

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all the B5-1 General Service District symbols and indications as shown on Map No. 15-P in area bounded by

W. Higgins Road; a line 634.83 feet east of and parallel to N. East River Road; a line 998.762 feet south of and parallel to W. Higgins Road (John F. Kennedy Expressway); and N. East River Road,

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

[Planned Development printed on pages 11612 through 11619 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. 16-N.*

*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. 16-N in area bounded by

W. 64th Place; the alley next east of and parallel to S. Harlem Avenue; a line 92.85 feet south of and parallel to W. 64th Place; and S. Harlem Avenue,

to those of an R3 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. 18-K.*

*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 Institutional Planned Development No. 216 District symbols and indications as shown on Map 18-K to Institutional Planned Development No. 216 as amended to reflect the establishment of an Earth Station Receiving Dish located on the same lot as the existing Richard J. Daley College located at W. 75th Street and Pulaski Road, Chicago, Illinois.

(Continued on page 11620)

No. 340

O'HARE PLAZA - STAGE II  
 Business Planned Development  
 Plan of Development  
 Statements

1. This Plan of Development, consisting of twelve (12) statements, an "Existing Zoning" map, a "Boundary and Property Line" map, a "Generalized Land Use Plan," a "Preferential Street Map," and a "Plan of Development Use, Bulk Regulations and Data" table, stipulates the controls applicable to the area delineated in this plan as the "Business Planned Development," and no others shall apply. This Plan demonstrates that the proposed use and development of the delineated area is in accordance with the intent and purpose of the Chicago Zoning Ordinance, is in substantial conformity with the requirements thereof, and satisfies the criteria for approval as a Planned Development.
2. The Applicant, ConGen Properties, Inc., controls the beneficial interest of the two land trusts that compose the area delineated herein as "Business Planned Development," except that portion in public rights-of-way. Legal title to the southern portion of the area delineated herein is currently owned by American National Bank and Trust Co. of Chicago, not individually, but as Trustee under Trust Agreement dated July 19, 1968 and known as Trust No. 26704. Legal title to the northern portion of the area delineated herein is owned by American National Bank and Trust Co. of Chicago, not individually, but as Trustee under Trust Agreement dated July 19, 1984 and known as Trust No. 61653.  
  
 ConGen Properties, Inc., the Applicant, is a Delaware corporation which is a wholly owned subsidiary of CIGNA Real Estate, Inc., also a Delaware corporation. CIGNA Real Estate, Inc. is a wholly owned subsidiary of CIGNA Investment Group, Inc., a Delaware corporation which is a wholly owned subsidiary of CIGNA Holdings, Inc., another Delaware corporation. CIGNA Holdings, Inc. is a wholly owned subsidiary of the Delaware corporation CIGNA Corporation.
3. The Applicant or its successors, assignees or grantees, or such other person or party as may then own or control the area delineated herein, shall obtain all official reviews, approvals, licenses, and permits.

APPLICANT: ConGen Properties, Inc.  
 ADDRESS: 11 South LaSalle Street  
 Chicago, Illinois 60603  
 (c/o Equity Associates Incorporated)  
 DATE: August 30, 1984

## SKIDMORE, OWINGS &amp; MERRILL

4. The following shall be permitted within the area delineated herein as "Business Planned Development": general office; business and related commercial; financial and service-type uses, including restaurants and uses accessory to such uses; and off-street parking and loading facilities.
5. Off-street parking and loading facilities shall be provided in compliance with the Plan of Development.
6. Any dedication or vacation of streets and alleys or easements or grants of privilege or any adjustment of rights-of-way shall require a separate submitta on behalf of the Applicant or the person or party then in ownership or control of the area delineated herein.
7. Service drives or any other ingress or egress shall be adequately designed and paved in accord 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. There shall be no parking permitted within such paved areas.
8. Business and business identification signs and temporary signs, including but not limited to construction and marketing signs, may be permitted within the area delineated herein as "Business Planned Development," subject to the review and approval of the Department of Planning.
9. For purposes of calculating the maximum floor area ratio (FAR), building floor space devoted to mechanical equipment shall not be counted as floor area, and the grade level shall be defined as that which corresponds to Level One (elevation +69.94 CCD) of the existing buildings located on the site.
10. The height restriction of each building and any appurtenance attached thereto shall be subject to:
  - a. height limitations as certified on Form FAA-117, or on successor form or forms covering the same subject matter, and approved by the Federal Aviation Administration; and
  - b. airport zoning regulations as heretofore established by the Department of Planning, Department of Aviation, and Department of Law, as approved by the City Council.

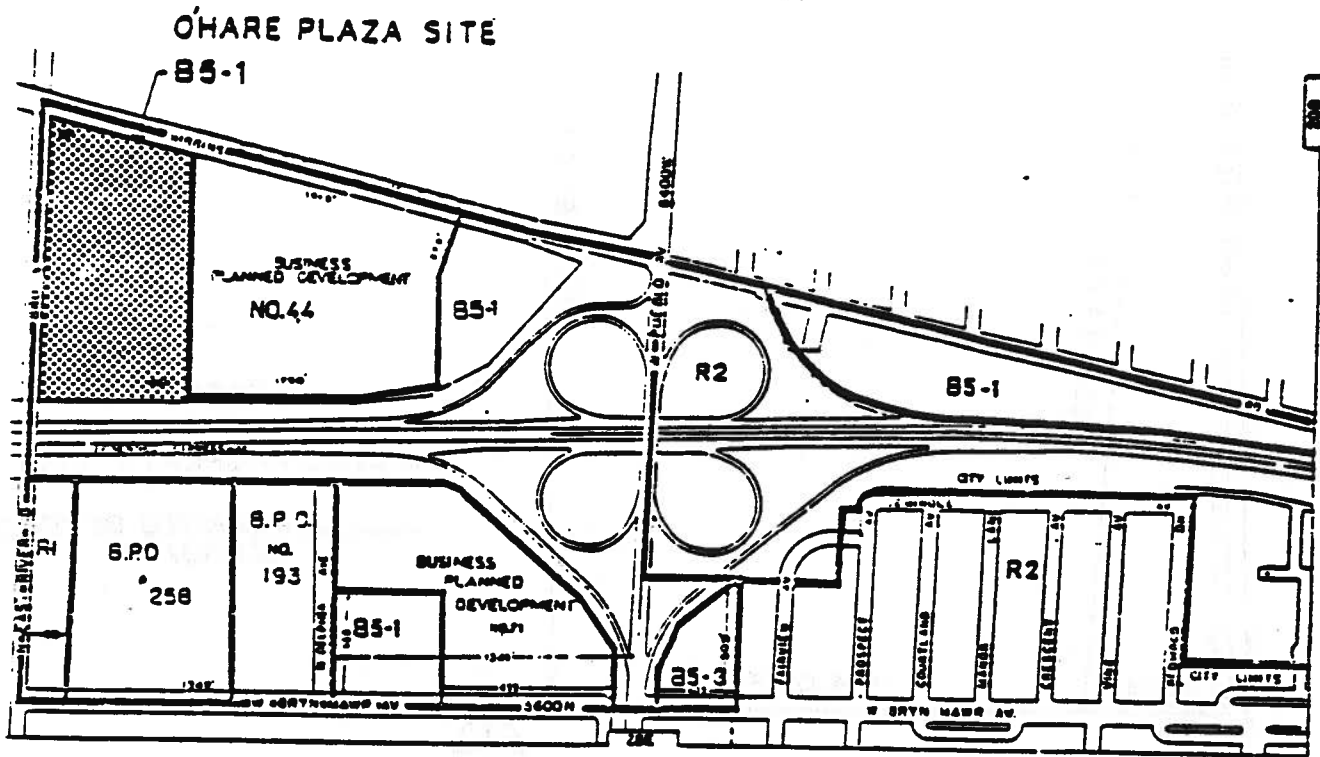
APPLICANT: ConGen Properties, Inc.  
ADDRESS: 11 South LaSalle Street  
Chicago, Illinois 60603  
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DATE: August 30, 1984

## SKIDMORE, OWINGS &amp; MERRILL

11. The data contained herein concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property are made part of this Planned Development ordinance.
12. The Plan of development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments," as promulgated by the Commissioner of the Department of Planning.

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ADDRESS: 11 South LaSalle Street  
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DATE: August 30, 1984

# EXISTING ZONING MAP



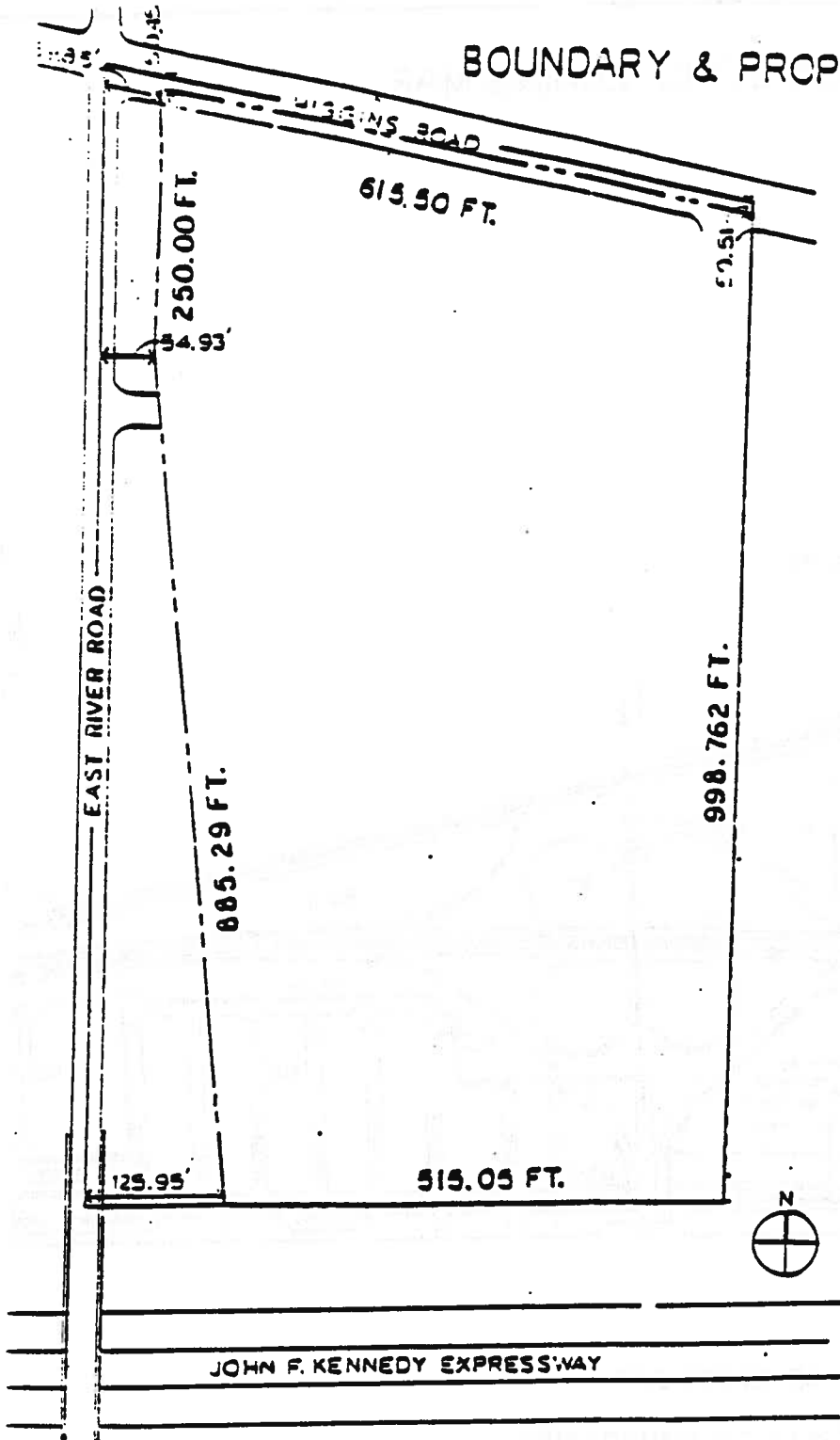
## LEGEND

-  PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDARIES

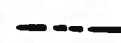

APPLICANT: CONGEN PROPERTIES, INC.

ADDRESS: 11 SOUTH LASALLE STREET · CHICAGO, ILLINOIS 60603  
C/O EQUITY ASSOCIATES INCORPORATED

# BOUNDARY & PROPERTY LINE MAP



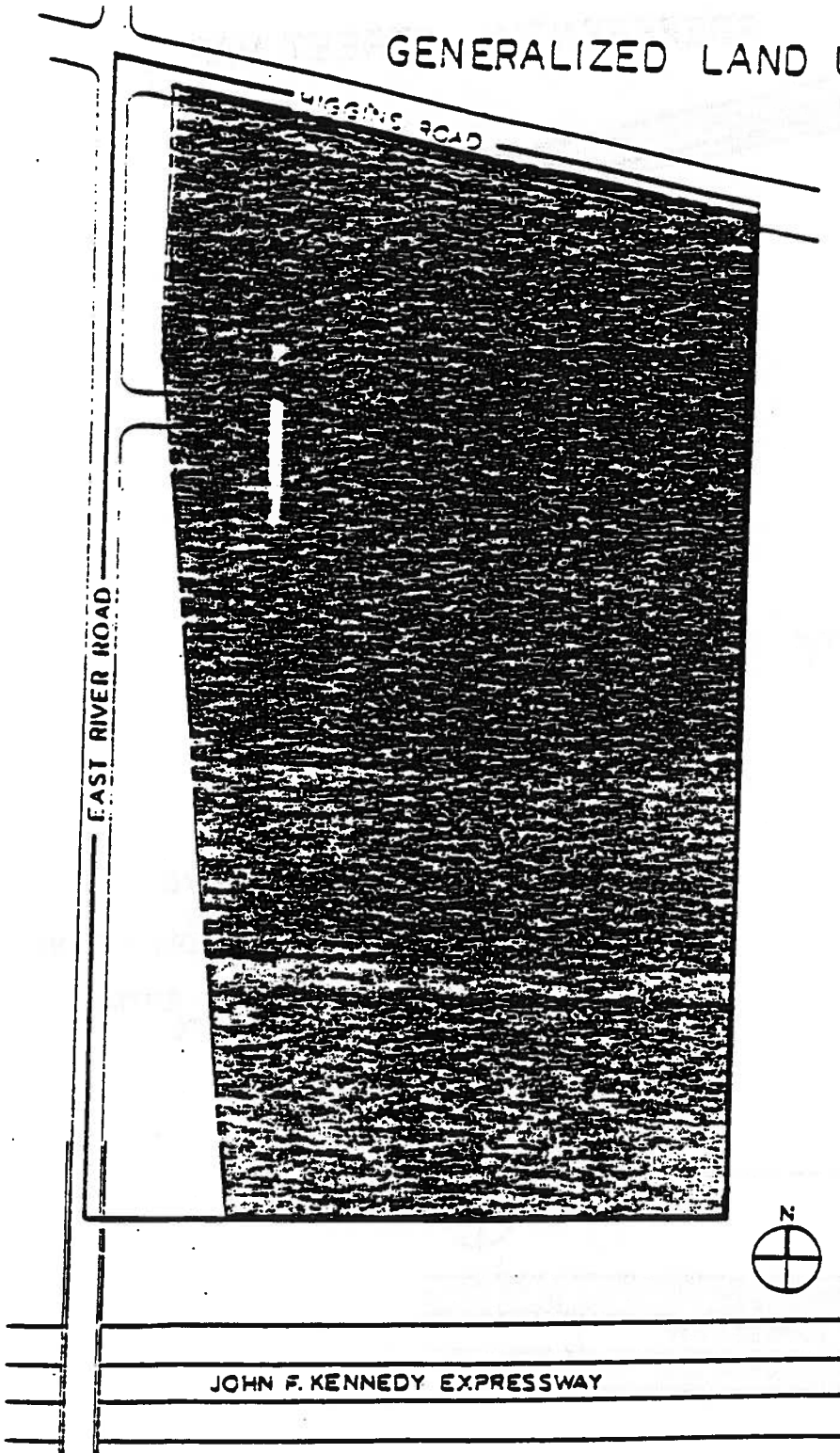
## LEGEND

-  PROPERTY LINE
-  PLANNED DEVELOPMENT BOUNDARY

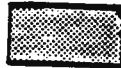
APPLICANT: CONGEN PROPERTIES, INC.

ADDRESS: 11 SOUTH LASALLE STREET - CHICAGO, ILLINOIS 60603  
C/O EQUITY ASSOCIATES INCORPORATED

# GENERALIZED LAND USE PLAN



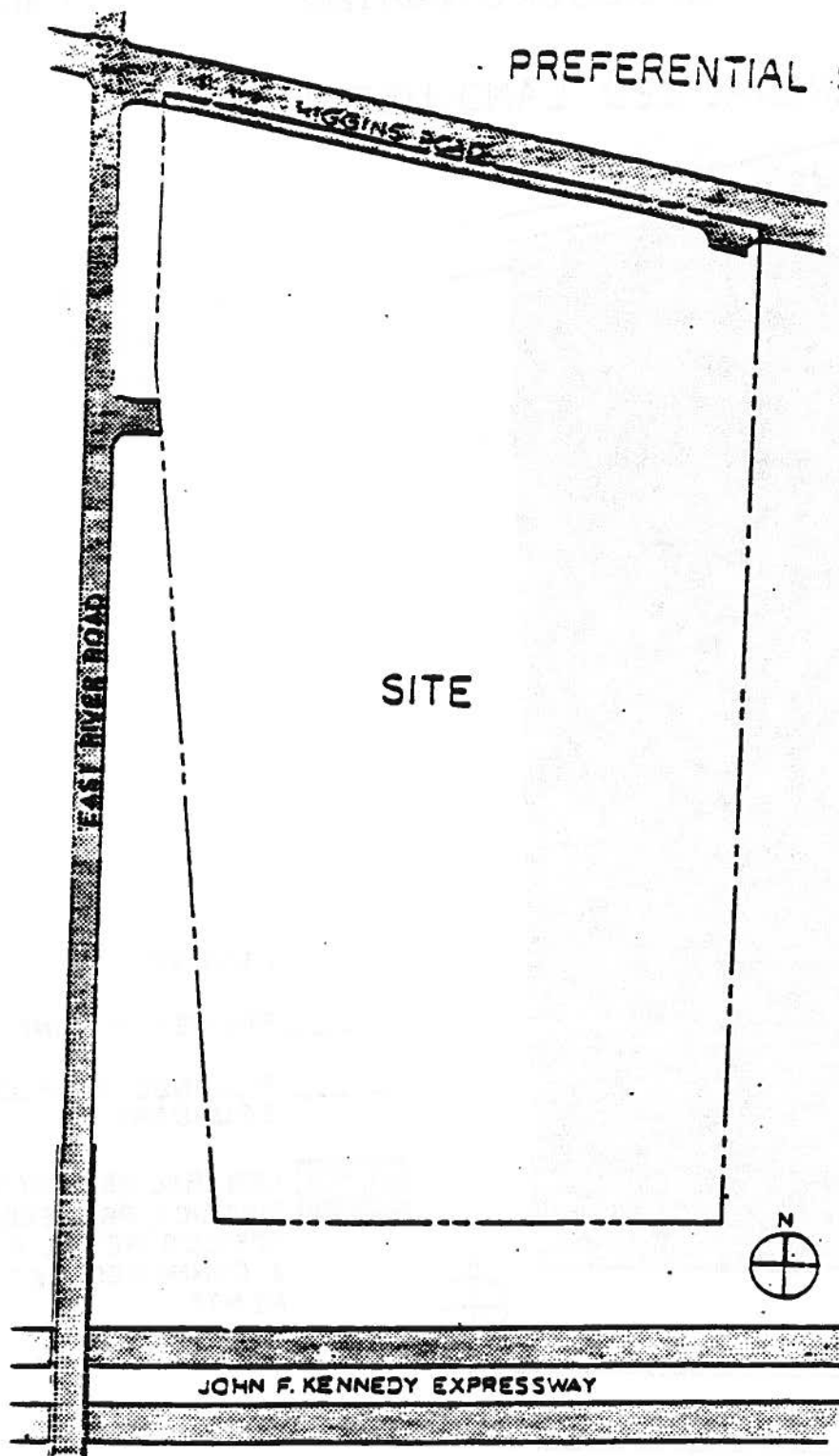
## LEGEND

- PROPERTY LINE
- PLANNED DEVELOPMENT BOUNDARY
-  GENERAL SERVICES DISTRICT, PROFESSIONAL OFFICES, RETAIL FACILITIES & COMMERCIAL ESTABLISHMENTS.

APPLICANT: CONGEN PROPERTIES, INC.

ADDRESS: 11 SOUTH LASALLE STREET · CHICAGO, ILLINOIS 60603  
C/O EQUITY ASSOCIATES INCORPORATED

PREFERENTIAL STREET MAP.



LEGEND

- PROPERTY LINE
- ▬ PREFERENTIAL STREETS

APPLICANT: CONGEN PROPERTIES, INC.

ADDRESS: 11 SOUTH LASALLE STREET · CHICAGO, ILLINOIS 60603  
C/O EQUITY ASSOCIATES INCORPORATED

## O'HARE PLAZA - STAGE II

Business Planned Development  
Plan of Development Use, Bulk Regulations, and Data

Site Area		General Description of Land Use	Maximum FAR	Maximum % of Land Coverage
Square Feet	Acres			
625,649.8	14.36	General office; business and related commercial; financial and service-type uses, including restaurants and uses accessory to such uses; and off-street parking and loading facilities.	1.38	35%

Gross Site Area  
[Net Site Area (14.36 acres) +  
Area in Public Rights-of-Way  
(2.93 acres)] = 17.29 acres

Minimum Off-Street Loading Spaces = 6 berths, each 10' x 25' in dimension with a 14' vertical clearance

Minimum Off-Street Parking Spaces = 1,719

Maximum % of Land Coverage = 35%

\* The maximum percentage of land coverage includes principal structures at or above Level One (ele. +69.94 CCD). This figure does not include structures dedicated specifically to parking. Inclusion of these structures results in maximum land coverage of 45%.

(Continued from page 11611)

**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.

*Reclassification of Area Shown on Map No. 26-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 C1-1 Restricted Commercial District symbols and indications as shown on Map No. 26-F in area bounded by

a line 173.70 feet south of and parallel to W. 110th Street; a line 108 feet east of and parallel to S. Halsted Street; a line 348.70 feet south of and parallel to W. 110th Street; and S. Halsted Street,

to those of a B4-1 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.

**CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY  
PARTICULAR AREA SHOWN ON MAP NO. 1-F.**

The Committee on Zoning submitted the following report:

CHICAGO, December 4, 1984.

*To the President and Members of the City Council:*

Your Committee on Zoning begs leave to recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith (referred to your committee on October 16, 1984) to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular area shown on Map No. 1-F.

This recommendation was concurred in by 8 members of the committee, with no dissenting vote.

Respectfully submitted,  
(Signed) TERRY M. GABINSKI,  
*Chairman.*