A 8639

On motion of Alderman Tunney, the said proposed ordinances and substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen La Spata, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Brookins, Rodriguez, Tabares, Scott, Sigcho-Lopez, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Cardona, Waguespack, Rodriguez-Sanchez, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Smith, Tunney, Gardiner, Cappleman, Martin, Osterman, Hadden, Silverstein -- 50.

Nays -- None.

Alderman Thompson moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 1-F. PD 270 to DC-16
(Application No. A-8639)
(Common Address: 100 W. Randolph St.)

[O2021-1120]

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

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, is hereby amended by changing all the Business Planned Development Number 270 symbols and indications shown on Map Number 1-F in the area bounded by:

West Lake Street; North Clark Street; West Randolph Street; and North LaSalle Street,

to the designation of DC-16 Downtown Core District.

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.
(As Amended)
(Application No. 20594)
(Common Address: 640 -- 664 W. Washington Blvd., 100 -- 114 N. Desplaines St. And 641 -- 661 W. Court Pl.)

[SO2021-317]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the DX-7 Mixed-Use District symbols and indications as shown on Map Number 1-F in the area bounded by:

Yeas--Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, Streeter, Kellam, Sheahan, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Carothers, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Merlo, Clewis, Axelrod, Schulter, 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 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:

PD 270

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B6-7 Restricted Central Business District and B7-7 General Central Business District symbols and indications as shown on Map No. 1-F in the area bounded by

W. Lake Street; N. Clark Street; W. Randolph Street; and N. LaSalle Street.

to the designation of the 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 the Development herewith attached and made a part thereof and to no others.

[Planned Development printed on pages 7887 -7892 of this Journal]

SECTION 2. This ordinance shall be in full 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 Residential-Business Planned Development District No. 206 symbols and indications as shown on Map No. 2-F in the area bounded by

a line 236.49 feet north of W. Harrison Street; S. Dearborn Street; a line 125 feet north of W. Harrison Street; S. Plymouth Court; W. Harrison Street; and S. Federal Street, and

the area bounded by a line 297 feet south of W. Harrison Street; S. Dearborn Street; a line 490.5 feet south of W. Harrison Street; and S. Federal Street, and

the area bounded by W. Harrison Street; S. Federal Street; a line 100 feet south of W. Harrison Street; and the alley next west of and parallel to S. Federal Street,

to those of a C3-6 Commercial-Manufacturing District, and corresponding use districts are hereby established in the areas above described.

SECTION 2. *Be It Further Ordained* that the Chicago Zoning Ordinance be amended by changing all the Residential-Business Planned District No. 206 symbols and indications on Map No. 2-F in the area bounded by

W. Harrison Street; S. Plymouth Court; a line 322 feet south of W. Harrison Street; S. Dearborn Street; a line 297 feet south of W. Harrison Street; and S. Federal Street,

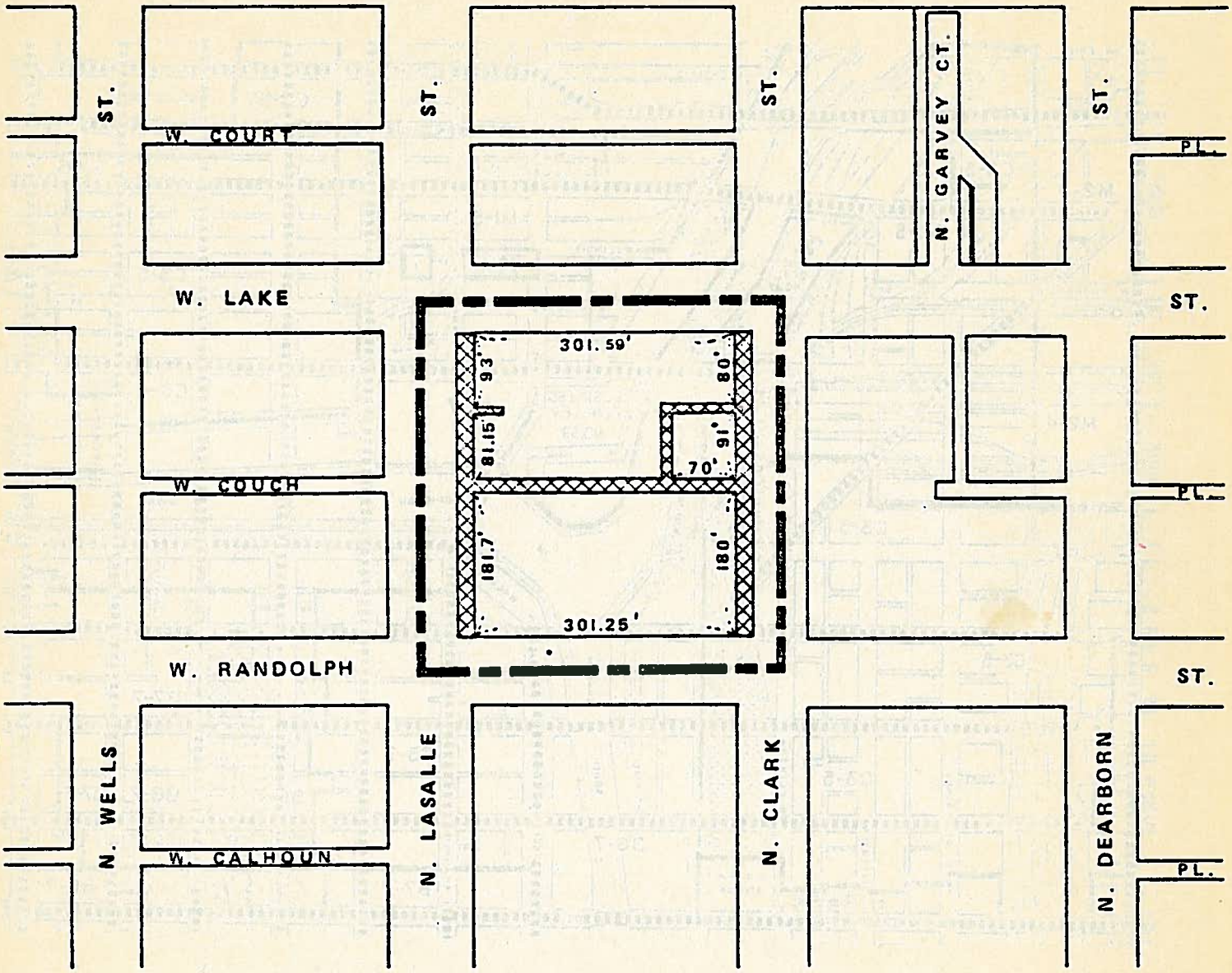
to the designation of Residential-Business Planned Development No. 206, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Planned Development printed on pages 7893 thru 7897 of this Journal]

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

BUSINESS PLANNED DEVELOPMENT

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



LEGEND

PLANNED DEVELOPMENT BOUNDARY

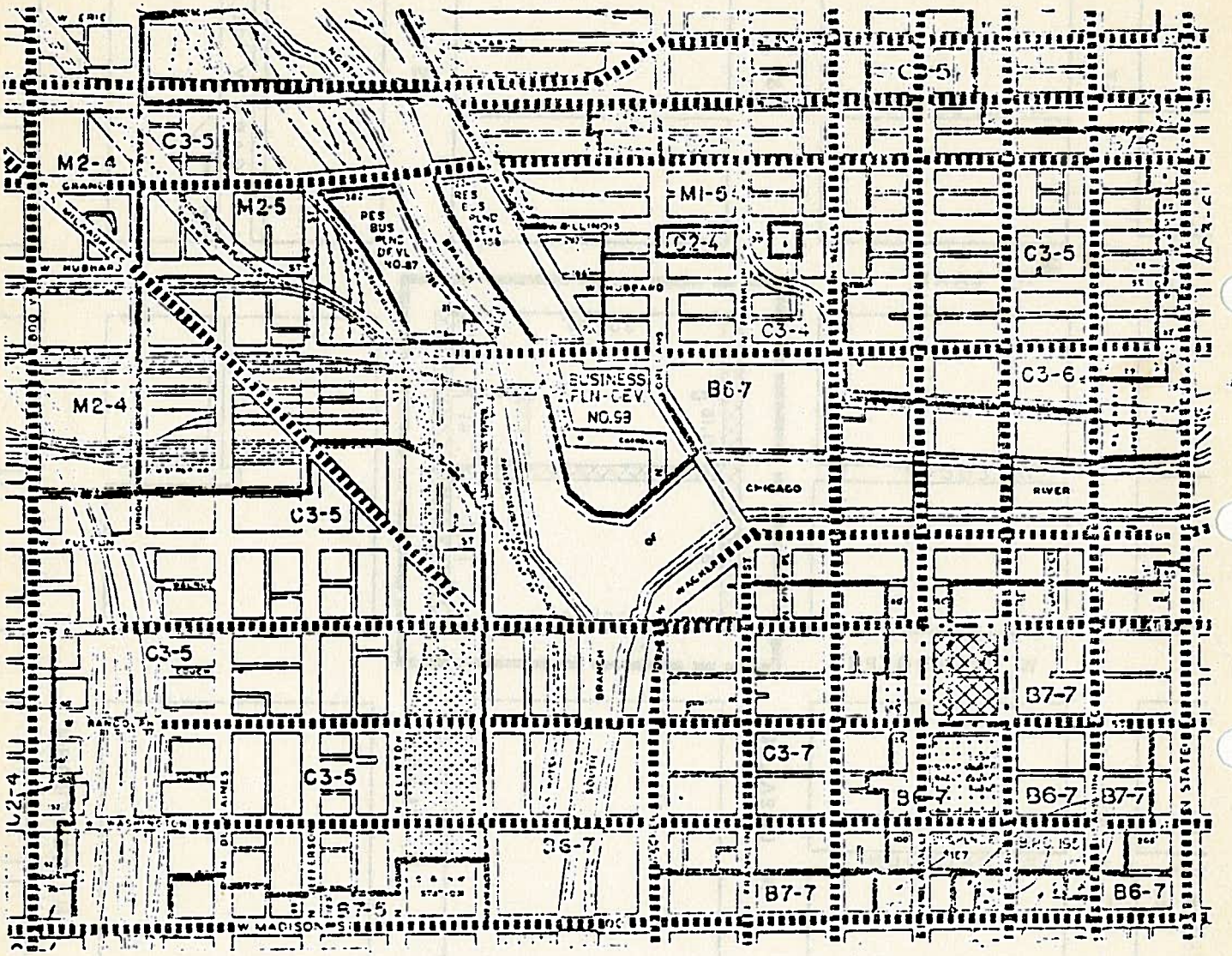
HERETOFORE VACATED

100 50 0 100 200
SCALE IN FEET

APPLICANT : STATE OF ILLINOIS
CAPITAL DEVELOPMENT BOARD
AUGUST 12, 1981

BUSINESS PLANNED DEVELOPMENT

EXISTING ZONING AND PREFERENTIAL STREET MAP



LEGEND

BUSINESS PLANNED DEVELOPMENT

ZONING DISTRICT BOUNDARIES

PREFERENTIAL STREET PATTERN

PUBLIC & QUASI – PUBLIC FACILITIES

N

500 250 0 250 500 750 1000

SCALE IN FEET

BUSINESS PLANNED DEVELOPMENT #270
PLAN OF DEVELOPMENT
STATEMENTS

1. The area delineated here as "Business Planned Development" is owned and controlled by the State of Illinois Capital Development Board, 180 North LaSalle Street, Chicago, Illinois 60602.

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": governmental offices, retail, off-street parking, and related uses.

4. Any dedication or vacation of streets or alleys or easements or any adjustment or rights-of-way or any rights for subsurface, surface or air rights development owned by the City of Chicago shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approved 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 Inspectional Services and the Department of Planning.

APPLICANT: State of Illinois
Capital Development Board

DATE: August 12, 1981

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 Planning, Department of Aviation, and Department of Law and approved by the City Council.

9. The applicant will provide space for the development of facilities for pedestrian access to both the elevated and subway stations located in Lake Street between Clark and LaSalle Streets as well as for below-grade pedestrian access beneath LaSalle, Randolph and Clark Streets.

10. 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.

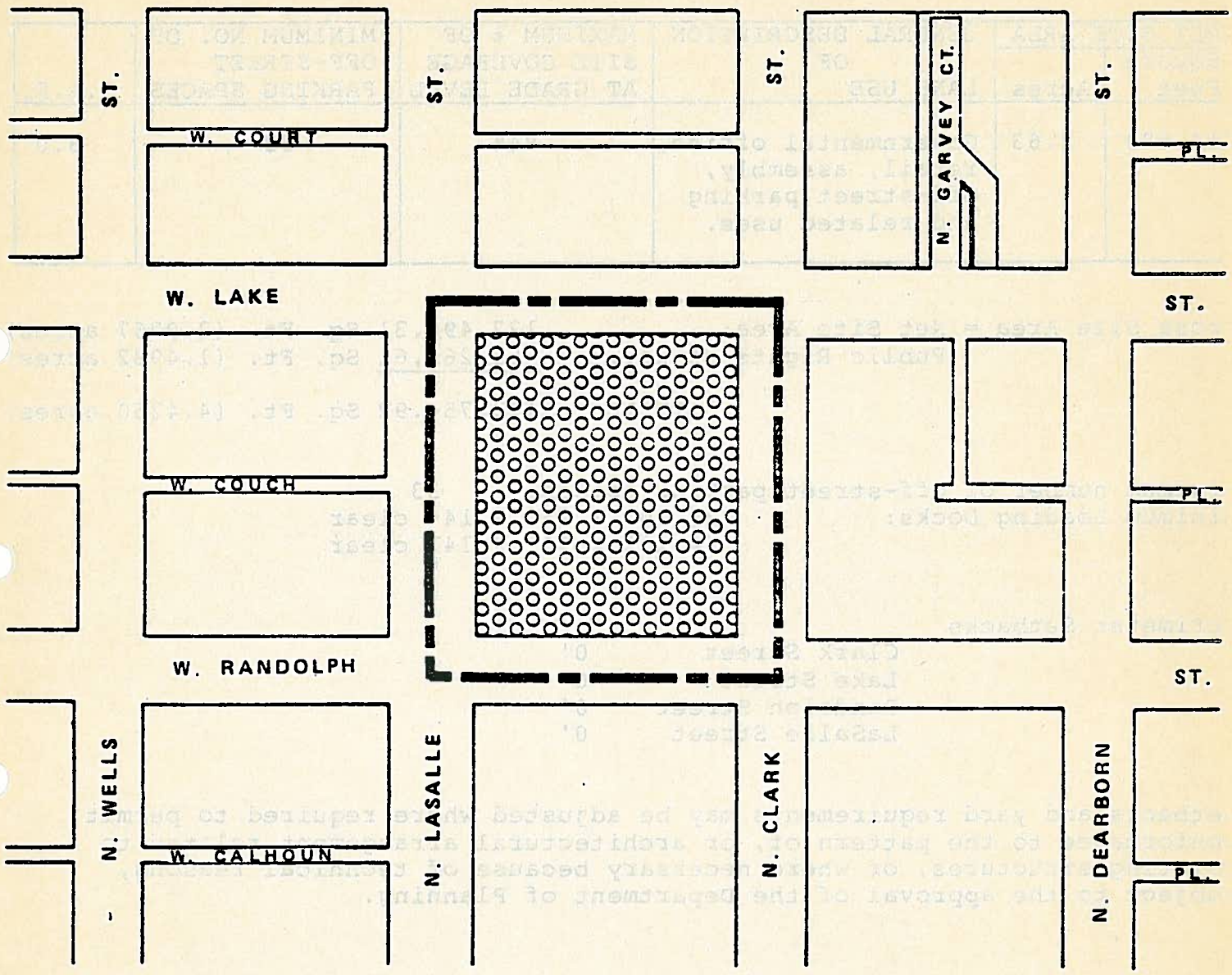
11. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Planning.

APPLICANT: State of Illinois
Capital Development Board

DATE: August 12, 1981

BUSINESS PLANNED DEVELOPMENT

GENERALIZED LAND USE MAP



LEGEND

PLANNED DEVELOPMENT BOUNDARY

GOVERNMENTAL OFFICES, RETAIL, OFF – STREET PARKING AND RELATED USES.

100 50 0 100 200
SCALE IN FEET

APPLICANT : STATE OF ILLINOIS
CAPITAL DEVELOPMENT BOARD

DATE : AUGUST 12, 1981

BUSINESS PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

NET SITE AREA Square Feet	NET SITE AREA Acres	GENERAL DESCRIPTION OF LAND USE	MAXIMUM % OF SITE COVERAGE AT GRADE LEVEL	MINIMUM NO. OF OFF-STREET PARKING SPACES	F.A.R.
14,680	2.63	Governmental office, retail, assembly, off-street parking and related uses.	84%	33	8.0

ross Site Area = Net Site Area: 127,490.31 Sq. Ft. (2.9267 acres)
Public Rights-of-way: 65,264,61 Sq. Ft. (1.4982 acres)

TOTAL 192,754.92 Sq. Ft. (4.4250 acres)

inimum number of off-street parking spaces: 33
inimum Loading Docks: 3@ 10' X 25' X 14' clear
4@ 10' X 50' X 14' clear

erimeter Setbacks

Clark Street	0'
Lake Street	0'
Randolph Street	0'
LaSalle Street	0'

etbacks and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to existing structures, or where necessary because of technical reasons, subject to the approval of the Department of Planning.

APPLICANT: State of Illinois
Capital Development Board

DATE: August 12, 1981