

**Section 5.7-5 of Chapter 194A of Chicago Zoning Ordinance Amended Concerning Fence Height.**

On motion of Alderman Fitzpatrick the City Council took up for consideration the report of the Committee on Buildings and Zoning, deferred and published in the Journal of Proceedings of May 17, 1972, pages 3110-3111, recommending that the City Council pass said proposed ordinance as amended, to amend the Chicago Zoning Ordinance of the Municipal Code of Chicago, Section 5.7-5 of Chapter 194A, amended concerning fence height.

Alderman Fitzpatrick moved to *Concur In* the committee's report and pass said proposed ordinance. The motion Prevailed and said proposed ordinance was *Passed*, by yeas and nays as follows:

*Yeas*—Aldermen Roti, Kenner, Holman, Despres, Sawyer, Adduci, Vrdolyak, Bilandic, Swinarski, Staszczuk, Burke, Langford, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Marzullo, Zydlo, Ray, Washington, Filippini, Keane, Gabinski, Sande, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Simon, Scholl, Natarus, Singer, Simpson, Cohen, Wigoda—39.

*Nays*—None.

The following is said ordinance as passed:

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

SECTION 1. That Chapter 194A, the Chicago Zoning Ordinance of the Municipal Code of Chicago, be and hereby is amended by deleting, in Section 5.7-5, the words "five feet" as said words appear in said section, and by substituting in lieu thereof the words "seven feet".

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

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

On motion of Alderman Fitzpatrick the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of May 17, 1972, pages 3111-3112 (with the exception of area shown on Map No. 20-H), recommending that the City Council pass fifteen 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 fifteen proposed ordinances was *Passed*, by yeas and nays as follows:

*Yeas*—Aldermen Roti, Kenner, Holman, Despres, Sawyer, Adduci, Vrdolyak, Bilandic, Swinarski, Staszczuk, Burke, Langford, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Marzullo, Zydlo, Ray, Washington, Filippini, Keane, Gabinski, Sande, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Simon, Scholl, Natarus, Singer, Simpson, Cohen, Wigoda—39.

*Nays*—None.

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

*Reclassification of Area Shown on Map No. 2-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 R4 General Residence District symbols and indications as shown on Map No. 2-I in the area bounded by

the alley next north of and parallel to W. Monroe Street; the alley next east of and parallel to S. Washtenaw Avenue; W. Monroe Street; a line 82 feet east of S. Washtenaw Avenue; W. Wilcox Street; a line 93.52 feet west of S. Washtenaw Avenue; the alley next north of and parallel to W. Wilcox Street; a line 168.59 feet west of S. Washtenaw Avenue; W. Monroe Street; and a line 61.43 feet west of S. Washtenaw Avenue,

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

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

*Reclassification of Area Shown on Map No. 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

S. Racine Avenue; W. 16th Street; a line 500.27 feet East of S. Racine Avenue, the alley first South of W. 16th Street; a line 190.80 feet East of S. Racine Avenue; and West 17th 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 3281 to 3285 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-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 M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 5-N in the area bounded by

W. Medill Avenue; the southwest line of the right of way of the C.M. St. P. & P. RR.; N. Nordica Avenue; the alley next north of and parallel to W. Belden Avenue; and N. Neva Avenue,

to those of a B4-3 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.

RESIDENTIAL PLANNED DEVELOPMENT #86

PLAN OF DEVELOPMENT

STATEMENTS

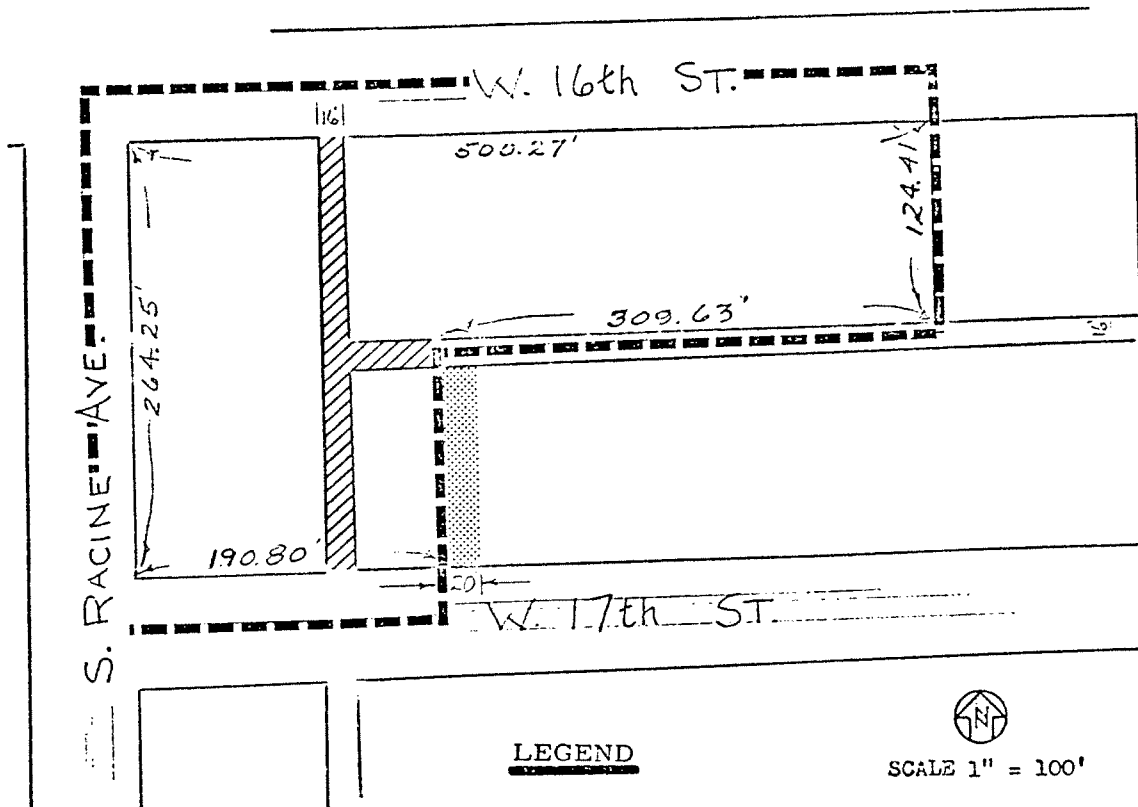
1. The area delineated hereon as a "Residential Planned Development" is owned and controlled by the Chicago Housing Authority.
2. Off-Street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R5 General Residence District of the Chicago Zoning Ordinance.
3. Any dedication of streets or alleys or adjustments of the rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Chicago Housing Authority and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Chicago Housing Authority.
5. Service drives or any other ingress or egress shall be adequately designed and paved 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 permitted within such paved areas.  
  
Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
6. Use of land will consist of a high-rise elevator apartment building (housing for elderly persons), a one story separate community facility for tenant usage and recreational areas and facilities authorized by the Chicago Zoning Ordinance.
7. The following information sets forth data concerning the property included in said planned development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a R5 General Residence District classification and with 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: THE CHICAGO HOUSING AUTHORITY

DATE: March 29, 1972

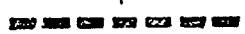
RESIDENTIAL PLANNED DEVELOPMENT

PROPERTY LINE MAP & RIGHT OF WAY ADJUSTMENTS




LEGEND

SCALE 1" = 100'

 PLANNED DEVELOPMENT BOUNDARY

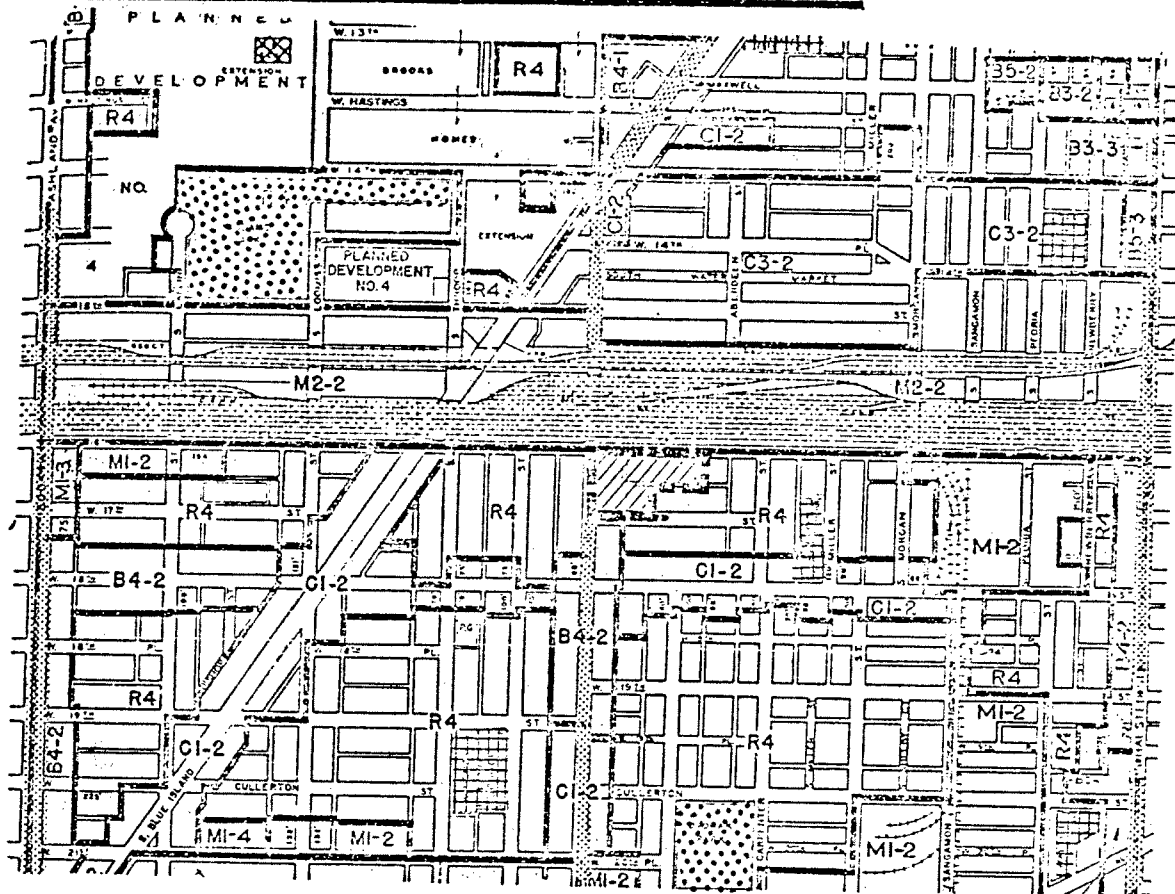
 ALLEYS TO BE DEDICATED

 ALLEYS TO BE VACATED






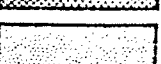

APPLICANT: THE CHICAGO HOUSING AUTHORITY

DATE: March 29, 1972

**RESIDENTIAL PLANNED DEVELOPMENT**  
**EXISTING ZONING AND PREFERENTIAL STREET SYSTEM**



**LEGEND**

-  ZONING DISTRICTS
  -  PREFERENTIAL STREETS
  -  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
  -  PUBLIC SCHOOLS
  -  OTHER PUBLIC, QUASI-PUBLIC & PRIVATE INSTITUTIONS & FACILITIES
  -  PARK AREA
- 

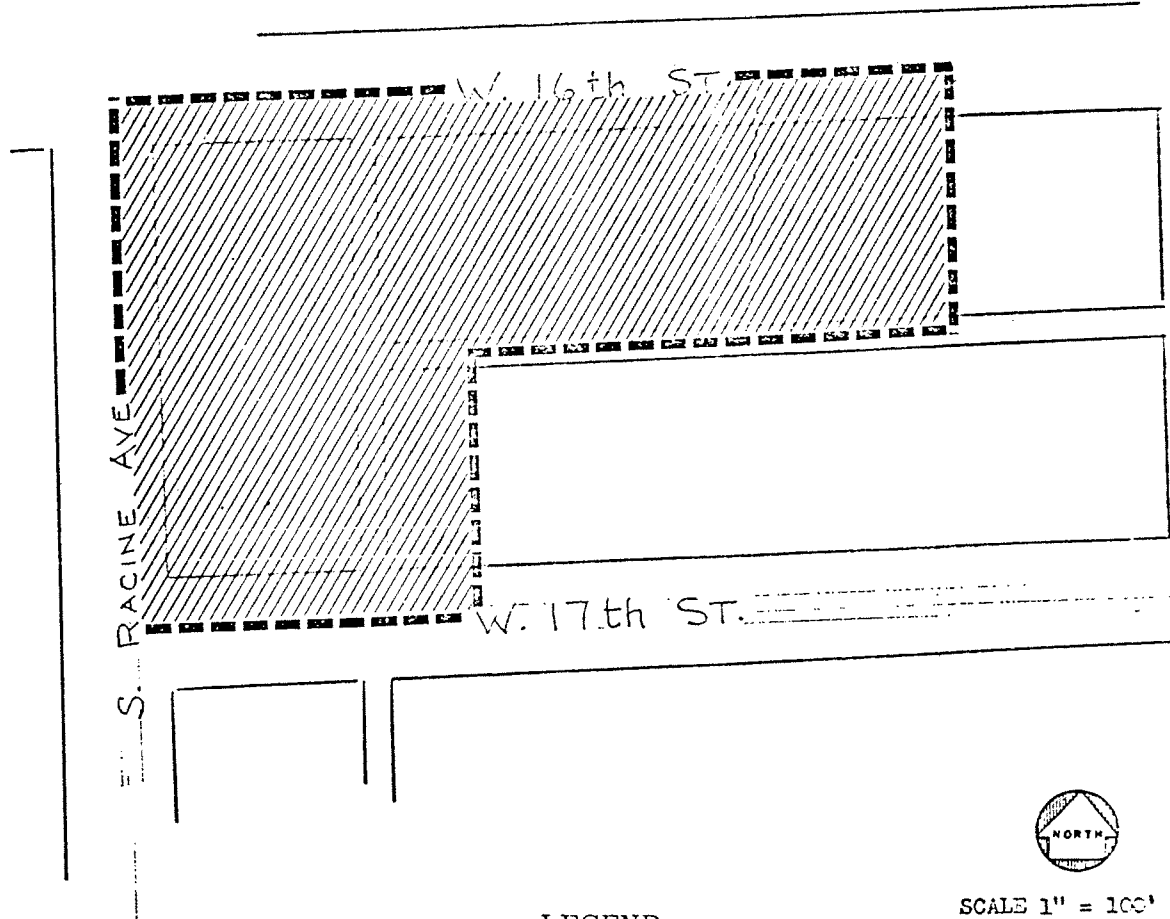
SCALE 1" = 800'

APPLICANT: THE CHICAGO HOUSING AUTHORITY

DATE: March 29, 1972

RESIDENTIAL PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN



LEGEND



PLANNED DEVELOPMENT AREA

A high-rise elevator apartment building housing for elderly persons, a one story separate community facility for tenant usage and recreational areas and facilities.)

APPLICANT: THE CHICAGO HOUSING AUTHORITY

DATE: March 29, 1972

RESIDENTIAL PLANNED  
DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NO. OF D.U.'s	MAXIMUM	
SQ. FT.	ACRES			F.A.R.	% OF LAND COVERED
88,919.19	2.04	High-Rise Elevator Apartment Building (housing for elderly persons), a one (1) story separate community facility for tenant usage and recreational areas & facilities.	212	1.5	20%

GROSS SITE AREA = NET SITE AREA 88,919.19 (INCL. 5,109 SQ. FT. OF VACATED ALLEYS) + AREA OF PUBLIC STREETS AND ALLEYS (35,082.7) = 124,001.89 SQ. FT. (3.01 ACRES)

MAXIMUM NUMBER OF D.U.'s - 212

MAXIMUM NUMBER OF D.U.'s/ACRES OF TOTAL NET SITE AREA - 104

MAXIMUM PERMITTED F.A.R. FOR TOTAL SITE AREA - 1.5

MINIMUM NUMBER OF PARKING SPACES - 42 (Additional off-street parking and loading facilities will be provided (as authorized by the Chicago Zoning Ordinance-R5 General Residence Classification.)

MINIMUM PERIPHERY SETBACKS- 15'

MAXIMUM PERCENTAGE OF LAND COVERED - 20%

APPLICANT: THE CHICAGO  
HOUSING AUTHORITY

DATE: March 29, 1972