

Action Deferred - CHICAGO ZONING ORDINANCE
 AMENDED RECLASSIFYING PARTICULAR AREA
 SHOWN ON MAP NO. 1-E.

The Committee on Zoning submitted the following report which was, on motion of Alderman Natarus and Alderman Pucinski, *Deferred* and ordered published:

CHICAGO, January 8, 1985.

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 September 6, 1984) to amend the Chicago Zoning Ordinance for the purpose of reclassifying a particular area shown on Map No. 1-E.

This recommendation was concurred in by 7 members of the committee, with no dissenting vote.

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

(Signed) EDWARD R. VRDOLYAK,
Vice-Chairman.

The following is said proposed ordinance transmitted with the foregoing committee report:

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

PD343

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C3-6 Commercial-Manufacturing District symbols and indications as shown on Map No. 1-E in the area bounded by

E. Ohio Street; a line 358.2 feet west of N. Lake Shore Drive; E. Grand Avenue; a line 658.43 feet west of N. Lake Shore Drive; a line 109.08 feet north of E. Grand Avenue; and a line 558.3 feet west of N. Lake Shore Drive,

to the designation of a Residential-Commercial 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-Commercial Planned Development printed on
 pages 12413 thru 12419 of this Journal.]

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

1/9/85

REPORTS OF COMMITTEES

9758

12413

RESIDENTIAL/COMMERCIAL DEVELOPMENT No 343

PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated herein as "Residential/Commercial Development" is controlled by 445 East Ohio Partnership, whose address is c/o Mayfair Construction Company, 5660 N. Jersey, Chicago, Illinois.
2. 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 Development and Planning.
3. The applicant or its successors, assignees or grantees shall obtain all official reviews, approvals and permits.
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.
5. The following uses shall be permitted within the area delineated herein as "Residential/Commercial Planned Development": elevator apartment structure, rental office space, retail service type business uses and required parking.
6. Business and business identification signs may be permitted within the area delineated herein as "Residential/Commercial Planned Development" subject to the review and approval of the Department of Development and Planning.
7. 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. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall provide required ingress and egress for emergency vehicles. There shall be no parking within such paved areas.

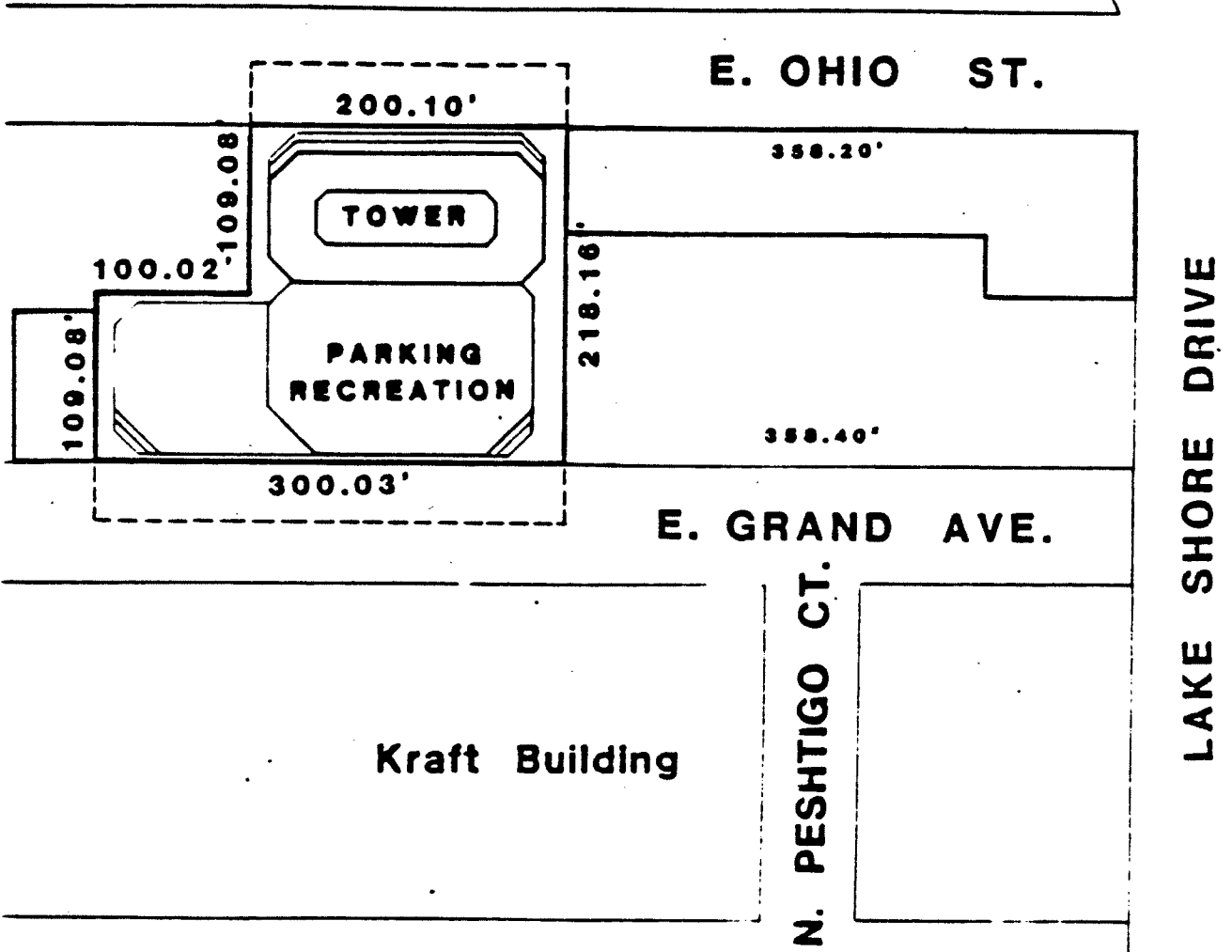
Applicant: 445 East Ohio Partnership

Plan of Development
Page Two

8. The height restriction of each building and any appurtenance attached thereto shall be subject to:
 - a. Height limitations as required and approved by the Federal Aviation Administration; 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.
9. The information in the plan of development attached hereto sets forth data concerning the area delineated herein as "Residential/Commercial Development" and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.
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 Development and Planning.

Applicant: 445 East Ohio Partnership

RESIDENTIAL/COMMERCIAL PLANNED DEVELOPMENT
PROPERTY LINE AND RIGHTS OF WAY ADJUSTMENT MAP



Applicant: 445 E. Ohio Partnership
5660 N. Jersey, Chicago, IL 60659

Date: August 31, 1984

----- Planned Development Boundary



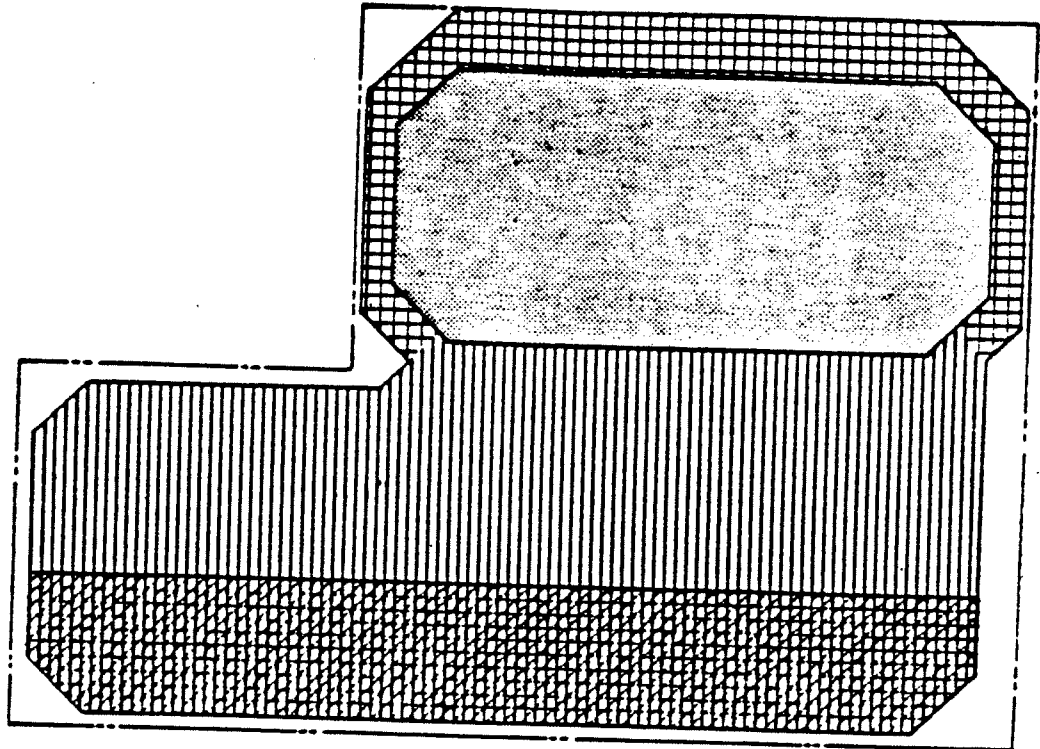
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Map No. 2

COMMERCIAL/RESIDENTIAL DEVELOPMENT

GENERALIZED LAND USE PLAN

EAST OHIO STREET



EAST GRAND AVENUE



LEGEND



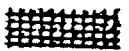
Parking; 1 level below grade, 3 additional levels above grade



Commercial; Ground Floor plus 3 additional floors under main tower only



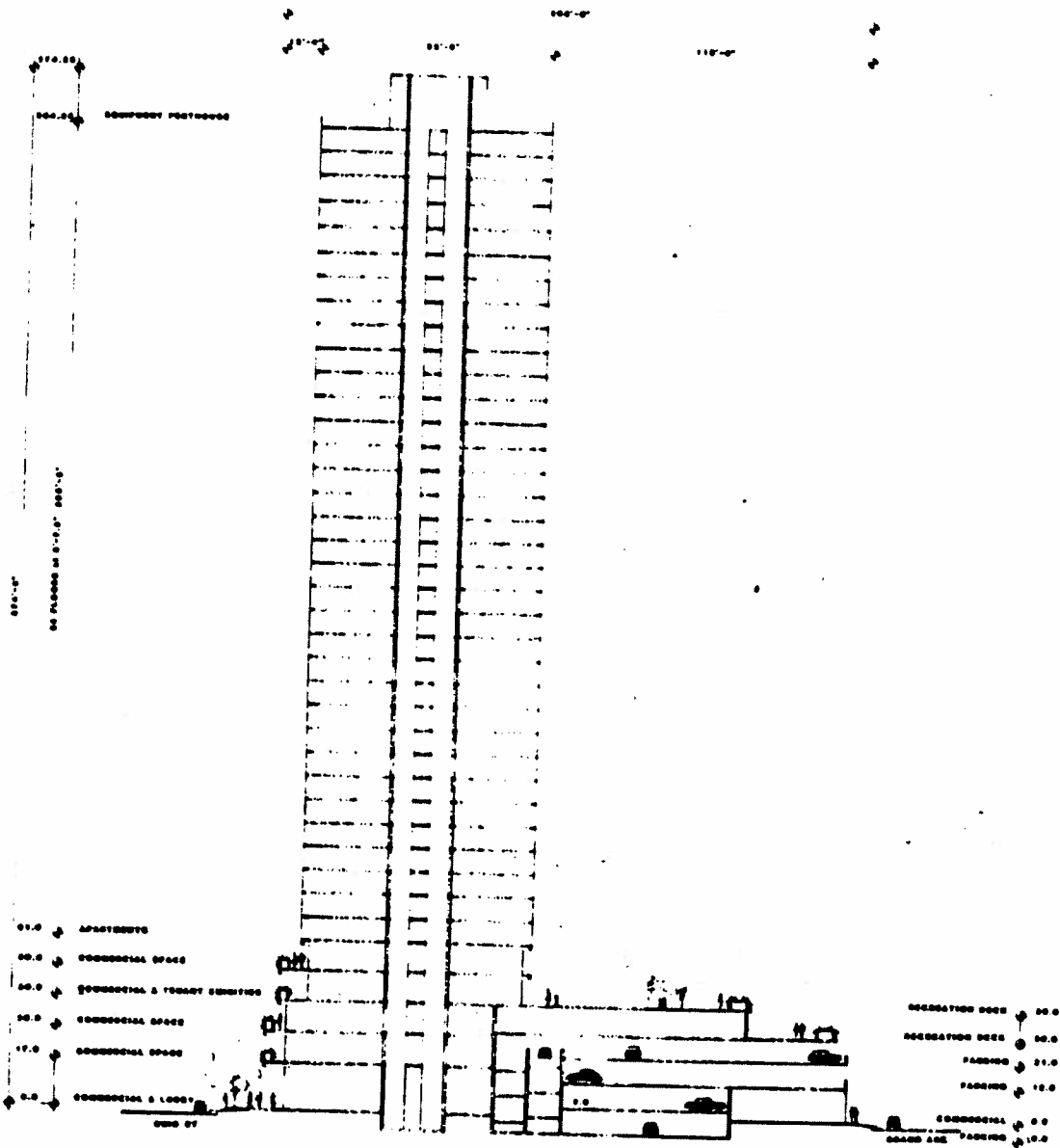
Apartments: 34 Floors



Commercial: Ground Floor only under parking

Applicant: 445 East Ohio Partnership
5660 North Jersey, Chicago, IL 60659

Dated: August 31, 1984



445 EAST OHIO NORTH - SOUTH SECTION

ARCHITECT NO. 1004

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA
RESIDENTIAL/COMMERCIAL PLANNED DEVELOPMENT

| Net Site At Grade Level (Sq. Ft.) | Acres | General Description Of Land Use | Max. No. of Apartment Units | Max. Per Cent Of Coverage At Grade Level | Max. No. of Off-Street Parking Spaces | Max. F.A.R. |
|-----------------------------------|-------|--|-----------------------------|--|---------------------------------------|-------------|
| 54,560 | 1.25 | Residential, Office, Commercial, Parking & Related Uses. | 567 | 90% | 250 | 10.1 |

Gross Site Area - Net site area of 54,560 sq. ft. (1.25 acres) plus no areas in the public R.O.W. = 54,560 sq. ft.

- Maximum Percentage of Land Coverage at Grade Level For Total Net Site Area 90%
- Maximum Floor Area Ratio For Total Net Site Area 10.1
- Maximum Number of Apartment Units 567
- Maximum number of Off-Street Parking Spaces 250
- Minimum Number of Off-Street Loading Berths 3 @ 10' X 25'
- Minimum Perimeter Setbacks at Grade Level 0

Applicant: 445 E. Ohio Partnership
 5660 N. Jersey, Chicago, IL 60659

Date: August 31, 1984

MATTERS PRESENTED BY THE ALDERMEN.

(Presented by Wards, in Order, Beginning with the Fiftieth Ward).

Arranged under the following subheadings:

1. Traffic Regulations, Traffic Signs and Traffic-Control Devices.
2. Zoning Ordinance Amendments.
3. Claims.
4. Unclassified Matters (arranged in order according to Ward numbers).
5. Free Permits, License Fee Exemptions, Cancellation of Warrants for Collection and Water Rate Exemptions, Etc.

**1. TRAFFIC REGULATIONS, TRAFFIC SIGNS
AND TRAFFIC-CONTROL DEVICES.**

Referred - ESTABLISHMENT OF LOADING ZONES
AT SUNDRY LOCATIONS.

The aldermen named below presented proposed ordinances to establish loading zones at the locations designated, for the distances specified, which were *Referred to the Committee on Traffic Control and Safety*, as follows:

| Alderman | Location |
|----------------------------|---|
| <i>HUELS</i> (11th Ward) | South Racine Avenue (east side), at 3439 - 7:00 A.M. to 4:30 P.M. - Mondays thru Fridays; |
| <i>NATARUS</i> (42nd Ward) | North LaSalle Street, at 1432 - 3:00 P.M. thru 1:00 A.M. |

Referred - RESTRICT MOVEMENT OF VEHICULAR TRAFFIC
TO SINGLE DIRECTION ON SPECIFIED PUBLIC WAYS.

The aldermen named below presented proposed ordinances to restrict the movement of vehicular traffic to the direction indicated in each case, on specified public ways, which were *Referred to the Committee on Traffic Control and Safety*, as follows:

| Alderman | Location |
|------------------------------|---|
| <i>HUTCHINSON</i> (9th Ward) | South Eberhart Avenue from East 104th Street to East 107th Street - northerly; |
| | South Harvard Avenue from West 119th Street to West 127th Street - southerly; |