

Page 9661 - by deleting the third, fourth and fifth line from the top of the page;

Thereupon, Alderman Burke moved to *Approve* said printed Official Journal as *Corrected*, and to dispense with the reading thereof. The question being put, the motion *Prevailed*.

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 March 2, 1982, page 9762, recommending that the City Council pass two 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 two proposed ordinances was *Passed*, by yeas and nays as follows:

*Yeas*--Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Huels, Majerczyk, Madrzyk, Burke, Barden, Streeter, Kellam, Sheahan, Kelley, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Carothers, Davis, Hagopian, Martinez, Mell, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Merlo, Clewis, Axelrod, Schulter, Volini, Orr, Stone--45.

*Nays*--None.

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 business Planned Development, No. 263, symbols and indications as shown on Map No. 1-E in the area bounded by:

a line 162 feet north of E. Randolph Street; N. Michigan Avenue; E. Randolph Street; and N. Garland Court,

to the designation of Business Planned Development No. 263, as amended, 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.

[Planned Development printed on pages 10043 thru 10048 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. 13-M.*

*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 B4-1 Restricted Service District symbols and indications as shown on Map No. 13-M in area bounded by

PD  
263A

BUSINESS PLANNED DEVELOPMENT NO. 263, AS AMENDEDPLAN OF DEVELOPMENTSTATEMENTS

1. The area delineated herein as "Business Planned Development," is owned or controlled by Cosmopolitan National Bank as Trustee under Trust No. 19047.
2. The applicant, or its successors, assignees, or grantees shall obtain all official reviews, approvals, licenses and permits.
3. There shall be no on-site parking. 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.
4. Any dedication or vacation of streets, alleys or easements, grants of privilege or any adjustments of rights-of-way require a separate submittal and approval by the Chicago City Council.
5. 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 the City 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 area.
6. The use of the land will consist of office, business and related uses in accordance with this Plan of Development.
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 Inspectional Services and the Department of Planning.
8. The height restriction of any building or appertenance attached thereto shall be subject to:
  - a. Height limitations as certified on form FAA-117 or successor forms involving the same subject matter, and approved by the Federal Aviation Administration, and

Appliant: Cosmopolitan National Bank as Trustee Under Trust No. 19047

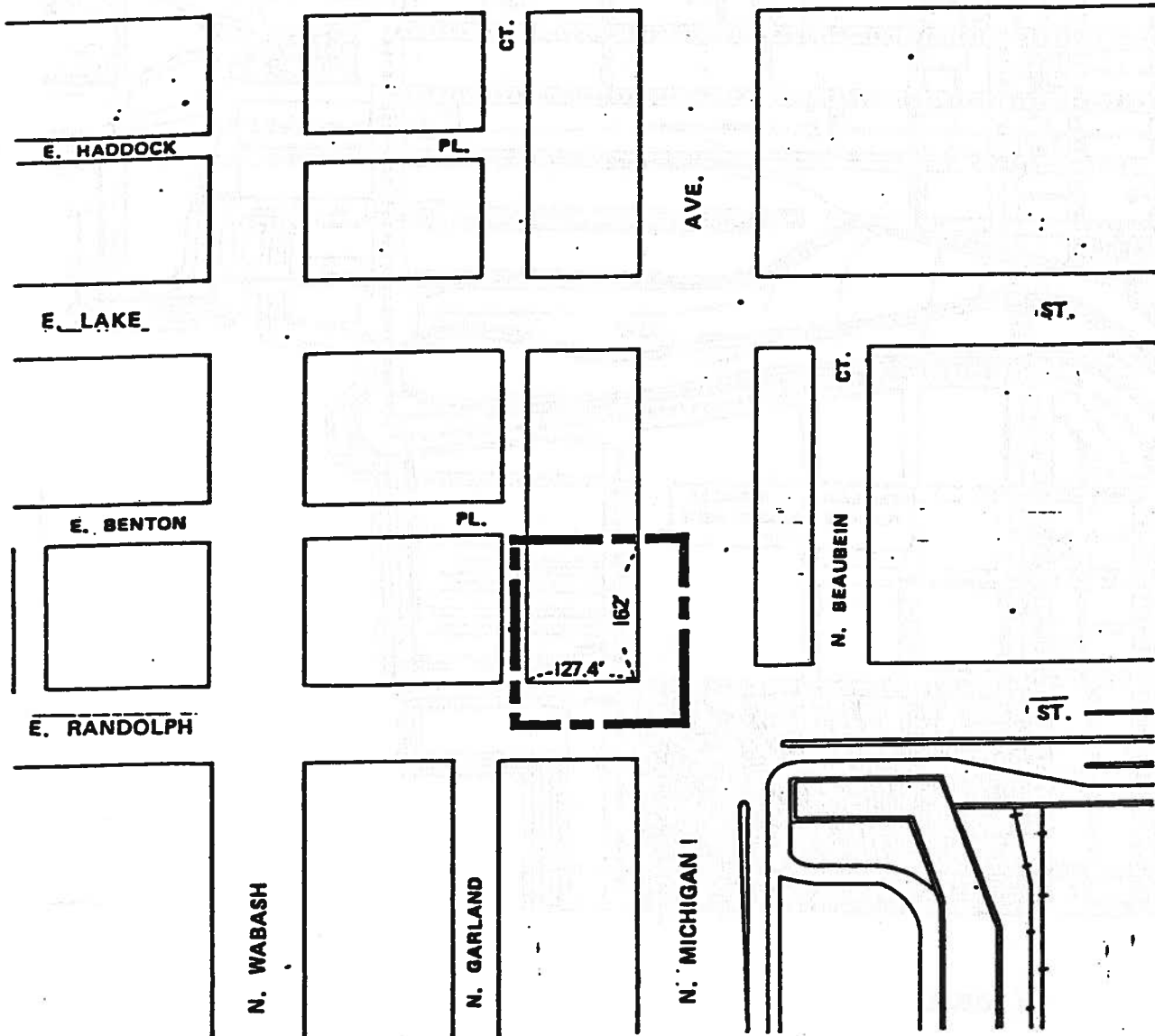
Date: November 4, 1981

- b. Airport zoning regulations as established by the Department of Planning, Department of Aviation and Department of Law, as approved by the City Council.
9. The information in the tables attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Business Planned Development" and stipulates the land use and development controls applicable to the site.
10. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning.

APPLICANT: Cosmopolitan National Bank, Trustee under Trust No. 1904

DATE: November 4, 1981

BUSINESS PLANNED DEVELOPMENT NO. 263, AS AMENDED  
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT



LEGEND

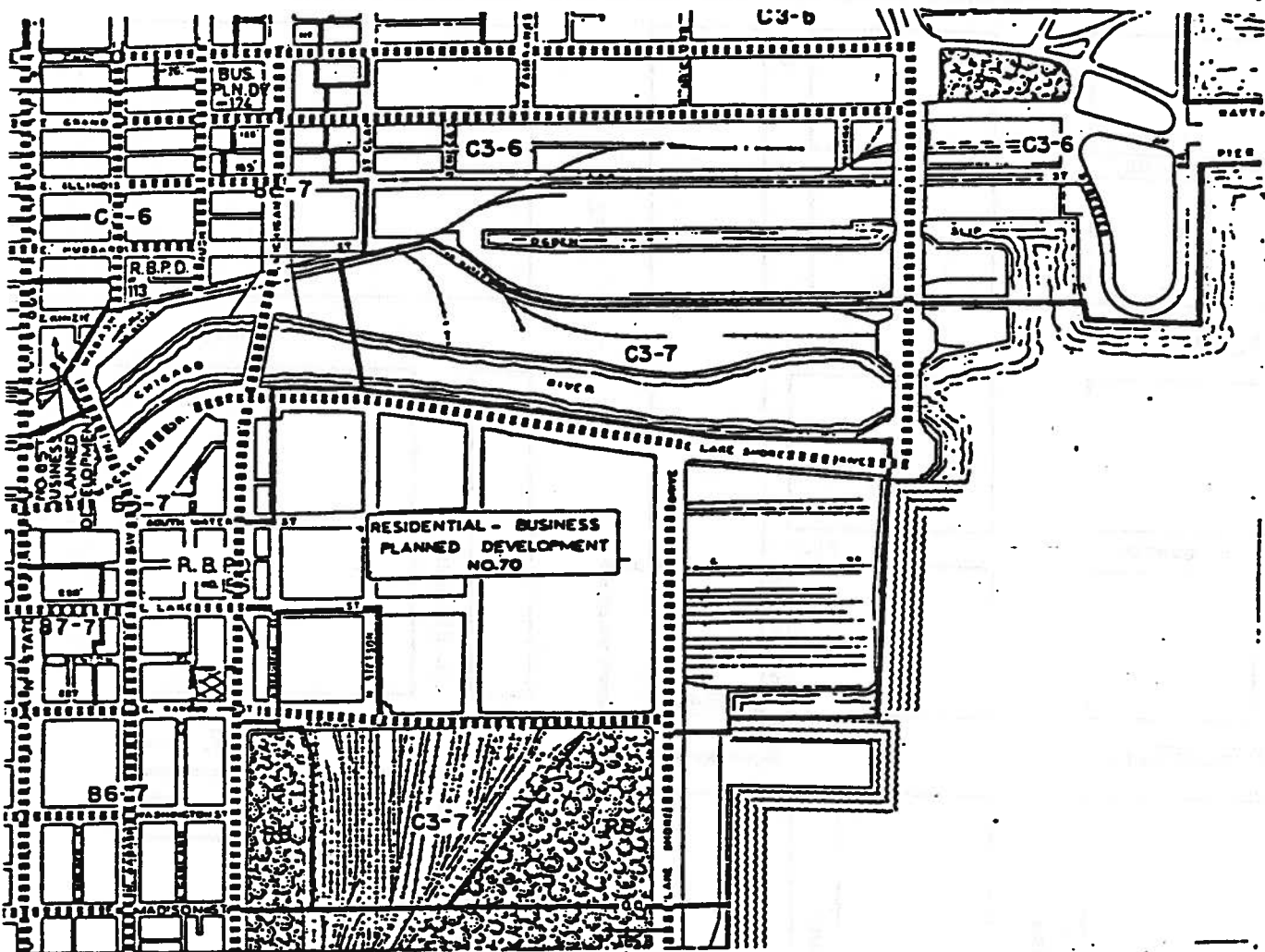
--- PLANNED DEVELOPMENT BOUNDARY



APPLICANT: COSMOPOLITAN NATIONAL BANK, Trustee Under  
Trust No. 19047

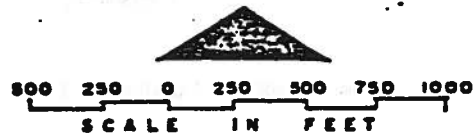
DATE: November 4, 1981

BUSINESS PLANNED DEVELOPMENT NO. 263 AS AMENDED  
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND

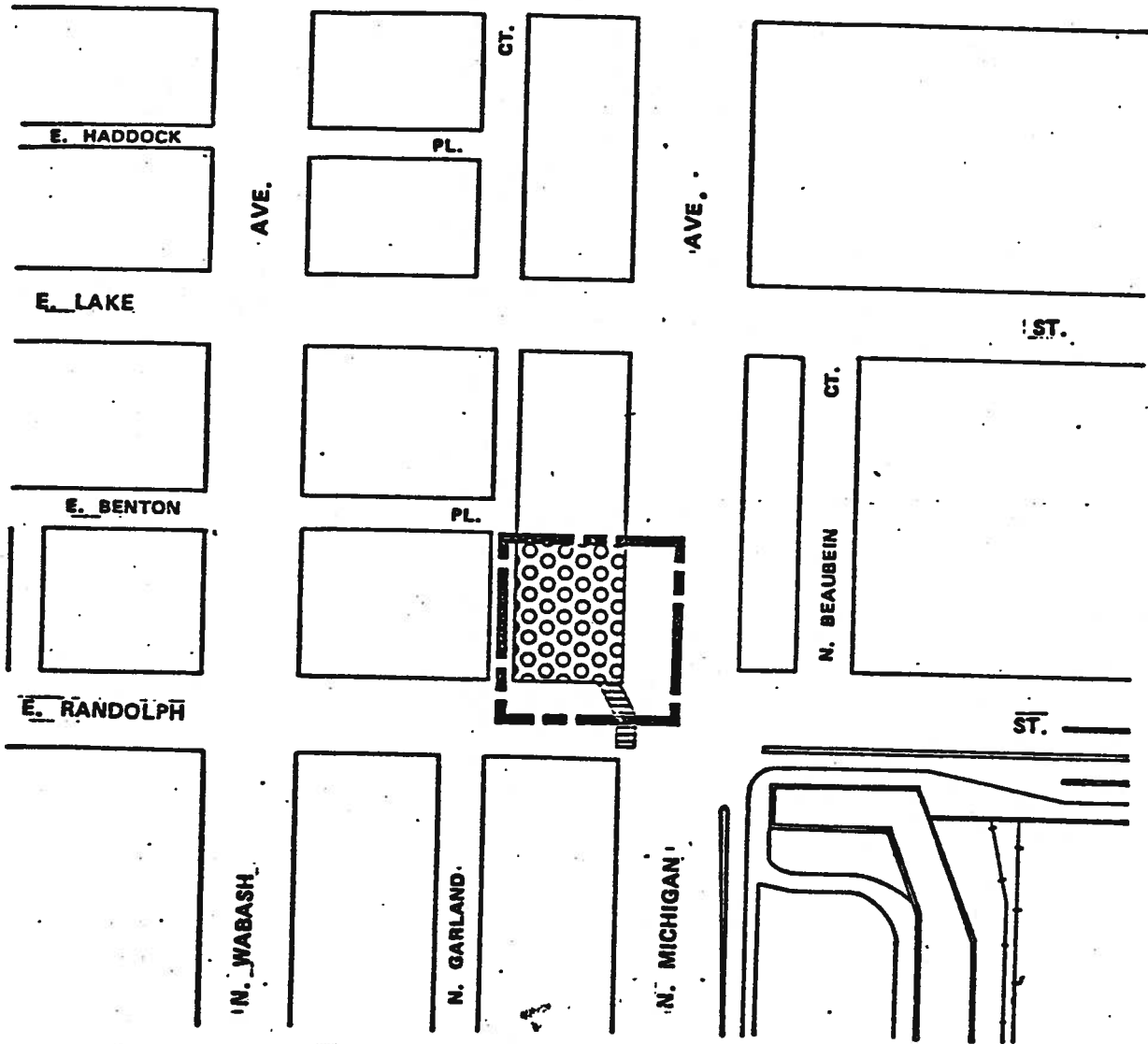
-  PLANNED DEVELOPMENT BOUNDARY
-  ZONING DISTRICT BOUNDRIES
-  PREFERENTIAL STREET SYSTEM
-  PARKS AND PLAYGROUNDS






APPLICANT: COSMOPOLITAN NATIONAL BANK, Trustee Under  
Trust No. 19047

DATE: November 4, 1981

# BUSINESS PLANNED DEVELOPMENT No. 263, AS AMENDED GENERALIZED LAND USE



### LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  OFFICE, BUSINESS AND RELATED USES
-  CONNECTION TO UNDERGROUND PEDESTRIAN WALKWAY



APPLICANT: COSMOPOLITAN NATIONAL BANK, Trustee Under  
Trust No. 19047  
DATE: NOVEMBER 4, 1981  
REVISED: DECEMBER 10, 1981

BUSINESS PLANNED DEVELOPMENT NO. 263, AS AMENDEDUSE AND BULK REGULATIONS AND DATA

Net Site Area	General Description of Land Use	Maximum F.A.R.	Maximum Percent of Land Coverage
20,783.36	Office, Business and related use	31.6	88%

Gross site area, equals 20,783.36 square feet, the Net Site area, plus public rights of way = 39,929.18

Minimum number of off-street loading spaces = 3

Maximum F.A.R. = 31.6

Maximum percentage of land coverage 88%

Minimum periphery set backs = 0

Maximum number of square feet to be devoted to office and related uses 656,881

Applicant: Cosmopolitan National Bank as Trustee under Trust No. 19047

Date: November 4, 1981

**Chicago Zoning Ordinance Amended to Reclassify Particular Areas.**

On motion of Alderman Vrdolyak 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 June 26, 1981, pages 6435-6437, recommending that the City Council pass eighteen proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Vrdolyak moved to *Concur* In the committee's recommendations and *each* of the eighteen proposed ordinances was *Passed*, by yeas and nays as follows:

**Yeas**—Aldermen Roti, Barnett, Kenner, Evans, Bloom, Bertrand, Humes, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, Streeter, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Carothers, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Merlo, Clewis, Axelrod, Schuler, Volini, Orr, Stone—48.

**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 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

a line 162 feet north of E. Randolph Street; N. Michigan Avenue; E. Randolph Street; and N. Garland Court,

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.

[Planned Development printed on pages 6496 to 6500 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 B7-5 General Central Business District and C3-5 Commercial Manufacturing Business District symbols and indications as shown on Map No. 1-F in the area bounded by

W. Madison Street; N. Clinton Street; W. Lake Street; and N. Canal Street,

to the designation of a Business Planned Development, which is hereby established in the area above described, subject to such use and bulk regula-

tions as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Planned Development printed on pages 6501 to 6508 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. 5-K (As Amended).*

*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 C2-1 General Commercial District, north of alley and R3 General Residence District, south of alley symbols and indications as shown on Map No. 5-K in area bounded by

the south boundary of the Chicago, Milwaukee & St. Paul Railroad; N. Pulaski Road; a line 208.03 feet south, of and parallel to the south bank of the Chicago Milwaukee & St. Paul Railroad; the alley next west of and parallel to N. Pulaski Road; a line 298.97 feet south of and parallel to the south boundary of the Chicago Milwaukee & St. Paul Railroad; N. Keystone Avenue,

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. 6-F (As Amended).*

*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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 6-F in area bounded by

W. 30th Street; a line 70 feet west of and parallel to S. Shields Avenue; the alley next south of and parallel to W. 30th Street, and S. Stewart Avenue,

to those of an 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. 8-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 C1-3 Restricted Commercial District symbols and indications as shown on Map No. 8-E in the area bounded by

a line 115.31 feet south of E. 36th Street; the alley next east of S. Michigan Avenue; E. 36th Street; S. Indiana Avenue; a line 498.78 feet south of E. 36th Street; S. Michigan Avenue; the alley next west of S. Indiana Avenue; a line 351.09 feet south of E. 36th Street; S. Michigan Avenue.

(continued on page 6509)

AD 263

BUSINESS PLANNED DEVELOPMENT #263PLAN OF DEVELOPMENTSTATEMENTS

- (1) The area delineated herein as "Business Planned Development, is owned or controlled by Cosmopolitan National Bank as Trustee under Trust No. 19047.
- (2) The applicant, or its successors, assignees, or grantees shall obtain all official reviews, approvals, licenses and permits.
- (3) There shall be no on site parking. 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.
- (4) Any dedication or vacation of streets, alleys or easements, grants of privilege or any adjustments of rights of way require a separate submittal and approval by the Chicago City Council.
- (5) 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 the City 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 area.
- (6) The use of the land will consist of office, business and related use in accordance with this Plan of Development.
- (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 restriction of any building or appertenance attached thereto shall be subject to:
  - (a) Height limitations as certified on form FAA-117 or successor forms involving the same subject matter, and approved by the Federal Aviation Administration, and
  - (b) Airport zoning regulations as established by the Department of Planning, City and Community Development, Department of Aviation and Department of Law, as approved by the City Council.
- (9) The information in the tables attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Business Planned Development" and stipulates the land use and development controls applicable to the site.
- (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: Cosmopolitan National Bank, Trustee under Trust No. 19047

Date: March 26, 1981

**Chicago Zoning Ordinance Amended to Reclassify Particular Areas.**

On motion of Alderman Vrdolyak 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 June 26, 1981, pages 6435-6437, recommending that the City Council pass eighteen proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Vrdolyak moved to *Concur In* the committee's recommendations and each of the eighteen proposed ordinances was *Passed*, by yeas and nays as follows:

**Yeas**—Aldermen Rati, Barnett, Kenner, Evans, Bloom, Bertrand, Humes, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, Streeter, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Carothers, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Merlo, Clewis, Axelrod, Schuller, Volini, Orr, Stone—48.

**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 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

a line 162 feet north of E. Randolph Street; N. Michigan Avenue; E. Randolph Street; and N. Garland Court,

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.

[Planned Development printed on pages 6496 to 6500 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 B7-5 General Central Business District and C3-5 Commercial Manufacturing Business District symbols and indications as shown on Map No. 1-F in the area bounded by

W. Madison Street; N. Clinton Street; W. Lake Street; and N. Canal Street,

to the designation of a Business Planned Development, which is hereby established in the area above described, subject to such use and bulk regula-

tions as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Planned Development printed on pages 6501 to 6508 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. 5-K (As Amended).*

*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 C2-1 General Commercial District, north of alley and R3 General Residence District, south of alley symbols and indications as shown on Map No. 5-K in area bounded by

the south boundary of the Chicago, Milwaukee & St. Paul Railroad; N. Pulaski Road; a line 208.03 feet south, of and parallel to the south bank of the Chicago Milwaukee & St. Paul Railroad; the alley next west of and parallel to N. Pulaski Road; a line 298.97 feet south of and parallel to the south boundary of the Chicago Milwaukee & St. Paul Railroad; N. Keystone Avenue,

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. 6-F (As Amended).*

*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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 6-F in area bounded by

W. 30th Street; a line 70 feet west of and parallel to S. Shields Avenue; the alley next south of and parallel to W. 30th Street, and S. Stewart Avenue,

to those of an 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. 8-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 C1-3 Restricted Commercial District symbols and indications as shown on Map No. 8-E in the area bounded by

a line 115.31 feet south of E. 36th Street; the alley next east of S. Michigan Avenue; E. 36th Street; S. Indiana Avenue; a line 498.78 feet south of E. 36th Street; S. Michigan Avenue; the alley next west of S. Indiana Avenue; a line 351.09 feet south of E. 36th Street; S. Michigan Avenue,

(continued on page 6509)

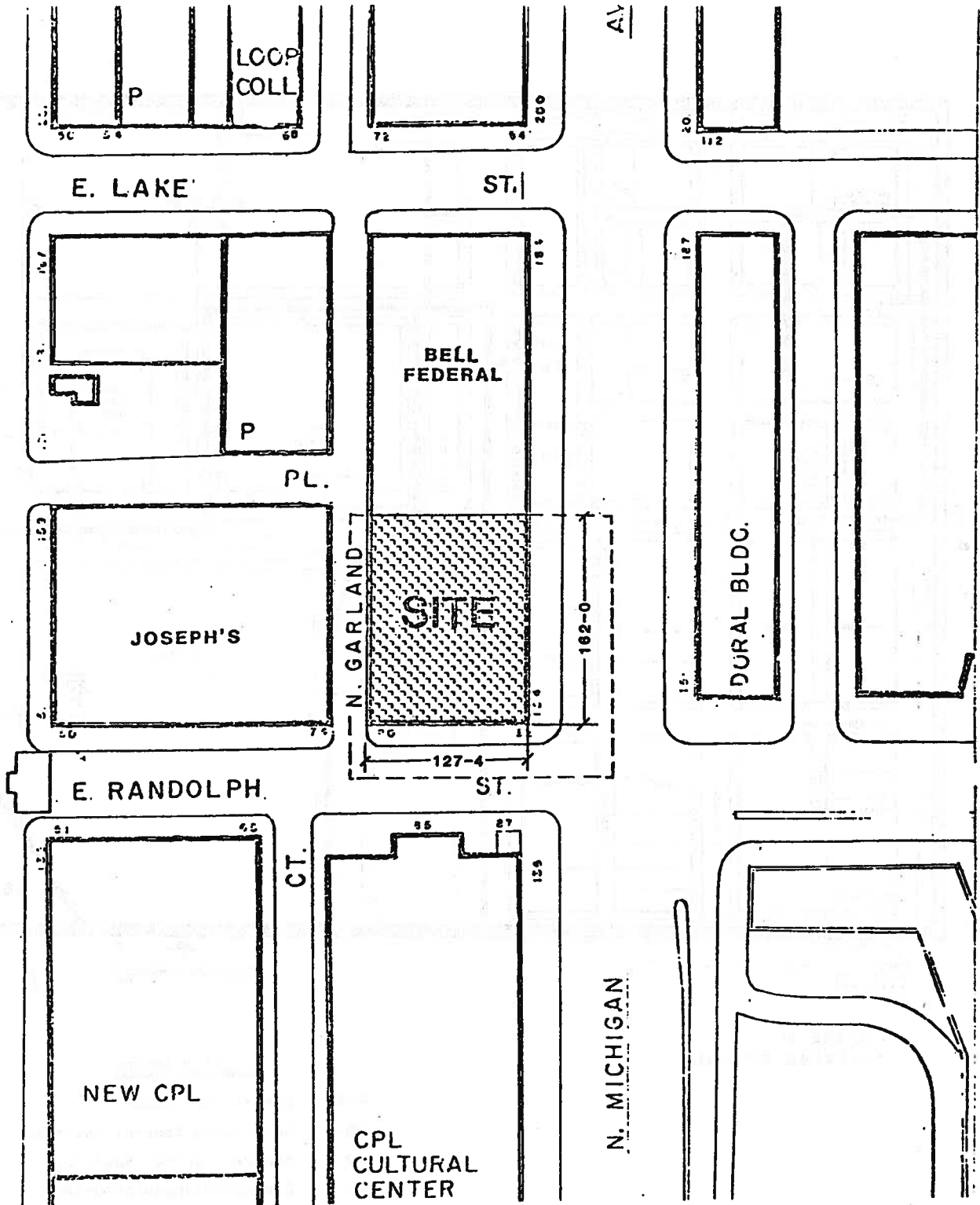
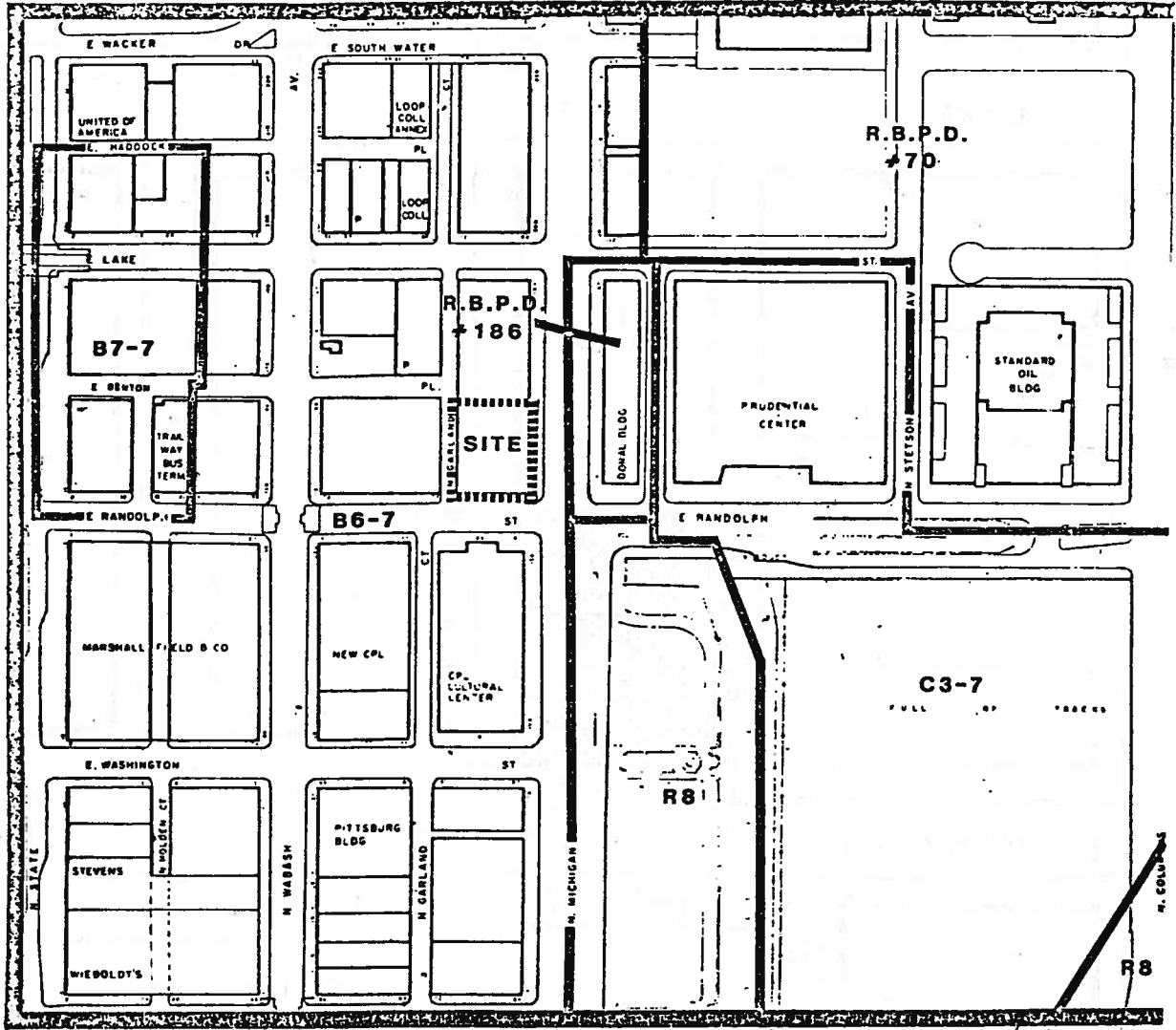


FIGURE A  
PROPERTY LINE MAP

N  
SCALE 1" = 100'



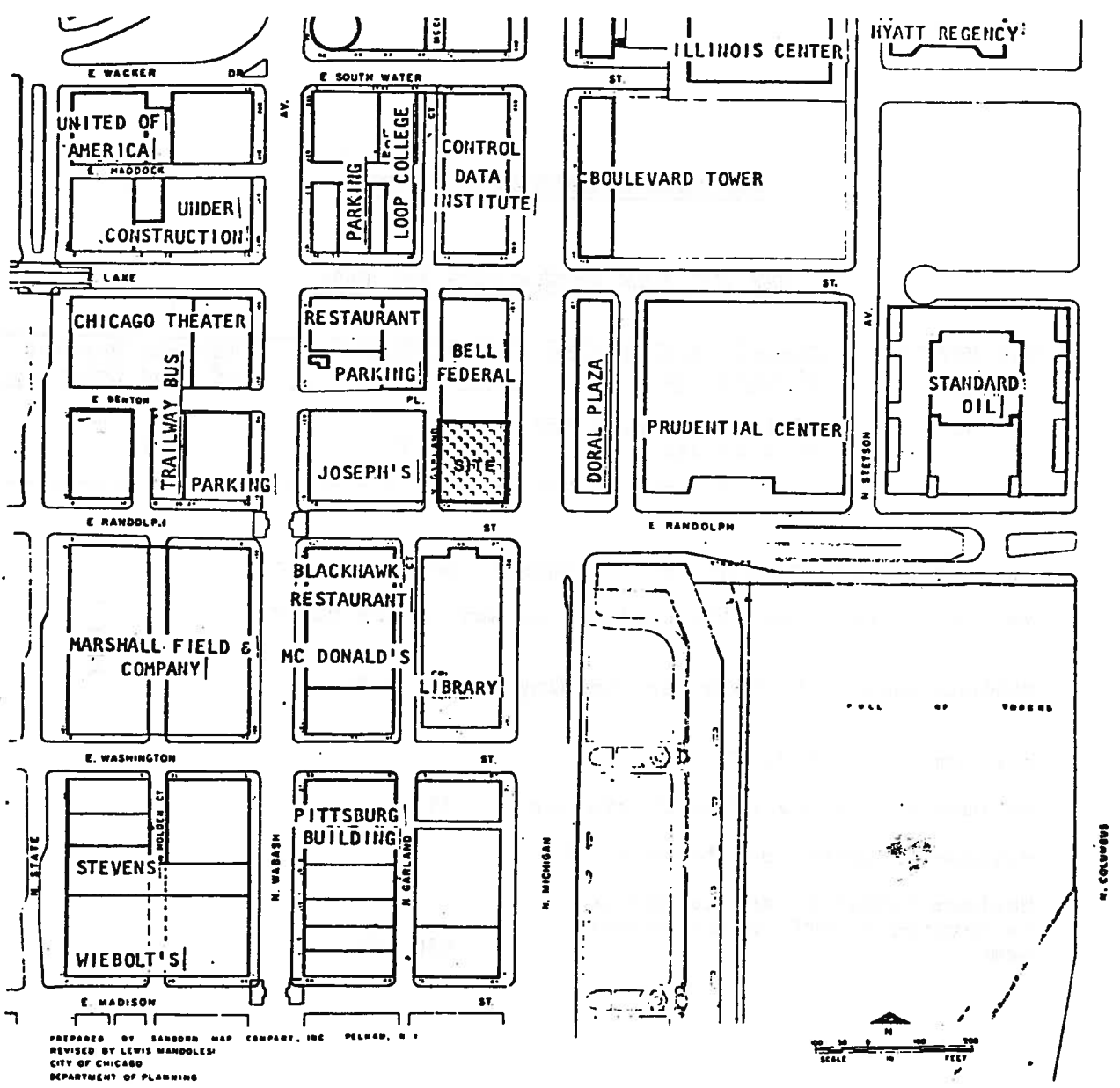
PREPARED BY SANDORD MAP COMPANY, INC. PEPPER, ILL.  
 REVISED BY LEWIS MANDLES  
 CITY OF CHICAGO  
 DEPARTMENT OF PLANNING



**FIGURE B  
 EXISTING ZONING**

Existing Zoning

- R-8 General Residence
- B6-7 Restricted Central Business
- B7-7 General Central Business
- C3-7 Commercial/Manufacturing



PREPARED BY SANBORN MAP COMPANY, INC. PELHAM, N.Y.  
 REVISED BY LEWIS HANCOCK  
 CITY OF CHICAGO  
 DEPARTMENT OF PLANNING

**FIGURE C**  
**GENERALIZED LAND USE**

BUSINESS PLANNED DEVELOPMENTUSE AND BULK REGULATIONS AND DATA

Net Site Area	General Description of Land Use	Maximum F.A.R.	Maximum Percent of Land Coverage
20,781	Office, Business and related use	31.32	88%

Gross site area equals 20,781 square feet

(Net Site area) plus public rights of way = 39,929.18

Minimum number of off-street loading spaces = 3

Maximum F.A.R. = 31.32

Maximum percentage of land coverage 88%

Minimum periphery set backs = 0

Maximum number of square feet to be devoted to office and related uses 650,964.