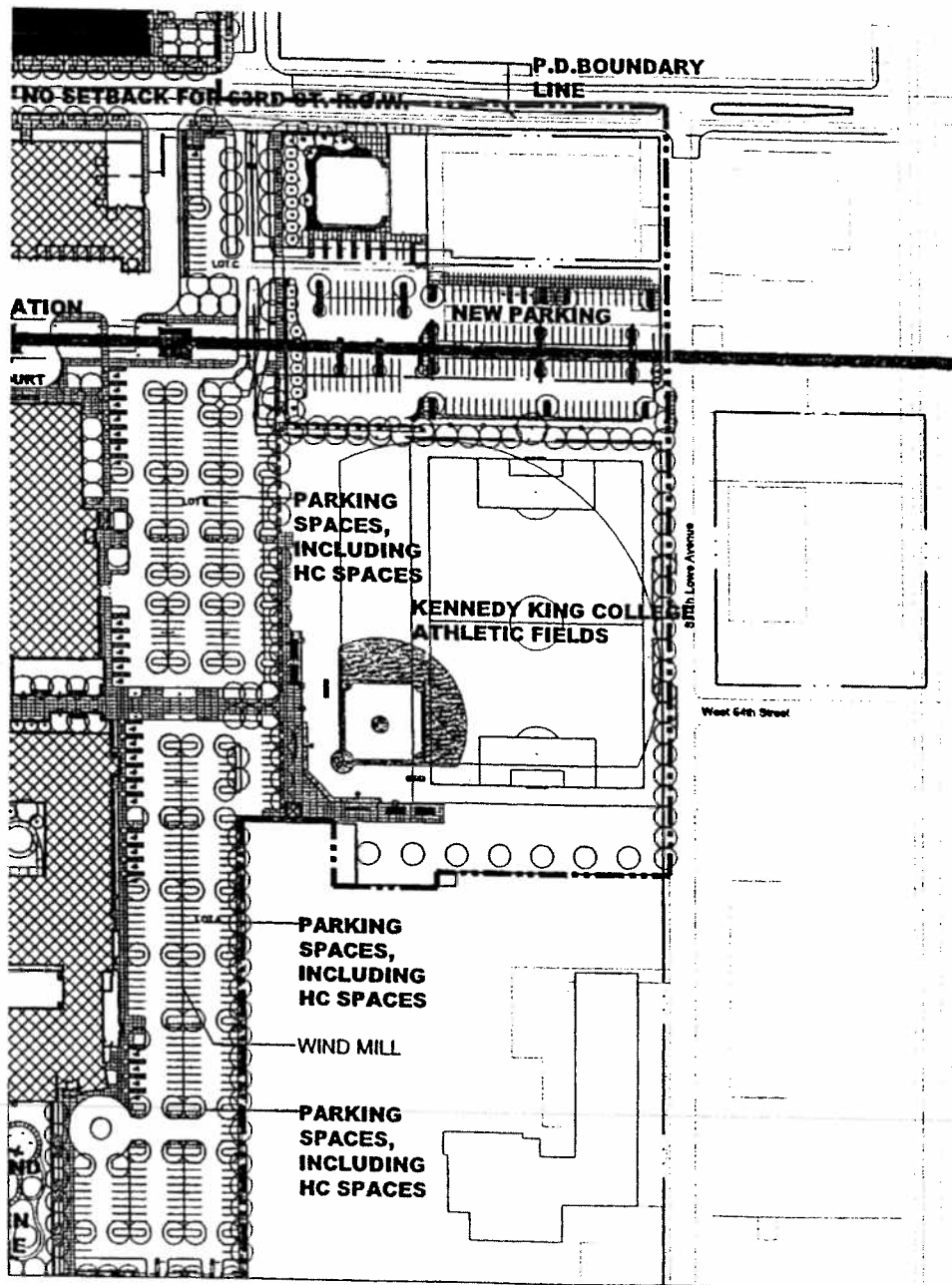


Exhibit 7.

Right-Of-Way Adjustment Map.

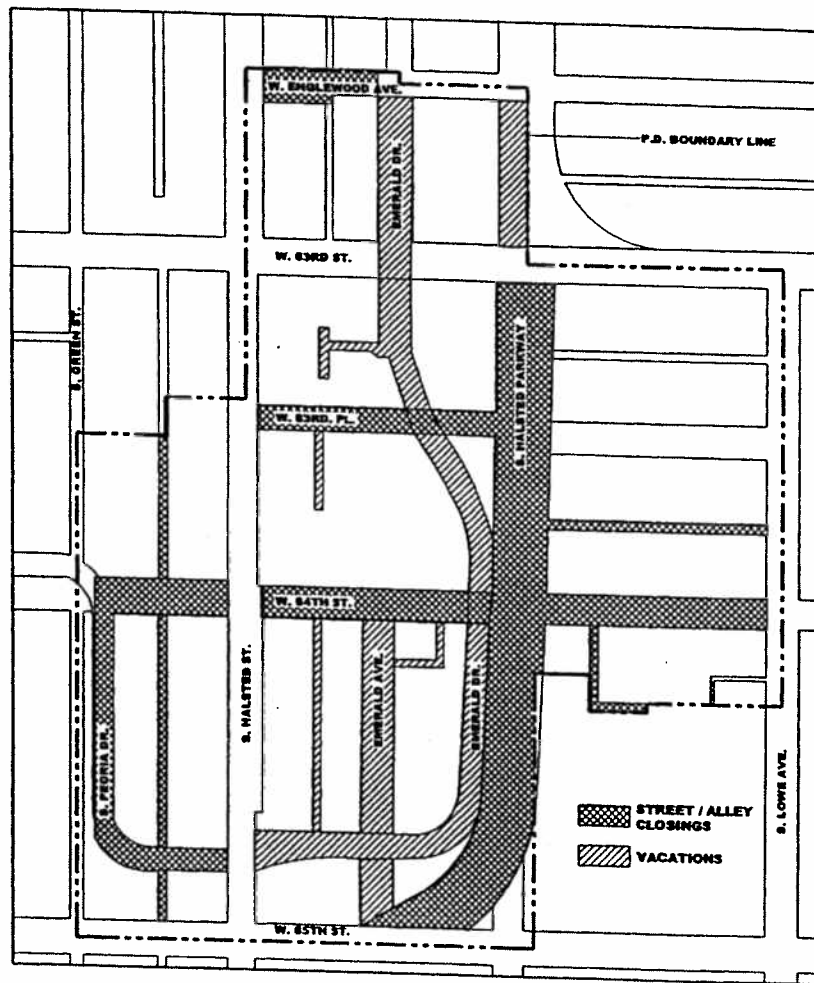


Exhibit 8C.

Elevations.

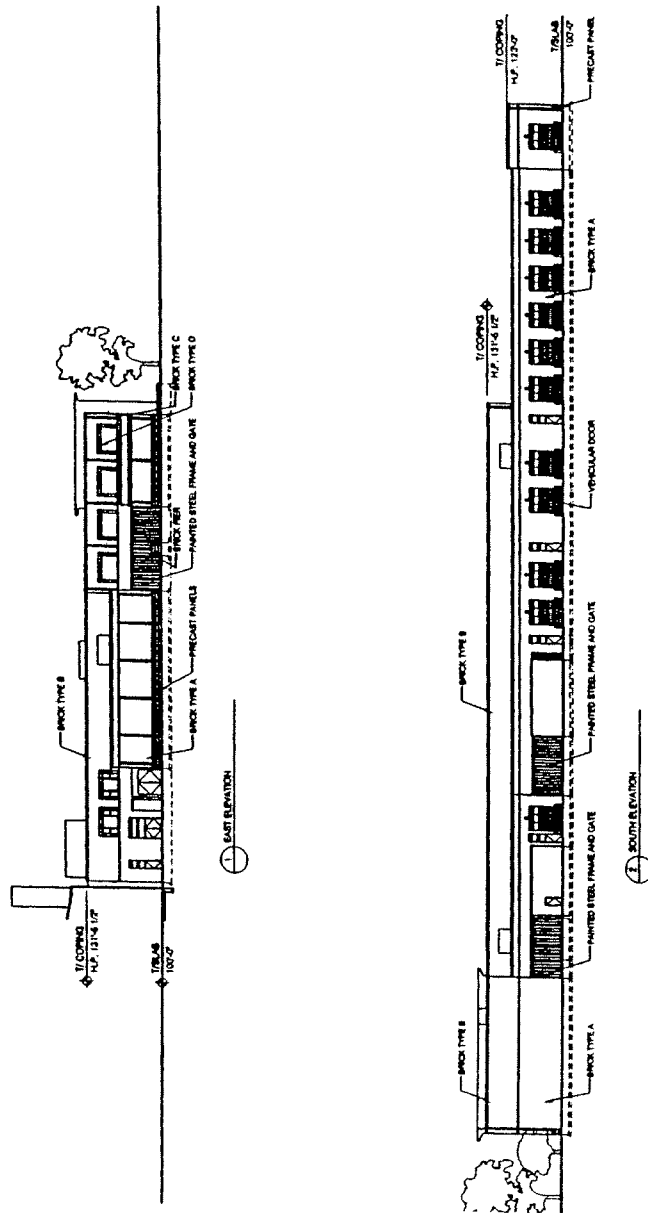


Exhibit 8D.

Elevations.

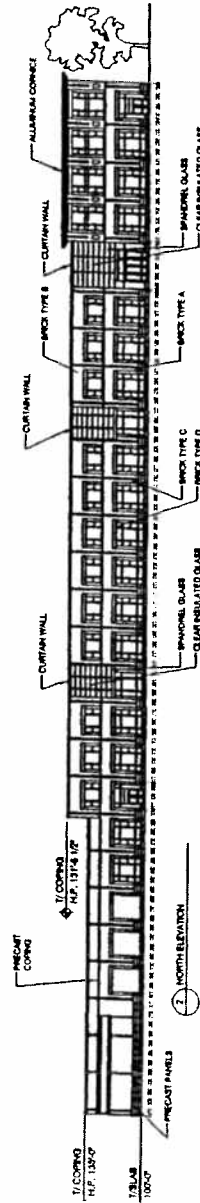
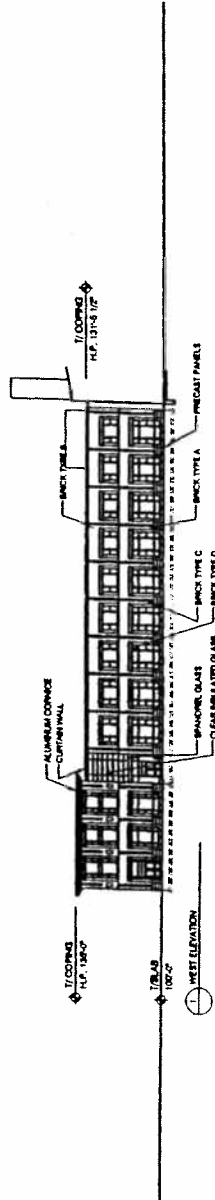


Exhibit 8E.

Elevations -- Athletics/Student Services Building.

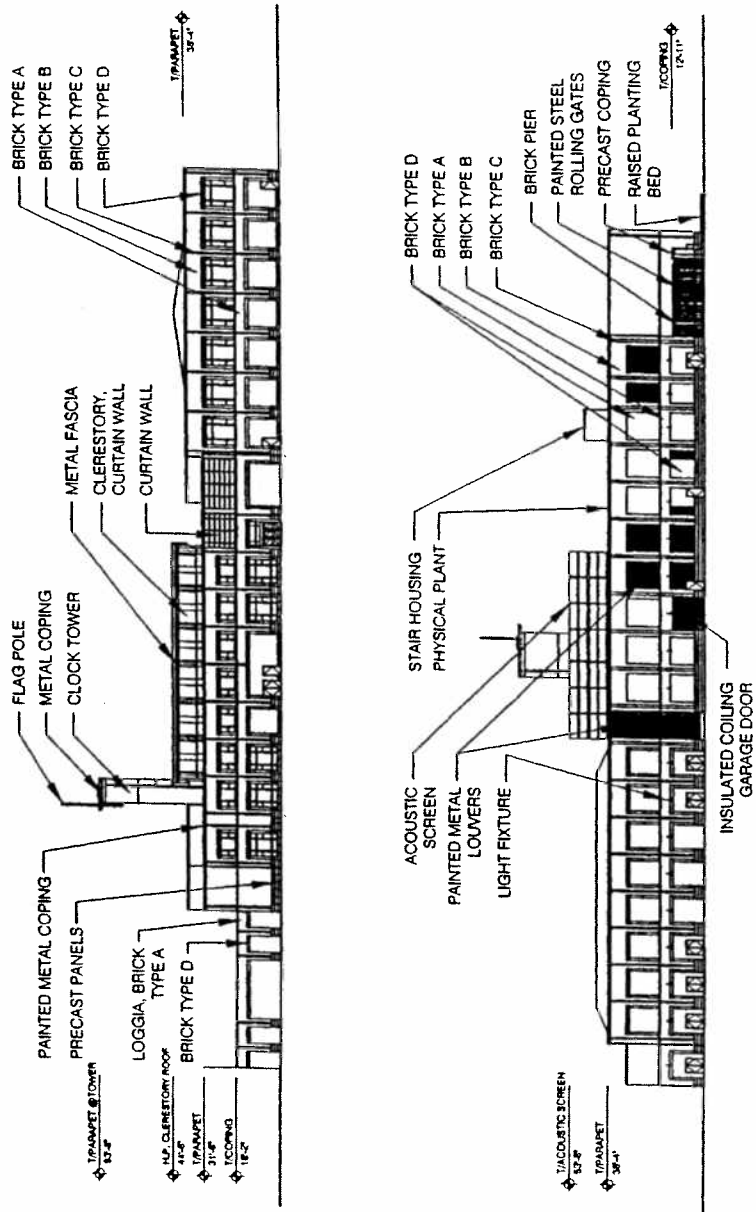


Exhibit 8G.

Elevations -- Library.

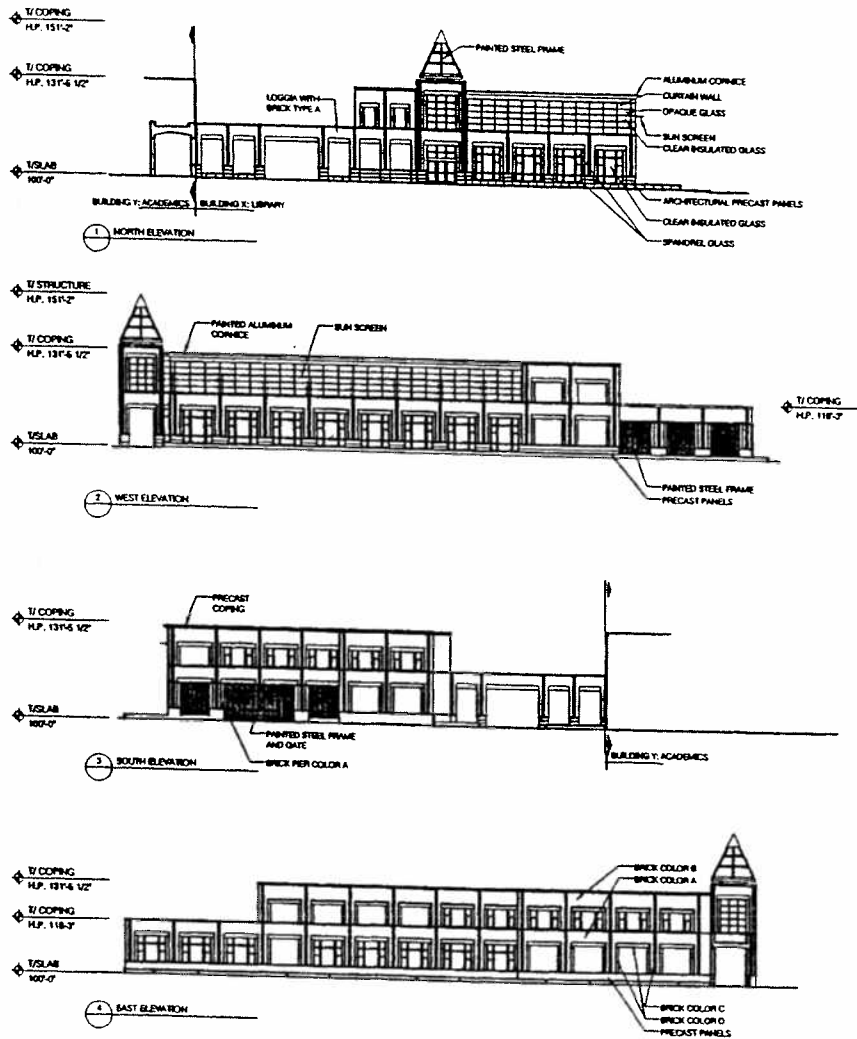


Exhibit 8H.

Elevations -- Academic Building.

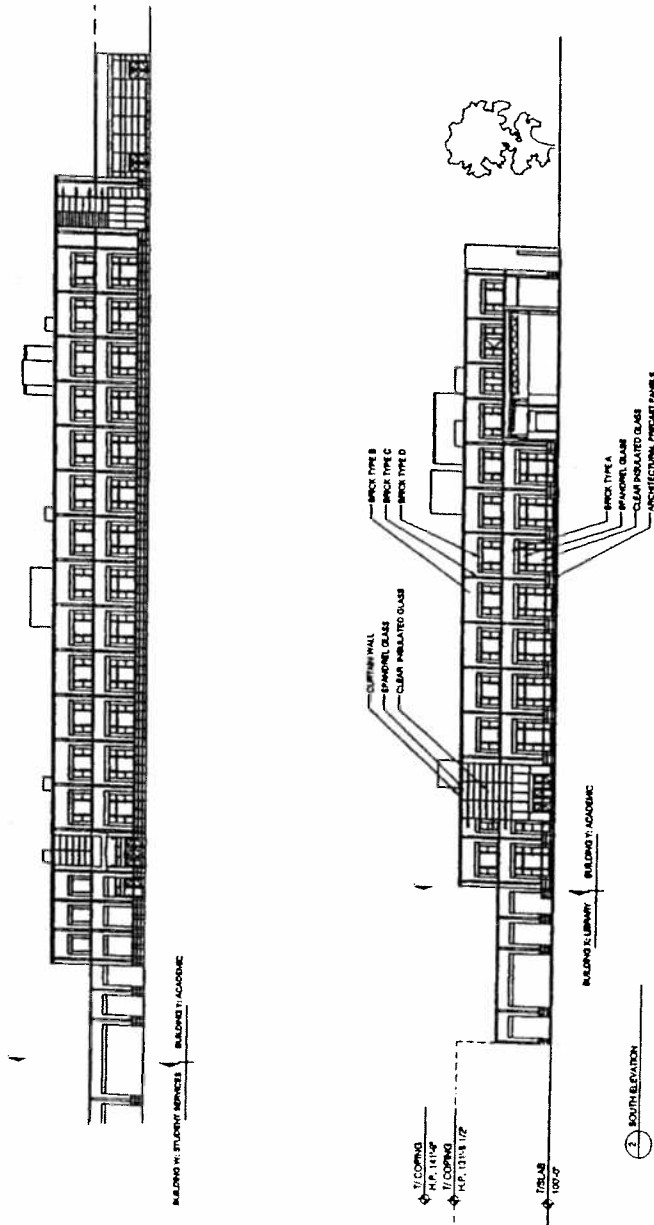


Exhibit 8I.

Elevations -- Academic Building.

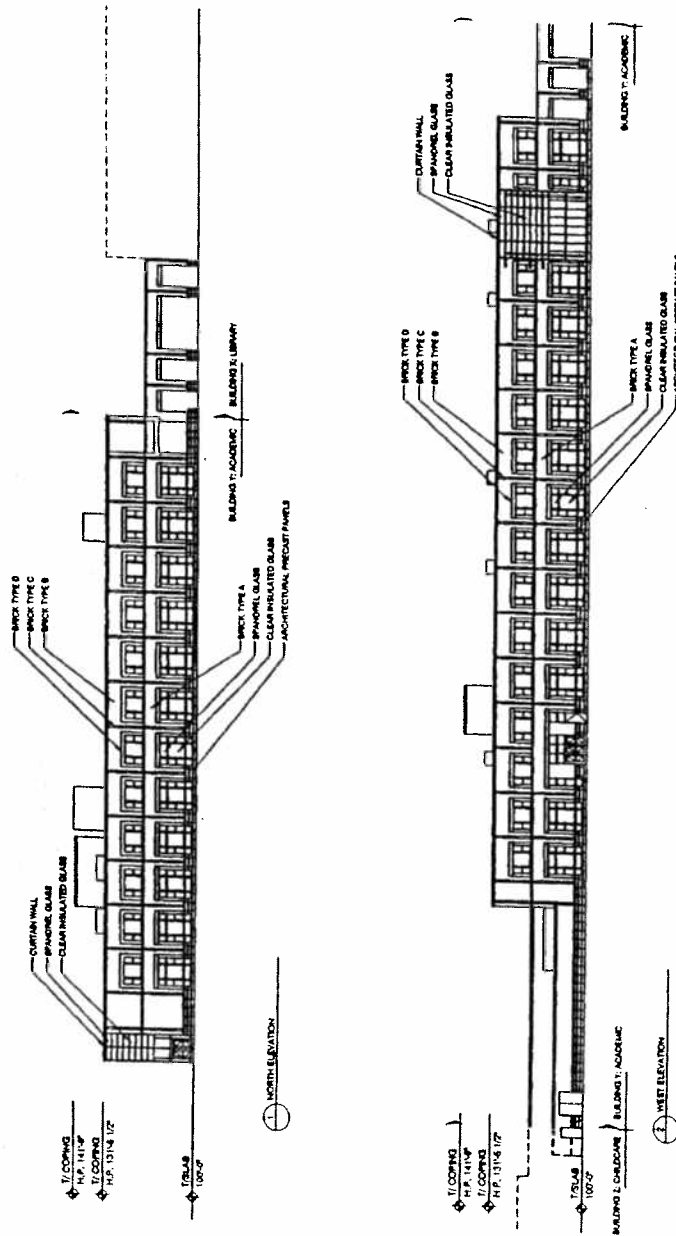


Exhibit 8J.

Elevations -- Childcare Building.

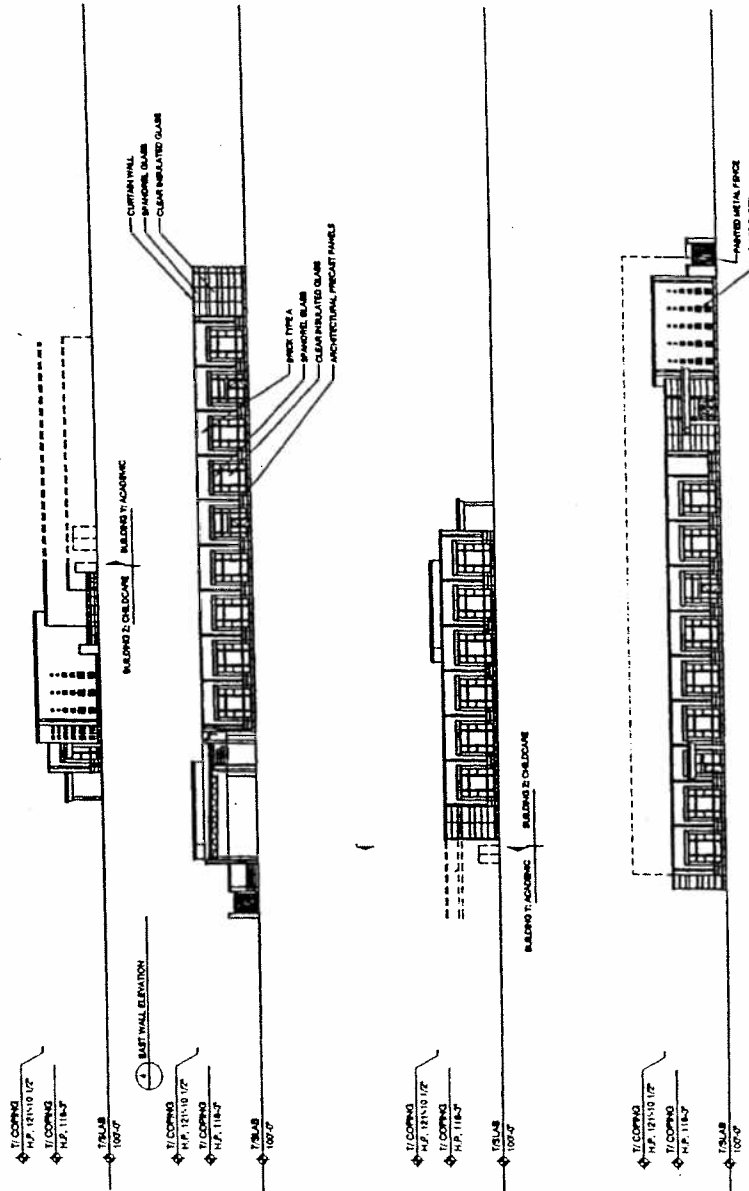
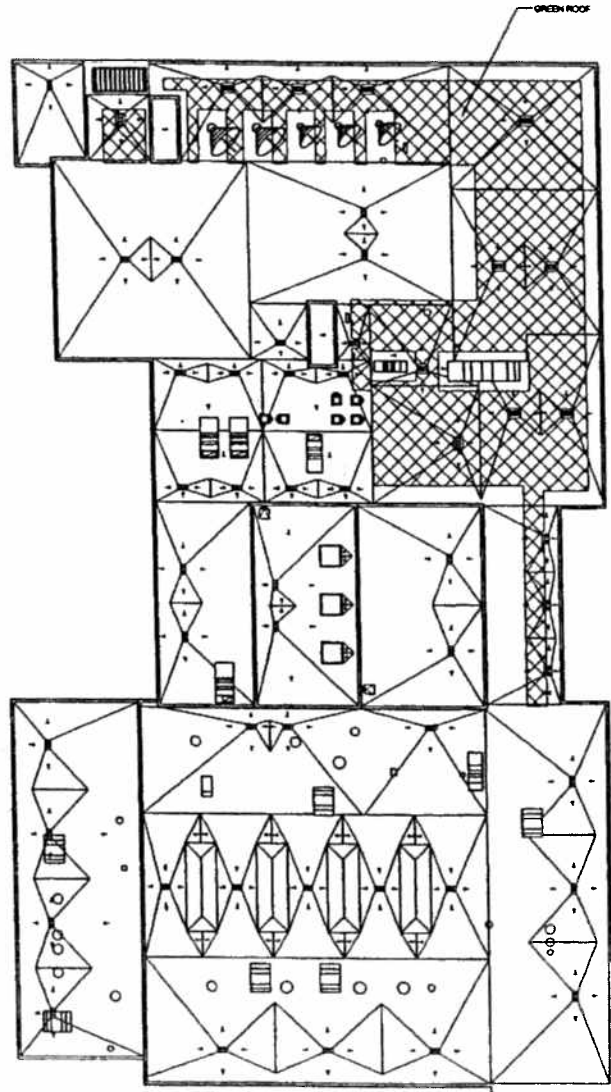


Exhibit 9A.

Roof Plan -- Culinary.

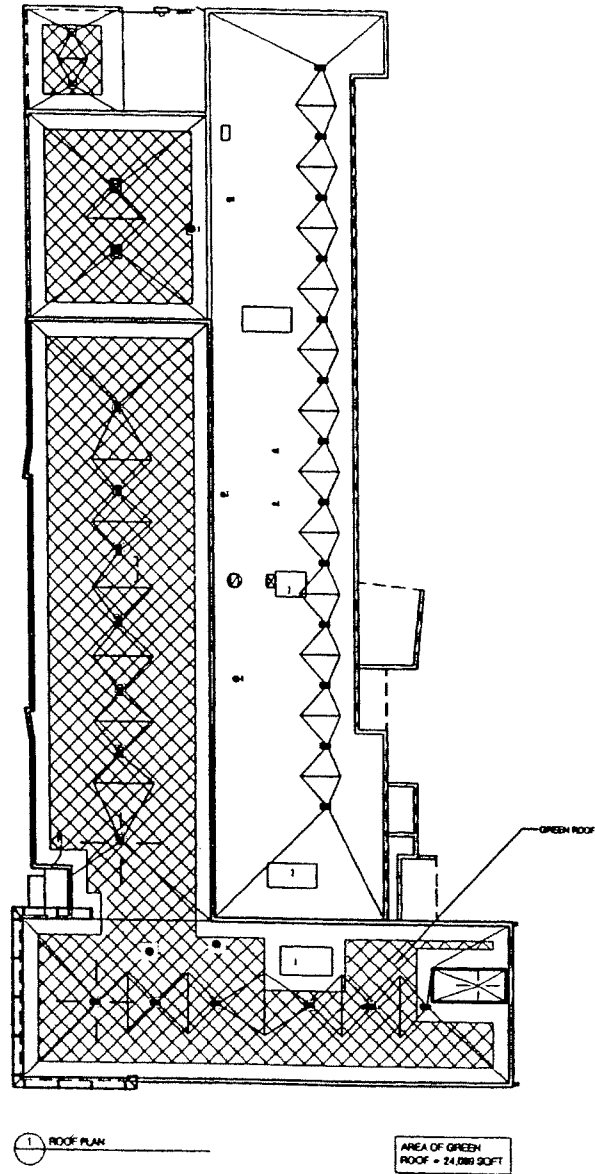


1 ROOF PLAN

AREA OF GREEN ROOF - 14,075 SQFT

Exhibit 9B.

Roof Plan -- Applied Sciences.



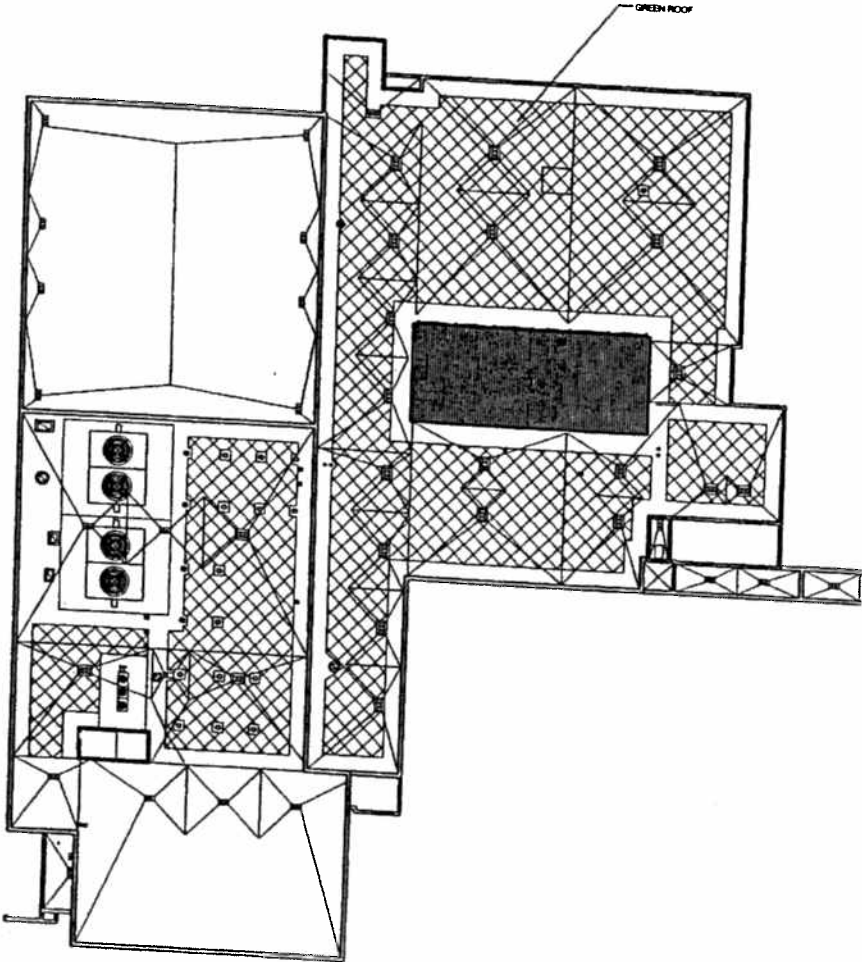
12/17/2003

UNFINISHED BUSINESS

16813

Exhibit 9C.

Roof Plan -- Athletics/Student Services.

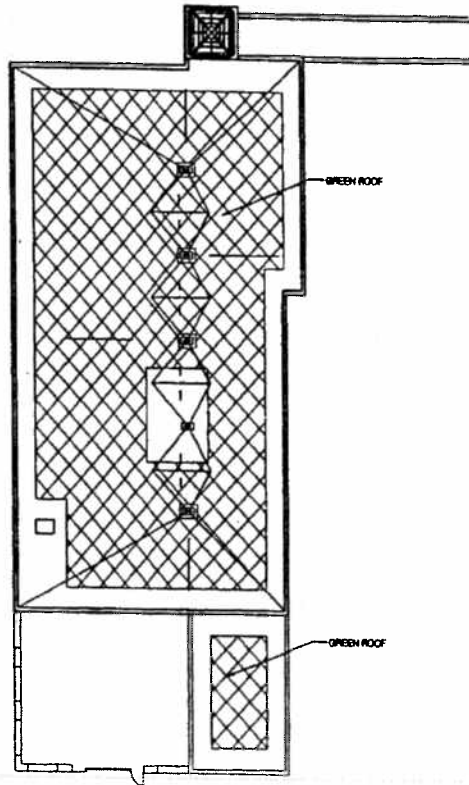


1 ROOF PLAN

AREA OF GREEN ROOF - 28,871 SQFT

Exhibit 9D.

Roof Plan -- Library.

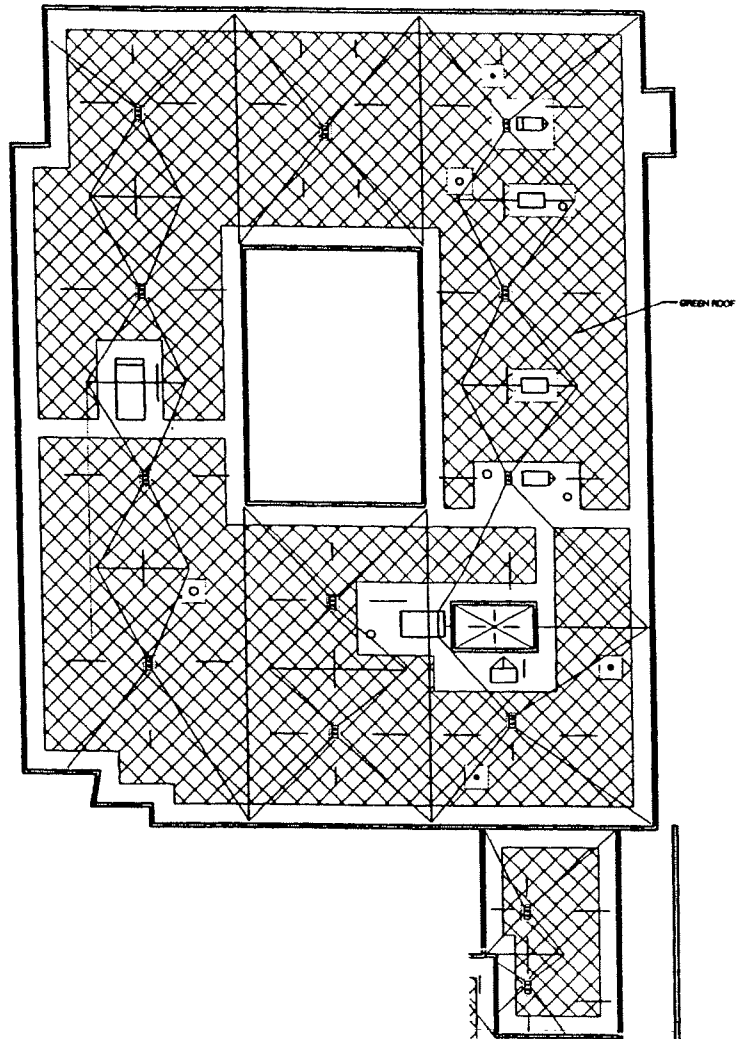


1 ROOF PLAN

AREA OF GREEN ROOF = 11,255 SQFT

Exhibit 9E.

Roof Plan -- Academic Building.

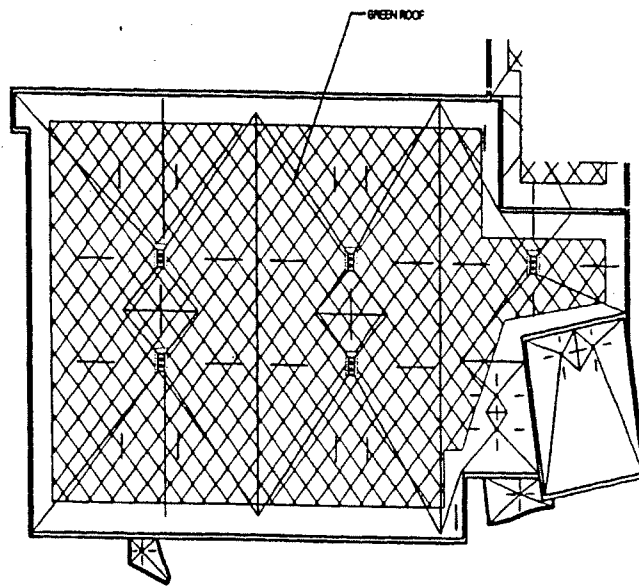


1 ROOF PLAN

AREA OF GREEN
ROOF = 37,677 SQFT

Exhibit 9F.

Roof Plan -- Childcare Building.

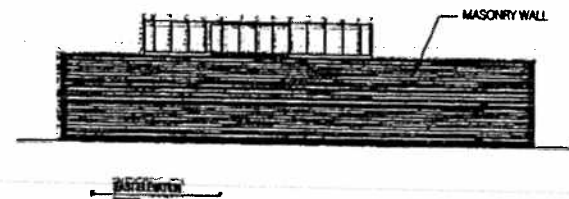
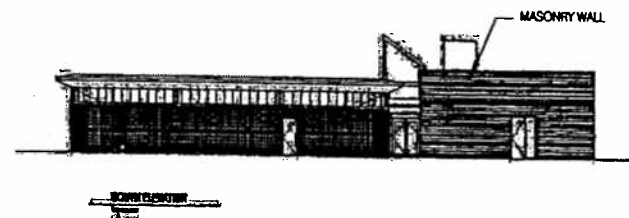
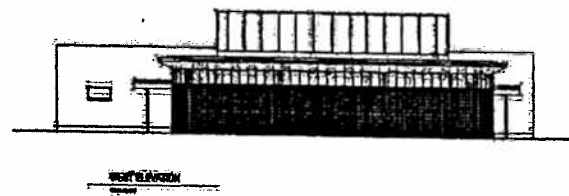
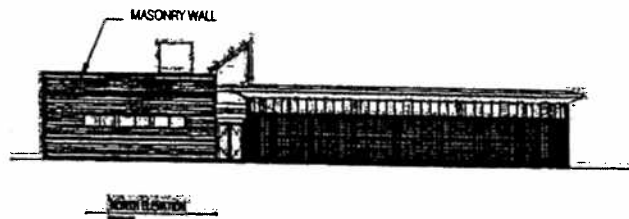


1 ROOF PLAN

AREA OF GREEN
ROOF = 12,821 SQFT

Exhibit 10.

Exterior Elevations -- Senior Center.





City of Chicago
Richard Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

March 25, 2002

Mr. Langdon Neal
Earl L. Neal & Assoc.
203 North LaSalle Street
Suite 2300
Chicago, IL 60601

Re: Business Planned Development No. 74, as Amended
SEC of West 63rd Street and South Halsted Parkway.

Dear Mr. Neal:

A review of a letter transmitted to this office dated February 11, 2001 in which you requested a determination of whether the above referenced property could be granted Administrative relief. The facts of the case are that the site is currently located in both a B5-3 General Service District and Business Planned Development No. 74, as Amended. A review of both districts indicates that the Planned Development imposes higher standards or requirements than the General Service District. Therefore, based on Article 5.1(2) of the Chicago Zoning Ordinance, the P.D. regulations shall govern the development of the subject site.

A Part II application would need to be filed with this Department to obtain the right to build a proposed "Senior Activity Center" or community center use. The Part II request should contain the site area, floor area, setbacks, number of parking spaces and loading berths. It should also include a letter of concurrence from the Zoning Administrator. As you know the project must also comply with the landscaping requirement as determined by D.P.D.

If you need additional information, please contact me at (312) 744-5756.

Very Truly Yours;

Jack Swenson
Deputy Commissioner

cc: Ed Kus
Arnold Randall
Cheryl Cook

NEIGHBORHOODS



PD 74

CHICAGO ZONING ORDINANCE AMENDED
TO RECLASSIFY PARTICULAR AREAS.

On motion of Alderman Banks, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of September 14, 1994, pages 56716 and 56718 to 56810, recommending that the City Council pass the said proposed ordinances which amend the Chicago Zoning Ordinance by reclassifying particular areas.

On motion of Alderman Banks, the said proposed ordinances were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Mazola, Haithcock, Tillman, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Madrzyk, Burke, Jones, Murphy, Rugai, Evans, Munoz, Laski, Miller, Medrano, Ocasio, Watson, E. Smith, Burrell, Bialczak, Suarez, Gabinski, Mell, Austin, Wojcik, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 47.

Nays -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed:

Reclassification Of Area Shown On Map Number 1-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 M1-5 General Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by:

a line 100 feet south of West Illinois Street; North Wells Street; a line 81 feet north of West Hubbard Street; the alley next east of and parallel to North Wells Street; West Hubbard Street; North Wells Street; a line 127 feet north of West Kinzie Street; a line 60 feet west of North Wells Street; a line 107 feet north of West Kinzie Street; a line 80 feet west of North Wells Street; West Kinzie Street; North Franklin Street; West Hubbard Street; North Orleans Street; the alley next north of and parallel to West Hubbard Street; and the alley next east of and parallel to North Franklin Street,

to those of a B7-5 General Central Business District and a corresponding use district is hereby established in the area above described.

Business Planned Development No. _____

Table Of Bulk Regulations And Related Controls.

Gross Site Area:	306,381 square feet (7.03 acres); Net Site Area: 185,724 square feet (4.26 acres) plus area of public streets and alleys: 120,657 square feet (2.77 acres) = 7.03 acres.
Maximum F.A.R. (for total net site area):	0.5.
Minimum Number Of Off-Street Parking Spaces:	268.
Maximum Percent Of Land Covered:	Per Site Plan.
Maximum Height:	Per Building Elevations.
Minimum Periphery Setbacks:	Per Site Plan.
Minimum Number Of Loading Docks:	One (1).

*Reclassification Of Area Shown On Map
Numbers 14-F, 14-G, 16-F And 16-G.
(As Amended)*

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

(Continued on page 58216)

(Continued from page 58206)

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Business Planned Development No. 74 symbols and indications as shown on Map Nos. 14-F, 14-G, 16-F and 16-G in the area bounded by:

West 61st Street; the alley next east of and parallel to South Halsted Street; the northerly right-of-way line of West 61st Place; the easterly right-of-way line of South Union Avenue; the easterly right-of-way line of South Halsted Parkway; the alley next north of and parallel to West Englewood Avenue; a line 573.5 feet west of South Wallace Street; the south right-of-way line of West Englewood Avenue; a line 555.9 feet west of South Wallace Street; the south line of West 63rd Street; a line 359 feet west of South Lowe Avenue; the north line of the alley next north of and parallel to West 63rd Place; a line 309 feet west of South Lowe Avenue; the south line of West 63rd Place; the easterly line of South Halsted Parkway; West 64th Street; the easterly line of South Halsted Parkway; a line 243 feet south of West 64th Street; a line 438 feet west of South Lowe Avenue; the south line of West 65th Street; the easterly line of South Union Avenue; the south line of the alley next south of and parallel to West 65th Street; the easterly line of South Emerald Avenue; a line 225 feet south of West 65th Street; the easterly line of the alley next east of and parallel to South Halsted Street; West 66th Street; the westerly line of the alley next west of and parallel to South Halsted Street; West 65th Street; the westerly line of South Green Street; the southerly line of West 64th Street; the westerly line of South Peoria Street; a line 105.66 feet north of West 64th Street; South Peoria Street; the right-of-way line of the Chicago Transit Authority; South Sangamon Street; West 63rd Street; South Morgan Street; a line 125 feet north of West 63rd Street; the west line of the alley next west of and parallel to South Sangamon Street; a line 248 feet south of West 62nd Street; the westerly line of South Sangamon Street; a line 302.62 feet south of West 61st Street; the westerly line of the alley next west of and parallel to South Peoria Street; a line 248.7 feet south of West 61st Street; South Peoria Street; a line 287.40 feet north of West 62nd Street or the line thereof if extended where no street exists; and the westerly line of the alley next west of and parallel to South Halsted Street or the line thereof if extended where no alley exists,

Except for the area bounded by:

South Halsted Parkway; West Englewood Avenue or the line thereof if extended where no street exists; South Emerald Drive; West 63rd Street; the alley next east of and parallel to South Halsted Street or the line thereof if extended where no alley exists; West Englewood Avenue or the line thereof if extended where no street exists; South Halsted

11301
Street; a line 189.80 feet south of West 62nd Street; the alley next east of and parallel to South Halsted Street or the line thereof if extended where no alley exists; West 62nd Street; and South Halsted Street, which shall be excluded from the Planned Development, and be designated hereinafter as Business Planned Development No. 74, as amended, which is hereby established in the area above described, subject to the use and bulk regulations set forth in the Plan of Development herewith attached and made a part thereof 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 referred to in this ordinance reads as follows:

*Business Planned Development Number 74.
(As Amended)*

Plan Of Development Statements.

1. The area delineated herein as "Business Planned Development Number 74", consists of approximately 3,312,525 square feet (76.15 acres) of real property (the "Property"), depicted on the Planned Development Boundary Map attached hereto.
2. All applicable reviews, approvals, or permits associated with this Plan of Development shall be obtained by the owners of the affected property or their successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements, or adjustments of right-of-ways or consolidation or resubdivision of parcels shall require a separate submittal and approval by City Council.
3. The requirements, obligations, and conditions contained within this Planned Development shall be binding upon the successors and assigns of the applicant and the property owners of record title. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property and all portions thereof shall throughout the period this Planned Development is in effect, be held under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that a single person, corporation, association, or other entity has been designated and authorized by the owner or owners of all of the property as Authorized Agent of the property for the limited purposes of (1) receiving any and all zoning enforcement-related or

other zoning related communications from the City in relation to and on behalf of the affected property owner or owners; and (2) making application to the City for any subsequent amendment to this Planned Development or any other modification or change thereto (administrative, legislative, or otherwise) on behalf and in the name of the affected owner or owners of the Property. Nothing herein shall be construed to mean that any owner of the Property or any portion thereof is relieved of any obligation thereunder or any rights in relation thereto, or may not receive directly such communications or is not subject to City action pursuant to this Planned Development. Nothing herein shall, however, prohibit or in any way restrict the alienation, sale, or any other transfer of all or any portion of the property or any rights therein.

4. This Plan of Development consists of fourteen (14) statements; a Table of Use and Bulk Regulations and Related Controls; a Planned Development Boundary Map; a Property Line and Right-of-Way Adjustment Map; and a Generalized Land Use Map all dated July 14, 1994. This Planned Development Amendment is applicable to the area delineated hereto and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purposes of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof and satisfies the established criteria for approval as a planned development.
5. Permitted uses of land within this Planned Development include:
 - Subarea A: Uses of land permitted are uses permitted in B3-3 General Retail Districts.
 - Subarea B: Uses of land permitted are uses permitted in R4 General Residential Districts.
 - Subarea C: Institutional uses permitted in R4 General Residential Districts including nursing homes and convalescent homes.
6. Off-street parking and loading facilities will be provided in compliance with the Table of Use and Bulk Regulations attached hereto and shall be subject to the review and approval of the Department of Planning and Development and the Department of Transportation.
7. Any service drives or any other ingress or egress, including for emergency vehicles, shall be adequately designed and paved in accordance with the Municipal Code of Chicago and the Department of Transportation in effect at the time of construction. There shall be no parking permitted within such paved areas. Ingress and egress

- shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
8. Identification and other necessary signs, including temporary construction or marketing signs, shall be permitted, subject to the review and approval of the Commissioner of the Department of Planning and Development.
 9. Height restrictions of any building or any appurtenance thereto, shall be subject to:
 - (a) Height limitations as certified on Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
 - (b) Airport zoning regulations as established by the Department of Planning and Development, Department of Aviation, and Department of Law, and approved by the City Council.
 10. For the purposes of maximum floor area ratio (F.A.R.) calculations, the definitions of the Chicago Zoning Ordinance shall apply.
 11. This Planned Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and Development and in effect on the date hereof.
 12. Improvements on property within the Planned Development, including all entrances, exits and landscaping, shall be installed and maintained in general accordance with Table of Bulk Regulations attached hereto and the following development standards:
 - (a) Landscaping (including parkway trees in adjacent rights-of-way) shall be installed and maintained in accordance with the landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
 - (b) Unified Building Design. To the maximum extent feasible, individual retail buildings within the central commercial area of the Planned Development shall be designed as an architectural unit and not a miscellaneous assemblage of store. The exterior walls of any structures facing public rights-of-way shall be treated with color texture, fenestration, landscaping, windows, or a combination of treatments so as to avoid large expanses of blank walls.

- (c) Parking areas serving the core retail area of the Planned Development shall be located for convenient customer walking distances between such parking area and stores. Service drives and loading docks should be located to provide for separation of truck deliveries and customer circulation.
 - (d) Individual uses in the core retail area should encourage the greatest merchandising interplay among the stores.
13. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the affected Property owners and after a determination by the Commissioner that such a modification is minor, appropriate, consistent with the nature of the development of the Property contemplated in this Planned Development Ordinance and will not result in increasing the maximum floor area ratio for the total Property. Any such modification shall be deemed to be a minor change in the Planned Development Ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase of the maximum percent of land covered.
14. The owners of the Property acknowledge that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. Accordingly, the owners and developers of the Property shall use best and reasonable efforts to design, construct and maintain all new buildings to be located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineers Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

[Planned Development Boundary Map, Property Line and
Right-Of-Way Adjustment Map, and Generalized
Land Use Plan Map referred to in this
Plan of Development printed on
pages 58223 through 58225
of this Journal.]

Table of Bulk Regulations and Related Controls referred to in this Plan of Development reads as follows:

*Business Planned Development Number 74.
(As Amended)*

Table Of Bulk Regulations And Related Controls.

Gross Site Area:	Gross Site Area (76.15 acres); Net Site Area (41.13 acres) plus area of public streets and alleys (35.02 acres) = 76.15 acres.
Net Site Area of Subarea A:	1,442,271.6 square feet (33.11 acres).
Net Site Area of Subarea B:	290,896 square feet (6.72 acres).
Net Site Area of Subarea C:	57,922 square feet (1.3 acres).
Total Net Site Area:	1,791,069.6 square feet (41.12 acres).
Subarea A.	
Maximum Floor Area Ratio:	2.7.
Number of Dwelling Units:	NA.
Maximum Percentage of Land Covered:	55%.
Subarea B.	
Maximum Floor Area Ratio:	1.2.
Maximum Percentage of Land Covered:	40%.

Subarea C.

Maximum Floor Area Ratio: 1.2.

Maximum Percentage of Land Covered: 40%.

Overall Maximum F.A.R.: 2.4.
(for total net site area)

Maximum Number of Dwelling Units: 356.

Minimum Number of off-Street Parking Spaces for Residential Uses:

One (1) space per dwelling unit except parking for elderly housing to be determined by the Department of Planning and Development.

Minimum Number of Off-Street Parking Spaces for Business Uses:

Subarea A:

In accordance with B3 Regulations.

Subareas B and C:

In accordance with R4 Regulations.

Minimum Distance between Residential and Institutional Buildings in Subarea B:

20 feet.

Maximum Percentage of Land Covered:

52% (for total Net Site Area).

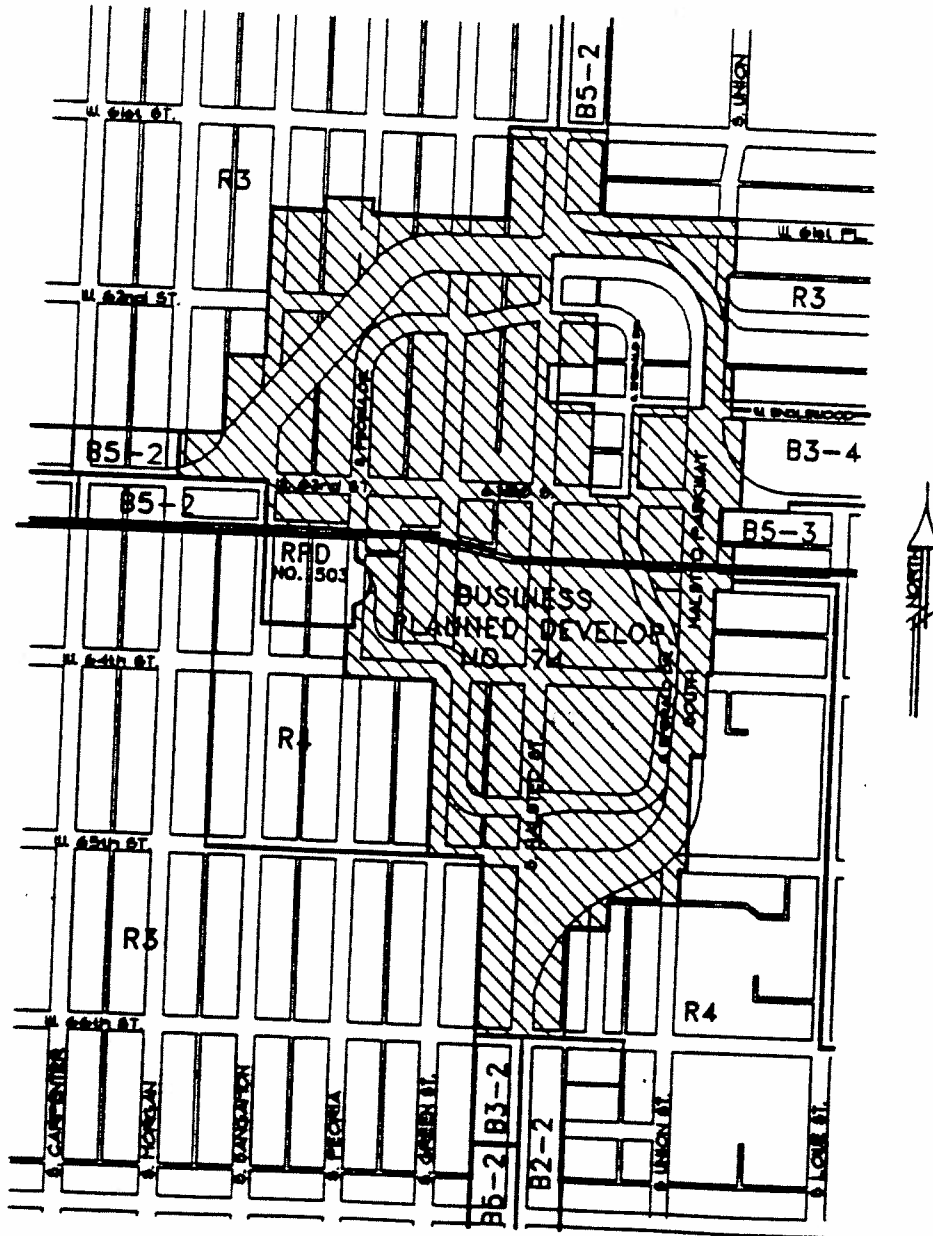
Minimum Periphery Setbacks within Subareas B and C:

Boundary 20 feet.

Front Yard 12 feet.

Side Yard 8 feet.

Planned Development Boundary Map.



LEGEND

-  BUSINESS PLANNED DEVELOPMENT NO. 14
-  PLANNED DEVELOPMENT BOUNDARY

*Reclassification Of Area Shown On Map Number 14-F.
(As Amended)*

PD 74

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing a portion of the Business Planned Development No. 74 symbols and indications as shown on Map No. 14-F in the area bounded by:

South Halsted Parkway; West Englewood Avenue or the line thereof if extended where no street exists; South Emerald Drive; West 63rd Street; the alley next east of and parallel to South Halsted Street or the line thereof if extended where no alley exists; West Englewood Avenue or the line thereof if extended where no street exists; South Halsted Street; a line 189.80 feet south of West 62nd Street; the alley next east of and parallel to South Halsted Street or the line thereof if extended where no alley exists; West 62nd Street; and South Halsted Street,

to those of a B3-3 General Retail District and a corresponding use district is hereby established in the above-described area.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B3-3 General Retail District symbols and indications as shown on Map No. 14-F in the area bounded by:

South Halsted Parkway; West Englewood Avenue or the line thereof if extended where no street exists; South Emerald Drive; West 63rd Street; the alley next east of and parallel to South Halsted Street or the line thereof if extended where no alley exists; West Englewood Avenue or the line thereof if extended where no street exists; South Halsted Street; a line 189.80 feet south of West 62nd Street; the alley next east of and parallel to South Halsted Street or the line thereof if extended where no alley exists; West 62nd Street; and South Halsted Street,

to those of a Business Planned Development, which is hereby established in the area above described, subject to the restrictions set forth in the Plan of Development attached hereto and made a part hereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and publication.

Plan of Development referred to in this ordinance reads as follows:

Business Planned Development No. _____.

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development consists of approximately 7.03 acres depicted on the attached Property Line and Planned Development Boundary Map, and is under the single designated control of the Halsted Street Limited Partnership (the "Applicant").
2. The Applicant shall be responsible for obtaining all applicable reviews, approvals, or permits associated with this Plan of Development, including any dedications or vacations of public streets and alleys.
3. The requirements, obligations, and conditions contained within this Planned Development shall be binding upon the Applicant, its affiliates, successors, assigns, grantees, lessees, and, if different than the Applicant, the record owners of lease title. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property and all portions thereof shall throughout the period this Planned Development is in effect, be held under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that a single person, corporation, association, or other entity has been designated and authorized by the owner or owners of all of the property as Authorized Agent of the property for the limited purposes of (1) receiving any and all zoning enforcement-related or other zoning related communications from the City in relation to and on behalf of the affected property owner or owners; and (2) making application to the City for any subsequent amendment to this Planned Development or any other modification or change thereto (administrative, legislative, or otherwise) on behalf and in the name of the affected owner or owners of the Property. Nothing herein shall be construed to mean that any owner of the Property or any portion thereof is relieved of any obligation thereunder or any rights in relation thereto, or may not receive directly such communications or is not subject to City action pursuant to this Planned Development. Nothing herein shall however, prohibit or in any way restrict the alienation, sale, or any other transfer of all or any portion of the property or any rights therein.
4. This Plan of Development consists of these thirteen (13) statements; a Table of Use And Bulk Regulations; an Existing Zoning Map; a Property Line and Planned Development Boundary Map; a Site Plan/Landscape Plan; and Building Elevations all dated July 14, 1994. This Plan of Development is applicable to the area delineated

hereto and these and no other zoning controls shall apply. This Plan of Development conforms to the intent and purposes of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof and satisfies the established criteria for approval as a planned development.

5. The following land uses shall be permitted, subject to the restrictions set forth in this Plan of Development: any use permitted in a B-3 General Retail District, including offices, retail or service establishments (including restaurants), day-care centers or community centers, accessory parking and non-accessory parking.
6. Any service drives or any other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago. There shall be no parking within such paved areas. Vehicular ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
7. Business identification signs, temporary signs, and other necessary signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
8. For the purposes of maximum floor area ratio (F.A.R.) calculations, the definitions of the Chicago Zoning Ordinance shall apply.
9. Height restrictions of any building or any appurtenance thereto, shall in addition to the Table of Use and Bulk Regulations, be subject to:
 - (a) Height Limitations as certified on Form F.A.A.-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
 - (b) Airport zoning regulations as established by the Department of Planning and Development, Department of Aviation, and Department of Law and approved by the City Council.
10. Improvements on property within the Planned Development shall be designed, constructed and maintained in accordance with the Site Plan/Landscape Plan, Building Elevations, and Table of Use and Bulk Regulations attached hereto, and with the landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

11. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate, consistent with the nature of the development of the Property contemplated in this Planned Development Ordinance and will not result in increasing the maximum floor area ratio for the total Property. Any such modification shall be deemed to be a minor change in the Planned Development Ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all new buildings to be located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineers Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
13. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within five (5) years following the adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to a B3-3 General Retail District.

[Existing Zoning Map, Property Line and Planned Development
Boundary Maps, Site Plan/Landscape Plans and Building
Elevation Drawings referred to in this Plan of
Development printed on pages 56733
through 56741 of this Journal.]

Table of Bulk Regulations and Related Controls referred to in this Plan of
Development reads as follows:

Business Planned Development No. _____.

Table Of Bulk Regulations And Related Controls.

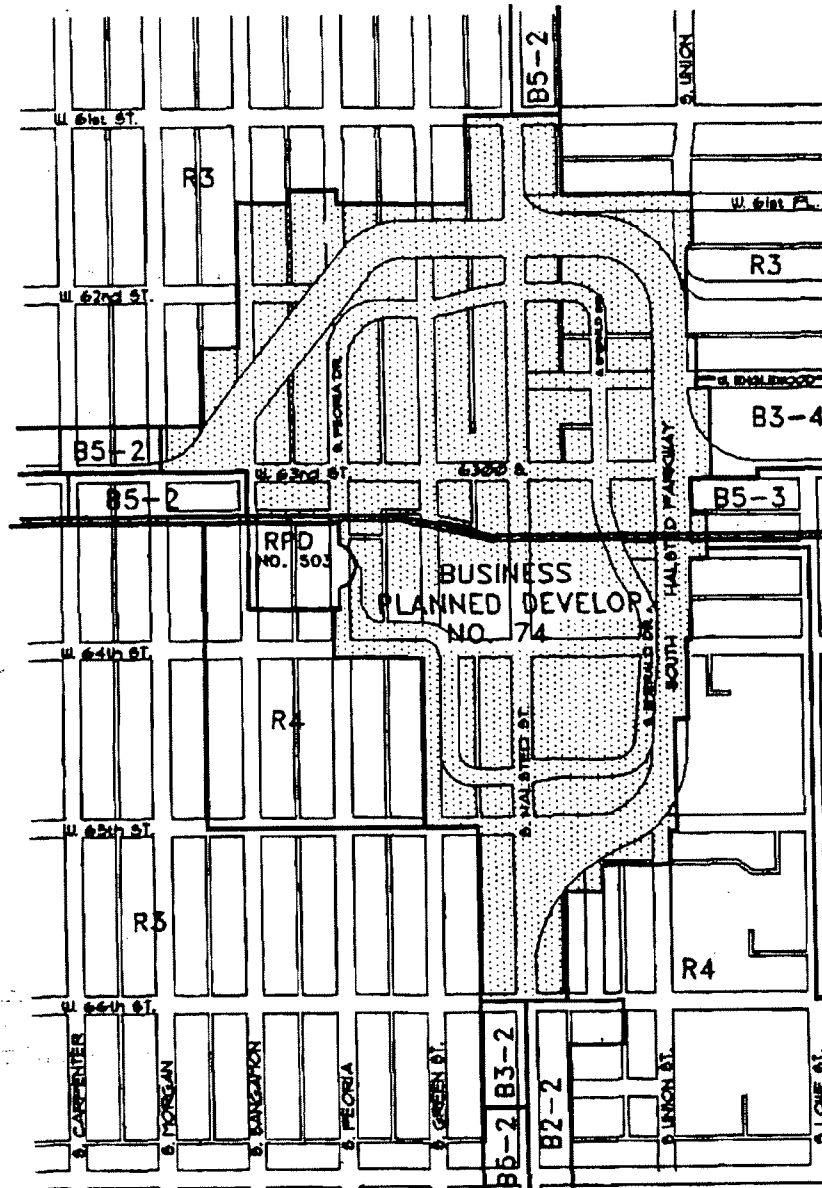
Gross Site Area:	306,381 square feet (7.03 acres); Net Site Area: 185,724 square feet (4.26 acres) plus area of public streets and alleys: 120,657 square feet (2.77 acres) = 7.03 acres.
Maximum F.A.R. (for total net site area):	0.5.
Minimum Number Of Off-Street Parking Spaces:	268.
Maximum Percent Of Land Covered:	Per Site Plan.
Maximum Height:	Per Building Elevations.
Minimum Periphery Setbacks:	Per Site Plan.
Minimum Number Of Loading Docks:	One (1).

*Reclassification Of Area Shown On Map
Numbers 14-F, 14-G, 16-F And 16-G.
(As Amended)*

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

(Continued on page 56742)

Existing Zoning Map.



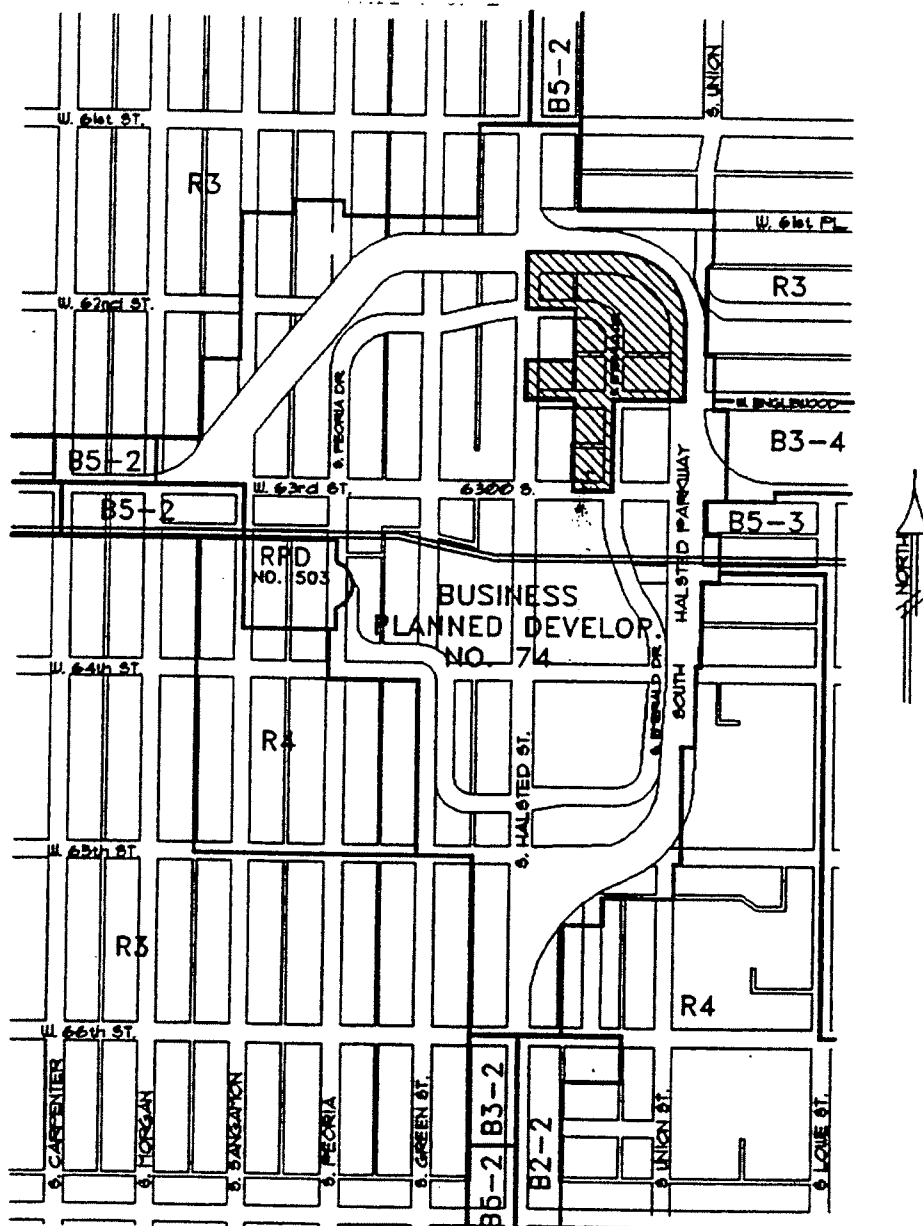
LEGEND

———— PLANNED DEVELOPMENT BOUNDARY

APPLICANT: HALSTED STREET LIMITED PARTNERSHIP
 ADDRESS: 318 WEST RANDOLPH
 SUITE 600
 CHICAGO, IL. 60606

DATE: MAY 16, 1994
 REVISED: JULY 14, 1994

Property Line And Planned Development Boundary Maps.
(1 of 2)



LEGEND



SUBJECT PROPERTY

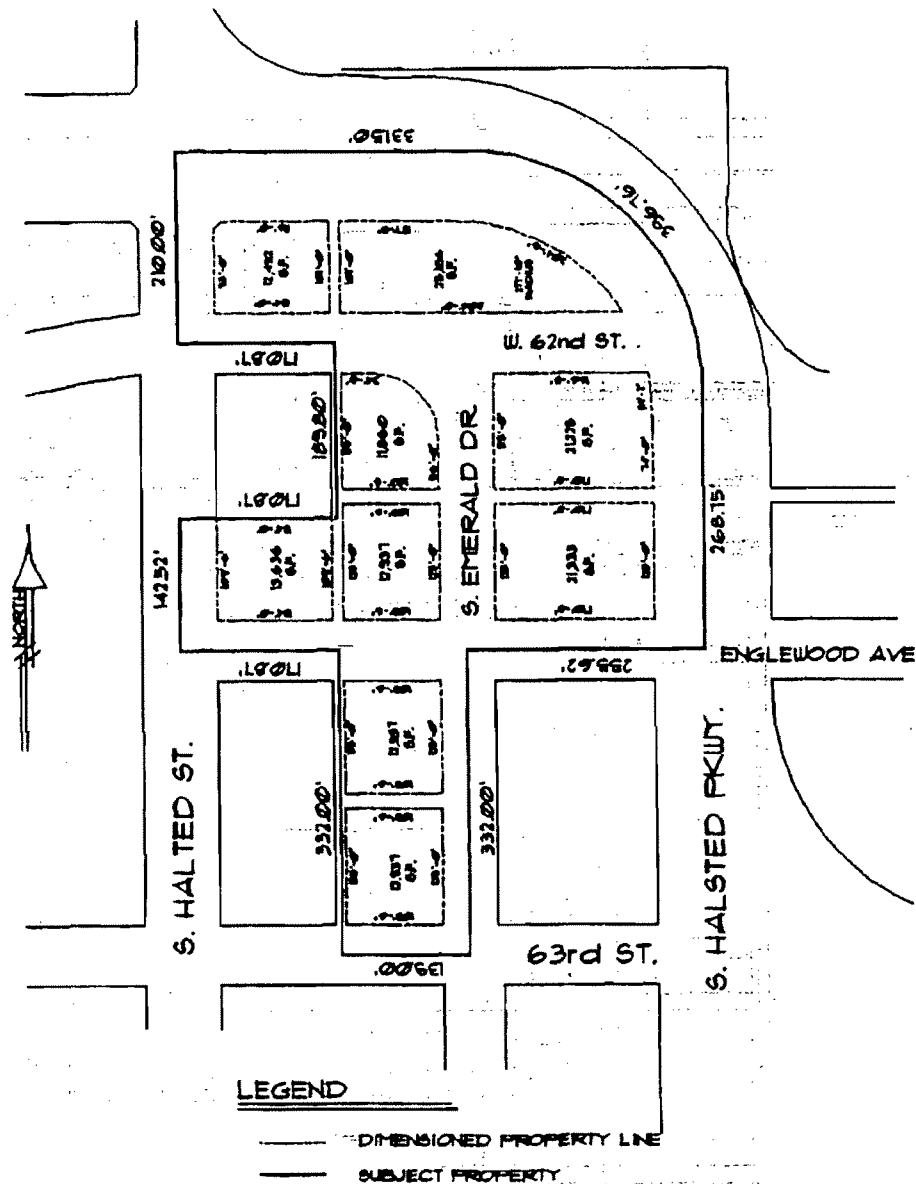
PLANNED DEVELOPMENT BOUNDARY

NOTE: FOR DIMENSIONED PROPERTY LINE
SEE PAGE 2 OF 2 OF THIS EXHIBIT

APPLICANT: HALSTED STREET LIMITED PARTNERSHIP
 ADDRESS: 318 WEST RANDOLPH
 SUITE 600
 CHICAGO, IL. 60606

DATE: MAY 16, 1994
 REVISED: JULY 14, 1994

Property Line And Planned Development Boundary Maps.
(2 of 2)

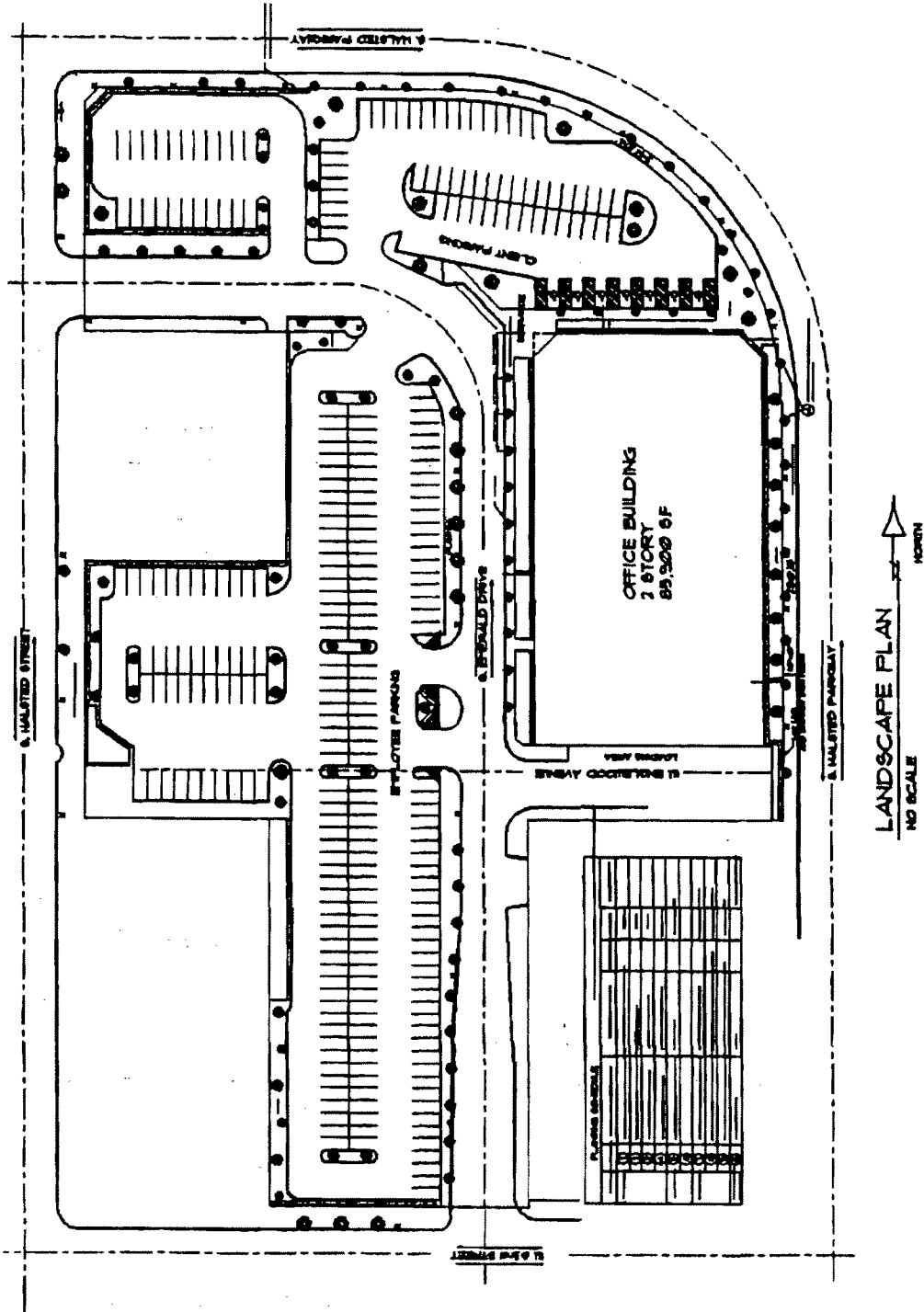


TOTAL SUBJECT AREA: 306,261 SF (7.03 ACRES)
 TOTAL PROPERTY AREA: 185,724 SF. (4.26 ACRES)
 TOTAL PUBLIC RIGHTS OF WAY: 120,657 SF (2.71 ACRES)

APPLICANT: HALSTED STREET LIMITED PARTNERSHIP
 ADDRESS: 318 WEST RANDOLPH
 SUITE 600
 CHICAGO, IL. 60606

DATE: MAY 16, 1994
 REVISED: JULY 14, 1994

Site Plan/Landscape Plans.
(2 of 3)



APPLICANT: HALSTED STREET LIMITED PARTNERSHIP
ADDRESS: 318 WEST RANDOLPH
SUITE 600
CHICAGO, IL 60606

DATE: MAY 16, 1994
REVISED: JULY 14, 1994

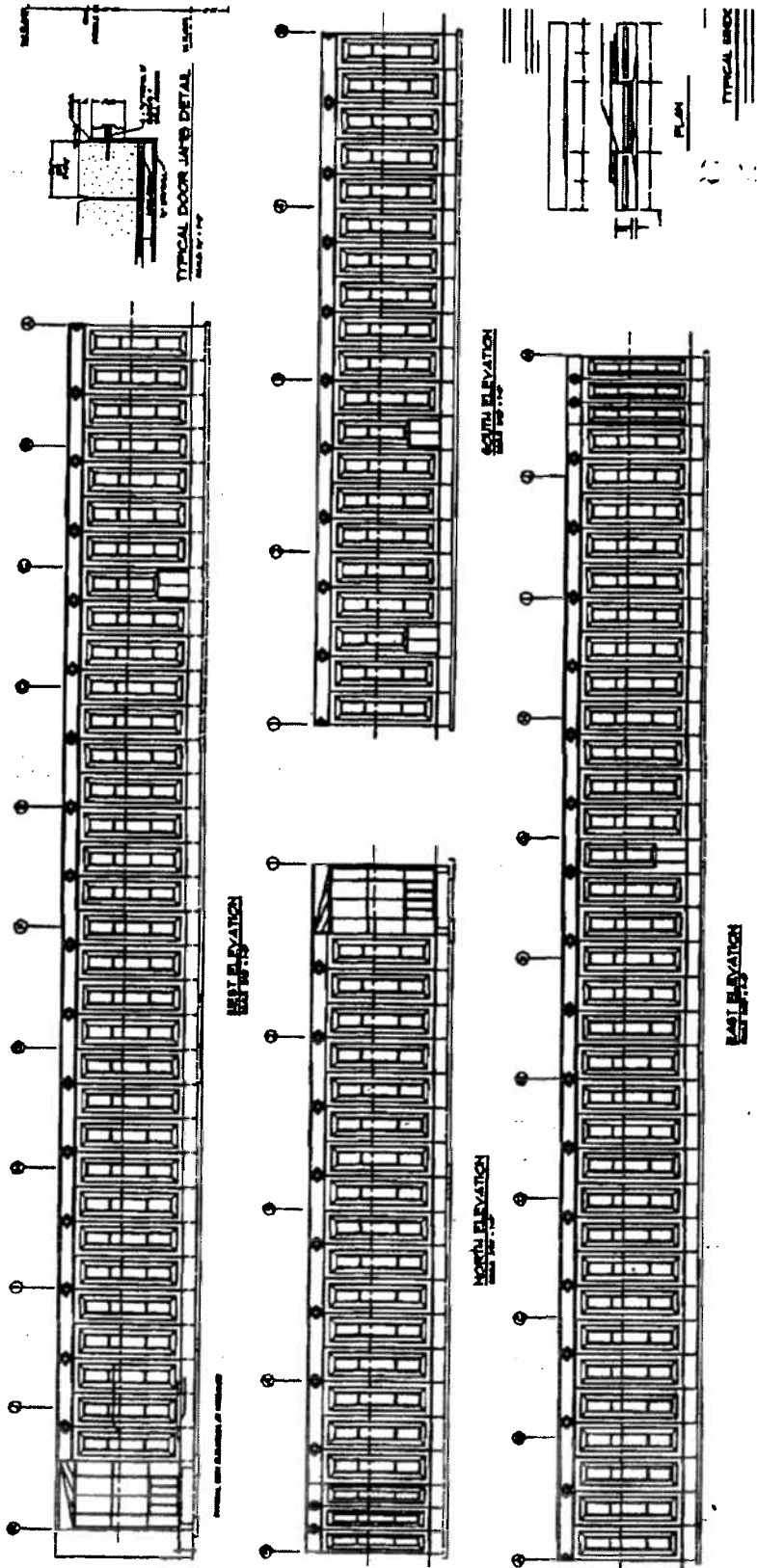
Site Plan/Landscape Plans.
(3 of 3)

PLANTING SCHEDULE			ESTIMATED TIME OF PLANTING: SPRING 1995			
ITEM	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	COMMENTS
TREES	1	TILIA CORDATA	LITTLELEAF LINDEN		3'	
	2	FRAXINUS PENNSYLVANICA	GREEN ASH		2 1/2'	
	3	ACER SACCHARUM	SUGAR MAPLE		2 1/2'	
	4	EXISTING TREE	EXISTING TREE		VARIES	
HEDGES	5	LIGUSTRUM LUCIDUM	PRIVET		4' - 6'	
	6					
SHRUBS	7	LIGUSTRUM VULGARE	COMMON PRIVET		2'-6" - 4'	
	8	LIGUSTRUM X VICARYI	GOLDEN VICARY PRIVET		2'-6" - 4'	
	9	BERBERIS THUNBERGII	JAPANESE BARBERRY		3' - 4'	
GROUND COVER	9		\$OD			FILL AREA

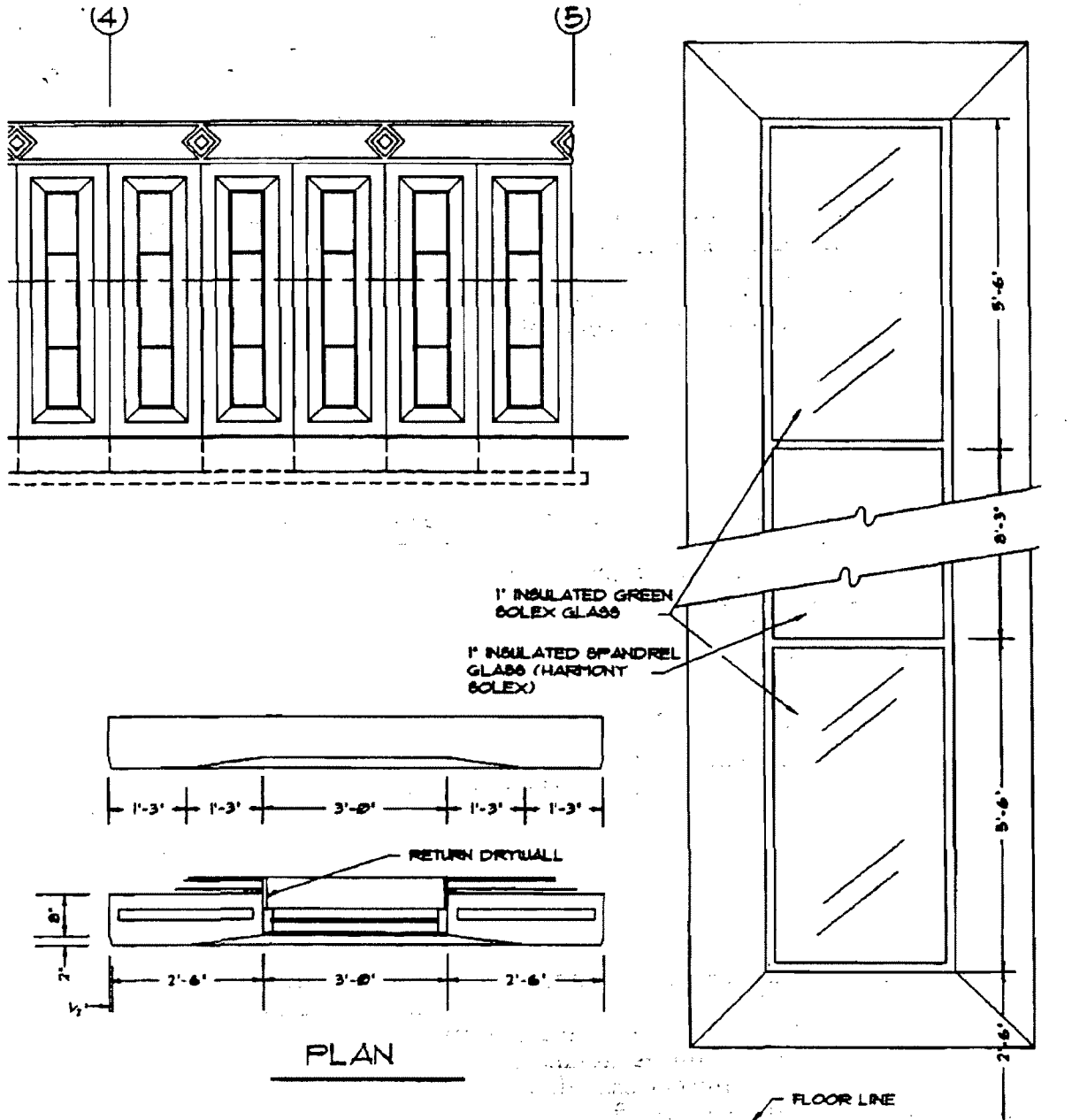
APPLICANT: HALSTED STREET LIMITED PARTNERSHIP
 ADDRESS: 318 WEST RANDOLPH
 SUITE 600
 CHICAGO, IL 60606

DATE: MAY 16, 1994
 REVISED: JULY 14, 1994

Building Elevation Drawings.
(1 of 3)



Building Elevation Drawings.
(3 of 3)



TYPICAL WINDOW UNIT

ELEVATION

1/2" x 4 1/2" ALUM. FRAME, GREEN
WITH INSULATED SOLEX GLASS

(Continued from page 56732)

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Business Planned Development No. 74 symbols and indications as shown on Map Nos. 14-F, 14-G, 16-F and 16-G in the area bounded by:

West 61st Street; the alley next east of and parallel to South Halsted Street; the northerly right-of-way line of West 61st Place; the easterly right-of-way line of South Union Avenue; the easterly right-of-way line of South Halsted Parkway; the alley next north of and parallel to West Englewood Avenue; a line 573.5 feet west of South Wallace Street; the south right-of-way line of West Englewood Avenue; a line 555.9 feet west of South Wallace Street; the south line of West 63rd Street; a line 359 feet west of South Lowe Avenue; the north line of the alley next north of and parallel to West 63rd Place; a line 309 feet west of South Lowe Avenue; the south line of West 63rd Place; the easterly line of South Halsted Parkway; West 64th Street; the easterly line of South Halsted Parkway; a line 243 feet south of West 64th Street; a line 438 feet west of South Lowe Avenue; the south line of West 65th Street; the easterly line of South Union Avenue; the south line of the alley next south of and parallel to West 65th Street; the easterly line of South Emerald Avenue; a line 225 feet south of West 65th Street; the easterly line of the alley next east of and parallel to South Halsted Street; West 66th Street; the westerly line of the alley next west of and parallel to South Halsted Street; West 65th Street; the westerly line of South Green Street; the southerly line of West 64th Street; the westerly line of South Peoria Street; a line 105.66 feet north of West 64th Street; South Peoria Street; the right-of-way line of the Chicago Transit Authority; South Sangamon Street; West 63rd Street; South Morgan Street; a line 125 feet north of West 63rd Street; the west line of the alley next west of and parallel to South Sangamon Street; a line 248 feet south of West 62nd Street; the westerly line of South Sangamon Street; a line 302.62 feet south of West 61st Street; the westerly line of the alley next west of and parallel to South Peoria Street; a line 248.7 feet south of West 61st Street; South Peoria Street; a line 287.40 feet north of West 62nd Street or the line thereof if extended where no street exists; and the westerly line of the alley next west of and parallel to South Halsted Street or the line thereof if extended where no alley exists,

Except for the area bounded by:

South Halsted Parkway; West Englewood Avenue or the line thereof if extended where no street exists; South Emerald Drive; West 63rd Street; the alley next east of and parallel to South Halsted Street or the line thereof if extended where no alley exists; West Englewood Avenue or the line thereof if extended where no street exists; South Halsted

Street; a line 189.80 feet south of West 62nd Street; the alley next east of and parallel to South Halsted Street or the line thereof if extended where no alley exists; West 62nd Street; and South Halsted Street, which shall be excluded from the Planned Development, and be designated hereinafter as Business Planned Development No. 74, as amended, which is hereby established in the area above described, subject to the use and bulk regulations set forth in the Plan of Development herewith attached and made a part thereof 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 referred to in this ordinance reads as follows:

*Business Planned Development Number 74.
(As Amended)*

Plan Of Development Statements.

1. The area delineated herein as "Business Planned Development Number 74", consists of approximately 3,312,525 square feet (76.15 acres) of real property (the "Property"), depicted on the Planned Development Boundary Map attached hereto.
2. All applicable reviews, approvals, or permits associated with this Plan of Development shall be obtained by the owners of the affected property or their successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements, or adjustments of right-of-ways or consolidation or resubdivision of parcels shall require a separate submittal and approval by City Council .
3. The requirements, obligations, and conditions contained within this Planned Development shall be binding upon the successors and assigns of the applicant and the property owners of record title. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property and all portions thereof shall throughout the period this Planned Development is in effect, be held under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that a single person, corporation, association, or other entity has been designated and authorized by the owner or owners of all of the property as Authorized Agent of the property for the limited purposes of (1) receiving any and all zoning enforcement-related or

other zoning related communications from the City in relation to and on behalf of the affected property owner or owners; and (2) making application to the City for any subsequent amendment to this Planned Development or any other modification or change thereto (administrative, legislative, or otherwise) on behalf and in the name of the affected owner or owners of the Property. Nothing herein shall be construed to mean that any owner of the Property or any portion thereof is relieved of any obligation thereunder or any rights in relation thereto, or may not receive directly such communications or is not subject to City action pursuant to this Planned Development. Nothing herein shall, however, prohibit or in any way restrict the alienation, sale, or any other transfer of all or any portion of the property or any rights therein.

4. This Plan of Development consists of thirteen (13) statements; a Table of Use and Bulk Regulations and Related Controls; a Planned Development Boundary Map; a Property Line and Right-of-Way Adjustment Map; and a Generalized Land Use Map all dated July 14, 1994. This Planned Development Amendment is applicable to the area delineated hereto and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purposes of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof and satisfies the established criteria for approval as a planned development.
4. Permitted uses of land within this Planned Development include:
 - Subarea A: Uses of land permitted are uses permitted in B3-3 General Retail Districts.
 - Subarea B: Uses of land permitted are uses permitted in R4 General Residential Districts.
 - Subarea C: Institutional uses permitted in R4 General Residential Districts including nursing homes and convalescent homes.
5. Off-street parking and loading facilities will be provided in compliance with the Table of Use and Bulk Regulations attached hereto and shall be subject to the review and approval of the Department of Planning and Development and the Department of Transportation.
6. Any service drives or any other ingress or egress, including for emergency vehicles, shall be adequately designed and paved in accordance with the Municipal Code of Chicago and the Department of Transportation in effect at the time of construction. There shall be no parking permitted within such paved areas. Ingress and egress

shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.

7. Identification and other necessary signs, including temporary construction or marketing signs, shall be permitted, subject to the review and approval of the Commissioner of the Department of Planning and Development.
8. Height restrictions of any building or any appurtenance thereto, shall be subject to:
 - (a) Height limitations as certified on Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
 - (b) Airport zoning regulations as established by the Department of Planning and Development, Department of Aviation, and Department of Law, and approved by the City Council.
9. For the purposes of maximum floor area ratio (F.A.R.) calculations, the definitions of the Chicago Zoning Ordinance shall apply.
10. This Planned Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and Development and in effect on the date hereof.
11. Improvements on property within the Planned Development, including all entrances, exits and landscaping, shall be installed and maintained in general accordance with Table of Bulk Regulations attached hereto and the following development standards:
 - (a) Landscaping (including parkway trees in adjacent rights-of-way) shall be installed and maintained in accordance with the landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
 - (b) Unified Building Design. To the maximum extent feasible, individual retail buildings within the central commercial area of the Planned Development shall be designed as an architectural unit and not a miscellaneous assemblage of store. The exterior walls of any structures facing public rights-of-way shall be treated with color texture, fenestration, landscaping, windows, or a combination of treatments so as to avoid large expanses of blank walls.

- (c) Parking areas serving the core retail area of the Planned Development shall be located for convenient customer walking distances between such parking area and stores. Service drives and loading docks should be located to provide for separation of truck deliveries and customer circulation.
 - (d) Individual uses in the core retail area should encourage the greatest merchandising interplay among the stores.
12. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the affected Property owners and after a determination by the Commissioner that such a modification is minor, appropriate, consistent with the nature of the development of the Property contemplated in this Planned Development Ordinance and will not result in increasing the maximum floor area ratio for the total Property. Any such modification shall be deemed to be a minor change in the Planned Development Ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase of the maximum percent of land covered.
13. The owners of the Property acknowledge that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. Accordingly, the owners and developers of the Property shall use best and reasonable efforts to design, construct and maintain all new buildings to be located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineers Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

[Planned Development Boundary Map, Property Line and
Right-Of-Way Adjustment Map, and Generalized
Land Use Plan Map referred to in this
Plan of Development printed on
pages 56749 through 56751
of this Journal.]

Table of Bulk Regulations and Related Controls referred to in this Plan of Development reads as follows:

*Business Planned Development Number 74.
(As Amended)*

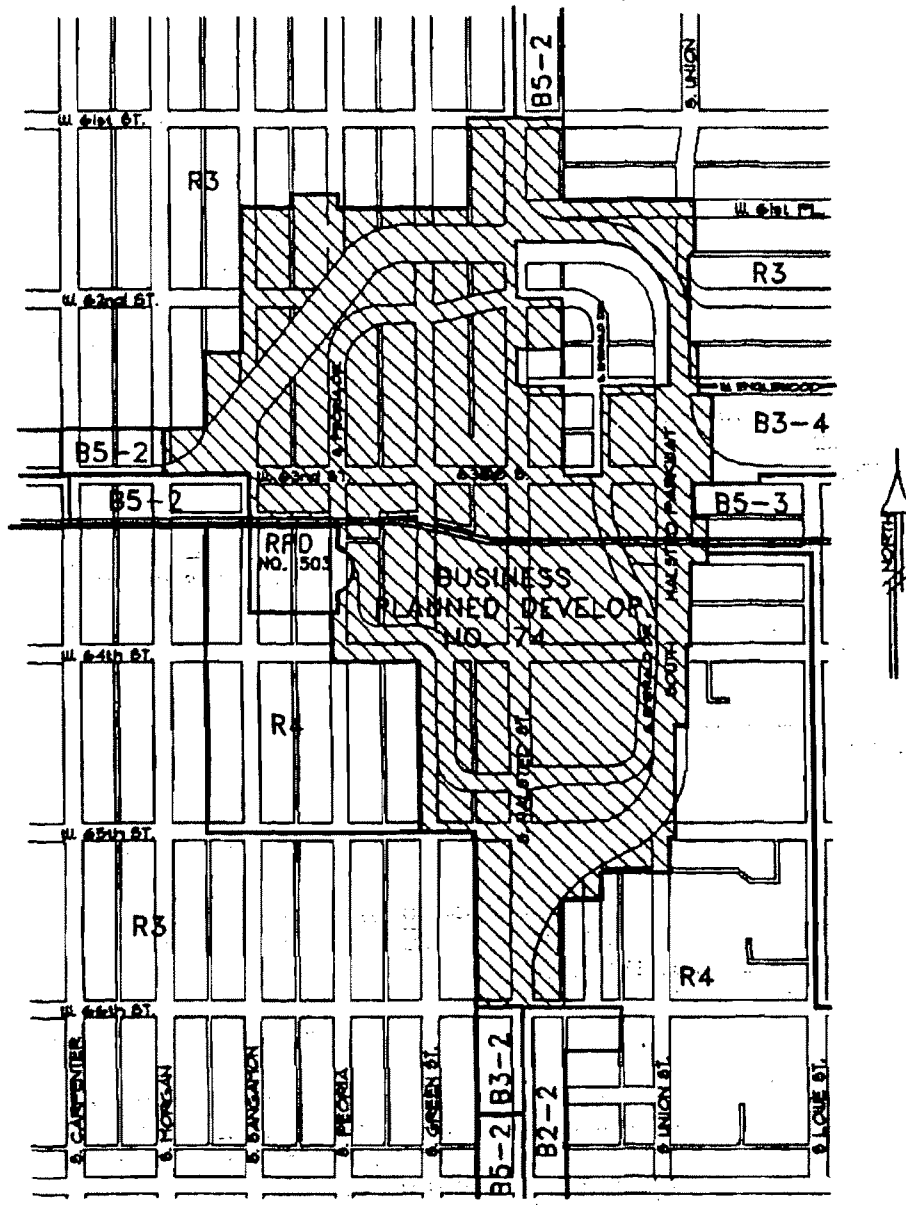
Table Of Bulk Regulations And Related Controls.

Gross Site Area:	Gross Site Area (76.15 acres); Net Site Area (41.13 acres) plus area of public streets and alleys (35.02 acres) = 76.15 acres.
Net Site Area Of Subarea A:	1,442,271.6 square feet (33.11 acres).
Net Site Area Of Subarea B:	290,896 square feet (6.72 acres).
Net Site Area Of Subarea C:	57,922 square feet (1.3 acres).
Total Net Site Area:	1,791,069.6 square feet (41.12 acres).
Subarea A.	
Maximum Floor Area Ratio:	2.7.
Number Of Dwelling Units:	N/A.
Maximum Percentage Of Land Covered:	55%.
Subarea B.	
Maximum Floor Area Ratio:	1.2.
Maximum Percentage Of Land Covered:	40%.

Subarea C.

Maximum Floor Area Ratio:	1.2.
Maximum Percentage Of Land Covered:	40%.
Overall Maxim F.A.R.: (for total net site area)	2.4.
Maximum Number Of Dwelling Units:	356.
Minimum Number Of Off-Street Parking Spaces For Residential Uses:	One (1) space per dwelling unit except parking for elderly housing to be determined by the Department of Planning and Development.
Minimum Number Of Off-Street Parking Spaces For Business Uses:	Subarea A: In accordance with B3 Regulations. Subareas B and C: In accordance with R4 Regulations.
Minimum Distance Between Residential And Institutional Buildings In Subarea B:	20 feet.
Maximum Percentage Of Land Covered:	52% (for total Net Site Area).
Minimum Periphery Setbacks Within Subareas B And C:	Boundary 20 feet. Front Yard 12 feet. Side Yard 8 feet.

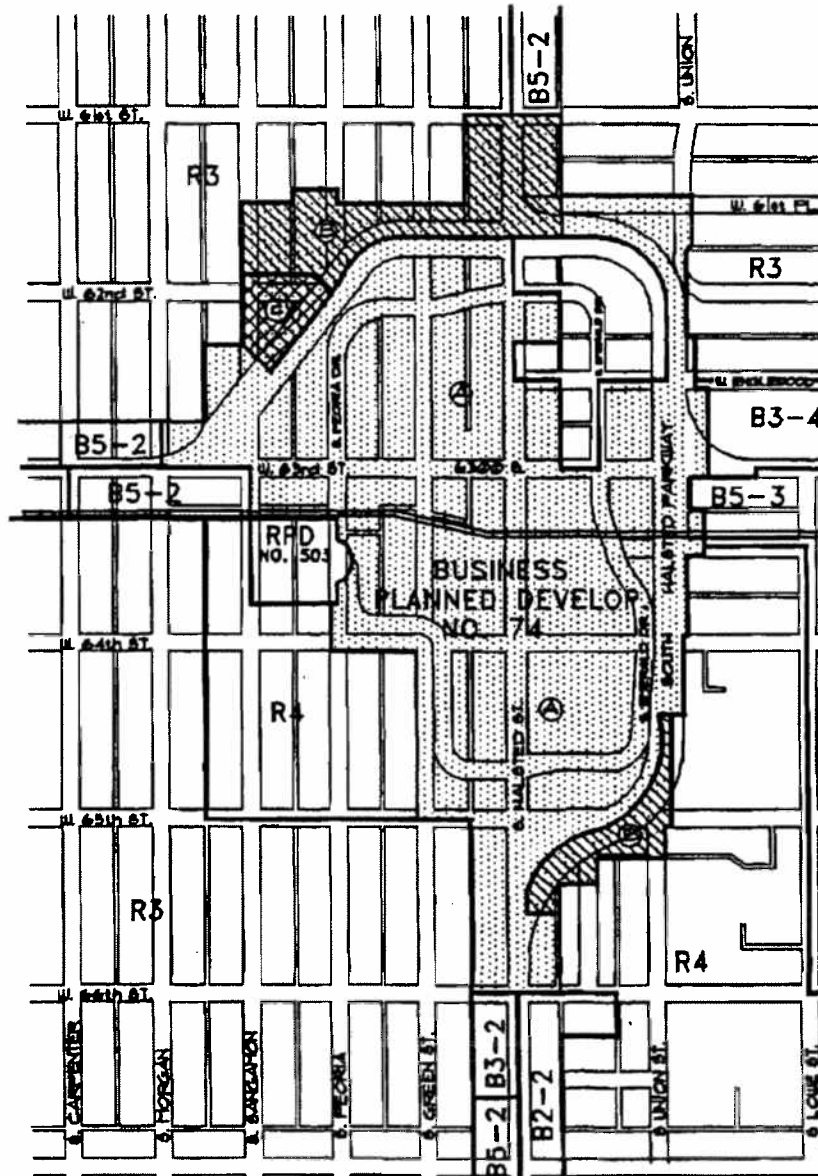
Planned Development Boundary Map.



LEGEND

-  BUSINESS PLANNED DEVELOPMENT NO. 74
-  PLANNED DEVELOPMENT BOUNDARY

Generalized Land Use Plan.



LEGEND

———— PLANNED DEVELOPMENT BOUNDARY

SUBAREA A: USES OF LAND PERMITTED ARE USES PERMITTED IN B3-3 GENERAL RETAIL DISTRICTS.

SUBAREA B: USES OF LAND PERMITTED ARE USES PERMITTED IN THE R-4 GENERAL RESIDENTIAL DISTRICTS.

SUBAREA C: INSTITUTIONAL USES PERMITTED IN THE R-4 GENERAL RESIDENCE DISTRICT INCLUDING NURSING HOMES AND CONVALESCENT HOMES.

*Reclassification Of Area Shown On Map Number 15-H.
(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 R4 General Residence District symbols and indications as shown on Map No. 15-H in area bounded by:

10636
West Devon Avenue; a line 274 feet east of North Hoyne Avenue; a line 109.01 feet south of West Devon Avenue; and North Hoyne Avenue,

to those of a B4-2 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 Number 16-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 Business Planned Development No. 74 symbols and indications as shown on Map No. 16-G in area bounded by:

10588
a line 25 feet south of the alley next south of and parallel to West 63rd Street; South Peoria Street; a line 105.65 feet north of West 64th Street; the alley next east of and parallel to South Sangamon Street; the alley next north of and parallel to West 64th Street; and South Sangamon Street,

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 thereof and to no others.

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

6/27/90

UNFINISHED BUSINESS

17999

Plan of Development attached to this ordinance reads as follows:

Residential Planned Development No. 74
(As Amended)

Plan Of Development

Statements.

1. The area delineated herein as Residential Planned Development No. 74, consists of approximately 74,523.70 square feet (or 1.72 acres) of real property. Title to the property is held by the City of Chicago and will be conveyed to Englewood Area Housing, Incorporated ("Applicant") subject to an agreement for the sale and redevelopment of land ("Redevelopment Agreement") to be entered into between the City of Chicago and Applicant. The Applicant has been authorized by the Department of Urban Renewal pursuant to letters dated December 14, 1989 and March 23, 1990, from the Deputy Commissioner of the Department of Housing, to proceed with the rezoning of the property subject to the limitations set forth below in Statement No. 14.
2. This Plan of Development consists of these statements and the following component elements: map of zoning, boundary and property line map, development drawings and site plan (the "Site Plan") and landscape plan (the "Landscape Plan") prepared by Triad Consortium, Ltd., dated April 6, 1990 and filed with the Department of Planning, generalized land use plan and Table of Planned Development Use and Bulk Regulations, all of which are applicable to the area delineated herein.
3. The use of the land will consist of two newly constructed buildings:
 - (i) Phase I -- one multi-story, masonry, 60-unit rental structure for low income persons aged 62 or older, with twenty (20) off-street parking spaces (eighteen [18] non-handicapped and two [2] handicapped), one off-street loading berth, recreational, community, and open areas as authorized by this Plan of Development; and

- (ii) Phase II -- one multi-story, masonry, 40-unit rental structure for low income physically handicapped adults, with seventeen (17) off-street parking spaces (twelve [12] handicapped and five [5] non-handicapped) one off-street loading berth, recreational, community, and open areas as authorized by this Plan of Development.
4. All applicable governmental reviews, approvals, or permits are required to be obtained by the Applicant or its successors, assigns, or grantees.
 5. Any dedication or vacation 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 Applicant, its successors or assigns.
 6. Off-street parking and loading facilities will be provided in compliance with this Plan of Development, as authorized by the Chicago Zoning Ordinance and as determined by the Department of Planning.
 7. 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.
 8. Identification signs may be permitted with the approval of the Commissioner of Planning and the Commissioner of Inspectional Services.
 9. The proposed structures shall not exceed any federal or local height restrictions.
 10. The property subject to this Planned Development shall be used and developed in substantial conformance with the Site Plan.
 11. The property subject to this Planned Development shall be landscaped in substantial conformance with the Landscape Plan. The landscaping shall be maintained at all times in accordance with the Landscaping Plan. Mature trees shall be installed in the public way adjacent to the property to the maximum extent in accordance with the standards of the Department of Streets and Sanitation, Bureau of Forestry and the Department of Public Works, Bureau of Street Traffic subject to the approval of the Department of Planning.

12. Unless substantial construction upon Phase I has commenced within ten (10) years following adoption of this Planned Development, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided for by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the pre-existing zoning classifications, i.e. Planned Development No. 74 as to part, and R4 Zoning District as to part.
13. 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 Planning.
14. This Planned Development is conditioned upon the execution of a Redevelopment Agreement by and between the Applicant and the City of Chicago and upon the subsequent conveyance by the City of Chicago to the Applicant of the subject property. In the event that the Redevelopment Agreement is not executed and title to the subject property of the Planned Development is not conveyed by the City of Chicago to the Applicant within one (1) year of the effective date of the adoption of this Residential Planned Development by the City Council, this Residential Planned Development shall be null and void and the zoning classifications of the property shall revert to the zoning classifications existing prior to the adoption of this Residential Planned Development; provided, however, that if the execution of the Redevelopment Agreement and the subsequent conveyance of the property by the City of Chicago to the Applicant does not occur within said one (1) year period through no fault of the Applicant, the one (1) year limitation set forth in this Statement 14 shall be extended for one additional year and this Residential Planned Development shall remain in effect for that additional period.

[Existing Zoning and Preferential Street System Map, Property Line Map and Right-of-Way Adjustments Map, Site Plan, Landscape Plan and Generalized Land Use Plan attached to this Plan of Development printed on pages 18003 through 18007 of this Journal.]

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

Residential Planned Development No. _____

*Planned Development Use And Bulk Regulations And Data.
(As Amended)*

Net Site Area		General Description Of Land Use	Number Of Dwelling Units	Maximum Floor Area Ratio
Square Feet	Acres			
42,476.73	0.98	Phase I	60	1.3
<u>32,046.97</u>	<u>0.74</u>	Phase II	<u>40</u>	<u>1.3</u>
74,523.70	1.72		100	1.3

2.27 Acres Gross Site Area = 1.72 Acres Net Site + 0.55 Acres Public Streets and Alleys Area.

Maximum Permitted F.A.R. for Total Net Site Area: 1.3

Minimum Number of Off-Street Parking Spaces: 20 spaces in Phase I
17 spaces in Phase II

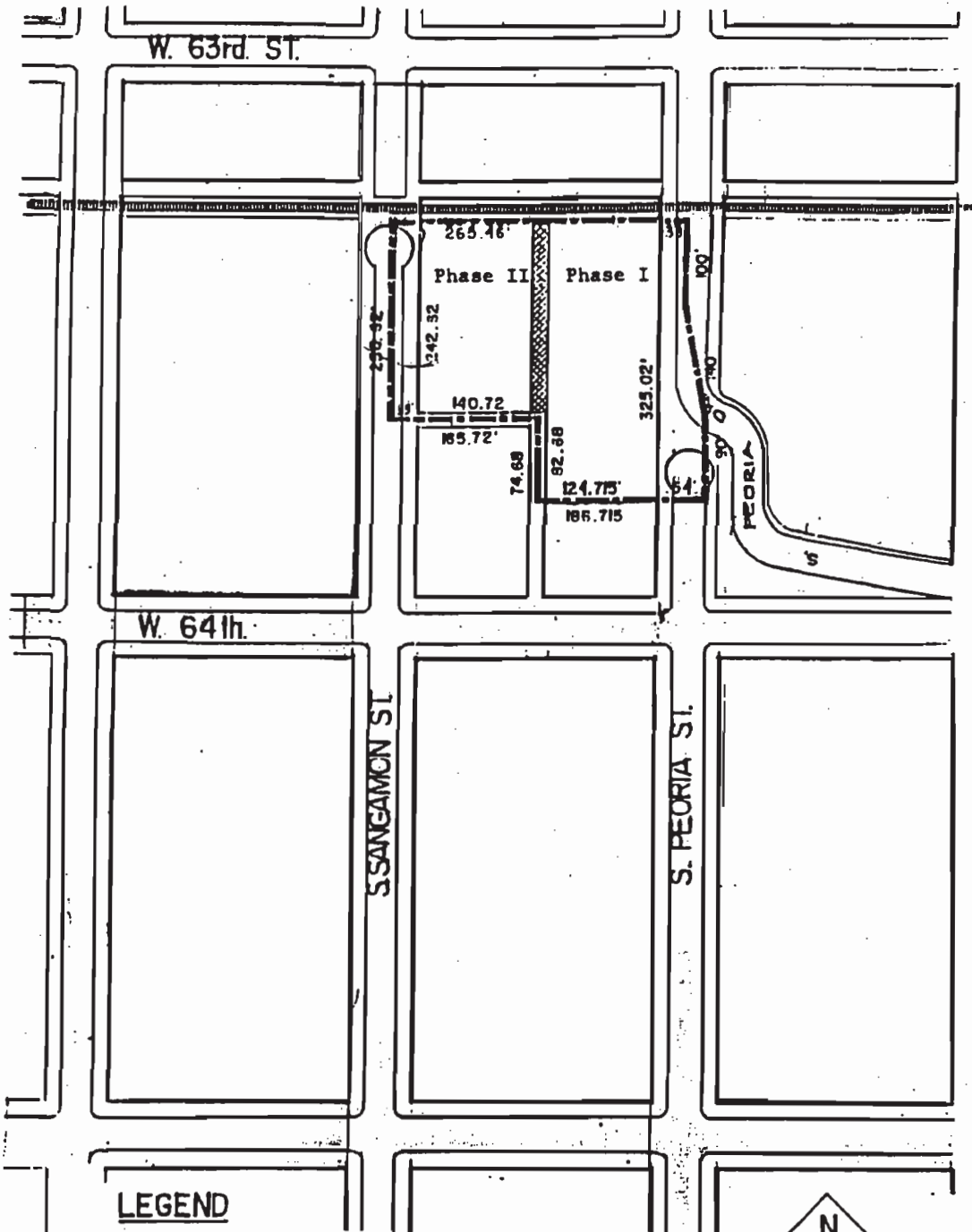
Minimum Number of Off-Street Loading Spaces: 1 space in Phase I
1 space in Phase II

Maximum Height of Structures: 70 feet in Phase I
62 feet in Phase II




Minimum Distances Between Buildings: 43.0 feet

Minimum Ground Level Set-Backs in Accordance with Site Plan: _____

RESIDENTIAL PLANNED DEVELOPMENT
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS.



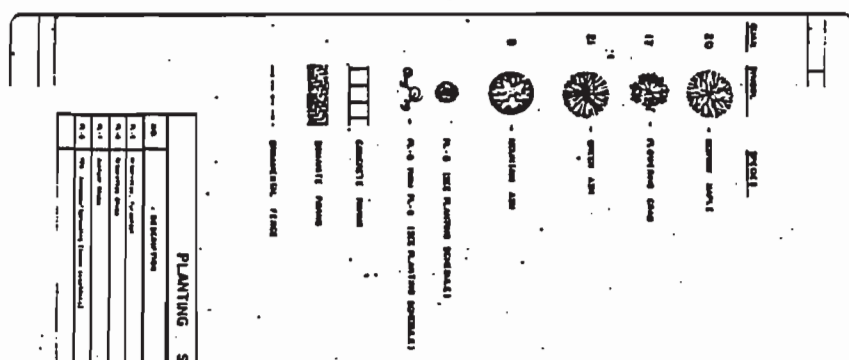
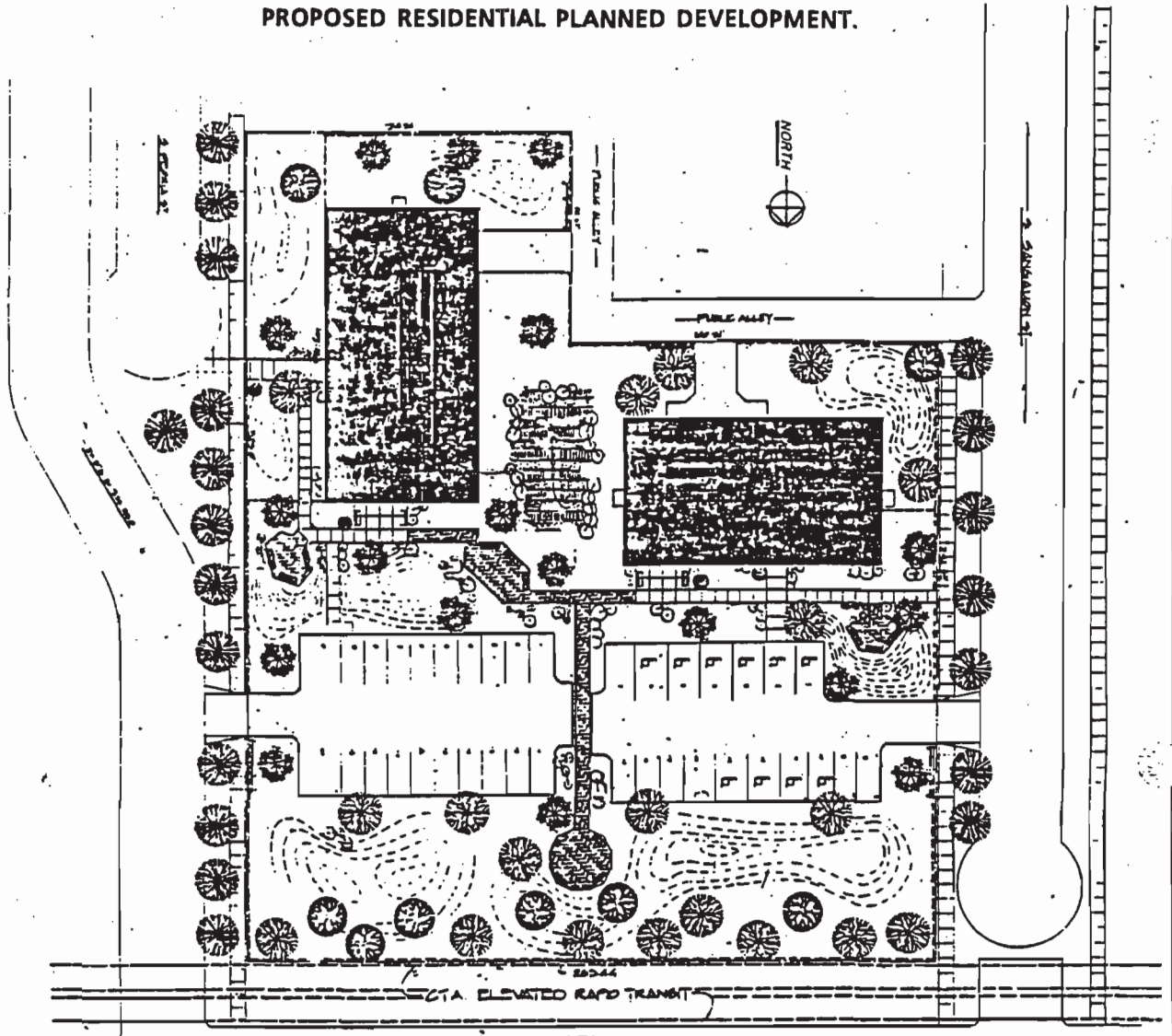
LEGEND

-  ALLEYS TO BE VACATED
-  PLANNED DEVELOPMENT BOUNDARY
-  CTA. ELEVATED RAPID TRANSIT

APPLICANT: ENGLEWOOD AREA HOUSING INC.
DATE: NOVEMBER, 1989



PROPOSED RESIDENTIAL PLANNED DEVELOPMENT.

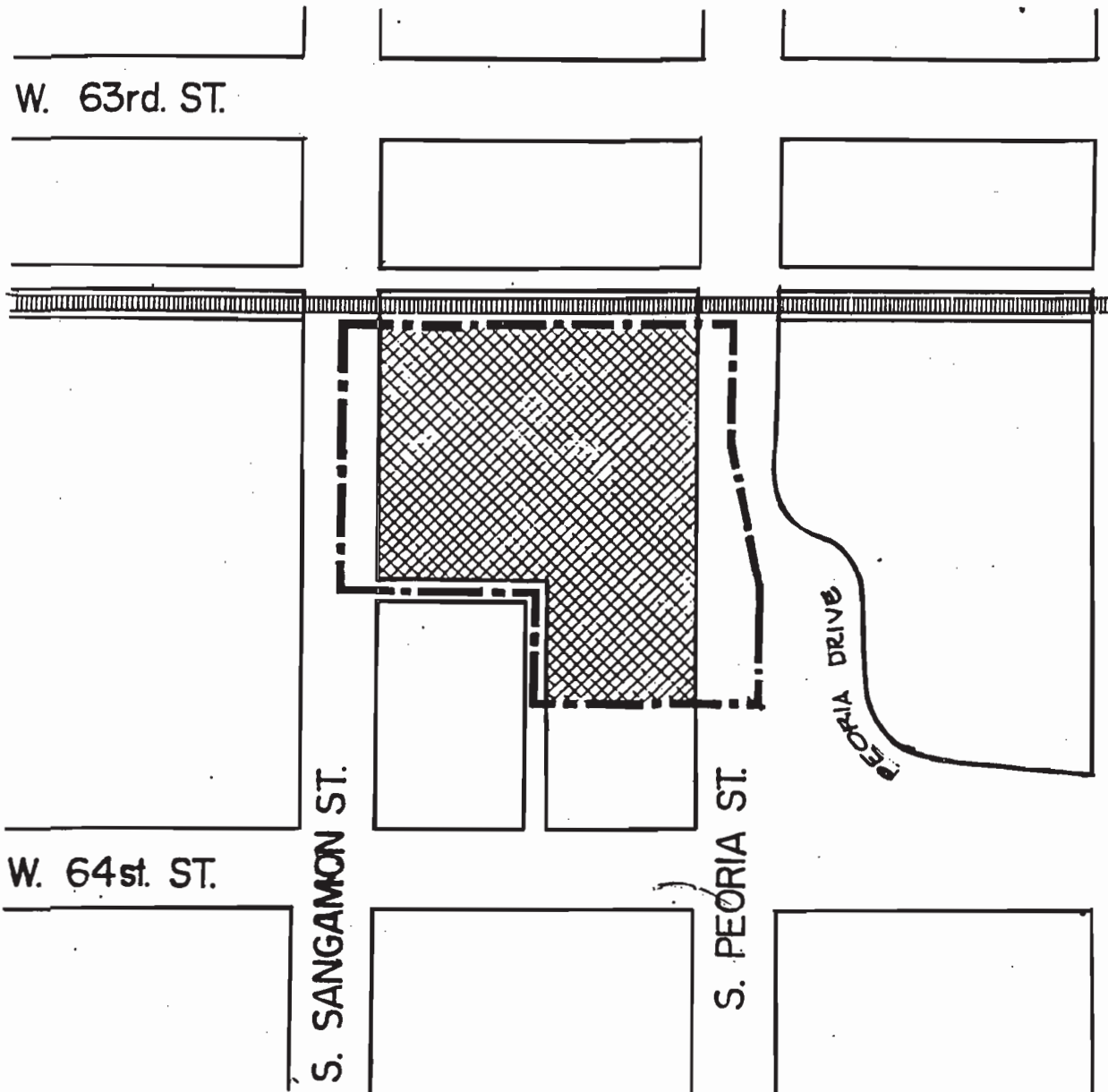


PLANTING SCHEDULE




NO.	PLANTING SPECIES	NO.	PLANTING SPECIES
1	...	1	...
2	...	2	...
3	...	3	...
4	...	4	...
5	...	5	...
6	...	6	...
7	...	7	...
8	...	8	...
9	...	9	...
10	...	10	...
11	...	11	...
12	...	12	...

United Construction, Ltd.
 1000 North Dearborn Street
 Chicago, Illinois 60610
 (312) 427-1100

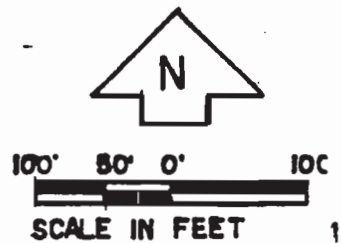
RESIDENTIAL PLANNED DEVELOPMENT
GENERALIZED LAND USE.



LEGEND

-  PLANNED DEVELOPMENT BOUNDRY
-  RESIDENTIAL USES, ACCESSORY USES
& ANY USE IDENTIFIED IN STATEMENT
NUMBER 3.
-  C.T.A. ELEVATED RAPID TRANSIT

APPLICANT: ENGLEWOOD AREA HOUSING, INC.
 DATE: NOVEMBER, 1989
 REVISED: MAY 10, 1990



*Reclassification of Area Shown on Map 7-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 as on Map No. 7-G in area bounded by

the alley next north of and parallel to W. Diversey Parkway; N. Seminary Avenue; W. Diversey Parkway; and a line 74 feet west of and parallel to N. Seminary Avenue,

to those of a C2-2 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 12-N.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R2 Single-Family Residence District symbols and indications as shown on Map No. 12-N in area bounded by

a line 117 feet south of and parallel to W. 53rd Street; the alley next east of S. Natoma Avenue; a line 237 feet south of and parallel to W. 53rd Street; and S. Natoma 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 13-P.**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. 13-P in area bounded by

W. Catalpa Avenue; N. Cumberland Avenue; W. Catherine Avenue; and N. Chester Avenue,

to those of a B5-1 General Service District and then to those of a Business Planned Development District, and a corresponding use district is hereby established in the area above described.

[Planned Development printed on pages 8113
thru 8117 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 Maps 14-F, 14-G, 16-F and 16-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 Business Planned

(Continued on page 8118)

PD 74

A2224

PD 74

(Continued from page 8112)

Development No. 74 symbols and indications as shown on Map No. 14-F in the area bounded by

a line from a point 58.5 feet south of the south line of W. Englewood Avenue along a line 555.9 feet west of S. Wallace Street to a point 357.2 feet west of S. Wallace Street along the north line of W. 63rd Street; W. 63rd Street; and a line 555.9 feet west of S. Wallace Street.

to those of a B3-4 General Retail District and a corresponding use district is hereby established in the area above described.

SECTION 2. *Be It Further Ordained*, That the Chicago Zoning Ordinance be amended by changing all the Business Planned Development No. 74, R3 General Residence District and B3-4 General Retail District symbols and indications as shown on, Map Nos. 14-F, 14-G, 16-F and 16-G in the area bounded by

W. 61st Street; the east line of the alley next east of and parallel to S. Halsted Street; the north line of W. 61st Place; the east line of S. Union Avenue; a line from a point 636.5 feet west of S. Wallace Street along the north line of the alley next north of and parallel to W. 62nd Street to a point 661.5 feet west of S. Wallace Street along the south line of the alley next north of and parallel to W. 62nd Street; a line 661.5 feet west of S. Wallace Street; the south line of the alley next north of and parallel to W. Englewood Avenue; a line 573.5 feet west of S. Wallace Street; the south line of W. Englewood Avenue; a line 555.9 feet west of S. Wallace Street; the south line of W. 63rd Street; a line 359 feet west of S. Lowe Avenue; the north line of the alley next north of and parallel of W. 63rd Place; a line 309 feet west of S. Lowe Avenue; the south line of W. 63rd Place; a line 375.4 feet west of S. Lowe Avenue; the north line of the alley next north of and parallel to W. 64th Street; a line 374.4 feet west of S. Lowe Avenue; W. 64th Street; a line 391 feet west of S. Lowe Avenue; a line 243 feet south of W. 64th Street; a line 438 feet west of S. Lowe Avenue; the south line of W. 65th Street; the east line of S. Union Avenue; the south line of the alley next south of and parallel to W. 65th Street; the east line of S. Emerald Avenue; a line 225 feet south of W. 65th Street; the east line of the alley next east of and parallel to S. Halsted Street; W. 66th Street; the west line of the alley next west of and parallel to S. Halsted Street; the south line of W. 65th Street; the west line of S. Green Street; the south line of W. 64th Street; the west line of S. Peoria Street; a line 180.65 feet north of W. 64th Street; the west line of S. Sangamon Street; the south line of W. 63rd Street; S. Morgan Avenue; a line 125 feet north of W. 63rd Street; the west line of the alley next west of and parallel to S. Sangamon Street; a line 248 feet south of W. 62nd Street; the west line of S. Sangamon Street; a line 302.82 feet south of W. 61st Street; the west line of the alley next west of and parallel to S. Peoria Street; a line 248.7 feet south of W. 61st Street; S. Peoria Street; a line 287.40 feet north of W. 62nd Street; and the west line of the alley next west of and parallel to S. Halsted Street or the line thereof if extended where no alley exists.

to the designation of Business Planned Development No. 74 as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Planned Development printed on pages 8119 thru 8124
of this Journal.]

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

~~Reclassification of Area Shown on Map 14-J.~~

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

~~(Continued on page 8125)~~

July 9, 1984

REPORTS OF COMMITTEES

8119

PLAN OF DEVELOPMENT

BUSINESS PLANNED DEVELOPMENT NO. 74, AS AMENDED

STATEMENTS

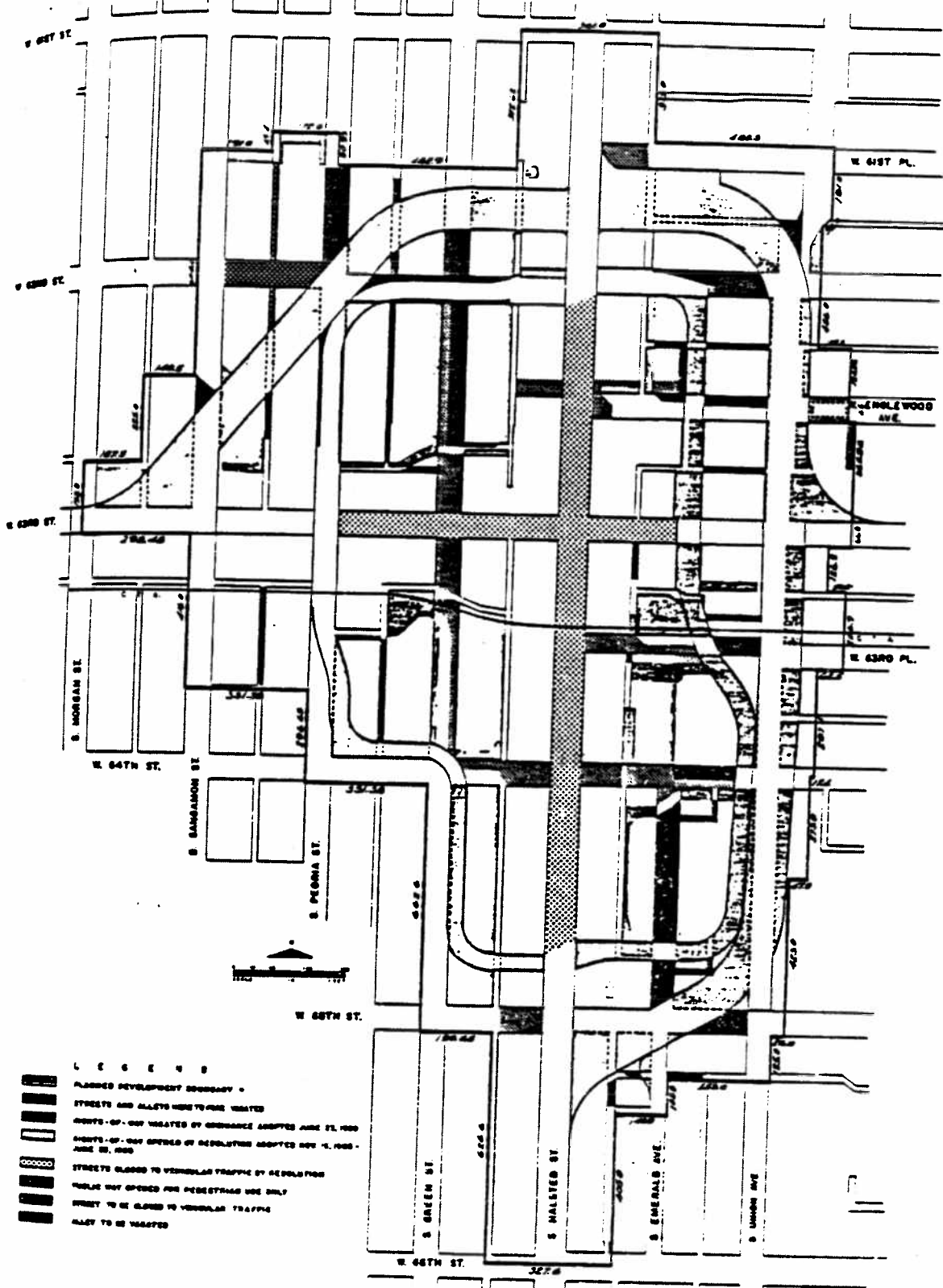
1. The area delineated hereon as "Business Planned Development No. 74, As Amended" is under the single ownership or control of the City of Chicago and includes all parcels in private and public ownership, within the Central Englewood Urban Renewal Project area.
2. Off-street parking facilities shall be provided in compliance with this Plan of Development as authorized by the R4 General Residence District, and the B3 General Retail District classification of the Chicago Zoning Ordinance.
3. Any dedication, vacation, opening or closing of streets or re-sub-division of parcels shall require a separate submittal on behalf of the Department of Urban Renewal and approved 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 successors, assigns or grantees.
5. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 24 feet to provide ingress and egress for emergency vehicles.
6. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas.
7. Use of land will consist of retail business, service, and auxiliary uses, residential and institutional uses in accord with the Redevelopment Plan for the Central Englewood Urban Renewal Plan, and as authorized by the Chicago Zoning Ordinance.
8. 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 B3 General Retail District classification and to an R4 General Residence District and with the regulations hereby 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 Planning.
10. All plans for construction herein shall be reviewed and approved by the Department of Planning prior to the issuance of a building permit by the Department of Inspectional Services.

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE:

PROPERTY LINE MAP AND KIND OF THE ENCUMBRANCE

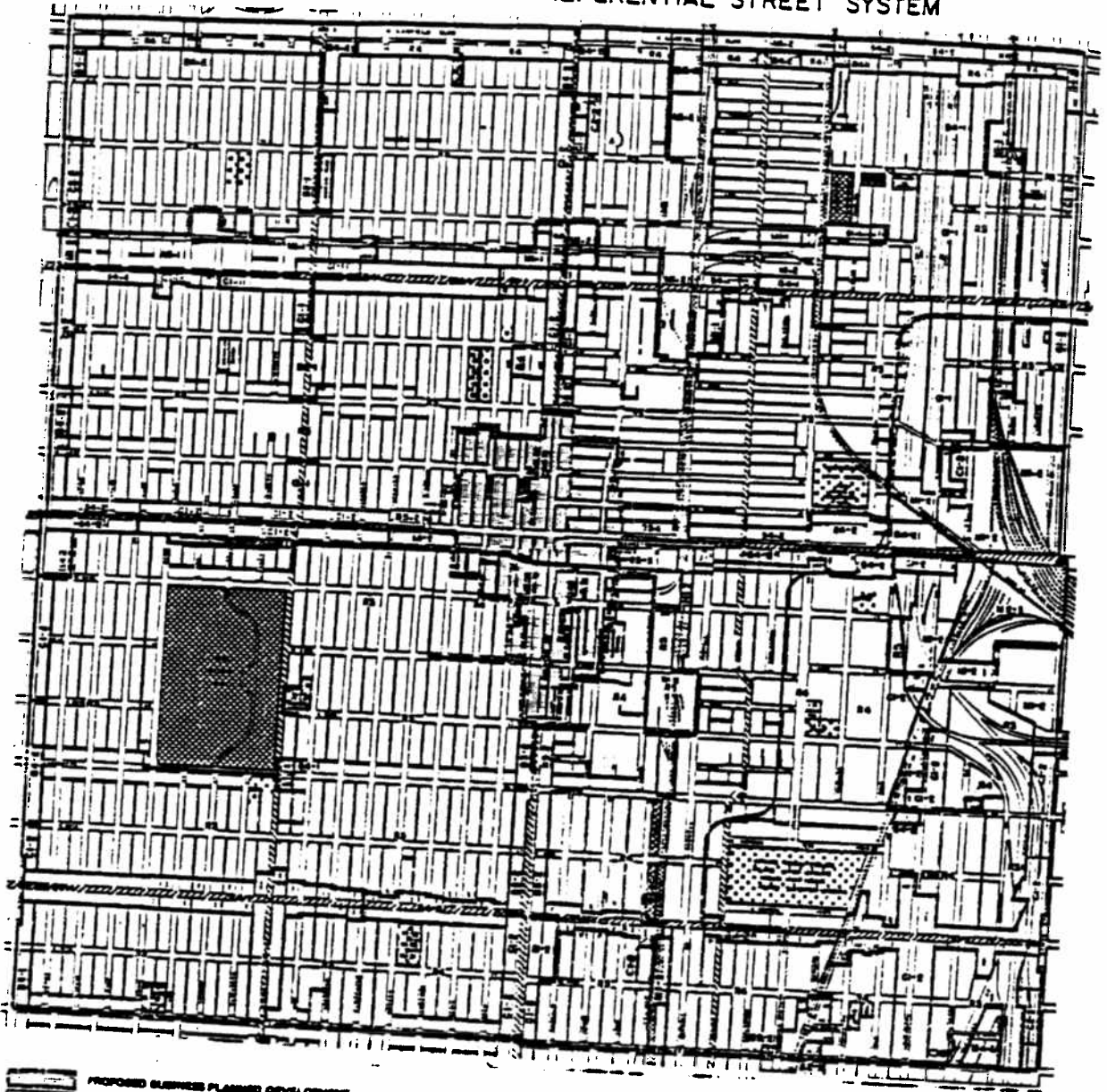







- LEGEND**
- PLANNED DEVELOPMENT BOUNDARY
 - STREETS AND ALLEYS HERE TO BE VACATED
 - RIGHTS OF WAY CREATED BY ORDINANCE ADOPTED JUNE 21, 1980
 - RIGHTS OF WAY CREATED BY RESOLUTION ADOPTED MAY 11, 1980 - JUNE 29, 1980
 - STREETS CLOSED TO VEHICULAR TRAFFIC BY RESOLUTION
 - PUBLIC WAY OPENED FOR PEDESTRIAN USE ONLY
 - STREET TO BE CLOSED TO VEHICULAR TRAFFIC
 - ALLEY TO BE VACATED

APPLICANT: DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO

DATE: MAY 9, 1984

BUSINESS PLANNED DEVELOPMENT No. 74, AS AMENDED EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



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

APPLICANT: DEPARTMENT OF URBAN RENEWAL
CITY OF CHICAGO



DATE: MAY 9, 1984

BUSINESS PLANNED DEVELOPMENT NO. 74, AS AMENDEDPLANNED DEVELOPMENT USE AND BULK REGULATIONS

Sub-Area	Net Site Area Square Feet	Acres	General Description of Land Use & Type	Number of Dwelling Units	Maximum F.A.R.	Maximum of Land Covered
A	788,324	18.1	Retail business and service, and auxiliary uses.	N.A.	5.0	100%
B	885,746	20.38	Grade level parking	N.A.	0.5	10%
C	290,896	6.72	Residential	356	1.2	40%
D	57,922	1.3	Institutional	N.A.	1.2	40%
Total	2,022,888	46.35		356	2.4	51%

Gross Site Area = Net Site Area (46.35 acres) plus area of public streets and alleys
(39.38 acres) = 85.73 acres

Maximum F.A.R. (for total net site area) = 2.4

Maximum number of residential units ELDERLY-122 FAMILY-234

Minimum number of off-street parking spaces for residential uses - 1 space per
dwelling or efficiency unit.

Minimum number of off-street parking spaces for business uses: 2,156

Off-street loading spaces shall be provided as authorized by the B3-4
General Retail District classification of the Chicago Zoning Ordinance.

Minimum Periphery Setbacks for Residential and/or Institutional:

Boundary	20 feet
Front Yard	12 feet
Side Yard	8 feet

Minimum distance between Residential and/or Institutional buildings: 20 feet

Setback and yard requirements may be adjusted where required to permit conformance to
the pattern of, or architectural arrangement related to, existing structures, or
where necessary because of technical reasons, subject to the approval of the Depart-
ment of Planning.

Maximum % of land covered: 51% (for total Net Site Area)

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: May 9, 1984

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Reclassification of Area Shown on Map No. 13-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. 13-J in the area bounded by

a line 325.50 feet south of W. Foster Avenue; a line 328.00 feet east of N. Pulaski Road; a line 383.50 feet south of W. Foster Avenue; a line 444.00 feet east of N. Pulaski Road; a line 458.00 feet south of W. Foster Avenue; a line 409.00 feet east of N. Pulaski Road; a line 808.00 feet south of W. Foster Avenue; and N. Pulaski Road,

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 Nos. 14-F, 14-G, 16-F and 16-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 Business Planned Development No. 74 symbols and indications as shown on Map Nos. 14-F, 14-G, 16-F and 16-G in the area bounded by

W. 61st Street; the east line of the alley next east of and parallel to S. Halsted Street; the north line of W. 61st Place; the east line of S. Union Avenue; a line from a point 636.5 feet west of S. Wallace Street along the north line of the alley next north of and parallel to W. 62nd Street to a point 661.5 feet west of S. Wallace Street along the south line of the alley next north of and parallel to W. 62nd Street; a line 661.5 feet west of S. Wallace Street; the north line of W. Englewood Avenue; a line 605 feet 9 inches west of S. Wallace Street; a line from a point 605 feet 9 inches west of S. Wallace Street along the south line of W. Englewood Avenue to a point 357 feet 2 inches west of S. Wallace Street along the north line of W. 63rd Street; a line 357 feet 2 inches west of S. Wallace Street; the south line of W. 63rd Street; a line 359 feet west of S. Lowe Avenue; the north line of the alley next north of and parallel to W. 63rd Place; a line 309 feet west of S. Lowe Avenue; the south line of W. 63rd Place; a line 375.4 feet west of S. Lowe Avenue; the north line of the alley next north of and parallel to W. 64th Street; a line 374.4 feet west of S. Lowe Avenue; W. 64th Street; a line 391 feet west of S. Lowe Avenue; a line 243 feet south of W. 64th Street; a line 438 feet west of S. Lowe Avenue; the south line of W. 65th Street; the east line of S. Union Avenue; the south line of the alley next south of and parallel to W. 65th Street; the east line of S. Emerald Avenue; a line 225 feet south of W. 65th Street; the east line of the alley next east of and parallel to S. Halsted Street; W. 66th Street; the west line of the alley next west of and parallel to S. Halsted Street; the south line of W. 65th Street; the west line of S. Green Street; the south line of W. 64th Street; the west line of S. Peoria Street; a line 180.65 feet north of W. 64th Street; the west line of S. Sangamon Street; the south line of W. 63rd Street; S. Morgan Street; a line 125 feet north of W. 63rd Street; the west line of the alley next west of and parallel to S. Sangamon Street; a line 248 feet south of W. 62nd Street; the west line of S. Sangamon Street; a line 302.62 feet south of W. 61st Street; the west line of the alley next west of and parallel to S. Peoria Street; a line 248.7 feet south of W. 61st Street; S. Peoria Street; a line 287.40 feet north of W. 62nd Street; and the west line of the alley next west of and parallel to S. Halsted Street or the line thereof if extended where no alley exists,

to the designation of Business Planned Development No. 74, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Planned Development printed on pages 12851 thru 12857 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. 15-G.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 15-G in the area bounded by

W. Sheridan Road; N. Sheridan Road; a line 85.5 feet south of and parallel to W. Sheridan Road; and the alley next west of N. Sheridan Road;

to those of an R6 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 Nos. 16-I and 16-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 R4 General Residence District symbols and indications as shown on Map Nos. 16-I and 16-J in the area bounded by

W. Marquette Road; S. California Avenue; W. 71st Street; and S. Central Park Avenue (west side of Grand Trunk and Western Railroad),

to those of an R1 Single-Family Residence District, and a corresponding use district is hereby established in the area above described.

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

—
Reclassification of Area Shown on Map No. 16-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 B2-1 and B2-2 Restricted Retail District symbols and indications as shown on Map No. 16-J in the area bounded by

W. 63rd Street; S. Western Avenue; W. 64th Street; and the alley next west of S. Western Avenue, or the line thereof extended where no such alley exists,

to those of a B5-2 General Service District, and a corresponding use district is hereby established in the area above described.

(Continued on page 12858)

PLAN OF DEVELOPMENTBUSINESS PLANNED DEVELOPMENT NO. 74, AS AMENDEDSTATEMENTS

1. The area delineated hereon as "Business Planned Development No. 74, As Amended" is under the single ownership or control of the City of Chicago as follows:

Sub-Area "A" Includes parcels in private and public ownership, within the Central Englewood Urban Renewal Project area, all of which are controlled by the City of Chicago (Department of Urban Renewal), all subject to the Central Englewood Urban Renewal Plan controls. The Urban Renewal Plan was originally approved by the City Council on July 8, 1964, and amended. The most recent amendment to the Urban Renewal Plan was approved by the City Council on March 19, 1982.

Sub-Area "B" Includes areas that were City of Chicago (Bureau of Parking) lots and Central Englewood Urban Renewal Disposition Parcels P-1, 2-15 owned by the City of Chicago (Department of Urban Renewal), and subject to the Central Englewood Urban Renewal Plan controls.

Sub-Area "C" Central Englewood Urban Renewal Disposition Parcels R-1, 2-5 owned by the City of Chicago (Department of Urban Renewal), and subject to the Central Englewood Urban Renewal Plan controls.

Sub-Area "D" Central Englewood Urban Renewal Disposition Parcel I-1, owned by the City of Chicago (Department of Urban Renewal), and conveyed to the Bethel Lutheran Church of Englewood and subject to the Central Englewood Urban Renewal Plan controls.

2. Off-street parking facilities shall be provided in compliance with this Plan of Development as authorized by the R4 General Residence District, and the B3 General Retail District classification of the Chicago Zoning Ordinance.

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3. Any dedication, vacation, opening or closing of streets or resubdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal and approved by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the following:
 - Sub-Area "A" The individual private owner of the property and the Department of Urban Renewal or successor.
 - Sub-Area "B" Department of Urban Renewal or, its successor as owners of Central Englewood Urban Renewal Disposition Parcels P-1, 2-15, and parcels formerly controlled by the City of Chicago, Bureau of Parking.
 - Sub-Area "C" Department of Urban Renewal or its successor upon conveyance of Central Englewood Urban Renewal Disposition Parcels R-1, 2-5.
 - Sub-Area "D" Bethel Lutheran Church of Englewood.
5. 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.
6. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas.
7. Use of land will consist of retail business, service, and auxiliary uses, residential and institutional uses in accord with the Redevelopment Plan for the Central Englewood Urban Renewal Plan, and as authorized by the Chicago Zoning Ordinance.
8. 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 B3 General Retail District classification and to an R4 General Residence District and with the regulations hereby applicable thereto.

- 3 -

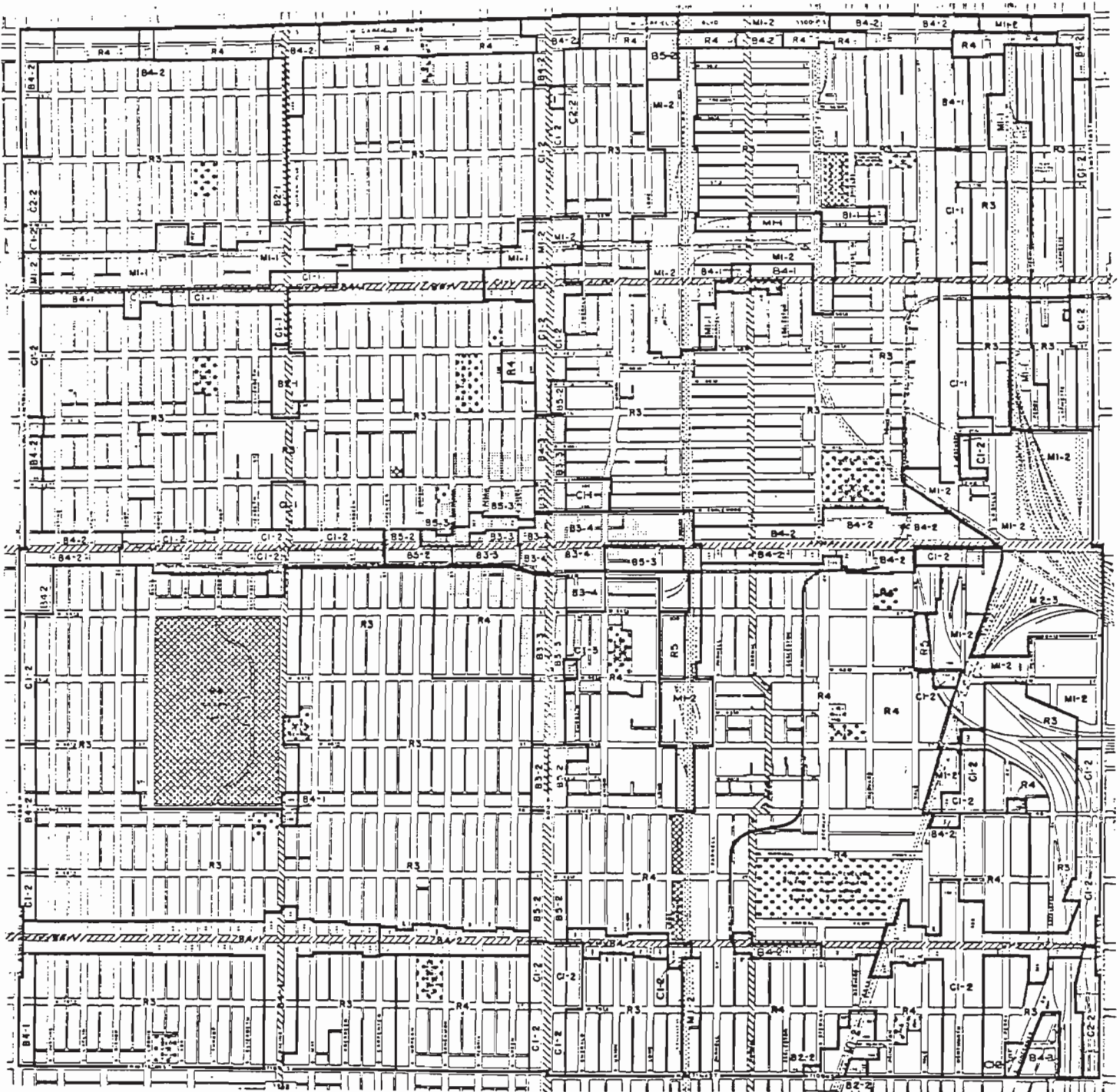
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations, and Procedures in Relation to Planned Developments," as adopted by the Commissioner of Planning.
10. All plans for construction herein shall be reviewed and approved by the Department of Planning prior to the issuance of a building permit by the Department of Inspectional Services.






APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: June 30, 1982

BUSINESS PLANNED DEVELOPMENT No. 74, AS AMENDED

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



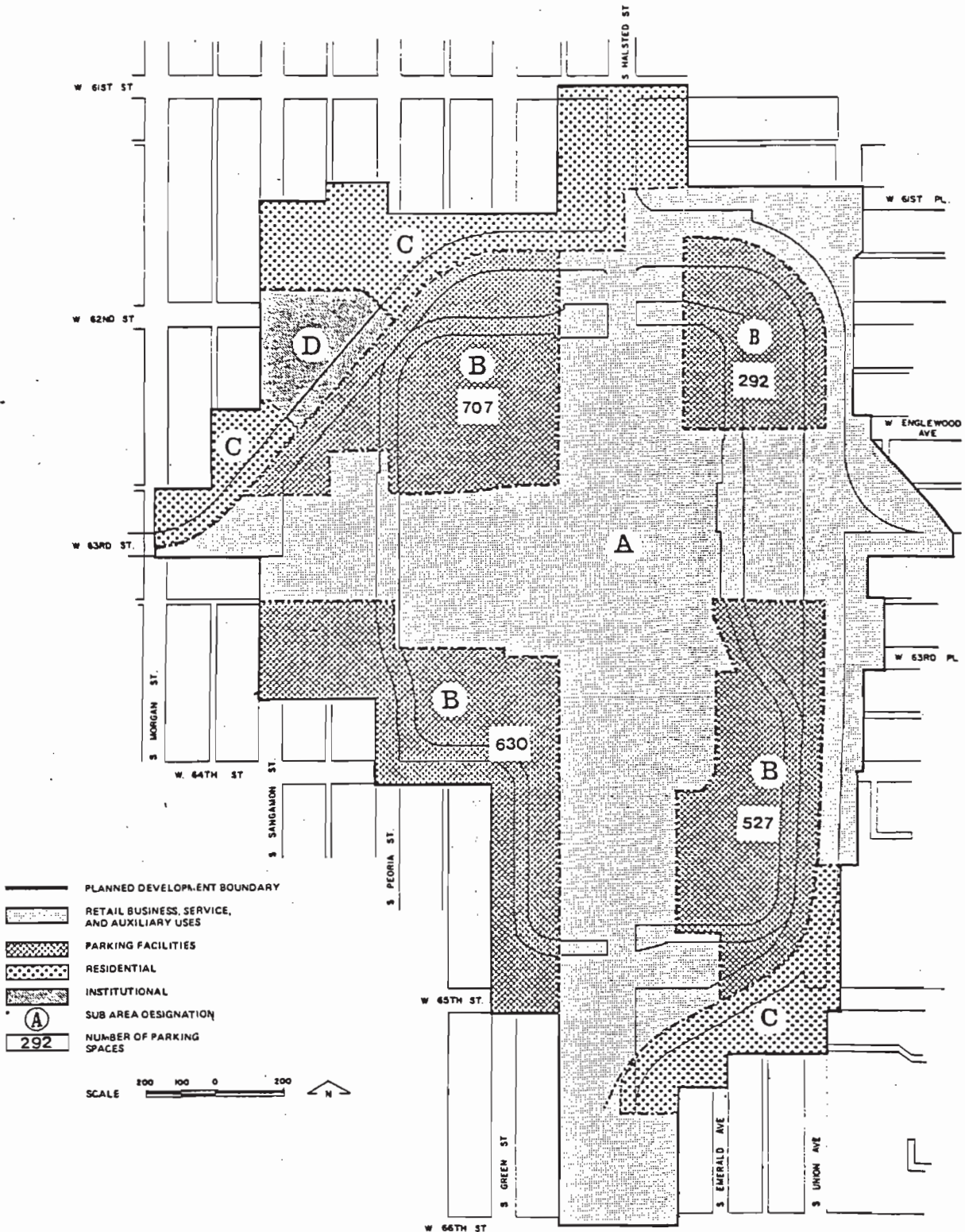
-  PROPOSED BUSINESS PLANNED DEVELOPMENT
-  ZONING BOUNDARY
-  PARKS, PLAYGROUNDS
-  PUBLIC AND QUASI-PUBLIC FACILITIES
-  PREFERENTIAL STREETS

APPLICANT : DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO

DATE : JUNE 30, 1982



BUSINESS PLANNED DEVELOPMENT No. 74, AS AMENDED
GENERALIZED LAND USE PLAN



BUSINESS PLANNED DEVELOPMENT NO. 74, AS AMENDED

PLANNED DEVELOPMENT USE AND BULK REGULATIONS

Sub-Area	Net Site Area		General Description of Land Use & Type	Maximum F.A.R.	Maximum % of Land Covered
	Square Feet	Acres			
A	840,136	19.3	Retail business and service, and auxiliary uses.	5.0	100
B	856,000	19.7	Grade level parking	0.5	10
C	284,056	6.5	Residential	1.2	40
D	57,922	1.3	Institutional	1.2	40
Total	2,038,114	46.8			

Gross Site Area = Net Site Area (46.8 acres) plus area of public streets and alleys (39.5 acres) = 86.3 acres

Maximum F.A.R. (for total net site area) = 5.0

Minimum number of off-street parking spaces for residential uses -
1 space per dwelling or efficiency unit.

Minimum number of off-street parking spaces for business uses: 2,156

Off-street loading spaces shall be provided as authorized by the B3-4 General Retail District classification of the Chicago Zoning Ordinance.

Minimum Periphery Setbacks for Residential and/or Institutional:

Boundary 20 feet
 Front Yard 12 feet
 Side Yard 8 feet

Minimum distance between Residential and/or Institutional buildings:
20 feet

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or where necessary because of technical reasons, subject to the approval of the Department of Planning.

Maximum % of land covered: 40% (for total Net Site Area)

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: June 30, 1982

On separate motions made by Alderman Campbell each of the six proposed ordinances (which were recommended by the committee without change) was Passed, by yeas and nays as follows:

Yeas—Aldermen Roti, Hubbard, Metcalfe, Holman, Despres, Rayner, Bohling, Cousins, Lupo, Buchanan, Bilandic, Swinarski, Sheridan, Shannon, Hines, Fitzpatrick, Campbell, Frost, Kuta, Collins, Marzullo, Zydlo, Sain, Jambrone, Biggs, McMahan, Keane, Gabinski, Brandt, Sande, Casey, Cullerton, Laurino, Scholl, McCutcheon, Singer, Kerwin, Hoellen, O'Rourke, Wigoda, Sperling—41.

Nays—None.

Said six 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. 13-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 B3-2 General Retail District symbols and indications as shown on Map No. 13-J in the area bounded by

the alley next north of and parallel to W. Lawrence Avenue; N. Kimball Avenue; W. Lawrence Avenue; and N. Bernard Street,

to those of a B5-2 General 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 Nos. 14-F, 14-G, 16-F and 16-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, R4 General Residence District, B3-3 General Retail District, B3-4 General Retail District, B4-3 Restricted Service District, B5-3 General Service District, C1-1 Restricted Commercial District, C1-3 Restricted Commercial District symbols and indications as shown on Map Nos. 14-F, 14-G, 16-F, and 16-G in the area bounded by

W. 61st Street; the east line of the alley next east of and parallel to S. Halsted Street; the north line of W. 61st Place; the east line of S. Union Avenue; a line from a point 636.5 feet west of S. Wallace Street along the north line of the alley next north of and parallel to W. 62nd Street to a point 661.5 feet west of S. Wallace Street along the south line of the alley next north of and parallel to W. 62nd Street; a line 661.5 feet west of S. Wallace Street; the north line of W. Englewood Avenue; a line 605 feet 9 inches west of S. Wallace Street; a line from a point 605 feet 9 inches west of S. Wallace Street along the south line of W. Englewood Avenue to a point 357 feet 2 inches west of S. Wallace Street along the north line of W. 63rd Street; a line 357 feet 2 inches west of S. Wallace Street; the South line of W. 63rd Street; a line 359 feet west of S. Lowe Avenue; the north line of the alley next north of and parallel to W. 63rd Place; a line 309 feet west of S. Lowe Avenue; the south line of W. 63rd Place; a line 375.4 feet west of S. Lowe Avenue;

the north line of the alley next north of and parallel to W. 64th Street; a line 374.4 feet west of S. Lowe Avenue; W. 64th Street; a line 391 feet west of S. Lowe Avenue; a line 243 feet south of W. 64th Street; a line 438 feet west of S. Lowe Avenue; the south line of W. 65th Street; the east line of S. Union Avenue; the south line of the alley next south of and parallel to W. 65th Street; the east line of S. Emerald Avenue; a line 225 feet south of W. 65th Street; the east line of the alley next east of and parallel to S. Halsted Street; W. 66th Street; the west line of the alley next west of and parallel to S. Halsted Street; the south line of W. 65th Street; the west line of S. Green Street; the south line of W. 64th Street; the west line of S. Peoria Street; a line 180.65 feet north of W. 64th Street; the west line of S. Sangamon Street; the south line of W. 63rd Street; S. Morgan Street; a line 125 feet north of W. 63rd Street; the west line of the alley next west of and parallel to S. Sangamon Street; a line 248 feet south of W. 62nd Street; the west line of S. Sangamon Street; a line 302.62 feet south of W. 61st Street; the west line of the alley next west of and parallel to S. Peoria Street; a line 248.7 feet south of W. 61st Street; S. Peoria Street; a line 287.40 feet north of W. 62nd Street; and the west line of the alley next west of and parallel to S. Halsted Street, or the line thereof if extended where no alley exists,

to the designation of a 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.

[The plan of Development attached to this ordinance printed on pages 8648 to 8653 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. 14-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 B4-1 Restricted Service District symbols and indications as shown on Map No. 14-I in the area bounded by

W. 58th Street; the alley next east of and parallel to S. Kedzie Avenue; the alley next north of and parallel to W. 59th Street; and S. Kedzie 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. 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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 16-F in the area bounded by

W. 66th Street; S. Lowe Avenue; W. 65th Street; and S. Parnell Avenue,

(Continued on page 8654)

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PLAN OF DEVELOPMENTBUSINESS PLANNED DEVELOPMENT #74STATEMENTS

1. The area delineated hereon as "Business Planned Development" is under the single ownership or control of the City of Chicago as follows:
- Sub-Area "A" These involve 154 parcels in private ownership, within the Central Englewood urban renewal project area and Central Englewood Urban Renewal Disposition Parcels C-1, 2-8 owned by the City of Chicago (Department of Urban Renewal), all subject to the Central Englewood Urban Renewal Plan controls. The Urban Renewal Plan was approved by the City Council on July 8, 1964, and Amendment No. 1 on April 17, 1968. The Urban Renewal Plan, as amended, was recorded in the Cook County Recorder's Office as Document No. 20494542 on May 20, 1968.
- Sub-Area "B" These involve areas that were City of Chicago (Bureau of Parking) lots and Central Englewood Urban Renewal Disposition Parcels P-1, 2-15 owned by the City of Chicago (Department of Urban Renewal), and subject to the Central Englewood Urban Renewal Plan controls.
- Sub-Area "C" Central Englewood Urban Renewal Disposition Parcels R-1, 2-5 owned by the City of Chicago (Department of Urban Renewal), and subject to the Central Englewood Urban Renewal Plan controls.
- Sub-Area "D" Central Englewood Urban Renewal Disposition Parcel I-1, owned by the City of Chicago (Department of Urban Renewal), and conveyed to the Bethel Lutheran Church of Englewood and subject to the Central Englewood Urban Renewal Plan controls.
2. Off-street parking facilities shall be provided in compliance with this Plan of Development as authorized by the R4 General Residence District, and the B3 General Retail District classifications of the Chicago Zoning Ordinance.
3. Any dedication, vacation, opening or closing of streets or resubdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the following:
- Sub-Area "A" The individual private owner of the property and the Department of Urban Renewal or Successor.

Sub-Area "B" Department of Urban Renewal or, its successor as owners of Central Englewood Urban Renewal Disposition Parcels P-1, 2-15, and parcels formerly controlled by the City of Chicago, Bureau of Parking.

Sub-Area "C" Department of Urban Renewal or its successor upon conveyance of Central Englewood Urban Renewal Disposition Parcels R-1, 2-5.

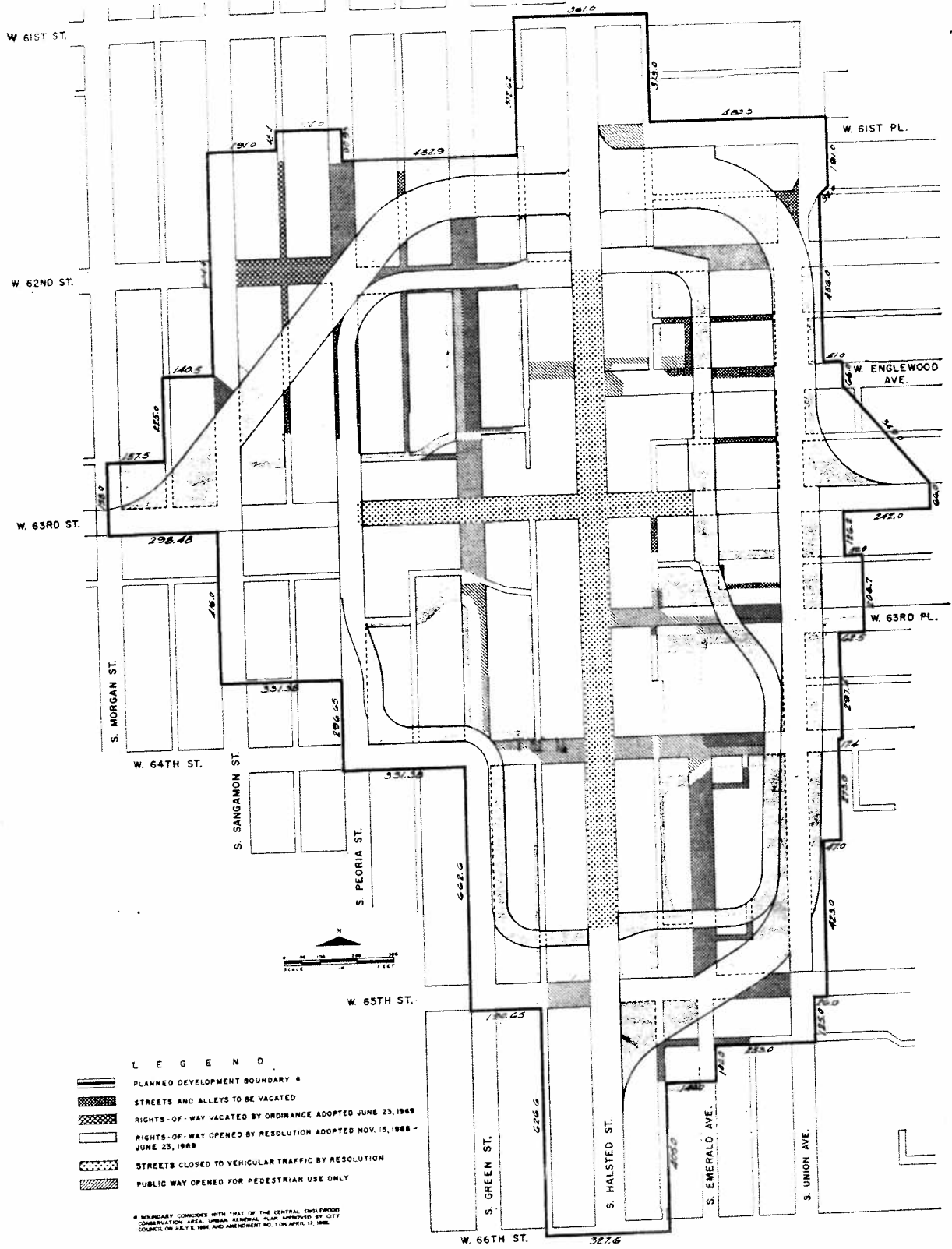
Sub-Area "D" Bethel Lutheran Church of Englewood.

5. 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.
6. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas.
7. Use of land will consist of retail business, service, and auxiliary uses, residential and institutional uses in accord with the Redevelopment Plan for the Central Englewood Urban Renewal Plan, and as authorized by the Chicago Zoning Ordinance.
8. 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 B3 General Retail District classification and to a R4 General Residence District and with the regulations hereby applicable thereto.
9. 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.
10. All plans for construction herein shall be reviewed and approved by the Department of Development and Planning prior to the issuance of a building permit by the Department of Buildings.

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: MARCH 25, 1970

BUSINESS PLANNED DEVELOPMENT
PROPERTY LINE MAP AND RIGHT OF WAY ADJUSTMENTS



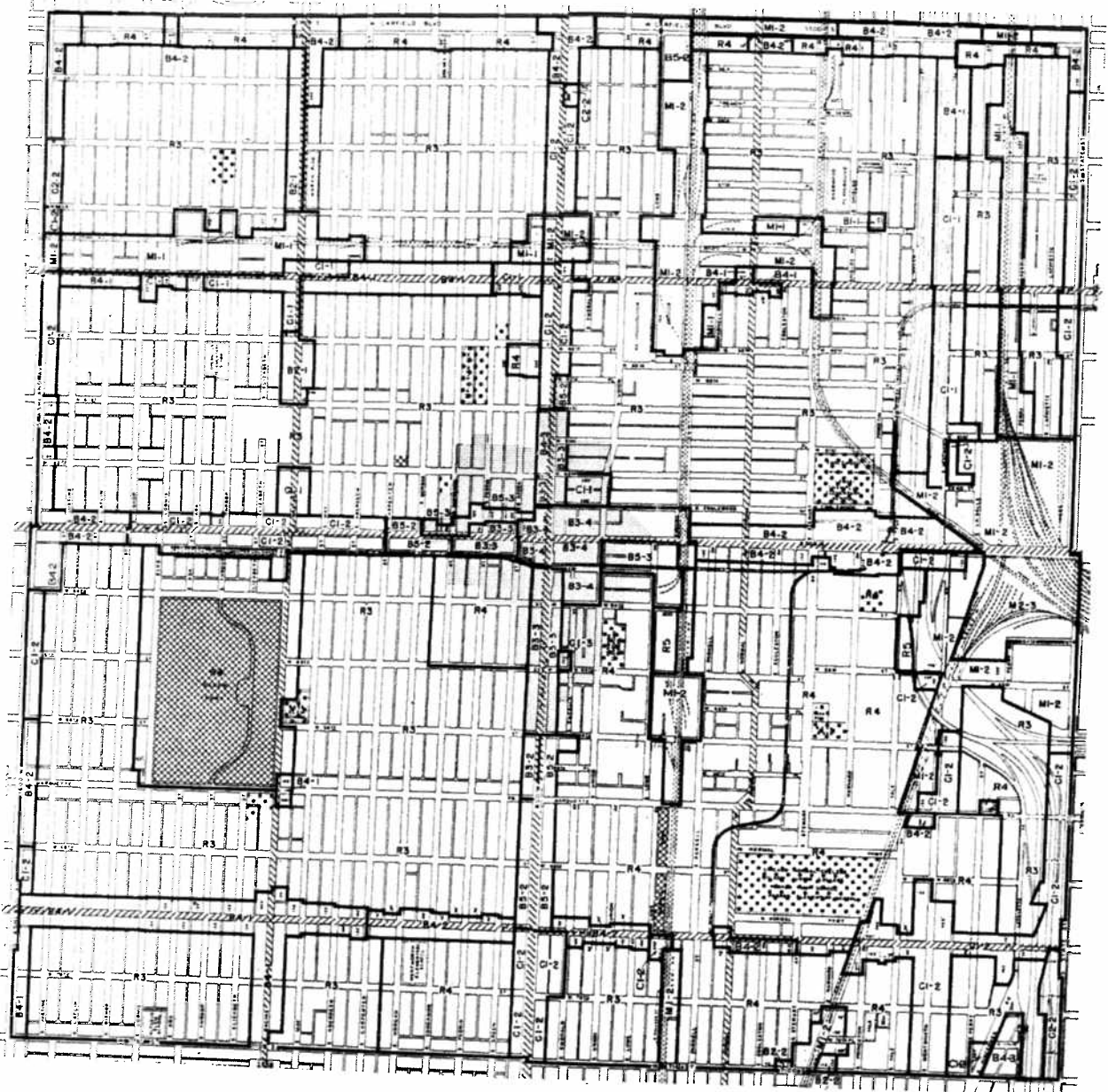
- LEGEND**
- PLANNED DEVELOPMENT BOUNDARY *
 - STREETS AND ALLEYS TO BE VACATED
 - RIGHTS-OF-WAY VACATED BY ORDINANCE ADOPTED JUNE 23, 1969
 - RIGHTS-OF-WAY OPENED BY RESOLUTION ADOPTED NOV. 15, 1968 - JUNE 23, 1969
 - STREETS CLOSED TO VEHICULAR TRAFFIC BY RESOLUTION
 - PUBLIC WAY OPENED FOR PEDESTRIAN USE ONLY






* BOUNDARY COINCIDES WITH THAT OF THE CENTRAL ENGLEWOOD CONSERVATION AREA, URBAN RENEWAL PLAN APPROVED BY CITY COUNCIL ON JULY 5, 1964, AND AMENDMENT NO. 1 ON APRIL 17, 1968.

APPLICANT: DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO

Date: MARCH 25, 1970

BUSINESS PLANNED DEVELOPMENT
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



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

RESIDENCE DISTRICTS

- 1 SINGLE-FAMILY RESIDENCE DISTRICT
- 2 DOUBLE-FAMILY RESIDENCE DISTRICT
- 3 GENERAL RESIDENCE DISTRICT
- 4 GENERAL RESIDENCE DISTRICT
- 5 GENERAL RESIDENCE DISTRICT
- 6 GENERAL RESIDENCE DISTRICT
- 7 GENERAL RESIDENCE DISTRICT
- 8 GENERAL RESIDENCE DISTRICT

BUSINESS DISTRICTS

- B1-1 TO B1-8 LOCAL RETAIL DISTRICTS
- B2-1 TO B2-8 RESTRICTED RETAIL DISTRICTS
- B3-1 TO B3-8 GENERAL RETAIL DISTRICTS
- B4-1 TO B4-8 RESTRICTED SERVICE DISTRICTS
- B5-1 TO B5-8 GENERAL SERVICE DISTRICTS
- B6-8 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS
- B7-8 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS

COMMERCIAL DISTRICTS

- C1-1 TO C1-8 RESTRICTED COMMERCIAL DISTRICTS
- C2-1 TO C2-8 GENERAL COMMERCIAL DISTRICTS
- C3-5 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS
- C4 MOTOR FREIGHT TERMINAL DISTRICT

MANUFACTURING DISTRICTS

- M1-1 TO M1-8 RESTRICTED MANUFACTURING DISTRICTS
- M2-1 TO M2-8 GENERAL MANUFACTURING DISTRICTS
- M3-1 TO M3-8 HEAVY MANUFACTURING DISTRICT

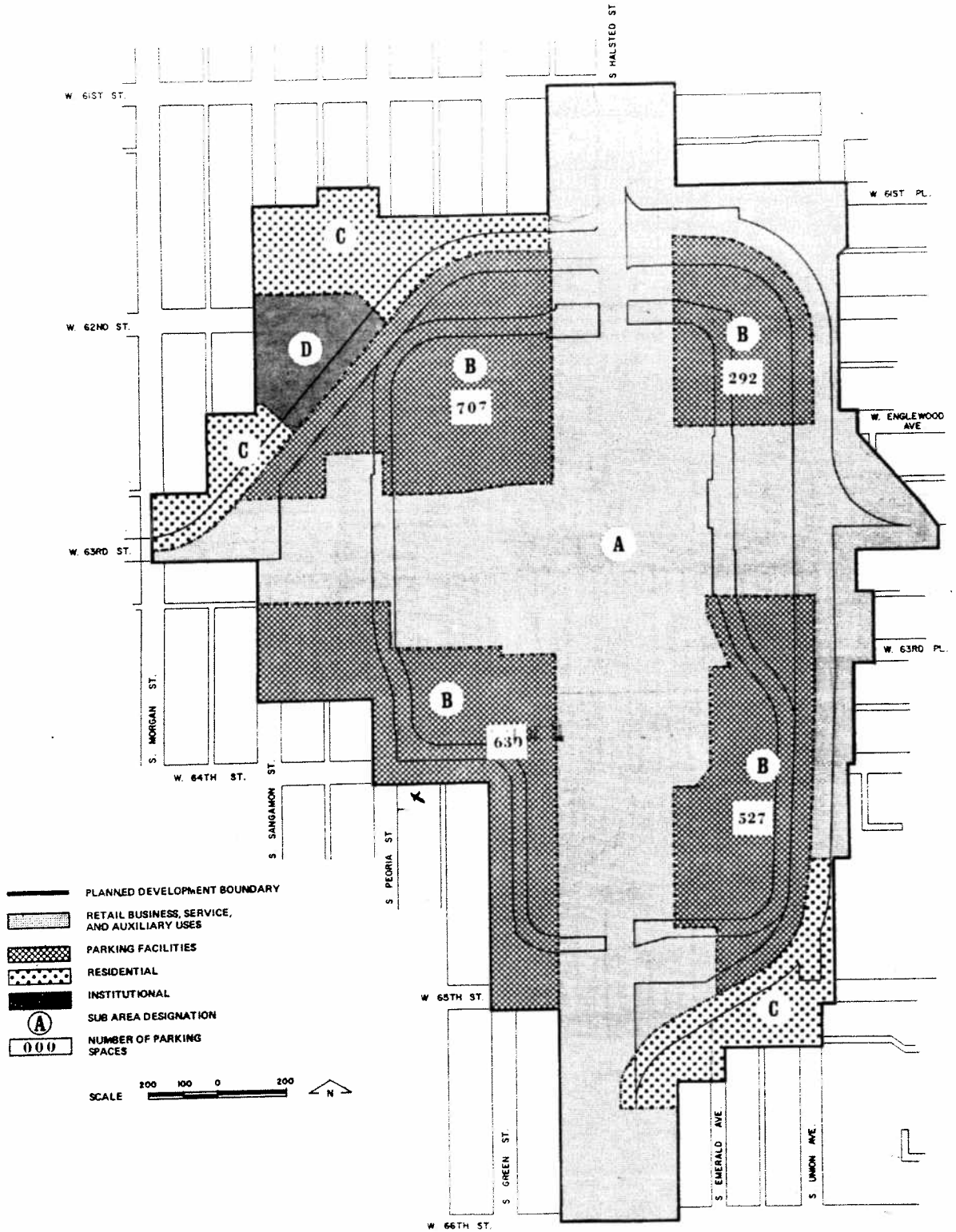
1 USE AND BULK REGULATIONS, RESIDENCE DISTRICTS, SEE ARTICLE 7.
 2 USE AND BULK REGULATIONS, BUSINESS DISTRICTS, SEE ARTICLE 8.
 3 USE AND BULK REGULATIONS, COMMERCIAL DISTRICTS, SEE ARTICLE 9.
 4 USE AND BULK REGULATIONS, MANUFACTURING DISTRICTS, SEE ARTICLE 10.



APPLICANT: DEPARTMENT OF URBAN RENEWAL
CITY OF CHICAGO

DATE: MARCH 25, 1970

BUSINESS PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN



APPLICANT: DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO DATE: MARCH 25, 1970

