

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

W. Lake Street; the alley next east of N. Canal Street; W. Randolph Street; and N. Canal Street

to those of a B7-7 General Central Business 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 M1-5 Restricted Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by

the alley next north of and parallel to W. Superior Street; a line 42.10 feet east of and parallel to N. Franklin Street; W. Superior Street and N. Franklin Street

to those of a C3-6 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. 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 M2-5 General Manufacturing District symbols and indications as shown on Map No. 2-F in the area bounded by

W. Polk Street; S. Canal Street; W. Cabrini Street; and S. Clinton Street

to the designation of an Airport 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 2908 to 2912 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. 1-H.

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 R3 General Residence District symbols and indications as shown on Map No. 1-H in the area bounded by

W. Superior Street; a line 95.7 feet west of N. Leavitt Street; the alley next south of W. Superior Street; and a line 239.78 feet west of N. Leavitt Street

to those of a 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. 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 M2-5 General Manufacturing District symbols and indications as shown on Map No. 2-F in the area bounded by

W. Polk Street; S. Wells Street; the east property line lying between W. Taylor Street and W. Roosevelt Road of the Baltimore and Ohio Chicago Terminal Railroad Company property; W. Roosevelt Road; and the South Branch of the Chicago River

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 2913 to 2914 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-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 B7-6 General Central Business District symbols and indications as shown on Map No. 3-E in area bounded by

the alley next north of and parallel to E. Delaware Place; N. Wabash Avenue; E. Delaware Place; and a line 79.85 feet west of and parallel to N. Wabash Avenue

to those of a Planned Development District, and a corresponding use district is hereby established in the area above described.

[Plan of Development printed on pages 2915 to 2920 of this Journal]

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

Reclassification of Area Show non 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 and B7-6 General Central Business District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 96.45 feet north of W. Tooker Place; a line 149.41 feet east of N. Dearborn Street; a line 62.40 feet north of West Tooker Place; a line 218.0 feet East of N. Dearborn Street; a line 42.28 feet North of W. Tooker Place or the line thereof extended where no such street exists; N. State Street; W.

(continued on page 2921)

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RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT #226PLAN OF DEVELOPMENTSTATEMENTS

1. The area delineated herein as "Residential-Business Planned Development" is controlled by Delaware East, an Illinois General Partnership, as purchaser under a Real Estate Sale Contract. Milton N. Zic and Emanuel Goldman served as nominee for said Delaware East for the purposes of said contract. Legal title is presently held by Amalgamated Trust and Savings Bank, as Trustee under Trust Agreement dated November 14, 1965, and known as Trust No. 2937.
2. The Applicant or its successors, assignees or grantees shall obtain all official reviews, approvals, and permits.
3. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development": Residential Units in an elevator apartment structure, related service uses and business and retail ground floor and second floor uses.
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. 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 Planning, City and Community Development.

APPLICANT: Theodore J. Novak, Esq.
Rudnick & Wolfe, as Attorney for Delaware East
30 North LaSalle Street, Suite 2900
Chicago, Illinois 60602

DATE: November 28, 1979

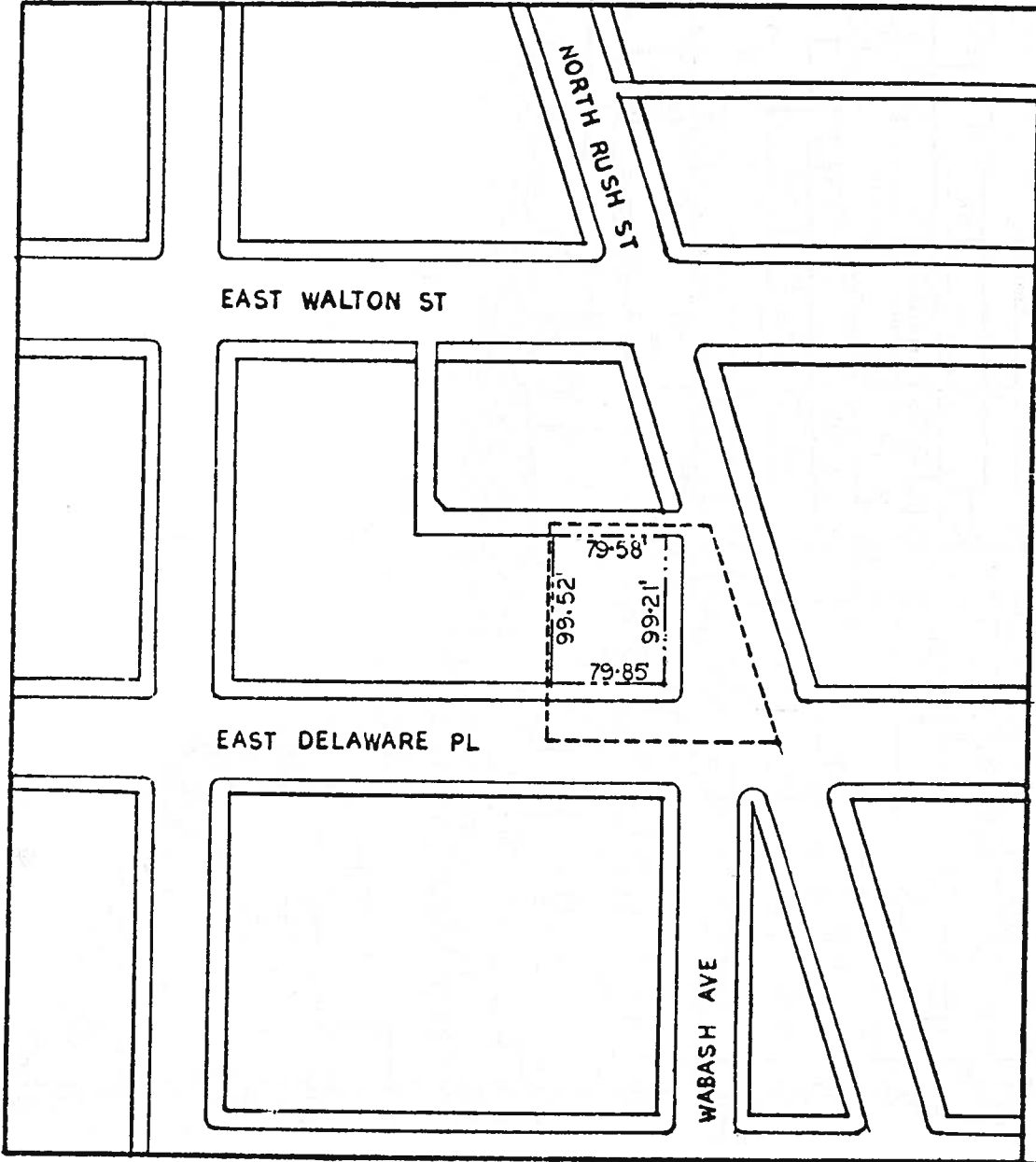
6. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There 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 sixteen (16) feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
7. The height restriction of each building and any appurtenances 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.
8. 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 Planning, City and Community Development.
9. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Residential-Business Planned Development".
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.

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30 North LaSalle Street, Suite 2900
Chicago, Illinois 60602

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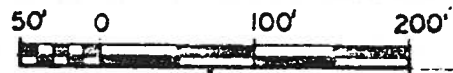
RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT

PROPERTY LINE MAP & RIGHTS-OF-WAY ADJUSTMENT



----- PLANNED DEVELOPMENT

----- PROPERTY LINE

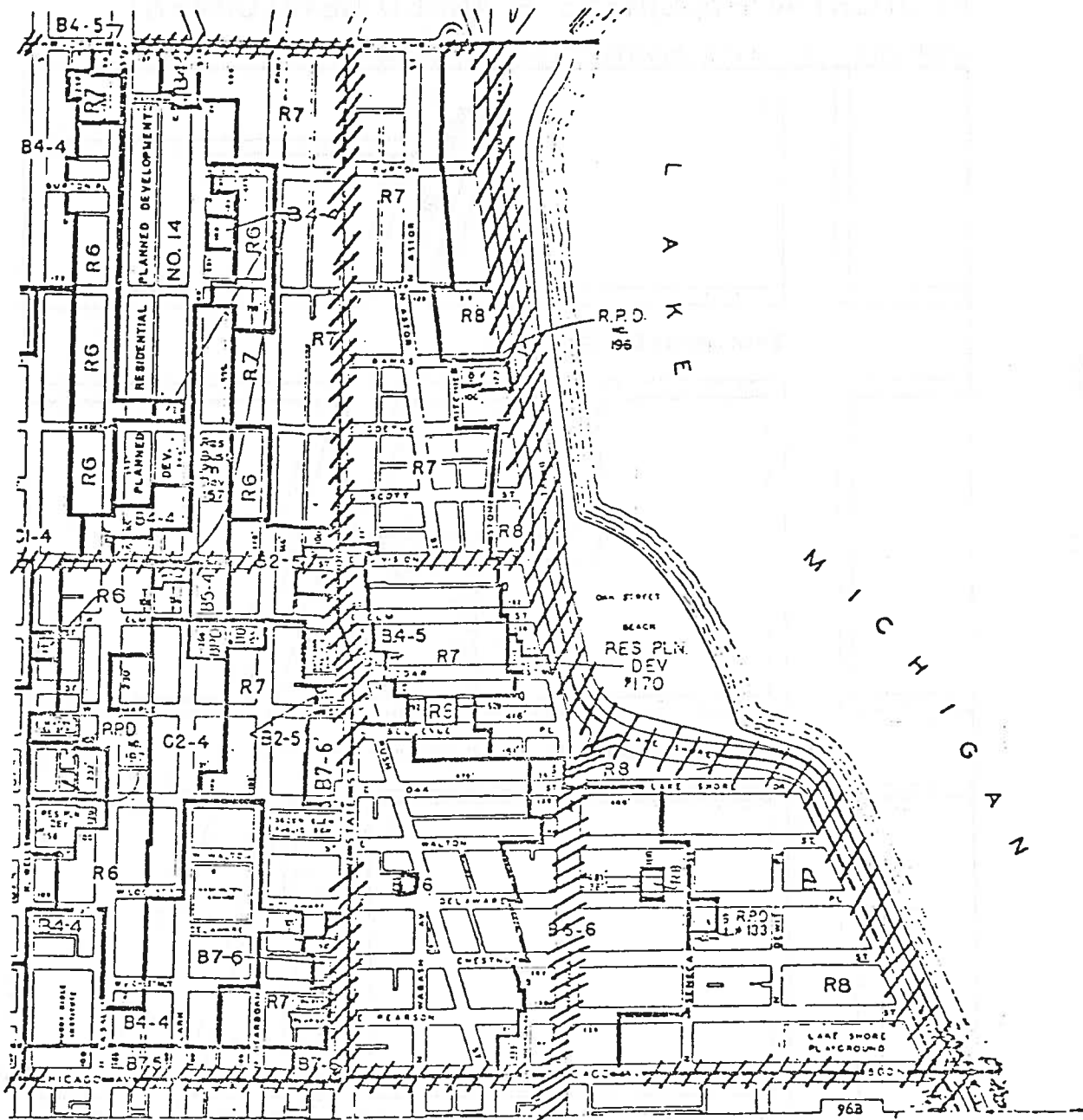


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 Rudnick & Wolfe, as Attorney for Delaware East
 30 North LaSalle Street
 Suite 2900
 Chicago, Illinois 60602;

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ADDRESS OF SUBJECT PROPERTY:
 900 NORTH RUSH STREET

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
Existing Zoning and Preferential Street System Map



- ZONING DISTRICT BOUNDARIES
- ////// PREFERENTIAL STREETS
- ██████ RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

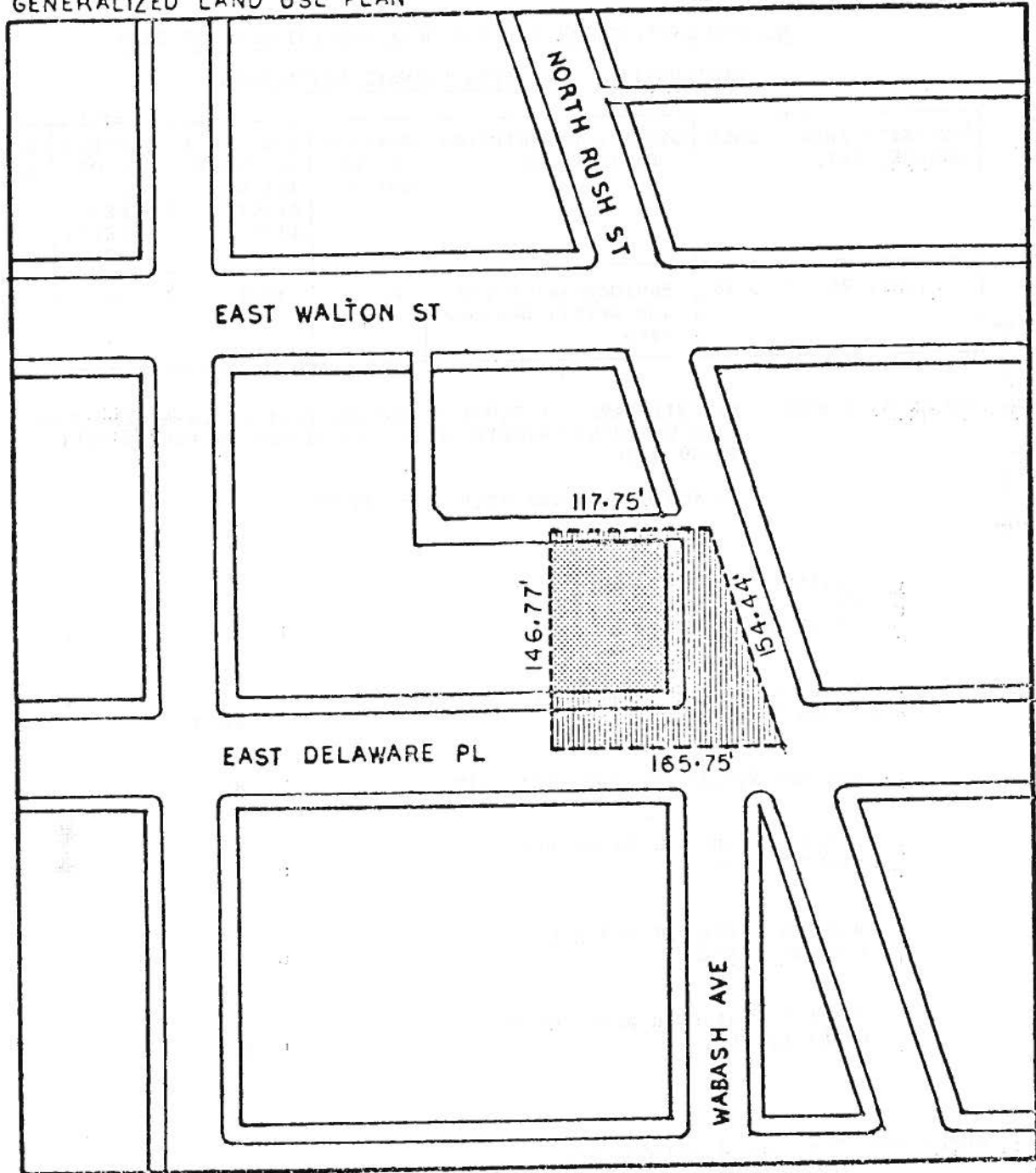
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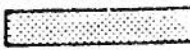
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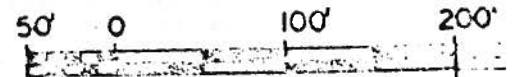
ADDRESS OF SUBJECT PROPERTY:
 900 North Rush Street

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN



 PLANNED DEVELOPMENT
 RESIDENTIAL-BUSINESS AND RELATED USES



APPLICANT: Theodore J. Novak, Esq.
 Rudnick & Wolfe, as Attorney for Delaware East
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 Suite 2900
 Chicago, Illinois 60602;

ADDRESS OF SUBJECT PROPERTY:
 900 NORTH RUSH STREET

DATE: November 28, 1979

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATARESIDENTIAL - BUSINESS PLANNED DEVELOPMENT

NET SITE AREA SQUARE FEET	ACRES	GENERAL DESCRIPTION OF LAND USE	MAXIMUM NO. OF UNITS	MAXIMUM % OF COVER- AGE OF GRADE LEVEL	MINIMUM NO. OF OFF STREET PARKING SPACES	MAXIMUM F.A.R.
7,921.95	0.18	Residential Units and Retail Business Uses	87	100%	0	15.37

GROSS SITE AREA = NET SITE AREA OF 7,921.95 SQUARE FEET (0.18 ACRES) PLUS
AREA OF PUBLIC RIGHTS OF WAY OF 12,882.69 SQUARE FEET
(0.29 ACRE)

= 20,804.64 SQUARE FEET (0.47 ACRES)

MAXIMUM PERCENTAGE OF LAND
COVERAGE AT GRADE LEVEL FOR
TOTAL NET SITE AREA

100 %

MAXIMUM FLOOR AREA RATIO FOR
TOTAL NET SITE AREA

15.37

MAXIMUM NUMBER OF APARTMENT UNITS

87

MINIMUM NUMBER OF OFF-STREET
PARKING SPACES

0

MINIMUM NUMBER OF OFF-STREET
LOADING BERTHS

0

MINIMUM PERIMETER SETBACKS AT
GRADE LEVEL

0

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ADDRESS OF SUBJECT PROPERTY: 900 North Rush Street, Chicago, Illinois