

(Continued from page 21787)

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 Business Planned Development No. 308 District symbols and indications as shown on Map No. 2-F in the area bounded by

South Franklin Street; West Monroe Street; a line 141.48 feet west of South Franklin Street; and West Arcade Place;

to the designation of Business Planned Development No. 308, as amended, 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 hereof and to no others.

[Business Planned Development printed on pages
21802 through 21807 of this Journal.]

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

Reclassification of Area Shown on Map No. 2-F.

PD 369

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 B7-7 General Central Business District symbols and indications as shown on Map No. 2-F in the area bounded by

West Madison Street; South Franklin Street; a line 190.11 feet south of and parallel to West Madison Street; and a line 73.30 feet west of and parallel to South Franklin Street,

(Continued on page 21808)

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 21809
through 21817 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. 4-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 M2-4 General Manufacturing District symbols and indications as shown on Map No. 4-F in area bounded by

West 19th Street on the north; South State Street on the east; South Archer Avenue on the south; and South Federal Street on the west,

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.

Reclassification of Area Shown on Map No. 7-G.

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. 7-G in area bounded by

West Diversey Parkway; a line 140.27 feet east of and parallel to North Wayne Avenue; the alley next south of and parallel to West Diversey Parkway; and North Wayne Avenue,

to those of a B4-2 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.

BUSINESS PLANNED DEVELOPMENT NO. 369

PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated herein as a Business Planned Development (the "Planned Development") consists of approximately 13,937.30 square feet of real property bounded on the north by West Madison Street; on the east by South Franklin Street; on the south by a line 190.11 feet south of and parallel to West Madison Street; and on the west by a line 73.30 feet west of and parallel to South Franklin Street (the "Property"), as identified in the drawing attached hereto entitled "Property Line and Right of Way Map." The property is currently owned by 305 West Madison Incorporated, a Delaware corporation.

2. This Plan of Development consists of twelve (12) statements; an existing zoning map; a property line and right of way map; a generalized land use map; a preferential street map and a table of use and bulk regulations and related controls. The Plan of Development is applicable to the area delineated herein and these and no other controls shall apply to the delineated area. This Plan of Development conforms to the intent and purpose of the Chicago Zoning Ordinance and all requirements thereof, and satisfies the established criteria for approval as a planned development.

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DATE: August 6, 1985

3. The Applicant or its successors, assignees or grantees or such other person or entity as may then own or control the subject property shall obtain all required reviews, approvals, licenses and permits required in connection with this Planned Development.

4. Any dedication or vacation of streets, 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 the City Council.

5. The uses permitted in the Planned Development shall be in general conformity with the Permitted and Special Uses of the B7-7, General Central Business District classification. Earth station receiving dishes shall be permitted. All other controls and regulations set forth herein apply within the general application of this statement.

6. Any service drive or other ingress or egress for motor vehicles shall be adequately designed and paved, in accordance with the now published regulations of the Bureau of Traffic Engineering and Operations and in compliance with the Municipal Code of the City of Chicago. There shall be no parking within such paved areas.

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7. The height restriction of the development and any appurtenance attached hereto 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 Aviation Administration;
- (2) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council; and
- (3) Height limitations as approved by the Federal Aviation Agency pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Agency.

8. Off-street 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.

9. The information in the Plan of Development attached hereto sets forth data concerning the generalized

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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.

10. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning, Zoning, and Inspectional Services. Temporary signs such as construction and marketing signs may be permitted subject to the aforestated approvals.

11. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply, provided, however, that space devoted to heating, ventilation, air conditioning, plumbing and electrical equipment, wherever located, shall not be included in F.A.R.

12. This Plan of Development 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 and in force on the date of this application.

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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 COVER
13,937.30	0.32	Office building, retail and related uses, including Satellite Earth Station(s).	23.86	100%

GROSS SITE AREA = NET SITE AREA: 13,937.30 SF (0.32 acres)
 Public Rights-of-Way: 13,157.38 SF (0.30 acres)
 TOTAL: 27,094.68 SF 0.62 acres

OFF STREET PARKING AND LOADING CONTROLS

Three (3) loading docks
 12 off-street parking spaces

MAXIMUM FLOOR AREA RATIO: 23.86

SET BACKS AND SITE COVERAGE

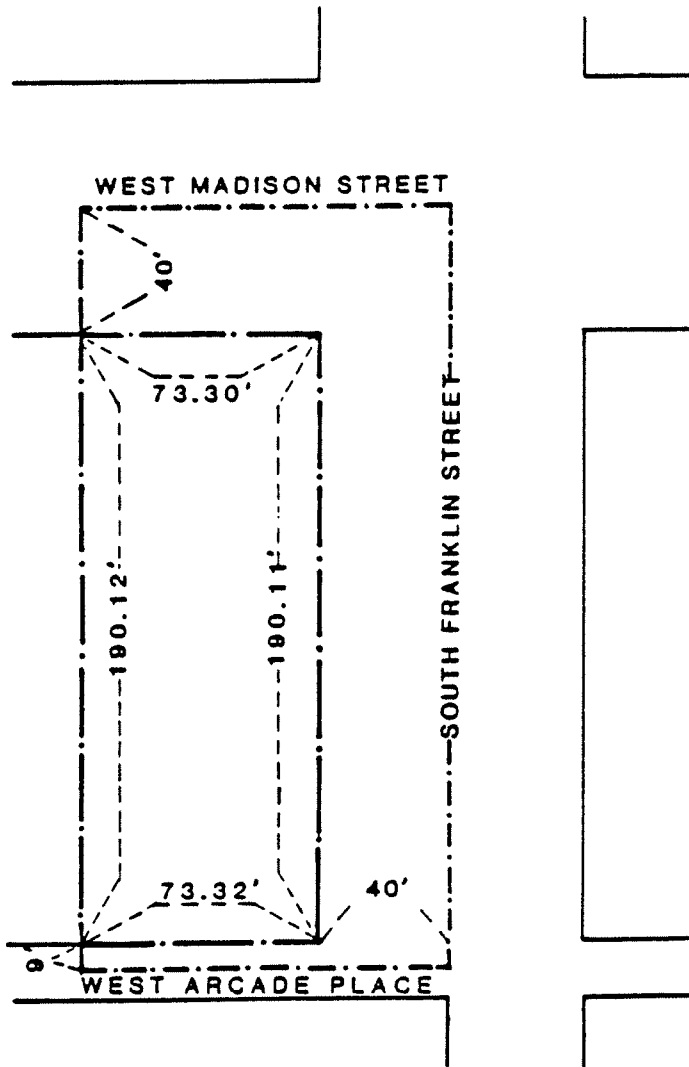
West Madison Street: 0'-0"
 South Franklin Street: 0'-0"
 West Arcade Place: 0'-0"
 west property line: 0'-0"

APPLICANT: Jaymont Properties Incorporated

ADDRESS: Three First National Plaza
 Suite 4000
 Chicago, Illinois 60603

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BUSINESS PLANNED DEVELOPMENT
PROPERTY LINE AND RIGHT OF WAY MAP



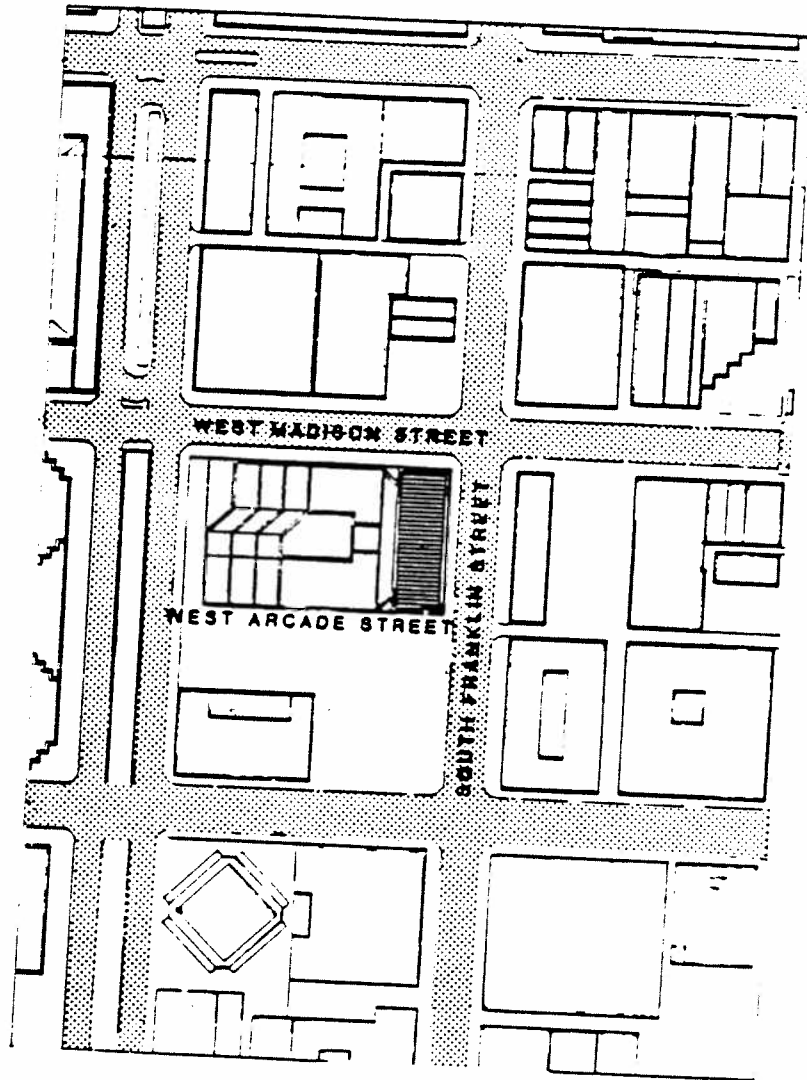
LEGEND:
 - - - - - PLANNED DEVELOPMENT BOUNDARY
 _____ PROPERTY LINE



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PREFERENTIAL STREET MAP



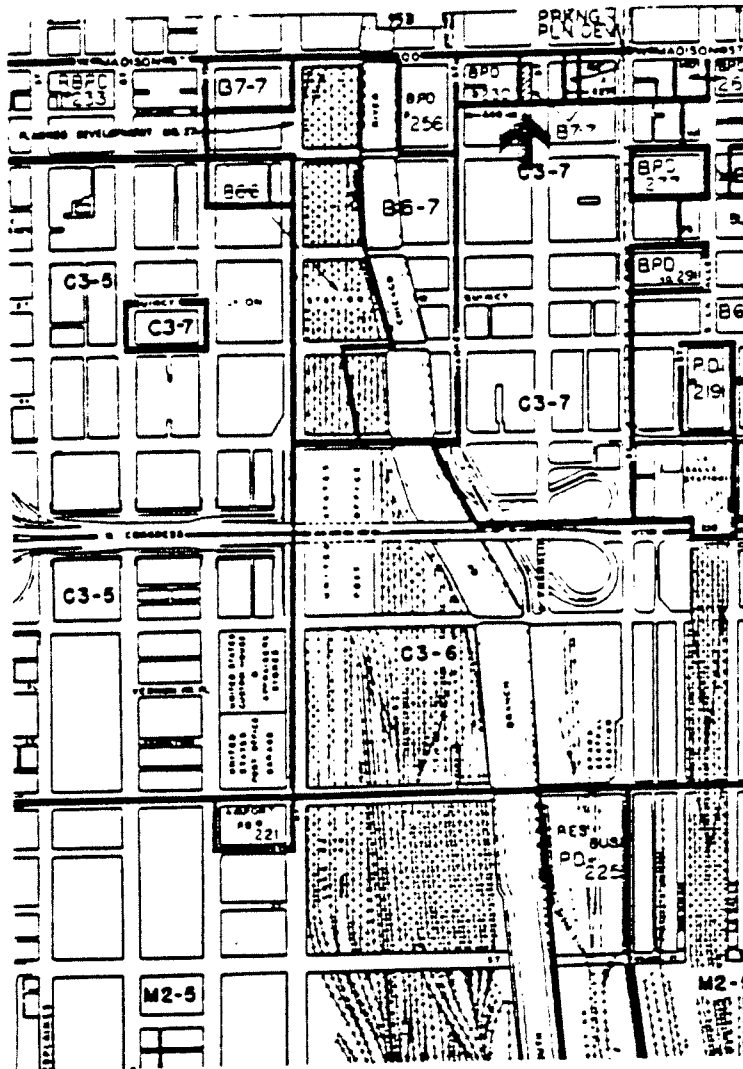
LEGEND:
[Hatched Box] SITE
[Double Line Box] PREFERENTIAL STREETS



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BUSINESS PLANNED DEVELOPMENT EXISTING ZONING



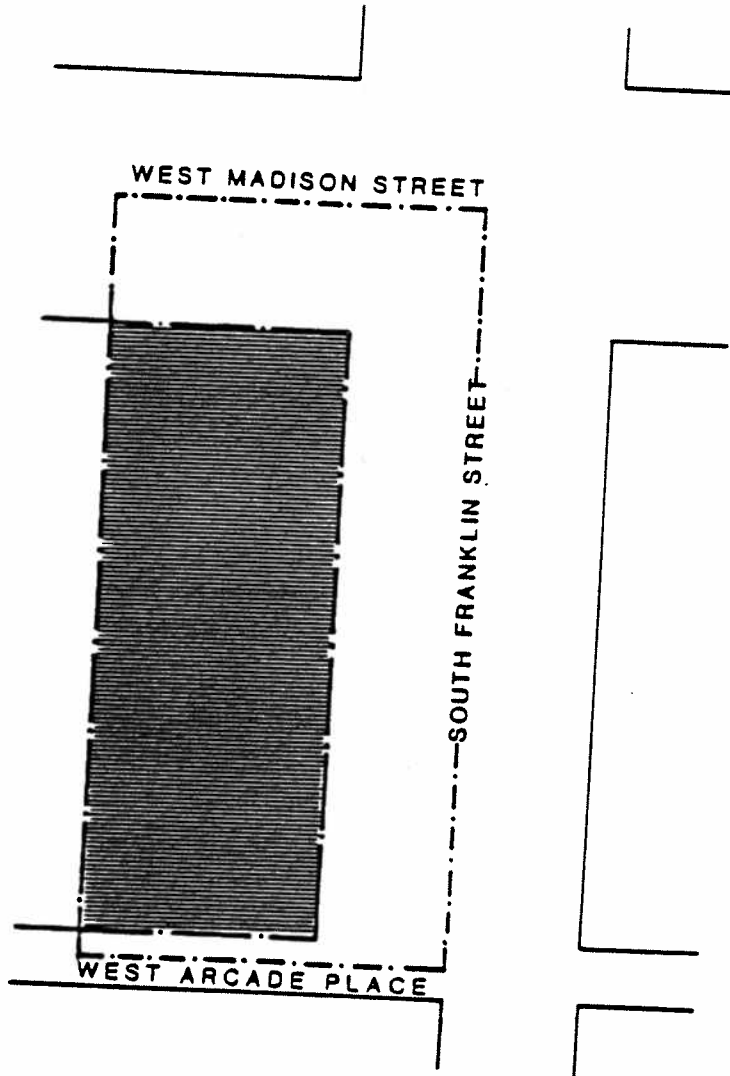
LEGEND:
 _____ ZONING DISTRICT BOUNDARY
 // // // // // PLANNED DEVELOPMENT



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BUSINESS PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN



LEGEND:
 - - - - - PLANNED DEVELOPMENT BOUNDARY
 [Hatched Box] GENERAL BUSINESS USES



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Reclassification of Area Shown on Map No. 8-E.

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 General Residence District symbols and indications as shown on Map No. 8-E in the area bounded by

a line 98.25 feet north of East 34th Street; the alley next east of and parallel to South Michigan Avenue; East 34th Street; and South Michigan Avenue,

to those of a B2-1 Restricted Retail 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. 8-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 B4-2 Restricted Service District symbols and indications as shown on Map No. 8-F in the area bounded by

the alley next south of and parallel to West 31st Street; alley line next east of and parallel to South Wallace Street; a line 216.0 feet south of and parallel to West 31st Street; and South Wallace Street,

a line 249 feet south of and parallel to the center line of West 31st Street; center line of alley next east of and parallel to South Wallace Street; a line 274 feet south of and parallel to the center line of West 31st Street; and center line of South Wallace Street,

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 full force and effect from and after its passage and due publication.

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