



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

March 27, 2023

Jessica Gonzalez  
United Insulated Structures  
8750 W. Bryn Mawr Ave., Suite 500  
Chicago, IL 60631

**Re: PD 258, 8750 W. Bryn Mawr Ave.**

Dear Ms. Gonzalez:

In response to your recent request, please be advised that the subject property is zoned Business Planned Development Number 258 ("PD 258").

You are seeking confirmation that United Insulated Structures, a general contractor that is 100% owned by Power Construction Co., is permitted to operate a business office within the existing building at 8750 W. Bryn Mawr Ave.

Pursuant to Statement 6 of PD 258, an office is a permitted use at the subject site. No indoor or outdoor storage of building materials is allowed at the site.

Sincerely,

Patrick Murphey  
Zoning Administrator

PM:tm



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

November 7, 2019

Paul W. Shadle  
DLA Piper LLP  
444 W. Lake St., Suite 900  
Chicago, IL 60606-0089

**Re: Minor change for PD 258, High-rise signage at 8750 and 8770 W. Bryn Mawr Ave.**

Dear Mr. Shadle:

Please be advised that your request for a minor change to Business Planned Development No. 258 ("PD 258"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Your client, TP Chicago, LLC is the sole owner of Triangle Plaza, two office building's located at 8750 and 8770 W. Bryn Mawr Ave., and within PD 258. The Department previously reviewed and approved the existing configuration of signs on both buildings in letter's dated February 21, 2017, February 21, 2018, and June 3, 2019. The June 3<sup>rd</sup> letter identified seven signs totaling 1,130 sq. ft., including sign no. 6 which was allowed a maximum size of 96.25 sq. ft. However, this sign was recently manufactured measuring 103 sq. ft. As a result, your client is seeking a minor change to allow an increase in the size of sign no. 6 from 96.25 sq. ft. to 103 sq. ft. and a corresponding reduction in the proposed size of sign no. 3 from 134.45 sq. ft. to 128 sq. ft. There is no change to the previously approved no. of high-rise signs (7) or the maximum total square footage allowed (1,130 sq. ft.).

With regard to your request, the Department of Planning and Development has determined that allowing the reallocation of 7 sq. ft. among these two signs will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 258, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

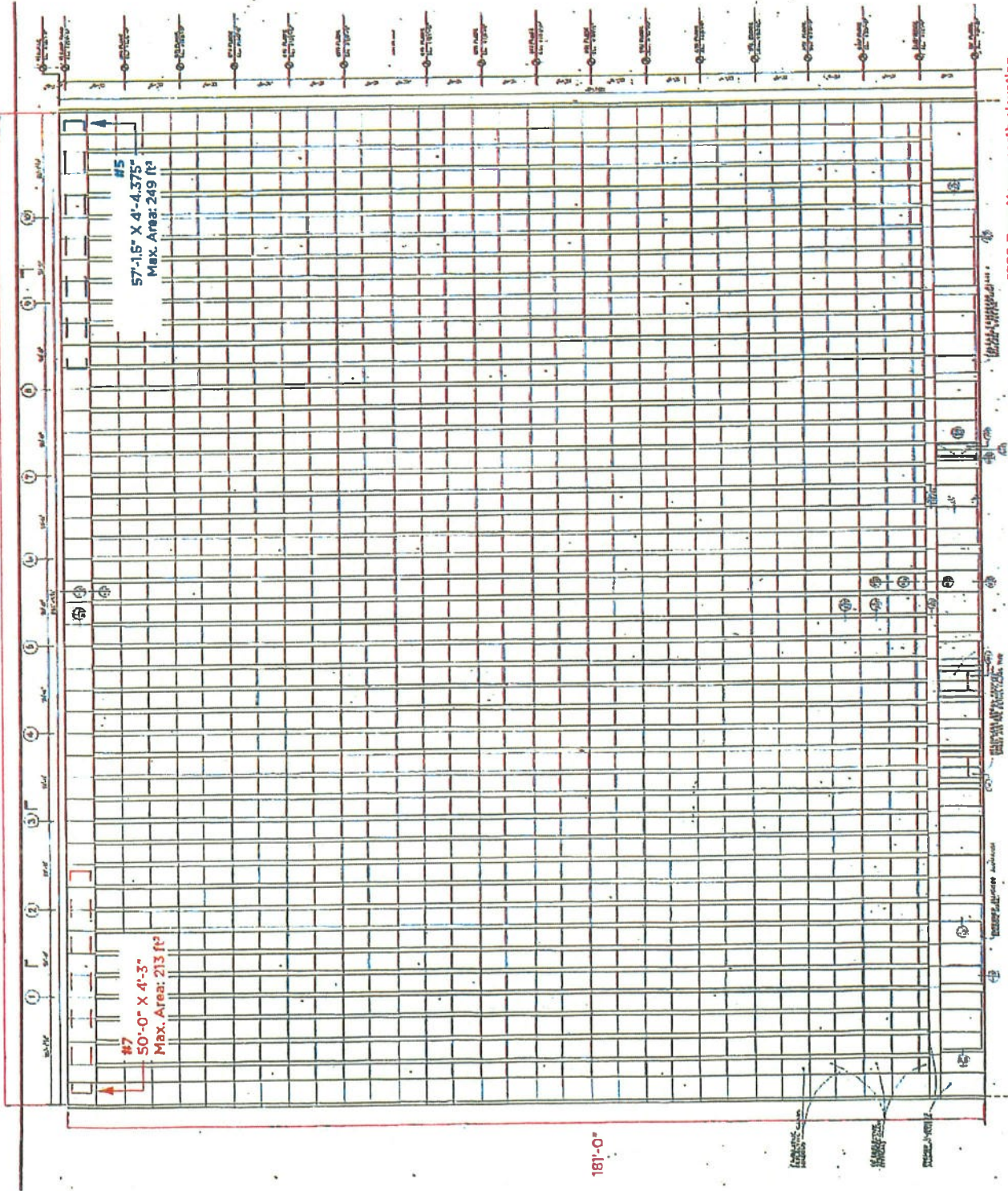
Patrick Murphey  
Zoning Administrator

C: Main file

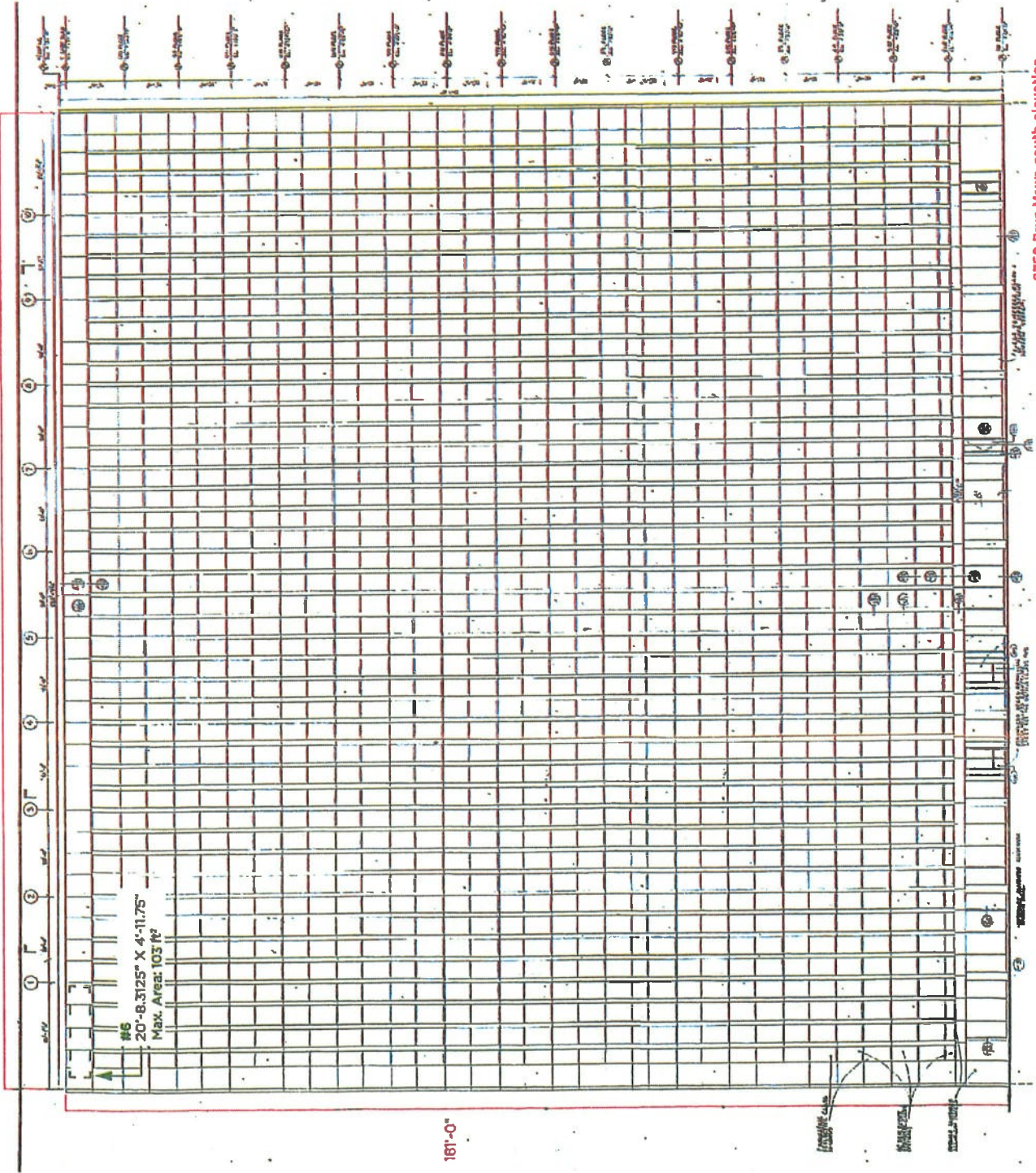




232'-3.5"



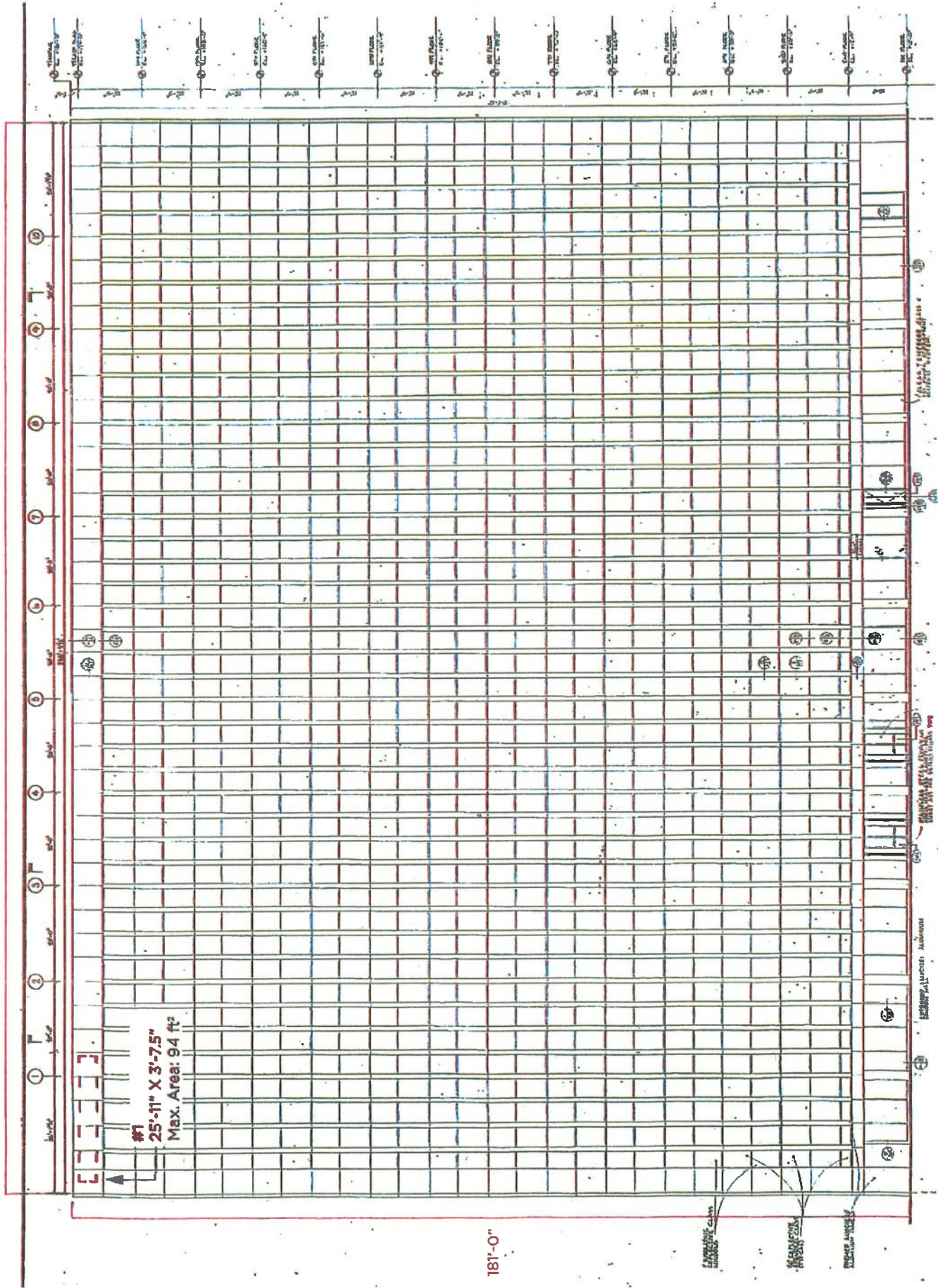
232'-3.5"



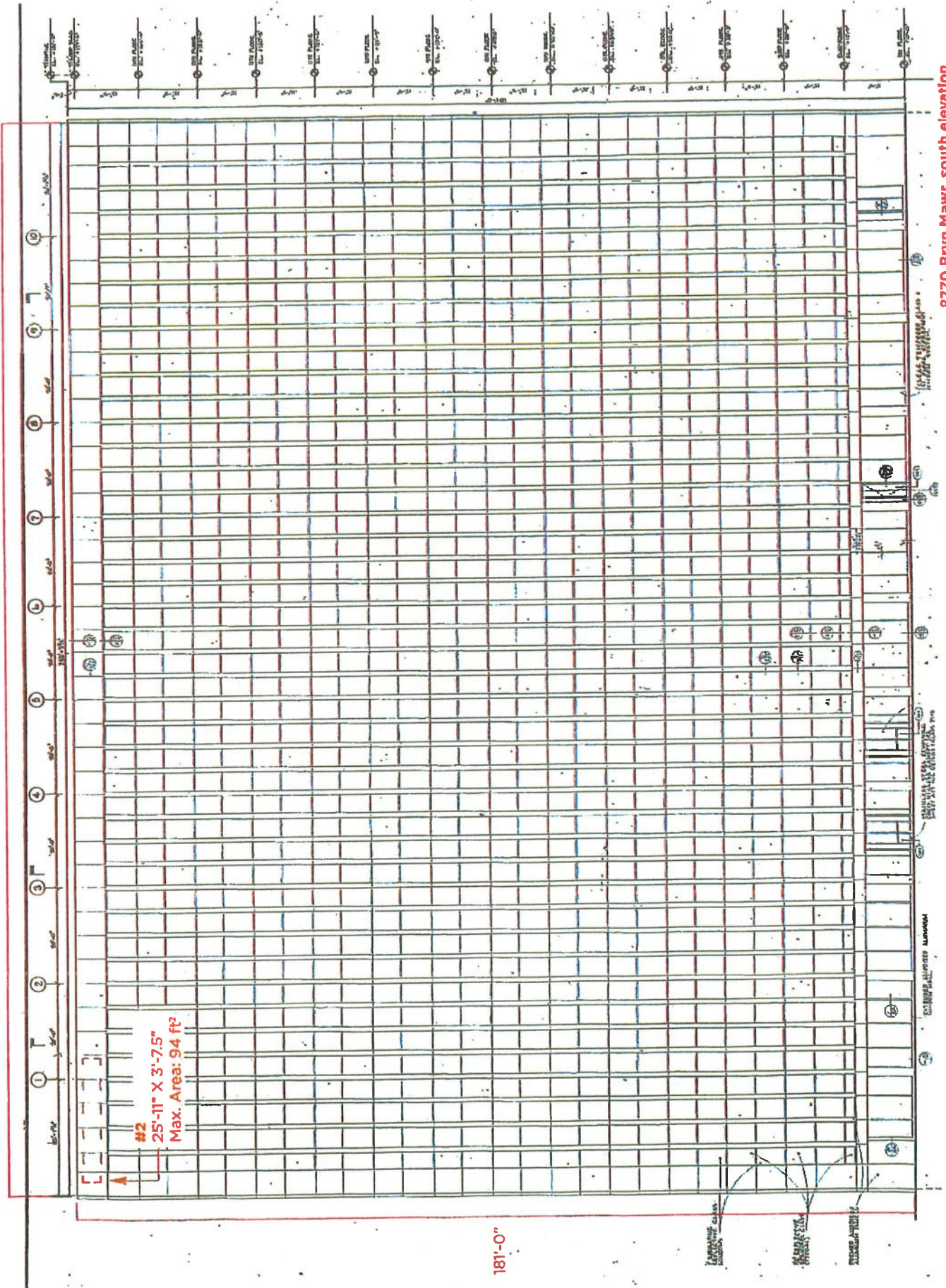
8750 Bryn Mawr, south elevation

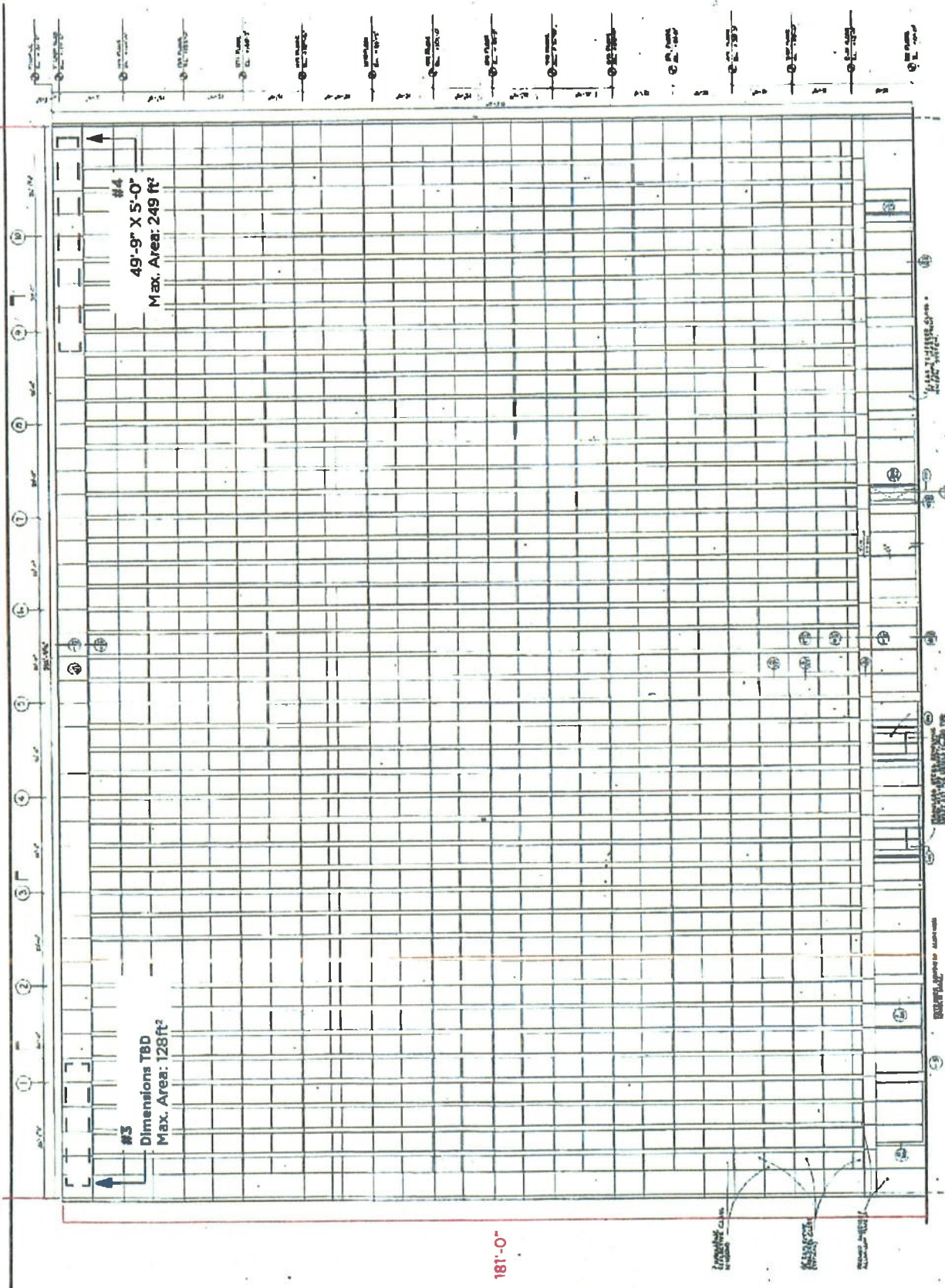
161'-0"

232'-3.5"



232'-3.5"





6770 Bryn Mawr, north elevation



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 3, 2019

Mr. Paul W. Shadle  
DLA Piper, LLP  
444 West Lake Street  
Suite 900  
Chicago, Illinois 60606-0089

Re: 8750-70 West Bryn Mawr Avenue (PD 258)

Dear Mr. Shadle:

The subject site is zoned Planned Development 258 (PD 258). Pursuant to Statement 9 of PD 258, signage is subject to the review of the Department of Planning and Development (Department). The Department originally reviewed and approved these same details as a minor change to PD 258 on February 21, 2018. The Department has again reviewed this same sign package, submitted with this request on May 31, 2019. Such attached package included a chart of all existing business identification signage, sizes and location, along with graphical representations of the signage placement on each of the two commercial buildings contained in PD 258.

Upon review of the materials submitted, the Department has determined that these documents are in conformance with the previously approved signage, as well as, the parameters of PD 258. Furthermore, the Department hereby establishes these sign details as an exhibit to PD 258, upon which current and future owners of PD 258 may rely, provided PD 258 is maintained as the controlling zoning ordinance for the subject property.

Sincerely,

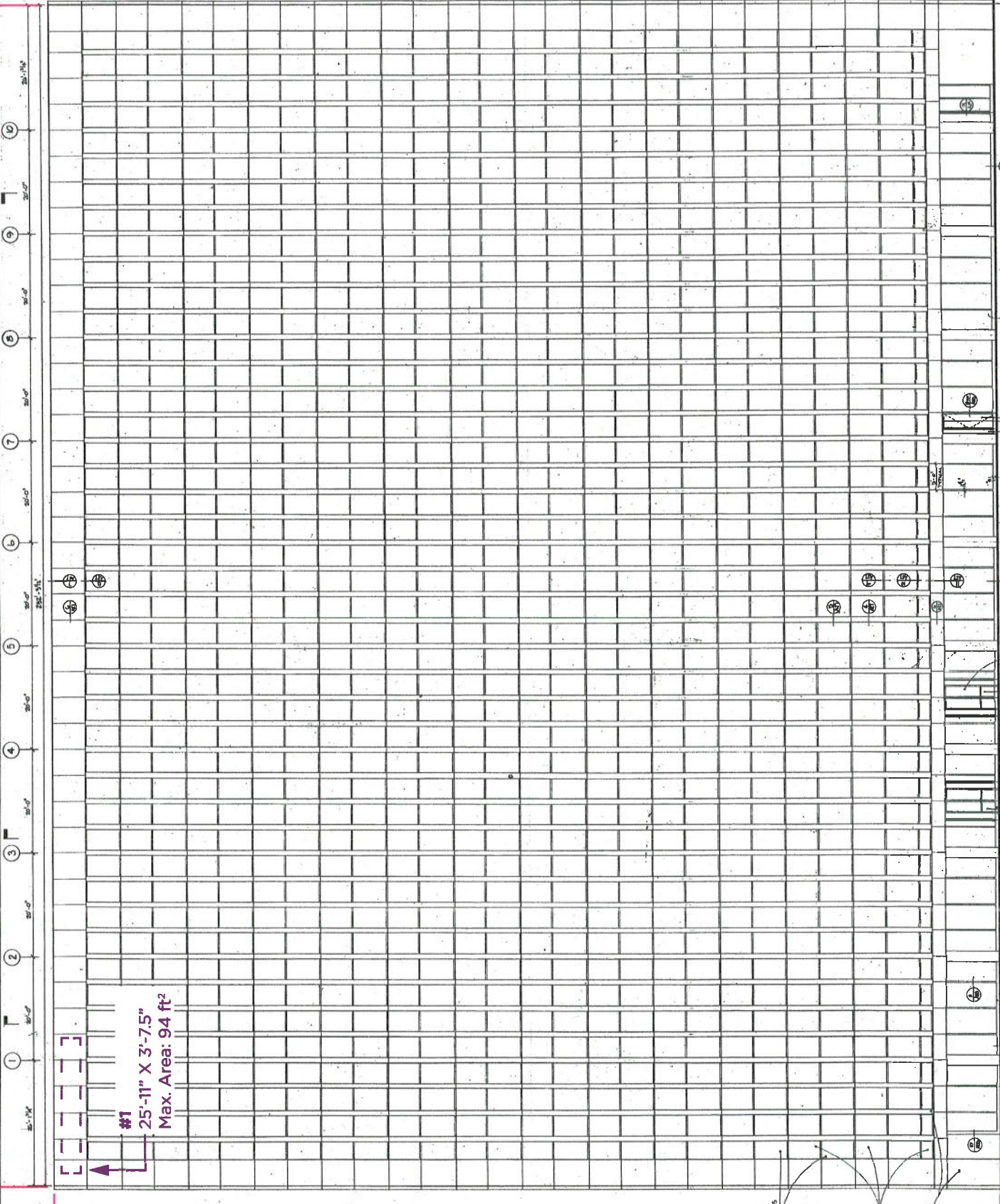
Patrick Murphey  
Zoning Administrator  
Bureau of Zoning

Enclosure: May 31, 2019 business identification (on-premise) sign package chart, elevations and overview





232'-3.5"



#1  
 25'-11" X 3'-7.5"  
 Max. Area: 94 ft<sup>2</sup>

181'-0"

FRAMING CLAS  
 ALUMINUM  
 FRAMED ANGLE  
 ALUMINUM RAILED

STAINLESS STEEL REINFORCING  
 SHEET PILING  
 BRIDGE RAIL  
 ALUMINUM

STAINLESS STEEL REINFORCING  
 SHEET PILING  
 BRIDGE RAIL  
 ALUMINUM

STAINLESS STEEL REINFORCING  
 SHEET PILING  
 BRIDGE RAIL  
 ALUMINUM

8770 Bryn Mawr, west elevation

232'-3.5"

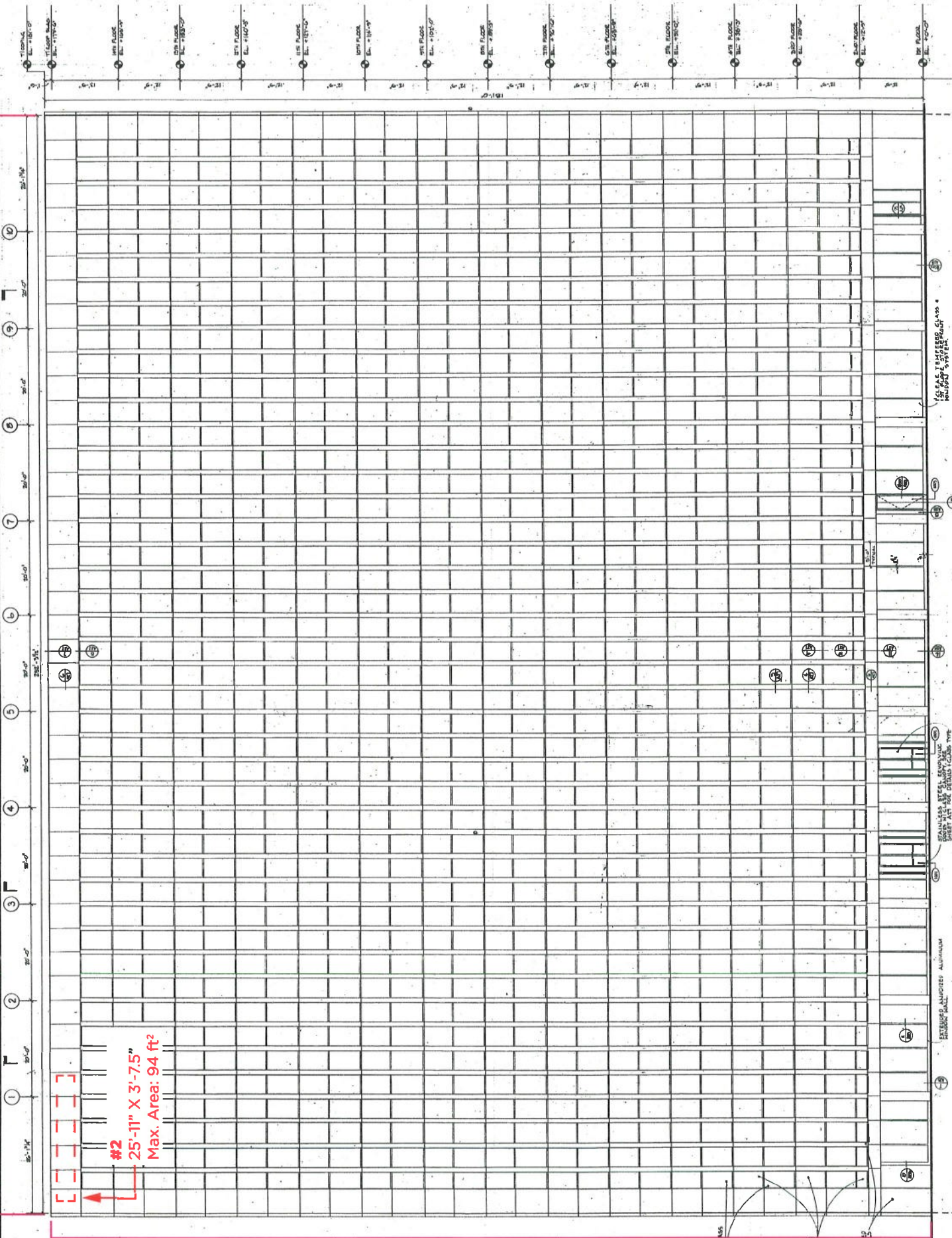
181'-0"

#2  
25'-11" X 3'-7.5"  
Max. Area: 94 ft<sup>2</sup>

FRAMING CLAS  
NUMBER

FRAMING CLAS  
NUMBER

FRAMING CLAS  
NUMBER



8770 Bryn Mawr, south elevation

STAINLESS STEEL REINFORCE  
SHEET PILING BEAMS 1/2\"/>

EXPOSED ALUMINUM ALUMINUM

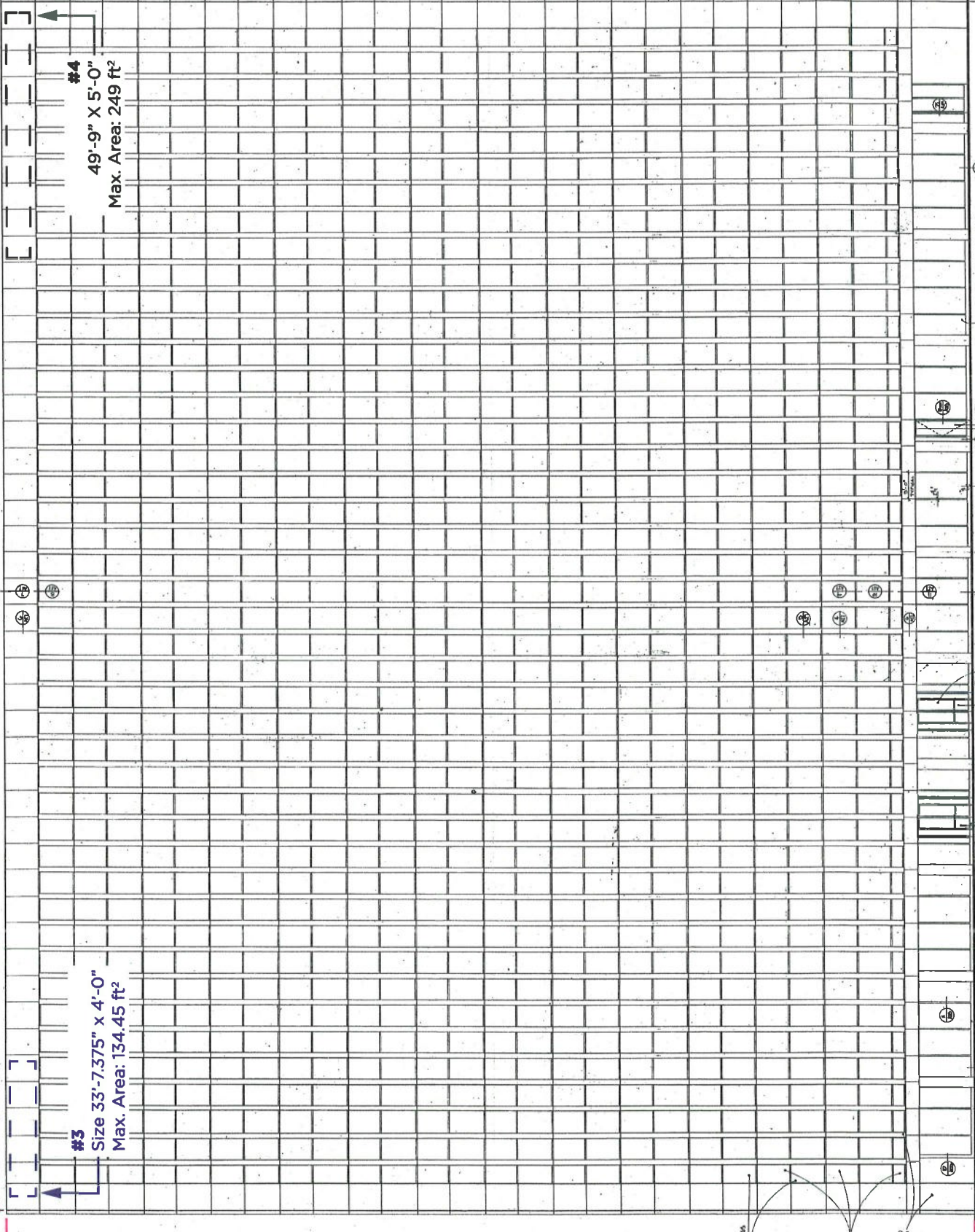
FRAMING CLAS  
NUMBER

FRAMING CLAS  
NUMBER

FRAMING CLAS  
NUMBER

232'-3.5"

1 2 3 4 5 6 7 8 9 10



#4  
Size 49'-9" X 5'-0"  
Max. Area: 249 ft<sup>2</sup>

#3  
Size 33'-7.375" x 4'-0"  
Max. Area: 134.45 ft<sup>2</sup>

181'-0"

REMAINING CLAS  
SCHEDULE 206  
FORMED ANGLE ALUMINUM

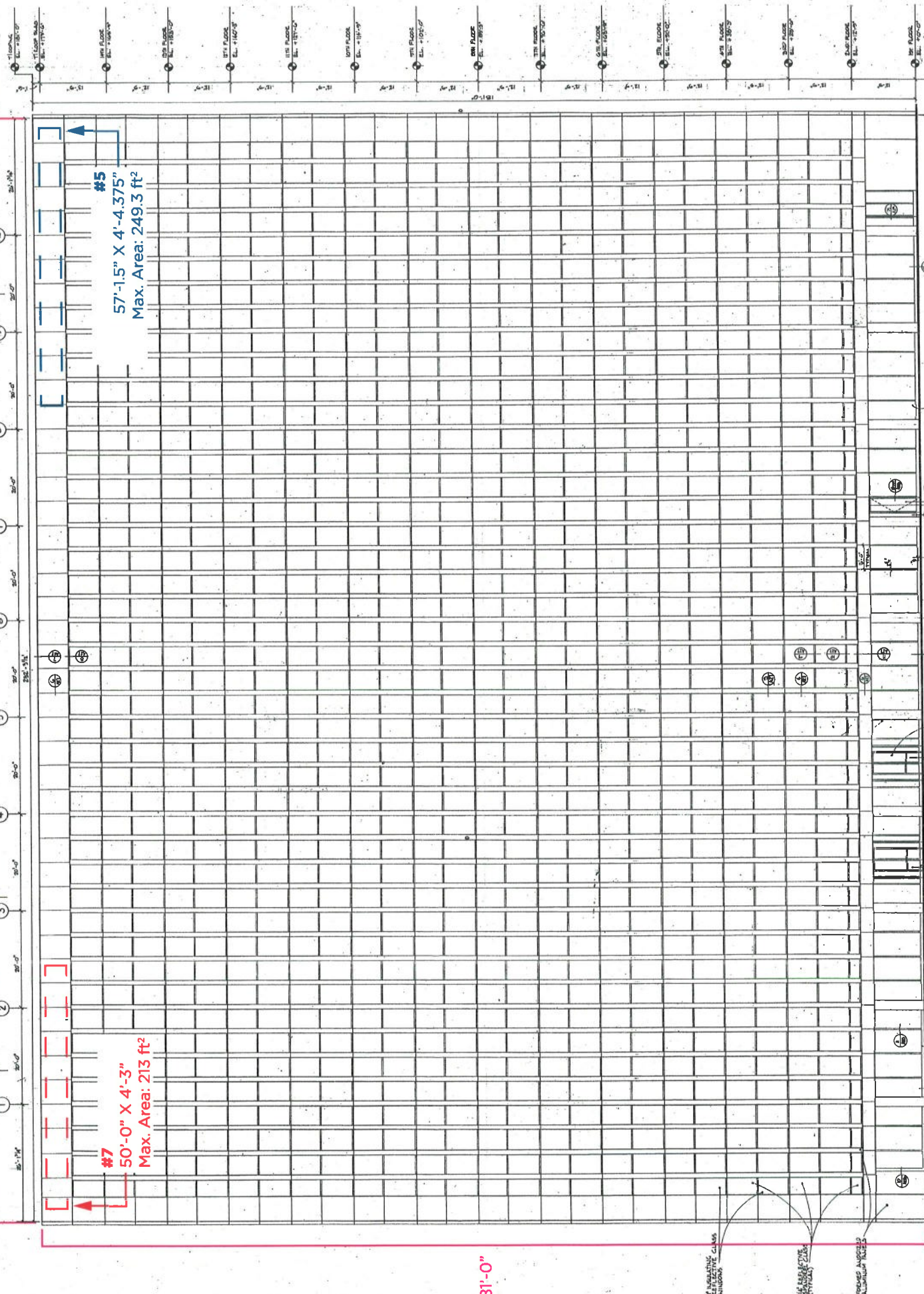
SEMI-GLOSS STEEL FINISH  
SHEET METAL PANEL SYSTEM

EXPOSED ALUMINUM ALUMINUM

SEMI-GLOSS STEEL FINISH  
SHEET METAL PANEL SYSTEM

8770 Bryn Mawr, north elevation

232'-3.5"



#5  
 57'-1.5" X 4'-4.375"  
 Max. Area: 249.3 ft<sup>2</sup>

#7  
 50'-0" X 4'-3"  
 Max. Area: 213 ft<sup>2</sup>

181'-0"

FRAMED ANCHORED ALUMINUM RAISES  
 FRAMED ANCHORED ALUMINUM RAISES  
 FRAMED ANCHORED ALUMINUM RAISES

STAINLESS STEEL REINFORCING SHEET PILING  
 EXTERIOR ALUMINUM RAISES

SEALANT SYSTEM  
 RUBBER SYSTEM

8750 Bryn Mawr, north elevation

232'-3.5"



181'-0"

8750 Bryn Mawr, south elevation



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

February 21, 2018

Paul W. Shadle  
DLA Piper LLP  
444 W. Lake St., Suite 900  
Chicago, IL 60606-0089

**Re: Administrative Relief request for Planned Development No. 258  
High-rise signage at 8750 and 8770 W. Bryn Mawr Ave.**

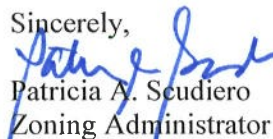
Dear Mr. Shadle:

Please be advised that your request for a minor change to Business Planned Development No. 258 ("PD 258"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Your client, EQC Triangle Plaza Property LLC, is the sole owner of Triangle Plaza, two office building's located at 8750 and 8770 W. Bryn Mawr Ave. They have three potential tenants interested in relocating their headquarters and 1,200 jobs from suburban locations to Triangle Plaza. They are seeking administrative relief to allow for the seven existing high-rise signs (three on the East Tower at 8750 and four on the West Tower at 8770) to be maintained and replaced as new tenants move in. As shown on the attached, the existing high-rise signs total 1,130 square feet and the total of any new and existing high-rise signs cannot exceed this amount.

With regard to your request, the Department of Planning and Development has determined that allowing the seven existing high-rise signs to be maintained and replaced will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 258, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,  
  
Patricia A. Scudiero  
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Main file

**Triangle Plaza:  
Rooftop Signage**

<b>Curent Tenant Name <sup>1</sup></b>	<b>Dimensions</b>	<b>Size (SF<sup>2</sup>)</b>	<b>Tower</b>	<b>Façade</b>	<b>Corner</b>
1 Ardagh Group	25'-11" x 3'-7-1/2"	94	West	West	N
2 Ardagh Group	25'-11" x 3'-7-1/2"	94	West	South	SW
3 DePaul University	46'-10" x 5'-10"	274	West	North	NE
4 Lawson Products	49'-9" x 5'-0"	249	West	North	NW
5 Wilson	20'-11" x 4'-11"	103	East	East	NW
6 Wilson	20'-11" x 4'-11"	103	East	North	N
7 Power Construction	50'-0" x 4'-3"	213	East	North	NE
<b>Total Sign Area</b>		<b>1,130</b>			



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

February 21, 2017

Mitch A. Carrel  
Freeborn & Peters LLP  
311 S. Wacker Drive  
Suite 3000  
Chicago, IL 60606

Re: Administrative Relief request for Planned Development No. 258  
8770 W. Bryn Mawr Ave., Rexam and Ardagh Group signage

Dear Mr. Carrel:

Please be advised that your request for a minor change to Business Planned Development No. 258 ("PD 258"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Your client, Ardagh Group and Ardagh Metal Beverage USA Inc., is seeking administrative relief to allow for the replacement of two existing Rexam high-rise signs with two Ardagh Group high-rise signs in the same location at 8770 W. Bryn Mawr Ave. EQC Triangle Plaza Property, LLC is the sole owner of the property within PD 258 and had provided its consent to this request.

Rexam Beverage Can Company and its predecessor, American National Can, were tenants at the site since 1987. They originally had three high-rise signs, each totaling 130 square feet, on the north, south and west elevations. Permit numbers 368251, 368252 and 368253, were issued on July 23, 2001, for signs measuring 25'-11" in length and 5'-0" in height. The north Rexam sign was removed on or after 2010. Rexam was recently sold to Ball Corporation and as part of the sale, government regulators required that certain businesses be divested by Rexam and Ball. Accordingly, as a required part of the sale, the divestment businesses were sold to Ardagh Group.


Pursuant to Section 17-12-1005-D of the Chicago Zoning Ordinance, no more than one high-rise sign is allowed on any building and such signage is limited to business identification for the principal tenant of the building occupying 51% or more of the floor space.

With regard to your request, the Department of Planning and Development has determined that allowing the two proposed high-rise signs will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor

change. While Ardagh occupies less than 51% of the building's floor space, it occupies Rexam's former premises, including floors one, seven and eight or portions thereof. The proposed Ardagh signs will be smaller than the Rexam signs, comprising a total of 94 square feet each, and measuring 25'-11" in length and 3'-7 1/2" in height. They will be in the same locations on the northwest and southwest corners of the building as the previously permitted Rexam signs and as shown on the attached rendering.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 258, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Patricia A. Scudiero  
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Main file



**QUICK RENDER | 2**

OVERALL SIZE IS 311" X 43.5" | 94 SQ FT

5" DEEP FABRICATED LETTERS W/ APPLIED PERFORATED VINYL OR PERFORATED PRINTED VINYL | RACEWAY MOUNTED

"ARDAGH" TO MATCH PMS PROCESS BLUE C | "GROUP" PRINTED PMS COOL GREY 11

"REXAM" SIGNAGE OVERALL SIZE WAS 311" X 60" | 129.6 SQ FT

CITY OF CHICAGO: PERMIT #S 368251/368252/368253 | PERMIT APPROVAL NUMBER 20666

**Ardagh Group**

**ELEVATION**

311"

**PROFILE**  
(NTS)



Client Information: <b>ARDAGH METAL BEVERAGE GROUP</b> ARDAGH METAL BEVERAGE USA INC. 8770 W BRYN MAWR AVE CHICAGO, IL 60631 773.399.8541	Notes: <b>PROPERTY OWNER:</b> EQC Triangle Plaza Property LLC Two North Riverside Plaza - Suite 2100 Chicago, IL 60606 cleen.mestrich@epc.com	Reference: 12.16.2016 12.22.2016 12.23.2016 01.01.2017 01.05.2017 01.31.2017	Sheet Of: <b>2</b> of <b>4</b> <b>API</b>
Approved by: _____ Original drawing date: 02/02/2016	updated & resubmit for approval: _____ Fabricate As-shown, unless otherwise indicated on this drawing	Drawn By: Dae	
Advertising Products, Inc.   4801 Perry Avenue, Elk Grove, IL 60007   P: 844-744-1111			



City of Chicago  
Richard M. Daley, Mayor

Department of Zoning and  
Land Use Planning

Patricia A. Scudiero  
Commissioner

City Hall, Room 905  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-5777 (Voice)  
(312) 744-6552 (FAX)  
(312) 744-2950 (TTY)  
<http://www.cityofchicago.org>

February 16, 2010

Mr. Michael Vasilko  
President  
Vasilko Architects & Associates, Inc.  
57 West Grand Avenue  
Suite 400  
Chicago, IL 60654

Re: **Business Planned Development No. 258**  
**DePaul University O'Hare Campus - 8770 W. Bryn Mawr Ave.**

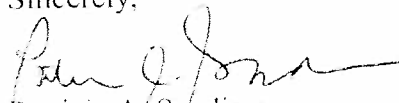
Dear Mr. Vasilko:

In response to your recent letter, please be advised that your request for confirmation in regards to a proposed school use within the above-referenced Planned Development has been considered by the Department of Zoning and Land Use Planning.

Triangle Plaza is a commercial office building with accessory parking facilities at 8770 West Bryn Mawr Avenue and within Business Planned Development No. 258. DePaul University proposes to use a portion of the first and second floors and the full third floor for college and university uses, including continuing adult education and other related uses.

Colleges and Universities, as defined in Section 17-17-0103 of the Chicago Zoning Ordinance, are permitted uses in Business Planned Development No. 258. A July 18, 2005 request for a minor change to this planned development also determined Colleges and Universities was a permitted use and was approved. If you have any questions, please contact Mark Muenzer at (312) 744-5822.

Sincerely,

  
Patricia A. Scudiero  
Commissioner

Cc: M. Muenzer





City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Denise M. Casalino, P.E.  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)  
(312) 744-2578 (TTY)  
<http://www.cityofchicago.org>

July 18, 2005

Larry Dohrer  
The Interior Design Group Ltd.  
646 Roosevelt Road  
Glen Ellyn, Illinois 60137

**Re:** Request for a minor change to Business Planned  
Development No. 258 -- Triangle Plaza, 8750 West Bryn  
Mawr

Dear Mr. Dohrer:

Please be advised that your request for a minor change to Business Planned Development No. 258 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Specifically, you requested verification as to whether adult education that is not considered a college or university is a permitted use within this Planned Development. The proposed adult education program is a medical school that would offer diplomas in medical careers.

With regard to your request, the Department of Planning and Development has determined that although the use is not specifically permitted, it is not expressly prohibited by the Planned Development Ordinance. This use conforms to the definition of Colleges and Universities found under Section 17-17-0103 of the Chicago Zoning Ordinance and will be allowed as a Permitted Use under Table 17-3-0205.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing changes as stated, but no other changes to Business Planned Development No.258.

Very Truly Yours,

Denise M. Casalino, P.E.  
Commissioner

DMC: SRP: amk

cc: Mike Marmo, PD Files



2/26/86

258 MNCW 107  
REPORTS OF COMMITTEES

28263

~~a line 795.0 feet north of and parallel to West Bryn Mawr Avenue; a line 501.0 feet east of and parallel to North East River Road; a line 660.0 feet north of and parallel to West Bryn Mawr Avenue; and a line 334.0 feet east of and parallel to North East River Road;~~

~~to those of an R3 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. 15-P.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the boundaries of Business Planned Development No. 193, enacted on October 20, 1978, and printed on page 8489 of the Journal of Proceedings of said date, as shown on Map No. 15-P, to add thereto the property identified as President's Plaza II, commonly known as 8700 West Bryn Mawr Avenue, so that the boundaries of said Business Planned Development No. 193, as amended, are:

the centerline of North Delphia Avenue on the east (except the dedicated portion of said street);

the south right-of-way line of the Kennedy Expressway on the north;

West Bryn Mawr Avenue on the south; and

a north-south line 663 feet west of the centerline of North Delphia Avenue on the west;

and by changing all symbols and indications as shown on Map No. 15-P in said area to the designation of Business Planned Development No. 193, as amended, which is hereby established in the area above described, subject to the use and bulk regulations as are set forth in the Plan of Development enacted on October 20, 1978, printed on pages 8490 through 8494 of the Journal of Proceedings of said date, as amended by Section 2 of this ordinance.

SECTION 2. That Business Planned Development No. 193, and the Plan of Development enacted on October 20, 1978, printed on pages 8490 through 8494 of the Journal of Proceedings of said date, are amended by changing the table of Planned Development Use and Bulk Regulations printed on page 8494 of the Journal of Proceedings of said date, as follows:

- (a) by changing Net Site Area to 586,284 square feet and to 13.459 acres; and
- (b) by adding to the text the following paragraphs:

9888

9913

"Additional off-street parking may be provided by the construction of an above-ground parking structure, not to exceed 40 feet (exclusive of elevator towers), above the highest grade level on the site, subject to review and approval of the Department of Streets and Sanitation and approval by the Department of Planning.

The owners shall reserve and maintain a designated area of not less than 100 parking spaces for off-street community parking for residents of the neighborhood bounded by Bryn Mawr Avenue, Delphia Avenue, Gregory Street, and the frontage road adjacent to Cumberland Avenue for automobiles that display a current President's Plaza Community Parking Sticker affixed to a window. Each residential unit in the neighborhood shall be entitled to one parking sticker for the President's Plaza I and II Community Parking Area. The owners shall be entitled to a review of this community parking requirement every two years, and this requirement shall be reduced or eliminated by Council action upon a showing of lack of need or use by neighborhood residents."

SECTION 3. That the Chicago Zoning Ordinance be amended by changing the boundaries of Business Planned Development No. 258, as shown on Map No. 15-P, to delete therefrom the property identified as President's Plaza II, commonly known as 8700 West Bryn Mawr Avenue, so that the boundaries of said Business Planned Development No. 193, as amended, are:

- a north-south line 663 feet west of the centerline of North Delphia Avenue on the east;
- the south right-of-way of the Kennedy Expressway on the north;
- West Bryn Mawr Avenue on the south; and
- the east right-of-way line of North East River Road on the west,

and by changing all symbols and indications as shown on Map No. 15-P in said area to the designation of Business Planned Development No. 258, as amended, which is hereby established in the area above described, subject to the use and bulk regulations as are set forth in the Plan of Development enacted on March 16, 1981 and printed on pages 5681 through 5686 of the Journal of Proceedings of said date, as the Planned Development Use and Bulk Regulations, Generalized Description of Land Use, printed on page 5686 of the Journal of Proceedings of said date has been amended by ordinance adopted March 30, 1984 and printed on page 5883 of the Journal of Proceedings of said date; which Planned Development Use and Bulk Regulations are further amended to change the Net Site Area to 431,132 square feet and to 9.898 acres.

SECTION 4. This ordinance shall be in full force and effect from and after its passage and due publication.

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*Reclassification of Area Shown on Map No. 16-J.*

258 AMENOGA

Reclassification of Area Shown on Map No. 15-P.

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

SECTION 1. That Business Planned Development No. 258, enacted on March 16, 1981, printed on page 5680 of the Journal of Proceedings of said date, and the Plan of Development printed on pages 5681 through 5686 of the Journal of Proceedings of said date, and regulating the area bounded by

the south right-of-way line of John F. Kennedy Expressway; a line 315.17 feet west of N. Delphia Avenue; W. Bryn Mawr Avenue; and the east right-of-way line of N. East River Road,

is hereby amended by deleting the word "Hotel" as it appears in the Planned Development Use and Bulk Regulations, Generalized Description of Land Use as printed on page 5686 of the Journal of Proceedings of said date.

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

92012

Reclassification of Area Shown on Map No. 16-J.

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 Restricted Retail District symbols and indications as shown on Map No. 16-J in area bounded by

a line 100 feet north of and parallel to W. 69th Place; the alley next east of and parallel to S. Pulaski Road; W. 69th Place; and S. Pulaski Road,

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.

9673

Reclassification of Area Shown on Map No. 16-L.

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 B2-1 Restricted Retail District symbols and indications as shown on Map No. 16-L in the area bounded by

a line 124.78 feet south of W. 64th Street; S. Cicero Avenue; a line 149.79 feet north of W. 65th Street; and the alley next west of and parallel to S. Cicero Avenue,

to those of a B4-1 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.

9666

Reclassification of Area Shown on Map No. 16-L.

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. 16-L in the area bounded by

the alley next south of and parallel to W. 63rd Street; S. Lavergne Avenue; W. 65th Street; and the alley next east of and parallel to S. Central Avenue.

92167

*Reclassification of Area Shown on Map No. 11-J.*

*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 B3-2 General Retail District symbols and indications as shown on Map No. 11-J in the area bounded by

a line 33.68 feet south of and parallel to the alley next south of W. Lawrence Avenue; N. Kimball Avenue; a line 223.36 feet north of and parallel to W. Leland Avenue; and the alley next west of N. Kimball Avenue,

to those of a C1-2 Restricted 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. 15-P.*

*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 R1 Single Family Residence District and R4 General Residence District symbols and indications as shown on Map No. 15-P in the area bounded by

the south right-of-way line of the John F. Kennedy Expressway; a line 315.17 feet west of N. Delphia Avenue; W. Bryn Mawr Avenue; and the east right-of-way line of N. East River Road,

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 hereof and to no others.

[Plan of Development printed on pages 5681 to 5686 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. 18-G.*

*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 B2-1 Restricted Retail District symbols and indications as shown on Map No. 18-G in the area bounded by

a line 49 feet south of and parallel to W. 72nd Street; the alley next east of and parallel to S. Racine Avenue; a line 174 feet south of and parallel to W. 72nd Street; and S. Racine Avenue,

to those of a C1-1 Restricted 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. 22-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 B2-1 Restricted Retail District symbols and indications as shown on Map No. 22-E in the area bounded by

a line 125 feet north of and parallel to E. 95th Street; S. Indiana Avenue; E. 95th Street; and a line 130 feet west of and parallel to S. Indiana Avenue,

to those of an R2 Single Family 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. 26-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 R2 Single Family Residence District symbols and indications as shown on Map No. 26-I in the area bounded by

W. 107th Street; the west right-of-way line of the Baltimore and Ohio Chicago Terminal Railroad; a line 400 feet south of and parallel to W. 107th Street; and the east line of the alley next east of and parallel to S. Talman Avenue or the line thereof, if extended, where no alley exists.

to those of an R3 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. Be It Further Ordained that the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications hereinabove established 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 hereof and to no others.

[Plan of Development printed on pages 5687 to 5691 of this Journal]

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

**Resolution Memorializing CHA to Install Telephones in Residential Building Elevators.**

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 March 6, 1981, pages 5585-5586, recommending that the City Council pass a proposed resolution relative to memorializing C.H.A. to install telephones in all residential building elevators under its management.

On motion of Alderman Roti said proposed resolution 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, Kellam, Sheahan, Kelley, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Carothers, Davis, Hagopian, Gabinski, Mell, Frost, Marcin, Farina, Cullerton, Laurino, Rittenberg, Natarus, Oberman, Merlo, Clewis, Schulter, Volini, Orr, Stone—44.

*Nays*—None.

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

(continued on page 5692)

No. 258

PLAN OF DEVELOPMENTSTATEMENTS

1. The area delineated herein as "Business Planned Development" is controlled by Presidents' Plaza Partnership pursuant to contractual agreement to purchase said area, said agreement having been executed on August 7, 1980.
2. Off-street parking and loading facilities shall be provided in compliance with this Plan of Development as authorized by the B-5 General Service District classification of the Chicago Zoning Ordinance.
3. All permits and licenses shall conform to the provisions of the planned development.
4. The height restrictions for any building or any other appurtenance attached thereto shall be subject to height limitations as certified on Form FAA-117 and approved by the Federal Aviation Administrator, Federal Aviation Administration.
5. Any service drives or any other ingress or egress shall be adequately designed and paved in accord 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 20 feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
6. Use of land will consist of office and related uses as authorized by the B-5 General Service District classification of the Chicago Zoning Ordinance.
7. Any dedication or vacation of streets and alleys, or easements, or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of Presidents' Plaza Partnership or its successors, assignees or grantees.

Plan of Development  
Page two

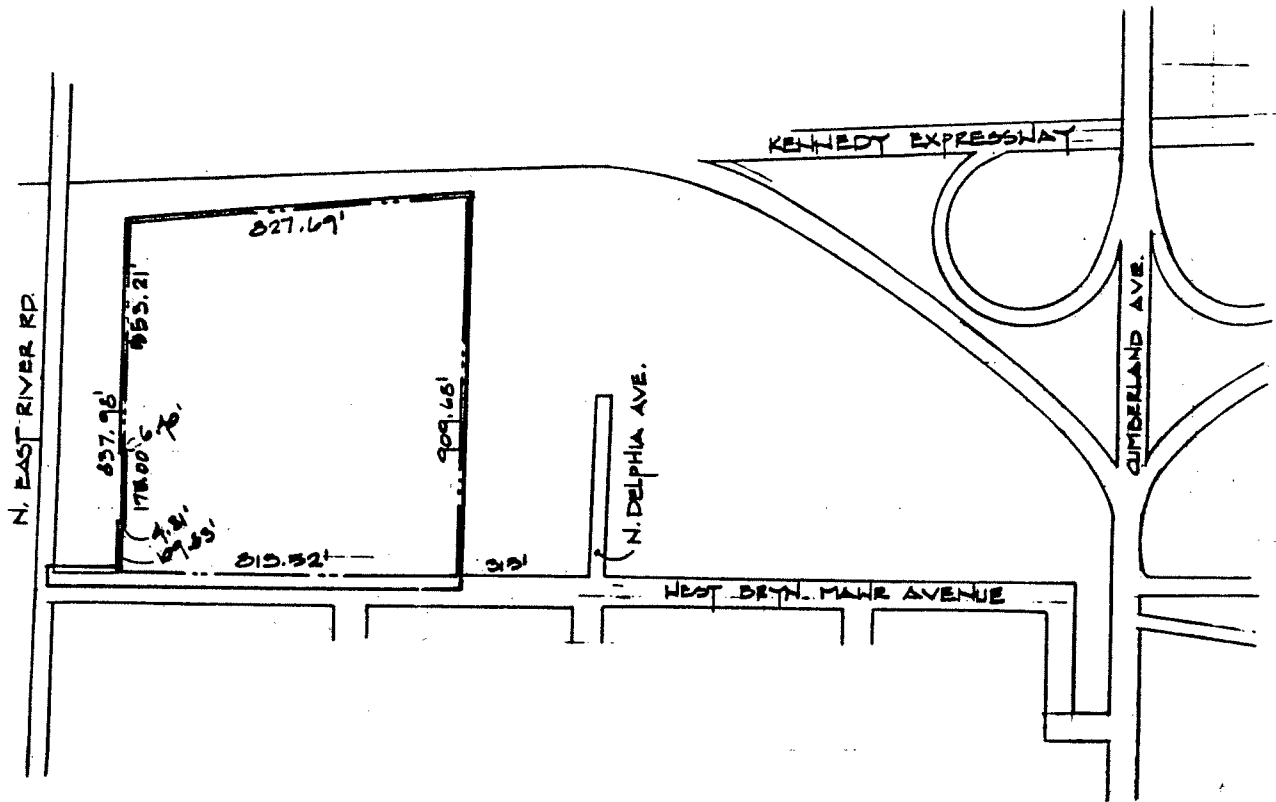
8. The information in the tables and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as Business Planned Development, and illustrates that the development of such area shall be in general compliance with the B-5 General Service District classification and with the intent and purpose of the Chicago Zoning Ordinance.
9. Business and Business Identification signs shall be permitted subject to the approval of the Department of Inspectional Services and the Commissioner of Planning.
10. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Planning.

APPLICANT: Presidents' Plaza Partnership



DATE: December 19, 1980

BUSINESS PLANNED DEVELOPMENT

PROPERTY LINE MDP



LEGEND:

-  PROPERTY LINE
-  PLANNED DEVELOPMENT BOUNDARY

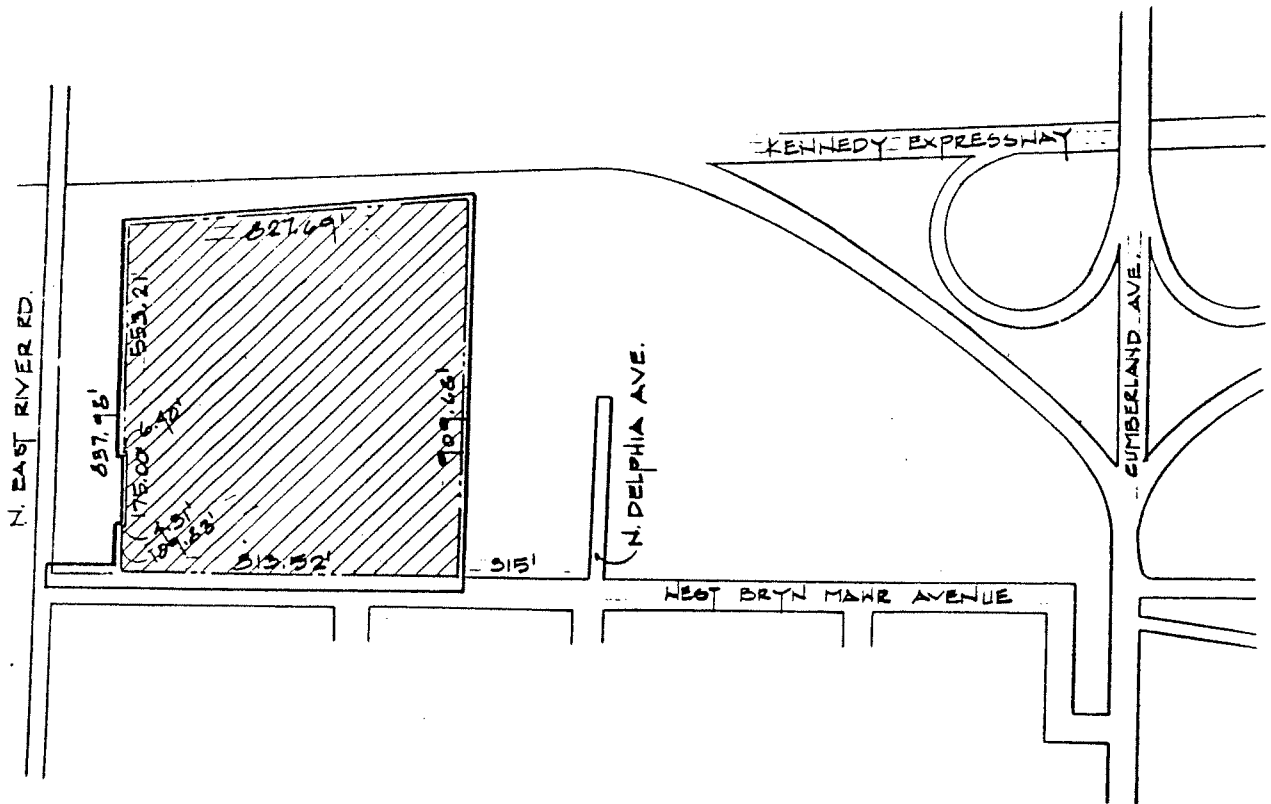
APPLICANT: PRESIDENTS' PLAZA PARTNERSHIP

DATE: December 19, 1980





BUSINESS PLANNED DEVELOPMENT  
GENERALIZED LAND USE PLAN

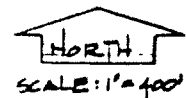


LEGEND:

- PROPERTY LINE
- ===== PLANNED DEVELOPMENT BOUNDARY
- ▨ OFFICE AND RELATED USES

APPLICANT: PRESIDENTS' PLAZA PARTNERSHIP

DATE: December 19, 1980



PLANNED DEVELOPMENT USE AND BULK REGULATIONS

<u>NET SITE AREA</u> Square Ft. Acres	GENERAL DESCRIPTION OF LAND USE	MAX. F.A.R.	% OF LAND COVERED
713,367.92    16.383	Hotel, Office and Related Uses	1.46	34

GROSS SITE AREA = NET SITE AREA: 16.383 ACRES + 1.141 ACRES IN  
BRYN MAWR = 17.523 ACRES OR 763,324.52 SQ. FT.

MAXIMUM FLOOR AREA RATIO (for total area): 1.46

Off-street parking and off-street loading requirements for proposed office and related use, and retail commercial and related uses shall be provided as authorized by the B5 General Service District classification of the Chicago Zoning Ordinance subject to the review and approval of the Department of Streets and Sanitation and approval by the Department of Development and Planning.

Peripheral setback and minimum distance between buildings requirements shall be provided as authorized by the B5 General Service District classification of the Chicago Zoning Ordinance.

MAXIMUM PER CENT OF LAND COVERED (for total area): 34%

Maximum Number of Hotel Rooms Permitted: 540

APPLICANT: Presidents' Plaza Partnership

DATE: December 19, 1980