

(Continued from page 29901)

a line 109.11 feet north of and parallel to West Hubbard Street; the alley next East of and parallel to North Wells Street; a line 81 feet North of and parallel to West Hubbard Street; and North Wells Street,

to those of a C3-5 Commercial-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.

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*Reclassification of Area Shown on Map No. 2-F.*

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

*AS Amended*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Business Planned Development No. 308 District symbols and indications as shown on Map No. 2-F in the area bounded by

South Franklin Street; West Monroe Street; a line 141.48 feet west of South Franklin Street; and West Arcade Place,

to the designation of Business Planned Development No. 308, 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.

[Business Planned Development printed on pages 29910  
through 29913 of this Journal.]

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

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*Reclassification of Area Shown on Map No. 7-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 R4 General Residence District symbols and indications as shown on Map No. 7-G in area bounded by

(Continued on page 29914)

BUSINESS PLANNED DEVELOPMENT NO. 308, AS AMENDEDPLAN OF DEVELOPMENTSTATEMENTS

1. The area delineated herein as "Business Planned Development No. 308" is owned or controlled by CF CHICAGO FM, INC.
2. The applicant, or its successors, assignees, or grantees, shall obtain all official reviews, approvals, licenses and permits.
3. The use of the land will consist of office, business and related uses, and on-site public parking as an interim use, in accordance with this Plan of Development.
4. Off-street parking for a structure and off-street loading facilities shall be provided in accordance with this Plan of Development subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning.
5. Any dedication or vacation of streets, alleys, or easements, grants of privilege, or any adjustments of right of way require a separate submittal by the applicant and approval by the Chicago City Council.
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 the City 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 18 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 as "Business Planned Development" subject to the review and approval of the Department of Inspectional Services and the Department of Planning.
8. For the purposes of floor area ratio (F.A.R.) calculations, the definitions of the Chicago Zoning Ordinance shall apply, with the following exception: for F.A.R. purposes, intermediate floors devoted to mechanical use (except for floors devoted to the transfer of persons and goods) shall not be counted in total floor area.

Business Planned Development No. 308, as Amended  
Plan of Development  
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- 9. The height restrictions of any building or appurtenance 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, Department of Aviation, and Department of Law, as approved by the City Council.
- 10. 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.
- 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: CF CHICAGO FM, INC.

DATE: February 4, 1986

BUSINESS PLANNED DEVELOPMENT NO. 308, AS AMENDED  
USE AND BULK REGULATIONS AND DATA

Net Site Area Sq.Ft.	General Description of Land Use	Maximum F.A.R.	Maximum Percent of Land Coverage
26,843	*Office, Business, Off-Street Parking & related uses	**27.9	100%

Gross site area = Net site area 26,843 sq.ft. +

Public rights of way 15,267 sq.ft. = 42,110

Minimum number of off-street parking spaces  
for structure = 24

Minimum number of off-street loading spaces = 5

Maximum F.A.R. = 27.9\*\*

Maximum percentage of land coverage  
by structure = 100%

Minimum periphery grade level setbacks =

W. property line	0'0"
S. Franklin St.	0'0"
W. Monroe St.	0'0"
Arcade Place	0'0"

\*Use of land will consist of office, business and related uses, as authorized by the C3-7 Commercial-Manufacturing District classification of the Chicago Zoning Ordinance, and of public off-street parking as an interim use.

\*\*For the purposes of floor area ratio (F.A.R.) calculations, the definitions of the Chicago Zoning Ordinance shall apply, with the following exception: for F.A.R. purposes, intermediate floors devoted to mechanical use (except for floors devoted to the transfer of persons and goods) shall not be counted in total floor area.

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The site will be developed in one phase consisting of the construction of a highrise office building of 34 floors with not less than the specified loading space and specified parking spaces. Interim use of the site for a public off-street parking facility containing 65 spaces may be permitted in conformance with the "Guidelines for Parking Lot Beautification in Chicago," as adopted by the Chicago Plan Commission.

APPLICANT: CP CHICAGO FM, INC.

DATE: February 4, 1986

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(Continued from page 21787)

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

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*Reclassification of Area Shown on Map No. 2-F*

PD 308

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all Business Planned Development No. 308 District symbols and indications as shown on Map No. 2-F in the area bounded by

South Franklin Street; West Monroe Street; a line 141.48 feet west of South Franklin Street; and West Arcade Place;

to the designation of Business Planned Development No. 308, 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.

[Business Planned Development printed on pages  
21802 through 21807 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 B7-7 General Central Business District symbols and indications as shown on Map No. 2-F in the area bounded by

West Madison Street; South Franklin Street; a line 190.11 feet south of and parallel to West Madison Street; and a line 73.30 feet west of and parallel to South Franklin Street,

(Continued on page 21808)

BUSINESS PLANNED DEVELOPMENT NO. 308, AS AMENDEDPLAN OF DEVELOPMENTSTATEMENTS

1. The area delineated herein as "Business Planned Development No. 308" is owned or controlled by CF CHICAGO FM, INC.
2. The applicant, or its successors, assignees, or grantees, shall obtain all official reviews, approvals, licenses and permits.
3. The use of the land will consist of office, business and related uses, and on-site public parking as an interim use, in accordance with this Plan of Development.
4. Off-street parking for a structure and off-street loading facilities shall be provided in accordance with this Plan of Development subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning.
5. Any dedication or vacation of streets, alleys, or easements, grants of privilege, or any adjustments of right of way require a separate submittal by the applicant and approval by the Chicago City Council.
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 the City 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 18 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 as "Business Planned Development" subject to the review and approval of the Department of Inspectional Services and the Department of Planning.
8. The height restrictions of any building or appurtenance attached thereto shall be subject to:

Business Planned Development No. 308, as Amended  
Plan of Development  
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- (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, 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: CF CHICAGO FM, INC.

DATE: August 30, 1985

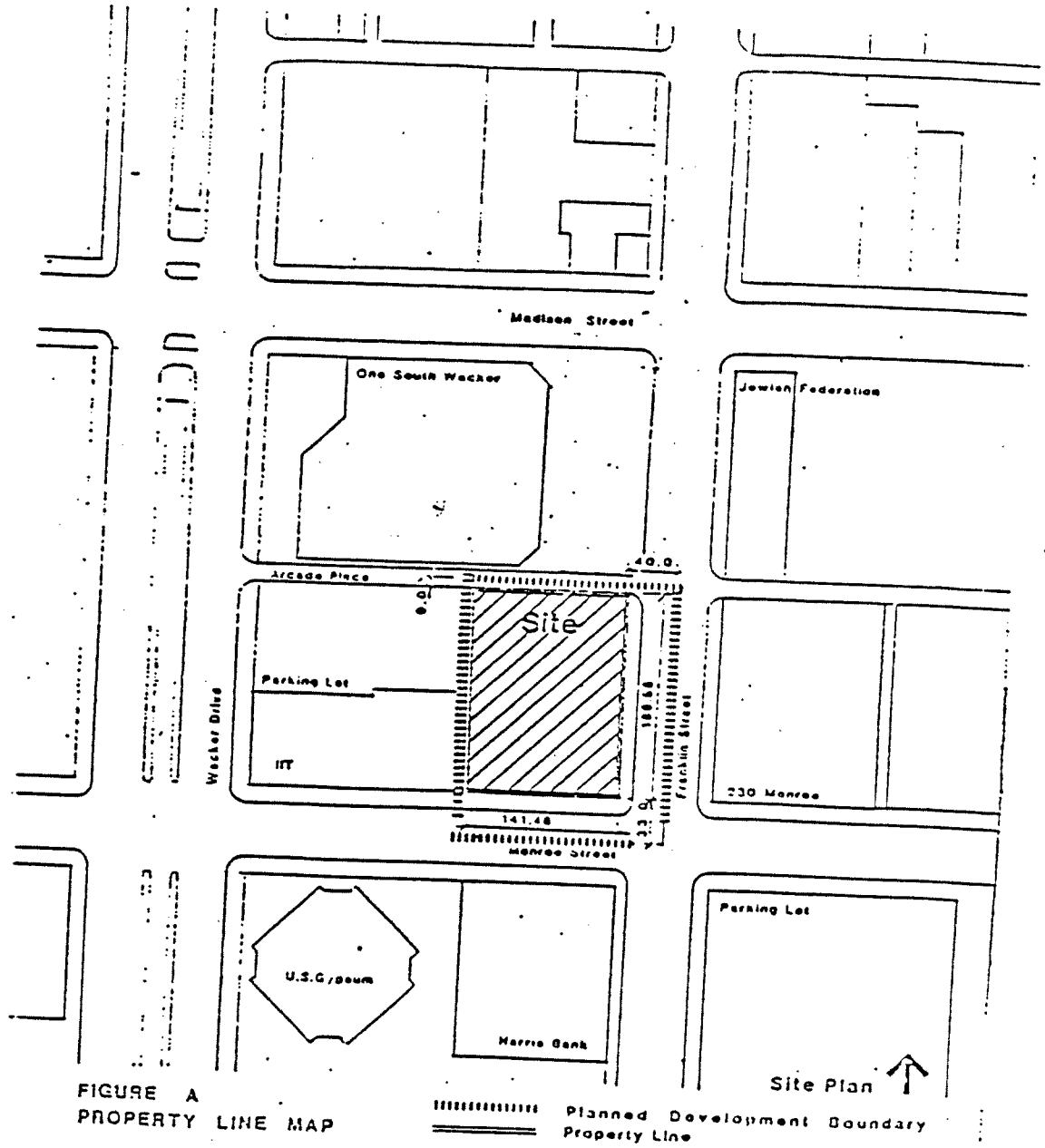
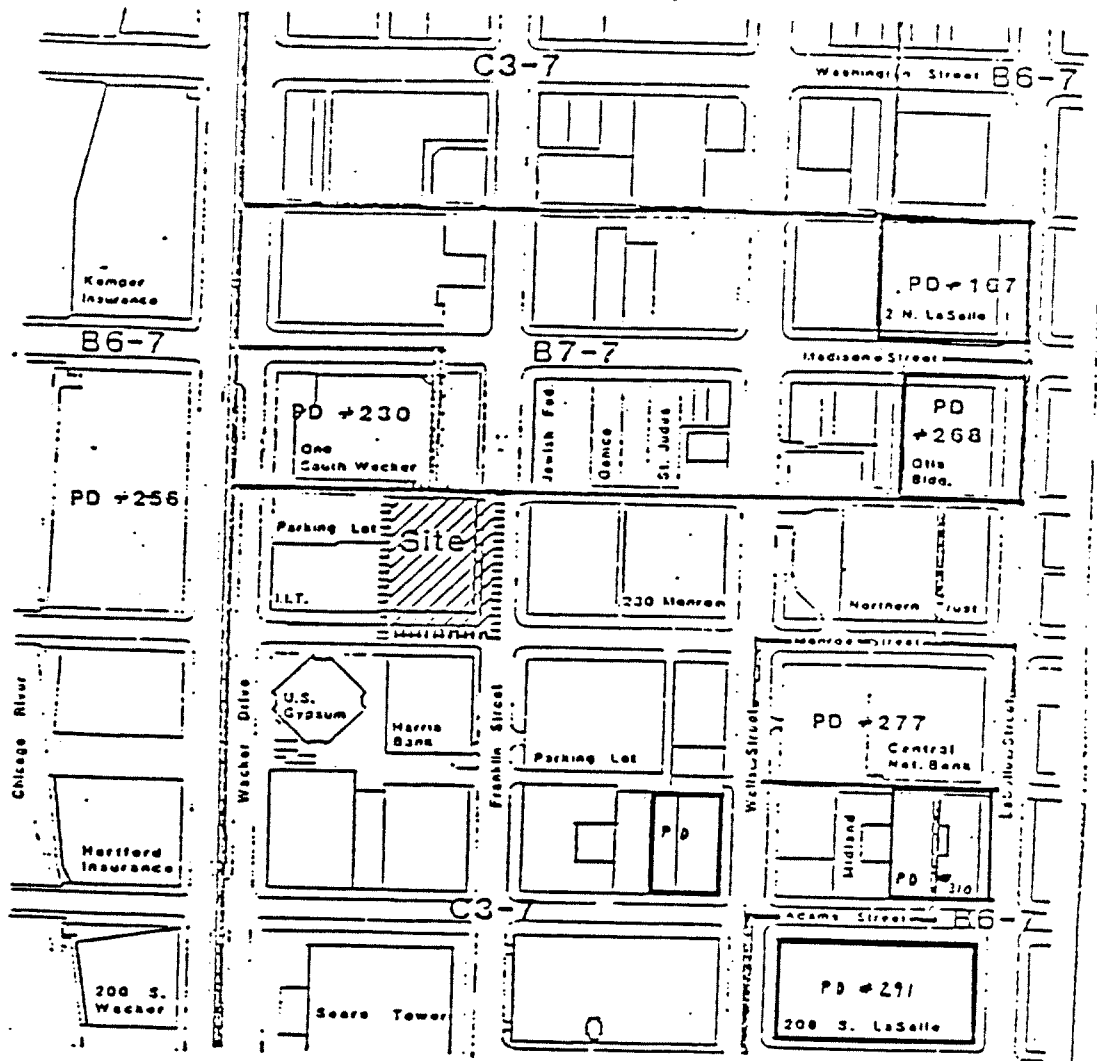


FIGURE A  
PROPERTY LINE MAP

Planned Development Boundary  
Property Line

BUSINESS PLANNED DEVELOPMENT NO. 308, AS AMENDED  
APPLICANT: C. F. CHICAGO F. M., INC.  
DATE: August 30, 1985



Site Plan ↑

LEGEND

- B6-7 Restricted Central Business
- B7-7 General Central Business
- C3-7 Commercial Manufacturing
- Zoning District Boundary
- Planned Development Boundary

FIGURE B  
EXISTING ZONING

BUSINESS PLANNED DEVELOPMENT NO. 308, AS AMENDED  
 APPLICANT: C. F. CHICAGO F. M., INC.  
 DATE: August 30, 1985



Site Plan ↑

**LEGEND**

- Planned Development Boundary
- General Business Uses
- Arcade Place To Be Open To Public Access At Grade Level.

FIGURE C  
GENERALIZED LAND USE

BUSINESS PLANNED DEVELOPMENT NO. 308, AS AMENDED  
 APPLICANT: C. F. CHICAGO F. M., INC.  
 DATE: August 30, 1985

BUSINESS PLANNED DEVELOPMENT NO. 308, AS AMENDEDUSE AND BULK REGULATIONS AND DATA

Net Site Area Sq.Ft.	General Description of Land Use	Maximum F.A.R.	Maximum Percent of Land Coverage
26,843	*Office, Business, Off-Street Parking & related uses	27.9	90%

Gross site area = Net site area 26,843 sq.ft. +  
Public rights of way 15,267 sq.ft. = 42,110

Minimum number of off-street parking spaces  
for structure = 24

Minimum number of off-street loading spaces = 5

Maximum F.A.R. = 27.9

Maximum percentage of land coverage  
by structure = 90%

Minimum periphery grade level setbacks = W. property line 0'0"

S. Franklin St. 20'0" \*\*

W. Monroe St. 20'0" \*\*

Arcade Place 20'0"

\*\*periphery setbacks on Monroe  
and Franklin Streets will be  
enclosed interior arcades.

\*Use of land will consist of office, business and related uses, as authorized by the C3-7 Commercial-Manufacturing District classification of the Chicago Zoning Ordinance, and of public off-street parking as an interim use.

The site will be developed in one phase consisting of the construction of a highrise office building of 33 floors with not less than the specified loading space and specified parking spaces. Interim use of the site for a public off-street parking facility containing 65 spaces may be permitted in conformance with the "Guidelines for Parking Lot Beautification in Chicago," as adopted by the Chicago Plan Commission.

APPLICANT: CF CHICAGO FM, INC.

DATE: August 30, 1985

Alderman Natarus 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-E.*

*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 B6-7 Restricted Central Business District symbols and indications as shown on Map 1-E to reflect the establishment of a Communications Planned Development for the erection of an earth station receiving dish on the roof of the building at 230 North Michigan Avenue.

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. 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 C3-7 Commercial-Manufacturing District and B6-7 Restricted Central Business District symbols and indications as shown on Map No. 1-F in area bounded by

W. Wacker Drive; N. Post Place; W. Lake Street; N. Franklin Street,

to those of a Central Area Parking Planned Development, which is hereby established in the area above described, subject to such use and bulk regulations and termination provisions as are set forth in the plan of development herewith attached and made a part hereof.

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

[Planned development printed on pages 3375 thru 3378 of  
this Journal.]

—  
*Reclassification of Area Shown on Map No. 2-F  
(As Amended).*

PD 308

*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 B7-7 General Central Business District and C3-7 Commercial and Manufacturing District symbols and indications as shown on Map No. 2-F in the area bounded by

S. Franklin Street; W. Monroe Street; a line 141.48 feet west of S. Franklin Street; and S. Franklin 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 3379 thru 3384 of  
this Journal.]

(Continued on page 3385)

308

(Continued from page 3374)

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, Chapter 194A of the Municipal Code of Chicago, be, and is hereby amended by supplementing all the B6-7 Restricted, Central Business District symbols and indications as shown on Map 2-F to reflect the establishment of a Communications Planned Development for the erection of an earth station receiving and transmission dish on the roof of the building at 200 South Wacker Drive.

SECTION 2. This Communications Planned Development is specifically for the erection of the earth station receiving and transmission 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. 2-J.*

*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. 2-J in area bounded by

W. Harrison Street; the alley next west of and parallel to S. Independence Boulevard; the alley next south of and parallel to W. Harrison Street; and a line 100 feet west of the alley next west of and parallel to S. Independence Boulevard,

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. 3-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 B1-2 Local Retail District symbols and indications as shown on Map No. 3-I in the area bounded by

W. Rice Street; N. Western Avenue; W. Chicago Avenue; a line 105 feet west of N. Western Avenue; the alley next north of W. Chicago Avenue; and a line 166 feet west of N. Western Avenue,

to those of a B4-2 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. 5-H.*

BUSINESS PLANNED DEVELOPMENT #308PLAN OF DEVELOPMENTSTATEMENTS

1. The area delineated herein as "Business Planned Development" is owned or controlled by CF CHICAGO FM, Inc.
2. The applicant, or its successors, assignees, or grantees, shall obtain all official reviews, approvals, licenses and permits.
3. The use of the land will consist of office, business and related uses, and on-site parking in accordance with this Plan of Development.
4. Off-street parking and 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.
5. Any dedication or vacation of streets, alleys, or easements, grants of privilege or any adjustments of rights of way require a separate submittal by the applicant and approval by the Chicago City Council.
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 the City 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 18 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved area.
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 restrictions of any building or appurtenance attached thereto shall be subject to:

Business Planned Development  
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- (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, 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: CF CHICAGO FM, INC.

DATE: August 10, 1983

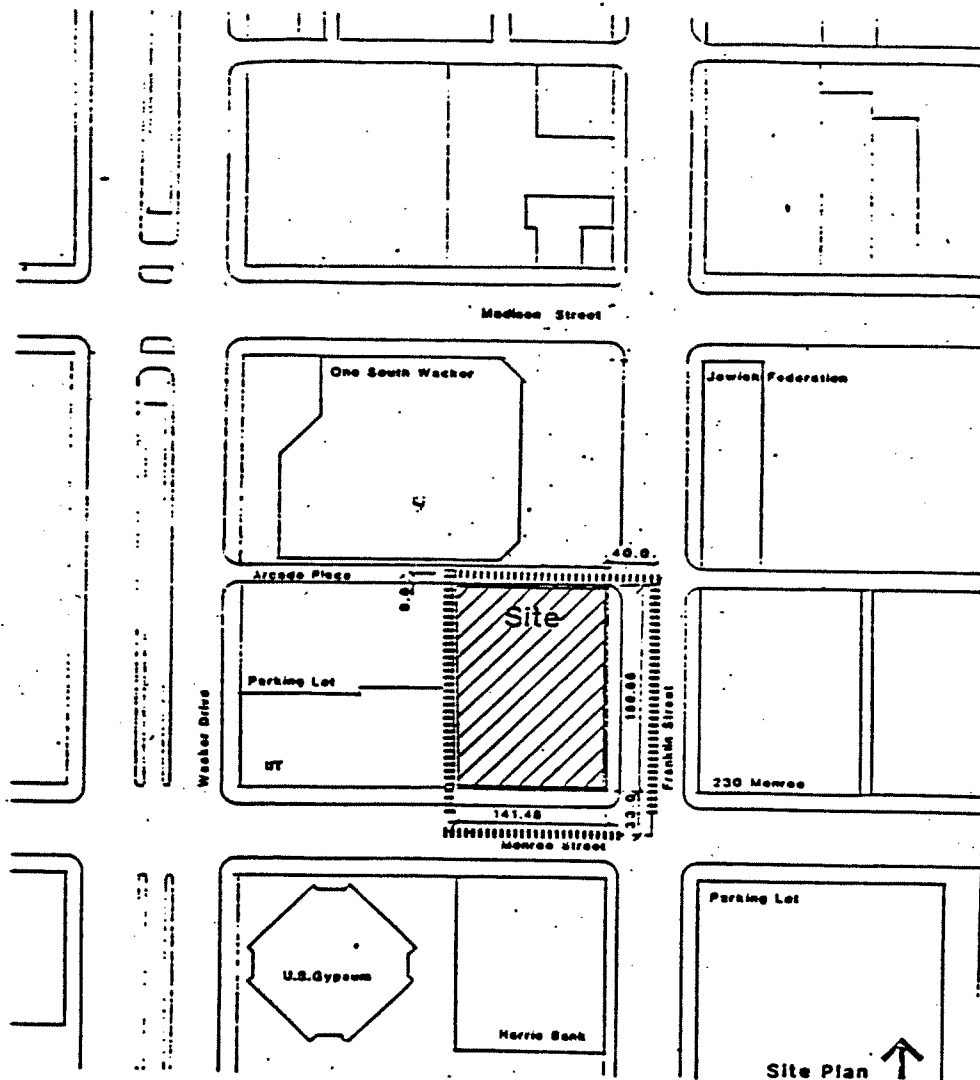
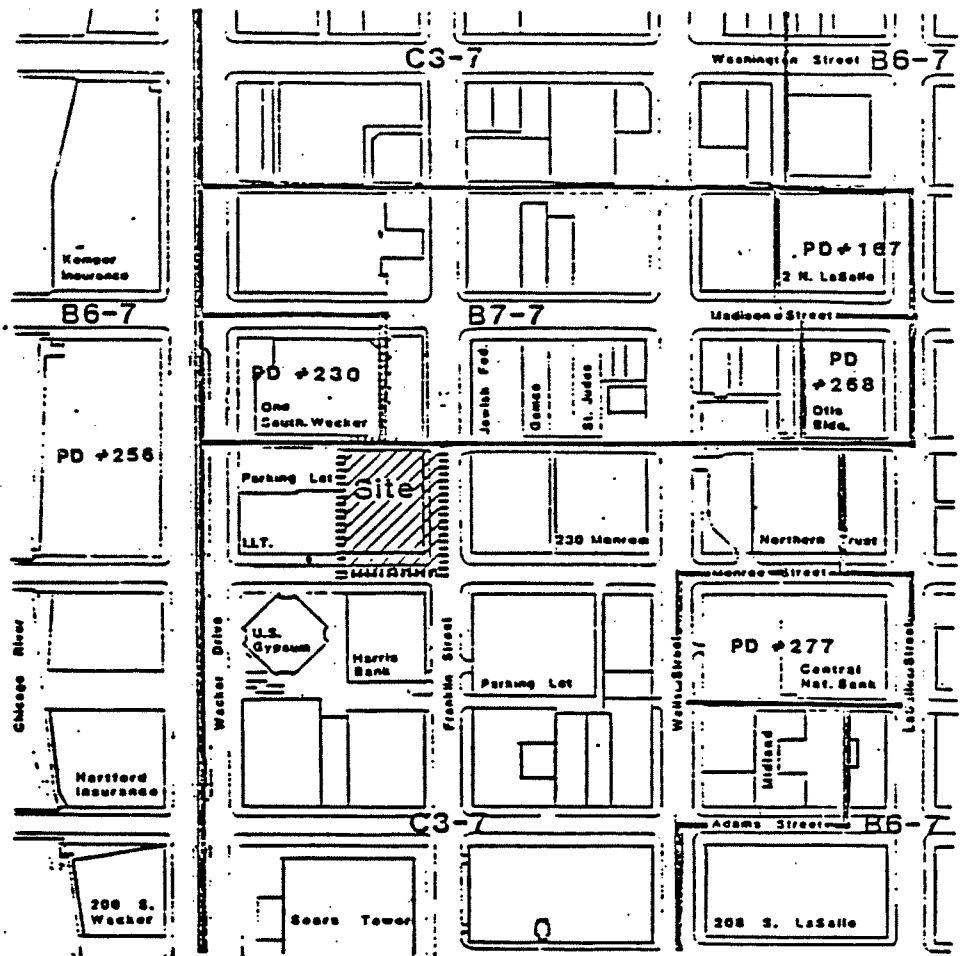


FIGURE A  
PROPERTY LINE MAP

----- Planned Development Boundary  
————— Property Line

BUSINESS PLANNED DEVELOPMENT  
APPLICANT: C. F. CHICAGO F. M., INC.  
DATE: August 10, 1983



Site Plan ↑

**LEGEND**

- B6-7 Restricted Central Business
- B7-7 General Central Business
- C3-7 Commercial Manufacturing
- Zoning District Boundary
- ||||| Planned Development Boundary

**FIGURE B**  
**EXISTING ZONING**

**BUSINESS PLANNED DEVELOPMENT**  
**APPLICANT: C. F. CHICAGO F. M., INC.**  
**DATE: August 10, 1983**



BUSINESS PLANNED DEVELOPMENT  
USE AND BULK REGULATIONS AND DATA

Net Site Area Sq. Ft.	General Description of Land Use	Maximum F.A.R.	Maximum Percent of Land Coverage
26,843	*Office, Business, Off-Street Parking & related uses	27.9	90%

Gross Site Area = Net Site Area - 26,843 sq. ft. +  
Public Rights of Way 15,267 sq. ft. = 42,110

Minimum Number of Off-street Parking Spaces = 24

Minimum Number of Off-street Loading Spaces = 5

Maximum F.A.R. = 27.9

Maximum percentage of land coverage = 90%

Minimum periphery grade level setbacks = W. Property line 0'-0"  
S. Franklin St. 20'-0" \*\*  
W. Monroe St. 20'-0" \*\*  
Arcade Place 20'-0"

\*\*Periphery setbacks on Monroe  
and Franklin Streets will be  
enclosed interior arcades.

\*Use of land will consist of office, business and related uses, as authorized  
by the C3-7 Commercial-Manufacturing District classification of the Chicago  
Zoning Ordinance.

The site will be developed in one phase consisting of the construction of a highrise  
office building of 33 floors with not less than the specified loading space and  
specified parking spaces.

APPLICANT: CF CHICAGO FM, INC.

DATE: August 10, 1983