

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, Schullter, Saperstein, Stone—43.

*Nays*—Aldermen 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, Schullter, 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 133

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT # 133, AS AMENDEDPLAN OF DEVELOPMENTSTATEMENTS

1. The area delineated herein as "Residential-Business Planned Development as Amended" is controlled by the American National Bank, an Illinois corporation, whose address is 33 North LaSalle Street, Chicago, Illinois, under Trust Agreement Number 29605.
2. Off-street parking and off-street loading facilities shall be as shown on the attached Planned Development Use and Bulk Regulations and Data.
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 as Amended": elevator hotel structure, related service uses and required parking.
6. Identification signs may be permitted within the area delineated herein as "Residential-Business Planned Development as Amended" subject to the review and approval of 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 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 information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Residential-Business Planned Development as Amended" and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.

10. 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.

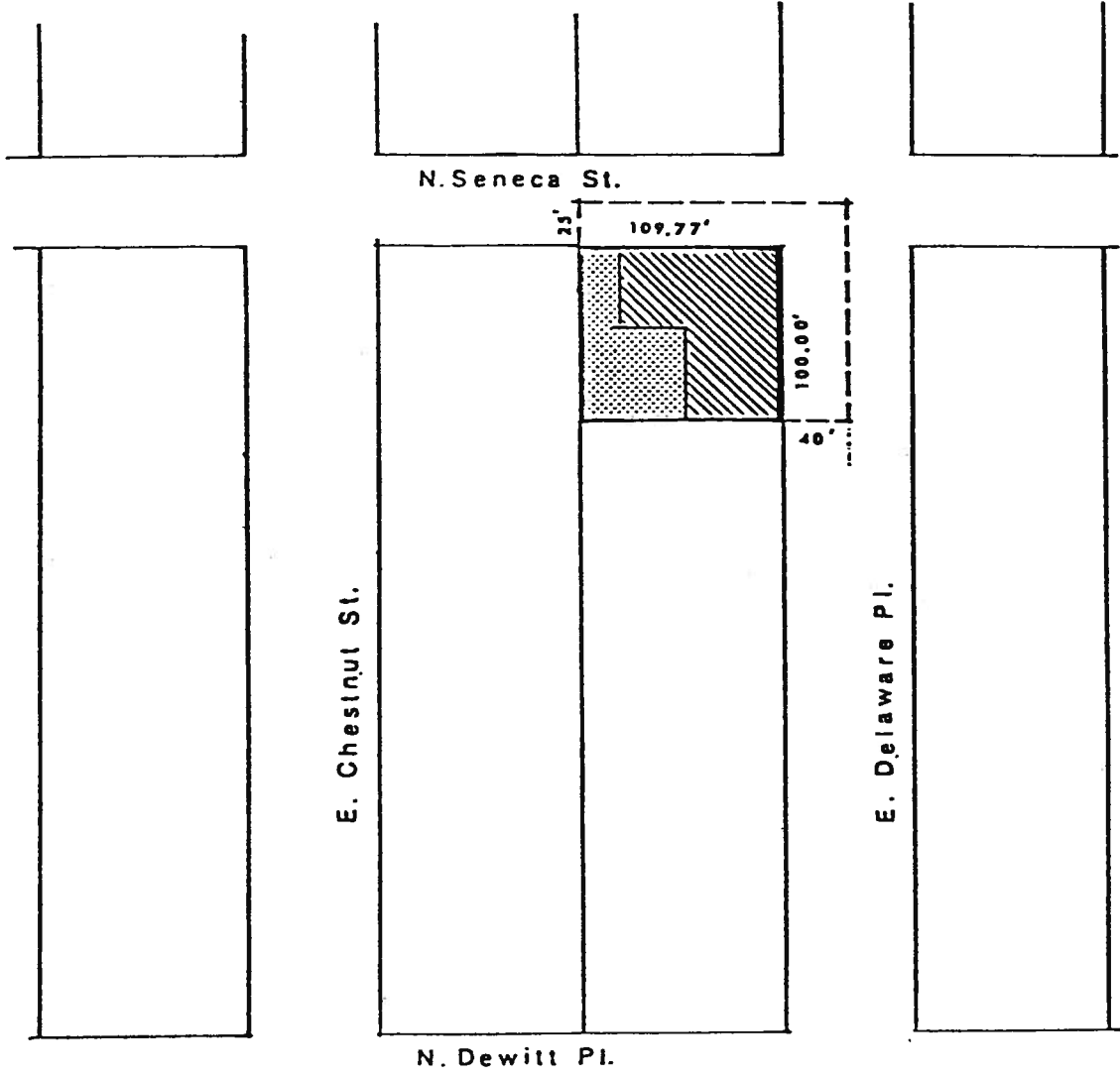
APPLICANT: Peter S. Greene  
Agent for Owner

DATE: December 6, 1977

#133



RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT AS AMENDED


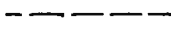
Property Line and Right of Way Adjustment Map & Generalized Land Use Plan



APPLICANT: PETER S. GREENE  
AGENT FOR OWNER

DATE: DECEMBER 6, 1977

-  Parking and related uses
-  Hotel and related uses

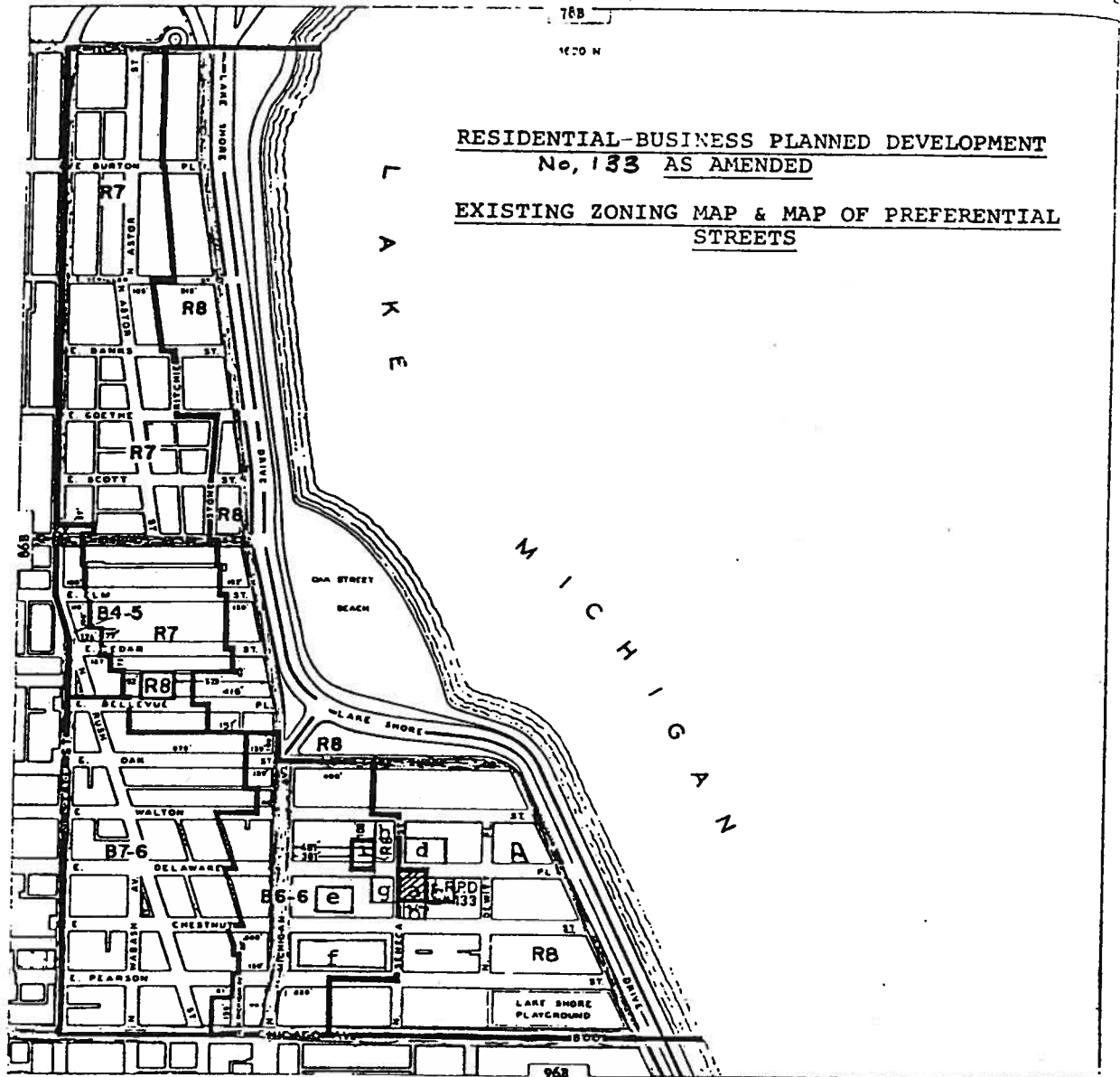
-  Property Line
-  Planned Development Boundary



CHICAGO ZONING ORDINANCE

SEC 3 T39N R14E

MAP 3-E




LEGEND OF ADJACENT STRUCTURES

- a 17 story Hampshire House Hotel
- b 16 story Hotel
- c 15 story Hotel
- d 35 story Condominium
- e 96 story Hancock Center
- f 84 story Water Tower Plaza
- g 1 story Private Club
- h Vacant Lot (Parking Lot)
- i University of Chicago Business School

APPLICANT: PETER S. GREENE  
AGENT FOR OWNER

DATE: December 6, 1977

 Preferential Streets

 Proposed Residential-Business Planned Development, As Amended

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATARESIDENTIAL-BUSINESS PLANNED DEVELOPMENT No. 133, AS AMENDED

Net Site Area Square Feet	Acres	General Description of Land Use	Maximum No. of Units	Maximum % of Coverage at Grade Level	Minimum No. of Off-street Parking Spaces	Maximum F.A.R.
10,000	0.25	Hotel and Related Uses	193	65%	6	11.0

GROSS SITE AREA = NET SITE AREA OF 10,977 SQUARE FEET (0.25 ACRES) PLUS PUBLIC AREA OF 7,744 SQUARE FEET (0.17 ACRE) = 18,721 SQUARE FEET (0.42 ACRES).

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

65%

MAXIMUM FLOOR AREA RATIO FOR  
TOTAL NET SITE AREA

11.0

MAXIMUM NUMBER OF APARTMENT HOTEL  
OR HOTEL ROOMS

193

MINIMUM NUMBER OF OFF-STREET  
PARKING SPACES

6

MINIMUM NUMBER OF OFF-STREET  
LOADING BERTHS

1 (10' x 25')

MINIMUM PERIMETER SETBACKS AT  
GRADE LEVEL

0'

APPLICANT: PETER S. GREENE  
AGENT FOR OWNER

DATE: DECEMBER 6, 1977

**§1.1-14.**

"(a) Natural ventilation, when required, shall be provided by means of openings to the outside air having an aggregate clear area of not less than five (5%) percent of the floor area of the room with the following exceptions:

"(1) When any portion of the room is more than sixteen (16) feet from a required opening, the aggregate clear area of openings shall be not less than six (6%) percent of the floor area of the room.

"(2) When openings for natural ventilation occur on two (2) sides of a room, the aggregate clear area of openings shall be not less than four (4%) percent of the area of the room.

"(3) When a required opening faces a wall or other obstruction at a distance of less than ten (10) feet the effective area shall be computed at not more than eighty (80%) percent of the actual area.

"(b) Enclosed porches shall have openings to the outside air of not less than three (3) times the aggregate required area of openings from a habitable room to the porch.

**§1.1-15.** An alcove opening from a habitable room shall be considered a part of that room and will meet requirements for natural light and ventilation under the following conditions:

"(a) The floor area of the alcove shall be not more than fifty (50%) percent of the area of the room.

"(b) The area of the opening between the alcove and the room shall be not less than eighty (80%) percent of the vertical plane separating the alcove and the room.

"(c) The depth of the alcove measured at right angles to the wall opening shall be not more than one and one-half (1-1/2) times the width of the opening.

"(d) The glass areas and natural ventilation openings of the room shall be based on the total floor area of the room and the alcove."

**SECTION 3.** The Municipal Code of Chicago, Chapter 53, Section 53-6, is hereby Amended by deleting certain language contained in brackets below, and by adding certain language, in italics below, as follows:

"53-6. Courts and Yards required for natural light and ventilation in sleeping rooms shall comply with the requirements of Section [66-1] *§1.1-1 thru 81.1-4*, except that no court or yard shall have a dimension of less than ten (10) feet."

**SECTION 4.** This ordinance shall be in full force and effect immediately after due passage and publication.

**Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 3-E.**

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 Proceedings of September 10, 1975, page 1155 recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify a particular area.

Alderman Vrdolyak moved to *Concur In* the committee's recommendation and 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, Barden, Shannon, Hines, 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, Schullter, Block, Saperstein, Stone—50.

*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. 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 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 1327-1331 of this Journal]

**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 10, 1975, pages 1154-1155, recommending that the City Council pass nine 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 said 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, Barden, Shannon, Hines, 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, Schullter, Block, Saperstein, Stone—50.

*Nays*—None.

(continued on page 1332)

PD 133

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT # 133

PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated herein as "Residential-Business Planned Development" is controlled by the American National Bank, an Illinois Corporation, whose address is 33 North La Salle Street, Chicago, Illinois, under Trust Agreement Number 29605.
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": elevator apartment hotel and hotel structure, related service uses and required parking.
6. 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 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.

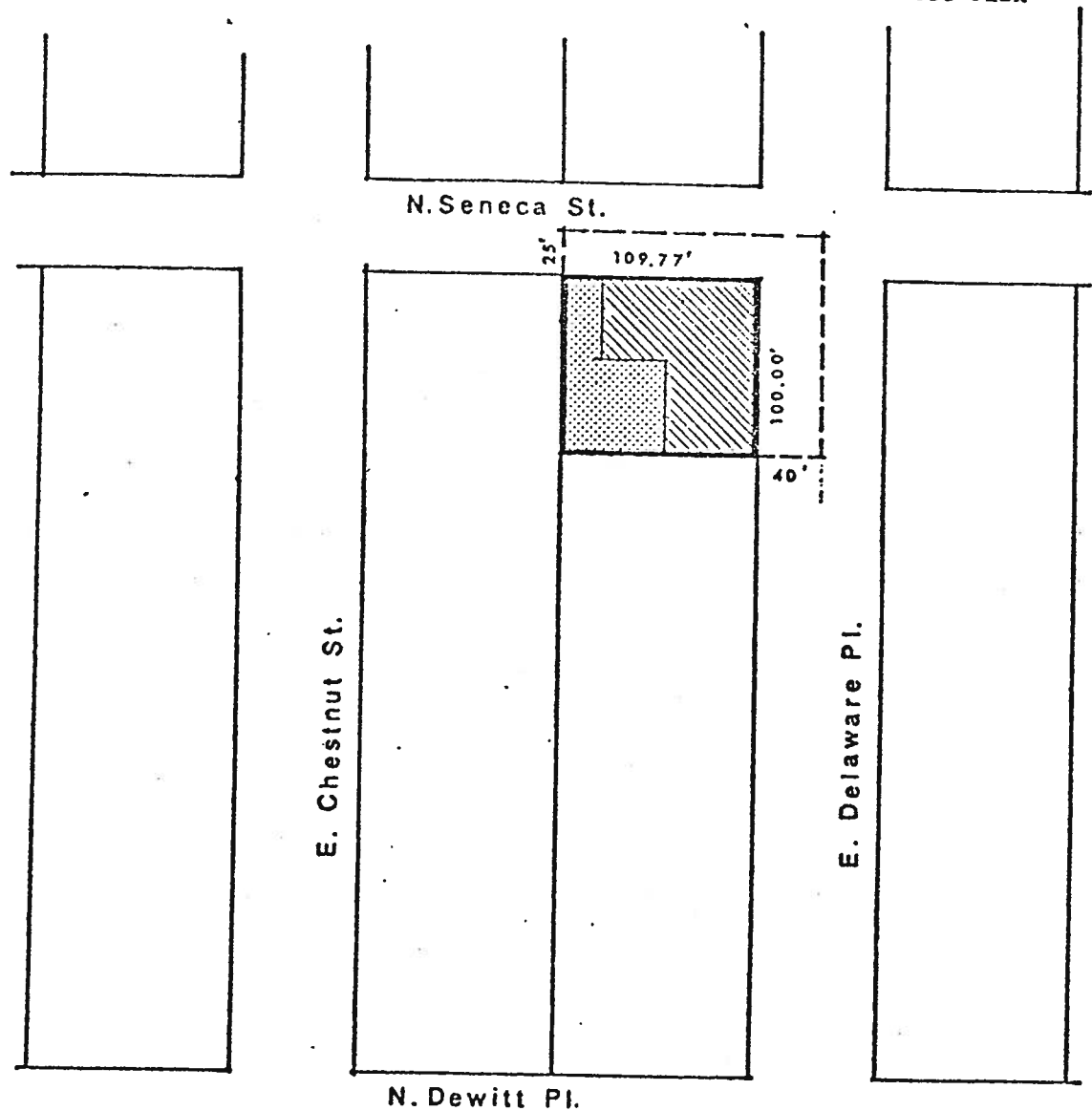
9. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Residential - Business Planned Development" and illustrates that the development of such area will be in accordance with the intent and purpose of the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

10. 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: Romanek-Golub and Company  
Agent for Owner





DATE: June 6, 1975

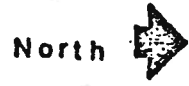
RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT  
Property Line and Right of Way Adjustment Map & Generalized Land Use Plan



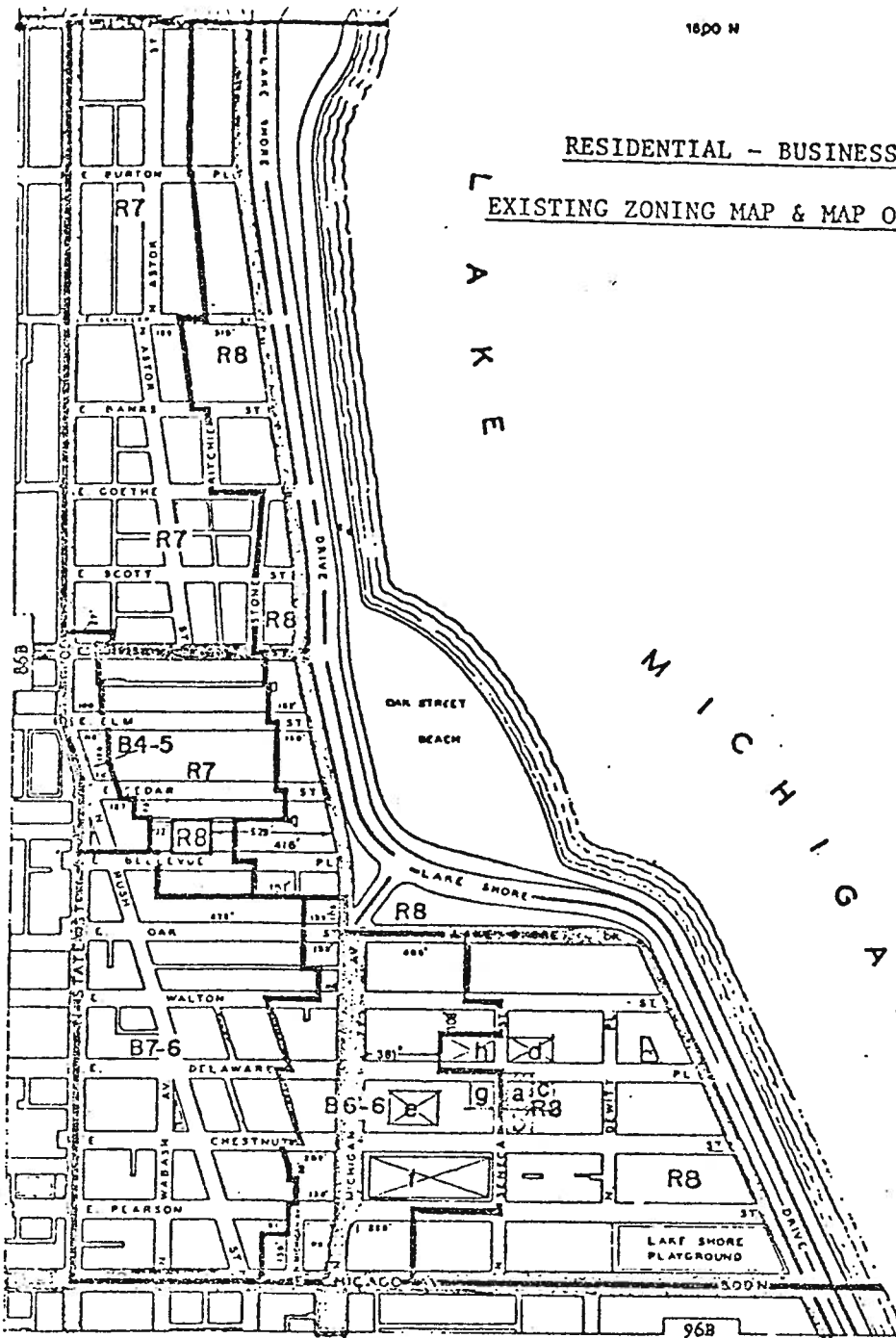
APPLICANT: ROMANEK-GOLUB & CO.  
AGENT FOR OWNER

DATE: JUNE 6, 1975

-  Parking and related uses
-  Apt. Hotel and Hotel related uses
-  Property Line
-  Planned Development Boundary



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




Legend of adjacent structures

- a 17 story Hampshire House Hotel
- b 16 story Hotel
- c 15 story Hotel
- d 35 story Condominium
- e 96 story Hancock Center
- f 84 story Water Tower Plaza
- g 1 story Private Club
- h Vacant

APPLICANT: ROMANEK-GOLUB AND COMPANY  
AGENT FOR OWNER

DATE: JUNE 6, 1975

 Preferential Streets

 Proposed Residential-Business  
Planned Development

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATARESIDENTIAL - BUSINESS PLANNED DEVELOPMENT

Net Site Area Square Feet	Acres	General Description of Land Use	Maximum No. of Units	Maximum % of Coverage at Grade Level	Minimum No. of off-street Parking Spaces	Maximum F.A.R.
10,000	0.25	Apartment Hotel and Hotel & Related Uses	131	65%	6	11.0

GROSS SITE AREA = NET SITE AREA OF 10,977 SQUARE FEET (0.25 ACRES) PLUS PUBLIC AREA OF 7,744 SQUARE FEET (0.17 ACRE) = 18,721 SQUARE FEET (0.42 ACRES).

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

65%

MAXIMUM FLOOR AREA RATIO FOR  
TOTAL NET SITE AREA

11.0

MAXIMUM NUMBER OF APARTMENT HOTEL  
OR HOTEL ROOMS

131

MINIMUM NUMBER OF OFF-STREET  
PARKING SPACES

6

MINIMUM NUMBER OF OFF-STREET  
LOADING BERTHS

1 @ 10' x 25'

MINIMUM PERIMETER SETBACKS AT  
GRADE LEVEL

0'

APPLICANT:

ROMANEK-GOLUB AND COMPANY  
AGENT FOR OWNER

DATED:

JUNE 6, 1975