

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 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.

*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.

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.

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(Continued from page 5860)

[Planned Development printed on pages 5876 thru 5881 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. 3-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 the B6-6 Restricted Central Business District symbols and indications as shown on Map No. 3-E to reflect the establishment of a Communications Planned Development for the erection of an earth station receiving dish at 845 North Michigan Avenue, 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 (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 M1-2 General Manufacturing District symbols and indications as shown on Map No. 5-G in area bounded by

a line 75 feet west of and parallel to N. Southport Avenue; W. Webster Avenue; N. Southport Avenue; a line 103 feet south of and parallel to W. Webster Avenue; a line 69.2 feet west of N. Southport Avenue and parallel to W. Webster Avenue; a line 30.4 feet in a southwesterly direction, (right angle to Clybourn Avenue); N. Clybourn Avenue; a line 30 feet northwesterly on Clybourn Avenue; and a line 51 feet in a northeasterly direction, (at a right angle to North Clybourn Avenue),

to those of a C2-2 General 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. 7-M.

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 B4-1 Restricted Service District symbols and indications as shown on Map No. 7-M in area bounded by

the alley next northeast of and parallel to W. Grand Avenue; a line perpendicular to W. Grand Avenue commencing at a point 200.07 feet southwest of N. Harlem Avenue and terminating at the alley next northeast of and parallel to W. Grand Avenue; W. Grand Avenue; and a line perpendicular to W. Grand Avenue commencing at a point 100 feet southwest of N. Harlem Avenue and terminating at the alley next northeast of and parallel to W. Grand Avenue,

(Continued on page 5882)

No. 319

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P.

BUSINESS PLANNED DEVELOPMENTPLAN OF DEVELOPMENTSTATEMENTS

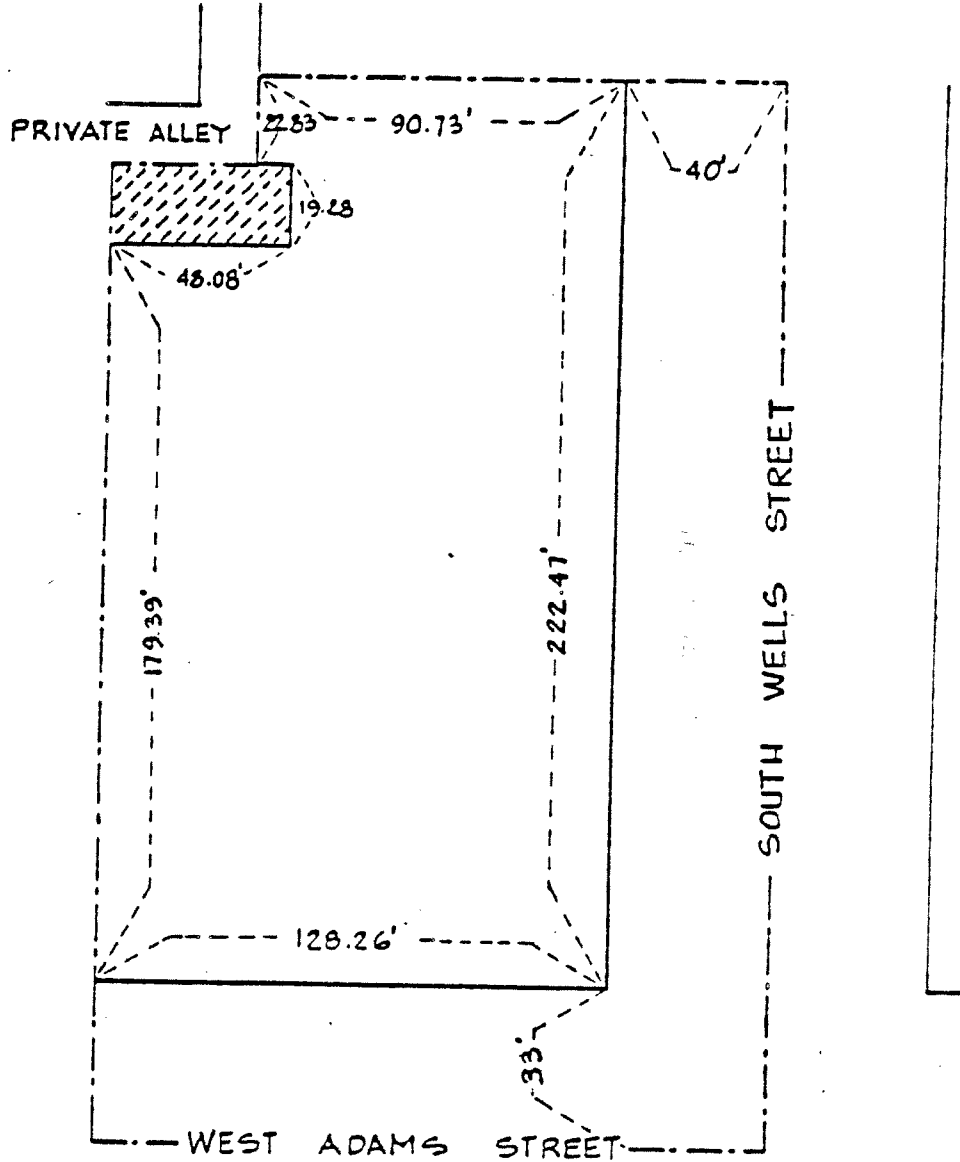
1. The area delineated here as "Business Planned Development" is owned and controlled by or under the designated control of Chicago Title and Trust Company, as trustee, under that certain trust dated December 7, 1973, and known as trust No. 63493; all correspondence to the aforementioned should be sent in care of Albert I. Rubenstein, Fleetwood Realty Corporation, 200 West Jackson Boulevard, Suite 2300, Chicago, Illinois 60606.
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": Professional and Business Offices; related retail and commercial uses.
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 as may be required by law.
5. 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. Off-street parking is not required under the proposed development.
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. 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 minimum required paved areas.
7. 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 Administrations; and

- (b) Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law and approved by the City Council.
- 8. 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.
- 9. 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: Chicago Title and Trust Company, as trustee, under that certain trust dated December 7, 1973 and known as trust no. 63493.

DATE: November 18, 1983

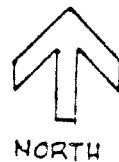
BUSINESS PLANNED DEVELOPMENT PROPERTY LINE AND RIGHT OF WAY MAP



LEGEND:

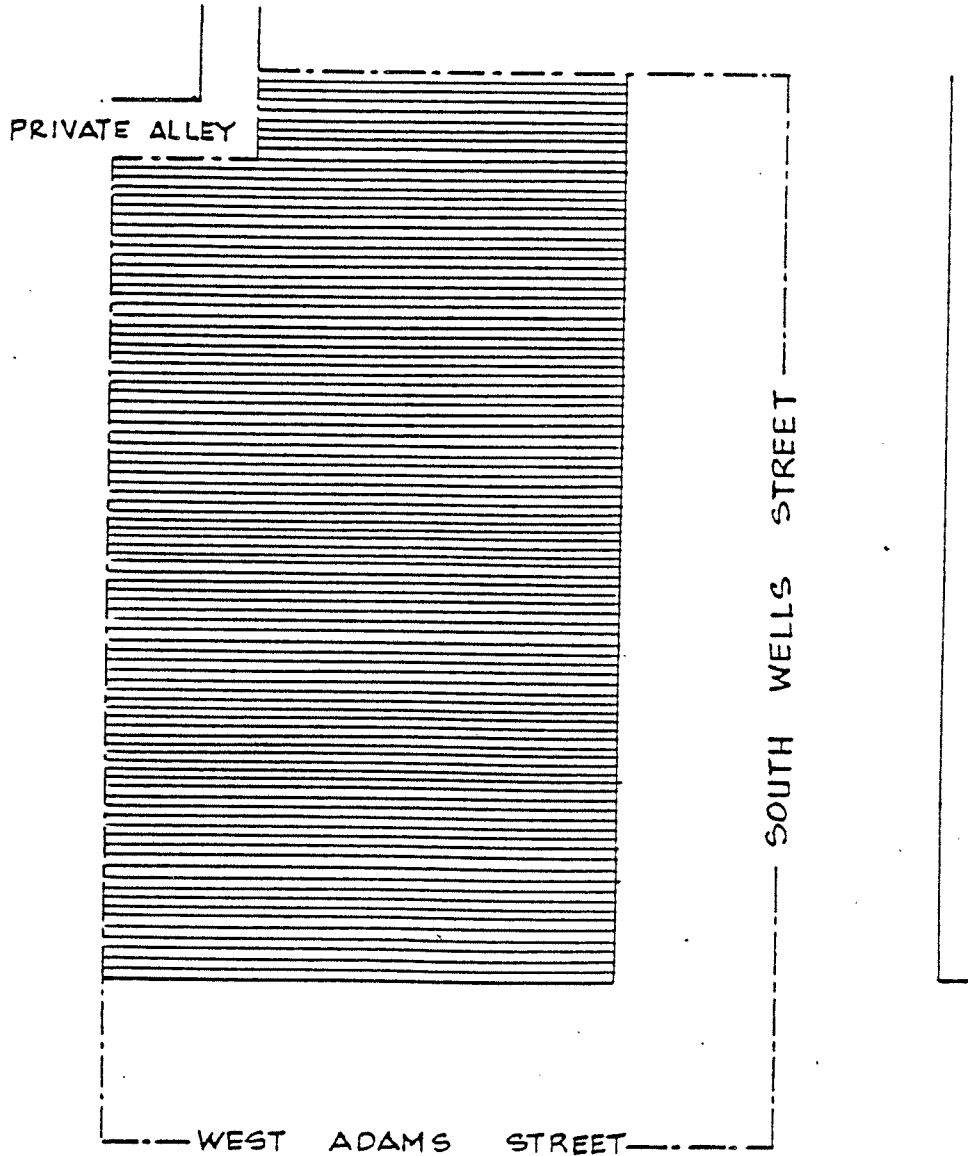
-  PLANNED DEVELOPMENT BOUNDARY
-  EASEMENT FOR PEDESTRIAN AND VEHICULAR TRAFFIC TO BE VACATED, OR RELEASED.

APPLICANT: Equitec Tower, Ltd.
 DATE: November 18, 1983



1" = 40'

BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



LEGEND:

- PLANNED DEVELOPMENT BOUNDARY
- ▨ GENERAL BUSINESS USES WITH RELATED GROUND FLOOR RETAIL, COMMERCIAL USES.



NORTH

1" = 40'

APPLICANT:
DATE:

Equitec Tower, Ltd.
November 18, 1983

Revised per Chicago Plan Commission Meeting of January 27, 1984
 BUSINESS PLANNED DEVELOPMENT NO.
 PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Uses	Maximum Floor Area Ratio	Maximum Percentage of Land Coverage
Square Feet	Acres			
27,647	.63	Office Building, Related Retail and Commercial Uses	26.50	92

<u>Gross Site Area=</u>	Net Site Area:	27,647.0 SF	(0.63 acres)
	Public Rights-of-Way:	14,451.38 SF	(0.33 acres)
	Total:	42,098.38 SF	(0.96 acres)

Minimum Number
of Off-Street
Parking Spaces
Required: None

Off-Street
Loading: loading docks shall be provided in accordance with or in excess
the C3-7 zoning district requirements of the Chicago Zoning Ordina

Ground Floor
Setbacks:

W. Adams Street	0' - 0"
S. Wells Street	0' - 0"
W. Property Line	0' - 0"
N. Property Line	20' - 0"

Applicant: Chicago Title and Trust Company, as trustee, under that certain T
Agreement dated December 7, 1973 and known as Trust No. 6348

Date: November 18, 1983
Revised March 13, 1984

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to those of a C1-1 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.

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Reclassification of Area Shown on Map No. 12-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 C1-1 Restricted Commercial District symbols and indications as shown on Map No. 12-L in area bounded by

the alley next north of and parallel to S. Archer Avenue; a line 125 feet long perpendicular to the alley next north of and parallel to S. Archer Avenue commencing at a point 82.1 feet west of S. Lotus Avenue and ending at a point 60 feet west of S. Lotus Avenue; S. Archer Avenue; and a line 125 feet long perpendicular to S. Archer Avenue commencing at a point 120 feet west of S. Lotus Avenue and ending at a point 142.1 feet west of S. Lotus 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.

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Reclassification of Area Shown on Map No. 14-K.

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 and R4 General Residence District symbols and indications as shown on Map No. 14-K in the area bounded by

W. 60th Street; S. Knox Avenue; the alley next north of and parallel to W. 63rd Street; and the alley next east of and parallel to S. Cicero Avenue,

to those of an R2 Single Family 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.

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*Reclassification of Area Shown on Map No. 15-J
(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 B2-2 Restricted Retail District symbols and indications as shown on Map No. 15-J in the area bounded by

N. Lincoln Avenue; the North Shore Channel; W. Peterson Avenue; N. New Jersey Avenue; the alley next north of W. Peterson Avenue; and the alley next east of N. Jersey Avenue,

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.