

AD 511

37460

JOURNAL--CITY COUNCIL--CHICAGO

9/10/2008

South Archer Avenue; a line 96 feet northeast of and parallel to South Pitney Court; the public alley next southwest of and parallel to South Archer Avenue; and a line 48 feet northeast of and parallel to South Pitney Court,

to those of an RS1 Residential Single-Unit District.

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

*Reclassification Of Area Shown On Map Number 6-K.
(As Amended)
(Application Number A-7378)*

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 B.M.I.P.D. 511, Business Manufacturing Institutional Planned Development Number 511 symbols and indications as shown on Map Number 6-K in the area bounded by:

West 26th Street; South Kostner Avenue; a line 1,067.38 feet south of West 26th Street; and a line 1,206.78 feet west of South Kostner Avenue,

to those of an M2-2 Light Industry District.

SECTION 2. This ordinance shall be effective after its passage and publication.

*Reclassification Of Area Shown On Map Number 7-F.
(As Amended)
(Application Number 16538)*

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 the RM6.5 Residential Multi-Unit District symbols and indications as shown on Map Number 7-F in the area bounded by:



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

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

October 19, 1994

Ms. Terrance L. Diamond
Earl Neal and Associates
111 W. Washington Street
Suite 1700
Chicago, Illinois 60602-2766

Re: Site Plan Approval for Business/
Manufacturing/Institutional Planned
Development No. 511, Sub Area C.

Proposal: Construction of a new Elementary
School

Location: West 27th Street and South Kostner
Avenue.

Dear Ms. Diamond:

We have reviewed the Site/Landscape Plan and Elevations submitted by you on behalf of the Public Building Commission and the Board of Education for a new elementary school to be constructed at West 27th Street and South Kostner Avenue. These plans and elevations have been prepared by Guajardo Associates, Ltd. and are in accord with the provisions of Statement No. 19 of Business/Manufacturing/Institutional Planned Development No. 511.

The Site/Landscape Plan submitted to this Department indicates that the development of Sub Area C will consist of a new elementary school, play area and accessory parking. The Site/Landscape Plan and Elevations prepared by Guajardo Associates Ltd. and dated September 29, 1994 are made part of this letter by reference.

We have determined that the Site/Landscaping Plan and Elevations are consistent with and satisfy the requirements of the Plan of Development and the administrative relief granted on October 17, 1994 (copy attached).



Accordingly, these Sub Area C Site Plan approval submittals for Business/Manufacturing/Institutional Development No. 511 are hereby approved as conforming to the Plan of Development approved by the Chicago City Council on October 3, 1990.

Sincerely,

A handwritten signature in cursive script, appearing to read "Valerie B. Jarrett".

Valerie B. Jarrett
Commissioner

cc: Paul Woznicki



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

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

October 17, 1994

Ms. Terrance L. Diamond
Earl Neal and Associates
111 W. Washington Street
Suite 1700
Chicago, Illinois 60602-2766

Re: Request for a minor change to Business/Manufacturing/Institutional Planned Development No. 511.

Dear Ms. Diamond:

Please be advised that your request for a minor change to Business/Manufacturing/Institutional Planned Development No. 511 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 requested a modification of the Bulk and Use Regulation and Data Table for Sub Areas B and C to increase the net site area of Sub Area C from 108,899 square feet (2.50 acres) to 157,780 square feet (3.62 acres) and to reduce the net site area of Sub Area B by the commensurate amount. Also, the Generalized Land Use Plan and the Sub-Parcel Plan included in the approved Plan of Development would be modified to reflect the requested change in sub-parcel size. This minor modification will allow the Public Building Commission and the Board of Education to construct a new 75,378 square foot prototypical elementary school and grounds in Sub Area C.

The Department has determined that the shift in net site area of 1.12 acres from Sub Area B to Sub Area C, with no other changes in the approved exhibits, would not result in an increase in F.A.R., reduce perimeter setbacks or change the character of the Planned Development as approved.

Therefore, the Department of Planning and Development hereby approves the proposed minor change under Section 11.11-3(c) of the Chicago Zoning Ordinance.

Sincerely,


Valerie B. Jarrett
Commissioner



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

*Business/Industrial/Institutional Planned Development
(As Amended)*

Use And Bulk Regulations And Data.

Subarea	A	B	C
Net Site Area	871,916 square feet (20.02 ac)	256,038 square feet (5.87 ac)	157,780 square feet (3.62 ac)
General Description of Land Use	See Statement Number 3A	See Statement Number 3B	See Statement Number 3C
Maximum Floor Area Ratio	0.48	2.20	0.68
Maximum Percentage Land Coverage	In accordance with Subarea A Site Plan	75%	75%
Minimum Number Loading Berths	In accordance with B5 requirements as contained in the Chicago Zoning Ordinance	In accordance with M2 requirements as contained in the Chicago Zoning Ordinance	In accordance with R3 requirements as contained in the Chicago Zoning Ordinance
Minimum Number Parking Spaces	1 for each 500 square feet; except for residential: 1 for each 5 dwelling units	In accordance with M2 requirements as contained in the Chicago Zoning Ordinance	In accordance with R3 requirements as contained in the Chicago Zoning Ordinance
Minimum Setbacks	In accordance with Subarea A Plan	In accordance with M2 requirements as contained in the Chicago Zoning Ordinance	In accordance with R3 requirements as contained in the Chicago Zoning Ordinance.
Maximum Building Height	In accordance with volume Plan	100 Feet	35 Feet

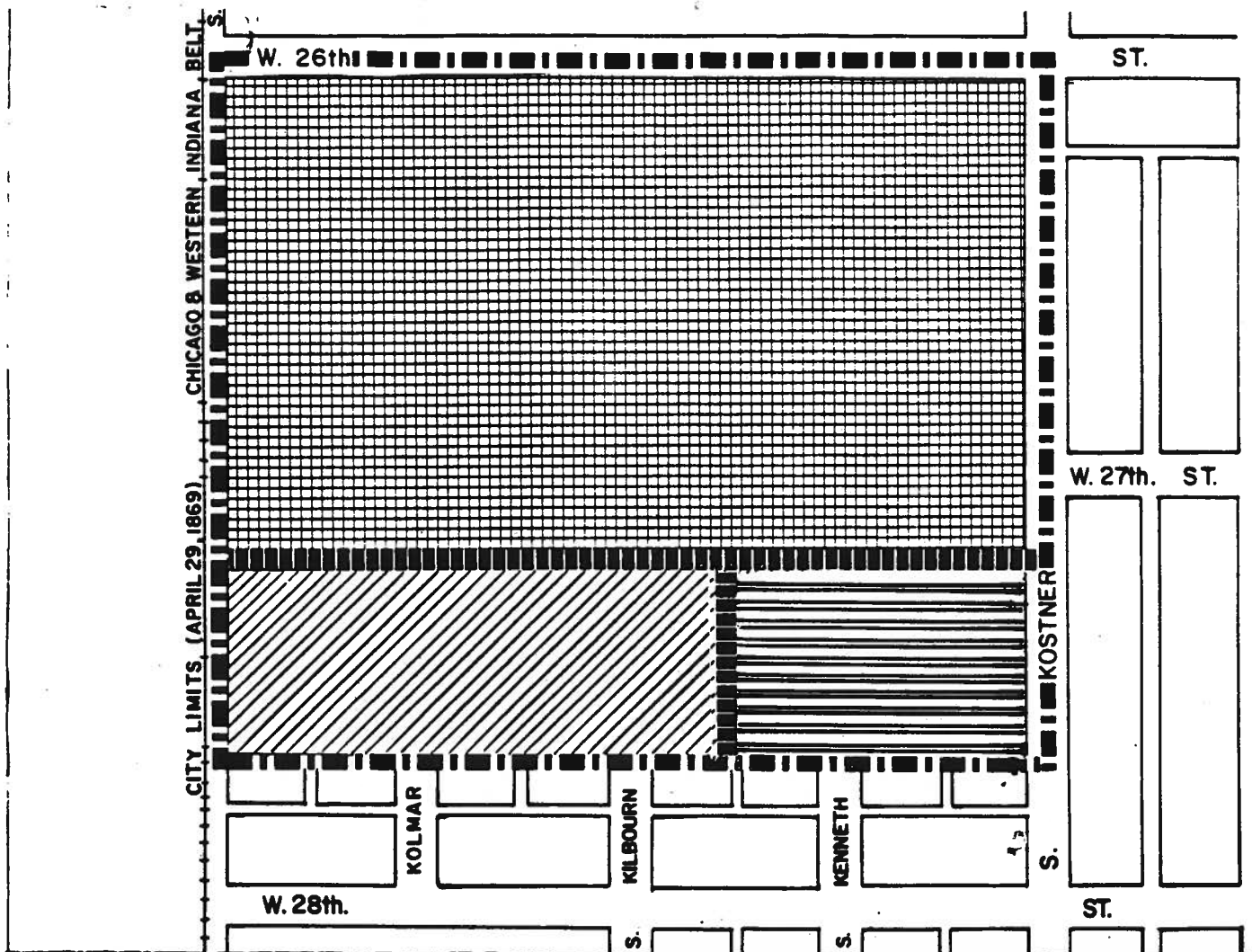
Total Overall Floor Area Ratio: 0.85

Gross Site Area = Net Site Area + Public Right-Of-Way
 1,361,870 square feet = 1,285,734 square feet = 76,136 square feet





Notes:

1. Two percent of all required parking spaces shall be devoted to handicapped parking.
2. Maximum dwelling units on Subarea A: 80, which units may only be located above the area designated as "Building G" on the Subarea A Site Plan unless a new location is agreed to between the City and the Developer.

BUSINESS INSTITUTIONAL PLANNED DEVELOPMENT NO.511, as amended GENERALIZED LANDUSE PLAN



LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  SUB-AREA "A" (SEE STATEMENT 3A OF PD)
-  SUB-AREA "B" (SEE STATEMENT 3B OF PD)
-  SUB-AREA "C" (SEE STATEMENT 3C OF PD)

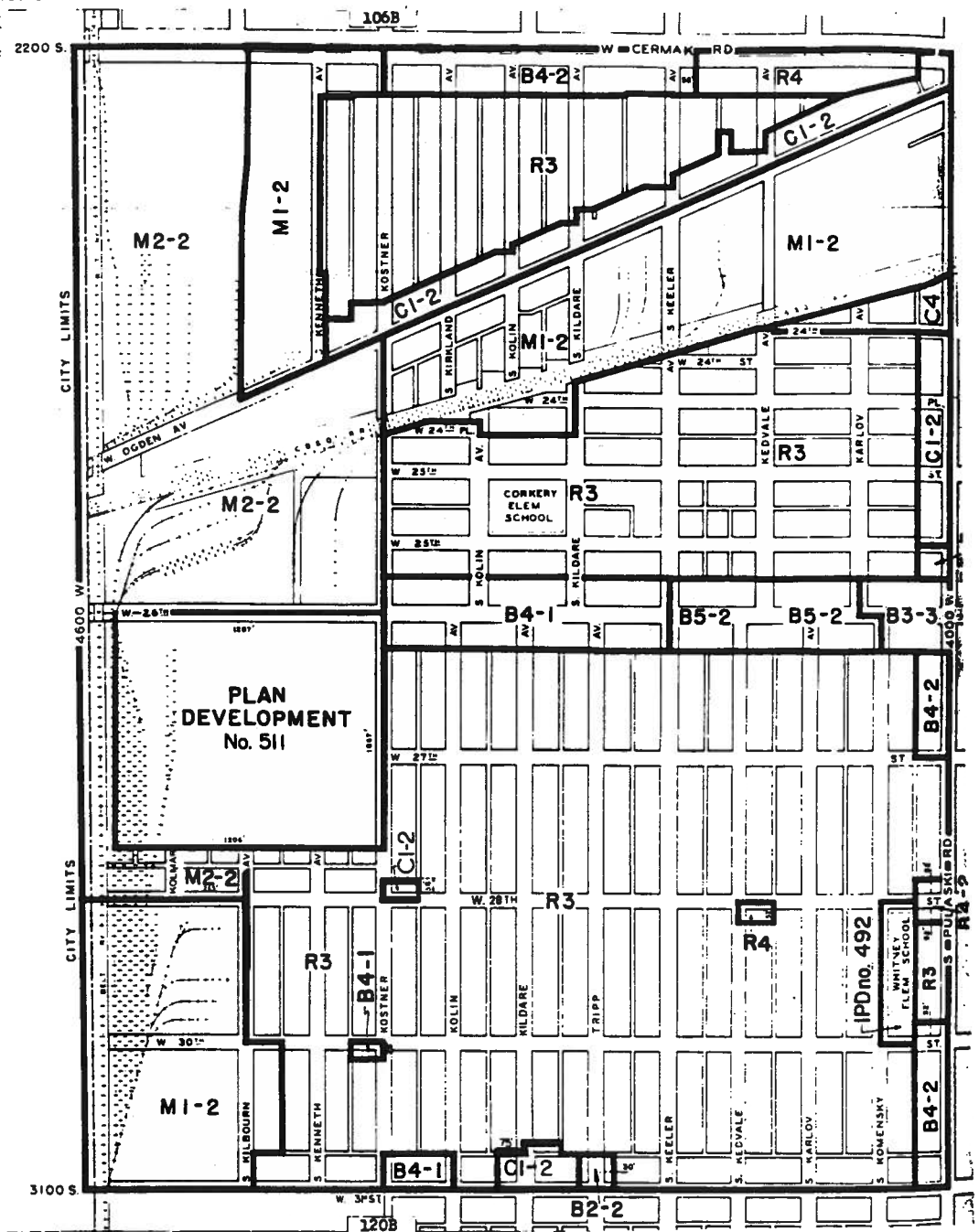


APPLICANT: C.T.T.CO. NO. 108 3280 BLITZ CORP. AND
PUBLIC BUILDING COMMISSION OF CHICAGO

DATE: JUNE 16, 1994

BUSINESS - INSTITUTIONAL PLANNED DEVELOPMENT NO, 511 as amended

EXISTING ZONING MAP



APPLICANT: C.T.T. CO. NO 108 3280 BLITZ CORP. AND
PUBLIC BUILDING COMMISSION OF CHICAGO

DATE: JUNE 16, 1994

On motion of Alderman Banks, the said proposed ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Roti, Rush, T. Evans, Bloom, Steele, Beavers, Shaw, Vrdolyak, Fary, Madrzyk, Burke, Langford, Streeter, Kellam, Sheahan, Troutman, J. Evans, Garcia, Krystyniak, Soliz, Gutierrez, Butler, E. Smith, Davis, Bialczak, Figueroa, Mell, Austin, Kotlarz, Banks, Cullerton, Laurino, O'Connor, Pucinski, Natarus, Eisendrath, Hansen, Levar, Shiller, Schulter, M. Smith, Orr, Stone -- 43.

Nays -- None.

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

Said ordinances, as passed, read as follows (the italic heading in each case not being a part of the ordinance):

Reclassification of Area Shown on Map Number 5-N.

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 B4-1 Restricted Service District symbols and indications as shown on Map No. 5-N in the area bounded by:

the alley next north of and parallel to West North Avenue; North Natchez Avenue; West North Avenue; a line 116 feet east of North Nashville Avenue; a line 110 feet north of West North Avenue; and North Nashville Avenue,

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 Number 6-K.
(As Amended)*

PD 511

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

10/3/90

REPORTS OF COMMITTEES

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PD 511

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-2 General Manufacturing District symbols and indications as shown on Map No. 6-K in the area bounded by:

West 26th Street; South Kostner Avenue; a line 724.18 feet south of West 26th Street; and a line 1,206.78 feet west of South Kostner Avenue,

to those of a B5-1 General Service District and a corresponding use district is hereby established in the area described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the M2-2 General Manufacturing District symbols and indications as shown on Map No. 6-K in the area bounded by:

a line 724.18 feet south of West 26th Street; South Kostner Avenue; a line 1,067.38 feet south of West 26th Street; and a line 317.31 feet west of South Kostner Avenue,

to those of an R3 General Residence District and a corresponding use district is hereby established in the area described.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all the M2-2 General Manufacturing, B5-1 General Business and R3 General Residence District symbols and indications as shown on Map No. 6-K in the area bounded by:

West 26th Street; South Kostner Avenue; a line 1,067.38 feet south of West 26th Street; and line 1,206.78 feet west of South Kostner Avenue,

to the designation of Business/Institutional/Manufacturing 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.

SECTION 4. This ordinance shall be in full force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

6-K COO

*Business/Manufacturing/Institutional Planned Development # 511
(As Amended)*

Statements.

1. The area delineated herein as Business/Manufacturing/Institutional Planned Development ("Planned Development") consists of approximately 1,285,734 square feet as depicted on the attached property line map and Subarea Parcel Plan. Subarea A is controlled by the Matanky Realty Acquisition Corporation. Subareas B and C are owned by B & B Company, a partnership.
2. This Planned Development consists of 21 Statements, an Existing Zoning Map, Property Line and Planned Development Boundary Map, and a Generalized Land Use Map; a Table of Use and Bulk Regulations and Data; a Subarea Parcel Plan; a Subarea A Site Plan; a Subarea A Volume Plan, a Subarea A Typical Street Elevation Plan, and a Subarea A Landscape Plan, all prepared by William Wallace, and all dated September 13, 1990. Full size sets of the Subarea Parcel Plan, Subarea A Site Plan, Subarea A Volume Plan, Subarea A Typical Street Elevation Plan and the Subarea A Landscape Plan are on file with the Department of Planning. The Planned Development is applicable to the area delineated herein and conforms to the intent and purpose of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
3. The property subject to this Planned Development is divided into three Subareas:
 - A. The permitted uses in Subarea A are: retail, commercial, offices, museum/cultural center, day care center, restaurants, public plazas, housing for the elderly, and all other related uses and any other use permitted under a B5 zoning classification; temporary outdoor vendors, temporary outdoor restaurants, and temporary kiosks. In determining the F.A.R. on the site, areas devoted to temporary outdoor vendors, temporary outdoor restaurants, and temporary kiosks shall be excluded from the calculations.
 - B. The permitted uses of Subarea B are:
 1. Any production, processing, cleaning, servicing, testing, repair, or storage of materials, goods, products or information;
 2. Auto laundries;

3. Automobile service stations;
4. Building materials sales;
5. Garage and express facilities;
6. Contractor or construction offices, shops or yards;
7. Dwelling units for watchmen per Section 10.3-1 of the Chicago Zoning Ordinance;
8. Earth station antennas not to exceed 8 feet in diameter;
9. Fuel and ice sales, if located in completely enclosed buildings;
10. Garage and parking lots for motor vehicles;
11. Occupational health and safety medical clinics;
12. Offices, business and professional, provided that such use is clearly an accessory use to the principal use;
13. Offices of labor organizations;
14. Public utility and public service uses;
15. Recycling Facilities, Classes I, II and III;
16. Signs, as regulated;
17. Storage, warehousing and wholesale establishments;
18. Storage of flammable liquids, above ground in tanks in excess of capacity limits set forth in Section 10.10-3(1)a. only as provided for in Chapter 60-52 of the Municipal Code of Chicago, as amended, as a planned development; and
19. Accessory parking and other accessory uses.

C. The permitted uses of Subarea C are: elementary schools and high schools (non-boarding) including facilities and uses related thereto, playgrounds and athletic fields incidental thereto, accessory parking and other accessory uses.

4. Business and business identification signs shall be permitted within the Plan Development, subject to the review and approval of the Department of Planning.

5. Off-street parking and loading facilities shall be provided in compliance with this Planned Development and shall be subject to review and approval of the Commissioner of Planning and the Bureau of Traffic Engineering and Operations.
6. Any service drives or any other ingress or egress shall be adequately designed and paved in accordance with the regulations applicable to private roadways of the Department of Streets and Sanitation in effect at the time of construction and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. Ingress and egress shall be subject to review and approval of the Commissioner of Planning and the Bureau of Traffic Engineering and Operations.
7. 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.
8. Height restriction of any building or any appurtenance thereto, shall, in addition to the Table of Use and Bulk Regulations, be subject to:
 - a) Height limitations as certified on form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
 - 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.
9. This Planned Development 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 and in effect on the date hereof.
10. The improvements on Subarea A of the Property, including all entrances and exits to the parking and loading areas, shall be designed and constructed in general conformance with the Subarea A Site Plan, the Subarea A Volume Plan and the Subarea A Typical Street Facade Elevation. The landscaping for Subarea A (including street trees in the adjacent right-of-way) shall be designed and constructed in general conformance with the Subarea A Landscape Plan. The landscaping for the areas designated Public Plaza located in Subarea A shall be landscaped and furnished in general conformance with the Subarea A Landscape Plan and in a manner suitable for public use. The improvements on Subareas B and C of the property shall be designed and constructed in accordance with the applicable provisions and parameters of this Planned Development.

The landscaping on the entire property shall be maintained at all times in accordance with the Subarea A Landscape Plan and with any approved landscape plan for Subareas B and C. Mature trees shall be installed in any public way

adjacent to the property to the maximum allowable extent in accordance with the standards of the Department of Streets and Sanitation, Bureau of Forestry and the Department of Public Works, Bureau of Street Traffic, subject to the approval of the Department of Planning.

The requirements of this paragraph 10 may be modified administratively by the Commissioner of the Department of Planning upon the request of the Applicant and after a determination by the Commissioner of the Department of Planning that such a modification is consistent with the nature of the improvements contemplated in the Planned Development. Such a modification shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

11. The development of Subareas B and C shall, in addition to the other provisions of this Planned Development, be subject to the following:
 - (i) Landscaping materials shall be installed and maintained within a minimum five (5) foot wide zone located at the perimeter of all boundaries of each Subarea and, in the case of multiple structures, at the perimeter between individual parcel boundaries. Said landscaping shall consist of grass, ground cover, shrubs, trees or other living plant material. All parking areas shall be effectively screened by landscaping materials from visibility from adjacent or nearby public streets, except for openings necessary for driveways and vehicular walkways. Vehicular use areas on any development parcel (including parking areas, loading areas and drives) shall contain a minimum of five percent (5%) of such areas devoted to landscaping. Landscaping shall be designed and installed to enhance the appearance of the development, to screen unattractive uses from the street and to provide compatible buffers between adjacent uses. Landscaping plans shall be subject to the review and approval of the Department of Planning.
 - (ii) Parking space layout, on-site vehicular and pedestrian circulation, location of loading areas, curb cuts to the public street and ingress/egress to the site shall be designed to promote a safe, efficient and beneficial design. Such consideration shall be subject to the review and approval of the Department of Planning.
 - (iii) Any development of a school facility on Subarea C shall include a playground and other outdoor open areas designed, landscaped and approved in a manner which is adequate and appropriate for such school facility. The design of such playground and other open space shall be subject to the review and approval of the Department of Planning.
 - (iv) Any development of Subarea B shall comply with the performance standards contained in the Chicago Zoning Ordinance which are applicable to properties located within the M2-2 zoning district.

12. The building areas shown on the Subarea A Site Plan as devoted to day care facility, museum/cultural center, public washrooms and the adjacent outdoor play spaces shall not be used for any other purpose or use; provided, however, that if these uses are not developed within one and one-half years following adoption of this Planned Development, such areas may then, at the Applicant's election, be developed for retail uses subject to the other provisions of this Planned Development; and further provided, that if at any time between nine months after the adoption of this Planned Development and eighteen months after the adoption of this Planned Development, the Commissioner of the Department of Economic Development certifies in writing that the development of these uses are not feasible with the use of public financing, then, at the Applicant's election, such areas may be developed for retail uses subject to the other provisions of this Planned Development.

The areas shown on the Subarea A Site Plan as devoted to public plazas shall be developed contemporaneously with the other improvements located on Subarea A to the extent architectural and engineering considerations allow.

13. Accessory buildings or structures may be constructed in the 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.
14. Unless substantial construction on each of the three (3) Subareas of this Planned Development has commenced within ten years following adoption of this Planned Development and unless completion is thereafter diligently pursued, then this Planned Development shall expire solely with regard to the Subarea or Subareas upon which such construction has not commenced, provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, this Planned Development shall expire upon the expiration of such shorter time period as provided for by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this section as to any Subarea, then the zoning of such Subarea or Subareas of the property shall automatically revert to that of an M2-2 Restricted Manufacturing District.
15. All applicable official reviews, approvals or permits required in connection with the Planned Development shall be obtained by the Applicant or its successors, assigns or grantees.
16. Applicant shall dedicate or cause the dedication, at the time of the submission of application for Phase II approval on Subarea A, such portions of Subarea A as are necessary to accommodate the turn lanes shown on the Subarea A Site Plan along the northern boundary of the site. The Subarea A service drive shall be constructed to permit two-way ingress and egress to and from 26th Street.
17. Applicant shall, in accordance with all applicable laws and regulations, at its sole cost and expense, but subject to the limitations stated below, install or cause the

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installation of a traffic signal at the Kostner Avenue entrance to Subarea A if and only if, within twelve (12) months following initial 90 percent occupancy (302,000 square feet) of the fully constructed retail and office portions of the Subarea A development, traffic warrants for such signal have been met as certified by the Department of Public Works and if it is so warranted by reason of traffic being in excess of the present projection of developer's traffic study. Applicant shall be responsible for paying no more than \$100,000.00 for the cost of installing the traffic control signal. If the Applicant is required hereunder to install said traffic signal, said installation shall be completed within six (6) months following the expiration of said twelve (12) month period. In the event, prior to expiration of said twelve (12) month period, that the City and the Applicant or its successors or assigns execute a redevelopment agreement relating to the subject site and providing for any public financial assistance in connection with the subject project, the Applicant shall be relieved of the obligation to install said traffic signal as required herein but shall comply with the terms and provisions of said redevelopment agreement.

18. The facades of all structures in Subarea A shall be designed to incorporate architectural details characteristic of Mexican architecture. The overall architectural design and motif of this mixed use development shall create a unified architectural appearance and should include, but not be limited to such features as covered walkway, masonry and stucco or stucco appearing materials, decorative pavement materials, a fountain, building surfaces for murals and other artwork, et cetera. The north facade of the northernmost portion of the westernmost structure facing West 26th Street shall be constructed with architectural articulation. If the east facade of the easternmost portion of the main structure facing South Kostner Avenue will be predominantly a solid wall, then part of the surface of that wall (minimum 1,750 square feet) shall be constructed and prepared to suitably accept a mural and the Applicant shall permit such a mural to be applied and maintained at the direction of the Little Village Community Development Corporation, or in the event that they are unable or unwilling to act in that capacity, then at the direction of a group mutually agreeable to the City and the Developer.
19. Prior to issuance by the Department of Planning of a determination pursuant to Section 11.11-3(6) of the Chicago Zoning Ordinance ("Part II approval") for any development of Subarea B or Subarea C, site plans for proposed development shall be submitted to the Commissioner of the Department of Planning (the "Commissioner") for site plan approval. Site plan approval is intended to assure that specific development proposals conform with this Planned Development and to assist the City in monitoring on-going development. A site plan may be submitted for all or any part of Subarea B or Subarea C of the Planned Development. No Part II approval upon Subarea B or Subarea C shall be granted until an applicable site plan has been approved.

If a site plan substantially conforms with the provisions of this Planned Development, the Commissioner shall approve said site plan and shall issue written approval thereof to the Applicant for such site plan approval within sixty (60) days of submission of the completed application. If the Commissioner determines within said sixty (60) day period that the Site Plan does not

substantially conform with the provisions of this Planned Development, the Commissioner shall advise the Applicant for such site plan approval, in writing, regarding the reasons for such adverse determination. The Commissioner shall thereafter review any resubmission within fourteen (14) days and make his final

determination, in writing, to the Applicant for such site plan within said period. Failure of the Commissioner to make a determination within the time hereinabove prescribed shall be deemed a disapproval. Following approval of a Site Plan by the Commissioner, the Site Plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Planned Development.

Changes or modifications to the site plans may be made after approval of the Commissioner, so long as the Site Plan, as so changed or modified, substantially conforms with the provisions of this Planned Development. In the event of any inconsistency between an approved Site Plan or any permitted modifications thereto and the terms of the Planned Development in effect at the time of approval of such site plan or of the modifications thereto, then the terms of the Planned Development shall govern.

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; and
- (4) Uses of development of parcel;

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.

20. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the successors and assigns of the Applicant and the Property owners of record title. Furthermore, pursuant to the requirements of Section 11.11.-1 of the Chicago Zoning Ordinance, the property and all portions thereof shall, throughout the period this Planned Development is in effect, be held under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that a single person, corporation, association or other entity has been designated and authorized by the owner or owners of all of the Property as Authorized Agent of the Property for the limited purposes of (1) receiving any and all zoning enforcement-related or other zoning-related communication from the City in relation to and on behalf of the affected property owner or owners (provided, however, that nothing herein shall be construed to mean that any owner of the Property or any portion thereof is relieved of any obligation hereunder or any rights in relation thereto, or may not receive directly such communications or is not subject to City action pursuant to this Planned Development) and (2) making application to the City for any subsequent amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) on behalf and in the name of the affected owner or owners of the Property. Nothing herein shall, however prohibit or in any way restrict the alienation, sale, or any other transfer of all or any portion of the Property or any rights therein.
21. Any violation of this Planned Development shall only be a violation as to the particular Subarea or Subareas which is not in compliance with this Planned Development and shall not be considered a violation by all three Subareas unless applicable.

[Existing Zoning Map, Property Line and Boundary Map, Generalized Land Use Plan, Subparcel Plan, Subarea A Site Plan, Subarea A Volumetric Plan, Subarea A Typical Street Elevation Plan and Subarea A Landscape Plan attached to this Plan of Development printed on pages 21822 through 21829 of this Journal.]

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

*Business/Industrial/Institutional Planned Development
(As Amended)*

Use And Bulk Regulations And Data.

Subarea	A	B	C
Net Site Area	871,916 square feet (20.02 ac)	304,919 square feet (7.00 ac)	108,899 square feet (2.50 ac)
General Description of Land Use	See Statement Number 3A	See Statement Number 3B	See Statement Number 3C
Maximum Floor Area Ratio	0.48	2.20	0.68
Maximum Percentage Land Coverage	In accordance with Subarea A Site Plan	75%	75%
Minimum Number Loading Berths	In accordance with B5 requirements as contained in the Chicago Zoning Ordinance	In accordance with M2 requirements as contained in the Chicago Zoning Ordinance	In accordance with R3 requirements as contained in the Chicago Zoning Ordinance

Subarea	A	B	C
Minimum Number Parking Spaces	1 for each 500 square feet; except for residential: 1 for each 5 dwelling units	In accordance with M2 requirements as contained in the Chicago Zoning Ordinance	In accordance with R3 requirements as contained in the Chicago Zoning Ordinance
Minimum Setbacks	In accordance with Subarea A Plan	In accordance with M2 requirements as contained in the Chicago Zoning Ordinance	In accordance with R3 requirements as contained in the Chicago Zoning Ordinance
Maximum Building Height	In accordance with volume Plan	100 feet	100 feet

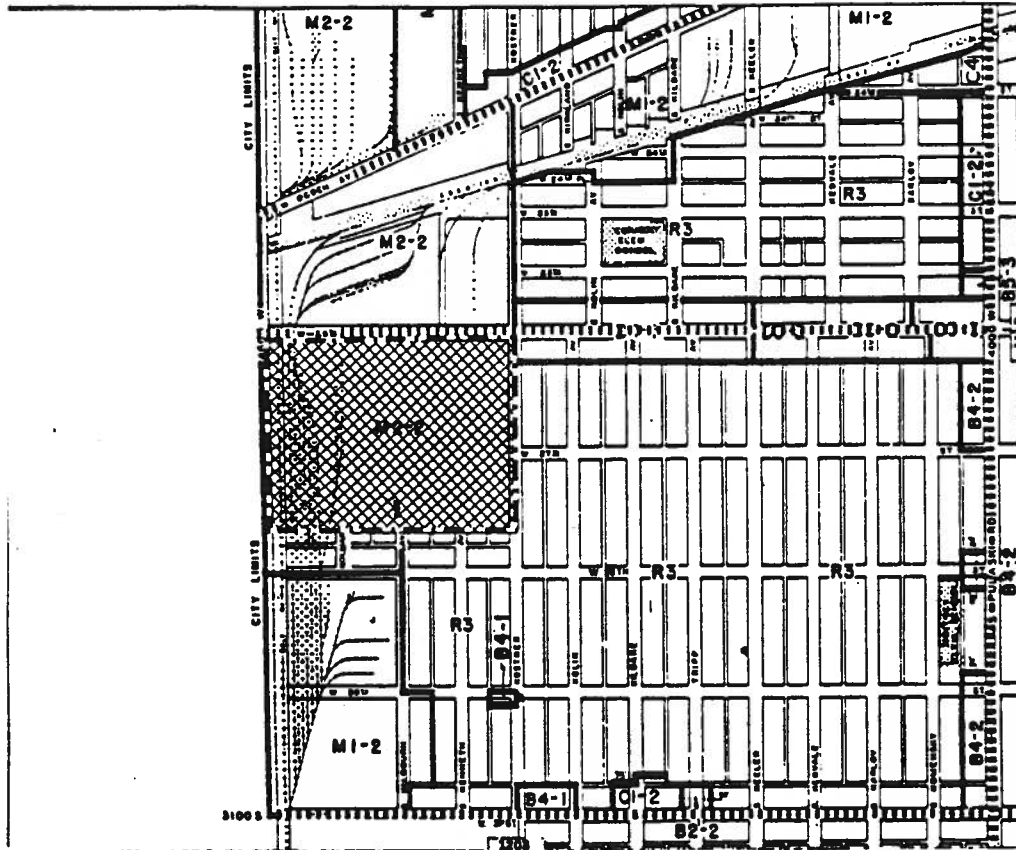
Total Overall Floor Area Ratio: 0.90

Gross Site Area = Net Site Area + Public Right-Of-Way
 1,361,870 square feet = 1,285,734 square feet + 76,136 square feet





Notes:

1. Two percent of all required parking spaces shall be devoted to handicapped parking.
2. Maximum dwelling units on Subarea A: 80, which units may only be located above the area designated as "Building G" on the Subarea A Site Plan unless a new location is agreed to between the City and the Developer.

BUSINESS PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



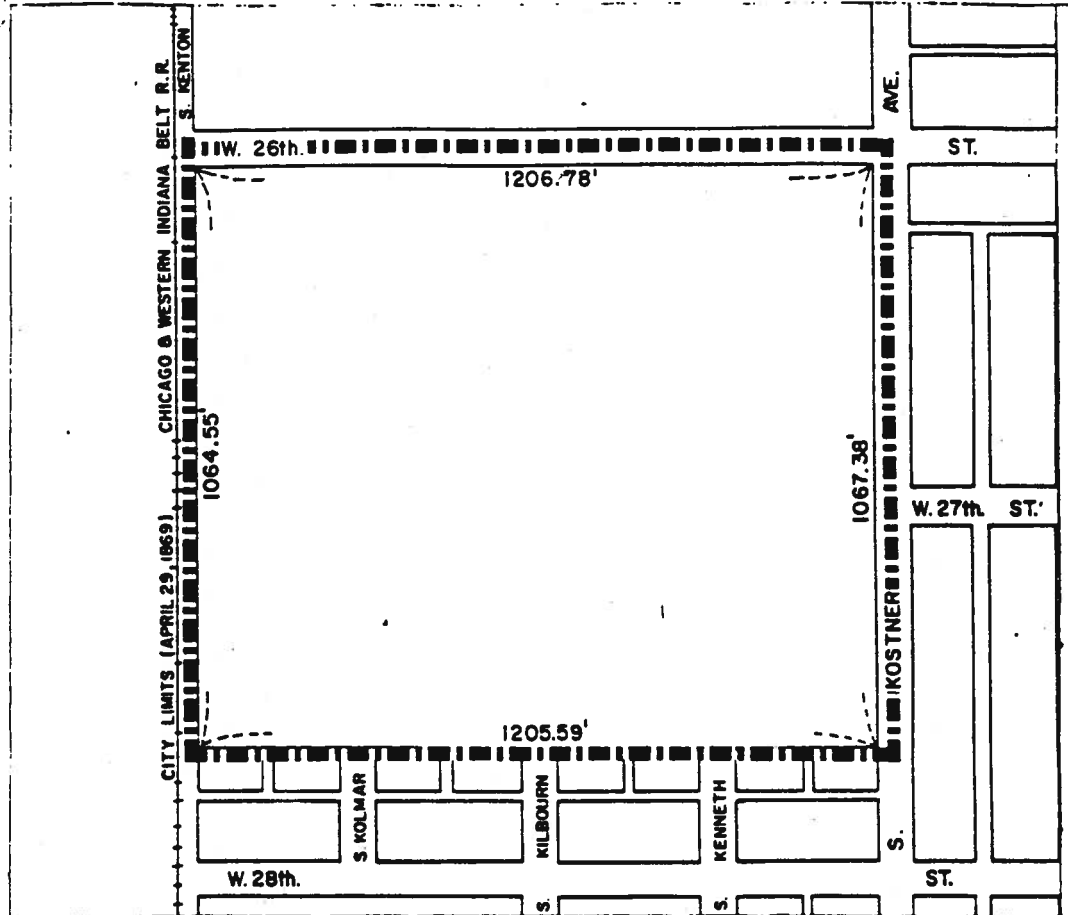
LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREET SYSTEM
-  PUBLIC & QUASI-PUBLIC FACILITIES



APPLICANT: MATANKY REALTY ACQUISITION CORPORATION
 DATE: AMENDED : 9 - 13 - 90

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



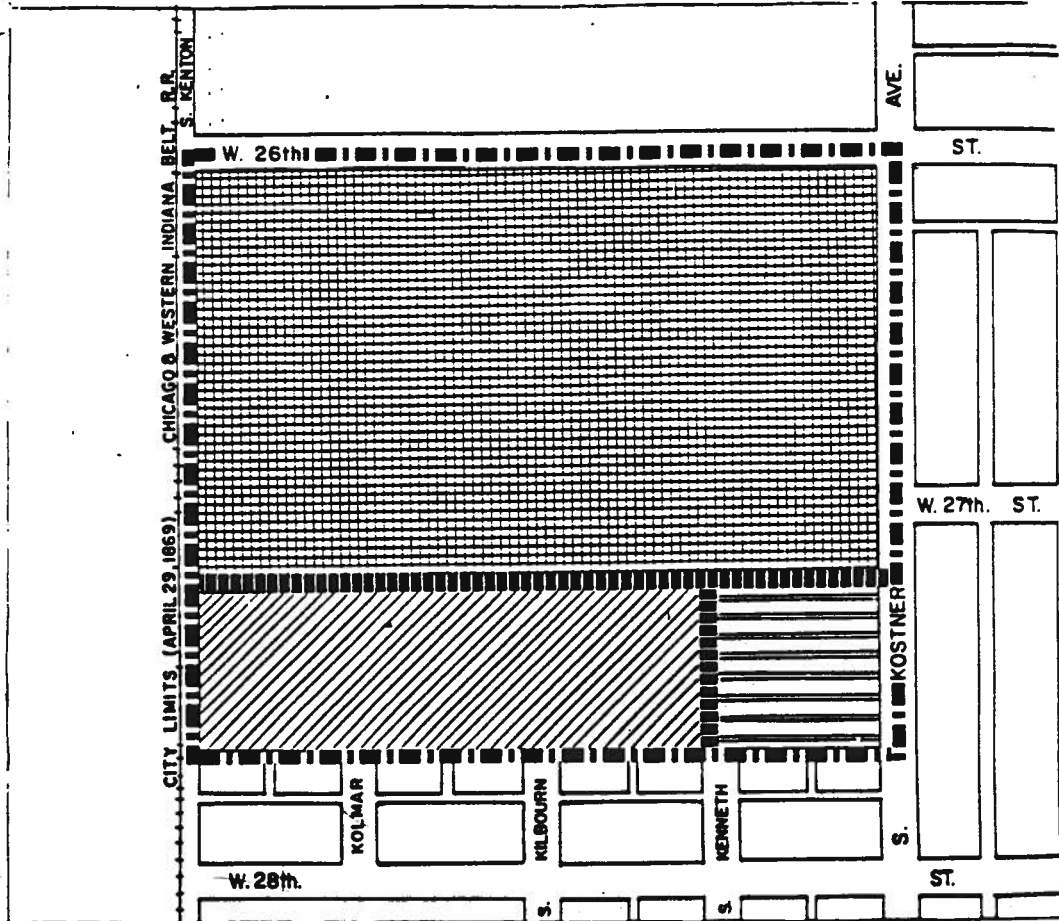
LEGEND

 PLANNED DEVELOPMENT BOUNDARY







APPLICANT: MATANKY REALTY ACQUISITION CORPORATION
DATE: AMENDED : 9 - 13 - 90

BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  SUB-AREA "A" (SEE STATEMENT 3A OF PD)
-  SUB-AREA "B" (SEE STATEMENT 3B OF PD)
-  SUB-AREA "C" (SEE STATEMENT 3C OF PD)



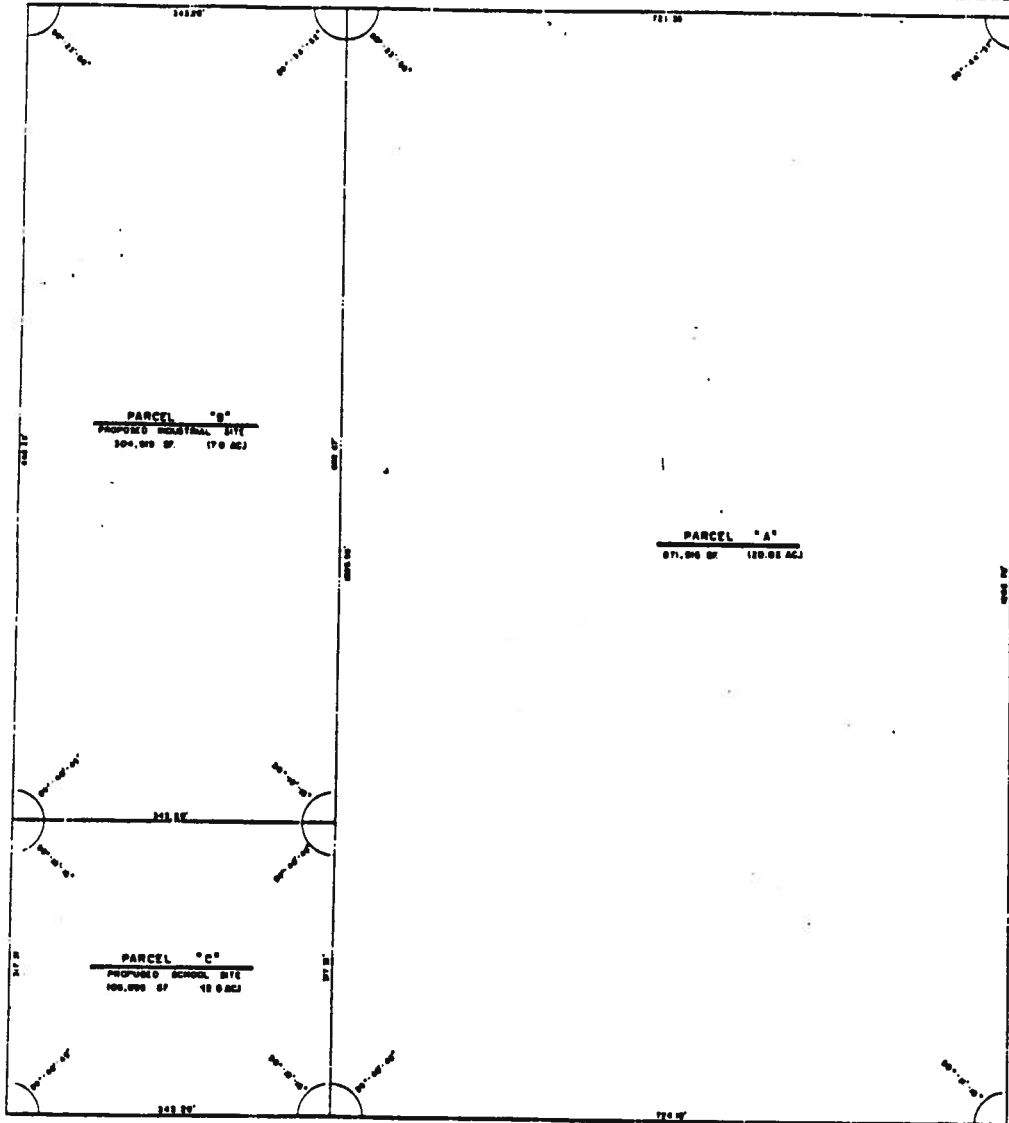
APPLICANT: MATANKY REALTY ACQUISITION CORPORATION
 DATE: AMENDED : 9 - 13 - 90

SUB-PARCEL PLAN

DEVELOPER/LEASING
MATANKY REALTY GROUP
CHICAGO, IL
1321666 - 8100

SEE DRAWING

Parcel "A"	87,000 S.F. 1.98 AC.
Parcel "B"	104,000 S.F. 2.38 AC.
Parcel "C"	100,000 S.F. 2.29 AC.
TOTAL	291,000 S.F. 6.65 AC.



ENVIRONMENT SEVEN LTD.
ARCHITECTS PLANNERS ENGINEERS
443 E. 52ND STREET CHICAGO, IL 60641 (312) 527-0431

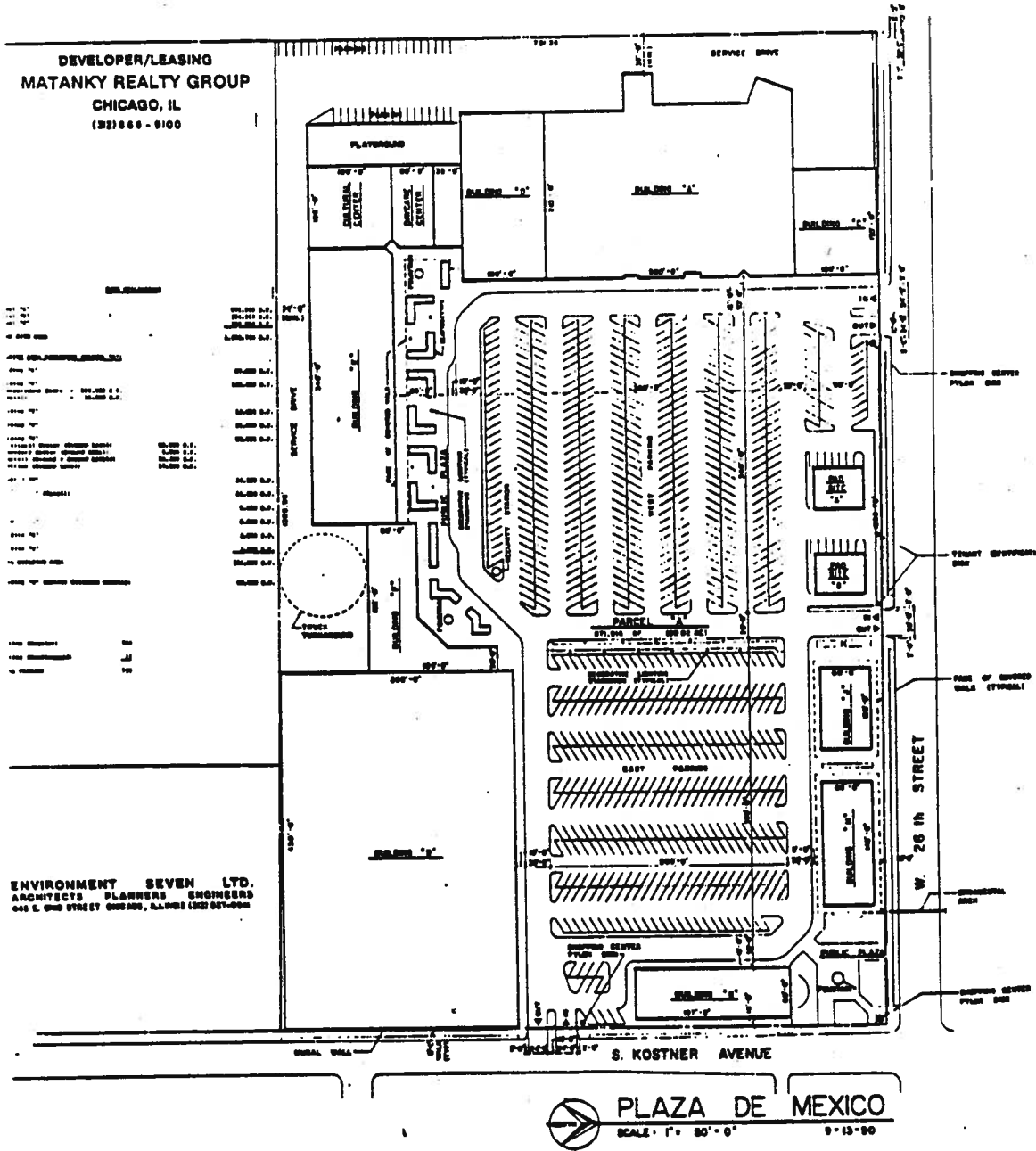


PLAZA DE MEXICO

SCALE: 1" = 80'-0"

9-13-90

SITE PLAN



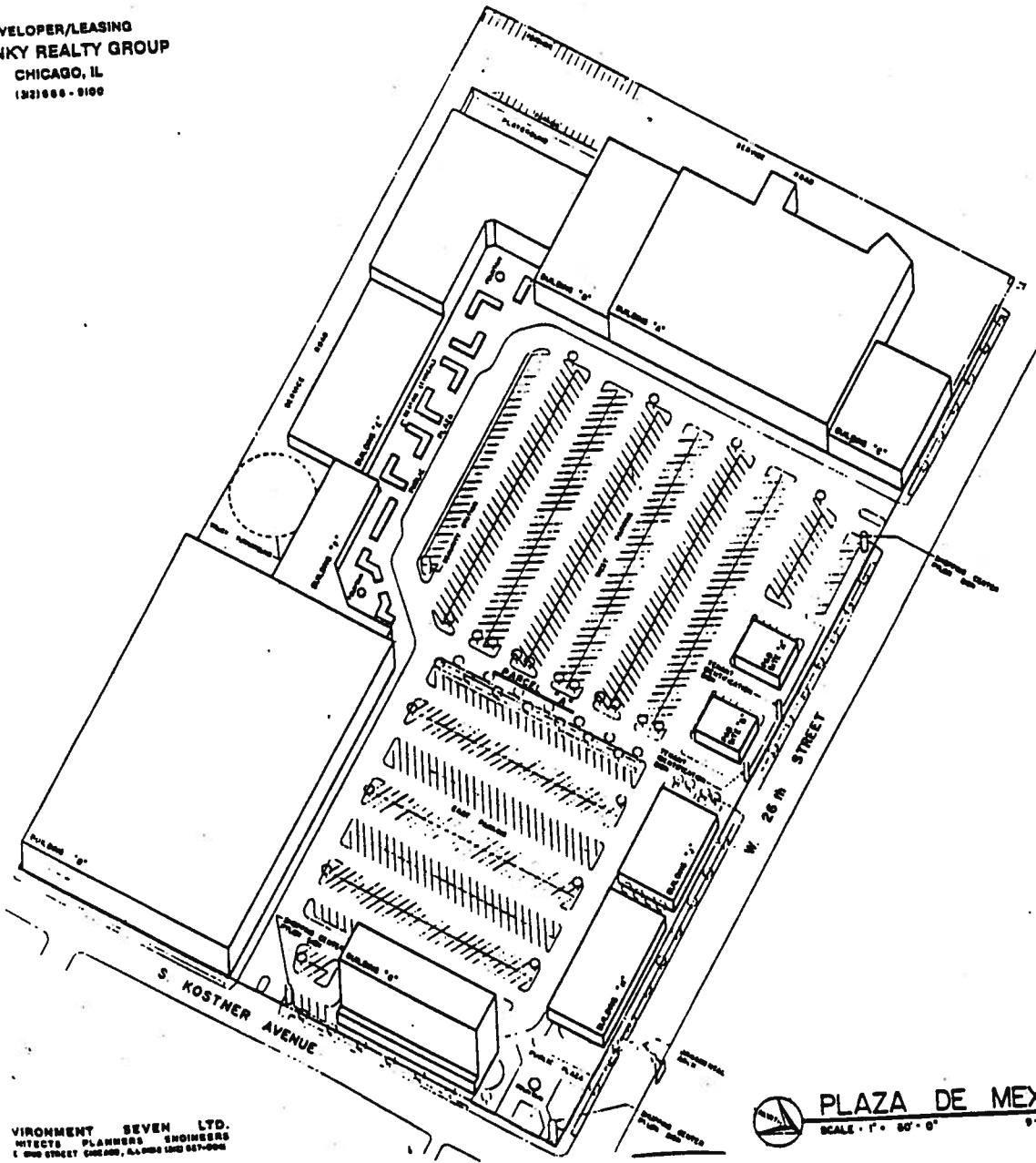
10/3/90

REPORTS OF COMMITTEES


21827

VOLUMETRIC PLAN

DEVELOPER/LEASING
TANKY REALTY GROUP
CHICAGO, IL
(312) 688-9100

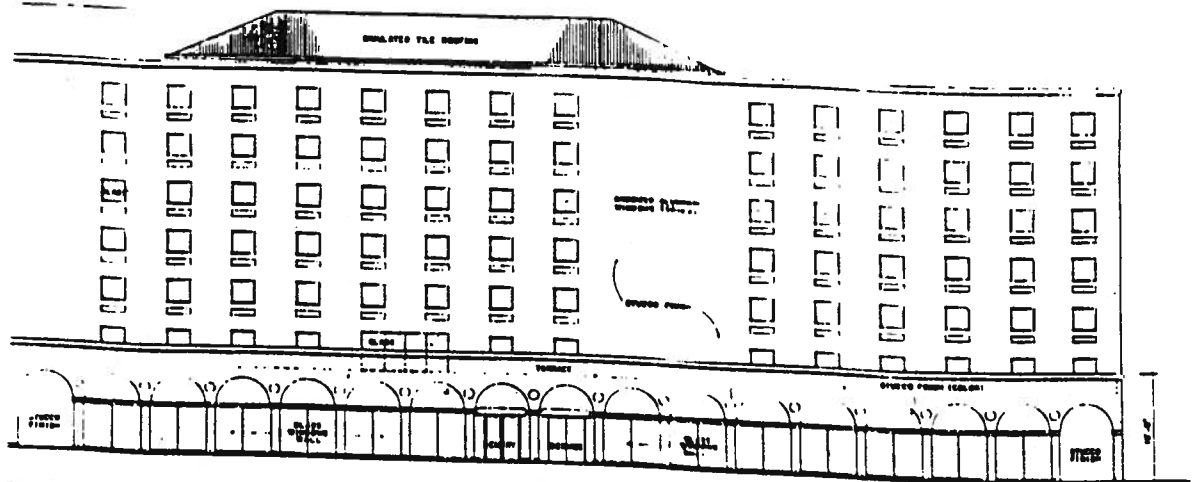


VIROMMENT SEVEN LTD.
ARCHITECTS PLANNERS ENGINEERS
1000 STREET CHICAGO, ILLINOIS 60611-0000

 **PLAZA DE MEXICO**
SCALE - 1" = 60' - 0" 9-13-90

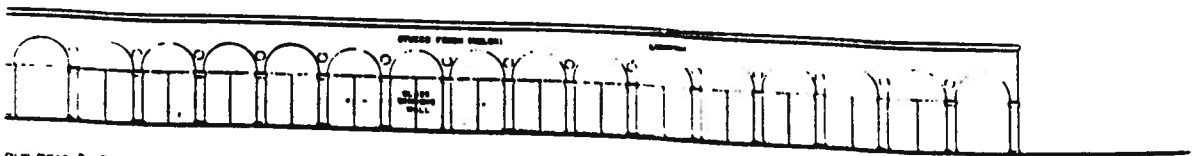
ELEVATIONS

DEVELOPER/LEASING
MATANKY REALTY GROUP
CHICAGO, IL
(312) 666-9100



BUILDING "G" ELEVATION
SCALE

1/8" = 1'-0"



BUILDING "H" ELEVATION
SCALE

1/8" = 1'-0"



BUILDING "J" ELEVATION
SCALE

1/8" = 1'-0"

ENVIRONMENT SEVEN LTD.
ARCHITECTS PLANNERS ENGINEERS
43 E. MADISON STREET CHICAGO, ILLINOIS 60601-2004

PLAZA DE MEXICO
SCALE 1" = 50'-0" 9-15-90

