

to those of a C3-6 Commercial Manufacturing 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-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. 3-E in the area bounded by

the alley next north of East Oak Street; a line 710.76 feet west of North Michigan Avenue; East Oak Street; and a line 802.51 feet west of North Michigan Avenue,

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

[Residential-Business Planned Development printed on
pages 33709 through 33716
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 M2-3 General Manufacturing District symbols and indications as shown on Map No. 5-G in the area bounded by

a line 300.08 feet north of West Willow Street; North Clybourn Avenue; North Sheffield Avenue; a line 244.47 feet south of Clybourn Avenue continuing westerly for 81.69 feet, thence southwesterly for 91.58 feet to a point 164.47 feet south of West Willow Street; and North Marcey Street,

(Continued on page 33717)

PLAN OF DEVELOPMENT

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO.STATEMENTS

1. The area delineated herein as Residential-Business Planned Development (the "Planned Development") consists of approximately 9239.23 square feet of real property bounded on the north by the alley next north of East Oak Street; on the east by a line 710.76 feet west of North Michigan Avenue; on the south by East Oak Street; and on the west by a line 802.51 feet west of North Michigan Avenue (the "Property"), as identified in the drawing attached hereto entitled "Boundary and Property Line Map." The property is currently owned by the American National Bank & Trust Company, U/T #25035.

2. The Applicant or its successors, assignees or grantees shall obtain all official City reviews, approvals and permits required in connection with this Plan of Development.

3. Any dedication or vacation of streets or alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.

APPLICANT: 40 East Oak Apartments
180 North LaSalle Street
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Revised: August 1, 1986

4. The following uses shall be permitted within the Planned Development: those uses permitted in the B7-6, General Central Business District subject to such limits, maximum and minimum, as are set forth in the table of use and bulk regulations and related controls made a part of this Plan of Development.

5. The purpose of this Planned Development is to make the existing building a conforming building and to permit only the following additions: (a) the enclosure of the first two floors of the light courts at the existing building; and (b) the addition of approximately 1,000 square feet to the existing penthouse.

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 the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review of the Bureau of Traffic Engineering and Operations and the approval of the Commissioner of Planning.

7. The height restriction of the development and any appurtenance attached hereto shall be subject to:

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DATE: May 29, 1986
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- (1) Height limitations as certified on Form FAA-117 (or on successor form or forms covering the same subject matter) and approved by the Federal Aviation Administration;
- (2) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council; and
- (3) Height limitations as approved by the Federal Aviation Agency pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Agency.

8. Off-street parking and loading facilities will be provided in compliance with this Plan of Development and shall be subject to the review and approval of the Commissioner of Planning.

9. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the Planned Development, and illustrates that the development of such area will be in accordance with the intent and purpose of this Plan of Development.

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10. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning. Temporary signs such as construction and marketing signs may be permitted subject to the aforesated approvals.

11. This Plan of Development, consisting of twelve (12) statements; an existing zoning map; a boundary and property line map; a generalized land use map; and a table of use and bulk regulations and related controls, is applicable to the area delineated herein. These and no other controls shall apply to the area delineated herein. This Plan of Development is in conformity with the intent and purpose of the Chicago Zoning Ordinance and all requirements thereof, and satisfies the established criteria for approval as a Planned Development under Chicago Zoning Ordinance section 11.11-1(j).

12. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning.

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Chicago, Illinois 60601

DATE: May 29, 1986
Revised: August 1, 1986

9/8/86

UNFINISHED BUSINESS

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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____

PLAN OF DEVELOPMENT

USE AND BULK REGULATIONS AND DATA

NET SITE AREA SQ. FEET/ACRES	GENERAL DESCRIPTION OF LAND USE	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENT OF SITE COVERAGE
19.23 0.21	Uses permitted in the B7-6, General Central Business District	18.0	100%

GROSS SITE AREA = NET SITE AREA: plus area in public right-of-way.

3,643.23 = 9239.23 square feet (0.21 acres) + 4404.00 square feet (0.10 acres)

OFF STREET PARKING AND LOADING CONTROLS

Off-street parking spaces: 0

Off-street loading berths: 0

MAXIMUM FLOOR AREA RATIO: 18.0%

SET BACKS AND SITE COVERAGE

Minimum setbacks: 0

Maximum site coverage: 100%

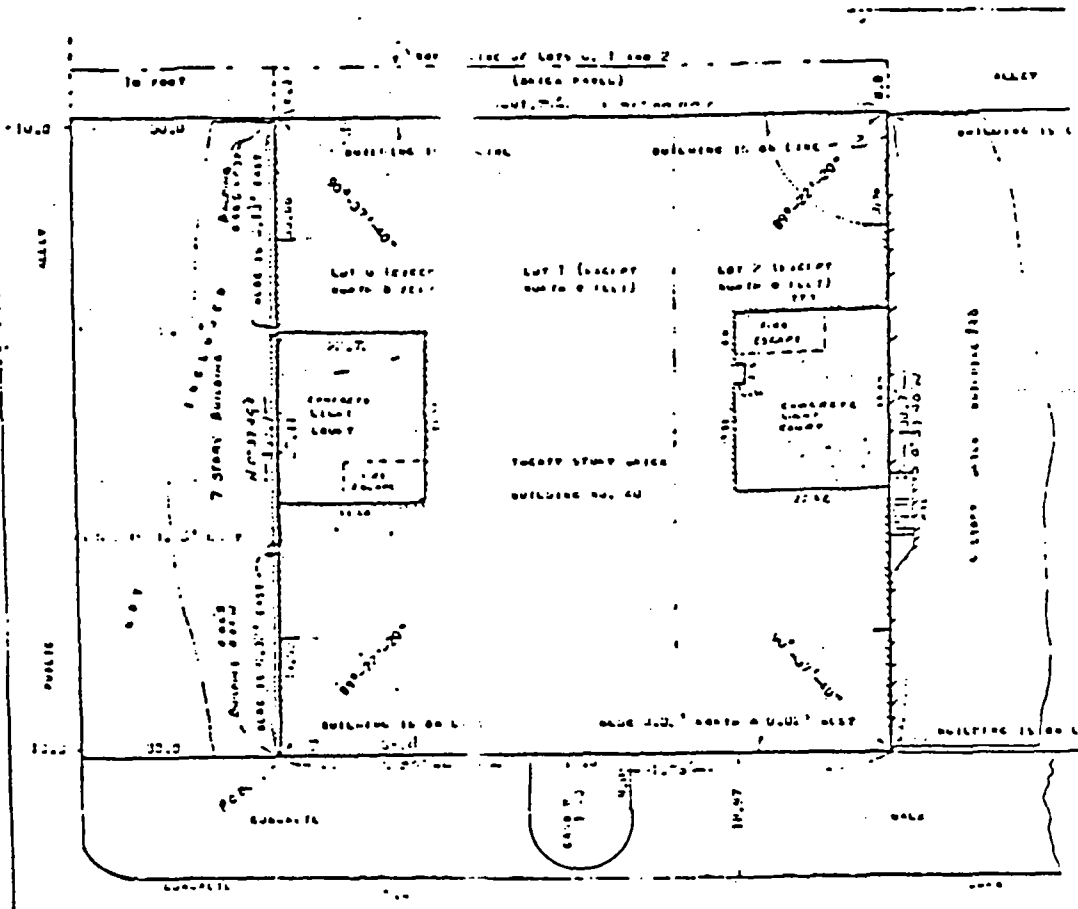
APPLICANT: 40 East Oak Apartments

ADDRESS: 180 North LaSalle Street
Chicago, Illinois 60601

DATE: May 29, 1986
Revised: August 1, 1986
Revised: August 7, 1986

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____

FIGURE 1: Boundary and Property Line Map

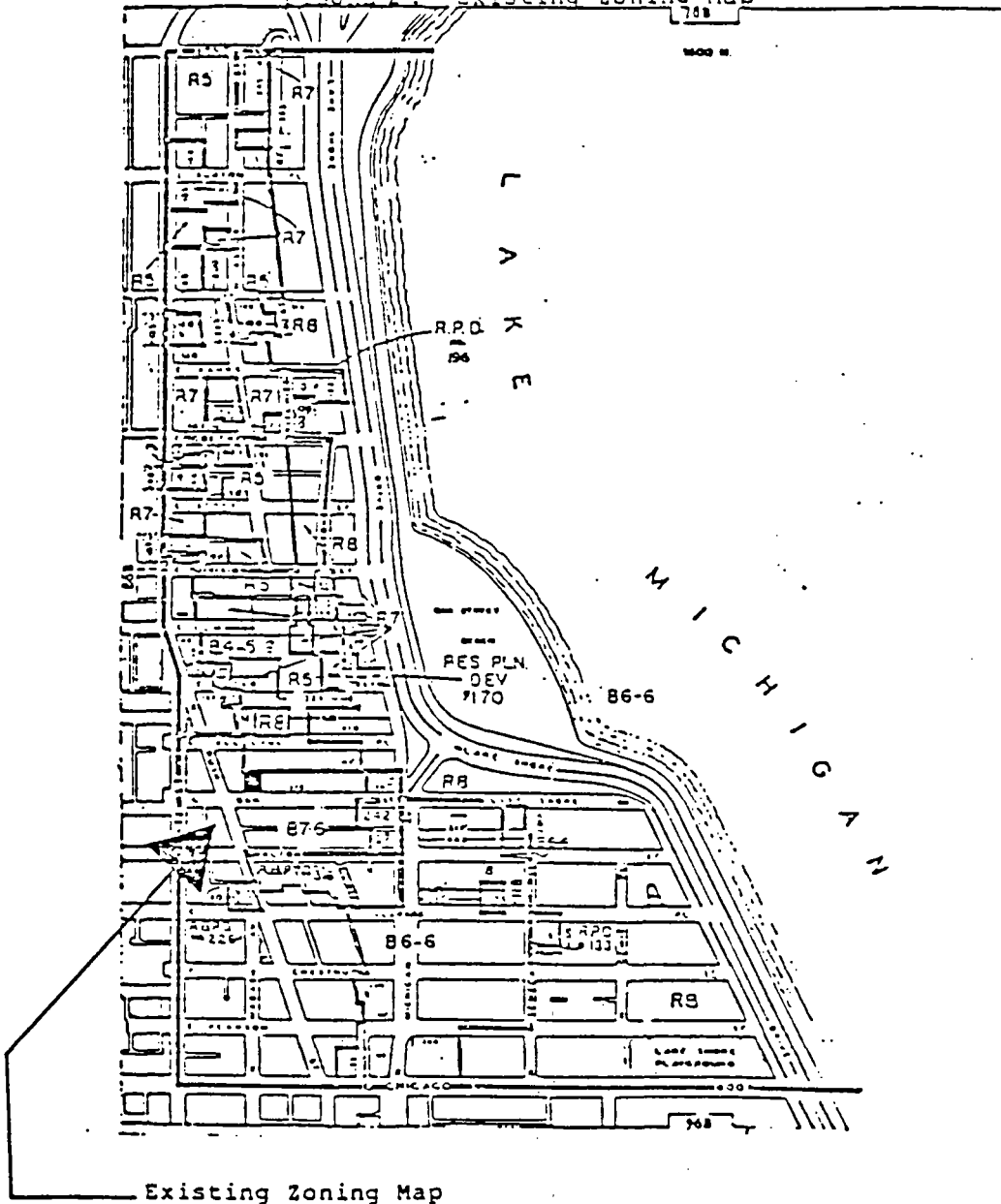


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FIGURE 2: Existing Zoning Map

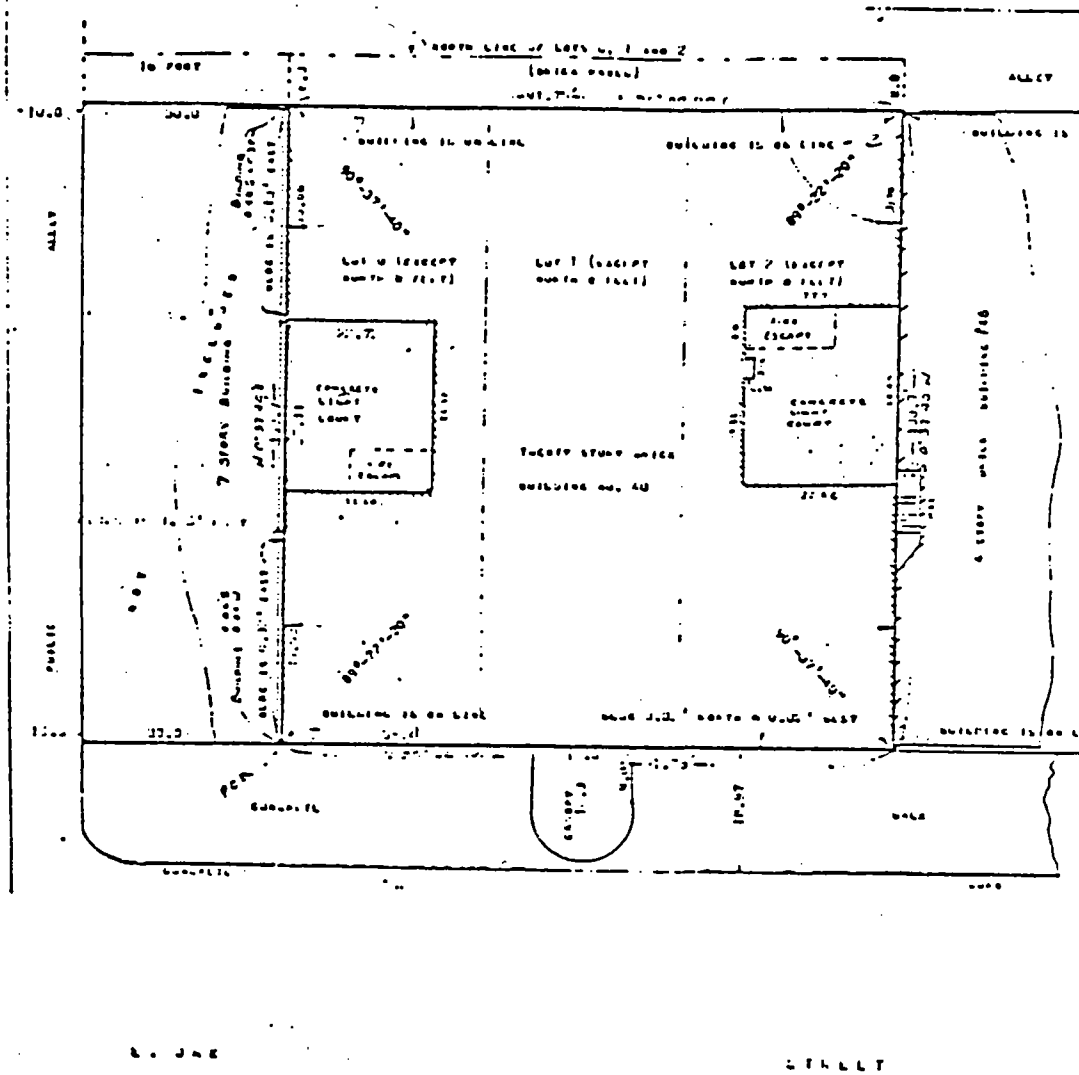


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FIGURE 3: Generalized Land Use Map



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