

PD 1091

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*Reclassification Of Area Shown On Map Number 32-F.**(As Amended)**(Application Number 16061)*

CPD 1091

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the M3-3 Heavy Industry District symbols and indications as shown on Map Number 32-F in the area bounded by:

West 127th Street; a point 1,808.74 feet east of South Parnell Avenue and the south right-of-way line of West 127th Street; a line from a point 1,808.74 feet east of South Parnell Avenue and the south right-of-way line of West 127th Street, to a point 1,810.92 feet east of South Parnell Avenue and 646.52 feet south of West 127th Street; a line from a point 1,810.92 feet east of South Parnell Avenue and 646.52 feet south of West 127th Street, to a point 1,663.74 feet east of South Parnell Avenue and 857.56 feet south of West 127th Street; a line from a point 1,663.74 feet east of South Parnell Avenue and 857.56 feet south of West 127th Street, to a point 967.02 feet east of South Parnell Avenue and 859.96 feet south of West 127th Street; a line from a point 967.02 feet east of South Parnell Avenue and 859.96 feet south of West 127th Street, to a point 887.02 feet east of South Parnell Avenue and 634.97 feet south of West 127th Street; a line from a point 887.02 feet east of South Parnell Avenue and 634.97 feet south of West 127th Street, to a point 976.93 feet east of South Parnell Avenue and 287.29 feet south of West 127th Street; a line from a point 976.93 feet east of South Parnell Avenue and 287.29 feet south of West 127th Street, to a point 979.74 feet east of South Parnell Avenue and 50 feet south of West 127th Street; a line 979.74 feet east of South Parnell Avenue and 50 feet south of West 127th Street, to a point 1,009.74 feet east of South Parnell Avenue and the south right-of-way line of West 127th Street; and West 127th Street,

to those of Planned Development Number 1091 which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part 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:

Planned Development Number 1091.

Plan Of Development Statements.

1. The area delineated herein as Planned Development Number 1091, consists of approximately seven hundred twenty-eight thousand two hundred and seventy-nine (728,279) square feet (sixteen and seven hundred nineteen-thousandths (16.719) acres) of property which is depicted on the attached Planned Development Site Plan Map (the "Property") and is owned or controlled by the applicant, Univision Radio Illinois, Inc.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedications or vacations of streets or alleys, 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, assigns 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 titleholder and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and if different than the applicant, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made shall be under single ownership or under single designated control. 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. An agreement among

Property owners, the board of directors or any property owners association or a covenant binding Property owners, may designate the authorized party for any future amendment, modification or change.

4. This planned development consists of the following fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Site Plan; a Landscape Plan; and Elevations (Tower Profile) prepared by FGM Architects and dated September 20, 2007. Full-size versions of the site plan, landscape plan and elevations are on file with the Department of Planning and Development. This planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply, is in conformity with the Intent and Purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of the City of Chicago) and all requirements thereof and satisfies the established criteria for approval of a planned development. In any instance, where a provision of this planned development conflicts with the City Building Code, the Building Code shall apply.
5. The following uses shall be permitted within the area delineated herein as Planned Development Number 1091: a communication services establishment and wireless communication facility, consisting of a total of six (6) self-supporting lattice radio towers, three (3) satellite dishes, accessory parking, and related and accessory buildings and uses.
6. On-premise 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 signs shall be permitted, subject to the review and approval of the Department of Planning and Development. Off-premise signage is prohibited within the boundaries of this development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the public way and in compliance with the Municipal code of the City of Chicago. Closure of all or part of any public streets or alleys 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 building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio for the parcel shall be in accordance with the attached Bulk Regulations and Data Table. 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, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site Plan and the Landscape Plan attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the applicable standards of the Chicago Zoning Ordinance.
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 Planning and development that such 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 modifications 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 17-13-0611-A of the Chicago Zoning Ordinance. Notwithstanding the provisions of sub-clause 4 of Section 17-13-0611-A of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures.
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 Leadership in Energy and Environmental Design Green Building Rating System ("L.E.E.D."). Copies of these standards may be obtained from the Department of

Planning and Development. The applicant has agreed, as part of this planned development, to retain and maintain approximately eighty percent (80%) or five hundred eighty-two thousand six hundred twenty-three (582,623) square feet or thirteen and three hundred seventy-five thousandths (13.375) acres of the subject site in a natural vegetative condition.

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.
14. Unless substantial construction of the improvements contemplated within this planned development has 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 the zoning of the Property shall automatically convert to a C3-1 Commercial, Manufacturing and Employment District. This six (6) year period may be extended for up to one additional year if, before expiration of the six (6) year period, the Commissioner of Planning and Development determines that good cause for the extension is shown.

[Building Elevations referred to in these Plan of Development Statements unavailable at time of printing.]

[Existing Zoning Map; Existing Land-Use Map; Site Plan; and Landscape Plan referred to in these Plan of Development Statements printed on pages 10486 through 10489 of this *Journal*.]

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

9/27/2007

REPORTS OF COMMITTEES

16061
10485

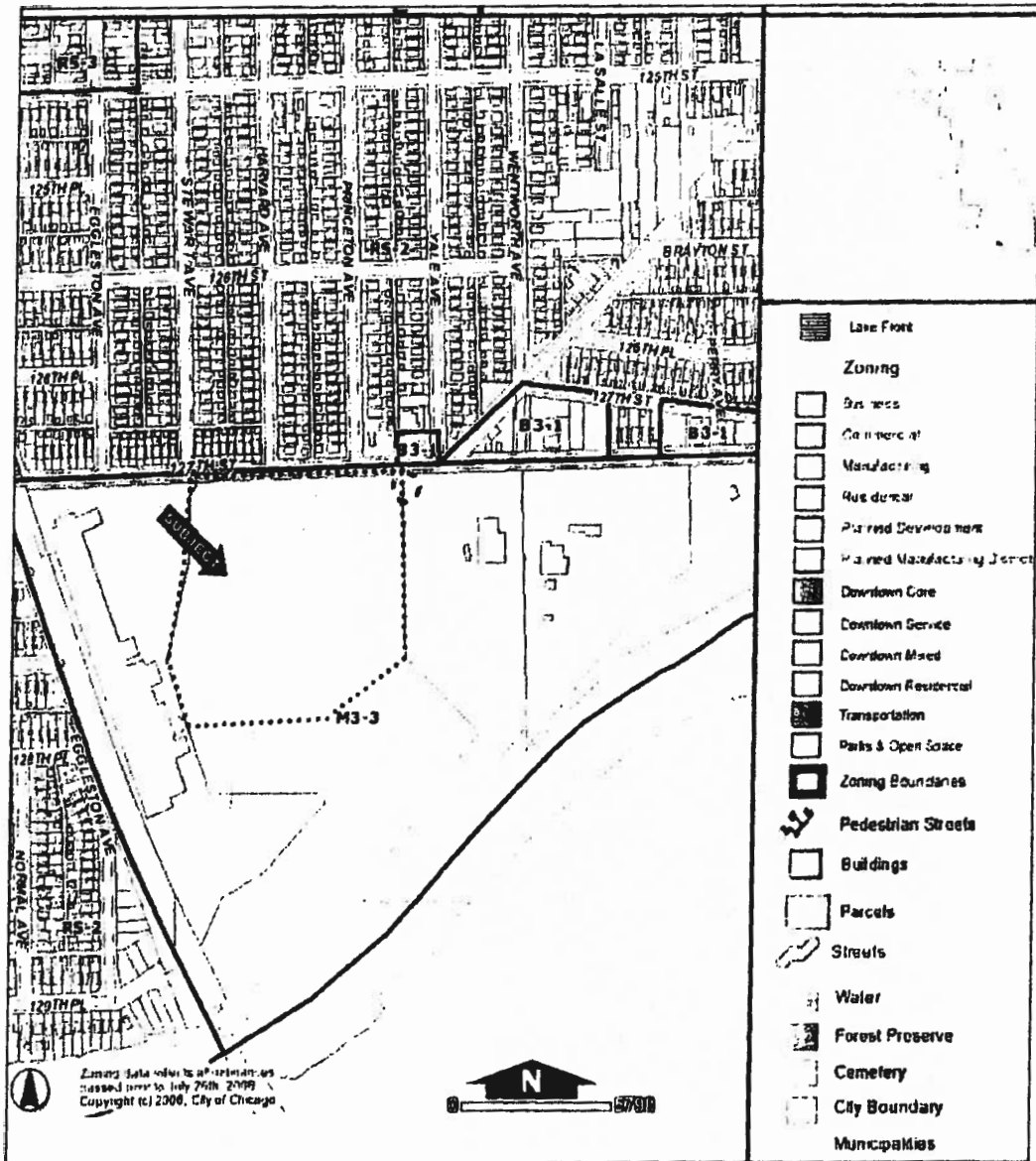
Planned Development Number 1091.

Bulk Regulations And Data Table.

Square Feet/Acres

Net Site Area:	728,279 square feet/16.7 acres
Public Rights-of-Way:	26,367 square feet/0.6 of an acre
Gross Site Area:	754,646 square feet/17.3 acres
Maximum Floor Area Ratio:	0.1
Permitted Uses:	Communication uses and related uses as listed in statement Number 5
Minimum Number of Off-Street Parking Spaces:	4 parking spaces
Minimum Number of Loading Spaces:	0 spaces at 10 by 25 feet
Maximum Percentage of Site Coverage:	In substantial conformance with the attached Site Plan
Maximum Required Structures Setbacks:	In substantial conformance with the attached Site Plan
Maximum Structure Height: (Towers)	Tower height shall not exceed 195 feet.

Existing Zoning Map.



Existing Land-Use Map.



Proposed Site Plan.

