

CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY PARTICULAR AREAS.

On motion of Alderman T. Evans, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of September 9, 1987, pages 3574--3638, recommending that the City Council pass proposed ordinances amending the Chicago Zoning Ordinance by reclassifying particular areas.

On motion of Alderman Davis, the said proposed ordinances were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Roti, Rush, Tillman, T. Evans, Bloom, Sawyer, Beavers, Caldwell, Shaw, Vrdolyak, Huels, Fary, Madrzyk, Burke, Carter, Langford, Streeter, Kellam, Sheahan, Jones, J. Evans, Garcia, Krystyniak, Henry, Soliz, Gutierrez, Butler, Smith, Davis, Hagopian, Figueroa, Gabinski, Mell, Austin, Kotlarz, Banks, Giles, Cullerton, Laurino, O'Connor, Pucinski, Natarus, Eisendrath, Hansen, Levar, Shiller, Schuler, Osterman, Orr, Stone -- 50.

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

East Huron Street; North Michigan Avenue, a line 78 feet south of and parallel to East Huron Street; and North Rush Street,

to those of a Business Planned Development, 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 attached to this ordinance reads as follows:

Business Planned Development

Plan Of Development.

P.D. # 428

1. Legal title to that certain real property ("Property") which is subject to the use and bulk restrictions of this Business Planned Development, is held by American National Bank and Trust Company of Chicago as Trustee under Trust No. 67314, dated August 4, 1986. The sole beneficiary of said Trust is Avenue Development Associates, an Illinois general partnership.

All required disclosures are contained within the Economic Disclosure Statement filed with the City of Chicago in accordance with applicable requirements. The Property will be held under single ownership or control or under single designated control by said Trust, by Avenue Development Associates or by either of them or of their affiliates, successors or assigns.

2. Office uses, transient hotel uses, retail uses and such uses as are currently authorized as permitted or special uses by the terms of the Chicago Zoning Ordinance in the B6-7 Zoning District (as described in Sections 8.3-6(B) and 8.4-6 and associated sections referred to therein) shall be permitted upon the Property, including the operation of radio or television towers and/or earth station receiving dishes.

3. The applicant, its affiliates, successors, assigns or grantees shall obtain all official reviews, approval and permits necessary to implement the development of the Property.

4. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way necessary to implement development of the Property shall require a separate submittal on behalf of the applicant, its successors, assigns or grantees, and approval by the City Council.

5. Accessory off-street parking and accessory off-street loading shall be required upon the Property in accordance with the Bulk Regulations Data attached hereto and made part hereof.

6. Any fire lane, 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.

7. The height of each building located upon the Property and the appurtenances attached thereto shall be subject to:

- a. Height limitations as certified on Form FAA-177 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, 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.

8. Business and business identification signs may be permitted upon the Property subject to the review and approval of the Department of Planning and of the Department of Inspectional Services. Temporary signs, such as construction and marketing signs, may be permitted subject to the aforesaid approvals. Signs advertising products or services which products or services are not located upon the Property shall not be permitted. Signs described by Chapter 86, Section 86.1-11 of the Chicago Municipal Code shall require City Council approval in the manner described therein.

9. The development of the Property shall be subject to the Bulk Regulations Data attached hereto and made part of this Plan of Development.

10. This Plan of Development and the development of the Property is and shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" promulgated by the Commissioner of the Department of Development and Planning; provided, the same are publicly available in published form and are in force and effect at the time of City approval of this Business Planned Development.

[Bulk Regulations and Maps attached to this Plan of Development
are printed on pages 4273 through 4277
of this Journal.]

Reclassification Of Area Shown On Map No. 1-E.

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

SECTION 1. That the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, be, and is hereby amended by supplementing all the C3-6 Commercial-Manufacturing District symbols and indications as shown on Map No. 1-E to reflect the establishment of a Communications Planned Development for the erection of an earth station receiving dish located on the roof and on the same lot as an existing building located at 443 North Wabash Avenue, Chicago, Illinois.

SECTION 2. This Communications Planned Development is specifically for the erection of the earth station receiving dish above described and in no way affects, alters or prejudices the existing zoning district regulations applicable to any other improved or unimproved portions of the above described area.

SECTION 3. This ordinance shall be in full 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:

1066

PLANNED BUSINESS DEVELOPMENT BULK REGULATIONS DATA

for that certain property located generally between North Michigan Avenue, East Huron Street and Rush Street in Chicago, Illinois

Net Site Area: 17,596.22 sq. ft. (.404 acres)

Permitted Uses: Retail, office, hotel and uses or special uses as are permitted in the B6-7 District (including the operation of radio or television towers and/or earth station receiving dishes).

Maximum Floor Area Ratio: 25.00 with intermediate mechanical floors excluded.

Maximum Percentage of Site Coverage: 100%

Minimum number of loading berths: Four

Minimum Setbacks: Zero feet

Gross Site Area Calculations:

Net Site Area: 17,596.22 square feet

Approximate Area to Remain in Public Right-of-Way (North Michigan Avenue, East Huron Street and Rush Street) 20,299.13 square feet

Approximate Gross Site Area: 37,895.35

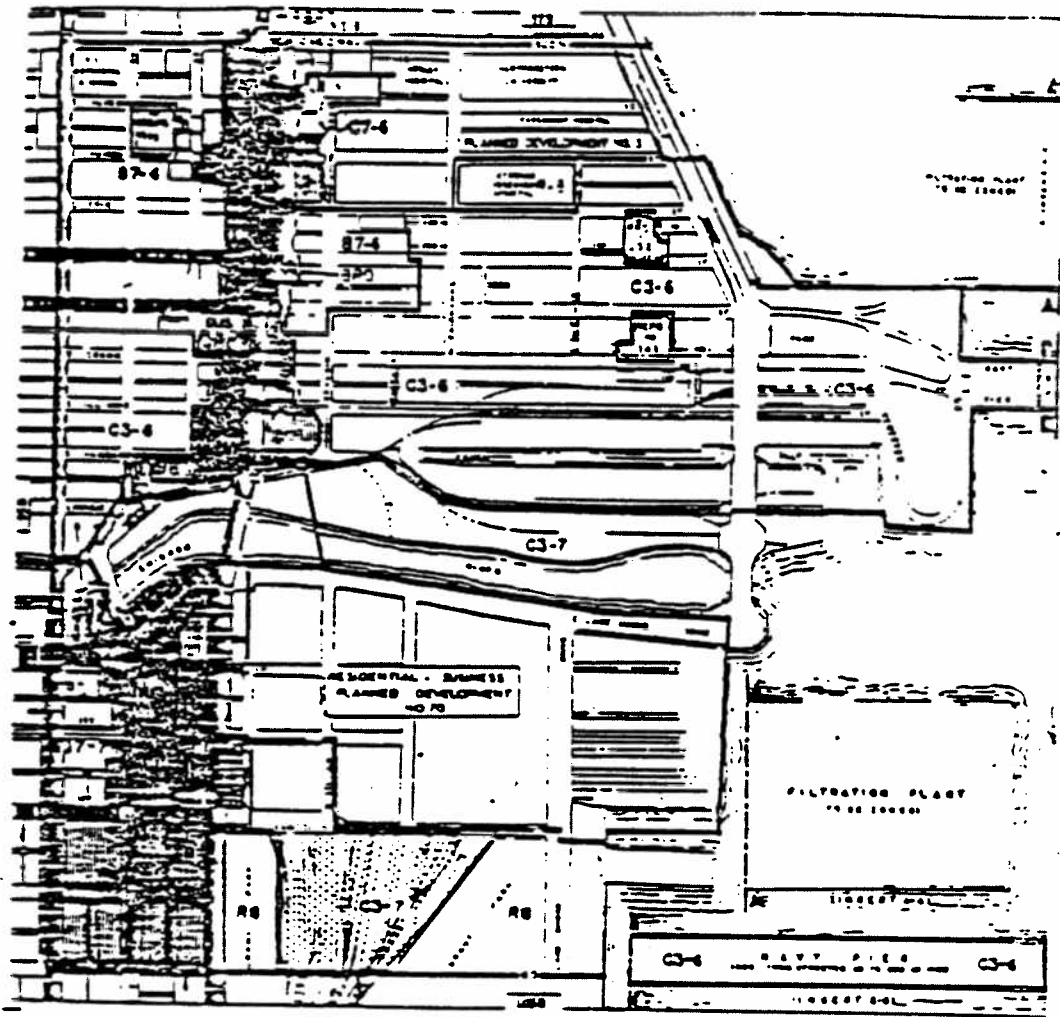
Revised: August 13, 1987

10-7

LEGAL DESCRIPTION

The north 73 feet of Block 41 (except the east 75 feet thereof taken for Michigan Avenue) in Kinzie's addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois (more commonly known as 674-678 North Michigan, Chicago, Illinois).

[Plat of Survey omitted for printing purposes but on file and available for public inspection in the Office of the City Clerk.]



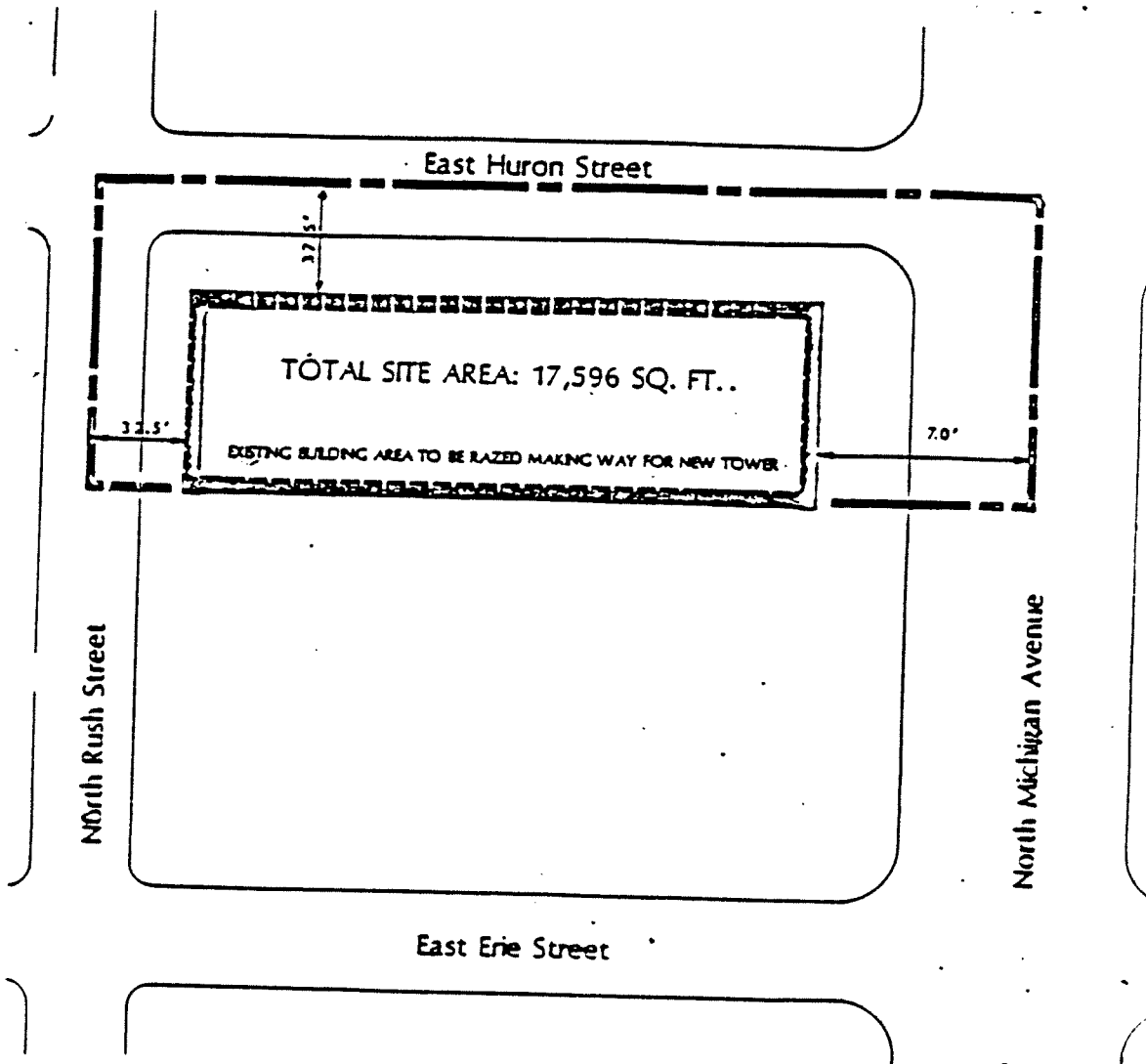
A. EXISTING ZONING MAP

ADDRESS OF PROPERTY:
676 N. AMSTERDAM AVE.
Chicago, IL

LEGEND	PREFERENTIAL STREETS	▬▬▬▬▬▬
	PLANNED DEVELOPMENT	▬▬▬▬▬▬
	ZONING BOUNDARIES	▬▬▬▬▬▬

APPLICANT AVENUE DEVELOPMENT ASSOCIATES by its attorneys RUOMICK & WOLFE
 ADDRESS • 38 North LaSalle Street, Chicago, IL

DATE June 25, 1987



B. BOUNDARY AND PROPERTY LINE MAP

ADDRESS OF PROPERTY:
676 N. Michigan Ave.
Chicago, IL

LEGEND

PROPERTY LINE



PLANNED DEVELOPMENT BOUNDARY
(Including right of way adjustment)



APPLICANT

AVENUE DEVELOPMENT ASSOCIATES by its attorneys RUDNICK & WOLFE

ADDRESS

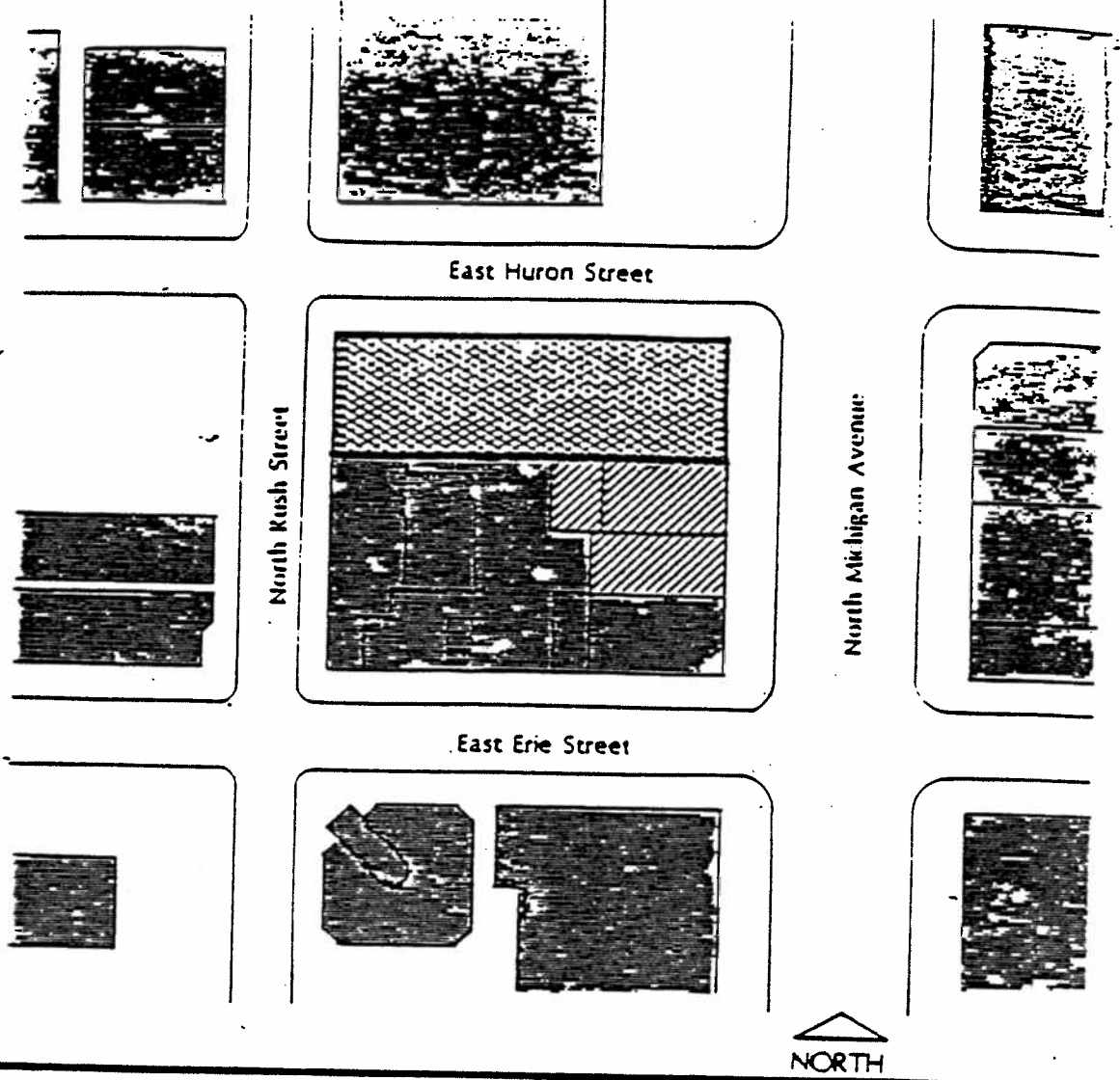
30 North LaSalle Street, Chicago, IL

DATE June 23, 1987

9/23/87

UNFINISHED BUSINESS

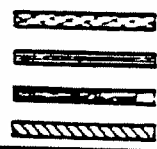
4277



C. GENERALIZED LAND USE MAP

LEGEND

- RETAIL, OFFICE, HOTEL & SUCH OTHER USES PERMITTED BY THE PLAN OF DEVELOPMENT
- BUSINESS, RETAIL, RESIDENTIAL, & PARKING
- RESIDENTIAL & RETAIL
- MUSEUMS



ADDRESS OF PROPERTY:
676 N. Michigan Ave.
Chicago, IL

APPLICANT

AVENUE DEVELOPMENT ASSOCIATES BY ITS ATTORNEYS RUDNICK & WOLFE

ADDRESS

30 North LaSalle Street, Chicago, IL

DATE June 25, 198