

6/23/2004

REPORTS OF COMMITTEES

A-5526
27339

Nays - None.

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

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 2-G.
(Application Number 14 197)

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 Restricted Manufacturing District symbols and indications as shown on Map Number 2-G in the area bounded by:

a line 170 feet north of and parallel to West Jackson Boulevard; a line 125 feet east of and parallel to South Sangamon Street; West Jackson Boulevard; and South Sangamon Street,

to that of a B4-4 Restricted Service District.

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

Reclassification Of Area Shown On Map Number 4-F.
(Application Number A-5526) MCPD 450

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 Manufacturing-Commercial Planned Development Number 450 symbols and indications as shown on Map Number 4-F in the area bounded by:

West Roosevelt Road; South Canal Street; the south right-of-way line of West 14th Street; and South Clinton Street,

to the designation of Business Planned Development Number 450, 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 herewith attached and made a part thereto and to no others.

SECTION 2. Further, that the Chicago Zoning Ordinance be amended by changing all the Manufacturing-Commercial Planned Development Number 450 symbols and indications as shown on Map Number 4-F in the area bounded by:

West 14th Place; South Canal Street; the alley next south of and parallel to West 14th Place; the alley next west of and parallel to South Canal Street; a line 286.9 feet south of West 14th Place; and a line 343.23 feet west of South Canal Street,

to those of an M2-2 General Manufacturing District and a corresponding use district is hereby established in the area above described.

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 Planned Development Number 450, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Business Planned Development Number 450, as amended, consists of approximately four hundred thirty thousand two hundred thirty-six (430,236) square feet or (nine and eighty-seven hundredths (9.87) acres). The property within the amended planned development is owned by Roosevelt-Canal L.L.C., Chicago Retail VEF L.L.C., and South Central Bank and Trust Company ("Owners"). The applicant is the alderman of the ward.
2. All applicable official reviews, approvals or permits are required to be obtained by the Owners, or their successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Owners, their 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 Owners, their successors and assigns, the legal title holder and any ground lessors. All rights granted hereunder to the Owners shall inure to the benefit of the Owners, their successors and assigns and if different than the current Owners, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 11.1 1- 1 of the Chicago Zoning Ordinance, the property, at the time any application 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 the purpose of this paragraph shall mean 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.
4. This plan of development consists of these thirteen (13) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary Property Line Map; a Site/Landscape Plan dated May 13, 2004 prepared by Wight and Company, which are incorporated herein. Full size copy of the Site/Landscape Plan is on file with the Department of Planning and Development. This Planned Development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a Planned Development. These and no other zoning controls shall apply to the area delineated herein. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development, subject to the review of the Chicago Department of Transportation and the approval of the Department of Planning and Development.
5. The following uses shall be permitted within the area delineated herein as Business Planned Development Number 450: any use permitted in a C2-1 General Commercial District, including retail or service establishments (including banks, restaurants), accessory parking and loading.
6. Business identification 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 and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and 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. 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. 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.
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. For the purpose of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The terms, conditions and exhibits of this planned development 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 the Department 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 hereto. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Deveioption shall be deemed to be minor change in the planned development as contemplated by Section 11.11-3 (c) of the Chicago Zoning Ordinance. Accessory buildings or structures may be constructed in the commercial planned development either prior to, subsequent to or concurrently with any one or more principal buildings, subject to the approval of the Department of Planning and Development.
12. 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 or persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

13. Prior to issuance by the Department of Planning and Development of a determination pursuant to Section 11.3-3(c) of the Chicago Zoning Ordinance ("Part II approval") for any future development within this planned development, site plans for proposed development shall be submitted to the Commissioner of the Department of Planning and Development for Site Plan approval. All future proposals for development shall be subject to the provisions of this planned development and all relevant ordinances and City policies in effect at the time of submittal. Site plan approval is intended to assure that specific development proposals conform with this planned development, as well as relevant ordinances and City policies, and to assist the city in monitoring on-going development. A site plan may be submitted for any portion of the planned development. No Part II approval shall be granted until an applicable site plan has been approved.

A site plan shall, at a minimum, provide the following information:

- a. boundaries of development parcel or parcels;
- b. building footprint or footprints;
- c. dimensions of all setbacks;
- d. location and depiction of all parking spaces (including relevant dimensions);
- e. location and depiction of all loading berths (including relevant dimensions);
- f. all drives, roadways and vehicular routes;
- g. all landscaping (including species and size);
- h. all pedestrian circulation routes and points of ingress/egress (including sidewalks);

- i. all site statistics applicable to the development parcel or parcels, including:
 - (1) floor area and floor area ratio as represented on submitted drawings;
 - (2) number of parking spaces provided;
 - (3) number of loading berths provided;
 - (4) uses of development of parcel; and

- j. parameters of the building envelope, including:
 - (1) maximum building height; and
 - (2) setbacks and vertical setbacks, required and provided.

A site plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this planned development and any City ordinances or policies in effect at the time of submission of the Site Plan.

The plan of development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to the Planned Developments", as promulgated by the Commissioner of Planning and Development.

[Planned Development Boundary Property Line Map referred to in these Plan of Development Statements unavailable at time of printing.]

[Existing Zoning Map; Existing Land-Use Map; and Site/Landscape Plan referred to in these Plan of Development Statements printed on pages 27346 through 27348 of this Journal.]

6/23/2004

REPORTS OF COMMITTEES

A-5526
27345

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

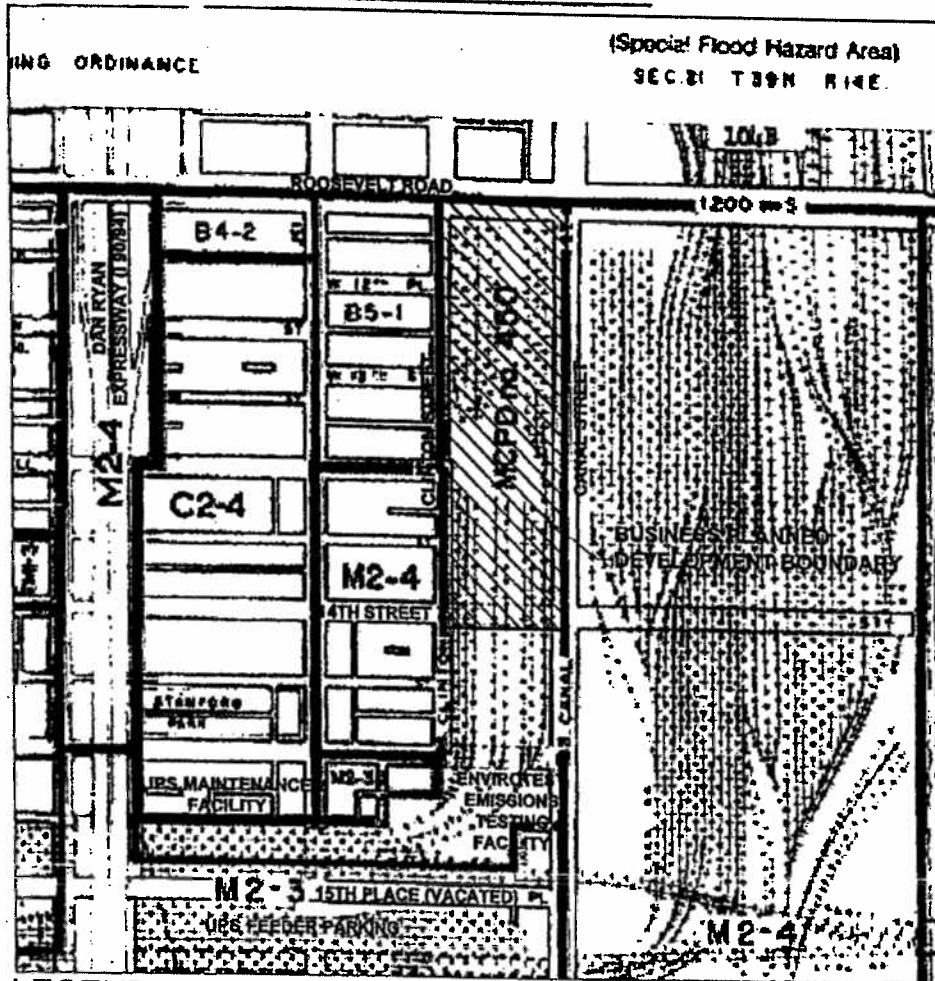
Business Planned Development Number 450, As Amended.

Bulk Regulations And Data Table.


	Square Feet	Acres
Net Site Area:	430,236 square feet	9.87
Public Rights-of-Way:	9 1,663 square feet	2.11
Gross Site Area:	52 1,899 square feet	11.98
Maximum Floor Area Ratio:	2.0	
Minimum Number of Off-Street Parking Spaces:	500	
Minimum Number of Loading Berths:	2 berths	
Maximum Percentage of Site Coverage:	In accordance with Site/Landscape Plan	
Maximum Required Building Setbacks:	In accordance with Site/Landscape Plan	
Maximum Building Height:	As existing	

Existing Zoning Map.

**BUSINESS PLANNED DEVELOPMENT NO. 450, AS AMENDED
EXISTING ZONING MAP**



LEGEND:

 PROPOSED BUSINESS PLANNED DEVELOPMENT NO. 450, AS AMENDED

APPLICANT: MADELINE L. HAITHCOCK, ALDERMAN-2ND WARD

ADDRESS: 1200 SOUTH CANAL STREET

DATE: MARCH 31, 2004

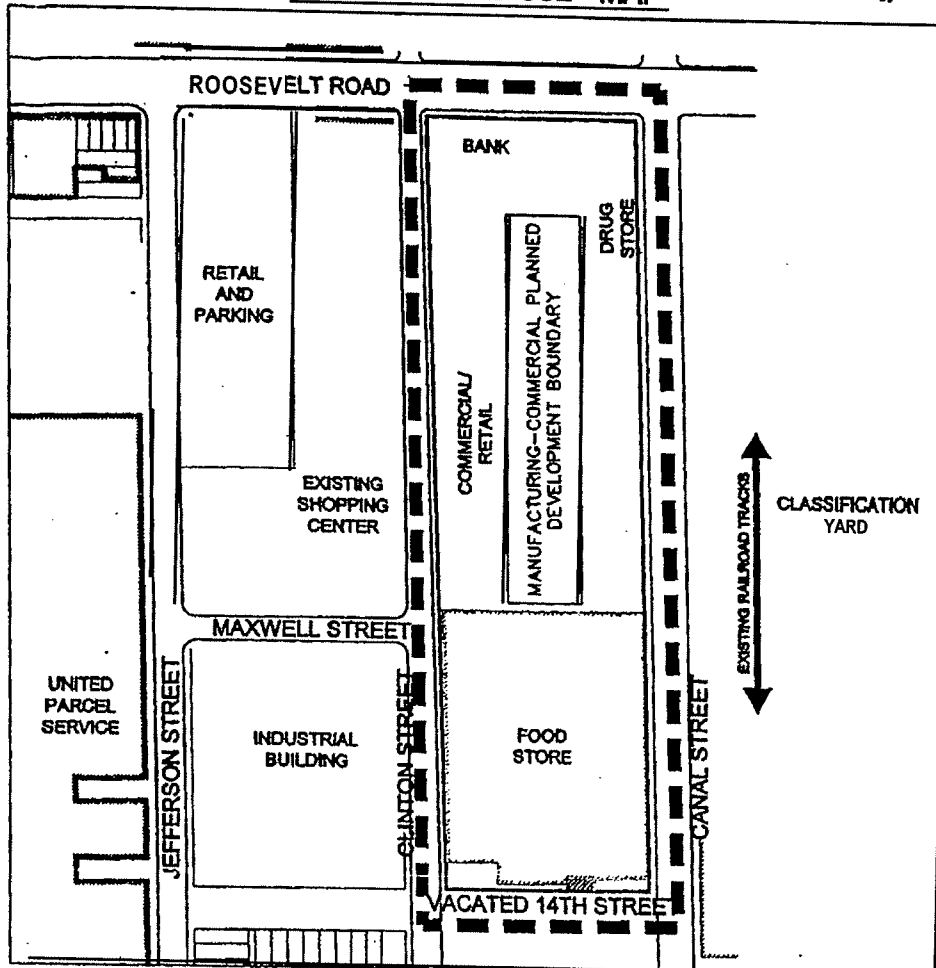
REVISED: MAY 13, 2004

SCALE: 1" = 400'



Existing Land-Use Map.

**BUSINESS PLANNED DEVELOPMENT NO. 450, AS AMENDED
EXISTING LAND-USE MAP**



LEGEND:

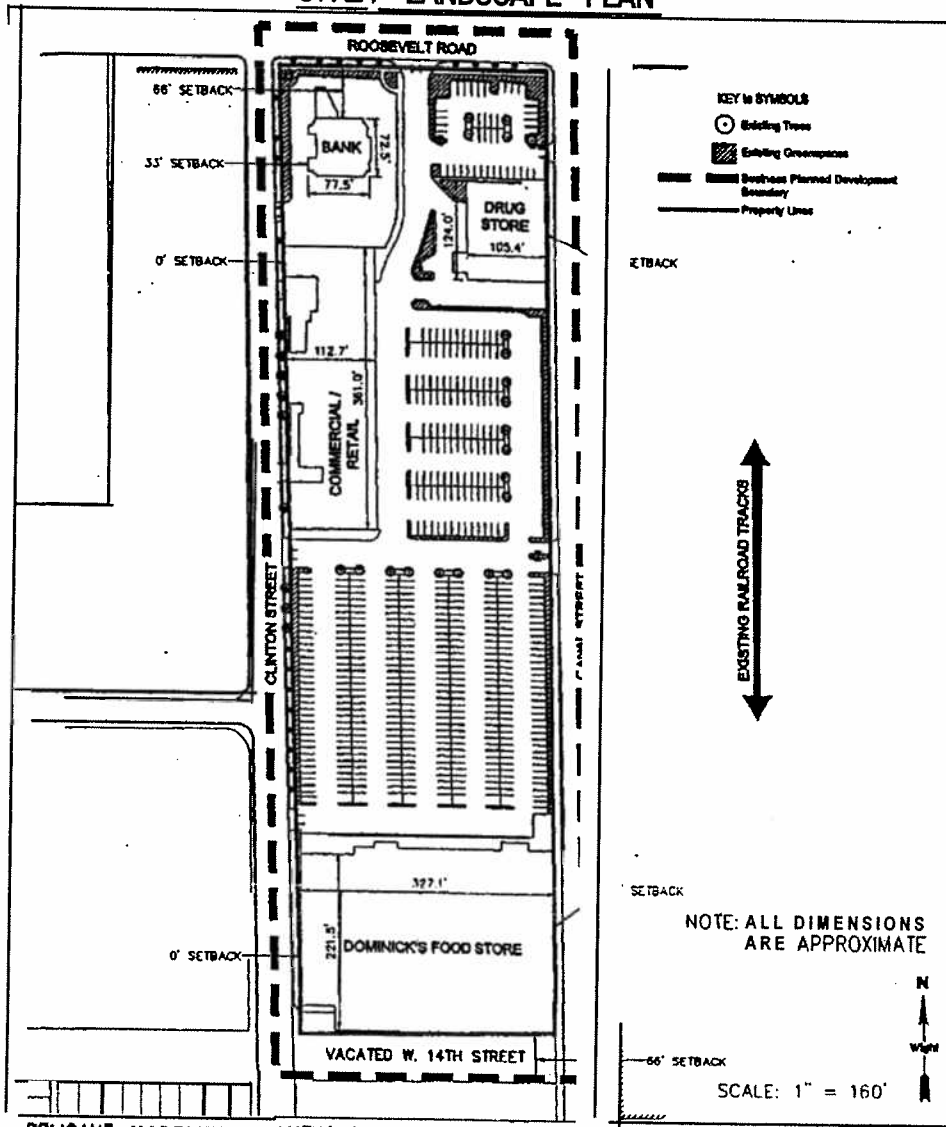
- BUSINESS PLANNED DEVELOPMENT BOUNDARY
- PROPERTY LINE

SCALE: 1" = 200'

APPLICANT: MADELINE L. HAITHCOCK, ALDERMAN-2ND W A R D
 ADDRESS: 1200 SOUTH CANAL STREET
 DATE: MARCH 31, 2004
 REVISED: MAY 13, 2004

Site/Landscape Plan.

**BUSINESS PLANNED DEVELOPMENT ND. 450, AS AMENDED
SITE / LANDSCAPE PLAN**



APPLICANT: MADELINE L. HAITHCOCK, ALDERMAN-2ND WARD

ADDRESS: 200 SOUTH CANAL STREET

DATE: MARCH 31, 2004

REVISED: MAY 13, 2004



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

J.F. Boyle, Jr.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-6550 (FAX)
(312) 744-2578 (TTY)

August 15, 1996

Mr. David L. Reifman
Rudnick and Wolfe
203 North LaSalle Street
Suite 1800
Chicago, IL 60601-1293

Re: Manufacturing -Commercial Planned
Development No. 450
Soo Line Terminal
West Roosevelt Road/South Canal Street

Dear Mr. Reifman:

Please be advised that your request for a minor change to Manufacturing-Commercial Planned Development No. 450 on behalf of Soo T, L.L.C. has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and is hereby approved.

Specifically, you have requested revisions to the Planned Development Statements and substitution of several of the exhibits included as part of the approved Planned Development dated May 11, 1988, with exhibits dated July 10, 1996 in order to allow the construction of a new retail center on the site of the currently vacant South Loop Marketplace. The requested changes are necessary to allow new construction at street level rather than re-use of the existing Soo Line Terminal warehouse which now spans over several streets. The amount of new retail development proposed would not exceed the limits established for Phase I in the Planned Development Ordinance.

The changes to the approved Planned Development that you requested include the following:

1. Revisions to the Property Line and Right-of-Way Adjustments Map and the Generalized Land Use Plan depicting the proposed vacation of 21,770 square feet of West Maxwell Street and 21,494.22 square feet of West 14th Street. The Planned Development allowed for development over the air rights of these two streets.

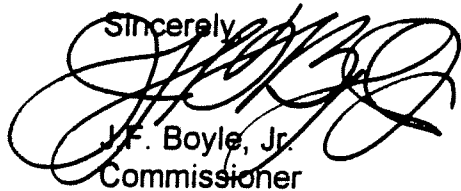


2. On the Use and Bulk Regulations and Data Table, revisions to the net site area and area in public right-of-way resulting from the two proposed street vacations. The net site area would increase from 705,560 square feet to 744,165 square feet (16.19 acres to 17.08 acres) and the area in public right-of-way would decrease from 93,352 square feet to 54,747 square feet (2.14 acres to 1.257 acres). The gross site area would remain the same.
3. On the Use and Bulk Regulations and Data Table, change in the required minimum off-street loading spaces from 15 to 2 for Phase I and In accordance with C2 General Commercial District Requirements for Phase II.
4. In Statement No. 6 and on the Use and Bulk Regulation and Data Table, the inclusion of non-accessory parking as a permitted use. This would allow parking on the site on weekends for the adjacent New Maxwell Street market. The minimum number of off-street parking spaces established in the Bulk Table shall be construed to mean minimum accessory parking spaces.
5. Revision to Statement No. 13 deleting reference to air rights over West Maxwell Street and West 14th Street.

With regard to your request, the Department of Planning and Development has determined that these revisions would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance I hereby approve the foregoing minor changes, but no other changes to Planned Development No. 450.

Sincerely,



J.F. Boyle, Jr.
Commissioner

originated by:



Christine Slattery
Deputy Commissioner

cc: P. Woznicki
P. Levin
M. Marmo

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 reclassifying as a B2-1 instead of an R3 the area shown on Map No. 3-J bounded by

North Homan Avenue; a line 50 feet west of and parallel to North Homan Avenue; the alley next north of and parallel to West Evergreen Avenue; and a line 36 feet south of and parallel to the alley north of and parallel to West Evergreen Avenue.

SECTION 2. This ordinance shall be in full effect from the date of its passage.

Reclassification Of Area Shown On Map No. 4-F.

PD 450

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 M2-3 General Manufacturing and M2-4 General Manufacturing District symbols and indications as shown on Map No. 4-F in the area bounded by

West 12th Street; South Canal Street; West 15th Street; the alley next west of and parallel to South Canal Street; a line 110.88 feet south of and parallel to the north line of West 15th Street if extended; South Union Street; West 15th Street; South Clinton Street; the alley next south of and parallel to West 14th Place; a line 350 feet east of and parallel to South Jefferson Street; West 14th Place; South Clinton Street,

to those of a C2-5 General Commercial District, and a corresponding use district is hereby established in the area above described.

SECTION 2. Further, that the Chicago Zoning Ordinance be amended by changing all the C2-5 General Commercial District symbols and indications as shown on Map No. 4-F in the area bounded by

West 12th Street; South Canal Street; West 15th Street; the alley next west of and parallel to South Canal Street; a line 110.88 feet south of and parallel to the north line of West 15th Street if extended; South Union Street; West 15th Street; South Clinton

Street; the alley next south of and parallel to West 14th Place: a line 350 feet east of and parallel to South Jefferson Street; West 14th Place: South Clinton Street,

to the designation of a 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 3. This 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:

Commercial Planned Development. No. 450

Statements.

1. The area delineated herein as a "Commercial Planned Development" is owned by Canadian Pacific Limited, a Canadian corporation. The applicant, John L. Marks, is the contract purchaser of said property.
2. 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 Public Works and the approval of the Department of Planning.
3. All applicant official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees.
4. Any dedication or vacation of streets and alleys, or 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, assignees or grantees.
5. Any service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Public Works 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, if required shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 18 feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
6. The following uses shall be permitted within the area delineated herein as Commercial Planned Development: General merchandise uses, retail drug stores,

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 reclassifying as a B2-1 instead of an R3 the area shown on Map No. 3-J bounded by

North Homan Avenue; a line 50 feet west of and parallel to North Homan Avenue; the alley next north of and parallel to West Evergreen Avenue; and a line 36 feet south of and parallel to the alley north of and parallel to West Evergreen Avenue.

SECTION 2. This ordinance shall be in full effect from the date of its passage.

Reclassification Of Area Shown On Map No. 4-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 M2-3 General Manufacturing and M2-4 General Manufacturing District symbols and indications as shown on Map No. 4-F in the area bounded by

West 12th Street; South Canal Street; West 15th Street; the alley next west of and parallel to South Canal Street; a line 110.88 feet south of and parallel to the north line of West 15th Street if extended; South Union Street; West 15th Street; South Clinton Street; the alley next south of and parallel to West 14th Place; a line 350 feet east of and parallel to South Jefferson Street; West 14th Place; South Clinton Street,

to those of a C2-5 General Commercial District, and a corresponding use district is hereby established in the area above described.

SECTION 2. Further, that the Chicago Zoning Ordinance be amended by changing all the C2-5 General Commercial District symbols and indications as shown on Map No. 4-F in the area bounded by

West 12th Street; South Canal Street; West 15th Street; the alley next west of and parallel to South Canal Street; a line 110.88 feet south of and parallel to the north line of West 15th Street if extended; South Union Street; West 15th Street; South Clinton

food stores, department stores, restaurants and service type business uses, parking and related uses (related uses as permitted in the C2 General Commercial District), storage, warehousing and wholesale establishments, and shall consist of two (2) phases as detailed in the Use and Bulk Regulations and Data table herewith attached.

7. Accessory buildings or structures may be constructed in the Commercial Planned Development either prior to, subsequent to or concurrently with any one or more principal buildings, subject to the approval of the Department of Planning.
8. Commercial establishments shall be unrestricted in respect to maximum gross floor areas, subject only to aggregate maximum floor area ratio. The maximum floor area ratio shall be 2.0.
9. Identification signs may be permitted within the area delineated herein as Commercial Planned Development, subject to the review and approval of the Department of Buildings and the Department of Planning.
10. The height restriction of any building or any appurtenance attached hereto shall be subject to:
 - a. height limitations as certified on Form F.A.A.-117, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration; and
 - b. airport zoning regulations as established by the Department of Planning, City and Community Development, Department of Aviation, and Department of Law, as approved by the City Council.
11. The information in the tables and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as Commercial Planned Development, and stipulates the land use and development controls applicable to the site.

Attached hereto and incorporated herein by reference are:

- a. Property line map and right of way adjustments;
- b. Existing zoning and preferential street system map;
- c. Generalized Land Use Plan; and
- d. Planned Development Use and Bulk Regulations and Data Chart.

12. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to the Planned Developments", as promulgated by the Commissioner of Planning.
13. Applicant shall have the right to use the existing viaducts and bridges and the air rights thereover, constructed over South Union Street, South Jefferson Street, West 14th Place, West 14th Street and West Maxwell Street and connecting the subject property, for any use permitted under the terms of this Commercial Planned Development. No permanent structure shall be permitted on the air rights over the existing viaducts.

[Exhibits A, B, C and Use and Bulk Regulations and Data Chart
attached to this Plan of Development printed on
pages 13497 through 13501 of this
Journal.]

Reclassification Of Area Shown On Map No. 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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 4-H in area bounded by

a line 25 feet north of and parallel to West 21st Place; South Ashland Avenue; West 21st Place; and the alley next west of and parallel to South Ashland Avenue,

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-F.

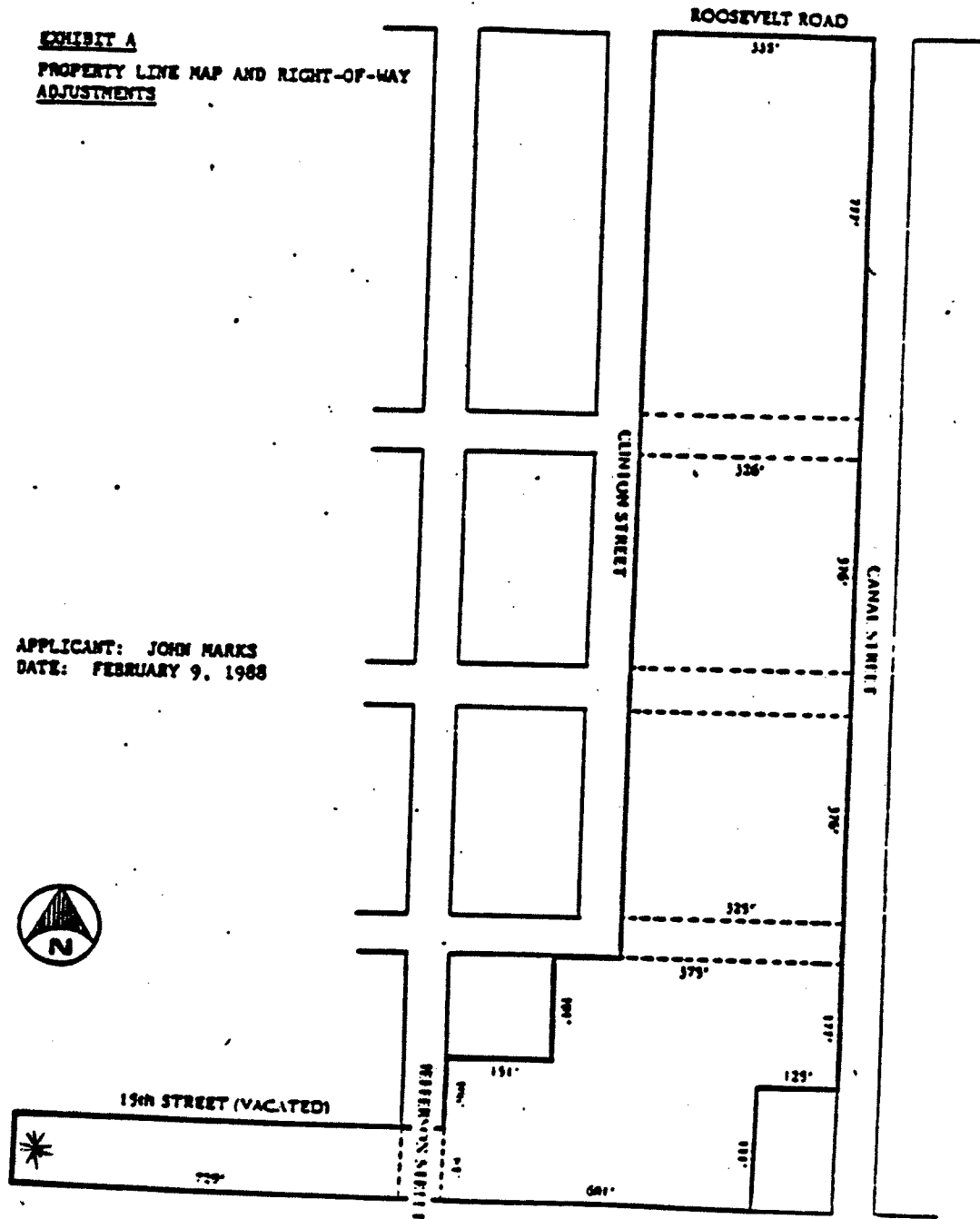
Be It Ordained by the City Council of the City of Chicago:

(Continued on page 13502)

BUSINESS PLANNED DEVELOPMENT NUMBER _____

EXHIBIT A
PROPERTY LINE MAP AND RIGHT-OF-WAY
ADJUSTMENTS

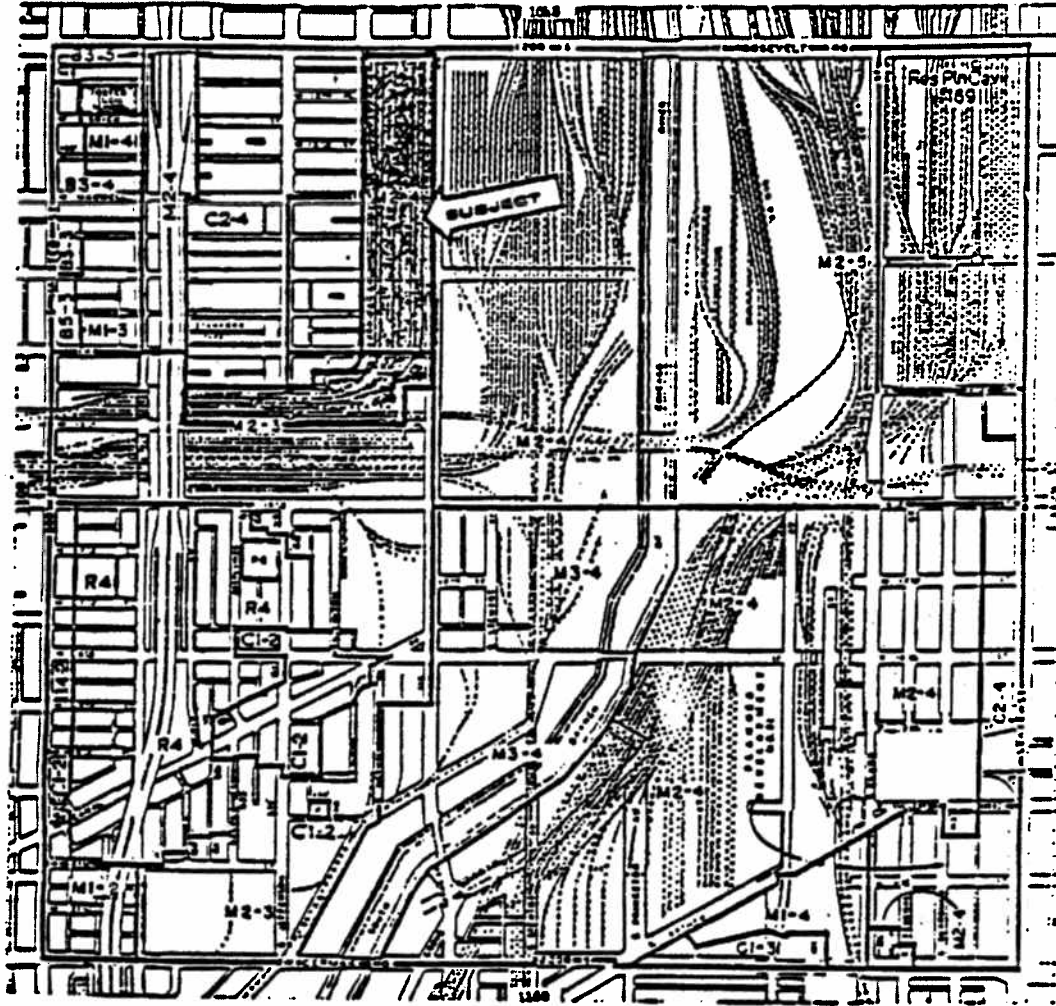
APPLICANT: JOHN MARKS
DATE: FEBRUARY 9, 1988



BUSINESS PLANNED DEVELOPMENT NUMBER _____

EXHIBIT 8

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM MAP



RESIDENCE DISTRICTS

- 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

BUSINESS DISTRICTS

- B1-1 TO B1-3 LOCAL RETAIL DISTRICTS
- B2-1 TO B2-3 RESTRICTED RETAIL DISTRICTS
- B3-1 TO B3-3 GENERAL RETAIL DISTRICTS
- B4-1 TO B4-3 RESTRICTED SERVICE DISTRICTS
- B5-1 TO B5-3 GENERAL SERVICE DISTRICTS
- B6-4 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS
- B7-5 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS

COMMERCIAL DISTRICTS

- C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS
- C2-1 TO C2-3 GENERAL COMMERCIAL DISTRICTS
- C3-1 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS
- C4 SUPER PREMIUM TERMINAL DISTRICT

MANUFACTURING DISTRICTS

- M1-1 TO M1-3 RESTRICTED MANUFACTURING DISTRICTS
- M2-1 TO M2-3 GENERAL MANUFACTURING DISTRICTS
- M3-1 TO M3-3 HEAVY MANUFACTURING DISTRICTS

AS AMENDED 5-04-83

FOR USE AND BULK REGULATIONS, RESIDENCE DISTRICTS, SEE ARTICLE 4

FOR USE AND BULK REGULATIONS, BUSINESS DISTRICTS, SEE ARTICLE 4

FOR USE AND BULK REGULATIONS, COMMERCIAL DISTRICTS, SEE ARTICLE 4

FOR USE AND BULK REGULATIONS, MANUFACTURING DISTRICTS, SEE ARTICLE 9

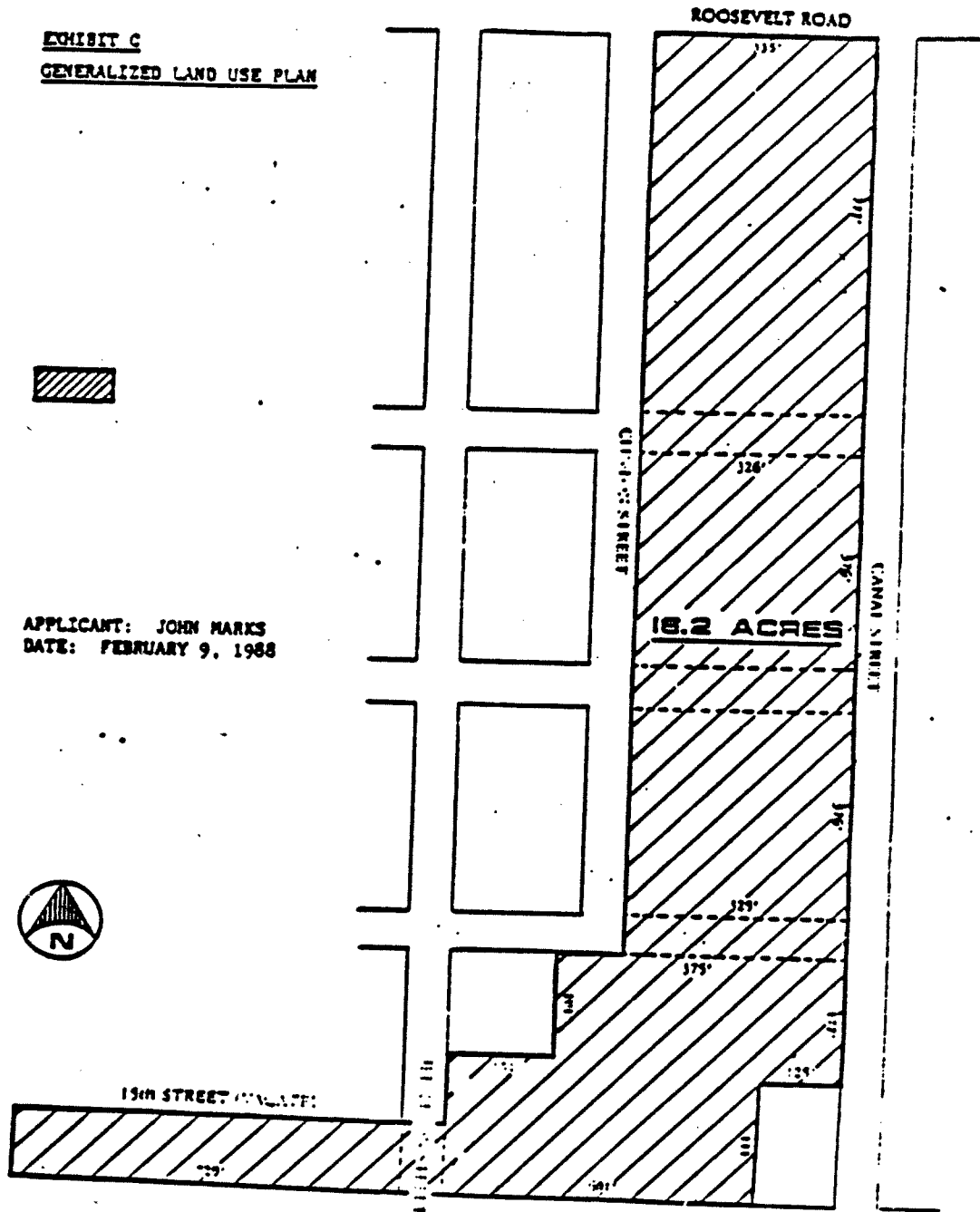


BUSINESS PLANNED DEVELOPMENT NUMBER _____

EXHIBIT C
GENERALIZED LAND USE PLAN



APPLICANT: JOHN MARKS
DATE: FEBRUARY 9, 1988



*Commercial Planned Development.**Use And Bulk Regulations And Data.*

Net Site Area		General Description Of Land Use	Floor Area Ratio	Percent Land Coverage
Sq. Ft.	Acres	[General merchandise uses, retail drug stores, food stores, department stores, restaurants and service type business uses, parking and related uses (related uses as permitted in the C2 General Commercial District), storage, warehousing and wholesale establishment.]	2.0	100%
705,560	16.19			

Net Site Area		Public Right-Of-Way		Gross Site Area
705,560 Sq. Ft. (16.19 acres)	+	93,352 Sq. Ft. (2.14 acres)	=	798,912 Sq. Ft. (18.34 acres)

Phase I of the project will consist of up to 125,000 sq. ft. of retail/office uses and up to 580,000 sq. ft. of space devoted to wholesaling and warehousing uses. Phase II of the project will consist of an additional 75,000 sq. ft. of retail/office uses and up to an additional 630,560 sq. ft. of wholesaling and warehousing uses.

All development of the Phase II square footage will be subject to the review and approval of the Commissioner of Planning, which shall include an additional analysis of traffic and parking demand.

Minimum Off-Street Loading Spaces: 15

Minimum Off-Street Parking Spaces: 500

Minimum Required Setbacks: 0 along all property lines.

(Continued from page 13496)

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-4 Restricted Service District symbols and indications as shown on Map No. 5-F in the area bounded by

West Fullerton Parkway; a line 115 feet east of North Clark Street; the alley next south of and parallel to West Fullerton Parkway; the alley next west of and parallel to North Commonwealth Avenue; a line 278 feet south of West Fullerton Parkway; a line 222 feet west of North Commonwealth Avenue; a line 223 feet north of West Belden Avenue; a line 130 feet west of North Commonwealth Avenue; West Belden Avenue; North Sedgwick Street; North Clark Street; West Webster Avenue; North Sedgwick Street; West Grant Place; the alley next west of North Clark Street; West Belden Avenue; the alley next west of North Clark Street; a line from a point 328 feet north of West Belden Avenue as measured along the east line of the alley next west of North Clark Street, to a point 315 feet north of West Belden Avenue and 200 feet east of North Cleveland Avenue; a line from a point 315 feet north of West Belden Avenue and 200 feet east of North Cleveland Avenue, to a point 125.2 feet east of North Cleveland Avenue and 120.8 feet south of West Fullerton Parkway; a line 120.8 feet south of West Fullerton Parkway; and a line 135 feet east of North Cleveland Avenue,

to those of a B3-3 General 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. 7-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 7-H in area bounded by

the alley next north of and parallel to West Diversey Parkway; a line 251 feet 3 inches east of and parallel to North Paulina Avenue; West Diversey Parkway; a line 151 feet 3 inches east of and parallel to North Paulina Avenue;