

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 B7-7 General Central Business District symbols and indications as shown on Map No. 2-F in the area bounded by:

W. Madison Street; a line 249 feet east of S. Wacker Drive; W. Arcade Place; and S. Wacker 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 thereof and to no others.

[Plan of Development printed on pages 3382 to 3386 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 C1-3 and C1-4 Restricted Commercial District symbols and indications as shown on Map No. 3-F in the area bounded by

W. Chicago Avenue; N. Wells Street; W. Institute Place; public alley next west of N. Wells Street, directly south to W. Chicago Avenue.

to those of a C2-4 General Commercial 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 R5 General Residence District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 363.59 feet north of and parallel to W. Evergreen Avenue, the alley next east of and parallel to N. Cleveland Avenue; W. Schiller Street; N. Hudson Avenue; W. Evergreen Avenue; and N. Cleveland 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 thereof and to no others.

[Plan of Development printed on pages 3387 to 3391 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. 4-I.

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 B2-2 and R4 Restricted Retail and General Residence District symbols and indications as shown on Map No. 4-I in area bounded by

the alley next south of and parallel to W. 17th Street; S. Rockwell Street; the alley next south of and parallel to W. 18th Street; S. Washtenaw Avenue,

to those of an M1-2 Restricted 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. 9-O.

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 C1-1 Restricted Commercial District symbols and indications as shown on Map No. 9-O in the area bounded by

W. Addison Street; N. Harlem Avenue; W. Cornelia Avenue; a line 131 feet west of and parallel to N. Harlem Avenue; a line 119 feet south of and parallel to W. Addison Street; and N. Oconto Avenue,

to those of a B4-2 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. 11-N.

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 R4 General Residence District symbols and indications as shown on Map No. 11-N in the area bounded by

W. Montrose Avenue; N. Narragansett Avenue; W. Irving Park Road; a line 1143.55 feet west of and parallel to N. Narragansett Avenue; a line 125 feet north of and parallel to W. Irving Park Road; the east line of the right-of-way of the C.M. St. P. & P. Railroad; a line 1476 feet south of and parallel to W. Montrose Avenue; the west line of the right-of-way of the C.M. St. P. & P. Railroad; a line from a point 1257 feet north of W. Irving Park Road along the west line of the right-of-way of the C.M. St. P. & P. Railroad to a point 1208 feet north of W. Irving Park Road and 565 feet west of the west line of the C.M. St. P. & P. Railroad; a line from a point 1206 feet north of W. Irving Park Road and 565 feet west of the west line of the C.M. St. P. & P. Railroad to a point 917 feet north of W. Irving Park Road and 540 feet east of N. Oak Park Avenue; a line from a point 917 feet north of W. Irving Park Road and 540 feet east of N. Oak Park Avenue to a point 777 feet north of W. Irving Park Road and 278 feet east of N. Oak

(continued on page 3392)

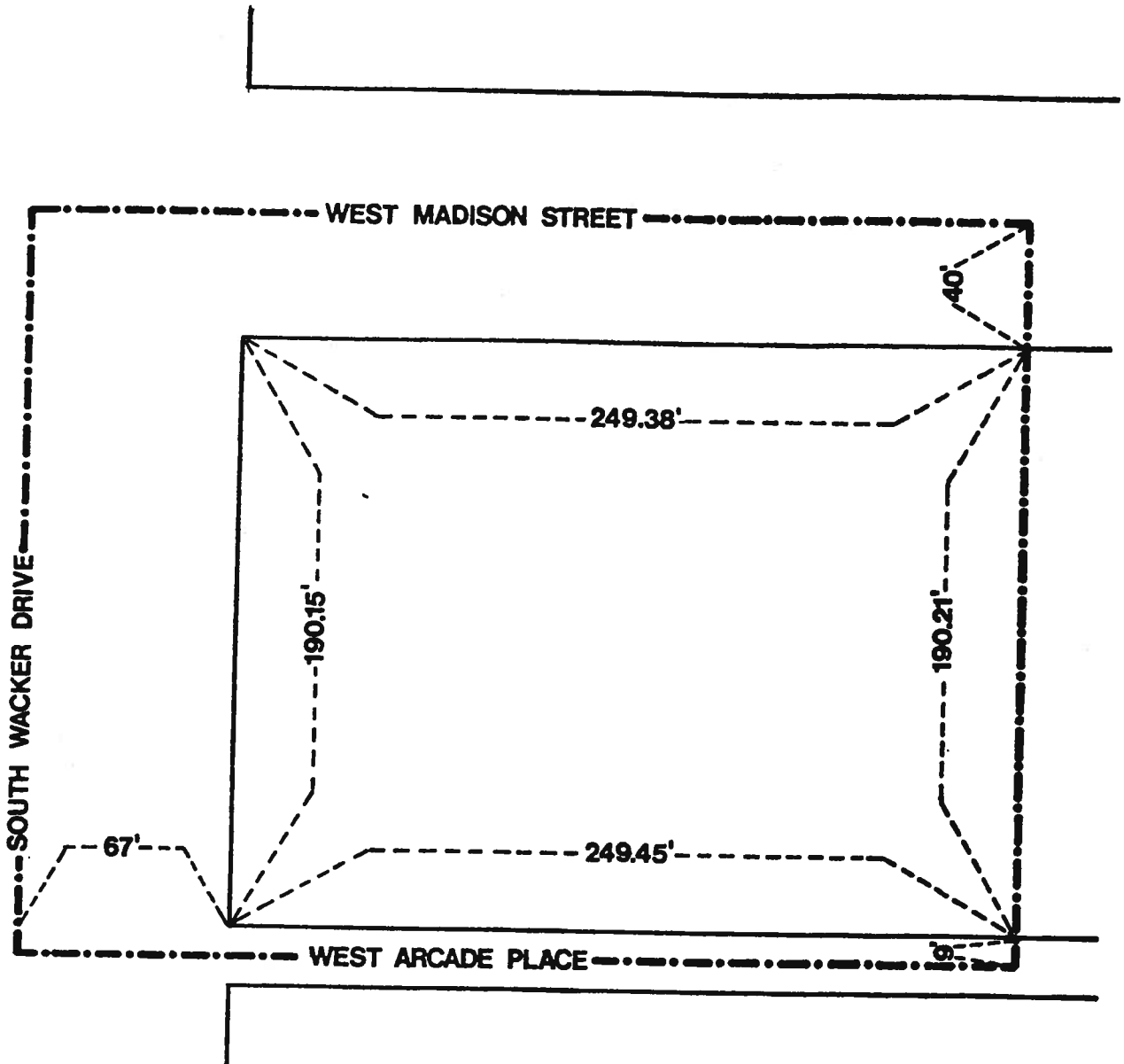
BUSINESS PLANNED DEVELOPMENT # 230
PLAN OF DEVELOPMENT
STATEMENTS

1. The area delineated here as "Business Planned Development" is owned and controlled by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated September 4, 1973 and known as Trust No. 32227.
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 "Business Planned Development": Professional and Business Offices; retail & related 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 and approval of the Commissioner of the Department of Planning.
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 16 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
7. Business and business identification signs may be permitted within the area delineated herein as "Business Planned Development" subject to the review and approval of the Department of Buildings and the Department of Planning.
8. The height restrictions 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.
9. The information in the table attached hereto sets forth the data concerning the generalized land use plan of the area delineated herein as "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.

Applicant: American National Bank and Trust
 Company of Chicago, as Trustee
 under Trust Agreement dated
 September 4, 1973 and known as
 Trust No. 32227.

Date: February 1, 1980

BUSINESS PLANNED DEVELOPMENT PROPERTY LINE AND RIGHT OF WAY MAP



LEGEND:

----- PLANNED DEVELOPMENT BOUNDARY



APPLICANT:
DATE:

AMERICAN NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 32227
FEBRUARY 1, 1980

1" = 50'

BUSINESS PLANNED DEVELOPMENT EXISTING ZONING



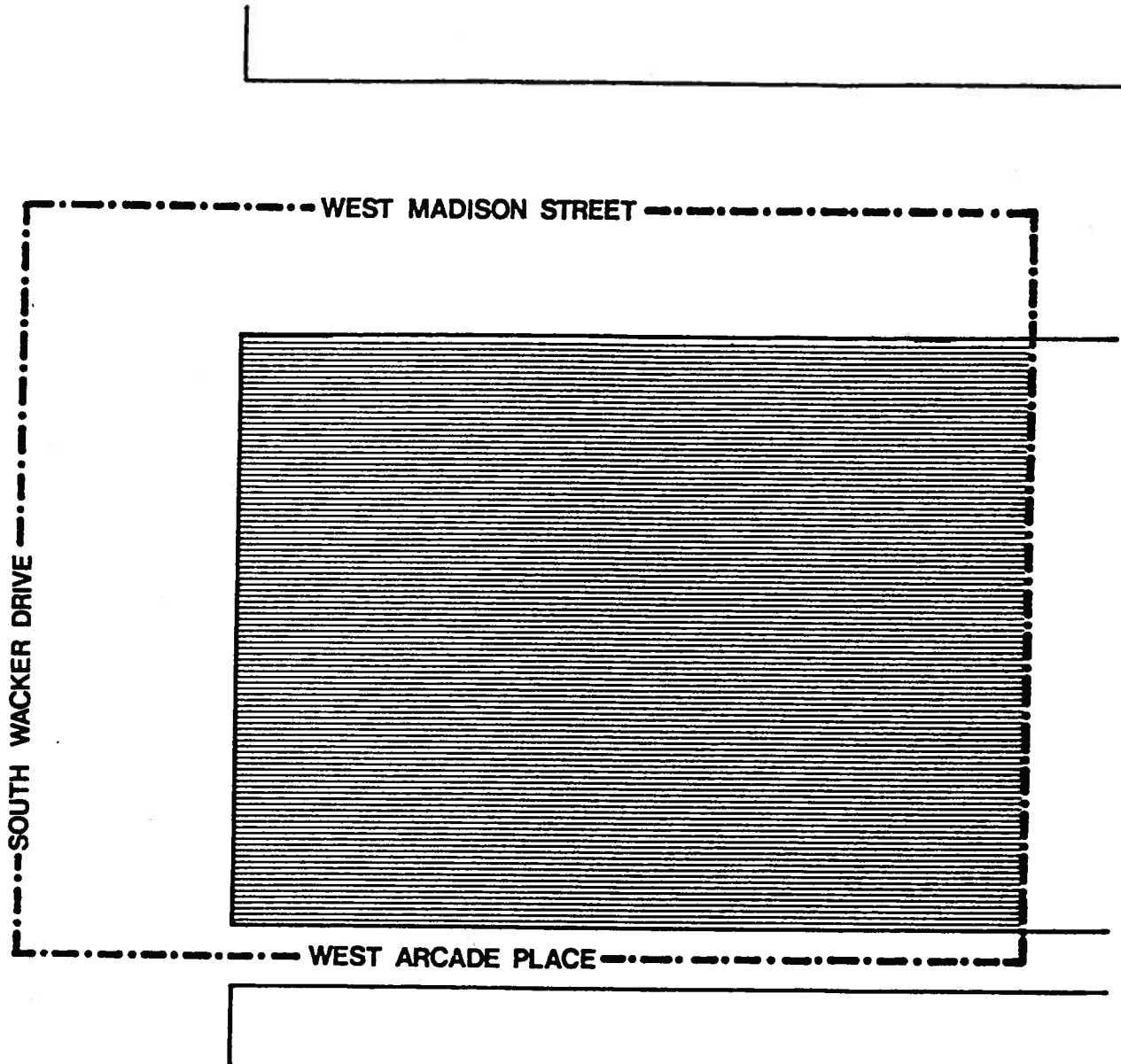
LEGEND:

-  ZONING DISTRICT BOUNDARY
-  PLANNED DEVELOPMENT



APPLICANT: AMERICAN NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 32227
 DATE: FEBRUARY 1, 1980

BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



LEGEND:

-  PLANNED DEVELOPMENT BOUNDARY
-  GENERAL BUSINESS USES



APPLICANT:
DATE:

AMERICAN NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 32227
FEBRUARY 1, 1980

1 = 10'

BUSINESS PLANNED DEVELOPMENT NO.
PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Uses	Maximum Floor Area Ratio	Maximum Percentage of Land Coverage
Square Feet	Acres			
47,431	1.0889	Office Building, Retail and Related Uses	27.205	91.96

Gross Site Area = Net Site Area: 47,431.0 SF (1.0889 acres)
 Public Rights-of Way: 28,243.3 SF (0.6483 acres)
 Total: 75,674.3 SF (1.7372 acres)

Minimum Number
of Off-Street
Parking Spaces: 129 spaces will be provided.

Off-Street
Loading: 7 loading docks shall be provided in accordance
with the B7-7 zoning district requirements of
the Chicago Zoning Ordinance.

Ground Floor
Setbacks:

W. Madison Street	0' - 0"
S. Wacker Drive	20' - 0"
W. Arcade Place	0' - 0"
E. Property Line	0' - 0"

Applicant: American National Bank and Trust Company of
Chicago, as Trustee under Trust Agreement dated
September 4, 1973 and known as Trust No. 32227.

Date: February 1, 1980