

PD 106

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 19, 2026

John J. George
Akerman LLP
71 S. Wacker Dr., 46th Floor
Chicago, IL 60606

**Re: Minor change to PD No. 106, Parcel A
East Bank Club, 500 N. Kingsbury St.**

Dear Mr. George:

Please be advised that your request for a minor change to Parcel A of Residential-Business Planned Development No. 106 ("PD 106") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

On behalf of the East Bank Club, the sole property owner of Parcel A, you are seeking a minor change to allow for the renovation of the 4th floor, rooftop pool deck and outdoor dining area. The following changes are proposed:

- The existing outdoor pool deck will be replaced and will include a new permanent canopy, trellis, and umbrella structures. A new covered bar area, hydrotherapy spa, fire pits, landscaping, lighting, and an extended event platform will be included.
- The existing outdoor permanent awning structure covering the dining area and food service line will be replaced with a new enclosed 4,000 SF dining room. A glass and metal structure with operable garage door type openings will enclose the space.
- A renovated outdoor dining terrace will be added between the deck and new dining enclosure. Centered in this space will be a new water feature and landscaping.
- A new stair connecting levels 3 and 4 will be added or better circulation.
- The level 4 restrooms will be updated.
- The following exhibits are attached: Fourth Floor Plan, Level 4 Floor Plan, Dining Enclosure Axons, Dining Enclosure Elevations.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed renovations will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result

in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. The Fire Prevention Bureau, the Dept. of Transportation, the Mayor's Office for People with Disabilities, and Stormwater Review have no objection to these changes.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 106, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Noah Szafraniec
Assistant Commissioner

NS:tm



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
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<http://www.cityofchicago.org>

May 24, 2007

Mr. John J. George
Daley and George LLP
Two First National Plaza
20 South Clark Street
Suite 400
Chicago, Illinois 60603-1835

**Re: Administrative Relief request for Residential-Business Planned
Development No. 106, as amended
Parcel A - East Bank Club
Parcel B - Kingsbury Plaza
Parcel C - 380 W. Hubbard
Parcel D - East Bank Club Valet Parking Lot**

Dear Mr. George:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 106, as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

Specifically, you are requesting the following changes and provided a new Site Plan and Bulk Table:

- **Transfer 56,000 square feet of unused floor area from Parcel D only to Parcel C.** The floor area has previously been redistributed since the original Planned Development (PD) was passed in 1976. This transfer will allow for the construction of a 450 dwelling unit building with 475 parking spaces.
- **Continue to use Parcel D for parking.** This small, irregularly shaped landscaped parking lot contains 25 valet parking spaces servicing the East Bank Club. The applicant agrees to landscape this area in compliance with the Chicago Landscape Ordinance. A Landscape Plan is attached.
- **Reduce the Parcel C setback along W. Illinois St. from 25 feet to 10 feet.** The original PD required a 25 foot setback along W. Illinois St. for proposed subway plans which have since been abandoned. Ten feet is greater than the existing properties which have no setback.
- **Confirm that the minimum parking requirement remain at 0.84:1 for conversion from rental to condominium use and future condominium use on Parcel C.** This is greater than the minimum parking ratio of the



underlying DX-7 zoning district of 0.7:1.

- **Allow a maximum building height of 460'-0" to the top of the last occupied floor with a total building height of 495'-0" to the top of the mechanical penthouse on the proposed Parcel C building.** The original PD does not contain regulations for building height.

With regard to your request, the Department of Planning and Development has determined that these revisions do not create an adverse impact on the Planned Development or surrounding neighborhood, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 106, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

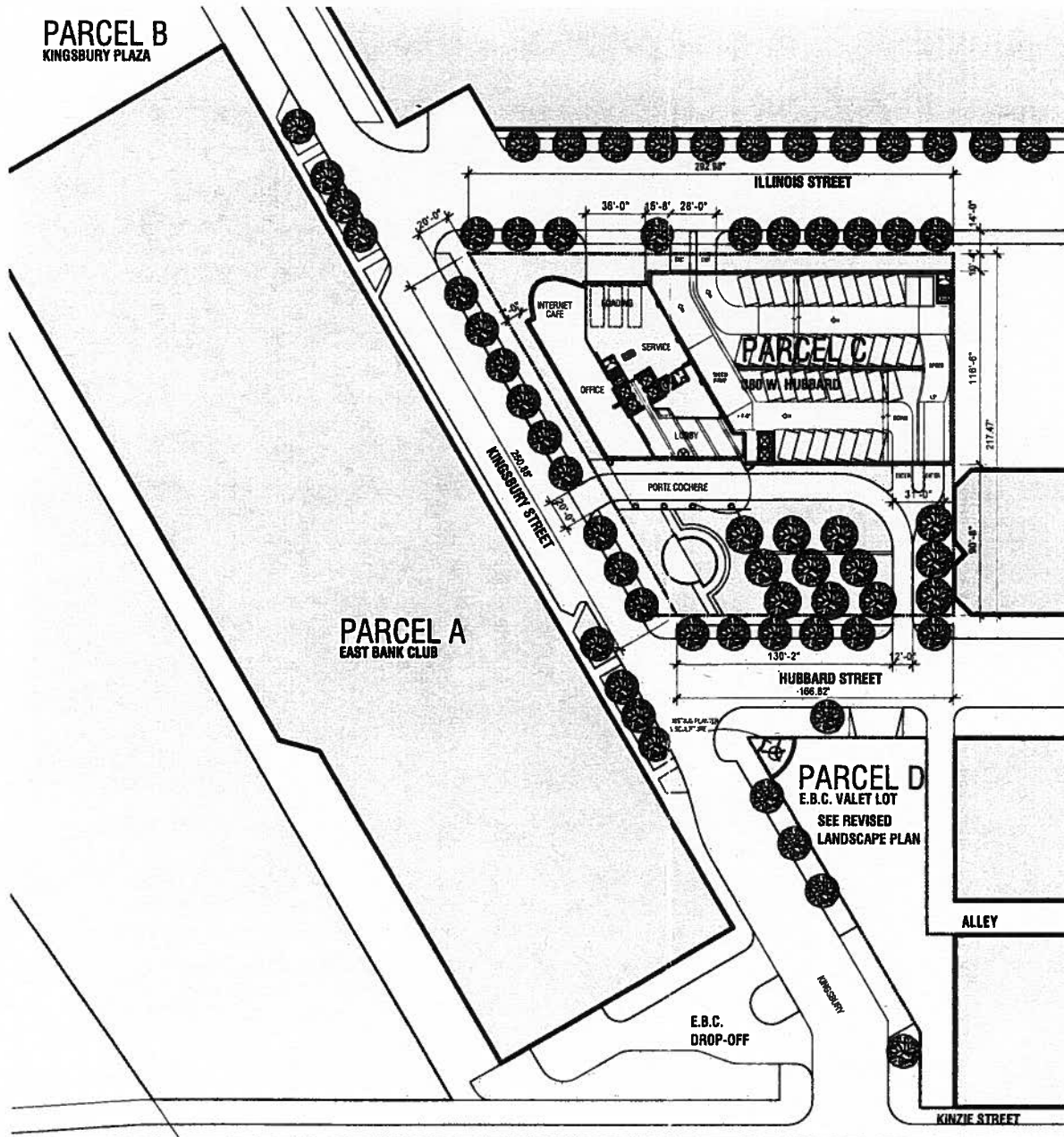
Sincerely,



Kathleen Nelson *pk*
First Deputy Commissioner

KCN:MRD:tm
cc w/attachments: Kathleen Nelson, Terri Haymaker, Mike Marmo, Pat Haynes, DPD files

PARCEL B
KINGSBURY PLAZA



PARCEL A
EAST BANK CLUB

PARCEL D
E.B.C. VALET LOT
SEE REVISED
LANDSCAPE PLAN

FAR AREA OF PLANNED DEVELOPMENT PARCEL B, C, D

PARCEL B: 480,000 SF (USED 472,445 SF)
PARCEL C: 425,000 SF
PARCEL D: 83,104 SF

TOTAL UNUSED FAR: 515,659 SF
PROPOSED: 481,000 SF
BALANCE: 34,659 SF

PROJECT SUMMARY

SITE AREA: 49,968 SF
SITE COVERAGE @ GROUND FLOOR: 28,000 SF (56.0 %)
SITE COVERAGE ABOVE GROUND FLOOR: 30,300 SF (60.6 %)
OPEN SPACE @ GROUND FLOOR: 21,968 SF (44.0 %)
OPEN SPACE ABOVE GROUND FLOOR: 19,668 SF (39.4 %)
TOTAL AREA OF LANDSCAPE: 16,498 SF (33.0 %)

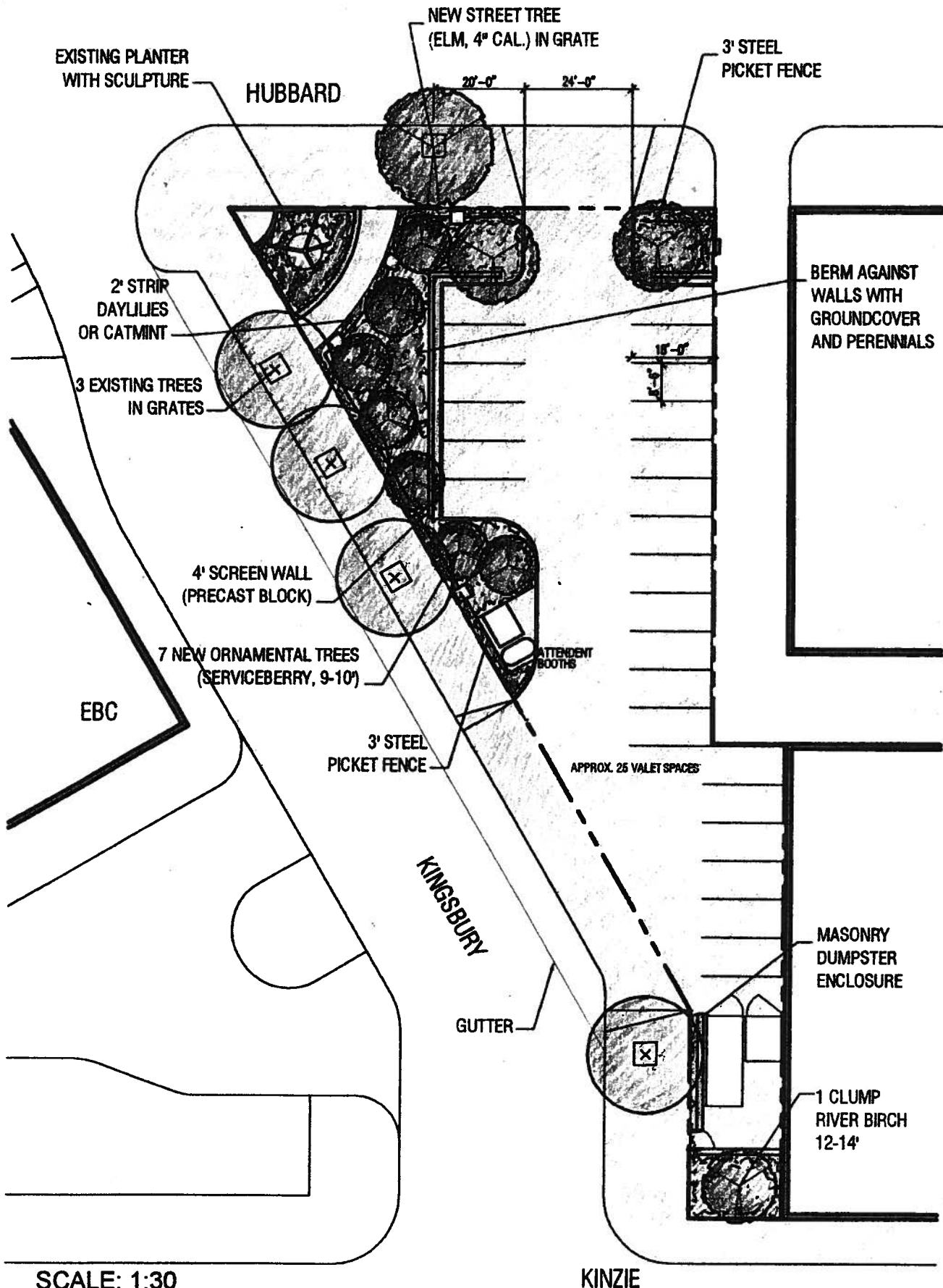
RESIDENTIAL: 450 UNITS
481,000 SF FAR AREA
17,000 SF NON FAR AREA
TOTAL: 498,000 SF (W/O BALCONIES)

PARKING: 193,000 SF
475 CARS

TOTAL AREA: 691,000 SF (W/O BALCONIES)
TOTAL AREA: 712,000 SF (W/ BALCONIES)

BUILDING HEIGHT:
TO BOTTOM OF CEILING OF LAST OCCUPIED FLOOR: 460'-0"
TO TOP PARAPET OF THE BUILDING: 495'-0"





SCALE: 1:30

DANIEL WEINBACH
& PARTNERS, LTD.
Landscape Architects

EAST BANK CLUB VALET LANDSCAPE PLAN



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

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Chicago, Illinois 60602
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<http://www.cityofchicago.org>

July 28, 2005

Mr. John J. George
Two First National Plaza, Suite 400
20 South Clark Street
Chicago, IL 60603

Re: **Administrative Relief request / Modification to the Bulk Regulations
and Data Table for Residential-Business Planned Development No. 106,
as amended (East Bank Club)**

Dear Mr. George:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 106 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No.14 of the Planned Development.

Specifically, you requested that the minimum parking requirement remain at 0.84:1 in the event of future conversion from rental to condominium use. Currently, the Bulk Regulations and Data Table allows for an increase in the parking ratio to 1:1 for condominium use within Area B.

With regard to your request, the Department of Planning and Development has determined that this revision does not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change. Due to the minimum parking ratio of the underlying DX-7 zoning district, 0.7 spaces per unit, your request to maintain the 0.84 spaces per unit for a condominium use is appropriate and provides a ratio beyond the current zoning requirement.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 106, I hereby approve the foregoing minor change, but no other changes to Residential-Business Planned Development No. 106.

Sincerely,

Denise M. Casalino, P.E.
Commissioner

DCM:SRP:md
cc: Mike Marmo, DPD files





City of Chicago
Richard M. Daley, Mayor

**Department of Planning
and Development**

Denise M. Casalino, P.E.
Commissioner

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April 21, 2005

Mr. John J. George
Two First National Plaza, Suite 400
20 South Clark Street
Chicago, IL 60603

Re: **Administrative Relief request for Residential-Business Planned
Development No. 106, as amended (East Bank Club)**

Dear Mr. George:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 106 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No.14 of the Planned Development.

Specifically, you requested the following:

1. Moving the street entry drive further north in order to center it on the radius of the driveway and further east away from the tower columns. This will result in the proposed building being moved four (4) feet to the west resulting in an overhead encroachment of the riverwalk setback while extending both the northern and southern boundaries further west beyond the riverwalk setback line.
2. Relocating the west stair of the parking facility to the westernmost portion of the building resulting in an overhead projection beyond the riverwalk setback line approximately six (6) or seven (7) feet.
3. Adding a new level to the parking facility to provide an additional 45 spaces.

With regard to your request, the Department of Planning and Development has determined that this revision does not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change provided the following changes are made:

1. Remove the southernmost planter.
2. Pull back the concrete planter wall so that the face of the wall lines up with the face of the existing East Bank Club building.
3. Provide a minimum clear pedestrian zone of 8'-6" across the entire length of the new riverwalk.
4. Reaffirm that the existing riverwalk along the East Bank Club will be improved and that the entire length of riverwalk be open to the public during the daytime and early evening hours.





City of Chicago
Richard M. Daley, Mayor

**Department of Planning
and Development**

Denise M. Casalino, P.E.
Commissioner

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Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 106, I hereby approve the foregoing minor change, but no other changes to Residential-Business Planned Development No. 106.

Sincerely,

Denise M. Casalino, P.E.
Commissioner

DCM:SRP:md
cc: Mike Marmo, DPD files

NEIGHBORHOODS
Alive!

BUILDING CHICAGO TOGETHER





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

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<http://www.cityofchicago.org>

February 25, 2004

Mr. John J. George
Attorney at Law
Two First National Plaza
Suite 400
20 South Clark Street
Chicago, IL 60603

RE: Request for minor changes to Residential-Business Planned
Development No. 106, as amended (East Bank Club)

Dear Mr. George:

Please be advised that your request for minor changes to Residential-Business Planned Development No. 106, as amended, on behalf of The Habitat Company, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance.

Specifically, you requested the following:

1. Division of the property within the boundaries of the Planned Development into 4 development parcels - A, B, C, and D (exhibit attached).
2. Reduction of the No Build Zone along Grand Avenue from 45 feet to 25 feet.
3. Modification to the required average width of a river edge walkway of 20 feet to a minimum width of 30 feet within Parcel B except for the encroachment of the edge of the proposed apartment building (24 feet above the river walk) and parking garage (16 feet above the riverwalk) as depicted on the attached Site and Landscape Plan dated February 20, 2004.
4. Modifications to the Bulk Regulations and Data Table indicating specific minimum number of parking spaces within the 4 development parcels (attached).



1 of 6



In addition to these requested modifications, you have indicated the commitment of Daniel Levin, as agent for the owners of Parcels A, B, C and D, to the following:

1. Provision of a vegetative green roof on a minimum of 50% of the gross roof area on the roof deck of the parking garage proposed for Parcel B as depicted on the attached Seventh Level Roof Deck Plan dated February 20, 2004.
2. Installation of landscaping improvements on Parcel D and installation of a sidewalk and landscaping along Illinois Street relating to Parcel C by September 30, 2004, regardless whether development on Parcel B occurs.
3. The provision of landscape improvements along the river edge in Parcel A by September 30, 2004, regardless whether development on Parcel B occurs, in accordance with the attached Street/Riverscape Improvement Plan.
4. Removal of the security gates from the river walk on Parcel A upon completion of the river walk on Parcel B.
5. Elimination of existing diagonal parking along Kingsbury Street and reconfiguration with parallel parking spaces and landscaping to be provided upon completion of the development on Parcel B as depicted on the attached Street/Riverscape Improvement Plan, unless the City has a program to contribute to and/or pay for the costs of such improvements.
6. Reduction in the height of the building to a maximum of 420 feet.
7. Increase in the minimum number of parking spaces to 375 (84% of the units) based on the construction of 446 units and in accordance with the attached Bulk Regulations and Data Table.

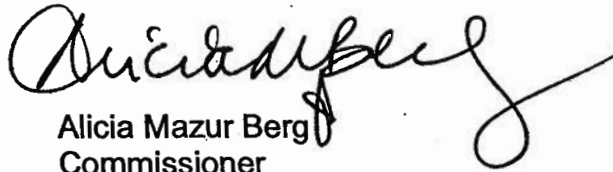
The Department has reviewed the request and has determined that the proposed modifications would be appropriate. The Department of Transportation has reviewed the proposal and has indicated that the proposed entry drive from Kingsbury Street would be appropriate.

Furthermore, the dog walk area has been eliminated from the Roof Plan dated February 20, 2004 resulting from the commitment from the developer that dogs would not be permitted in this rental building. If, in the future, dogs are permitted within the building, the Applicant has agreed to provide a dog walk area in a location which would not reduce the provided landscaped material. If the building is converted

to condominiums and an Association becomes the controlling entity, then the Habitat Company shall convey the property to the Association with the stated commitment to provide an on-site dog walk area.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor changes to allow for the development of a residential development on Parcel B, but no other changes to this Planned Development.

Very truly yours,

A handwritten signature in black ink, appearing to read "Alicia Mazur Berg". The signature is fluid and cursive, with a long, sweeping tail that extends to the right.

Alicia Mazur Berg
Commissioner

CC: Jack Swenson, Philip Levin, Michael Marmo, Ed Kus, Terri Texley

Residential Business Planned Development 106
Planned Development Use and Bulk Regulations and Data

Area	Net Site Area		Maximum Dwelling Units	F.A.R.	Maximum F.A.R. Sq. Ft.	Maximum % of Land Coverage
	Sq. Ft.	Acres				
A	142,000	3.26	0	2.46	350,000	84.20%
B	51,523	1.18	450	9.32	480,000	59%
C	49,968	1.14	450	8.51	425,000	60%
D	11,872	0.27	-	7.00	83,104	100%

Surveys Total 255,363 5.86 900 5.24 1,338,104 75.1%

Gross Site Area = Net Site Area + Area Public Streets and River
 445,130 (10.21 Acres) = 255,363 (5.86 Acres) + 189,767 (4.35 Acres)

Maximum Number of Dwelling Units 900

Minimum Number of Parking Spaces

Area A	216
Area B	0.84/1 Spaces/Rental Unit 1/1 Spaces/Condominium 1/2500 Spaces/SF Commercial
Area C	Same as Area B
Area D	34
	<hr/> 250

Minimum Off-Street Loading Berths

Area A	1
Area B	2
Area C	2
Area D	-
	<hr/> 5

Minimum Average Setbacks at Grade Level

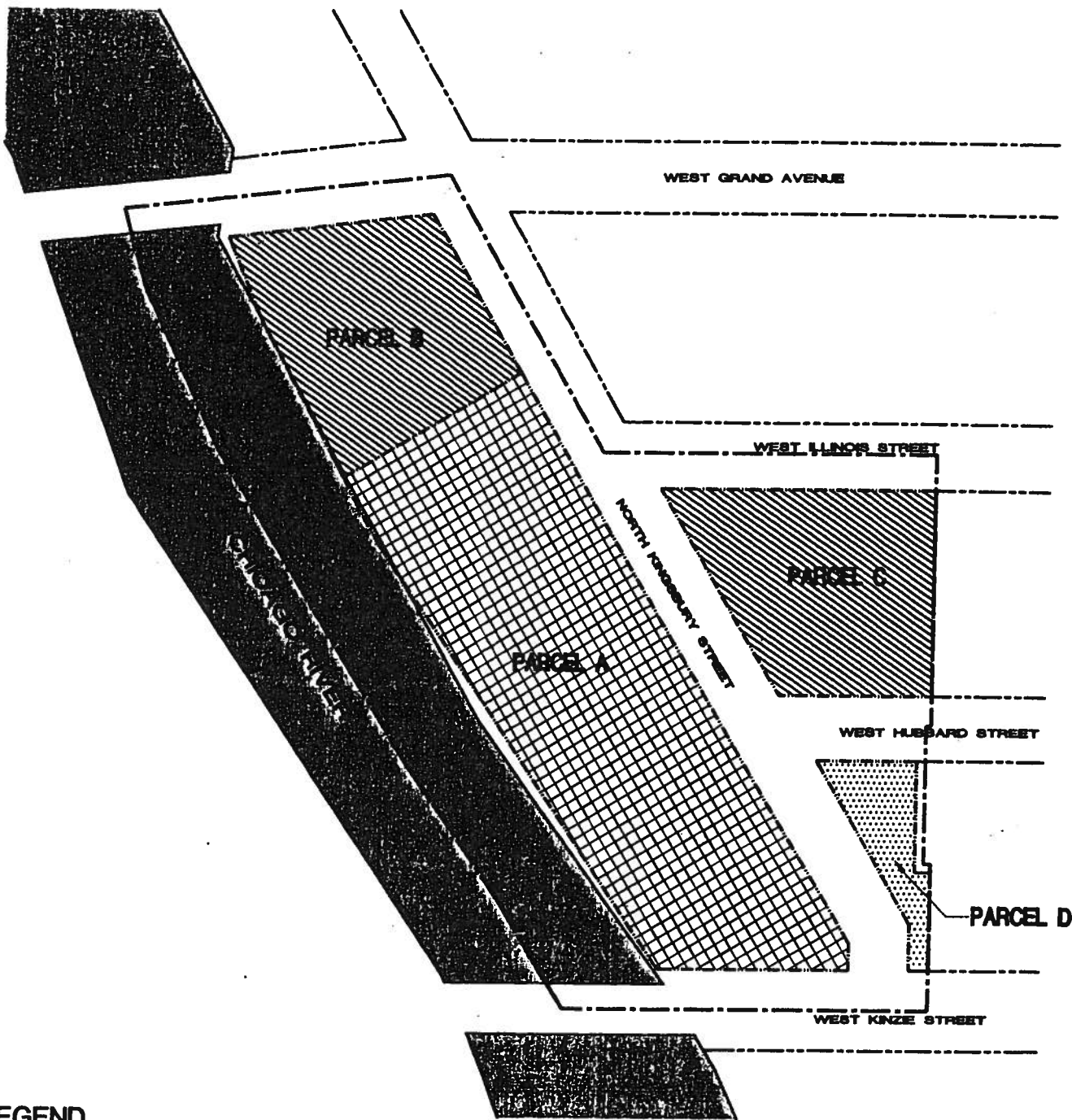
25 feet along Grand Avenue
 20 feet average along Area A River's Edge
 30 feet along Area B River's Edge
 (Building columns may encroach subject to approval by the Dept. of Planning & Development)
 0 feet along Kingsbury Street
 25 feet along Illinois Street
 0 feet along Hubbard Street
 0 feet along East Boundry Line
 25 feet along Kinzie Street at Parcel A

Applicant: Grand Kingsbury Hubbard Development




Date: February 20, 2004

4 of 6

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN - PROPOSED



LEGEND

-  RESIDENTIAL AND/OR BUSINESS & PARKING - & RELATED USES
-  BUSINESS - INCLUDING SPORTS FACILITY & RELATED USES
-  COMMERCIAL & PARKING - & RELATED USES

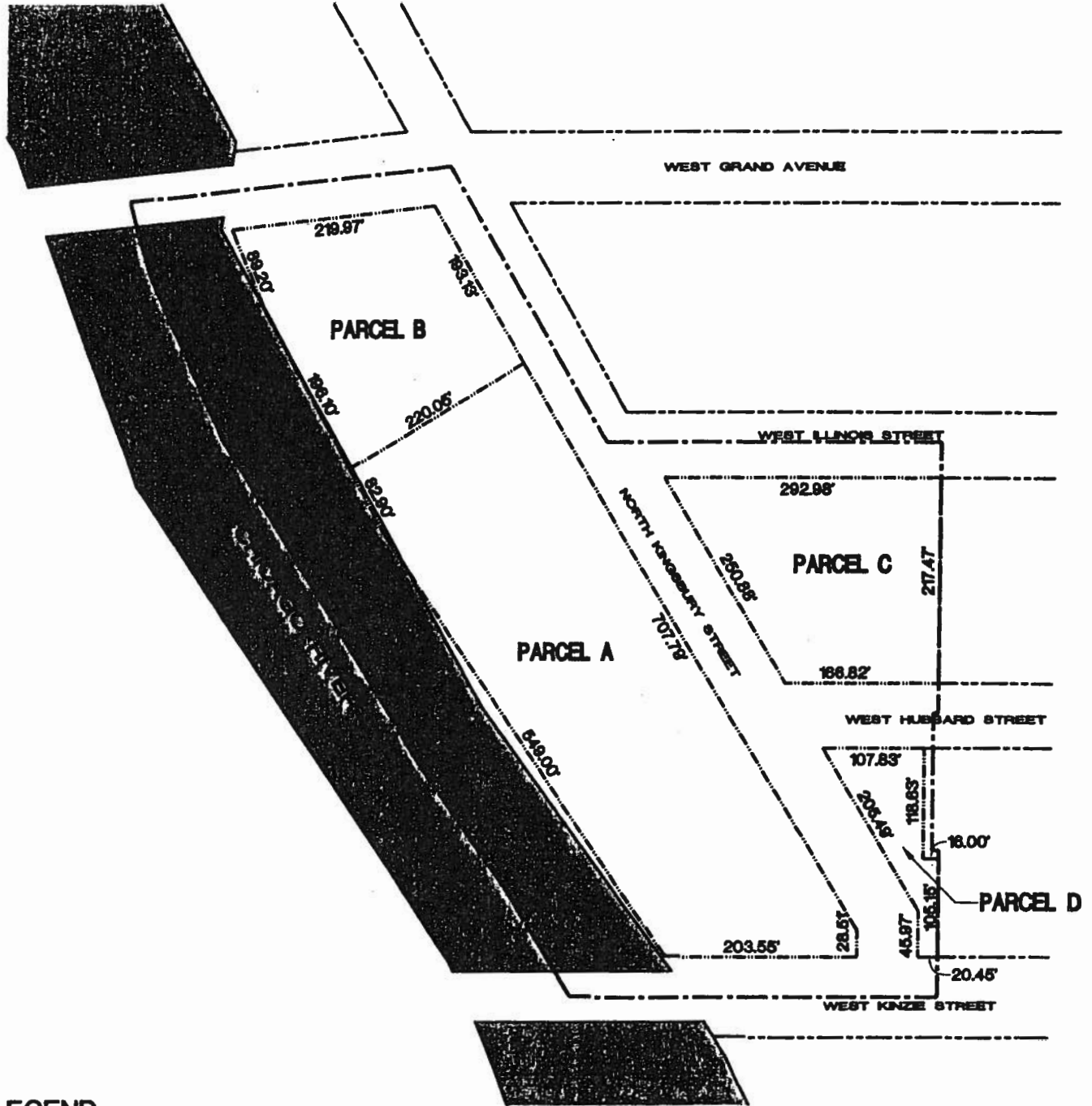
APPLICANT: GRAND KINGSBURY HUBBARD DEVELOPMENT
DATE: NOVEMBER 12, 2002

SCB

5 of 6



RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT GROSS SITE AREA MAP



LEGEND

- RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT BOUNDARY
- DIMENSIONED PROPERTY LINE

APPLICANT: GRAND KINGSBURY HUBBARD DEVELOPMENT
DATE: NOVEMBER 12, 2002

SCB

b y b





City of Chicago
Harold Washington, Mayor

Department of Planning
Elizabeth L. Hollander
Commissioner

City Hall Room 1000
121 North LaSalle Street
Chicago Illinois 60602
(312) 744-4471

NOV - 6 1976

Mr. Maurice D. Parrish
Acting Zoning Administrator
Department of Zoning
City Hall - Room 800
Chicago, Illinois

Dear Mr. Parrish:

Re: Interim Stage Part II Submittal
Business Planned Development
No. 106, As Amended
Location: 361 West Hubbard Street
Proposal: Parking Lot Licensing

The attached Part II Submittal, reviewed in accordance with the "Rules, Regulations and Procedures in Relation to Planned Development Amendments," proposes the issuance of a license for the operation of a 29 space grade level automobile parking lot, in Planned Development No. 106, on a portion of a block bounded by West Hubbard Street, the alley next east of North Kingsbury Street, West Kinzie Street and North Kingsbury Street.

The applicant, The East Bank Club, proposes to contract the operation of the lot to the Standard Parking Corporation which will operate the lot on an "interim basis," and the contract is subject to a 30 day cancellation notice by The East Bank Club.

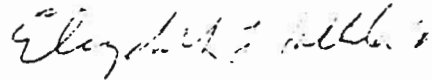
The East Bank Club, owners of the property, has agreed to the use of the property on an "interim basis" subject to the cancellation clause, as has the Standard Parking Corporation.

Upon review, we find that the issuance of a license for the interim use of the area involved, as a parking lot, would not conflict with the Plan of Development as approved by the Chicago City Council on October 13, 1976. Further, this minor change to the Planned Development may be permitted on an interim basis since it does not result in any of the prohibited changes stipulated in Section 11.11.3(c) and we hereby approve the issuance provided that all applicable City building codes and all other codes and ordinances are complied with.

Mr. Maurice D. Parrish
Page 2

It is suggested that this Part II Submittal be attached to your file for Business Planned Development No. 106, As Amended (Amendment No. 8713).

Very truly yours,



ELIZABETH L. HOLLANDER
Commissioner

Attachment

(continued from page 3859)

no such liquor licenses shall be issued except to a restaurant, defined to mean any public place kept, used, maintained, advertised and held out to the public as a place where meals are served, and where meals are actually and regularly served, without sleeping accommodations, such space being provided with adequate and sanitary kitchen and dining room equipment and capacity and having employed therein a sufficient number and kind of employees to prepare, cook and serve suitable food for its guests.

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

Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 24-H.

The Committee on Buildings and Zoning submitted the following report:

CHICAGO, SEPTEMBER 10, 1976.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning begs leave to recommend that your Honorable Body Pass the proposed ordinance transmitted herewith (referred to your committee on April 7th, 1976) to amend the Chicago Zoning Ordinance for the purpose of reclassifying a particular area, as follows:

An ordinance to classify as an R1 Single Family Residence District instead of an R3 General Residence District, the area bounded by

a line 504 feet north of W. 103rd Street; a line 170 feet east of S. Longwood Drive; a line 264 feet north of W. 103rd Street and S. Longwood Drive (Map No. 24-H).

[On September 10, 1976, the Committee on Buildings and Zoning recommended passage of a zoning reclassification of Map No. 24-H (No. A-1430 19th Ward) and same was incorrectly submitted as do not pass on page 3659 of the Journal of Proceedings of September 15, 1976.]

This recommendation was concurred in by 10 members of the committee, with no dissenting vote.

Respectfully submitted,
(Signed) EDWARD R. VRDOLYAK,
Chairman.

(Signed) FRED B. ROTI,
Vice-Chairman.

Alderman Vrdolyak moved to Concur In the committee's recommendation and pass said proposed ordinance. The motion Prevailed and said proposed ordinance was Passed, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Cousins, Adduci, Vrdolyak, Bilandic, Kwak, Madrzyk, Burke, Jaksy, Shannon, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Oberman, Simpson, Fifielski, Cohen, Schuller, Block, Saperstein, Stone—48.

Nays—None.

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

The following is said ordinance as passed:

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. 24-H in the area bounded by

a line 504 feet north of W. 103rd street; a line 170 feet east of S. Longwood Drive; a line 264 feet north of W. 103rd Street and S. Longwood Drive

to those of an R1 Single Family 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.

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 September 15, 1976, pages 3656-3658, 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, Evans, Lathrop, Sawyer, Wilinski, Cousins, Adduci, Vrdolyak, Bilandic, Kwak, Madrzyk, Burke, Jaksy, Shannon, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Oberman, Simpson, Fifielski, Cohen, Schuller, Block, Saperstein, Stone—48.

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 a part of the ordinance):

Reclassification of Area Shown on Map No. 1-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 Residential-Business Planned Development symbols and indications as shown on Map No. 1-F in the area bounded by

W. Kinzie Street; the North Branch of the Chicago River; W. Grand Avenue; N. Kingsbury Street to the centerline of W. Illinois Street; W. Illinois Street; a line drawn from a point on the centerline of W. Illinois Street 216.62 feet west of the west line of N. Orleans Street to a point on the centerline of W. Hubbard Street 218.41 feet west of the west line of N. Orleans Street; W. Hubbard Street to the centerline of the alley next east of N. Kingsbury Street; the alley next east of N. Kingsbury Street; the alley next south

106
 of W. Hubbard Street and a line drawn from a point on the centerline of the alley next south of W. Hubbard Street 219.36 feet west of the west line of N. Orleans Street to a point on the centerline of W. Kinzie Street 220.25 feet west of the west line of N. Orleans Street

to the designation of a Residential-Business Planned Development, as amended, which is hereby established in the above-described area, 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.

[Plan of Development printed on pages 3873-3881 of this Journal]

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

Reclassification of Area Shown on Map No. 2-H.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all C1-3 Restricted Commercial District and R5 General Residential District symbols and indications as shown on Map No. 2-H in the area bounded by

W. Jackson Boulevard; S. Oakley Avenue; W. Van Buren Street and S. Western Avenue

to the designation of 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 hereof and to no others.

[Plan of Development printed on pages 3882-3886 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. 3-F.

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

SECTION 1. Residential Planned Development Number 100 as shown on Map No. 3-F of the Chicago Zoning Ordinance in the area bounded by

W. Wendell Street; a line 102.4 feet west of N. LaSalle Street; a line 229.82 feet north of W. Oak Street; N. LaSalle Street; a line 119.77 feet south of W. Oak Street; a line 100.33 feet west of N. LaSalle Street; W. Walton Street and N. Franklin Street

is hereby rescinded and all of the R5 General Residence District, R6 General Residence District, B4-3 Restricted Service District, C1-3 Restricted Commercial District and C1-4 Restricted Commercial District symbols and designations in effect as of June 21, 1973, the date immediately prior to passage of Planned Development No. 100, are hereby reestablished.

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-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 C1-4 Restricted Commercial District symbols and indications as shown on Map No. 3-F in the area bounded by

W. Elm Street; the alley next east of and parallel to N. Wells Street; a line 93 feet south of and parallel to W. Elm Street and N. Wells Street

to those of an R6 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. 3-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 R6 General Residence District and C1-4 Restricted Commercial District symbols and indications as shown on Map No. 3-F in the area bounded by

W. Oak Street; N. LaSalle Street; a line 119.77 feet south of W. Oak Street; a line 100.33 feet west of N. LaSalle Street; W. Walton Street and N. Wells Street

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 hereof and to no others.

[Plan of Development printed on pages 3887-3891 of this Journal]

SECTION 2. 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-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 B4-4 Restricted Service District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 599.5 feet north of and parallel to W. Goethe Street; the alley next east of N. Clark Street; W. Division Street; N. LaSalle Street; a line 105.5 feet north of and parallel to W. Division Street; the alley next east of N. LaSalle Street; the alley next north of W. Division Street and N. Clark Street

to the designation of a Residential-Business Planned Development which is hereby established in the area above described, subject to such use and bulk

(continued on page 3892)

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

No. 106 As Amended

PLAN OF DEVELOPMENTSTATEMENTS, AS REVISED SEPTEMBER 9, 1976

1. The area delineated herein as "Residential-Business Planned Development" (except for the public areas) is controlled by Chicago, Milwaukee, St. Paul and Pacific Railroad Company, whose address is 516 West Jackson Boulevard, Chicago, Illinois.
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 or its successors, assignees or grantees, and approval by the City Council.
5. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development": rental and/or sale apartment structures, group townhouse structures, retail and service type business uses, professional and business offices, health, sports, and recreational uses and required parking.

6. 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 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 height restriction of each building and any appurtenance attached thereto shall be subject to:

- (a) Height limitations as certified on form FAA-117 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and
- (b) Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation and Department of Law and approved by the City Council.

9. The river's edge shall be developed as a continuous pedestrian way, available to the public, with an average width of 20 feet. This pedestrian way shall be suitably paved and/or landscaped, shall be unobstructed except for columns or piers supporting upper stories or a roof, may be constructed, partially or wholly, at any elevation from 20 feet above grade level down to water level, and shall be subject to the approval of the Department of Development and Planning.

10. The development of the area delineated herein as "Residential-Business Planned Development" shall be restricted to a maximum total net site coverage of 82% at grade level, and 20% at any plane above 75 feet above grade level.

11. The information in the table attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Residential-Business Planned Development" and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.

12. No improvements shall be constructed in the portion of the delineated herein as "Residential-Business Planned Development" between the existing south right-of-way line of West Grand Avenue and a line drawn parallel to and 45 feet south of said south right-of-way line.

13. Until any one of the following three events occurs, no building shall be constructed on any portion of the area delineated herein as "Residential-Business Planned Development" East of existing Kingsbury Street wherein the proposed North leg of the Central Area Subway System (Kingsbury-Larabee-Clybourn-Alignment) may pass:

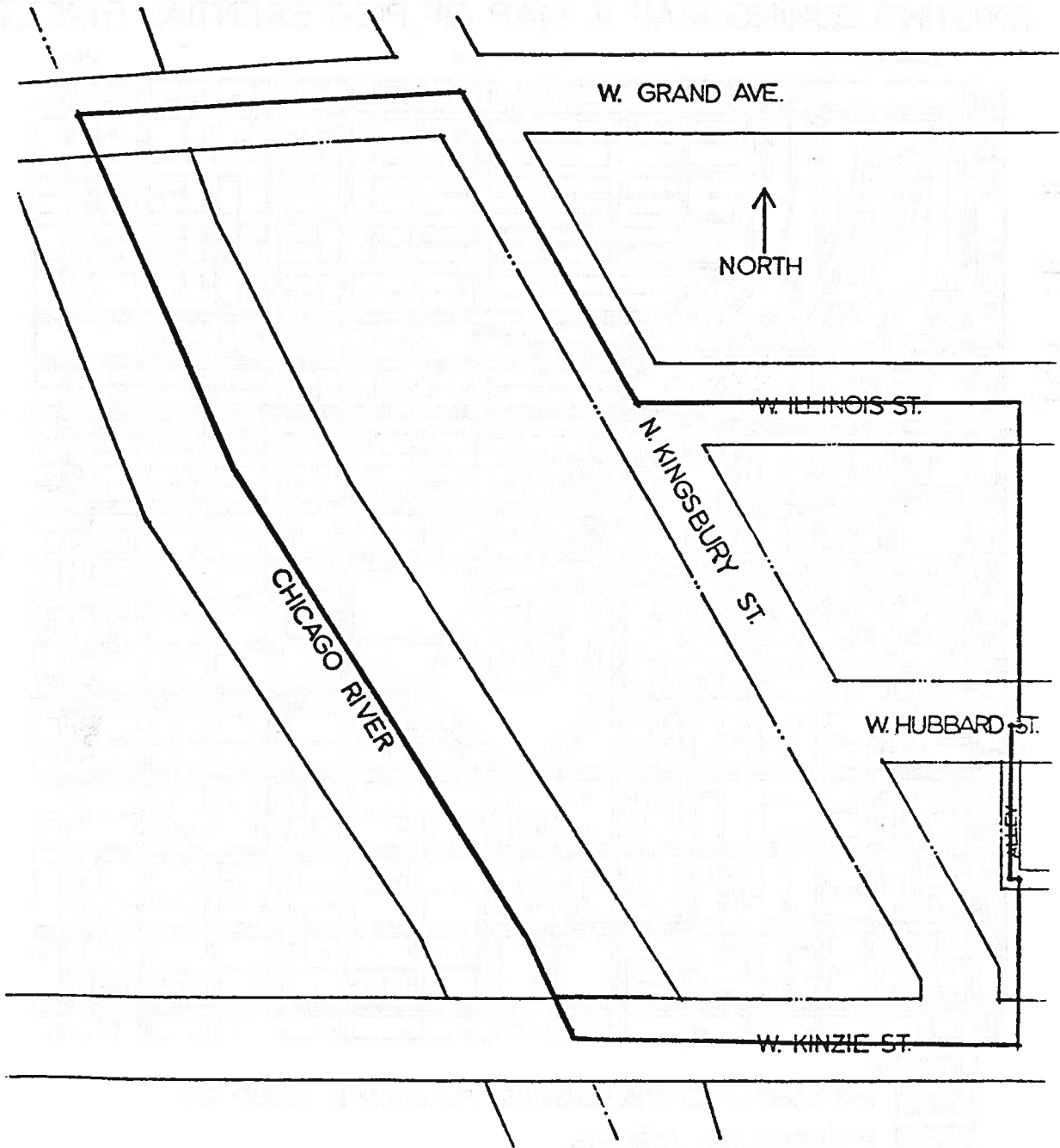
- (a) the plan for the North leg of such Subway is abandoned;
- (b) the location of the North leg of such Subway is relocated so that such leg does not interest the portion of the area delineated herein as "Residential-Business Planned Development" East of existing Kingsbury Street; or
- (c) the construction is completed of the section of the North leg of such Subway within any part of the portion of the area delineated herein as "Residential-Business Planned Development" East of existing Kingsbury Street.

14. 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: C M ST. P & P R CO.

DATE: September 28, 1976

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT GROSS SITE AREA MAP



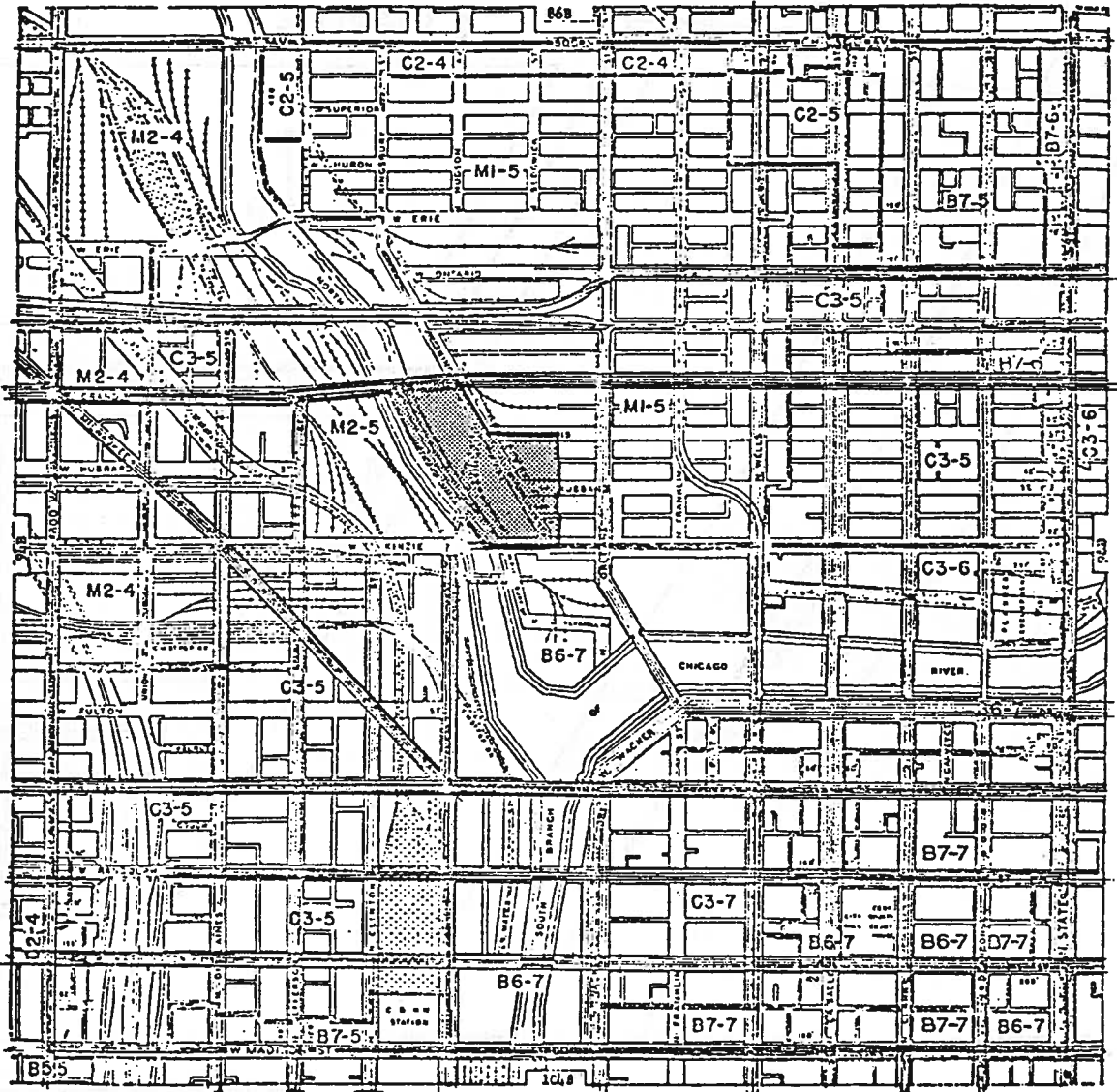
APPLICANT: C M ST. P & P R CO.
DATE: August 2, 1976

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT EXISTING ZONING MAP & MAP OF PREFERENTIAL STREETS


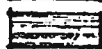
CHICAGO ZONING ORDINANCE

SEC. 9 T.30N. R.14E.

MAP I-F



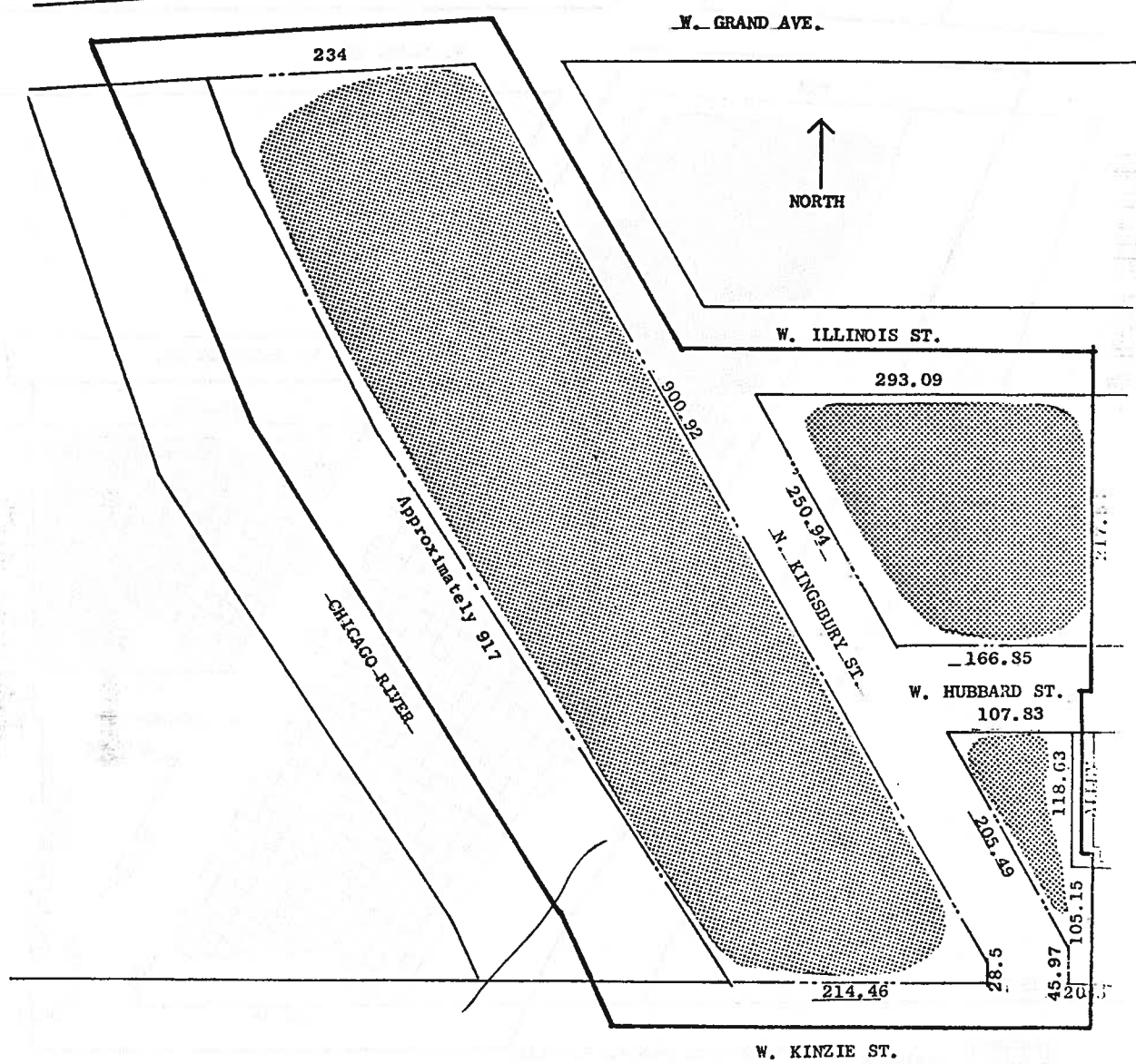
LEGEND

-  PROPOSED RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
-  PREFERENTIAL STREETS

APPLICANT: C M ST. P & P R CO.

DATE: August 2, 1976

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
EXISTING LAND USE PLAN (All dimensions are in ft.)



LEGEND

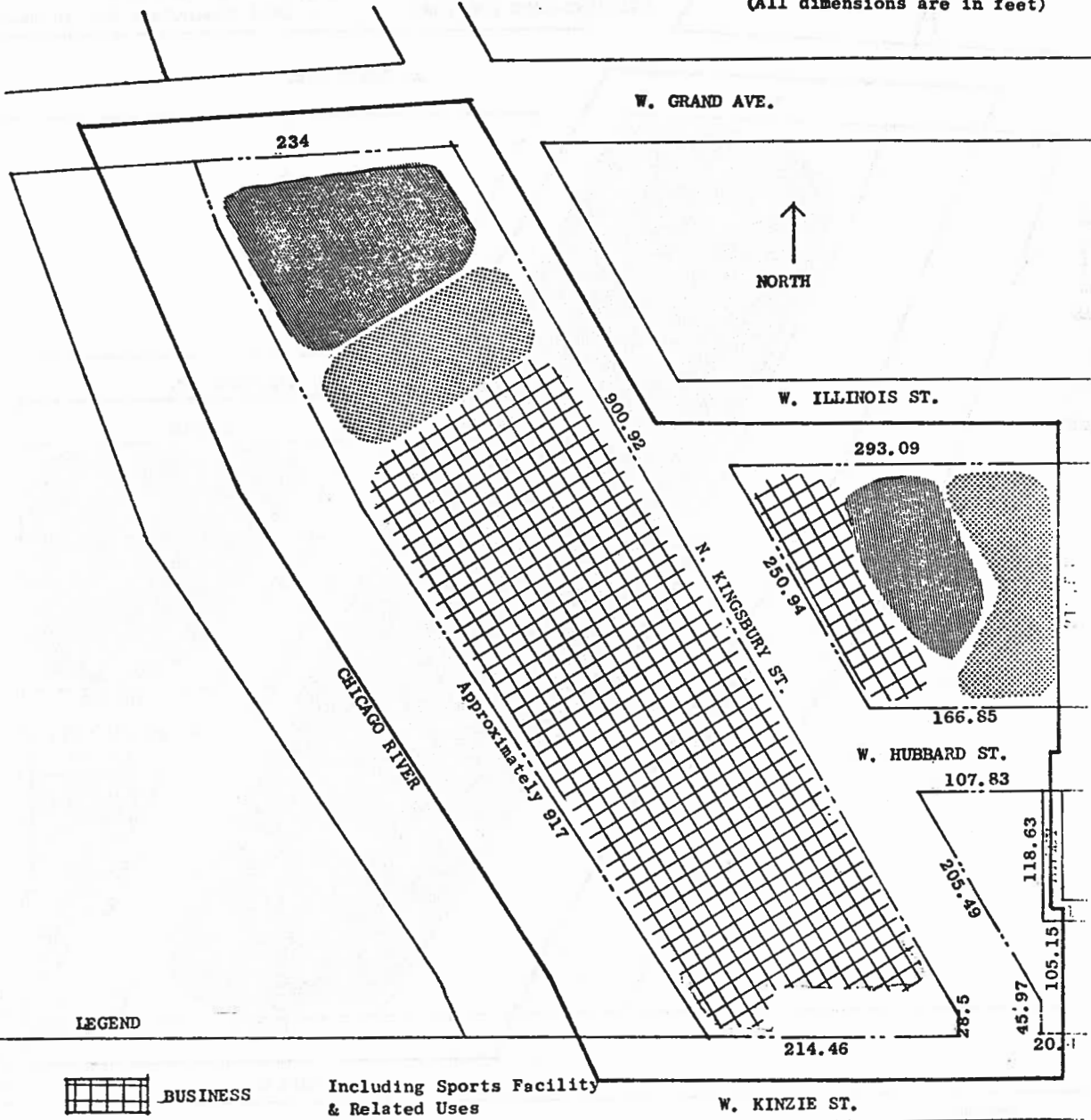
 PARKING

APPLICANT: C.M.ST.P. & P. RR CO.




DATE: AUGUST 2, 1976

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN - PROPOSED

(All dimensions are in feet)



LEGEND

-  BUSINESS Including Sports Facility & Related Uses
-  RESIDENTIAL & Related Uses
-  PARKING & Related Uses

APPLICANT: C.M.ST.P. & P. RR CO.

DATE: AUGUST 2, 1976

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
Planned Development Use And Bulk Regulations And Data

	Net Site Area At Grade Level		General Description of Land Use	Maximum No. of Dwelling Units	Maximum Percent of Coverage At Grade Level	Minimum No. of Off-Street Parking Spaces	Maximum FAR	
	Maximum Square Feet	Maximum Acres						
	38,309	.88	Residential And Related Uses	1,100	15%	100	7	
	125,143	2.87	Business And Sports Facility And Related Uses		49%			
	45,971	1.05	Parking And Related Uses		18%			600
	45,972	1.06	Open (Including Pedestrian Way Along River)					
Total	255,395	5.86		1,100	82%	700	7	

GROSS SITE AREA

Net Site Area of 255,395 Square Feet (5.86 Acres) plus Public Area of 189,735 Square Feet (4.35 Acres) = 445,130 Square Feet (10.21 Acres)

MAXIMUM NUMBER OF DWELLING UNITS

1,100

MINIMUM NUMBER OF OFF-STREET PARKING SPACES

700

MINIMUM NUMBER OF OFF-STREET LOADING BERTHS

5

MINIMUM AVERAGE PERIMETER SETBACKS AT GRADE LEVEL

25 feet along Kinzie Street
 20 feet along River's Edge (provided that the pedestrian way may be constructed in such setback)
 25 feet along Grand Avenue
 0 feet along Kingsbury Street
 25 feet along Illinois Street
 0 feet along Hubbard Street
 0 feet along East boundary line of Property

MIN. DISTANCES BETWEEN HIGH RISE GROUP FAMILY STRUCTURE FACES .70 Feet
 PERCENTAGE OF LAND COVERAGE AT GRADE LEVEL FOR TOTAL NET SITE AREA 82%
 FLOOR AREA RATIO FOR TOTAL NET SITE AREA 7

APPLICANT: C.M.ST.P. & P. RR CO.
 DATE: AUGUST 2, 1976

Chapter 147 of Municipal Code Amended Relating to Solicitation of Drinks Within Licensed Liquor Establishments.

On motion of Alderman Laurino the City Council took up for consideration the report of the Committee on License deferred and published in the Journal of the Proceedings of April 17, 1974, page 8065, recommending that the City Council pass a proposed ordinance to authorize the amendment of Chapter 147 of the Municipal Code of Chicago relating to solicitation of drinks within licensed liquor establishments.

Alderman Despres presented an amendment by adding a new section to Chapter 147-15 pertaining to discrimination of sex in establishments where alcoholic liquor is offered for sale or consumption therein.

Alderman Laurino moved to *Lay the Amendment on the Table*. The motion to Lay on the Table *Prevailed*.

On motion of Alderman Laurino said pending proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Despres, Sawyer, Jones, Cousins, Adduci, Vrdolyak, Bilandic, Kwak, Madrzyk, Burke, Lawlor, Langford, Shannon, Hines, Kelley, Stemberk, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Filippini, Keane, Gabinski, Sande, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Pucinski, Natarus, Singer, Simpson, Cohen, Hoellen, Hedlund, Wigoda, Stone—45.
Nays—None.

The following is said ordinance as passed:

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

SECTION 1. The Municipal Code of Chicago, Chapter 147, is hereby amended by deleting in its entirety existing Section 147-15 and by substituting therefor new Sections 147-15 through 147-15.2 as follows:

147-15. For the purposes of this Section, the following terms shall have the meaning ascribed to them in this subsection:

A. Employee. The term "Employee" means any agent, manager, employee, entertainer, barkeeper, host, hostess, waiter, waitress or other such person employed by a licensed establishment, or any person employed on any contractual basis by such an establishment, or receiving any remuneration for services in such an establishment;

B. Licensed Establishment. The term "Licensed Establishment" means any place of business which has been issued a city license for the retail sale of alcoholic beverages;

C. Patron. The term "Patron" means any patron, customer, or visitor of a licensed establishment who is not employed by such establishment.

147-15.1. No licensee or any employee of a licensee shall:

(a) Solicit, induce or request any patron of the licensed establishment to purchase any alcoholic or non-alcoholic beverage for himself or any other employee of the licensed establishment; or

(b) Knowingly serve to any employee any alcoholic or non-alcoholic beverage which was purchased by any patron.

147-15.2. No licensee, manager or barkeeper of a licensed establishment shall permit any employee to remain on the premises of the licensed establishment who solicits, induces or requests a patron to purchase an alcoholic or non-alcoholic beverage for any employee.

Nothing in this Section prohibits the above activities where the patron and employee are related by blood or marriage.

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

Alderman Despres now moved to *Take the Amendment to Chapter 147-15 relating to sex discrimination from the Table*. The motion to take the amendment from the table *Failed to Pass*, by yeas and nays as follows:

Yeas—Aldermen Despres, Cousins, Langford, Singer, Simpson, Hoellen—6.

Nays—Aldermen Roti, Barnett, Kenner, Evans, Sawyer, Jones, Adduci, Vrdolyak, Bilandic, Kwak, Madrzyk, Burke, Lawlor, Shannon, Hines, Kelley, Stemberk, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Filippini, Keane, Gabinski, Sande, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Pucinski, Natarus, Cohen, Hedlund, Stone—38.

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Wigoda 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 17, 1974, pages 8063 and 8064, recommending that the City Council pass ten proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

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

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Despres, Sawyer, Jones, Cousins, Adduci, Vrdolyak, Bilandic, Kwak, Madrzyk, Burke, Lawlor, Langford, Shannon, Hines, Kelley, Stemberk, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Filippini, Keane, Gabinski, Sande, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Pucinski, Natarus, Singer, Simpson, Cohen, Hoellen, Hedlund, Wigoda, Stone—45.

Nays—None.

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. 1-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 M2-5 General Manufacturing District and M1-5 Restricted Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by

W. Kinzie Street; the North Branch of the Chicago River; W. Grand Avenue; N. Kingsbury Street to the center line of W. Illinois Street; W. Illinois Street; a line drawn from a point on the center line of W. Illinois Street 216.62 feet west of the west line of N. Orleans Street to a point on the center line of W. Hubbard Street 218.41 feet west of the west line of N. Orleans Street; W. Hubbard Street to the center line of the alley next east of N. Kingsbury Street; the alley next east of N. Kingsbury Street; the alley next south of W. Hubbard Street; a line drawn from a point on the center line of the alley next south of W. Hubbard Street 219.36 feet west of the west line of N. Orleans Street to a point on the center line of W. Kinzie Street 220.25 feet west of the west line of N. Orleans Street,

to the designation of a Residential-Business Planned Development, which is hereby established in the area above described 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.

[Plan of Development printed on pages 8201 to 8207 of this Journal]

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

Reclassification of Area Shown on Map Nos. 1-J and 2-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 B4-3 Restricted Service District symbols and indications as shown on Map No. 1-J and Map No. 2-J in the area bounded by

a line 125 feet north of W. Madison Street; the alley next east of and parallel to N. Homan Avenue; W. Madison Street; a line 499 feet west of S. Spaulding Avenue; the alley next south of and parallel to W. Madison Street; S. Homan Avenue; a line 25 feet north of W. Madison Street; and a line 100 feet east of N. Homan 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. 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 R7 General Residence District symbols and indications as shown on Map No. 3-E in the area bounded by

a line 76' - 6 $\frac{1}{4}$ " north of the north line of East Cedar Street, and a line 124' east of and parallel to the east line of Rush Street, and the north line of East Cedar Street and a line 74' east of and parallel to the east line of Rush Street,

to those of a B5 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. 3-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 B4-2 Restricted Service District symbols and indications as shown on Map No. 3-M in the area bounded by

the alley next north of and parallel to W. Chicago Avenue; N. Mayfield Avenue; W. Chicago Avenue; and N. Austin Boulevard,

to those of a B3-2 General 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-N.

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 B4-1 Restricted Service District symbols and indications as shown on Map No. 7-N in the area bounded by

a line 256.62 feet south of W. Barry Avenue; the alley next east of and parallel to N. Harlem Avenue; a line 496.47 feet south of W. Barry Avenue; and N. Harlem 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. 7-N.

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-N in the area bounded by

W. Belmont Avenue; N. Neenah Avenue; the alley next south of and parallel to W. Belmont Avenue; and the alley next west of and parallel to N. Neenah 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.

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT # 106

PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated herein as "Residential-Business Planned Development" (except for the public areas) is controlled by McHugh Levin Associates, an Illinois partnership, whose address is 332 South Michigan Avenue, Chicago, Illinois.
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 or its successors, assignees or grantees, and approval by the City Council.
5. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development": rental and/or sale apartment structures, group townhouse structures, retail and service type business uses, professional and business offices, health and recreational uses and parking.
6. 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 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 height restriction of each building and any appurtenance attached thereto shall be subject to:

- (a) Height limitations as certified on form FAA-117 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and,
- (b) Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law and approved by the City Council.

9. The river's edge shall be developed as a continuous pedestrian way, available to the public, with a minimum total area of 16,813 square feet and with a minimum width of 5 feet. This pedestrian way shall be suitably paved and/or landscaped, shall be unobstructed except for columns or piers supporting upper stories or a roof, may be constructed partially or wholly at any elevation from 70 feet above grade level down to water level, and shall be subject to the approval of the Department of Development and Planning.

10. The development of the area delineated herein as "Residential-Business Planned Development" shall be restricted to a maximum total net site coverage of 82% at grade level, and 20% at any plane above 75 feet above grade level.

11. The information in the table attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Residential-Business Planned Development" and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.

12. No improvements shall be constructed in the portion of the area delineated herein as "Residential-Business Planned Development" between the existing center line of West Grand Avenue and a line drawn parallel with such center line 50 feet South of such center line.

13. Until any one of the following three events occurs, no building shall be constructed on any portion of the area delineated herein as "Residential-Business Planned Development" East of existing Kingsbury Street without Applicant or its successors, assigns or grantees providing an area of at least 55 feet wide underneath such building

wherein the proposed North leg of the Central Area Subway System (Kingsbury-Larabee-Clybourn Allignment) may pass:

- (a) the plan for the North leg of such Subway is abandoned;
- (b) the location of the North leg of such Subway is relocated so that such leg does not intersect the portion of the area delineated herein as "Residential-Business Planned Development" East of existing Kingsbury Street;
or
- (c) the construction is completed of the section of the North leg of such Subway within any part of the portion of the area delineated herein as "Residential-Business Planned Development" East of existing Kingsbury Street.

14. 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: McHugh Levin Associates

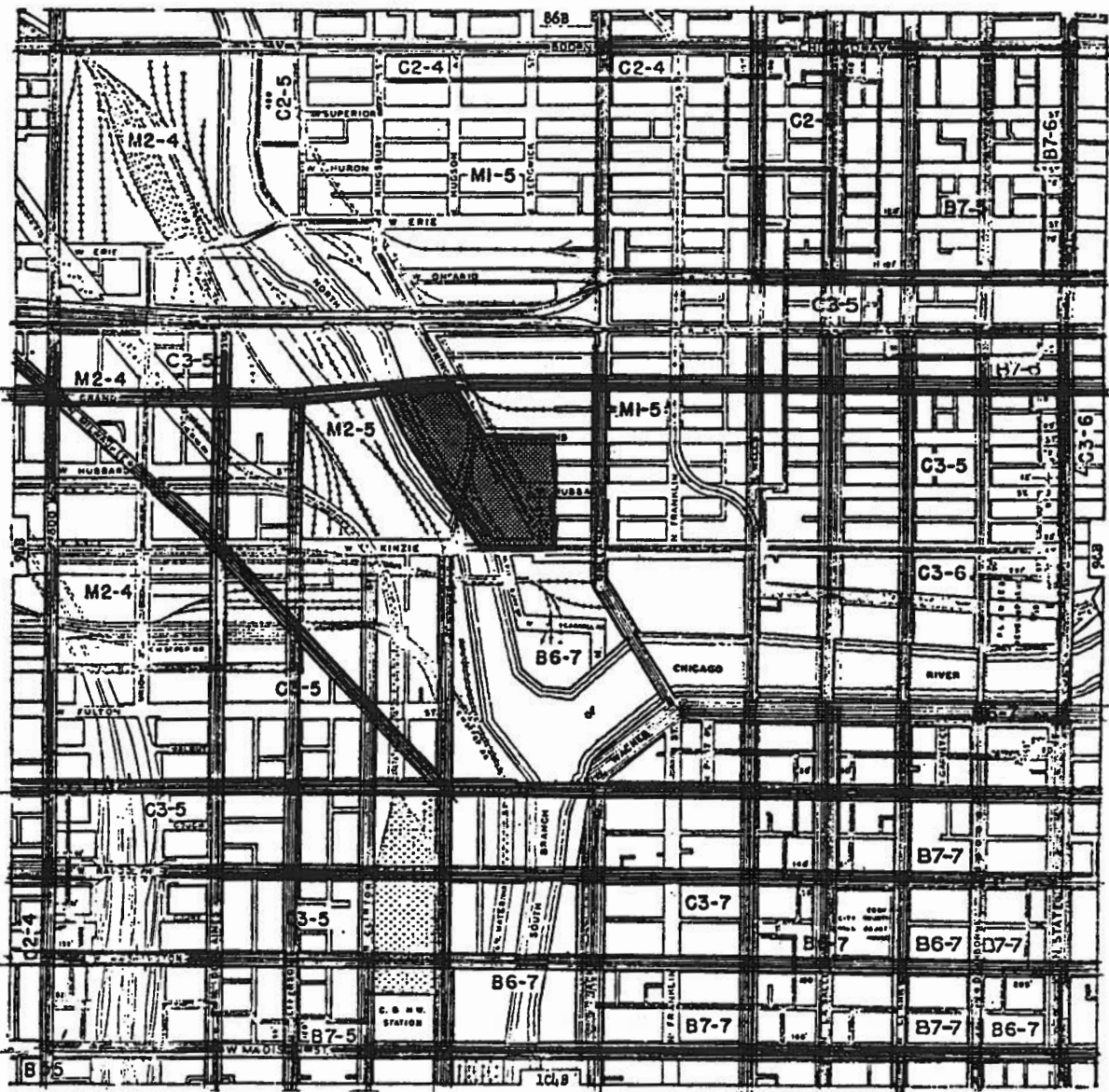
DATE: November 14, 1973

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT EXISTING ZONING MAP & MAP OF PREFERENTIAL STREETS

CHICAGO ZONING ORDINANCE

SEC. 9 T.39N. R.14E.

MAP I-F



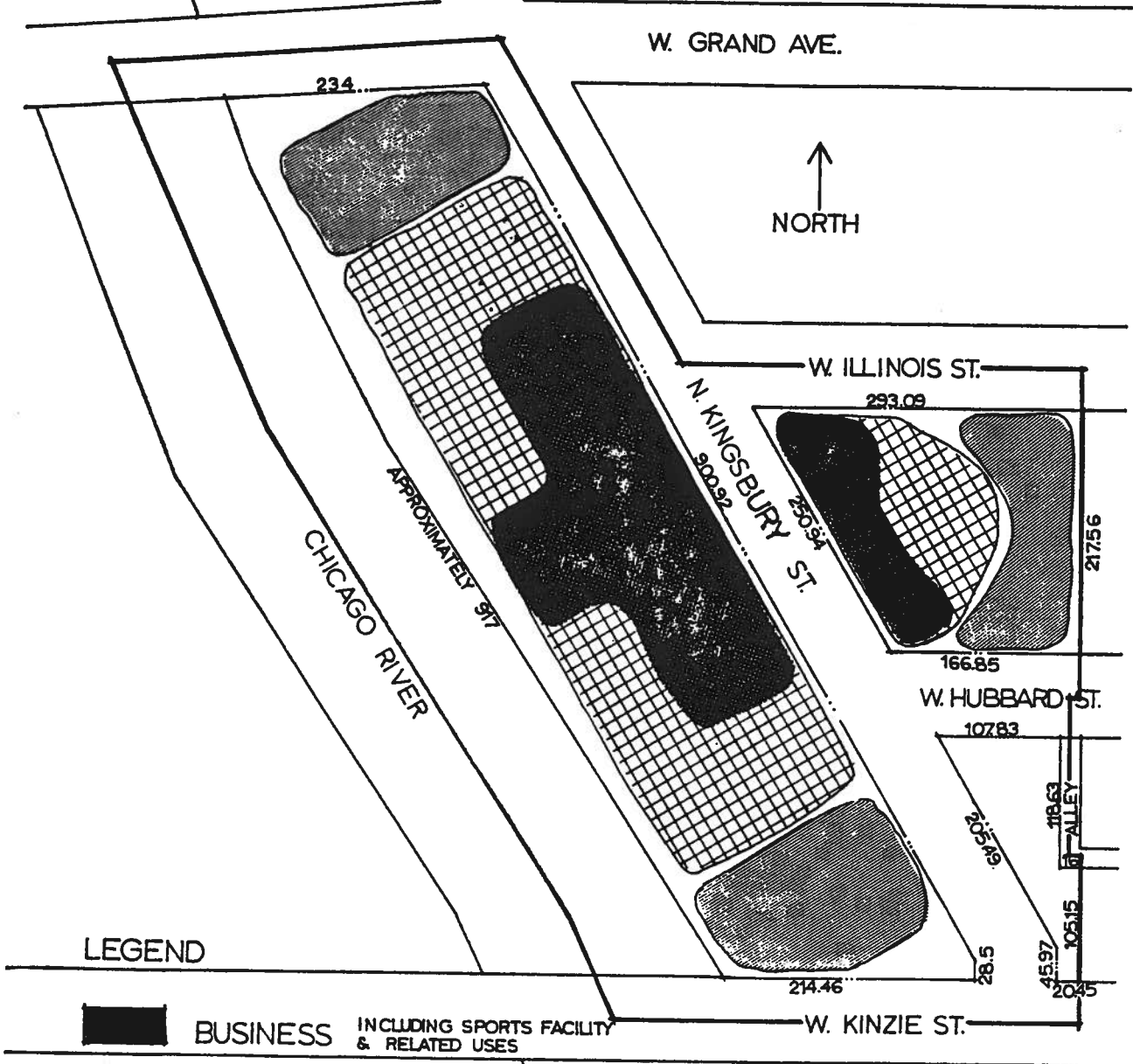
LEGEND

-  PROPOSED RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
-  PREFERENTIAL STREETS

APPLICANT: MCHUGH LEVIN ASSOCIATES
 DATE: NOV.14, 1973

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN - PROPOSED

(ALL DIMENSIONS ARE IN FEET)



LEGEND

 BUSINESS INCLUDING SPORTS FACILITY & RELATED USES

 RESIDENTIAL & RELATED USES

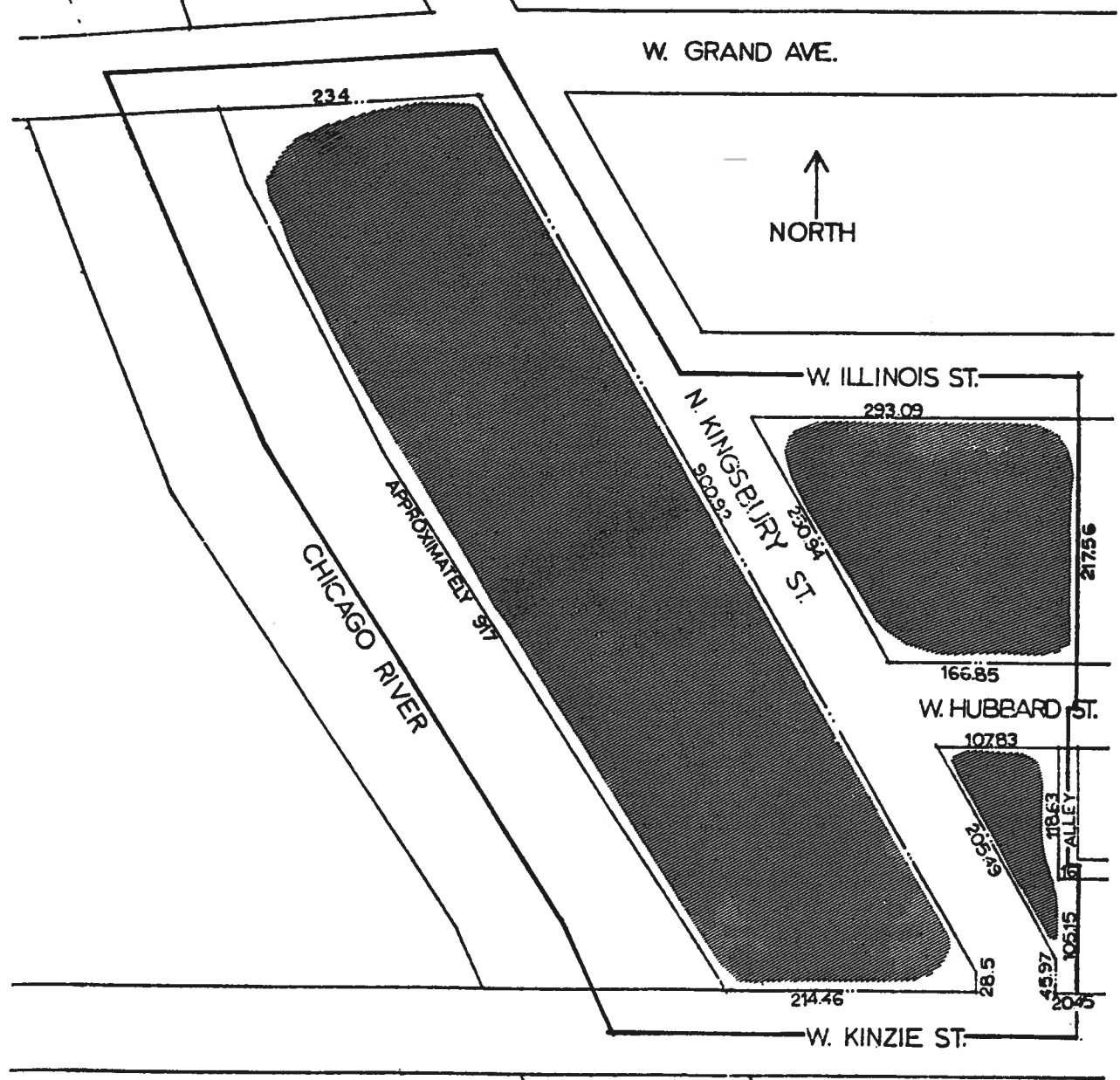
 PARKING & RELATED USES

APPLICANT: MCHUGH LEVIN ASSOCIATES

DATE: NOV. 14, 1973

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT EXISTING LAND USE PLAN

(ALL DIMENSIONS ARE IN FEET)



LEGEND

 PARKING

APPLICANT: MCHUGH LEVIN ASSOCIATES
DATE: NOV. 14, 1973

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

Planned Development Use And Bulk Regulations And Data

	Net Site Area At Grade Level		General Description of Land Use	Maximum No. of Dwelling Units	Maximum Percent of Coverage At Grade Level	Minimum No. of Off-Street Parking Spaces	Maximum FAR
	Maximum Square Feet	Maximum Acres					
	65,919	1.51	Residential And Related Uses	1,749	25.81%	800	9
	79,427	1.82	Business And Sports Facility And Related Uses		31.10%		
	64,078	1.47	Parking And Related Uses		25.09%		
	45,971	1.05	Open (Except For Pedestrian Way Along River)				
Total	255,395	5.86		1,749	82.00%	800	9

GROSS SITE AREA

Net Site Area of 255,395 Square Feet (5.86 Acres) plus Public Area of 189,735 Square Feet (4.35 Acres) = 445,130 Square Feet (10.21 Acres)

MAXIMUM NUMBER OF DWELLING UNITS

1,749

MINIMUM NUMBER OF OFF-STREET PARKING SPACES

800

MINIMUM NUMBER OF OFF-STREET LOADING BERTHS

8

MINIMUM AVERAGE PERIMETER SETBACKS AT GRADE LEVEL

25 feet along Kinzie Street
 17.5 feet along River's Edge (provided that the pedestrian way may be constructed in such setback)
 25 feet along Grand Avenue
 0 feet along Kingsbury Street
 25 feet along Illinois Street
 0 feet along Hubbard Street
 0 feet along East boundary line of Property

MINIMUM DISTANCES BETWEEN HIGH RISE GROUP FAMILY STRUCTURE FACES

70 Feet

MINIMUM DISTANCES BETWEEN LOW RISE GROUP FAMILY AND/OR TOWNHOUSE STRUCTURE FACES

25 Feet

MAXIMUM PERCENTAGE OF LAND COVERAGE AT GRADE LEVEL FOR TOTAL NET SITE AREA

82%

MAXIMUM FLOOR AREA RATIO FOR TOTAL NET SITE AREA

9.0

APPLICANT: McHugh Levin Associates

DATE: November 14, 1973