

Alderman Fitzpatrick moved to *Concur In* the Committee's recommendations and *each* of the eight pending proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Kenner, Holman, Despres, Sawyer, Bohling, Cousins, Adduci, Vrdolyak, Bilandic, Swinarski, Staszczuk, Burke, Lawlor, Langford, Shannon, Hines, Fitzpatrick, Stewart, Stemberk, Potempa, Rhodes, Marzullo, Zydlo, Ray, Washington, Biggs, Filippini, Keane, Gabinski, Sande, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Simon, Scholl, Natarus, Singer, Simpson, Fifielski, Cohen, Hoellen, Hedlund, Wigoda, Sperling—48.

Nays—None.

Said ordinances as passed, read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

Reclassification of Area Shown on Map No. 1-L.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-2 Restricted Service District symbols and indications as shown on Map No. 1-L in the area bounded by

the alley next south of and parallel to W. Washington Boulevard; N. Laramie Avenue; the alley next north of and parallel to W. Madison Street; and the alley next west of and parallel to N. Laramie Avenue,

to those of a C1-2 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. 3-G.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 3-G in the area bounded by

N. Ogden Avenue; the south line of the right of way of the Chicago & North Western Railway; and W. Fry Street,

to those of an M3-4 Heavy Manufacturing 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. 5-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 B4-4 Restricted Service District symbols and indications as shown on Map No. 5-F in the area bounded by

a line 189 feet north of W. Dickens Avenue; N. Cleveland Avenue; N. Lincoln Avenue; and the alley next west of and parallel to N. Cleveland Avenue,

to those of an R5 General Residence District, and a corresponding use district is hereby established in the area above described.

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

*Reclassification of Area Shown on Map No. 7-F
(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 R5 General Residence District symbols and indications as shown on Map No. 7-F (*as amended*) in the area bounded by a line 27 feet south of W. California Terrace; a line 168 feet east of N. Halsted Street, or the line thereof if extended; W. Barry Avenue; and a line 118 feet east of N. Halsted Street, or the line thereof if extended,

to those of a C1-3 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. 8-E
(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 Residential Planned Development District symbols and indications as shown on Map No. 8-E in 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,

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

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

[Plan of Development attached to the foregoing ordinance is printed on pages 1448 to 1452 of this Journal]

Reclassification of Area Shown on Map No. 8-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 symbols and indications as shown on Map No. 8-G in the area bounded by

W. 34th Street; the alley next east of and parallel to S. Justine Street; the alley next north of and parallel to W. 35th Street; and S. Justine Street,

to those of a C4 Motor Freight Terminal 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.

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PLAN OF DEVELOPMENT

RESIDENTIAL PLANNED DEVELOPMENT NO. 79 AS AMENDED

11-12-71

STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned and controlled by the Department of Urban Renewal of the City of Chicago and designated as 37th & Cottage Grove Urban Renewal Disposition Parcels G'a" & G'b".
2. Off-Street parking and loading facilities shall be provided in compliance with this plan of Development as authorized by the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets or alleys or adjustment of right-of-way or consolidation or re-subdivision 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 37th & Cottage Grove Urban Renewal Disposition Parcels G'a" & G'b".
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 walk-up apartments, elevator apartment structures, day care center, community center, a church, private recreation areas, and related convenience type business uses.

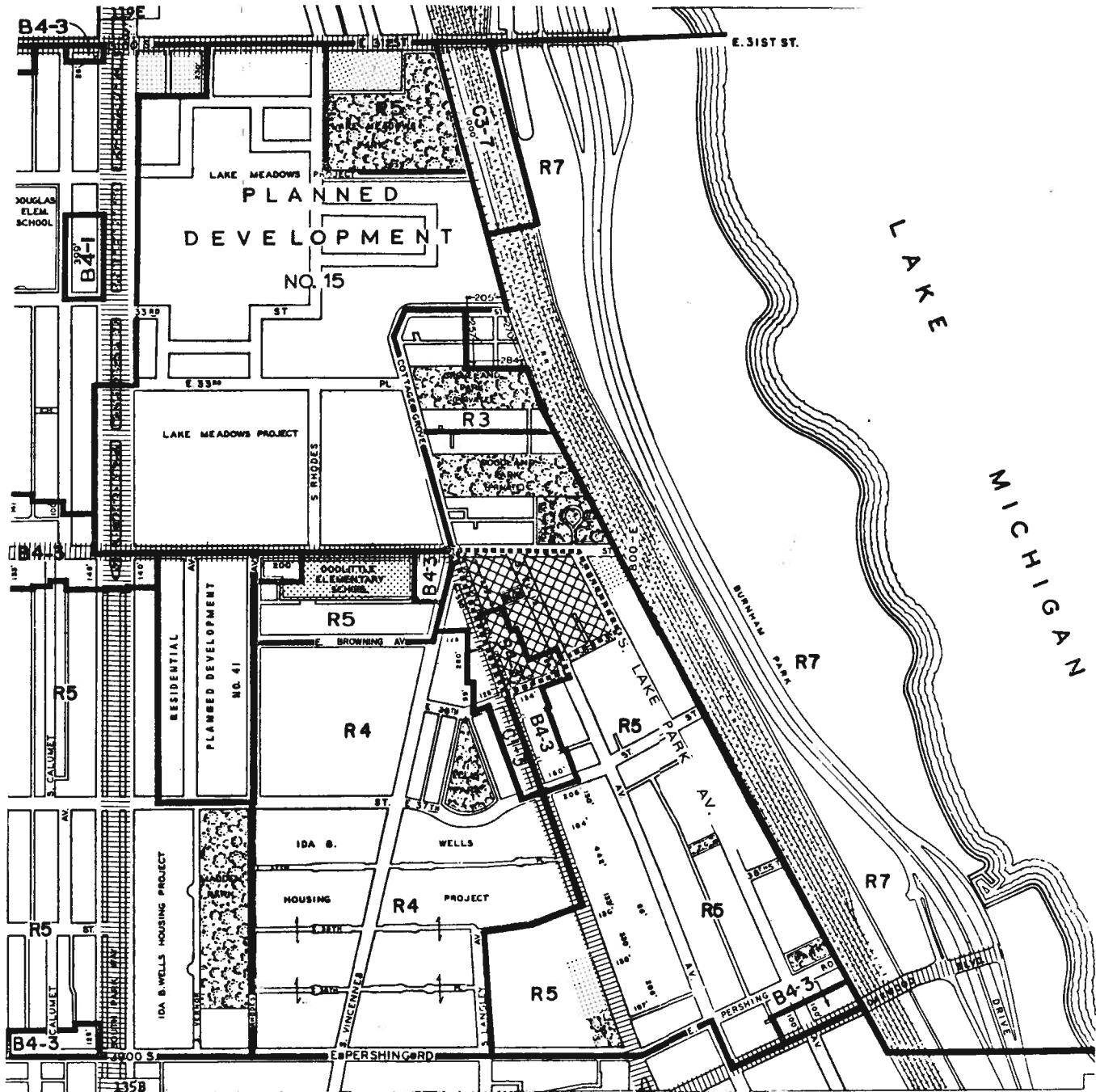
7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a R-5 General Residence District and a B-1 Local Retail District, and with the regulations hereby made applicable thereto.
8. Signs shall be governed by the provisions of the R-5 General Residence District and subject to the approval of the Commissioner of Development and Planning.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulation and Procedures in relation to Planned Developments," as adopted by the Commissioner of Development and Planning.

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: SEPTEMBER 15, 1971

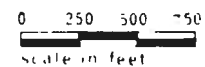
RESIDENTIAL PLANNED DEVELOPMENT No. 79 AS AMENDED

EXISTING ZONING & PREFERENTIAL STREET SYSTEM



LEGEND

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

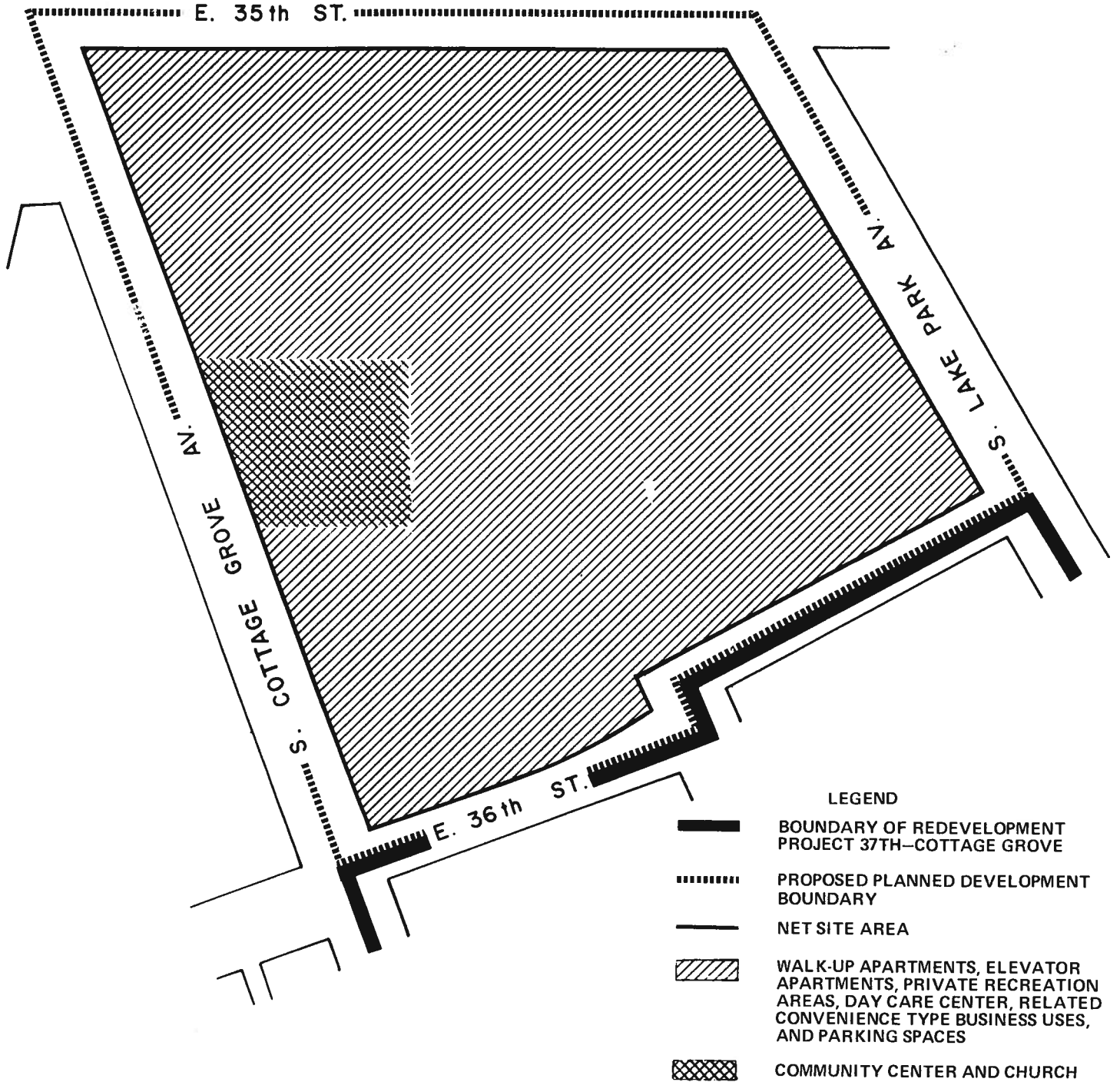


APPLICANT: DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO
DATE: SEPTEMBER 15, 1971

RESIDENTIAL PLANNED DEVELOPMENT

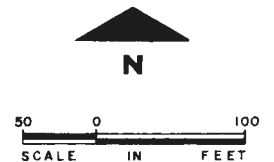
No. 79 AS AMENDED

GENERALIZED LAND USE PLAN



APPLICANT: DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO

DATE: SEPTEMBER 15, 1971



RESIDENTIAL PLANNED DEVELOPMENT NO. 79 AS AMENDED
 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				
295,765	6.8	WALK-UP APTS., ELEVATOR APT. STRUCTURES, DAY CARE CENTER, COMMUNITY CENTER, A CHURCH, PRIVATE RECREATION AREAS, AND RELATED CONVENIENCE TYPE BUSINESS USES	458	1.7	25%

GROSS SITE AREA = NET SITE AREA (6.8 acres) + Area of public streets (2.31 acres) = 9.41 acres

MAXIMUM AMOUNT OF BUSINESS SPACE: 12,000 SQUARE FEET, ALL TO BE LOCATED ON THE GROUND FLOOR WITHIN RESIDENTIAL BUILDINGS WITH NO DIRECT EXTERIOR ACCESS.

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA: 67.3

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 1.7

OFF-STREET LOADING FACILITIES WILL BE PROVIDED AS AUTHORIZED BY THE CHICAGO ZONING ORDINANCE R-5 GENERAL RESIDENCE DISTRICT AND B-1 LOCAL RETAIL DISTRICT

MINIMUM NUMBER OF PARKING SPACES: 348

MINIMUM SETBACKS:

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

MINIMUM DISTANCES BETWEEN BUILDINGS WITH FACING LIVING-ROOM WINDOWS: 30'-0"

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

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: SEPTEMBER 15, 1971

(Continued from page 119)

District symbols and indications as shown on Map No. 4-G in the area bounded by

The south line of W. Roosevelt Road; a line 325.21 feet east of S. Racine Avenue; a line 82.34 feet south of W. Roosevelt Road; a line 375.24 feet east of S. Racine Avenue; the south line of W. Roosevelt Road, the west line of S. Blue Island Avenue; the center line of W. 13th Street, or the line thereof if extended where no street exists; the west line of S. Racine Avenue; the north line of W. 14th Street; the west line of the alley east of and parallel to S. Throop Street; the south line of the alley south of and parallel to W. 14th Street; a line 145.04 feet east of the west line of the alley east of and parallel to S. Throop Street; the west line of S. Blue Island Avenue; a line 72 feet northeast of W. 15th Street along the west line of S. Blue Island Avenue, to a point 172.8 feet east of S. Throop Street along the north line of the alley north of and parallel to W. 15th Street; the west line of S. Throop Street; the north line of W. 15th Street; the east line of S. Loomis Street; the south line of W. 14th Place; the east line of S. Throop Street; the north line of W. 14th Street; the west line of S. Loomis Street; the center line of W. 14th Street, or the line thereof if extended where no street exists; the center line of S. Laffin Street, or the line thereof if extended where no street exists; the west line of S. Laffin Street; the south line of W. 14th Place, or the line thereof if extended where no street exists; a line 75.156 feet west of the west line of S. Laffin Street; the north line of the alley north of and parallel to W. 15th Street; the west line of S. Laffin Street; the north line of W. 15th Street; the east line of S. Ashland Avenue; the south line of W. 14th Place; the east line of the alley east of and parallel to S. Ashland Avenue; the south line of W. 14th Street, or the line thereof if extended where no street exists; the east line of the alley east of and parallel to S. Ashland Avenue, or the line thereof if extended where no alley exists; the south line of the alley next south of and parallel to the alley east of and parallel to W. Hastings Street; the east line of the alley east of S. Ashland Avenue; the north line of W. Hastings Street; the east line of the alley east of and parallel to S. Ashland Avenue; the south line of W. 13th Street or the line thereof if extended where no street exists; the east line of the alley east of and parallel to S. Ashland Avenue, or the line thereof if extended where no alley exists; the south line of the alley south of and parallel to W. Roosevelt Road; the west line of S. Laffin Street; the east line of S. Laffin Street; the south line of the alley south of and parallel to W. Roosevelt Road; a line 139.41 feet west of the west line of S. Loomis Street; the north line of W. Washburne Avenue, or the line thereof if extended where no street exists; the east line of S. Loomis Street; the south line of the alley south of and parallel to W. Roosevelt Road; and the east line of S. Racine Avenue, except the south line of W. Washburne Avenue, or the line thereof if extended where no street exists; a line 168.576 feet west of the west line of S. Loomis Street; the north line of the alley south of and parallel to W. Washburne Avenue, or the line thereof if extended where no alley exists; a line 264.815 feet west of the west line of S. Loomis Street; and the south line of W. 13th Street; the east line of the alley west of and parallel to S. Racine Avenue, or the line thereof if extended where no

alley exists; the north line of W. Hastings Street; the east line of the alley east of and parallel to S. Throop Street,

to the designation of a Residential Planned Development No. 4, 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.

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

[Plan of Development attached to the foregoing ordinance is printed on pages 126-130 of this Journal]

Reclassification of Area Shown on Map No. 8-E.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R5 General Residence District and B4-3 Restricted Service District symbols and indications as shown on Map No. 8-E in 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,

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

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

[Plan of Development attached to the foregoing ordinance is printed on pages 131-135 of this Journal]

Reclassification of Area Shown on Map No. 12-D.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Planned Development District, R5 General Residence District and B4-3 Restricted Service District symbols and indications as shown on Map No. 12-D in the area bounded by

East 47th Street; South Lake Park Avenue; a line 427.60 feet South of East 47th Street along the westerly line of South Lake Park Avenue; South Dorchester Avenue; East 47th Place; the East line of the alley next east of and parallel to South Kenwood Avenue; a line 422.25 feet South of East 47th Street; South Kenwood Avenue; East 48th Street; a line 132.37 feet West of South Kenwood Avenue; a line 332.36 feet North of East 48th Street; South Kimbark Avenue; a line 245.5 feet South of East 47th Street; South Woodlawn Avenue; a line 49 feet South of East 47th Street; a line 118 feet West of South Woodlawn Avenue; a line 180.52 feet South of East 47th Street; a line 291.71 feet West of South Woodlawn Avenue; a line 204.92 feet South of East 47th Street; a line 423.71 feet South of South Woodlawn Avenue; a line 109.67 feet South of East 47th Street; a line 106.7 feet East of South Greenwood Avenue; a line 54.67 feet South of East 47th Street; South Greenwood

(Continued on page 136)

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PLAN OF DEVELOPMENT

RESIDENTIAL PLANNED DEVELOPMENT

STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned and controlled by the Department of Urban Renewal of the City of Chicago and designated as 37th & Cottage Grove Urban Renewal Disposition Parcels G"a" & G"b".
2. Off-Street parking and loading facilities shall be provided in compliance with this plan of Development as authorized by the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets or alleys or adjustment of right-of-way or consolidation or re-subdivision 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 37th & Cottage Grove Urban Renewal Disposition Parcels G"a" & G"b".
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 walk-up apartments, elevator apartment structures, community center, and private recreation areas.

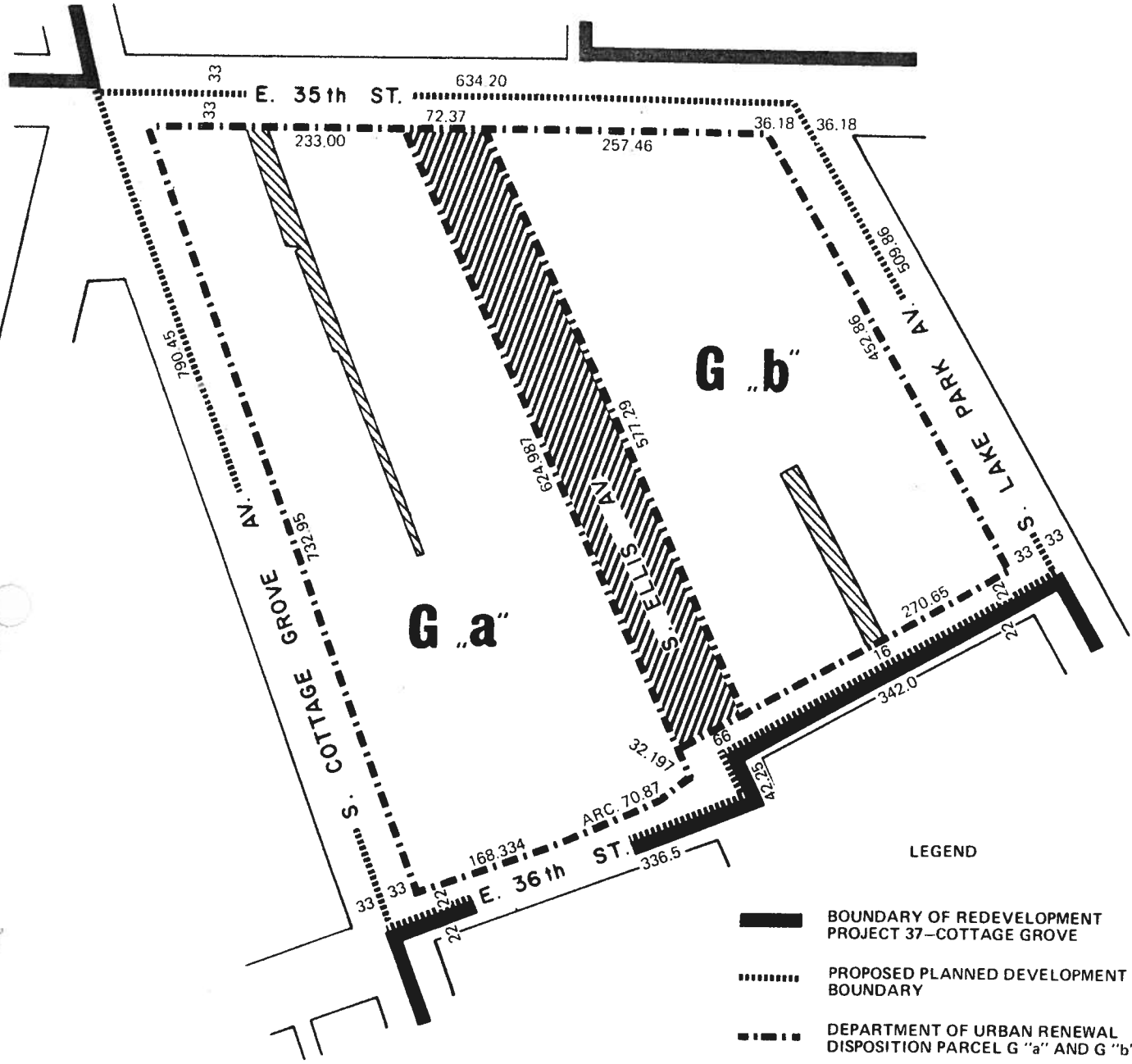
7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a R-5 General Residence District and with the regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulation and Procedures in relation to Planned Developments," as adopted by the Commissioner of Development and Planning.

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO






DATE: JANUARY 27, 1971

RESIDENTIAL PLANNED DEVELOPMENT

PROPERTY LINE MAP & RIGHTS OF WAY ADJUSTMENT

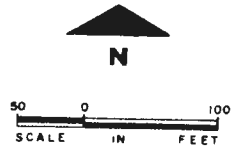


LEGEND

-  BOUNDARY OF REDEVELOPMENT PROJECT 37-COTTAGE GROVE
-  PROPOSED PLANNED DEVELOPMENT BOUNDARY
-  DEPARTMENT OF URBAN RENEWAL DISPOSITION PARCEL G "a" AND G "b"
-  ALLEYS HERETOFORE VACATED BY ORDINANCE PASSED BY CITY COUNCIL 11/16/70
-  STREET PROPOSED TO BE CLOSED TO VEHICULAR TRAFFIC

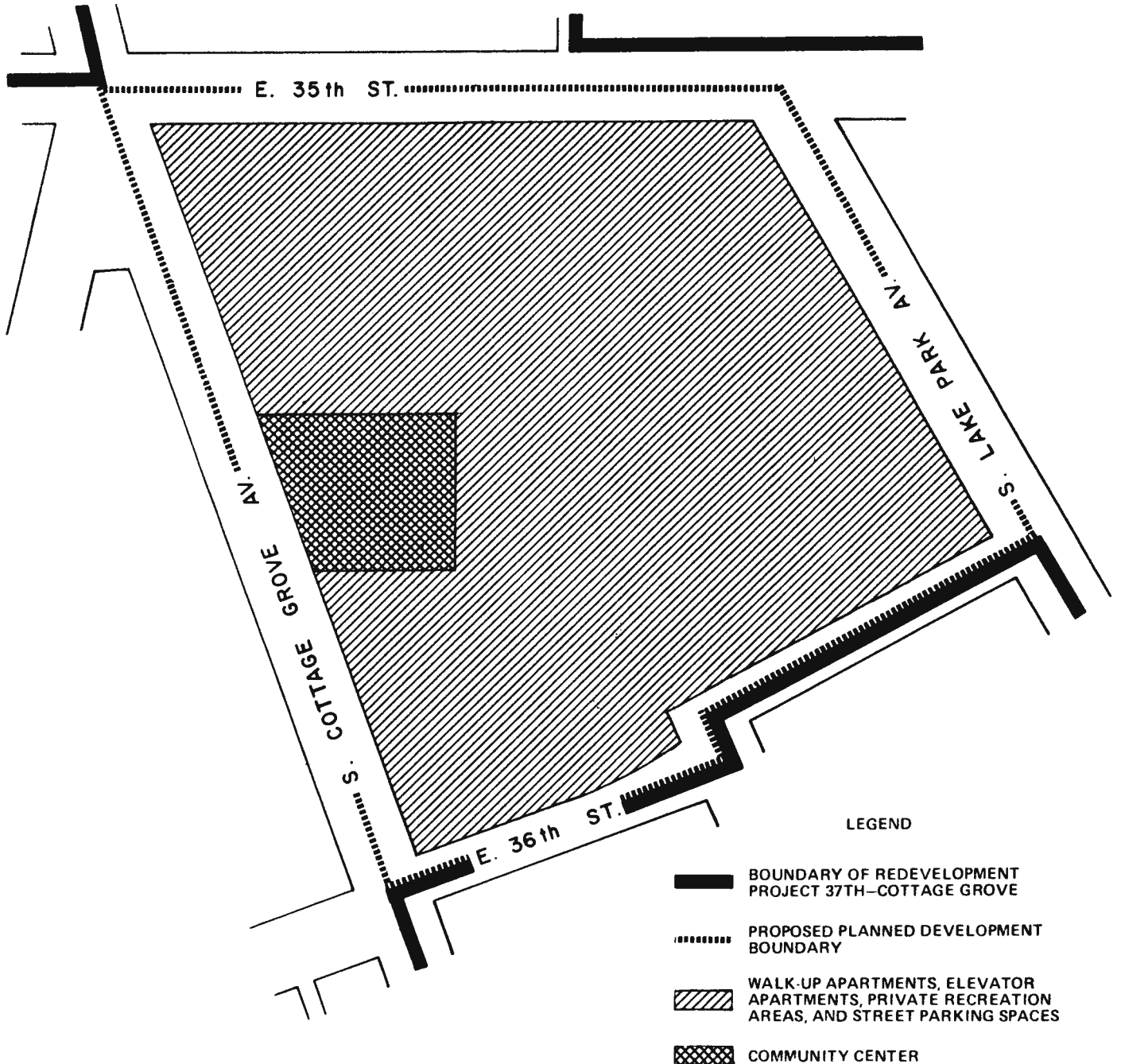
APPLICANT : DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO

DATE : JANUARY 27, 1971



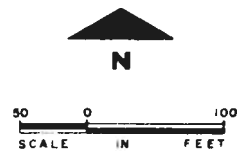
RESIDENTIAL PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN



APPLICANT: DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO

DATE: JANUARY 27, 1971



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				
295,765	6.8	WALK-UP APTS., ELEVATOR APTS. AND PRIVATE RECREATION AREAS	458	1.2	21%

ROSS SITE AREA = NET SITE AREA (6.8 acres) + Area of public streets (2.31 acres) = 9.41 acres

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA: 67.3

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

OFF-STREET LOADING FACILITIES WILL BE PROVIDED AS AUTHORIZED BY THE CHICAGO ZONING ORDINANCE R-5 GENERAL RESIDENCE DISTRICT.

MINIMUM NUMBER OF PARKING SPACES: 348

MINIMUM SETBACKS:
 FRONT YARD 15'-0"
 SIDE YARD 5'-0"

MINIMUM DISTANCES BETWEEN BUILDINGS WITH A FACING LIVING-ROOM WINDOWS: 30'-0"

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

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO
 DATE: JANUARY 27, 1971