

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. 3-E.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R8 General Residence District symbols and indications as shown on Map No. 3-E bounded and

beginning at the northwest corner of E. Cedar Street and N. Lake Shore Drive; traversing west on E. Cedar Street to a point 180.4 feet from N. Lake Shore Drive, then north 152.78 feet from E. Cedar Street to a point 145.76 feet from N. Lake Shore Drive; then east 32.60 feet to a point 113.16 feet from N. Lake Shore Drive; then south 45.69 feet to a point 107.09 feet from E. Cedar Street and 123.06 feet from N. Lake Shore Drive; then east 17.40 feet to a point 105.86 feet from N. Lake Shore Drive; then south 52.61 feet to a point 54.48 feet from E. Cedar Street and 117.75 feet from N. Lake Shore Drive; then east 117.75 feet to N. Lake Shore Drive to a point 55.77 feet north of E. Cedar Street; then south 55.77 feet to the northwest corner of E. Cedar Street and N. Lake Shore Drive,

to those of a Residential Planned Development and a corresponding use district is hereby established in the area described.

[Plan of Development printed on pages 5644 to 5649 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-J (As Amended).*

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

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

a line 50 feet north of and parallel to W. 25th Street; S. Drake Avenue; W. 25th Street and the alley next west of and parallel to S. Drake Avenue,

to those of a B1-1 Local 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.

*Reclassification of Area Shown on Map No. 7-F.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R5 General Residence District symbols and indications as shown on Map No. 7-F in the area bounded by

a line from a point 50 feet east of N. Broadway and 135 feet south of W. Briar Place to a point 150 feet east of N. Broadway and 135 feet south of W. Briar Place; a line 150 feet east of and parallel to N. Broadway; W. Barry Avenue and a line 50 feet east of and parallel to N. Broadway,

to those of a B4-4 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. 7-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 R3 General Residence District symbols and indications as shown on Map No. 7-G in the area bounded by

the alley next south of W. Diversey Avenue; N. Wayne Avenue; a line 25 feet south of the alley next south of W. Diversey Avenue; the alley next east of N. Wayne Avenue and that alley extended where no alley exists; the alley next north of W. Wrightwood Avenue; N. Wayne Avenue; W. Wrightwood Avenue and N. Southport Avenue,

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

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

*Reclassification of Area Shown on Map No. 9-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 M1-1, Restricted Manufacturing District symbols and indications as shown on Map No. 9-J in the area bounded by

the southwest right-of-way line of the John F. Kennedy Expressway; W. Belmont Avenue and N. Kimball Avenue,

to the designation of a Business 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 5650 to 5654 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-P.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B1-1 Local Retail District symbols and indications as shown on Map No. 9-P in the area bounded by

the alley next north of and parallel to W. Belmont Avenue; N. Plainfield Avenue; W. Belmont Avenue and a line 114.60 feet west of and parallel to N. Plainfield 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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RESIDENTIAL PLANNED DEVELOPMENT # 170  
PLAN OF DEVELOPMENT  
STATEMENTS

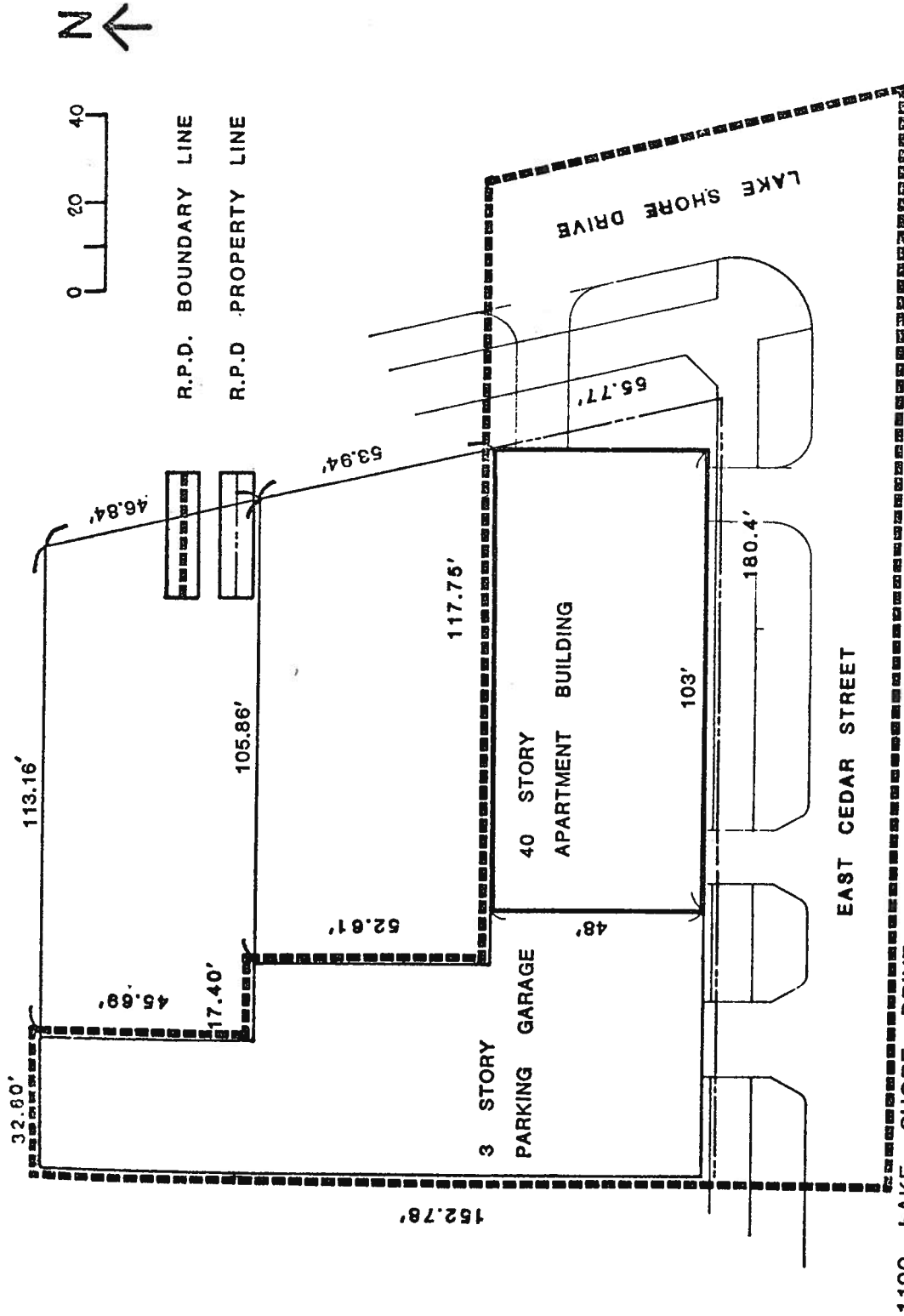
1. The area delineated herein as "Residential Planned Development" is owned or controlled by LaSalle National Bank as Trustee of Trust No. 46006 (owners). Applicant, Turner Development Corporation is the duly authorized agent of the owners for the purpose of this application.
2. Off-street parking and 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 Planning.
3. The Applicant or its successors, assignees or grantees shall obtain all official review, approvals, licenses 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 successor, assignees or grantees, and approval by the City Council.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development"; elevator hi-rise condominium structures, recreational uses and off-street parking.
6. Permissible signs will be those allowed in a R1 Single Family Residence District, subject to the review and approval of the Department

APPLICANT: Turner Development Corporation

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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 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas
8. The development of the area delineated herein as "Residential Planned Development" shall be restricted to a maximum total net site coverage of 90% at grade level and 36% at a plan above 34 feet above grade.
9. The information in the table attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Residential Planned Development" and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.
10. 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.

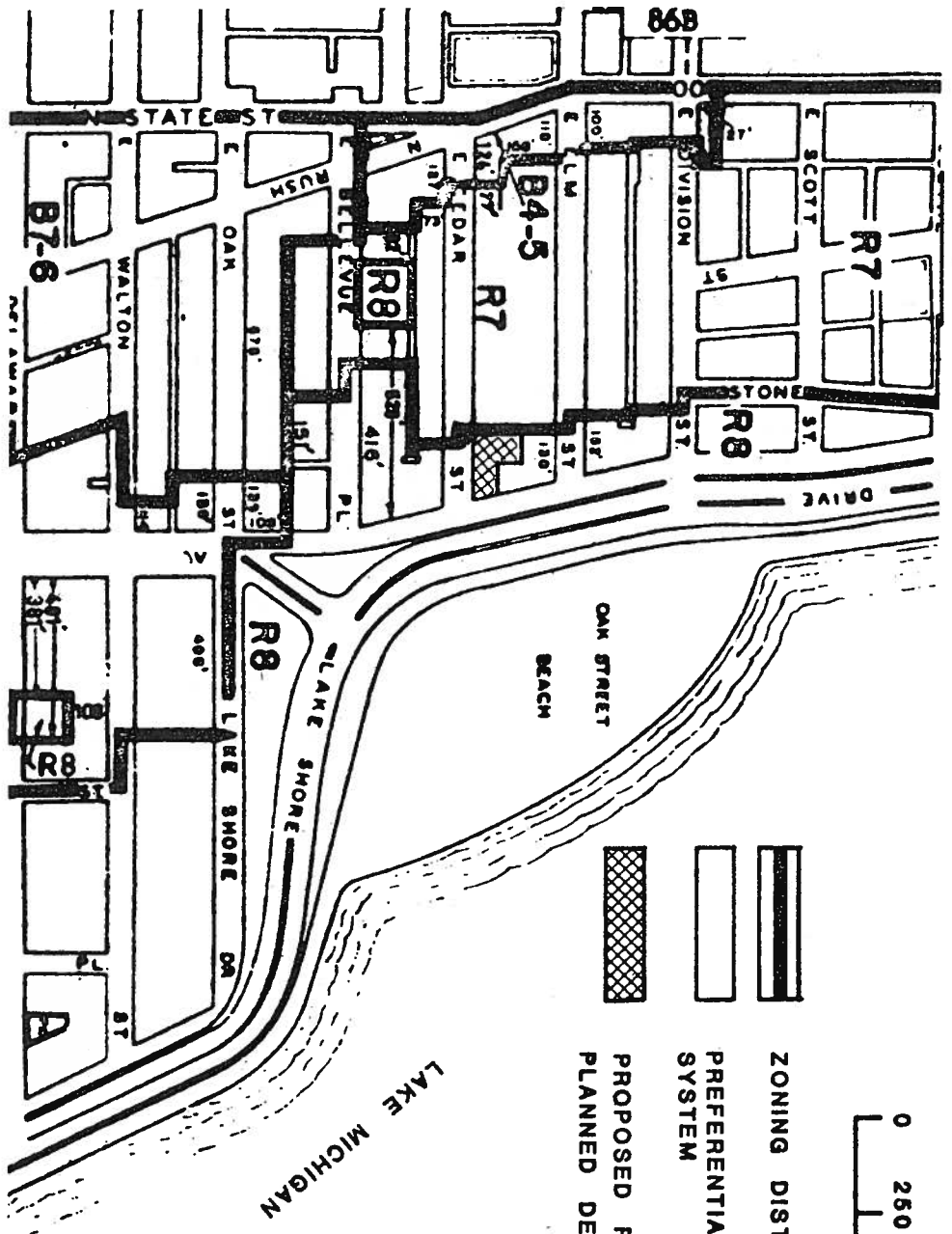


1100 LAKE SHORE DRIVE  
**RESIDENTIAL PLANNED DEVELOPMENT** PROPERTY LINE MAP

APPLICANT: TURNER DEVELOPMENT CORPORATION

DATE: NOVEMBER, 1976

**MAP 3**

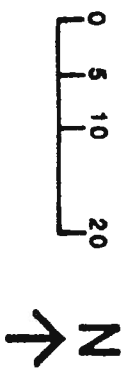
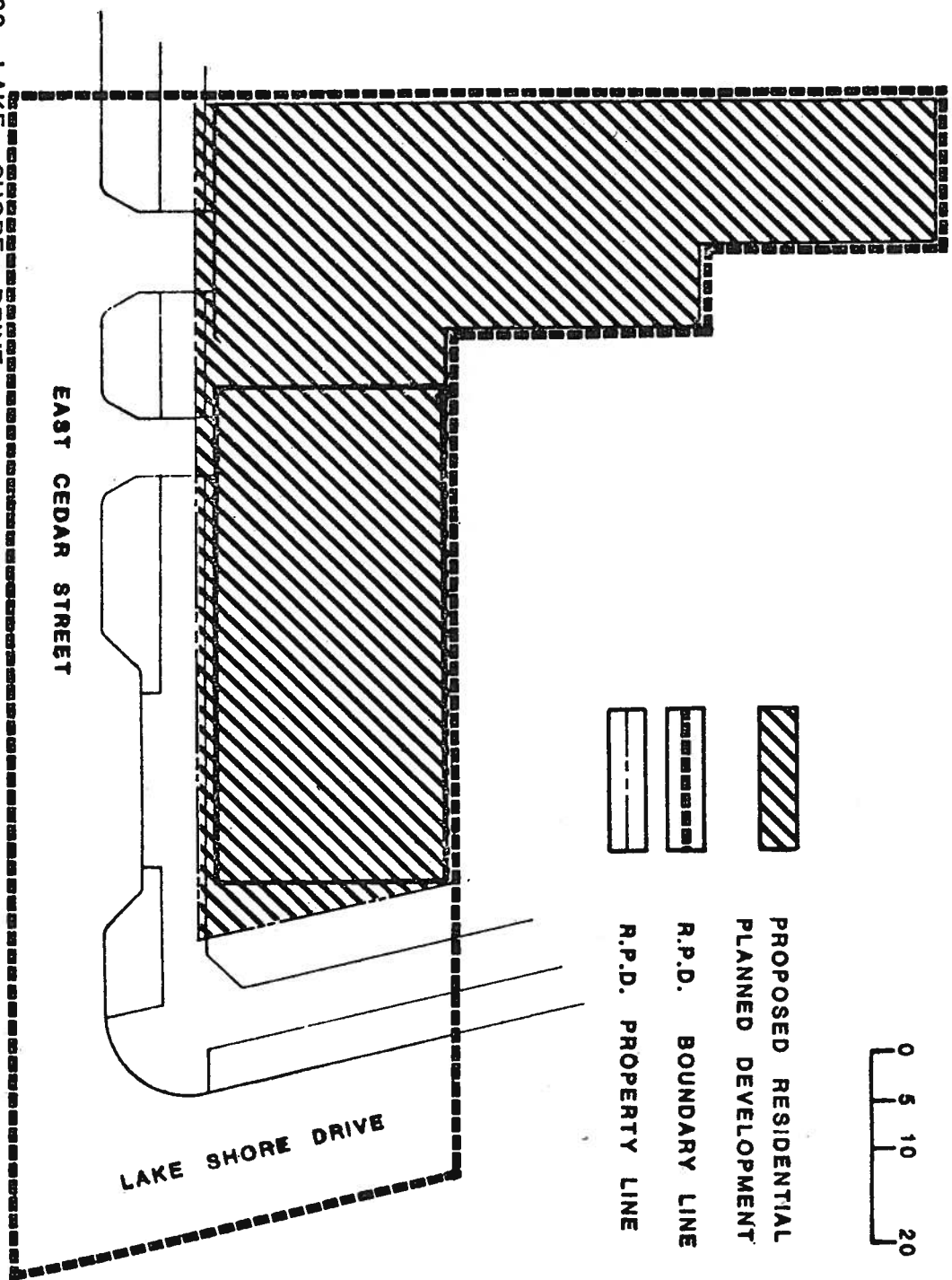


1100 LAKE SHORE DRIVE  
**RESIDENTIAL PLANNED DEVELOPMENT**  
 APPLICANT: TURNER DEVELOPMENT CORPORATION  
 DATE: NOVEMBER, 1976  
 MAP 1

**EXISTING ZONING MAP**  
 & **PREFERENTIAL STREET**  
**MAP**

1100 LAKE SHORE DRIVE  
**RESIDENTIAL PLANNED DEVELOPMENT**  
 APPLICANT: TURNER DEVELOPMENT CORPORATION  
 DATE: NOVEMBER, 1976  
 MAP 2

**GENERALIZED LAND  
 USE PLAN**



PLANNED DEVELOPMENT USE, BULK REGULATIONS AND DATA  
RESIDENTIAL PLANNED DEVELOPMENT

<u>Net Site Area at Grade Level Square Feet</u>	<u>Net Acres</u>	<u>General Description of Land Use</u>	<u>Max.No.of Dwelling Units</u>	<u>Max.% of Coverage at Grade Level</u>	<u>Min.No. of Off-Street ParkingSpaces</u>	<u>Maximum FAR</u>
13,674	.315	Residential and Related Uses	85	90%	46	14,375

Gross Site Area = Net Site Area of 13,674 square feet (.315 acres)  
plus Public Area of 12,840 square feet (.295 acres) = 26,514 square  
feet (.61 acres).

Maximum percentage of land coverage for  
total net site area (see Statement 9 of  
this Plan of Development)

- 1) at grade level 90%
- 2) at a plane above 34 feet above grade 36%

Maximum floor area ratio for total net  
site area 14,375

Maximum Number of dwelling units 85

Minimum number of off-street parking  
spaces (55% of total Dwelling Units 47

Maximum number of off-street  
parking spaces 63

Number of off-street loading  
berths 1

Minimum Perimeter Setbacks

- A. Cedar Street 1.5 feet
- B. Lake Shore Drive 11.5 feet
- C. North property line 5.0 feet  
(adjacent to 1120 N. Lake Shore Drive)

Setback and yard requirements may be adjusted where required to permit  
conformance to the pattern of, or architectural arrangement related to,  
existing structure, or when necessary because of technical reasons,  
subject to the approval of the Department of Development and Planning.