

along said line as extended to the Center line of Superior Street; thence East along said Center line to the West line of Lot 42 as extended South in the Subdivision of Block 7 as aforesaid; thence North along said line as extended to the Center line of the East-West alley next North of Superior Street; thence West along said Center line as extended, to the Center line of Oakley Boulevard; thence North along said line to the point of beginning.

all as shown on the map attached hereto and made a part hereof.

SECTION 3. This ordinance shall be effective immediately upon the passage thereof.

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Roti 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 July 7, 1977, pages 5573-5574, recommending that the City Council pass five proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

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

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Humes, Adduci, Vrdolyak, Huels, Kwak, Madrzyk, Burke, Jaksy, Shannon, Kellam, 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, Fifielski, Cohen, Schullter, Saperstein, Stone—47.

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-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 the area bounded by

E. Superior Street; a line 200.33 feet east of N. Wabash Avenue; a line 29.5 feet south of E. Superior Street; N. Rush Street; a line 54.5 feet south of E. Superior Street; a line 200.33 feet east of N. Wabash Avenue; E. Huron Street and N. Wabash Avenue

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 5731-5736 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. 2-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 C3-5 Commercial-Manufacturing District symbols and indications as shown on Map No. 2-F in the area bounded by

W. Monroe Street; S. Canal Street; the alley next south of W. Monroe Street; a line 79.86 feet east of S. Clinton Street; a line 119.22 feet south of W. Monroe Street and S. Clinton 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. That the Chicago Zoning Ordinance be amended by changing all the B6-7 Restricted Central Business District Symbols and indications as shown on Map No. 2-F in the area hereinbefore established, bounded by

W. Monroe Street; S. Canal Street; the alley next south of W. Monroe Street; a line 79.86 feet east of S. Clinton Street; a line 119.22 feet south of W. Monroe Street and S. Clinton Street

to the designation of a 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 thereof and to no others.

[Plan of Development printed on pages 5737-5742 of this Journal]

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

Reclassification of Area Shown on Map No. 4-I.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-3 Restricted Manufacturing District Symbols and indications as shown on Map No. 4-I in the area bounded by

W. 21st Street; a line 528.46 feet east of S. Rockwell Street; W. 22nd Street; a line 94.33 feet east of S. Rockwell Street; a line 18.59 feet north of W. 22nd Street; a line 83.48 feet east of S. Rockwell Street; a line 48.06 feet north of W. 22nd Street; a line 81.78 feet east of S. Rockwell Street; a line 116.23 feet north of W. 22nd Street and S. Rockwell Street

to the designation of a 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 thereof and to no others.

[Plan of Development printed on pages 5743-5747 of this Journal]

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

July 13, 1977

UNFINISHED BUSINESS

* AMENDED TO 86-6
11-14-80 No. 9340
12-4-80 5737

BUSINESS PLANNED DEVELOPMENT No. 174

PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated herein as "Business Planned Development" is controlled by the LaSalle National Bank, a national banking corporation, whose address is 135 South LaSalle Street, Chicago, Illinois, as Trustee under Trust Agreement dated November 1, 1966 and known as Trust No. 35766.
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 "Business Planned Development":
business offices and service type business and related uses and required parking.
6. Business and business identification signs may be permitted within the area delineated herein as "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,

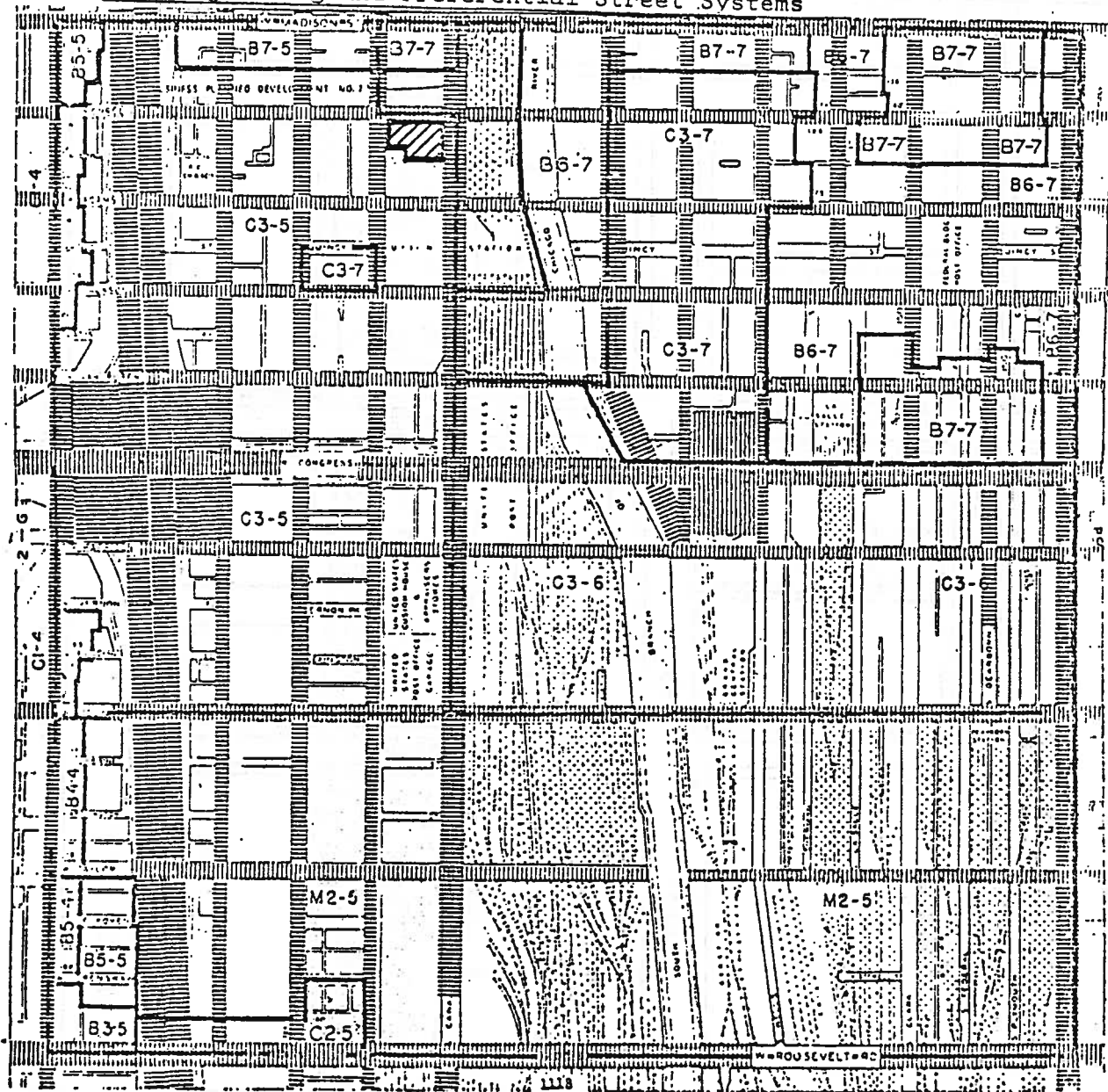
(b) Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation and Department of Law and approved by the City Council.

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 "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.

BUSINESS PLANNED DEVELOPMENT

Existing Zoning and Preferential Street Systems



Zoning District

Preferential Streets

Business Planned Development

TRADAMS, INCORPORATED

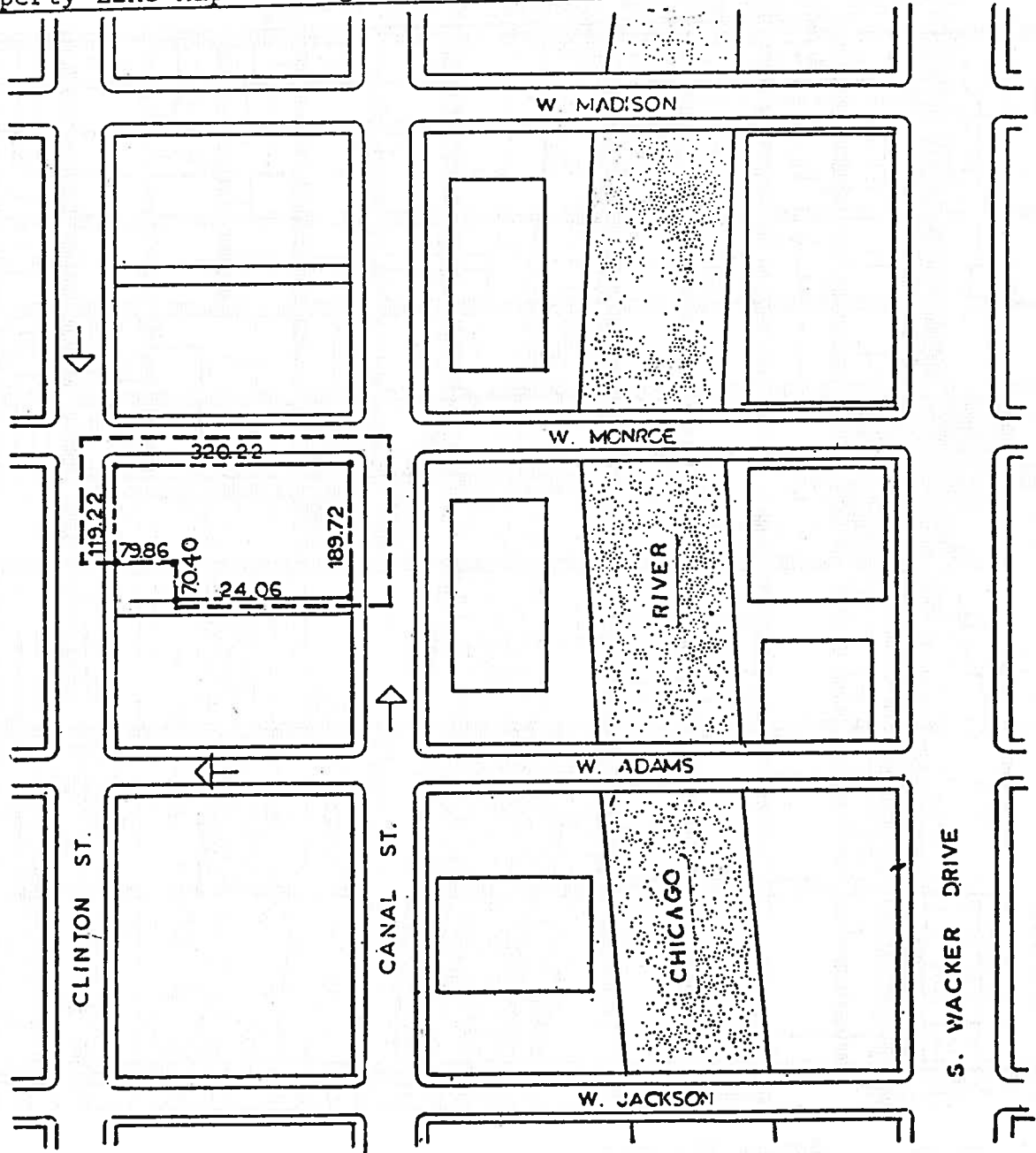


SCALE: 1"=1000'

MAY 4 1977

BUSINESS PLANNED DEVELOPMENT

Property Line Map and Rights-of-Way Adjustment



----- Business Planned Development

----- Property Line

TRADAMS, INCORPORATED

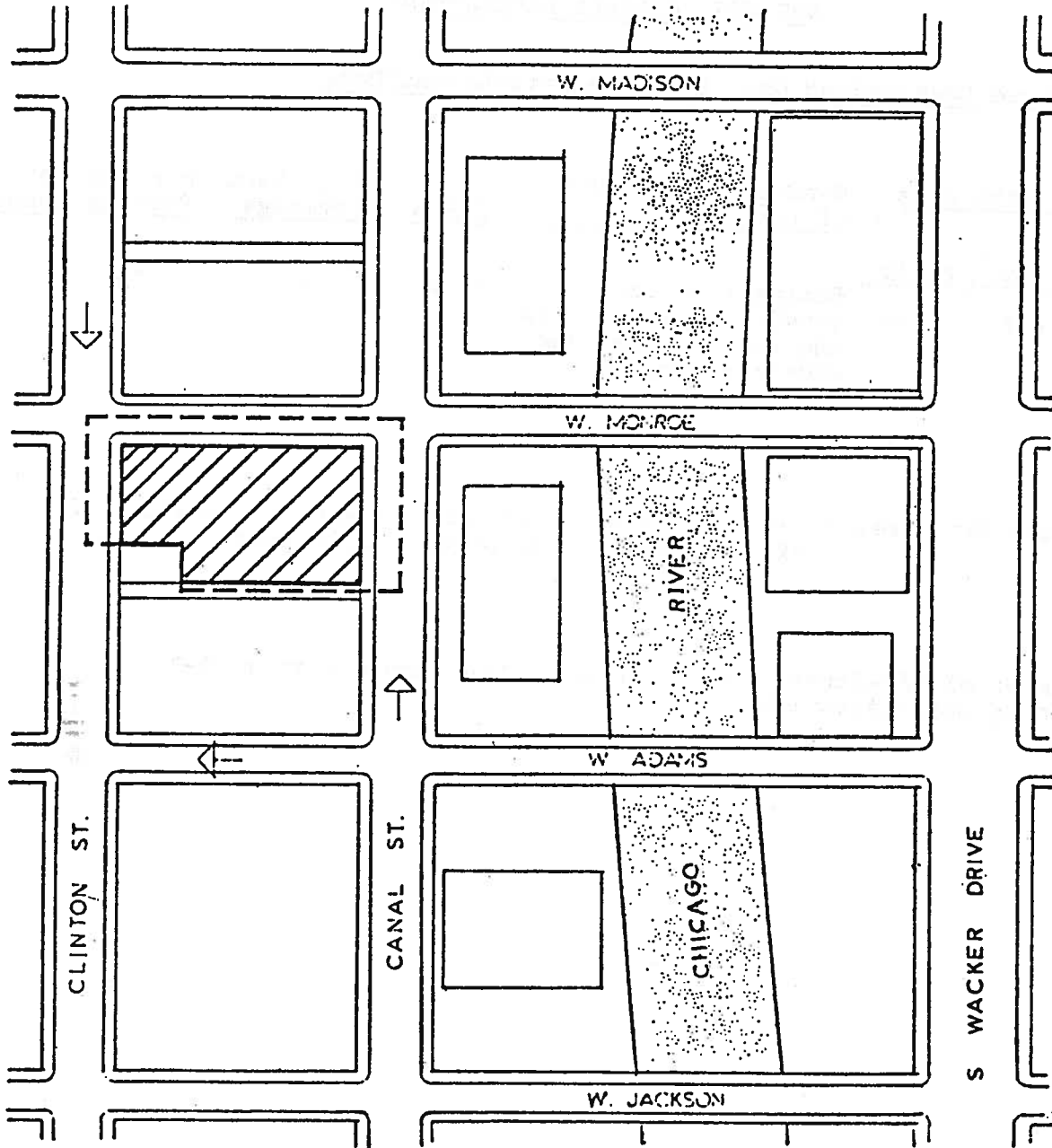


0 50' 150' 350'

MAY 4, 1977

BUSINESS PLANNED DEVELOPMENT

Generalized Land Use Plan



--- Business Planned Development



Business Offices, Service Type Business, Parking and Related Uses

TRADAMS, INCORPORATED



0 50' 150' 350'

MAY 4, 1977

BUSINESS PLANNED DEVELOPMENTPlanned Development Use, Bulk Regulations and Data

<u>Net Site Area</u>		<u>General Description of Land Use</u>	<u>F.A.R.</u>	<u>% of Land Coverage</u>	<u>Min. No. of Parking Spaces</u>
<u>Sq. Ft.</u>	<u>Acres</u>				
55,065	1.26	Business Offices, service type business and related uses and required parking.	12.5	70	39

Gross Site Area = Net Site Area: 1.26 acres + Area in Public
Right-of-Way; 0.70 acres = 1.96 acres

Number of Off-Street Loading Spaces: in accord with a B6-7
zoning classification

APPLICANT: TRADAMS, INCORPORATED

DATE: May 4, 1977