

Yeas--Aldermen Roti, Rush, Evans, Bloom, Sawyer, Beavers, Humes, Hutchinson, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Langford, Streeter, Kellam, Sheahan, Kelley, Sherman, Stemberk, Krystyniak, Henry, Marzullo, Nardulli, W. Davis, Smith, D. Davis, Hagopian, Santiago, Gabinski, Mell, Frost, Kotlarz, Banks, Damato, Laurino, O'Connor, Pucinski, Natarus, Oberman, Hansen, McLaughlin, Orbach, Schuller, Volini, Orr, Stone--48.

Nays--None.

The following are said ordinances as passed:

Reclassification of Area Shown on Map No. 1-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 1-I in the area bounded by

W. Lake Street; N. Talman Avenue; the alley next south of and parallel to W. Lake Street; and a line 175 feet west of and parallel to N. Talman 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 Business Planned Development No. 27 symbols and indications as shown on Map No. 2-F in the area bounded by

W. Madison Street; the west bank of the South Branch of the Chicago River; W. Jackson Boulevard; a line from a point 191.3 feet east of S. Canal Street along the south line of W. Jackson Boulevard to be connected by a 400.35 foot arc with a chord of 399.84 feet, to a point 231.21 feet east of S. Canal Street along the north line of W. Van Buren Street; W. Van Buren Street; S. Canal Street; W. Monroe Street; S. Clinton Street; W. Arcade Place; and S. Canal Street,

to the designation of Business Planned Development No. 27, 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 2360 thru 2382 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. 2-G.

PD 304

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 M1-3 Restricted Manufacturing District symbols and indications as shown on Map No. 2-G in the area bounded by

W. Van Buren Street; a line 125.54 feet east of S. Sangamon Street and the Eisenhower Expressway (Congress Street); and S. Sangamon Street,

(Continued on page 2383)

304

(Continued from page 2359)

to those of a C3-3 Commercial-Manufacturing 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 C3-3 Commercial-Manufacturing District symbols and indications hereinabove established to the designation of a Residential-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 2384 thru 2389 of this Journal.]

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

Reclassification of Area Shown on Map No. 3-F.

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

SECTION 1. That the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, be, and is hereby amended by supplementing all the B4-5 Restricted Service District symbols and indications as shown on Map No. 3-F to reflect the establishment of a Communications Planned Development for the erection of an Earth Station Receiving Dish located on the roof and the same lot as the existing building located at No. 16 W. Division Street, Chicago, Illinois.

SECTION 2. This Communications Planned Development is specifically for the erection of the Earth Station Receiving Dish above described and in no way affects, alters or prejudices the existing zoning district regulations applicable to any other improved or unimproved portions of the above described area.

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

Reclassification of Area Shown on Map No. 5-G.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the M2-3 General Manufacturing District symbols and indications as shown on Map No. 5-G, an area bounded by

Clybourn Avenue; Wisconsin Street; Marcy Street; and a line 200 feet north and west of and parallel to Wisconsin Street,

to those of a B4-3 District, and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing the B4-3 District symbols and indications as shown on Map No. 5-G in the area bounded by

Clybourn Avenue; Wisconsin Street; Marcy Street; and a line 200 feet north and west of and parallel to Wisconsin Street

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

(Continued on page 2390)

P.D. No. 304

PLAN OF DEVELOPMENT
RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

Statements

1. The area delineated herein as Residential-Business Planned Development is owned by the Sangamon Street Associates ("APPLICANT"), an Illinois limited partnership. The site consists of 25,288.77 square feet of area and is bounded by West Van Buren Street, a line 125.54 feet East of South Sangamon Street, the Eisenhower Expressway (Congress Street) and South Sangamon Street.

2. The following uses shall be permitted within the area delineated herein as Residential-Business Planned Development: residential units, business and commercial offices and related service uses. Residential units shall be located above ground level and shall not exceed a total of seventy (70) dwelling units. The remaining portion of the Property shall be used for business and commercial purposes.

3. The Applicant or its successors, assignees or grantees shall obtain all official reviews, approvals and permits.

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

(Continued from page 2359)

to those of a C3-3 Commercial-Manufacturing 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 C3-3 Commercial-Manufacturing District symbols and indications hereinabove established to the designation of a Residential-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 2384
thru 2389 of this Journal.]

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

Reclassification of Area Shown on Map No. 3-F.

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

SECTION 1. That the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, be, and is hereby amended by supplementing all the B4-5 Restricted Service District symbols and indications as shown on Map No. 3-F to reflect the establishment of a Communications Planned Development for the erection of an Earth Station Receiving Dish located on the roof and the same lot as the existing building located at No. 16 W. Division Street, Chicago, Illinois.

SECTION 2. This Communications Planned Development is specifically for the erection of the Earth Station Receiving Dish above described and in no way affects, alters or prejudices the existing zoning district regulations applicable to any other improved or unimproved portions of the above described area.

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

Reclassification of Area Shown on Map No. 5-G.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the M2-3 General Manufacturing District symbols and indications as shown on Map No. 5-G, an area bounded by

Clybourn Avenue; Wisconsin Street; Marcy Street; and a line 200 feet north and west of and parallel to Wisconsin Street,

to those of a B4-3 District, and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing the B4-3 District symbols and indications as shown on Map No. 5-G in the area bounded by

Clybourn Avenue; Wisconsin Street; Marcy Street; and a line 200 feet north and west of and parallel to Wisconsin Street

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

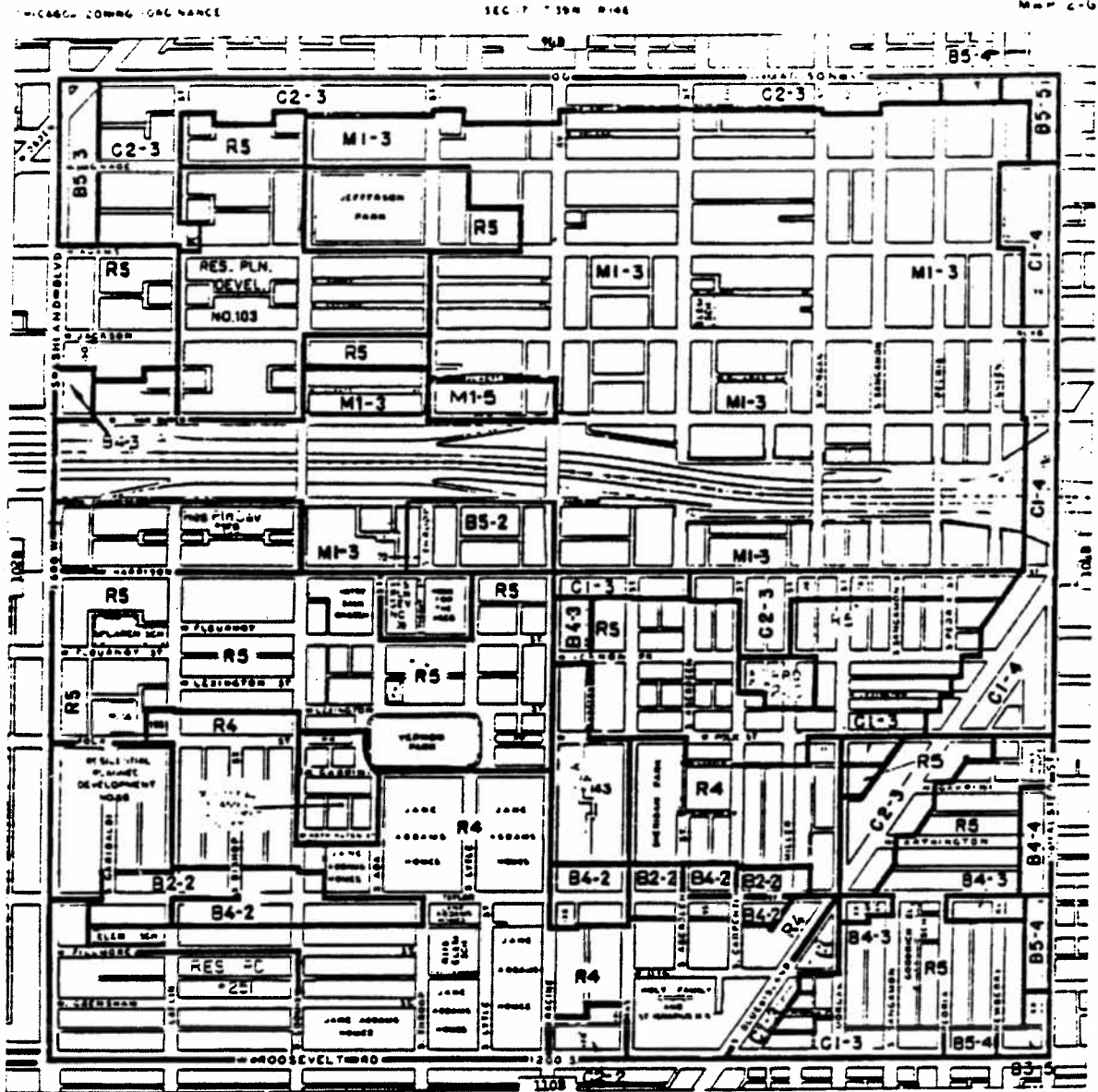
(Continued on page 2390)

5. Business and business identification signs may be permitted within the area delineated herein as Residential-Business Planned Development, subject to the review and approval of the Commissioner of the Department of Planning and of the Department of Inspectional Services.

6. The information in the attached Plan of Development sets forth data concerning the generalized land use plan of the area delineated herein as Residential-Business Planned Development, and illustrates that the rehabilitation of the existing improvements on the Property will be in accordance with the intent and purpose of this Plan of Development..

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

KUGLER, DE LEO & D'ARCO, LTD.
Attorneys at Law
One North La Salle Street
Suite 2225
Chicago, Illinois 60602
312/263-3020 & 782-5430



RESIDENCE DISTRICTS

- R1 SINGLE-FAMILY RESIDENCE DISTRICT
- R2 SINGLE-FAMILY RESIDENCE DISTRICT
- R3 GENERAL RESIDENCE DISTRICT
- R4 GENERAL RESIDENCE DISTRICT
- R5 GENERAL RESIDENCE DISTRICT
- R6 GENERAL RESIDENCE DISTRICT
- R7 GENERAL RESIDENCE DISTRICT
- R8 GENERAL RESIDENCE DISTRICT

BUSINESS DISTRICTS

- B1-1 TO B1-5 LOCAL RETAIL DISTRICTS
- B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS
- B3-1 TO B3-5 GENERAL RETAIL DISTRICTS
- B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS
- B5-1 TO B5-5 GENERAL SERVICE DISTRICTS
- B6-6 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS
- B7-5 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS

COMMERCIAL DISTRICTS

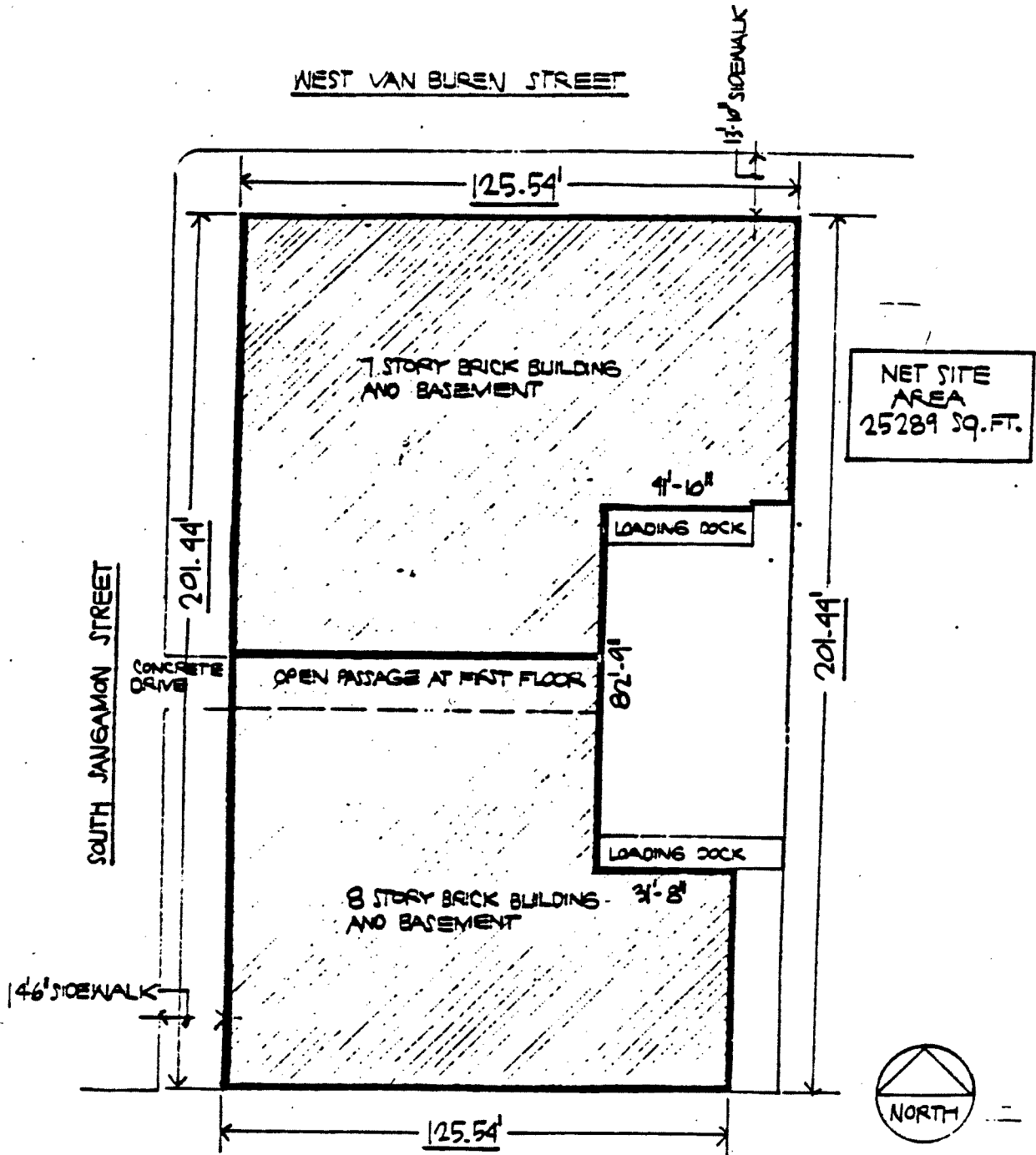
- CI-1 TO CI-5 RESTRICTED COMMERCIAL DISTRICTS
- C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS
- C3-5 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS
- C4 MOTOR FREIGHT TERMINAL DISTRICT

MANUFACTURING DISTRICTS

- M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS
- M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS
- M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICT

FOR USE AND BULK REGULATIONS, RESIDENCE DISTRICTS, SEE ARTICLE 7
 FOR USE AND BULK REGULATIONS, BUSINESS DISTRICTS, SEE ARTICLE 8
 FOR USE AND BULK REGULATIONS, COMMERCIAL DISTRICTS, SEE ARTICLE 9
 FOR USE AND BULK REGULATIONS, MANUFACTURING DISTRICTS, SEE ARTICLE 10

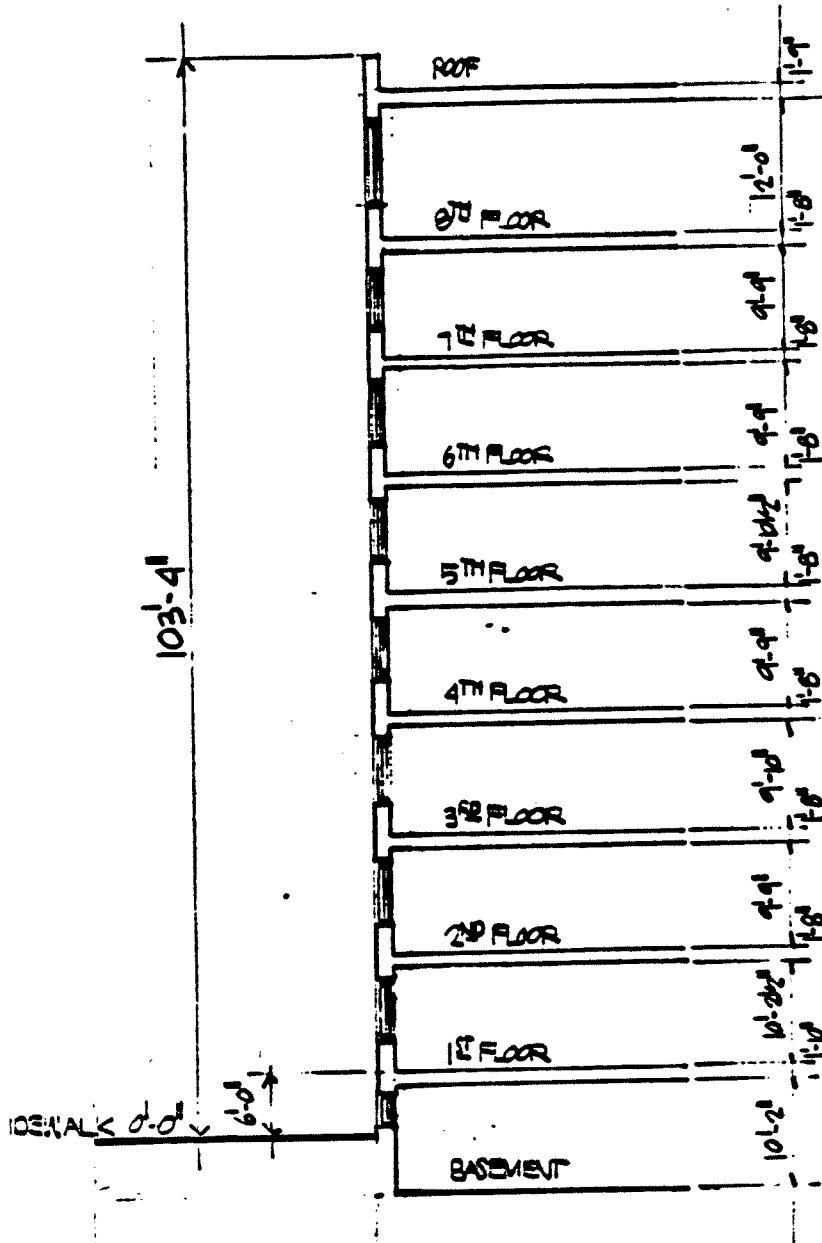




CONGRESS EXPRESSWAY

401-417 SO. SANGAMON AND 913-921 W. VAN BUREN ST.
 CHICAGO, ILLINOIS

JANUARY 27, 1983
Freides and Platt, Ltd.
 ARCHITECTURE-PLANNING
 1825 North Lincoln Plaza
 CHICAGO, ILL. 60614



TYPICAL WALL SECTION
NO SCALE

JANUARY 21, 1983

401-417 SO. SANSAMON AND 913-921 W. VAN BUREN ST.
CHICAGO, ILLINOIS

freides and plati, inc.
ARCHITECTURE-PLANNING
1825 North Lincoln Plaza
Chicago, IL 60614

**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
Planned Development Use and Bulk Regulations and Data**

Net Site Area

25,288.77 sq. ft. or .058 acre

0.58

Generalized Description of Land Use

Residential units, business and commercial offices and related service uses

Maximum Building Height (existing)

105 feet

Maximum Number of Dwelling Units

70

Maximum Number of Square Feet for Business

60,000 sq. ft.

Maximum Percentage of Land Covered

90%

Number of Off-street Parking Spaces Required

0

Number of Loading Spaces Provided

2

EUGLER, DE LEO & D'ARCO, LTD.
Attorneys at Law
One North La Salle Street
Suite 2225
Chicago, Illinois 60602
312/263-3020 & 782-5430

(Continued from page 2383)

[Planned Development printed on pages 2391
thru 2399 of this Journal.]

SECTION 3. These ordinances shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 6-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 R3 General Residence District symbols and indications as shown on Map No. 6-F in the area bounded by

W. 25th Place; a line 75 feet east of S. Wallace Street; the alley next south of W. 25th Place; and S. Wallace Street,

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.

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. 6-F in the area bounded by

a line 75 feet north of W. 30th Street; the alley next east of and parallel to S. Canal Street; W. 30th Street; and S. Canal 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. 6-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 6-F in the area bounded by

W. 30th Place; a line 183 feet east of and parallel to S. Stewart Street; the alley next south of and parallel to W. 30th Place; and S. Stewart 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.

(Continued on page 2400)