

Extract for Planned Development

Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

Yeas--Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Hueis, Majerczyk, Madrzyk, Burke, Brady, Barden, Streeter, Kellam, Sheahan, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Carothers, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Merlo, Clewis, Axelrod, Schulter, Volini, Orr, Stone--48.

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-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 B6-7 Restricted Central Business District and B7-7 General Central Business District symbols and indications as shown on Map No. 1-F in the area bounded by

W. Lake Street; N. Clark Street; W. Randolph Street; and N. LaSalle Street.

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

[Planned Development printed on pages 7887 -7892 of this Journal]

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

Reclassification of Area Shown on Map No. 2-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 Residential-Business Planned Development District No. 206 symbols and indications as shown on Map No. 2-F in the area bounded by

a line 236.49 feet north of W. Harrison Street; S. Dearborn Street; a line 125 feet north of W. Harrison Street; S. Plymouth Court; W. Harrison Street; and S. Federal Street, and

the area bounded by a line 297 feet south of W. Harrison Street; S. Dearborn Street; a line 490.5 feet south of W. Harrison Street; and S. Federal Street, and

the area bounded by W. Harrison Street; S. Federal Street; a line 100 feet south of W. Harrison Street; and the alley next west of and parallel to S. Federal Street,

to those of a C3-6 Commercial-Manufacturing District, and corresponding use districts are hereby established in the areas above described.

SECTION 2. *Be It Further Ordained* that the Chicago Zoning Ordinance be amended by changing all the Residential-Business Planned District No. 206 symbols and indications on Map No. 2-F in the area bounded by

W. Harrison Street; S. Plymouth Court; a line 322 feet south of W. Harrison Street; S. Dearborn Street; a line 297 feet south of W. Harrison Street; and S. Federal Street,

to the designation of Residential-Business Planned Development No. 206, as amended, 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.

[Planned Development printed on pages 7893 thru 7897 of this Journal]

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

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
PLANNED DEVELOPMENT #206 AS AMENDED
STATEMENTS

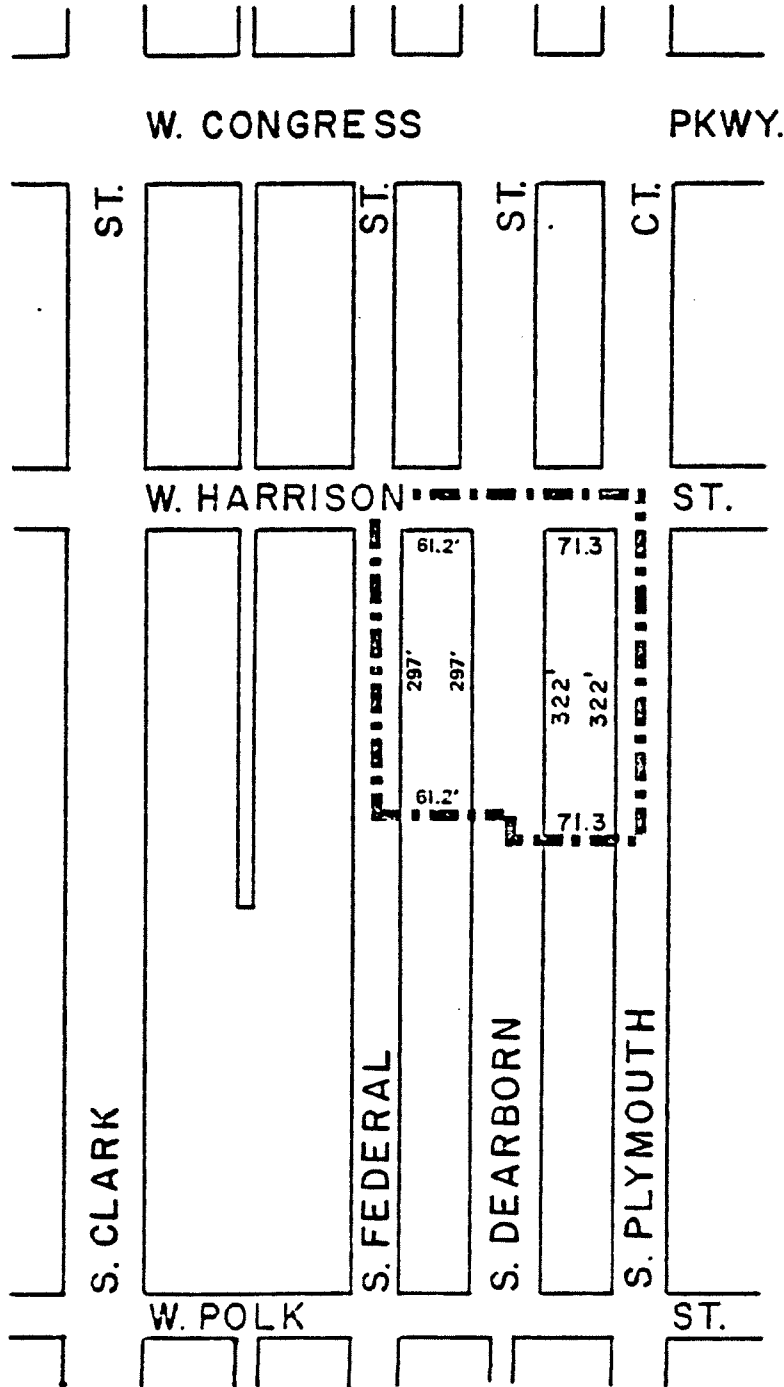
1. The area delineated hereon as "Residential-Business Planned Development" is owned or controlled by the Commercial District Development Commission of the City of Chicago, and is designated as South Loop Commercial District Development Project.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
3. Any dedication or vacation of streets or re-subdivision of parcels shall require a separate submittal on behalf of the Commercial District Development Commission and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Commercial District Development Commission or its successor.
5. Service drives or any other ingress or egress lanes 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, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
6. Use of land will consist of dwelling units, related recreational uses, business uses and off-street parking.
7. The following information sets forth data concerning the property included in said development and 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.
8. Identification 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 Commissioner of the Department of Planning. There shall be no advertising signs permitted.
9. The Plan of Development, hereby attached, shall be subject to the "Rules and Regulations and procedures in Relation to Planned Development", as adopted by the Commissioner of the Department of Planning.

Applicant: Commercial District Development Commission

Date: July 30, 1981

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 206
AS AMENDED

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



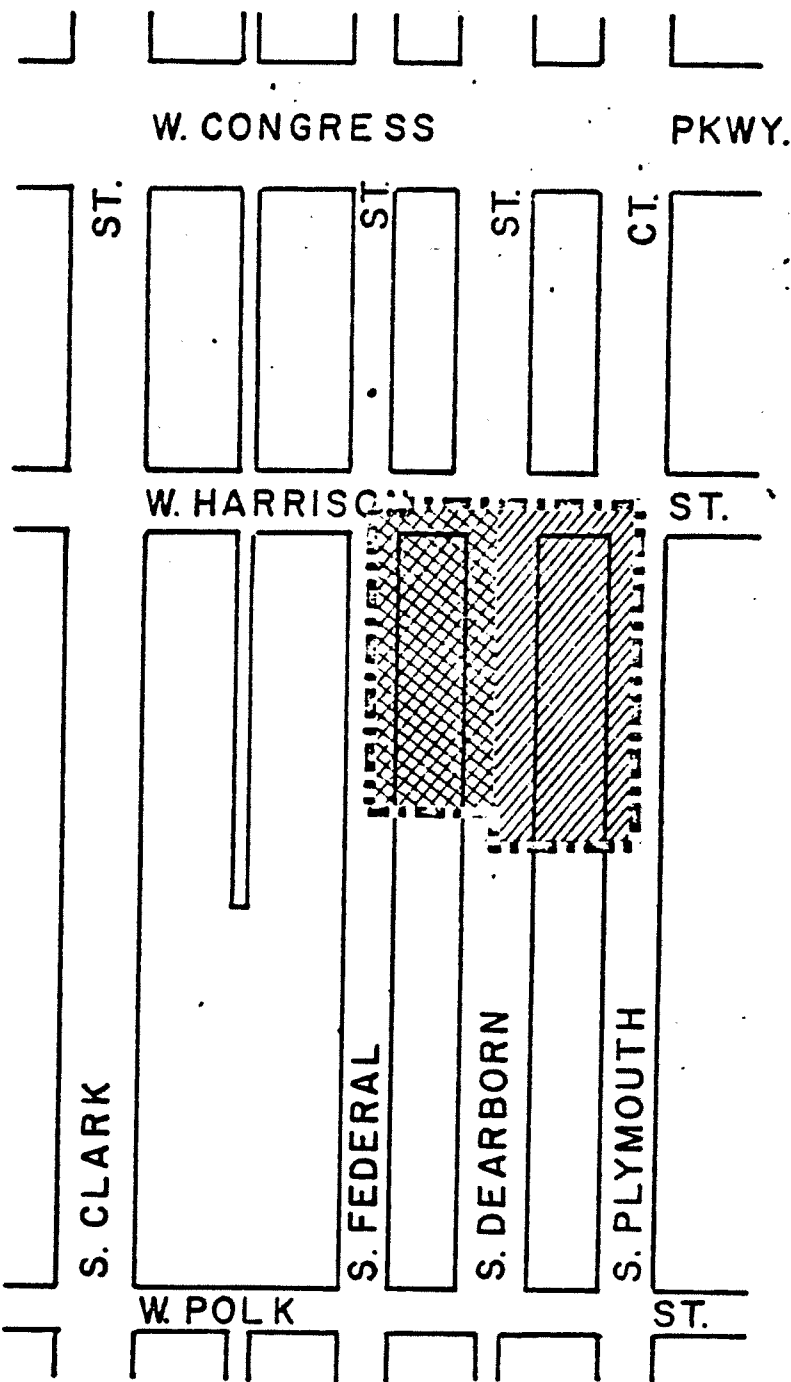
LEGEND





--- PLANNED DEVELOPMENT BOUNDARY

AS AMENDED

GENERALIZED LAND USE PLAN



- PLANNED DEVELOPMENT BOUNDARY
-  DWELLING UNITS, RELATED RECREATIONAL USES, BUSINESS USES
-  DWELLING UNITS, RELATED RECREATIONAL USES, BUSINESS USES, OFF-STREET PARKING



APPLICANT : COMMERCIAL DISTRICT DEVELOPMENT COMMISSION
DATE : JULY 30, 1981

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
NO. 206, AS AMENDED
PLANNED DEVELOPMENT USE AND BULK REGULATIONS TABLE

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	MAXIMUM NO. OF D.U.'s	MAXIMUM F.A.R.	MAXIMUM % OF LAND COVERAGE	MINIMUM REQ. PKG. SPACES (SEE NOTE BELOW)
41,062.16	.94 acres	DWELLING UNITS, RELATED REC. USES BUSINESS USES AND OFF-STREET PARKING	400	12.0	100%	75

NET SITE AREA + AREA OF PUBLIC STREETS AND ALLEYS = GROSS SITE AREA

41,062.16 + 48,897.5 = 89,959.6

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA:

12.0

MAXIMUM NUMBER OF DWELLING UNITS:

400

MINIMUM REQUIRED PARKING SPACES:

75,

EXCEPT THAT FOR EACH DWELLING UNIT OVER 294 DWELLING UNITS, 0.7 PARKING SPACES MUST BE PROVIDED. IN ALL CASES, A FRACTION OF A REQUIRED PARKING SPACE MUST BE PROVIDED AS A WHOLE PARKING SPACE.

MAXIMUM PERCENT OF LAND COVERAGE:

100%

SETBACK 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 APPROVAL OF DEPT. OF PLANNING.

Applicant: Commercial District Development Commission
Date: July 30, 1981

On motion of Alderman Roti said proposed substitute 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, Kelley, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Pucinski, Natarus, Simpson, Fifielski, Axelrod, Schuler, Volini, Stone—44.

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 Municipal Code of Chicago, Chapter 194A, Article 8.3-4 (B) is hereby amended by deleting in its entirety the following alphabetical listing in brackets:

[(19) *Hotels and Motels*]

SECTION 2. That the Municipal Code of Chicago, Chapter 194A, Article 8.3-7 (B) is hereby amended by adding the language in *Italics* as follows in the proper numerical sequence:

B. The following uses are permitted in the B7-5 to B7-7 Districts inclusive. Except as may be allowed for planned developments, uses designated with an asterisk (*) shall not be located on the ground floor within 50 feet of any street.

(7) *Hotels and Motels*

SECTION 3. That the Municipal Code of Chicago, Chapter 194A, Article 9.3-2 (B) is hereby amended by adding the language in *Italics* as follows in the proper numerical sequence:

B. The following uses are permitted in the C2-1 to C2-5 Districts inclusive:

(5) *Hotels and Motels*

SECTION 4. That the Municipal Code of Chicago, Chapter 194A, Article 9.3-3 (B) is hereby amended by adding the language in *Italics* as follows in the proper numerical sequence:

B. The following uses are permitted in the C3-1 to C3-7 Districts inclusive:

(3) *Hotels and Motels*

SECTION 5. That the Municipal Code of Chicago, Chapter 194A, Article 9.4-1, is hereby amended by adding the language in *Italics* as follows in the proper numerical sequence:

(10) *Hotels and Motels*

SECTION 6. This ordinance shall be in full force and effect upon passage and publication.

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Roti the City Council took up for consideration the report of the Committee on Buildings and Zoning, deferred and published in the the Journal of the Proceedings of March 1, 1979, pages 9650-9651 recommending that the City Council *Pass* sixteen proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Roti moved to *Concur In* the committee's recommendations and *each* of the sixteen proposed ordinances 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, Kelley, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Pucinski, Natarus, Simpson, Fifielski, Axelrod, Schuler, Volini, Stone—44.

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. 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 M1-5 Restricted Manufacturing District symbols and indications as shown on Map No. 1-F in area bounded by

W. Illinois Street; the alley next west of and parallel to N. Wells Street; the alley next south of and parallel to W. Illinois Street; a line 99.32 feet east of and parallel to N. Franklin Street

to those of a C3-4 Commercial Manufacturing District, and a corresponding use district is hereby established in the area above described.

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

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 B7-5 General Central Business District symbols and indications as shown on Map No. 1-F in the area bounded by

W. Chicago Avenue; N. Dearborn Street; W. Superior Street; a line 139.63 feet west of N. Dearborn Street; a line 139.56 feet north of W. Superior Street; the alley next west of and parallel to N. Dearborn Street

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 thereof and to no others.

[Plan of Development printed on pages 9724 to 9729 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. 2-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 C3-6 Commercial Manufacturing District symbols and indications as shown on Map No. 2-F in the area bounded by

(continued on page 9730)

(continued from page 9723)

a line 236.49 feet north of W. Harrison Street; S. Dearborn Street; a line 125 feet north of W. Harrison Street; S. Plymouth Court; a line 322 feet south of W. Harrison Street; S. Dearborn Street; a line 490.5 feet south of W. Harrison Street; S. Federal Street; a line 100 feet south of W. Harrison Street; the alley next west of and parallel to S. Federal Street; W. Harrison Street; and S. Federal 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.

[Plan of Development printed on pages 9731 to 9735 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. 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 R3 General Residence District symbols and indications as shown on Map No. 3-L in the area bounded by

W. Division Street; N. Lamon Avenue; W. Thomas Street; the alley next west of and parallel to N. Lavergne Avenue; a line 306.5 feet north of W. Thomas Street; and N. Lavergne Avenue

to the designation of a Institutional 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 9736 to 9740 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. 6-I (As Amended).

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-2 Restricted Service District symbols and indications as shown on Map No. 6-I in area bounded by

a line 378 feet north of and parallel to W. 23rd Street; the alley next west of and parallel to S. Troy Street; W. 23rd Street; S. Kedzie 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. 7-F (As Amended).

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R7 General Residence District symbols and indications as shown on Map No. 7-F in the area bounded by

W. St. James Place; a line 575 feet East of and parallel to N. Clark Street; a line 50.3 feet south of W. St. James Place; a line 452 feet east of and parallel to N. Clark Street; W. Roslyn Place; N. Lakeview Avenue; W. Arlington Place; a line 309 feet east of and parallel to N. Clark Street; a line from a point 98.5 feet south of W. Arlington Place and 164.85 feet west of N. Lakeview Avenue to a point 221.64 feet west of N. Lakeview Avenue and 257.24 feet east of N. Clark Street; a line 77 feet south of W. Arlington Place; a line 50 feet east of N. Clark Street; W. Arlington Place; a line 75 feet east of N. Clark Street; a line 77 feet north of W. Arlington Place; a line 92 feet east of N. Clark Street; W. Roslyn Place; a line 40 feet east of and parallel to N. Clark Street; a line 50.3 feet south of and parallel to W. St. James Place; and a line 89.67 feet east of and parallel to N. Clark Street

to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 8-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 R3 General Residence District symbols and indications as shown on Map No. 8-F in area bounded by

W. 32nd Street; the alley next east of and parallel to S. Canal Street; W. 33rd Street; S. Canal Street

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 8-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 8-F in the area bounded by

the alley next south of and parallel to W. 36th Street; S. Normal Avenue; W. 37th Street; and the alley next west of and parallel to S. Normal Avenue, or the line thereof if extended where no alley exists

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.

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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
STATEMENTS.

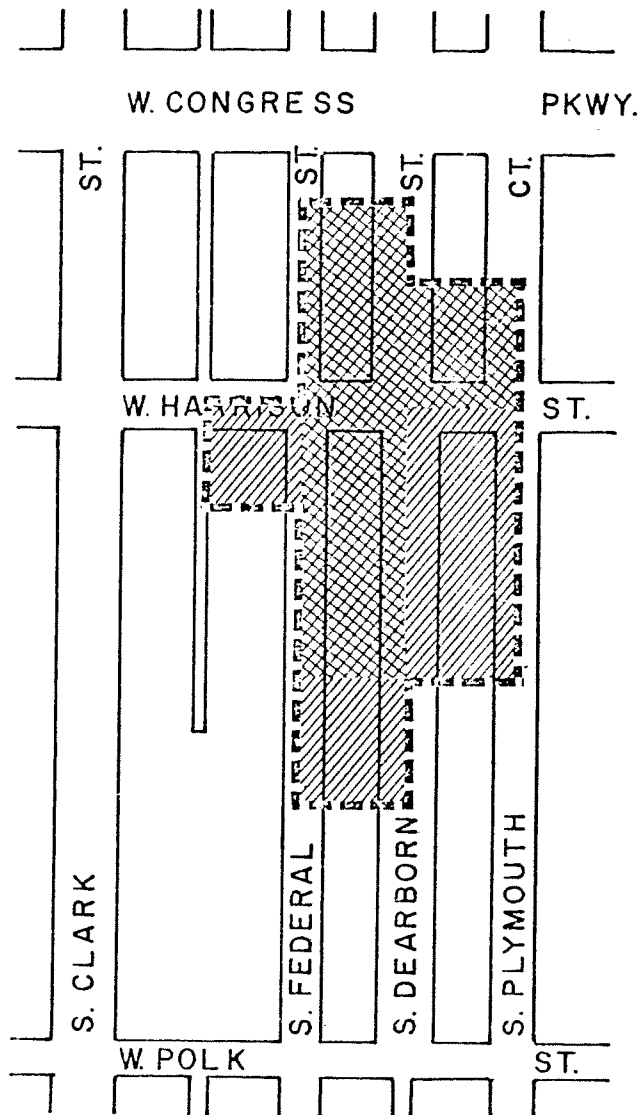
1. The area delineated hereon as "Residential-Business Planned Development" is owned or controlled by the Department of Urban Renewal of the City of Chicago, and is designated as South Loop Urban Renewal Project.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
3. Any dedication or vacation of streets or re-subdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Department of Urban Renewal or its successor.
5. Service drives or any other ingress or egress lanes 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, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
6. Use of land will consist of dwelling units, related recreational uses, business uses and off-street parking.
7. The following information sets forth data concerning the property included in said development and 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.
8. Identification 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 Commissioner of the Department of Planning, City and Community Development. There shall be no advertising signs permitted.
9. The Plan of Development, hereby attached, shall be subject to the "Rules and Regulations and Procedures in Relation to Planned Development", as adopted by the Commissioner of the Department of Planning, City and Community Development.

APPLICANT: DEPARTMENT OF URBAN RENEWAL



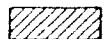
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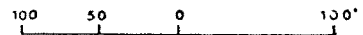
RESIDENTIAL BUSINESS PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN



LEGEND

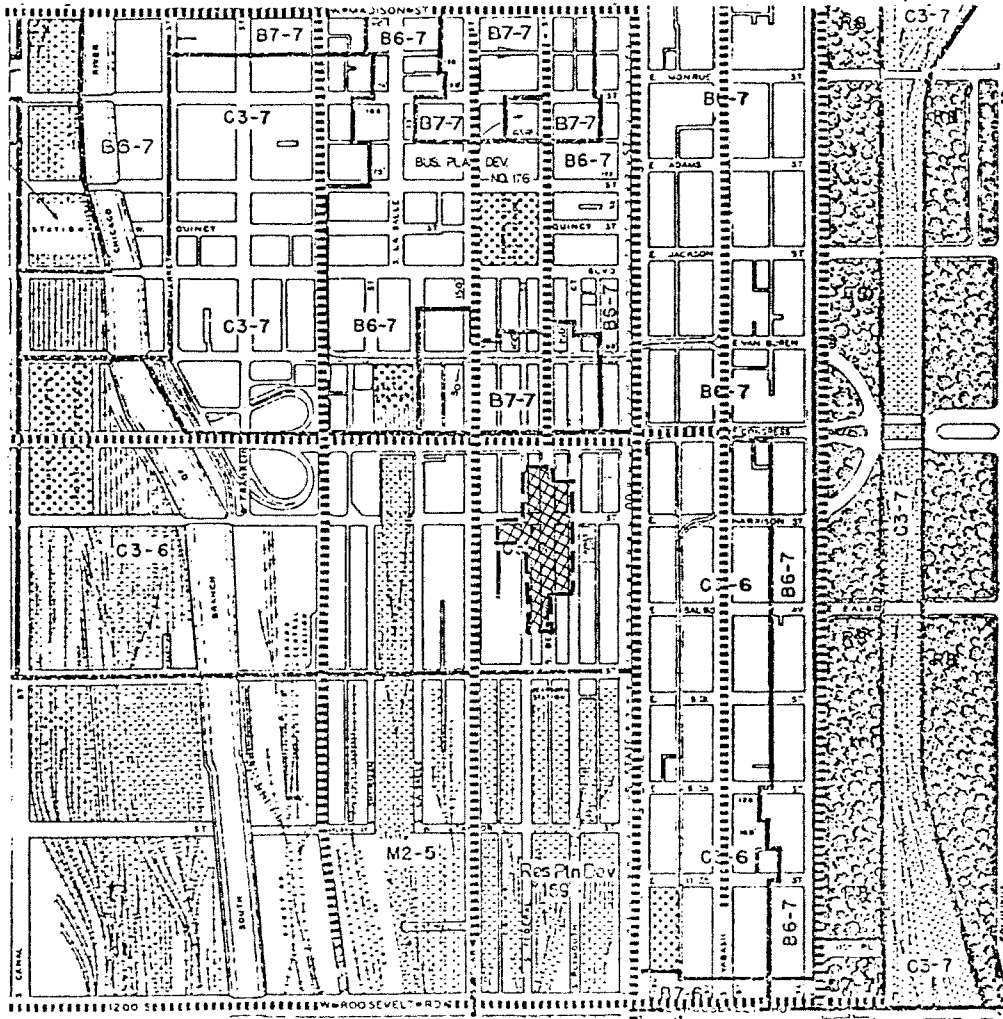
-  RESIDENTIAL BUSINESS PLANNED DEVELOPMENT BOUNDARY
-  DWELLING UNITS, RELATED RECREATIONAL USES, BUSINESS USES
-  OFF-STREET PARKING








APPLICANT: DEPARTMENT OF URBAN RENEWAL—CITY OF CHICAGO

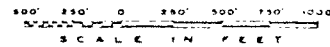
DATE: JANUARY 19, 1979

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND

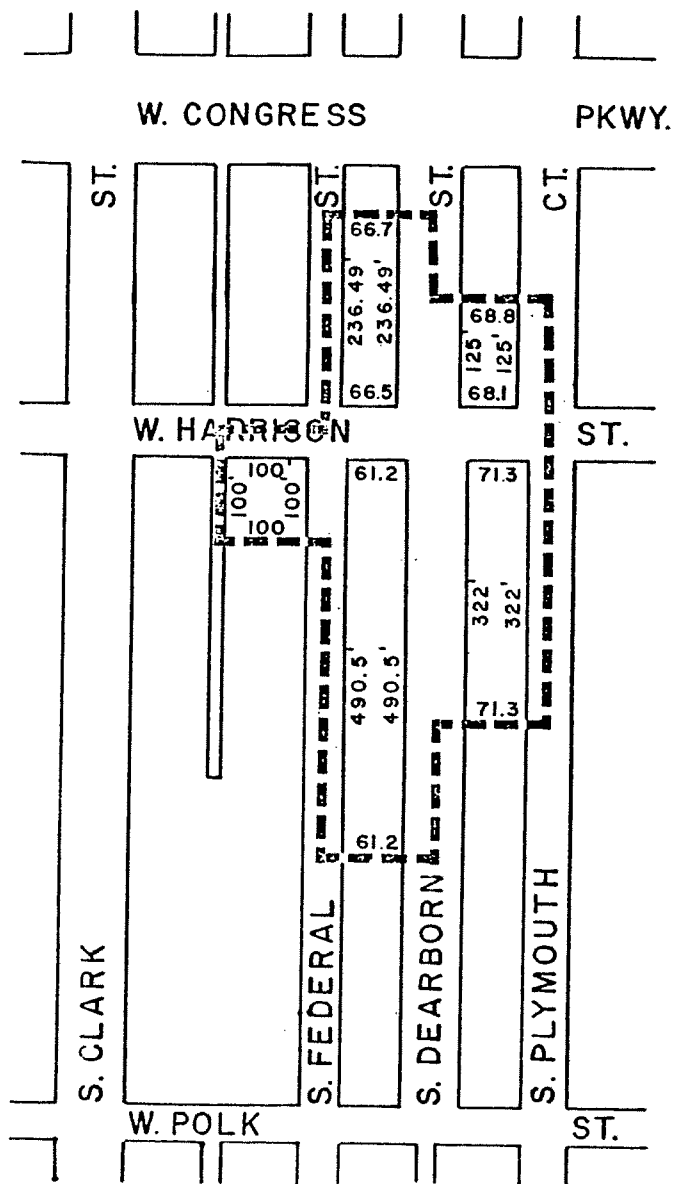
-  RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDARY
-  PARKS AND PLAYGROUNDS
-  PUBLIC AND QUASI-PUBLIC FACILITIES
-  PREFERENTIAL STREETS



APPLICANT: DEPARTMENT OF URBAN RENEWAL
-CITY OF CHICAGO

DATE: JANUARY 19, 1979

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



LEGEND



— — — — — RESIDENTIAL—BUSINESS PLANNED DEVELOPMENT BOUNDARY

APPLICANT: DEPARTMENT OF URBAN RENEWAL—CITY OF CHICAGO

DATE: JANUARY 19, 1979

RESIDENTIAL BUSINESS - PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA		GENERAL DISCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENTAGE OF LAND COVERED
83,022.09 sq. ft.	1.9 acres	Dwelling units, related Recreational uses, Business uses and off street parking.	400	10.0	65%

NET SITE AREA + AREA OF PUBLIC STREETS AND ALLEYS = GROSS SITE AREA

83,022.09 sq. ft.+ 85,842 sq. ft. = 168,864.1 sq. ft. (3.88 acres)

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA:

10.0

MINIMUM NUMBER OF OFF-STREET PARKING SPACES:

146

MAXIMUM PERCENT OF LAND COVERED:

65%

SETBACK AND YARD REQUIREMENTS MAYBE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTUAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHERE NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF PLANNING, CITY AND COMMUNITY DEVELOPMENT.

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: JANUARY 19, 1979