

(Continued from page 8781)

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 the Plan of Development herewith attached and made a part thereof and to no others.

[Residential-Business Planned Development printed
on pages 8797 thru 8801 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. 1-F.

PD 327

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. 1-F in the area bounded by

W. Randolph Street; a line 121.14 feet east of and parallel to N. Wacker Drive; W. Court Place; and N. Wacker Drive,

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

[Business Planned Development printed on pages 8802 thru
8809 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 B5-5 General Service District symbols and indications as shown on Map No. 2-F in the area bounded by

W. Madison Street; the west line of the right-of-way of the John F. Kennedy Expressway; a line 136.65 feet north of W. Monroe Street; a line 101 feet east of S. Halsted Street; W. Monroe Street; and S. Halsted Street,

(Continued on page 8810)

PLAN OF DEVELOPMENTRESIDENTIAL PLANNED DEVELOPMENT NO. 327STATEMENTS

1. The area delineated herein as Business Planned Development (the "Planned Development") consists of approximately 21,900 square feet of real property bounded on the north by West Randolph Street; on the east by a line 121.14 feet ^{EAST} west of and parallel to North Wacker Drive; on the south by West Court Place; and on the west by North Wacker Drive (the "Property"), as identified in the drawing attached hereto entitled "Property Lot Line Map." The property is currently owned by the Gunthorp-Warren Printing Company, Inc., which has entered into a contract with The Rubloff Companies Inc., the Applicant herein, for the sale of the property.

2. The Applicant or its successors, assignees or grantees shall obtain all official City reviews, approvals and permits required in connection with this Plan of Development.

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

APPLICANT: The Rubloff Companies Inc.
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the City Council.

4. The following uses shall be permitted within the Planned Development: business and related uses permitted in the Commercial-Manufacturing Districts, restaurants and taverns including live entertainment and dancing, off-street parking and loading and earth station receiving dishes subject to such limits, maximum and minimum, as are set forth in the table of use and bulk regulations and related controls made a part of this Plan of Development.

5. 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. Ingress and egress shall be subject to the review of the Bureau of Traffic Engineering and Operations and the approval of the Commissioner of Planning.

6. The height restriction of the development and any appurtenance attached thereto shall be subject to:

- (1) Height limitations as certified on Form FAA-117 (or on successor form or forms covering the same subject matter) and approved by the Federal

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- Aviation Administration; and
- (2) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.
- (3) Height limitations as approved by the Federal Aviation Agency pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Agency.

7. Off-street parking and loading facilities will be provided in compliance with this plan of Development and shall be subject to the review and approval of the Commissioner of Planning.

8. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the Planned Development, and illustrates that the development of such area will be in accordance with the intent and purpose of this Plan of Development.

9. Business and business identification signs shall be permitted within the planned development subject to the review and approval of the Departments of Planning and Zoning. Temporary signs such as construction and marketing signs may be permitted subject to the afore-stated approvals.

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10. This Plan of Development, consisting of eleven (11) statements; an existing zoning map; a boundary and property line map including any proposed vacations or dedications of streets, alleys, or other public properties; a generalized land use map; and a table of use and bulk regulations and related controls, is applicable to the area delineated herein. These and no other controls shall apply to the area delineated herein. This Plan of Development is in conformity with the intent and purpose of the Chicago Zoning Ordinance and all requirements thereof, and satisfies the established criteria for approval as a planned development.

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

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BUSINESS PLANNED DEVELOPMENT NO. _____
 PLAN OF DEVELOPMENT , _____

USE AND BULK REGULATIONS AND DATA

NET SITE AREA SQ. FEET	ACRES	GENERAL DESCRIPTION OF LAND USE	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENT OF SITE COVERA
21,898.6	0.50	Business and related uses permitted in the Commercial-Manufacturing Districts, restaurants and taverns including live entertainment and dancing, off-street parking and loading, and earth station receiving dishes.	25.86	100%

GROSS SITE AREA AND NET SITE AREA: 21,898.6 square feet (0.50 acres) plus area remaining in Public Rights of Way: 20,578 square feet (0.47 acres) = 42,476.6 square feet (0.975 acres)

OFF STREET PARKING AND LOADING CONTROLS

All parking and loading below grade

Minimum number of off-street parking spaces: 0

Maximum number of off-street parking spaces: 40

Off-street loading berths: 5

MAXIMUM FLOOR AREA RATIO: 25.86

SET BACKS AND SITE COVERAGE

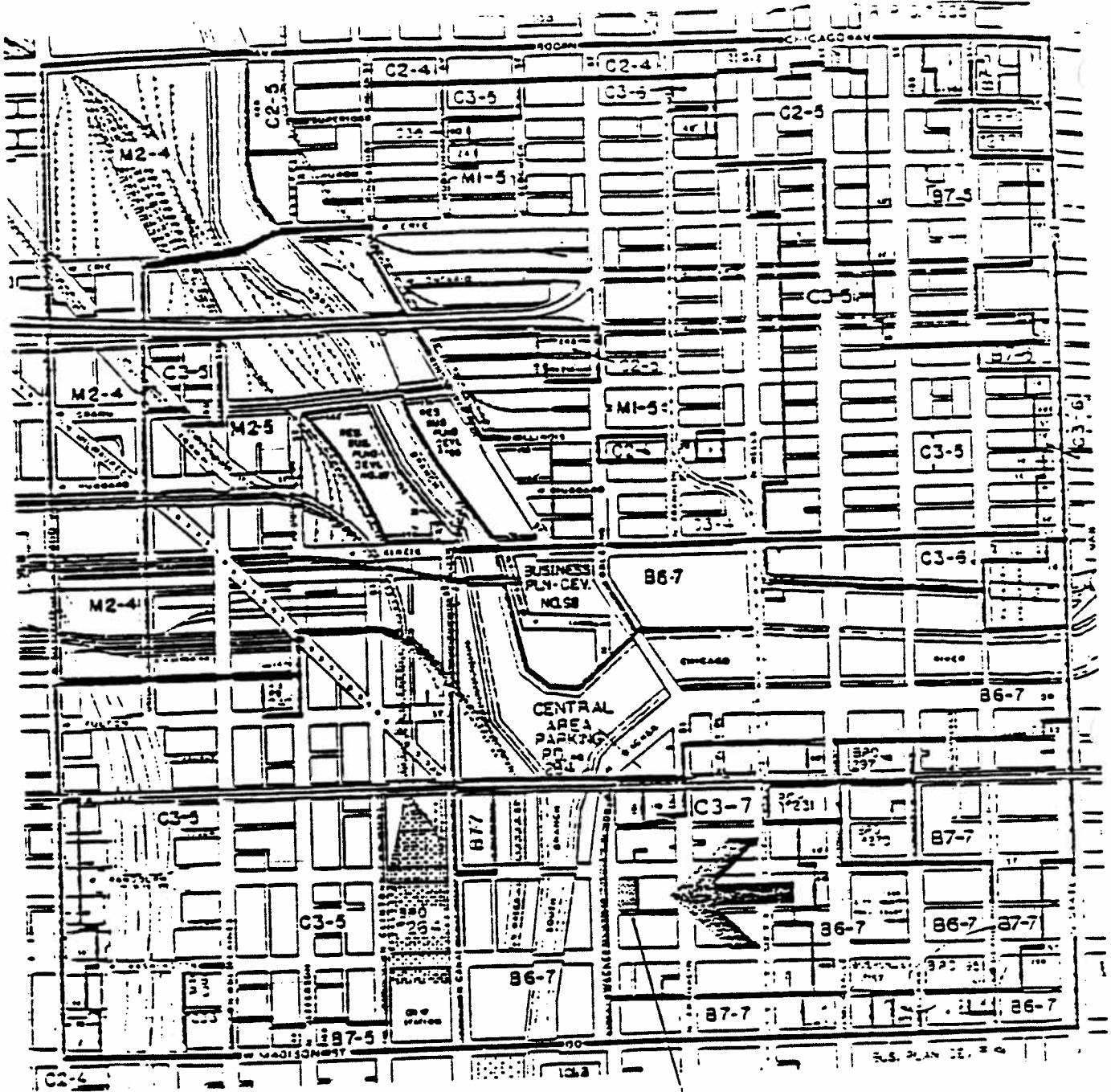
Minimum peripheral setbacks: 0'

Maximum site coverage: 100%

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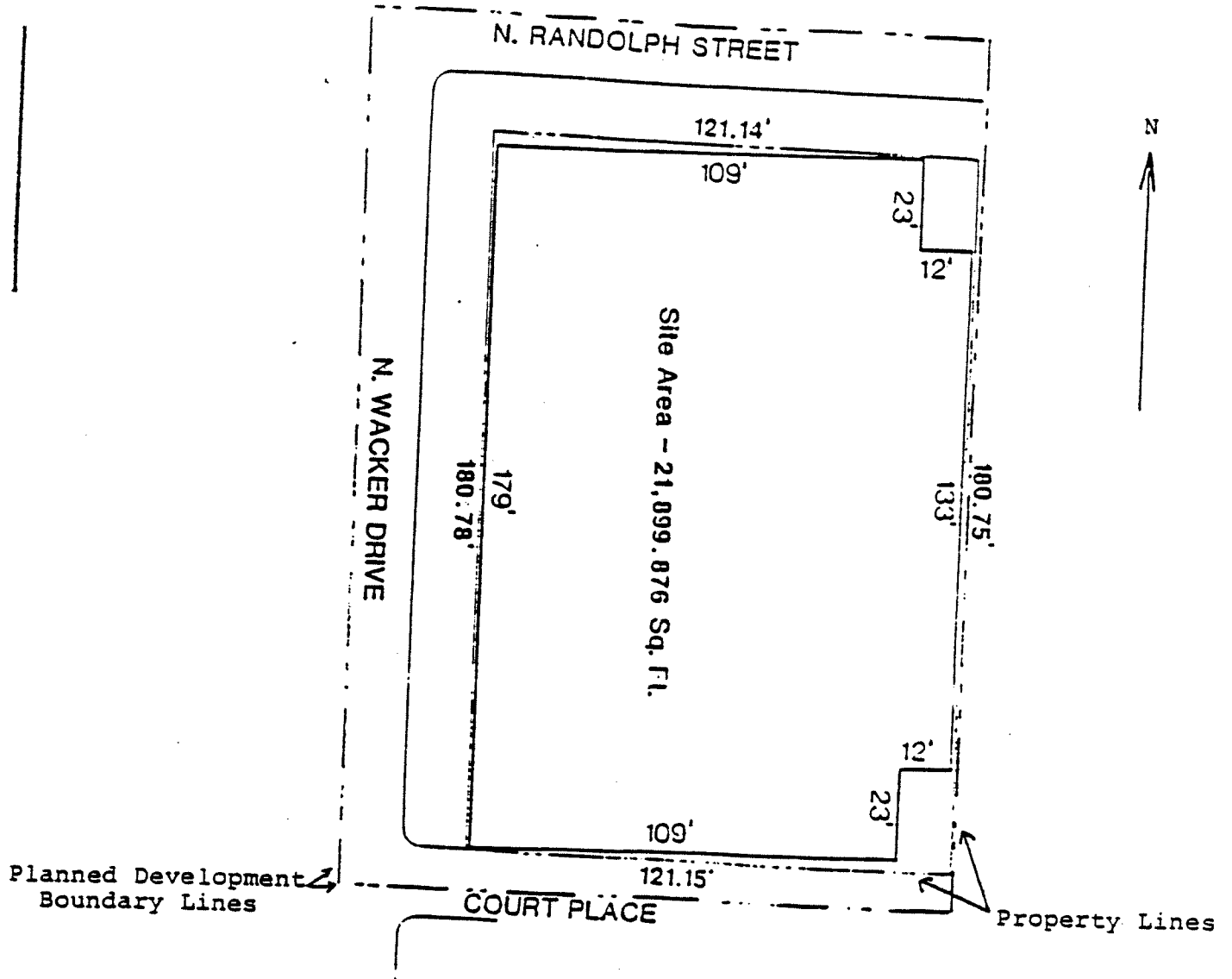


Property Location: Shaded area

Property Boundaries: West Randolph Street; a line 121.14 feet west of and parallel to North Wacker Drive; West Court Place; North Wacker Drive.

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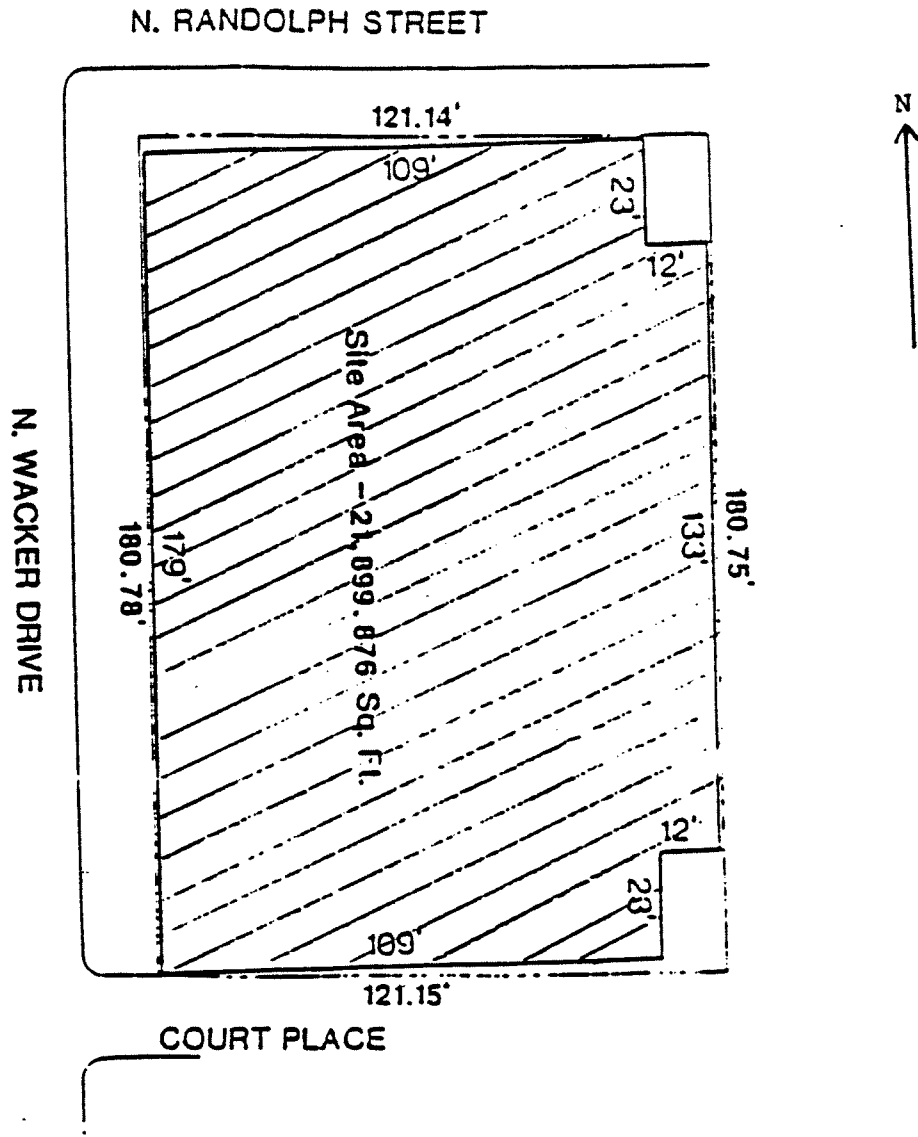
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Business Planned Developme
 123 North Wacker Drive
 Property Lot Line Map

Date: June 20, 1984



 Business and related use: restaurants and taverns, off-street parking and loading, earth station receiving dishes.

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Business Planned Development
 123 North Wacker Drive
 Generalized Land Use Map