

Reclassification Of Area Shown On Map No. 1-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 M1-5 Restricted Manufacturing District symbols and indications as shown on Map No. 1-F in area bounded by

West Erie Street; the alley next east of and parallel to North Orleans Street; West Ontario Street; North Orleans Street,

to those of a C3-5 Commercial-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. 1-F.

PD 452

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 M2-5 General Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by

West Erie Street; a line starting from the line of West Erie Street, 85.13 feet west of the line of North Kingsbury Street, running parallel to the C.M. & St. P. Railroad tracks for a distance of 136.86 feet to a line 109 feet south of and parallel to West Erie Street; thence a line 2.78 feet long running east and parallel to West Erie Street; the line of North Kingsbury Street, first 31.75 feet then 131.10 feet; a line starting at the above point of North Kingsbury Street, parallel to West Erie Street running west for 162.90 feet; a line from the terminus of thence point, running 53 degrees 16 minutes 11 seconds for 78.68 feet to the North Branch of the Chicago River; the Chicago River,

to the designation of a C3-6 Commercial-Manufacturing District and a corresponding use district is hereby established in the area described above.

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SECTION 2. Further, that the Chicago Zoning Ordinance be amended by changing all the C3-6 Commercial-Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by

West Erie Street; a line starting from the line of West Erie Street, 85.13 feet west of the line of North Kingsbury Street, running parallel to the C.M. & St. P. Railroad tracks for a distance of 136.86 feet to a line 109 feet south of and parallel to West Erie Street; thence a line 2.78 feet long running east and parallel to West Erie Street; the line of North Kingsbury Street, first 31.75 feet then 131.10 feet; a line starting at the above point of North Kingsbury Street, parallel to West Erie Street running west for 162.90 feet; a line from the terminus of thence point, running 58 degrees 16 minutes 11 seconds for 78.68 feet to the North Branch of the Chicago River; the Chicago River,

to the designation of a Residential-Business Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth on 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:

Residential-Business Planned Development No. 452

Statements.

1. The area delineated herein as a "Residential-Business Planned Development" is owned by the First National Bank of Highland Park, as trustee under trust agreement dated September 9, 1974, Trust No. 1961. The contract Purchaser and Developer of said property is River Erie Associates, a joint venture.
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 Streets and Sanitation 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 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, 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 Residential-Business Planned Development: Residential units, general retail, restaurants, offices (professional and medical), earth station dishes, recreational uses, and related uses as permitted in the C3 Commercial- Manufacturing District.
7. For the purposes of floor area ratio calculations the definition in the Chicago Zoning Ordinance shall apply except that space devoted to heating, ventilation and air conditioning equipment shall not be included in the F.A.R. regardless of its location.
8. Identification signs may be permitted within the area delineated herein as Residential-Business Planned Development, subject to the review and approval of the Department of Buildings and the Department of Planning.
9. 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.
10. 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.
11. 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.
12. The Applicant shall develop and maintain a contiguous Riverwalk along the entire river frontage. Design standards prescribe a variety in the depth; an average depth of 20 feet; a minimum depth of 10 feet not to exceed a total of 90 feet in length; a maximum of 15% of the average required area within an arcade; a minimum set back of 6 feet fronting an arcade; public access points shall be accommodated on the north from West Erie Street and on the south from a 12-foot wide grade level arcade connecting through to Kingsbury. Changes of level shall be accommodated in terraced layouts with the lowest level accommodating boat tie-ups. The publicly accessible Riverwalk shall be completed concurrently with the initial residential occupancy. Any portion of the parking garage structure at the Riverwalk level shall be totally screened with either decorative panels and/or glazing or display panels.

[Generalized Land Use Plan, Property Line and Right-of-Way Adjustment, and Existing Zoning Map printed on pages 14812 through 14814 of this Journal.]

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

*Residential-Business Planned Development**Use And Bulk Regulations And Data.*

Net Site Area	General Description Of Land Use	F.A.R.	Percentage Land Coverage
83,950 1.927	718 residential units, retail uses, restaurants, offices (professional and medical), earth station dishes, recreational uses, and related uses as permitted in the C3 Commercial- Manufacturing District.	9.0	90% at street level 20% at 80 feet above street level.

Net Site Area	Public Right-Of-Way	Gross Site Area
<u>83,950 Sq. Ft.</u> + (1.927 Acres)	<u>17,212.80</u> = (0.39 Acre)	<u>101,162.8</u> (2.32 Acres)

Minimum Off-Street Loading Spaces: 3

Minimum Off-Street Parking Spaces: 440

Maximum Retail/Commercial Space: 40,000 square feet

Maximum Number of Residential Units: 718

Maximum Number of Efficiencies: 38%

Minimum Perimeter Setbacks:

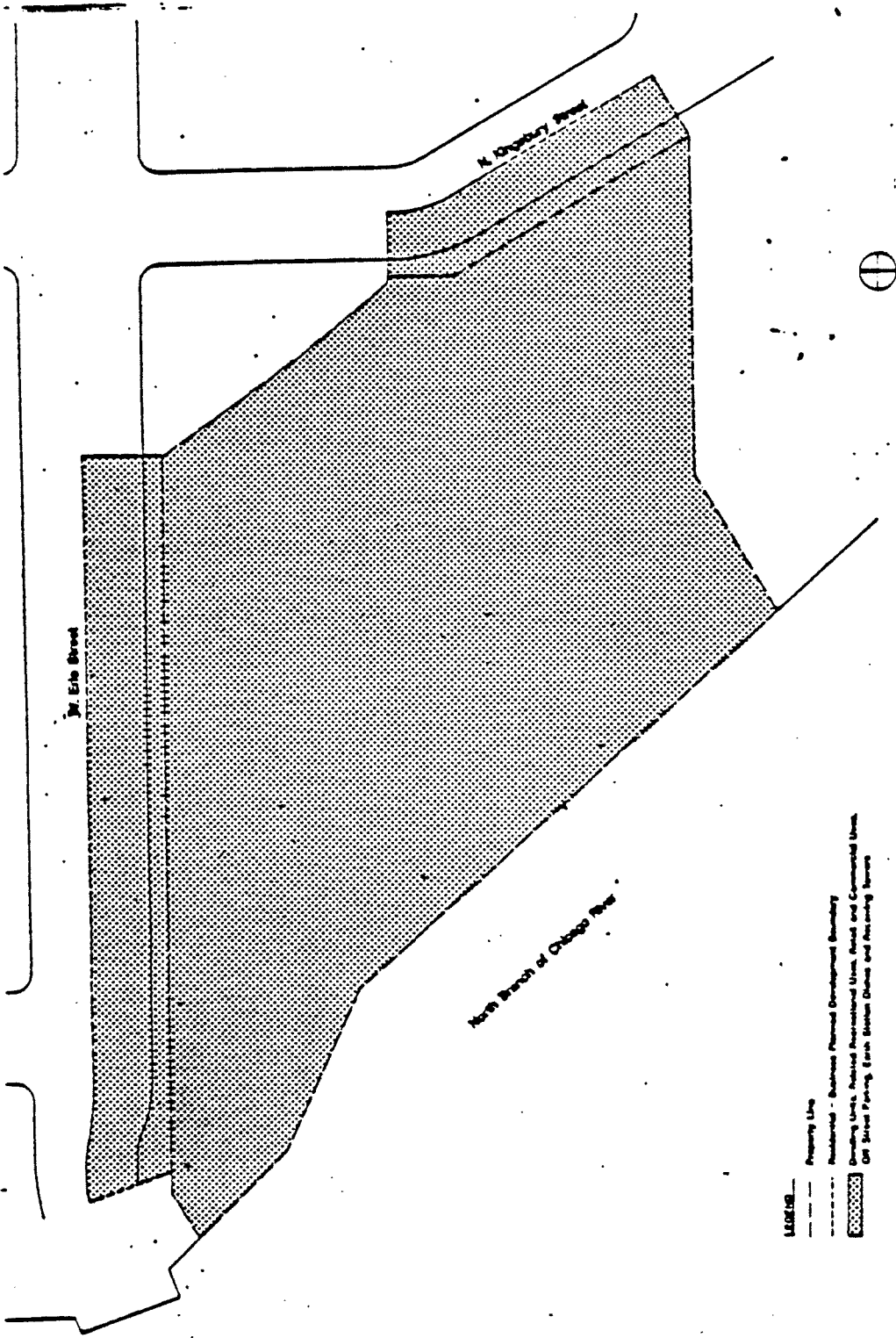
0 feet along Erie

0 feet along Kingsbury

8 feet setback from Erie Street at 80 feet above street level.

River frontage see statement No. 12

South arcade, from Kingsbury to Riverwalk, minimum width 12 feet.



MOSS REALTY COMPANY

SOLOMON CORDWELL BUIP & ASSOC.

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