

Rezoned to DS-3 on 11-3-10

104870

JOURNAL--CITY COUNCIL--CHICAGO

11/3/2010

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map No. 2-G.*  
(Application No. 17114)  
(Common Address: 1101 -- 1145 W. Jackson Blvd.)

DS-3

[O2010-6361]

*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, is hereby amended by changing all the Residential-Business Planned Development Number 1128 District symbols and indications as shown on Map Number 2-G in the area bounded by:

West Jackson Boulevard; South Aberdeen Street; West Van Buren Street; and the alley next east of and parallel to South Racine Avenue,

to those of DS-3 (Downtown Service District), which is hereby established in the area described above.

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-J.*  
(Application No. A-7643)  
(Common Address: 217 S. Homan Ave.)~~

[O2010-6362]

~~*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, is hereby amended by changing all of the Neighborhood Commercial District symbols and indications as shown on Map No. 2-J in the area bounded by:~~

~~the public alley next south of and parallel to West Adams Street; a line 25 feet east of and parallel to South Homan Avenue; West Jackson Boulevard; and South Homan Avenue,~~



City of Chicago  
Richard M. Daley, Mayor

Department of Zoning

Patricia A. Scudiero  
Zoning Administrator

City Hall, Room 905  
121 North LaSalle Street  
Chicago, Illinois 60602

(312) 744-5777 (Voice)

(312) 744-6552 (FAX)

(312) 744-2950 (TTY)

<http://www.cityofchicago.org>

April 28, 2009

Mr. James J. Banks  
Attorney at Law  
Law Offices of Samuel V.P. Banks  
221 North LaSalle Street  
Thirty-Eight Floor  
Chicago, IL 60601

Re: Administrative Relief request for Residential-Business Planned  
Development No. 1128, Metro 290 LLC, 1101-43 W. Jackson Blvd., 300-388  
S. Aberdeen St., 1100-44 W. Van Buren St.

Dear Mr. Banks:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 1128 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

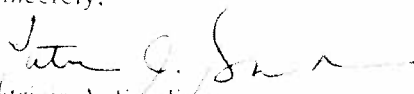
Specifically, you are requesting the following:

- Replace the two, 227-foot high residential towers with a total of 380 residential units with one, 255-foot high tower with 380 units. Additionally, the proposed single tower would be located at the corner of W. Van Buren and S. Aberdeen Streets, instead of along W. Jackson Blvd., as originally approved.
- Reduce the amount of commercial square footage from 290,000 square feet to 205,000 square feet.
- Reduce the maximum parking spaces from 1,326 to 1,042 spaces.

With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing these revisions will change the character of the development, and therefore, would not constitute a minor change. The revised drawings submitted refer to the proposed Phase 2 residential tower on the Plans only; however, the tower is not shown in Sections or Elevations. Along with current economic conditions, the possibility that only Phase 1 of the development may be completed is also a concern. Regardless of the incompleteness of the drawings, the proposed replacement of two towers with one larger tower (in a different location and exceeding the maximum building height of 227 feet allowed), along with the other proposed revisions listed above, will require a Planned Development Amendment. Please contact Loretta Walsh at (312) 744-4182 to schedule a meeting to discuss the proposed Amendment.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1128, I hereby deny the foregoing Administrative Relief request.

Sincerely,

  
Patricia A. Scudiero  
Commissioner

PAS/HG/09

Mr. James J. Banks, Attorney at Law, Law Offices of Samuel V.P. Banks, 221 North LaSalle Street, Chicago, IL 60601

NEIGHBORHOODS





16580

Yeas -- Aldermen Flores, Fioretti, Dowell, Preckwinkle, Hairston, Lyle, Harris, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, Foulkes, Thompson, Thomas, Lane, Rugai, Cochran, Brookins, Muñoz, Zalweski, Dixon, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Waguespack, Mell, Austin, Colon, Mitts, Allen, Laurino, O'Connor, Doherty, Reilly, Daley, Tunney, Levar, Shiller, Schuller, Moore, Stone -- 47.

Nays -- None.

Alderman Carothers moved to reconsider the foregoing vote. The motion was lost.

Alderman Banks invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that while he had no personal or financial interest in the ordinances, he had a familial relationship with the applicants' attorney.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map Number 1-G.*  
(Application Number 16722)

*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, is hereby amended by changing all of the M1-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 1-G in the area bounded by:

a line 158.33 feet north of and parallel to West Hubbard Avenue; North Halsted Street; a line 117.90 feet north of and parallel to West Hubbard Avenue; and the alley next west of and parallel to North Halsted Street,

to those of an M2-3 Light Industry 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 Number 2-G.*

(As Amended)

(Application Number 16580)

RBPO 1128

*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 DS3 Downtown Service District symbols and indications as shown on Map Number 2-G in the area bounded by:

West Jackson Boulevard; South Aberdeen Street; West Van Buren Street; and the alley next east of and parallel to South Racine Avenue,

to those of a DX5 Downtown Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the DX5 Downtown Mixed-Use District symbols and indications within the area hereinabove described to the designation of Residential-Business Planned Development Number 1128, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. 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:

*Residential-Business Planned Development 1128.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 1128 (the "Planned Development") consists of approximately one hundred seventy four thousand thirty-eight (174,038) square feet (plus or minus three point ninety-nine (3.99) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the applicant, Metro 290, 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, alleys or easements or any adjustment of the right-of-way 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 titleholders 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, the legal titleholder and any

- ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control for the purpose of this paragraph shall mean that any application to the City for any amendments to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the owners of the Property and any ground lessors. An agreement among property owners, the board of directors of any property owners association, or a covenant binding property owner, may designate the authorized party for any future amendment, modification or change.
4. This plan of development consists of seventeen (17) statements; a Bulk Regulations and Data Table; and an Existing Zoning Map, an Existing Land-Use Map, a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; a Green Roof Plan; and Building Elevations (North and South, West and East and West and East Elevations of Residential Buildings) prepared by Fujikawa, Johnson, Gobel Architects Inc. and dated October 16, 2008, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereto and satisfies the established criteria for approval as a Planned Development.
  5. The following uses are permitted in the area delineated herein as a "Residential-Business Planned Development": all uses permitted in the DX5 Downtown Mixed-Use Districts, including, but not limited to; residential uses, offices, general retail uses, restaurants both limited and general, theatres, accessory parking, loading and related uses. The following uses shall not be permitted: bed and breakfast; hotel/motel; undertaking; car wash/car laundry; light equipment sales and rental-outdoor; motor vehicle repair; class 1 recycling; warehousing; wholesaling and freight movement; and inter-track wagering.
  6. On-Premise signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development ("D.P.D."). Off-Premise sign are prohibited within the boundary of the Planned Development.
  7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of one thousand one hundred thirty (1,130) parking spaces must be provided within the Planned Development. A maximum of one thousand three hundred twenty-six (1,326) parking spaces is proposed to be provided within the Planned Development.

8. Ingress or egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. 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.
9. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building or any appurtenance attached shall not exceed the height established in the Bulk Regulations and Data Table and Building Elevations and shall also be subject to height limitations established by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") for the parcel shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of floor area ratio calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square feet for the total buildable square feet (floor area ratio). The Part II Review Fee is assessed by D.P.D. during the actual Part II Review. The fee as determined by D.P.D. staff at that time is final and binding on the applicant and must be paid to the Department of Planning and Development prior to the issuance of any Part II Approval. At the time of Part II submittal pursuant to Chapter 17-13-0610 of the Chicago Zoning Ordinance, if the submitted Part II plans do not conform to the attached exhibits, specifically the Site Plan, Landscape Plan and Elevations, the applicant shall request a minor change under Chapter 17-13-0611.
12. The improvements on the property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site Plan, Building Elevations and Landscape/Roof Plan. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines where compatible with the Landscape Plan. In lieu of the seventeen (17) parkway trees that would otherwise be required along West Jackson Boulevard, the applicant shall provide an equal number of four (4) inch caliper trees of acceptable species to the Green Street program of the Department of Transportation prior to the issuance of Part II Approval.
13. The terms, conditions and exhibits in this the 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 or its successors or assigns and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any modification of the requirements of the Planned Development 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.

14. 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.
15. Pursuant to the Affordable Housing Requirements provision of the Municipal Code of the City of Chicago Section 2-44-090 and Title 17, Chapter 17-4-1004, et seq. ("Zoning Ordinance"), the applicant acknowledges and agrees that if this Planned Development is approved, as a part of the project, it shall be required to provide a minimum of ten percent (10%) or thirty-eight (38) residential/housing units as Affordable Units. If City financial assistance is sought in connection with this Planned Development, the applicant must comply with all applicable sections of the Affordable Housing provisions of the Chicago Zoning Ordinance regarding percentage of Affordable Units in effect at the time such assistance is sought.
16. The applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. All buildings located on the property shall be Leadership Energy and Environmental Design ("L.E.E.D.") Green Building Rating System Certified. The applicant shall provide a vegetative ("green") roofs totaling fifty percent (50%) of the net roof area of the building or seventy-nine thousand seventy (79,070) square feet of vegetative green roof. The term ("Net roof area") shall be defined as the area of the roof minus any required perimeter setbacks, rooftop structures and roof-mounted equipment. If City financial assistance is sought in connection with this Planned Development, the relevant City policy environmental requirements regarding vegetated ("green") roofs and other environmental requirements shall apply.
17. Unless substantial construction of any improvements as contemplated by this Planned Development amendment has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to its pre-existing DS3 Downtown Service Districts. 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 an extension is shown.

[Existing Zoning Map; Existing Land-Use Plan; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Ground Floor Plan; Green Roof Plan; and Building Elevations (North and South, West and East; West and East Elevations of Residential Buildings) referred to in these Plan of Development Statements printed on pages 45036 through 45045 of this Journal.]

11/5/2008

REPORTS OF COMMITTEES

16580  
45035

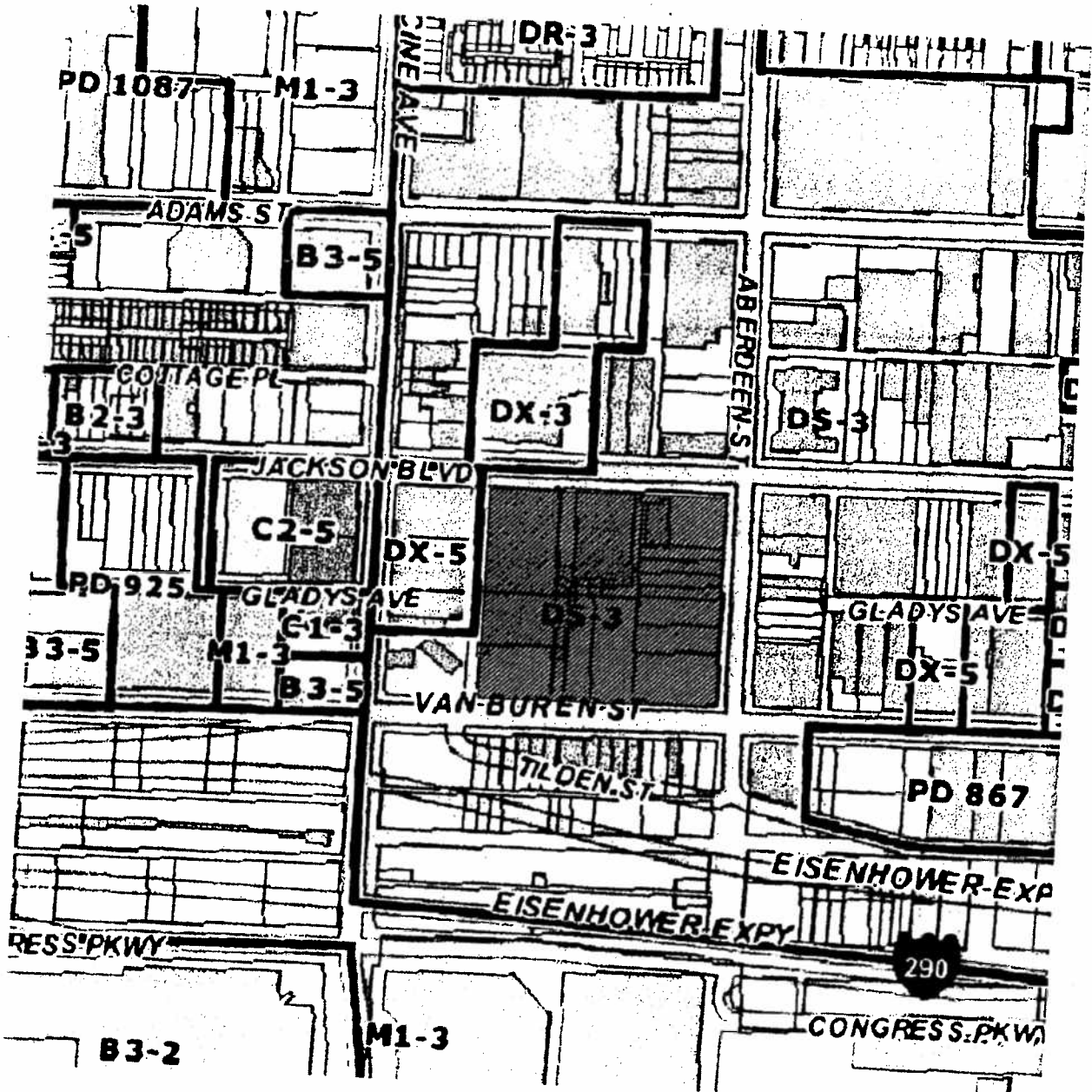
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Residential-Business Planned Development 1128.*

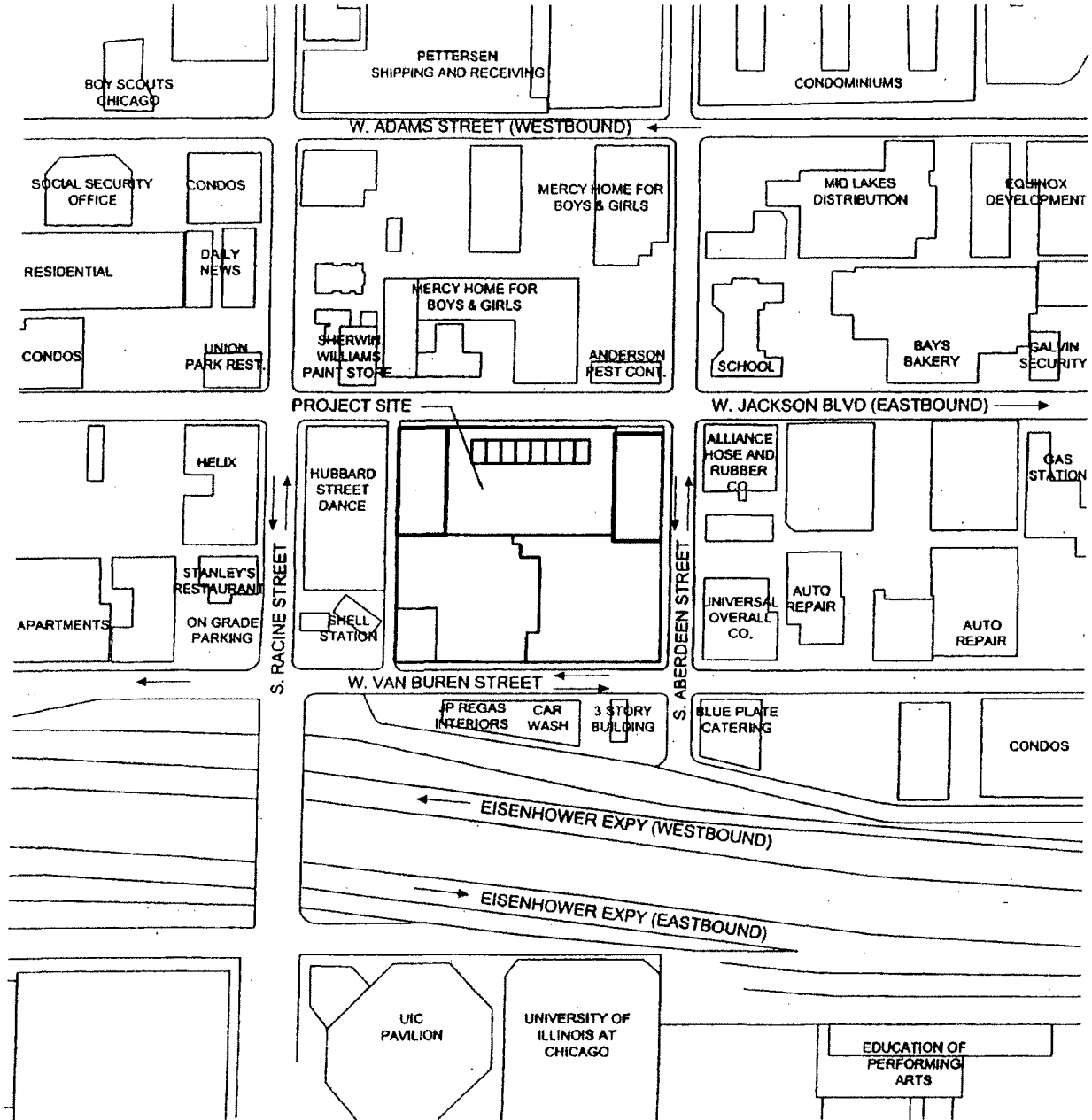
*Bulk Regulations And Data Table.*

Gross Site Area:	222,868 square feet (5.11 acres)
Area in Public Right-of-Way:	48,830 square feet (1.12 acres)
Net Site Area:	174,038 square feet (3.99 acres)
Maximum Permitted Floor Area Ratio:	5.0 F.A.R.
Permitted Uses:	Residential uses, Business uses and related uses as referenced in Statement Number 5
Maximum Retail/Commercial Space:	290,000 square feet
Maximum Number of Residential Units:	380
Maximum Number of Accessory Off-Street Parking Spaces:	1,326 spaces
Minimum Number of Accessory Off-Street Parking Spaces:	1,130 spaces
Minimum Number of Bicycle Storage Spaces:	50
Minimum Off-Street Loading Spaces:	6 at 10 feet by 25 feet and 6 at 10 feet by 50 feet
Setbacks from Property Line:	In substantial compliance with the attached Site Plan
Maximum Building Height:	227 feet to the ceiling of the highest occupiable floor (excludes roof-top mechanical spaces)

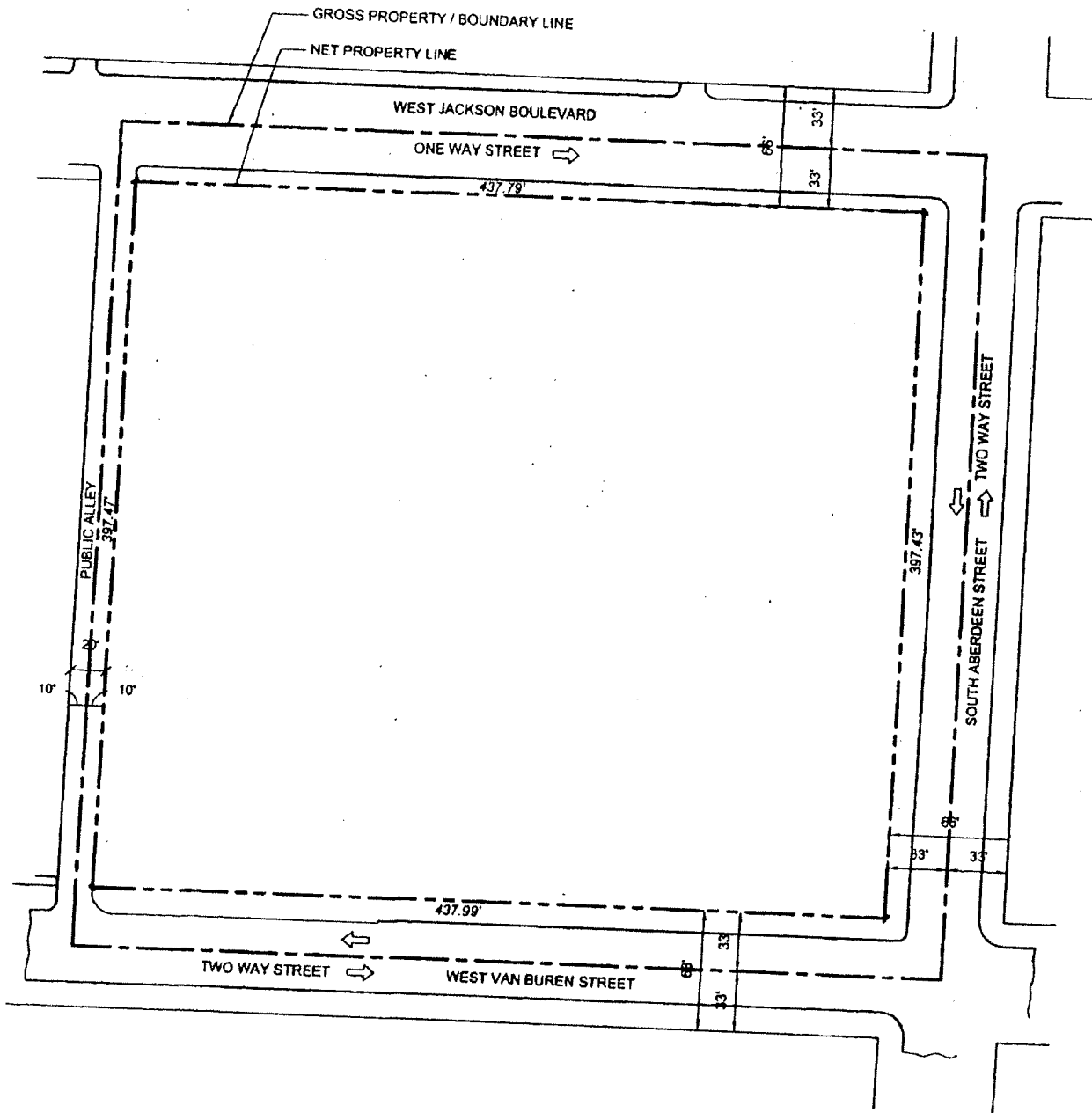
Existing Zoning Map.



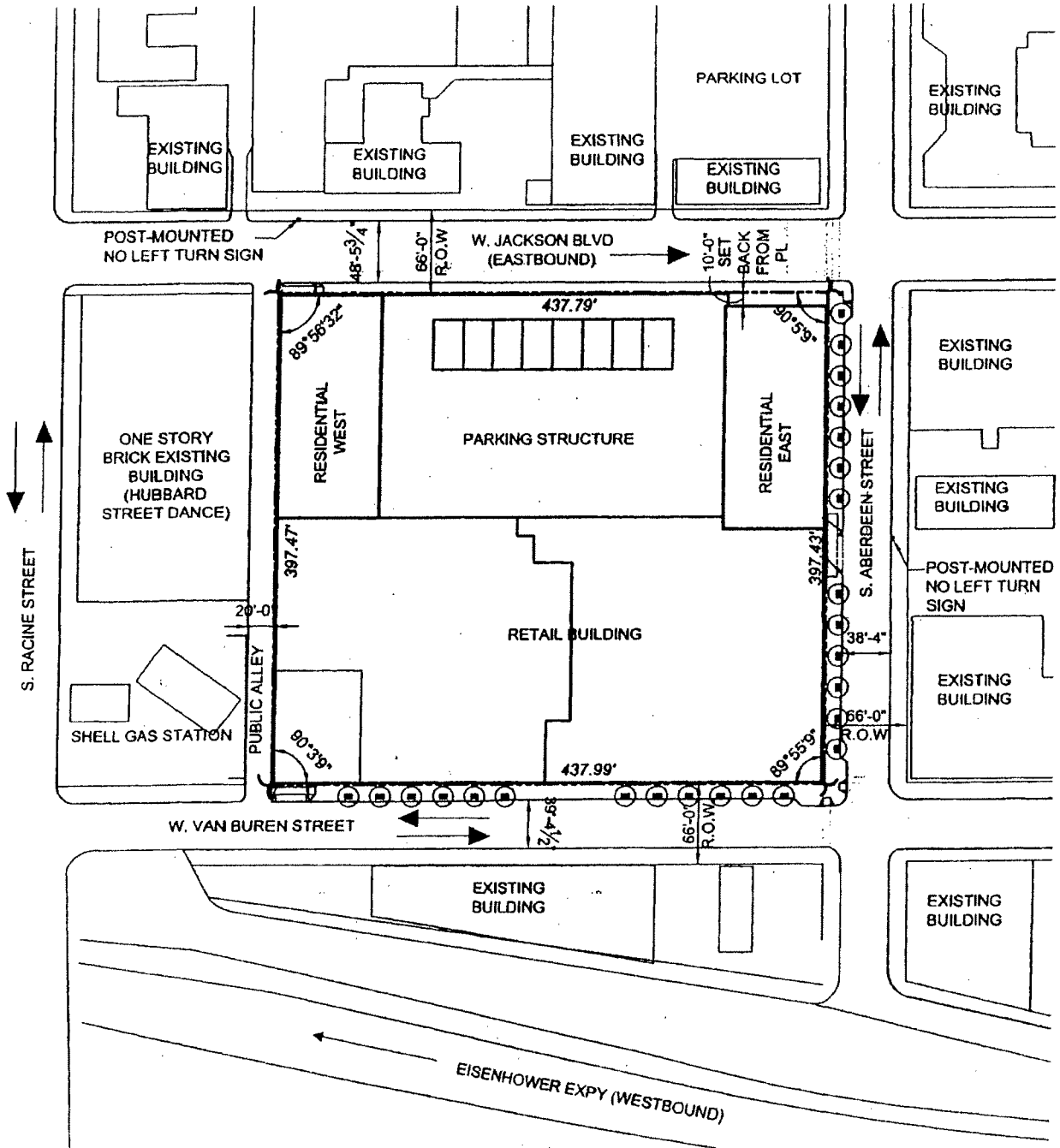
Existing Land-Use Plan.



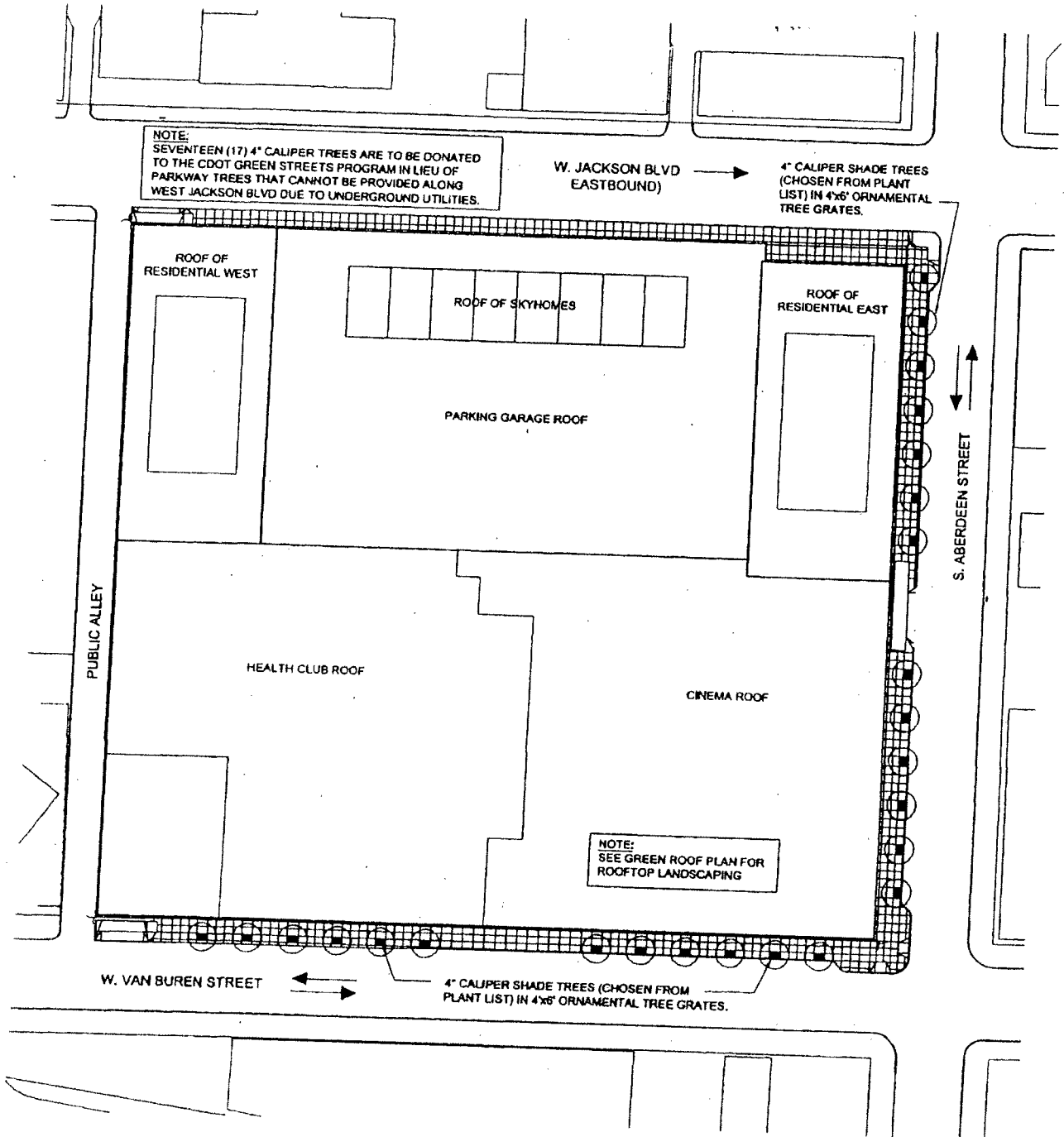
Planned Development Boundary And  
Property Line Map.



Site Plan.



Landscape Plan.



NOTE:  
SEVENTEEN (17) 4" CALIPER TREES ARE TO BE DONATED  
TO THE CDOT GREEN STREETS PROGRAM IN LIEU OF  
PARKWAY TREES THAT CANNOT BE PROVIDED ALONG  
WEST JACKSON BLVD DUE TO UNDERGROUND UTILITIES.

W. JACKSON BLVD  
EASTBOUND) →

4" CALIPER SHADE TREES  
(CHOSEN FROM PLANT  
LIST) IN 4x6" ORNAMENTAL  
TREE GRATES.

ROOF OF  
RESIDENTIAL WEST

ROOF OF SKYHOMES

ROOF OF  
RESIDENTIAL EAST

PARKING GARAGE ROOF

PUBLIC ALLEY

HEALTH CLUB ROOF

CINEMA ROOF

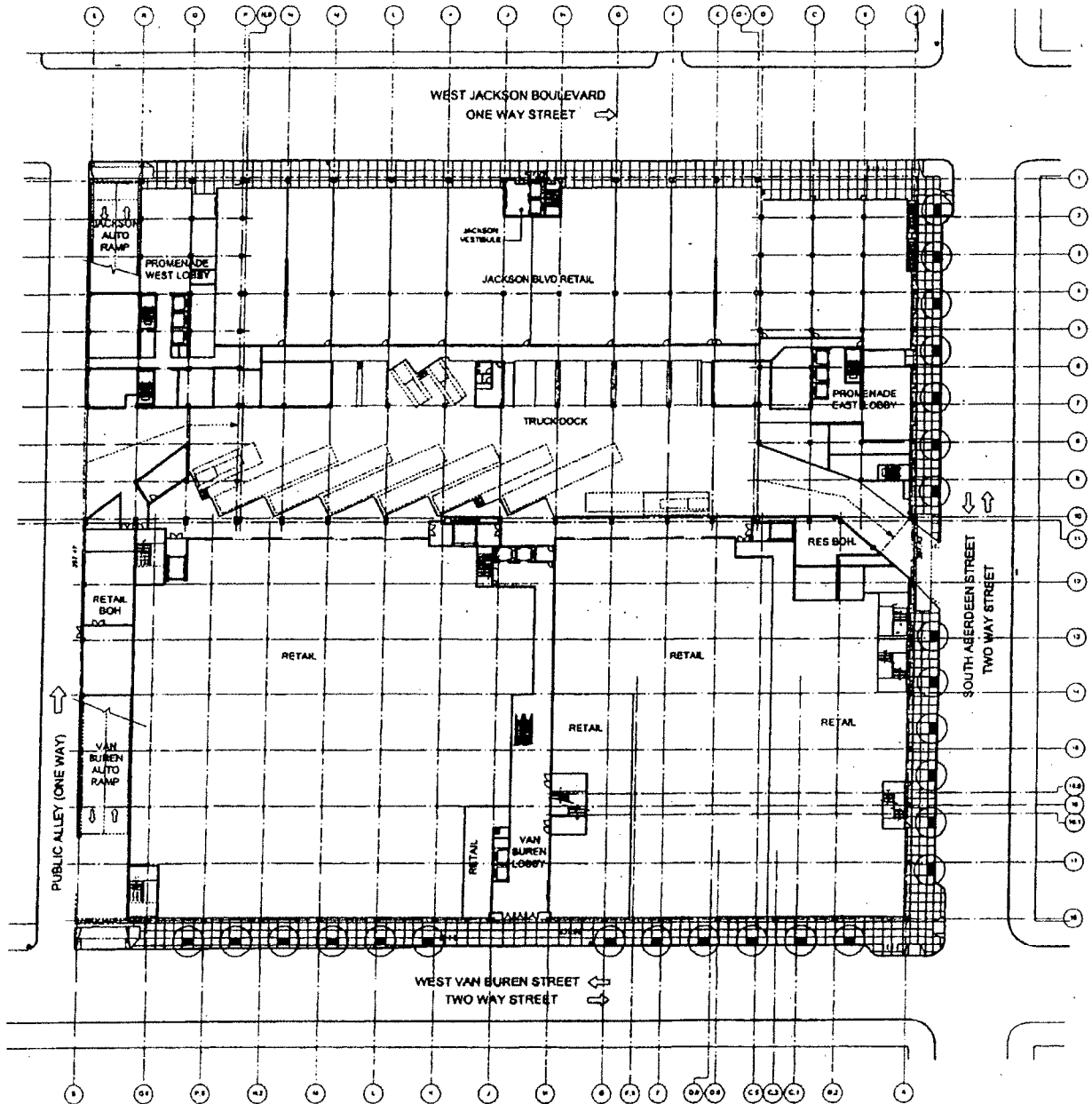
S. ABERDEEN STREET

NOTE:  
SEE GREEN ROOF PLAN FOR  
ROOFTOP LANDSCAPING

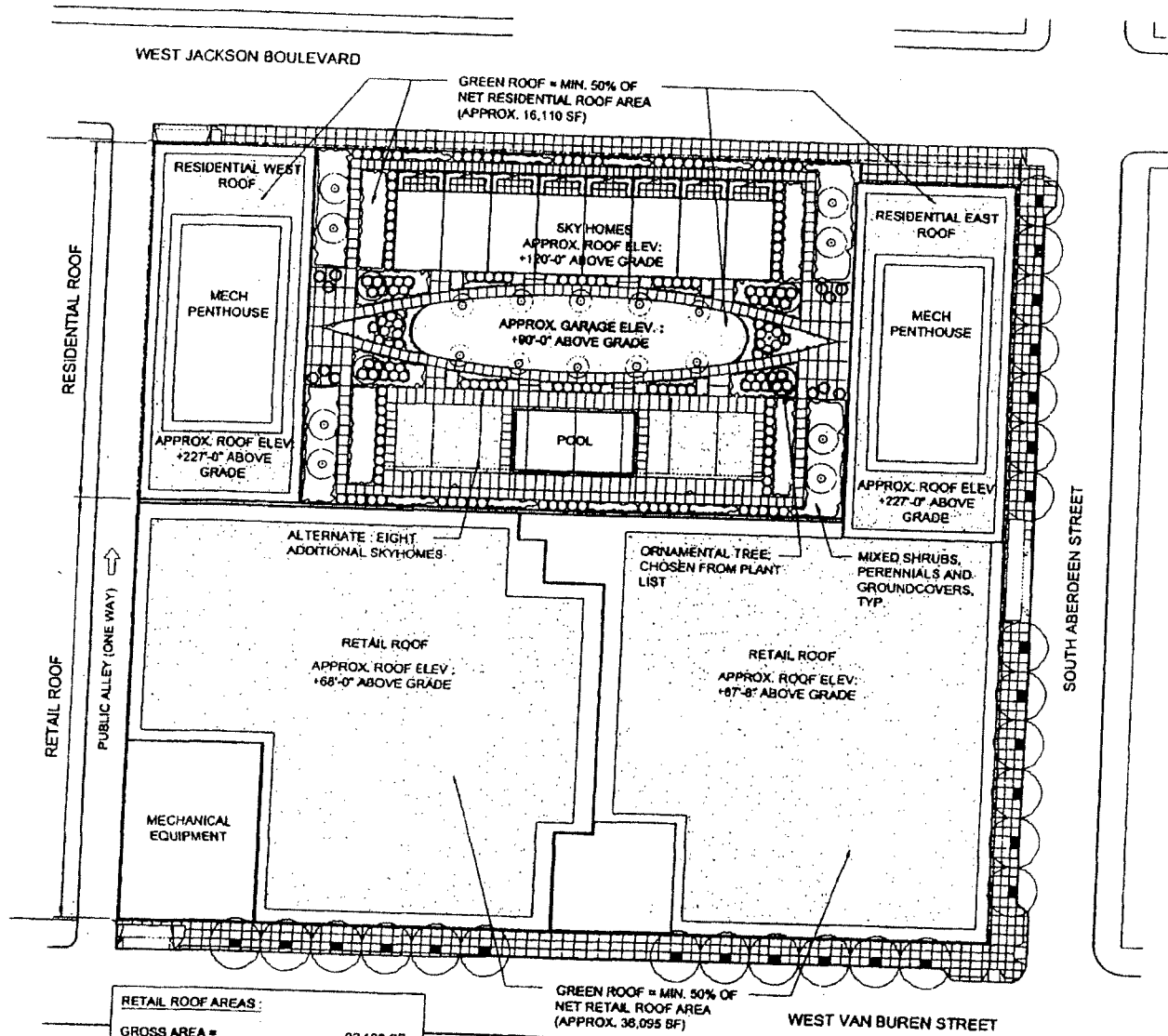
W. VAN BUREN STREET ←

4" CALIPER SHADE TREES (CHOSEN FROM  
PLANT LIST) IN 4x6" ORNAMENTAL TREE GRATES.

Ground Floor Plan.



Green Roof Plan.



RETAIL ROOF AREAS:	
GROSS AREA =	92,190 SF
EST. MECH. AREA + OTHER NON-GREEN ROOF ELEMENTS =	20,000 SF
NET ROOF AREA =	72,190 SF
50% OF NET ROOF AREA =	36,095 SF
GREEN ROOF =	36,095 SF

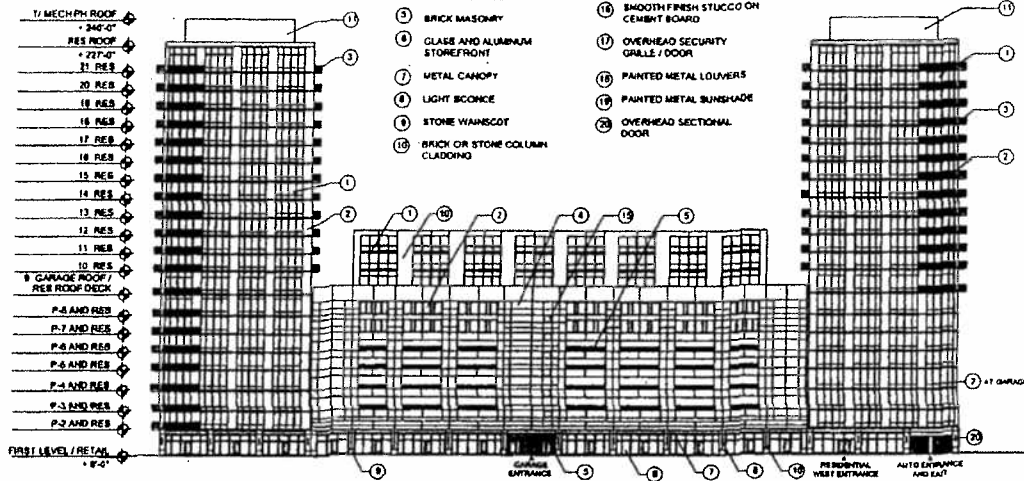
GREEN ROOF = MIN. 50% OF NET RETAIL ROOF AREA (APPROX. 36,095 SF)

North And South Elevations.

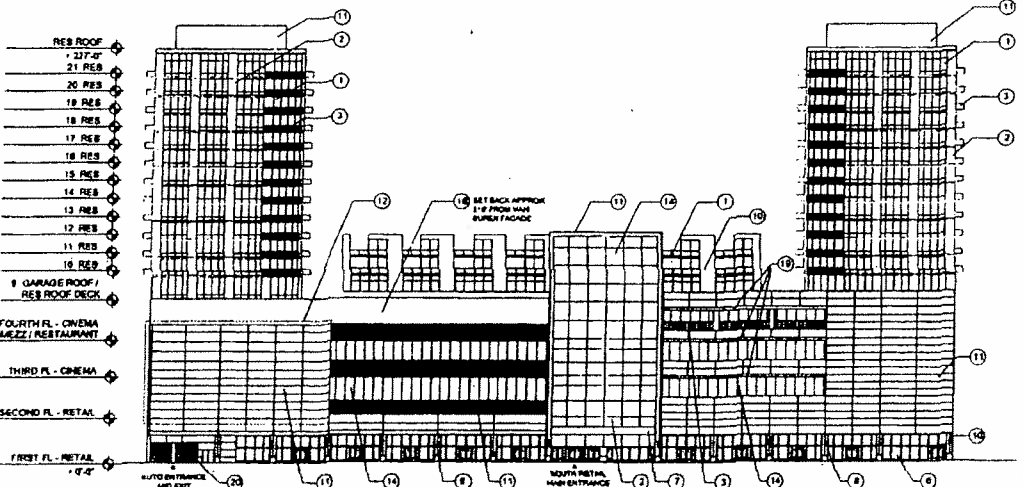
NOTE:  
EXTERIOR SIGNAGE LOCATED ON NORTH,  
SOUTH, EAST AND WEST ELEVATIONS TO BE  
SUMMARY FOR DEPARTMENT OF PLANNING  
REVIEW AS SEPARATE SIGNAGE PACKAGE.

LEGEND:

- ① TINTED, INSULATED, LOW-E WINDOWS IN ALUMINUM FRAMES, OPERABLE VENTS AS REQUIRED, SLIDING GLASS DOORS AT BALCONIES
- ② OPAQUE SPANDREL GLASS
- ③ ALUMINUM AND GLASS OR ALUMINUM BALCONY RAILINGS
- ④ PRE-CAST CONCRETE WITH ARCHITECTURAL FINISH
- ⑤ BRICK MASONRY
- ⑥ GLASS AND ALUMINUM STOREFRONT
- ⑦ METAL CANOPY
- ⑧ LIGHT BOUNCE
- ⑨ STONE WAINSCOT
- ⑩ BRICK OR STONE COLUMN CLADDING
- ⑪ TEXTURED AND PAI ALUMINUM CLADDING
- ⑫ OUTLINE OF EXTER METAL SCREEN
- ⑬ PAINTED CONCRETE CRASH WALL
- ⑭ TINTED, INSULATED GLASS
- ⑮ CLEAR, INSULATED GLASS
- ⑯ SMOOTH FINISH STUCCO ON CEMENT BOARD
- ⑰ OVERHEAD SECURITY GRILLE / DOOR
- ⑱ PAINTED METAL LOUVERS
- ⑲ PAINTED METAL SUNSHADE
- ⑳ OVERHEAD SECTIONAL DOOR



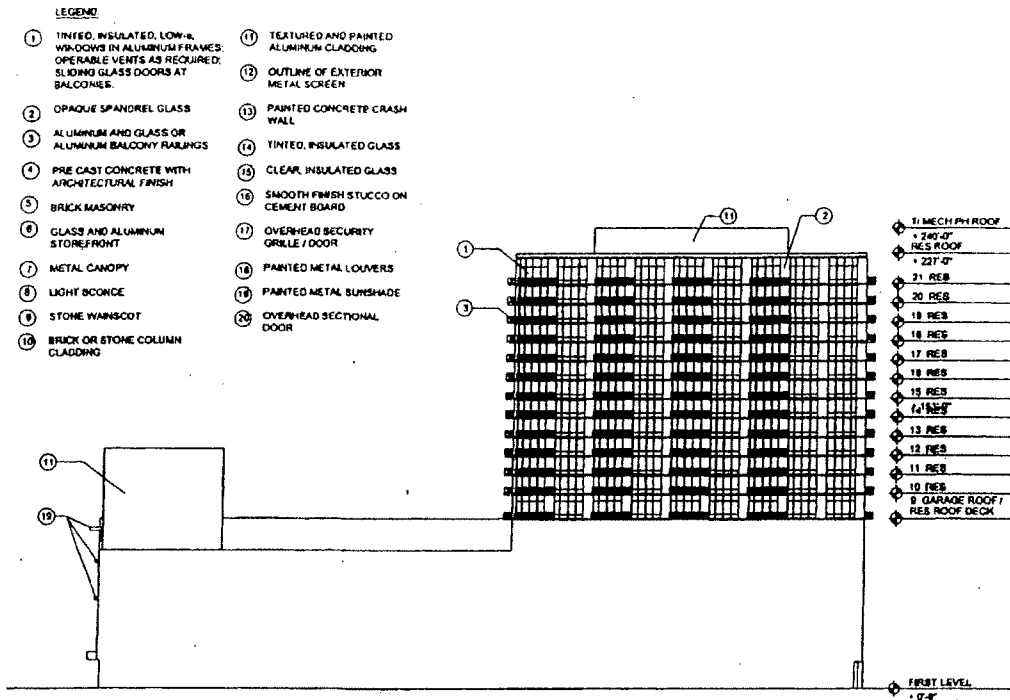
1 NORTH ELEVATION:  
SCALE: NTS



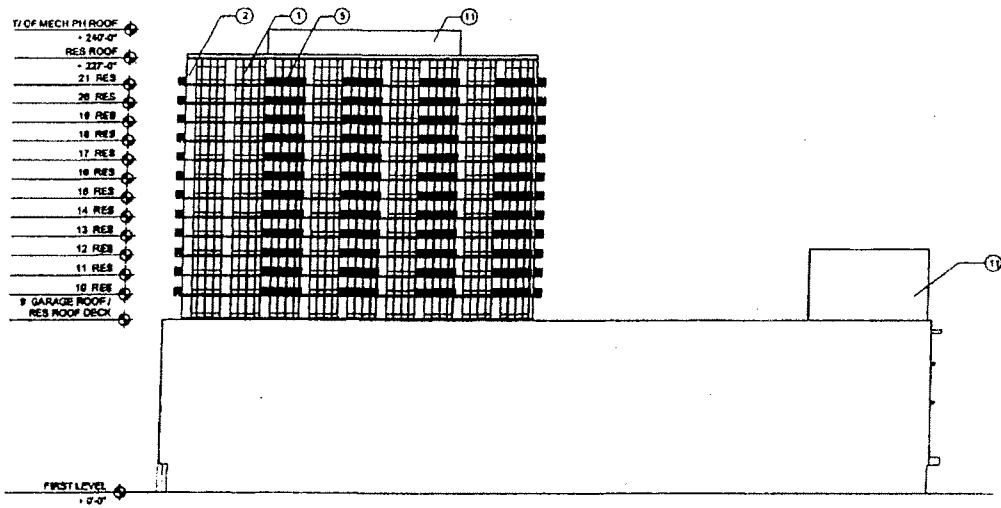
2 SOUTH ELEVATION:  
SCALE: NTS



West And East Elevations Of Residential Buildings.



1 WEST ELEVATION OF RESIDENTIAL EAST :  
SCALE: HTS



2 EAST ELEVATION OF RESIDENTIAL WEST :  
SCALE: HTS

is hereby amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols as shown on Map Number 16-E in the area bounded by:

a line 175 feet north of and parallel to West 69<sup>th</sup> Street; South Langley Avenue; a line 125 feet north of and parallel to West 69<sup>th</sup> Street; and the public alley next west of and parallel to South Langley Avenue,

to those of an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map Number 16-K.  
(As Amended)  
(Application Number A-7425)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the POS-1 Parks and Open Space District symbols and indications as shown on Map Number 16-K in the area bounded by:

[See Attached Legal Description]

IPD 1129

to those of an RT4 Residential Two-Flat, Townhouse, Multi-Unit District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the RT4 Residential Two-Flat, Townhouse, Multi-Unit District symbols and indications as shown on Map Number 16-K in the area bounded by:

[See Attached Legal Description]

to those of Institutional Planned Development Number 1129, 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 3. This ordinance shall be in full force and effect from and after its passage and due publication.

Legal Description and Plan of Development Statements referred to this ordinance read as follows:

*Legal Description.*

"PBC" Parcel:

That part of the northwest quarter of the southwest quarter of Section 22, Township 38 North, Range 13, East of the Third Principal Meridian, described as follows:

(the west line of aforesaid southwest quarter being "due north" for the following courses):

commencing at the northwest corner of aforesaid southwest quarter of Section 22; thence south 89 degrees, 42 minutes, 40 seconds east in the north line of aforesaid southwest quarter a distance of 120.0 feet to a point; thence south 00 degrees, 17 minutes, 20 seconds, west in a line a distance of 58.0 feet to a point; thence north 63 degrees, 43 minutes, 20 seconds east in a line a distance of 33.54 feet to a point 43.0 feet south of, at right angles, to a point in the aforesaid north line of the southwest quarter that is 150.0 feet east of the aforesaid northwest corner of the southwest quarter; thence south 89 degrees, 42 minutes, 40 seconds east in a line parallel with the north line of aforesaid southwest quarter, a distance of 315.0 feet to the point of beginning of the following described parcel of land; thence continuing along last described course south 89 degrees, 42 minutes, 40 seconds east a distance of 167.0 feet to a point; thence north 81 degrees, 39 minutes, 40 seconds east in a line a distance of 66.75 feet to a point, that is 33.0 feet south, at right angles, to a point in the aforesaid north line 698.0 feet east of the aforesaid northwest corner of the southwest quarter; thence south 89 degrees, 42 minutes, 40 seconds east in a line parallel with the north line of aforesaid southwest quarter, a distance of 316.78 feet to a point; thence south 00 degrees, 37 minutes, 12 seconds west 146.97 feet to a point; thence north 90 degrees, 00 minutes, 00 seconds west 21.60 feet to a point; thence south 04 degrees, 45 minutes, 49 seconds west 6.02 feet to a point; thence south 90 degrees, 00 minutes, 00 seconds west 27.00 feet to a point; thence north 04 degrees, 45 minutes, 49 seconds west 6.02 feet to a point; thence north 90 degrees, 00 minutes, 00 seconds west 18.50 feet to a point; thence north 00 degrees, 00 minutes, 00 seconds west 22.41 feet to a point; thence north 90 degrees, 00 minutes, 00 seconds west 289.61 feet to a point; thence south 00 degrees, 00 minutes, 00 seconds west 146.67 feet to a point; thence north 90 degrees, 00 minutes, 00 seconds west 132.82 feet to a point; thence south 71 degrees, 04 minutes, 51 seconds west 13.97 feet to a point; thence south 54 degrees, 30 minutes, 56 seconds west 13.97 feet to a point; thence south 35 degrees, 17 minutes, 29 seconds west 18.41 feet to a point; thence south 13 degrees, 24 minutes, 28 seconds west 18.41 feet to a point; thence south 02 degrees, 27 minutes, 58 seconds west 7.94 feet to a point; thence north 87 degrees, 32 minutes, 02 seconds west 31.50 feet to a point; thence north 01 degrees,