

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 August 19, 1981, pages 6816-6818, recommending that the City Council pass twelve 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 twelve proposed ordinances was *Passed* by yeas and nays as follows:

Yeas--Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Burke, Brady, Barden, Streeter, Kellam, Sheahan, Keiley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Ray, Carothers, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Natarus, Oberman, Merlo, Clewis, Axelrod, Schuiter, Volini, Orr, Stone--46.

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-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 R5 General Residence District symbols and indications as shown on Map No. 1-J in the area bounded by

the alley next north of and parallel to W. Franklin Street; a line 75 feet west of and parallel to N. Kedzie Avenue; W. Franklin Street; and N. Sawyer Avenue,

to those of a B4-3 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. 1-K.

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 B5-2 General Service District symbols and indications as shown on Map No. 1-K in the area bounded by

the alley next north of W. Washington Boulevard; a line 100 feet west of and parallel to N. Pulaski Road; a line 55 feet south of and parallel to the alley next north of W. Washington Boulevard; a line 75 feet west of and parallel to N. Pulaski Road; W. Washington Boulevard; and N. Karlov 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. 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 B6-7 Restricted Central

PD
268

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

W. Madison Street; S. LaSalle Street; W. Arcade Place; and a line 140 feet west of S. LaSalle Street, 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 7178 through 7183 of this Journal]

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

PLATES PAGES NO. 771 - 776

Reclassification of Area Shown on Map No. 2-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 R5 General Residence District symbols and indications as shown on Map No. 2-G in the area bounded by

W. Vernon Park Place; the east line of the alley next east of and parallel to S. Miller Street; the south line of the alley next north of and parallel to W. Polk Street; the west line of the alley next east of and parallel to S. Carpenter Street; a line 165.81 feet south of W. Vernon Park Place; and S. Carpenter Street,

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.

[Planned Development printed on pages 7184 through 7188 of this Journal]

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

PLATES NOS. 778 - 782

Reclassification of Area Shown on Map No. 3-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 B1-2 Local Retail District symbols and indications as shown on Map No. 3-H in the area bounded by

W. LeMoyné Street; N. Leavitt Street; a line 25 feet south of W. LeMoyné Street; and the alley next west of N. Leavitt Street,

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. 5-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 B2-3 Restricted Retail District symbols and indications as shown on Map No. 5-F in the area bounded by

9421

BUSINESS PLANNED DEVELOPMENT
STATEMENTS

P.D. # 268

1. The areas delineated in this application as the proposed "Business Planned Development" are presently owned by the applicant, American National Bank and Trust Company of Chicago as Trustee under Trust Agreements dated July 16, 1963 and known as Trust Numbers 19181 and 19387 and consists of two (2) contiguous parcels of land described as follows:

PARCEL 1:

The east two-thirds of Lot 3 in that part of Lot 4 lying west of the west line of South LaSalle Street (except the south 9 feet of said premises taken for an alley) in Block 95 in School Section Addition to Chicago, in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois

and

PARCEL 2:

The west one-third of Lot 3 (except the south 9 feet thereof taken and used for alley) in Block 95 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

2. Off-street parking spaces for the total site will not be provided or required.

Off-street loading shall be provided in compliance with this Plan of Development, computed in accordance with the B6-7 Restricted Central Business District Zoning classification of the Chicago Zoning Ordinance, subject to the review by the Department of Streets and Sanitation and approval by the Department of Development and Planning.

3. The applicant, American National Bank and Trust Company of Chicago as Trustee under Trust Numbers 19181 and 19387, and its successors, assigns or grantees, shall obtain all official reviews, approvals and permits.

4. Any dedication or vacation of streets or alleys, or any release of easements or any adjustments of rights-of-way shall require a separate submittal on behalf of applicant, its successors, assigns and grantees, and approval by the City Council.

5. Any public way or service drive or ingress or egress shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress or egress for motor vehicles, including emergency vehicles. There shall be no parking within any such paved areas.

6. Use of the areas delineated as the proposed "Business Planned Development" will consist of business, office and other uses of the general character permitted in the B6-7 and B7-7 Restricted Central Business District classifications of the Chicago Zoning Ordinance. All improvements shall be unrestricted in respect to maximum gross floor areas, subject only to the aggregate maximum floor area ratio set forth in this Plan of Development. The maximum floor area ratio shall be 30.0.

7. Business and business identification signs shall be permitted of the general character permitted in the B6-7 and B7-7 Restricted Central Business District classifications of the Chicago Zoning Ordinance. Other business and business identification signs may be permitted, subject to review of and approval by the Department of Planning and the Department of Inspectional Services.

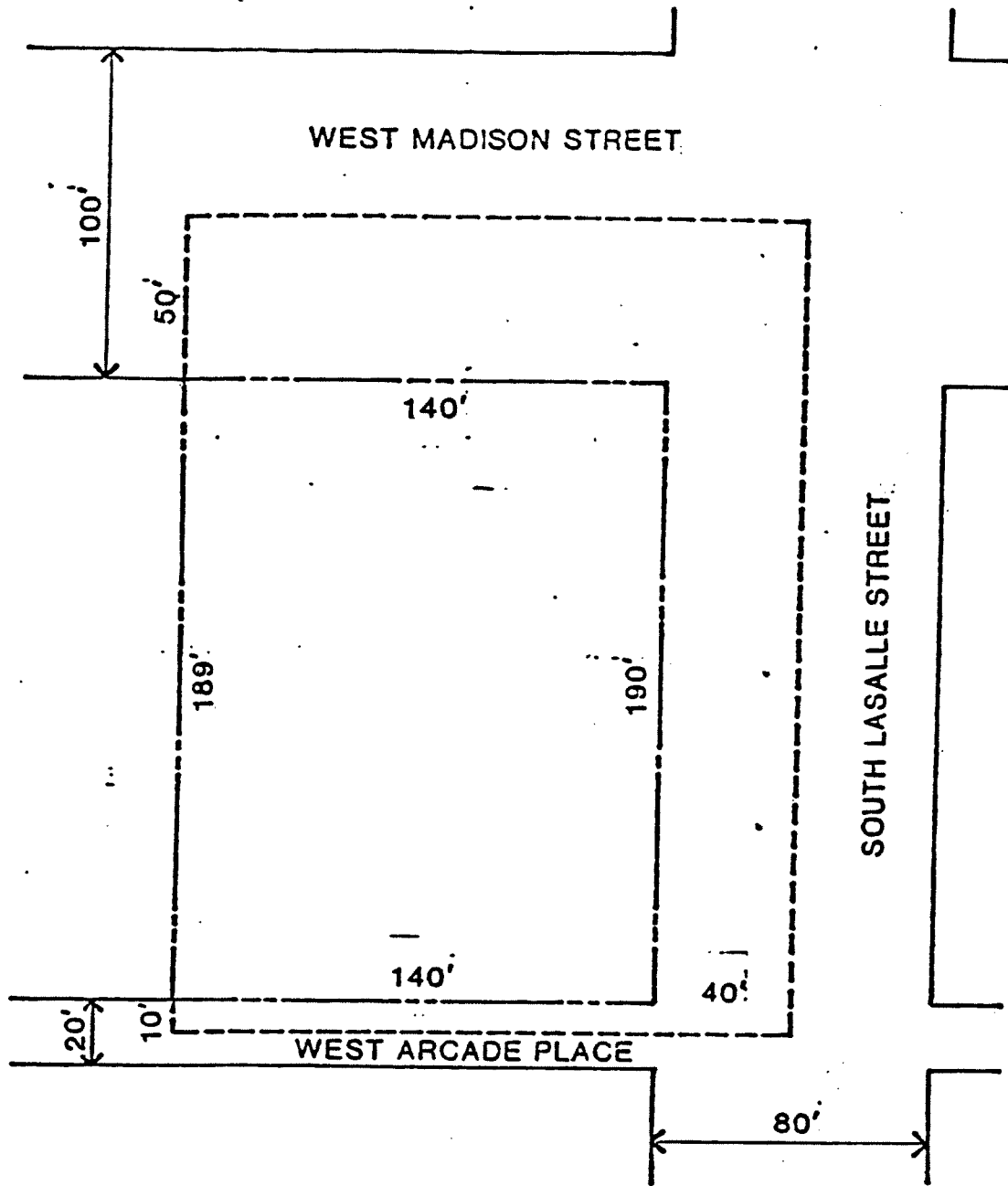
8. The information in the tables and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as Business Planned Development.

9. 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.

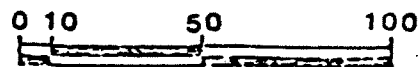
Applicant: American National Bank and Trust Company
of Chicago as Trustee under Trust Numbers
19181 and 19387

Date: June 17, 1981

BUSINESS PLANNED DEVELOPMENT PROPERTY LINE AND RIGHT-OF-WAY ADJUSTMENTS MAP

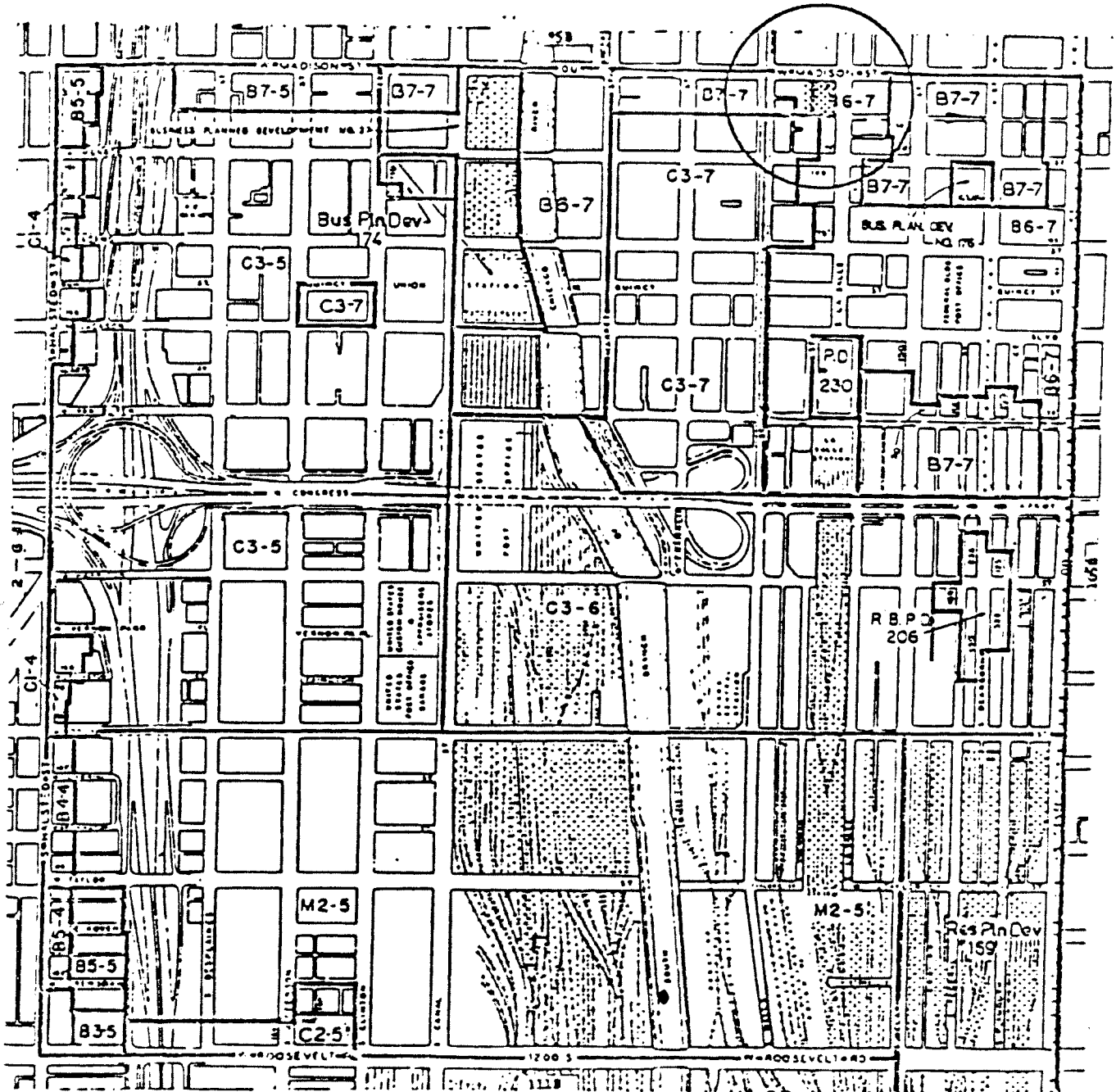


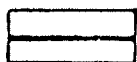

-  Planned Development Boundary
-  Property Line

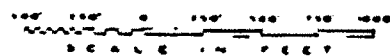


APPLICANT: AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO,
TRUST NUMBERS 19181 and 19387
DATE: June 19, 1981

BUSINESS PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET MAP



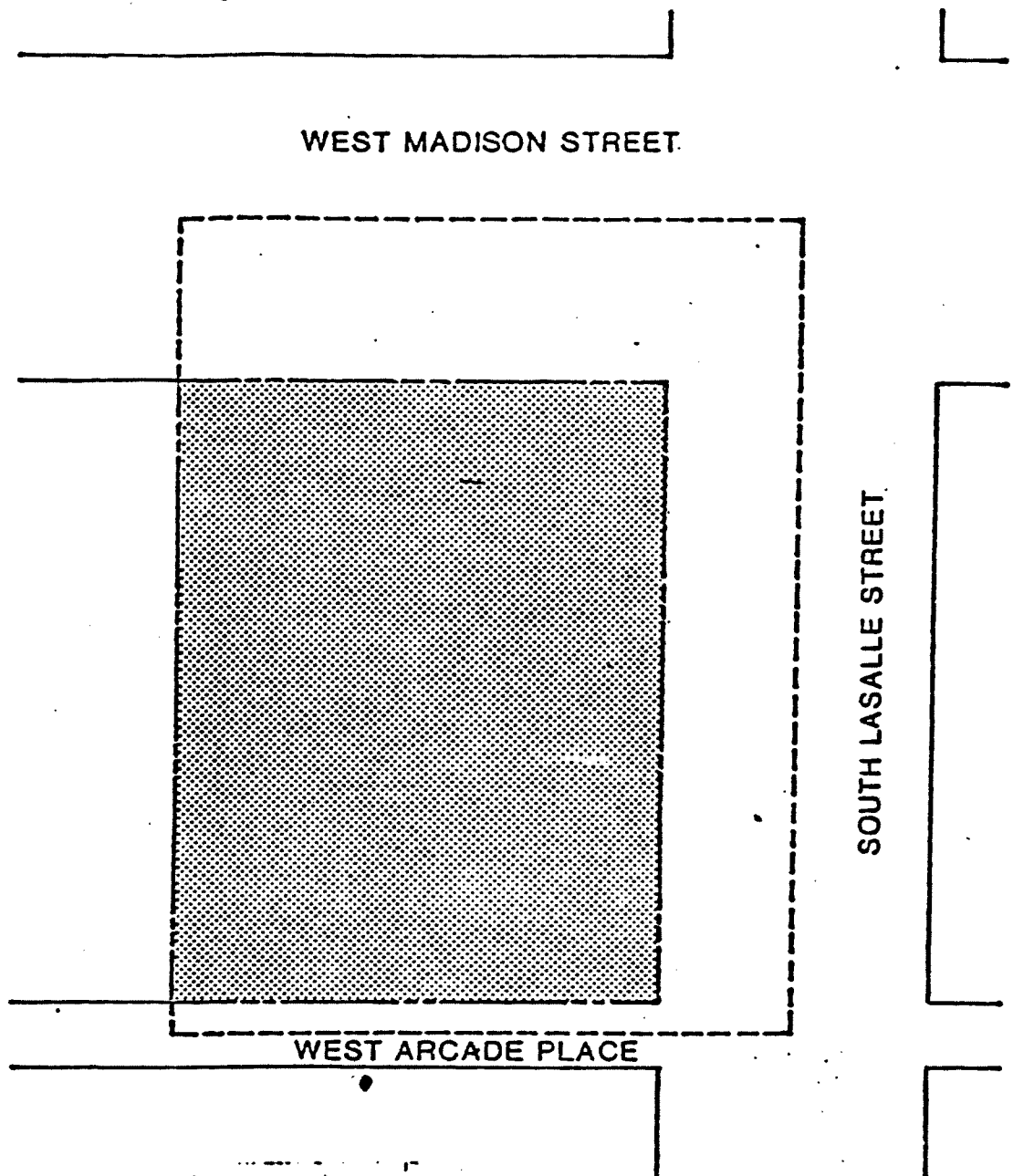
-  Zoning Districts
-  Business Development



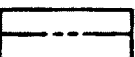


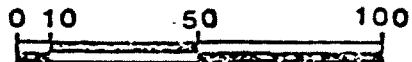
APPLICANT: AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
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 DATE: JUNE 19, 1981

JOURNAL--CITY COUNCIL--CHICAGO
BUSINESS PLANNED DEVELOPMENT
GENERAL LAND USE MAP

September 14, 1981



-  General Business Uses
-  Planned Development Boundary
-  Property Line



APPLICANT: AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
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DATE: JUNE 19, 1981

September 14, 1981

UNFINISHED BUSINESS

7183

BUSINESS PLANNED DEVELOPMENT

PLAN OF DEVELOPMENT

USE AND BULK REGULATIONS AND RELATED DATA

Net Site Sq. Ft.	Area Acres	Permitted Uses	Maximum F.A.R.	Maximum % of Land Coverage at Grade Level
26,460	0.607	Office, business and related uses, required off- street loading	30.0	91%

Gross Site Area equals Net Site Area, 26,460 sq. ft. +
Public Rights-of-way, 13,650 sq. ft. =
Gross Site Area, 40,410 sq. ft.

Off-street Loading: 5 loading berths

Ground Floor Setbacks: 4 ft. from Arcade Place

Maximum Permitted F.A.R. for total Net Site Area: 30.0 (permits
793,800 sq. ft.)

Maximum Percent of Land Coverage at Ground Level: 91%

Ground floor space will be devoted to restaurants and other service
uses appropriate to this location subject to the approval of the
Commissioner of the Department of Planning.

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Trust Nos. 19181 and 19387

DATE: June 17, 1981