

Thereupon, on motion of Alderman Cullerton, the committee's recommendation was *Concurred In*, and the said proposed ordinances were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Roti, Rush, Tillman, T. Evans, Bloom, Steele, Beavers, Caldwell, Shaw, Vrdolyak, Huels, Fary, Madrzyk, Burke, Carter, Langford, Streeter, Kellam, Sheahan, Jones, J. Evans, Garcia, Krystyniak, Henry, Soliz, Gutierrez, Butler, E. Smith, Davis, Hagopian, Figueroa, Gabinski, Austin, Kotlarz, Giles, Cullerton, Laurino, O'Connor, Pucinski, Natarus, Hansen, Shiller, Schulter, M. Smith, Orr, Stone -- 46.

Nays -- None.

AM A

Alderman Burke 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.

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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 Illinois Street; a line 100.35 feet east of and parallel with North State Street; the alley next south of and parallel with East Illinois Street; North Wabash Avenue; East Hubbard Street; and North State Street,

to the designation of a Residential-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 herewith attached and made a part thereof 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:

Residential-Business Planned Development No. 419

Plan Of Development

Statements.

AMA

1. The area delineated herein as "Residential-Business Planned Development" is owned or controlled by The American Medical Association.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development, subject to the review and approval of the Commissioner of the Department of Planning.
3. The Applicant or its successors, assignees, or grantees shall obtain all official reviews, approvals, and permits.
4. Any dedication or vacation of streets or alleys or easements or any adjustments 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.
5. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development": Residential and related uses; hotel and related uses; accessory and non-accessory off-street parking; swimming pool; C3-6 retail uses at and below grade.
6. Business and business identification signs may be permitted within the area delineated herein as "Residential-Business Planned Development", subject to the review and approval of the Department of Inspectional Services and the Department of Planning.
7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Public Works 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. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
8. The height restrictions of each building and any appurtenance attached thereto shall be subject to:

- (a) Height limitations as certified on Form FAA-117 (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 Planning, Department of Aviation, and Department of Law, and approved by the City Council.
9. The Applicant agrees that, prior to Part II submission to the Department of Planning, it will submit plans for review and comment by the Department of Planning staff concerning the final design of the State Street frontage -- including both the ground level retail space and the articulation and screening of the garage.
10. The information in the table attached hereto sets forth the data concerning the generalized land use plan of the area delineated herein as "Residential-Business Planned Development" and illustrates that the development of such area will be in general accordance with the intent and purpose of the Chicago Zoning Ordinance.
11. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Planning.

[Generalized Land Use Plan, Existing Zoning Map and Property
Line Map and Right-of-Way Adjustments attached to
the Plan of Development printed on pages
2233 through 2235 of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

Residential-Business Planned Development No. _____

Use And Bulk Regulations And Data.

Net Site Area	Generalized Description Of Land Use	Maximum Floor Area Ratio	Maximum Percent Site Coverage	Maximum Permitted Dwelling Units
<u>Sq. Ft.</u> <u>Acres</u> 42,017.1 0.96 (includes alley to be vacated: 1,806.3 square feet)	Mixed-use, residential, hotel, and related uses. See Statement No. 5	18.2	90% At Upper Wabash Avenue level (grade)	480

Gross Site Area: Net Site Area: 42,017.1 square feet (0.96 acres)
 Public R.O.W.: 30,830.6 square feet (0.71 acres)

TOTAL: 72,847.7 square feet (1.67 acres)

Dwelling Units:

Maximum permitted dwelling units: 480
 Estimated efficiency and convertible efficiency units: 40%
 Maximum permitted efficiency and convertible efficiency units: 45%

Hotel Rooms: Maximum number: 352
 Estimated actual number: 342

Retail and Hotel related space:
 Minimum total space including basement level: 25,000 square feet

Maximum F.A.R. for net site area: 18.2
 Floor area of parking use is not included for
 F.A.R. purposes.

Off-Street Parking:	Maximum permitted:	440 spaces
	Minimum required:	390 spaces
	Percent handicapped:	2%
Off-Street Loading:	Hotel:	2 spaces 10 feet x 25 feet
	Residential:	3 spaces 10 feet x 25 feet
TOTAL:		5 spaces 10 feet x 25 feet

Building Setbacks:

Upper Level Wabash (excepting entry canopy):	25 feet
State Street at 195 feet above grade:	100 feet
All other property lines:	0 feet

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

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

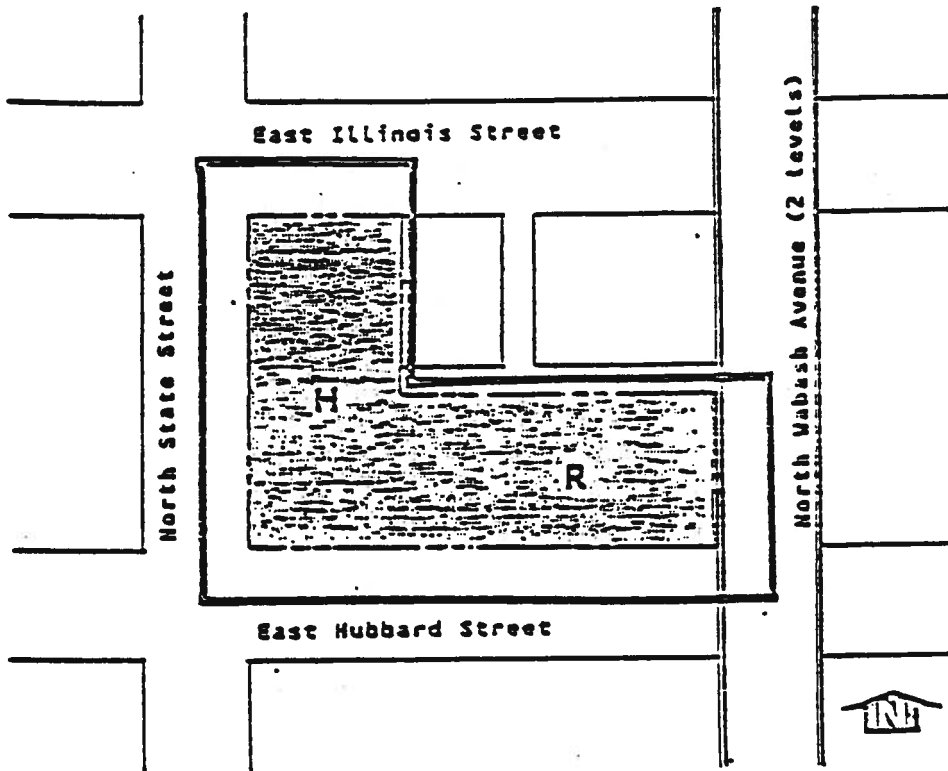
Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C3-7 Commercial-Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by



North Wacker Drive; a line 180.68 feet north of West Washington Street; a line 161.58 feet east of North Wacker Drive; and West Washington Street,

(Continued on page 2236)

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____
GENERALIZED LAND USE PLAN

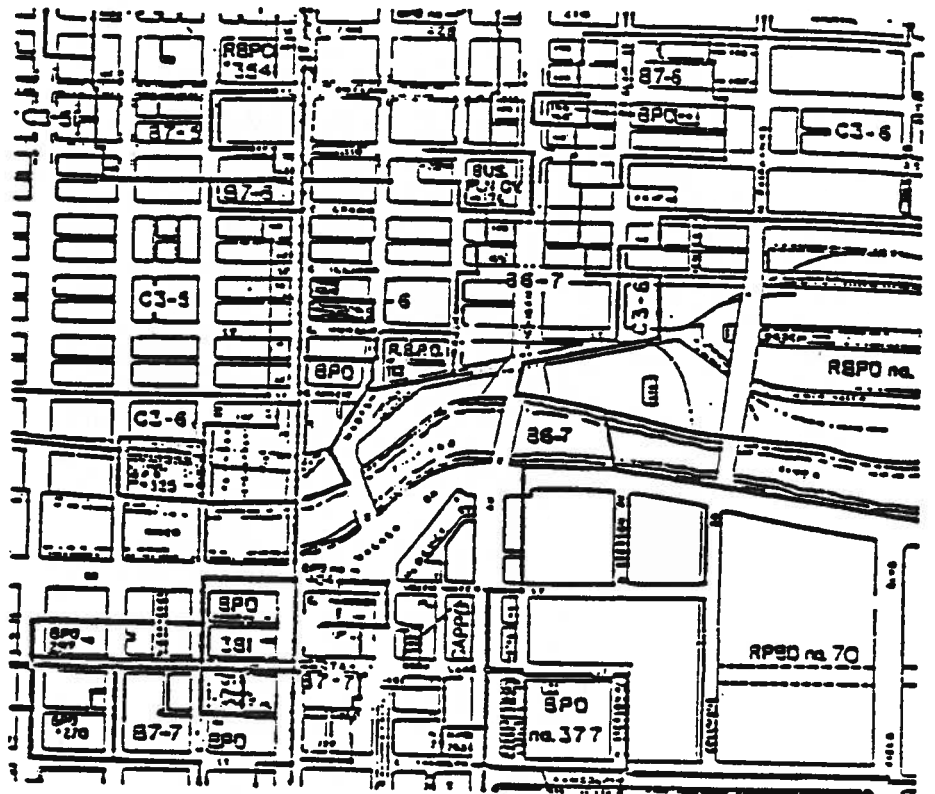


LEGEND

-  Planned Development Boundary
- R** Residential Focus
- H** Hotel Focus
-  For uses see statement No. 5 and Use and Bulk Regulations and Data.

APPLICANT: American Medical Association
 ADDRESS: 440 North Wabash Avenue
 DATE: March 13, 1989
 REVISED: May 11, 1989

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____
EXISTING ZONING MAP



LEGEND



Planned Development

(Preferential streets not indicated.)



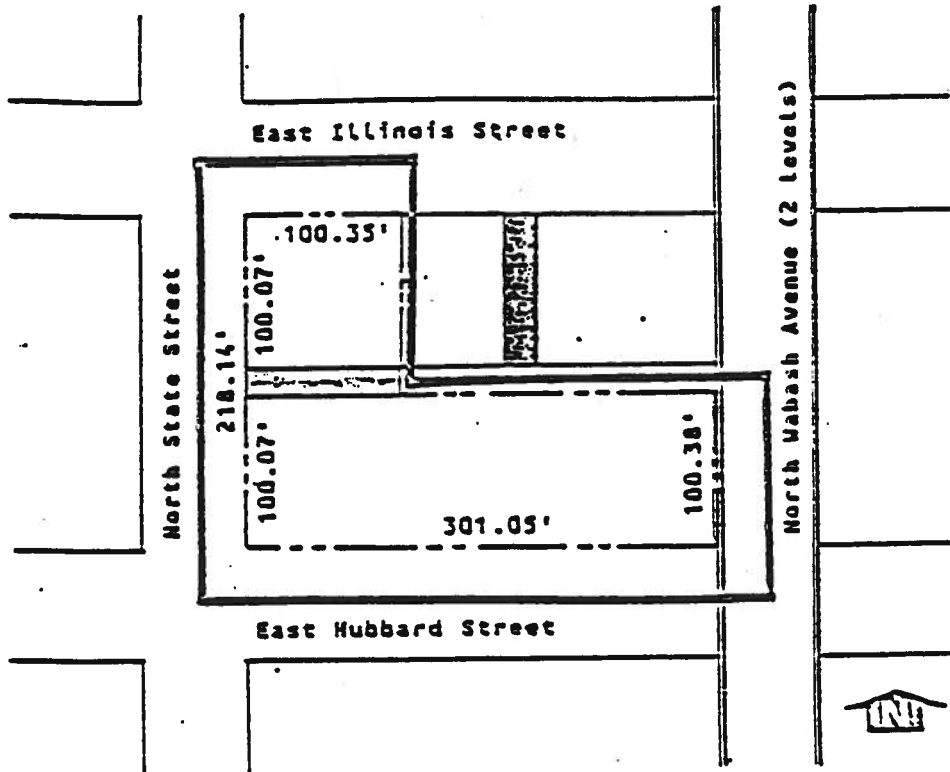
APPLICANT: American Medical Association

ADDRESS: 440 North Wabash Avenue





DATE: March 13, 1989

REVISED: May 11, 1989

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____
PROPERTY LINE AND RIGHT-OF-WAY ADJUSTMENTS



LEGEND

-  Planned Development Boundary
-  Property Lines
-  Alley to be Vacated
-  Alley to be Dedicated

APPLICANT: American Medical Association
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