



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 1, 2025

Roman Bujdei
Building Permits Inc.
203 N. LaSalle St., Suite 2100
Chicago, IL 60601

Re: Minor change to PD 85, Subarea B, Parking at 1401 S. Blue Island Avenue

Dear Mr. Bujdei:

Please be advised that your request for a minor change to Residential Planned Development No. 85 ("PD 85"), Subarea B, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 10D of PD 85.

On behalf of your client, Congressman Collins Preservation LLC, you are seeking a minor change to reduce the parking from 79 to 75 spaces for the George W. Collins Apartments, an existing senior housing development at 1401 S. Blue Island Ave. This reduction is a result of a proposed parking lot reconfiguration. The resulting 75 spaces still exceeds the minimum required parking of 47 spaces within Subarea B. The sole property owners of Subarea B, Congressman George W. Collins Apartments, Ltd. and BJ Wright Preservation, LP, have provided their consent to this request. A Landscape Demolition Plan and revised Site Plan are attached.

Regarding your request, the Department of Planning and Development has determined that the elimination of four parking spaces 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. The Dept. of Transportation, Fire Prevention, the Mayor's Office for People with Disabilities, and Stormwater have no objection to the parking reduction.

Accordingly, pursuant to the authority granted by the Zoning Ordinance and PD 85, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (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.

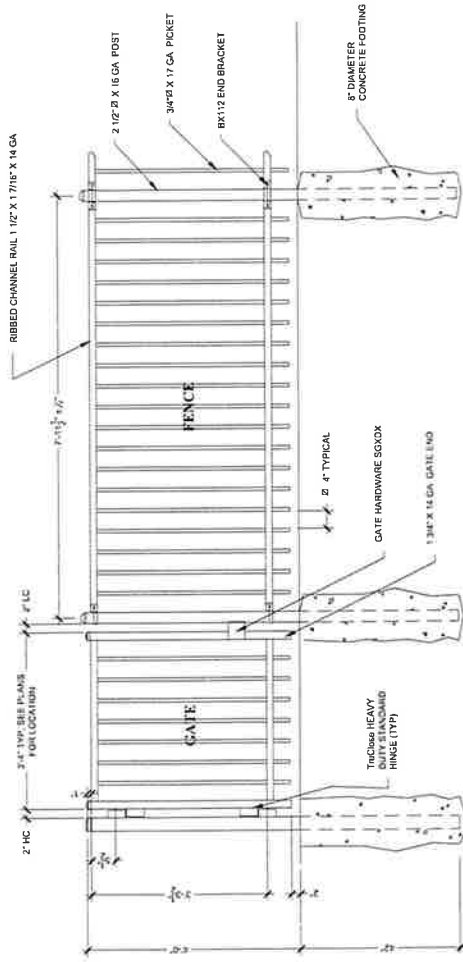
Sincerely,


Noah Szafraniec
Assistant Commissioner

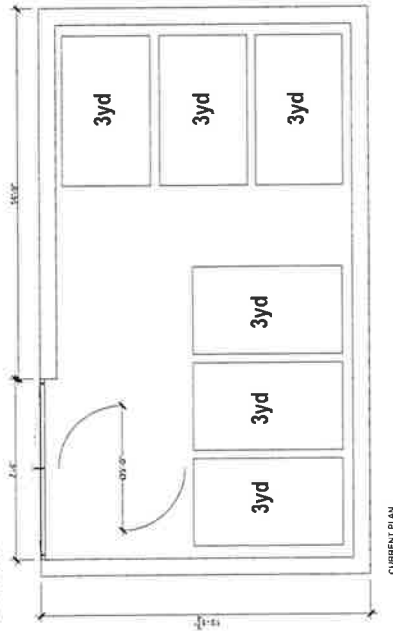
NS:tm

C: Janice Hill, Mike Marmo, Stephen Nutt, Main file

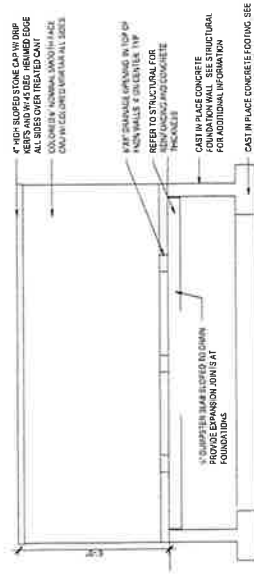
AMERISTAR MONTAGE FENCE- 2 RAIL, 4" AIR GAP, MAJESTIC SERIES



1 4' ORNAMENTAL METAL FENCE DETAIL
SCALE: NTS



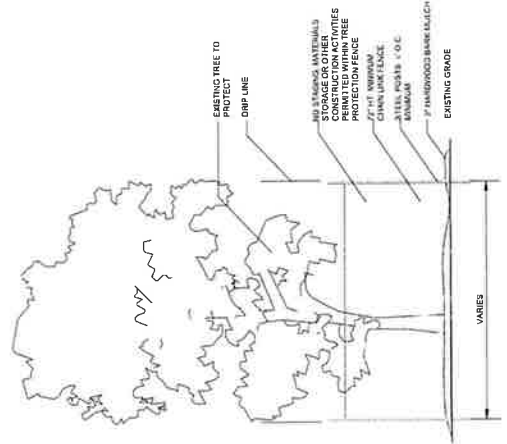
CURRENT PLAN



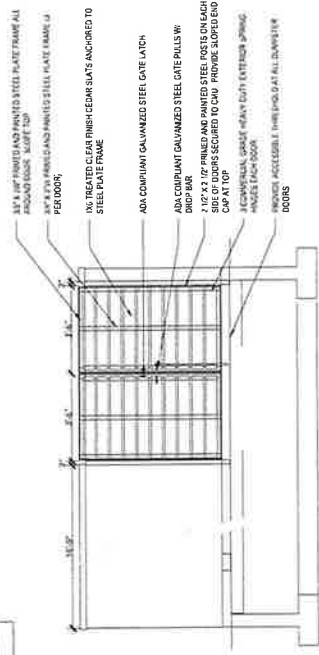
SIDE ELEVATION

- NOTES:
 - ALL BOARDS TO BE FASTENED WITH STAINLESS STEEL SCREWS
 - SEE SITE PLANS FOR LOCATIONS OF GATES
 - SEE GATE PLANS FOR LOCATIONS OF INTERSECTING CURBS

3 TRASH ENCLOSURE
SCALE: NTS



2 TREE PROTECTION FENCING DETAIL
SCALE: NTS



FRONT ELEVATION

- NOTES:
 - ALL BOARDS TO BE FASTENED WITH STAINLESS STEEL SCREWS
 - SEE SITE PLANS FOR LOCATIONS OF GATES
 - SEE GATE PLANS FOR LOCATIONS OF INTERSECTING CURBS

3 TRASH ENCLOSURE
SCALE: NTS



518 SOUTH KENNEDY ROAD, SUITE 100
 CHICAGO, ILLINOIS 60606
 WWW.MILLERVALDES.COM

DATE: 08/14/2024
 SCALE: 1/8\"/>

Congressmen George W
 Collins Apartments
 1401 S Blue Island Avenue
 Chicago, IL 60608

Landscape Detail
 L200



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 22, 2025

Jack George
Akerman LLP
71 S. Wacker Dr., 47th Floor
Chicago, IL 60606

**Re: Minor change to PD 85, Subarea A
Proposed tennis courts at 1101 W. Maxwell Street**

Dear Mr. George:

Please be advised that your request for a minor change to Residential Planned Development No. 85 ("PD 85"), Subarea A, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 10D of PD 85.

Pursuant to Statement No. 5 of PD 85, the following uses are allowed in Subarea A: community/day care center with related transitional housing, off-street parking and related uses. Subarea B allowed uses include residential and private recreation areas. On behalf of your client and the sole owner of Subarea A, St. Ignatius College Prep ("SICP"), you are seeking a minor change to expand the private recreational use within Subarea A. This will allow for SICP to construct 8 tennis courts on a vacant lot at 1101 W. Maxwell St. The tennis courts will be for the private use of SICP and will not be open to the public. The following exhibits are attached: Site Dimension Plan, Landscape Site Plan, Fencing Plan, Landscape Details, Fence Details, Gateway Details, Electrical Site Plan, Electrical Schedules, Schematic and Riser, and Electrical Details.

Regarding your request, the Department of Planning and Development has determined that allowing the private recreational use expansion into Subarea A for the proposed tennis courts 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. All lighting fixtures shall include a formed aluminum spill shield to direct the lighting onto the courts and block from neighboring property. Additionally, it should be noted the three closest residential buildings have no windows on the end facades facing the proposed courts.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 85, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (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,



Noah Szafraniec
Assistant Zoning Administrator

NS:tm

C: Mike Marmo, Janice Hill, Main file

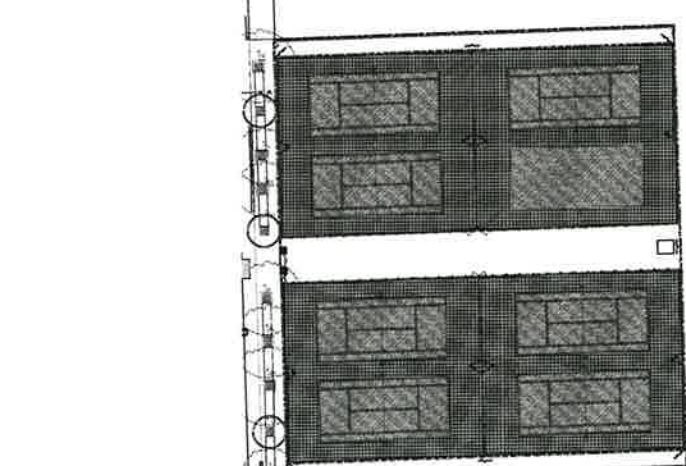
PHASE LIST

Phase	Description	Start	End	Status
1	Site Preparation	01/15/2025	02/15/2025	Complete
2	Foundation	02/15/2025	03/15/2025	In Progress
3	Structural Steel	03/15/2025	04/15/2025	Not Started
4	MEP Installation	04/15/2025	05/15/2025	Not Started
5	Exterior Finishes	05/15/2025	06/15/2025	Not Started
6	Interior Finishes	06/15/2025	07/15/2025	Not Started
7	Final Inspection	07/15/2025	08/15/2025	Not Started

Landscaping Ordinance Analysis

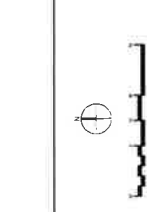
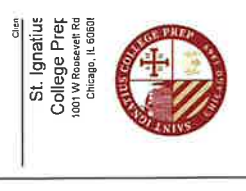
City of Chicago Department of Public Works
 Planning and Development
 1101 W. Madison St., Chicago, IL 60607
 312.462.3100
 www.chicago.gov

1101 W. Madison St. Chicago, IL 60607
 Project No. 2024-00123
 Date: 01/15/2025

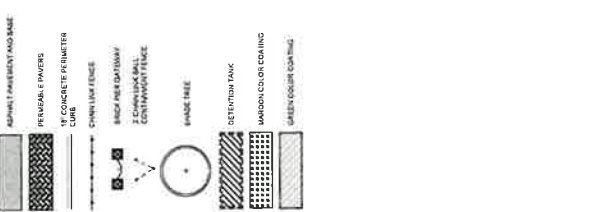


Tennis Court Development
1101 W. Madison St.
Chicago, IL 60607

Client
St. Ignace College Prep
1001 W. Roosevelt Rd.
Chicago, IL 60607



- LEGEND:**
- PROPERTY LINE
 - EXISTING TREE TO REMAIN
 - CONCRETE PAVEMENT AND BASE
 - CONCRETE WALK AND RAKE
 - ASPHALT PAVEMENT AND BASE
 - REINFORCED CONCRETE
 - 18" CONCRETE PERIMETER CURB
 - CONFINEMENT
 - 18" HIGH PRECAST CONCRETE WALL
 - 2" CHAIN LINK FENCE
 - GRADE PAVER
 - DETENTION TANK
 - WARDEN COLOR COATING
 - GREEN COLOR COATING



SWORN STATEMENTS:

The undersigned, being duly sworn, depose and say that the information contained herein is true and correct to the best of their knowledge and belief, and that they are not aware of any information that would cause the statements made herein to be untrue or misleading.

1101 W. Madison St., Chicago, IL 60607

1101 W. Madison St., Chicago, IL 60607

1101 W. Madison St., Chicago, IL 60607

1101 W. Madison St., Chicago, IL 60607

Chicago Name and Signature

The undersigned ARCHITECT, registered in the State of Illinois, hereby certifies that the information contained herein is true and correct to the best of their knowledge and belief, and that they are not aware of any information that would cause the statements made herein to be untrue or misleading.

1101 W. Madison St., Chicago, IL 60607

1101 W. Madison St., Chicago, IL 60607

1101 W. Madison St., Chicago, IL 60607

1101 W. Madison St., Chicago, IL 60607



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 5, 2024

Sophie Cohen
Sena Affordable Communities LLC
2 Park Ave., Floor 23
New York, NY 10016

Re: 1401 S. Blue Island Avenue

Dear Ms. Cohen:

In response to your recent request, please be advised that the subject property is zoned Residential Planned Development No. 85, ("PD 85"), Subarea B. We understand that LM Fund Management is filing an application with the Illinois Housing Development Authority ("IHDA") for the proposed rehabilitation of the existing building.

According to our permit records, the subject site is improved with a 195-unit residential building for seniors known as the George Collins Senior Apts. No change in occupancy type or number of units is proposed. Any rehabilitation, additions or new construction must comply with the requirements of PD 85 and all necessary permits must be obtained prior to the start of construction.

Sincerely,

Kyle Bartlett
Assistant Zoning Administrator

KB:tm

C: Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 25, 2022

Steven D. Friedland
Applegate & Thorne-Thomsen
425 S. Financial Place
Suite 1900
Chicago, IL 60605

**Re: Minor Change to PD 85, Subarea B
1014 W. 14th Street and 1348-1350 S. Morgan Street**

Dear Mr. Friedland:

Please be advised that your request for a minor change to Residential Planned Development No. 85 ("PD 85"), Sub area B, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 10D of PD 85. Jonathon Rose Companies is the contract purchaser of the Barbara Jean Wright Apartments ("BJW"), which is currently owned by Community Housing Partners IV, L.P.

BJW is a 27-building residential development containing 272 dwelling units in the eastern portion of Subarea B. The remainder of Subarea B is improved with a 195-unit residential development for seniors known as the George Collins Senior Apartments, which is owned by Congressman George W. Collins Apartments, Ltd. Both Subarea B owners, Community Housing Partners IV LP and Congressman George Collins Apartments, Ltd., have provided their consent to this request.

Jonathon Rose Companies is seeking a minor change to allow for the construction of a new residents' clubhouse at 1014 W. 14th Street and a maintenance building addition at 1348-1350 S. Morgan Street. The clubhouse will have a floor area of approximately 5,700 square feet and include a manager's office, a multi-purpose room, a gym, a computer room, and other amenity space for residents of the complex. The clubhouse will not be open to the public. The addition to the north side of the 1328-1350 S. Morgan Street building will be approximately 700 square feet in area and be used to store maintenance equipment for the housing development. The following revised exhibits are attached:

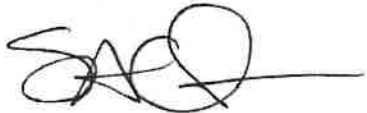
- Clubhouse Site Plan
- Clubhouse East and South Elevations
- Clubhouse West and North Elevations
- Morgan Addition Site Plan
- Morgan Addition Building Section, North and East Elevations

Minor change
PD 85
March 25, 2022
Page 2

Regarding your request, the Department of Planning and Development has determined that allowing the proposed clubhouse and addition 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 PD 85, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time 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,

A handwritten signature in black ink, appearing to read 'SAC', with a long horizontal line extending to the right.

Steven Valenziano
Assistant Zoning Administrator

GENERAL NOTES:
 1. CONSULT THE ARCHITECT'S RECORD DRAWINGS FOR ALL INFORMATION.
 2. VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE.
 3. VERIFY ALL MATERIALS AND FINISHES WITH THE ARCHITECT.

NOTES:
 1. VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE.
 2. VERIFY ALL MATERIALS AND FINISHES WITH THE ARCHITECT.

24	11/27/21	REVISED
23	07/27/21	ISSUED FOR PERMIT
22	06/10/21	ISSUED FOR PERMIT
21	05/10/21	ISSUED FOR PERMIT
20	04/10/21	ISSUED FOR PERMIT
19	03/10/21	ISSUED FOR PERMIT
18	02/10/21	ISSUED FOR PERMIT
17	01/10/21	ISSUED FOR PERMIT
16	12/10/20	ISSUED FOR PERMIT
15	11/10/20	ISSUED FOR PERMIT
14	10/10/20	ISSUED FOR PERMIT
13	09/10/20	ISSUED FOR PERMIT
12	08/10/20	ISSUED FOR PERMIT
11	07/10/20	ISSUED FOR PERMIT
10	06/10/20	ISSUED FOR PERMIT
9	05/10/20	ISSUED FOR PERMIT
8	04/10/20	ISSUED FOR PERMIT
7	03/10/20	ISSUED FOR PERMIT
6	02/10/20	ISSUED FOR PERMIT
5	01/10/20	ISSUED FOR PERMIT
4	12/10/19	ISSUED FOR PERMIT
3	11/10/19	ISSUED FOR PERMIT
2	10/10/19	ISSUED FOR PERMIT
1	09/10/19	ISSUED FOR PERMIT

CONSULTANTS:

PROJECT TITLE:
 SWANSON REAR WING - CLUBHOUSE
 101 W. 14TH STREET
 CHICAGO, ILLINOIS
 GMP PROJECT NO. 100601

GRUNDRIESTERER ARCHITECTS, INC.

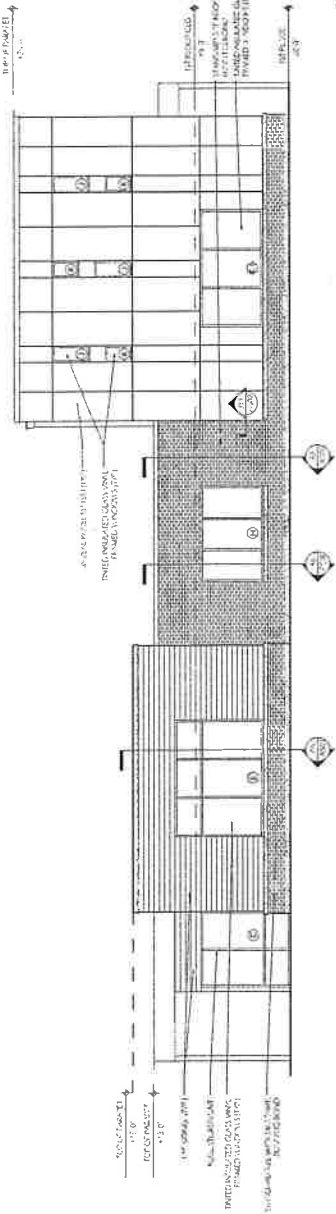


A200
 EXTERIOR ELEVATIONS
 EAST & SOUTH

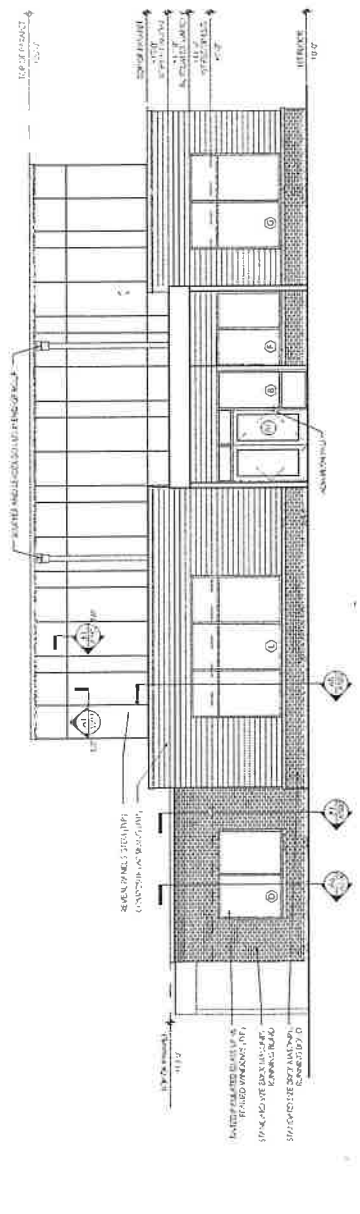
THIS DRAWING IS THE PROPERTY OF GRUNDRIESTERER ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF GRUNDRIESTERER ARCHITECTS, INC.

LEGEND

[Symbol]	CONCRETE
[Symbol]	BRICK
[Symbol]	GLASS
[Symbol]	WOOD
[Symbol]	STEEL
[Symbol]	MECHANICAL



G | EAST ELEVATION



A | SOUTH ELEVATION

GENERAL CONTRACTOR: [Name]
 CONSULTING ARCHITECT: [Name]
 PROJECT: [Name]

DATE: 11-23-2021
 DRAWING NO.: 110100001
 SHEET: 110100001-01
 PROJECT: [Name]
 CONSULTANT: [Name]

PROJECT TITLE: [Name]
 BUILDING ADDITION: [Name]
 1350 S. MORGAN STREET
 GAR PROJECT NO. 2006.01

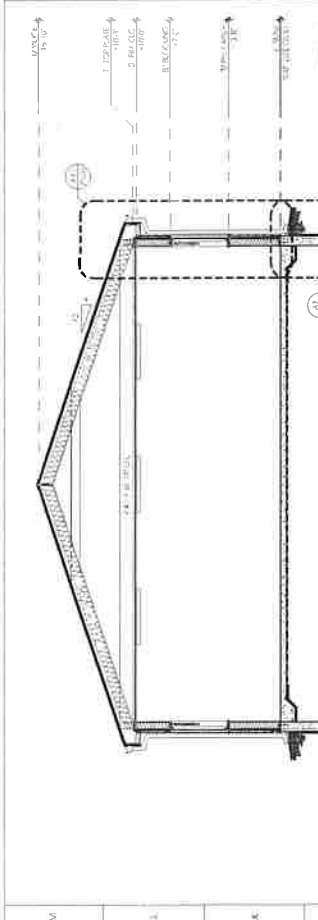
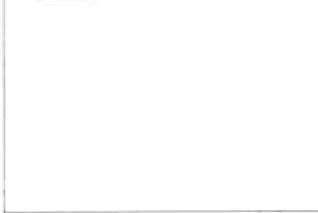
GRUND RIESTERER
 ARCHITECTS INC.



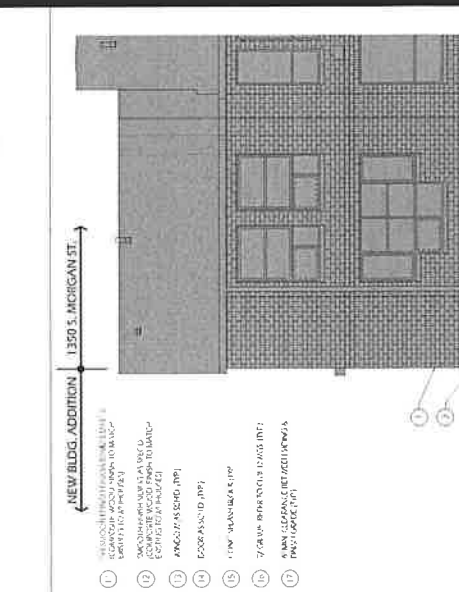
A200
 ELEVATION ELEVATIONS
 BUILDING SECTION
 BUILDING ADDITION

DATE: 11-23-2021
 DRAWING NO.: 110100001
 SHEET: 110100001-01
 PROJECT: [Name]
 CONSULTANT: [Name]

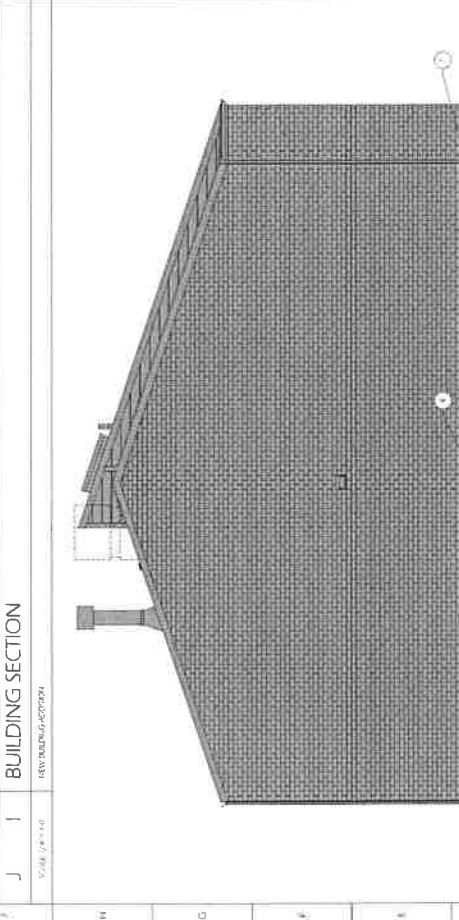
NO.	DESCRIPTION	DATE	BY	CHKD	APP'D
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2	ISSUED FOR PERMITS	11/23/21	CR	CR	CR
3	ISSUED FOR PERMITS	11/23/21	CR	CR	CR
4	ISSUED FOR PERMITS	11/23/21	CR	CR	CR
5	ISSUED FOR PERMITS	11/23/21	CR	CR	CR
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12	ISSUED FOR PERMITS	11/23/21	CR	CR	CR
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15	ISSUED FOR PERMITS	11/23/21	CR	CR	CR
16	ISSUED FOR PERMITS	11/23/21	CR	CR	CR
17	ISSUED FOR PERMITS	11/23/21	CR	CR	CR
18	ISSUED FOR PERMITS	11/23/21	CR	CR	CR
19	ISSUED FOR PERMITS	11/23/21	CR	CR	CR
20	ISSUED FOR PERMITS	11/23/21	CR	CR	CR



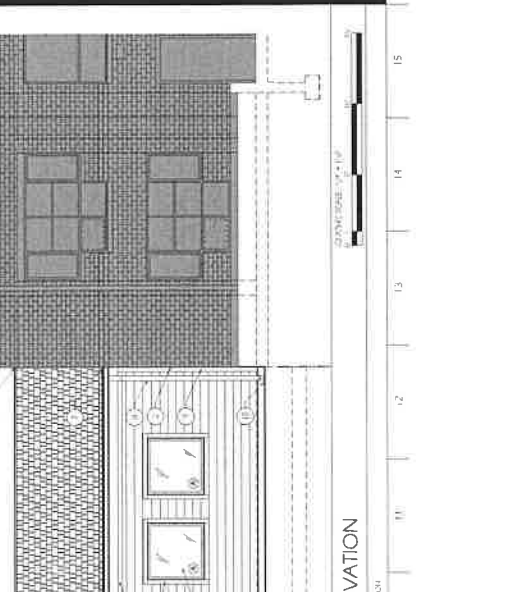
J | BUILDING SECTION
 REV: BUILDING ADDITION



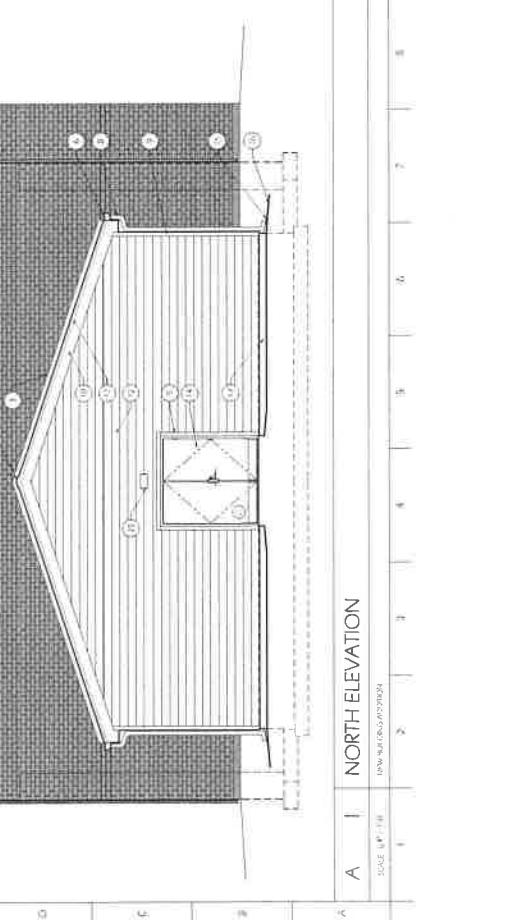
A | 9 | EAST ELEVATION
 SCALE: 1/8" = 1'-0"



A | 1 | NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



A | 1 | NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



A | 9 | EAST ELEVATION
 SCALE: 1/8" = 1'-0"



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

December 6, 1993

Joseph P. Cacciatore
Law Office of Victor J. Cacciatore
Hunter Building
527 South Wells Street
Chicago, IL 60607

Re: P.D. No. 85; Subarea C

Thank you for bringing to my attention the minor error in the site area for P.D. 85. I hereby approve the correction in site area (from 168,798 square feet to 162,115 square feet) as a minor change to P.D. No. 85, pursuant to authority granted in Section 11.11-3(c) of the Chicago Zoning Ordinance.

As you know, we approved the construction of 100,063 square feet of floor area to complete the housing development within Subarea C of the Planned Development. The correction in the site area to 162,115 square feet multiplied by a maximum permitted Floor Area Ratio (F.A.R.) of 0.65 would allow up to 105,374 square feet of floor area within Subarea C. Correction of the site area would not require any increase in the maximum permitted floor area ratio, nor would it result in any other substantive change to the planned development.

This will confirm that Planned Development No. 85, amended by City Council on March 26, 1993, and further administratively amended by this letter, remains in full force and effect.

Sincerely,

Valerie B. Jarrett
Commissioner

cc: Chris Slattery
Phil Levin



I beg leave to recommend the passage of three ordinances which were corrected and amended in their corrected form. They are Application Numbers 11045, 11046 and 11050.

At this time, I, along with Alderman Ed Smith, move that this report be deferred and published with the exception of Application Number 11010, for which I request immediate passage because time is of the essence.

Respectfully submitted,

(Signed) BERNARD L. STONE,
for WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Stone, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Mazola, Haithcock, Tillman, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Madrzyk, Burke, Jones, Coleman, Streeter, Murphy, Troutman, Evans, Munoz, Laski, Medrano, Ocasio, Watson, E. Smith, Burrell, Bialczak, Suarez, Mell, Austin, Wojcik, Giles, Allen, Laurino, O'Connor, Natarus, Eisendrath, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 44.

Nays -- None.

Alderman Natarus 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 Residential Planned Development No. 85 symbols and indications as shown on Map No. 4-G in the area bounded by:

West Maxwell Street; South Morgan Street; West 14th Place; South Racine Avenue; and South Blue Island Avenue,

to the designation of Residential Planned Development No. 85, 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 this ordinance reads as follows:

Amendment To

Planned Development Number 85.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development No. 85, as amended, consists of 960,156.19 square feet (22.03 acres) of real property, divided into two subareas: A and B. The proposed amendment will divide Subarea B so as to create a new area known as Subarea C, which is the subject of this 1993 amendment. Subarea C is under the single designated control of MRR Limited Partnership (the "Applicant"). Subarea A is owned by Marcy Newberry Association and Subarea B is owned by Residents Development Corp. and George W. Collins Apartments.
2. The Applicant acknowledges that any and all other approvals that are necessary with regard to the successful completion of this development are the sole and exclusive responsibility of the Applicant and therefore, the Applicant will obtain all applicable reviews, approvals and permits, as required.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and 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. In the event of any future amendments to this Planned Development, the owners hereby designate the Law Offices of Victor J. Cacciatore, c/o Joseph P. Cacciatore as agent for this purpose. Nothing herein shall be construed to mean that any individual owner, or any ground lessors, of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Amendment to Plan Development No. 85 consists of 14 statements; a Land Use Area Map; a Property Line Map with Dimensions of the Planned Development Area, Subareas and Neighboring Streets; an Existing Zoning and Street System Map; a Generalized Land Use Map; a Table of Use and Bulk Regulations and Related Controls; Site/Landscape Plans; Elevations; and Courtyard View Perspectives. Full size sets of the Site/Landscape Plans and 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 controls 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 Amendment.

5. The following uses shall be permitted uses within the area designated as Residential Planned Development No. 85, as amended, subject to the restrictions set forth herein and in the Table of Bulk Regulations:

- i. In Subarea A: Community/Day Care Center with related transitional housing, off-street parking and related uses.
 - ii. In Subarea B: Townhouses, walk-up apartments, elevator, housing for elderly, off-street parking facilities, private recreation area and related type convenience business uses.
 - iii. In Subarea C: Multi-family dwelling units, accessory uses and off-street-parking. No less than 25% of the dwelling units shall be reserved for any of the following, which may qualify such units as replacement public housing units: (A) master lease to Chicago Housing Authority (C.H.A.), (B) occupancy by Section 8 tenants holding a certificate issued by or through C.H.A., or (C) any other program which is acceptable to C.H.A..
6. Off-street parking and loading shall be provided in compliance with this Plan of Development, subject to the review of the Chicago Department of Transportation and the Department of Planning and Development.
 7. The Planned Development shall be designed to ensure the safe and convenient access and circulation of motor vehicles, including fire and emergency vehicles. Any and all drives and points of ingress/egress shall be adequately designed and constructed in accordance with the regulations of the Chicago Department of Transportation and in compliance with the Municipal Code of Chicago.
 8. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Commissioner of the Department of Planning and Development.
 9. The proposed apartment buildings and any and all appurtenant structures shall not exceed any federal or local height restrictions and shall conform to the Table of Use and Bulk Regulations.
 10. All improvements within the Planned Development, including, but not limited to, vehicular driveways and pedestrian walkways, buildings, fencing and landscaping, shall be constructed, managed and maintained in accordance with the Table of Use and Bulk Regulations, the Site/Landscape Plans and Elevations attached hereto and made a part of this application.

In addition, the improvements shall be subject to the following regulations:

- A. Americans with Disabilities Act. The proposed Planned Development shall comply with all applicable local, state and federal laws and regulations pertaining to accessibility standards for disabled persons, including the Americans with Disabilities Act.
 - B. Landscaping. The proposed Planned Development shall comply with the parkway tree planting provisions and parking lot landscaping provisions of the Chicago Landscape Ordinance and associated regulations.
 - C. Complete Conformance. The proposed Planned Development shall conform to all Rules and Regulations promulgated by the City of Chicago.
 - D. Minor Changes. 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 Net Site Area or the maximum number of dwelling units an acre for the total Property Net Site Area established by this Planned Development Ordinance. 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 in the maximum percent of land covered.
- 11. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
 - 12. This Planned Development herein shall be subject to the "Rules, Regulations and Procedures related to Planned Developments", as promulgated by the Commissioner of the Department of Planning and Development.
 - 13. 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 buildings 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, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").

14. Unless substantial construction of fifty percent of the units within Subarea C has commenced within ten (10) years following the adoption of this Amended Planned Development, and unless completion is thereafter diligently pursued, then the portion of this Amended Planned Development designated as Subarea C shall expire and shall automatically revert to the Planned Development as originally amended on November 16, 1988.

[Land Use Area Map, Property Line Map, Existing Zoning and Street System Map, Generalized Land Use Map, Site Plan and Vicinity Map, Site/Landscape Plan, Elevations, Courtyard View and Corner View Perspectives attached to this Plan of Development printed on pages 30612 through 30621 of this Journal.]

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

Use And Bulk Regulations Data Sheet.

Subarea	Net Site Area		General Description Of Land Use	Number Of P. U. D.	Maximum Floor Area Ratio	Maximum Land Covered
	Sq. Ft.	Acres				
A.	63,436.70	1.45		4	0.40	.25
B.	728,310.49	16.71		272 Family 195 Elderly	0.75	.25

Subarea	Net Site Area		General Description Of Land Use	Number Of P. U. D.	Maximum Floor Area Ratio	Maximum Land Covered
	Sq. Ft.	Acres				
C.	108,409.00 168,409.	3.87		84 Family	0.65	per site plan
Total:	960,156.19	22.03		555	0.70	

Gross Site Area (25.66) = Net Site Area (22.02) + Area of Public Rights-of-Way (3.64).

Maximum permitted F.A.R. for total net site area: 0.70.

Minimum number of parking spaces required: In Subarea "A" as authorized by Department of Planning and Development.

In Subarea "B" Low rise: 100%.
Elderly: 47 spaces.

In Subarea "C":
minimum 84 spaces.

Subareas "A" and "B".

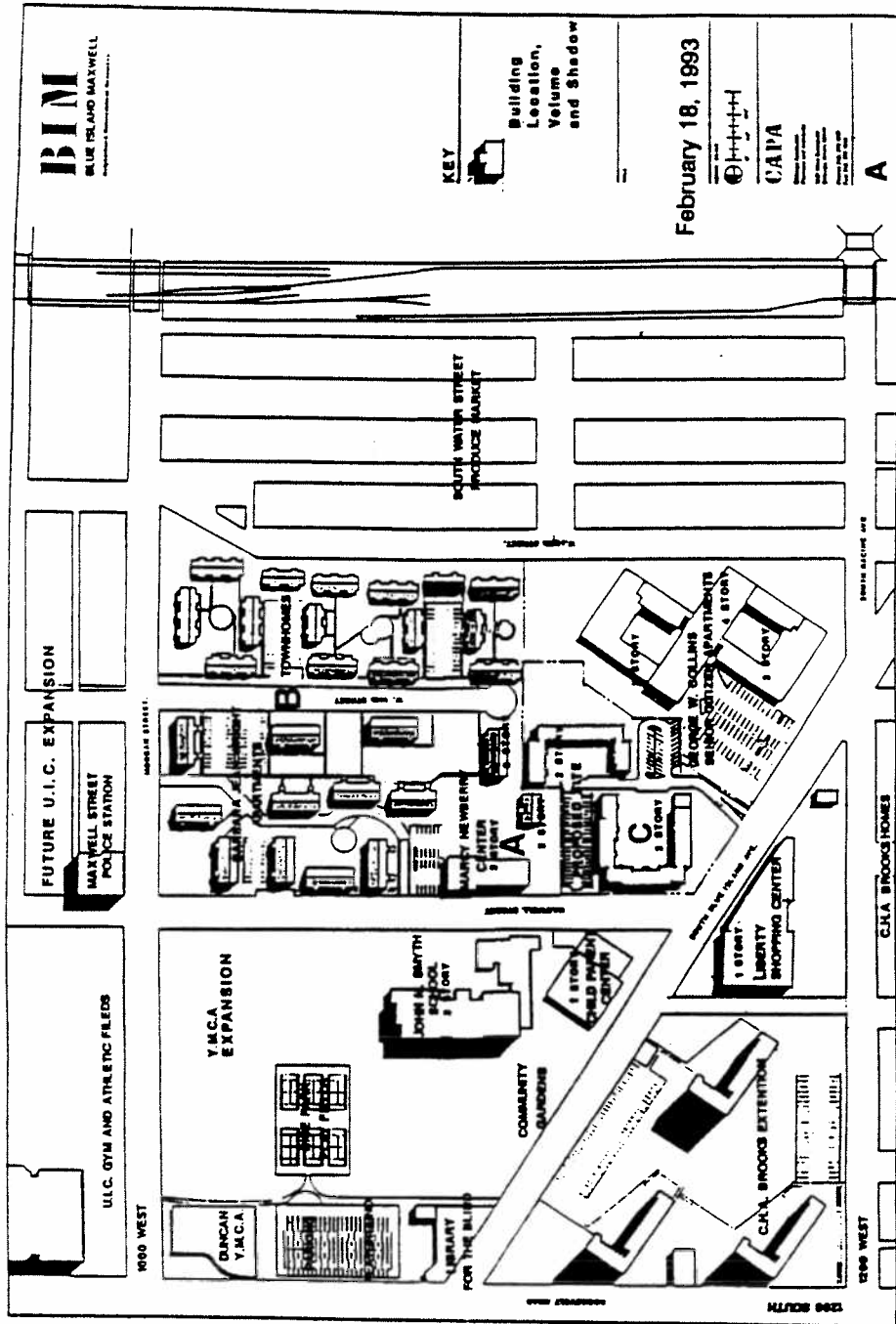
Minimum periphery setbacks: Boundary and front yard -- 15 feet.
Boundary and side yard -- 15 feet.

Minimum distance between building front and rear walls: 50 feet.

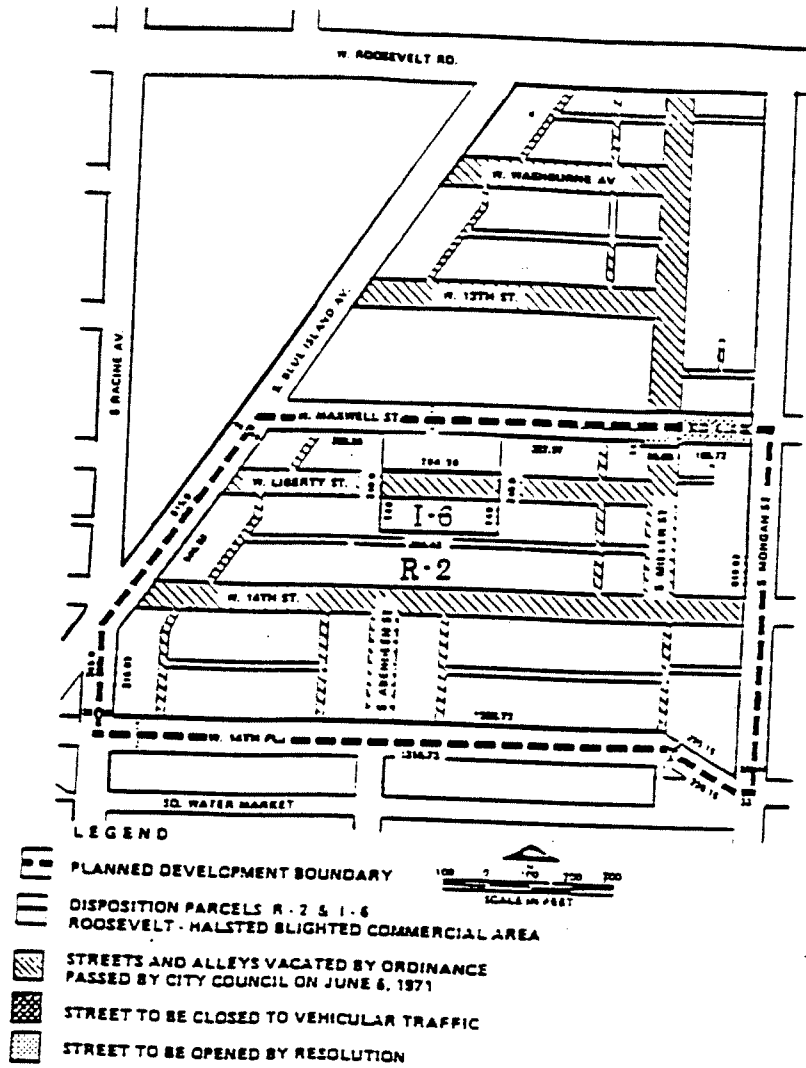
Minimum distance between building front and side walls: 15 feet.

Maximum building height Subarea "C": 32 feet.

Land Use Area Map.

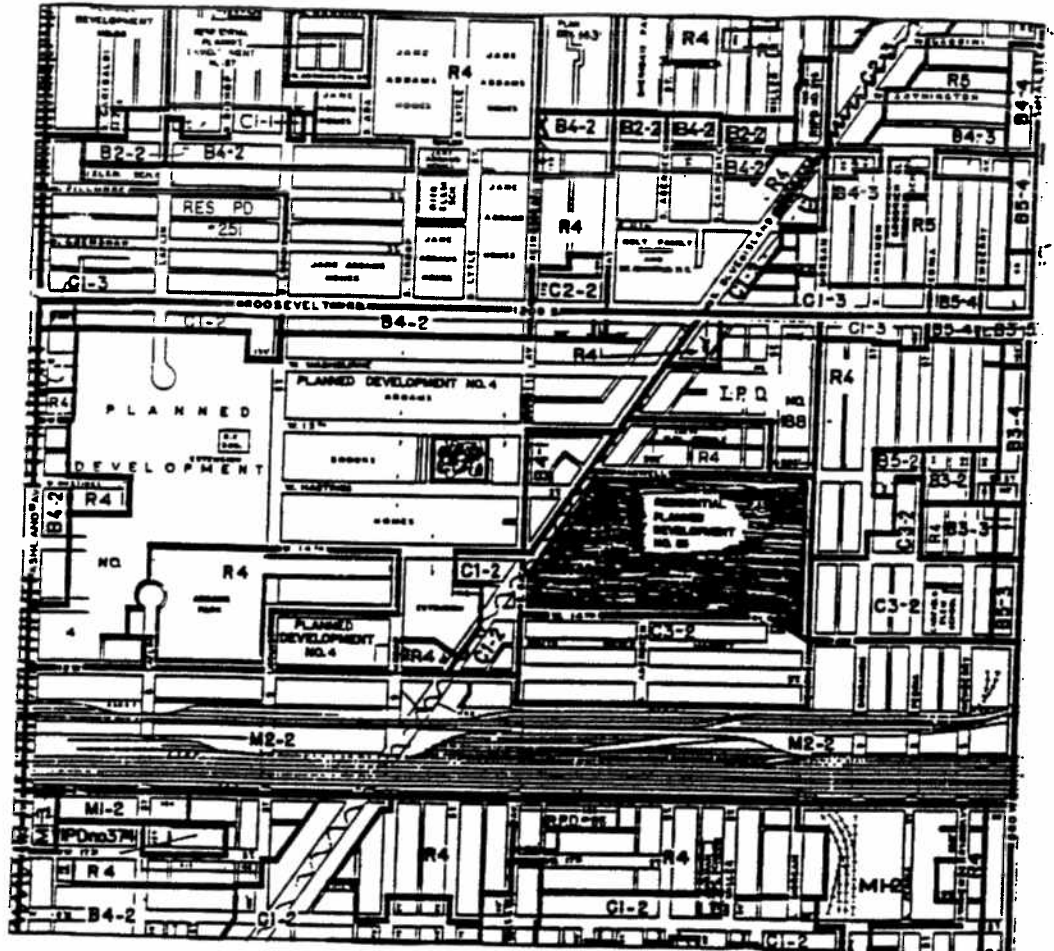


Residential Planned Development No. 85 As Amended Property Line Map And Rights-Of-Way Adjustments.









APPLICANT: Joseph P. Cacciatore, Attorney for MRR Limited Partnership
 ADDRESS: 527 South Wells Street, Chicago, Illinois 60607
 DATE: November 3, 1992

Residential Planned Development Existing Zoning And Preferential Street Systems.



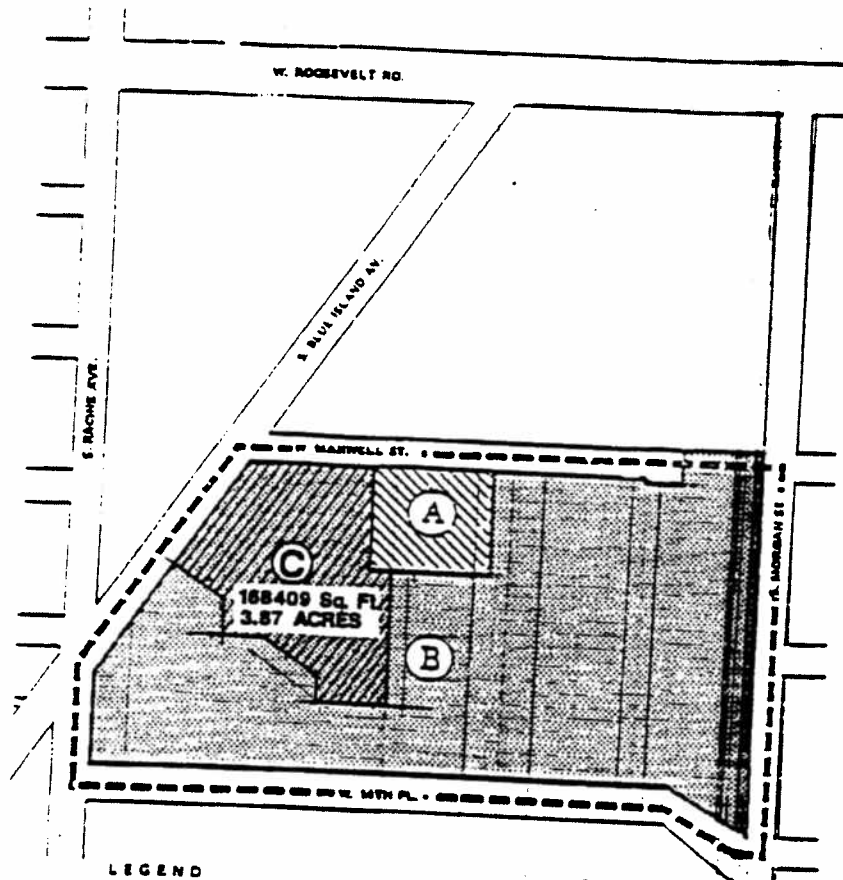
LEGEND

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







APPLICANT: Joseph P. Cacciatore, Attorney for NRR Limited Partnership
 ADDRESS: 527 South Wells Street, Chicago, Illinois 60607
 DATE: November 3, 1992

Residential Planned Development No. 85 As Amended
Generalized Land Use Plan.

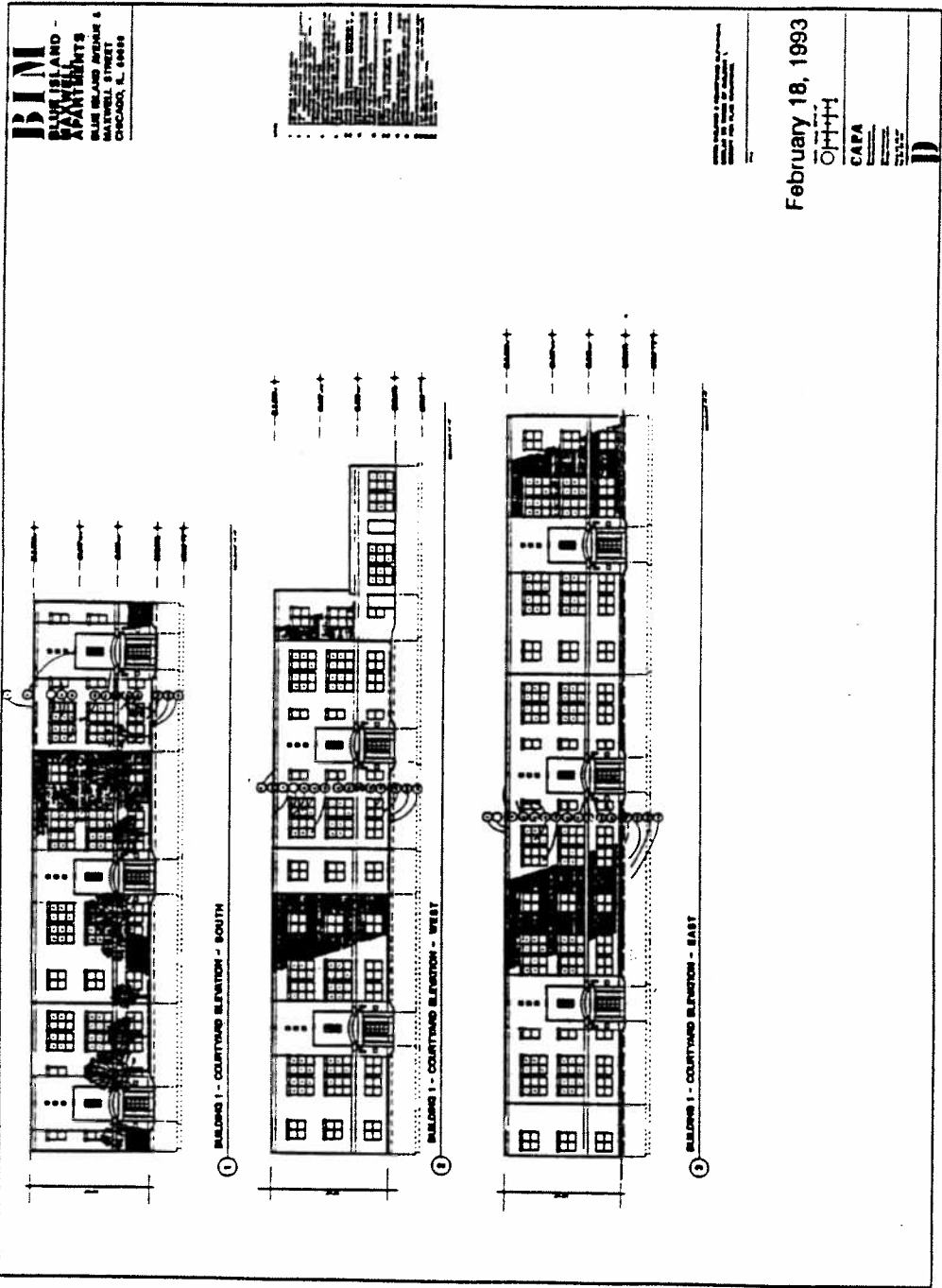


LEGEND

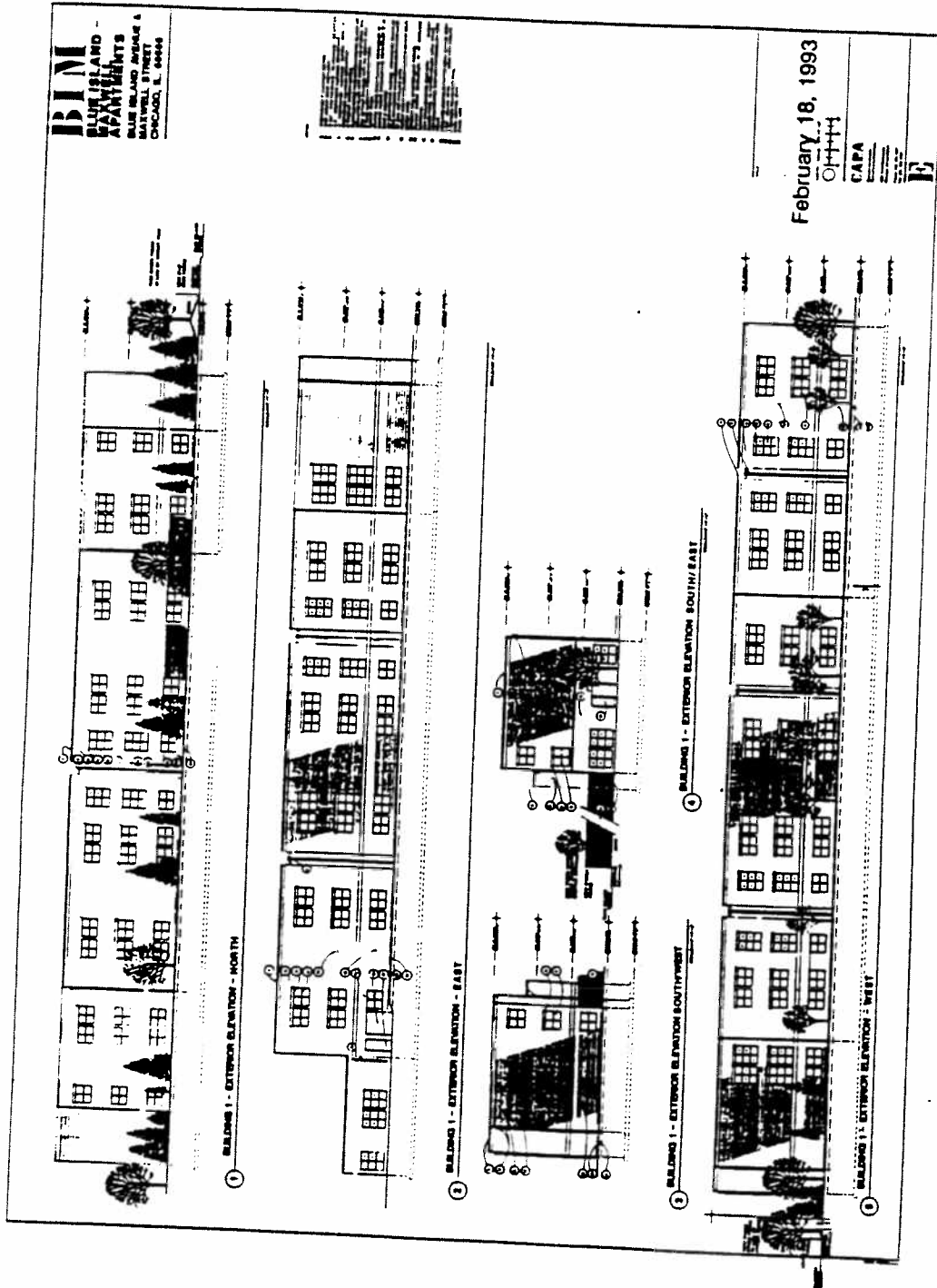
-  PLANNED DEVELOPMENT BOUNDARY
-  TOWNHOUSES, WALK-UP APTS., ELEVATOR APT. BUILDINGS, OFF STREET PARKING FACILITIES, PRIVATE RECREATIONAL AREAS AND RELATED CONVENIENCE TYPE BUSINESS USES.
-  COMMUNITY/DAY CARE CENTER WITH RELATED TRANSITIONAL HOUSING, OFF STREET PARKING AND RELATED USES.
-  WALK-UP APARTMENTS, OFF-STREET PARKING, PRIVATE RECREATIONAL AREAS

APPLICANT: Joseph P. Cacciatore, Attorney for MRR Limited Partnership
 ADDRESS: 527 South Wells Street, Chicago, Illinois 60607
 DATE: November 3, 1992

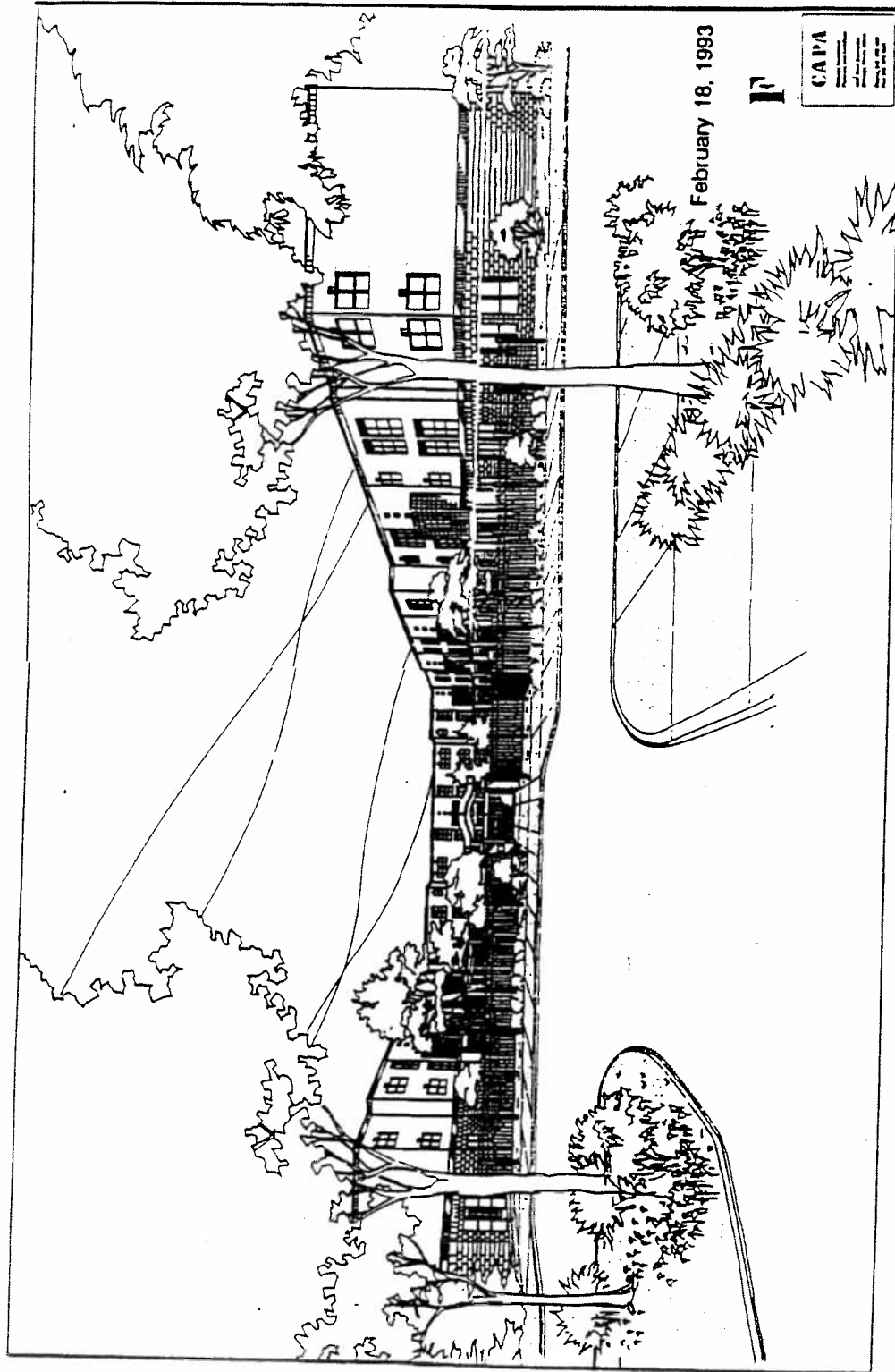
Exterior Elevations.
(Courtyard Elevation)



Exterior Elevations.



Courtyard View.

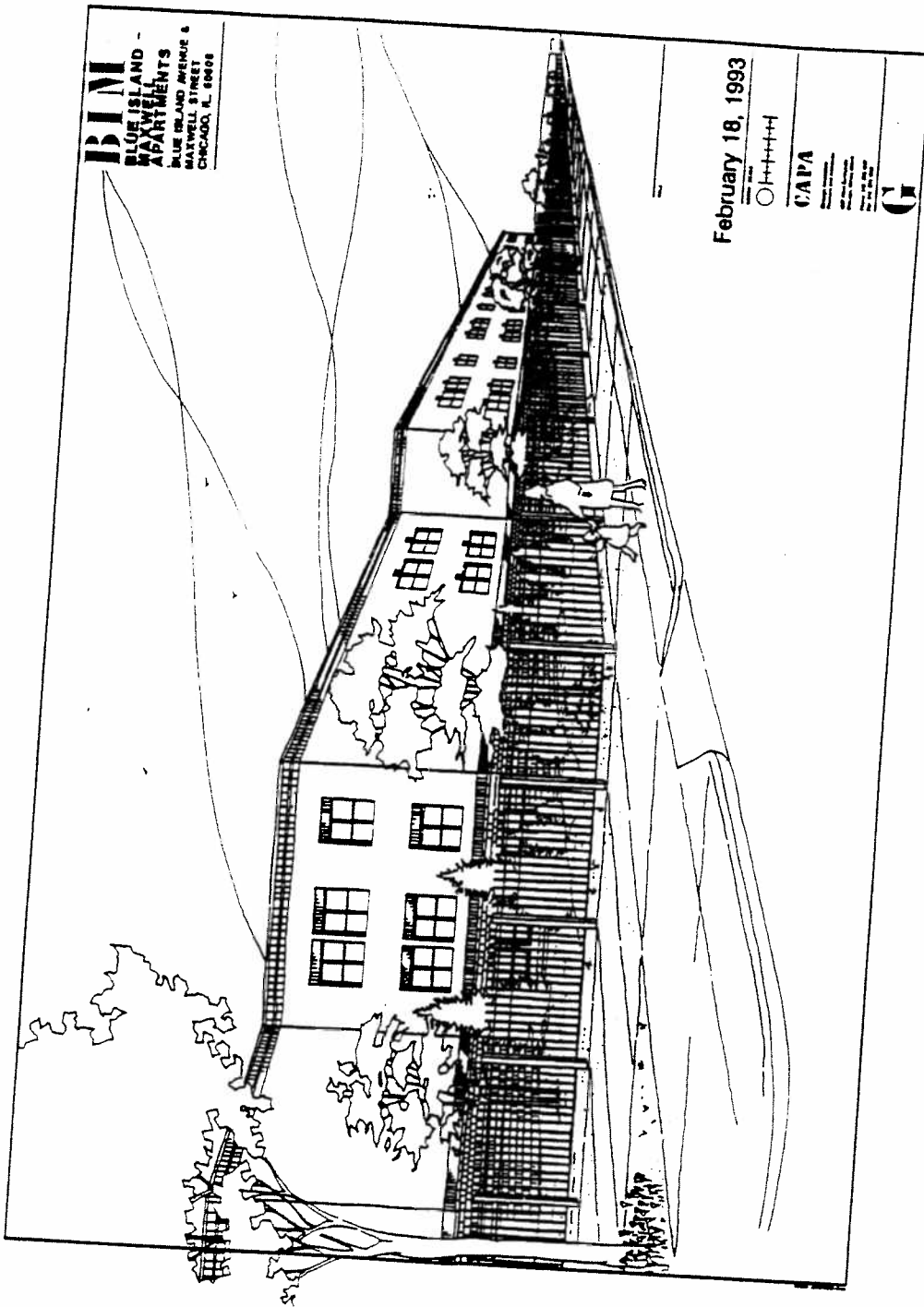


3/26/93

REPORTS OF COMMITTEES

30621

Corner View.



West Cortez Avenue; North Kildare Avenue; the alley next south of and parallel to West Cortez Avenue; and a line 30 feet west of and parallel to North Kildare 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. 4-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 Residential Planned Development No. 85 symbols and indications as shown on Map No. 4-G in the area bounded by

West Maxwell Street; South Morgan Street; West 14th Place; South Racine Avenue; and South Blue Island Avenue,

to the designation of Residential Planned Development No. 85, 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.

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

Plan of Development attached to this ordinance reads as follows:

Residential Planned Development No. 85, As Amended,

Plan Of Development

Statements.

1. The area delineated herein as "Residential Planned Development" is controlled by the Commercial District Development Commission, the successor to the Department of Urban Renewal of the City of Chicago and designated as Roosevelt-Halsted Blighted Commercial Area Disposition Parcels R-2 and I-6.
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 Commercial District Development Commission or its successors upon conveyance of Roosevelt-Halsted Blighted Commercial Area Disposition Parcels R-2 and I-6.
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. Firelanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago, and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
6. Use of land will consist of townhouses, walkup apartments, elevator housing for the elderly, off-street parking facilities, private recreational areas, community/day care center [with related transitional housing] off-street parking and related uses, and 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 an R4 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 Development Amendments," as adopted by the Commissioner of Planning, City and Community Development.

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

Residential-Business Planned Development No. 85, As Amended.

Planned Development

Use And Bulk Regulations And Data.

Sub-Area	Net Site Area Sq. Ft. Acres	General Description Of Land Uses	Number Of D.U.'s	Max. Floor Area Ratio	Max. % Of Land Covered
A	63,436.7 1.45	Community/day care center with related transitional housing, off-street parking and related uses.	41.2 4	1.2 1.2	35
B	896,719.49 20.58	Townhouses, walkup apartments, elevator housing for elderly off-street parking facilities, private recreational area, and related convenience type business uses.	272 Family 195 Elderly	1.2	20

Total: 960,156.19 22.03 467

Gross Site Area (25.66) = Net Site Area (22.02) + Area of Public Street (3.63)

Maximum permitted F.A.R. for total net site area: 1.2

Minimum number of parking spaces required:

In Subarea "A":

As authorized by
Department of Planning, City
and Community Development.

In Subarea "B":

Low Rise: 100%
Elderly: 47 spaces

Maximum percentage of land coverage for total net site area: 35%

Minimum periphery setbacks: Boundary and front yard -- 15 feet
Boundary and side yard -- 15 feet

Setback and yard requirements may be adjusted where required to permit conformance to the architectural arrangement of said development, subject to the approval of the Department of Planning, City and Community Development.

Minimum distances between building front and rear walls: 50 feet

Minimum distances between building front and side walls: 15 feet

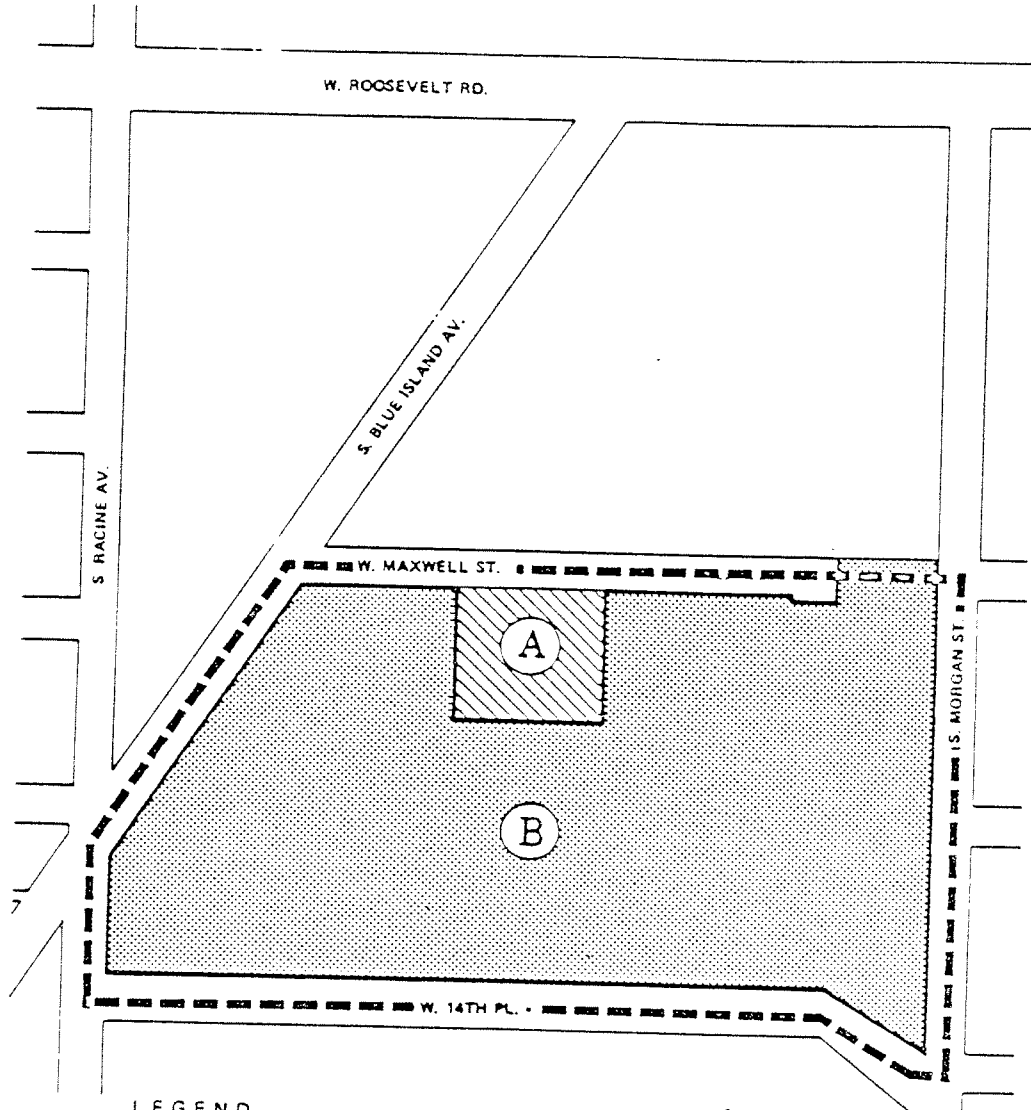
[Generalized Land Use Map, Property Line Map and Right-of-Way
Adjustments and Existing Zoning and Preferential Street
System Map printed on pages 19326 through 19328
of this Journal.]

*Reclassification Of Area Shown On Map No. 7-G
(As Amended).*




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

(Continued on page 19329)

RESIDENTIAL PLANNED DEVELOPMENT No. 85 AS AMENDED GENERALIZED LAND USE PLAN



LEGEND

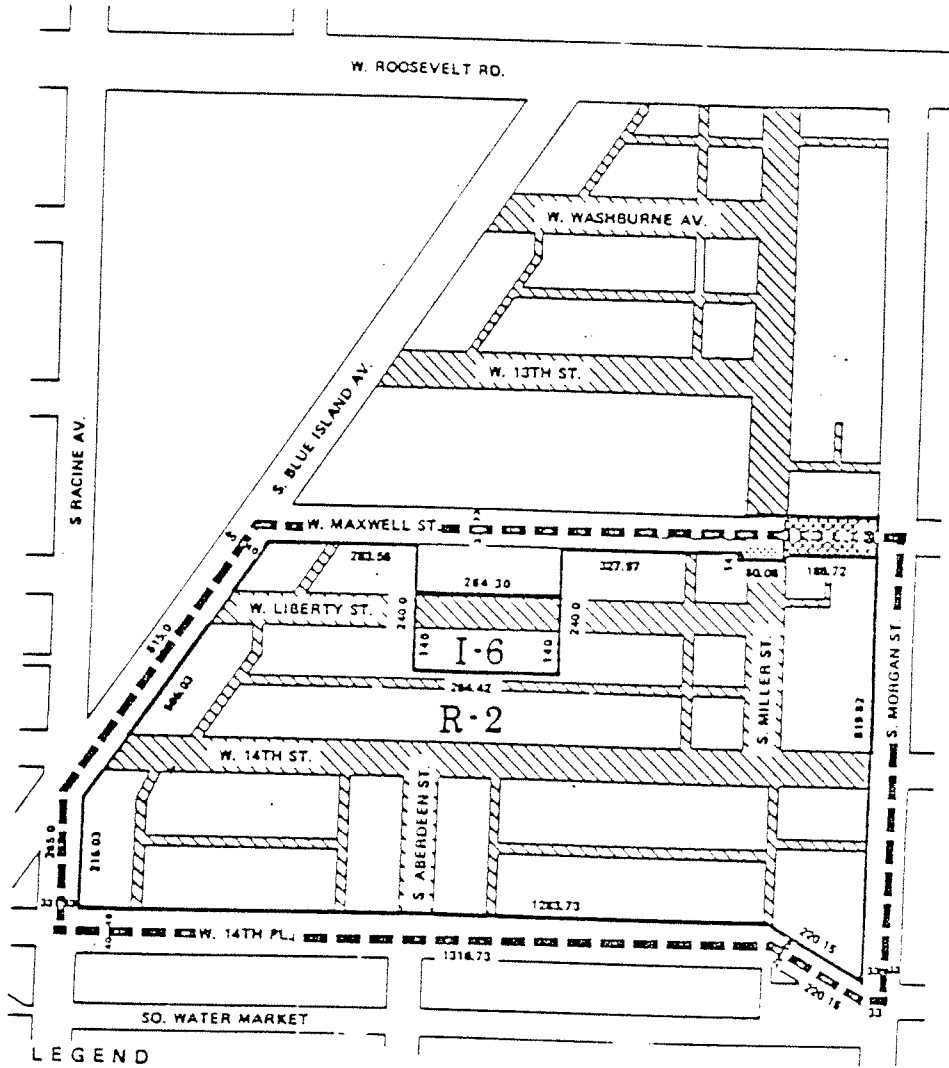
-  PLANNED DEVELOPMENT BOUNDARY
-  (B) TOWNHOUSES, WALK-UP APTS., ELEVATOR APT. BUILDINGS, OFF STREET PARKING FACILITIES, PRIVATE RECREATIONAL AREAS AND RELATED CONVENIENCE TYPE BUSINESS USES.
-  (A) COMMUNITY/DAY CARE CENTER WITH RELATED TRANSITIONAL HOUSING, OFF STREET PARKING AND RELATED USES.









APPLICANT: CITY OF CHICAGO
 DEPARTMENT OF PLANNING
 FOR THE
 COMMERCIAL DISTRICT
 DEVELOPMENT COMMISSION

DATE: SEPTEMBER 14, 1988

RESIDENTIAL PLANNED DEVELOPMENT No. 85 AS AMENDED PROPERTY LINE MAP AND RIGHTS OF WAY AJUSTMENTS



LEGEND

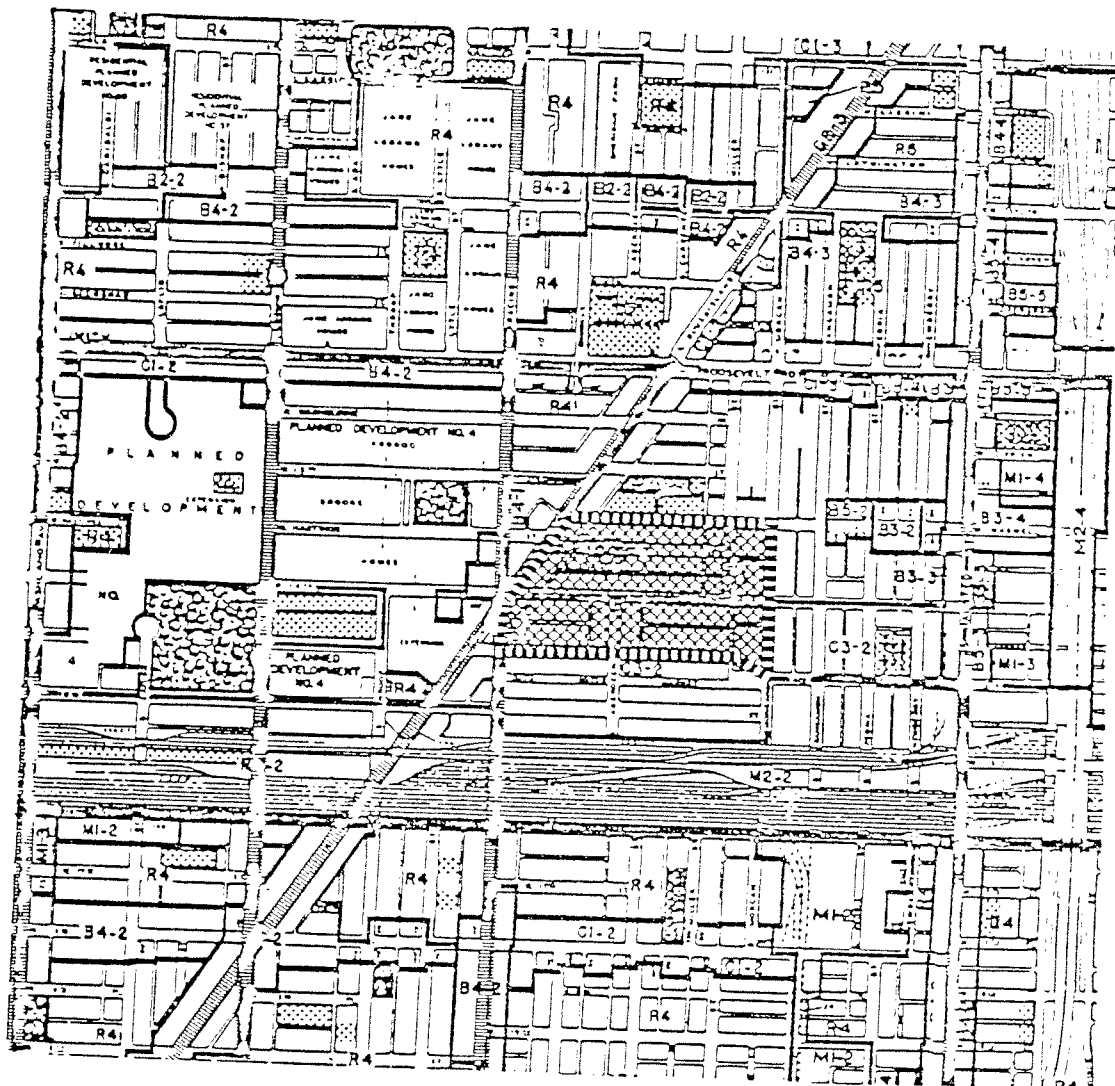
-  PLANNED DEVELOPMENT BOUNDARY
-  DISPOSITION PARCELS R-2 & I-6
-  ROOSEVELT - HALSTED BLIGHTED COMMERCIAL AREA
-  STREETS AND ALLEYS VACATED BY ORDINANCE PASSED BY CITY COUNCIL ON JUNE 6, 1971
-  STREET TO BE CLOSED TO VEHICULAR TRAFFIC
-  STREET TO BE OPENED BY RESOLUTION









APPLICANT: CITY OF CHICAGO
 DEPARTMENT OF PLANNING
 FOR THE
 COMMERCIAL DISTRICT
 DEVELOPMENT COMMISSION

DATE: SEPTEMBER 14, 1988

RESIDENTIAL PLANNED DEVELOPMENT No. 85 AS AMENDED EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND

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

APPLICANT: CITY OF CHICAGO
 DEPARTMENT OF PLANNING
 FOR THE
 COMMERCIAL DISTRICT
 DEVELOPMENT COMMISSION

DATE: SEPTEMBER 14, 1988

**Chicago Zoning Ordinance Amended to Reclassify
Area Shown on Map No. 4-G.**

On motion of Alderman Roti 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 June 20, 1979, page 354, recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify a particular area.

The proposed ordinance reads as follows:

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 No. 85 symbols and indications as shown on Map No. 4-G in the area bounded by

W. Maxwell Street; S. Morgan Street; W. 14th Place; S. Racine Avenue; and S. Blue Island Avenue,

to the designation of Planned Development No. 85, 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 891-895 of this Journal.]

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

On motion of Alderman Roti the foregoing proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, McFolling, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcini, Aiello, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Young, Clewis, Axelrod, Schuller, Volini, Orr, Stone—49.

Nays—None.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

**Chicago Zoning Ordinance Amended to Reclassify
Area Shown on Map No. 20-B.**

On motion of Alderman Roti 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 August 10, 1979, page 630, recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify a particular area.

The proposed ordinance reads as follows:

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. 20-B in area bounded by

The alley next north of and parallel to E. 87th Street; a line 50 feet east of and parallel to S. Houston Avenue; E. 87th Street; and S. Houston Avenue.

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.

On motion of Alderman Roti the foregoing proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, McFolling, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcini, Aiello, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Young, Clewis, Axelrod, Schuller, Volini, Orr, Stone—49.

Nays—None.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

**Section 28-30 of Municipal Code Amended Concerning
Surcharges to Taxicab Fares.**

On motion of Alderman Hagopian the City Council took up for consideration the report of the Committee on Local Transportation deferred and published in the Journal of the Proceedings of August 10, 1979, page 649, recommending that the City Council pass two proposed ordinances to amend Sections 28-30(c) and 28-30(d) of the Municipal Code of Chicago concerning surcharges to taxicab fares.

Alderman Hagopian moved to *Pass* the following proposed ordinances:

Section 28-30(c)

WHEREAS, The current structure of rates of fare for taxicabs operating in the City of Chicago is inadequate to deal expeditiously with sudden, temporary changes in economic conditions which affect taxicab service in the City of Chicago; and

WHEREAS, The public convenience and necessity require a more expedient method of dealing with such conditions; now, therefore,

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

SECTION 1. Section 28-30 of the Municipal Code of the City of Chicago is hereby amended by the addition of a new Sub-section 28-30(c) in *Italics* below, as follows:

28-30(c). In addition to the revision of rates of fare as provided in Section 28-30(b) hereof, the Council may from time to time impose a surcharge on the rates of fare described in Section 28-30(a) hereof, in conformity with the provisions hereinafter set forth.

The Council, through its Committee on Local Transportation shall hold hearings to determine whether such a surcharge may be necessary due to temporary economic conditions affecting all licenses in general. A surcharge authorized by this section shall be of such duration, not to exceed 60 days, as the Council may impose by general ordinance.

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

Section 28-30(d)

WHEREAS, The cost of gasoline has increased dramatically during the past three months; and

WHEREAS, The increased cost of gasoline has caused great economic hardship to the holders of taxicab licenses in the City of Chicago, and such economic hardship, if allowed to continue, would jeopardize the continuation of efficient taxicab service in the City of Chicago; and

(continued on page 896)

PD
85

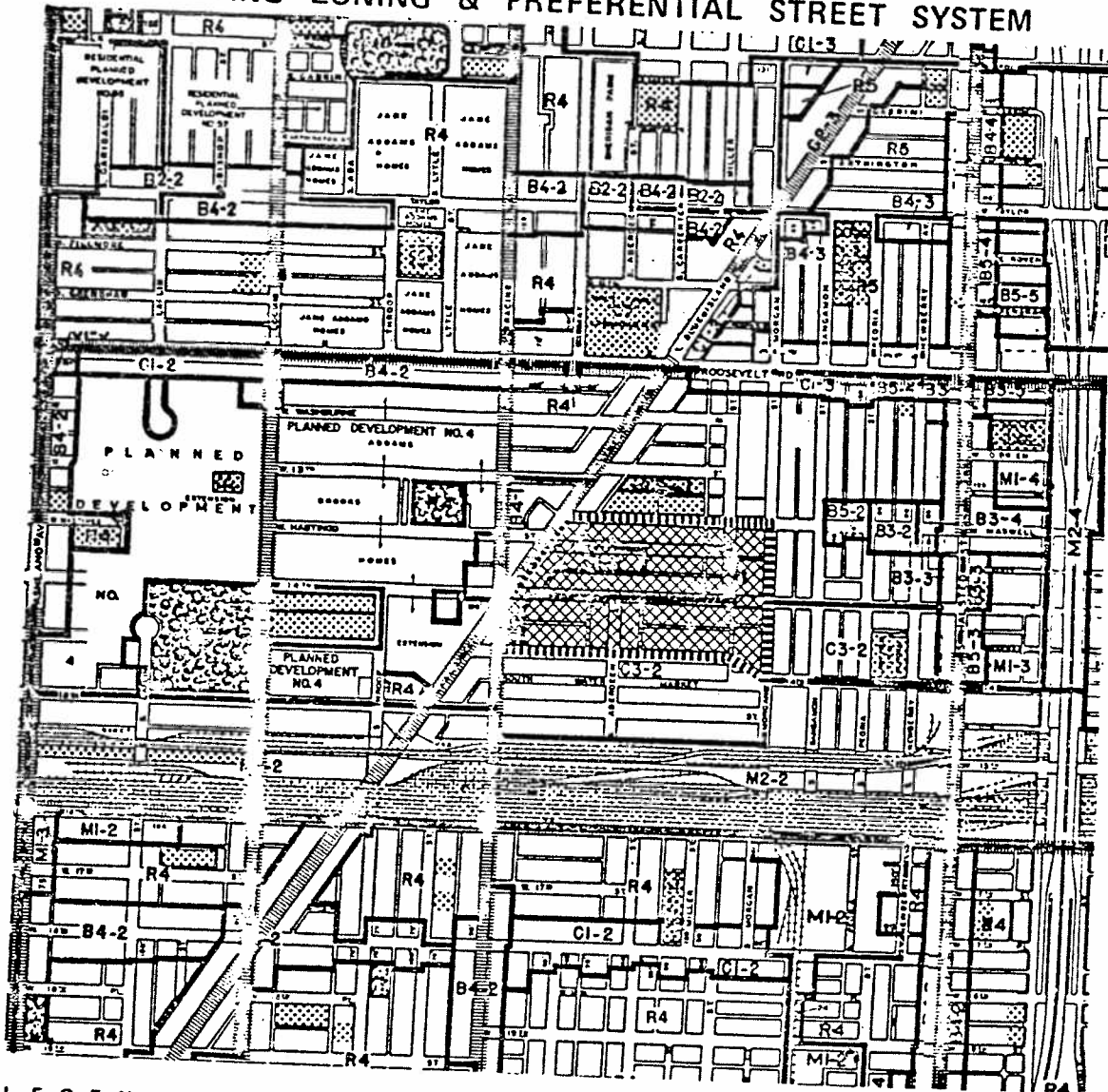
PLAN OF DEVELOPMENTRESIDENTIAL PLANNED DEVELOPMENT NO. 85, AS AMENDEDSTATEMENTS

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 Roosevelt-Halsted Urban Renewal Disposition Parcel R-2 and I-6.
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 Department of Urban Renewal or its successors upon conveyance of Roosevelt-Halsted Urban Renewal Disposition Parcels R-2 and I-6.
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. Firelanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago, and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
6. Use of land will consist of townhouses, walk-up apartments, elevator housing for elderly, off-street parking facilities, private recreational areas, community center, 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 an 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 Development Amendments," as adopted by the Commissioner of Planning, City and Community Development.







APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: March, 1979

RESIDENTIAL PLANNED DEVELOPMENT No. 85 AS AMENDED EXISTING ZONING & PREFERENTIAL STREET SYSTEM



LEGEND

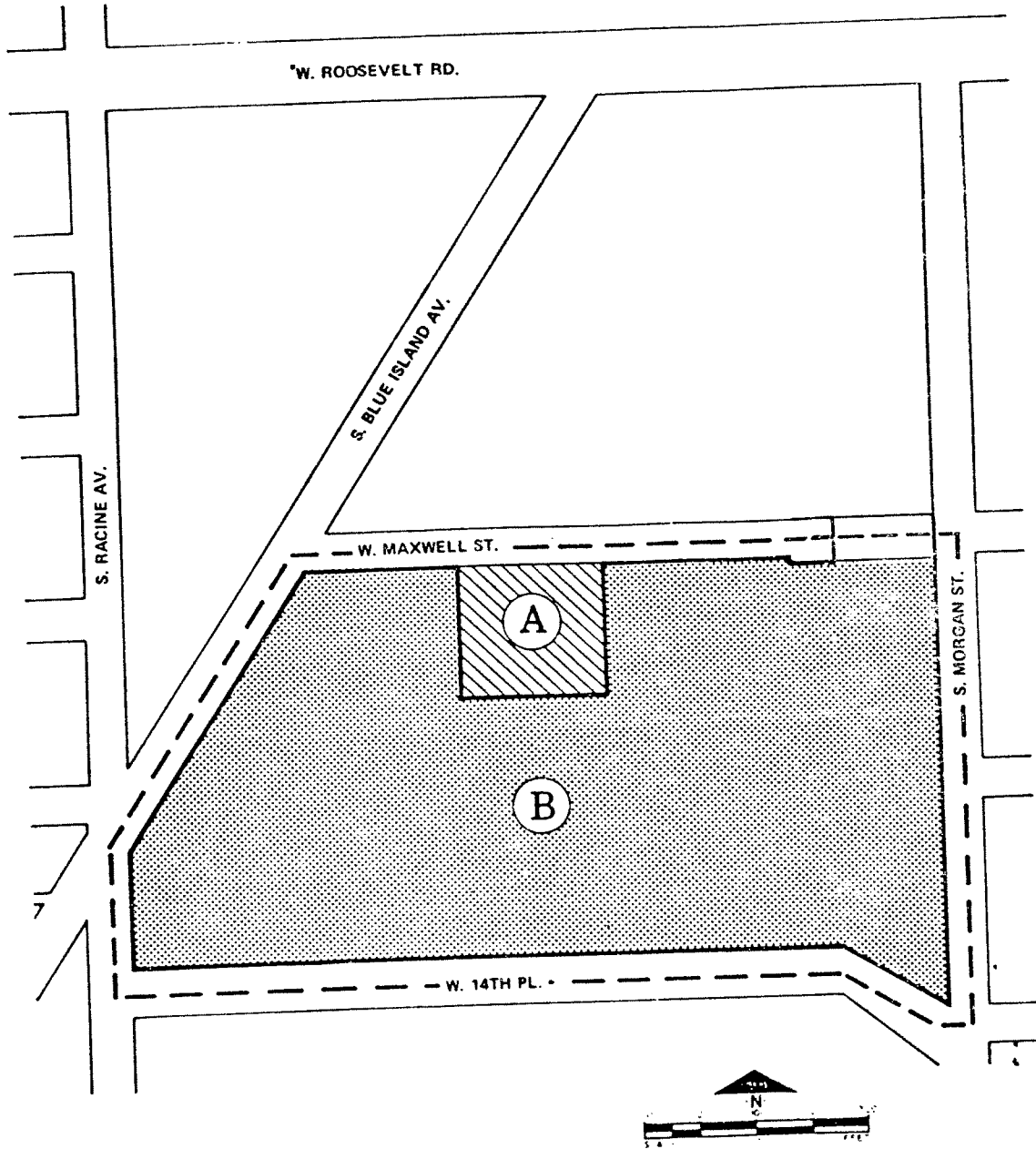
-  PLANNED DEVELOPMENT BOUNDARY
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDARY
-  PARKS & PLAYGROUNDS
-  PUBLIC & QUASI-PUBLIC FACILITIES
-  REFERENTIAL STREETS

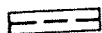




APPLICANT: DEPARTMENT OF URBAN RENEWAL
CITY OF CHICAGO

DATE: MARCH 1979

RESIDENTIAL PLANNED DEVELOPMENT No. 85 AS AMENDED GENERALIZED LAND USE PLAN



- LEGEND**
-  PLANNED DEVELOPMENT BOUNDARY
 -  TOWNHOUSES, WALK-UP APT., ELEVATOR APT BUILDING FOR THE ELDERLY, OFF STREET PARKING FACILITIES, PRIVATE RECREATIONAL AREAS AND RELATED CONVENIENCE TYPE BUSINESS USES.
 -  COMMUNITY/DAY CARE CENTER

**APPLICANT: DEPARTMENT OF URBAN RENEWAL
CITY OF CHICAGO**

DATE: MARCH 1979

RESIDENTIAL PLANNED DEVELOPMENT NO. 85, AS AMENDED
 PLANNED DEVELOPMENT USE AND BULK REGULATIONS & DATA

SUB AREA	NET SITE AREA		GENERAL DESCRIPTION OF LAND USES	NUMBER OF D.U.'S	MAXIMUM FLOOR AREA RATIO	MAXIMUM % OF LAND COVERED
	SQUARE FEET	ACRES				
A	63,436.7	1.45	Community Day Care Center		1.2	35
B	896,719.49	20.58	Townhouses, Walk-up Apts., Elevator Housing for Elderly, Off-street Parking Facilities, Private Recreational Area, and Related Convenience Type Business Uses.	272 Family 195 Elderly	1.2	20
Total	960,156.19	22.03		467		

GROSS SITE AREA (25.66) = NET SITE AREA (22.02) + AREA OF PUBLIC STREET (3.63)

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

MINIMUM NUMBER OF PARKING SPACES REQUIRED: In Sub Area "A" as authorized by Department of Planning, City and Community Development.
 In Sub Area "B":
 Low Rise: 100%;
 Elderly: 47 spaces

MAXIMUM PERCENTAGE OF LAND COVERAGE FOR TOTAL NET SITE AREA: 35%

MINIMUM PERIPHERY SETBACKS: BOUNDARY & FRONT YARD 15 Feet
 BOUNDARY & SIDE YARD 15 Feet
 Setback and yard requirements may be adjusted where required to permit conformance to the architectural arrangement of said development, subject to the approval of the Department of Planning, City and Community Development.

MINIMUM DISTANCES BETWEEN BUILDING FRONT AND REAR WALLS: 50 Feet
 MINIMUM DISTANCES BETWEEN BUILDING FRONT AND SIDE WALLS: 15 Feet

APPLICANT: Department of Urban Renewal of the City of Chicago

DATE: March, 1979

**Reclassification of Area Shown on Map No. 3-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. 3-J in the area bounded by

the alley next north of and parallel to W. Potomac Avenue; a line 320 feet west of and parallel to N. St. Louis Avenue; W. Potomac Avenue; and N. Central Park Avenue

to those of an M1-2 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.

**Reclassification of Area Shown on Map No. 4-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 Planned Development symbols and indications as shown on Map No. 4-G in the area bounded by

W. Maxwell Street; S. Morgan Street; W. 14th Place; S. Racine Avenue; and S. Blue Island Avenue

to the designation of a Residential Planned Development No. 85, 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 Development herewith attached and made a part hereof and to no others.

[Plan of Development attached to this ordinance printed on pages 7645-7649 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. 4-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. 4-G in the area bounded by

W. Roosevelt Road; S. Morgan Street; W. Maxwell Street, or the line thereof extended where no street exists; a line 205.45 feet west of S. Morgan Street; a line 262.31 feet north of W. Maxwell Street, or the line thereof extended where no street exists; S. Blue Island Avenue; a line 192.50 feet south of W. Roosevelt Road and a line 490 feet west of S. Morgan Street

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 attached to this ordinance printed on pages 7650-7654 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. 4-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 R5 General Residence District symbols and indications as shown on Map No. 4-I in the area bounded by

the north line of W. 19th Street; a line 324.9 feet east of S. Marshall Boulevard; the north line of the right of way of the Chicago, Burlington and Quincy Railroad; and the west line of S. Marshall Boulevard

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 attached to this ordinance printed on pages 7655-7659 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-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 symbols and indications as shown on Map No. 12-D in the area bounded by

E. 47th Street; a line 490.42 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

to the designation of a Residential-Business Planned Development No. 62, 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 Development herewith attached and made a part hereof and to no others.

[Plan of Development attached to this ordinance printed on pages 7660-7664 of this Journal]

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

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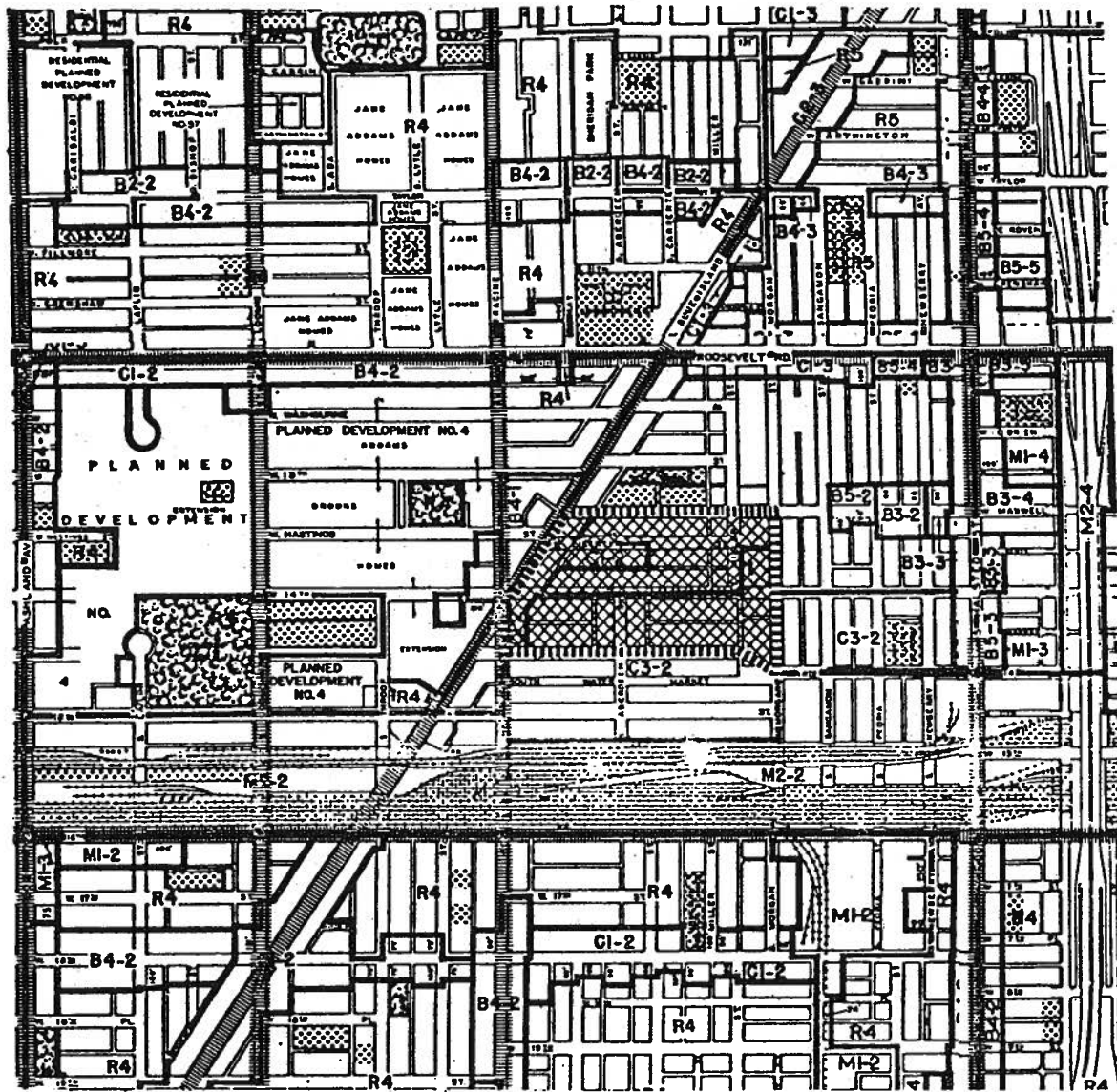
PLAN OF DEVELOPMENTRESIDENTIAL PLANNED DEVELOPMENT #85, AS AMENDEDSTATEMENTS

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 Roosevelt Halsted Urban Renewal Disposition Parcel R-2 and I-6.
2. Off-street parking and off-street 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 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 successors upon conveyance of Roosevelt Halsted Urban Renewal Disposition Parcels R-2 and I-6.
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. Firelanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago, and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
6. Use of land will consist of Townhouses, Walk-up Apartments, Off-street Parking, Private Recreation Areas, Community Center, 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 an 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 Development Amendments"







APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: FEBRUARY, 1978

RESIDENTIAL PLANNED DEVELOPMENT No. 85 AS AMENDED EXISTING ZONING & PREFERENTIAL STREET SYSTEM



LEGEND

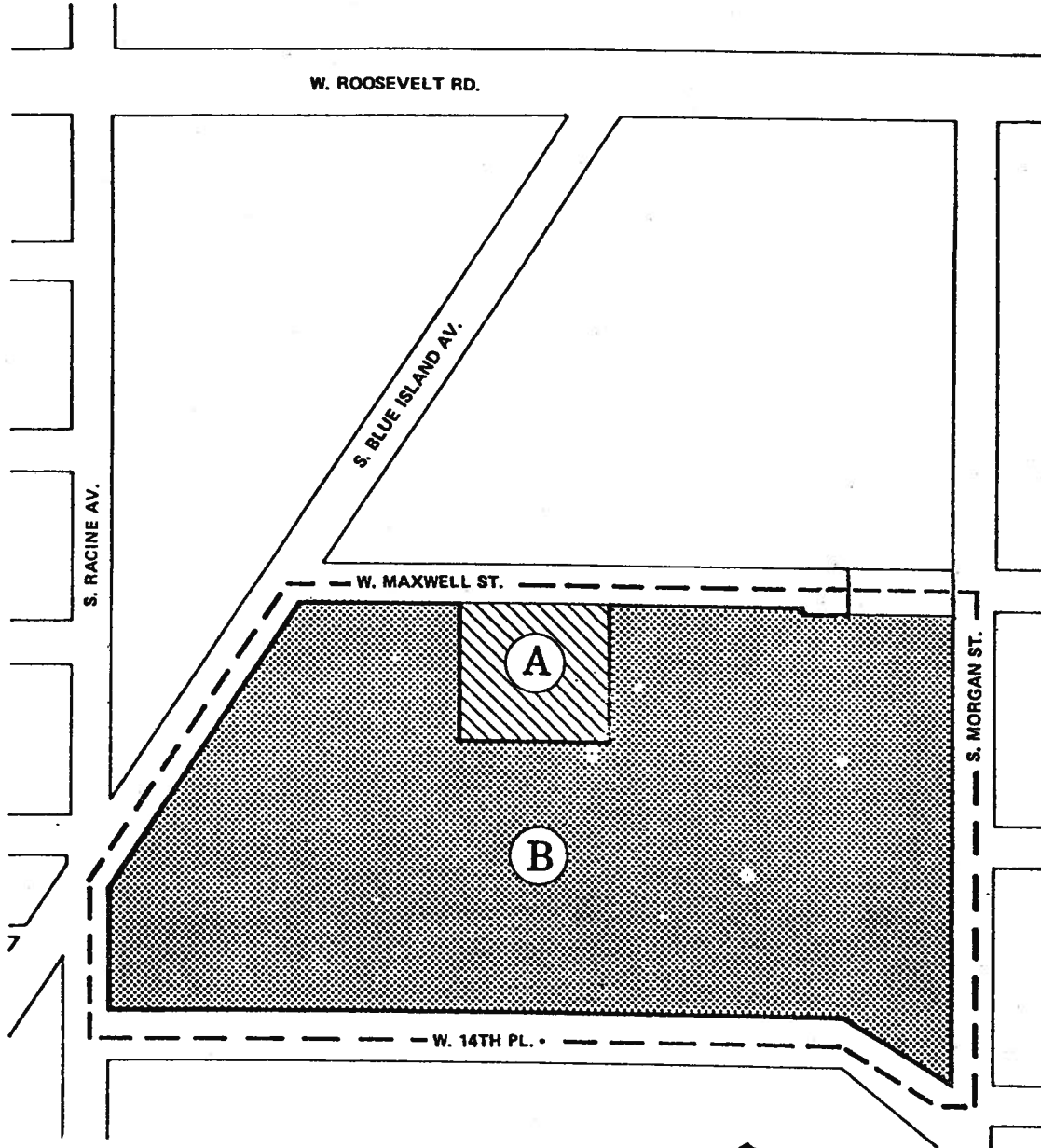
-  PLANNED DEVELOPMENT BOUNDARY
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDARY
-  PARKS & PLAYGROUNDS
-  PUBLIC & QUASI-PUBLIC FACILITIES
-  REFERENTIAL STREETS






APPLICANT: DEPARTMENT OF URBAN RENEWAL
CITY OF CHICAGO

DATE: FEBRUARY, 1978

RESIDENTIAL PLANNED DEVELOPMENT No. 85 AS AMENDED GENERALIZED LAND USE PLAN



- LEGEND**
-  PLANNED DEVELOPMENT BOUNDARY
 -  TOWNHOUSES, WALK-UP APTS., ELEVATOR APT. BUILDINGS, OFF STREET PARKING FACILITIES, PRIVATE RECREATIONAL AREAS AND RELATED CONVENIENCE TYPE BUSINESS USES.
 -  COMMUNITY/DAY CARE CENTER

**APPLICANT: DEPARTMENT OF URBAN RENEWAL
CITY OF CHICAGO**

DATE: FEBRUARY, 1978

RESIDENTIAL PLANNED DEVELOPMENT #85 AS AMENDED

PLANNED DEVELOPMENT USE AND BULK REGULATIONS & DATA

UB REA	NET SITE AREA		GENERAL DESCRIPTION OF LAND USES	NUMBER OF D.U.'s	MAXIMUM FLOOR AREA RATIO	MAXIMUM % OF
	SQUARE FEET	ACRES				
A	63,436.7	1.45	Community Day Care Center	-	1.2	35
B	896,719.49	20.58	Townhouses, Walk-up Apts., Off-street Parking Facilities, Private Recreational Area, and Related Convenience Type Business Uses	430	1.2	20
TOTAL	960,156.19	22.03				

GROSS SITE AREA (25.66) = NET SITE AREA (22.03) + AREA OF PUBLIC STREET (3.63)

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA = 21

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

MINIMUM NUMBER OF PARKING SPACES REQUIRED: In sub Area "A" as authorized by Dept. of Planning, City and Community Development.
In sub Area "B" Low Rise 100%

MAXIMUM PERCENTAGE OF LAND COVERAGE FOR TOTAL NET SITE AREA: 35%

MINIMUM PERIPHERY SETBACKS: BOUNDARY & FRONT YARD 15 Feet
BOUNDARY & SIDE YARD 15 Feet

Setback and yard requirements may be adjusted where required to permit conformance to the architectural arrangement of said development, subject to the approval of the Department of Planning, City and Community Development.

MINIMUM DISTANCES BETWEEN BUILDING FRONT AND REAR WALLS: 50 Feet

MINIMUM DISTANCES BETWEEN BUILDING FRONT AND SIDE WALLS 15 Feet

APPLICANT: Department of Urban Renewal of the City of Chicago

DATE: February, 1978

Chicago Zoning Ordinance Repealed and New Ordinance Passed for Reclassification of Area Shown on Map No. 4-G.

The Committee on Buildings and Zoning submitted a report recommending that the City Council repeal the ordinance passed on May 17, 1972, pages 3137-3145 of the Journal of Proceedings of said date.

On motion of Alderman Fitzpatrick the committee's recommendation was *Concurred In* and said ordinance was *Repealed*.

Alderman Fitzpatrick next moved to pass a proposed ordinance with substitute Planned Development Maps for the reclassification of the area shown on Map No. 4-G. The motion *Prevailed* and said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Kenner, Holman, Despres, Sawyer, Cousins, Adduci, Vrdolyak, Swinarski, Staszczuk, Burke, Lawlor, Langford, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Potempa, Rhodes, Marzullo, Zydlo, Ray, Washington, Keane, Gabinski, Sande, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Simon, Scholl, Natarus, Singer, Simpson, Fifielski, Cohen, Hoellen, Hedlund, Wigoda, Sperling—45.

Nays—None.

Alderman Fitzpatrick moved to *Reconsider* the foregoing vote. The motion was *Lost*.

The following is said ordinance as passed:

Reclassification of Area Shown on Map No. 4-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; C1-2 Restricted Commercial District symbols; C3-2 Commercial Manufacturing District symbols and indications as shown on Map No. 4-G in the area bounded by

the north line of W. Washburne Avenue, or the line thereof if extended where no street exists; S. Morgan Street; W. 14th Place; S. Racine Avenue; S. Blue Island Avenue; W. Maxwell Street; and the west line of S. Miller Street, or the line thereof if extended where no street exists,

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 3392 to 3396 of this Journal]

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

REPORTS AS TO STATUS OF PENDING PROPOSED ORDINANCES UNDER COUNCIL RULE 41.

Alderman Fitzpatrick, Chairman of the Committee on Buildings and Zoning, submitted the following reports as to status of pending proposed ordinances:

CHICAGO, July 5, 1972.

To the President and Members of the City Council:

In response to a written request of the Alderman of the 5th Ward for a report under rule 41 of the Rules of Order of the City Council on a proposed ordinance referred to the Committee on Buildings and Zoning on February 9, 1972 (C.J. page 2534) to amend Chapter 42 of the Municipal Code of the City of Chicago concerning regulations of building contractors, I wish to report that this matter will be the subject of consideration at a future date, provided that discussions with interested department heads and agencies warrants such action.

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

CHICAGO, July 5, 1972.

To the President and Members of the City Council:

In response to a written request of the Alderman of the 5th Ward for a report under rule 41 of the Rules of Order of the City Council on a proposed ordinance referred to the Committee on Buildings and Zoning on October 27, 1971 (C.J. page 1352) to amend Chapter 76 of the Municipal Code of the City of Chicago concerning "Safeguards during Construction", I wish to report that this matter will be the subject of consideration at a future date, provided that discussions with interested department heads and agencies warrants such action.

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

CHICAGO, July 5, 1972.

To the President and Members of the City Council:

In response to a written request of the Alderman of the 5th Ward for a report under rule 41 of the Rules of Order of the City Council on a proposed ordinance referred to the Committee on Buildings and Zoning on March 10, 1971 (C.J. page 10592) to amend the Municipal Code of the City of Chicago concerning "Criminal Housing Management", I wish to report that this matter will be the subject of consideration at a future date, provided that discussions with interested department heads and agencies warrants such action.

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

(Continued on page 3397)

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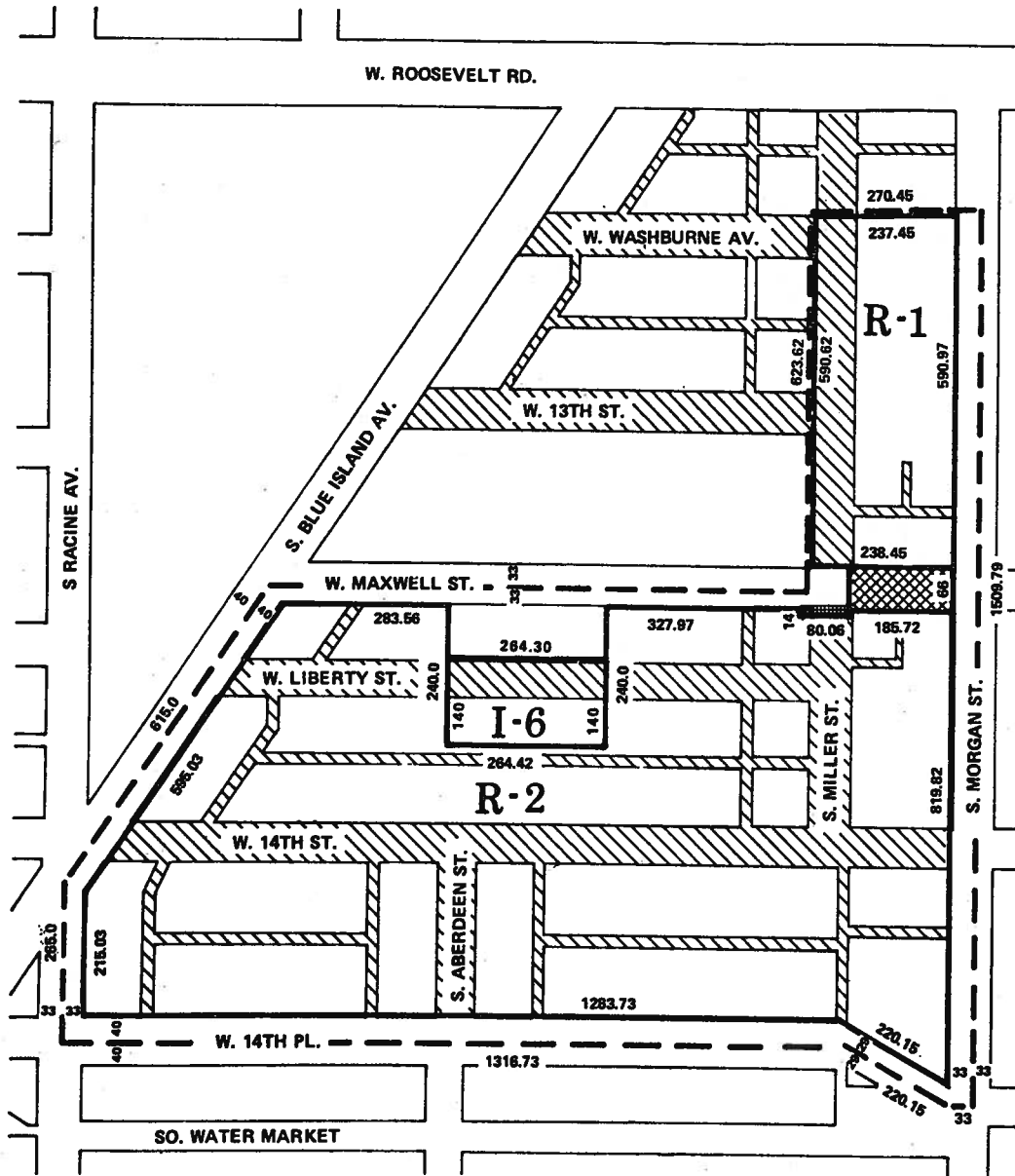
PLAN OF DEVELOPMENTRESIDENTIAL PLANNED DEVELOPMENTSTATEMENTS






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 Roosevelt-Halsted Urban Renewal Disposition Parcel R-1, R-2 and I-6.
2. Off-street parking and off-street 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 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 successors upon conveyance of Roosevelt-Halsted Urban Renewal Disposition Parcels R-1, R-2 and I-6.
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. Firelanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago, and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
6. Use of land will consist of Townhouses, Walk-up Apartments, Elevator Apartment Buildings, Off-Street Parking, Private Recreation Areas, Community Center, 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 an 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 Development Amendments", as adopted by the Commissioner of Development and Planning.

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: FEBRUARY 24, 1972

RESIDENTIAL PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHTS OF WAY ADJUSTMENTS

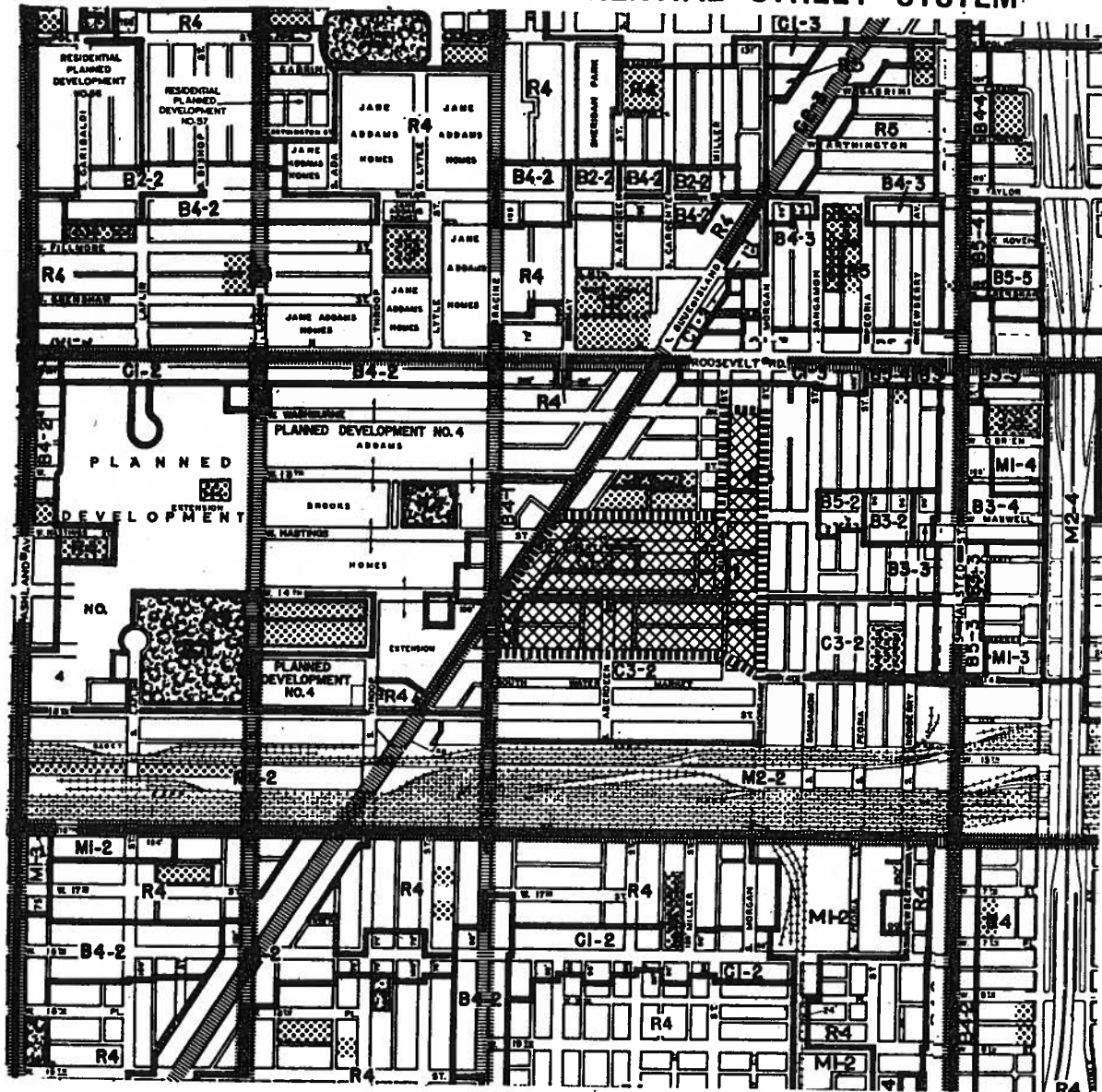


- LEGEND**
-  PLANNED DEVELOPMENT BOUNDARY
 -  DISPOSITION PARCELS R-1, R-2 & I-6 ROOSEVELT - HALSTED URBAN RENEWAL PROJECT
 -  STREETS AND ALLEYS VACATED BY ORDINANCE PASSED BY CITY COUNCIL ON JUNE 6, 1971
 -  STREET TO BE CLOSED TO VEHICULAR TRAFFIC
 -  STREET TO BE OPENED BY RESOLUTION







**APPLICANT: DEPARTMENT OF URBAN RENEWAL
CITY OF CHICAGO**

DATE: FEBRUARY 24, 1972

RESIDENTIAL PLANNED DEVELOPMENT EXISTING ZONING & PREFERENTIAL STREET SYSTEM.



LEGEND

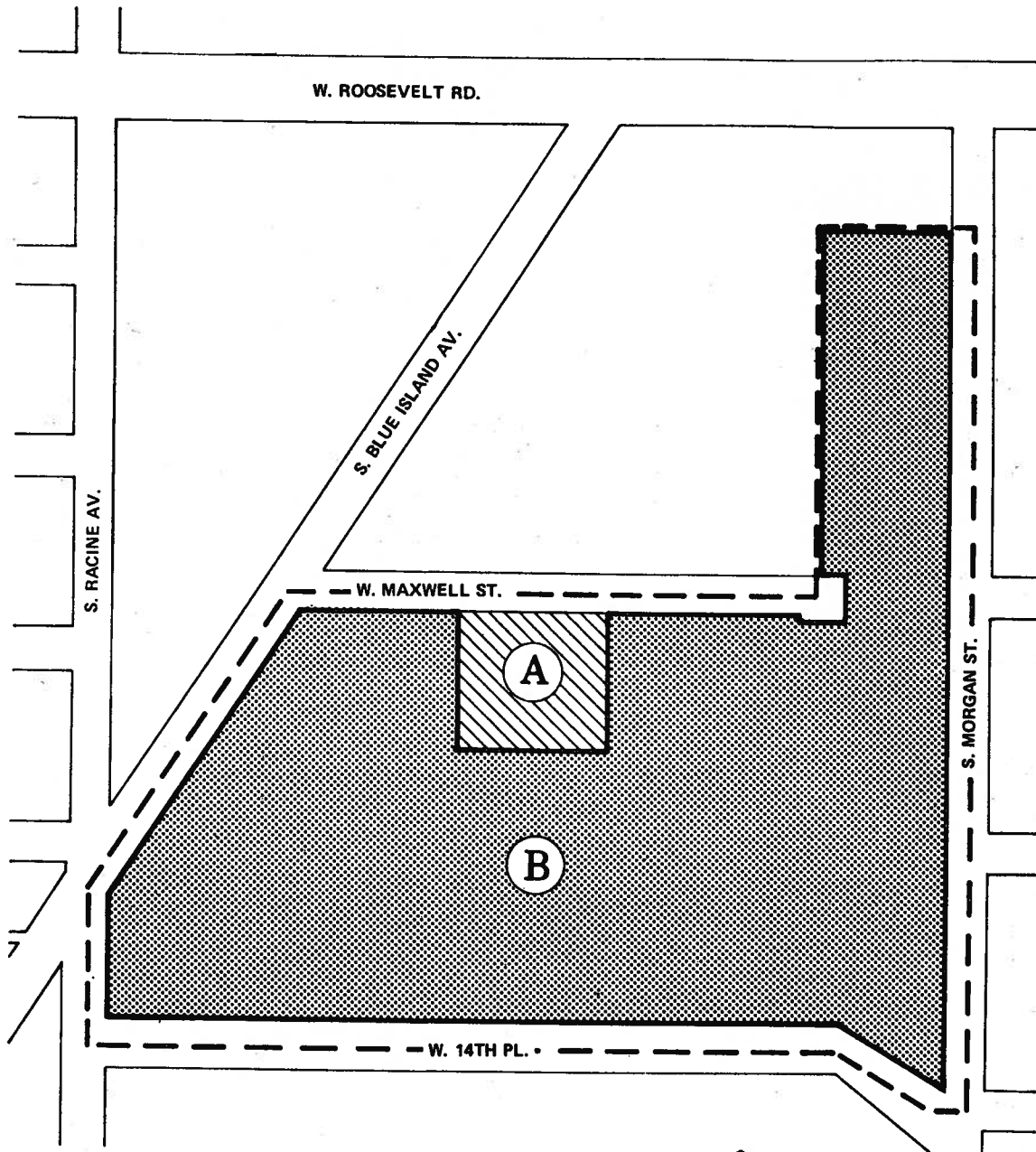
-  PLANNED DEVELOPMENT BOUNDARY
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDARY
-  PARKS & PLAYGROUNDS
-  PUBLIC & QUASI-PUBLIC FACILITIES
-  REFERENTIAL STREETS






**APPLICANT: DEPARTMENT OF URBAN RENEWAL
CITY OF CHICAGO**

DATE: FEBRUARY 24, 1972

RESIDENTIAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



- LEGEND**
-  PLANNED DEVELOPMENT BOUNDARY
 -  TOWNHOUSES, WALK-UP APTS., ELEVATOR APT. BUILDINGS, OFF STREET PARKING FACILITIES, PRIVATE RECREATIONAL AREAS AND RELATED CONVENIENCE TYPE BUSINESS USES.
 -  COMMUNITY/DAY CARE CENTER

**APPLICANT: DEPARTMENT OF URBAN RENEWAL
CITY OF CHICAGO**

DATE: FEBRUARY 24, 1972

RESIDENTIAL PLANNED DEVELOPMENT
PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

SUB AREA	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENTAGE OF LAND COVERAGE
	SQUARE FEET	ACRES				
A	63,436.7	1.45	Community Day Care Center	-	1.2	35
B	1,049,893.8	24.10	Townhouses, Walk-up Apts., Elevator Apt. Buildings, Off-Street Parking Facilities, Private Recreational Area, and Related Convenience Type Business Uses	964	1.2	20
	1,113,330.5	25.55				

GROSS SITE AREA (29.85) = NET SITE AREA (25.55) + AREA OF PUBLIC R.O.W. (4.30)

ALL RELATED CONVENIENCE TYPE BUSINESS USES TO BE LOCATED ON THE GROUND FLOOR WITHIN RESIDENTIAL BUILDINGS WITH NO DIRECT EXTERIOR ACCESS. NO EXTERIOR VISIBLE SIGNS ARE PERMITTED

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET RESIDENTIAL AREA: 40.0

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 PARKING REQUIREMENTS IN SUB AREA "A" : AS AUTHORIZED BY THE DEPARTMENT OF DEVELOPMENT AND PLANNING

MINIMUM PARKING REQUIREMENTS IN SUB AREA "B" : Low Rise. 100%
High Rise 75%

MINIMUM SETBACKS: Low Rise : Front yards 15 feet ; side yards 15 feet
High Rise : 25 feet ; 20 feet

MINIMUM DISTANCES BETWEEN BUILDING FRONT AND REAR WALLS: Low Rise 50 feet
High Rise 80 feet

MINIMUM DISTANCES BETWEEN BUILDING FRONT AND SIDE WALLS: Low Rise 15 feet
High Rise 40 feet

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: FEBRUARY 24, 1972

NOTES: NL—Not Limited. In buildings of unlimited area, no portion of such buildings shall be more than 300 feet from an exterior wall facing an open, accessible space not less than 30 feet wide consisting of a public way, railroad right of way, waterway, park or a court, accessible from a public way; except that such maximum distance from an exterior wall may be not more than 500 feet in buildings of Low Hazard Industrial or Low Hazard Storage Units.

NP—Not Permitted.

See section 51-2.4 for allowable increase in areas for frontage and automatic sprinkler equipment.

SECTION 2. This ordinance shall take effect ten (10) days after its due passage and 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 the Proceedings of April 26, 1972, pages 3011-3012, recommending that the City Council pass eight 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 eight proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Kenner, Holman, Despres, Sawyer, Adduci, Vrdolyak, Bilandic, Swinarski, Staszczuk, Burke, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Potempa, Rhodes, Marzullo, Zydlo, Ray, Washington, Keane, Gabinski, Sande, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Scholl, Natarus, Singer, Simpson, Fifielski, Cohen, Hoellen, Hedlund, Wigoda, Sperling—42.

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. 4-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; C1-2 Restricted Commercial District symbols; C3-2 Commercial Manufacturing District symbols and indications as shown on Map No. 4-G in the area bounded by

the north line of W. Washburne Avenue, or the line thereof if extended where no street exists; S. Morgan Street; W. 14th Place; S. Racine Avenue; S. Blue Island Avenue; W. Maxwell Street; and the west line of S. Miller Street, or the line thereof if extended where no street exists,

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 3138 to 3143 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. 9-O.

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

W. Cornelia Avenue; N. Harlem Avenue; a line 125.4 feet south of W. Cornelia Avenue; and a line 131.57 feet west of N. Harlem 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 No. 17-O.

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. 17-O in the area bounded by

a line 50 feet southeast of N. Oketo Avenue; the alley next northeast of and parallel to N. Northwest Highway; a line 100 feet southeast of N. Oketo Avenue; and N. Northwest Highway,

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. 18-H.

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 Restricted Retail District symbols and indications as shown on Map No. 18-H in the area bounded by

a line 121.68 feet north of W. 79th Street; S. Ashland Avenue; W. 79th Street; and the alley next west of and parallel to S. Ashland Avenue,

to those of a B4-1 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.

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PA. 5/11/72
CJP. 51-1

PLAN OF DEVELOPMENT

RESIDENTIAL PLANNED DEVELOPMENT # 85

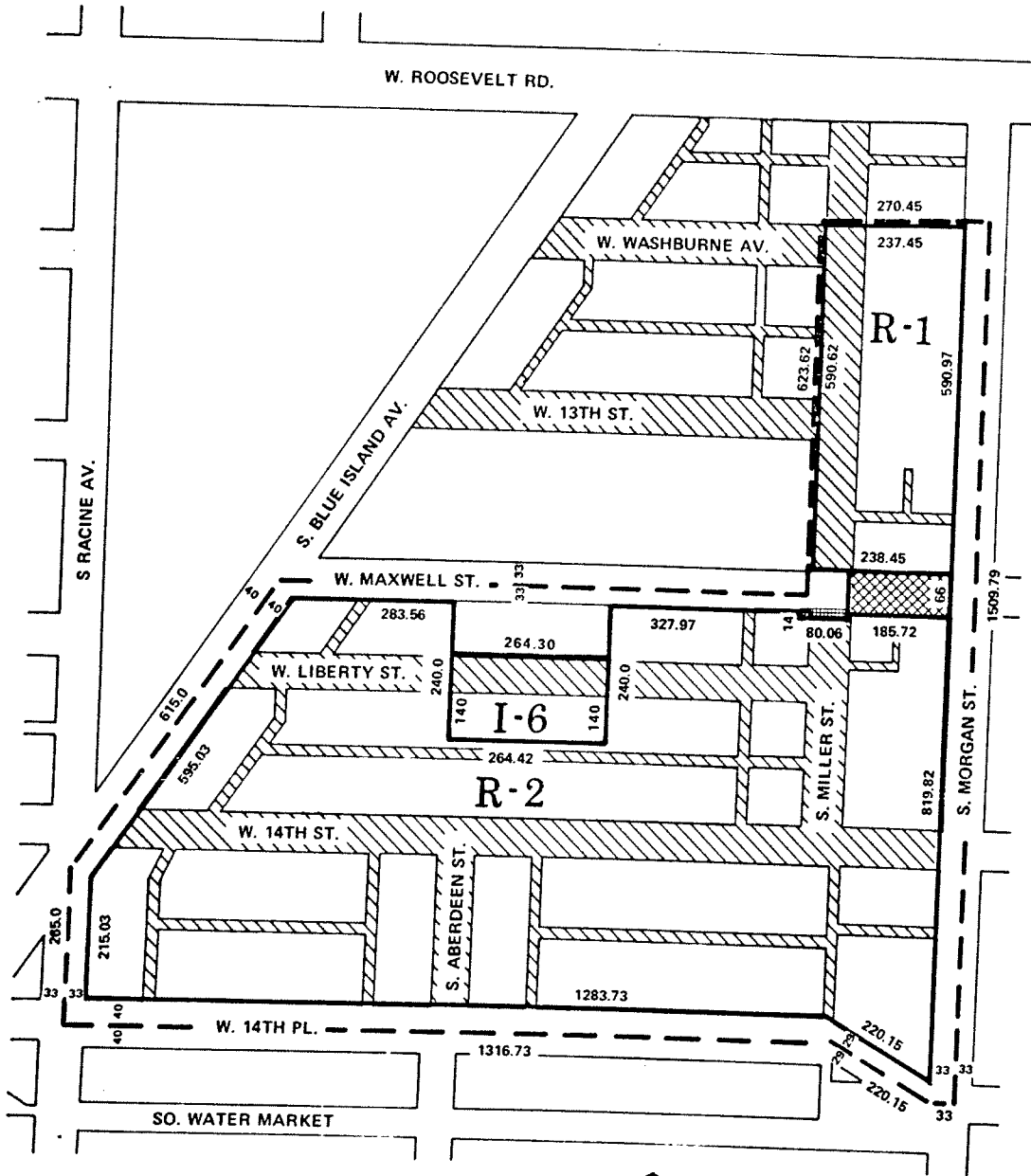
STATEMENTS






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 Roosevelt-Halsted Urban Renewal Disposition Parcel R-1, R-2 and I-6.
2. Off-street parking and off-street 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 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 successors upon conveyance of Roosevelt-Halsted Urban Renewal Disposition Parcels R-1, R-2 and I-6.
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. Firelanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago, and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
6. Use of land will consist of Townhouses, Walk-up Apartments, Elevator Apartment Buildings, Off-Street Parking, Private Recreation Areas, Community Center, 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 an 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 Development Amendments", as adopted by the Commissioner of Development and Planning.

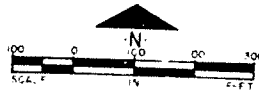
APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: FEBRUARY 24, 1972

RESIDENTIAL PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHTS OF WAY ADJUSTMENTS



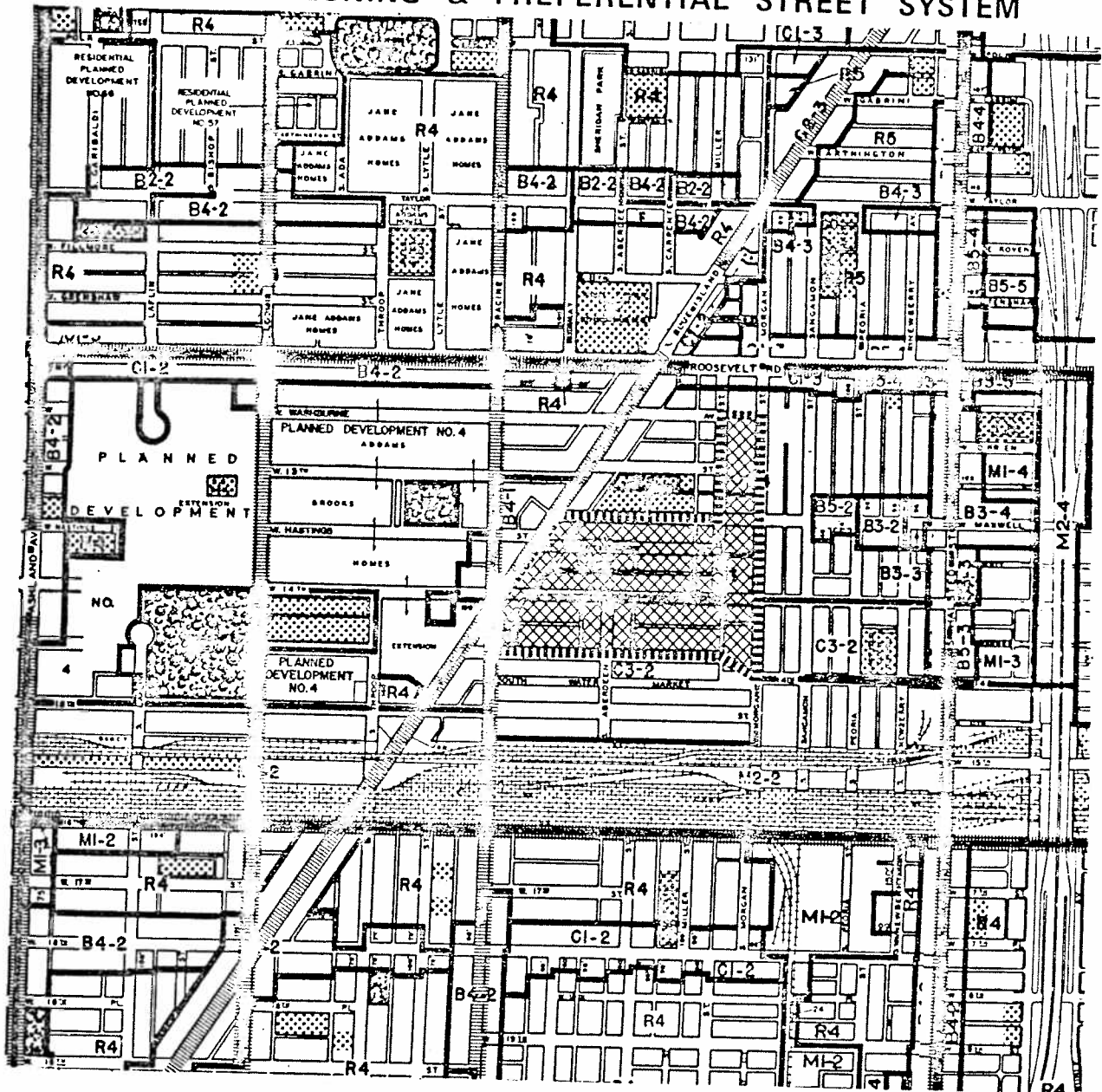
- LEGEND**
-  PLANNED DEVELOPMENT BOUNDARY
 -  DISPOSITION PARCELS R-1, R-2 & I-6
ROOSEVELT - HALSTED URBAN RENEWAL PROJECT
 -  STREETS AND ALLEYS VACATED BY ORDINANCE
PASSED BY CITY COUNCIL ON JUNE 6, 1971
 -  STREET TO BE CLOSED TO VEHICULAR TRAFFIC
 -  STREET TO BE OPENED BY RESOLUTION







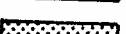
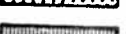
**APPLICANT: DEPARTMENT OF URBAN RENEWAL
CITY OF CHICAGO**

DATE: FEBRUARY 24, 1972

RESIDENTIAL PLANNED DEVELOPMENT EXISTING ZONING & PREFERENTIAL STREET SYSTEM



LEGEND

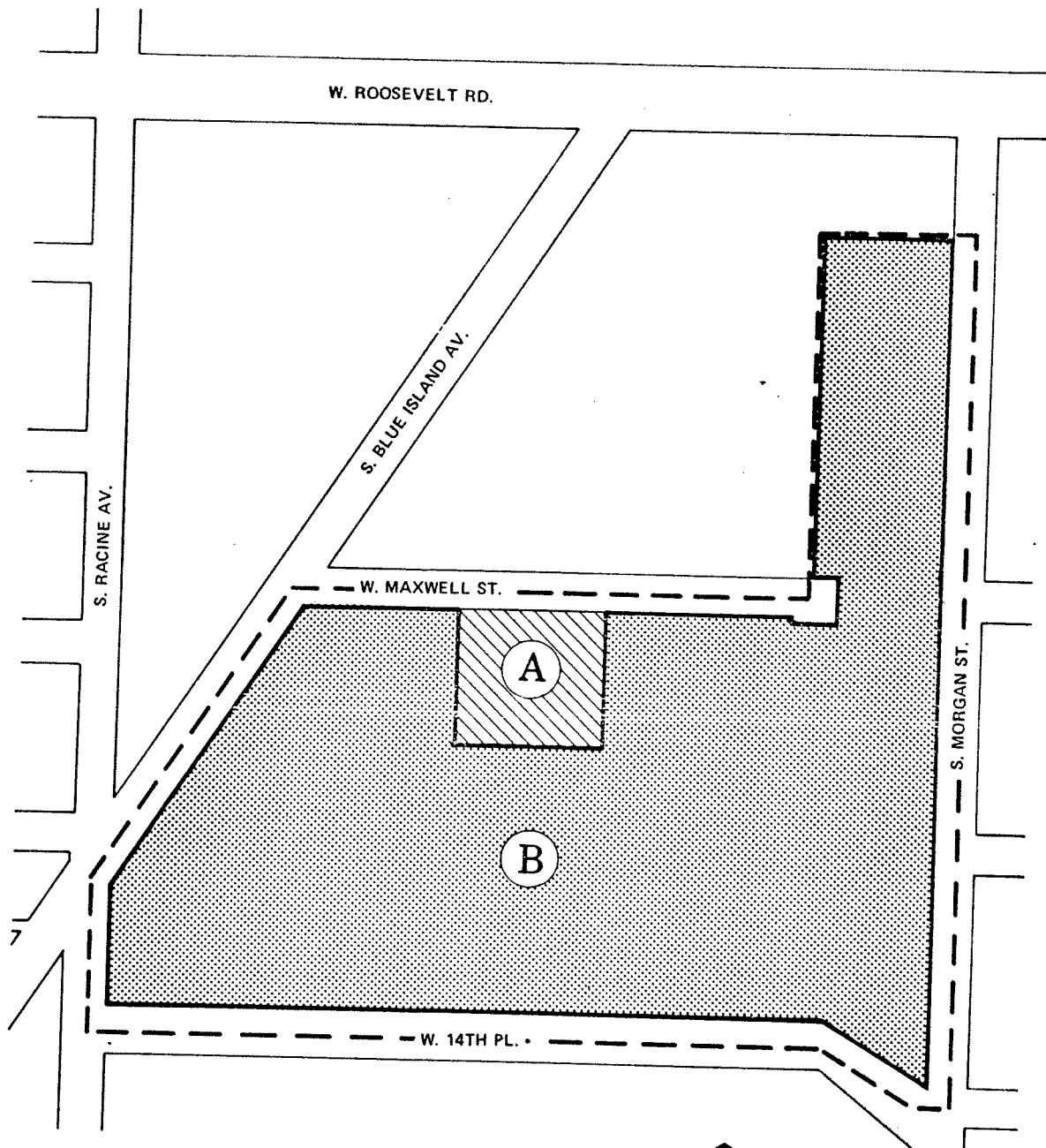
-  PLANNED DEVELOPMENT BOUNDARY
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDARY
-  PARKS & PLAYGROUNDS
-  PUBLIC & QUASI-PUBLIC FACILITIES
-  REFERENTIAL STREETS



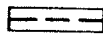
APPLICANT: DEPARTMENT OF URBAN RENEWAL
CITY OF CHICAGO

DATE: FEBRUARY 24, 1972

RESIDENTIAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



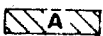
LEGEND



PLANNED DEVELOPMENT BOUNDARY



TOWNHOUSES, WALK-UP APTS., ELEVATOR APT. BUILDINGS, OFF STREET PARKING FACILITIES, PRIVATE RECREATIONAL AREAS AND RELATED CONVENIENCE TYPE BUSINESS USES.



COMMUNITY/DAY CARE CENTER

**APPLICANT: DEPARTMENT OF URBAN RENEWAL
CITY OF CHICAGO**

DATE: FEBRUARY 24, 1972

RESIDENTIAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

SUB AREA	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENTAGE OF LAND COVERAGE
	SQUARE FEET	ACRES				
A	63,436.7	1.45	Community Day Care Center	-	1.2	35
B	1,049,893.8	24.10	Townhouses, Walk-up Apts., Elevator Apt. Buildings, Off-Street Parking Facilities, Private Recreational Area, and Related Convenience Type Business Uses	964	1.2	20
	1,113,330.5	25.55				

GROSS SITE AREA (29.85) = NET SITE AREA (25.55) + AREA OF PUBLIC R.O.W. (4.30)

ALL RELATED CONVENIENCE TYPE BUSINESS USES TO BE LOCATED ON THE GROUND FLOOR WITHIN RESIDENTIAL BUILDINGS WITH NO DIRECT EXTERIOR ACCESS. NO EXTERIOR VISIBLE SIGNS ARE PERMITTED

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET RESIDENTIAL AREA: 40.0

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 PARKING REQUIREMENTS IN SUB AREA "A" : AS AUTHORIZED BY THE DEPARTMENT OF DEVELOPMENT AND PLANNING

MINIMUM PARKING REQUIREMENTS IN SUB AREA "B" : Low Rise 100%
High Rise 75%

MINIMUM SETBACKS: Low Rise : Front yards 15 feet ; side yards 15 feet
High Rise : 25 feet ; 20 feet

MINIMUM DISTANCES BETWEEN BUILDING FRONT AND REAR WALLS: Low Rise 50 feet
High Rise 80 feet

MINIMUM DISTANCES BETWEEN BUILDING FRONT AND SIDE WALLS: Low Rise 15 feet
High Rise 40 feet

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: FEBRUARY 24, 1972