

7, November 6, 26, December 4 and 30, 1985 and January 16 and 30, 1986) to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

This recommendation was concurred in by 11 members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) TERRY M. GABINSKI,

Chairman,

(Signed) EDWARD R. VRDOLYAK,

Vice-Chairman.

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 Roti, Rush, Tillman, Evans, Bloom, Sawyer, Beavers, Humes, Hutchinson, Huels, Majerczyk, Madrzyk, Burke, Brady, Langford, Streeter, Kellam, Sheahan, Kelley, Sherman, Stemberk, 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, Schuler, Volini, Orr, Stone -- 49.

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-E.

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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 B7-6 General Central Business District symbols and indications as shown on Map No. 1-E in the area bounded by

East Superior Street; a line 100 feet west of and parallel to North Michigan Avenue;
East Huron Street; and North Rush Street;

to the designation of a B6-7 Restricted Central Business District and a corresponding use district is hereby established in the area described above.

SECTION 2. Further, that the Chicago Zoning Ordinance be amended by changing all the B6-7 Restricted Central Business District symbols and indications as shown on Map No. 1-E in the area bounded by

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East Superior Street; North Michigan Avenue; East Huron Street; and North Rush Street;

to the designation of a Residential-Business Planned Development which is hereby established in the area described above, 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.

[Residential-Business Planned Development printed on pages 28216 through 28223 of this Journal.]

SECTION 3. 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.

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 B6-7 Restricted Central Business District and B7-7 General Central Business District symbols and indications as shown on Map No. 1-F in the area bounded by

West Wacker Drive; North Dearborn Street; West Lake Street; and North State Street,

to reflect the establishment of a 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 attached hereto and made a part hereof.

[Business Planned Development printed on pages 28224 through 28231 of this Journal.]

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

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 C3-7 Commercial-Manufacturing District symbols and indications as shown on Map. No. 2-F in the area bounded by

West Jackson Boulevard; South Franklin Street; West Van Buren Street; and South Wacker Drive,

(Continued on page 28232)

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 380

PLAN OF DEVELOPMENT -- STATEMENTS

1. The area delineated herein as a Residential-Business Planned Development (the "Planned Development") consists of approximately 49,295 square feet or 1.13 acres of real property. It is bounded on the north by East Superior Street; on the east by North Michigan Avenue; on the south by East Huron Street; and on the west by North Rush Street (the "Property"), as shown on the attached "Property Lot Line Map." The property is currently owned by the LaSalle National Bank & Trust Co., as trustee under Trust No. 104448, dated December 1, 1981. Oxford-Illinois Resources, Inc. is the sole beneficiary of Trust No. 104448.

2. This Plan of Development consists of twelve (12) statements; an existing zoning map; a boundary and property line map; a generalized land use 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.

3. 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.

4. The Applicant or its successors, assignees, 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 in connection with this Planned Development.

5. Any dedication or vacation of streets, 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.

6. The uses permitted in the Planned Development shall be in general conformity with the Permitted and Special Uses of the B6-7, Restricted Central Business District classification. Earth station receiving dishes and the uses permitted in Section 8.3-4B(35) of the Chicago Zoning Ordinance also shall be permitted. All other controls and regulations set forth herein apply within the general application of this statement.

7. 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.

8. The height restriction of the Planned Development and any appurtenance attached 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.

9. 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 and Commissioner of the Department of Public Works.

10. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Departments of Planning, Zoning and Inspectional Services and in accordance with Chapter 86.1-11 of the Municipal Code of Chicago. Temporary signs, such as construction and marketing signs, may be permitted subject to the aforestated approvals.

11. For purposes of calculating floor area ratio (F.A.R.), parking and loading berth requirements, the definitions in the Chicago Zoning Ordinance shall apply, provided, however, that spaces of 5000 square feet or greater devoted to heating, ventilation, air conditioning, plumbing and electrical equipment, on any given floor, shall not be included in such calculations.

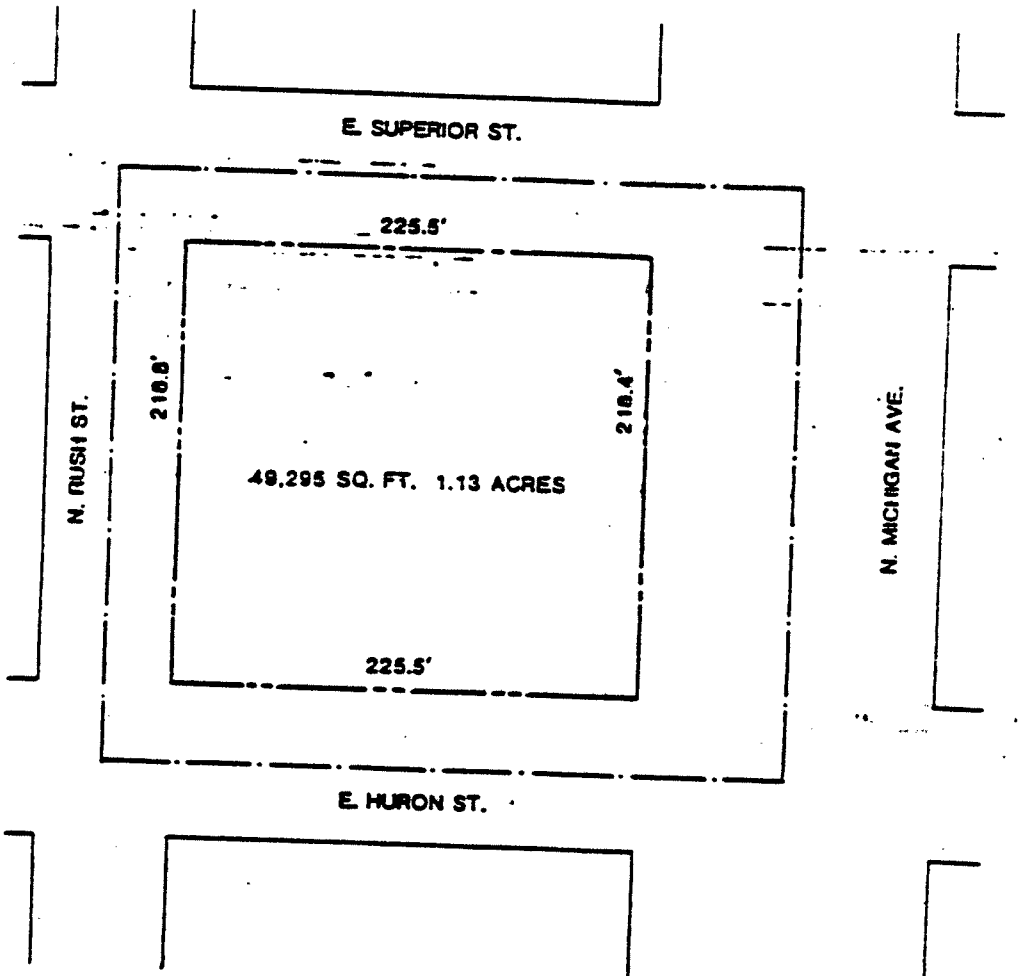
12. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and in force on the date of the application.

APPLICANT: Oxford-Illinois Resources, Inc.
Three First National Plaza
Chicago, Illinois 60602

DATE: August 6, 1985

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____

FIGURE 1: Boundary and Property Line Map



LEGEND

- PROPERTY LINE
- .-.-.- PLANNED DEVELOPMENT BOUNDARY

APPLICANT: Oxford-Illinois Resources, Inc.
 Three First National Plaza
 Chicago, Illinois 60602

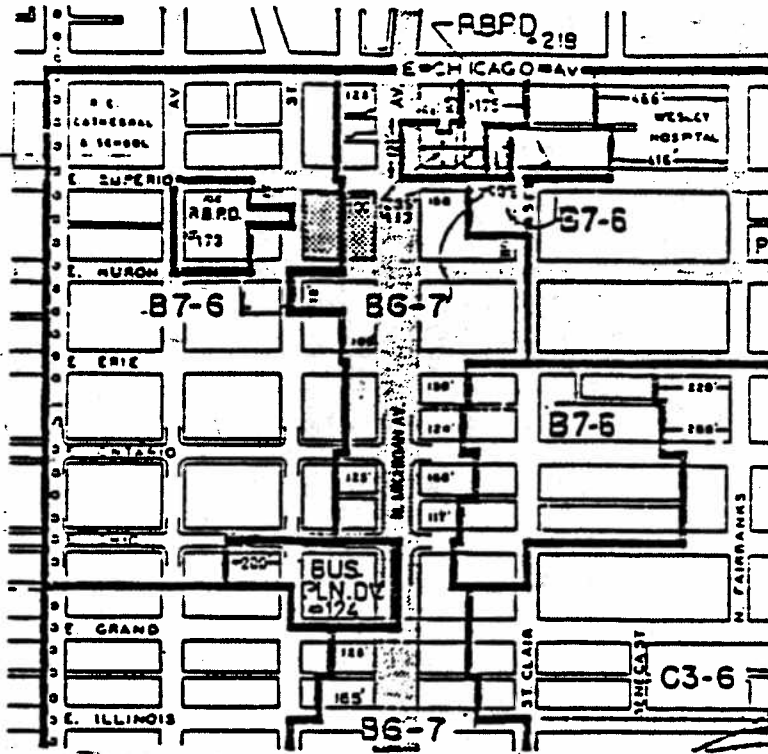
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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____

FIGURE 2: Existing Zoning Map



LEGEND

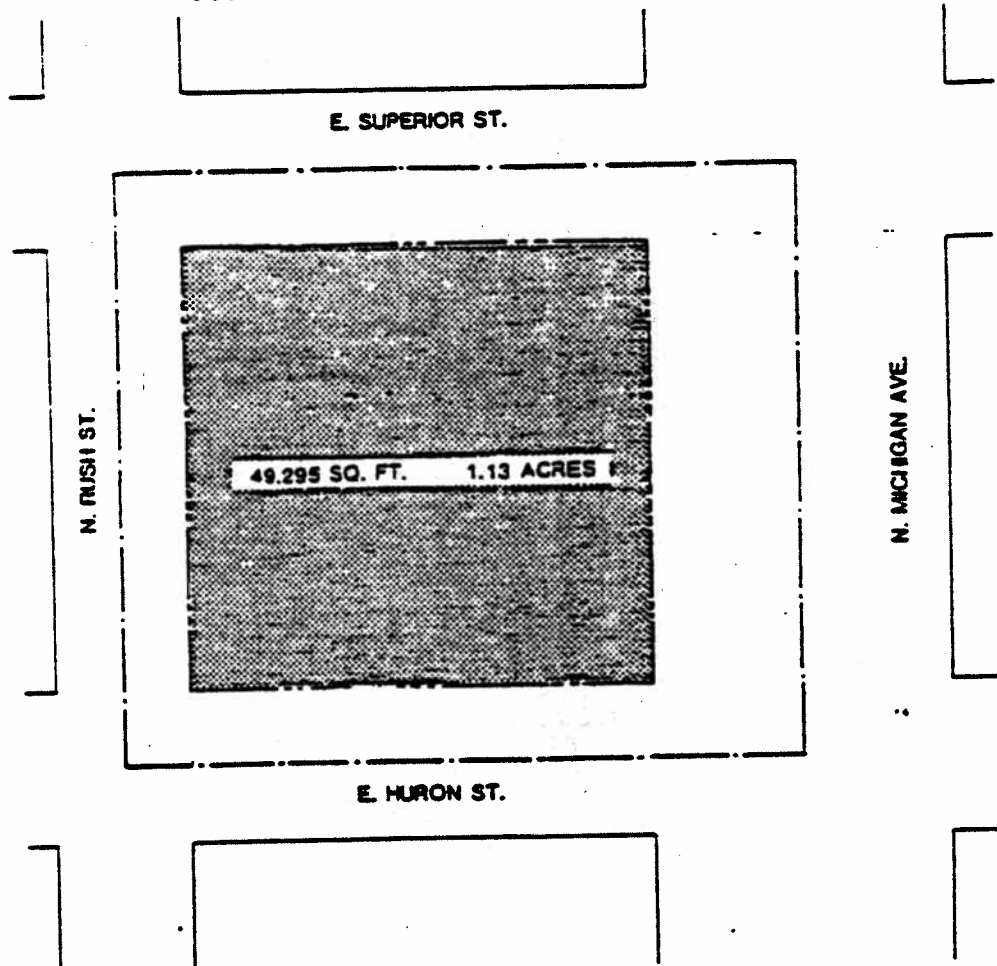
-  PREFERENTIAL STREETS
-  PLANNED DEVELOPMENT
-  ZONING BOUNDARIES

APPLICANT: Oxford-Illinois Resources, Inc.
 Three First National Plaza
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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____

FIGURE 3: Generalized Land Use Map



LEGEND

- PROPERTY LINE
- PLANNED DEVELOPMENT BOUNDARY
- ██████████ RETAIL, RESIDENTIAL AND PARKING

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FIGURE 4: USE AND BULK REGULATIONS AND DATA

NET SITE AREA NO. FEET	ACRES	GENERAL DESCRIPTION OF LAND USE	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENT OF SITE COVER. AT GRADE
49,295	1.13	Retail, residential and related uses, accessory and nonaccessory parking, and earth station receiving dishes.	17.95	100%

GROSS SITE AREA = NET SITE AREA:

49,295 sq. feet (1.13 acres) plus area to remain in
public right of way: 46,970 sq. ft. (1.08 acres)
= 96,265 sq. ft. (2.21 acres).

OFF STREET PARKING: Minimum number of parking spaces: 116
OFF STREET LOADING: Minimum number of loading berths: 7 (5 - 10' x 50')
(2 - 10' x 25')

BULK REGULATIONS:

Maximum number of apartments: 300, including no more than 50 percent offices
Maximum area devoted to retail and related uses: 450,000 gross sq. ft., exclusive of uses accessory to the residential development UR

Minimum perimeter setbacks at grade = 0

APPLICANT: Oxford-Illinois Resources, Inc.

ADDRESS: Three First National Plaza
Chicago, IL 60602

DATE: August 6, 1985

REVISED: February 24, 1986