

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 R7 General Residence District symbols and indications as shown on Map No. 7-F in the area bounded by a line 100 feet north of W. Surf Street; N. Commonwealth Avenue; W. Surf Street; and a line 100 feet west of N. Commonwealth 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 attached to this ordinance printed on pages 7634-7638 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 Vrdolyak the foregoing proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Sawyer, Wilinski, Humes, Adduci, Vrdolyak, Huels, Kwak, Madrzyk, Burke, Jaksy, Barden, Shannon, Kellam, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Pucinski, Natarus, Fifielski, Schulter, Saperstein, Stone—43.

Nays—Alderman Lathrop, Oberman, Simpson—3.

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

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Vrdolyak 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 5, 1978, pages 7494-7496, recommending that the City Council pass thirteen proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Vrdolyak moved to *Concur In* the committee's recommendations and *each* of the thirteen proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Lathrop, Sawyer, Wilinski, Humes, Adduci, Vrdolyak, Huels, Kwak, Madrzyk, Burke, Jaksy, Barden, Shannon, Kellam, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Pucinski, Natarus, Oberman, Simpson, Fifielski, Schulter, Saperstein, Stone—46.

Nays—None.

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

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

Reclassification of Area Shown on Map No. 1-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 B7-6 General Central Business District symbols and indications as shown on Map No. 1-E in area bounded by

N. St. Clair Street; W. Huron Street; W. Erie Street; and the alley next west of N. St. Clair Street

to those of a B6-7 Restricted Central Business 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. 2-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 symbols and indications as shown on Map No. 2-G in the area bounded by

W. Vernon Park Place; the alley next west of and parallel to S. May Street (said alley now vacated); W. Polk Street; and a line 40 feet west of and parallel to the aforescribed alley

to the designation of an R5 General Residence District which is hereby established in the area above described.

SECTION 2. That Residential Planned Development No. 143, established June 9, 1976 (Council Journal Page 3161) is amended by reducing the net site area by deleting the area described above with all other statements and controls remaining unchanged.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and due publication.

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 Residential-Business Planned Development No. 133 symbols and indications as shown on Map No. 3-E in the area bounded by

E. Delaware Place; a line 100 feet east of and parallel to N. Seneca Street; a line 109.8 feet south of and parallel to E. Delaware Place; and N. Seneca Street

to the designation of a Residential-Business Planned Development 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.

[Plan of Development attached to this ordinance printed on pages 7639-7643 of this Journal]

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

PD
187

RESIDENTIAL PLANNED DEVELOPMENT

#187

PLAN OF DEVELOPMENTSTATEMENTS

1. The area delineated herein as "Residential Planned Development" is controlled by the LaSalle National Bank, an Illinois Corporation, whose address is 135 North LaSalle Street, Chicago Illinois, under Trust Agreement Number 52948, Beneficiaries - Jack Winston, 221 North LaSalle Street, Chicago, Illinois (50% interest) and Ben Trossman, 6630 North Christiana Avenue, Lincolnwood, Illinois (50% interest).
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 and its successors, assignees or grantees, and approval by the City Council.
5. The following use shall be permitted within the area delineated here in as "Residential Planned Development": apartment building with related amenities and accessory parking garage.
6. 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.
7. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use 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.
8. 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.

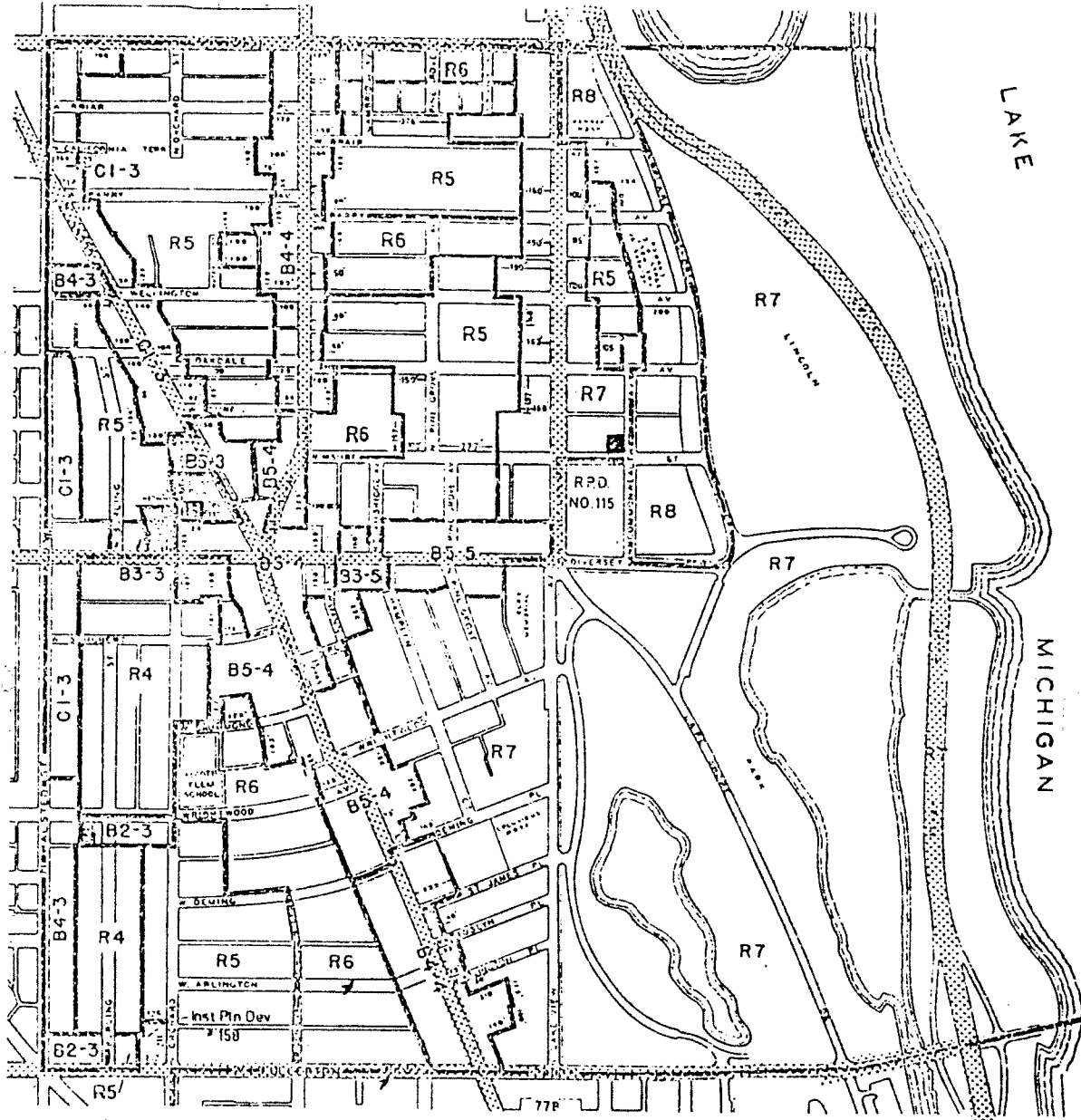
APPLICANT: Jack Winston

DATE: October 18, 1977

RESIDENTIAL PLANNED DEVELOPMENT

EXISTING ZONING MAP & MAP OF PREFERENTIAL STREETS

CHICAGO ZONING ORDINANCE



LEGEND



PREFERENTIAL STREETS



PROPOSED RESIDENTIAL PLANNED DEVELOPMENT



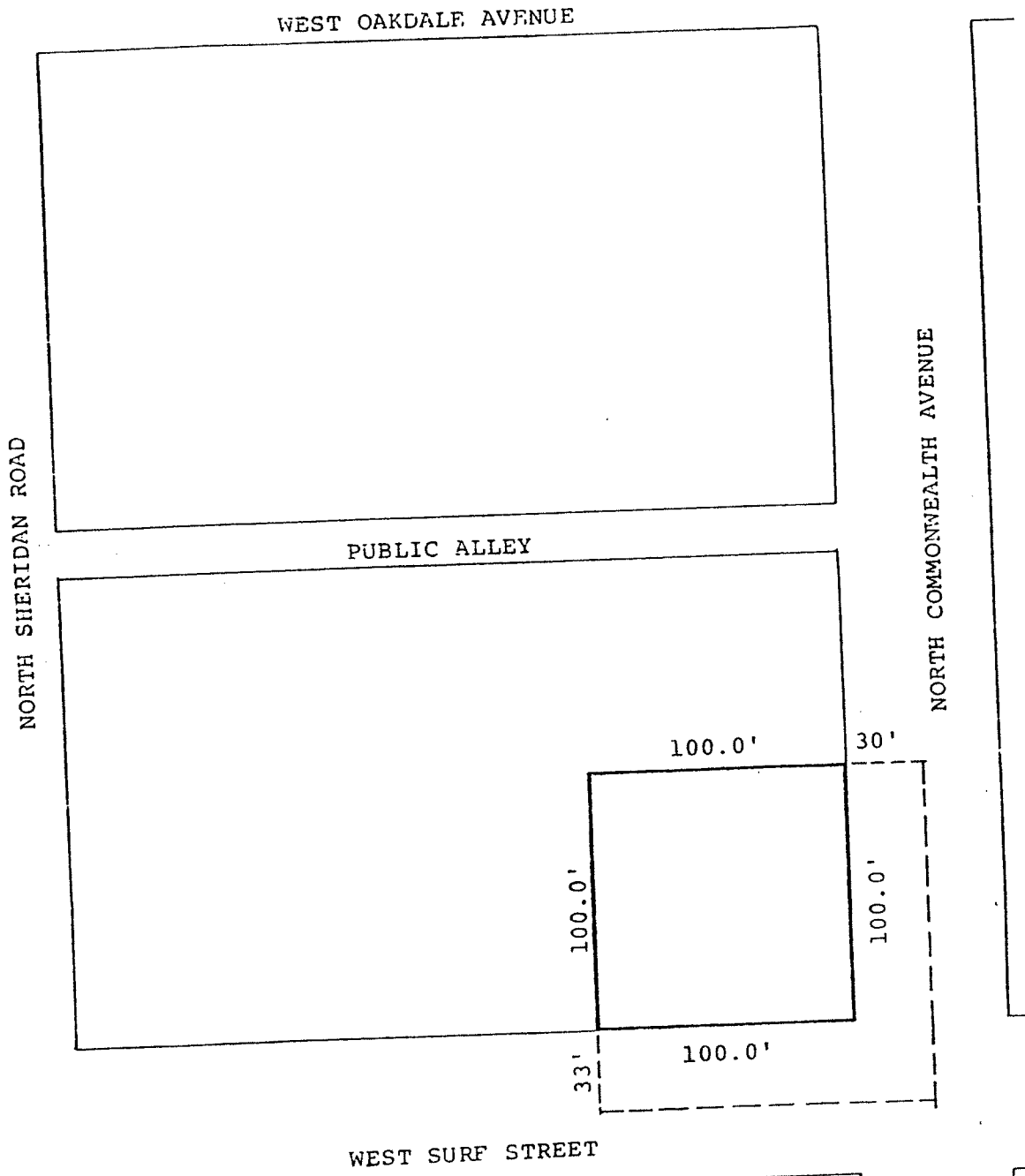
NORTH

APPLICANT = JACK WINSTON
 221 NORTH LaSALLE STREET
 CHICAGO, ILLINOIS 60601

DATED = OCTOBER 18, 1977

RESIDENTIAL PLANNED DEVELOPMENT

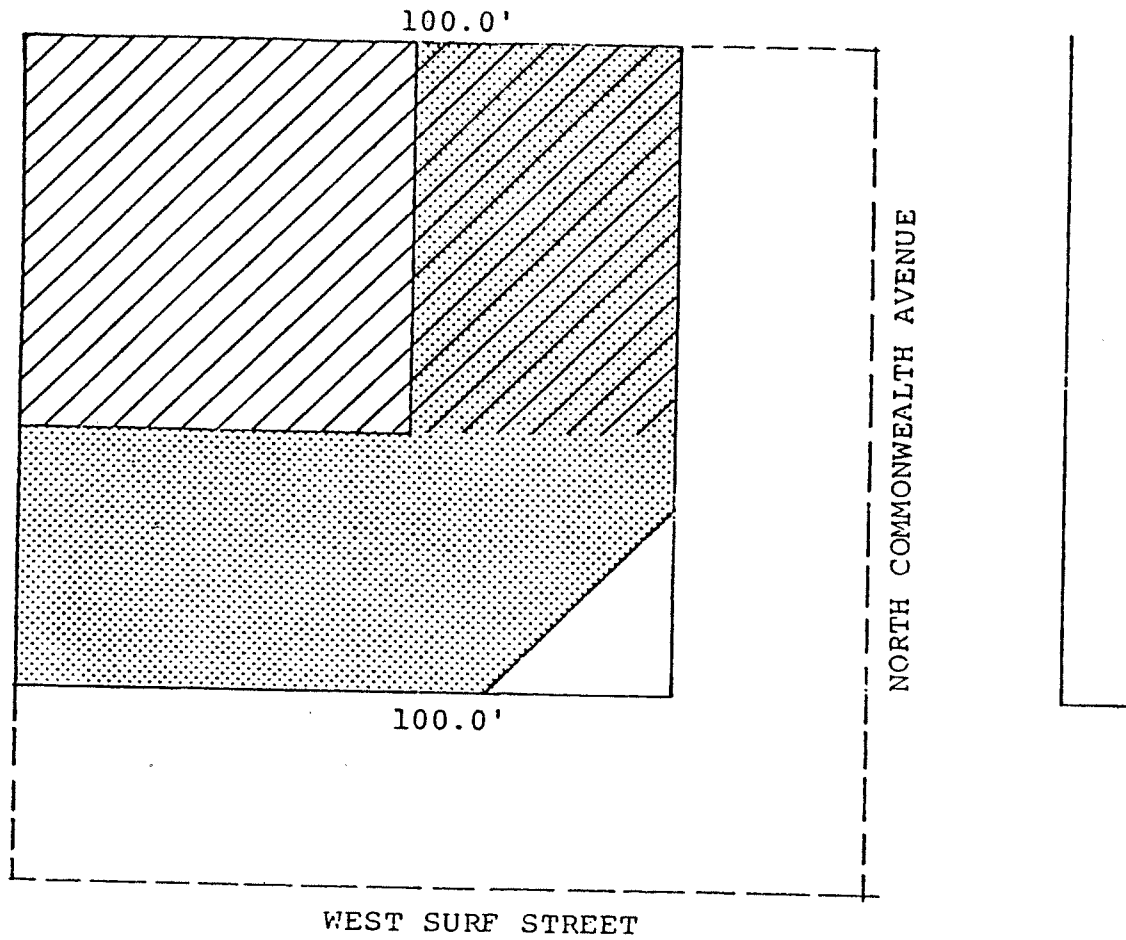
PROPERTY LINE AND RIGHTS OF WAY ADJUSTMENT MAP



APPLICANT = JACK WINSTON
 221 NORTH LaSALLE STREET
 CHICAGO, ILLINOIS 60601
 DATE = OCTOBER 18, 1977



RESIDENTIAL PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN - PROPOSED



LEGEND



RESIDENTIAL & RELATED USES



PARKING & RELATED USES



NORTH

APPLICANT = JACK WINSTON
221 NORTH LaSALLE STREET
CHICAGO, ILLINOIS 60601

DATED = OCTOBER 13, 1977

RESIDENTIAL PLANNED DEVELOPMENT
PLANNED DEVELOPMENT USE : BULK REGULATIONS & DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENTAGE OF LAND COVERED
10,000 SF	0.230A	Apartment Building & Accessory Parking	57	8.9	60%

GROSS SITE AREA = NET SITE AREA + AREA OF PUBLIC STREETS AND ALLEYS

$$17,290 \text{ SF } (0.396A) = 10,000 \text{ SF } (0.230A) + 7,290 \text{ SF } (0.106A)$$

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

8.085

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA :

248

MINIMUM NUMBER OF OFF-STREET PARKING SPACES :

55

MINIMUM NUMBER OF OFF-STREET LOADING SPACES :

1

MINIMUM SETBACKS :

0

MAXIMUM PERCENT OF LAND COVERED :

60%

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

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: OCTOBER 18, 1977

RESIDENTIAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA
AS AMENDED

Net Site Area		General Description of Land Use	Number of Dwelling Units	Maximum Floor Area Ratio	Maximum Percentage of Land Covered
10,000 SF	0.230A	Apartment Building & Accessory Parking	56	8.1	55%

Gross Site Area = Net Site Area + Area of Public Streets and Alleys
 17,290 SF (0.396A) = 10,000 SF (0.230A) + 7,290 SF (0.106A)

Maximum Permitted F.A.R. for Total Net Site Area:
8.085

Maximum Number of Dwelling Units per Acre of Total Net Site Area
248

Minimum Number of Off-Street Parking Spaces:
60, including 2 handicapped. 12'0" wide

Minimum Number of Off-Street Loading Spaces:
1

Minimum Setbacks:
0

Maximum Percent of Land Covered:
55%

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

Applicant: Jack Winston, 221 North LaSalle Street, Chicago, IL 60601

Date: December 15, 1977