



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 10, 2017

John J. George
Schuyler, Roche & Crisham, P.C.
Two Prudential Plaza
180 N. Stetson Avenue
Suite 3700
Chicago, IL 60601

**Re: Administrative Relief request for Business Planned Development No. 71
Sub-Area A, 8410, 8420, and 8430 W. Bryn Mawr Avenue**

Dear Mr. George:

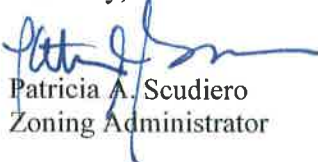
Please be advised that your request for a minor change to Business Planned Development No.71 ("PD 71"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD 71.

Sub-Area A of PD 71 consists of three office buildings known as U.S. Cellular Plaza. Your client and the sole owner of Sub-Area A, FCA Fund Chicago II LLC, is seeking administrative relief to allow a one-story addition linking the three buildings. The new addition will result in additional hardscape and landscape areas but will reduce the parking by 75 spaces. However, there currently is and will remain after the proposed addition, a greater number of parking spaces than required. The PD requires a minimum of 1,800 parking spaces within Sub-Area A and there currently exists 1,975 spaces. The proposed changes are shown on the attached Proposed Site Plan, dated October 12, 2016.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 71, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

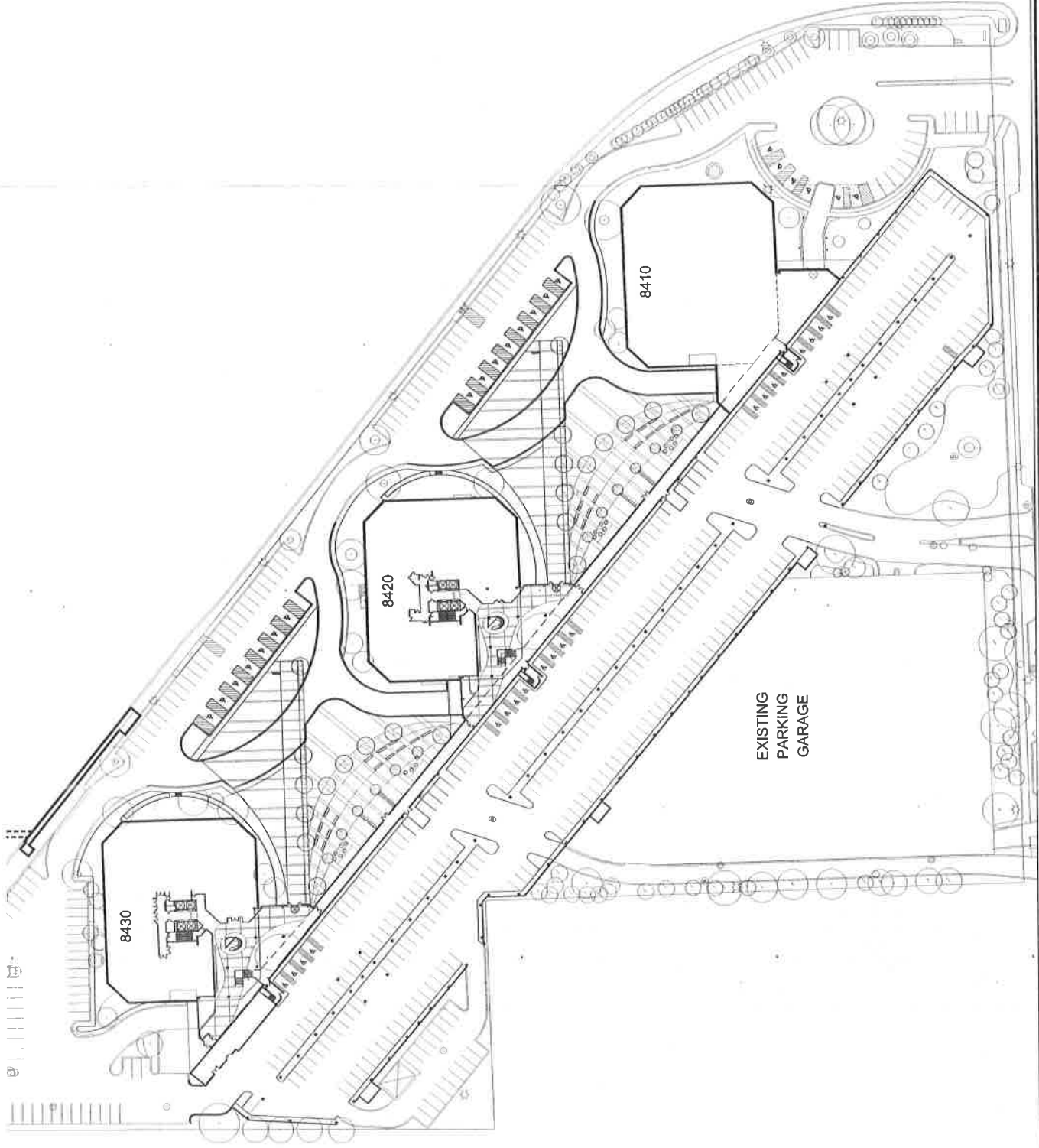
Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file



PROPOSED SITE PLAN

OCTOBER 12, 2018

WRIGHT HEEREMA ARCHITECTS
100 West Madison Street
Chicago, Illinois 60601
Tel: 312.427.1000
Fax: 312.427.1001
www.wrightheerema.com

US CELLULAR PLAZA
8410 - 8430 West Bryn Mawr
Chicago, Illinois 60631





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 22, 2015

John J. George
Schuyler, Roche & Crisham, P.C.
Two Prudential Plaza
180 N. Stetson Avenue
Suite 3700
Chicago, IL 60601

**Re: Administrative Relief request for Business Planned Development No. 71
Sub-Area B, 8500-8550 West Bryn Mawr Avenue**

Dear Mr. George:

Please be advised that your request for a minor change to Business Planned Development No.71 ("PD 71"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD 71.

PD 71 contains Sub-Areas A and B, and Sub-Area B consists of two parcels and has two property owners. Your client and the applicant, TFO REVA GOLUB IT LLC, is the owner of the office building and parking structure commonly known as the International Tower Building and located at 8550 W. Bryn Mawr Ave. ORD Hotel Partners, LLC is the owner of the hotel property commonly known as the Renaissance Chicago O'Hare Suites Hotel, located at 8500 W. Bryn Mawr Ave. ORD Hotel Partners, LLC has authorized the filing of this request.

The applicant is seeking administrative relief to reduce the minimum number of required parking spaces within Sub-Area B from 1,270 to 1,220. The applicant purchased the International Tower Building and parking structure in November, 2014 and has learned that Sub-Area B only contains a total of 1,228 parking spaces. Almost all of the parking is located on the office building and parking structure property, with the exception of eight parking spaces located on the hotel property.

PD 71 requires a minimum of 1,270 parking spaces within Sub-Area B. The parking discrepancy may be a result of a reduction in the size of the existing parking structure. When approved in 1999, the parking garage was to be six-stories in height, however, only a five-story garage was built. In support of your request, the applicant states that the existing parking meets the needs of the hotel and the nearly 100% occupied office building, while the entire 5th floor of the parking

garage rarely gets used. PD 71 also contains an entrance to the CTA Blue Line Cumberland Station.

With regard to your request, the Department of Planning and Development has determined that allowing a reduction in the minimum number of required parking spaces within Sub-Area B from 1,270 to 1,228 (1,220 + 8), will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 71, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Main file



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold I. Randall
Commissioner

City Hall, Room 1900
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4190
312 744-2271 (FAX)
312 744-2578 (TTY)

<http://www.cityofchicago.org>

July 23, 2008

Mr. John J. George
Attorney at Law
20 South Clark Street
Suite 400
Chicago, IL 60603-1903

Re: Administrative Relief request for Business Planned Development No. 71, as amended, Sub-Area A, 8550 West Bryn Mawr Avenue

Dear Mr. George:

Please be advised that your request for a minor change to Business Planned Development No. 71, as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

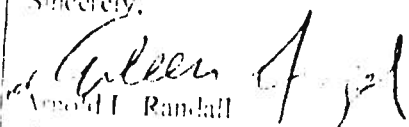
NH Chicago, I.L.C ("New Horizon") has been providing computer operation training at the above-referenced building since 1999. They occupied 27,484 square feet of space in 1999 but reduced their occupancy to 16,680 square feet during late 2005. New Horizons currently occupies eight classrooms and two break-out rooms on the fourth floor, providing facilities for a maximum student population of 144 students.

DeVry University, which offers Undergraduate and Graduate Degree Programs, now proposes to occupy the approximately 10,804 square feet of space formerly occupied by New Horizons. DeVry plans to accommodate approximately 90 students. The lease between the building owner and DeVry will require DeVry's students and faculty to park on the top two levels of the existing five-level, 700 space parking deck. The top two levels contain a total of approximately two hundred and eighty (280) parking spaces and it is the owner's experience that these levels are usually almost empty.

With regard to your request, the Department of Planning and Development has determined that allowing DeVry University to occupy approximately 11,000 square feet of space previously used by New Horizons does not create an adverse impact on the Planned Development or surrounding neighborhood, does not result in an increase in the bulk or density, does not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 71, I hereby approve this substitution of use but no other changes to this Planned Development.

Sincerely,


Arnold I. Randall
Commissioner

MR. SAHOO

1000 NORTH LA SALLE STREET, CHICAGO, ILLINOIS 60610



12594

1/20/99

REPORTS OF COMMITTEES

88441

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Business Planned Development Number 71, as amended, and B5-1 General Service District symbols and indications as shown on Map Number 15-P in the area bounded by:

the south line of the right-of-way of the John F. Kennedy Expressway; West Bryn Mawr Avenue; and North Delphia Avenue, or the line thereof if extended where no street exists,

to the designation of Business Planned Development Number 71, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as 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 Statements referred to in this ordinance read as follows:

Business Planned Development Number 71, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Business Planned Development Number 71, as amended, consists of approximately eight hundred fifty-five thousand six hundred ninety-two (855,692) square feet (nineteen and sixty-four hundredths (19.64) acres) and is owned or controlled by the applicant, 8550 Bryn Mawr L.L.C.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels shall, require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal

title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.

4. This Plan of Development consists of these fourteen (14) statements: a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Property Line, Boundary and Right-of-Way Adjustment Map; an Isometric of Site Vicinity; a Site Plan, Landscape Plan and Building Elevations dated January 11, 1999 prepared by Loeb Schlossman & Hackl. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Business Planned Development Number 71, as amended":
 - Subarea A: offices and related uses and accessory parking.
 - Subarea B: offices, hotel and related uses and accessory parking.
6. Business Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Any service drives or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic and the Department

- of Planning and Development. Closure of all or part of any public streets during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of the buildings and any appurtenance thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
 9. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
 10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. In addition, the applicant is encouraged to conceal parking structures either by fronting them with habitable space or by enclosing the openings with glazing. Where the exterior walls of any parking structure face or are visible from a public right-of-way, the walls shall be designed and detailed to be similar in appearance to habitable spaces above, adjacent, or in the vicinity of the garage. Such similar design elements shall include but not be limited to: materials, size, shape, number and pattern of window-openings, cornices, moldings, reveals, sills and other decorative surface treatments. While glazing at window openings is strongly encouraged, window frames, metal screens or other decorative screening devices may be used where glazing is not possible. Ramps, cars and headlights shall be entirely screened and ceiling lights shall be substantially screened from view from the public way and from adjacent residential units.
 11. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance;

provided, however, that, such minor changes to required setbacks or site coverage limits that do not result in a change to the character of the development as originally approved.

12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D., has approved detailed construction drawings for each building or improvement.
14. Unless substantial construction of the improvements proposed in Subarea B have commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and shall automatically revert to the pre-existing Business Planned Development Number 71, as amended on June 9, 1977, zoning district classification and the pre-existing B5-1 General Service District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site/Landscape Plan; Isometric of Site Vicinity; Site Plan; Building Elevation Drawings; and Signage Elevation Drawing referred to in these Plan of Development Statements printed on pages 88447 through 88455 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Bulk Regulations And Data Table.

Business Planned Development Number 71, As Amended.

Subarea	Net Site Area		Maximum Floor Area Ratio
	Square Feet	Acres	
A	500,517	11.49	2.07
B	355,175	8.15	1.70
Total	855,692	19.64	1.95

Gross Site Area:

Net Site Area (855,692 square feet (19.64 acres)) + Area of Proposed Right-of-Way to Be Vacated (1,000 square feet (.02 acres)) + Area of Public Way (76,230 square feet (1.75 acres)) = 932,922 square feet (21.42 acres).

Minimum Number of Parking Spaces:

Subarea A 1,800.

Subarea B 1,270.

Minimum Number of Loading Spaces:

Subarea A 3.

Subarea B 5.

Maximum Number of Hotel Rooms or Suites:

362.

Peripheral setback and minimum distance between building requirements shall be provided per approved Site Plan.

Maximum Percent site coverage:

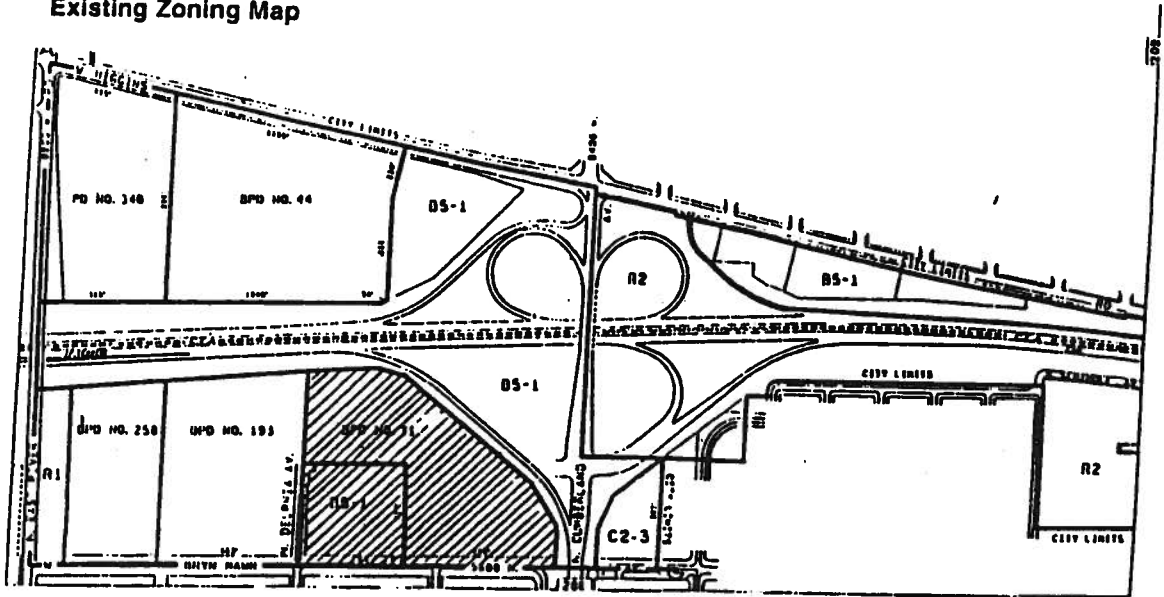
Per approved Site Plan.

Maximum Building Height (Subarea B):

170 feet.

Existing Zoning Map.

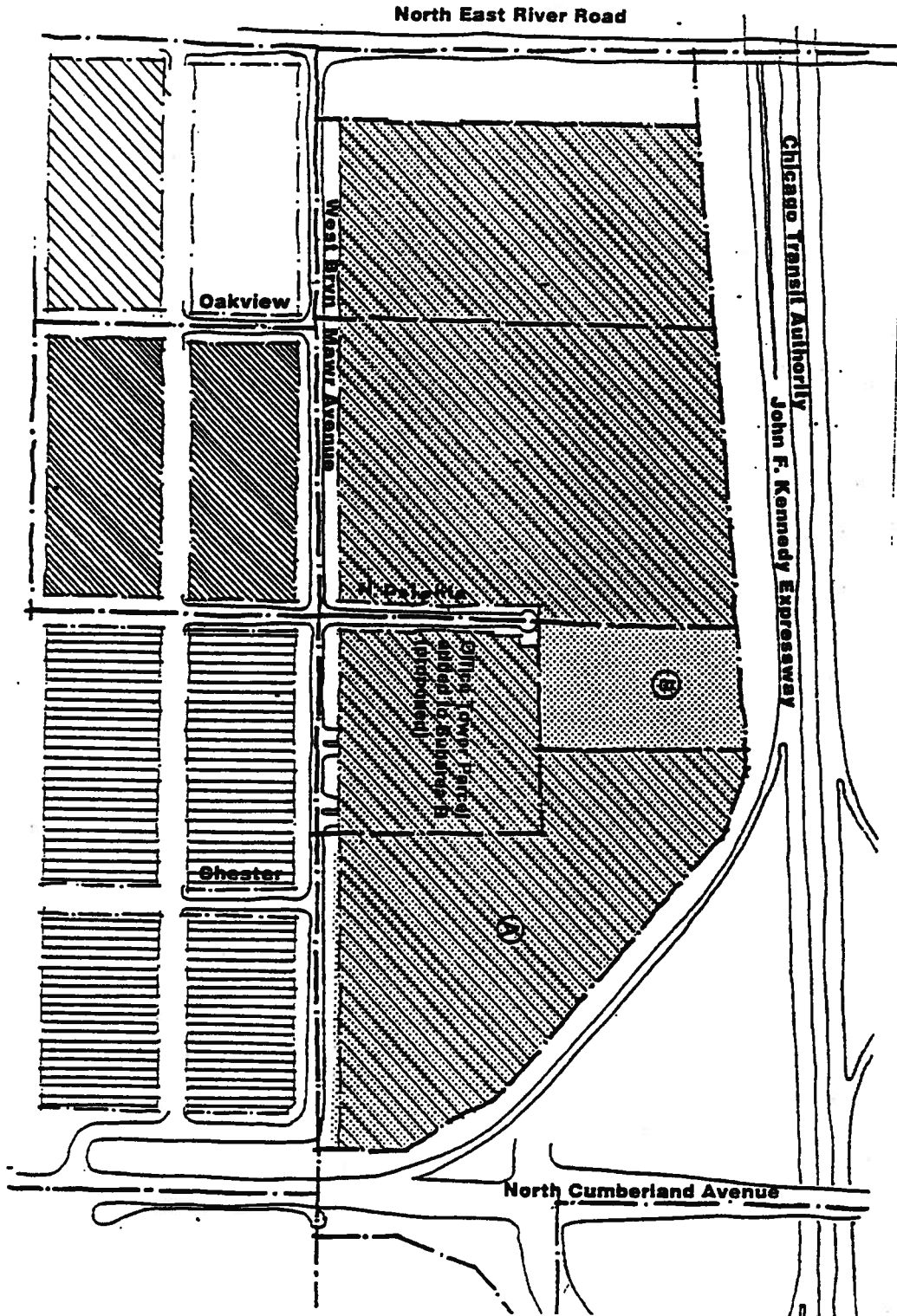
Existing Zoning Map



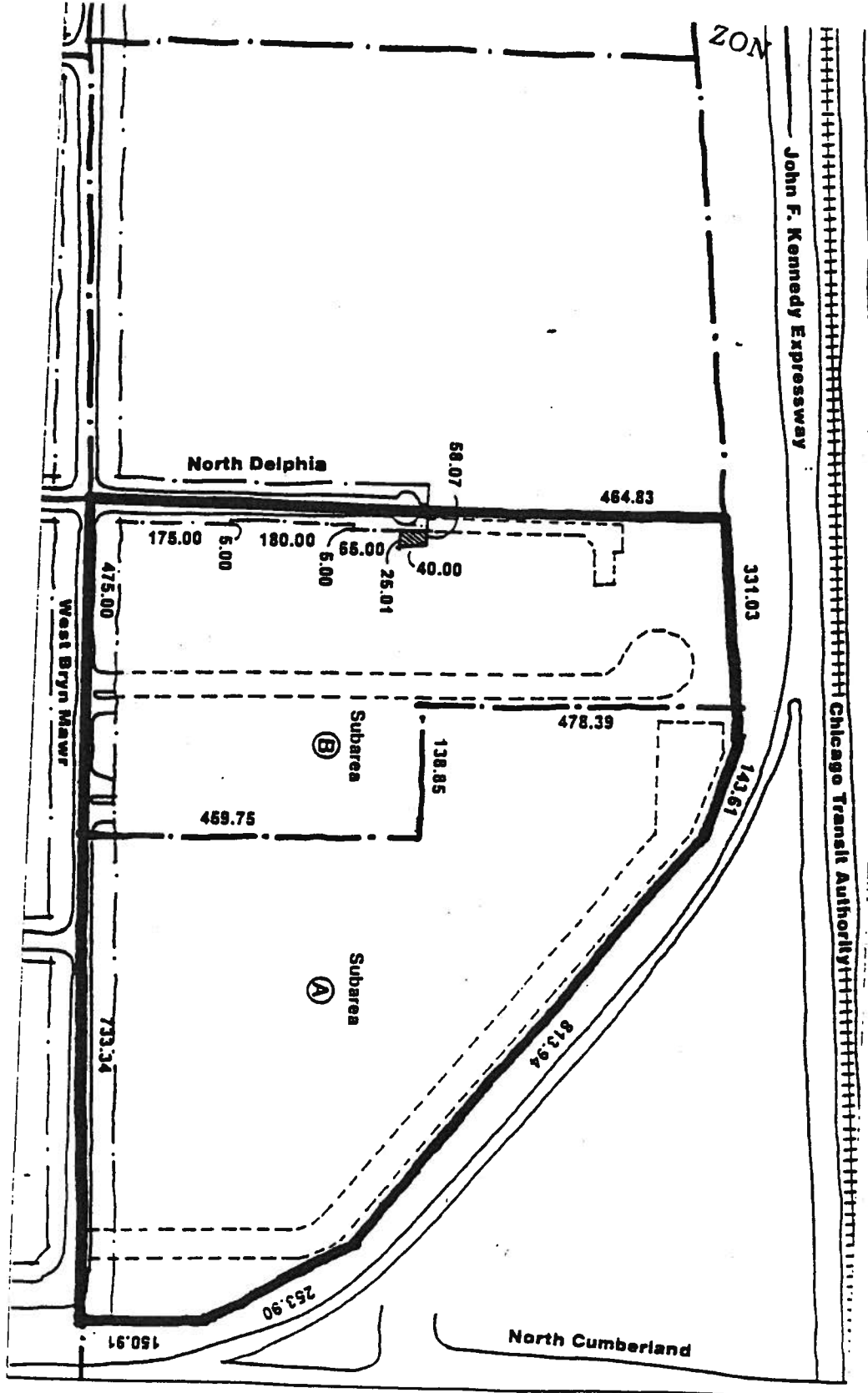
 SITE



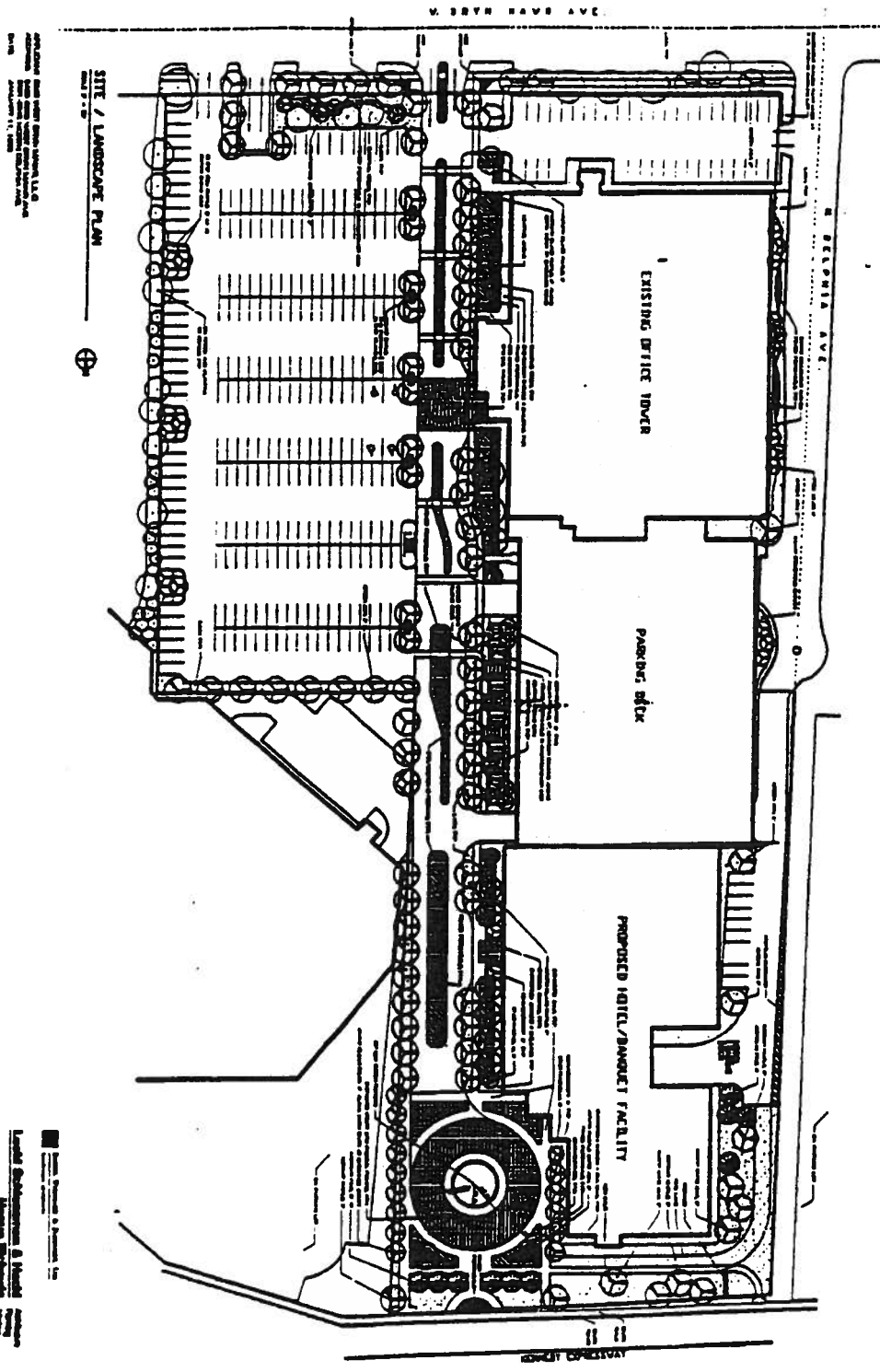
Existing Land-Use Map.



Planned Development Boundary, Property Line
And Right-Of-Way Adjustment Map.



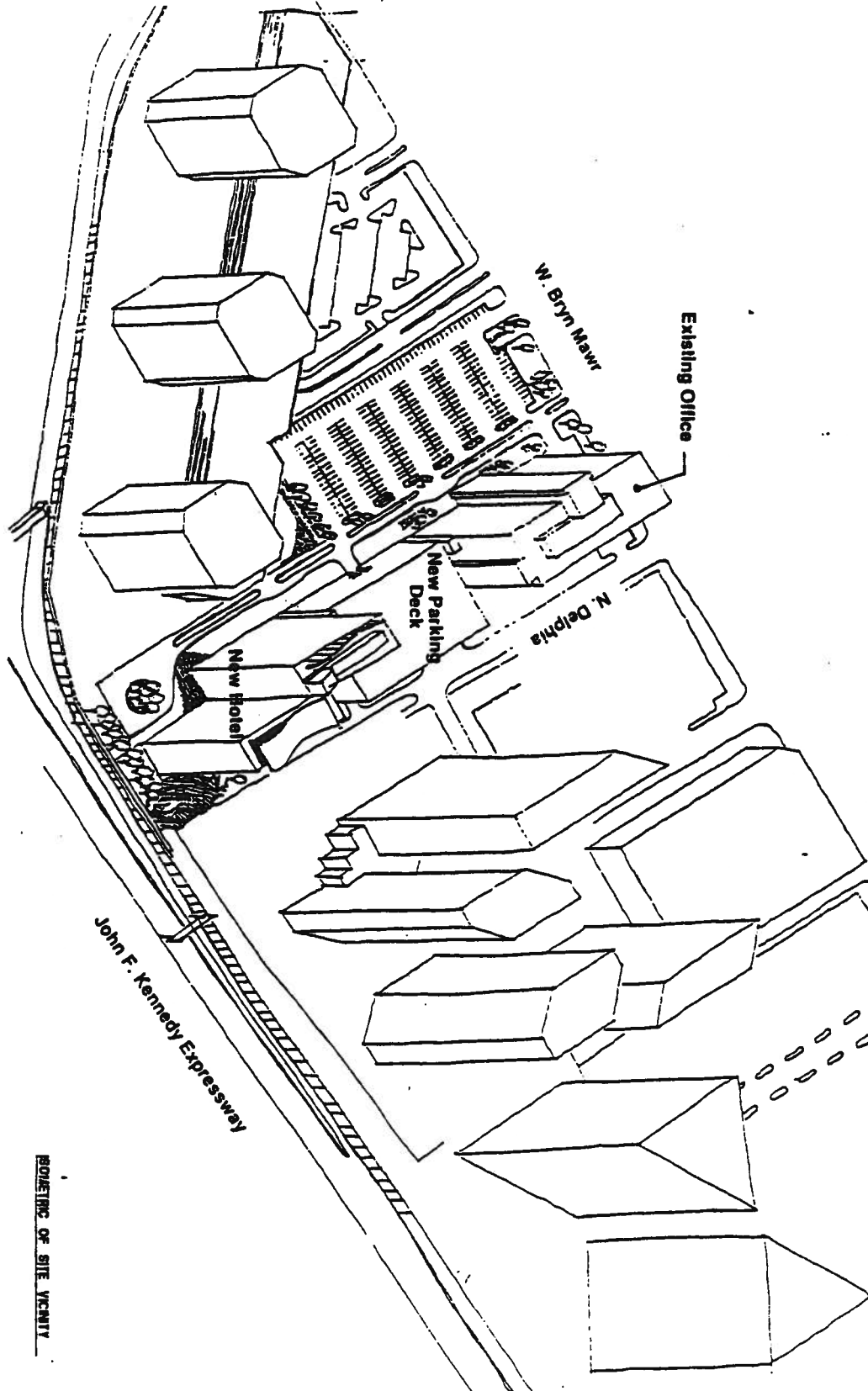
Site/Landscape Plan.



Architect: [illegible]
Landscape Architect: [illegible]
Date: [illegible]

Scale: 1/8" = 1'-0"
North Arrow

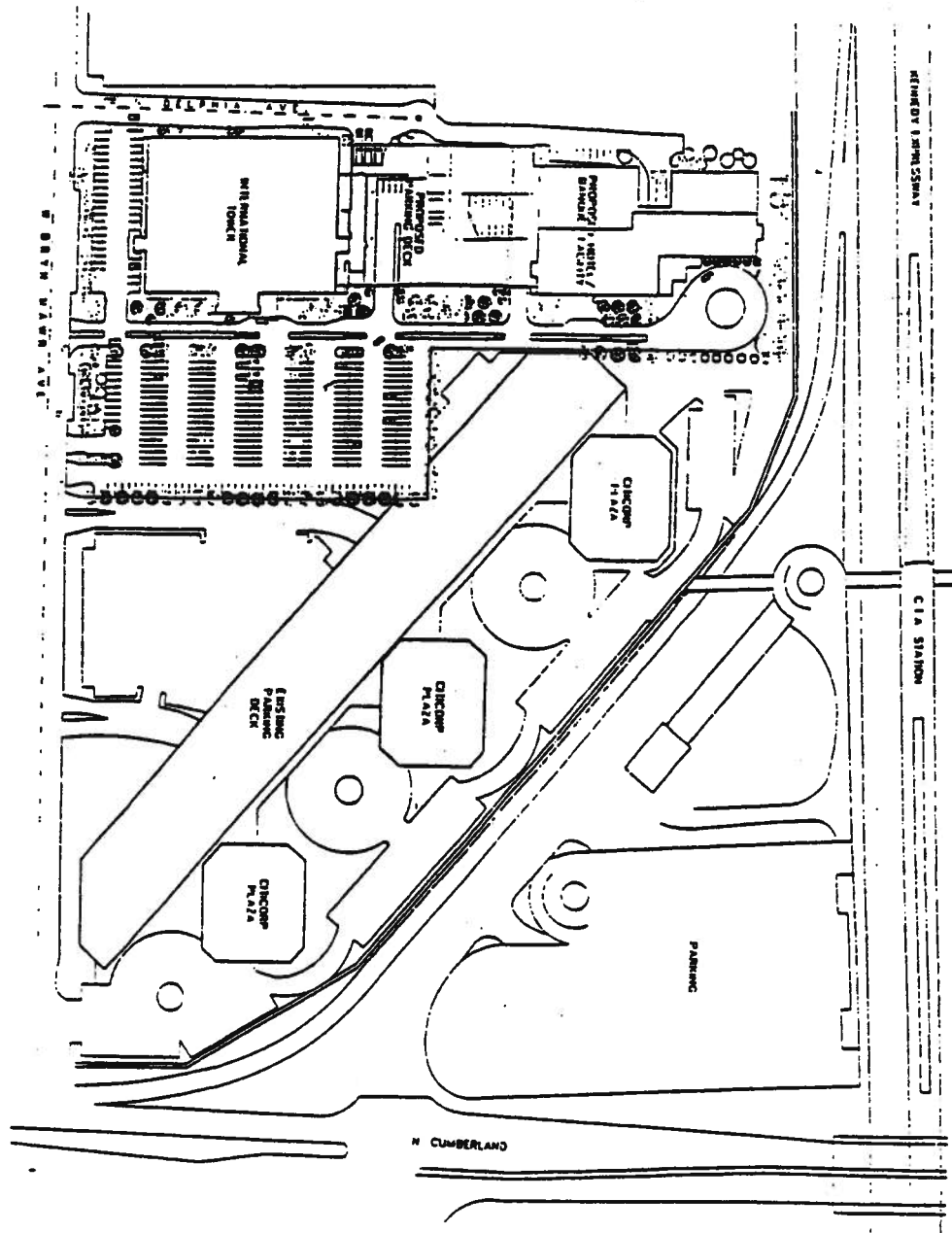
Isometric Of Site Vicinity.



ISOMETRIC OF SITE VICINITY

Site Plan.

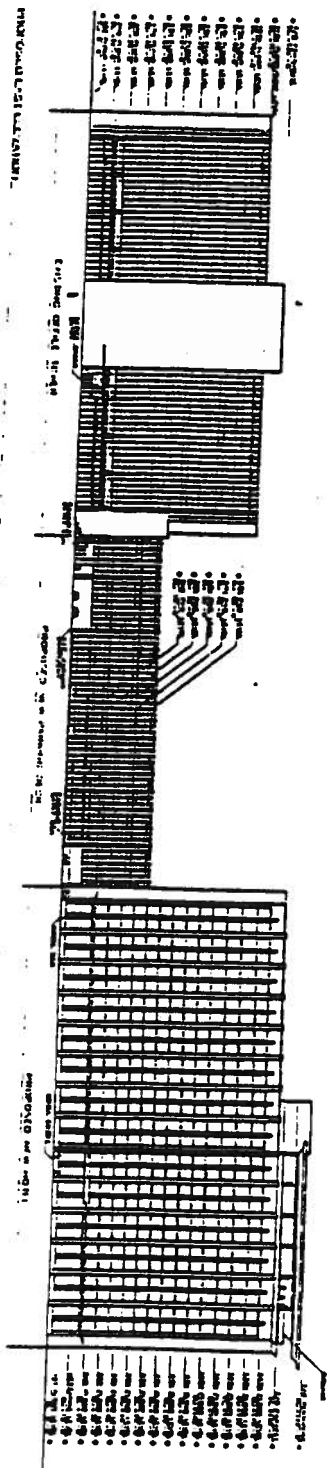
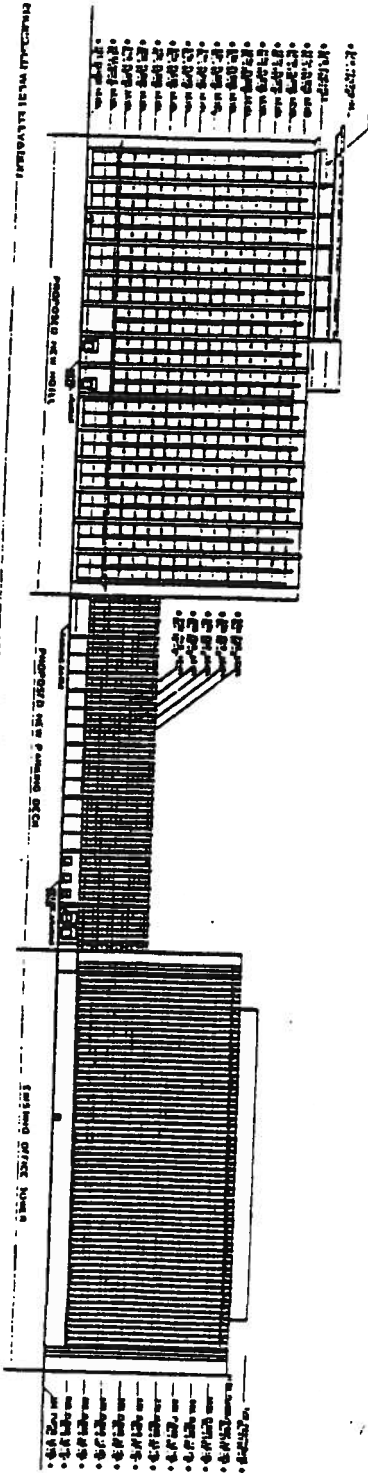
CHICAGO ARCHITECTURAL CENTER, L.L.C.
1500 NORTH LAKE STREET, CHICAGO, ILL. 60610
ARCHITECTS: HOK, INC. 1000 NORTH LAKE STREET, CHICAGO, ILL. 60610
DATE: JANUARY 11, 1999



Lord, Schoonman & Hertz
Hague, Richards
Architects

Building Elevation.
(Page 1 of 2)

2001 2000 WEST BRYAN BLVD., L.L.C.
2001 2000 WEST BRYAN BLVD., L.L.C.
2002 2000 WEST BRYAN BLVD., L.L.C.
JANUARY 11, 1999

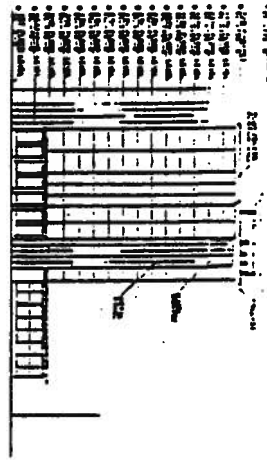


Loeb Schramm & Hock
Hague Richards

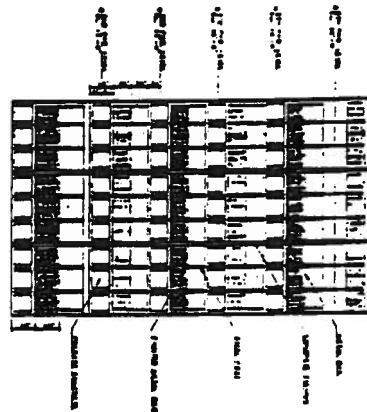
Building Elevation.
(Page 2 of 2)

ARCHITECT: 8300 SOUTH WESTERN AVENUE, S.W. 1
ANN ARBOR, MI 48106
DATE: JANUARY 11, 1999

FACADE ELEVATION (SOUTH)



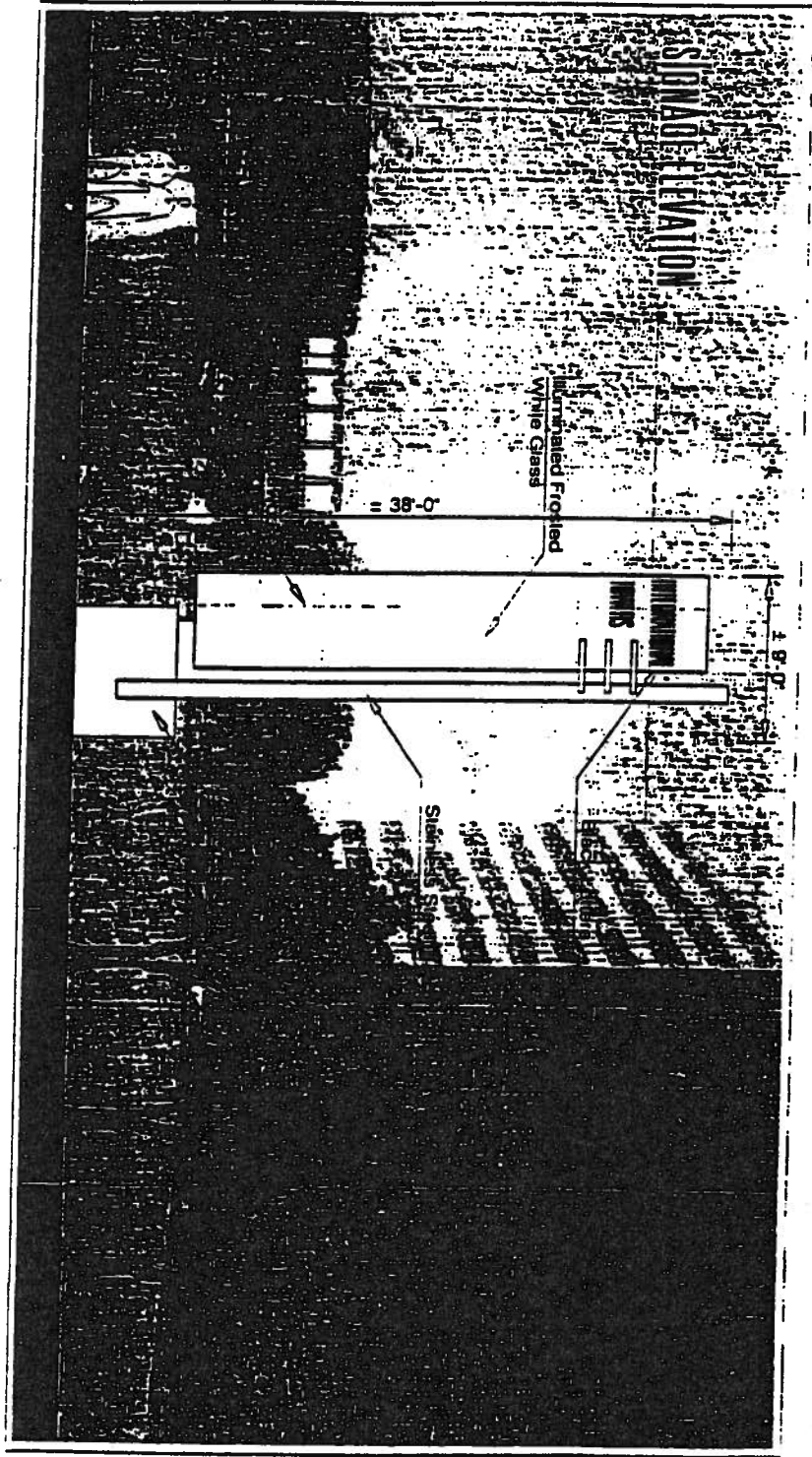
FACADE ELEVATION (WEST)



Leslie Schissman & Heidi
Hogues Richards

Signage Elevation.

4115 Chapel Road, Suite 100, Jacksonville, FL 32217
Phone: 904-751-1111
Fax: 904-751-1112
www.loeffel.com



Loeffel Schlossman & Mack
Highway Architects



City of Chicago
Richard M. Daley, Mayor

Department of Planning

David R. Mosena
Commissioner

Charles Thurow
First Deputy Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

April 3, 1991

Mr. Rolando Acosta
Sidley and Austin
One First National Plaza
Chicago, Illinois 60603

Re: Business Planned Development
#71

Dear Rolando:

Recently, you requested that the department determine whether the site coverage limitation contained in Business Planned Development #71 applies to a proposed three-story parking garage containing approximately 1205 parking spaces.

It seems clear that any substantial structure (e.g. a parking deck, storage building, utility structure) will add to the apparent size, scale, bulk, and coverage of building sites. However, the files for Business Planned Development #71 make it clear that Department of Planning did not anticipate the incorporation of parking structures in the calculation of lot coverage. Site plans dated September 14, 1970 indicate that parking garages were being planned for this site at an early stage. Furthermore, the early site plans indicate that the Department of Planning staff never intended to include the proposed garages in the calculation of lot coverage for PD #71.

Accordingly, it is our opinion that the Plan Commission's recommendation to the City Council and the ordinance, finally adopted, did not contemplate inclusion of parking garages in maximum lot coverage. This conclusion is consistent with Department of Planning's general interpretation of lot coverage at the time of the adoption of this Planned Development. (Note that Department of Planning now believes that lot coverage parameters ought to address all structures on a site).



Mr. Rolando Acosta
Page 2

In conclusion, we will not incorporate the land area devoted to the proposed parking garage into any future calculations of site coverage for Business Planned Development #71. Any action on a Part II submittal for the proposed parking garage will be consistent with this determination.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Wendy". The signature is fluid and cursive, with a large initial "R" and "W".

Richard Wendy
Deputy Commissioner

to the designation 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 herewith attached and made a part of and to no others.

[Plan of Development printed on pages 5369 to 5374 of this Journal]

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

Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 5-G.

The Committee on Buildings and Zoning submitted the following report:

CHICAGO, May 31, 1977.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body Pass the proposed ordinance transmitted herewith (referred to Your Committee on February 23, 1977) to amend the Chicago Zoning Ordinance for the purpose of reclassifying a particular area.

This recommendation was concurred in by 10 members of the committee, with no dissenting vote.

Respectfully submitted,
(Signed) EDWARD R. VRDOLYAK,
Chairman.
(Signed) FRED B. ROTI,
Vice-Chairman.

On motion of Alderman Vrdolyak, the committee's recommendation was *Concurred In* and said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Humes, Adduci, Vrdolyak, Huels, Kwak, Madrzyk, Burke, Jaksy, Barden, Shannon, Kellam, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Oberman, Simpson, Fifielski, Cohen, Schuller, Block, Saperstein, Stone—50.

Nays—None.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

The following is said ordinance as passed:

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. 5-G in the area bounded by

the alley next south of and parallel to W. Fullerton Avenue; the alley next west of and parallel to N. Racine Avenue; W. Medill Avenue; N. Racine Avenue; W. Belden Avenue and N. Lake-wood Avenue

to the designation of an Institutional-Residential 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.

[Plan of Development printed on pages 5375 to 5379 of this Journal]

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

Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 15-P.

The Committee on Buildings and Zoning submitted the following report:

CHICAGO, May 31, 1977.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body Pass the proposed ordinance transmitted herewith (referred to Your Committee on March 21, 1977) to amend the Chicago Zoning Ordinance for the purpose of reclassifying a particular area.

This recommendation was concurred in by 10 members of the committee, with no dissenting vote.

Respectfully submitted,
(Signed) EDWARD R. VRDOLYAK,
Chairman.
(Signed) FRED B. ROTI,
Vice-Chairman.

On motion of Alderman Vrdolyak, the committee's recommendation was *Concurred In* and said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Humes, Adduci, Vrdolyak, Huels, Kwak, Madrzyk, Burke, Jaksy, Barden, Shannon, Kellam, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Oberman, Simpson, Fifielski, Cohen, Schuller, Block, Saperstein, Stone—50.

Nays—None.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

The following is said ordinance as passed:

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 Planned Development symbols and indications as shown on Map No. 15-P in the area bounded by

the south line of the right of way of the John F. Kennedy Expressway; a line 100 feet west of the center line of N. Pueblo Avenue; the north line of W. Bryn Mawr Avenue; a line 833.34 feet west of the center line of N. Pueblo Avenue; a line 459.75 feet north of the north line of W. Bryn Mawr Avenue; and N. Delphia Avenue, or the line thereof if extended where no street exists

to the designation 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 herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 5380 to 5385 of this Journal]

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

PLAN OF DEVELOPMENT**BUSINESS PLANNED DEVELOPMENT NO. 71 AS AMENDED****STATEMENT**

1. The area delineated hereon as "Business Planned Development" is owned by American National Bank and Trust Company of Chicago, a National Banking Association as Trustee under T/A dated July 15, 1971, and known as Trust No. 75933, and Hilton Hotel Corporation and CNA Realty Corporation, both 50 percent joint and undivided owners of the beneficial interest under said Trust No. 75933.
2. The height restrictions for any building or any other appurtenance attached thereto shall be subject to height limitations as certified on Form FAA-117 and approved by the Federal Aviation Administrator, Federal Aviation Administration.
3. Off-street parking and loading facilities shall be provided in compliance with this Plan of Development as authorized by the B-5 General Service District classification of the Chicago Zoning Ordinance.
4. Any public way not heretofore proposed to be dedicated shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, and shall have minimum payment width of 34 feet, unless otherwise specified herein, to provide ingress and egress for motor vehicles. There shall be no parking within such paved areas.

Private streets indicated on the attached "Property Line Map and Right-of-Way Adjustments" 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 except for provisions pertaining to street lighting.

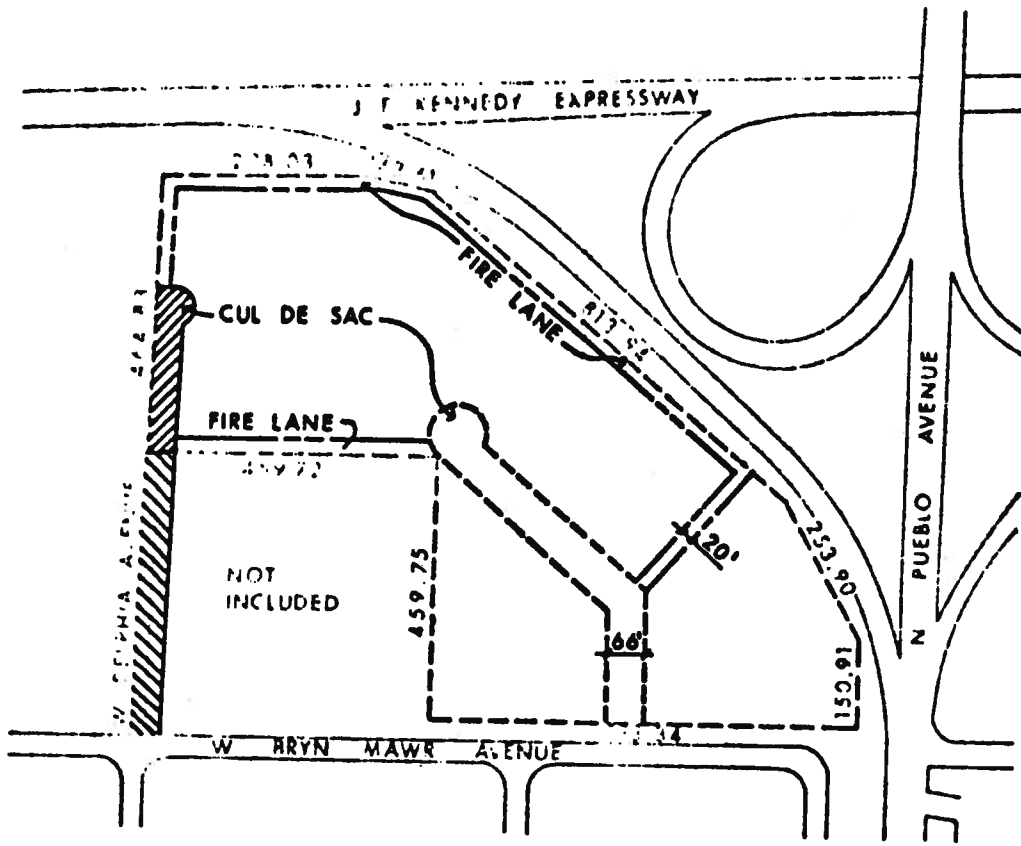
Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.

Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum pavement width of 24 feet unless otherwise specified herein, to provide ingress and egress for motor vehicles including emergency vehicles; there shall be no parking within such paved areas.

5. All permits and licenses shall conform to the provisions of the planned development.
6. Use of land will consist of office and related uses as authorized by the B-5 General Service District classification of the Chicago Zoning Ordinance.

Any principal building or use, or related building or use permitted shall be in conformity with the Regulations of the Administrator, Federal Aviation Administration, and with all other applicable statutes, regulations and codes of the State of Illinois and the City of Chicago.
7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a B5 General Service District classification and with the regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations, and Procedures in relation to Planned Development Amendments, as adopted by the Commissioner of Development and Planning".

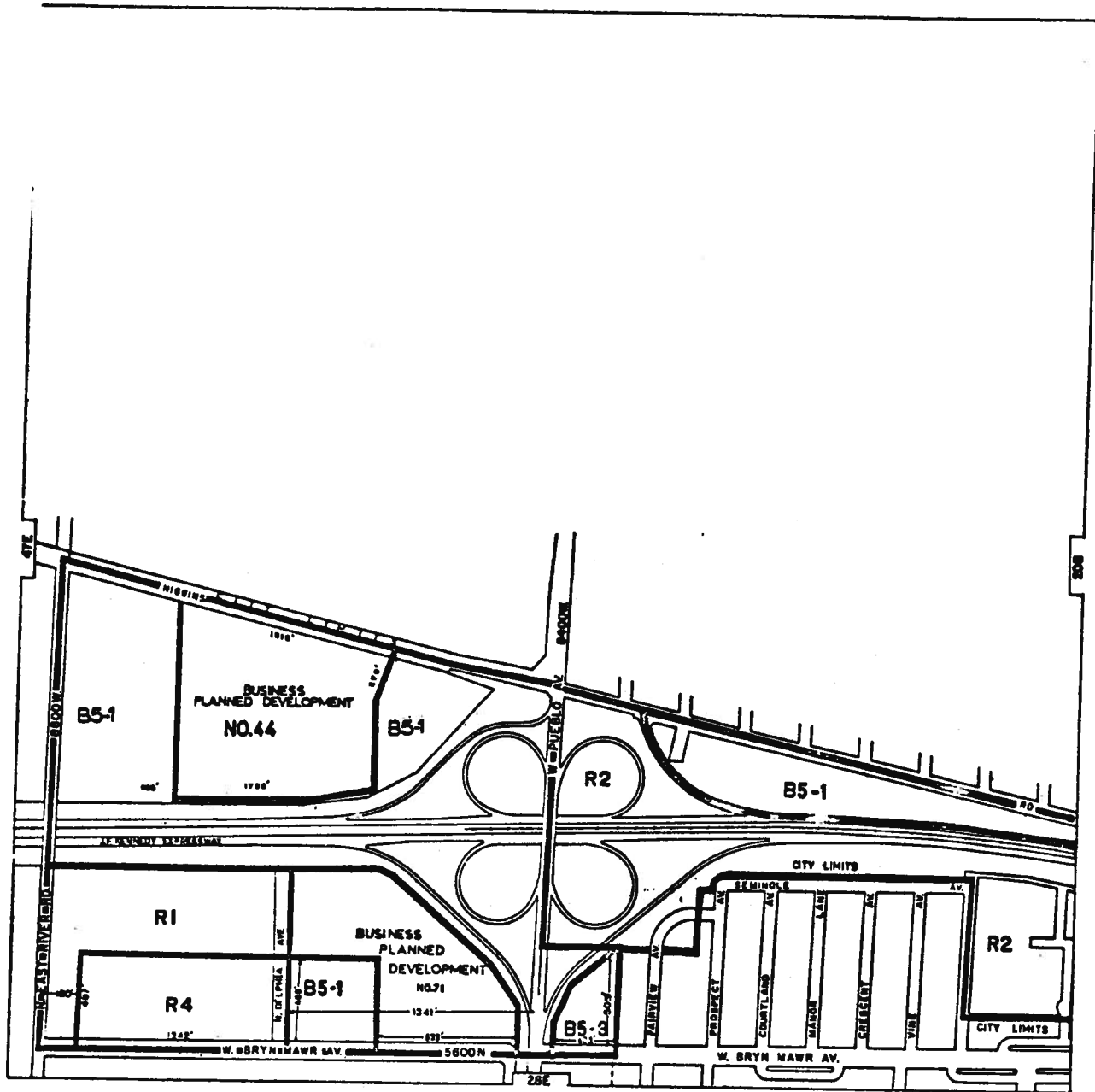
**BUSINESS PLANNED DEVELOPMENT NO. 71 AS AMENDED
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS**



- PLANNED DEVELOPMENT BOUNDARY
- ▨ PUBLIC STREET TO BE DEDICATED
- ▨ PUBLIC STREET HERETOFORE DEDICATED
- PUBLIC WAY (PRIVATE STREET)
- ==== FIRE LANE

SCALE: 1" = 300'





RESIDENCE DISTRICTS

- R1 SINGLE-FAMILY RESIDENCE DISTRICT
- R2 SINGLE-FAMILY RESIDENCE DISTRICT
- R3 GENERAL RESIDENCE DISTRICT
- R4 GENERAL RESIDENCE DISTRICT
- R5 GENERAL RESIDENCE DISTRICT
- R6 GENERAL RESIDENCE DISTRICT
- R7 GENERAL RESIDENCE DISTRICT
- R8 GENERAL RESIDENCE DISTRICT

BUSINESS DISTRICTS

- B1-1 TO B1-5 LOCAL RETAIL DISTRICTS
- B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS
- B3-1 TO B3-5 GENERAL RETAIL DISTRICTS
- B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS
- B5-1 TO B5-5 GENERAL SERVICE DISTRICTS
- B6-6 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS
- B7-5 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS

COMMERCIAL DISTRICTS

- C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS
- C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS
- C3-1 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS
- C4 MOTOR FREIGHT TERMINAL DISTRICT

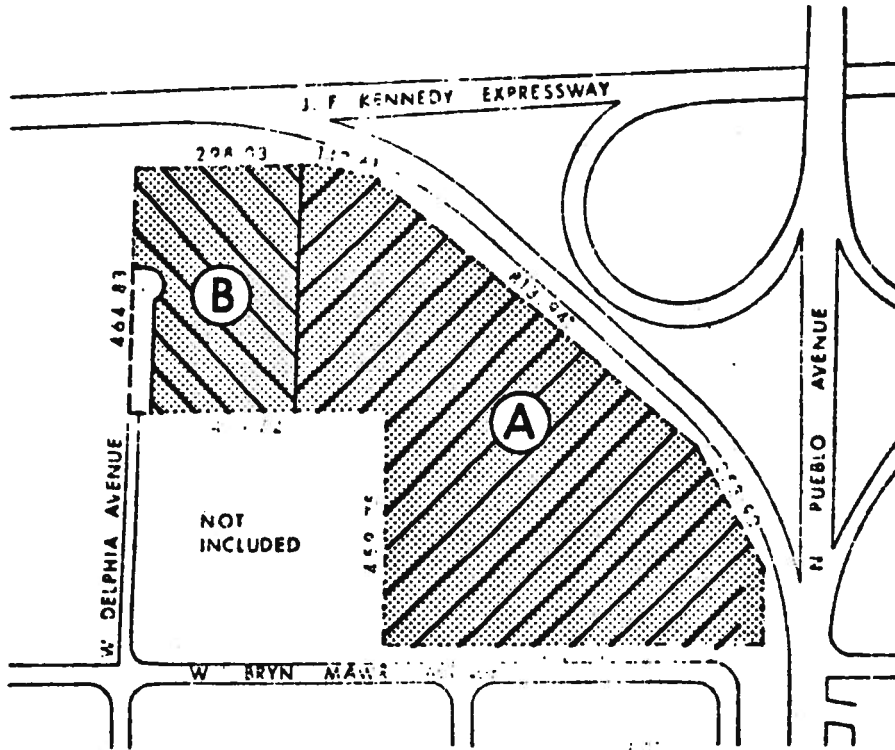
MANUFACTURING DISTRICTS





- M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS
- M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS
- M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICT

FOR USE AND BULK REGULATIONS, RESIDENCE DISTRICTS, SEE ARTICLE 7.
 FOR USE AND BULK REGULATIONS, BUSINESS DISTRICTS, SEE ARTICLE 8.
 FOR USE AND BULK REGULATIONS, COMMERCIAL DISTRICTS, SEE ARTICLE 9.
 FOR USE AND BULK REGULATIONS, MANUFACTURING DISTRICTS, SEE ARTICLE 10



BUSINESS PLANNED DEVELOPMENT NO. 71 AS AMENDED
GENERALIZED LAND USE PLAN



-  **PLANNED DEVELOPMENT BOUNDARY**
-  **SUB AREAS**
-  **PARKING FACILITIES**
-  **OFFICE AND RELATED USES**

SCALE: 1"= 300'



A PROPOSED AMENDMENT TO BUSINESS PLANNED
DEVELOPMENT #71 AS AMENDED

BUSINESS PLANNED DEVELOPMENT NO. 71 AS AMENDED

PLANNED DEVELOPMENT USE AND BULK REGULATIONS

SUB-AREA	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	MAX F.A.R.	MAX % OF LAND COVERED
	Sq.Ft.	Acres			
A	498,320	11.55	Office and Related Uses	2.07	35
B	130,680	3.0	Office and Related Uses	2.07	35
	629,000	14.55			

GROSS SITE AREA - NET SITE AREA: 14.55 ACRES + AREA OF PUBLIC STREET 0.24 ACRES = 14.79 ACRES.

MAXIMUM FLOOR AREA RATIO (for total area); 2.07

Off-street parking and off-street loading requirements for proposed office and related use, and retail commercial and related uses shall be provided as authorized by the B5 General Service District classification of the Chicago Zoning Ordinance subject to the review and approval of the Department of Streets and Sanitation and approval by the Department of Development and Planning.

Peripheral setback and minimum distance between buildings requirements shall be provided as authorized by the B5 General Service District classification of the Chicago Zoning Ordinance.

MAXIMUM PER CENT OF LAND COVERED (for total area): 35%

to those of an R3 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. 3-M.

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-M in the area bounded by

a line 99 feet north of W. Division Street; N. Central Avenue; a line 106 feet south of W. Division Street; and the alley next west of and parallel to N. Central Avenue,

to those of a B3-1 General 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.

Reclassification of Area Shown on Map No. 5-N.

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 B3-1 General Retail District symbols and indications as shown on Map No. 5-N in the area bounded by

the alley next north of and parallel to W. North Avenue; N. Newland Avenue; W. North Avenue; and N. Sayre Avenue,

to those of a B4-1 Restricted Service 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-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 Planned Development symbols and indications as shown on Map No. 6-E in the area bounded by

E. 26th Street; S. Prairie Avenue; the south line of E. 29th Street; the east line of S. Indiana Avenue; E. 31st Street; S. Michigan Avenue; a line 200 feet south of E. 26th Street; and the west line of S. Indiana Avenue,

to the designation of a Residential 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 hereof and to no others.

[Plan of Development printed on pages 10192 to 10196 of this Journal]

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. 7-N.

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. 7-N in the area bounded by

the alley next north and parallel to W. Diversey Avenue; N. New England Avenue; W. Diversey Avenue; and N. Newland 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.

Reclassification of Area Shown on Map No. 15-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 R4 General Residence District symbols and indications as shown on Map No. 15-I in the area bounded by

a line 195.82 feet north of W. Rosemont Avenue; N. California Avenue; W. Rosemont Avenue; and the alley next west of and parallel to N. California Avenue,

to those of a B4-2 Restricted Service 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. 15-P.

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 Planned Development symbols and indications as shown on Map No. 15-P in the area bounded by

the south line of the right of way of the John F. Kennedy Expressway; a line 100 feet west of the center line of N. Pueblo Avenue; the north line of W. Bryn Mawr Avenue; a line 833.34 feet west of the center line of N. Pueblo Avenue; a line 459.75 feet north of the north line of W. Bryn Mawr Avenue; and N. Delphia Avenue, or the line thereof if extended where no street exists,

to the designation 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 herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 10197 to 10202 of this Journal]

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

Reclassification of Area Shown on Map Nos. 16-F and 18-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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 16-F and Map No. 18-F in the area bounded by

W. 70th Street; the alley next east of S. Wentworth Avenue; W. 72nd Street; S. Wentworth Avenue; a line 100 feet south of and parallel to W. 71st Street; the alley next west of and parallel to S. Wentworth Avenue; W. 71st Street; S. Wentworth Avenue; a line 80.42 feet north

(Continued on page 10203)

PLAN OF DEVELOPMENT

BUSINESS PLANNED DEVELOPMENT NO. 71 AS AMENDED

STATEMENT

1. The area delineated hereon as "Business Planned Development" is owned by Hilton Hotels Corporation, a Delaware Corporation.
2. The height restrictions for any building or any other appurtenance attached thereto shall be subject to height limitations as certified on Form FAA-117 and approved by the Federal Aviation Administrator, Federal Aviation Administration.
3. Off-street parking and loading facilities shall be provided in compliance with this Plan of Development as authorized by the B5 General Service District classification of the Chicago Zoning Ordinance.
4. Any dedication of streets, or major adjustments of rights of way, or consolidation of or resubdivision of parcels shall require a separate submittal on behalf of Hilton Hotels Corporation, and approval by City Council.
5. Any public way not heretofore proposed to be dedicated shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, and shall have minimum payment width of 34 feet, unless otherwise specified herein, to provide ingress and egress for motor vehicles. There shall be no parking within such paved areas.

Private streets indicated on the attached "Property Line Map and Right of Way Adjustments" 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 except for provisions pertaining to street lighting.

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.

Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum pavement width of 24 feet unless otherwise specified herein, to provide ingress and egress for motor vehicles including emergency vehicles; there shall be no parking within such paved areas.

6. All applicable official reviews, approvals, or permits are required to be obtained by Hilton Hotels Corporation.
7. Use of land will consist of hotel, restaurant, convention facilities and related uses in Sub-Area A, and office and related uses in Sub-Area B.

Any principal building or use, or related building or use permitted shall be in conformity with the Regulations of the Administrator, Federal Aviation Administration, and with all other applicable statutes, regulations and codes of the State of Illinois and the City of Chicago.

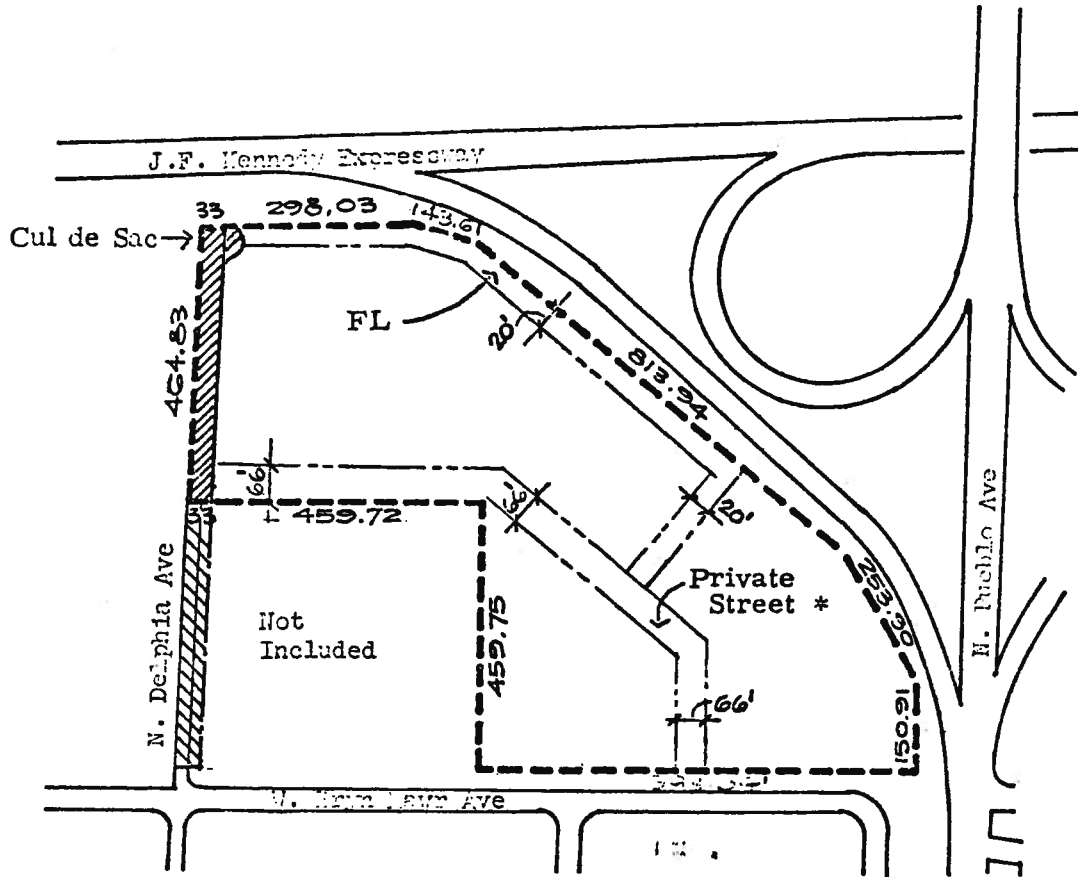
8. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a B5 General Service District classification and with the regulations hereby made applicable thereto.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations, and Procedures in relation to Planned Development Amendments, as adopted by the Commissioner of Development and Planning."

Applicant: Hilton Hotels Corp.

Date: October 14, 1970

BUSINESS PLANNED DEVELOPMENT NO. 71 AS AMENDED

PROPERTY LINE MAP AND RIGHT OF WAY ADJUSTMENTS

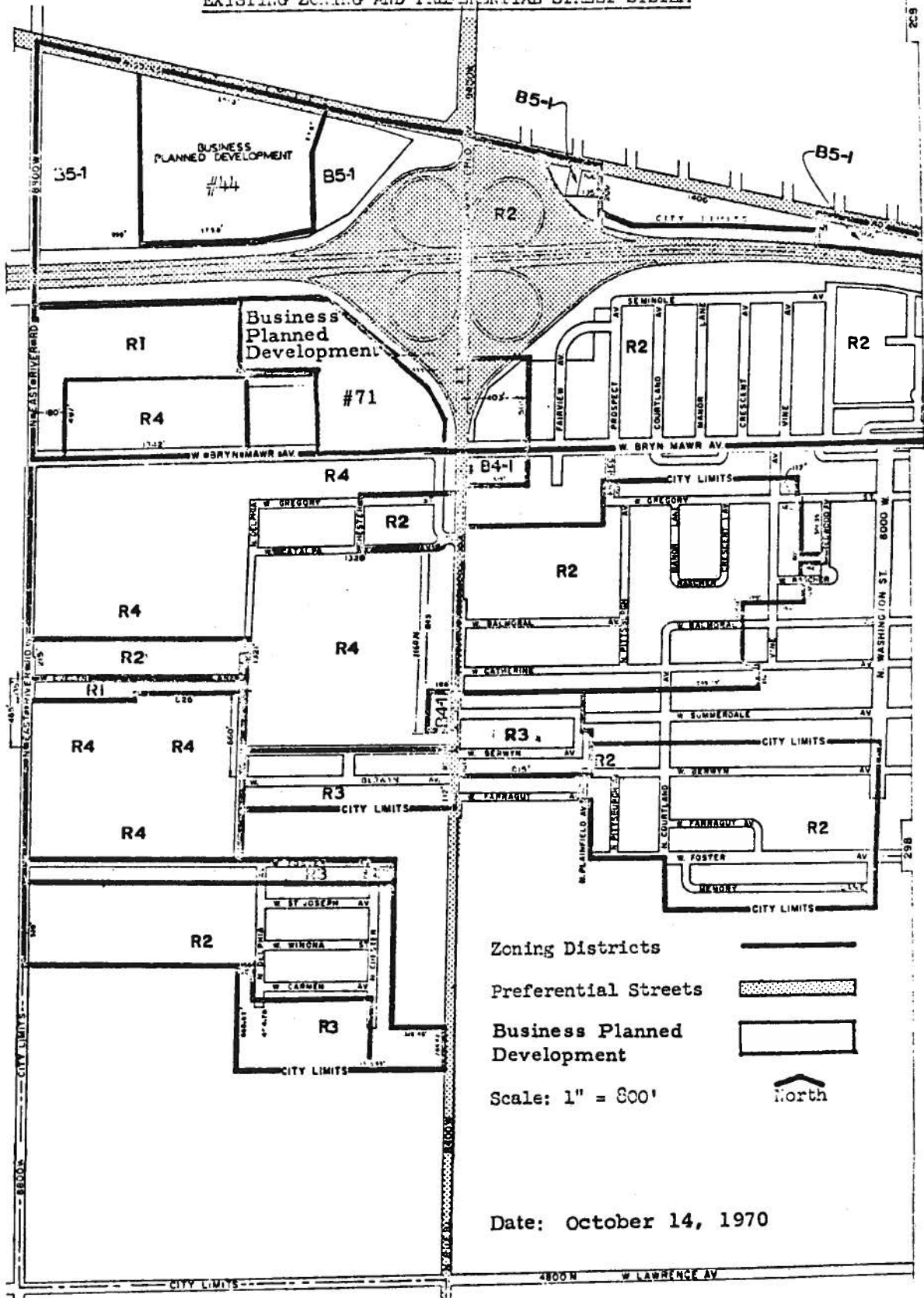



- Planned Development Boundary North
- Public Way (Private Street) Scale
1" = 300'
- Public Street to be dedicated
- Public Street heretofore dedicated FL = Fire Lane


* Developed so as to meet all City standards except street lighting.


Date: October 14, 1970


BUSINESS PLANNED DEVELOPMENT NO. 71 AS AMENDED
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



Zoning Districts 

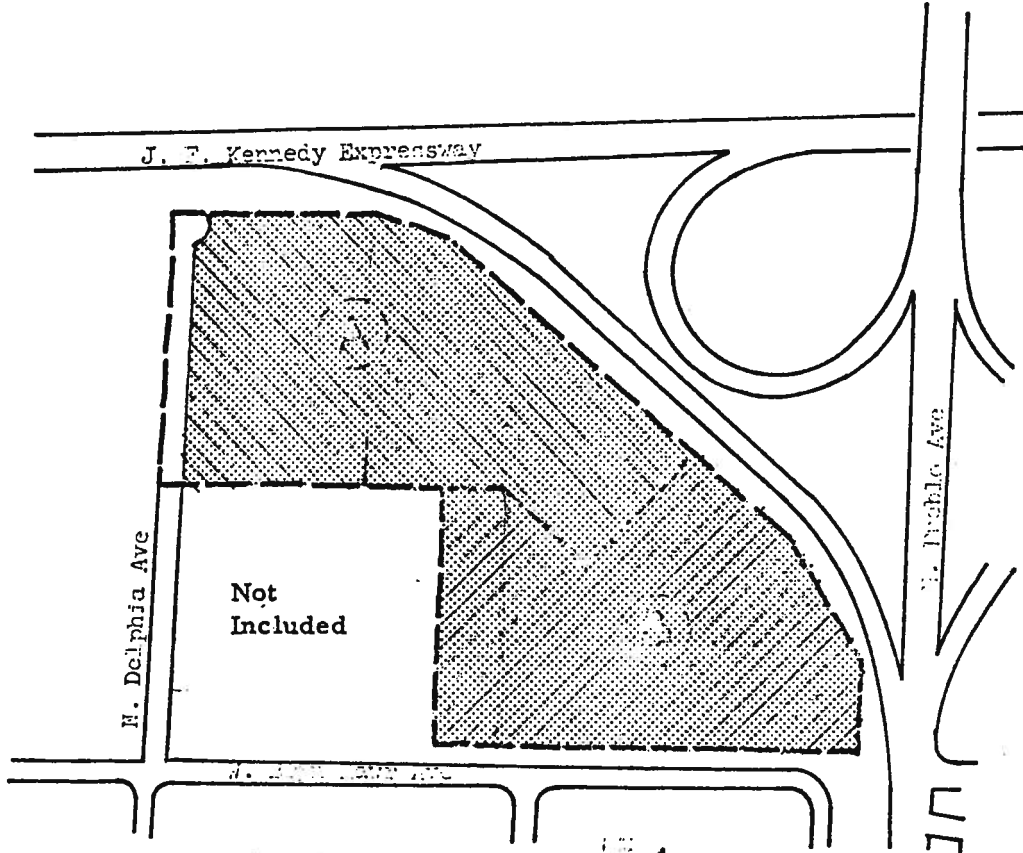
Preferential Streets 

Business Planned Development 

Scale: 1" = 800' 

Date: October 14, 1970

BUSINESS PLANNED DEVELOPMENT NO. 71 AS AMENDED
GENERALIZED LAND USE PLAN



Planned Development Boundry

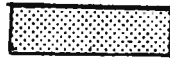


Sub Areas



Scale
1" = 300'

Parking Facilities



Hotel, Restaurant, Convention
Facilities & Related Uses



Office & Related Uses



Date: October 14, 1970

BUSINESS PLANNED DEVELOPMENT NO. 71 AS AMENDED

PLANNED DEVELOPMENT USE AND BULK REGULATIONS

SUB-AREA	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	MAX. F.A.R.	MAX % OF LAND COVERED
	Sq. Ft.	Acres			
A	320,000	7.37	Hotel, Restaurant, Convention Facilities and Related Uses	2.35	45
B	309,000	7.07	Office and Related Uses	1.78	20
	629,000	14.44			

GROSS SITE AREA = NET SITE AREA: 14.44 ACRES + AREA OF PUBLIC STREET 0.35 ACRES = 14.79 ACRES.

MAXIMUM FLOOR AREA RATIO (for total area); 2.07

Off-street parking and off-street loading requirements for proposed hotel restaurant, convention facilities and related use, and office and related uses shall be provided as authorized by the B5 General Service District classification of the Chicago Zoning Ordinance subject to the review and approval of the Department of Streets and Sanitation and approval by the Department of Development and Planning.

Peripheral setback and minimum distance between buildings requirements shall be provided as authorized by the B5 General Service District classification of the Chicago Zoning Ordinance.

MAXIMUM PER CENT OF LAND COVERED (for total area): 35%

Applicant: Hilton Hotels Corporation

Date: October 14, 1970

to those of a B4-1 Restricted Service 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-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 B3-3 General Retail District symbols and indications as shown on Map No. 13-I in the area bounded by

W. Gunnison Street; N. Lincoln Avenue; N. Western Avenue; W. Lawrence Avenue; the alley next west of and parallel to N. Western Avenue; the alley next south of and parallel to W. Gunnison Street; and a line 55 feet west of the alley next west of N. Lincoln Avenue.

to those of a B5-3 General Service 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-P.

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 R2 Single Family Residence District symbols and indications as shown on Map No. 13-P in the area bounded by

a line 215 feet north of W. Evelyn Lane; N. Delphia Avenue; W. Evelyn Lane; and a line 230 feet west of N. Delphia 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. 14-D.

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 B1-2 Local Retail District symbols and indications as shown on Map No. 14-D in the area bounded by

S. Kenwood Avenue; E. 57th Street; S. Kimbark Avenue; and a line 100 feet south of and parallel to E. 57th Street,

to those of a B2-1 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.

Reclassification of Area Shown on Map No. 14-J.

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. 14-J in the area bounded by

W. 57th Street; a line 35.71 feet east of S. Pulaski Road; the alley next south of and parallel to W. 57th Street; and S. Pulaski Road,

to those of a B4-1 Restricted Service 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.

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Fitzpatrick the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published on September 5, 1969, page 6019, recommending that the City Council pass two proposed ordinances transmitted with the committee's report for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

On separate motions made by Alderman Fitzpatrick each of said proposed ordinances (which were recommended by the committee without change) was Passed, by yeas and nays as follows:

Yeas—Aldermen Roti, Hubbard, Metcalfe, Holman, Rayner, Bohling, Cousins, Lupo, Buchanan, Bilandic, Swinarski, Staszczuk, Burke, Krska, Sheridan, Shannon, Hines, Fitzpatrick, Campbell, Frost, Kuta, Collins, Marzullo, Zydlo, Sain, Jambrone, Biggs, McMahon, Keane, Gabinski, Brandt, Sande, Aiello, Casey, Cullerton, Laurino, Simon, Scholl, Singer, Fifielski, Kerwin, O'Rourke, Sperling—43.

Nays—None.

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. 15-P.

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 B5-1 General Service District and C2-1 General Commercial District symbols and indications as shown on Map No. 15-P in the area bounded by

the south line of the right of way of the John F. Kennedy Expressway; a line 100 feet west of the center line of N. Pueblo Avenue; the north line of W. Bryn Mawr Avenue; a line 833.34 feet west of the center line of N. Pueblo Avenue; a line 459.75 feet north of the north line of W. Bryn Mawr Avenue; and N. Delphia Avenue, or the line thereof if extended where no street exists,

to the designation 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 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
BUSINESS PLANNED DEVELOPMENT
STATEMENT**

1. The area delineated herein as "Business Planned Development" is owned by Illinois Tool Works Inc., a Delaware corporation. The Hilton Hotels Corporation has an option to

purchase this property under option agreement dated November 22, 1968.

2. The height restrictions for any building or any other appurtenance attached thereto shall be subject to height limitations as certified on Form FAA-117 and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration.
3. Off-street parking and loading facilities shall be provided in compliance with this Plan of Development as authorized by the B5 General Service District classification of the Chicago Zoning Ordinance.
4. Any dedication of streets, or adjustments of rights of way, or consolidation of or subdivision of parcels shall require a separate submittal on behalf of Illinois Tool Works Inc. or its successor in title, and approval by City Council.
5. Any public way not heretofore proposed to be dedicated shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, and shall have a minimum pavement width of 34 feet, unless otherwise specified herein, to provide ingress and egress for motor 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.
Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum pavement width of 24 feet unless otherwise specified herein, to provide ingress and egress for motor vehicles including emergency vehicles; there shall be no parking within such paved areas.
6. All applicable official reviews, approvals, or permits are required to be obtained by Illinois Tool Works Inc. or its successor in title.
7. Use of land will consist of hotel, restaurant, convention facilities and related uses in Sub-Area A, and office and related uses in Sub-Area B.
Any principal building or use, or related building or use permitted shall be in conformity with the Regulations of the Administrator, Federal Aviation Administration, and with all other applicable statutes, regulations and codes of the State of Illinois and the City of Chicago.
8. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a B5 General Service District classification and with the regulations hereby made applicable thereto.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations, and Procedures in relation to Planned Development Amendments, as adopted by the Commissioner of Development and Planning."

Applicant: Illinois Tool Works Inc. Date; June 23, 1969.

[Maps attached to this Plan of Development printed on pages 6172-6175 of this Journal]

Reclassification of Area Shown on Map No. 15-O.

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 R2 Single Family Residence District symbols and indications as shown on Map No. 15-O in the area bounded by

W. Talcott Avenue; N. Oketo Avenue; a line drawn from a point 700.99 feet south of W. Talcott Avenue along the West line of N. Oketo Avenue to a point 1610.27 feet south of W. Talcott Avenue along the east line of N. Oriole Avenue; and N. Oriole Avenue,

to the designation of a Residential 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 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 printed on pages 6176-6180 of this Journal]

Reclassification of Area Shown on Map No. 16-F.

Alderman Fitzpatrick moved to pass the proposed ordinance transmitted with the pending committee report *as amended by the committee*, and noted on page 6019 of the Journal of the Proceedings of September 5, 1969. The motion prevailed and said proposed ordinance *as so amended* was Passed, by yeas and nays as follows:

Yeas—Aldermen Roti, Hubbard, Metcalfe, Holman, Rayner, Bohling, Cousins, Lupo, Buchanan, Bilandic, Swinarski, Staszczuk, Burke, Krska, Sheridan, Shannon, Hines, Fitzpatrick, Campbell, Frost, Kuta, Collins, Marzullo, Zydlo, Sain, Jambrone, Biggs, McMahon, Keane, Gabinski, Brandt, Sande, Aiello, Casey, Cullerton, Laurino, Simon, Scholl, Singer, Fifielski, Kerwin, O'Rourke, Sperling—43.

Nays—None.

The following is said ordinance as passed:

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 and all the C1-2 Restricted Commercial District symbols and indications as shown on Map No. 16-F in the area bounded by

a line 223.44 feet north of W. 70th Street; the alley next east of and parallel to S. Wentworth Avenue; W. 70th Street; and S. Wentworth Avenue,

to those of an R3 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.

Issuance of Permits Authorized for Erection of Illuminated Signs.

On motion of Alderman Fitzpatrick the City Council
(Continued on page 6181)

PLAN OF DEVELOPMENT

BUSINESS PLANNED DEVELOPMENT #71

STATEMENT

1. The area delineated hereon as "Business Planned Development" is owned by Illinois Tool Works Inc., a Delaware corporation.

The Hilton Hotels Corporation has an option to purchase this property under option agreement dated November 22, 1968.

2. The height restrictions for any building or any other appurtenance attached thereto shall be subject to height limitations as certified on Form FAA-117 and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration.
3. Off-street parking and loading facilities shall be provided in compliance with this Plan of Development as authorized by the B5 General Service District classification of the Chicago Zoning Ordinance.
4. Any dedication of streets, or adjustments of rights of way, or consolidation of or resubdivision of parcels shall require a separate submittal on behalf of Illinois Tool Works Inc. or its successor in title, and approval by City Council.
5. Any public way not heretofore proposed to be dedicated shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, and shall have a minimum pavement width of 34 feet, unless otherwise specified herein, to provide ingress and egress for motor 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.

Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum pavement width of 24 feet unless otherwise specified herein, to provide ingress and egress for motor vehicles including emergency vehicles; there shall be no parking within such paved areas.

6. All applicable official reviews, approvals, or permits are required to be obtained by Illinois Tool Works Inc. or its successor in title.
7. Use of land will consist of hotel, restaurant, convention facilities and related uses in Sub-Area A, and office and related uses in Sub-Area B.

Any principal building or use, or related building or use permitted shall be in conformity with the Regulations of the Administrator, Federal Aviation Administration, and with all other applicable statutes, regulations and codes of the State of Illinois and the City of Chicago.

8. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a B5 General Service District classification and with the regulations hereby made applicable thereto.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations, and Procedures in relation to Planned Development Amendments, as adopted by the Commissioner of Development and Planning."

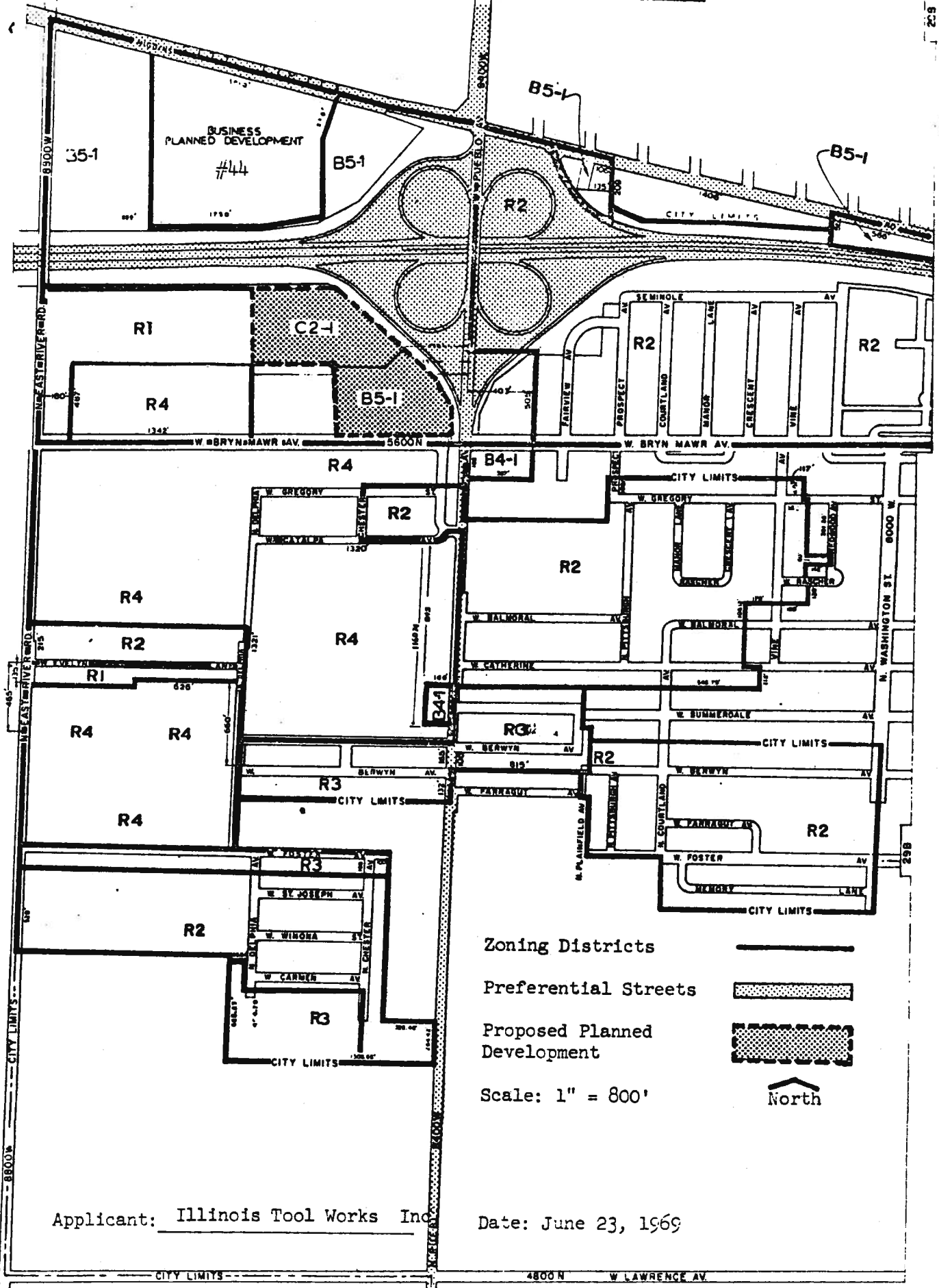
Applicant:

Illinois Tool Works Inc.

Date: June 23, 1969

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM

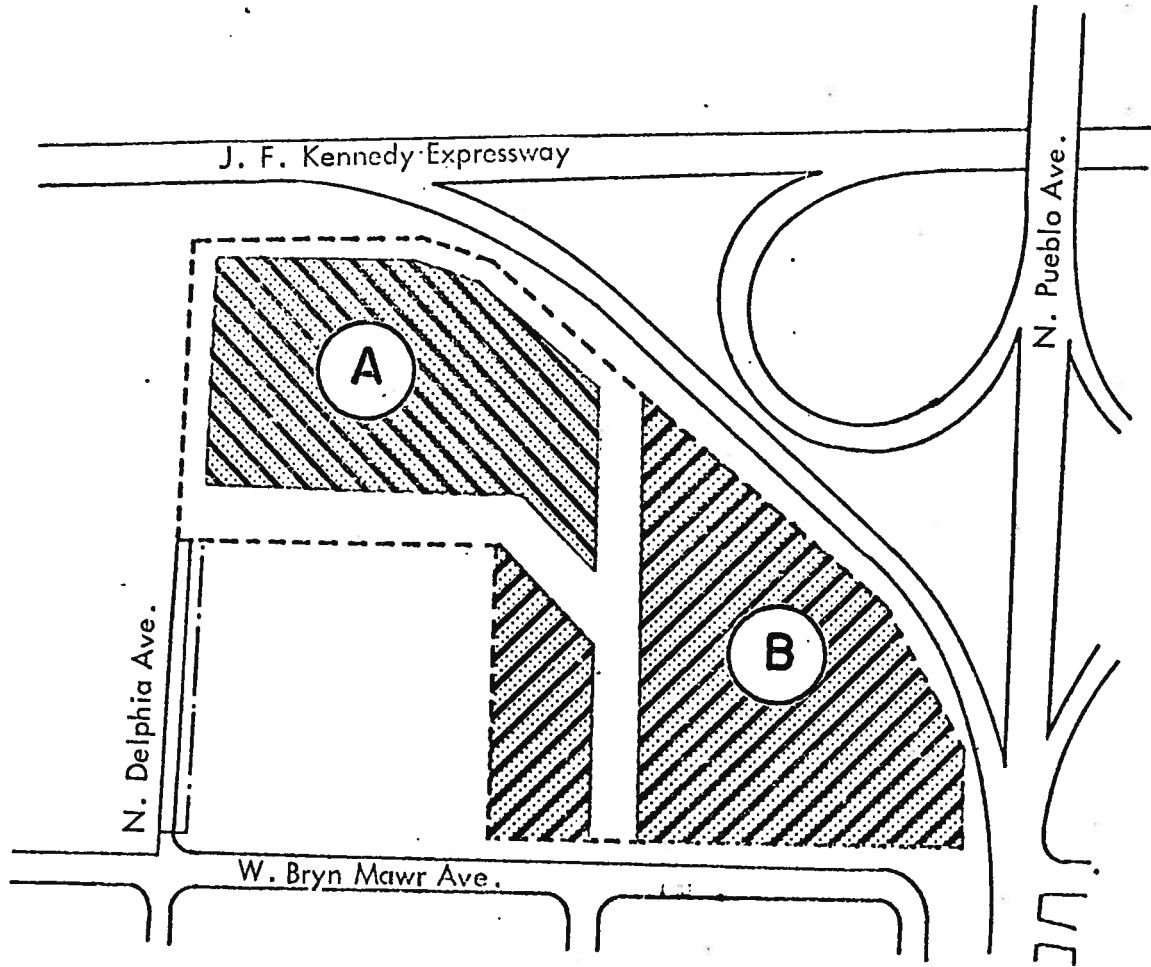
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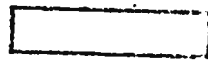
Applicant: Illinois Tool Works Inc

Date: June 23, 1969

BUSINESS PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN



Right-of-Way



Planned Development Boundary



Sub-Areas



Parking Facilities



Hotel, Restaurant, Convention
Facilities and Related Uses



Office and Related Uses



North

Scale:
1" = 300'

Applicant: Illinois Tool Works Inc.

Date: June 23, 1969

BUSINESS PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE AND BULK REGULATIONS

SUB-AREA	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	MAX. F.A.R.	MAX. % OF LAND COVERED
	Sq. Ft.	Acres			
A	204,112	4.69	Hotel, Restaurant, Convention Facilities and Related Uses	3.0	45
B	299,091	6.86	Office and Related Uses	2.5	20
	503,203	11.55			

GROSS SITE AREA = NET SITE AREA: 11.55 ACRES + AREA OF PUBLIC STREET 3.24 ACRES = 14.79 ACRES.

MAXIMUM FLOOR AREA RATIO (for total area): 2.7

Off-street parking and off-street loading requirements for proposed hotel, restaurant, convention facilities and related uses, and office and related uses shall be provided as authorized by the B5 General Service District classification of the Chicago Zoning Ordinance subject to the review and approval of the Department of Streets and Sanitation and approval by the Department of Development and Planning:

Estimated Min. Parking (underground & surface) for Sub-Area A:	900 cars
Estimated Min. Parking (underground & surface) for Sub-Area B:	2210 cars
Total	<u>3110 cars</u>

Peripheral setback and minimum distance between buildings requirements shall be provided as authorized by the B5 General Service District classification of the Chicago Zoning Ordinance.

MAXIMUM PER CENT OF LAND COVERED (for total area): 35%

Applicant: Illinois Tool Works Inc.

Date: June 23, 1969