

10291

to those of a C2-1 General Commercial 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. 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 C3-7 Commercial-Manufacturing District symbols and indications as shown on Map No. 2-F in the area bounded by

a line 210.27 feet north of and parallel to West Van Buren Street; the alley next east of and parallel to South Franklin Street; West Van Buren Street; and South Franklin Street,

to the designation of a Central Area Parking Planned Development which is hereby established in the area described above, 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.

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

Plan of Development attached to this ordinance reads as follows:

Plan Of Development

Central Area Parking Planned Development **448**

Statements.

1. The area delineated herein as Central Area Parking Planned

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. 1-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 R3 General Residence District symbols and indications as shown on Map No. 1-J in area bounded by

a line 148.9 feet south of and parallel to West Ohio Street; the public alley next east of and parallel to North Pulaski Road; a line 299.9 feet south of and parallel to West Ohio Street; North Pulaski Road,

to those of a B1-2 Local Retail 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-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 C1-1 Restricted Commercial District symbols and indications as shown on Map No. 1-L in the area bounded by

a line 54.6 feet south of West Ferdinand Street; North Cicero Avenue; a line 104.6 feet south of West Ferdinand Street; the alley next west of and parallel to North Cicero Avenue,

consists of the property located at the northeast corner of West Van Buren Street and South Franklin Street, legal title to which is held by Harris Trust and Savings Bank, as Trustee, under Trust No. 30184, and LaSalle National Bank, as Trustee, under Trust No. 101524, the contract-sellers of the Property.

2. All required disclosures are contained within the Economic Disclosure Statement filed with the City of Chicago in accordance with applicable requirements. Centrum Properties, Incorporated, is the contract-purchaser of the Property. Upon acquisition, the Property will be held under single ownership or control or under single designated control by Centrum Properties, Incorporated, its affiliates, successors or assigns.
3. The public parking facility proposed shall be used for the parking of passenger cars, light vans and pick-up trucks. No heavy commercial trucks shall be parked upon said lot at any time.
4. Adequate drainage shall be provided so as to permit run-off of flow to an established City of Chicago sewer.
5. Adequate lighting shall be maintained at the facility.
6. Ingress and/or egress to the parking facility will be provided from driveways on West Van Buren Street and South Franklin Street. All driveways will comply with the Driveway Ordinance of the City of Chicago.
7. The applicant or its successors, assigns or grantees shall obtain all required Chicago reviews, approvals and permits in connection with this Plan of Development.
8. Any dedication or vacation of streets or alleys or easements, or any adjustment of right-of-way shall require a separate submittal on behalf of the applicant or its successors, assigns or grantees, and approval by the City Council.
9. Use of land shall consist of a multi-level parking structure, with business (retail and service) and related uses at street level.
10. Business identification signs may be permitted within the Planned Development subject to the review and approval of the Department of Planning and the Department of Inspectional Services. No advertising signs will be permitted.
11. The zoning classification of the subject property will revert to the C3-7 "Commercial-Manufacturing" District classification following the termination of the site as a parking facility.
12. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as the Planned Development and illustrates development to such area will be in accordance with the intent and purposes of the Chicago Zoning Ordinance.

13. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Planning, to the extent that such Rules, Regulations and Procedures have been published, are in effect and generally available for inspection as of the date of approval of this Planned Development.

Bulk Regulations Data attached to this Plan of Development reads as follows:

Central Area Parking Planned Development 478

Bulk Regulations Data.

For that certain property located generally at the northeast corner of Franklin Street and Van Buren Street in Chicago.

Net Site Area:	32,258.2 square feet (.74 acres)
Permitted Uses:	Multi-level public parking, retail uses and such uses as are currently permitted or special uses within the C3-7 Zoning District (including the operation of radio or television towers and/or earth station receiving dishes)
Maximum Floor Area Ratio:	14.2
Maximum Percentage of Site Coverage:	100%
Number of Off-Street Parking Spaces:	Garage: Minimum -- 1000 Maximum -- 1300 (non-accessory only)
Minimum Number of Loading Berths:	None
Minimum Setbacks:	Zero feet
Maximum Floor Area devoted to retail use and other use (other than parking garage):	11,000 square feet

Gross Site Area Calculations:

Net Site Area:	32,258.2 square feet
Approximate Area to Remain in Public Right-of-Way:	16,983.5 square feet
Approximate Gross Site Area:	49,241.7 square feet

Legal description attached to the Plan of Development reads as follows:

Legal Description.

Parcel 1.

Lot 2 (except the North 77.00 feet 9 inches thereof) in the Subdivision of the West Half of Block 91 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2.

The North Half of private alley lying South of and adjoining Lot 2 (except the North 77.00 feet 9 inches thereof) in the Subdivision of the West Half of Block 91 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3.

Lots 3, 4, 5, 6, 7, 8 and 9, all inclusive, in the Subdivision of the West Half of Block 91 in School Section Addition to Chicago, according to the plat thereof recorded April 10, 1869 in Book 168 of plats, page 190, in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4.

That part of the South Half of the private alley South of and adjoining Lot 2 and North of and adjoining Lots 3, 4, 5, 6, 7, 8 and 9, all inclusive, in the Subdivision of the West Half of

Block 91 in School Section Addition to Chicago according to the plat of said subdivision recorded April 10, 1869 in Book 168 of plats, page 90, in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which lies North of and adjoining Lots 3, 4, 5, 6, 7, 8 and 9 aforesaid, in Cook County, Illinois.

[Existing Zoning and Preferential Street System Map, Property Line Map and Right-Of-Way Adjustment, General Land Use Map and drawing printed on pages 18073 through 18076 of this Journal.]

Reclassification Of Area Shown On Map No. 2-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 R5 General Residence District symbols and indications as shown on Map No. 2-G in area bounded by

the public alley next north of and parallel to West Adams Street; the public alley next west of and parallel to South Racine Avenue; West Adams Street; a line 192.10 feet west of and parallel to the alley next west of and parallel to South Racine Avenue,

to those of an M1-3 Restricted 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. 2-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 M1-3 Restricted Manufacturing District symbols and indications as shown on Map No. 2-G in the area bounded by


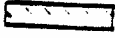
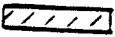

(Continued on page 18077)

CENTRAL AREA PARKING PLANNED DEVELOPMENT
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM

SITE LOCATION



LEGEND

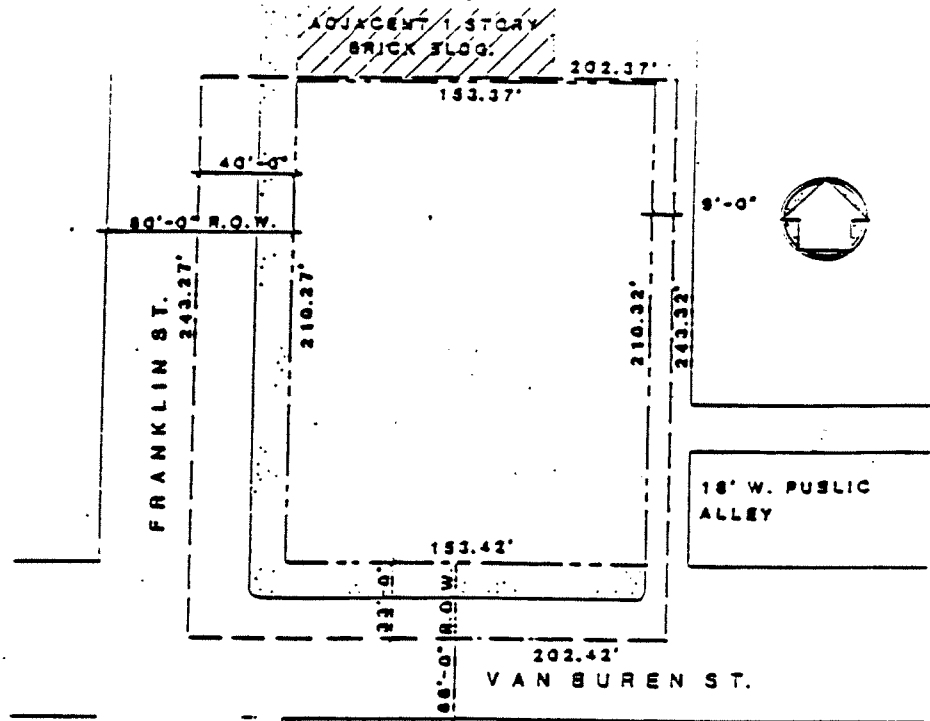
-  CENTRAL AREA PARKING PLANNED DEVELOPMENT
-  B6-7 RESTRICTED CENTRAL BUSINESS DIST.
-  C3-7 COMMERCIAL-MANUFACTURING DISTRICT
-  PREFERENTIAL STREET SYSTEM

APPLICANT • CENTRAL PROPERTIES, INC.

DATE • March 28, 1988

CENTRAL AREA PARKING PLANNED DEVELOPMENT
PROPERTY LINE MAP AND RIGHT-OF-WAY
ADJUSTMENT

Page 2 of 4



LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- PROPERTY LINE

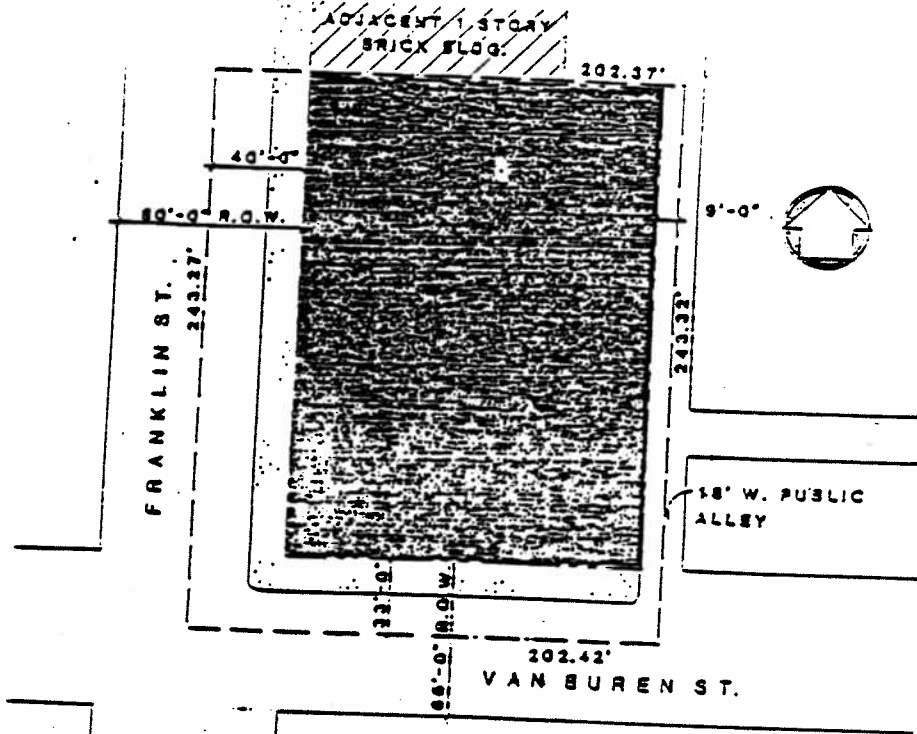


APPLICANT: CENTRAL PROPERTIES, INC.




DATE: MARCH 23, 1988

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CENTRAL AREA PARKING PLANNED DEVELOPMENT
GENERAL LAND USE MAP



LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  PROPERTY LINE
-  CENTRAL AREA PARKING PLANNED DEVELOPMENT, OFF-STREET PARKING AND RELATED USES



APPLICANT: Central Properties, Inc.

DATE: March 23, 1988

(General Land Use Map drawing) Page 4 of 4

