

son Street; and the alley next east of and parallel to N. Homan Avenue (Maps No. 1-J and No. 2-J);

To classify as a B4-4 Restricted Service District instead of an R6 General Residence District the area bounded by

a line 175 feet north of W. Fullerton Parkway; N. Clark Street; W. Fullerton Parkway; and the alley next west of and parallel to N. Clark Street (Map No. 7-F);

To classify as a Residential Planned Development instead of an R5 General Residence District and a B4-3 Restricted Service District the area bounded by

E. 35th Street; S. Lake Park Avenue; E. 36th Street; S. Ellis Avenue; E. 36th Street; and S. Cottage Grove Avenue (Map No. 8-E);

To classify as a Residential Planned Development instead of a Planned Development District, an R5 General Residence District and a B4-3 Restricted Service District the area bounded by

E. 47th Street; S. Lake Park Avenue; a line 427.60 feet south of E. 47th Street along the westerly line of S. Lake Park Avenue; S. Dorchester Avenue; E. 47th Place; the east line of the alley next east of and parallel to S. Kenwood Avenue; a line 422.25 feet south of E. 47th Street; S. Kenwood Avenue; E. 48th Street; a line 132.37 feet west of S. Kenwood Avenue; a line 332.36 feet north of E. 48th Street; S. Kimbark Avenue; a line 245.5 feet south of E. 47th Street; S. Woodlawn Avenue; a line 49 feet south of E. 47th Street; a line 118 feet west of S. Woodlawn Avenue; a line 180.52 feet south of E. 47th Street; a line 291.71 feet west of S. Woodlawn Avenue; a line 204.92 feet south of E. 47th Street; a line 423.71 feet west of S. Woodlawn Avenue; a line 109.87 feet south of E. 47th Street; a line 106.7 feet east of S. Greenwood Avenue; a line 54.67 feet south of E. 47th Street; S. Greenwood Avenue; the alley next south of and parallel to E. 47th Street; and S. Ellis Avenue (Map No. 12-D);

To classify as a Residential Planned Development instead of an M1-1 Restricted Manufacturing District the area bounded by

E. 87th Street; S. Burley Avenue; E. 89th Street; S. Brandon Avenue; E. 90th Street; the east line of the right-of-way of the Baltimore and Ohio Railroad; and a line 20 feet east of the center line of the main track of the Baltimore and Ohio Railroad (Map No. 22-B);

To classify as a B2-1 Restricted Retail District instead of a B4-1 Restricted Service District the area bounded by

W. 95th Street; S. Dr. Martin Luther King, Jr. Drive; the alley next south of and parallel to W. 95th Street; and S. Forest Avenue (Map No. 24-E);

To classify as a B2-1 Restricted Retail District instead of a B4-1 Restricted Service District the area bounded by

W. 95th Street; S. Halsted Street; W. 96th Street; and the alley next west of and parallel to S. Halsted Street (Map No. 24-G).

These recommendations were concurred in by 10 members of the committee, with no dissenting vote.

Respectfully submitted,
(Signed) THOMAS F. FITZPATRICK,
Vice-Chairman.

Alderman Fitzpatrick moved to Concur In the committee's recommendation and pass said pending proposed ordinance concerning E. 87th Street and S. Brandon Avenue, Map No. 22-B.

Alderman Despres and Alderman Rayner moved to Defer and publish that part of the report of the Committee on Buildings and Zoning.

Subsequently, Alderman Despres and Alderman Rayner requested to withdraw their motion to defer and publish said proposed ordinance.

The question being put, the motion *Prevailed*.

Thereupon, Alderman Fitzpatrick moved to pass said proposed ordinance. The motion *Prevailed* and said pending proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Hubbard, Holman, Despres, Rayner, Bohling, Cousins, Lupo, Buchanan, Bilandic, Staszczuk, Burke, Shannon, Hines, Fitzpatrick, Marzullo, Zydlo, Jambrone, Biggs, McMahan, Keane, Gabinski, Brandt, Sande, Laszkowski, Aiello, Casey, Cullerton, Laurino, Simon, Scholl, McCutcheon, Singer, Fifeiski, Kerwin, Hoellen, O'Rourke, Wigoda—38.

Nays—None.

Alderman Bohling 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 M1-1 Restricted Manufacturing District symbols and indication as shown on Map No. 22-B in the area bounded by

East 87th Street; South Burley Avenue; East 89th Street; South Brandon Avenue; East 90th Street; the East line of the right of way of the Baltimore and Ohio Railroad; and a line 20 feet East of the center line of the main track of the Baltimore and Ohio Railroad,

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

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

[The following Plan of Development attached to the foregoing ordinance is printed on pages 10560 to 10564 of this Journal]

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PLAN OF DEVELOPMENTRESIDENTIAL PLANNED DEVELOPMENTSTATEMENTS

1. The area delineated hereon as "Residential Planned Development", is owned or controlled by the Department of Urban Renewal of the City of Chicago and designated as 87th. & Mackinaw Urban Renewal Disposition Parcel R-1.
2. Off-street Parking and off-street loading facilities, shall be provided in compliance with this Plan of Development as authorized by the R-4 General Residence District of the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets or alleys or adjustment of rights-of-way or consolidation 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 -

Department of Urban Renewal or its successor upon conveyance of
87th. and Mackinaw
Urban Renewal Disposition Parcel R-1

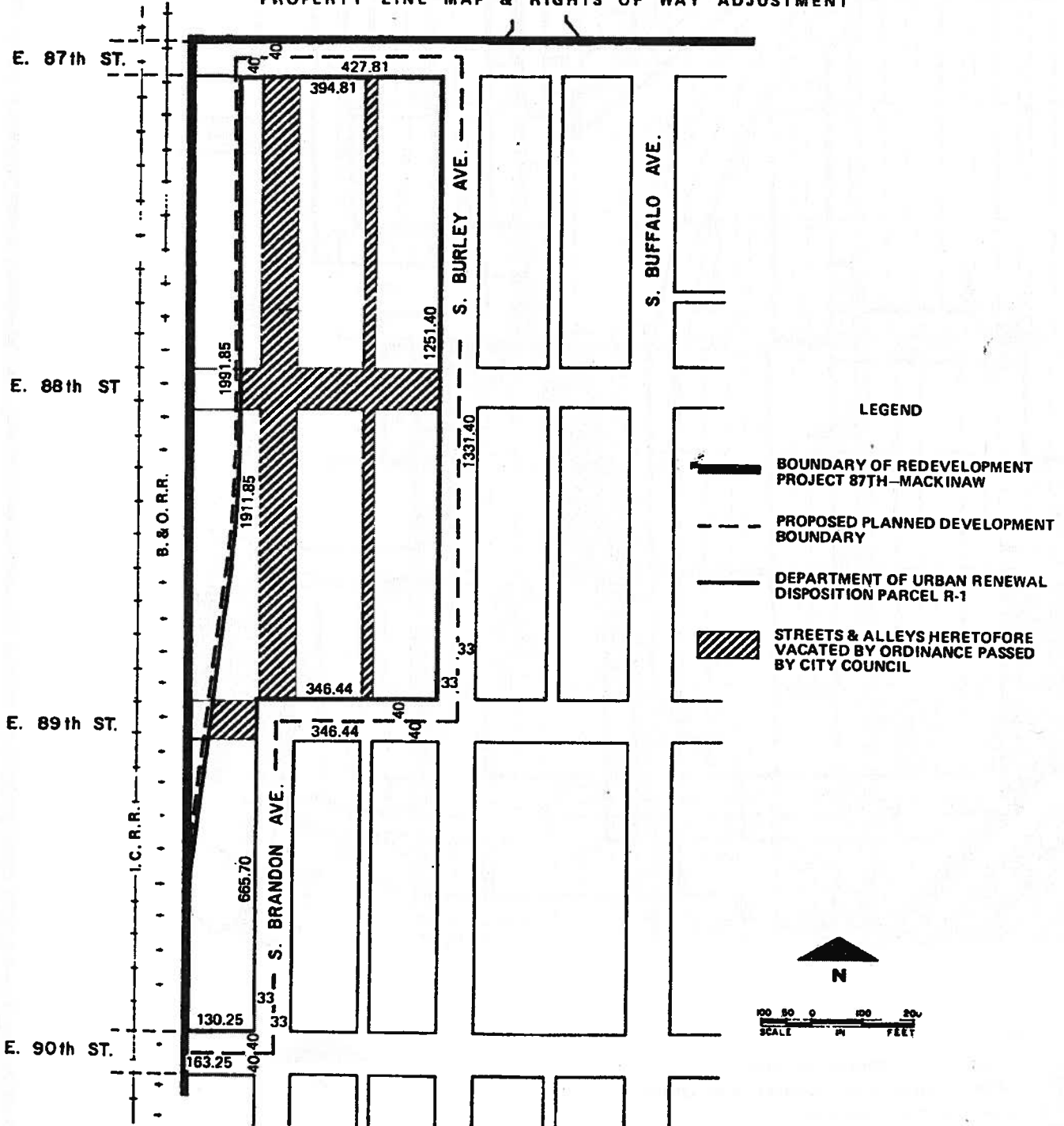
5. Service drives or any other ingress or egress shall be adequately designed and paved to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas.
6. Use of land will consist of townhouses, 3 story walk-up apartments, community building with one story 2 bedroom unit and private recreation areas.
7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a R-4 General Residence District, and with the regulations hereby made applicable thereto.
8. The Plan of Development hereby attached, shall be subject to the "Rules, Regulations and Procedures in relation to Planned Developments."

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: DECEMBER 11, 1970

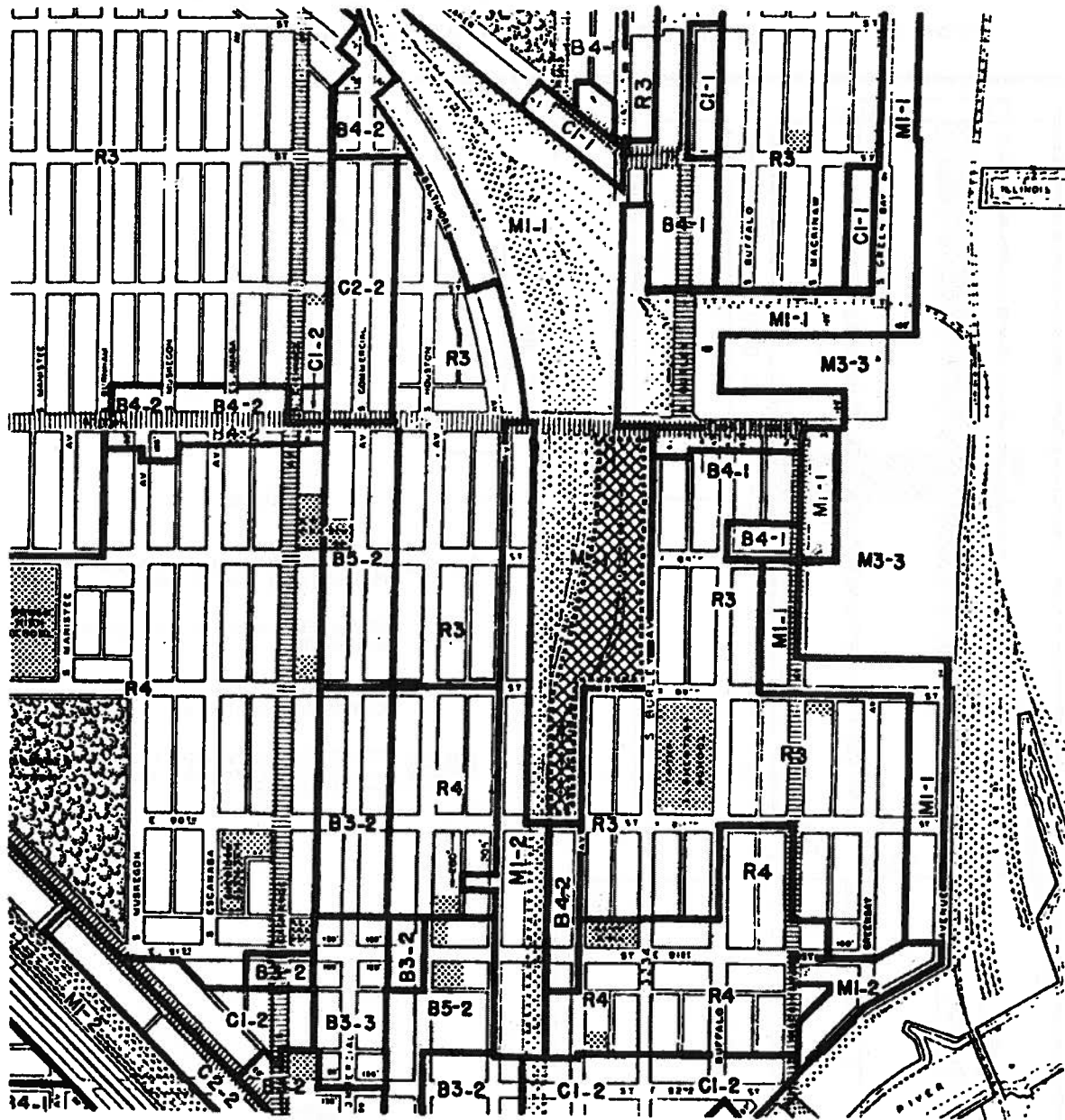
RESIDENTIAL PLANNED DEVELOPMENT

PROPERTY LINE MAP & RIGHTS OF WAY ADJUSTMENT









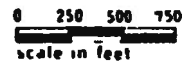
APPLICANT: DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO
DATE: DECEMBER 11, 1970

RESIDENTIAL PLANNED DEVELOPMENT EXISTING ZONING & PREFERENTIAL STREET SYSTEM



LEGEND

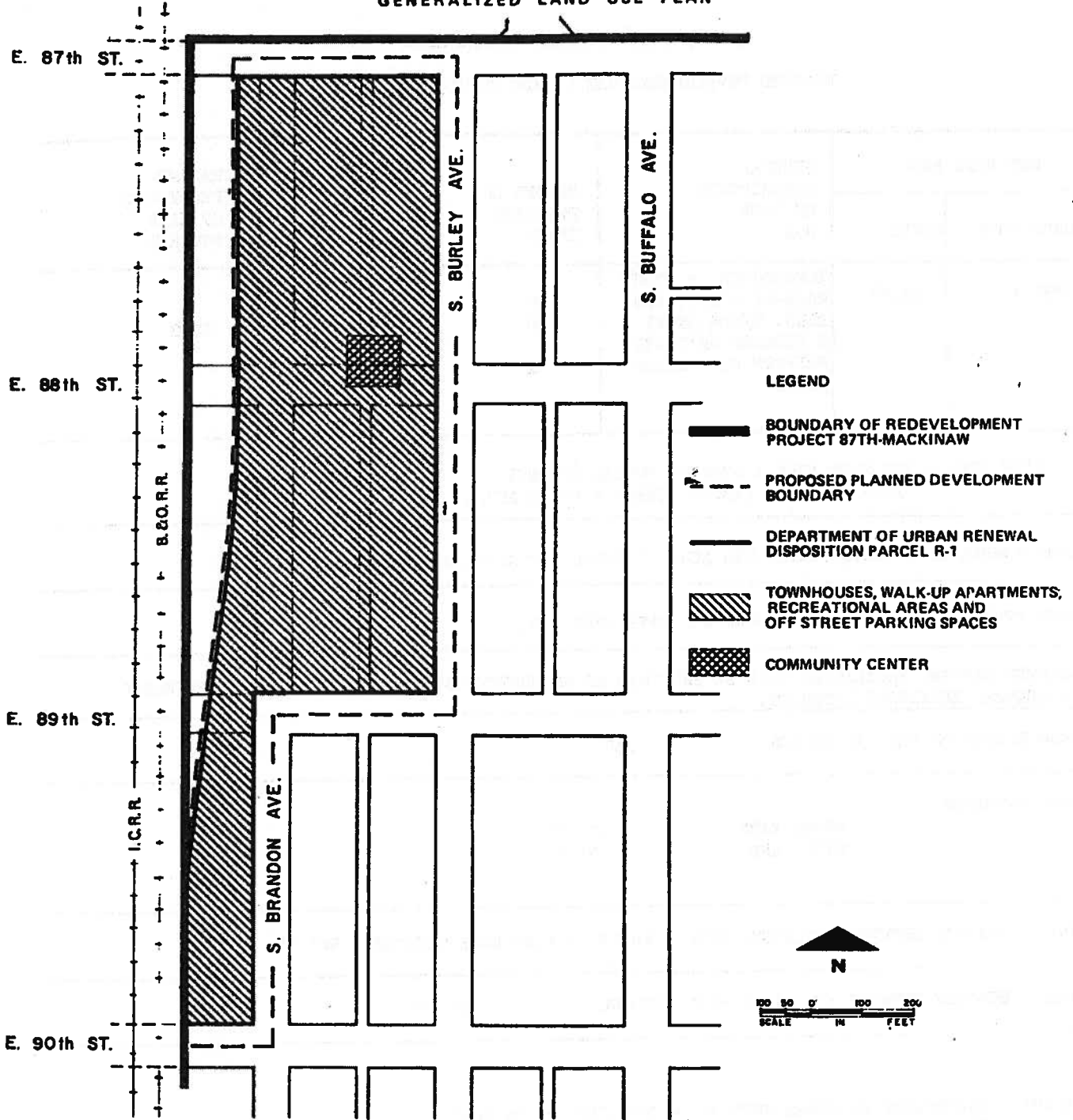
-  PLANNED DEVELOPMENT BOUNDARY
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDARY
-  PARKS & PLAYGROUNDS
-  PUBLIC & QUASI PUBLIC FACILITIES
-  PREFERENTIAL STREETS



APPLICANT: DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO
DATE: DECEMBER 11, 1970

RESIDENTIAL PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN



APPLICANT : DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO

DATE : DECEMBER 11, 1970

RESIDENTIAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

| NET SITE AREA | | GENERAL DESCRIPTION OF LAND USE | NUMBER OF DWELLING UNITS | MAXIMUM FLOOR AREA RATIO | MAXIMUM PERCENTAGE OF LAND COVERED |
|---------------|-------|---|--------------------------|--------------------------|------------------------------------|
| SQUARE FEET | ACRES | | | | |
| 576,837.4 | 13.24 | TOWNHOUSES, 3 STORY WALK-UP APTS., COM. BLDG. W/ONE STORY 2 BEDROOM UNIT AND PRIVATE RECREATION AREAS | 20 336 1 | 0.7 | 20.2 |

GROSS SITE AREA = NET SITE AREA & AREA OF PUBLIC STREETS
15.55 ACRES = (13.24 ACRES) + (2.31 ACRES)

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA: 26.98

MAXIMUM PERMITTED F. A. R. FOR TOTAL NET SITE AREA: 0.7

OFF-STREET LOADING FACILITIES WILL BE PROVIDED AS AUTHORIZED BY THE CHICAGO ZONING ORDINANCE R-4 GENERAL RESIDENCE DISTRICT.

MINIMUM NUMBER OF PARKING SPACES: 357

MINIMUM SETBACKS:

| | |
|------------|--------|
| FRONT YARD | 15'-0" |
| SIDE YARD | 5'-0" |

MINIMUM DISTANCES BETWEEN BUILDINGS WITH A FACING LIVING-ROOM WINDOWS: 50' 0"

MINIMUM DISTANCES BETWEEN END WALLS WITH WINDOWS: 25' 0"

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO
DATE: DECEMBER 11, 1970

PLAN OF DEVELOPMENT

RESIDENTIAL PLANNED DEVELOPMENT

77

A 1173
Plan 3-10-71
Pg. 10559

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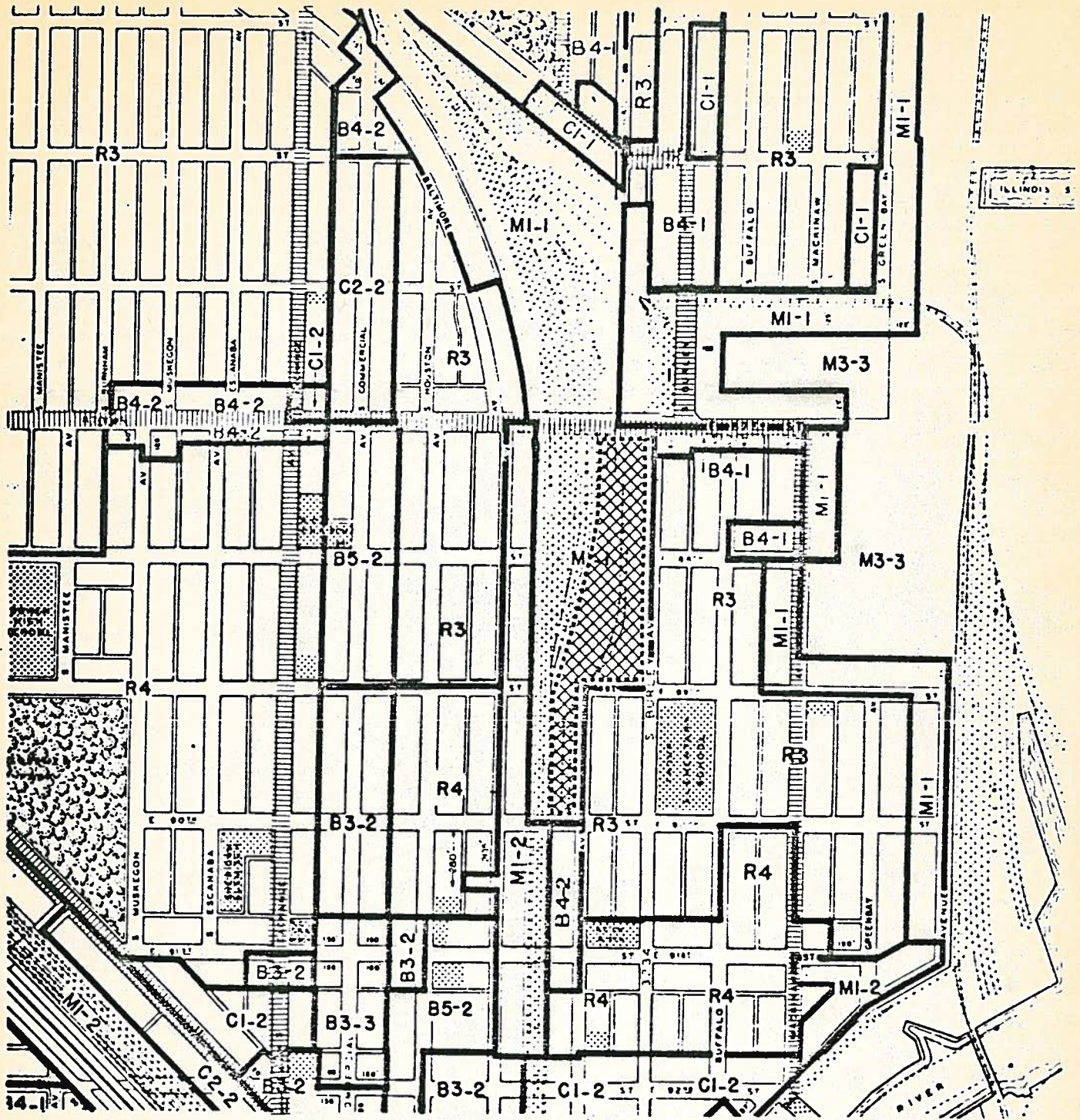
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


APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

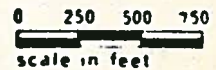
DATE: DECEMBER 11, 1970

EXISTING ZONING & PREFERRED STREET SYSTEM



LEGEND

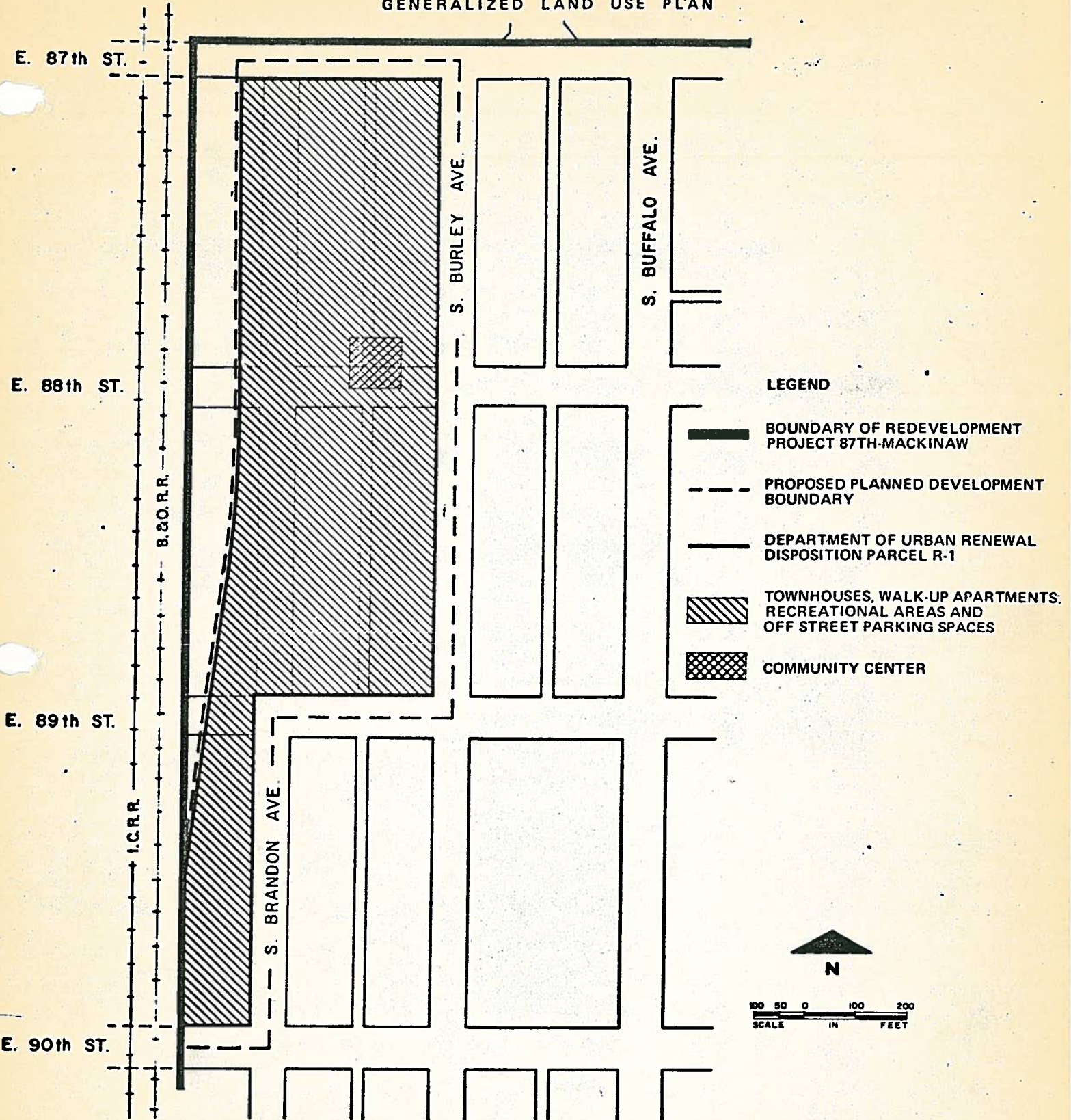
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DATE: DECEMBER 11, 1970

RESIDENTIAL PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN



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DATE : DECEMBER 11, 1970

RESIDENTIAL PLANNED DEVELOPMENT

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