



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

July 17, 2015

Geril Zern  
26618 N Countryside Lake Drive  
Mundelein, IL 60060


**Re: Zoning Advisory Opinion for 1626 N. Larrabee Street  
Residential Planned Development Number 83**

Dear Ms. Zern:

In response to your recent request, please be advised that the property located at 1626 N. Larrabee St. is zoned Residential Planned Development No. 83 ("PD 83"). In response to your first two questions, you may be able to replace the current wood fence on the north and west lot lines with a brick fence that is up to 6 feet in height, pursuant to Section 17-17-0309 of the Zoning Ordinance. The brick should match the color and detail of the existing brick fences within the Planned Development. If you wish to add a flowering trellis on the north and west lot lines, there is no height restriction for a trellis. You also asked about adding an addition to the rear of the existing townhouse, by extending the current roofline and using similar building materials.

While the PD's Bulk Regulations and Data Table does not identify a specific minimum rear yard setback, the existing pattern of townhomes along the 1600 block of N. Larrabee clearly establishes a rear yard setback. Based on only your request letter and our zoning map for reference, we do not believe that a rear addition to the existing building is permitted because it would not be in conformance with the existing, established pattern. A survey of the property would be needed to make a final determination. If you have any questions, please contact Teresa McLaughlin of my staff at (312) 744-3509.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

PAS: HG: tm

C: Vicki Lozano, Heather Gleason, Main file

*Reclassification of Area Shown on Map No. 3-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 C1-4 Restricted Commercial District symbols and indications as shown on Map No. 3-F in area bounded by:

a line 50 feet north of and parallel to W. Goethe Street; the alley next east of and parallel to N. Wells Street; W. Goethe Street; and N. Wells Street,

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. 5-F.*

PD  
83

*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, C1-2 and C1-3 Restricted Commercial District and Residential Planned Development No. 83 symbols and indications as shown on Map No. 5-F in the area bounded by:

W. Willow Street; N. Larrabee Street; W. North Avenue; N. Orchard Street; a line 618.19 feet north of W. North Avenue; and N. Vine Street,

to the designation of a Residential Planned Development No. 83, 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 thereof and to no others.

[Plan of Development printed on pages 240 to 244 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. 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 R5 General Residence District and B4-1 and B4-3 Restricted Service District symbols and indications as shown on Map No. 8-E in area bounded by:

E. 31st Street; S. Calumet Avenue; a line 205 feet south of and parallel to E. 31st Street; S. King Drive; a line 399 feet north of and parallel to E. 33rd Street; S. Calumet Avenue; E. 33rd Street; S. King Drive; a line 195 feet north of and parallel to the alley next north of and parallel to E. 35th Street; S. Calumet Avenue; a line 100 feet north of and parallel to the alley next north of and parallel to E. 35th Street; the alley next west of and parallel to S. Calumet Avenue; a line 141 feet north of and parallel to the alley next north of and parallel to E. 35th Street; S. Giles Avenue; a line 127 feet north of and parallel to E. 35th Street; the alley next west of and parallel to S. Giles Avenue; a line

82 feet north of and parallel to E. 35th Street; the alley next east of and parallel to S. Indiana Avenue; a line 286 feet north of and parallel to E. 35th Street; S. Indiana Avenue; a line 123 feet north of and parallel to E. 35th Street; S. Michigan Avenue; a line 150 feet south of and parallel to E. 31st Street; the alley next east of and parallel to S. Michigan Avenue; a line 175 feet south of and parallel to E. 31st Street; S. Indiana Avenue; a line 164 feet south of and parallel to E. 31st Street; the alley next east of and parallel to S. Indiana Avenue; the alley next south of and parallel to E. 31st Street; the alley next west of and parallel to S. Giles Avenue; E. 31st Street; S. Giles Avenue; a line 78 feet south of and parallel to E. 31st Street; the alley next east of and parallel to S. Giles Avenue;

Except

the area bounded by E. 32nd Street; S. Calumet Avenue; E. 33rd Street; S. Prairie Avenue; a line 329.60 feet north of and parallel to E. 33rd Street; S. Giles Avenue,

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.

*Reclassification of Area Shown on Map No. 9-G.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-4 Restricted Service District symbols and indications as shown on Map No. 9-G in the area bounded by:

W. Irving Park Road; N. Broadway; W. Dakin Street; the alley next west of and parallel to N. Broadway; the alley next south of and parallel to W. Irving Park Road; and a line 228.10 feet west of N. Broadway,

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. 9-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 B4-1 Restricted Service District symbols and indications as shown on Map No. 9-N in the area bounded by:

the alley next north of and parallel to W. Dakin Street; N. Narragansett Avenue; a line 69 feet north of and parallel to W. Dakin Street; and a line 150 feet west of and parallel to N. Narragansett 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.

RESIDENTIAL PLANNED DEVELOPMENT #83, AS AMENDEDPLAN OF DEVELOPMENT STATEMENTS

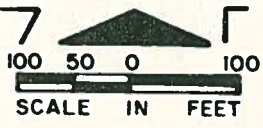
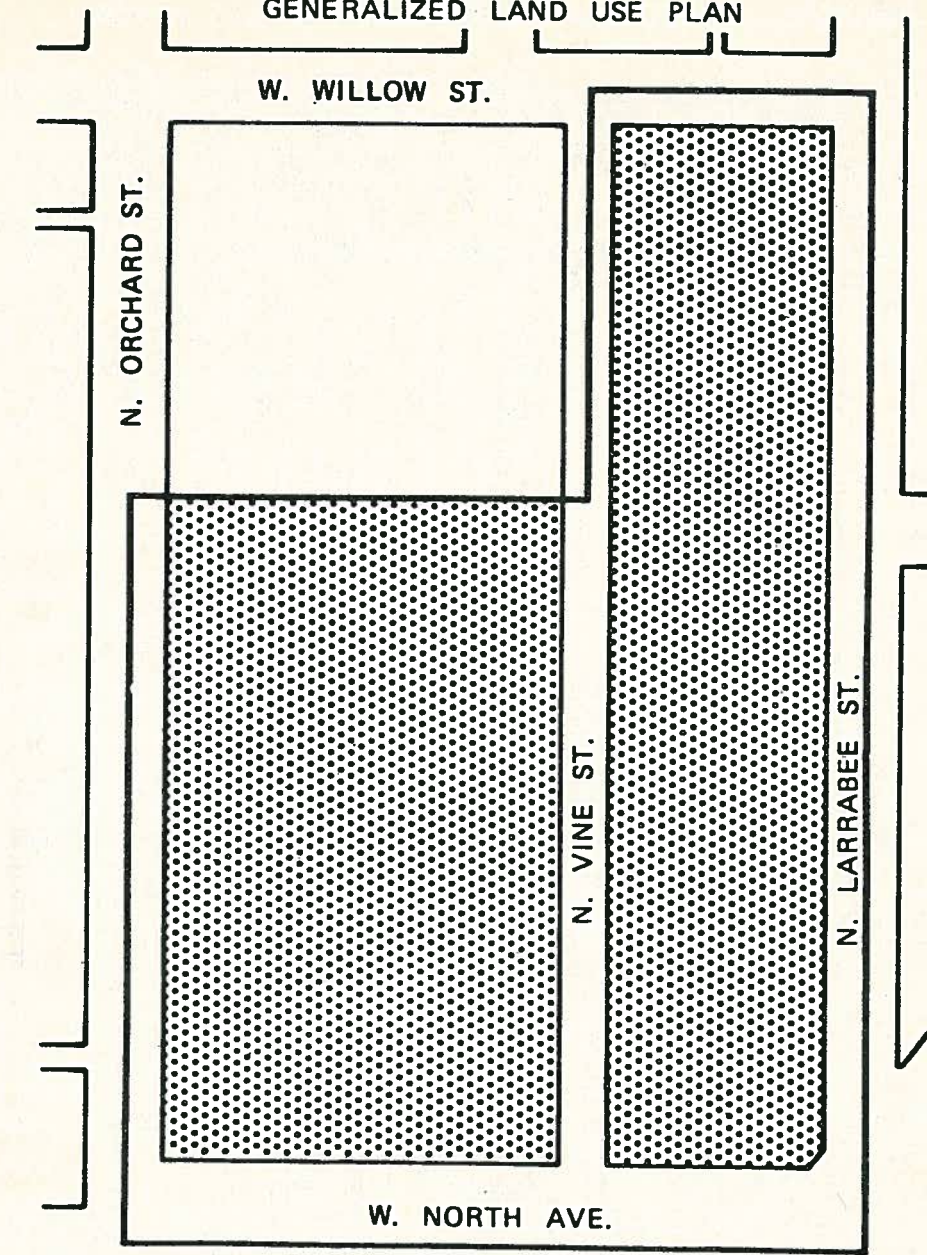
1. The area delineated herein as "Residential Planned Development No. 83, As Amended, is owned or controlled by The Neighborhood Commons Associates and has been designated as Lincoln Park #2 Urban Renewal Disposition Parcels R-1, 10-CS, and 11-R. Parcels 10-CS and 11-R are owned by the Department of Urban Renewal of the City of Chicago and are subject to a contract of sale to the Neighborhood Commons Associates.
2. Off-street parking and off-street loading facilities, shall be provided in compliance with this Plan of Development.
3. Any dedication or vacation of streets or re-subdivision of parcels, shall require a separate submittal on behalf of the Neighborhood Commons Associates or its successors, assignees or grantees.
4. All applicable reviews, approvals or permits are required to be obtained by the applicant, Neighborhood Commons Associates, or its successors, assignees or grantees.
5. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, 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 within such paved areas.
6. Use of land will consist of 3-story walk-up apartment buildings, townhouses, off-street parking, private recreation areas, and related accessory uses.
7. The following information sets forth data concerning the property included in said development and data concerning a generalized land use plan (Site Plan), illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
8. Identification signs may be permitted within the area delineated hereon as Residential Planned Development No. 83, As Amended, subject to the review and approval of the Commissioner of Planning, City and Community Development.
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, City and Community Development.

APPLICANT: NEIGHBORHOOD COMMONS ASSOCIATES


DATE: MARCH 1, 1979

RESIDENTIAL PLANNED DEVELOPMENT No. 83  
AS AMENDED

GENERALIZED LAND USE PLAN



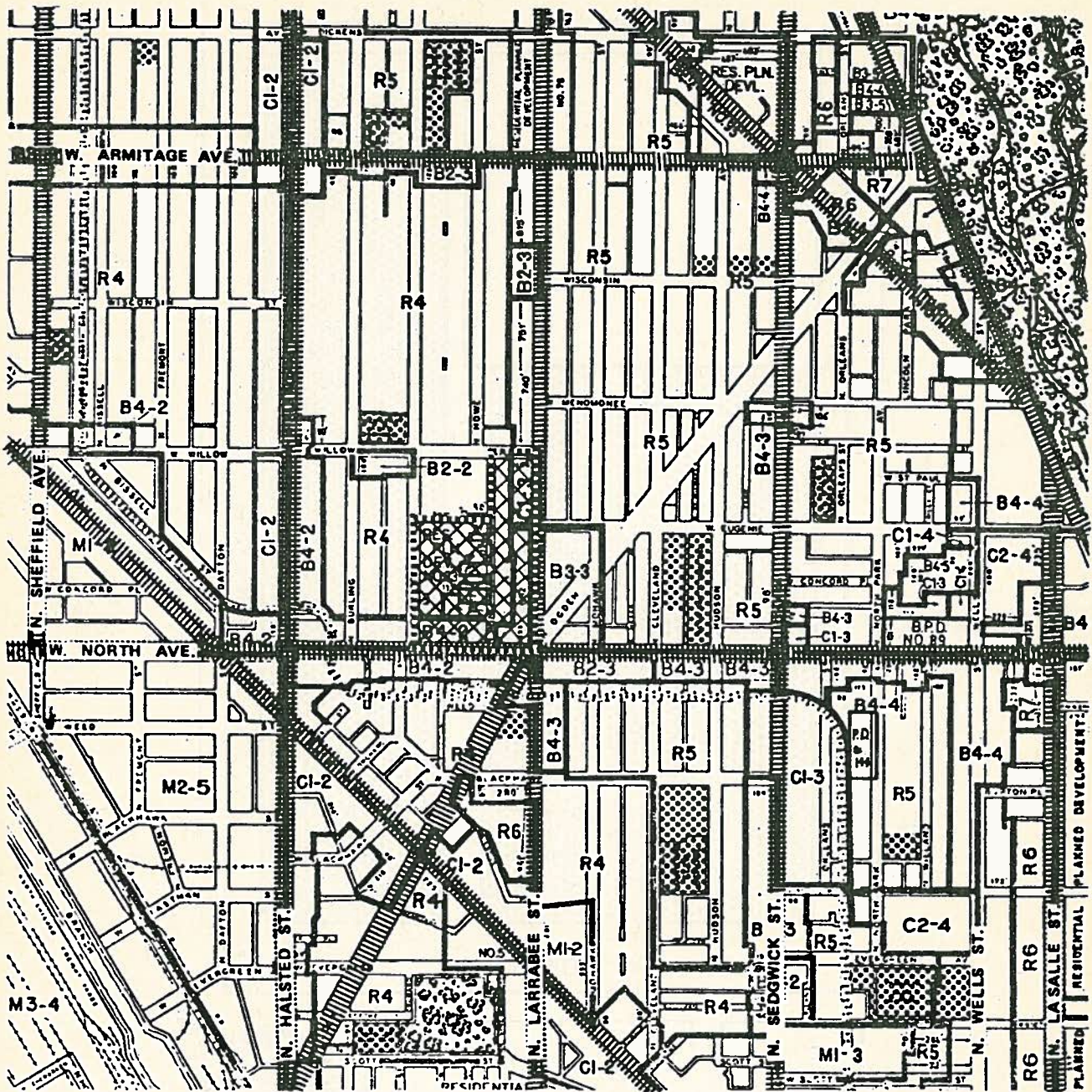
LEGEND

- PLANNED DEVELOPMENT BOUNDARY
-  3 - STORY WALK-UP APARTMENTS, TOWNHOUSES,  
OFF STREET PARKING AND LOADING, PRIVATE  
RECREATION AREAS AND RELATED ACCESSORY USES.







APPLICANT : NEIGHBORHOOD COMMONS ASSOCIATES  
 DATE : MARCH 1, 1979

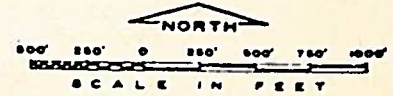
RESIDENTIAL PLANNED DEVELOPMENT No. 83  
AS AMENDED

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND

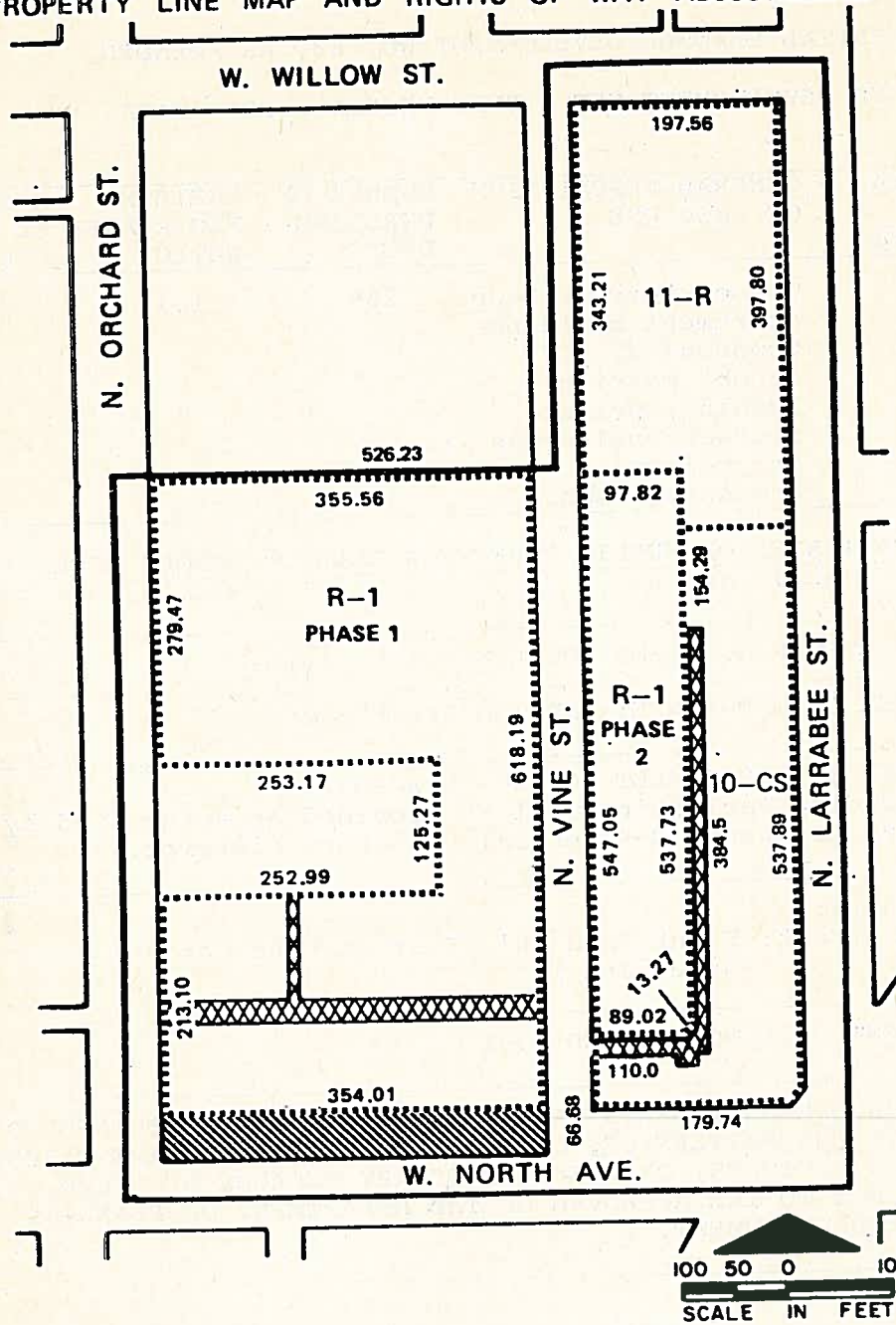
-  PLANNED DEVELOPMENT BOUNDARY
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDARY
-  PARKS AND PLAYGROUNDS
-  PUBLIC AND QUASI-PUBLIC FACILITIES
-  PREFERENTIAL STREETS







APPLICANT: NEIGHBORHOOD COMMONS ASSOCIATES  
 DATE: MARCH 1, 1979

RESIDENTIAL PLANNED DEVELOPMENT No. 83  
AS AMENDED

PROPERTY LINE MAP AND RIGHTS OF WAY ADJUSTMENTS



LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  BOUNDARY OF DISPOSITION PARCEL R-1, 10-CS, & 11-R  
LINCOLN PARK 2 - URBAN RENEWAL PROJECT
-  STREET AND ALLEY VACATED BY CITY  
ORDINANCE PASSED SEPTEMBER 15, 1976
-  DEDICATED FOR PUBLIC RIGHT - OF - WAY  
BY CITY ORDINANCE PASSED SEPTEMBER 15, 1976

APPLICANT : NEIGHBORHOOD COMMONS ASSOCIATES

DATE : MARCH 1, 1979

RESIDENTIAL PLANNED DEVELOPMENT NO. 83, AS AMENDED

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA OF LAND COVERED RATIO	MAXIMUM % OF LAND COVERED
Sq. Ft.	Acres				
409,666	9.4	Three-story walk-up apartment buildings, townhouses, off-street parking & loading, private recreational areas and related accessory uses.	259	1.1	30%

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NET SITE AREA + AREA OF PUBLIC STREETS & ALLEYS = GROSS SITE AREA  
 9.4 acres + 2.73 acres = 12.13 acres

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MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 1.1

MINIMUM NUMBER OF OFF-STREET PARKING SPACES: 259

MINIMUM NUMBER OF OFF-STREET LOADING SPACES:  
Off-Street Loading Facilities will be provided as authorized by the Chicago Zoning Ordinance R-4 General Residence District.

MINIMUM SETBACKS:  
West of Vine Street: Front Yard 20' Side Yard 15'  
East of Vine Street: Front Yard 10'

MAXIMUM PERCENT OF LAND COVERED: 30%

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, CITY AND COMMUNITY DEVELOPMENT.

APPLICANT: NEIGHBORHOOD COMMONS ASSOCIATES

DATE: MARCH 1, 1978

*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 R4 General Residence District Symbols and the Residential Planned Development No. 83 as amended in the area bounded by

a line parallel to and 618 feet north of W. North Avenue; the alley first east of N. Vine Street and the west line of said alley extended northward; a northeast line of 13.27 feet; the east-west alley north of W. North Avenue; N. Vine Street; W. North Avenue and N. Orchard Street

to the designation of Residential Planned Development No. 83, Amendment No. 2, 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.

[Plan of Development printed on pages 5444 to 5448 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. 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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 6-F in the area bounded by

the alley next north of and parallel to W. 29th Street; a line 32 feet east of and parallel to S. Stewart Avenue; W. 29th Street and S. Stewart Avenue

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

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

*Reclassification of Area Shown on Map No. 10-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 symbols and indications as shown on Map No. 10-E in the area bounded by

E. 46th Street; the alley next east and parallel to S. King Drive; a line 164 feet south of and parallel to E. 46th Street and S. King Drive

to those of a B5-3 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 No. 12-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 B4-1 Restricted Business District symbols and indications as shown on Map No. 12-J in the area bounded by

a line 50 feet south of and parallel to W. 52nd Street; S. Kedzie Avenue; a line 125 feet south of and parallel to W. 52nd Street and the alley next west of and parallel to S. Kedzie Avenue

to those of a B4-2 Restricted Business 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. 15-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 R3 General Residence District symbols and indications as shown on Map No. 15-J in the area bounded by

W. Devon Avenue; a line 146 feet east of and parallel to N. Ridgeway Avenue; a line 118 feet south of and parallel to W. Devon Avenue and N. Ridgeway Avenue

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

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

*Reclassification of Area Shown on Map No. 15-J (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-J in the area bounded by

W. Ardmore Avenue; N. Spaulding Avenue; W. Hollywood Avenue and the alley next west of and parallel to N. Christiana Avenue

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.

*Reclassification of Area Shown on Map No. 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 R4 General Residence District symbols and indications as shown on Map No. 16-G in the area bounded by

the alley next north of and parallel to W. 71st Street; the alley next east of and parallel to S. Green Street; W. 71st Street and a line 75 feet east of and parallel to S. Green Street

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.

RESIDENTIAL PLANNED DEVELOPMENT NO. 83AMENDMENT NO. 2STATEMENTS

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 Lincoln Park No. 2 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.
3. Any dedication or vacation of streets or re-subdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal or its successor and the 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 Lincoln Park No. 2 Urban Renewal Disposition Parcel R-1.
5. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, shall be adequately designed and paved in accordance 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 within such paved areas.
6. Use of land will consist of 3-story walk-up apartment buildings, townhouses, off-street parking and loading, private recreational areas, and related accessory uses.
7. The following information sets forth data concerning the property included in said development and data concerning a generalized land use plan (Site Plan), illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
8. The Amended Plan of Development, hereby attached, shall be subject to the "Rules, Regulations, and Procedures in Relation to Planned Development Amendments to the Chicago Zoning Ordinance, as Amended," as adopted by the Commissioner of City Planning and approved by the Chicago Plan Commission.

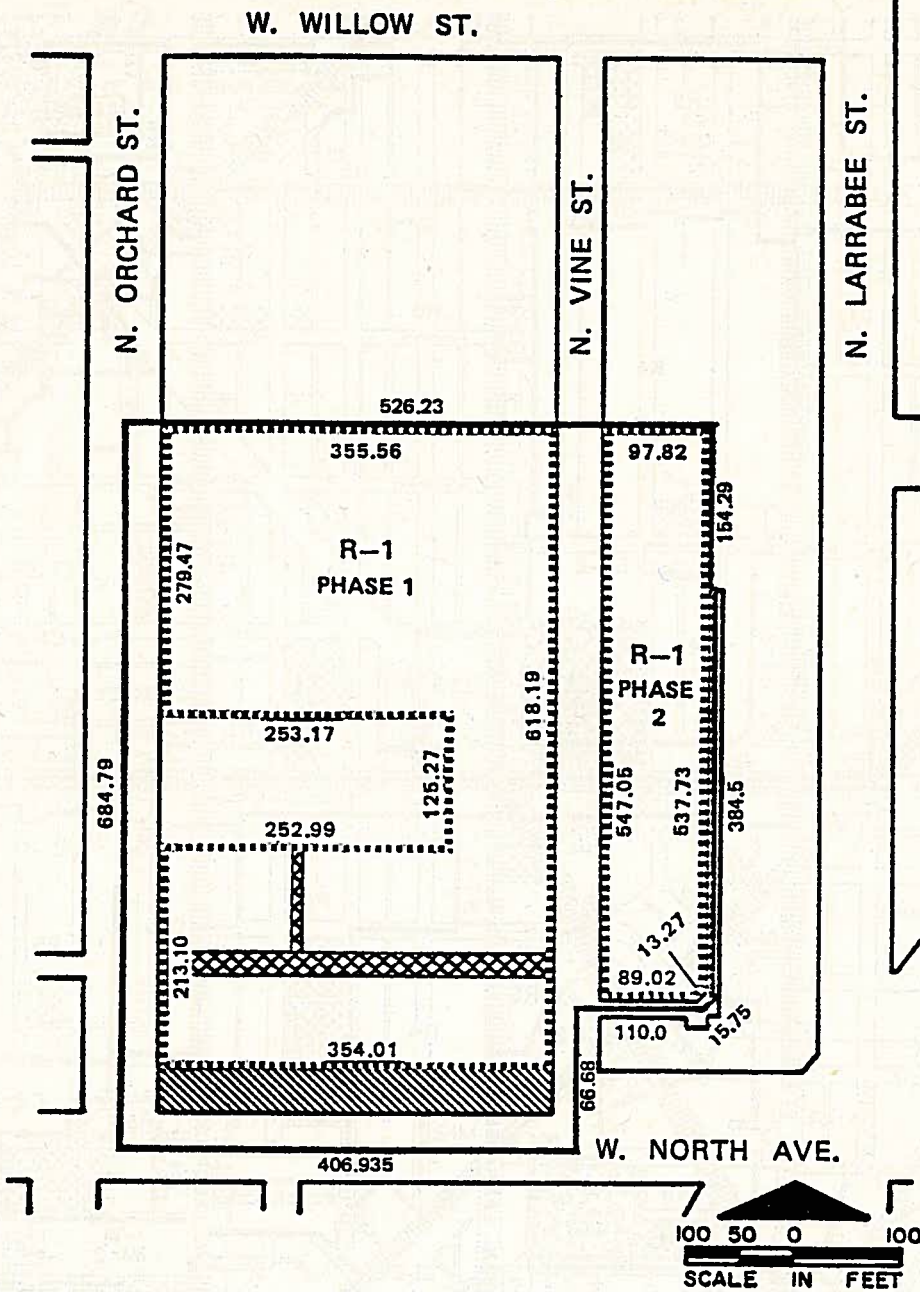
APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE:



RESIDENTIAL PLANNED DEVELOPMENT No. 83  
AMENDMENT No. 2

PROPERTY LINE MAP AND RIGHTS OF WAY ADJUSTMENTS



LEGEND

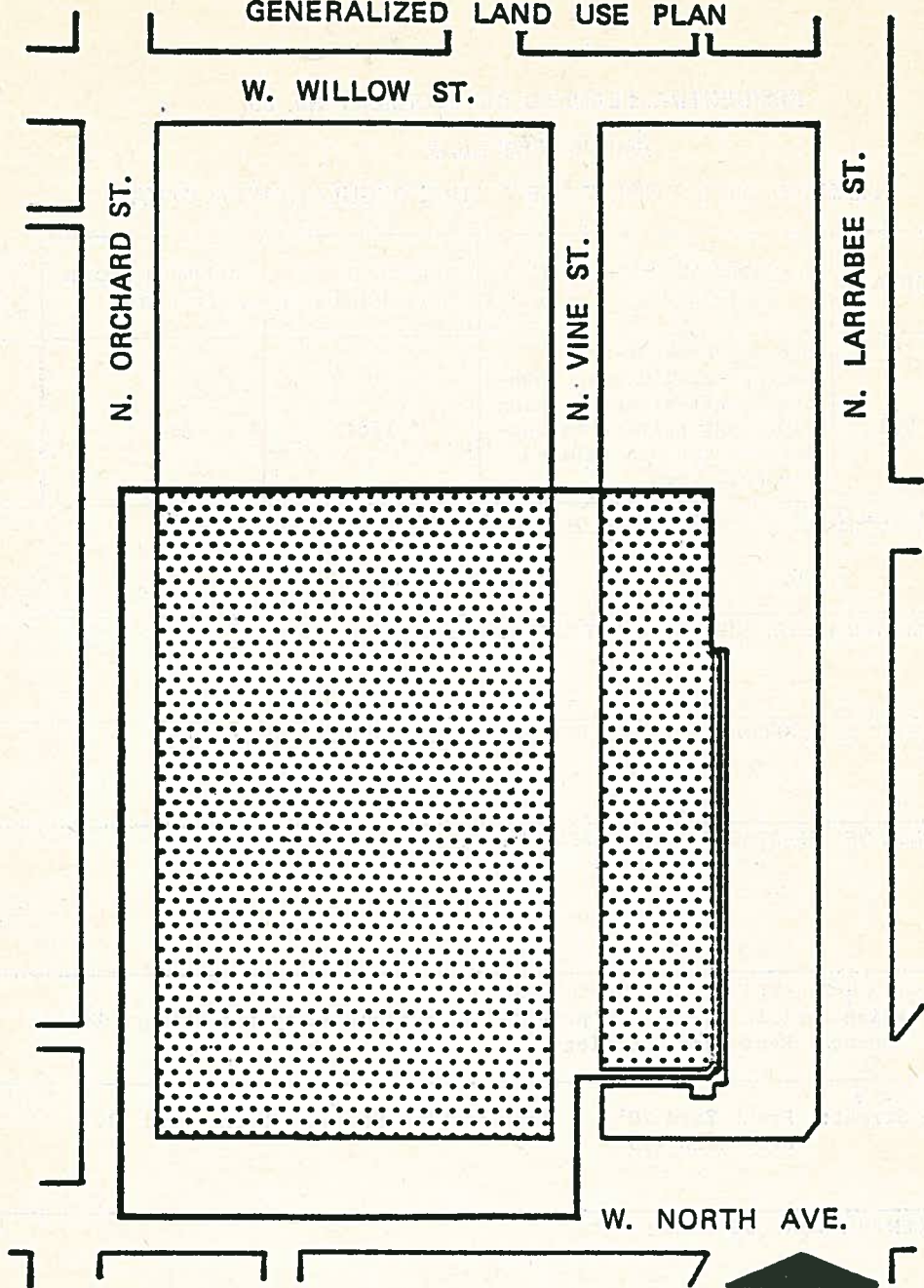
- PLANNED DEVELOPMENT BOUNDARY
- ..... BOUNDARY OF DISPOSITION PARCEL R-1  
LINCOLN PARK 2 - URBAN RENEWAL PROJECT
- ▣ STREET AND ALLEY VACATED BY CITY  
ORDINANCE PASSED SEPTEMBER 15, 1976
- ▨ DEDICATED FOR PUBLIC RIGHT - OF - WAY  
BY CITY ORDINANCE PASSED SEPTEMBER 15, 1976

APPLICANT : DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO


DATE : FEBRUARY, 1977

RESIDENTIAL PLANNED DEVELOPMENT No. 83  
AMENDMENT No. 2

GENERALIZED LAND USE PLAN



LEGEND

- PLANNED DEVELOPMENT BOUNDARY
-  3 - STORY WALK-UP APARTMENTS, TOWNHOUSES, OFF STREET PARKING AND LOADING, PRIVATE RECREATION AREAS AND RELATED ACCESSORY USES.



APPLICANT: DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO  
 DATE: FEBRUARY, 1977

## RESIDENTIAL PLANNED DEVELOPMENT No. 83

## AMENDMENT No. 2

## PLANNED DEVELOPMENT USE &amp; BULK REGULATIONS &amp; 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				
272,890	6.3	Three Story Walk-Up Apartment Buildings, Town- houses, off-street parking & loading, private recrea- tional areas and related accessory uses	196	1.0	35

GROSS SITE AREA = NET SITE AREA + AREA OF PUBLIC STREETS AND ALLEYS

7.96

6.26

1.70

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 1.0

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA: 35

MINIMUM NUMBER OF OFF-STREET PARKING SPACES: 196

MINIMUM NUMBER OF OFF-STREET LOADING SPACES:

Off-Street Loading Facilities will be provided as authorized by the Chicago Zoning Ordinance R-4 General Residence District

MINIMUM SETBACKS:

West of Vine Street: Front Yard 20'      East of Vine Street: Front Yard 12'  
Side Yard 15'

MAXIMUM PERCENT OF LAND COVERED: 35

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 DEVELOPMENT AND PLANNING.

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: FEBRUARY, 1977

*Reclassification of Area Shown on Map No. 3-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 R5 General Residence District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 242.10 feet south of and parallel to W. North Avenue; N. North Park Avenue; a line 242.10 by 375 feet south of and parallel to W. North Avenue and a line 102.50 feet west of and parallel to N. North Park Avenue

to the designation of an Institutional 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.

[Plan of Development printed on pages 3178-3182 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. 3-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, B4-2 Restricted Service District and M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 3-F in the area bounded by

the alley first south of and parallel to W. Evergreen Avenue; N. Sedgwick Street; W. Scott Street; a line approximately 112 feet west of and parallel to N. Sedgwick Street; W. Goethe Street; a line generally 268 feet west of and parallel to N. Sedgwick Street; W. Sullivan Street and a line 278 feet west of and parallel to N. Sedgwick Street

to those 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.

[Plan of Development printed on pages 3183-3187 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. 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 R4 General Residence District, Residential Planned Developments and B4-2 Restricted Service District symbols and indications as shown on Map No. 5-F in the area bounded by

a line 651.79 feet north of and parallel to W. North Avenue; N. Vine Street; W. North Avenue and N. Orchard 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 hereof and to no others.

[Plan of Development printed on pages 3188-3192 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. 12-M (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 B4-1 Restricted Service and R3 General Residence District symbols and indications as shown on Map No. 12-M in the area bounded by

S. Archer Avenue; a line 254.58 feet west of S. Menard Avenue; W. 54th Place, or the north line thereof if extended where no street exists and a line 309.58 feet west of S. Menard Avenue

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

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

*Reclassification of Area Shown on Map No. 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 B1-2 Local Retail District symbols and indications as shown on Map No. 15-G in the area bounded by

N. Ridge Avenue; N. Glenwood Avenue; W. Edgewater Avenue and a line 72 feet northwesterly of N. Glenwood Avenue as measured along N. Ridge Avenue and perpendicular thereto

to those of a B2-2 Restricted Retail 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.

RESIDENTIAL PLANNED DEVELOPMENT #83AS AMENDED PLAN OF 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 Lincoln Park #2 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.
3. Any dedication or vacation of streets 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 following:  
  
Department of Urban Renewal or its successor upon conveyance of Lincoln Park #2 Urban Renewal Disposition Parcel R-1.
5. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, 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 within such paved areas.
6. Use of land will consist of 3-story walk-up apartment buildings, off-street parking, and private recreation areas, and related accessory uses.
7. The following information sets forth data concerning the property included in said development and data concerning a generalized land use plan (Site Plan), illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
8. 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.

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

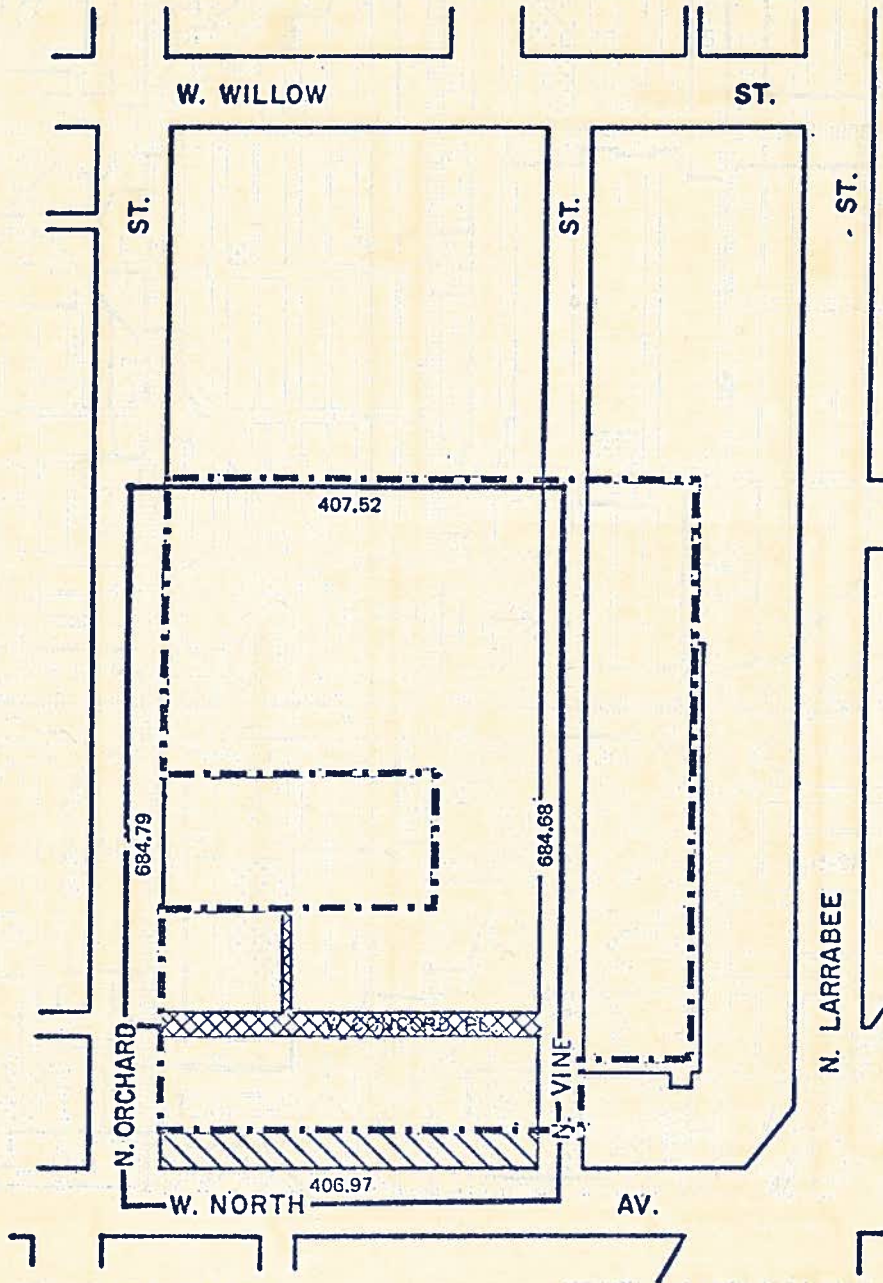
DATE: JANUARY 12, 1976



# RESIDENTIAL PLANNED DEVELOPMENT

No. 83 AS AMENDED

## PROPERTY LINE MAP AND RIGHTS OF WAY ADJUSTMENTS

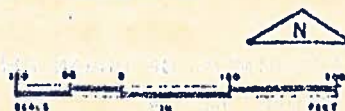


### LEGEND

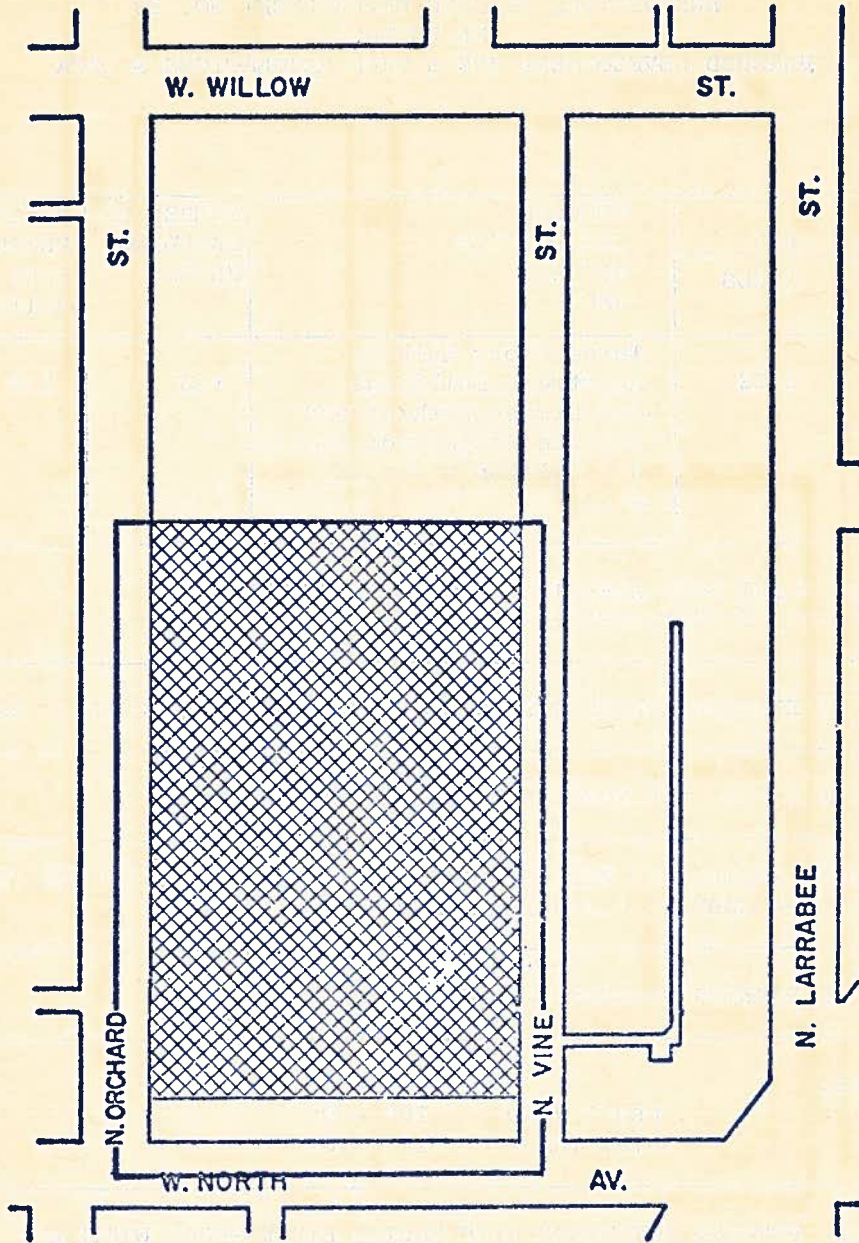
- PLANNED DEVELOPMENT BOUNDARY
- - - DISPOSITION PARCEL R-1, LINCOLN PARK 2 URBAN RENEWAL PROJECT
- XXXXX STREET AND ALLEY TO BE VACATED
- ////// TO BE DEDICATED FOR PUBLIC RIGHT-OF-WAY

APPLICANT : DEPARTMENT OF URBAN RENEWAL  
 CITY OF CHICAGO

DATE : JANUARY 12, 1976



# RESIDENTIAL PLANNED DEVELOPMENT No. 83 AS AMENDED GENERALIZED LAND USE PLAN



## LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  3-STORY WALK-UP APARTMENTS,  
OFF STREET PARKING, AND PRIVATE  
RECREATION AREAS

APPLICANT : DEPARTMENT OF URBAN RENEWAL  
CITY OF CHICAGO

DATE : JANUARY 12, 1976



RESIDENTIAL PLANNED DEVELOPMENT NO. 83  
 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				
227,184.7	5.22	Three Story Walk-up Apartment Buildings Off-Street Parking and Private Recreation Areas, and Related Accessory Uses.	166	1.0	35

GROSS SITE AREA = NET SITE AREA + AREA OF PUBLIC STREETS  
 6.32 ACRES = 5.22 ACRES + 1.10 ACRES

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA: 32

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 1.0

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

MINIMUM NUMBER OF PARKING SPACES: 166

MINIMUM SETBACKS:

FRONT YARD 20' - 0"  
 SIDE YARD 15' - 0"

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

MINIMUM DISTANCES BETWEEN END WALLS WITH WINDOWS: 15

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: JANUARY 12, 1976

Chicago, executed by the said J. W. Parker, with said proxy's own signature underneath as required by statute.

Very truly yours,  
 (Signed) RICHARD J. DALEY,  
*Mayor.*

[Signatures appended as stated]

CITY OF CHICAGO  
 OFFICE OF THE CITY COMPTROLLER

November 15, 1971.

To the Honorable, The City Council of the City of Chicago:

GENTLEMEN—Please take notice that I have selected and do hereby designate E. J. Koval as my proxy, for me and in my name, place and stead, to affix my signature as Comptroller of the City of Chicago to the following described—

SCHOOL BUILDING BONDS OF 1971 OF THE BOARD OF EDUCATION OF THE CITY OF CHICAGO  
 Dated December 1, 1971, Denomination of \$5,000 each, Bearing interest at 4.50%, 1973-1982, 4.70%, 1983 and 1984, and 5.00%, 1985-1991 per annum, Numbered 1 to 5,000 inclusive, Aggregating \$25,000,000, due as follows:

Number	Maturity Date	Amount
1 to 260	December 1, 1973	\$1,300,000.00
261 to 520	December 1, 1974	1,300,000.00
521 to 780	December 1, 1975	1,300,000.00
781 to 1040	December 1, 1976	1,300,000.00
1041 to 1300	December 1, 1977	1,300,000.00
1301 to 1560	December 1, 1978	1,300,000.00
1561 to 1820	December 1, 1979	1,300,000.00
1821 to 2080	December 1, 1980	1,300,000.00
2081 to 2340	December 1, 1981	1,300,000.00
2341 to 2660	December 1, 1982	1,600,000.00
2661 to 2920	December 1, 1983	1,300,000.00
2921 to 3180	December 1, 1984	1,300,000.00
3181 to 3440	December 1, 1985	1,300,000.00
3441 to 3700	December 1, 1986	1,300,000.00
3701 to 3960	December 1, 1987	1,300,000.00
3961 to 4220	December 1, 1988	1,300,000.00
4221 to 4480	December 1, 1989	1,300,000.00
4481 to 4740	December 1, 1990	1,300,000.00
4741 to 5000	December 1, 1991	1,300,000.00

Appended hereto is my written signature as my name is to appear on said School Building Bonds of 1971 for the Board of Education of the City of Chicago, executed by the E. J. Koval, with said proxy's own signature underneath as required by statute.

Sincerely,  
 (Signed) DAVID E. STAHL,  
*City Comptroller and  
 Director of Financial  
 Management.*

[Signatures appended as stated]

**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 the Proceedings of December 10, 1971, pages 1560-1561, recommending that the City Council pass ten proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Fitzpatrick moved to *Concur In* the committee's recommendation and *each* of the ten proposed ordinances was *Passed*, by yeas and nays as follows:

*Yeas*—Aldermen Roti, Kenner, Holman, Sawyer, Cousins, Adduci, Vrdolyak, Bilandic, Swinarski, Staszczuk, Burke, Lawlor, Langford, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Potempa, Rhodes, Marzullo, Zydlo, Ray, Biggs, Filippini, Keane, Gabinski, Sande, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Simon, Scholl, Natarus, Singer, Fifielski, Cohen, Hedlund, Wigoda, Sperling—44.

*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. 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 R4 General Residence District symbols and indications as shown on Map No. 5-F in the area bounded by

a line 460.91 feet north of W. Concord Place; a line 57.94 feet west of N. Vine Street; a line 483.05 feet north of W. Concord Place; N. Vine Street; a line 396.79 feet north of W. Concord Place; a line 57.80 feet west of N. Vine Street; a line 373.79 feet north of W. Concord Place; N. Vine Street; a line 250.80 feet north of W. Concord Place; a line 100.75 feet west of N. Vine Street; a line 175.82 feet north of W. Concord Place; N. Vine Street; a line 150.83 feet north of W. Concord Place; a line 100.67 feet west of N. Vine Street; a line 125.84 feet north of W. Concord Place; N. Vine Street; a line 45.86 feet north of W. Concord Place; a line 100.56 feet west of N. Vine Street; a line 95.84 feet north of W. Concord Place; the alley next east of and parallel to N. Orchard Street; W. Concord Place; and N. Orchard 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 hereof and to no others.

[Plan of Development printed on pages 2211 to 2215 of this Journal]

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

PLAN OF DEVELOPMENT

RESIDENTIAL PLANNED DEVELOPMENT

# 83

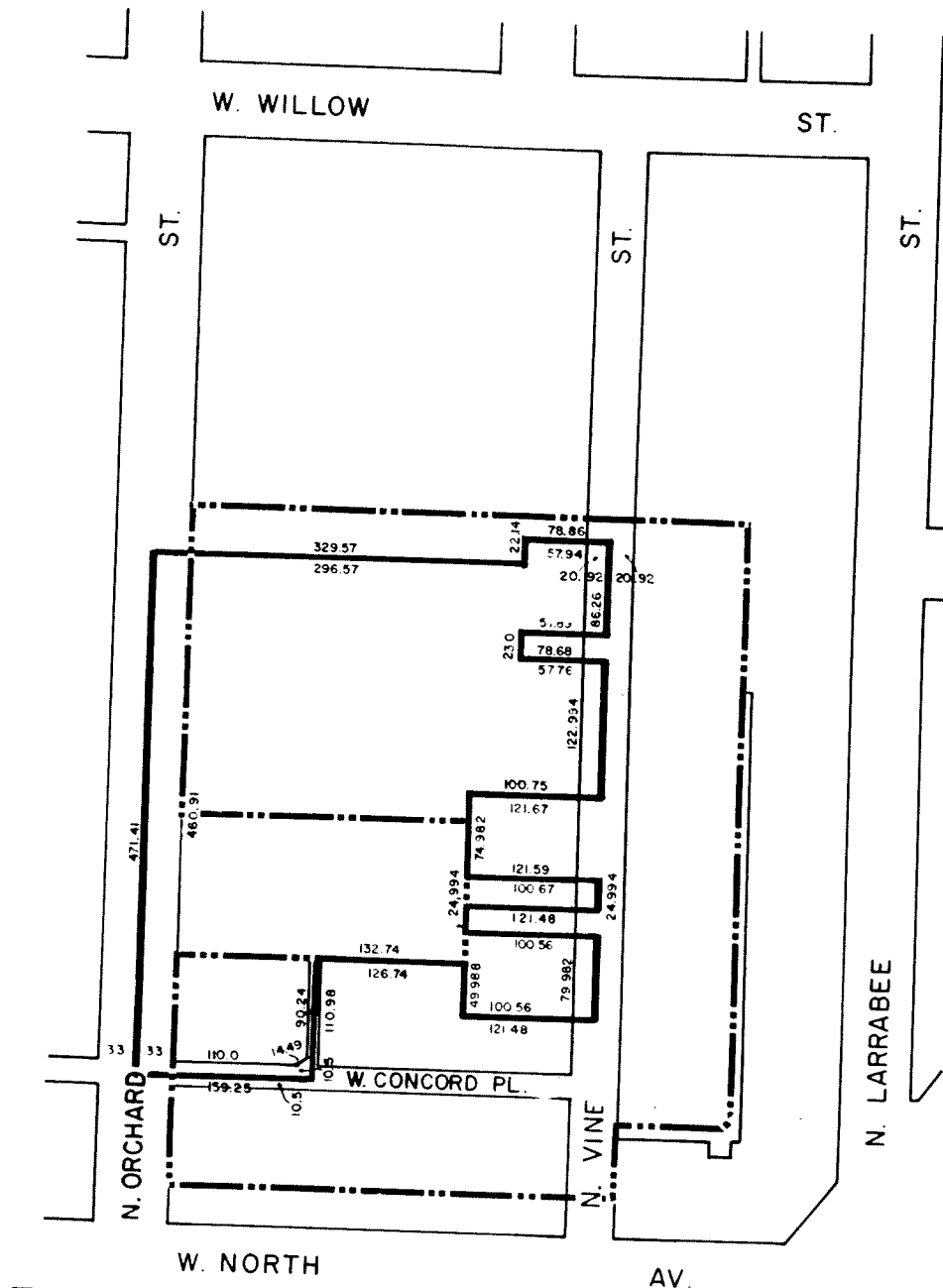
STATEMENTS

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 Lincoln Park #2 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.
3. Any dedication or vacation of streets 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 following:  
  
Department of Urban Renewal or its successor upon conveyance of Lincoln Park #2 Urban Renewal Disposition Parcel R-1.
5. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, 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 within such paved areas.
6. Use of land will consist of an elevator apartment building, off-street parking, and private recreation areas, and related convenience type business uses.
7. The following information sets forth data concerning the property included in said development and data concerning a generalized land use plan (Site Plan), illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a R-4 General Residence District classification, 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", as adopted by the Commissioner of Development and Planning.

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: OCTOBER 27, 1971

# RESIDENTIAL PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHTS OF WAY ADJUSTMENTS



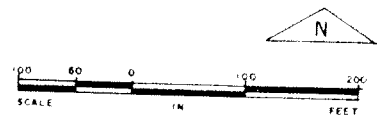
## LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- - - DISPOSITION PARCEL R-1, LINCOLN PARK 2 URBAN RENEWAL PROJECT

APPLICANT:

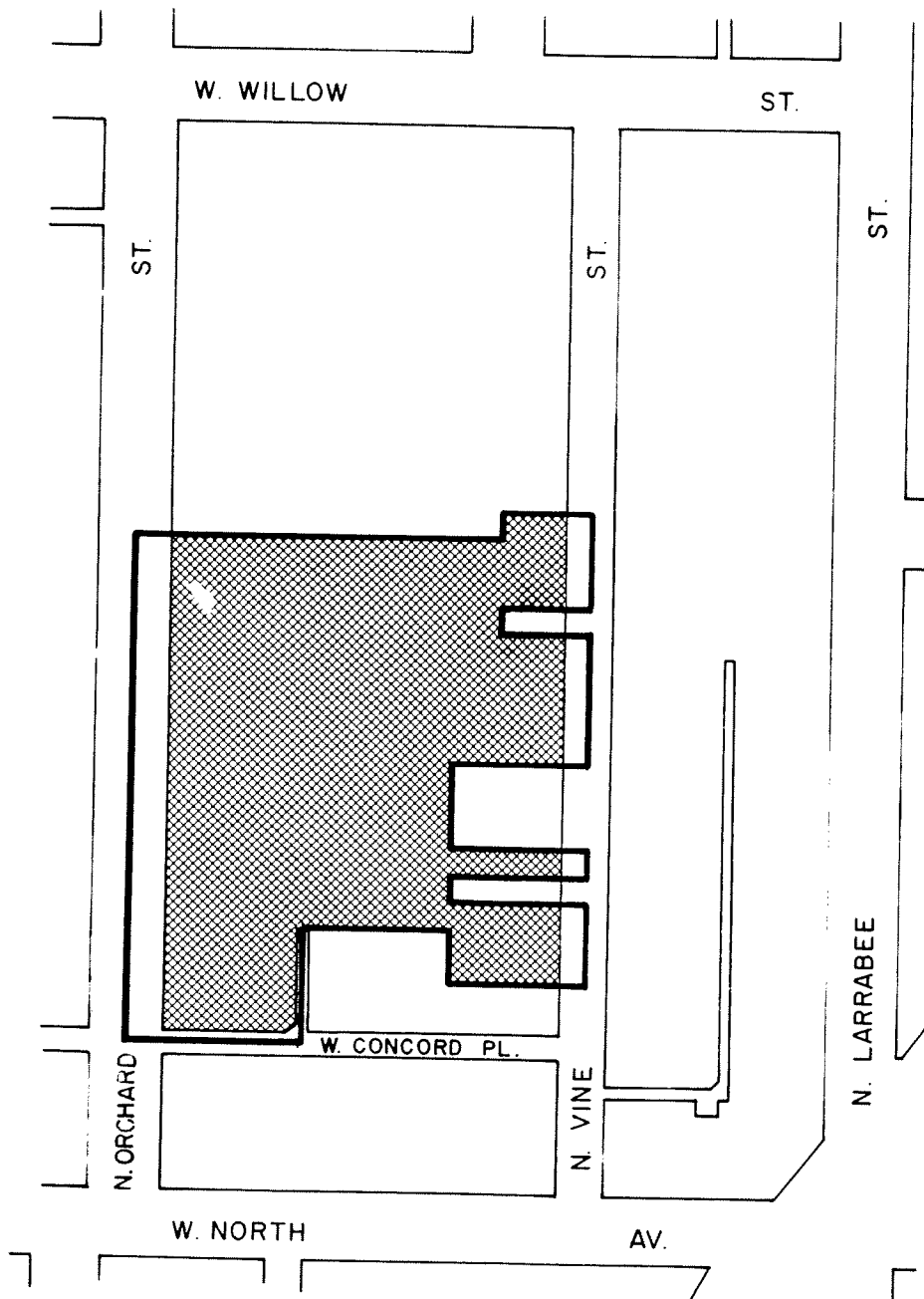
DEPARTMENT OF URBAN RENEWAL  
CITY OF CHICAGO

DATE: OCTOBER 27, 1971





# RESIDENTIAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



## LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- ▨ ELEVATOR APARTMENT BUILDING, OFF STREET PARKING AND PRIVATE RECREATION AREAS, AND RELATED BUSINESS USES

APPLICANT:

DEPARTMENT OF URBAN RENEWAL  
CITY OF CHICAGO

DATE: OCTOBER 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				
147,788.77	3.39	Elevator Apartment Building, Off-Street Parking and Private Recreation Areas, and Related Convenience Type Business Uses.	165	1.2	15%

GROSS SITE AREA = NET SITE AREA + AREA OF PUBLIC STREETS  
 3.93 ACRES = 3.39 ACRES + .54 ACRES

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA: 50

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-4 GENERAL RESIDENCE DISTRICT.

MINIMUM NUMBER OF PARKING SPACES: 165

MINIMUM SETBACKS:

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

MINIMUM DISTANCES BETWEEN BUILDINGS WITH 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: OCTOBER 27, 1971