

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

The following is said ordinance as passed:

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

SECTION 1. The Municipal Code of Chicago, Chapter 51, Section 51-2.4, is hereby amended by deleting the subsection (c) in its entirety and substituting in lieu thereof a new subsection as set forth below in Italics:

*(c) Area Increase for Two-source Water Supply Sprinkler Systems.*

*Floor areas of buildings, except Class A Residential and Class B Institutional, may be increased an additional 50 per cent of the areas established in Section 51-2.4(b) when the automatic sprinkler system is supervised and provided with a two-source water supply, one of which shall be provided with an emergency power supply.*

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

**Chapter 67, Section 67-4.(a), of Municipal Code Amended Concerning "Exit".**

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 September 10, 1980, pages 3683-3684, recommending that the City Council pass a proposed ordinance to amend Chapter 67, Section 67-4.(a) of the Municipal Code concerning "Exit".

On motion of Alderman Roti said proposed ordinance was *Passed*, by yeas and nays as follows:

*Yeas*—Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, McFolling, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Farina, Casey, Cullerton, Rittenberg, Natarus, Oberman, Clewis, Axelrod, Schuller, Volini, Orr, Stone—45.

*Nays*—None.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

The following is said ordinance as passed:

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

SECTION 1. The Municipal Code of Chicago, Chapter 67, Section 67-4.(a), is hereby amended by deleting therefrom certain language appearing in brackets and adding the language in Italics as follows:

*In all occupancies except Hazardous Use Units, one exit shall be permitted from any room [having an area not exceeding 1,200 square feet and designed or used for an occupancy of not more than fifty persons.] or space designed or used for an occupancy of not more than fifty persons and having an area not exceeding 1,200 square feet; or when used for business, mercantile, industrial and storage uses not exceeding 4,000 square feet provided the travel distance from the exit door to the most remote point in the room or space does not exceed 75 feet, or 115 feet if equipped throughout with a standard automatic sprinkler system as defined in Chapter 91 of this code.*

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

**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 September 10, 1980, pages 3684-3686, recommending that the City Council pass nineteen 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 nineteen proposed ordinances was *Passed*, by yeas and nays as follows:

*Yeas*—Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, McFolling, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Farina, Casey, Cullerton, Rittenberg, Natarus, Oberman, Clewis, Axelrod, Schuller, Volini, Orr, Stone—45.

*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-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 C3-5 Commercial-Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by

W. Wayman Street; N. Jefferson Street; W. Fulton Street; and a line 150 feet west of N. Jefferson Street,

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 4011 to 4020 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-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. Superior Street; a line 110.12 feet east of and parallel to N. Hudson Avenue; the alley next south of and parallel to W. Superior Street; a line 14.23 feet east of and parallel to N. Hudson Avenue; W. Huron Street; and N. Hudson Avenue,

to those of a C3-5 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.

(continued on page 4021)

PLAN OF DEVELOPMENTRESIDENTIAL-BUSINESS PLANNED DEVELOPMENT No. 240STATEMENTS

1. The area referred to herein as Residential-Business Planned Development consists of property commonly known as 600 West Fulton Street, Chicago, Illinois (the "Property"). The Property consists of 25,561.7 square feet of site area, and is bounded on the north by West Wayman Street; on the east by North Jefferson Street; on the south by West Fulton Street; and on the west by a building commonly known as 311 North Des Plaines Street. The Property is owned by Fulton Court Associates (the "Applicant"), an Illinois limited partnership.

2. The property shall be subject to all applicable height restrictions imposed by the Federal Aviation Agency, pursuant to its rules and regulations.

3. The Applicant or its successors, assignees or grantees shall obtain all official reviews, approvals and permits.

APPLICANT: Fulton Court Associates  
1927 North Cleveland  
Chicago, Illinois 60614

DATED: June 12, 1980

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. Within the area delineated herein as Residential-Business Planned Development, the following uses shall be permitted: residential units, business and commercial offices and related service uses. Residential units shall be located on floors two through seven of the building now located on the Property, provided however, that should applicable City building code ordinances permit the location of residences on floors other than those named, additional residential units not to exceed a total of seventy (70) units for the entire building may be located on such floors. Those floors not used for residential units will be used for business and commercial space and related service units.
  
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 Commissioner of the Department of Planning and of the Department of Inspectional Services.

APPLICANT: Fulton Court Associates  
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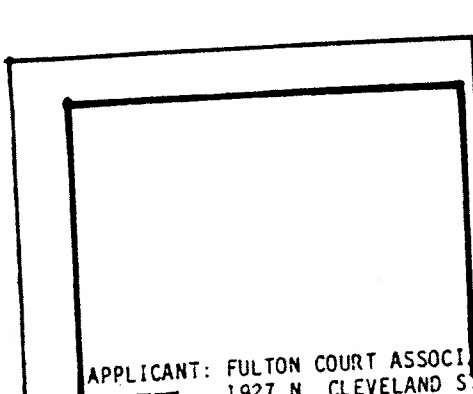
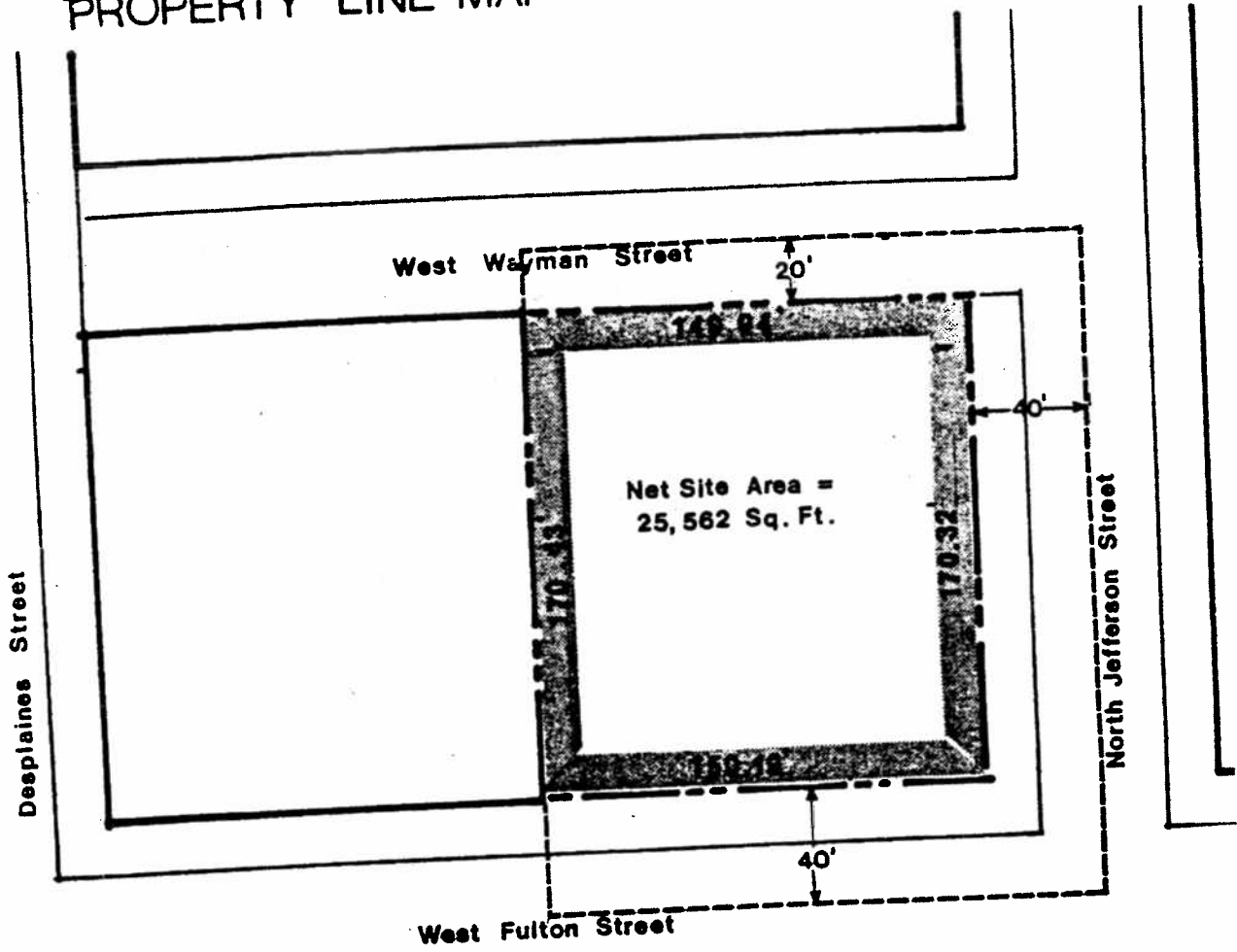
DATED: June 12, 1980

8. Off-street parking and loading for the Property will be in hereby conformity with the requirements of a C3-6 Commercial-Manufacturing District.
9. The information in the attached Plan of Development sets forth data concerning the generalized land use plan of the area delineated herein to Residential-Business Planned Development, and illustrates that the rehabilitation of the existing improvements on the Property will be in accordance with the intent and purpose of this Plan of Development.
10. The Plan of Development attached hereto 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: Fulton Court Associates  
1927 North Cleveland  
Chicago, Illinois 60614

DATED: June 12, 1980

# PLANNED DEVELOPMENT - FULTON COURT PROPERTY LINE MAP



APPLICANT: FULTON COURT ASSOCIATES  
 1927 N. CLEVELAND ST., CHICAGO, ILLINOIS 60614.

**PLANNED DEVELOPMENT  
 BOUNDARY**



Scale 1" = 50'  
 June 12, 1980



**RESIDENCE DISTRICTS**

- R1 SINGLE-FAMILY RESIDENCE DISTRICT
- R2 SINGLE-FAMILY RESIDENCE DISTRICT
- R3 GENERAL RESIDENCE DISTRICT
- R4 GENERAL RESIDENCE DISTRICT
- R5 GENERAL RESIDENCE DISTRICT
- R6 GENERAL RESIDENCE DISTRICT
- R7 GENERAL RESIDENCE DISTRICT
- R8 GENERAL RESIDENCE DISTRICT

**BUSINESS DISTRICTS**

- B1-1 TO B1-5 LOCAL RETAIL DISTRICTS
- B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS
- B3-1 TO B3-5 GENERAL RETAIL DISTRICTS
- B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS
- B5-1 TO B5-5 GENERAL SERVICE DISTRICTS
- B6-6 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS
- B7-5 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS

**COMMERCIAL DISTRICTS**

- C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS
- C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS
- C3-5 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS
- C4 MOTOR-FREIGHT TERMINAL DISTRICT

**MANUFACTURING DISTRICTS**

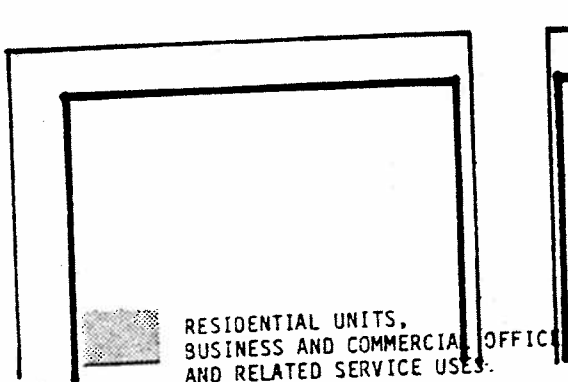
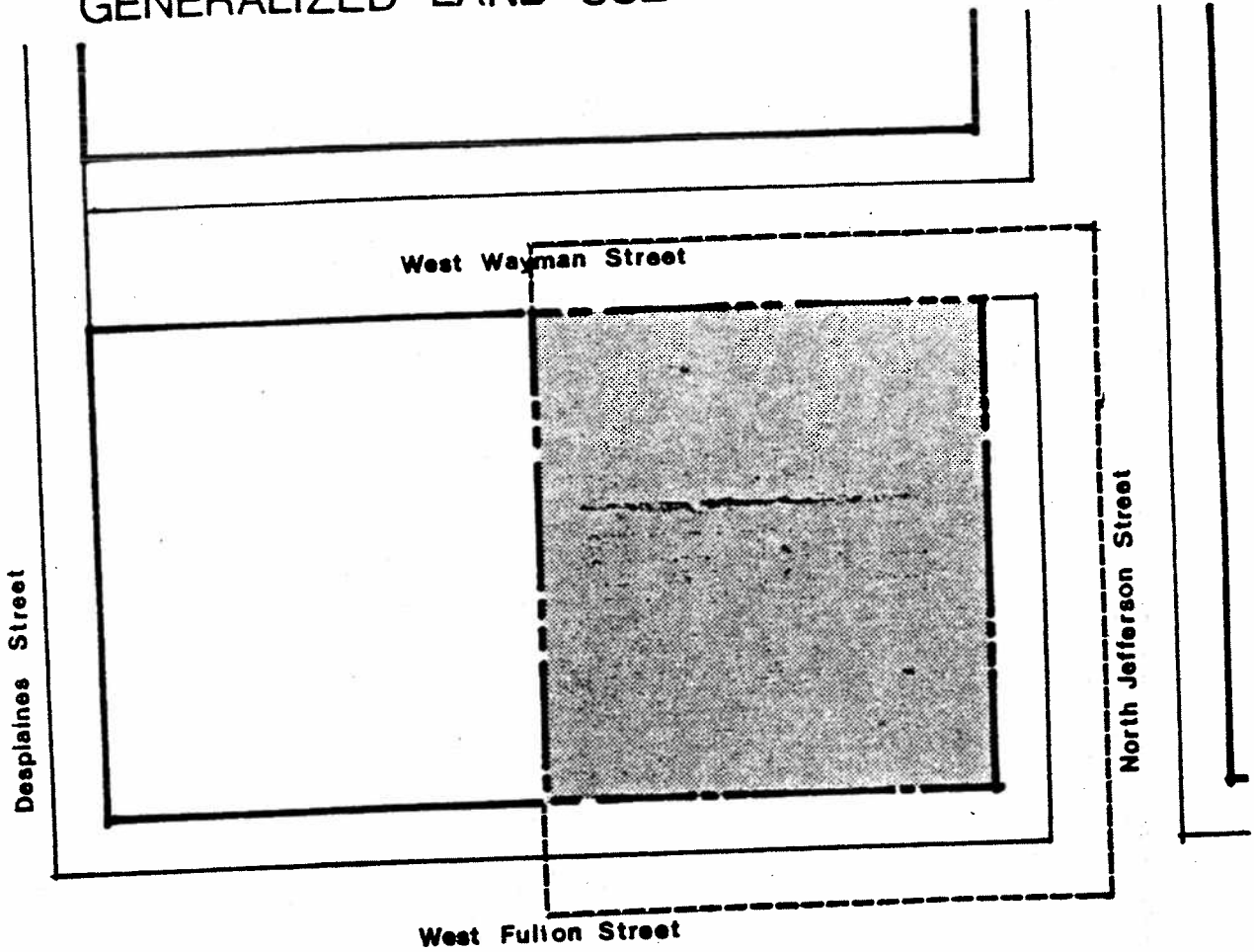
- M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS
- M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS
- M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICTS

FOR USE AND BULK REGULATIONS, RESIDENCE DISTRICTS, SEE ARTICLE 7  
 FOR USE AND BULK REGULATIONS, BUSINESS DISTRICTS, SEE ARTICLE 8  
 FOR USE AND BULK REGULATIONS, COMMERCIAL DISTRICTS, SEE ARTICLE 9  
 FOR USE AND BULK REGULATIONS, MANUFACTURING DISTRICTS, SEE ARTICLE 10

FULTON COURT ASSOCIATES - 1927 N. CLEVELAND ST.  
 CHICAGO, ILLINOIS 60614

JUNE 12, 1980.

# PLANNED DEVELOPMENT - FULTON COURT GENERALIZED LAND USE PLAN



--- PLANNED DEVELOPMENT  
BOUNDARY

Scale 1" = 50'

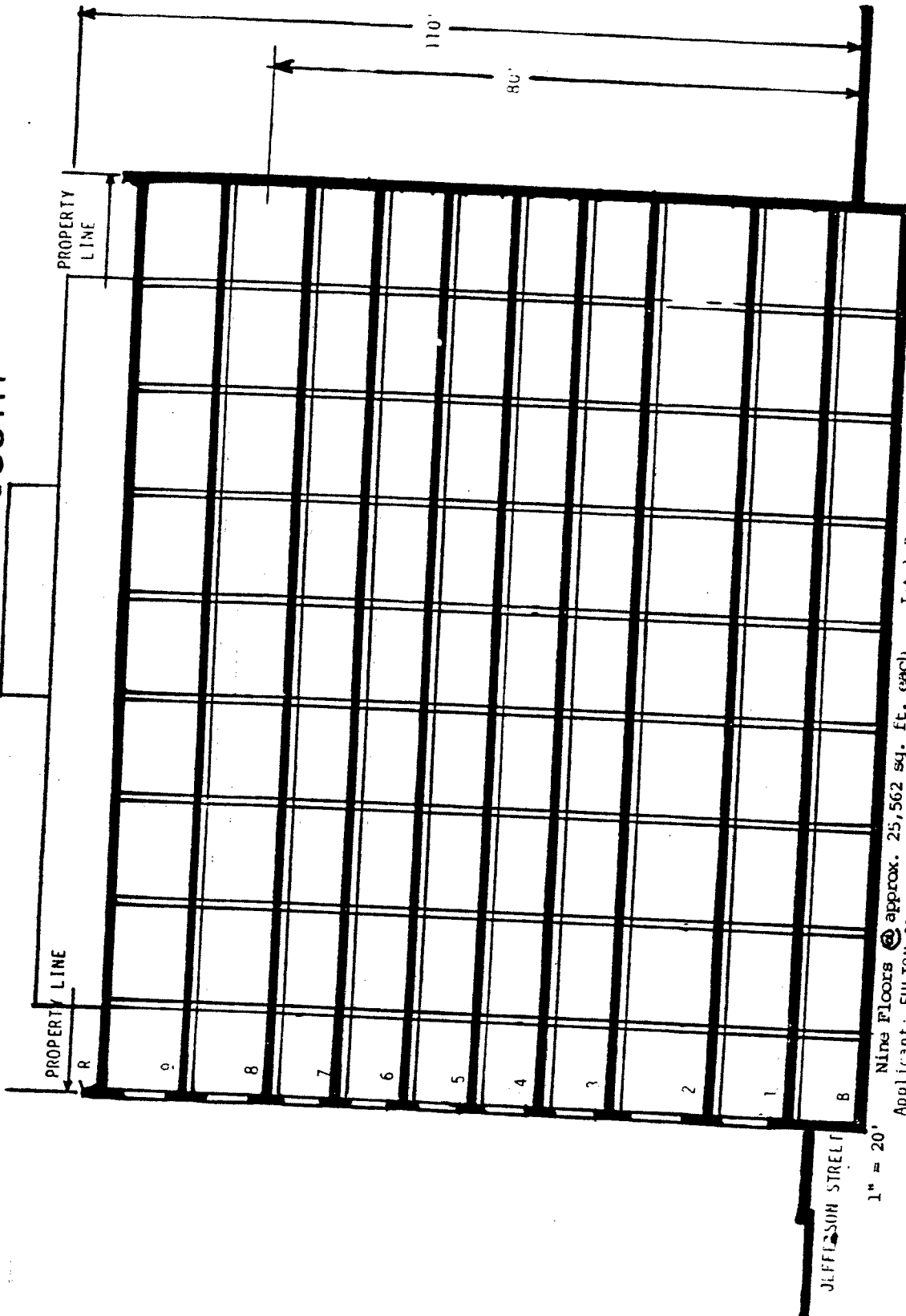
- FULTON COURT ASSOCIATES, 1927 N. Cleveland St. June 12, 1980  
Chicago, Ill. 60614.

September 24, 1980

UNFINISHED BUSINESS

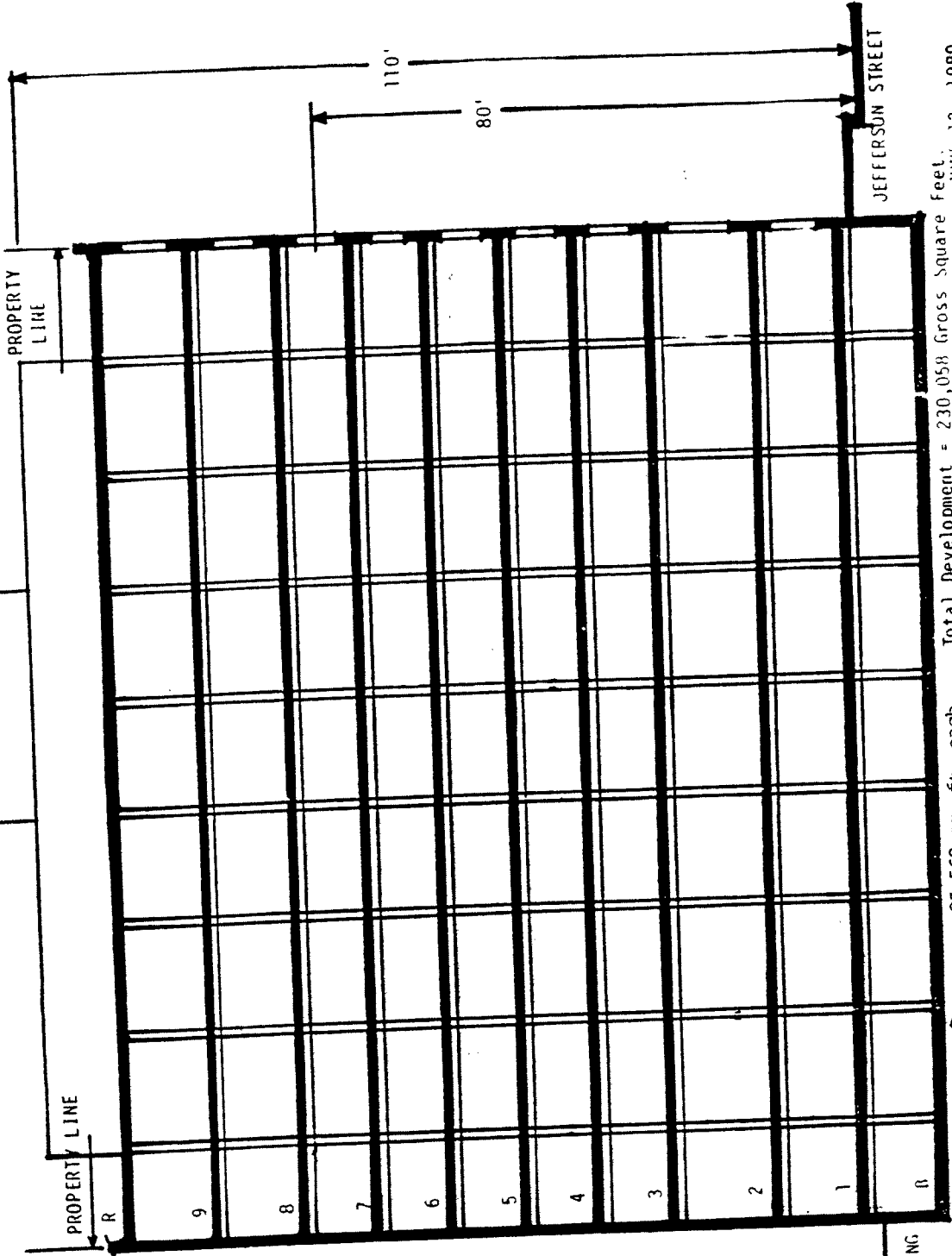
4017

# PLANNED DEVELOPMENT SECTION ELEVATION - LOOKING SOUTH



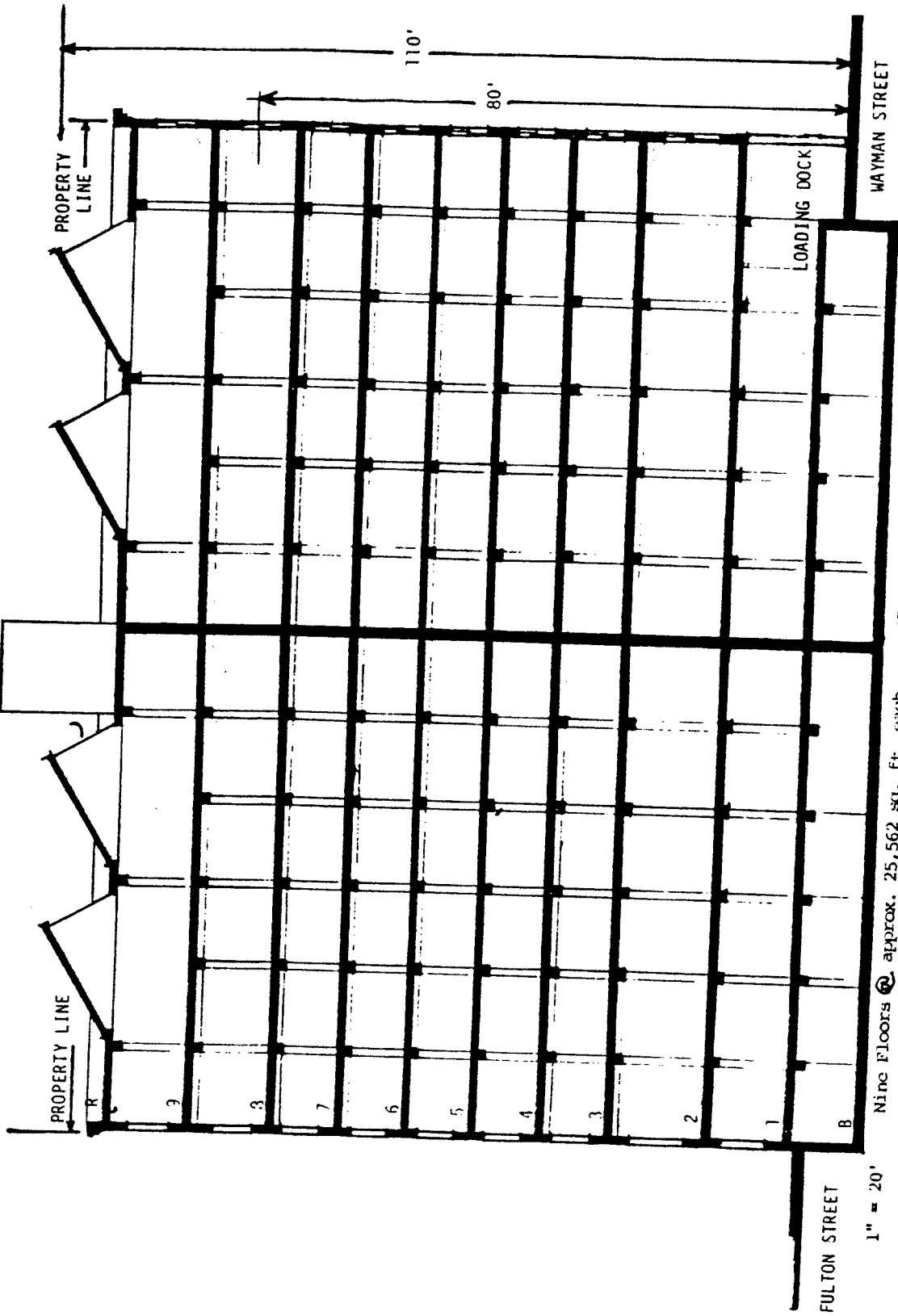
Nine Floors @ approx. 25,562 sq. ft. each. Total Development - 230,058 Gross Square Feet  
 Applicant: FULTON COURT ASSOCIATES, 1927 N. CLEVELAND ST., CHICAGO, ILLINOIS 60614  
 DATE: 12, 1980

# PLANNED DEVELOPMENT SECTION ELEVATION - LOOKING NORTH



1" = 20'  
 Nine Floors @ approx. 25,562 sq. ft. each. Total Development = 230,058 Gross Square Feet.  
 APPLICANT: FULTON COURT ASSOCIATES, 1927 N. CLEVELAND ST., CHICAGO, ILLINOIS 60614  
 JUNE 12, 1980

# PLANNED DEVELOPMENT - FULTON COURT SECTION ELEVATION - LOOKING WEST



Nine Floors @ approx. 25,562 sq. Ft. each. - Total Development = 230,058 Gross Square Feet.  
 APPLICANT: FULTON COURT ASSOCIATES, 1927 N. CLEVELAND ST., CHICAGO, ILLINOIS 60614.  
 June 12, 1980

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT  
PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area

25,562 sq. ft. or .05868 acre

Generalized Description of Land Use

Residential units, business and commercial offices and related service uses

Maximum Building Height

110 feet (El. 129.004 + C.C.D.)

Building Area (Gross Sq. Ft.)

230,058

Maximum F.A.R.

9

Maximum % of Land Covered:

100% (existing)

Number of off-street parking spaces provided

0

Number of loading spaces provided

2

APPLICANT: Fulton Court Associates  
1927 North Cleveland  
Chicago, Illinois 60614

DATED: June 12, 1980