

Chapter 194A of Municipal Code Amended Concerning Parking Lots in Resident Districts.

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 August 31, 1977, page 5848, recommending that the City Council pass a proposed ordinance to amend Chapter 194A of the Municipal Code, the Chicago Zoning Ordinance, concerning parking lots in resident districts.

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

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Humes, Adduci, Vrdolyak, Huels, Kwak, Madrzyk, Jaksy, Shannon, Kellam, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Pucinski, Natarus, Oberman, Simpson, Fifielski, Schulter, Saperstein, Stone—42.

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 Section 74-1, paragraph 4, of the Chicago Zoning Ordinance is hereby amended by deleting therefrom the language contained in brackets and inserting in lieu thereof new language in Italics below, as follows:

"An automobile parking lot, in a Resident District on a lot [not over 75 feet wide] *not over 125 feet wide* which . . ."

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

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 August 31, 1977, pages 5848-5849, 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, Humes, Adduci, Vrdolyak, Huels, Kwak, Madrzyk, Jaksy, Shannon, Kellam, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Pucinski, Natarus, Oberman, Simpson, Fifielski, Schulter, Saperstein, Stone—42.

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. 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 B7-7 General Central Business District symbols and indications as shown on Map No. 2-F in the area bounded by

W. Monroe Street; S. Dearborn Street; W. Marble Place and a line 163.652 feet west of S. Dearborn 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 hereof and to no others.

[Plan of Development printed on pages 6062-6066 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-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 M1-2 Restricted Manufacturing, C2-2 General Commercial, C1-2 Restricted Commercial, B5-2 General Service, B4-2 Restricted Service, B3-3 General Retail, and R4 General Residence District symbols and indications as shown on the attached existing Zoning and Preferential Street System Map in the area bounded by

W. Fillmore Street; S. Kedzie Avenue; W. Roosevelt Road and S. Homan Avenue

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 hereof and to no others.

[Plan of Development printed on pages 6067-6071 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-L.

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 M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 3-L in area bounded by

LeMoyne Avenue on the north; N. Lamon Avenue on the west; a line 267.83 feet south of and parallel to W. LeMoyne Avenue on the south and Cicero Avenue on the east

to those of a B5-1 General 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.

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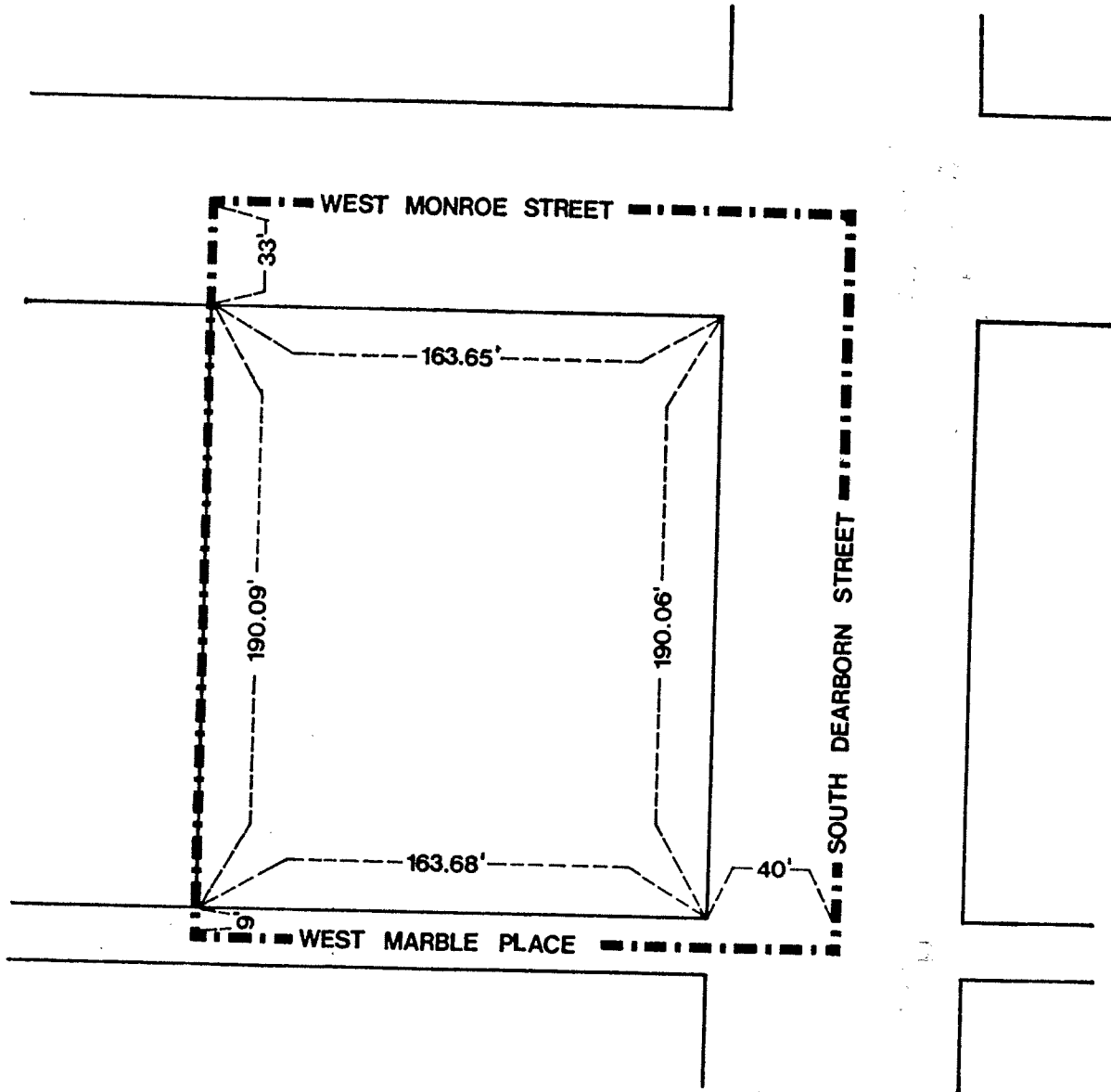
BUSINESS PLANNED DEVELOPMENT #176PLAN OF DEVELOPMENTSTATEMENTS

1. The area delineated herein as "Business Planned Development" is owned and controlled by the American National Bank and Trust Company of Chicago, as Trustee under Trust No. 40250; all correspondence to the aforementioned should be sent in-care-of Romanek-Colub and Company, 625 North 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 and approval of the Commissioner 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": Professional and Business Offices; retail & related uses.
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 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 restrictions 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 table attached hereto sets forth the 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.

Applicant: AMERICAN NATIONAL BANK AND TRUST COMPANY
as Trustee under Trust No. 40250

Date : June 9, 1977

BUSINESS PLANNED DEVELOPMENT PROPERTY LINE AND RIGHT OF WAY MAP



LEGEND:

----- PLANNED DEVELOPMENT BOUNDARY



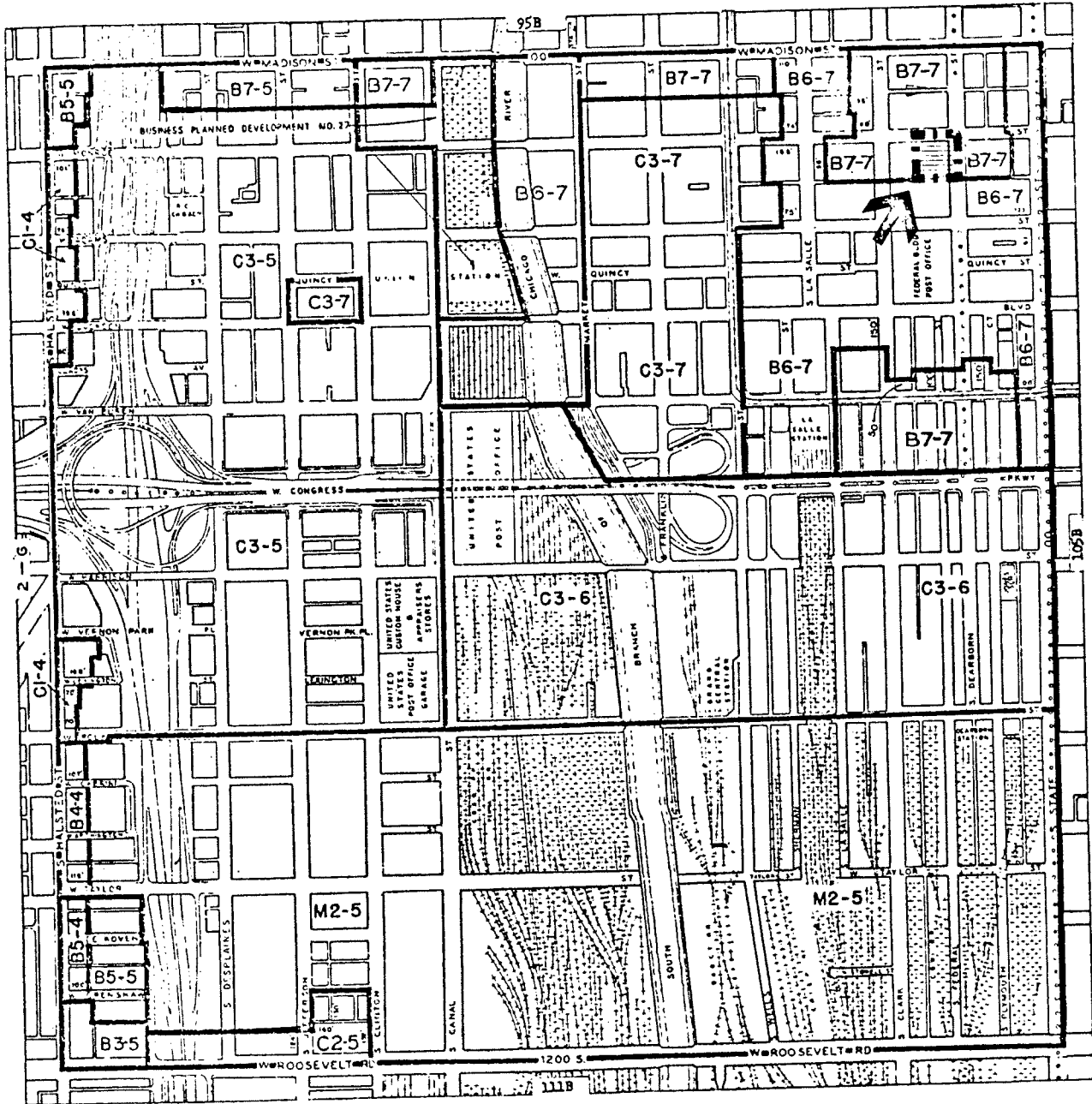
NORTH

APPLICANT: AMERICAN NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 40250



DATE: JUNE 9, 1977

1" = 50'

BUSINESS PLANNED DEVELOPMENT EXISTING ZONING



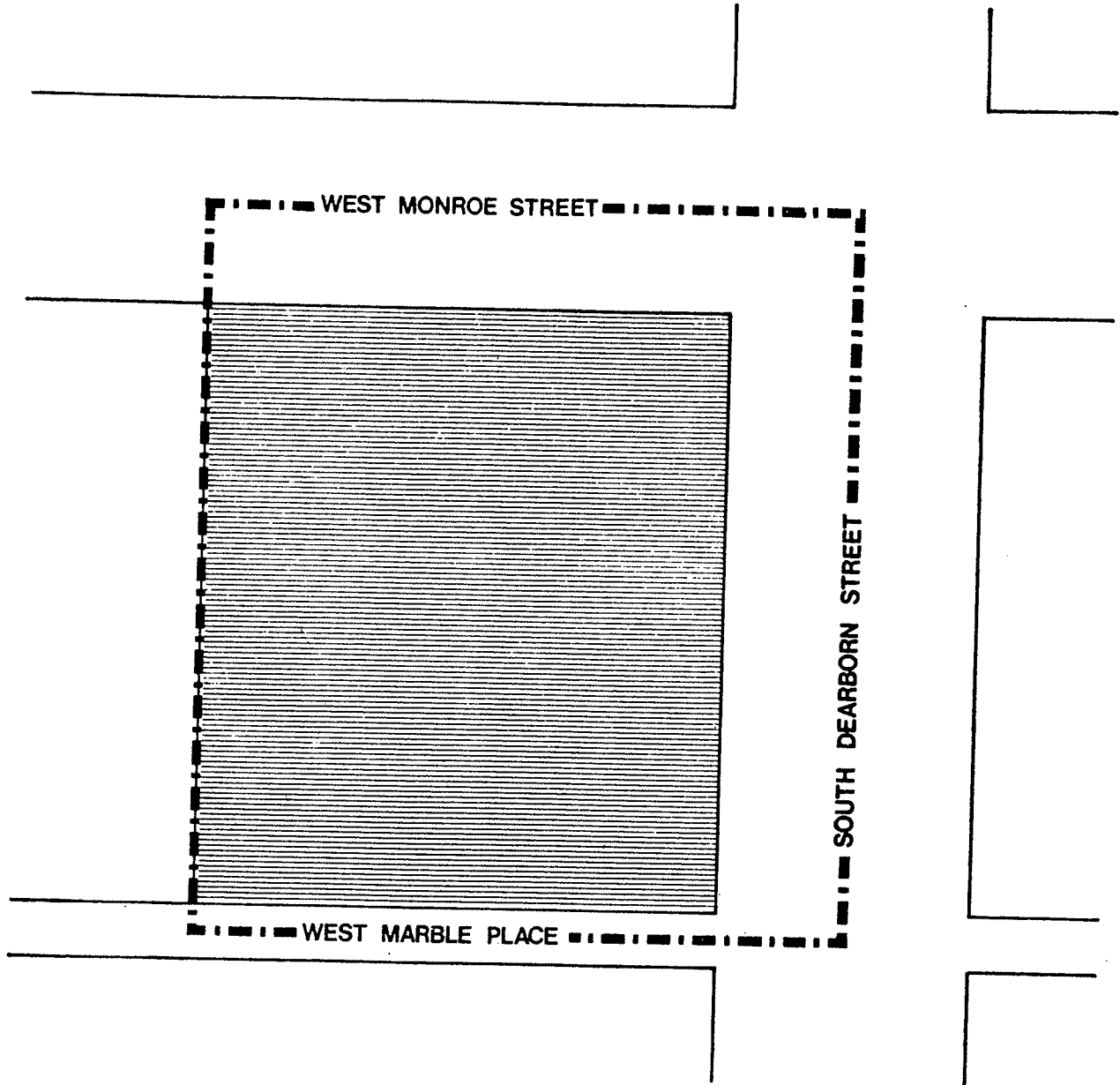
LEGEND:

-  ZONING DISTRICT BOUNDARY
-  PLANNED DEVELOPMENT


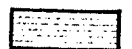


APPLICANT: AMERICAN NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 40250
DATE: JUNE 9, 1977

BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



LEGEND:

-  PLANNED DEVELOPMENT BOUNDARY
-  GENERAL BUSINESS USES



APPLICANT: AMERICAN NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 40250

DATE: JUNE 9, 1977

1" = 50'

