

RESIDENTIAL PLANNED DEVELOPMENT

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PLAN OF DEVELOPMENTSTATEMENTS

1. The area delineated herein as "Residential Planned Development" (except for the public areas) is controlled by McHugh Levin Associates, an Illinois partnership, whose address is 332 South 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 of the Department of Streets and Sanitation and the approval of the Department of Planning, City and Community Development.
3. The Applicant, McHugh Levin Associates, or its successors, assignees or grantees shall obtain all official reviews, approvals, licenses 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, McHugh Levin Associates, 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 Planned Development":
elevator apartment structure; related health and recreational uses, including swimming pool; and required parking.
6. Identification signs may be permitted within the area delineated herein as "Residential Planned Development" subject to the review and approval of the Department of Buildings and the Department of Planning, City and Community Development.
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

On motion of Alderman Roti said proposed substitute ordinance 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, Barden, Shannon, Kellam, Kelley, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Pucinski, Natarus, Simpson, Fifielski, Axelrod, Schuller, Volini, Stone—44.

Nays—None.

The following is said ordinance as passed:

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

SECTION 1. That the Municipal Code of Chicago, Chapter 194A, Article 8.3-4 (B) is hereby amended by deleting in its entirety the following alphabetical listing in brackets:

[(19) *Hotels and Motels*]

SECTION 2. That the Municipal Code of Chicago, Chapter 194A, Article 8.3-7 (B) is hereby amended by adding the language in *Italics* as follows in the proper numerical sequence:

B. The following uses are permitted in the B7-5 to B7-7 Districts inclusive. Except as may be allowed for planned developments, uses designated with an asterisk (*) shall not be located on the ground floor within 50 feet of any street.

(7) *Hotels and Motels*

SECTION 3. That the Municipal Code of Chicago, Chapter 194A, Article 9.3-2 (B) is hereby amended by adding the language in *Italics* as follows in the proper numerical sequence:

B. The following uses are permitted in the C2-1 to C2-5 Districts inclusive:

(5) *Hotels and Motels*

SECTION 4. That the Municipal Code of Chicago, Chapter 194A, Article 9.3-3 (B) is hereby amended by adding the language in *Italics* as follows in the proper numerical sequence:

B. The following uses are permitted in the C3-1 to C3-7 Districts inclusive:

(3) *Hotels and Motels*

SECTION 5. That the Municipal Code of Chicago, Chapter 194A, Article 9.4-1, is hereby amended by adding the language in *Italics* as follows in the proper numerical sequence:

(10) *Hotels and Motels*

SECTION 6. This ordinance shall be in full force and effect upon passage and publication.

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 the Journal of the Proceedings of March 1, 1979, pages 9650-9651 recommending that the City Council *Pass* sixteen 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 sixteen 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, Barden, Shannon, Kellam, Kelley, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Pucinski, Natarus, Simpson, Fifielski, Axelrod, Schuller, Volini, Stone—44.

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 M1-5 Restricted Manufacturing District symbols and indications as shown on Map No. 1-F in area bounded by

W. Illinois Street; the alley next west of and parallel to N. Wells Street; the alley next south of and parallel to W. Illinois Street; a line 99.32 feet east of and parallel to N. Franklin Street

to those of a C3-4 Commercial Manufacturing 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. 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 B7-5 General Central Business District symbols and indications as shown on Map No. 1-F in the area bounded by

W. Chicago Avenue; N. Dearborn Street; W. Superior Street; a line 139.63 feet west of N. Dearborn Street; a line 139.56 feet north of W. Superior Street; the alley next west of and parallel to N. Dearborn Street

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 printed on pages 9724 to 9729 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 C3-6 Commercial Manufacturing District symbols and indications as shown on Map No. 2-F in the area bounded by

(continued on page 9730)

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:

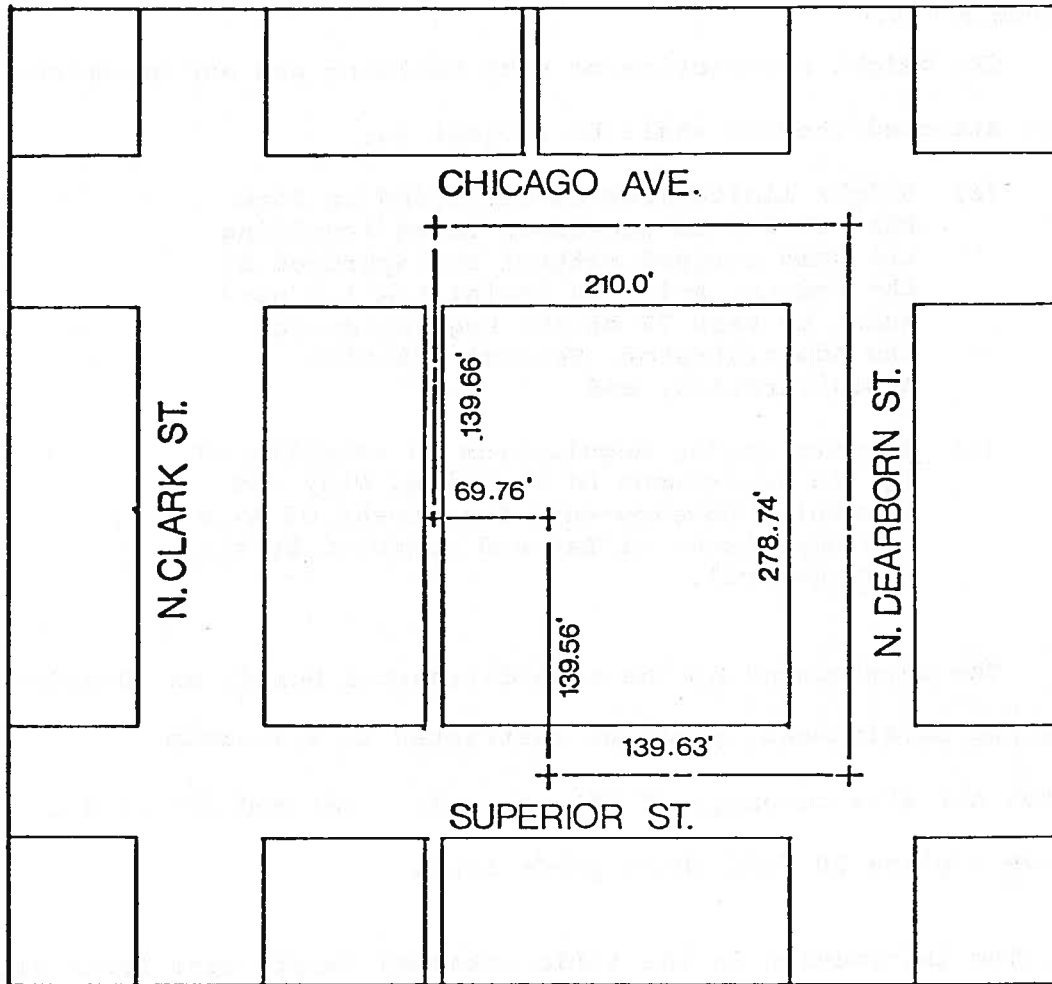
- (a) Height limitations as certified on form FAA-117 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and
- (b) Airport Zoning Regulations as established by the Department of Planning, City and Community Development, Department of Aviation, and Department of Law and approved by the City Council.

9. The development of the area delineated herein as "Residential Planned Development" shall be restricted to a maximum total net site coverage of 80% at grade level and 23% at and above a plane 20 feet above grade level.

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

11. 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 Planning, City and Community Development.

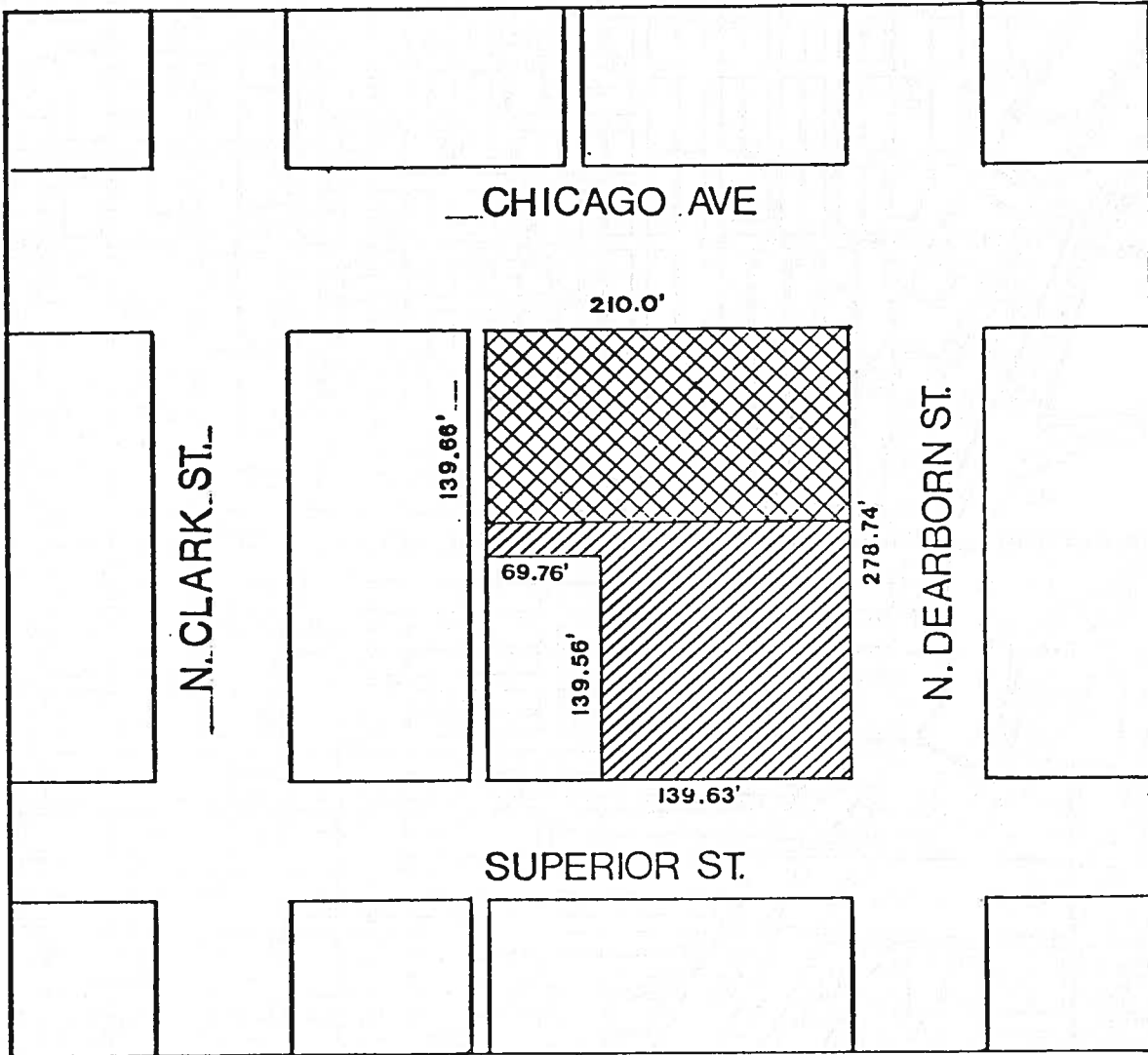
RESIDENTIAL - PLANNED DEVELOPMENT PLANNED DEVELOPMENT BOUNDARY LINE MAP



LEGEND

- Property Lines
 - - - Proposed Planned Development Area Boundary
- APPLICANT: McHugh Levin Associates
 Date: December 11, 1978

RESIDENTIAL - PLANNED DEVELOPMENT PROPOSED GENERAL LAND USE PLAN



LEGEND



Residential &
Related Uses



Parking &
Related Uses



APPLICANT: McHugh Levin Associates

Dated: December 11, 1978

RESIDENTIAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area Sq. Ft. Acres	General Description of Land Use	Maximum Floor Area	Maximum No. of D.U.	Max. % of Coverage @ Grade Level
48,495 1.11	Elevator apartment structure; private health and recreational uses, including swimming pool, related business uses as permitted under the B2-General Retail District of the Chicago Zoning Ordinance and required parking	7.5	384	25%

Maximum Allowable Floor Area Ratio for Total Net Site Area:

7.5 F.A.R.

Maximum allowable number of Dwelling Units for the total net site area, including efficiency units:

384 Dwelling Units

Maximum allowable % of efficiency units:

33%

Maximum allowable % of site coverage

25%

Minimum required off-street parking spaces:

242 spaces

Minimum required off-street loading berths:

2 berths

Space allocated to the permitted related business uses shall be limited to 8,000 square feet.

APPLICANT: McHugh-Levin Associates

DATE: December 11, 1978