



June 14, 2000

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
<http://www.ci.chi.il.us>

Mr. Michael A. Cruz
Chicago Associates Planners & Architects
1807 West Sunnyside Avenue
Chicago, Illinois 60640

Re: Request for a minor change to Business
Planned Development No. 407 (Chicago-Kedzie
Plaza)

Dear Mr. Cruz:

Please be advised that your request on behalf of the Applicant, for a minor change to Business Planned Development No. 407, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance.

In your letter dated May 26, 2000, you requested that the "Use & Bulk Regulations and Data Table," be modified to reflect a reduction in the minimum required number of off-street parking spaces from three hundred and eighteen (318) to three hundred and ten (310) spaces. You indicated that a total of twelve (12) existing parking spaces have been eliminated as a direct result of the implementation of current parking lot landscaping requirements that had been developed for this Planned Development under the direction of Planning Department staff.

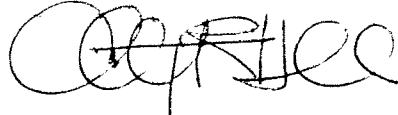
With regard to your request, the Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. Although the overall off-street parking for the development will be reduced from the required minimum by eight (8) spaces, under the M1-2 underlying zoning of the property, a minimum of two hundred and fifty-eight (258) off-street parking spaces would have otherwise been required for this shopping center as based upon the existing floor area totals within this Planned Development. Thus, the 310 total parking spaces proposed will exceed this total by fifty-two (52) spaces.

NEIGHBORHOODS



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing minor change, but no other changes to Business Planned Development No. 407.

Sincerely,

A handwritten signature in black ink, appearing to read "CHRISTOPHER HILL". The signature is stylized with large, overlapping loops and a prominent "C" at the beginning.

Christopher R. Hill
Commissioner

cc: Philip Levin
Michael A. Marmo
Paul Woznicki

10072

Manufacturing District symbols and indications as shown on Map 2-G to reflect the establishment of a Communications Planned Development for the erection of an Earth Station Receiving Dish located on the roof of the building located at 112 South Sangamon Street.

SECTION 2. This Communication Planned Development is specifically for the erection of the Earth Station Receiving Dish above described and in no way affects, alters or prejudices the existing zoning district regulations applicable to any other improved or unimproved portions of the above described area.

10058

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

Reclassification of Area Shown on Map No. 3-J.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 3-J in the area bounded by

a line 575 feet north of and parallel to West Chicago Avenue; a line 123.06 feet east of and parallel to North Spaulding Avenue; a line 725 feet north of and parallel to West Chicago Avenue; a line 131.06 feet east of North Spaulding Avenue; a line 138.73 feet long, commencing at a point 131.06 feet east of North Spaulding Avenue, running in a southeasterly direction to a point 226.06 feet east of North Spaulding Avenue; a line 44.90 feet long, 625 feet north of and parallel to West Chicago Avenue; the right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company; North Kedzie Avenue; and West Chicago Avenue, to the designation of a Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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Plan of Development attached to this ordinance reads as follows:

Business Planned Development No. 407

Plan of Development

Statements

1. The area delineated hereon as a "Business Planned Development" is owned or controlled by LaSalle National Bank ATUT 46146 dated June 6, 1973.

(Continued on page 37617)

P.D. # 407

(Continued from page 37613)

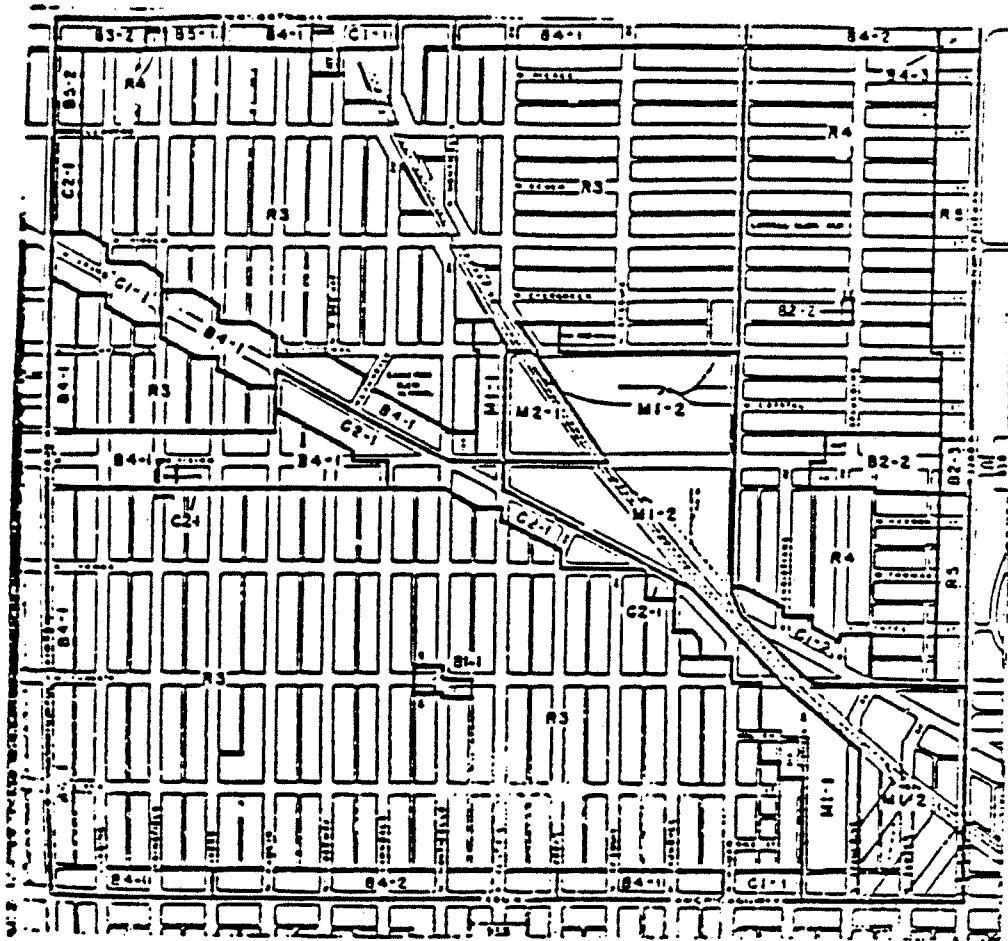
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning.
3. No dedication of streets or alleys or consolidation or resubdivision of parcels shall be required.
4. All applicable official reviews, approvals or permits are required to be obtained by LaSalle National Bank ATUT 46146, dated June 6, 1973, or its successors, assignees or grantees.
5. Service drives or any other ingress or egress 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.

Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
6. Use of land will consist of a shopping center, accessory uses, and off-street parking, as authorized by this Plan of Development.
7. The following information sets forth data concerning the property included in said development and data concerning a generalized land use plan (Site Plan), illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
8. Identification signs will be permitted with the approval of the Commissioner of Planning.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development", as adopted by the Commissioner of Planning.




Business Planned Development

Planned Development Use And Bulk Regulations & Data

Net Site Area	General Description Of Land Use	Maximum F.A.R.	Maximum % Of Land Covered
314,000 square feet	Shopping Center and related use	.397	39.7%
7.03 acres	318 on-site parking spaces		



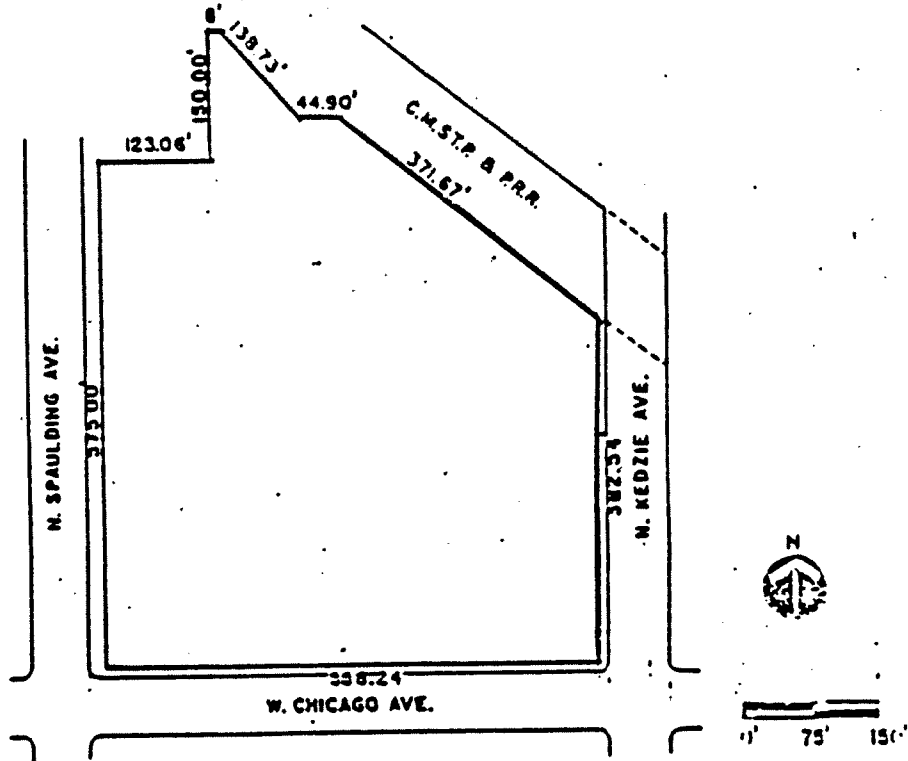
Existing zoning and preferential streets map

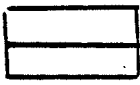
-  Zoning Districts
-  Preferential Streets
-  Planned Development

APPLICANT: LaSalle National Bank atuc
#111394 dated 6-1-86

DATE: September 10, 1986

PROPERTY LINE & RIGHT-OF-WAY
ADJUSTMENT MAP

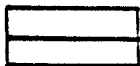
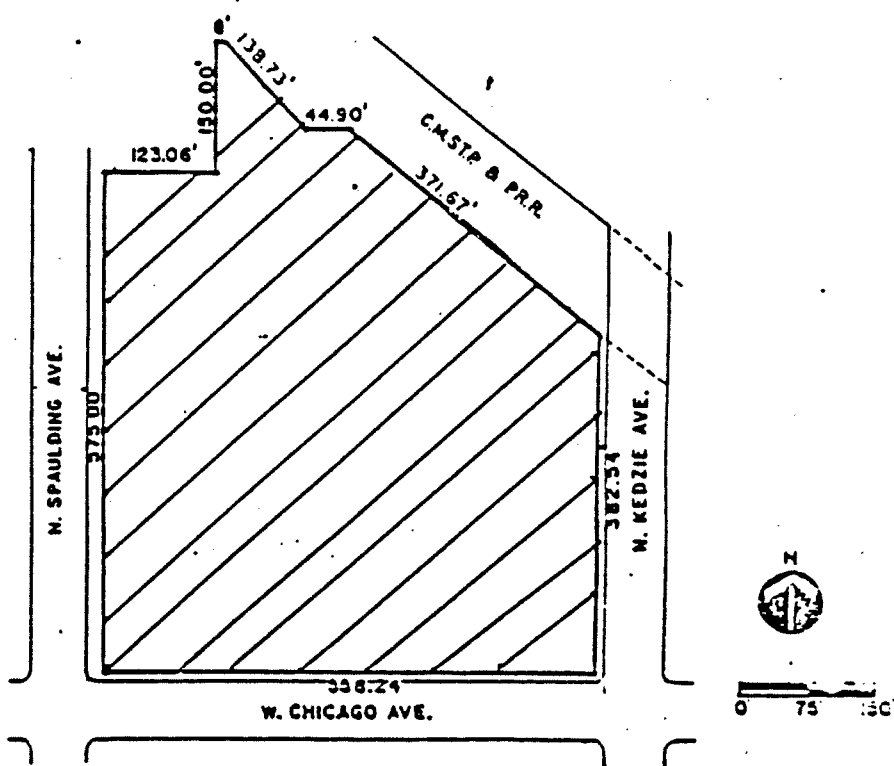



 Property Line and Planned Development Boundary

APPLICANT: LaSalle National Bank atut
111394 dated June 1, 1986

DATE: September 10, 1986

PROPERTY LINE BUSINESS PLANNED DEVELOPMENT
GENERALIZED LAND USE MAP



Property Line and Planned Development Boundary



Business and Off Street Parking

APPLICANT: LaSalle National Bank atut
111394 dated June 1, 1986

DATED: September 10, 1986

(Continued from page 37618)

to those of a B4-2 Restricted Service District, and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 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 area bounded by

West Fullerton Avenue; a line 66.21 feet west of and parallel to North Lakewood Avenue (as measured along West Fullerton Avenue), to a point 61.51 feet west of and parallel to North Lakewood Avenue (as measured along West Belden Avenue); West Belden Avenue; the alley next east of and parallel to North Wayne Avenue; a line 120.40 feet south of and parallel to West Fullerton Avenue; and a line 99.97 feet west of and parallel to North Lakewood Avenue (as measured along West Fullerton 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. 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 the area bounded by

a line 100 feet north of and parallel to West 32nd Street; the center line of South Canal Street; a line 125 feet north of and parallel to West 32nd Street; and the center line of the alley east of and parallel to South Canal Street,