



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

J.F. Boyle, Jr.  
Commissioner

City Hall, Room 1000  
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Chicago, Illinois 60602  
(312) 744-4471 (Voice)  
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(312) 744-2578 (TT/TDD)

January 31, 1996

Ms. Audrey E. Selin  
Alzheimer and Gray  
10 S. Wacker Dr.  
Chicago, IL 60606-7482

Re: Residential Planned Development No. 81. Proposed  
Microcell Site.

Dear Ms. Selin:

Please be advised that your request for a minor change to Residential Planned Development No. 81 has been considered by the Department of Planning and Development pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and is hereby approved.

Specifically, you requested that a Cellular One Microcell Site be permitted adjacent to the Appleville Condominiums.

With regard to your request, the Department of Planning and Development has determined that this revision would constitute a minor change pursuant to section 11.11-3 (c) of the Chicago Zoning Ordinance. While this specific use was not initially contemplated within the Planned Development, the addition of the antenna to the site, in conjunction with the proposed landscaping depicted on the Equipment Location Plan dated January 17, 1996, will not impact the character of the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing minor change, but no other changes to Planned Development No. 81.

Sincerely,

J.F. Boyle Jr.  
Commissioner

Originated by:

*Christine Slattery*  
Christine Slattery  
Deputy Commissioner



The following is said ordinance as passed (the *Italic heading not being a part of the ordinance*):

*Reclassification of Area Shown on Map No. 22-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 R3 General Residence District symbols and indications as shown on Map No. 22-D in the area bounded by

E. 94th Street; a line 50 feet east of S. Harper Avenue; the alley next south of and parallel to E. 94th Street; S. Harper Avenue; a line 75 feet south of E. 94th Street; and the alley next west of and parallel to S. Harper Avenue,

to those of an M1-1 Restricted 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.

**Chicago Zoning Ordinance Amended to Reclassify Particular Areas.**

On motion of Alderman Fitzpatrick the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of Proceedings of July 21, 1971, pages 897-898, recommending that the City Council pass seventeen proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

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

*Yeas*—Aldermen Roti, Kenner, Despres, Sawyer, Bohling, Cousins, Vrdolyak, Bilandic, Staszecuk, Burke, Lawlor, Langford, Shannon, Hines, Fitzpatrick, Kelley, 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—46.

*Nays*—None.

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

*Reclassification of Area Shown on Map No. 2-G.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-3 Restricted Manufacturing District symbols and indications as shown on Map No. 2-G in the area bounded by

W. Monroe Street; a line 125 feet west of S. Halsted Street; W. Adams Street; and S. Green Street,

to those of a C1-4 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. 5-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. 5-I in the area bounded by

a line 208.23 feet north of W. Bloomingdale Avenue; N. California Avenue; W. Bloomingdale Avenue; and the alley next west of and parallel to N. California Avenue,

to those of a C1-1 Restricted Commercial District, and a corresponding use district is hereby established in the area above described.

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

*Reclassification of Area Shown on Map No. 6-F.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District and C1-3 Restricted Commercial District symbols and indications as shown on Map No. 6-F in the area bounded by

a line 125.35 ft. North of West 24th Place; the West line of the right of way of the Dan Ryan Expressway; South Wentworth Avenue; West 26th Street; the alley next West of South Wentworth Avenue; West 25th Place; South Princeton Avenue, or the line thereof extended; West 24th Place; and South Wentworth 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 997 to 1001 of this Journal]

*Reclassification of Area Shown on Map No. 12-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 B4-2 Restricted Service District symbols and indications as shown on Map No. 12-G in the area bounded by

W. 51st Street; a line 24 feet west of the alley next west of and parallel to S. Halsted Street; the alley next south of and parallel to W. 51st Street; and S. Peoria Street,

to those of an R3 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.

PLAN OF DEVELOPMENT  
RESIDENTIAL PLANNED DEVELOPMENT  
STATEMENTS

1. The area delineated hereon as "Residential Planned Development", is owned or controlled by the

CHICAGO HOUSING AUTHORITY

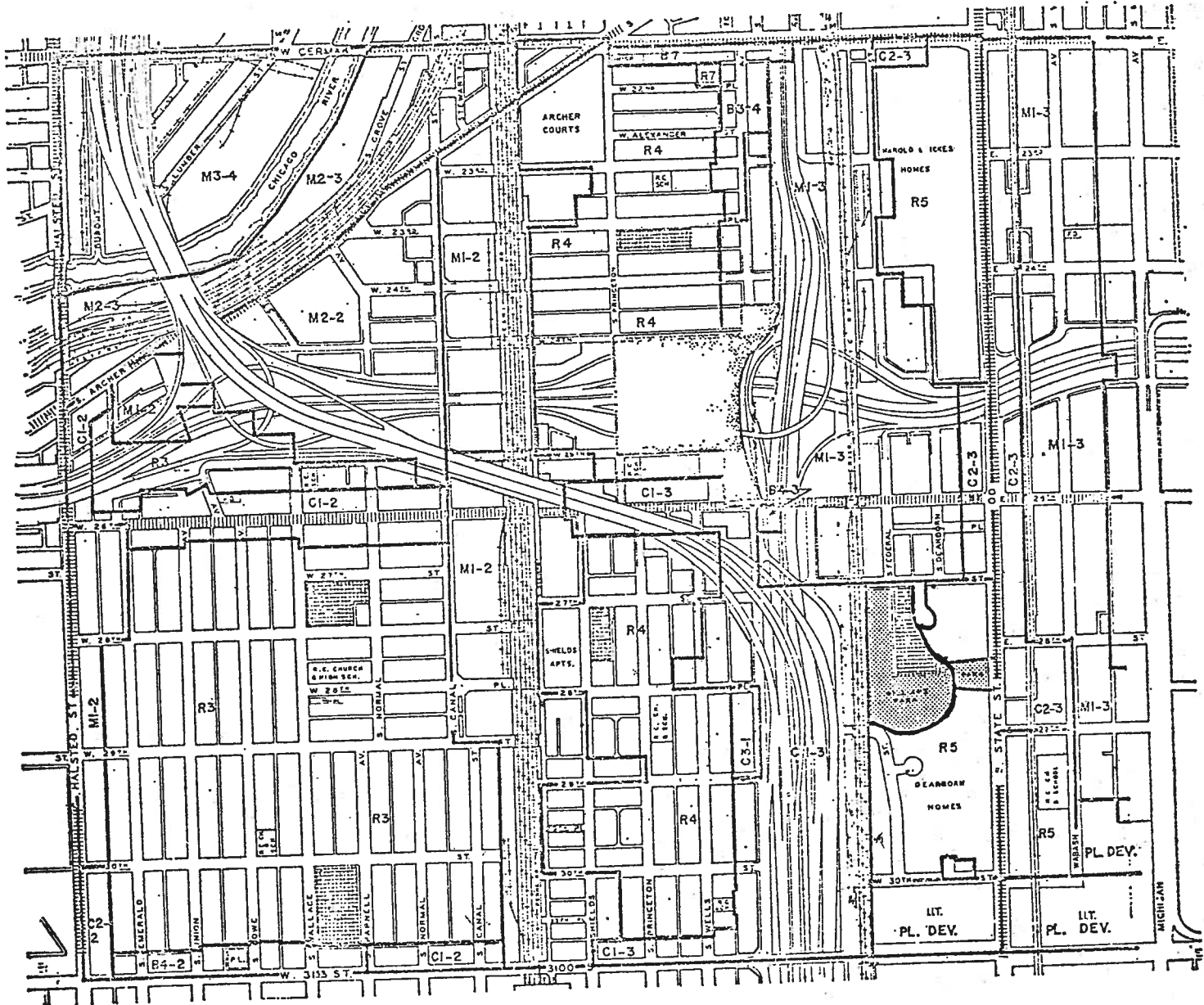
2. Off-street parking and off-street loading facilities, shall be provided in compliance with this Plan of Development as authorized by the R4 General Residence District and the C1 Restricted Commercial District of the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets or alleys or adjustments of rights-of-way or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Chicago Housing Authority and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the

CHICAGO HOUSING AUTHORITY

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, walkup apartments, an elevator apartment structure, recreation areas, off-street parking, and restricted commercial 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 R4 General Residence District and a C1 Restricted Commercial 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".

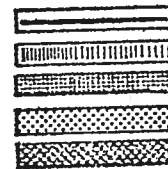
APPLICANT: CHICAGO HOUSING AUTHORITY

DATE: May 21, 1971

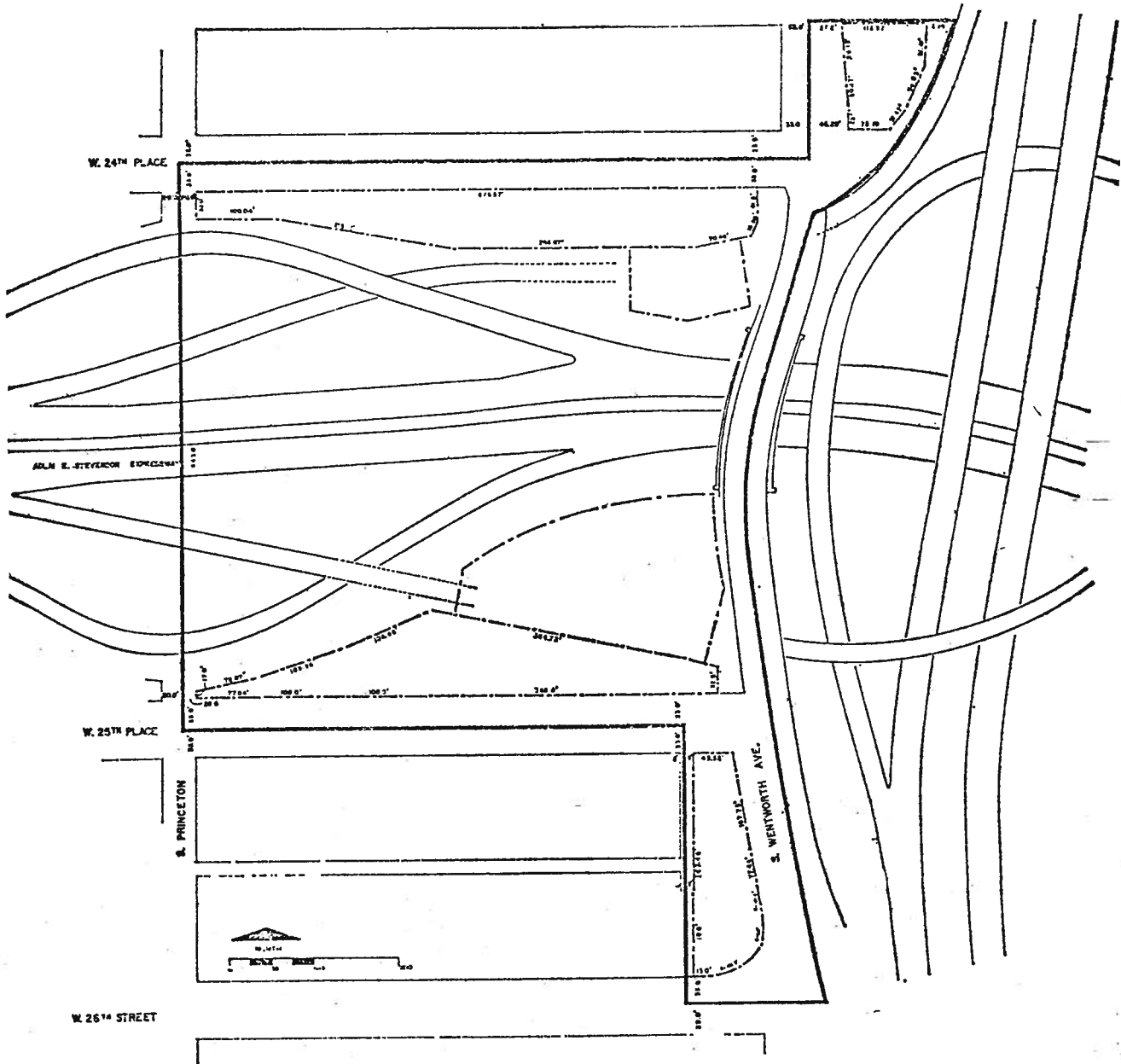


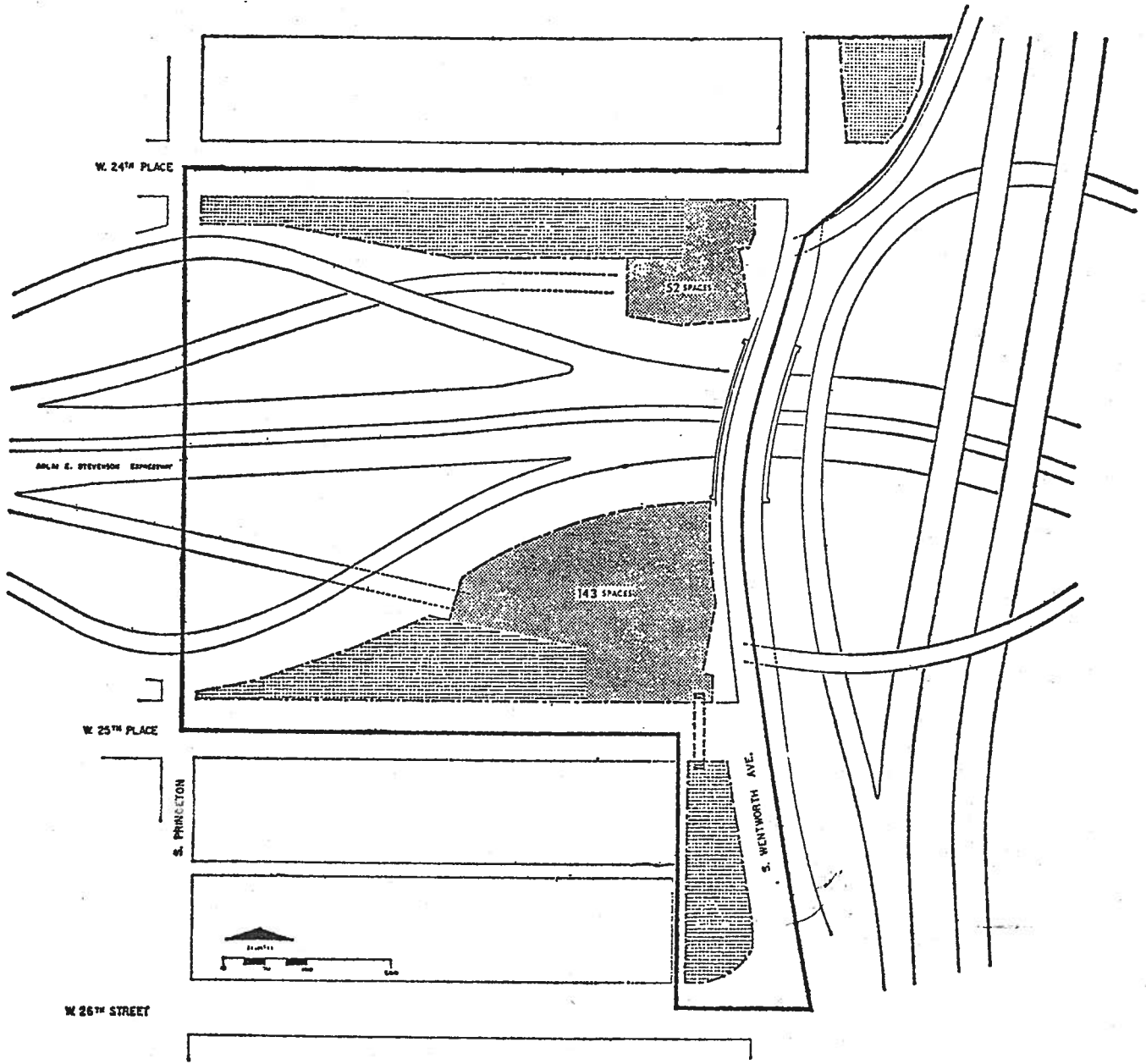
LEGEND

- Zoning Districts
- Preferential Streets
- Public Schools
- Parks & Playgrounds
- Proposed Residential Planned Development .


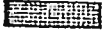




APPLICANT: CHICAGO HOUSING AUTHORITY  
 DATE: MAY 21, 1971





**LEGEND**

-  Planned Development Boundary
-  Townhouses, walk-up apartments, an Elevator Apartment Structure, Restricted Commercial and Recreational Areas
-  Off-street parking with number of spaces
-  Pedestrian overpass

**APPLICANT: CHICAGO HOUSING AUTHORITY**

**DATE: MAY 21, 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				
155,027	3.55	Townhouses, Walk-up apartments, an Elevator Apartment Structure Restricted Commercial, Recreation Areas, and Off-street parking	16 12 132	1.2	25

GROSS SITE AREA = NET SITE AREA (3.55 Acres) + AREA OF PUBLIC STREETS (8.8 Acres) = 12.35 Acres

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA 55

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 C1 RESTRICTED COMMERCIAL DISTRICT

MINIMUM NUMBER OF PARKING SPACES FOR DWELLING UNITS @ 100% = 160

MINIMUM NUMBER OF PARKING SPACES FOR COMMERCIAL USES = 30

ACTUAL NUMBER OF PARKING SPACES PROVIDED: 195

MINIMUM SETBACKS: FRONT YARD 3 Ft.  
SIDE YARD 8 Ft.

APPLICANT: CHICAGO HOUSING AUTHORITY

DATE: MAY 21, 1971