

to those of a C2-1 General Commercial District, and a corresponding use district is hereby established in the area above-described.

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

—
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 December 27, 1982, pages 14575-14578, recommending that the City Council pass twenty 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 twenty proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas--Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majercz k, Madrzyk, Burke, Brady, Barden, Streeter, Kellam, Sheahan, Kelley, Sherman, Stemberk, Marzullo, Nardulli, Ray, Carothers, Davis, Hagopian, Martinez, Gabinski, Mell, Frost, Marcin, Farina, Damato, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Merlo, Clewis, Schuller, Volini, Orr, Stone--47.

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.

PD 297

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 Business District symbols and indications as shown on Map No. 1-F in the area bounded by

N. Clark Street; W. Lake Street; N. LaSalle Street; and the alley (Haddock Place) next north of and parallel to W. Lake 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 14837 thru 14841
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. 1-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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 1-L in area bounded by

(Continued on page 14842)

P.D. No. 297

BUSINESS PLANNED DEVELOPMENTPLAN OF DEVELOPMENTSTATEMENTS

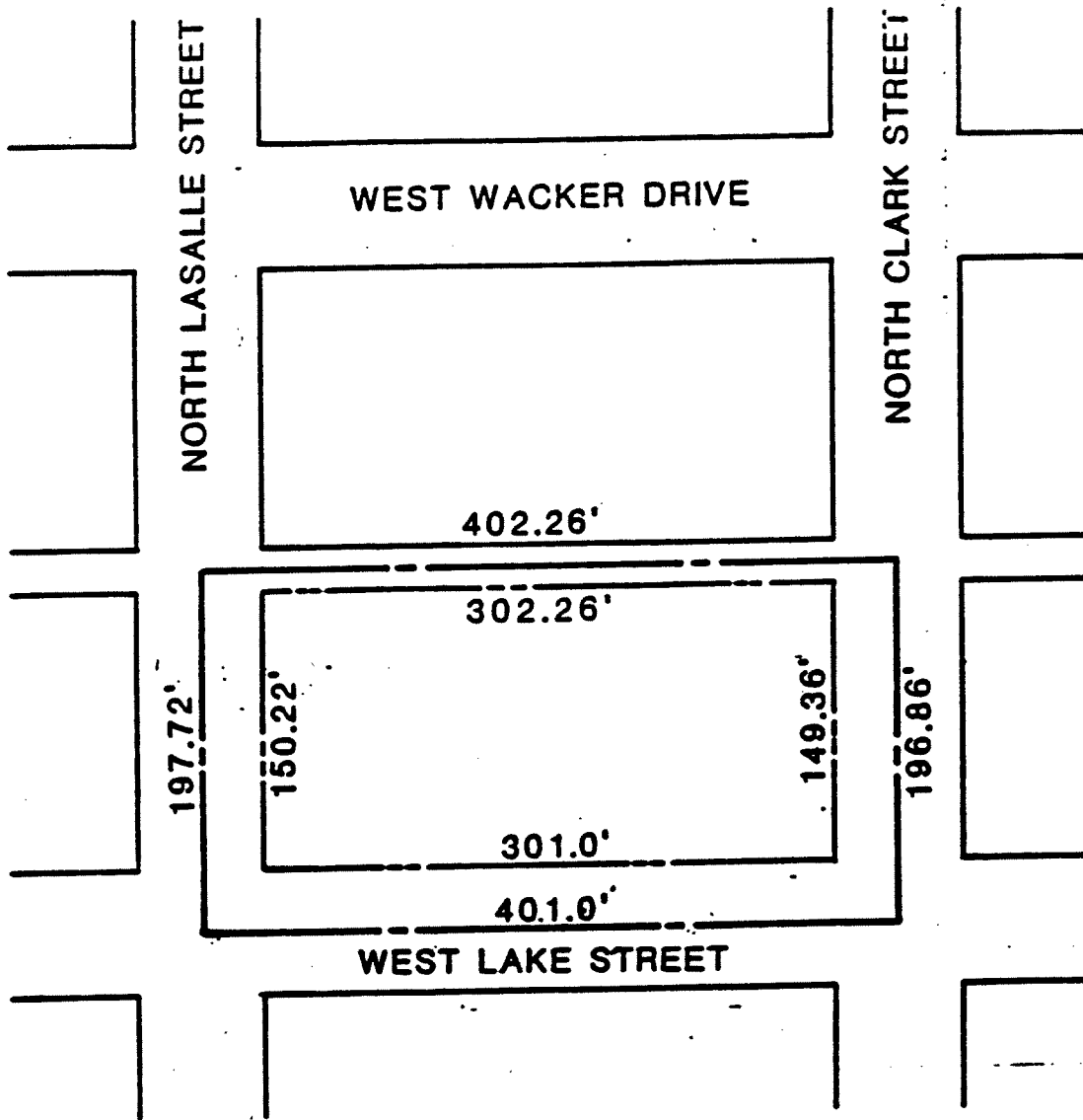
1. The area delineated herein as "Business Planned Development" is owned or controlled by North Loop Transportation Center Limited Partnership, an Illinois limited partnership.
2. The Applicant or its successors, assignees or grantees shall obtain all official reviews, approvals, licenses and permits.
3. The following shall be permitted within the area delineated herein as "Business Planned Development": Office, Business, Mercantile, Assembly, Off-Street Parking and related areas.
4. Off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review and the approval of the Department of Planning.
5. Any dedication or vacation of streets, any release of easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees or on behalf of the City of Chicago.
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 14 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 Planning.
8. The height restriction of any building or any appurtenance attached hereto 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 table 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 will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.
10. The Plan of Development shall be subject to the North Loop Guidelines for Conservation and Development as adopted by the City Council of the City of Chicago on October 22, 1981 and the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Planning.

Applicant: North Loop Transportation
Center Limited Partnership



Date: January 13, 1982

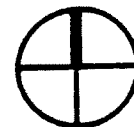
BUSINESS PLANNED DEVELOPMENT

PROPERTY LINE AND RIGHT OF WAY MAP



LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  PROPERTY LINE



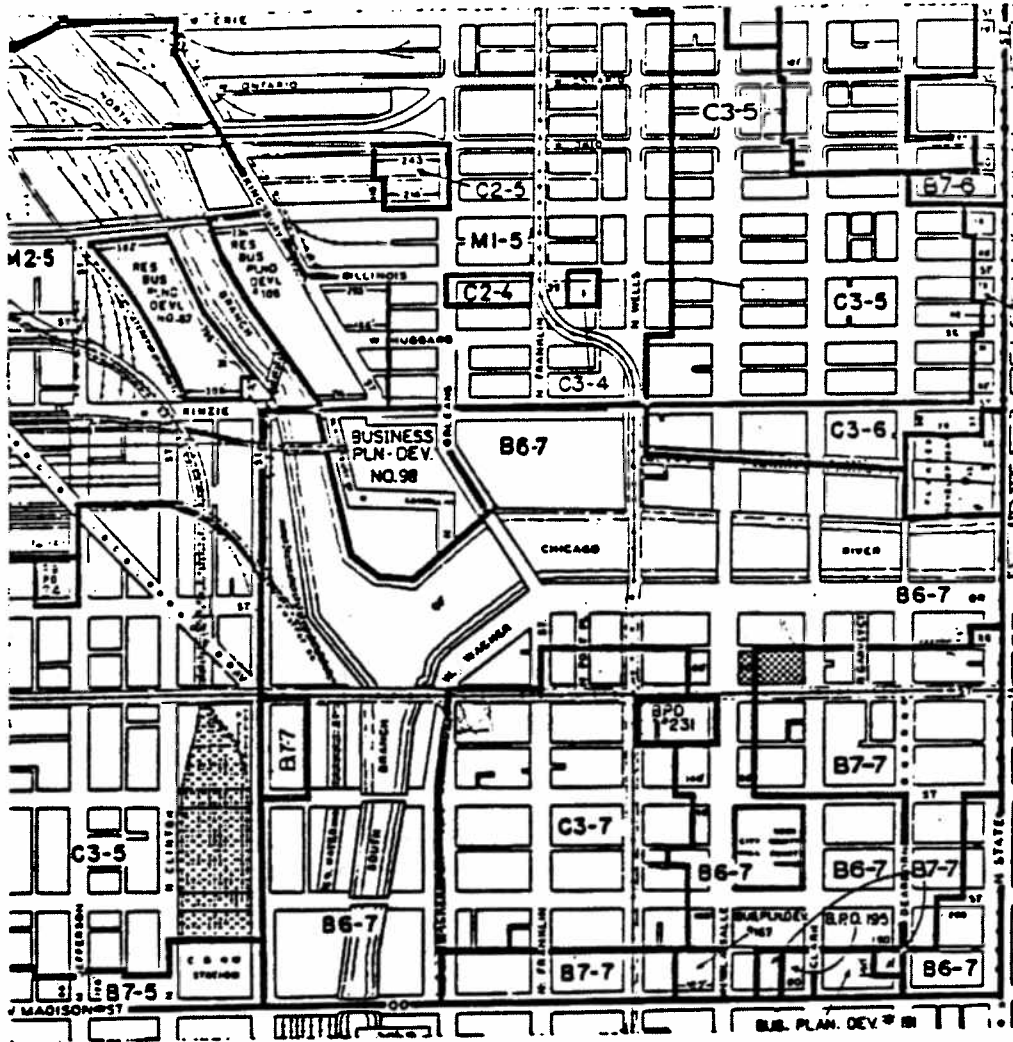
NORTH

APPLICANT: NORTH LOOP TRANSPORTATION CENTER LIMITED PARTNERSHIP



DATE: JANUARY 13, 1982

BUSINESS PLANNED DEVELOPMENT

EXISTING ZONING



LEGEND

-  ZONING DISTRICT BOUNDARY
-  PLANNED DEVELOPMENT



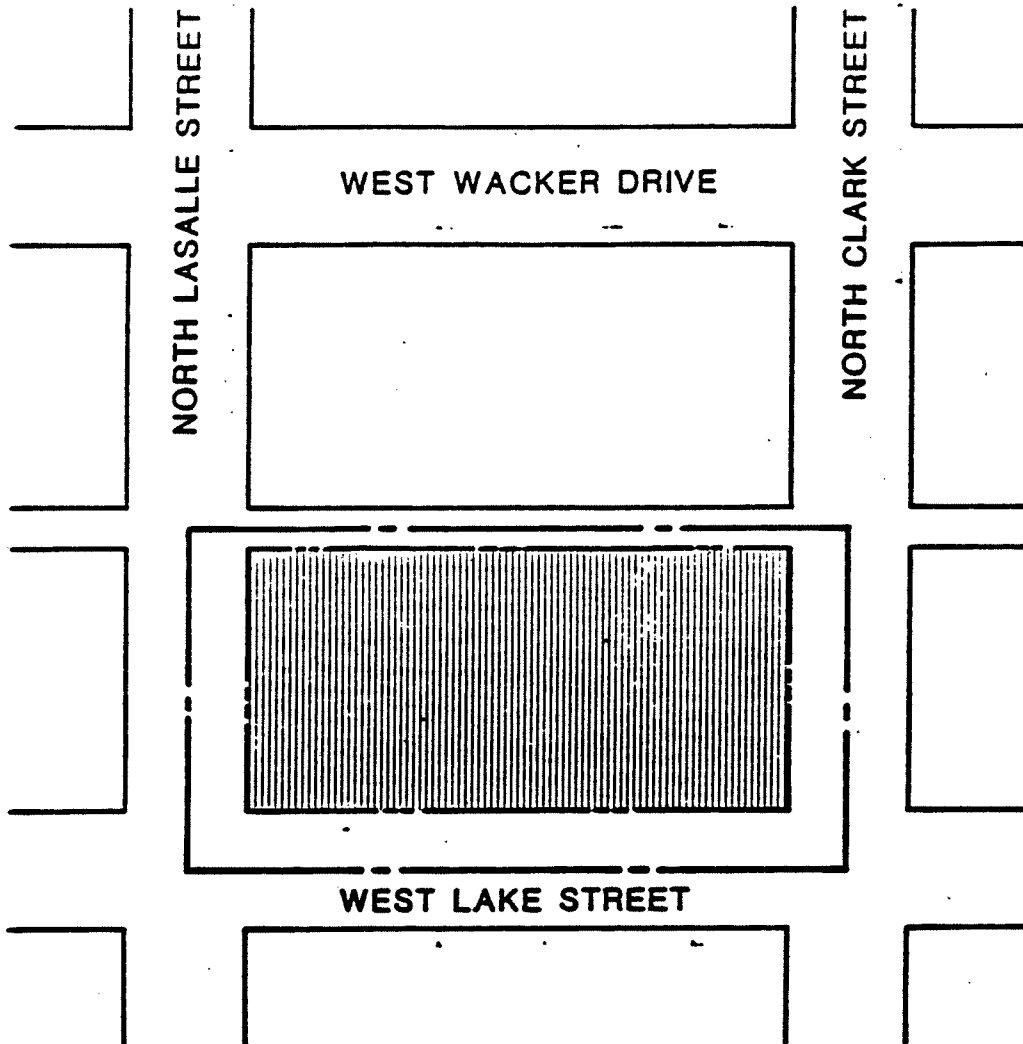
NORTH

APPLICANT: NORTH LOOP TRANSPORTATION CENTER
LIMITED PARTNERSHIP

DATE: JANUARY 13, 1982

BUSINESS PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN

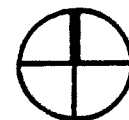


LEGEND

 PLANNED DEVELOPMENT BOUNDARY

 PROPERTY LINE

 OFFICE, BUSINESS, MERCANTILE, ASSEMBLY,
OFF-STREET PARKING USES



NORTH

APPLICANT: NORTH LOOP TRANSPORTATION CENTER,
LIMITED PARTNERSHIP

DATE: JANUARY 13, 1982

BUSINESS PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Uses	Maximum Floor Area Ratio	Minimum Numbers Of Off-Street Parking Space
Square Feet	Acres			
45,166	1.04	Office, Business, Mercantile, Assembly Off-Street Parking	15.40	1260

Gross Site Area:	Net Site	45,166	(1.04 acres)
	Public Rights-of-Way	34,072	(.78)
	Total	<u>79,238. --</u>	<u>(1.82)</u>

Minimum Number of Off-Street Parking Spaces = 1260

Minimum Number of Off-Street Loading Spaces = 6

Maximum F.A.R. = 15.40

Maximum Percentage of Land Coverage = 100%

Minimum Periphery Setbacks = 0

APPLICANT: NORTH LOOP TRANSPORTATION CENTER
LIMITED PARTNERSHIP

DATE: JANUARY 13, 1982

(Continued from page 14836)

W. Lake Street; N. Lamon Avenue; the alley next south of W. Lake Street; and North Laverne Avenue,

to those of an M1-1 Restricted 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.

—
Reclassification of Area Shown on Map No. 1-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 B4-2 Restricted Service District symbols and indications as shown on Map No. 1-L in the area bounded by

the alley next north of W. Madison Street a line 108.7 feet west of the west line of N. Leclaire Avenue; W. Madison Street; and a line 186.32 feet west of the west line of N. Leclaire 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. 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 B6-7 Restricted Central Business District symbols and indications as shown on Map No. 2-F in the area bounded by

W. Marble Place; S. State Street; W. Adams Street; and S. Dearborn 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 hereof and to no others.

[Planned Development printed on pages 14843 thru
14850 of this Journal.]

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

—
Reclassification of Area Shown on Map No. 4-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 R4 General Residence District symbols and indications as shown on Map No. 4-J in area bounded by

W. 16th Street; the alley next east of and parallel to S. Homan Avenue; a line 50 feet south of and parallel to W. 16th Street; and S. Homan Avenue,

to those of a B4-2 Restricted Service District, and a corresponding use district is hereby established in the area above described.

(Continued on page 14851)