

On motion of Alderman Gabinski, the committee's recommendation was *Concurred In* and each of the said proposed ordinances was *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Rush, Tillman, Evans, Bloom, Sawyer, Beavers, Humes, Hutchinson, Vrdolyak, Huels, Majerczyk, Burke, Brady, Langford, Streeter, Kellam, Sheahan, Kelley, Sherman, Krystyniak, Henry, Marzullo, Nardulli, W. Davis, Smith, D. Davis, Hagopian, Santiago, Gabinski, Mell, Frost, Kotlarz, Banks, Damato, Cullerton, Laurino, O'Connor, Pucinski, Natarus, Oberman, Hansen, McLaughlin, Orbach, Schuller, Volini, Orr -- 46.

*Nays* -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

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

PD 304

*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 B4-4 Restricted Service District symbols and indications as shown on Map No. 1-F in area bounded by

West Delaware Place; the alley next east and parallel to North Dearborn Street; a line 101 feet south of and parallel to West Delaware Street; and North Dearborn Place,

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

[Residential-Business Planned Development printed on pages  
20555 through 20560 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:*

(Continued on page 20561)

No. 364

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT  
STATEMENTS

1. The area delineated hereon as "Residential-Business Planned Development" is owned or controlled by American National Bank & Trust Company of Chicago as Trustee under Trust No. 62565, 33 North LaSalle 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 and limited business uses, together with off-street parking.
4. Any dedication or vacation of streets or alleys, 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.

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: DEARBORN DELAWARE ASSOCIATES

DATE: April 25, 1985

10/9/85

REPORTS OF COMMITTEES

20557

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA	GENERAL DESCRIPTION OF LAND USE	MAX NO. OF DWELLING UNITS	MAX FLOOR AREA RATIO	MAX PERCENTAGE OF LAND COVERED
17,792.2 s.f. or .41 acres	Dwelling units, related recreational uses, including a swimming pool, business uses, (including an earth station receiving dish) and off-street parking	185	11.6	94% at grade; 43% at 28 feet above grade

NET SITE AREA

17,792.2 sq.ft.

GROSS SITE AREA (net site area + area of public streets)

29,453.5 sq.ft. = 17,792.2 sq.ft. + 11,661.3

F.A.R. FOR NET SITE AREA

11.6

NUMBER OF DWELLING UNITS

200 Including a maximum of 25 per cent Efficiency units

MAXIMUM AREA DEVOTED TO BUSINESS USES

8,600 sq.ft.

PERCENTAGE OF LAND COVERED

94% at grade; 43% at 28 feet above grade

MINIMUM NUMBER OF OFF-STREET PARKING SPACES

111

MINIMUM NUMBER OF OFF-STREET LOADING BERTHS

2

MINIMUM SETBACKS

0

APPLICANT: DEARBORN DELAWARE ASSOCIATES

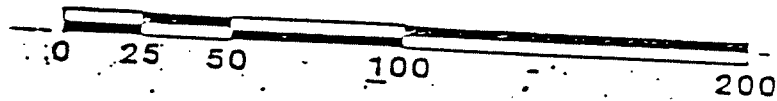
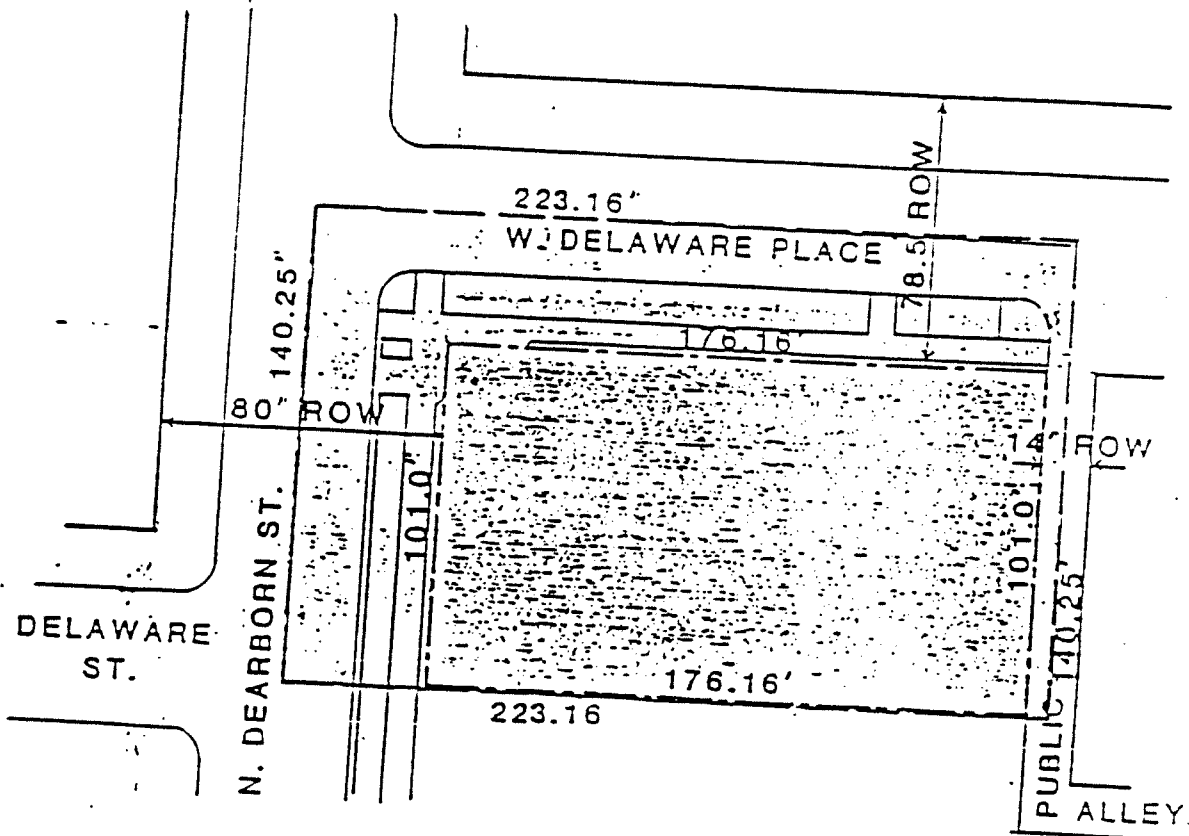
DATE: April 18, 1985

REVISED: September 12, 1985

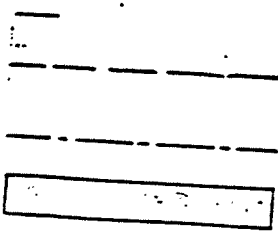
*Note of Change -  
BY COMMISSION  
185 Dwellings*



# RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



### LEGEND



--- RESIDENTIAL-BUSINESS  
 --- PLANNED DEVELOPMENT BOUNDARY.

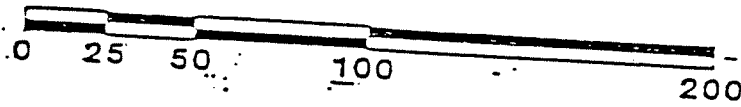
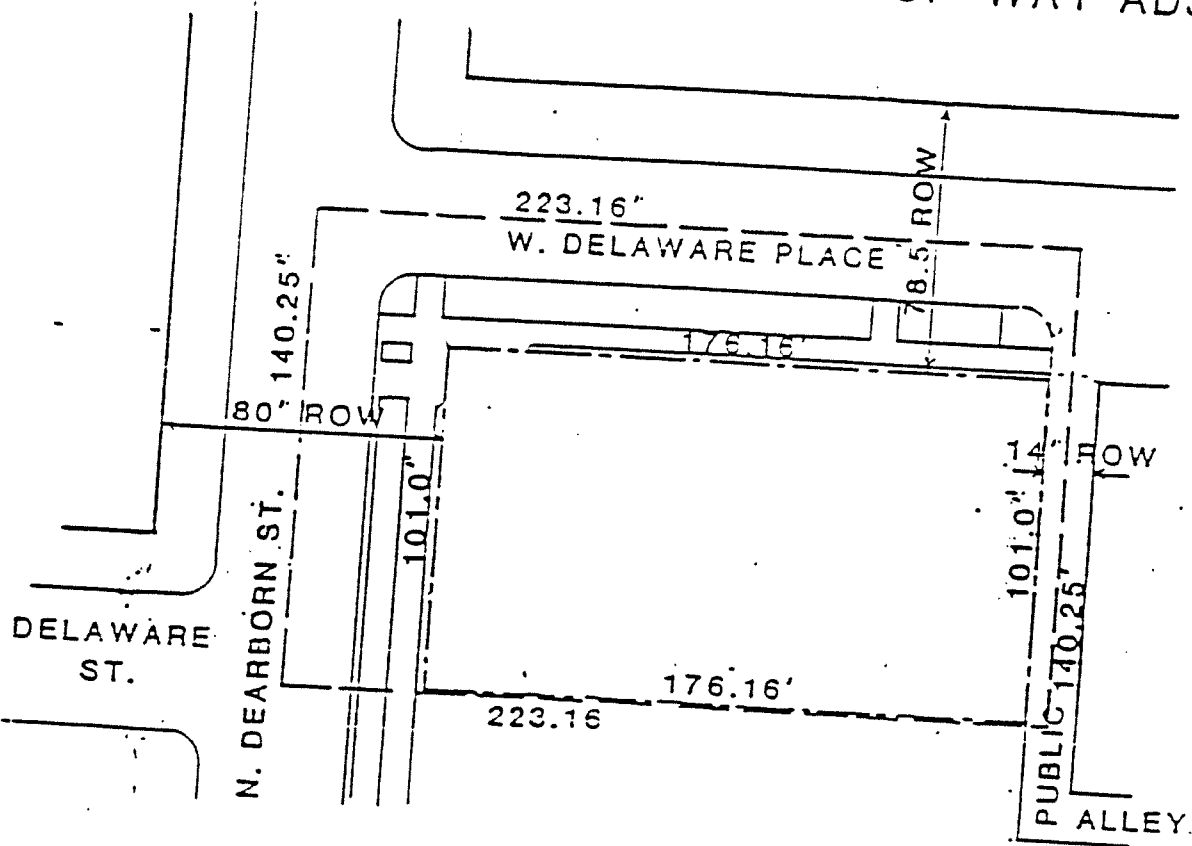
— PROPERTY LINE

▨ DWELLING UNITS, RELATED RECREATIONAL USES,  
 BUSINESS USES, AND OFF-STREET PARKING



APPLICANT: DEARBORN DELAWARE ASSOCIATES

DATE: April 25, 1985

# RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT



### LEGEND

-  RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT BOUNDARY.
-  PROPERTY LINE

APPLICANT: DEARBORN DELAWARE ASSOCIATES

DATE: April 25, 1985