

Be It Resolved, That the application for an exception is approved for the change of licensee and continued operation of an existing tavern, on the premises at 137 West 115th Street, and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and

Be It Further Resolved, That the granting of this exception shall run only with the applicant, Place Lounge, the owner's name, Lillian C. Banks, as licensee, and that a change of license shall terminate the exception granted herein; and

Be It Further Resolved, That the tavern in the subject building is, and shall continued to be, subject to all applicable provisions of Article 6 of the Zoning Ordinance.

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO (CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION OF AREA SHOWN ON MAP NUMBER 3-E.

(As Amended)
(Application Number 12695)

*RBI PD No 490
As Amend.*

The Committee on Zoning submitted the following report:

CHICAGO, September 1, 1999.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on August 24, 1999, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of one application for a zoning excepting for 137 West 115th Street.

I beg leave to recommend the passage of eight ordinances which were corrected and amended in their amended form. They are Application Numbers A-4072, 12335, 12677, 12733, 12750, 12657, 12697 and 12695.

1/19/90

UNFINISHED BUSINESS

10554
10773

PD# 496

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 of the B4-2 Restricted Service District, M1-2 Restricted Manufacturing District and C1-2 Restricted Commercial District symbols and indications as shown on Map No. 5-G in the area bounded by:

a line perpendicular to North Clybourn Avenue 94.61 feet long, beginning at a point 1,200 feet southeast of the intersection of North Sheffield Avenue and North Clybourn Avenue (as measured along the northeast line of North Clybourn Avenue from North Sheffield Avenue) to a point which is 6 feet southwest of the alley next northeast of North Clybourn Avenue or 1,130 feet southeast of West Willow Street (as measured along the southwest line of the alley northeast of North Clybourn Avenue); a line 50.15 feet long beginning at a point 1,130 feet southeast of West Willow Street to a point 70 feet northeast of and perpendicular to the northeast line of North Clybourn Avenue and 328 feet west of North Halsted Street; a line 46.50 feet long beginning at a point along the west line of North Dayton Street (vacated) at a point 130 feet north of West North Avenue (if extended) to a point 13.50 feet west of the east line of North Dayton Street (vacated); a southeasterly line 2.82 feet long starting at a point 13.50 feet west of the east line of North Dayton Street (vacated) and 130 feet north of West North Avenue to a point 11.50 feet of the east line of North Dayton Street (vacated) and 127.37 feet north of West North Avenue; a line 99.55 feet long (at a point 127.37 feet north of West North Avenue) starting at a point 11.50 feet west of the east line of North Dayton Street (vacated) to a point 179.50 feet west of North Halsted Street; a southeasterly line 80.35 feet starting at a point 127.37 feet north of West North Avenue and 179.50 feet west of North Halsted Street to a point 100.345 feet west of North Halsted Street and 113.75 feet north of West North Avenue; the public alley next west of and parallel to North Halsted Street (or a line 129.80 feet west of and parallel to North Halsted Street); a line 219.44 feet north of and parallel to West North Avenue; North Halsted Street; West North Avenue; North Clybourn Avenue to the point of the beginning,

to those of a B3-2 General Retail District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B3-2 General Retail District symbols and indications as shown on Map No. 5-G in the area bounded by:

a line perpendicular to North Clybourn Avenue 94.61 feet long, beginning at a point 1,200 feet southeast of the intersection of North Sheffield Avenue and North Clybourn Avenue (as measured along the northeast line of North Clybourn Avenue from North Sheffield Avenue) to a point which is 6 feet southwest of the alley next northeast of North Clybourn Avenue or 1,130 feet southeast of West Willow Street (as measured

along the southwest line of the alley northeast of North Clybourn Avenue); a line 50.15 feet long beginning at a point 1,130 feet southeast of West Willow Street to a point 70 feet northeast of and perpendicular to the northeast line of North Clybourn Avenue and 328 feet west of North Halsted Street; a line 46.50 feet long beginning at a point along the west line of North Dayton Street (vacated) at a point 130 feet north of West North Avenue (if extended) to a point 13.50 feet west of the east line of North Dayton Street (vacated); a southeasterly line 2.82 feet long starting at a point 13.50 feet west of the east line of North Dayton Street (vacated) and 130 feet north of West North Avenue to a point 11.50 feet of the east line of North Dayton Street (vacated) and 127.37 feet north of West North Avenue; a line 99.55 feet long (at a point 127.37 feet north of West North Avenue) starting at a point 11.50 feet west of the east line of North Dayton Street (vacated) to a point 179.50 feet west of North Halsted Street; a southeasterly line 80.35 feet starting at a point 127.37 feet north of West North Avenue and 179.50 feet west of North Halsted Street to a point 100.345 feet west of North Halsted Street and 113.75 feet north of West North Avenue; the public alley next west of and parallel to North Halsted Street (or a line 129.80 feet west of and parallel to North Halsted Street); a line 219.44 feet north of and parallel to West North Avenue; North Halsted Street; West North Avenue; North Clybourn Avenue to the point of the beginning,

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 in the Plan of Development herewith attached and made a part hereof and no other.

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
(As Amended)*

Plan Of Development

Statements.

1. The area delineated herein as Residential-Business Planned Development (the "Planned Development") consists of approximately 55,641 square feet (or 1.28 acres) of real property. Title to Subarea A is held by the City of Chicago and will be conveyed to Halsted-Clybourn Limited Partnership ("Applicant") subject to an

agreement for the sale and redevelopment of land ("Redevelopment Agreement") to be entered into between the City of Chicago and Applicant. With respect to Subarea A, Applicant has been authorized by the Department of Urban Renewal pursuant to a letter dated September 11, 1989, from the Commissioner of the Department of Housing, to proceed with the rezoning of Subarea A subject to the limitations set forth below in Statement No. 15. Subarea B is under the control of the Applicant pursuant to a long term lease between the Chicago Transit Authority and the Applicant.

2. The Applicant or its successors, assignees or grantees shall obtain all official City reviews, approvals and permits required in connection with this Plan of Development.
3. Any dedication or vacation of streets or alleys or easements or any adjustment of right-of-ways shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
4. The following uses shall be permitted within the Planned Development:

Residential, retail, commercial, off-street accessory parking, earth station receiving dishes, accessory uses and any permitted use allowed under a B3-2 General Retail District; provided, however, the sale of packaged liquor (unless ancillary to the principal use of the premises), video arcades and fast-food restaurants shall be prohibited,

subject to such limits, maximum and minimum, as are set forth in the table of use and bulk regulations and related controls made a part of this Plan of Development.

5. 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 the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review of the Bureau of Traffic Engineering and Operations and the approval of the Commissioner of Planning. Except as otherwise provided herein all parking spaces and loading areas shall be in compliance with Sections 8.10 and 8.11 of the Chicago Zoning Ordinance.
6. The height of the one-story structure to be constructed in conjunction with the Planned Development shall not be greater than 24 feet nor less than 20 feet and the height of the three-story structure to be constructed in conjunction with the Planned Development shall not be greater than 45 feet nor less than 42 feet.
7. Notwithstanding the provisions of Statement No. 6, the height restriction of the development and any appurtenance attached thereto shall be subject to:

- a. Height limitations as certified on Form FAA-117 (or on successor form or forms covering the same subject matter) and approved by the Federal Aviation Administration;
 - b. Airport Zoning Regulations as established by the Department of Planning, the Department of Aviation and the Department of Law and approved by the City Council; and
 - c. Height limitations as approved by the Federal Aviation Agency pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration.
8. Off-street parking, loading facilities and yard setbacks will be provided in compliance with this Plan of Development.
 9. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use of the Planned Development, and illustrates that the development of such area will be in accordance with the intent and purpose of this Plan of Development.
 10. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Departments of Planning and Zoning; provided, however, no pylon signs will be permitted. Temporary signs such as construction, marketing and special event or art exhibit signs and banners, may be permitted subject to the aforesaid approvals.
 11. The Applicant acknowledges that the Planned Development is subject to the following easements in vacated North Dayton Street reserved by the City of Chicago in an ordinance passed by the City Council of the City of Chicago on April 26, 1989, and recorded on September 7, 1989 as Document Number 89420475:
 - a. A 30-foot easement for existing underground utilities with a prohibition for the erection of any buildings or other structures on the easement; and
 - b. A perpetual 8-foot easement for a pedestrian walkway.

The location and dimensions of these easements are depicted on Sheet Site Plan dated September 26, 1989 prepared by Gelick Foran Associates Limited, which is on file with the Department of Planning. In conjunction with the 30-foot easement in vacated North Dayton Street located in Subarea A, a 20-foot minimum height clearance shall be maintained between the grade level surface and any improvement other than landscaping erected over such easement area.

12. This Planned Development shall be landscaped in general conformance with the landscape plan prepared by Joe Karr & Associates identified as Sheet LS-1 dated November 6, 1989, which is on file with the Department of Planning. The landscaping on the Planned Development shall be maintained at all times in accordance with the landscaping plan.
13. The property subject to this Planned Development shall be used and developed pursuant to and consistent with the site plan and elevation drawings identified as Sheets A-8 and A-9 dated October 16, 1989, prepared by Gelick Foran Associates Limited, which are on file with the Department of Planning.
14. The development and use of Subarea A of the Planned Development shall be subject to and in compliance with the Redevelopment Agreement to be entered into between the City of Chicago and the Applicant. To the extent not inconsistent with the Plan of Development and Redevelopment Agreement, the Planned Development shall be subject to the Lincoln Park Conservation Plan.
15. This Planned Development is conditioned upon the execution of a Redevelopment Agreement by and between the Applicant and the City of Chicago and upon the subsequent conveyance by the City of Chicago to the Applicant of Subarea A. In the event that the Redevelopment Agreement is not executed and title to Subarea A of the Planned Development is not conveyed by the City of Chicago to the Applicant within one (1) year of the effective date of the adoption of this Residential-Business Planned Development by the City Council, this Residential-Business Planned Development shall be null and void and the zoning classifications of Subarea A and Subarea B shall revert to the zoning classifications existing prior to the adoption of this Residential-Business Planned Development; provided, however, that if the execution of the Redevelopment Agreement and the subsequent conveyance of Subarea A by the City of Chicago to the Applicant does not occur within said one (1) year period through no fault of the Applicant, the one (1) year limitation set forth in this Statement 15 shall be extended for one additional year and this Residential-Business Planned Development shall remain in effect for that additional period.
16. This Plan of Development, consisting of seventeen (17) statements; an existing zoning map; a boundary and property line map; a generalized land use map; and a table of use and bulk regulations and related controls, is applicable to the area delineated herein.
17. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning.

[Existing Zoning and Preferential Street System Map, Property Line Map and Generalized Land Use Plan attached to this Plan of Development printed on pages 10781 through 10783 of this Journal.]

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

Residential-Business Planned Development Number #496

Plan Of Development

Use And Bulk Regulations And Data.

Subarea	Net Site Area <u>Square Feet</u> Acres	Land Use Permitted	Max. Floor Area Ratio	Max. Percent Of Site Coverage
A	<u>45,633.93</u> 1.05	Residential, retail, commercial, off-street accessory parking, earth station receiving dishes, accessory uses and any permitted uses as are allowed under a B3-2 General Retail District; provided, however, the sale of packaged liquor (unless ancillary to the principal use of the premises), video arcades and fast-food restaurants shall be prohibited.	1.20	55%
B	<u>10,007.3</u> 0.23	Accessory off-street surface parking.	- 0 -	- 0 - %
A + B	<u>55,641.23</u> 1.28		.98	.46

Total Net Site Area: 55,641.23 (1.28) includes the vacated street and alleys.

Gross Site Area = Net Site Area: 55,641.23 (1.28) plus area remaining in the existing or to be dedicated public right-of-way: 32,398.91 = 88,040.14 (2.02).

Off-Street Parking and Loading:

Subarea A:	Minimum number of off-street parking spaces for permitted non-residential uses:	39
	Minimum number of off-street loading berths for all permitted uses:	1
Subarea B:	Minimum number of off-street parking spaces for residential uses:	22
	Required accessory parking for residential uses shall be located in Subarea B only.	
Bulk Regulations:	Subarea A: Maximum number of dwelling units:	20
	Setbacks: See Statement No. 13 and Sheets A-8 and A-9 referenced therein for information pertaining to setbacks.	
Percent of Total Net Site Area (Subarea A and Subarea B) Coverage:		46%

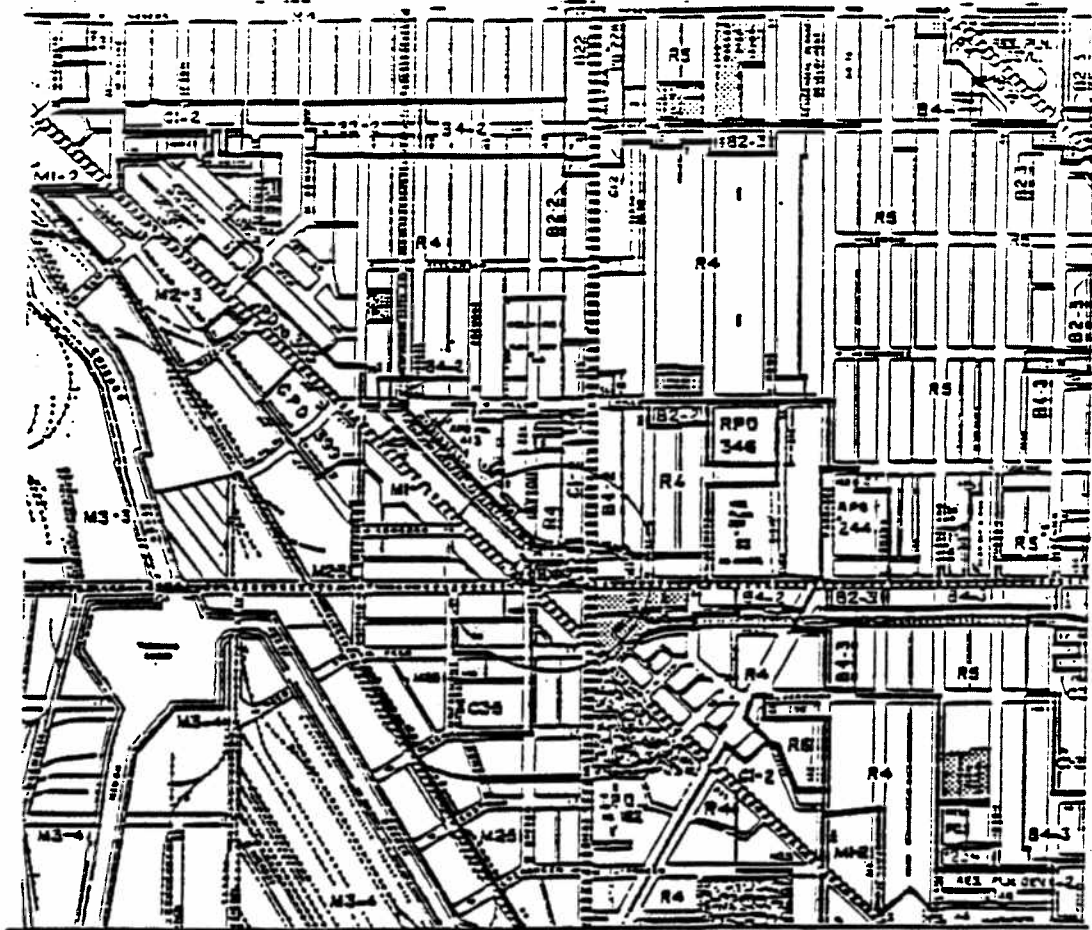
Reclassification Of Area Shown On Map Number 5-H.

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





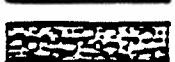
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 5-H in area bounded by:

a line 106.19 feet north of and parallel to the alley next north of and parallel to the alley next north of and parallel to West Wabansia Avenue; the alley next east of and parallel to North Hermitage Avenue; the alley next north of and parallel to the alley next north of and parallel to West Wabansia Avenue; North Hermitage Avenue,

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
EXISTING ZONING AND
PREFERENTIAL STREET SYSTEM



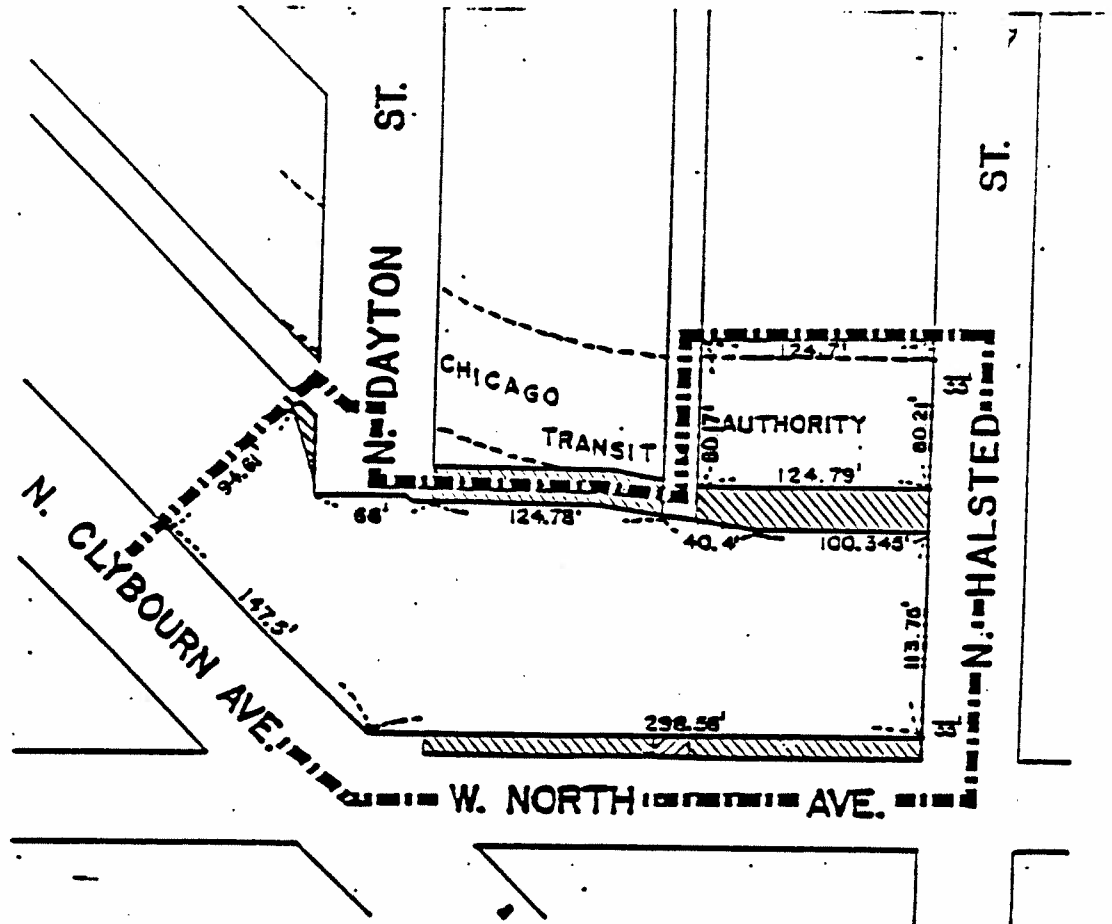
LEGEND

-  RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT BOUNDARY
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREET SYSTEM
-  PUBLIC AND QUASI-PUBLIC FACILITIES
-  PARKS AND PLAYGROUNDS






APPLICANT: HALSTED-CLYBOURN LIMITED PARTNERSHIP
 DATE: SEPTEMBER 13, 1989

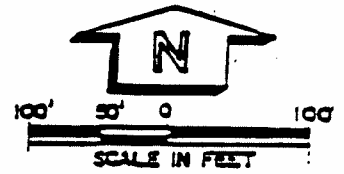
RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
PROPERTY LINE AND RIGHT OF WAY
ADJUSTMENTS



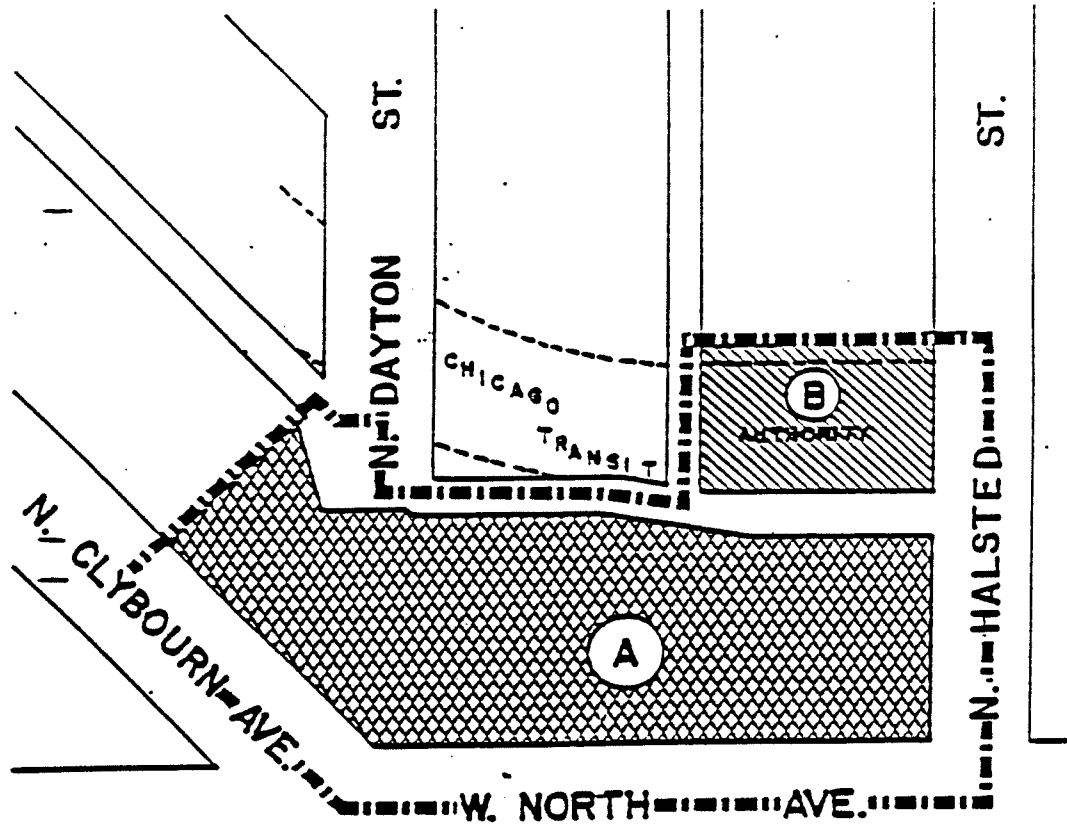
LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  PROPERTY TO BE DEDICATED
-  HERETOFORE DEDICATED

APPLICANT: HALSTED-CLYBOURN LIMITED PARTNERSHIP
 DATE: SEPTEMBER 13, 1989
 REVISED: NOVEMBER 9, 1989



RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
GENERALIZED LAND
USE PLAN



LEGEND

PLANNED DEVELOPMENT BOUNDARY.

RESIDENTIAL, RETAIL, COMMERCIAL, OFF-STREET ACCESSORY PARKING, EARTH STATION DISHES, ACCESSORY USES AND ANY PERMITTED USE ALLOWED IN A BS-2 DISTRICT; PROVIDED, HOWEVER THE SALE OF PACKAGED LIQUOR, VIDEO ARCADES, FAST-FOOD REST. ARE PROHIBITED.

OFF-STREET ACCESSORY PARKING

SUB-AREA BOUNDARY



100' 50' 0' 100'
SCALE IN FEET

APPLICANT: HALSTED-CLYBOURN LIMITED PARTNERSHIP
DATE: SEPTEMBER 13, 1989 REVISED: NOVEMBER 9, 1989