

*Reclassification of Area Shown on Map No. 1-F.*

PD 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 the B7-5 General Central Business District symbols and indications as shown on Map No. 1-F in area bounded by

W. Superior Street; a line 110.30 feet east of N. Clark Street; W. Huron Street; and N. Clark Street,

to the designation of 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 thereof and to no others.

[Planned Development printed on pages 5861 thru 5866 of this Journal.]

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

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*Reclassification of Area Shown on Map No. 1-F  
(as amended).*

*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 M1-5 Restricted Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by

N. Franklin Street; a line 57.81 feet north of W. Illinois Street; a line 38.72 feet west of N. Franklin Street; a line 47.81 feet north of W. Illinois Street; a line 68.72 feet west of N. Franklin Street; W. Illinois Street; and N. Orleans Street,

to the designation of a Residential-Business Planned Development District, 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 5867 thru 5874 of this Journal.]

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:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C3-7 Commercial Manufacturing District symbols and indications as shown on Map No. 2-F in area bounded by

a line 222.47 feet north of and parallel to W. Adams Street; S. Wells Street; W. Adams Street; a line 128.265 feet west of and parallel to S. Wells Street; a line 160.12 feet north of and parallel to W. Adams Street; a line 80.14 feet west of and parallel to S. Wells Street; a line 180.36 feet north of and parallel to W. Adams Street; a line 82.14 feet west of and parallel to S. Wells Street; a line 199.64 feet north of and parallel to W. Adams Street; and a line 90.73 feet west of and parallel to S. Wells Street,

to those of a Business Planned Development District, and a corresponding use district is hereby established in the area above described.

(Continued on page 5875)

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT  
STATEMENTS

1. The area delineated hereon as "Residential-Business Planned Development is owned or controlled by Huron-Clark Associates, Ltd., an Illinois limited partnership, 1409 North Wells Street, Chicago, Illinois.
2. All applicable official reviews, approvals or permits are required to be obtained by the Owner or his successors, assignees or grantees.
3. Use of land will consist of dwelling units, related recreational uses, including a swimming pool and health club, business uses, an earth station receiving dish, and off-street parking and related uses.
4. Any dedication or vacation of streets or re-subdivision of parcels shall require a separate submittal on behalf of the Owner and approval by the City Council.
5. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
6. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, shall be adequately designed and paved in accord with the regulations of the Department of Public Works 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 permitted within such paved areas.
7. Identification 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. There shall be no advertising signs permitted.
8. The height restriction of any building or any 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, City and Community Development, Department of Aviation, and Department of Law, and approved by the City Council.

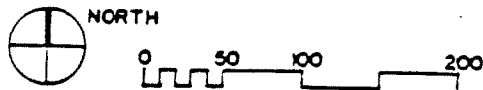
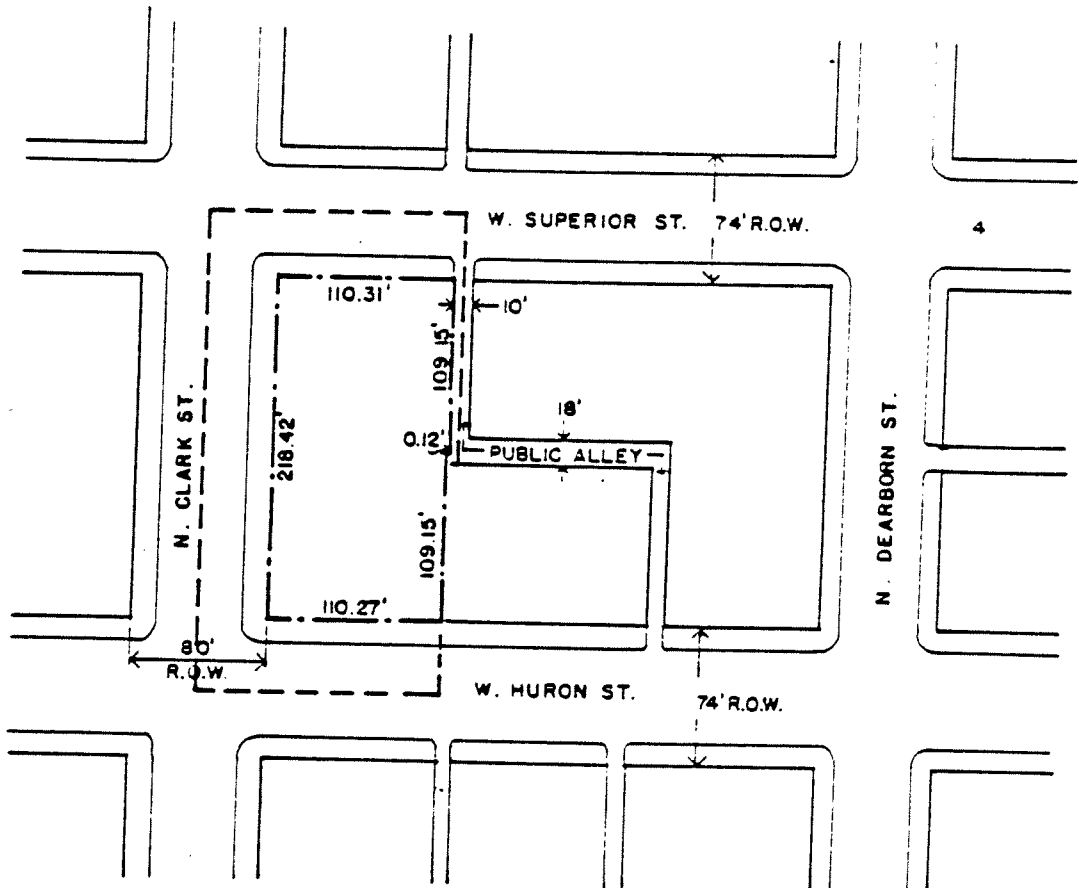
9. The following information sets forth data concerning the property included in said development and a generalized Land Use Plan (Site Plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
10. The Plan of Development, hereby attached, shall be subject to the "Rules and Regulations and Procedures in Relation to Planned Development", as adopted by the Commissioner of the Department of Planning.

APPLICANT: Huron-Clark Associates, Ltd.

DATE: December 27, 1983

# RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

## PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT



### LEGEND:

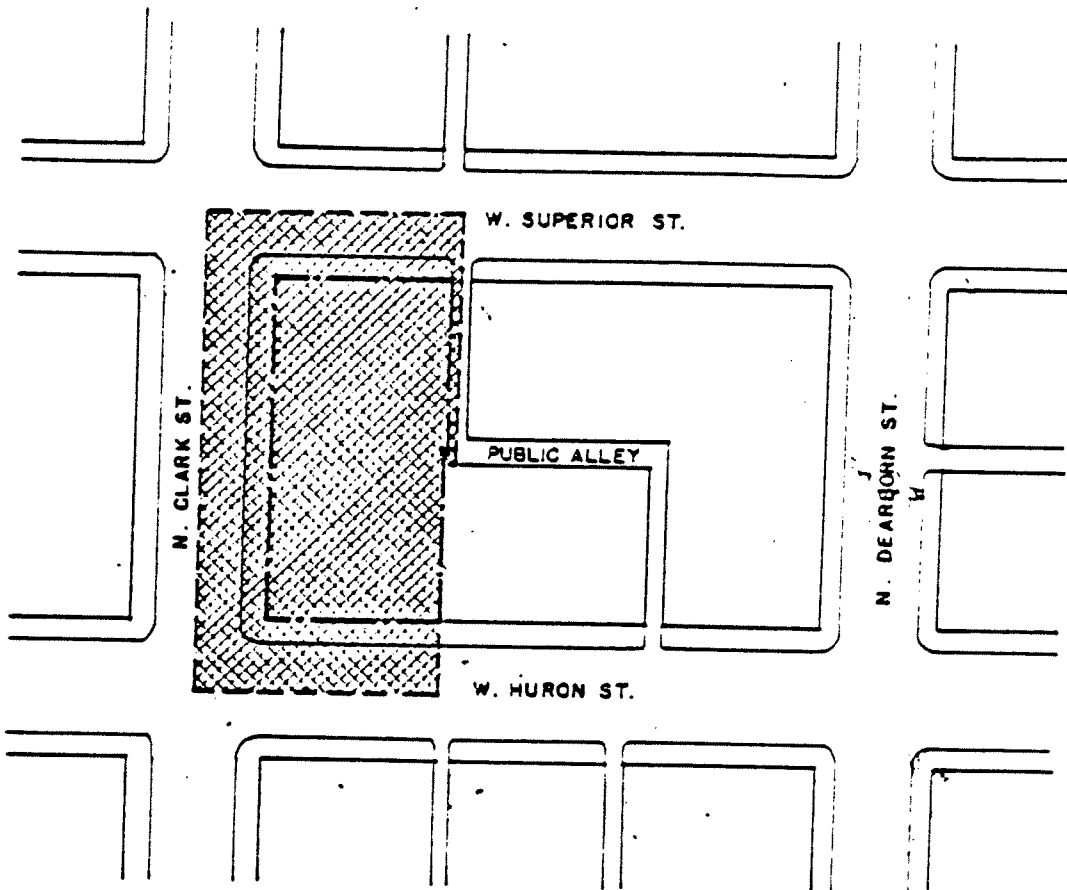
- RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT BOUNDARY
- PROPERTY LINE

APPLICANT : HURON-CLARK ASSOCIATES, LTD.

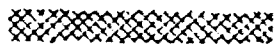


DATE: Dec. 27, 1983

# RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

## GENERALIZED LAND, USE PLAN



### LEGEND:

-  DWELLING UNITS, RELATED RECREATIONAL USES, BUSINESS USES AND OFF-STREET PARKING
-  RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT BOUNDARY
-  PROPERTY LINE

APPLICANT : HURON-CLARK ASSOCIATES, LTD.

DATE: *Dec. 27, 1983*



## RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

## PLANNED DEVELOPMENT USE &amp; BULK REGULATIONS &amp; DATA

NET SITE AREA	GENERAL DESCRIPTION OF LAND USE	MAX. NO. OF DWELLING UNITS	MAX. FLOOR AREA RATIO	MAX. % OF LAND COVERED
24,083.2 s.f. or 0.5529 acres	Dwelling units, related recreational uses, business uses, (including an earth station receiving dish) and off-street parking.	241	10.75	92% at ground level 42% at +33'-4" above level

NET SITE AREA

24,083.2 sq. ft.

GROSS SITE AREA (Net Site Area + Area of Public Streets and Alleys)

44,126.5 sq. ft. = 24,083.2 sq. ft. + 20,043.3 sq. ft.

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA

10.75

MAXIMUM NUMBER OF DWELLING UNITS

241 including a maximum of 20% efficiency units

MINIMUM NUMBER OF OFF-STREET PARKING SPACES

144 initially

122 when commercial space along Superior is provided

MINIMUM NUMBER OF OFF-STREET LOADING BERTHS

2

MINIMUM SETBACKS

Huron Street 4 ft.

Clark Street 4 ft.

Superior Street 2 ft.

East Property Line 0 ft.

PERCENTAGE OF LAND COVERED

92% at ground level

42% at +33'-4" above ground level

SETBACK 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 COMMISSIONER OF PLANNING.

APPLICANT: HURON-CLARK ASSOCIATES, LTD.

DATE: DECEMBER 27, 1983

REVISED: FEBRUARY 9, 1984