

(continued from page 8705)

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

Alderman Roti moved to pass the foregoing proposed ordinance, as amended.

Alderman Gutstein moved to Re-refer the said proposed ordinance, as amended, to the Committee on Buildings and Zoning.

Alderman Roti moved to *Lay the Motion to Re-refer on the Table*.

The Motion to Lay on the Table *Prevailed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Sawyer, Humes, Adduci, Vrdolyak, Huels, Kwak, Madrzyk, Burke, Jaksy, Shannon, Kellam, Joyce, Lipinski, Marzullo, Zydlo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Pucinski, Axelrod, Schuller, Saperstein—35.

Nays—Aldermen Lathrop, Barden, Kelley, Stemberk, Rhodes, Gutstein, Natarus, Oberman, Simpson, Volini, Stone—11.

Thereupon, on motion of Alderman Roti, the foregoing proposed ordinance, as amended, 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, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Pucinski, Natarus, Oberman, Simpson, Fifielski, Axelrod, Schuller, Volini, Saperstein, Stone—47.

Nays—None.

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 October 20, 1978, pages 8489-8496, recommending that the City Council pass eighteen 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 eighteen 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, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Pucinski, Natarus, Oberman, Simpson, Fifielski, Axelrod, Schuller, Volini, Saperstein, Stone—47.

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 B7-7 General Central Business District symbols and indications as shown on Map No. 1-F in the area bounded by

W. Calhoun Place; N. Clark Street; W. Madison Street, and a line 80 feet 1¼ inches west of and parallel to the west line of N. Clark 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 8713 to 8718 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-K.

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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 2-K in area bounded by

the alley next north of and parallel to W. Roosevelt Road; a line 133 feet west of and parallel to S. Keeler Avenue; W. Roosevelt Road; and a line 225 feet west of and parallel to S. Keeler 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. 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 and R6 General Residence District symbols and indications as shown on Map No. 3-F in the area bounded by

N. Wendell Street; a line 102.24 feet west of N. LaSalle Street; a line 232.33 feet north of W. Oak Street; N. LaSalle Street; W. Oak Street; and N. Wells Street

to the designation of 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 8719 to 8723 of this Journal]

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

BUSINESS PLANNED DEVELOPMENTPLAN OF DEVELOPMENTSTATEMENTS

P.D.#195

1. This Plan of Development, consisting of eight (8) statements, a zoning and preferential street map, a generalized land use map, and a table of specific zoning regulations and related data sets forth the controls applicable to the property; described in the ordinance which establishes this Planned Development.
2. This area delineated in the Planned Development ordinance is owned by Arthur O. Armstrong, Jr., et al. as Trustees of Growth Investors, a California business trust, formerly known as LMI Investors and the disclosure of interest as required by Section 11.9-3.1 of the Chicago Zoning Ordinance has been filed.
3. Except as specifically stated herein, this Planned Development shall not be deemed a waiver or consent, license or permit, approval or other required action by the City of Chicago. Any dedication or vacation of streets or alleys, easements, adjustments of rights-of-way, dedication of public land, and any required permit, review, approval, license, or consent, and any desired grant of privilege shall be the subject of such separate application or submittal as required. All such applications or submittals must be made by the party then in ownership or control or its assignee or grantee with proper evidence of that relationship. All such applications or submittals shall be subject to the review and approval of the Commissioner of Planning, City and Community Development.
4. The Plan of Development shall be subject to the "Rules, Regulations, and Procedures in Relation to Planned Developments," as promulgated by the Commissioner of Planning, City and Community Development.
5. The following uses shall be permitted within the area delineated herein as "Business Planned Development": professional and business offices; retail and related uses.

APPLICANT: Arthur O. Armstrong et al.

DATE: July 7, 1978

- 2 -

6. Service drives or any 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 permitted within such paved areas.

Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.

7. Permanent identification and other necessary signs may be permitted within the Planned Development in accordance with the Chicago Zoning Ordinance and subject to the review and approval of the Commissioner of Planning, City and Community Development. Exterior signs shall be mounted upon or recessed into the vertical face of a structure, and no advertising signs shall be permitted. Temporary signs, including but not limited to construction signs and marketing signs, may be permitted, subject to the review and approval of the Commissioner of Planning, City and Community Development.
8. The height restriction of any building or any appurtenance attached thereto shall be subject to:
 - a. height limitations as certified on form FAA-117, or successor forms involving the case subject matter, and approved by the Federal Aviation Administration; and
 - b. airport zoning regulations as established by the Department of Planning, City and Community Development, Department of Aviation, and Department of Law, and approved by the City Council.

APPLICANT: Arthur O. Armstrong et al.

DATE: July 7, 1978

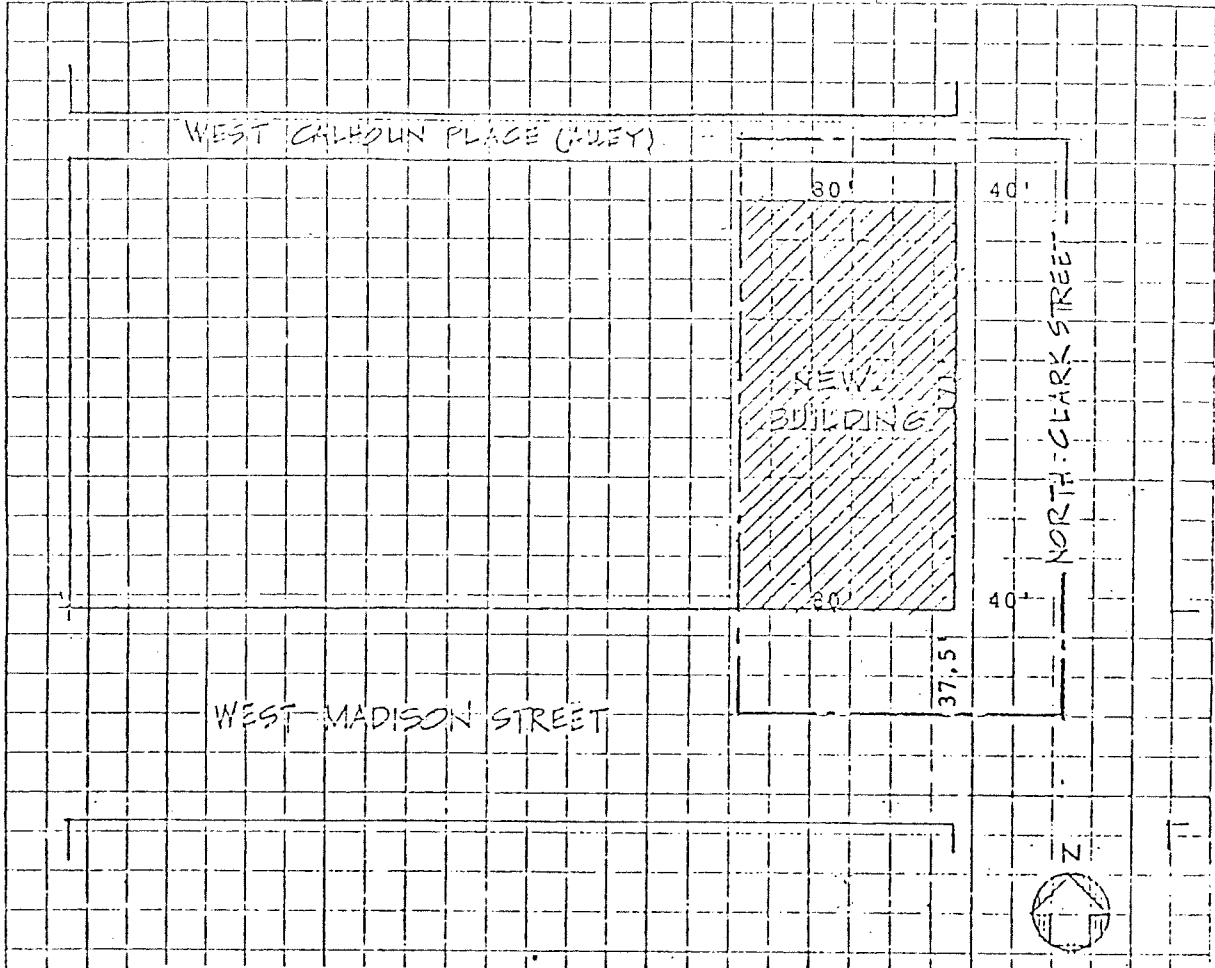
AMENDED: September 14, 1978

ARCHITECTS DEPARTMENT
PROJECT CLARK - MADISON BUILDING

SHEET NO. 1 OF 1
JOB NO. 5448

SUBJECT PROPERTY LINE MAP

BY _____ DATE JUNE 27 1978



PROPERTY LINE MAP

SCALE 1" = 1160'

LEGEND:

PLANNED DEVELOPMENT
BOUNDARY

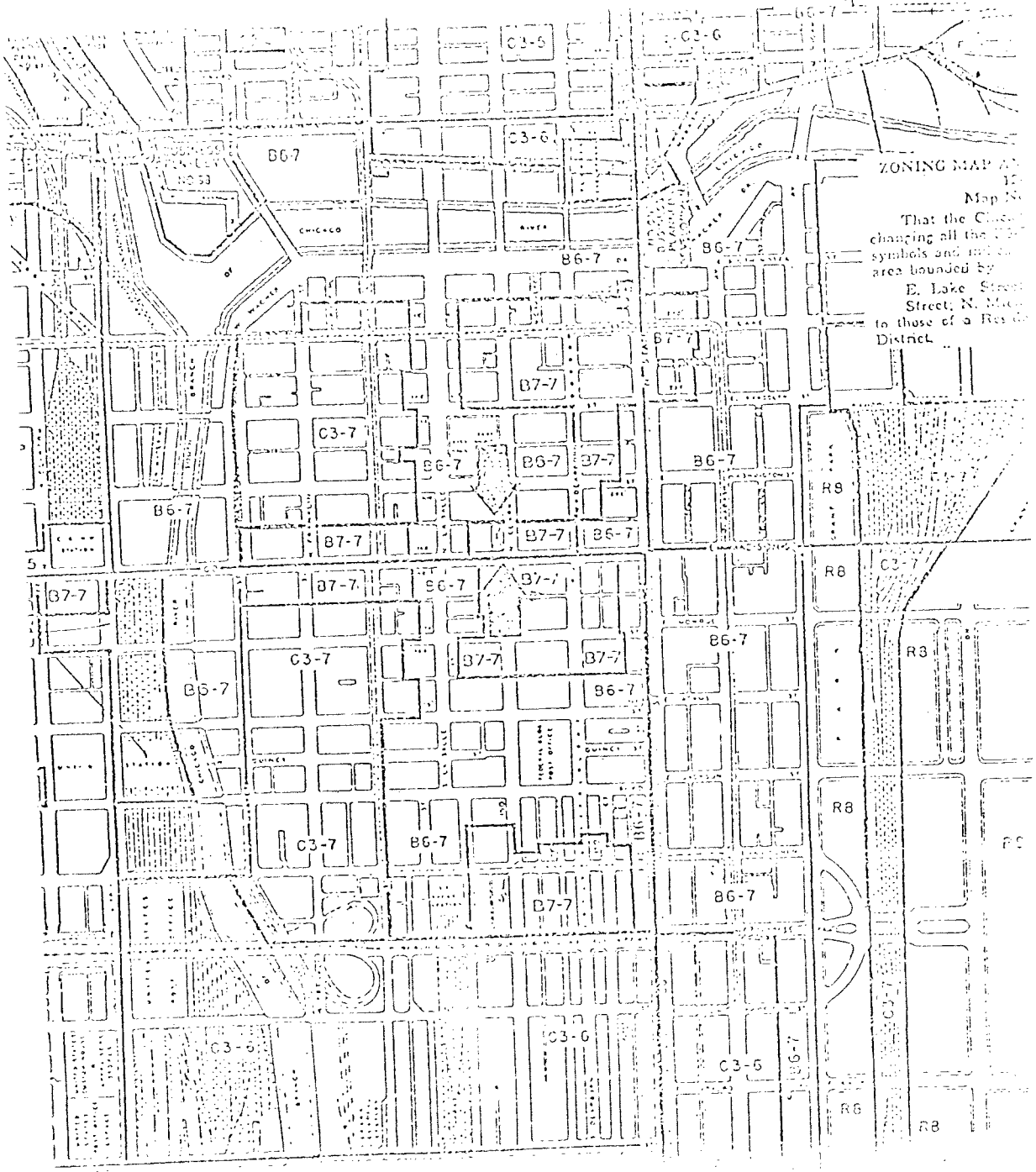
APPLICANT: Arthur O. Armstrong
et al.

JULY 7, 1978

ENGINEERS AND ARCHITECTS

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DATE: July 7, 1978

CHICAGO CITY COUNCIL

ARCHITECTURAL DEPARTMENT
 PROJECT CLARK - MADISON BUILDING
 SUBJECT GENERALIZED LAND USE PLAN

SHEET NO. 1 OF 1
 JOB NO. 5446

BY _____ DATE JUNE 27 1978



APPLICANT: Arthur O. Armstrong

DATE: July 7, 1978

ENGINEERS AND ARCHITECTS
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BUSINESS PLANNED DEVELOPMENT

PLAN OF DEVELOPMENT

USE AND BULK REGULATIONS AND RELATED DATA

Net Site Square Feet	Area Acres	Permitted Uses	Maximum F.A.R.	Maximum % of Land Coverage at Grade Level
13,765.7	0.316	Office, business and related uses; required off-street loading	30.69	89.6%

Gross Site Area equals Net Site Area, 13,765.7 sq. ft. +
Public Rights-of-way, 12,355.82 sq. ft. =
Gross Site Area 26,121.52 sq. ft.

Minimum number of off-street parking spaces: 0 (not required)

Off-street loading: 2 loading berths

Ground Floor Setbacks: 16.98 from Calhoun Place

Maximum Permitted F.A.R. for total Net Site Area: 30.69

Maximum Percent of Land Coverage at Ground Level: 89.6

Not less than 7,000 square feet of ground floor space will be devoted to restaurants and other service uses appropriate to this location subject to the approval of the Commissioner of Planning, City and Community Development.

APPLICANT: Arthur O. Armstrong et al.

DATE: July 7, 1978

AMENDED: September 14, 1978