

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 symbols and indications as shown on Map No. 5-G in the area bounded by

W. Fullerton Avenue on the north; N. Sheffield Avenue on the east; the alley next south of and parallel to W. Fullerton Avenue; and N. Kenmore Avenue on the west

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 9415 to 9419 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-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 5-G in the area bounded by

the alley next north of and parallel to W. Willow Street; a line 75 feet east of and parallel to N. Sheffield Avenue; W. Willow Street; and N. Sheffield Avenue

to the designation of an R4 General Residence District which is hereby established in the area above-described, subject to such use and bulk regulations as are set forth in Chapter 194A of the Zoning Code of the City of Chicago.

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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 7-G in the area bounded by

the alley next north of and parallel to W. Fullerton Avenue; the east line of the right of way of the CTA Elevated; W. Fullerton Avenue; and N. Sheffield 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. 7-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 7-I in the area bounded by

W. Schubert Avenue; N. Western Avenue; the northeast line of the right of way of the Chicago and Northwestern Railroad; and N. Campbell Avenue

to those of a B5-1 General 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. 9-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 R7 General Residence District symbols and indications as shown on Map No. 9-F in the area bounded by

a line 250 feet north of W. Waveland Avenue; N. Lake Shore Drive; W. Waveland Avenue; a line 394.67 feet east of N. Pine Grove Avenue; a line 157.5 feet north of W. Waveland Avenue; a line 290 feet east of N. Pine Grove Avenue; a line 200 feet north of W. Waveland Avenue; and a line 225 feet east of N. Pine Grove 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 9420 to 9424 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. 11-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 R4 General Residence District symbols and indications as shown on Map No. 11-M in the area bounded by

W. Cullom Avenue; N. Austin Avenue; W. Berteau Avenue; N. McVicker Avenue; a line 149 feet south of W. Cullom Avenue; and the alley next west of and parallel to N. McVicker Avenue

to the designation of an Institutional 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 9425 to 9429 of this Journal]

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

RESIDENTIAL PLANNED
DEVELOPMENT No.200

PLAN OF DEVELOPMENT

STATEMENTS

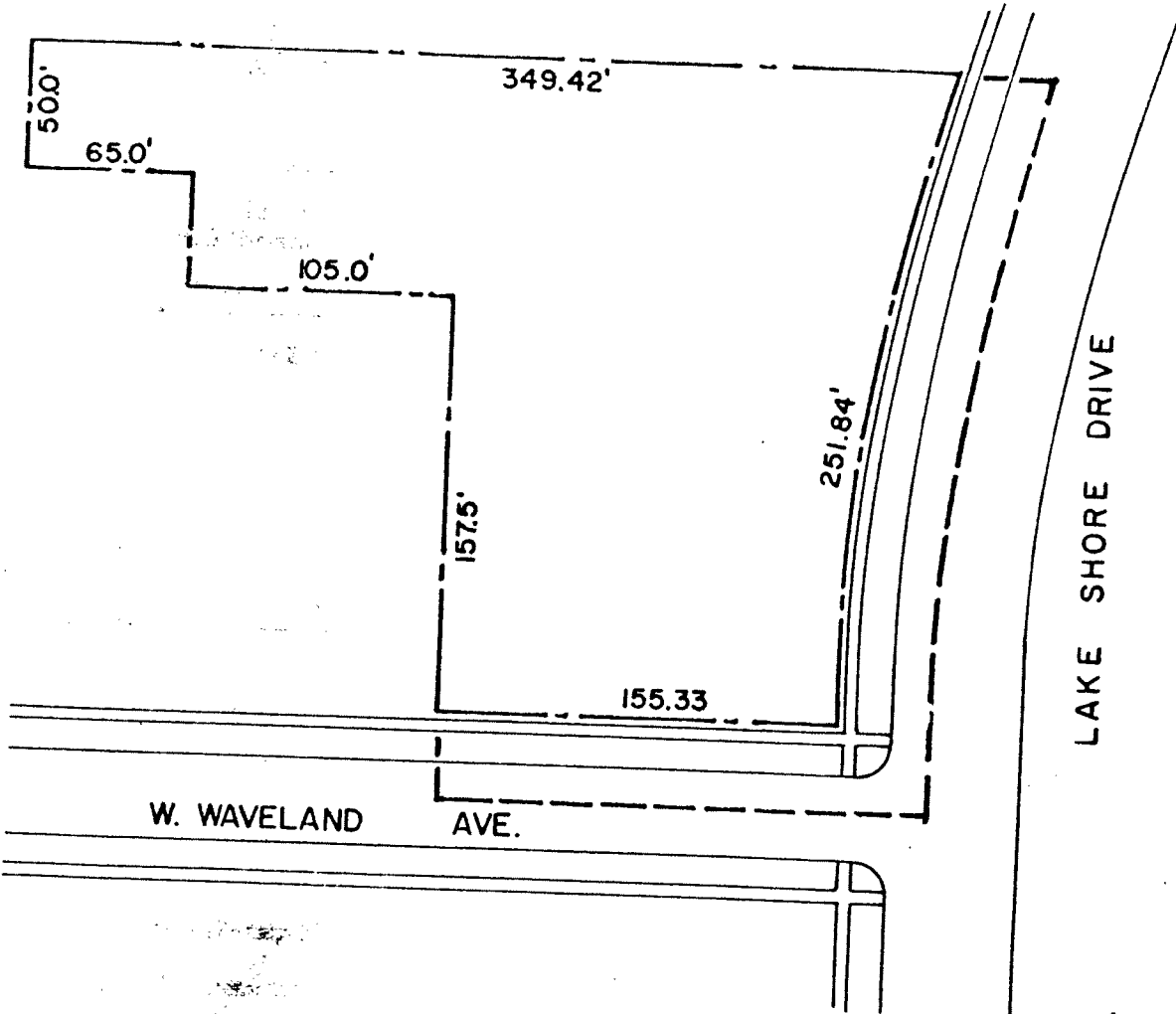
1. The area delineated hereon as a "Residential Planned Development" is owned or controlled by Lakeshore Townhome Associates.
2. Off-Street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning, City and Community Development.
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 Lakeshore Townhome Associates, and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by Lakeshore Townhome Associates, or its successors, assignees or grantees.
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 maisonette condominium buildings and townhouse residences, off-street parking as authorized by this Plan of Development.
7. 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.
8. Identification signs may be permitted with the approval of the Commissioner of Planning, City and Community Development.
9. 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 Planning, City and Community Development.

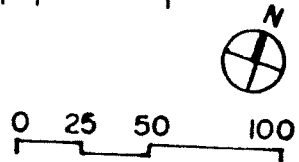
APPLICANT: LAKESHORE TOWNHOME ASSOCIATES
ADDRESS: 3700-3720 N. LAKE SHORE DRIVE

DATE: OCTOBER 10, 1978

RESIDENTIAL PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHTS OF WAY

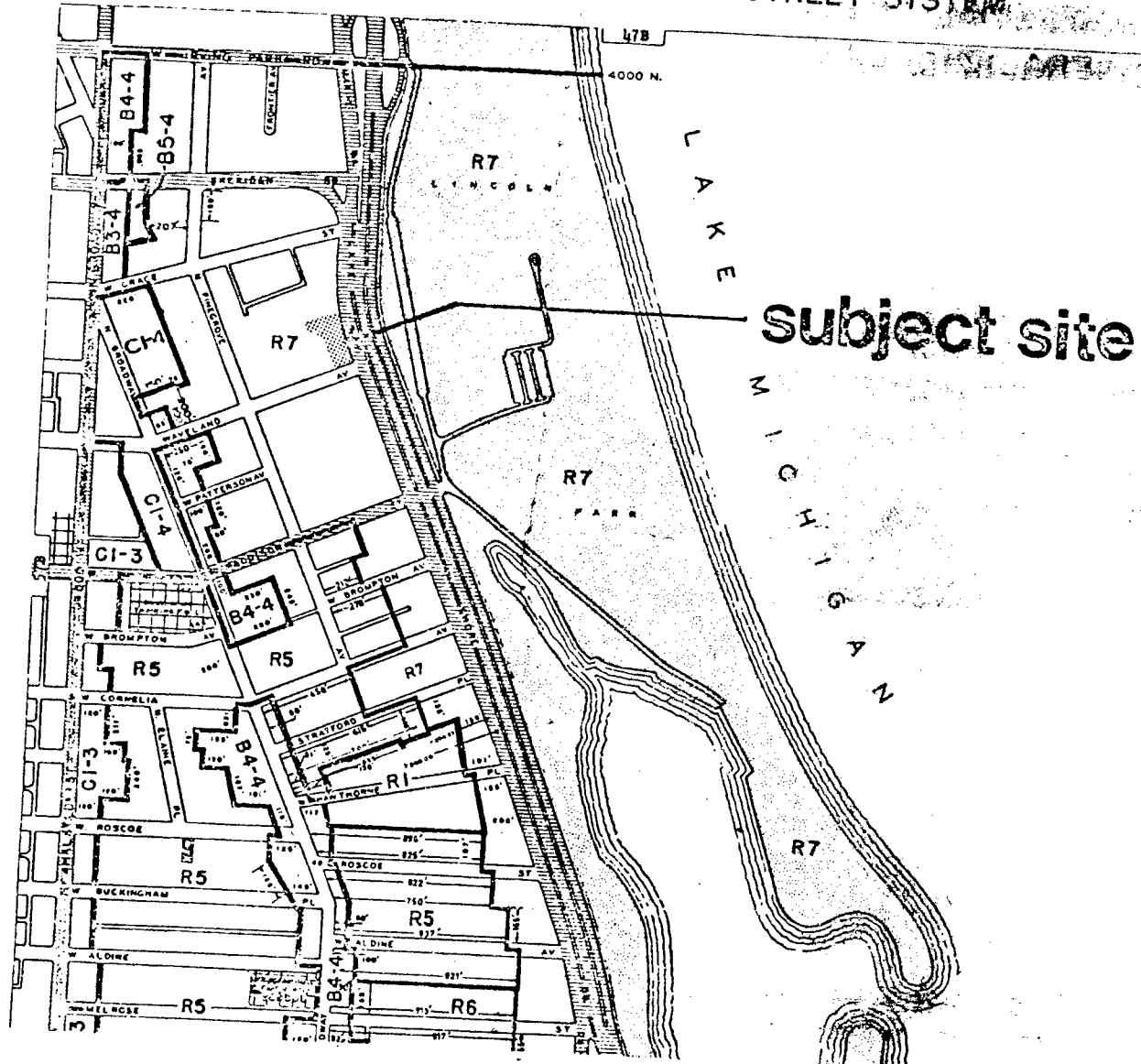


----- PLANNED DEVELOPMENT BOUNDRY
 - - - - - PROPERTY LINE


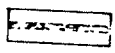
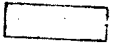
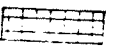
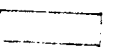


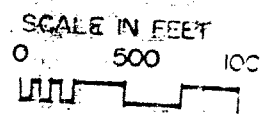
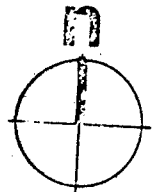
ADDRESS: 3700 LAKE SHORE DRIVE
 APPLICANT: LAKESHORE TOWNHOMES ASSOCIATES, AN ILLINOIS PARTNERSHIP

EXISTING ZONING & PREFERENTIAL STREET SYSTEM



LEGEND

-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDARY
-  PARKS & PLAYGROUNDS
-  PUBLIC & QUASI-PUBLIC FACILITIES
-  PREFERENTIAL STREETS



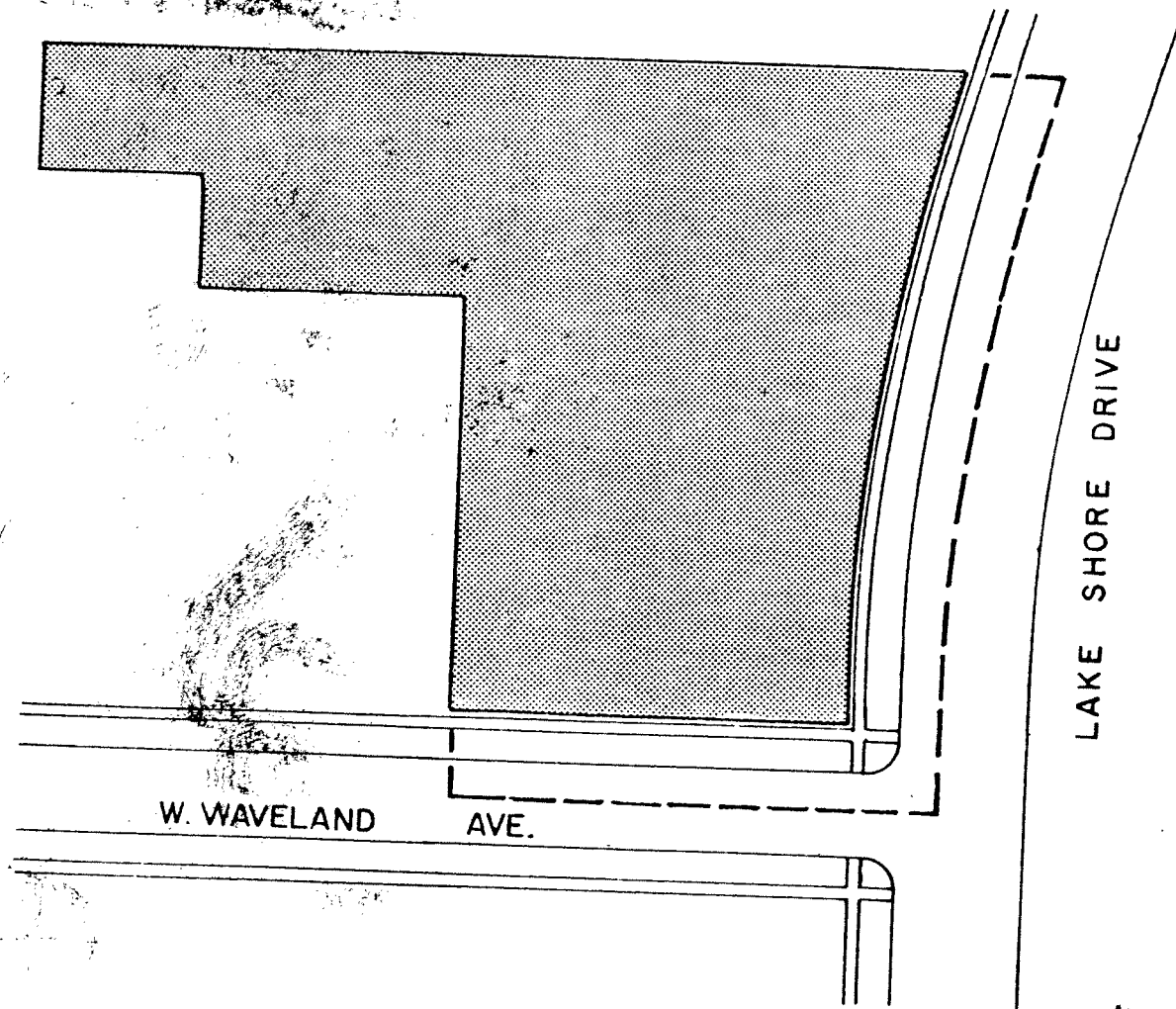
APPLICANT: LAKESHORE TOWNHOMES ASSOCIATES, AN ILLINOIS PARTNERSHIP
 ADDRESS: 3700 LAKE SHORE DRIVE


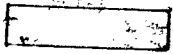
December 28, 1978

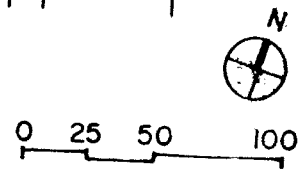
UNFINISHED BUSINESS

9423

RESIDENTIAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



-  RESIDENTIAL AND ASSOCIATED USES
-  PUBLIC RIGHT OF WAY



ADDRESS: 3700 LAKE SHORE DRIVE
APPLICANT: LAKESHORE TOWNHOMES ASSOCIATES, AN ILLINOIS PARTNERSHIP

10-16-78

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
SQUARE FEET	ACRES				
54,807	1.26	1 bldg. 3 story sbmt. (exist) 1 bldg. 3-story townhouse 1 bldg. 7 story elevator 1 bldg. 4 story elevator Condominium bldgs. Off-street parking Private rec. areas & related accessory uses	52	2.28	46%

GROSS SITE AREA: 61,468 sq. ft.

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA: 48

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 2.28

OFF-STREET LOADING FACILITIES WILL BE PROVIDED AS AUTHORIZED BY THE CHICAGO ZONING ORDINANCE R-7 GENERAL RESIDENCE DISTRICT.

MINIMUM NUMBER OF PARKING SPACES: 52

MINIMUM SETBACKS: Property Lines Clockwise:

Lake Shore Dr.	10' 0"	N.S. 42.5'	0'
Waveland Ave.	0'	E.W. 65.0'	10'
N.S. 157.5'	10' 0"	N.S. 50.0'	10'
E.W. 105.0'	0'	E.W. 349.42'	10'
		Exist. Bldg....	5' 0"

MINIMUM DISTANCES BETWEEN BUILDINGS WITH FACING LIVING-ROOM WINDOWS: 45'

MINIMUM DISTANCES BETWEEN END WALLS WITH WINDOWS: 10'

APPLICANT: LAKE SHORE TOWNHOME ASSOCIATES, an ILLINOIS PARTNERSHIP

DATE: OCTOBER 13, 1978