

and the east line of S. Racine Avenue, except the south line of W. Washburne Avenue, or the line thereof if extended where no street exists; a line 168.576 feet west of the west line of S. Loomis Street; the north line of the alley south of and parallel to W. Washburne Avenue, or the line thereof if extended where no alley exists; a line 264.815 feet west of the west line of S. Loomis Street; and the south line of W. 13th Street; the east line of the alley west of and parallel to S. Racine Avenue, or the line thereof if extended where no alley exists; the north line of W. Hastings Street; the east line of the alley east of and parallel to S. Throop Street,

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.

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

[The Plan of Development attached to the foregoing ordinance appears on pages 8034-8038.]

*Reclassification of Area Shown on Map No. 6-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 R5 General Residence District symbols and indications as shown on Map No. 6-E in the area bounded by

the north line of the alley next south of and parallel to E. 29th Street; the east line of the alley next south of and parallel to E. 29th Street; Avenue; the south line of the alley next south of and parallel to E. 29th Street; a line 228.4 feet west of the center line of S. Michigan Avenue; a line 193.31 feet south of the south line of the alley next south of and parallel to E. 29th Street; the center line of S. Michigan Avenue; the center line of E. 30th Street; and the center line of S. Wabash 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 hereof and to no others.

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

[The Plan of Development attached to the foregoing ordinance appears on pages 8040-8044.]

*Reclassification of Area Shown on Map No. 6-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 C3-5 Commercial-Manufacturing District symbols and indications as shown on Map No. 6-E in the area bounded by

a line 16.91 feet south of the south line of E. 23rd Street; a line 32 feet west of the west line of S. Lake Shore Drive; a line 545.27 feet south of the south line of E. 23rd Street; a line 400.96 feet west of the west line of S. Lake Shore Drive,

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.

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

Plan Of Development  
Business Planned Development  
(Air Rights)  
Statements

1. The area delineated hereon as "Business Planned Development" is controlled by The Illinois Central Railroad Company, without prejudice to the rights of the City of Chicago, if any; subject to a contract of sale dated November 24, 1958 between Illinois Central Railroad Company as the seller and Kabak Corp. as the buyer; and further subject to a contract of conveyance dated November 7, 1960 wherein Kabak Corporation agreed to convey the subject property to the Twenty-Three Hundred South Lake Shore Drive Limited Partnership, an Illinois limited partnership, or its nominee.
2. The height restrictions for any building or any other appurtenance attached thereto shall be subject to height limitations as certified on Form FAA-117 and approved by the Federal Aviation Agency pursuant to Part 626 of the Regulations of the Administrator, Federal Aviation Agency.
3. Off-street parking and loading facilities shall be provided in compliance with this Plan Of Development as authorized by the Chicago Zoning Ordinance.
4. Service drives or any other ingress or egress shall be adequately designed and paved for motor vehicles, including emergency vehicles.
5. The applicant, Twenty-Three Hundred South Lake Shore Drive Limited Partnership, or its successor is required to obtain all applicable official reviews, approvals or permits.
6. Use of land will consist of hotel, restaurant with related business uses, and recreational areas and facilities.
  - (a) Business and advertising signs are permitted subject to review and approval by the Commissioner of City Planning.
  - (b) Any principal building or use, or related building or use permitted shall be in conformity with the Regulations of the Administrator, Federal Aviation Agency.
7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations, and Procedures in relation to Planned Developments" as promulgated by the Commissioner of City Planning.

Twenty-Three Hundred South Lake Shore Drive Limited Partnership—August 30, 1962.

[The Plan of Development maps continued on pages 8045-8048.]

Alderman Pacini moved to pass the two proposed ordinances transmitted with the committee's report, as amended by the committee, and as noted on page 7931 of the Journal of the Proceedings for November 7, 1962. The motion *Prevailed* and each of the said

(Continued on page 8049)

PLAN OF DEVELOPMENT

BUSINESS PLANNED DEVELOPMENT # 19  
(AIR RIGHTS)

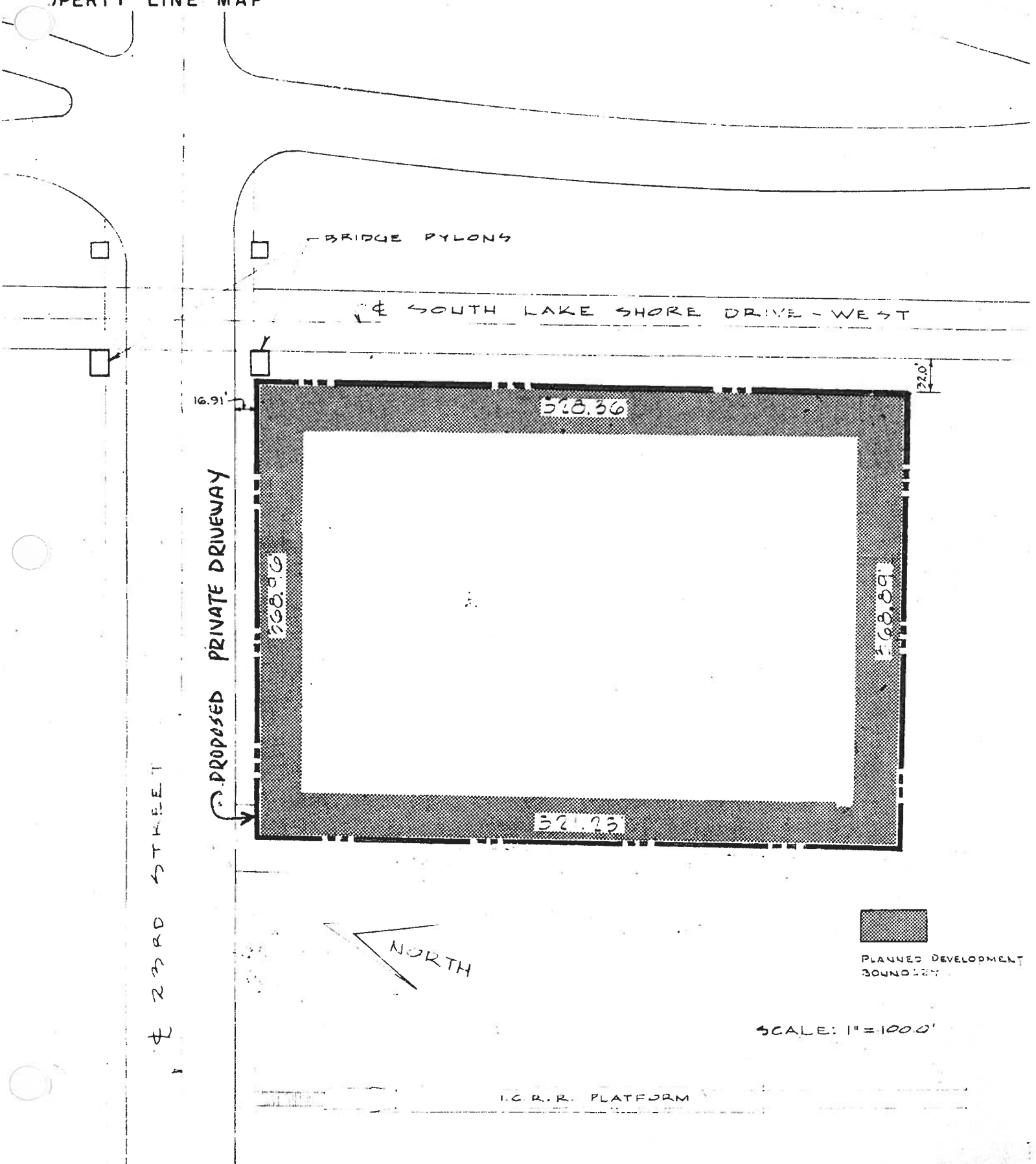
STATEMENTS

1. The area delineated hereon as "Business Planned Development" is controlled by The Illinois Central Railroad Company, without prejudice to the rights of the City of Chicago, if any; subject to a contract of sale dated November 24, 1958 between Illinois Central Railroad Company as the seller and Kabak Corp. as the buyer; and further subject to a contract of conveyance dated November 7, 1960 wherein Kabak Corporation agreed to convey the subject property to the Twenty-Three Hundred South Lake Shore Drive Limited Partnership, an Illinois limited partnership, or its nominee.
2. The height restrictions for any building or any other appurtenance attached thereto shall be subject to height limitations as certified on Form FAA-117 and approved by the Federal Aviation Agency pursuant to Part 626 of the Regulations of the Administrator, Federal Aviation Agency.
3. Off-street parking and loading facilities shall be provided in compliance with this Plan Of Development as authorized by the Chicago Zoning Ordinance.
- Service drives or any other ingress or egress shall be adequately designed and paved for motor vehicles, including emergency vehicles.
5. The applicant, Twenty-Three Hundred South Lake Shore Drive Limited Partnership, or its successor is required to obtain all applicable official reviews, approvals or permits.
6. Use of land will consist of hotel, restaurant with related business uses, and recreational areas and facilities.
  - (a) Business and advertising signs are permitted subject to review and approval by the Commissioner of City Planning.
  - (b) Any principal building or use, or related building or use permitted shall be in conformity with the Regulations of the Administrator, Federal Aviation Agency.
7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations, and Procedures in relation to Planned Developments" as promulgated by the Commissioner of City Planning.

Twenty-Three Hundred South Lake Shore Drive Limited Partnership - August 30, 1962

# BUSINESS PLANNED DEVELOPMENT (AIR RIGHTS)

PROPERTY LINE MAP



23RD STREET

PROPOSED PRIVATE DRIVEWAY

NORTH

PLANNED DEVELOPMENT BOUNDARY

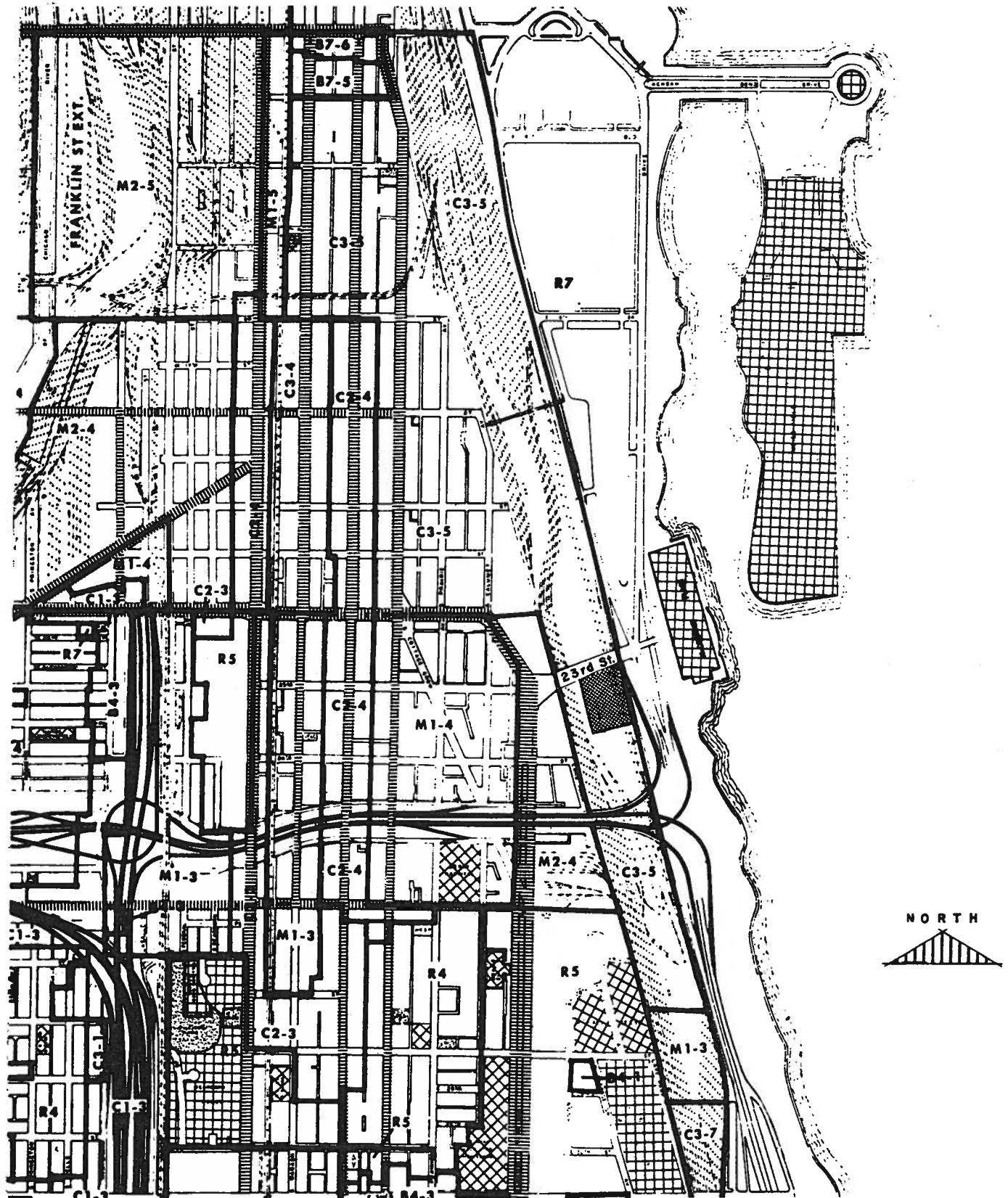
SCALE: 1"=1000'

I.C.R.R. PLATFORM

# BUSINESS PLANNED DEVELOPMENT

(AIR RIGHTS)

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



## LEGEND:

 ZONING DISTRICT

 MUNICIPAL FACILITIES - PARKS

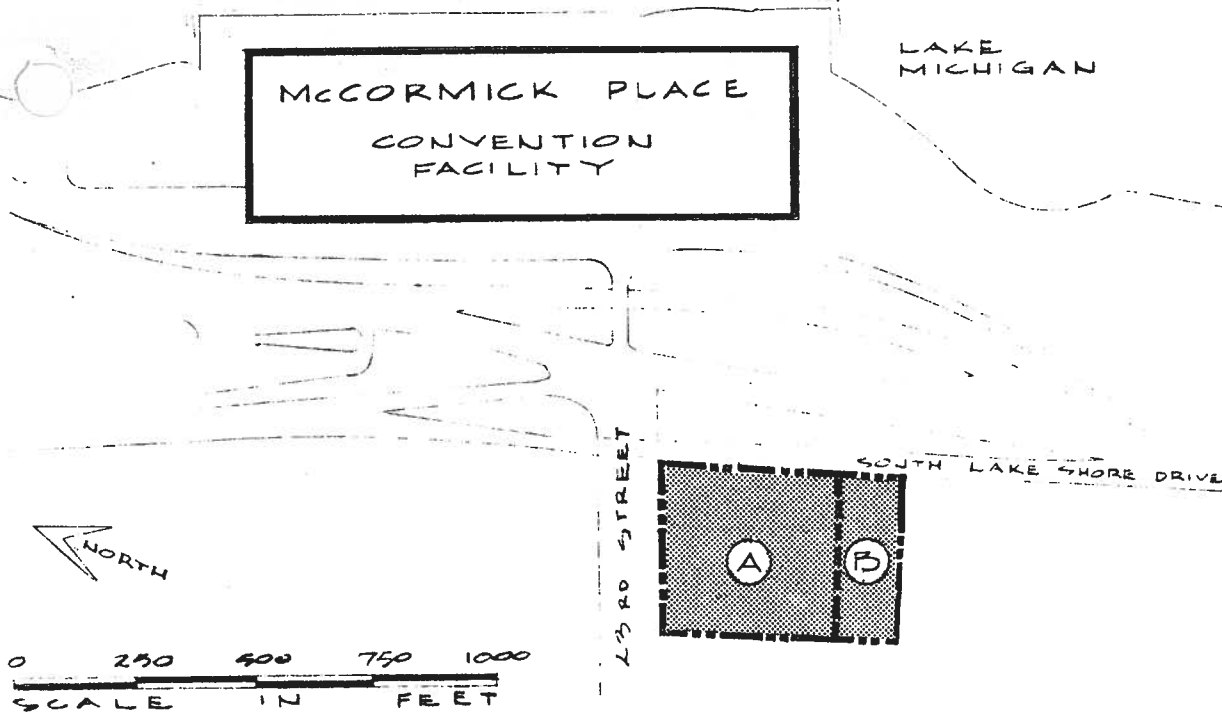
 PROPOSED BUSINESS PLANNED DEVELOPMENT

 PREFERENTIAL STREETS

 OTHER PUBLIC, QUASI-PUBLIC AND PRIVATE INSTITUTIONS AND FACILITIES

(AIR RIGHTS)

GENERALIZED LAND USE PLAN

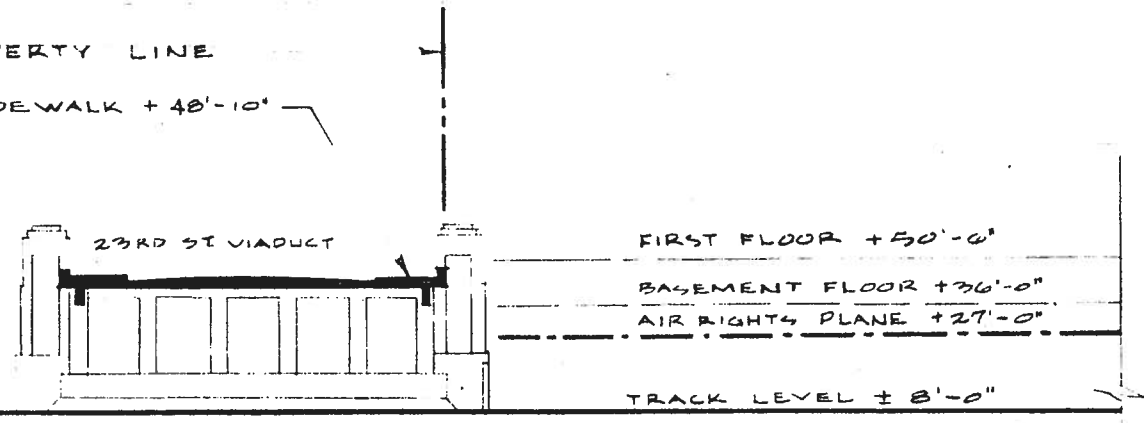


LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- Ⓐ  
SUB-AREA DESIGNATION
- ▨  
HOTEL - MOTEL WITH RELATED USES

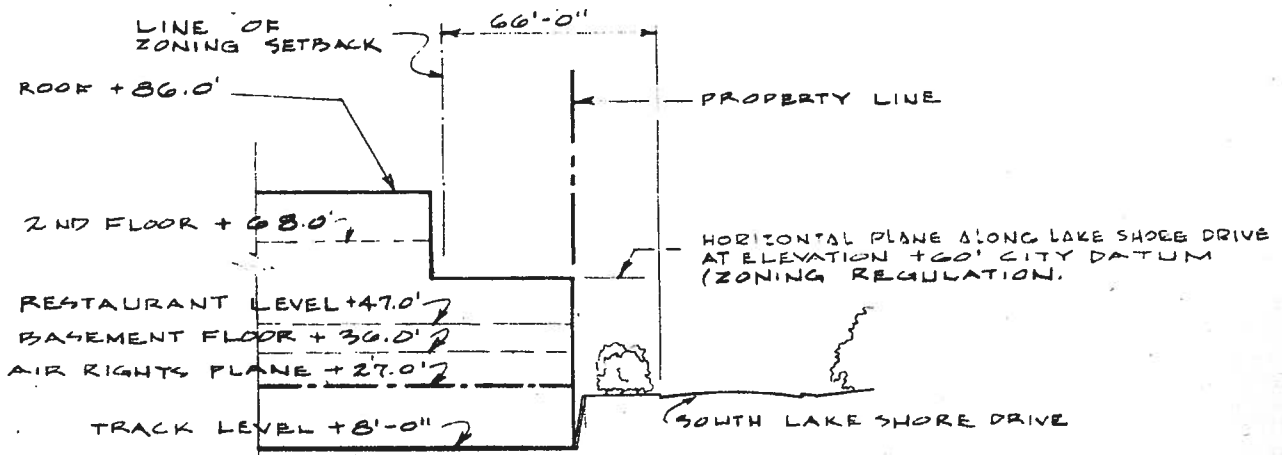
PROPERTY LINE

BRIDGE SIDEWALK + 48'-10"



SECTION ACROSS 23RD ST. LOOKING EAST SCALE: 1" = 60.0'

LINE OF ZONING SETBACK



SECTION ACROSS SO. LAKE SHORE DRIVE LOOKING NORTH

SCALE: 1" = 60.0'

**BUSINESS PLANNED DEVELOPMENT  
(AIR RIGHTS)**

**PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA**

SUB AREAS	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	MAX. BLDG. HEIGHT	EST. NO. OF HOTEL RMS.	NO. OF PARKING SPACES	MAX. F.A.R.	MAX. % OF LAND COVERED  (at platform level)
	SQ. FT.	ACRES						
A	134,896	3.10	Hotel-Motel Restaurant (Tower) Recreation	275' (El. + 283' C.C.D)	629	534	5.0	45%
B	58,701	1.35	Hotel-Motel Restaurant (Tower) Recreation	275' (El. + 283' C.C.D)	504	400	5.0	45%
	193,597	4.45						

Gross Site Area = Net Site Area (4.45 Acres)

Maximum Permitted F.A.R. for Total Area :5.0

Number of Parking Spaces: 934

Minimum Parking Requirements: Hotel: One Space/3 Lodging Rooms  
 Restaurant (Tower): One Space/400 sq. feet  
 in excess of 4,000 sq.ft  
 Related Uses: One Space/400 sq. feet in  
 excess of 4,000 sq. feet.

Minimum Loading Requirements: Hotel One Space/150,000 sq. feet or  
 fraction thereof  
 Restaurant: One Space - first 10,000 sq.  
 feet One Space - additional  
 15,000 sq. feet

No building structure or portion thereof shall be hereafter erected,  
 converted or moved on to any lot, parcel or subdivision laid out on  
 a horizontal plane at an elevation above +60 city datum which shall be  
 within 66 feet of the west line of S. Lake Shore Drive as it now exists.

Maximum Overall % of Land Covered: 45%

Twenty-Three Hundred South Lake Shore Drive Limited Partnership  
 Chicago, Illinois

August 30, 1962

**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. 6-E in the area bounded by

a line 16.91 feet south of the south line of E. 23rd Street; a line 32 feet west of the west line of South Lake Shore Drive; a line 545.27 feet south of the south line of E.23rd Street; a line 400.96 feet west of the west line of South Lake Shore Drive,

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.

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