

Nays -- None.

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

Said ordinances as passed read respectively as follows (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 1-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 R4 General Residence District symbols and indications as shown on Map No. 1-G in area bounded by

the center line of the alley next north of and parallel to West Huron Street; North Racine Avenue; the center line of West Huron Street; and a line 24 feet west of and parallel to North Racine Avenue,

to those of a B2-2 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.

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Reclassification Of Area Shown On Map No. 2-G.

PD 412

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 R5 General Residence District symbols and indications as shown on Map No. 2-G in area bounded by

South Ashland Avenue; West Harrison Street; a line 250 feet east of South Ashland Avenue; a line 167 feet south of West Harrison Street; a line 163.80 feet east of South Ashland Avenue; and a line 352 feet south of West Harrison Street,

to those of a C2-2 General Commercial District, and a corresponding use district is hereby established in the area above described.

SECTION 2. *Be It Further Ordained*, That the Chicago Zoning Ordinance be amended by changing all the C2-2 General Commercial District symbols and indications herein above established and all the R5 General Residence District symbols and indications as shown on Map No. 2-G in the area bounded by

South Ashland Avenue; West Harrison Street; South Loomis Street; the alley next south of West Harrison Street; South Laflin Street; a line 400.6 feet south of West

Harrison Street; a line 163.82 feet east of South Ashland Avenue; and a line 763 feet south of West Harrison Street,

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

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

Plan Of Development

Residential-Business Planned Development No. 412

Statements

1. The area delineated hereon as a "Residential-Business Planned Development" is controlled by the Department of Urban Renewal of the City of Chicago, since it is located within the Near West Side Conservation Area, and is to be redeveloped in accordance with Redevelopment Contract No. 465, as amended.
2. Off-street parking and loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Bureau of Traffic Engineering and Operations and the approval of the Department of Planning as to the location of such facilities.
3. Any dedication of streets or alleys or adjustments of the right-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal or the redeveloper under contract No. 465 or its or their successors and approval of the Chicago City Council.
4. All applicable reviews, approvals or permits are required to be obtained by the redeveloper or its successor.
5. Service drives or any other ingress and egress shall be adequately designed and paved in accord with the published regulations of the Bureau of Traffic Engineering and Operations and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles, over the minimum required width. There shall be no parking permitted within such minimum required width of paved areas. Ingress and egress for off-street parking will be permitted over the east-west alley immediately south of West Harrison Street from South Laflin Street and South Loomis Street. A median cut in Ashland Boulevard will be permitted.
6. Use of land will consist of a five-story hotel structure containing a maximum of 135 rooms and two and three-story townhouse structures and off-street parking as authorized by this Plan of Development. Uses in the hotel structure shall include

related uses such as restaurants with service of liquor, lounges, drug stores, book shops, valet shops and other typical related uses found in similar hotels.

7. Business and identification and other necessary signs may be permitted, subject to review of and approval by the Commissioner of the Department of Planning.
8. The following information sets forth data concerning the property included in the Planned Development, including a table of use and bulk controls, and data concerning a generalized land use plan with the intent and purpose of the Chicago Zoning Ordinance with regulations hereby made applicable hereto.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development," as promulgated by the Commissioner of the Department of Planning.

APPLICANT: Department Of Urban Renewal Of The City Of Chicago

DATE: _____

Residential-Business Planned Development

Planned Development Use And Bulk Regulations And Data

Sub-Area	Net Site Area		General Description Of Land Use	Maximum Number Of Dwelling Units/ Hotel Rooms	Maximum Floor Area Ratio	Maximum % Of Land Coverage
	Feet	Acres				
A	71,944	1.65	Hotel, related uses, and related off-street parking and loading	135	1.5	26%
B	282,282	6.48	Townhouse and off-street parking	154	1.2	32%
Total	354,226	8.13			1.3	31%

Gross Site Area = Net Site Area + Area Of Public Streets And Alleys

448,343 Sq. Ft. 354,226 Sq. Ft. 94,117 Sq. Ft.

Maximum Permitted F.A.R. For The Total Development: 1.3

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UNFINISHED BUSINESS

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Maximum Number Of Dwelling Units: 154

Maximum Percent Of Land Covered For The Total Development: 31%

Minimum Number Of Off-Street Parking Spaces:

Residential: One parking space for each dwelling unit constructed
Hotel: 45

Minimum Number Of Off-Street Loading Spaces:

For the hotel structure, Off-Street Loading Facilities will be provided as authorized by the Chicago Zoning Ordinance, C2-2 General Commercial Districts

The Above Noted Regulations Relate To The Ultimate Development Within The Planned Development Area. Interim Stages Of Development May Exceed These Permitted Standards, Subject To The Approval Of The Department Of Planning.

Minimum Periphery Setbacks:	Townhouses	Hotel
West Harrison Street	15'	30'
South Ashland Avenue	15'	15'
South Laflin Street	5'	NA
South Loomis Street	5'	NA

APPLICANT: Department Of Urban Renewal Of The City Of Chicago

DATE: _____

[Residential-Business Planned Development Zoning Maps
printed on pages 39569 through 39571 of this
Journal.]

Reclassification Of Area Shown On Map No. 3-I.

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. 3-I in the area bounded by

the alley next north of West Division Street; a line 100 feet east of North Washtenaw Avenue; West Division Street; and North Washtenaw Avenue,

to those of a C2-5 General Commercial 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. 6-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 R3 General Residence District symbols and indications as shown on Map No. 6-G in the area bounded by

the alley next southeasterly of and parallel to Archer Avenue; the alley next northeasterly of and parallel to South Farrell Street; a line 169 feet 7 inches southeasterly of and parallel to the alley next southeasterly of and parallel to Archer Avenue; and South Farrell Street,

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. 8-H
(As Amended).*

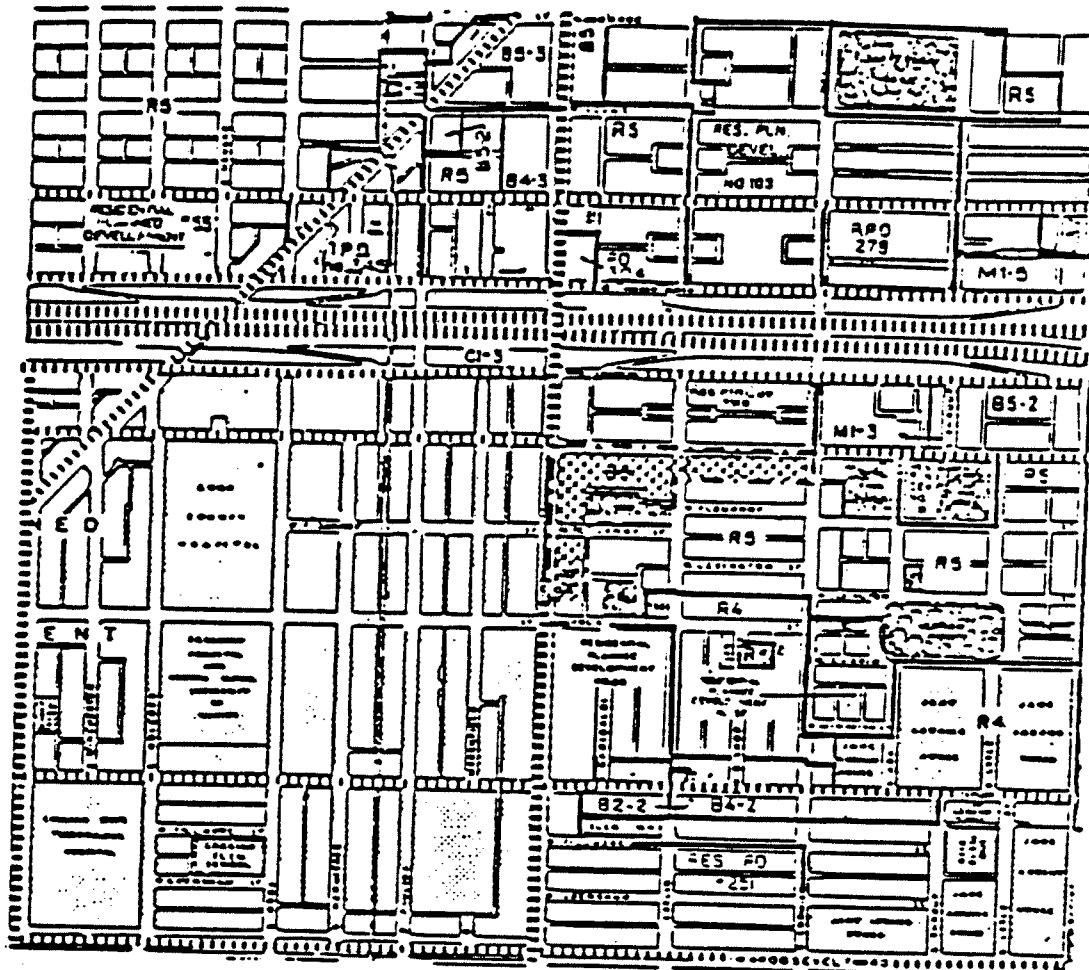
Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C2-3 General Commercial District symbols and indications as shown on Map No. 8-H in the area bounded by




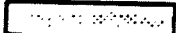

the center line of South Ashland Avenue; the center line of West 38th Place; a line 100 feet north of and parallel to West 38th Place; and the center line of the alley west of and parallel to South Ashland Avenue,

(Continued on page 39572)

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



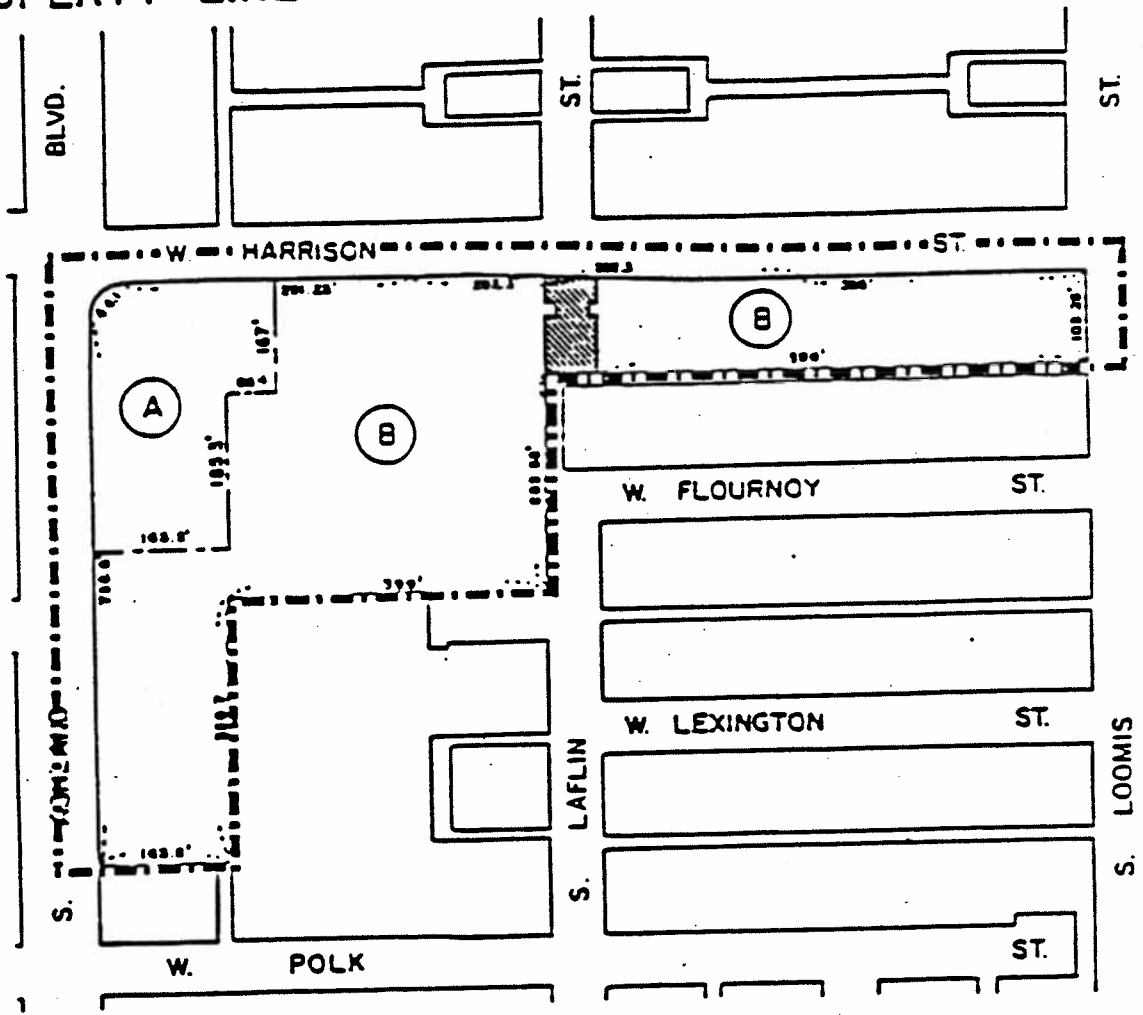
LEGEND

-  RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT BOUNDARY
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREET SYSTEM
-  PUBLIC & QUASI-PUBLIC FACILITIES
-  PARKS AND PLAYGROUNDS






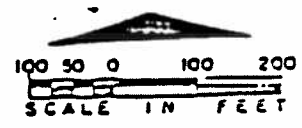
APPLICANT: DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO
 DATE: _____, 1986

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



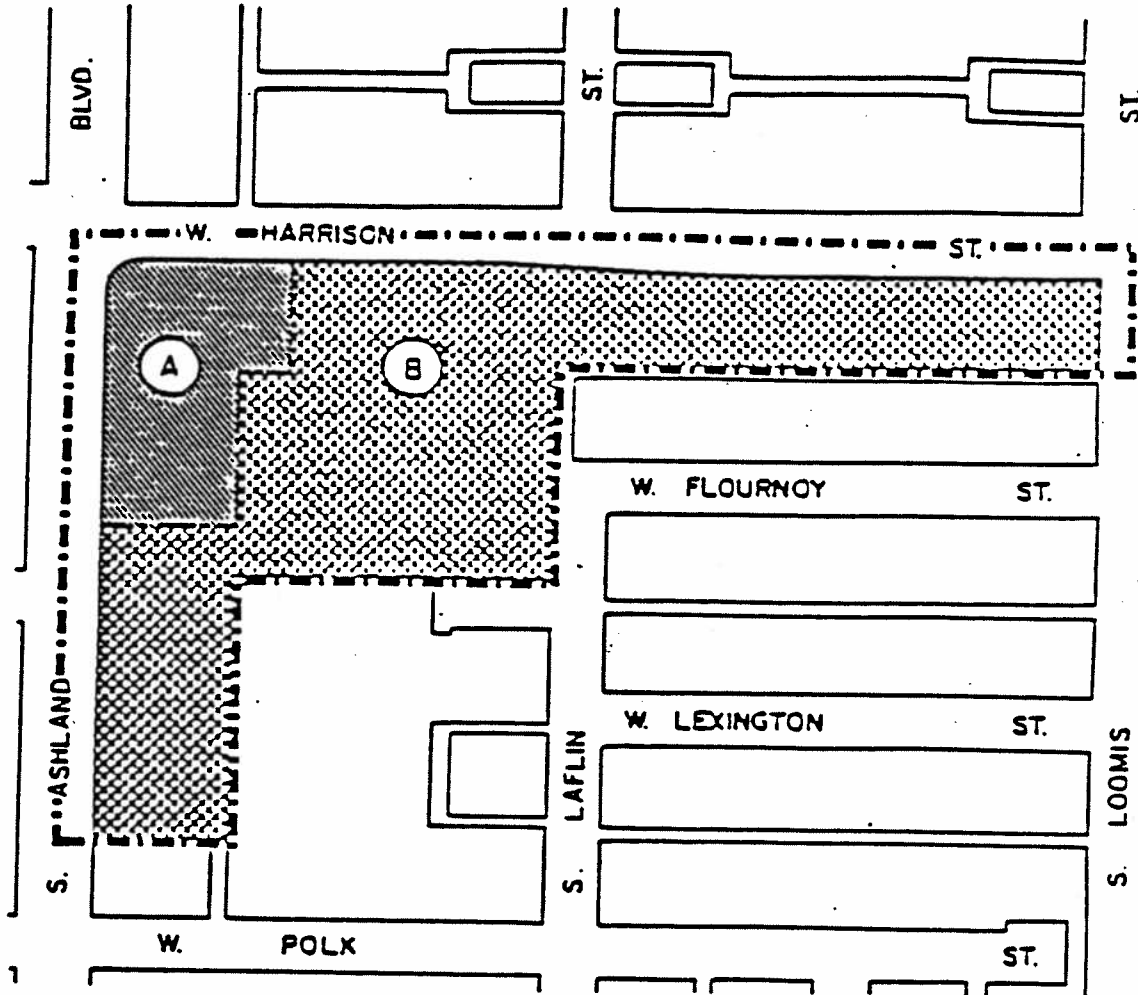
LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  SUB-AREA BOUNDARY
-  STREET PROPOSED TO BE CLOSED TO VEHICULAR TRAFFIC






APPLICANT: DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO
 DATE: _____, 1986

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



LEGEND

- PLANNED DEVELOPMENT BOUNDARY
-  HOTEL AND RELATED USES WITH OFF-STREET PARKING AND LOADING
-  JOYHOUSE STRUCTURES
-  SUB-AREA

APPLICANT: DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO
 DATE: _____, 1986

(Continued from page 39568)

to those of a B1-1 General Business District, and a corresponding use district is hereby established in the area above described.

SECTION 2. That this ordinance shall be in full force and effect from and after its date of passage and due publication.

Reclassification Of Area Shown On Map No. 12-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 B4-2 Restricted Service District symbols and indications as shown on Map No. 12-E in the area bounded by

a line 250 feet south of and parallel to East 47th Street; the alley first east of and parallel to South Wabash Avenue; a line 300 feet south of and parallel to East 47th Street; and South Wabash Avenue,

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. 13-0.

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 B4-1 Restricted Service District symbols and indications as shown on Map No. 13-0 in the area bounded by

West Higgins Road; North Harlem Avenue; a line 175 feet south of West Higgins Road; a line 168.79 feet west of North Harlem Avenue; and a line 222.32 feet south of West Higgins Road,

to those of an M1-1 Restricted Manufacturing 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.