

11. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Departments of Planning and Zoning. Temporary signs such as construction and marketing signs may be permitted subject to the aforesaid approvals.
12. This Planned Development shall be subject to all applicable federal and state laws and regulations regarding environmental quality.
13. The height restriction of the Development and any appurtenance attached thereto 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 approved by the Federal Aviation Agency pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Agency.
14. The Plan of Development attached shall be subject to the now existing "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning.

[Table of Use and Bulk Regulations and Data, Property Line Map and Right of Way Adjustments, Generalized Land Use Plan and Zoning and Preferential Street Maps printed on pages 14828 through 14831 of this Journal.]

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

PD 451

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 B7-5 General Central Business and B4-4 Restricted Service District symbols and indications as shown on Map No. 3-F in the area bounded by

(Continued on page 14832)

(Continued from page 14827)

West Chestnut Street; a line 95 feet east of and parallel to North Clark Street; a line 54.50 feet south of and parallel to West Chestnut Street; the alley next east of and parallel to North Clark Street; West Chicago Avenue; North Clark Street; a line 279.17 feet south of and parallel to West Chestnut Street; the alley next west of and parallel to North Clark Street; a line 101.0 feet south of and parallel to West Chestnut Street; North Clark Street; a line 364.5 feet north of and parallel to West Chicago Avenue; a line 70.0 feet east of and parallel to North Clark Street,

to the designation of a Business-Residential 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.

SECTION 2. 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:

Business-Residential Planned Development 451

Plan Of Development

Statements.

1. The area delineated herein as "Business-Residential Planned Development" is presently owned or controlled by applicant Cosmopolitan Towers Limited Partnership.
2. This Plan of Development, consisting of eleven (11) statements, an "Existing Zoning Map", a "Boundary and Property Line Map", a "Generalized Land Use Plan", a "Preferential Street Map", and a "Plan of Development Use, Bulk Regulations and Data" table, stipulates the controls applicable to the area delineated in this Plan as the "Business-Residential Planned Development", and no others shall apply. This Plan demonstrates that the proposed use and development of the delineated area is in accordance with the intent and purpose of the Chicago Zoning Ordinance and satisfies the criteria for approval as a Planned Development.

3. The Applicant or its successors, assignees or grantees, or such other person or party as may then own or control the area delineated herein, shall obtain all official reviews, approvals, licenses and permits required in connection with this Plan of Development.
4. The following uses shall be permitted within the area delineated herein as "Business-Residential Planned Development": office and service type business and professional uses; retail, commercial, restaurant (with service of alcoholic beverages not restricted to bar and cocktail area) and financial uses (including earth station dishes and "drive-through" banking uses); residential and recreational uses; day care center; off-street parking facilities and parking lots; automobile rental; and related uses.
5. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
6. Any dedication or vacation of streets and alleys or easements or grants of privilege or any adjustment of rights of way shall require a separate submittal on behalf of the Applicant or the person or party then in ownership or control of the area delineated herein.
7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Bureau of Traffic Engineering and Operations 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 paved areas required for such emergency vehicle access.
8. Business and business identification signs and temporary signs, including but not limited to construction and marketing signs, may be permitted within the area delineated herein as "Business-Residential Planned Development" subject to the review and approval of the Department of Planning. Signs advertising products or services which products or services are not located on the property shall not be permitted.
9. For purposes of maximum F.A.R. calculations, mechanical equipment floor space in the buildings shall not be counted as floor area.
10. The height 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 heretofore established by the Department of Planning, Department of Aviation, and Department of Law, as approved by the City Council.

11. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as heretofore promulgated by the Commissioner of the Department of Planning.

Exhibits A, B and Use, Bulk Regulations and Data attached to this Plan of Development reads as follows:

Exhibit "A".

The present owner acquired legal title to the subject area on the dates indicated below:

Parcel 1

Address: 801 North Clark Street, Chicago

P.I.N.: 17-4-449-006 through 17-4-449-015, inclusive, and 17-4-449-038.

Legal Description:

Lots 9, 10, 11, 12, 13, 14, 15 and 16 (except the East 55 feet and the North 40 Feet of the West 95 feet) in the Subdivision of Block 2 in Bushnell's Addition to Chicago in the East 1/2 of the Southeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Ownership and Control: Lots 9 and 10 and the South 10 feet of Lot 11, The Cosmopolitan National Bank of Chicago; remainder, The Cosmopolitan National Bank of Chicago as Trustee, w/t/a 13400 ("Trust 13400").

Beneficiary of Trust 13400: The Cosmopolitan National Bank of Chicago

James E. Wells, Chairman and Chief Executive Officer
801 North Clark Street
Chicago, Illinois 60610

Date Legal Title acquired by Present Owner: Parcels acquired between 1945 and 1972.

Parcel 2

Address: 67 West Chestnut Street, Chicago

P.I.N.: 17-4-449-002; 17-04-449-037.

Legal Description:

The East 20 feet of the West 90 feet of the North 40 feet of Lot 16 in Block 2 in Bushnell's Addition to Chicago in East 1/2 of the Southeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Also including:

The North 40 feet of the West 5 feet of the East 50 feet of Lot 16 in Assessors Division of Block 2 in Bushnell's Addition to Chicago in Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Ownership and Control: The Cosmopolitan National Bank of Chicago as Trustee, w/t/a 27890 ("Trust 27890").

Beneficiary of Trust 27890: Cosmopolitan Towers Limited Partnership

James E. Wells
General Partner and Registered Agent
801 North Clark Street
Chicago, Illinois 60610

Date Legal Title Acquired by Present Owner: 10-3-86.

Parcel 3

Address: Approximately 816 North Clark Street, Chicago (undeveloped parking lot)

P.I.N.: 17-4-448-022, 17-4-448-026 and 17-4-448-027.

Legal Description:

Lots 2, 3 and 4 in Underwood and Others Subdivision of the East Half of Block 3 in Bushnell's Addition to Chicago, in Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Ownership and Control: The Cosmopolitan National Bank of Chicago as Trustee, w/t/a 13400.

Beneficiary of Trust 13400: The Cosmopolitan National Bank of Chicago

James E. Wells, Chairman and Chief Executive Officer
801 North Clark Street
Chicago, Illinois 60610

Date Legal Title Acquired by Present Owner: 11-16-78.

Parcel 4

Address: 812 North Clark Street, Chicago

P.I.N.: 17-4-448-023.

Legal Description:

Lot 5 in Underwood and Other's Subdivision of the East 1/2 of Block 3 in Bushnell's Addition to Chicago in Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Ownership and Control: Cosmopolitan Towers Limited Partnership.

James E. Wells
General Partner and Registered Agent
801 North Clark Street
Chicago, Illinois 60610

Date Legal Title Acquired by Present Owner: 12-2-87.

Exhibit "B".

5. Boundaries of the subject area:

West Chestnut Street; a line 95 feet east of North Clark Street; a line 54.50 feet south of West Chestnut Street; the alley next east of and parallel to North Clark Street; West Chicago Avenue; North Clark Street; a line 125.00 feet north of West Chicago Avenue; the alley next west of and parallel to North Clark Street; a line 101.11 feet south of West Chestnut Street; North Clark Street; a line 40 feet south of West Chestnut Street; and a line 70.00 feet east of North Clark Street.

Business-Residential Planned Development

Plan Of Development Use, Bulk Regulations And Data.

Sub-Area	Net Site Area Sq. Ft.	Acres	Maximum F.A.R.	Maximum % Bldg. Site Coverage At Grade	Min. Required Off-Street Parking Spaces	Loading Spaces
I	54,877	1.26	10.15*	98%	390*	5**
II	26,916	.62	9.21*	98%	210*	3
TOTAL:	81,793	1.88	9.7	98%	600	8

Gross Site Area = Net Site Area and Area in Public Right-of-Way

Gross Site Area = $\frac{81,892.8}{\text{sq. ft.}}$ + $\frac{37,026}{\text{sq. ft.}}$ = $\frac{118,918.80}{\text{sq. ft.}}$

* The allocations between Sub-Area I and Sub-Area II are approximate; owner may vary said allocations by plus or minus twenty-five percent so long as the total is not exceeded.

** Two loading spaces shall be 10 feet x 50 feet; all remaining loading spaces shall be 10 feet x 25 feet.

	Sub Area I	Sub Area II	Total
Maximum Permitted Dwelling Units	77% of Total	77% of Total	511
Maximum No. of Efficiency Dwelling Units	100% of Total	100% of Total	100
Required Periphery Setbacks at Grade Level for New Buildings	0	0	—
Estimated maximum percent of site coverage above grade to 50 feet***	98%	98%	98%
Estimated maximum percent of site coverage above 50 feet to 100 feet***	92%	85%	89%
Estimated maximum percent of site coverage above 100 feet to 150 feet***	42%	42%	42%
Estimated maximum percent of site coverage above 150 feet***	42%	21%	28%
Maximum retail areas	80% of Total	80% of Total	150,000 sq. ft.
Minimum Gross Floor Area Devoted to Multi-Bedroom Dwelling Units			220,000 sq. ft.

Set-back and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or where necessary because of technical reasons, subject to the approval of the Department of Planning.

*** The stated elevations are approximate; owner may vary said elevations by plus or minus fifty percent, not to exceed thirty feet.

General Description of Land Use:

Office and service type business and professional uses; retail, commercial, restaurant (with service of alcoholic beverages not restricted to bar and cocktail area) and financial uses (including earth station dishes and "drive-through" banking uses); residential and recreational uses; day care centers; off-street parking facilities and parking lots; automobile rental; and related uses.

[Generalized Land Use Plan, Boundary and Property Line Map,
Preferential Street Map and Existing Zoning Map
printed on pages 14840 through 14843]

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

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

SECTION 1. That the Chicago Zoning Ordinance be amended by reclassifying as an R6 General Residence District instead of an R3 General Residence District the area shown on Map No. 3-K bounded by

West Cortez Avenue; North Kildare Avenue; the alley next south of and parallel to West Cortez Avenue; and a line 30 feet west of and parallel to North Kildare Avenue.

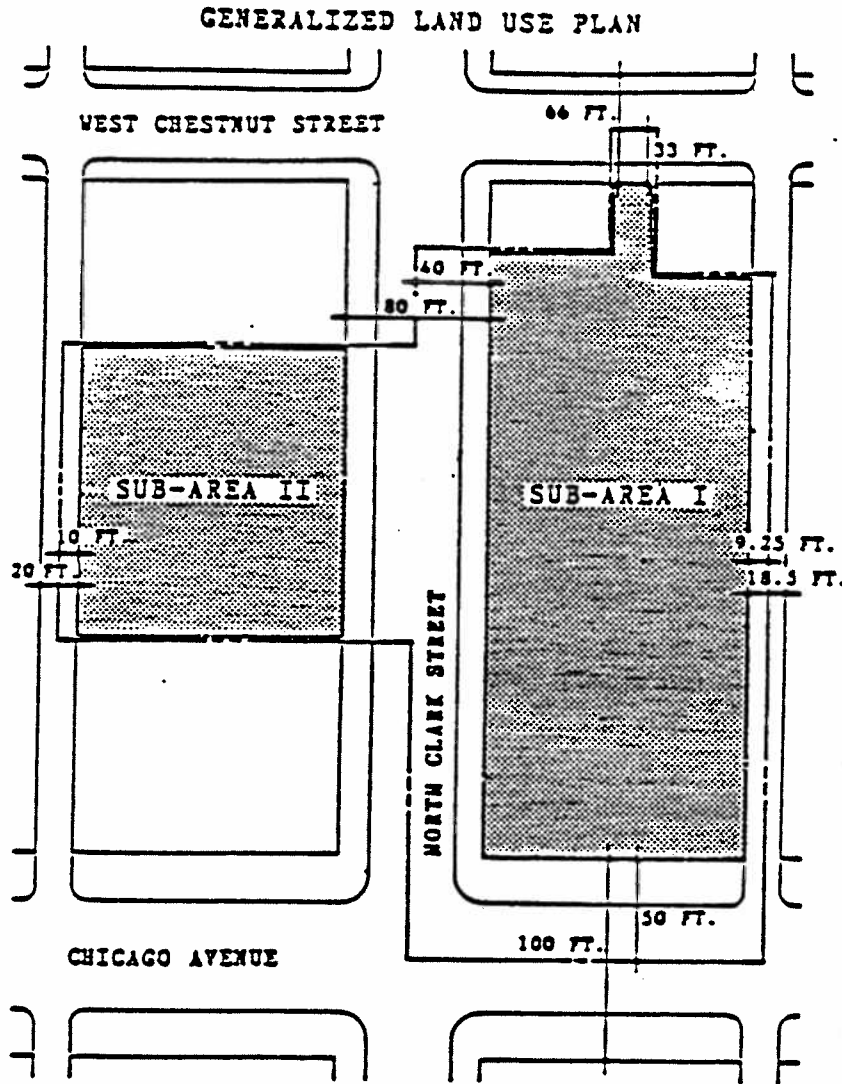
SECTION 2. This ordinance shall be in full effect from the date of its passage.

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

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. 3-L in area bounded by

(Continued on page 14844)



LEGEND

--- PROPERTY LINE

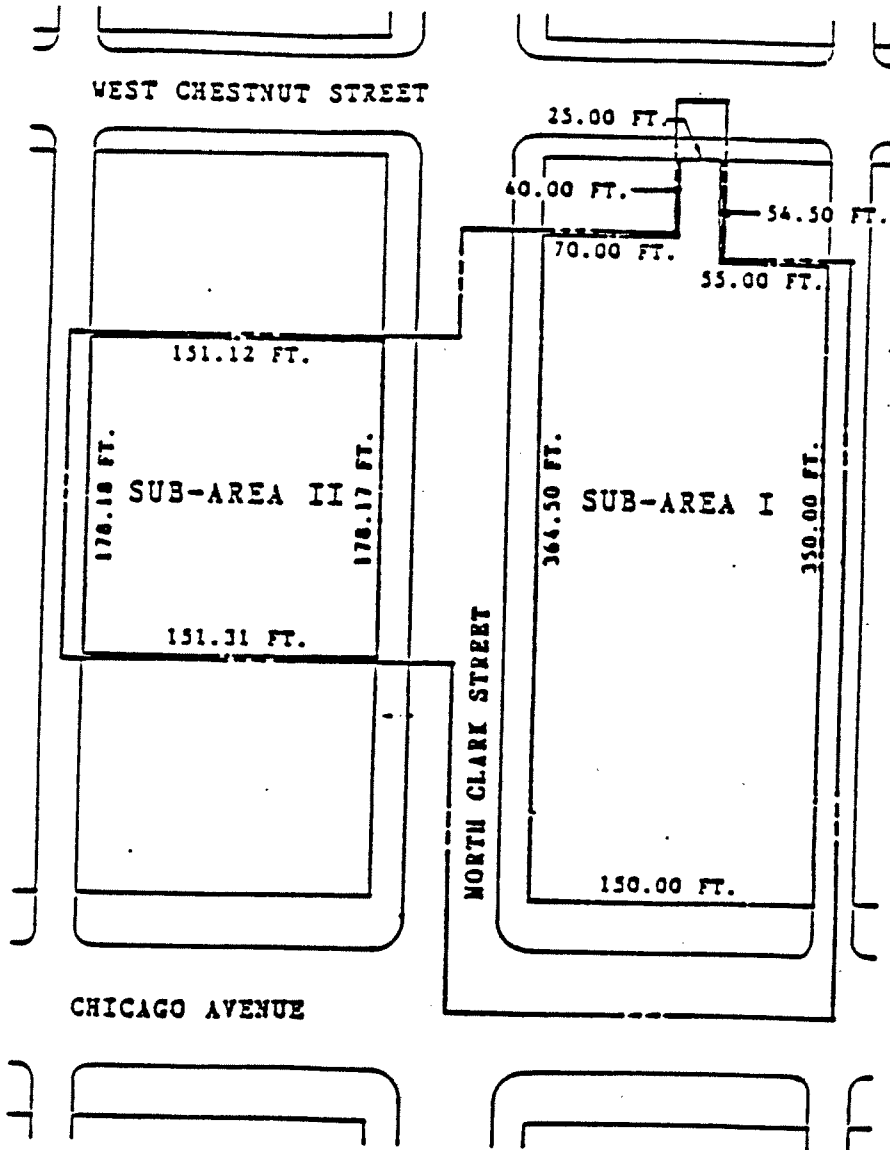
--- PLANNED DEVELOPMENT BOUNDARY

▨ GENERAL BUSINESS, COMMERCIAL, FINANCIAL, RESIDENTIAL, PARKING AND USES ACCESSORY TO SUCH USES.

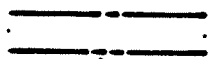
Applicant: COSMOPOLITAN TOWERS LIMITED PARTNERSHIP
Address: 801 N. CLARK STREET
 812 N. CLARK STREET
 67 W. CHESTNUT STREET

Date: June 6, 1988

BOUNDARY AND PROPERTY LINE MAP



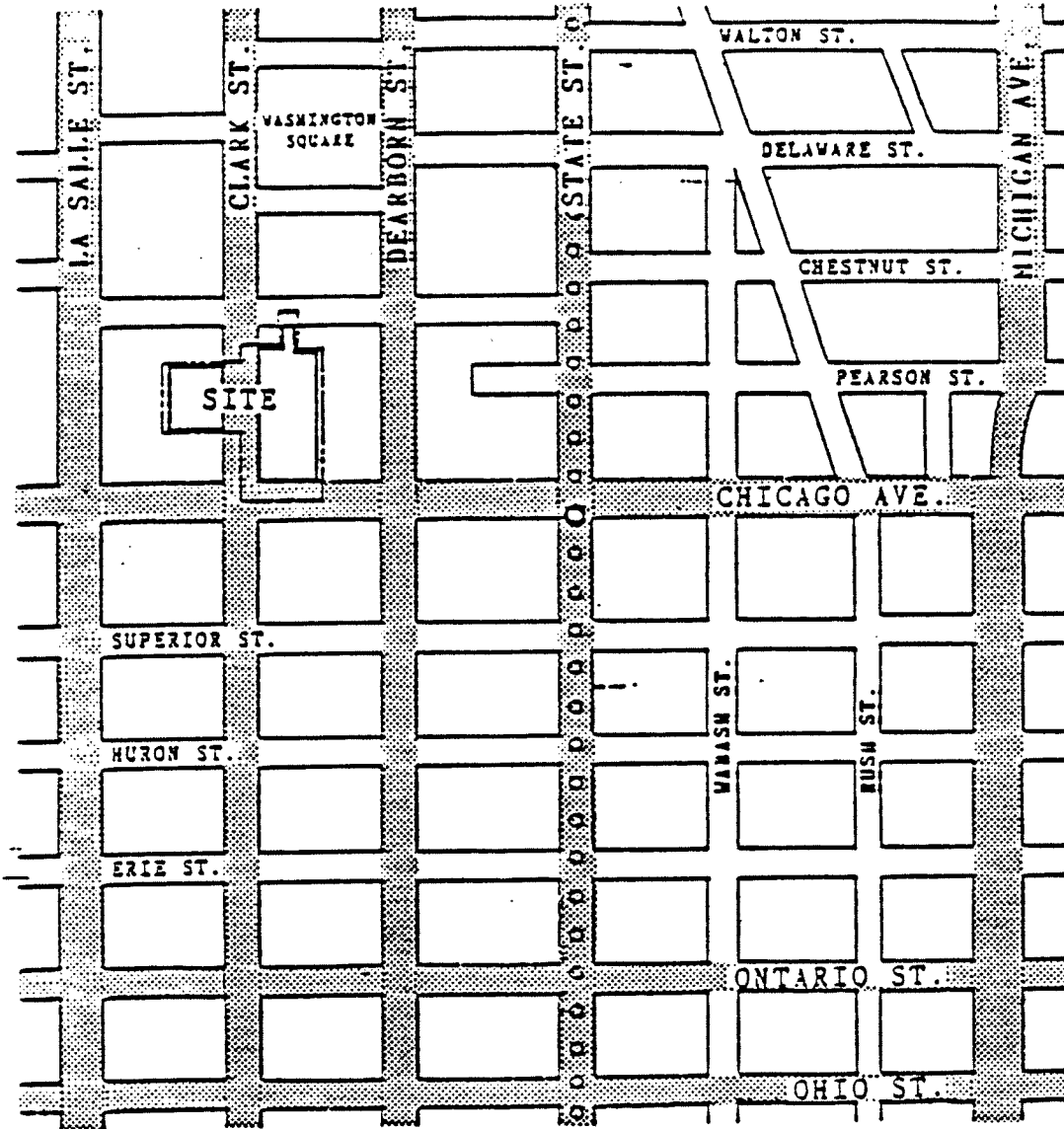
LEGEND



PROPERTY LINE
 PLANNED DEVELOPMENT BOUNDARY

Applicant: COSMOPOLITAN TOWERS LIMITED PARTNERSHIP
 Address: 801 N. CLARK STREET
 812 N. CLARK STREET
 67 W. CHESTNUT STREET
 Date: March 28, 1988

PREFERENTIAL STREET MAP



LEGEND



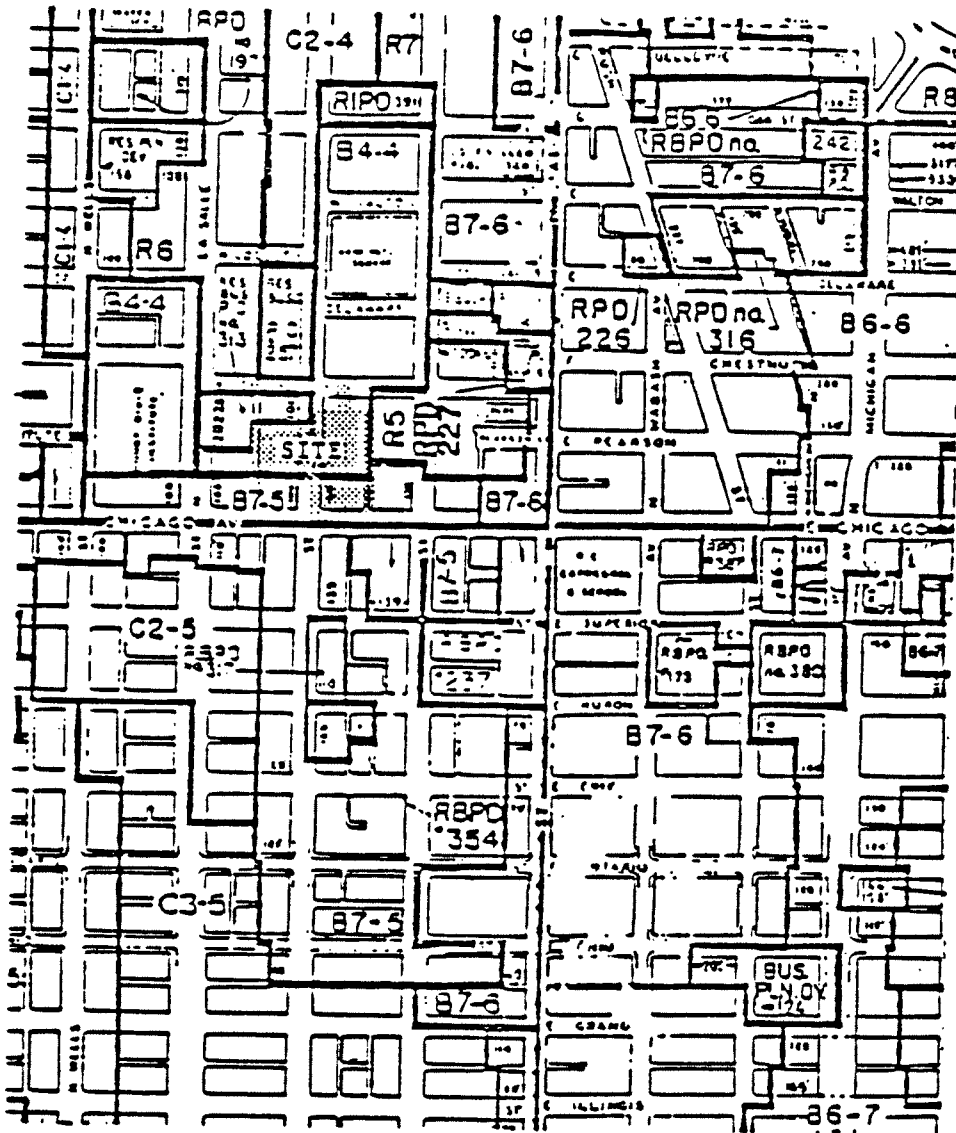
PREFERENTIAL STREETS

Applicant: COSMOPOLITAN TOWERS LIMITED PARTNERSHIP

Address: 801 N. CLARK STREET
 812 N. CLARK STREET
 67 W. CHESTNUT STREET

Date: March 28, 1988

EXISTING ZONING MAP



LEGEND



PLANNED DEVELOPMENT

ZONING DISTRICT BOUNDARY

Applicant: COSMOPOLITAN TOWERS LIMITED PARTNERSHIP

Address: 801 N. CLARK STREET
812 N. CLARK STREET
67 W. CHESTNUT STREET

Date: March 28, 1988