

*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 B4-1 Restricted Service District symbols and indications as shown on Map No. 18-H in the area bounded by

W. 71st Street; S. Ashland Avenue; a line 148.36 feet south of W. 71st Street; and the alley next west of and parallel to S. Ashland Avenue,

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

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

*Reclassification of Area Shown on Map No. 20-K.*

*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. 20-K in the area bounded by

the alley next north of and parallel to W. 87th Street; S. Kilbourn Avenue; W. 87th Street; and S. Kolmar 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.

*Reclassification of Area Shown on Map No. 22-E.  
(As Amended)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 22-E in the area bounded by

E. 90th Place; S. Prairie Avenue; the north line of the Belt Railway, C. & W.I. R.R., the C.R.I. & P. Ry. right-of-way; and S. Indiana 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. 24-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 R4 General Residence District symbols and indications as shown on Map No. 24-J in the area bounded by

a line from a point 1414.54 feet north of W. 103rd Street along the east line of S. Pulaski Road to a point 770.67 feet east of S. Pulaski Road and 1412.59 feet north of W. 103rd Street; a line from a point 770.67 feet east of S. Pulaski Road and 1412.59 feet north of W. 103rd Street to a point 770.67 feet east of S. Pulaski Road along the north line of W. 103rd Street; V. 103rd Street; and S. Pulaski Road,

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 4078 to 4083 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. 32-F.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 32-F in the area bounded by

W. 128th Place; the alley next east of and parallel to S. Halsted Street; a line 325 feet south of W. 128th Place; and S. Halsted Street,

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

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

*Failed to Pass—PROPOSED ORDINANCES FOR AMENDMENT OF CHICAGO ZONING ORDINANCE TO RECLASSIFY PARTICULAR AREAS (Adverse Committee Recommendations).*

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 November 14, 1972, page 3986, recommending that the City Council *Do Not Pass* four 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 recommendations. The question in reference to each proposed ordinance thereupon became: "*Shall the proposed ordinances Pass, notwithstanding the Committee's adverse recommendation?*", and the several questions being so put, each of the said proposed ordinances *Failed to Pass*, by yeas and nays as follows: Yeas—None; Nays—45.

Said proposed ordinances which *Failed to Pass* proposed to amend the Chicago Zoning Ordinance to reclassify particular areas, and are summarized as follows:

*Reclassification of Area Shown on Map No. 13-I.*

An ordinance to classify as a C1-2 Restricted Commercial District instead of an R3 General Residence District, the area bounded by

W. Winnemac Avenue; a line 54 feet west of N. Western Avenue; the alley next south of and parallel to W. Winnemac Avenue; and a line 63.47 feet west of N. Western Avenue (Map No. 13-I).

STATEMENTS

1. The area delineated hereon as "Residential-Business Planned Development" is owned and controlled by Ornoff Associates, Inc.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R 4 General Residence District and R 4-1 Restricted Service District classifications of the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets and alleys or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of Ornoff Associates, Inc. or its successors and approval by the City Council.
4. Any public way not herein 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, and shall have a minimum pavement width of 24 feet to provide ingress and egress for motor vehicles. Cul-de-sacs shall have a minimum radius of 30 feet with no parking within such paved areas.
5. Fire lanes 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 being no parking within such paved areas.
6. Service drives or any other ingress or egress lanes not herein proposed to be dedicated shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles; there shall be no parking within such paved areas.

7. The height restrictions for any building or any other appurtanance attached thereto shall be subject to: (a) height limitations as certified on Form FAA-117 and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administration. Federal Aviation Administration, and (b) Section 5.9 of the Chicago Zoning Ordinance.

8. Use of the land will consist of walk-up apartment buildings, multiple-family elevator apartment buildings, business uses, institutional and recreational facilities, and related uses.

9. 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 the R4 General Residence District and the B4-1 Restricted Service District Classifications, and with regulations hereby made applicable thereto.

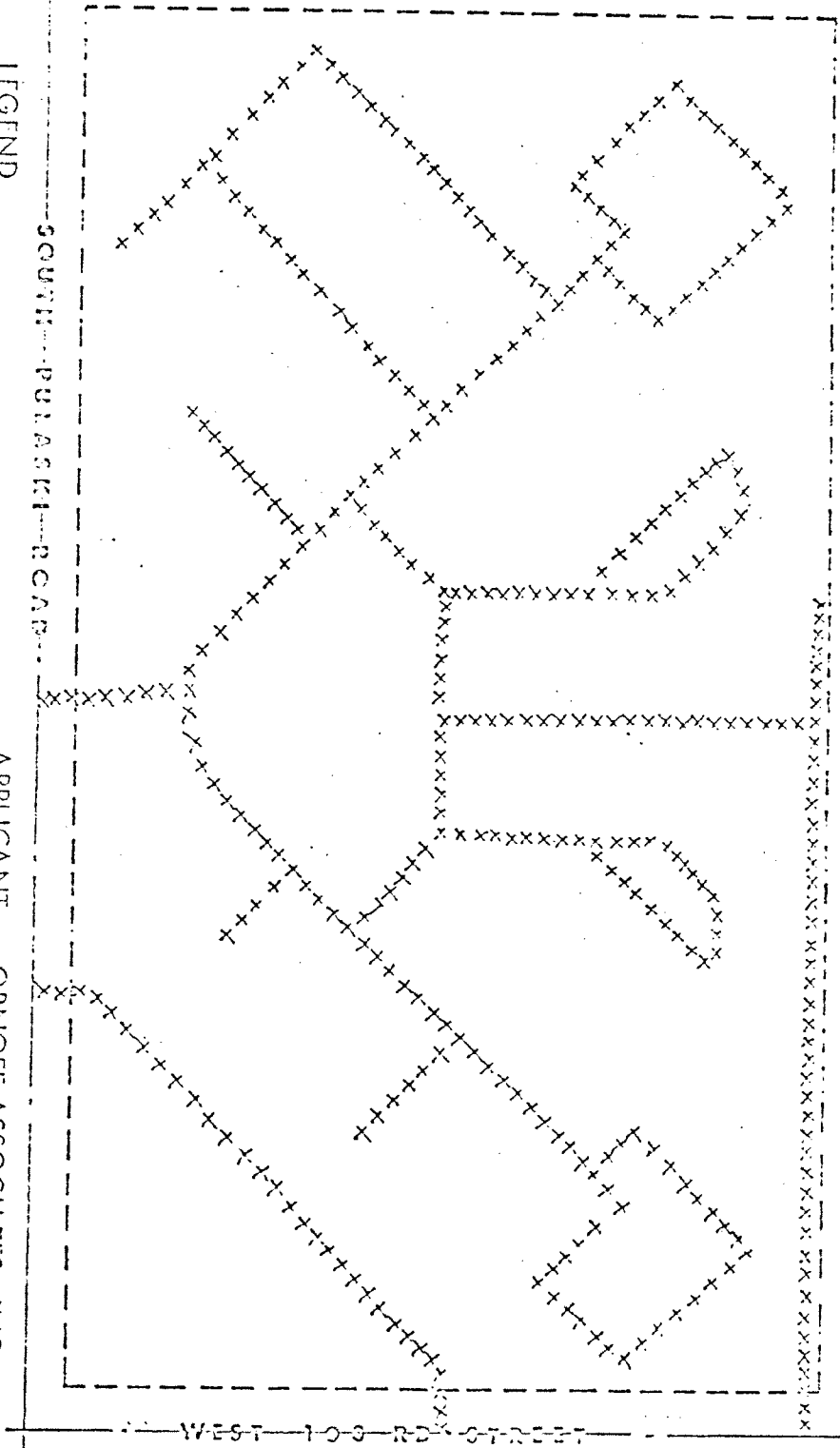
10. All signs shall be subject to the review and approval of the Commissioner of Development and Planning.

11. 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: ORNOFF ASSOCIATES, INC.

DATE: August 30, 1972

RESIDENTIAL PLANNED DEVELOPMENT  
PROPERTY LINE MAP AND RIGHTS OF WAY ADJUSTMENT



LEGEND

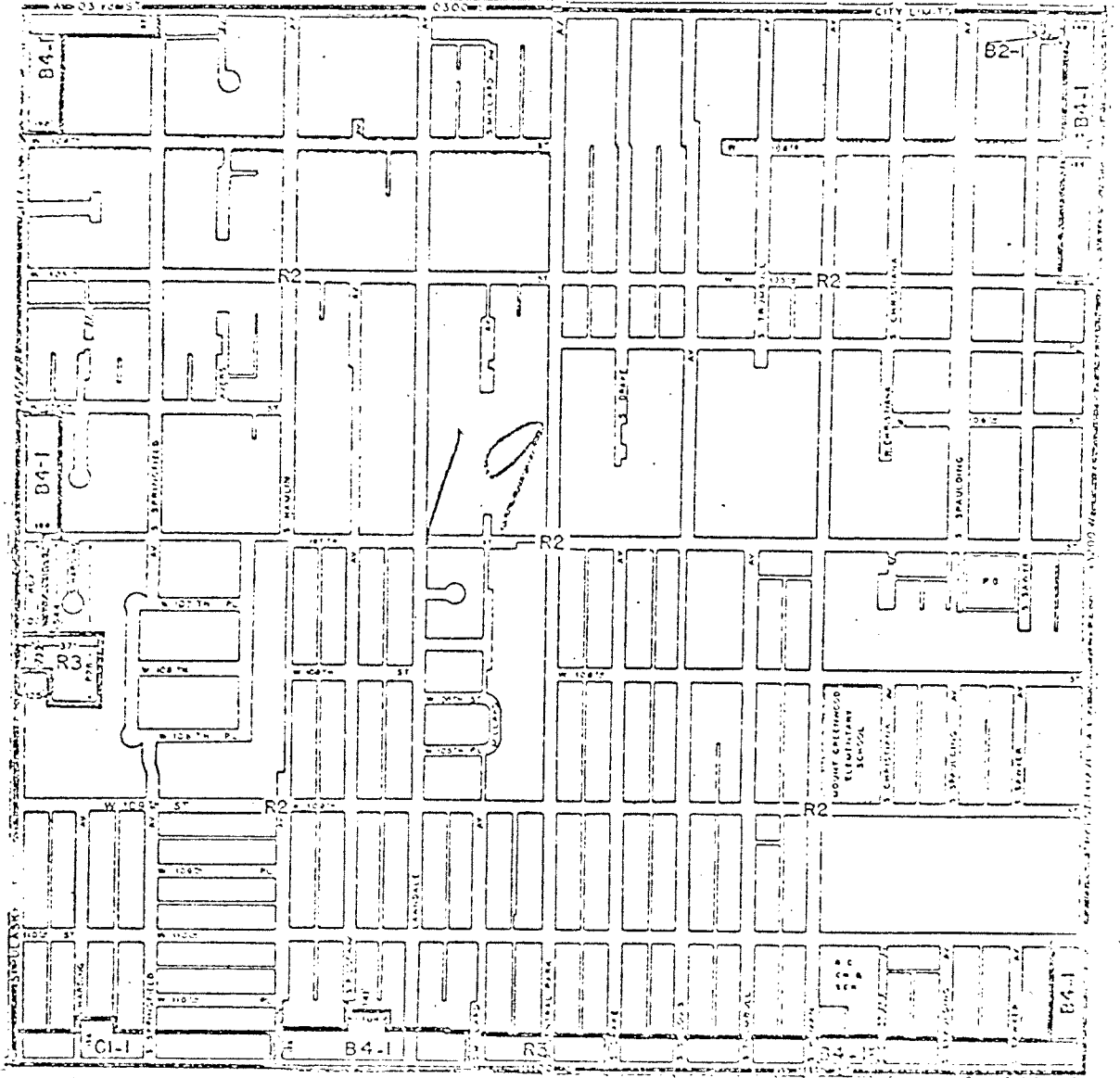
----- PLANNED DEVELOPMENT  
PROPERTY LINES

xxxxxx - PRIVATE RIGHT OF WAY  
AND FIRE LANES

APPLICANT - ORNOFF ASSOCIATES, INC.

DATE - AUGUST 29, 1972

RESIDENTIAL PLANNED DEVELOPMENT  
 EXISTING ZONING & PREFERENTIAL STREET SYSTEM

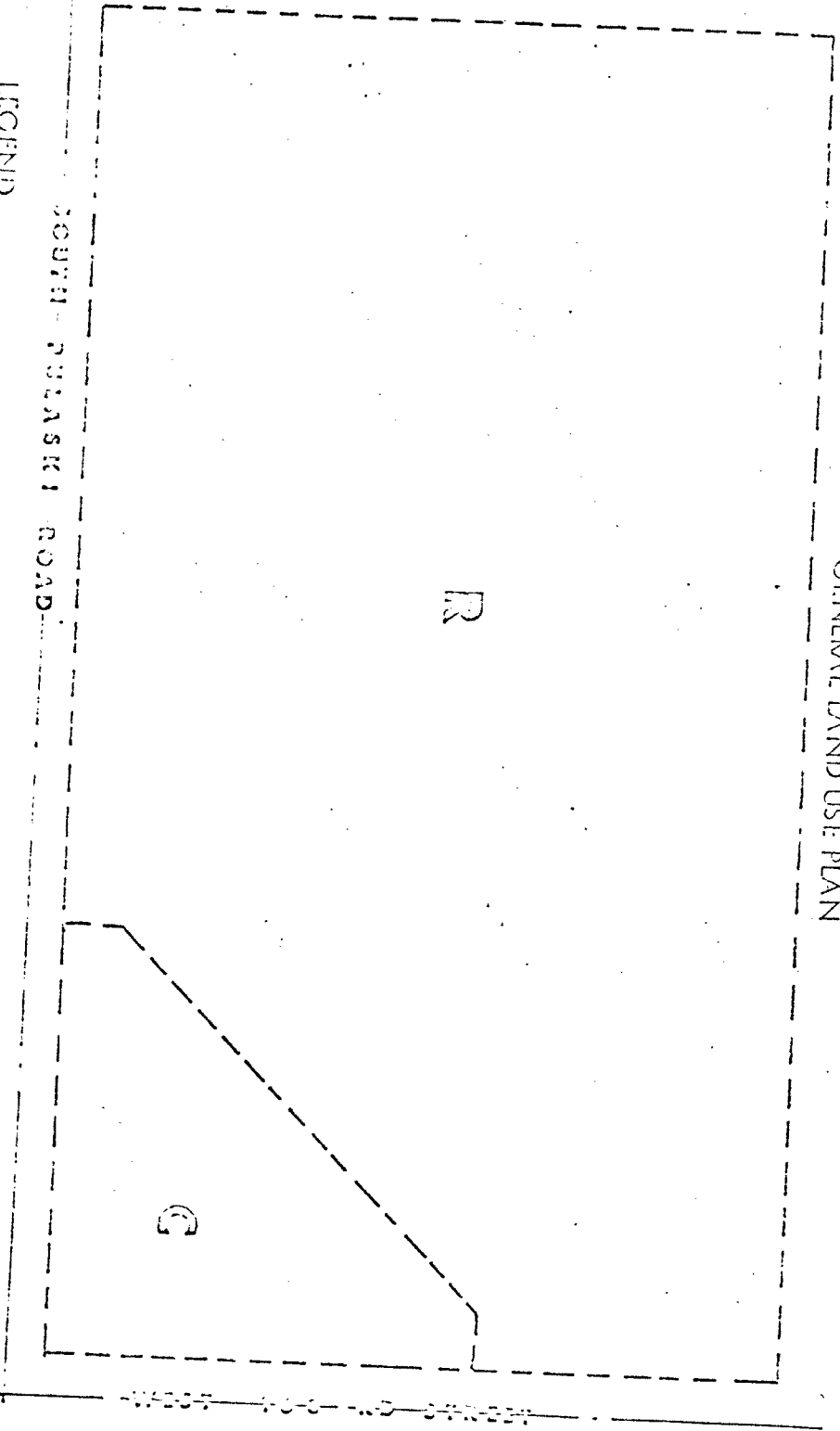


R4

19

- Zoning District Boundaries
- Proposed Site
- Public Schools
- Parks & Playgrounds
- Public & Quasi Public Facilities
- Preferential Streets

RESIDENTIAL PLANNED DEVELOPMENT  
GENERAL LAND USE PLAN



LEGEND

- PROPERTY LINES
- C - COMMERCIAL
- R - RESIDENTIAL  
MULTI-FAMILY BUILDINGS

APPLICANT - ORNOFF ASSOCIATES, INC.  
DATE - AUGUST 29, 1972

Planned Development Use and Bulk Regulations and Data

SUB	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	ESTIMATED NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM % OF LAND COVERAGE
	SQUARE FEET	ACRES				
R	958,650	22	Walk-up apartments multiple-family elevator apart- ments	804	1.2	27.5
C	150,778	3	Convenience type Business Uses			4.9

TOTAL 1,089,388

NET SITE AREA = NET SITE AREA ( 25 Acres )

MAXIMUM NUMBER OF DWELLING UNITS: 804

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET RESIDENTIAL AREA: 36.5

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

MINIMUM NUMBER OF PARKING SPACES REQUIRED: 804 (Actual 1,634)

MINIMUM OFF-STREET LOADING BERTHS: ELEVATOR APTS. - Between 10,000-200,000 sq. ft. one space, each additional 200,000 sq. ft. or fraction thereof - one space

MINIMUM SETBACKS:	FRONT YARDS	SIDE YARDS
ELEVATOR APTS.	151	not applicable
ROW HOUSES	151	not applicable

PERCENTAGE OF LAND COVERAGE FOR TOTAL NET SITE AREA: 32.4

APPLICANT: ORNOFF ASSOCIATES, INC.

By *[Signature]*

DATE: August 29 1972