

Reclassification Of Area Shown On Map Number 4-H.

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 Business-Commercial Planned Development No. 249 and M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 4-H in the area bounded by:

South Leavitt Street; West 13th Street; South Hoyne Avenue; and West Hastings Street,

to the designation of Business-Commercial Planned Development No. 249, 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 attached hereto and made a part hereof and to no other.

SECTION 2. That the Chicago Zoning Ordinance be further amended by changing all the Business-Commercial Planned Development No. 249 symbols and indications as shown on Map No. 4-H in the area bounded by:

from a point 255 feet east of the east line of South Leavitt Street, along West Hastings Street for a distance of 100.44 feet; thence south for a distance of 80.42 feet; thence west for a distance of 100.44 feet; and thence north for a distance of 80.42 feet to the point of beginning,

to the designation of an M1-2 Restricted Manufacturing District.

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:

*Business-Commercial Planned Development Number 249,
As Amended,*

Plan Of Development Statements.

1. The property delineated herein as Business-Commercial Planned Development No. 249, as amended, is owned and/or controlled by the

Illinois Medical Center Commission, a municipal corporation and BFI Medical Waste Systems of Illinois, Inc., a Delaware corporation (the "Applicants").

2. All applicable official reviews, approvals or permits are required to be obtained by the Applicants or their successors, assignees, or grantees. Any dedication or vacation of streets and alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicants or approval by City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the successors and assignees of the Applicants and the Property owner of record title. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property and all portions thereof shall throughout the period this Institutional Planned Development is in effect, be held under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that a single person, corporation, association or other entity has been designated and authorized by the owner or owners of all of the Property as Authorized Agent of the Property for the limited purposes of (1) receiving any and all zoning enforcement-related or other zoning-related communication from the City in relation to and on behalf of the affected Property owner or owners and (2) making application to the City for any subsequent amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) on behalf and in the name of the affected owner or owners of the Property. Nothing herein shall be construed to mean that any owner of the Property or any portion thereof is relieved of any obligation hereunder or any rights in relation thereto, or may not receive directly such communications or is not subject to City action pursuant to this Planned Development. Nothing herein shall, however, prohibit or in any way restrict the alienation, sale, or any other transfer of all or any portion of the Property or any rights therein.
4. This Planned Development consists of these fifteen (15) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property Line and Boundary Map; a Site/Landscape Plan; and Building Elevations, prepared by Orr Schelen Mayeron and Associates, Inc., dated February 9, 1995. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of

Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The uses permitted within the area delineated herein as "Business-Commercial Planned Development" shall be medical waste treatment and related uses incidental thereto.
6. *to lot front*
Identification and other necessary signs may be permitted within the area delineated herein as "Business-Commercial 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.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development, subject to review of the Department of Transportation. A minimum of two percent (2%) of all parking spaces shall be designed for parking for the handicapped.
8. Any service drives or any ingress or egress, including fire lanes must 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 Chicago. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. The Applicants shall be responsible for instructing truck drivers to utilize only truck routes which have been approved by the Department of Transportation. These routes shall not include access to the site from southbound Damen Avenue.
9. Height restrictions of any building or any appurtenance thereto, shall, in addition to the Bulk Regulations and Data Table, be subject to:
 - a) height limitations as certified on Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
 - b) airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law and approved by the City Council.
10. The maximum permitted floor area ratio (F.A.R.) shall be in accordance with the attached Bulk Regulations and Data Table. For

- purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. This Planned Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Department of Planning and Development.
 12. Improvements of the Property, including landscaping and all entrances and exits to the parking area, shall be designed and installed in general conformance with the Site/Landscape Plan, Building Elevations and the Bulk Regulations and Data Table 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 Site/Landscape Plan and the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
 13. The requirements of these statements may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the request of the Applicants and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, appropriate and consistent with the nature of the improvements contemplated in this Planned Development. Such a modification 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.
 14. The Applicants 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 Applicants 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, Refrigeration 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.
 15. Unless substantial new construction on the Property has commenced within ten (10) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire, provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided for by said Amendatory Ordinance (the first day of

which as applied to this Planned Development shall be the effective date of the Amendatory Ordinance). If this Planned Development expires under the provisions of this statement, then the zoning of the Property shall automatically revert to the pre-existing zoning classifications, that of Planned Development No. 249 as previously approved on December 12, 1980, and a M1-2 Restricted Manufacturing District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Property Line and Boundary Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 510 through 514 of this Journal.]

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

*Business-Commercial Planned Development Number 249, As Amended,
Bulk Regulations And Data Table.*

BFI And Medical Center Commission.

Net Site Area, 166,950 square feet = Gross Site Area, 217,506 square feet (4.999 acres) – Area of Public Streets, 50,556 square feet (1.16 acres).

Maximum Permitted F.A.R. for Total Net Site Area:	0.2.
Minimum Number of Off-Street Parking Spaces:	54.
Minimum Number of Off-Street Loading Spaces:	9.
Maximum Building Height:	40 feet.

Minimum Required Building
Setbacks:

In accordance with Site/Landscape
Plan.

Maximum Percent of Site
Coverage:

In accordance with Site/Landscape
Plan.

Reclassification Of Area Shown On Map Number 5-G.

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. 5-G in the area bounded by:~~

~~West Dickens Avenue; the alley next east of and parallel to North Magnolia Avenue; a line 125 feet south of West Dickens Avenue; and North Magnolia 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 Number 5-G.

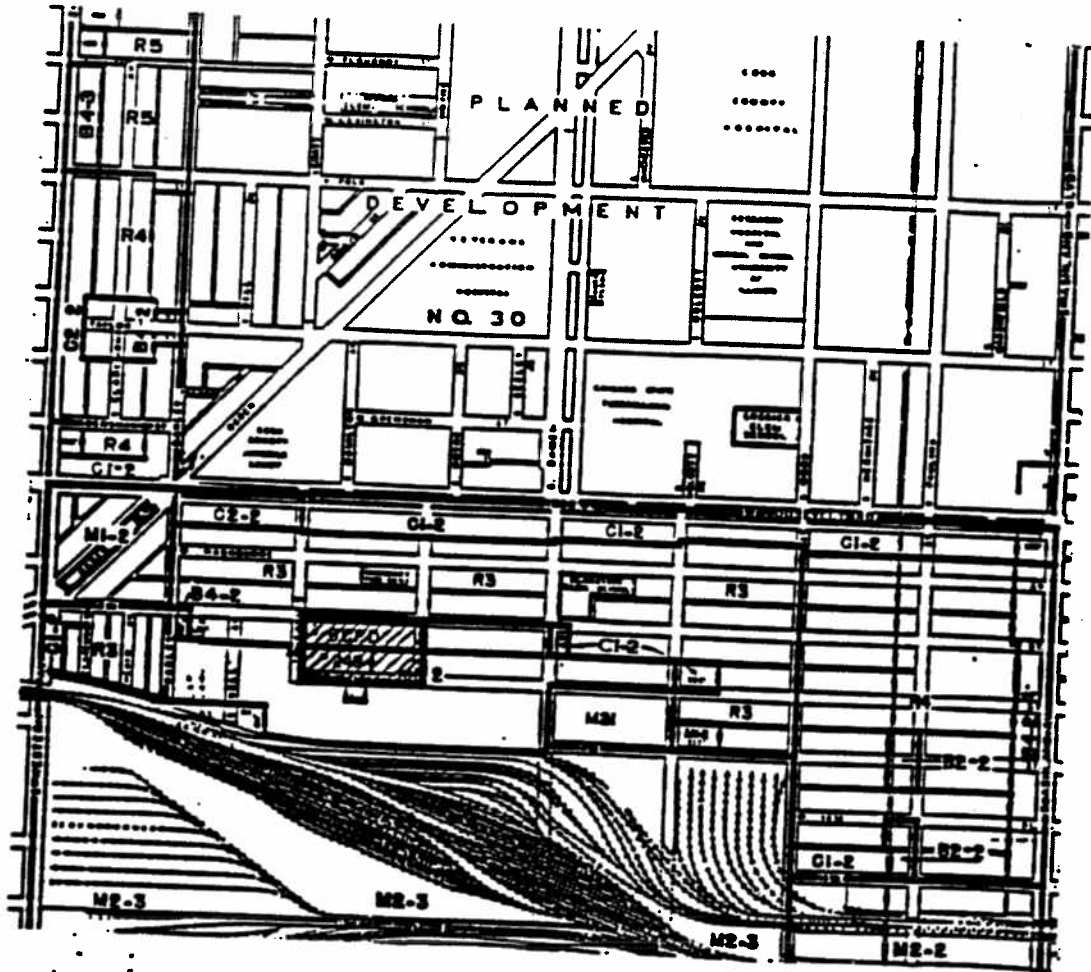
Be It Ordained by the City Council of the City of Chicago:

~~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. 5-G in the area bounded by:~~

(Continued on page 515)

Existing Zoning Map.

BUSINESS COMMERCIAL PLANNED DEVELOPMENT
NO. 249, AS AMENDED
EXISTING ZONING MAP



APPLICANT:

ADDRESS:

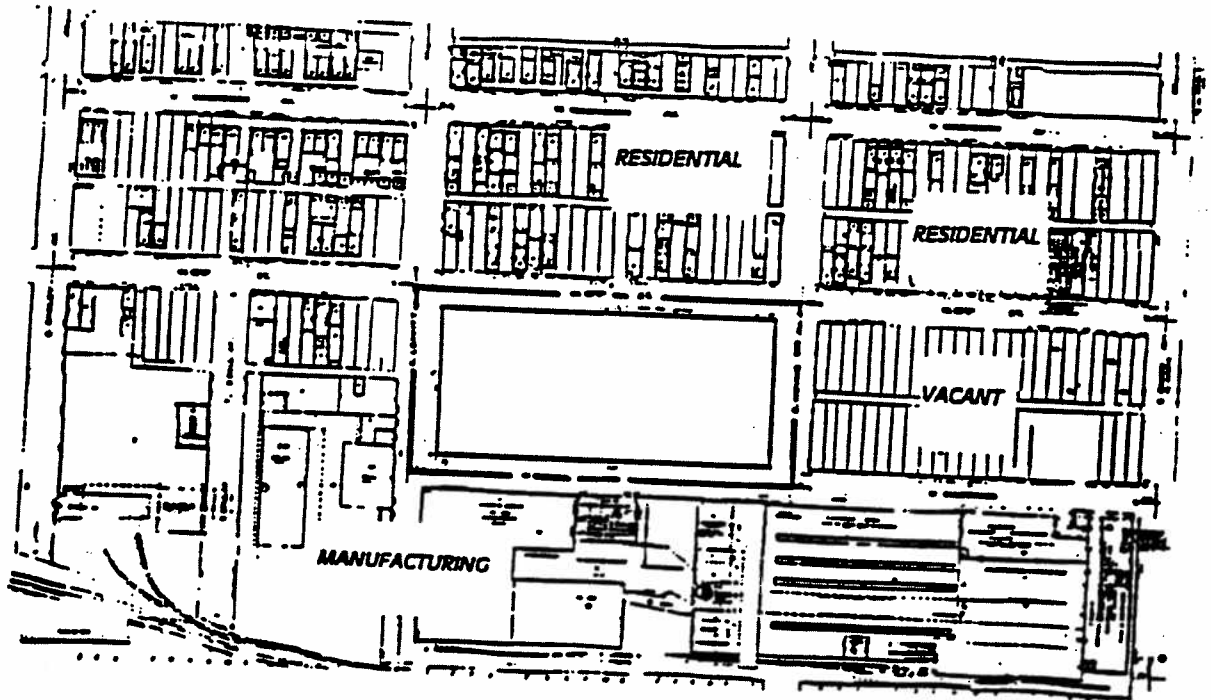
DATE:

REVISED:

BFI MEDICAL WASTE SYSTEMS &
 MEDICAL CENTER COMMISSION
 W. 13TH & S. LEAVITT ST.
 JULY 13, 1994
 FEBRUARY 9, 1995

Existing Land-Use Map.

BUSINESS COMMERCIAL PLANNED DEVELOPMENT
NO. 249, AS AMENDED
EXISTING LAND USE MAP



APPLICANT:

ADDRESS:

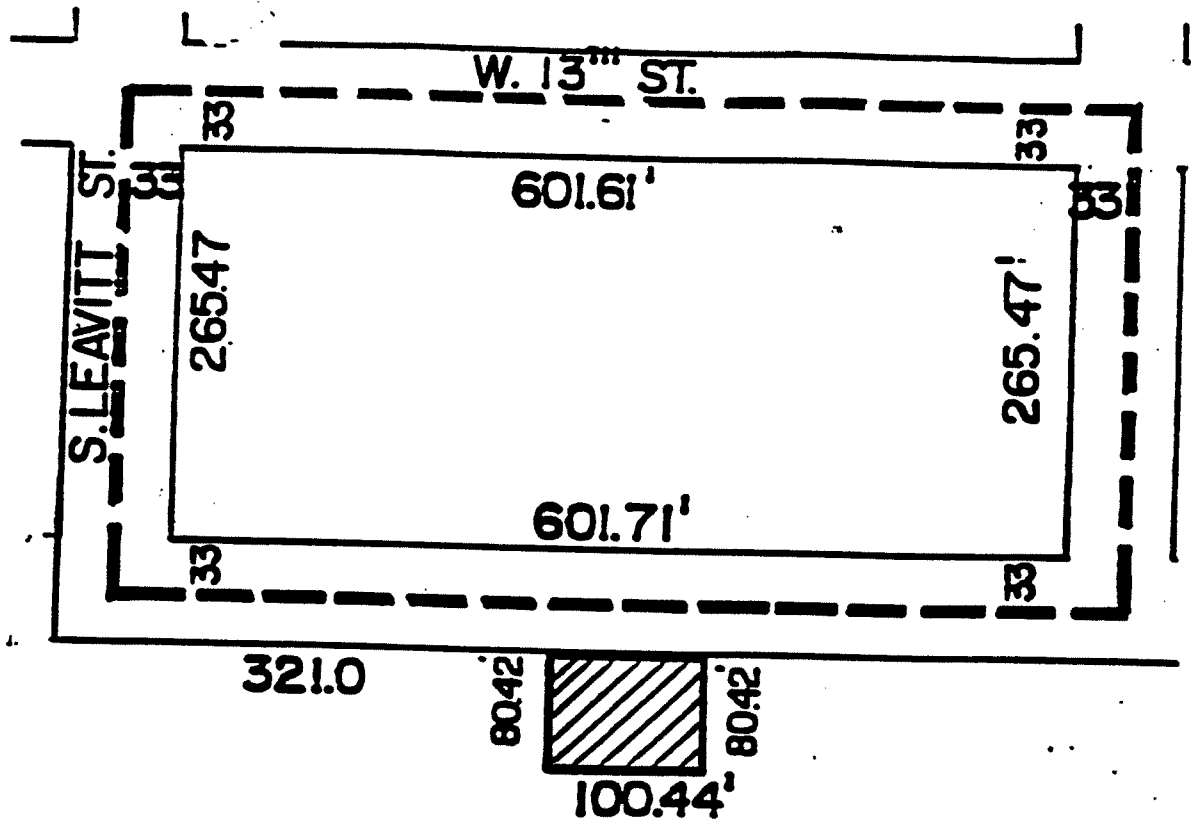
DATE:

REVISED:

BFI MEDICAL WASTE SYSTEMS &
MEDICAL CENTER COMMISSION
W. 13TH & S. LEAVITT ST.
JULY 13, 1994
FEBRUARY 9, 1995

Planned Development Property Line And Boundary Map.

BUSINESS COMMERCIAL PLANNED DEVELOPMENT NO., 249 as amended PLANNED DEVELOPMENT PROPERTY LINE AND BOUNDARY MAP

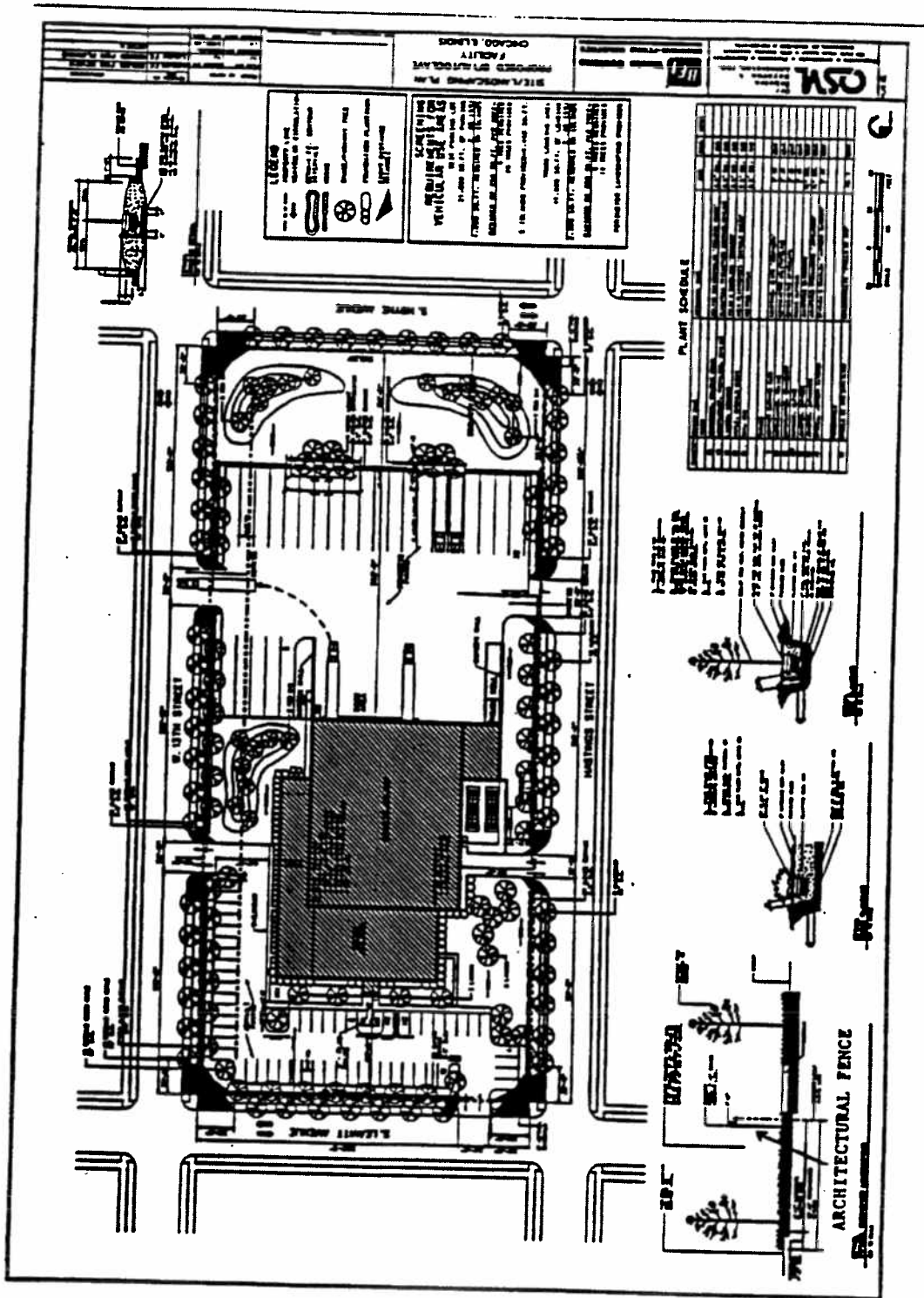


--- PLANNED DEVELOPMENT NO.249 BOUNDARY, as amended

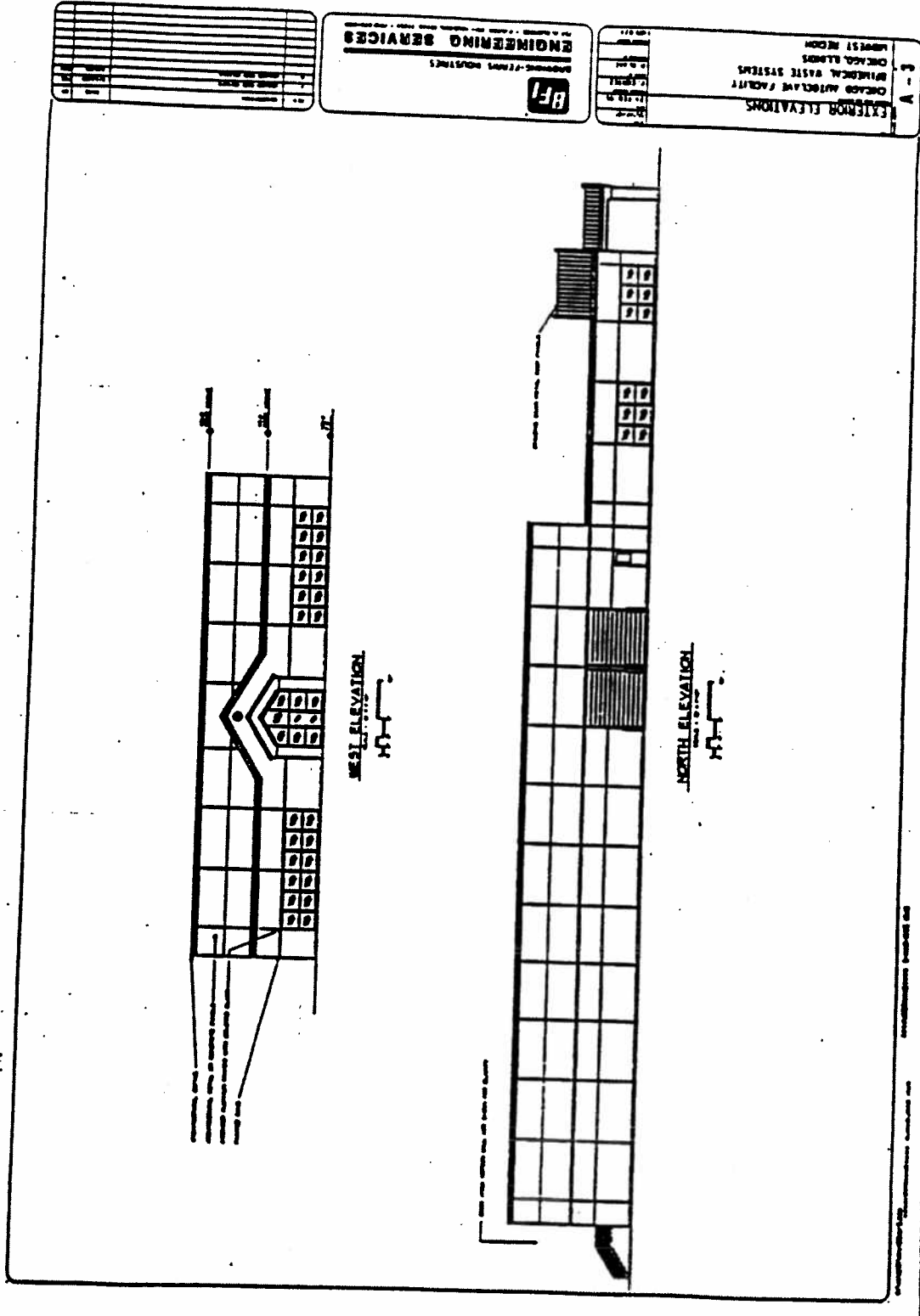
 AREA OF PLANNED DEVELOPMENT NO.249 REVERTING TO MI-2 RESTRICTED MANUFACTURING DISTRICT

APPLICANT: BFI MEDICAL WASTES SYSTEMS & MEDICAL CENTER COMMISSION
ADDRESS: WEST 13TH STREET & SOUTH LEAVITT STREET
DATE: JULY 13, 1994
REVISED: FEBRUARY 9, 1995

Site/Landscape Plan.



Building Elevations.



January 13, 1981

APPROVAL OF JOURNAL OF PROCEEDINGS

5337

Cancellation of Warrants for Collection:

BY ALDERMAN ROTI (1ST WARD):

Spertus College of Judaica, No. 618 S. Michigan Avenue—elevator inspection.

BY ALDERMAN BLOOM (5TH WARD):

Catholic Theological Union, No. 5401 S. Cornell Avenue—boiler/fuel burning equipment inspection.

Chicago Child Care Society, No. 5467 S. University Avenue—elevator inspection.

La Rabida Children's Hospital and Research Center, E. 65th Street at Lake Michigan—boiler/fuel burning equipment and refrigeration inspections.

The Church Home, No. 5445 S. Ingleside Avenue—elevator and refrigeration inspections.

BY ALDERMAN HUELS (11TH WARD):

Guardian Angel Day Nursery, No. 4600 S. McDowell Avenue—elevator inspection.

BY ALDERMAN KELLEY (20TH WARD):

Drexel Home, Inc., No. 6140 S. Drexel Avenue—refrigeration inspection.

BY ALDERMAN KUTA (FOR ALDERMAN HAGOPIAN 30TH WARD):

Symons YMCA, No. 3600 W. Fullerton Avenue—boiler/fuel burning equipment, elevator and unfired pressure vessel inspections.

BY ALDERMAN GABINSKI (32ND WARD):

St. Elizabeth's Hospital, No. 1401 N. Claremont Avenue—elevator inspection.

BY ALDERMAN MELL (33RD WARD):

Lutheran Day Nursery, Nos. 1802-1808 N. Fairfield Avenue—elevator inspection.

BY ALDERMAN LAURINO (39TH WARD):

North Park College, various locations—boiler/fuel burning equipment and building inspections.

The Salvation Army (Booth Memorial Hospital), No. 5040 N. Pulaski Road—refrigeration inspection.

BY ALDERMAN OBERMAN (43RD WARD):

Children's Memorial Hospital, No. 2300 Children's Plaza—elevators (3) and refrigeration (2) inspections.

BY ALDERMAN CLEWIS (45TH WARD):

Daughters of St. Mary, No. 4200 N. Austin Avenue—mechanical ventilation inspection.

BY ALDERMAN AXELROD (46TH WARD):

Louis A. Weiss Memorial Hospital, No. 4646 N. Marine Drive—refrigeration inspection.

BY ALDERMAN SCHULTER (47TH WARD):

Bethany Methodist Hospital, No. 5025 N. Paulina Street—refrigeration inspection.

Sydney Forkosh Memorial Hospital, No. 2544 W. Montrose Avenue—boiler/fuel burning equipment, elevator, refrigeration and sign inspections.

BY ALDERMAN STONE (50TH WARD):

Virginia Frank Child Development Center, No. 3033 W. Touhy Avenue—refrigeration inspection.

Jewish Community Center, No. 3003 W. Touhy Avenue—refrigeration inspection.

Cancellation of Existing Water Rates and for Exemption from Future Rates:

BY ALDERMAN PUCINSKI (41ST WARD):

Resurrection Senior Citizens Homes, at various locations.

APPROVAL OF JOURNAL OF PROCEEDINGS.

PD 249
JOURNAL (December 12, 1980).

Alderman Vrdolyak moved to *Correct* the printed Official Journal of the Proceedings of the regular meeting held December 12, 1980 as follows:

Page 4539—by deleting the entire "Planned Development Use and Bulk Regulations and Data Business-Commercial Planned Development" and by inserting a new "Planned Development Use and Bulk Regulations and Data Business-Commercial Planned Development" in lieu thereof printed on page 5338 of this Journal.

The motion *Prevailed*.

JOURNAL (December 30, 1980).

The City Clerk submitted the printed Official Journal of the Proceedings of the regular meeting held on Tuesday, December 30, 1980, at 10:00 A.M., signed by him as such City Clerk.

Alderman Vrdolyak moved to *Correct* said printed Official Journal as follows:

Page 5229—by deleting the entire "Residential Planned Development Property Line Map and Right-of-Way Adjustment" and by inserting a new "Residential Planned Development Property Line Map and Right-of-Way Adjustment" in lieu thereof printed on page 5339 of this Journal.

Page 5232—by deleting the entire "Preliminary Residential Planned Development Use and Bulk Regulations and Data" and by inserting a new "Residential Planned Development Use and Bulk Regulations and Data" in lieu thereof printed on page 5340 of this Journal.

The motion *Prevailed*.

Thereupon Alderman Vrdolyak moved to *Approve* said printed Official Journal as *Corrected* and to dispense with the reading thereof. The question being put, the motion *Prevailed*.

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATABUSINESS-COMMERCIAL PLANNED DEVELOPMENT

NET SITE AREA	GENERAL DESCRIPTION	MAXIMUM	MAXIMUM %	MINIMUM	MAXIMUM
Sq. Ft.	OF LAND USE	NO. OF UNITS	OF COVER- AGE AT GRADE LEVEL	NO. OF OFF- STREET PARKING SPACES	F.A.R.
138,958	3.190 Truck Driver Train- ing School	2 apts., 10 sleeping rooms	5.92%	1 space for each employee plus one for each four students	.1674

GROSS SITE AREA = NET SITE AREA OF 138,958 SQUARE FEET (3.19 Acres)
PLUS AREA OF PUBLIC RIGHTS-OF-WAY OF 6,629 SQUARE FEET
(9.152 ACRE)

= 145,587 SQUARE FEET (3.342 ACRES)

MAXIMUM PERCENTAGE OF LAND
COVERAGE AT GRADE LEVEL FOR
TOTAL NET SITE AREA

5.92%

MAXIMUM FLOOR AREA RATIO FOR
TOTAL NET SITE AREA

.1674

MAXIMUM NUMBER OF UNITS

2 apartments,
10 sleeping rooms

MINIMUM NUMBER OF OFF-STREET
PARKING SPACES

1 for each employee plus
1 space for each four students

MINIMUM NUMBER OF OFF-STREET
LOADING BERTHS

0

MINIMUM PERIMETER SETBACKS AT
GRADE LEVEL

0

APPLICANT: Theodore J. Novak, Esq.
Rudnick & Wolfe, as Attorney for Dependable Truck Driver
Training School, Inc.
30 North LaSalle Street - Suite 2900
Chicago, Illinois 60602

DATE: July 22, 1980

ADDRESS OF SUBJECT PROPERTY: 2101-59 West 13th Street, 2122 West Hastings
Street, and 2125-33 West Hastings Street

REVISED: August 21, 1980

Placed on File—MONTHLY PROGRESS REPORT NO. 402 ON SEWER BOND ISSUE PROJECTS FOR MONTH OF OCTOBER, 1980.

The Committee on Finance submitted a report recommending that the City Council Place on File a communication from the Department of Public Works

transmitting Monthly Progress Report No. 402 showing progress of construction on Sewer Bond Issue Projects for month ending October 31, 1980.

On motion of Alderman Frost the committee's recommendation was *Concurred In* and said communication and report were *Placed on File*.

COMMITTEE ON BUILDINGS AND ZONING.

Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 4-H.

The Committee on Buildings and Zoning submitted the following report:

CHICAGO, December 12, 1980.

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 August 5, 1980) to amend the Chicago Zoning Ordinance for the purpose of reclassifying a particular area.

This recommendation was concurred in by 7 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, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Carothers, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Farina,

Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Clewis, Axelrod, Schuller, Volini, Orr, Stone—48.

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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 4-H in the area bounded by

W. 13th Street; S. Hoyne Avenue; a line 124.09 feet south of W. 13th Street; a line 225.61 feet west of S. Hoyne Avenue; W. Hastings Street; a line 337.78 feet east of S. Leavitt Street; a line 80.40 feet south of W. Hastings Street; a line 257.46 feet east of S. Leavitt Street; W. Hastings Street; and S. Leavitt Street

to the designation of a Business-Commercial 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 4533-4539 of this Journal]

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

COMMITTEE ON ECONOMIC DEVELOPMENT.

Conditional Approval Given to Industrial Revenue Bond Issue of \$2,500,000 for Construction of Project by Charles E. Larson & Sons, Inc.

The Committee on Economic Development submitted the following report:

CHICAGO, December 11, 1980.

To the President and Members of the City Council:

Your Committee on Economic Development having had under consideration a proposed ordinance transmitted with a communication signed by Honorable Jane M. Byrne, Mayor (which was referred on November 14, 1980) providing for the issuance of industrial revenue bonds in the amount of \$2,500,000 for the construction of a project by Charles E. Larson & Sons, Inc., 2665 N. Keeler Ave., begs leave to recommend that Your Honorable Body pass the proposed ordinance which is transmitted herewith.

This recommendation was concurred in by 9 members of the Committee with no dissenting vote.

Respectfully submitted,
(Signed) EUGENE SAWYER,
Chairman.

On motion of Alderman Sawyer the proposed ordinance transmitted with the foregoing committee report was *Passed*, by yeas and nays as follows:

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

Nays—None.

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

The following is said ordinance as passed:

WHEREAS, Pursuant to Chapter 15.2 (the "Enabling Ordinance") of the Municipal Code of the City of Chicago, as supplemented and amended, there has been established an Economic Development Commission of the City of Chicago (the "Commission"),

(continued on page 4540)

BUSINESS-COMMERCIAL PLANNED DEVELOPMENT **No 249**
PLAN OF DEVELOPMENT
STATEMENTS

1. The area delineated herein as "Business-Commercial Planned Development" will be operated by Dependable Truck Driver Training School, Inc. The legal title is presently held by LaSalle National Bank as Trustee under Trust Agreement dated December 22, 1976 and known as Trust No. 51847.
2. The Applicant or its successors, assignees, or grantees shall obtain all official reviews, approvals and permits.
3. The following uses shall be permitted within the area delineated herein as "Business-Commercial Planned Development": Truck driver training school, including classrooms, truck maintenance area (workshop and garage), student and faculty housing, food service and kitchen facilities, and administrative offices; administrative offices for truck company; administrative offices for truck-leasing company; administrative offices for truck driver employment agency and placement service; and driving-maneuver and parking areas.
4. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.
5. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning, City and Community Development.
6. Any service drive or other ingress or egress 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 to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of sixteen (16) feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.

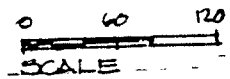
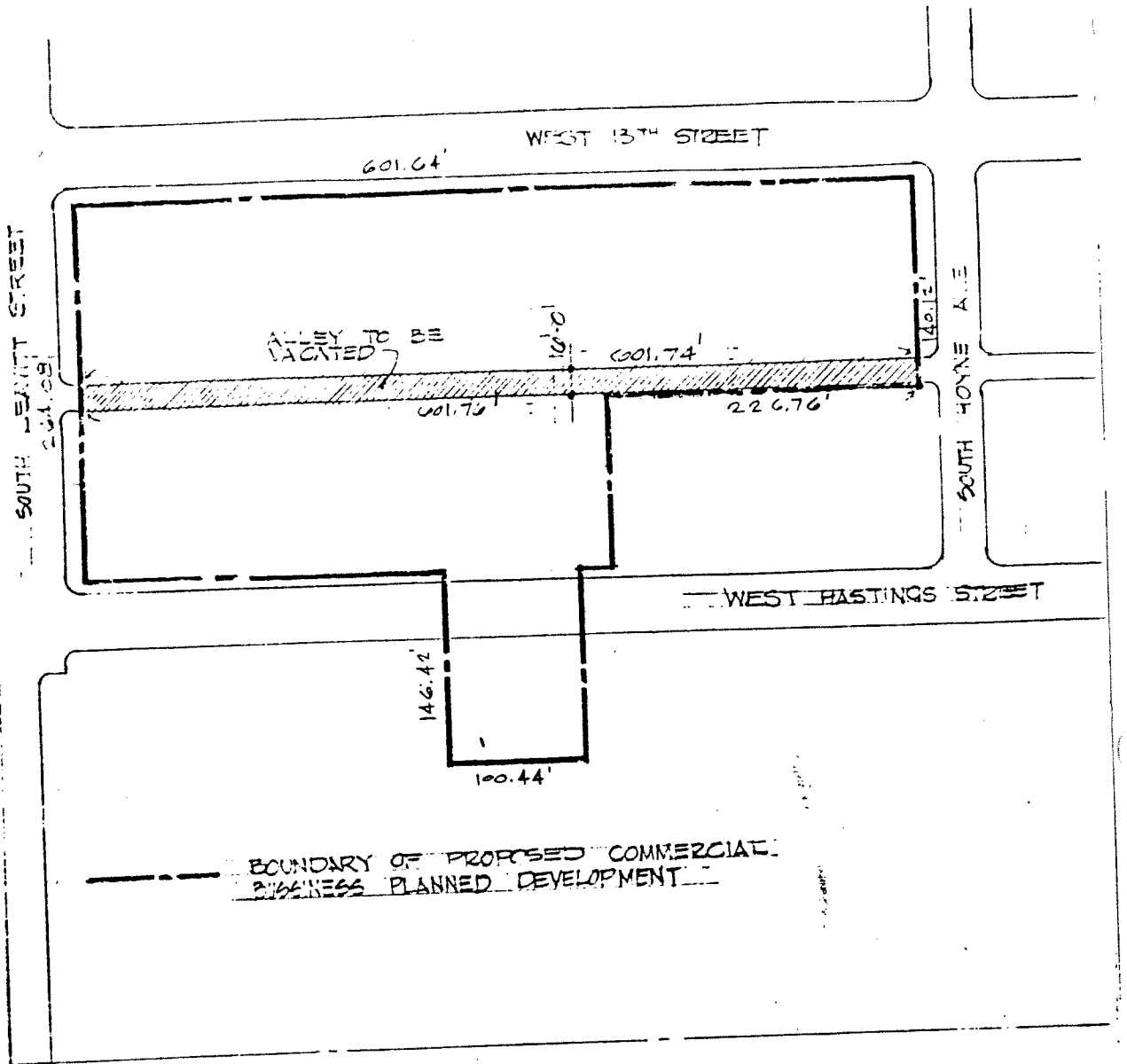
APPLICANT: Theodore J. Novak for DEPENDABLE TRUCK DRIVER TRAINING SCHOOL, INC.

ADDRESS: 2101-59 West 13th Street, 2122-58 West Hastings Street, and
2125-33 West Hastings Street, Chicago, Illinois

DATE: July 22, 1980

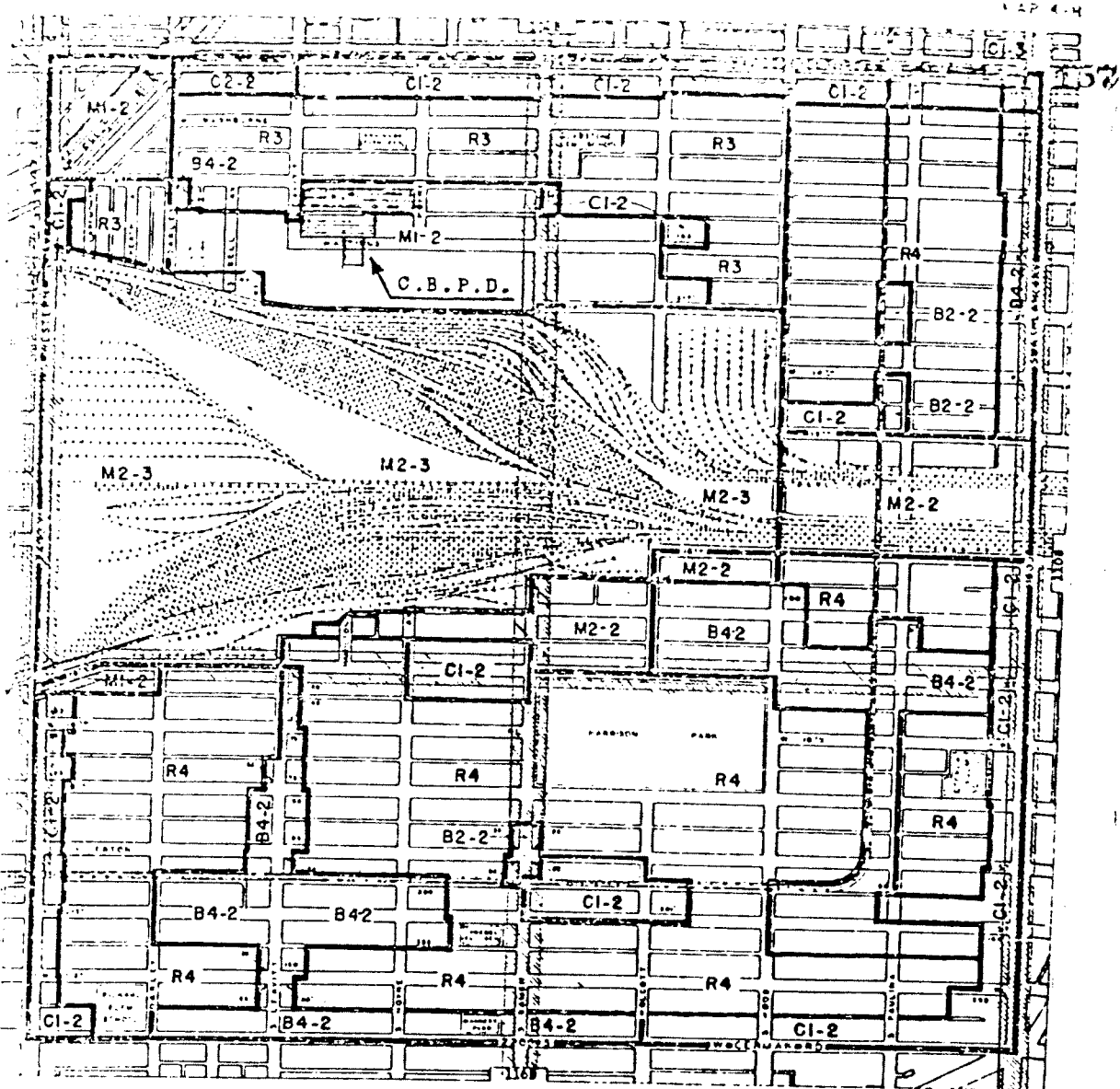
7. The height restriction of each building and any appurtenances attached thereto shall be subject to:
 - a) Height limitations as certified on form FAA-177 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and
 - b) Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation and Department of Law and approved by the City Council.
8. Identification signs may be permitted within the area delineated herein as "Business-Commercial Planned Development" subject to the review and approval of the Department of Planning, City and Community Development.
9. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Business-Commercial Planned Development".
10. The Plan of Development shall be subject to the "Rules, Regulations, and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Development and Planning.

APPLICANT: Theodore J. Novak for DEPENDABLE TRUCK DRIVER TRAINING SCHOOL, INC.
ADDRESS: 2101-59 West 13th Street, 2122-58 West Hastings Street and
2125-33 West Hastings Street, Chicago, Illinois
DATE: July 22, 1980



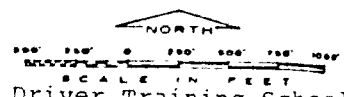
BUSINESS-COMMERCIAL PLANNED DEVELOPMENT

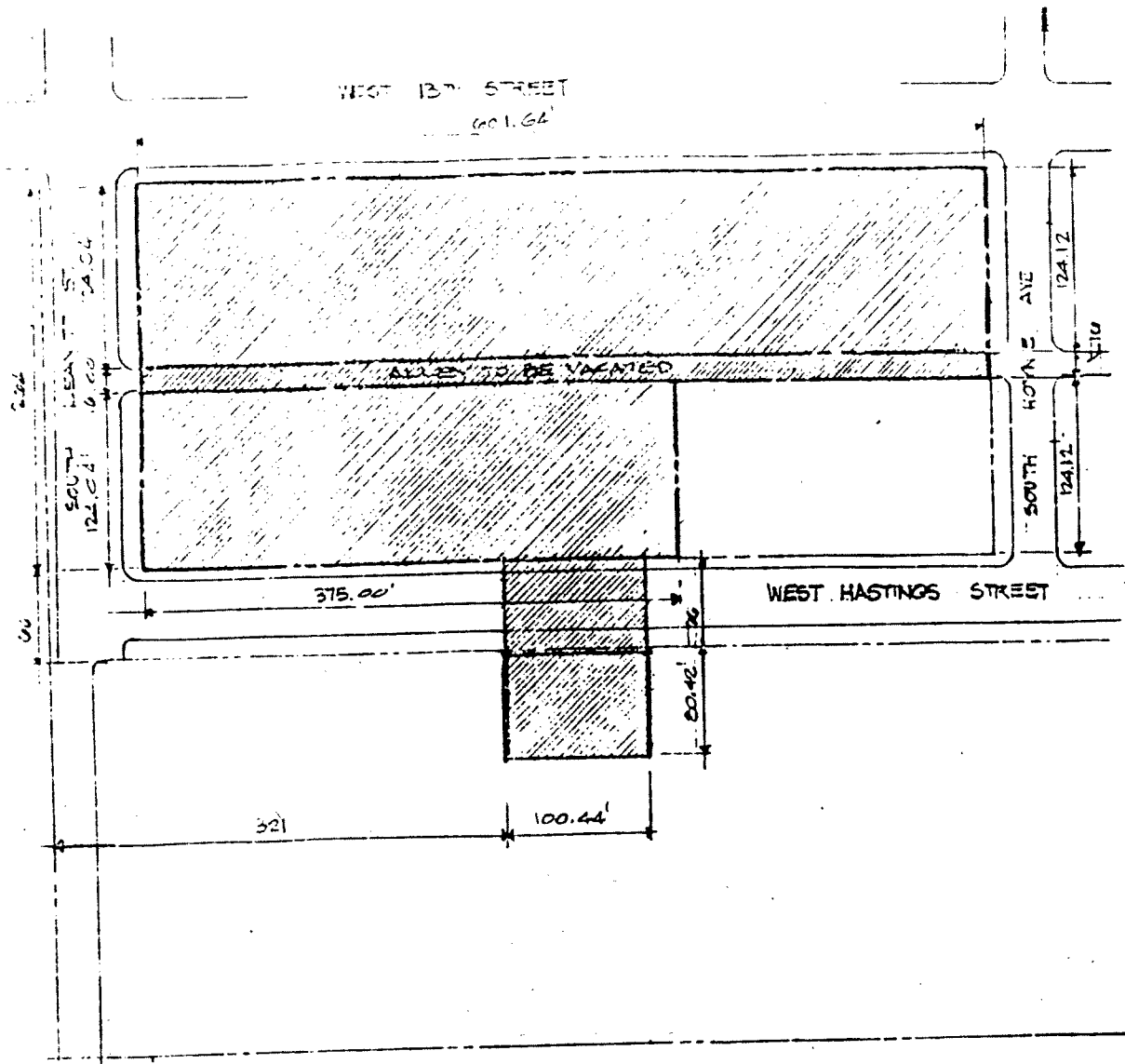
PROPOSED ALLEY VACATION
 APPLICANT: Theodore J. Novak for Dependable Truck Driver Training School, Inc.
 DATE: July 22, 1980
 ADDRESS: 2101-59 West 13th Street, 2122-58 West Hastings Street and 2125-33 West Hastings Street, Chicago, Illinois



- | | | |
|--|---|--|
| <p>RESIDENCE DISTRICTS</p> <ul style="list-style-type: none"> 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 | <p>BUSINESS DISTRICTS</p> <ul style="list-style-type: none"> B1-1 TO B1-5 LOCAL RETAIL DISTRICTS E2-1 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 <p> Preferential Streets
 Business-Commercial
 Planned Development
 BUSINESS-COMMERCIAL PLANNED DEVELOPMENT </p> | <p>COMMERCIAL DISTRICTS</p> <ul style="list-style-type: none"> CI-1 TO CI-5 RESTRICTED COMMERCIAL DISTRICTS C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS C3-5 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS C4 MOTOR FREIGHT TERMINAL DISTRICT <p>MANUFACTURING DISTRICTS</p> <ul style="list-style-type: none"> M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICT |
|--|---|--|

EXISTING ZONE AND PREFERENTIAL STREET SYSTEM MAP
 APPLICANT: Theodore J. Novak for Dependable Truck Driver Training School, Inc.
 DATE: July 22, 1980
 ADDRESS: 2102-59 West 13th Street, 2122-58 West Hastings Street
 and 2125-33 West Hastings Street, Chicago, Illinois





EST. C.T. R.R. TRACK



BUSINESS-COMMERCIAL PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN
 APPLICANT: Theodore J. Novak for Dependable Truck Driver Training School, Inc.
 DATE: July 22, 1980
 ADDRESS: 2102-59 West 13th Street, 2122-58 West Hastings Street and
 2125-33 West Hastings Street, Chicago, Illinois

VOID

11/13/81

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA
BUSINESS-COMMERCIAL PLANNED DEVELOPMENT

NET SITE AREA SQUARE FEET	ACRES	GENERAL DESCRIPTION OF LAND USE	MAXIMUM NO. OF UNITS	MAXIMUM % OF COVER- AGE OF GRADE LEVEL	MINIMUM NO. OF OFF STREET PARKING SPACES	MAXIMUM F.A.R.
138,958	3.190	<i>SEE PAGE 5338</i> Truck Driver Training School	2 apts, 10 sleeping rooms	5.92%	1 space for each employee plus one for each apartment	.1674

GROSS SITE AREA = NET SITE AREA OF 138,958 SQUARE FEET (3.19 ACRES) PLUS AREA OF PUBLIC RIGHTS OF WAY OF 6,629 SQUARE FEET (0.152 ACRE)
= 145,587 SQUARE FEET (3.342 ACRES)

MAXIMUM PERCENTAGE OF LAND COVERAGE AT GRADE LEVEL FOR TOTAL NET SITE AREA	5.92%
MAXIMUM FLOOR AREA RATIO FOR TOTAL NET SITE AREA	.1674
MAXIMUM NUMBER OF UNITS	2 apartments 10 sleeping rooms
MINIMUM NUMBER OF OFF-STREET PARKING SPACES	1 for each employee and apartment
MINIMUM NUMBER OF OFF-STREET LOADING BERTHS	0
MINIMUM PERIMETER SETBACKS AT GRADE LEVEL	0

APPLICANT: Theodore J. Novak, Esq.
Rudnick & Wolfe, as Attorney for Dependable Truck Driver Training School, Inc.
30 North LaSalle Street - Suite 2900
Chicago, Illinois 60602

DATE: July 22, 1980

ADDRESS OF SUBJECT PROPERTY: 2101-59 West 13th Street, 2127-58 West Hastings Street,
and 2125-33 West Hastings Street