

*Reclassification Of Area Shown On Map No. 9-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, M1-2 Restricted Manufacturing District, and B4-2 Restricted Service District symbols and indications as shown on Map No. 9-G in the area bounded by

10180 West Cornelia Avenue; a line 100 feet west of and parallel to North Seminary Avenue; the alley next south of and parallel to West Cornelia Avenue; a line 216 feet west of and parallel to North Seminary Avenue; West Newport Avenue; the westerly property line of the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way (now private); the alley next south of and parallel to West Cornelia Avenue; and the alley next east of and parallel to North Racine Avenue,

to those of a B4-3 Restricted Service District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B4-3 Restricted Service District symbols and indications as established on Map No. 9-G in the area hereinbefore described to the designation of a Residential-Business Planned Development, which is hereby established, 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.

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

Residential-Business Planned Development attached to this ordinance reads as follows:

*Residential-Business Planned Development No. 422*

*Statements.*

1. The area delineated herein as Residential-Business Planned Development is under the single designated control of Cornelia-Newport Associates Joint Venture. The legal title holders of said property are: (1) American National Bank & Trust Company, as Trustee under Trust Numbers 67130, 67330, 100673-04 and 102323-04; 33 N. LaSalle Street, Chicago, Illinois, 60602. The beneficiaries of those trusts are Richard Wexner, Aubrey Greenberg, Alan Shure, Peggy Shure, Richard Greenberg, Cecille Shure, Rodger Chenore and Raymond Fisher, whose addresses are c/o Raymond Fisher, 3 East Huron Street, Chicago, Illinois 60611; and (2) Mid-Town Bank and Trust Company, TUT No. 1469, 2021 N. Clark Street, Chicago, Illinois 60614. The beneficiaries of said trust are Kenneth Schroeder and Jack Murchie whose address is 936 W. Huron Street, Chicago, Illinois 60622.

2. All applicant official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees.
3. Any dedication or vacation of streets and alleys, or easements, or adjustments of right of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees.
4. The following uses shall be permitted within the area delineated herein as Residential-Business Planned Development: dwelling units, including first floor residential use, business uses, parking, related uses, and earth station receiving dishes.
5. Business establishments shall be unrestricted in respect to individual gross floor areas, subject only to aggregate maximum floor area of 25,000 square feet.
6. The information in the tables and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as Business Planned Development, and stipulates the land use and development controls applicable to the site.  
  
Attached hereto and incorporated herein by reference are:
  - A. Property line map and right of way adjustments;
  - B. Existing zoning and preferential street system map;
  - C. Generalized Land Use Plan; and
  - D. Planned Development Use and Bulk Regulations and Data Chart.
7. 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 Public Works and the approval of the Department of Planning. Parking required for any sub-area may be provided in any other sub-area of this Planned Development.
8. Any service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Public Works 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, if required, 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.
9. Accessory buildings or structures may be constructed in the Residential-Business Planned Development either prior to, subsequent to or currently with any one or more principal buildings, subject to the approval of the Department of Planning.
10. 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 Inspectional Services and the Department of Planning.

11. The height restriction of any building or any appurtenance attached hereto shall be subject to:
  - a. height limitations as certified on Form FAA 117, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration, and
  - b. airport zoning regulations as established by the Department of Planning, Department of Aviation, and Department of Law, as approved by the City Council.
12. The Plan of Development hereby attached shall be subject to the "Rules, Regulations, and Procedures in Relation to Planned Developments," as promulgated by the Commissioner of Planning.

[Bulk Regulations and Maps attached to this Residential-Business Planned Development are printed on pages 4309 through 4312 of this Journal.]

*P.D. #422*

*Reclassification Of Area Shown On Map No. 9-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. 9-G in the area bounded by

10188 West Newport Avenue; North Seminary Avenue; a line 48.50 feet south of and parallel to West Newport Avenue; and the alley next west of and parallel to North Seminary Avenue,

to those of an R5 General Residence District, and a corresponding use district is hereby established in the area above described.

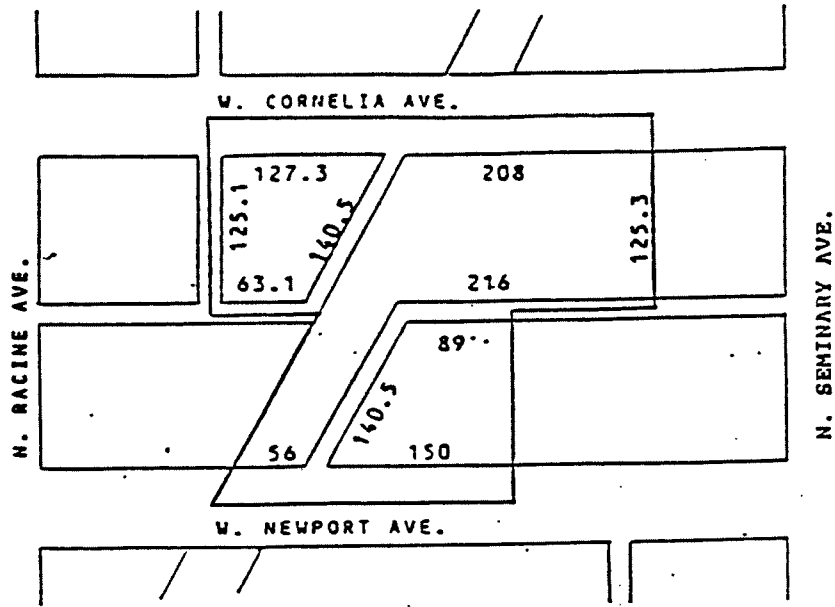
SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map No. 9-H.*

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

(Continued on page 4313)

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

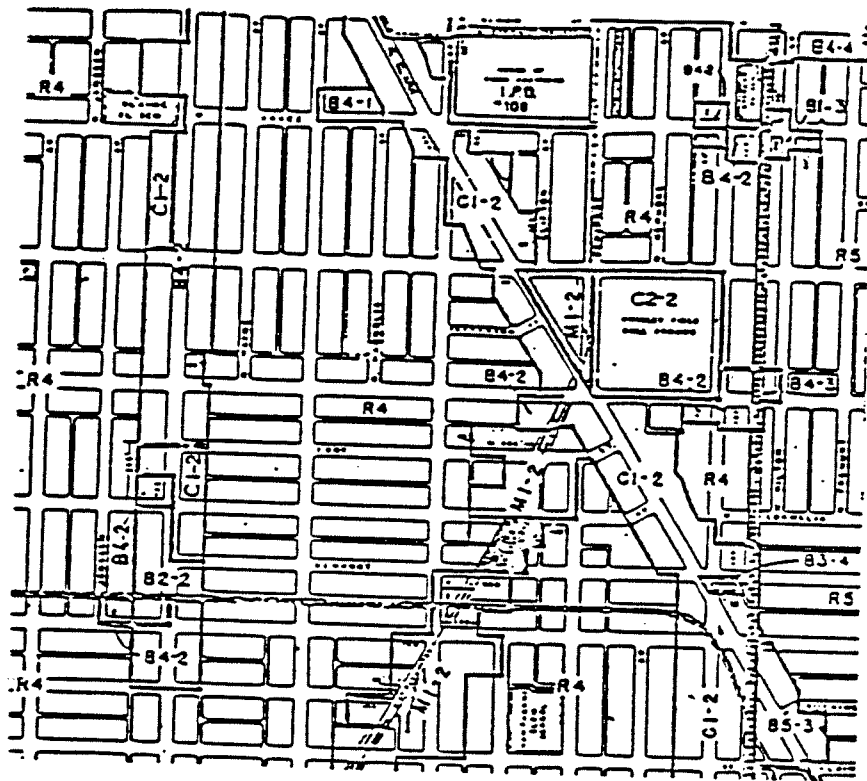


LEGEND

- Planned Development Boundary
- 127.3 Dimensions at Property Lines

APPLICANT: Cornelia-Newport Associates Joint Venture  
ADDRESS: 1111-1143 W. Cornelia Avenue/1122-1140 W. Newport Avenue  
DATE: June 25, 1987

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_  
EXISTING ZONES AND PREFERENTIAL STREETS SYSTEMS



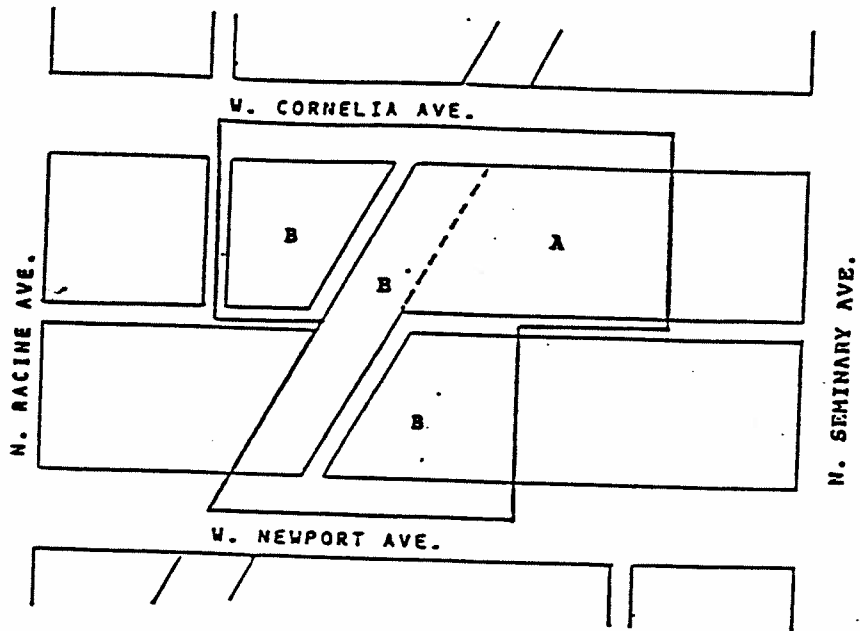
LEGEND



PLANNED DEVELOPMENT

APPLICANT: Cornelia-Newport Associates Joint Venture  
ADDRESS: 1111-1143 W. Cornelia Avenue/1122-1140 W. Newport Avenue  
DATE: June 25, 1987 .

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_  
GENERALIZED LAND USE PLAN



LEGEND

- Planned Development Boundary
- Sub-Area Boundary
- A Sub-Area Identification

Note: Uses are as identified in Statement No. 4 and in the Table of Use and Bulk Regulations and Data.

APPLICANT: Cornelia-Newport Associates Joint Venture  
 ADDRESS: 1111-1143 W. Cornelia Avenue/1122-1140 W. Newport Avenue  
 DATE: June 25, 1987  
 AMENDED: August 12, 1987

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_  
 TABLE OF USE AND BULK REGULATIONS AND DATA

Sub Area	Net Site Area	General Description of Land Use	Maximum F.A.R.	Maximum No. D.U.	Maximum Coverage
A.	23,035 sq.ft.	Dwelling units, including first floor	1.5	20	90
B.	42,149 sq.ft.	Residential use, Business uses in Sub-Area A only, parking, and related uses.	2.2	54	90
Total	65,184 sq.ft. (1.5 acres)		1.9	74	90

Gross Site Area = Net Site Area, 1.5 acres plus areas in public rights-of-way, 0.6 acres = 2.1 acres.

Maximum Floor Area Ratio: 1.9

Maximum Number of Dwelling Units: 74

Maximum Number of sq. ft. in Business Use: 25,000 sq. ft.

Minimum Number of Off-Street Parking Spaces: 0.9 X d.u. built

Maximum Number of Off-Street Parking Spaces: 1.5 X d.u. built

Minimum Number of Off-Street Loading Docks: 1 at 10 ft. X 25 ft.

Minimum Setbacks at Planned Development Boundaries: None

APPLICANT: Cornelia-Newport Associates Joint Venture  
 ADDRESS : 1111-1143 W. Cornelia Avenue/1122-1140 W. Newport Avenue  
 DATE : June 25, 1987  
 AMENDED : August 12, 1987