

UNFINISHED BUSINESS.

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 December 12, 1979, pages 1504-1514, recommending that the City Council pass twenty-six 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 twenty-six proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Vrdolyak, Huels, Madrzyk, Brady, Barden, McFoling, Kellam, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Aiello, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Young, Clewis, Axelrod, Schuler, Volini, Orr, Stone—43.

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 B6-7 Restricted Central Business District symbols and indications as shown on Map No. 1-E in the area bounded by

E. Chicago Avenue; a line 175 feet east of the alley next east of N. Michigan Avenue; the alley next south of E. Chicago Avenue; a line 235 feet east of N. Michigan Avenue; E. Superior Street; N. Michigan Avenue; a line 121.6 feet north of E. Superior Street; a line 64 feet east of N. Michigan Avenue; a line 113.6 feet north of E. Superior Street; a line 110 feet east of N. Michigan Avenue; a line 149.9 feet south of E. Chicago Avenue; and the alley next east of N. Michigan 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 thereof and to no others.

[Plan of Development printed on pages 2083-2088 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-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 R7 General Residence District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 270 feet south of W. Goethe Street; N. State Parkway; a line 292.33 feet south of W. Goethe Street; and the alley next west of N. State Parkway

to those of an R5 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 R6 General Residence District symbols and indications as shown on Map No. 3-F in the area bounded by

W. Schiller Street; the alley next east of N. Clark Street; a line 104.89 feet south of W. Schiller Street; and a line 38.57 feet east of N. Clark Street

to those of an R5 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 B2-5 Restricted Retail District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 120.23 feet north of and parallel to W. Division Street; the alley next east of and parallel to N. Dearborn Street; W. Division Street; and N. Dearborn Street

to those of a B4-5 Restricted 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.

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 R6 General Residence District symbols and indications as shown on Map No. 3-F in the area bounded by

W. Burton Place; the alley next east of N. Clark Street; a line 100 feet south of W. Burton Place; and a line 19.08 feet east of N. Clark Street

to those of an R5 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.

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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT # 218
PLAN OF DEVELOPMENT
STATEMENTS

1. The area delineated herein as "Residential-Business Planned Development" will be controlled by Chicago-Michigan Limited, an Illinois limited partnership, whose address is c/o Woodside Company, 10 South LaSalle Street, Suite 900, Chicago, Illinois 60603. Presently, land is owned by American National Bank, as Trustee under Trust No. 29183, and Carter, Hawley, Hale Stores, Inc., and applicant proceeds herewith with consent of Trustee and Carter, Hawley, Hale Stores, Inc.

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, Chicago-Michigan Limited, 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, Chicago-Michigan Limited, 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-Business Planned Development"; elevator offices and residential uses, business uses, related health and recreational uses, including swimming pool; and required parking.

6. Business and business identification signs may be permitted within the area delineated herein as "Residential-Business 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 and shall have a minimum width of 14 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.

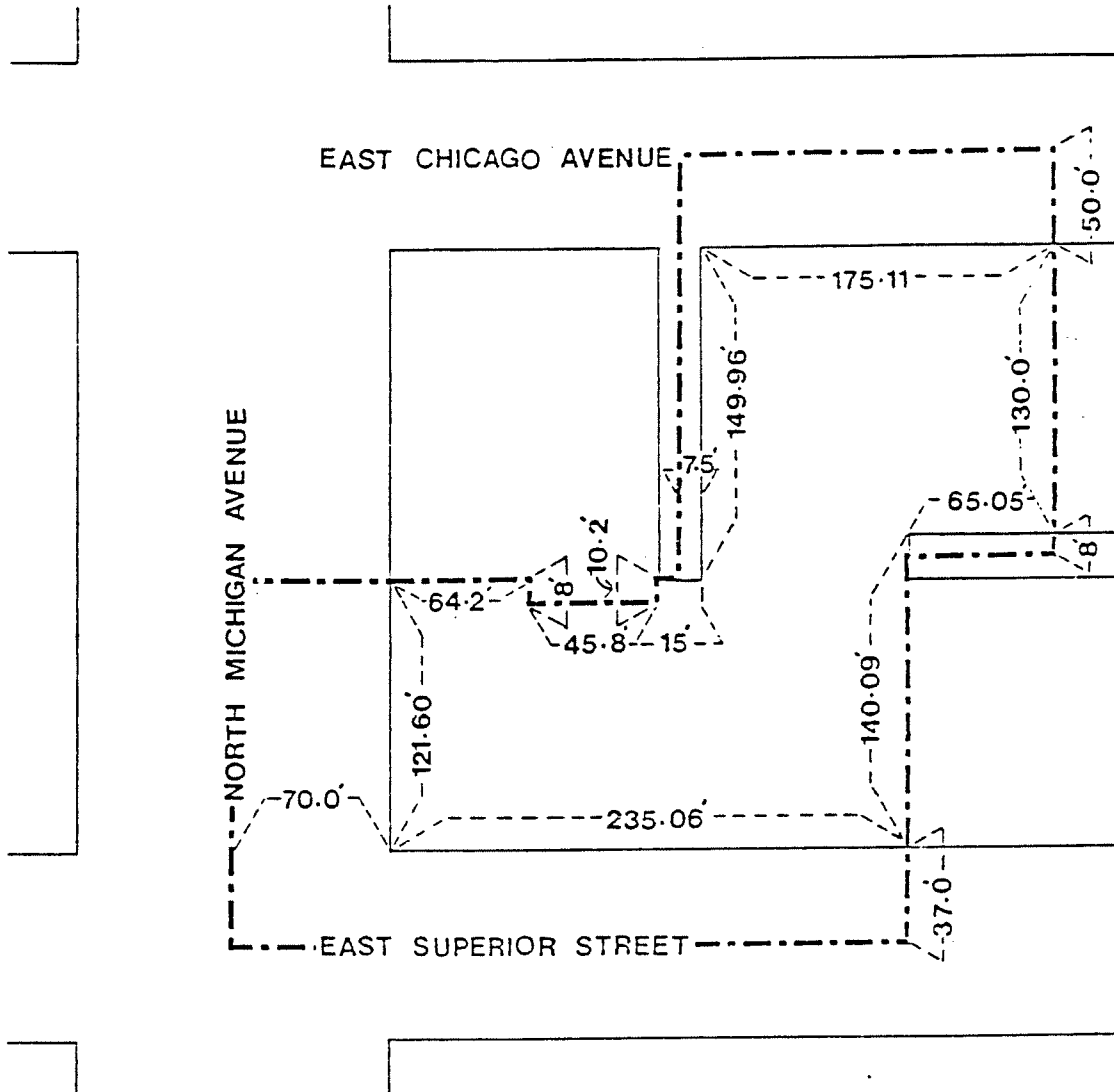
9. The information in the table attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Residential-Business Planned Development" and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning 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 Planning, City and Community Development.

APPLICANT: Chicago-Michigan Limited

DATE: 9-11, 1979

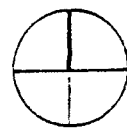
BUSINESS PLANNED DEVELOPMENT PROPERTY LINE AND RIGHT OF WAY MAP



LEGEND

----- PLANNED DEVELOPMENT BOUNDARY

NORTH



APPLICANT: Chicago-Michigan Limited

11 SEPTEMBER 1979

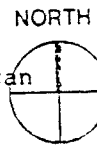
BUSINESS PLANNED DEVELOPMENT EXISTING ZONING



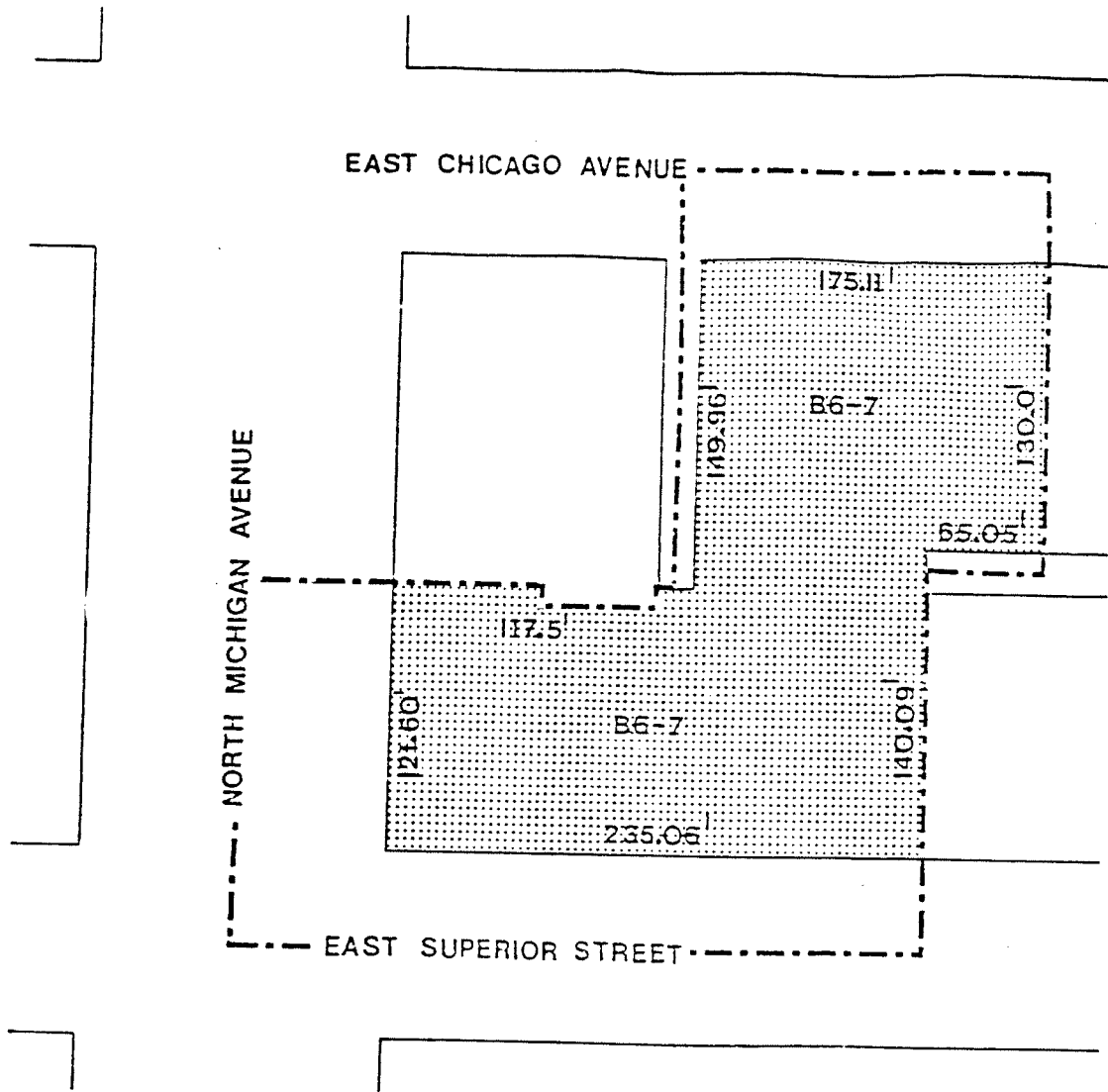
LEGEND

- ZONING DISTRICT BOUNDARY
- ▨ PLANNED DEVELOPMENT


APPLICANT: Chicago-Michigan
 Limited
 11 SEPTEMBER 1979



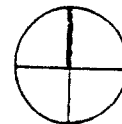
BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



LEGEND

- PLANNED DEVELOPMENT BOUNDARY
-  GENERAL BUSINESS AND RESIDENTIAL LAND RELATED USES

NORTH



APPLICANT: Chicago-Michigan Limited

11 SEPTEMBER 1979

Lot Site Area Feet	Acres	General Description of Land Use	Maximum Floor Area Ratio	Maximum % of Coverage at Grade Level
53,338	1.22	Elevated residential and office structure with mercantile uses and auxiliary uses including but not limited to swimming pool, off-street parking, and off-street loading facilities.	22	100% at Grade.
<p>Gross Site Area = Net Site Area + Area of Public Ways 83,913 s.f. = 53,338 s.f. + 30,575 s.f.</p>				
<p>Maximum Allowable Floor Area Ratio for Total Net Site Area</p>				
<p>Maximum Allowable Number of Dwelling Units or the Total Net Site Area including efficiency units</p>				
<p>Maximum Number of Square Feet for Mercantile Uses</p>				
<p>Maximum Number of Square Feet for Office Uses</p>				
<p>Maximum % of Site Coverage at Grade Level</p>				
<p>Minimum Number of Off-Street Parking Spaces</p>				
<p>Minimum Number of Off-Street Loading Spaces</p>				
<p>Minimum Perimeter setbacks at Grade Level (Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to existing structures, or where necessary because of technical reasons, subject to approval of the Department of Planning, City & Community Development.)</p>				

RESIDENTIAL PLANNED DEVELOPMENT
 APPLIED DEVELOPMENT USE, BULK REGULATIONS & DATA