

Extract for Planned Development

Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

June 30, 1982

REPORTS OF COMMITTEES

11215

CHICAGO, June 10, 1982.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith (referred to Your Committee on April 21, 1982) to amend the Chicago Zoning Ordinance for the purpose of reclassifying a particular area.

This recommendation was concurred in by 9 members of the committee, with no dissenting vote.

Respectfully submitted,
(Signed) EDWARD R. VRDOLYAK,
Chairman.

(Signed) FRED B. ROTI,
Vice-Chairman.

On motion of Alderman Vrdolyak the committee's recommendation was *Concurred In* and said proposed ordinance was *Passed*, by yeas and nays as follows:

Yea--Aldermen Barnett, Kenner, Evans, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Brady, Barden, Streeter, Kellam, Sheahan, Kelley, Sherman, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Carothers, Davis, Hagopian, Martinez, Gabinski, Mell, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Merlo, Clewis, Axelrod, Schulter, Volini, Orr, Stone--46.

Nays--None.

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

Alderman Burke was excused from voting under the provisions of Rule 14 of the Council's Rules of Order.

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 R4 General Residence, C1-2 Restricted Commercial Districts and Residential-Business Planned Development No. 149 symbols and indications as shown on Map No. 5-G in area bounded by

A line 500 feet north of W. Willow Street; the alley next west of and parallel to N. Halsted Street; a line 325 feet north of W. Willow Street; N. Halsted Street; a line 188 feet south of W. Willow Street; the alley next west of and parallel to N. Halsted Street; a line 234 feet south of W. Willow Street; N. Dayton Street; a line 138 feet south of W. Willow Street; the alley next west of and parallel to N. Halsted Street; a line 92 feet south of W. Willow Street; N. Dayton Street; a line 69 feet south of W. Willow Street; the alley next west of and parallel to N. Halsted Street; a line 46 feet south of W. Willow Street; N. Dayton Street; a line 48 feet south of W. Willow Street; and the alley next west of N. Dayton Street

to those of a Residential-Business Planned Development 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.

[Planned Development printed on pages 11216 through 11220
of this Journal.]

(Continued on page 11221)

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 149, AS AMENDEDPLAN OF DEVELOPMENTSTATEMENTS

1. The area delineated herein as "Residential-Business Planned Development" is owned or controlled by Exchange National Bank of Chicago, not personally but solely as Trustee under Trust Agreement dated December 29, 1969, and known as Trust No. 23427 and South Central Bank and Trust Company of Chicago, not personally but solely as Trustee under Trust Agreement dated February 2, 1976, and known as Trust No. L-1070. The Applicant, Willow/Dayton Developers, an Illinois general partnership, is the sole beneficiary of said Exchange National Bank of Chicago Trust No. 23427 and South Central Bank and Trust Company of Chicago Trust No. L-1070.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning.
3. The Applicant or its successors, assignees or grantees shall obtain all official reviews, approvals and permits.
4. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.
5. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development:" Townhouse, duplex structures and low-rise apartment buildings, retail and service type business uses, professional and business offices, health and recreational uses and related parking.
6. Business and business identification signs may be permitted within the area delineated herein as "Residential-Business Planned Development No. 149, as amended, subject to the review and approval of the Department of Buildings and the Department of Planning.
7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 24 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
8. The information in the table attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Residential-Business Planned Development No. 149, as amended, and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.
9. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Planning.

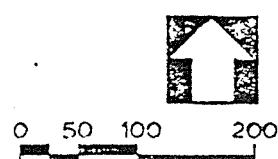
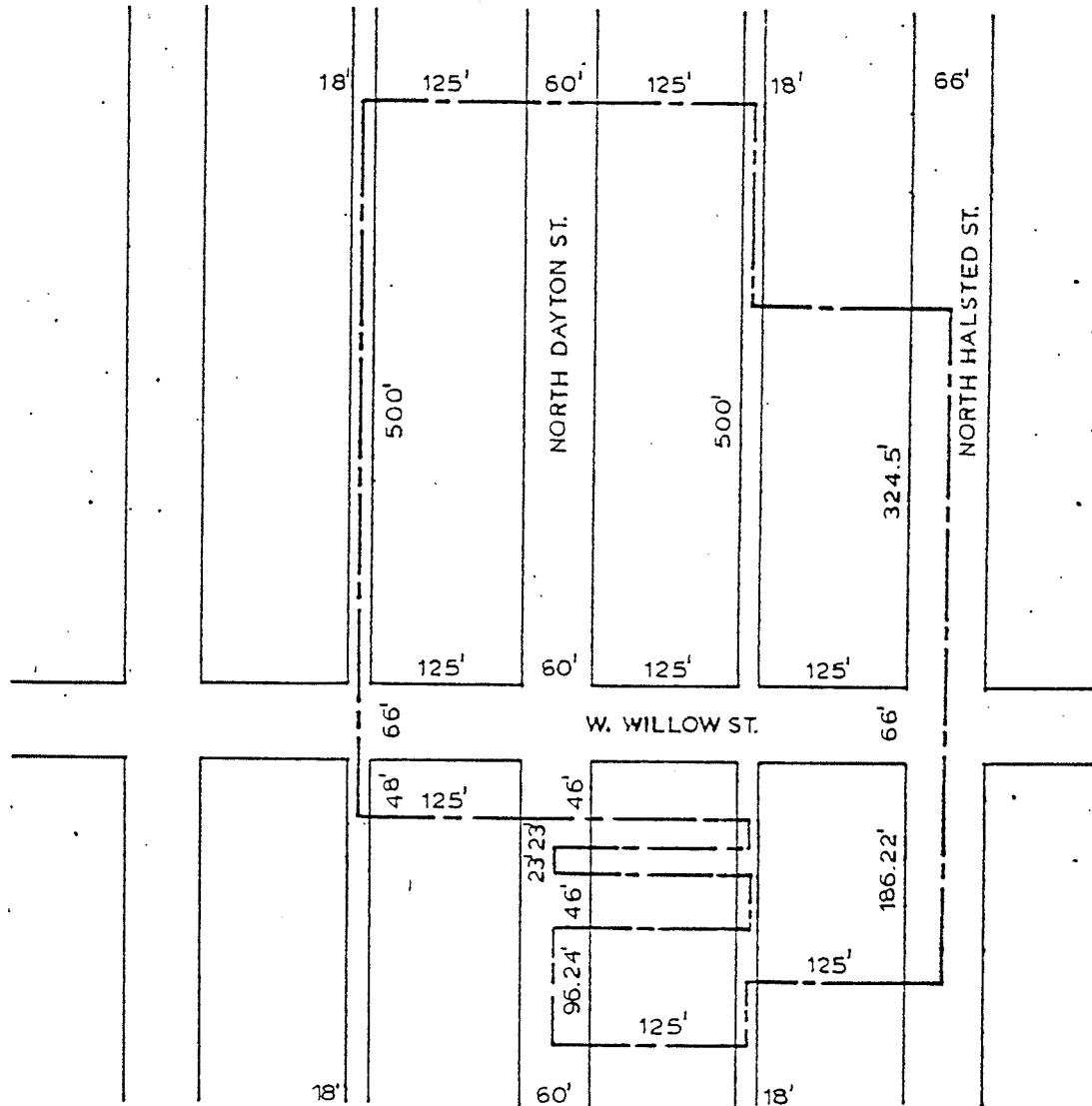
APPLICANT: WILLOW/DAYTON DEVELOPERS AS AGENT FOR THE OWNERS
DATE: April 21, 1982

June 30, 1982

REPORTS OF COMMITTEES

11217

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
NO. 149, AS AMENDED
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS

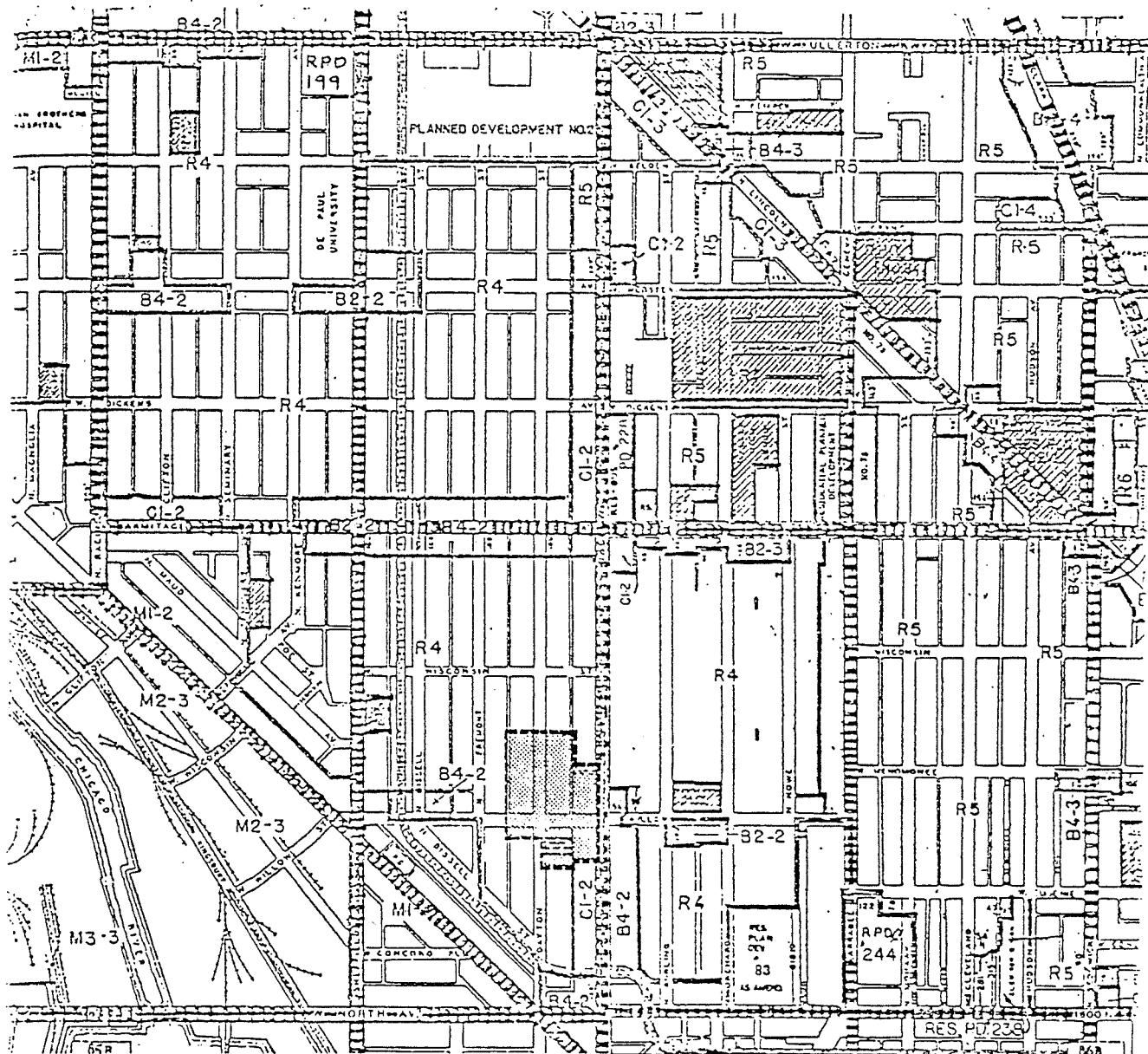


11218

JOURNAL--CITY COUNCIL--CHICAGO

June 30, 1982

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT, NO. 149, AS AMENDED
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



PROPOSED PLANNED DEVELOPMENT

WALLS

PREFERENTIAL STREETS

WALLS

PUBLIC AND QUASI-PUBLIC FACILITIES

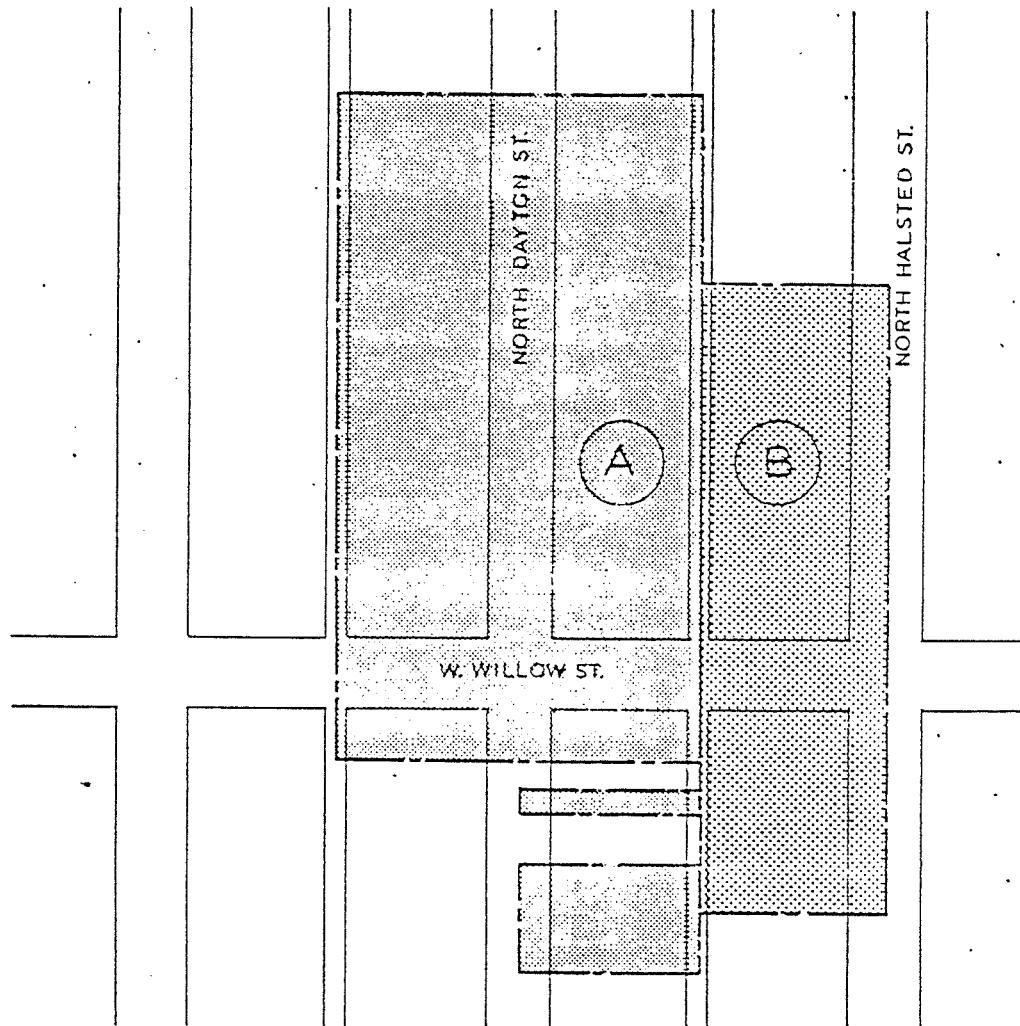
APPLICANT: WILLOW-DAYTON DEVELOPERS AS AGENT FOR OWNERS

DATE: JUNE 30, 1982

0 250' 500' 750' 1000' 1250' 1500'

SCALE IN FEET

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT
NO. 149, AS AMENDED
GENERALIZED LAND USE PLAN



— PLANNED DEVELOPMENT BOUNDARY



SUB AREA

— SUB AREA BOUNDARY

TOWNHOUSE, DUPLEX STRUCTURES, LOW RISE
APARTMENT STRUCTURES, PRIVATE RECREATIONAL
FACILITIES AND RELATED OFF STREET PARKING.

— TOWNHOUSE, DUPLEX STRUCTURES, LOW RISE APARTMENT
STRUCTURES, RETAIL AND SERVICE TYPE BUSINESS USES,
PROFESSIONAL OFFICES, HEALTH & RECREATIONAL USES,
AND OFF STREET PARKING.

SCALE

0 50 100 200



RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 149, AS AMENDED
 PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA, EXCLUDING GARAGES

SUB AREA	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NO. OF DWELLING UNITS	MAXIMUM F.A.R.	MAXIMUM % OF LAND COVER
	SQ. FT.	ACRES				
A	148,530	3.41	Townhouse, duplex structures, low rise apartment structures, private recreational facilities and related off-street parking	129	1.30	46%
B	63,838	1.46	Townhouse, duplex structures, low rise apartment structures, retail and service type business uses, professional offices, health and recreational uses, and off-street parking	95	1.73	45%
TOTALS	212,368	4.87		224	1.43	46%

THE ABOVE NOTED REGULATIONS RELATE TO THE ULTIMATE DEVELOPMENT WITHIN THE PLANNED DEVELOPMENT AREA. INTERIM STAGES OF DEVELOPMENT MAY EXCEED THESE PERMITTED STANDARDS SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF PLANNING.

GROSS SITE AREA = NET SITE AREA - 4.87 ACRES
 PLUS AREA OF PUBLIC RIGHTS OF WAYS- 2.32 ACRES
 EQUALS TOTAL 7.19 ACRES

MAXIMUM ALLOWABLE NUMBER OF DWELLING UNITS 224

MAXIMUM ALLOWABLE F.A.R. FOR TOTAL NET SITE AREA 1.43
 MINIMUM NUMBER OF PARKING SPACES, ONE SPACE PER DWELLING UNIT 224

MINIMUM PERIPHERY SETBACKS FRONT 7'0", EXCEPT FOR EXISTING BUILDINGS
 SIDE 2.3'
 REAR 7'0"

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHEN NECESSARY TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT, RELATED TO EXISTING STRUCTURE, OR WHEN NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE REVIEW AND APPROVAL OF THE DEPARTMENT OF PLANNING.

MAXIMUM PERMITTED PERCENT OF LAND COVERED FOR TOTAL NET SITE AREA 46%

APPLICANT: WILLOW/DAYTON DEVELOPERS AS AGENT FOR THE OWNERS

DATE: April 21, 1982

July 8, 1976

W. Chestnut Street; the alley next east of and parallel to N. La Salle Street; a line 112 feet south of and parallel to W. Chestnut Street; and N. La Salle Street

to those of an R6 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. 3-M.

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 B 3-2 General Retail District symbols and indications as shown on Map No. 3-M in the area bounded by

the alley next north of and parallel to W. Chicago Avenue; N. Mayfield Avenue; W. Chicago Avenue; and a line 175 feet west of N. Mayfield Avenue

to those of a C 2-2 General Commercial District and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 5-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 and C1-2 Restricted Commercial District symbols and indications as shown on Map No. 5-G in the area bounded by

a line 500 feet north of W. Willow Street; the alley next west of and parallel to N. Halsted Street; a line 325 feet north of W. Willow Street; N. Halsted Street; a line 300 feet north of W. Willow Street; the alley next west of and parallel to N. Halsted Street; a line 275 feet north of W. Willow Street; N. Halsted Street; a line 225 feet north of W. Willow Street; the alley next west of and parallel to N. Halsted Street; a line 175 feet north of W. Willow Street; N. Halsted Street; a line 51 feet south of W. Willow Street; the alley next west of and parallel to N. Halsted Street; a line 46 feet south of W. Willow Street; N. Dayton Street; a line 24 feet south of W. Willow Street; and the alley next west of and parallel to N. Dayton Street,

to the designation of a Residential-Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 3405-3409 of this Journal]

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

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

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

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

S. Archer Avenue; S. Princeton Avenue; W. 23rd Street; and the east line of the right-of-way of the Pennsylvania Railroad,

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 3410-3414 of this Journal]

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

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

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District and Residential Planned Development symbols and indications as shown on Map No. 6-F in the area bounded by

W. 26th Street; S. Shields Avenue; a line 232.25 feet South of and parallel to W. 26th Street; and S. Stewart Avenue,

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 3415-3419 of this Journal]

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

Reclassification of Area Shown on Map No. 6-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 M2-3 General Manufacturing District and Residential Planned Development symbols and indications as shown on Map No. 6-I in the area bounded by

(continued on page 3420)

July 8, 1976

UNFINISHED BUSINESS

3405

8685

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

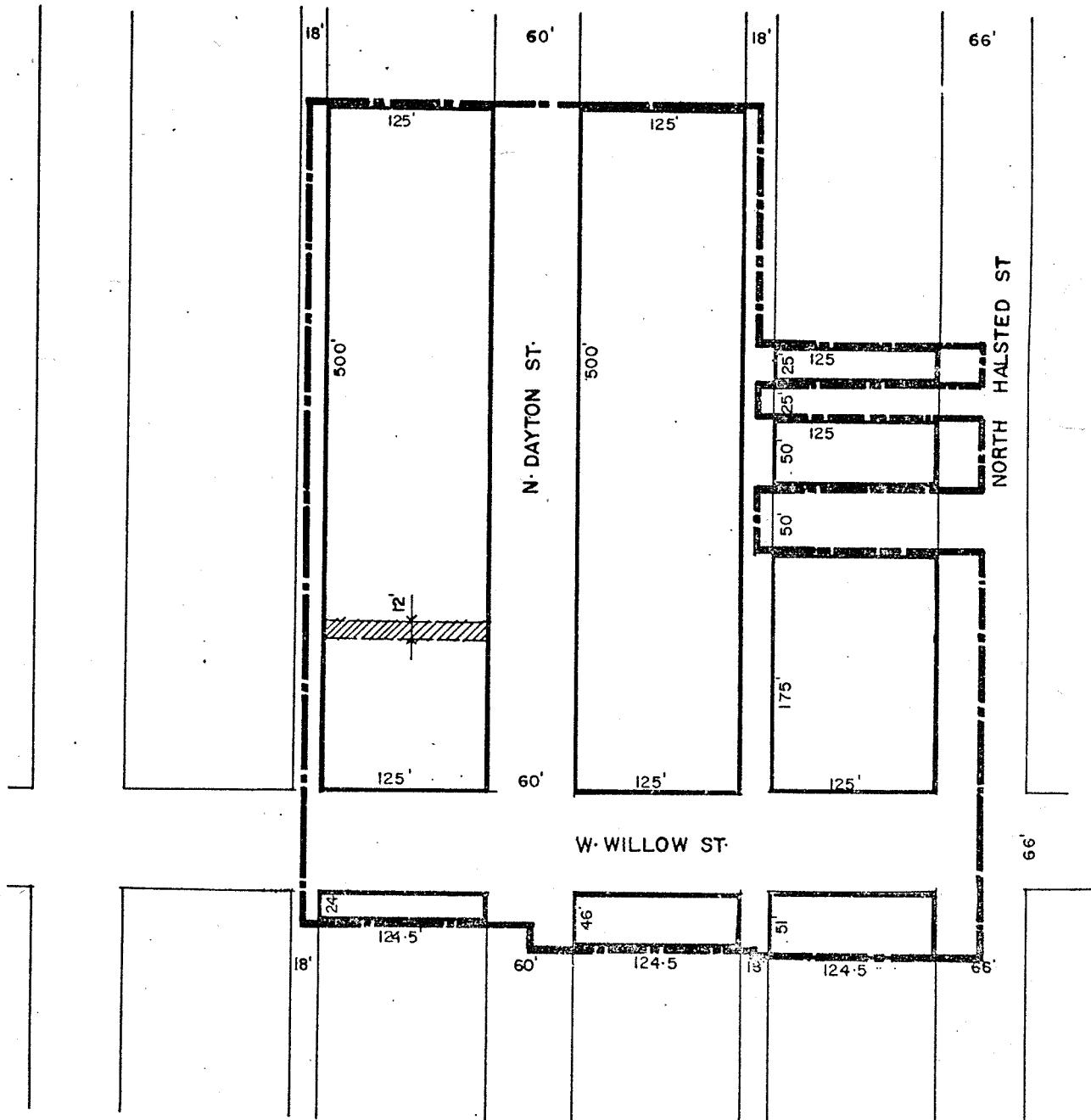
149

PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated herein as "Residential-Business Planned Development" is owned or controlled by Exchange National Bank of Chicago, not personally but solely as Trustee under Trust Agreement dated December 29, 1969, and known as Trust No. 23427 and South Central Bank and Trust Company of Chicago, not personally but solely as Trustee under Trust Agreement dated February 2, 1976, and known as Trust No. L-1070. The Applicant, Willow/Dayton Developers, an Illinois general partnership, is the sole beneficiary of said Exchange National Bank of Chicago Trust No. 23427 and South Central Bank and Trust Company of Chicago Trust No. L-1070.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
3. The Applicant or its successors, assignees or grantees shall obtain all official reviews, approvals and permits.
4. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.
5. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development": Townhouse, duplex structures and low-rise apartment buildings, retail and service type business uses, professional and business offices, health and recreational uses and related parking.
6. Business and business identification signs may be permitted within the area delineated herein as "Residential-Business Planned Development" subject to the review and approval of the Department of Buildings and the Department of Development and Planning.
7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 24 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
8. The information in the table attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Residential-Business Planned Development" and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.
9. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Development and Planning.

APPLICANT: WILLOW/DAYTON DEVELOPERS AS AGENT FOR THE OWNERS
DATE: APRIL 6, 1976

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS

— PLANNED DEVELOPMENT BOUNDARY

████████ ALLEY PROPOSED TO BE VACATED

SCALE

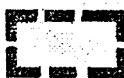
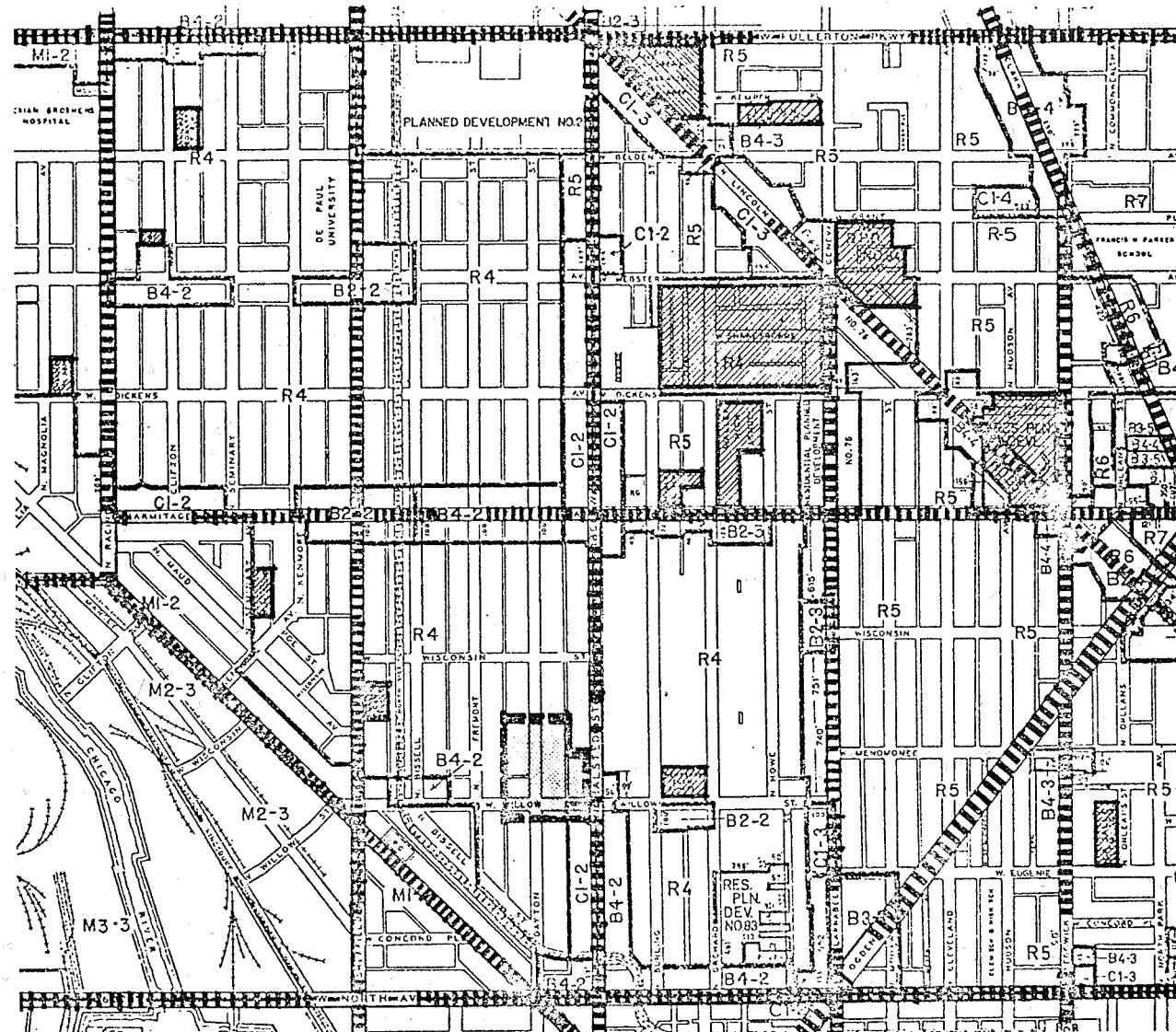
0 50 100 200



APPLICANT: WILLOW-DAYTON DEVELOPERS AS AGENT FOR OWNERS

DATE: 4/6/76

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



PROPOSED PLANNED DEVELOPMENT



PREFERENTIAL STREETS



PUBLIC AND QUASI-PUBLIC FACILITIES

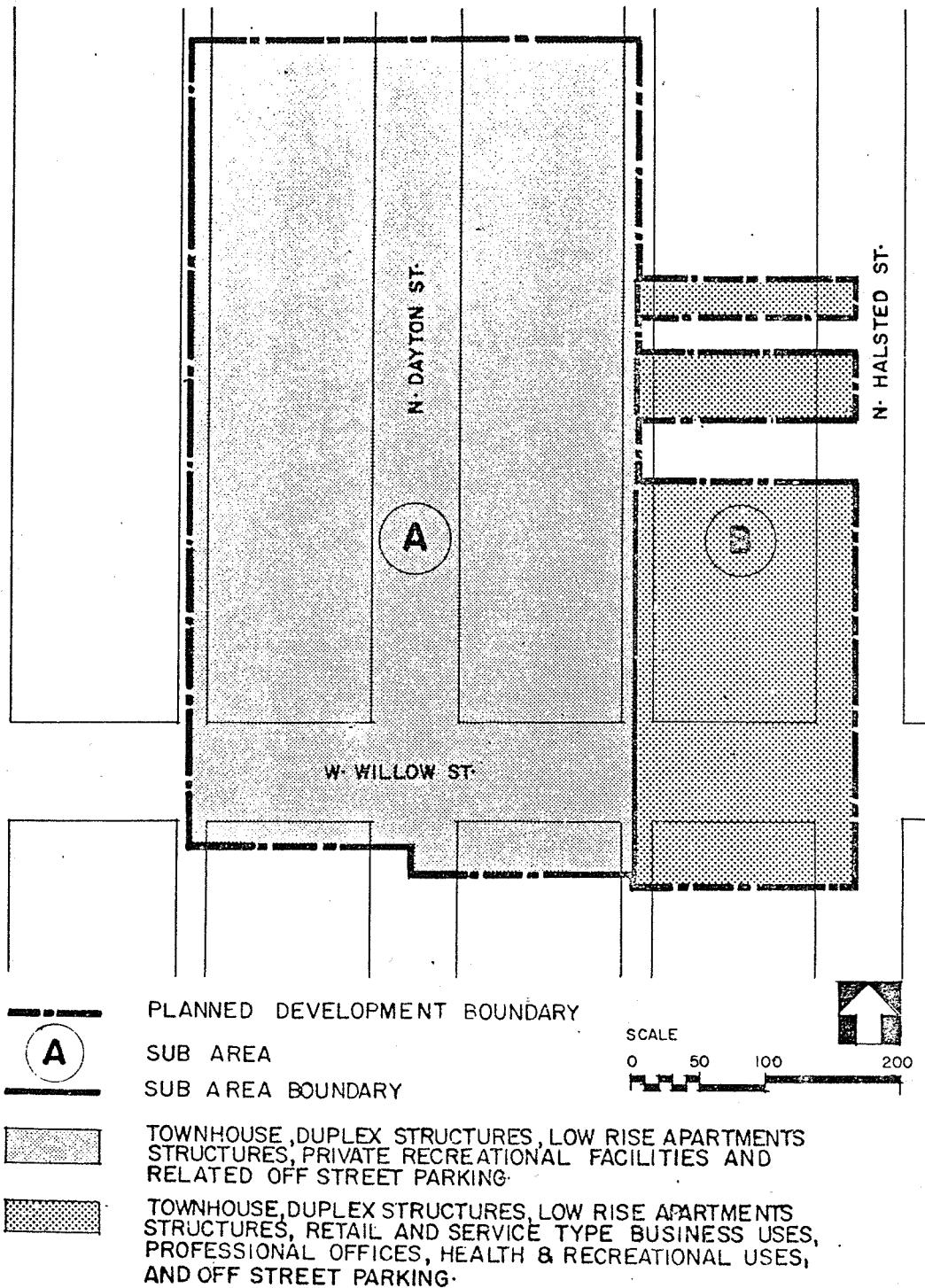
APPLICANT: WILLOW-DAYTON DEVELOPERS AS AGENT FOR OWNERS

DATE: 4/6/76

600' 250' 0 250' 300' 750' 1000'
SCALE IN FEET

July 8, 1976

RESIDENTIAL- BUSINESS PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN



APPLICANT: WILLOW-DAYTON DEVELOPERS AS AGENT FOR OWNERS
DATE: 4/6/76

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

SUB AREA	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NO. OF DWELLING UNITS	MAXIMUM F.A.R.	MAXIMUM % OF LAND COVER
	SQ.FT.	ACRES				
A	133,715	3.07	Townhouse, duplex structures, low rise apts. structures, private recreational facilities and related off street parking	107	1.08	42.6
B	37,547	0.86	Townhouse, Duplex structures, low rise apts. structures, retail & service type business uses, professional offices, health & recreational uses, & off street parking	43	1.68	53.3
TOTALS	171,262	3.93		150	1.2	45

THE ABOVE NOTED REGULATIONS RELATE TO THE ULTIMATE DEVELOPMENT WITHIN THE PLANNED DEVELOPMENT AREA. INTERIM STAGES OF DEVELOPMENT MAY EXCEED THESE PERMITTED STANDARDS SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

GROSS SITE AREA = NET SITE AREA - 3.93 ACRES
 PLUS AREA OF PUBLIC RIGHTS OF WAYS - 2.09 ACRES
 EQUALS TOTAL 6.02 ACRES

MAXIMUM NUMBER OF DWELLING UNITS 150
 MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA 38.2

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA 1.2
 MINIMUM NUMBER OF PARKING SPACES, ONE SPACE PER DWELLING UNIT 150

MINIMUM PERIPHERY SETBACKS FRONT 7'-0", EXCEPT FOR EXISTING BUILDINGS
 SIDE 5'-0"
 REAR 7'-0"

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHEN NECESSARY TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT, RELATED TO EXISTING STRUCTURE, OR WHEN NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE REVIEW AND APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

MAXIMUM PERMITTED PERCENT OF LAND COVERED FOR TOTAL NET SITE AREA 45%

APPLICANT: WILLOW/DAYTON DEVELOPERS AS AGENT FOR THE OWNERS

DATE: APRIL 6, 1976