

Reclassification Of Area Shown On Map Number 16-D.

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 R4 General Residence District symbols and indications as shown on Map No. 16-D in area bounded by:

a line 75 feet north of East 70th Street; South Dorchester Avenue; East 70th Street; and the alley next west of and parallel to South Dorchester Avenue,

to those of a C1-1 Restricted 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.

— T.P.D. #518

*Reclassification Of Area Shown On Map Number 30-E.
(As Amended)*

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 M3-3 Heavy Manufacturing District symbols and indications as shown on Map No. 30-E in area bounded by:

the Indian boundary line; South Indiana Avenue; and the west right-of-way line of the Illinois Central Railroad right-of-way,

to the designation of a Transportation 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 are made a part thereof and to no others.

SECTION 2. 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:

*Transportation Planned Development**Statements.*

1. The area delineated herein as Transportation ~~Planned~~ Development ("Planned Development") consisting of approximately 1,043,828 square feet (23.963 acres) as depicted on the ~~attached~~ property line map is owned or controlled by the Northeast Illinois Regional Commuter Railroad Corporation, ~~doing business as~~ Metra/Metropolitan Rail.
2. 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.
3. 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 ~~therein~~, 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.

4. This Planned Development consists of 16 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 Site Plan; Generalized Site Plan, and a Landscape Plan, all prepared by Envirodyne/McDonough, a joint venture, and all dated June 13, 1991. Full size sets of the Plan, Site Plan, Generalized Site Plan and the 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.
5. The following uses shall be permitted within the area delineated herein as a Transportation Planned Development:
 - 1) processing, cleaning, servicing, testing and repair of electric commuter railroad units;
 - 2) railroad shops, yards and accessory offices;
 - 3) accessory storage and utility buildings;
 - 4) microwave tower not in excess of a height of 195 feet;
 - 5) fueling facilities;
 - 6) garage and parking lots for motor vehicles; accessory parking and other accessory uses;
 - 7) offices provided that such use is clearly an accessory use to the principal use;
 - 8) public utility and public service uses;
 - 9) signs, as regulated;
 - 10) storage and warehousing;
 - 11) 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
 - 12) all building equipment and processes will be designed to operate in compliance with Section 10.5-3 Performance

Standards -- Noise -- M3-1 to M3-5 Heavy Manufacturing Districts.

6. Identification signs shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning, 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. 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.
9. 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.
10. 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-177 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.
11. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions of the Chicago Zoning Ordinance shall apply.
12. 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.

13. The improvements on the Property, including all entrances and exits to the parking and loading areas, shall be designed and constructed in general conformance with the Site Plan, and with the Elevation Plans. The landscaping (including street trees in the adjacent right-of-way) shall be designed and constructed in conformance with the Landscaping Plan. The landscaping shall be maintained at all times in accordance with the Landscape Plan. One (1) two and one-half (2½) inch caliper tree shall be installed for each twenty-five (25) feet of frontage, subject to and 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 and subject to the approval of the Department of Planning. The Applicant shall for a period of five (5) years from the adoption of this ordinance, be responsible for watering and fertilizing parkway trees required to be provided by the Landscape Plan and for routine care of the parkway lawn. Routine care of the parkway lawn shall include periodic watering, weeding and mowing. The requirements of this statement 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 this 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.

The facades of all structures shall be designed to incorporate architectural details characteristic of industrial architecture. The overall architectural design and motif of this development shall create a unified architectural appearance and should include, but not be limited to such features as concrete and colored metal building surfaces, etc.

14. Unless substantial construction on this Planned Development has commenced within ten (10) 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 area 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, then the zoning of the Property shall automatically revert to that of an M3-3 Heavy Manufacturing District.

15. Applicant shall construct or cause the construction, at the time of the submission of application for Plan of Development Part II approval, such roadway improvements as are necessary to accommodate the turn lanes shown on the Site Plan along the western boundary of the site. The service drive shall be constructed to permit two-way ingress and egress to and from 127th Street, subject to the approval of the Department of Public Works.
16. Approvals and permits required for wetland mitigation subject to regulation by Section 404 of the Clean Water Act shall be obtained by the Applicant or its successors, assigns or grantees.

[Existing Zoning and Preferential Street System Map, Property Line Map and Right-of-Way Adjustments, Generalized Land Use Plan, Site Plan, Landscaping Plan and Illustrative Site Plan attached to this Plan of Development printed on pages 5501 through 5513 of this Journal.]

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

Transportation Planned Development.

Use And Bulk Regulations And Data.

Area

Gross Site Area = Net Site Area + Public Right-Of-Way

1,097,828 square feet = 1,043,828 square feet + 54,400 square feet

Net Site Area:	1,043,828 square feet	23.95 acres
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General Description
Of Land Use:

In accordance with Statement No. 5

Maximum Floor Area Ratio:	Total Overall Floor Area Ratio: .25
Minimum Number of Loading Berths:	In accordance with M3-3 requirements as contained in the Chicago Zoning Ordinance
Minimum Number of Parking Spaces:	250
Minimum Setbacks:	In accordance with the Site Plan
Maximum Building Height:	50 feet, 0 inches

Microwave Tower = 195 feet maximum height

Note:

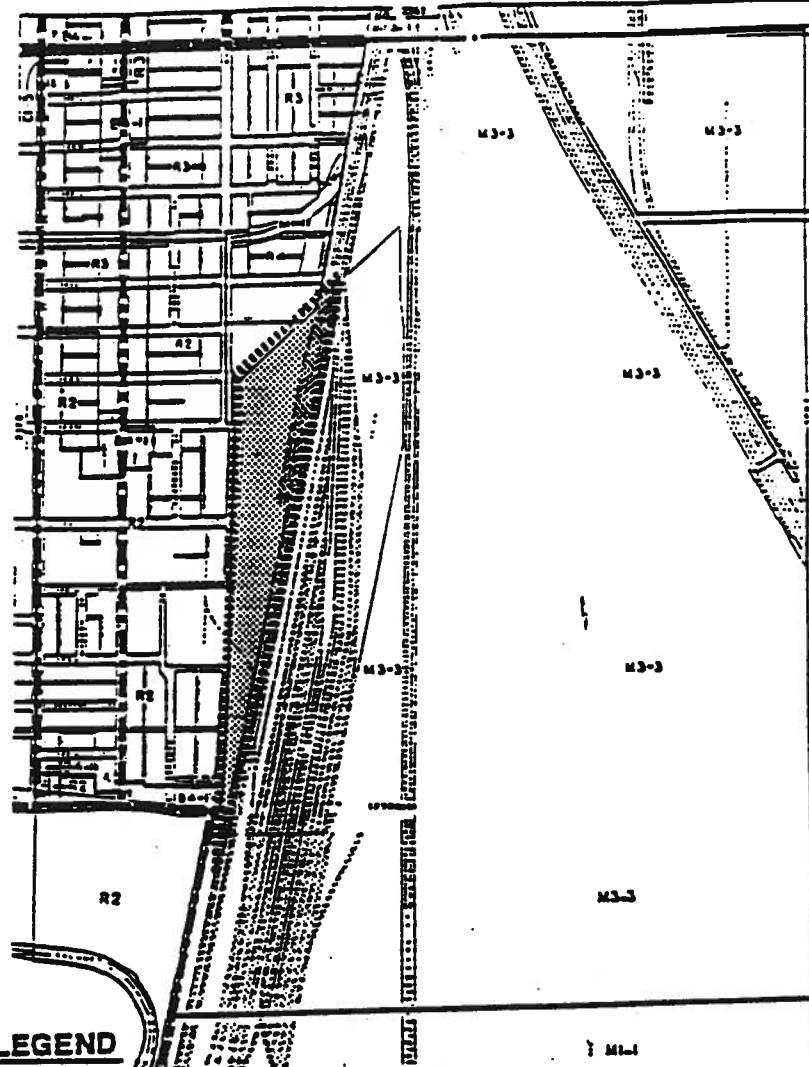
1. Two percent of all required parking spaces shall be devoted to handicapped parking.

**CHICAGO ZONING ORDINANCE AMENDED TO
RECLASSIFY PARTICULAR AREAS.**




On motion of Alderman Banks, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of July 24, 1991, pages 4337 and 4351 through 4358, recommending that the City Council pass said proposed ordinances amending the Chicago Zoning Ordinance by reclassifying particular areas.

(Continued on page 5514)

**TRANSPORTATION PLANNED DEVELOPMENT
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM**



LEGEND

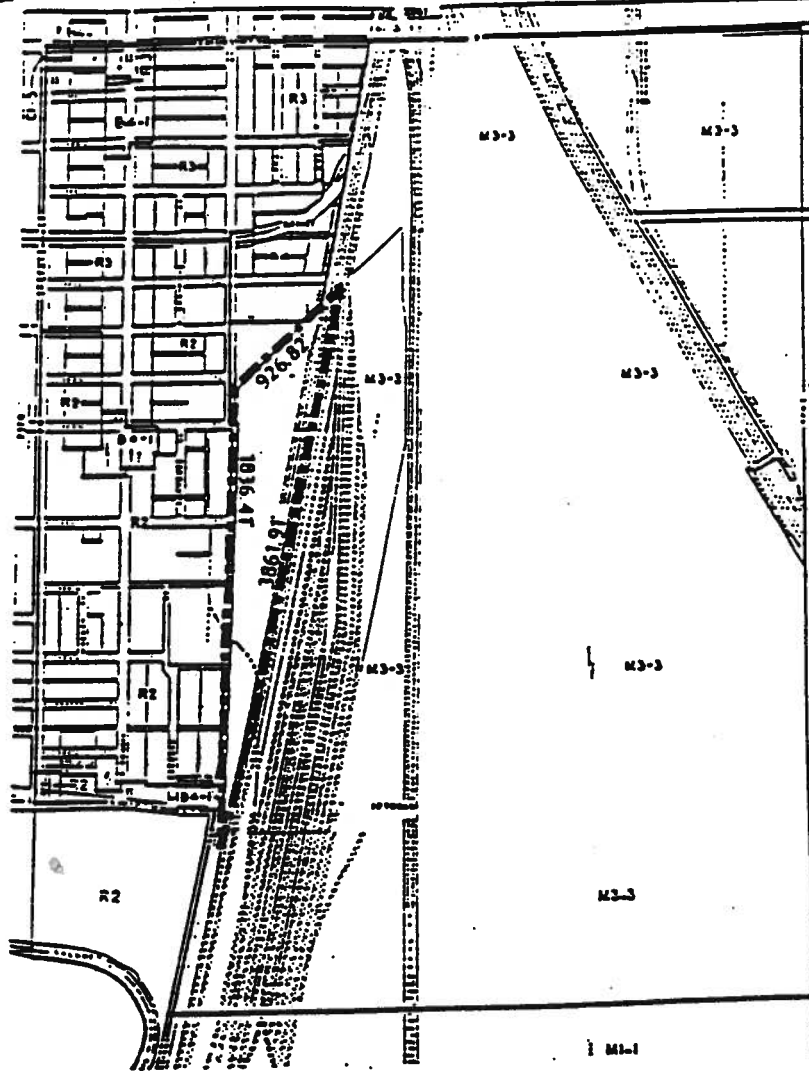
-  PLANNED DEVELOPMENT BOUNDARY
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREET SYSTEM



**APPLICANT: NORTHEAST ILLINOIS REGIONAL COMMUTER RAILROAD CORPORATION
D/B/A/ METRA / METROPOLITAN RAIL**

DATE: JUNE 13, 1991

**TRANSPORTATION PLANNED DEVELOPMENT
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS**



LEGEND

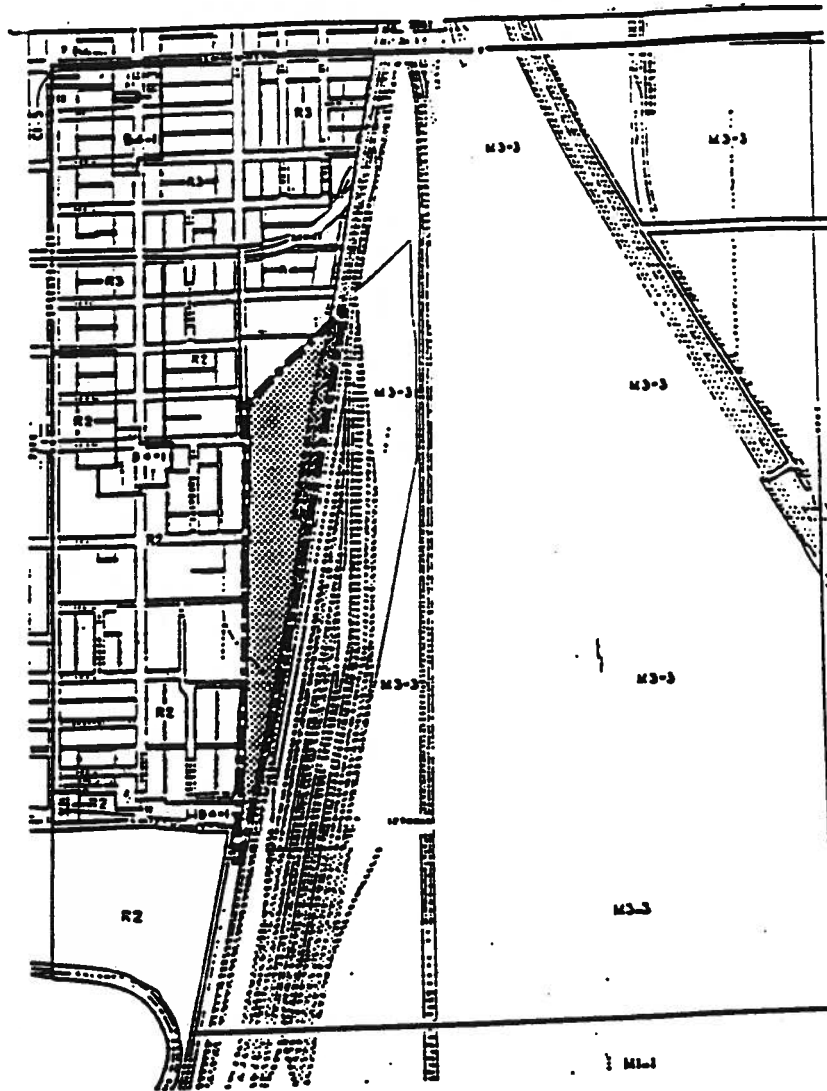

PLANNED DEVELOPMENT BOUNDARY



**APPLICANT: NORTHEAST ILLINOIS REGIONAL COMMUTER RAILROAD CORPORATION
D/B/A/ METRA / METROPOLITAN RAIL**

DATE: JUNE 13, 1991

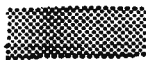
TRANSPORTATION PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



LEGEND



PLANNED DEVELOPMENT BOUNDARY



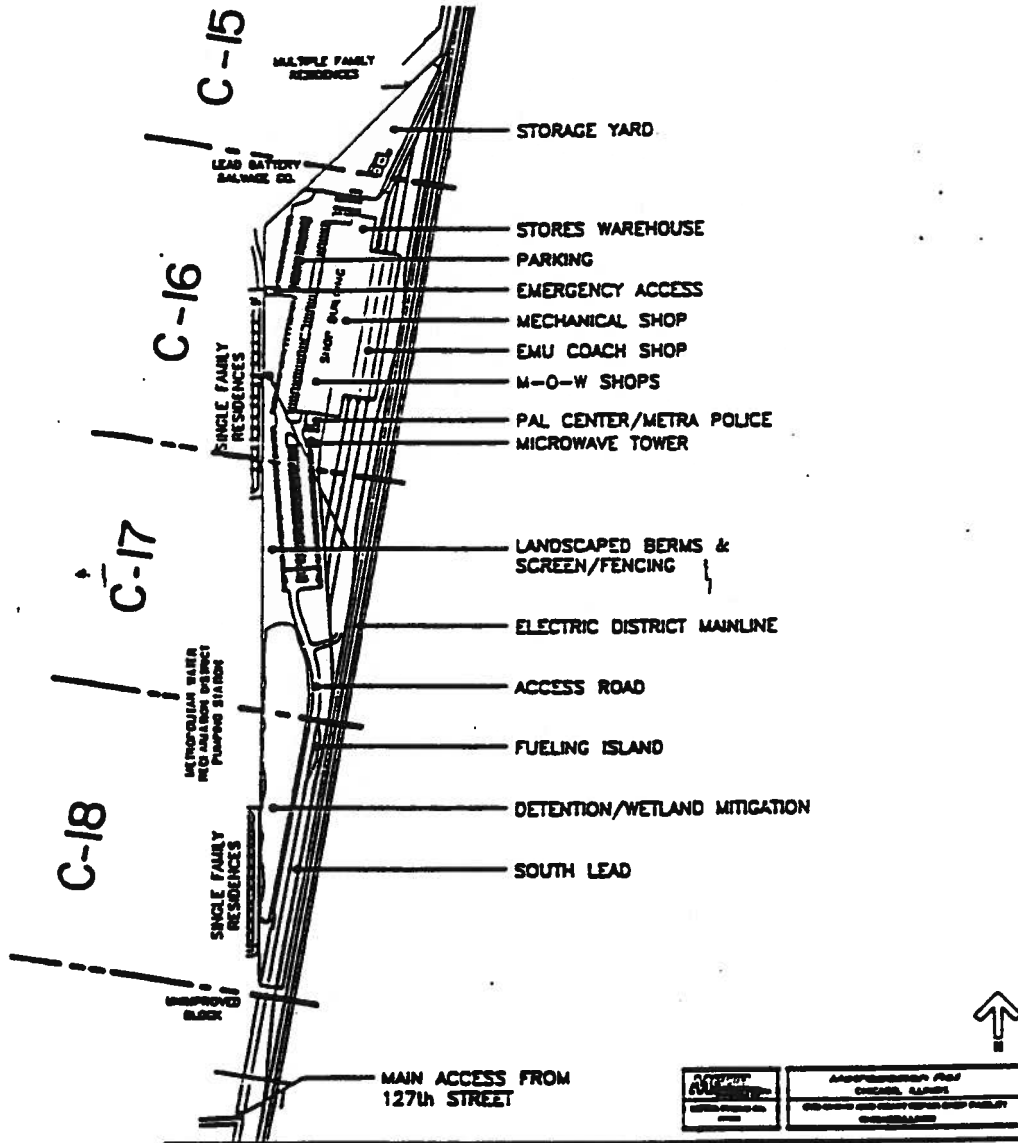
MANUFACTURING

APPLICANT: NORTHEAST ILLINOIS REGIONAL COMMUTER RAILROAD CORPORATION
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DATE: JUNE 13, 1991



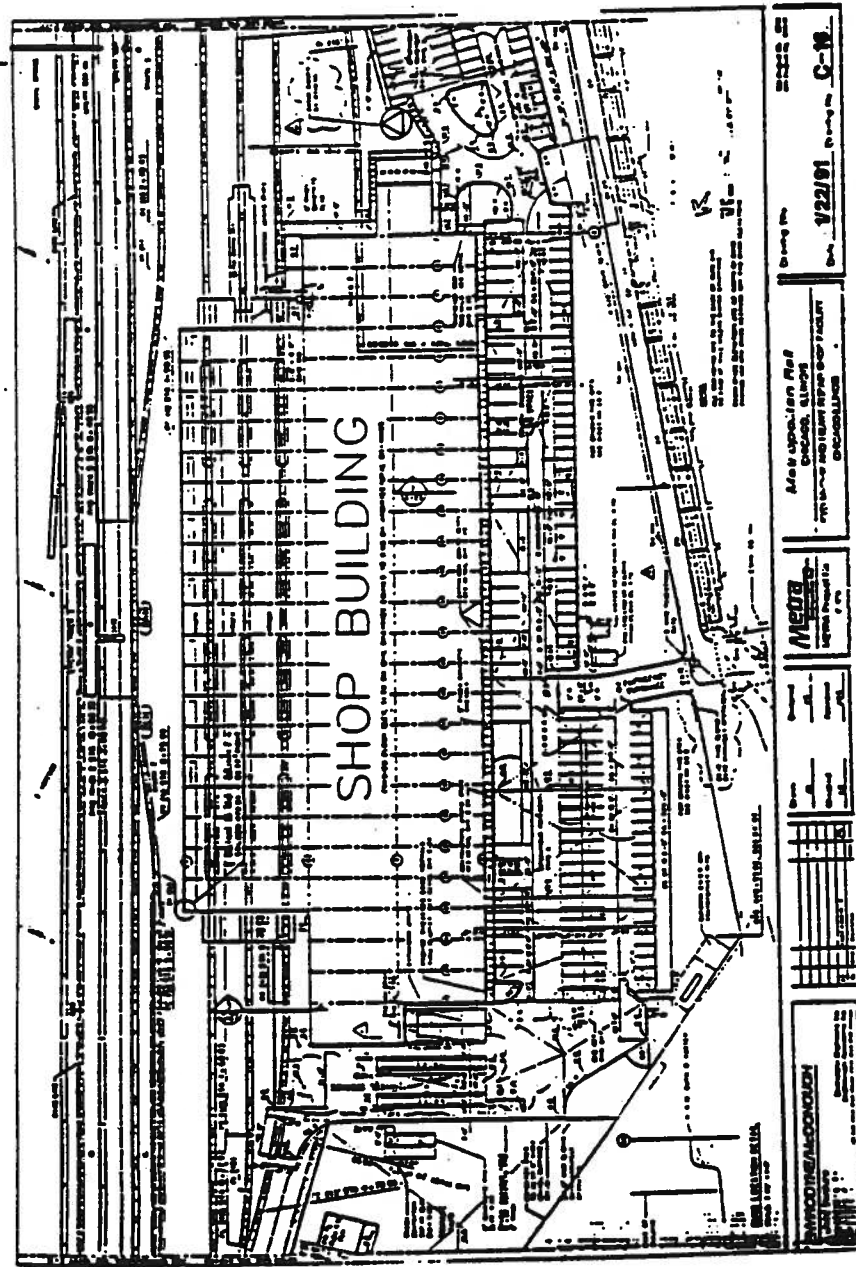
TRANSPORTATION PLANNED DEVELOPMENT GENERALIZED SITE PLAN



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DATE: JUNE 13, 1991

SITE PLAN

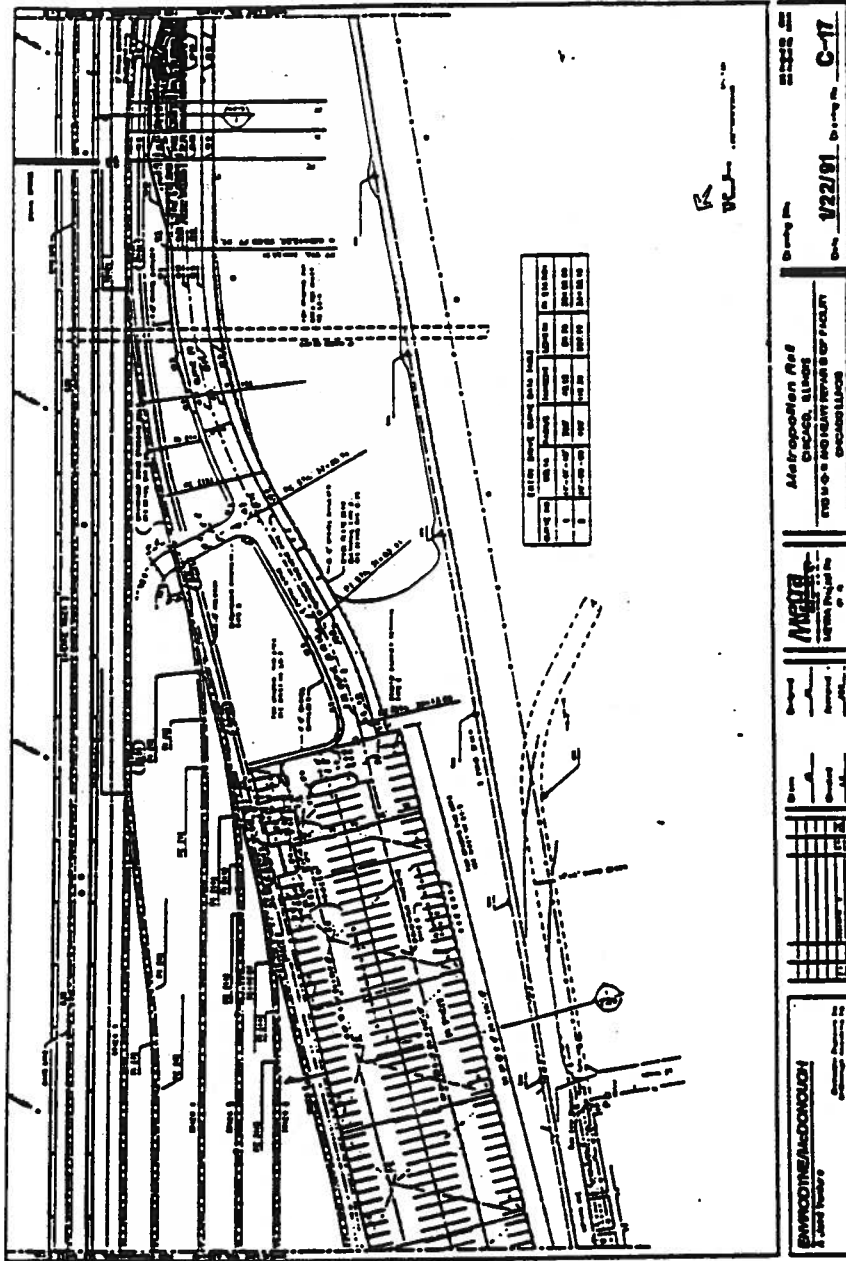


TRANSPORTATION PLANNED DEVELOPMENT

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SITE PLAN

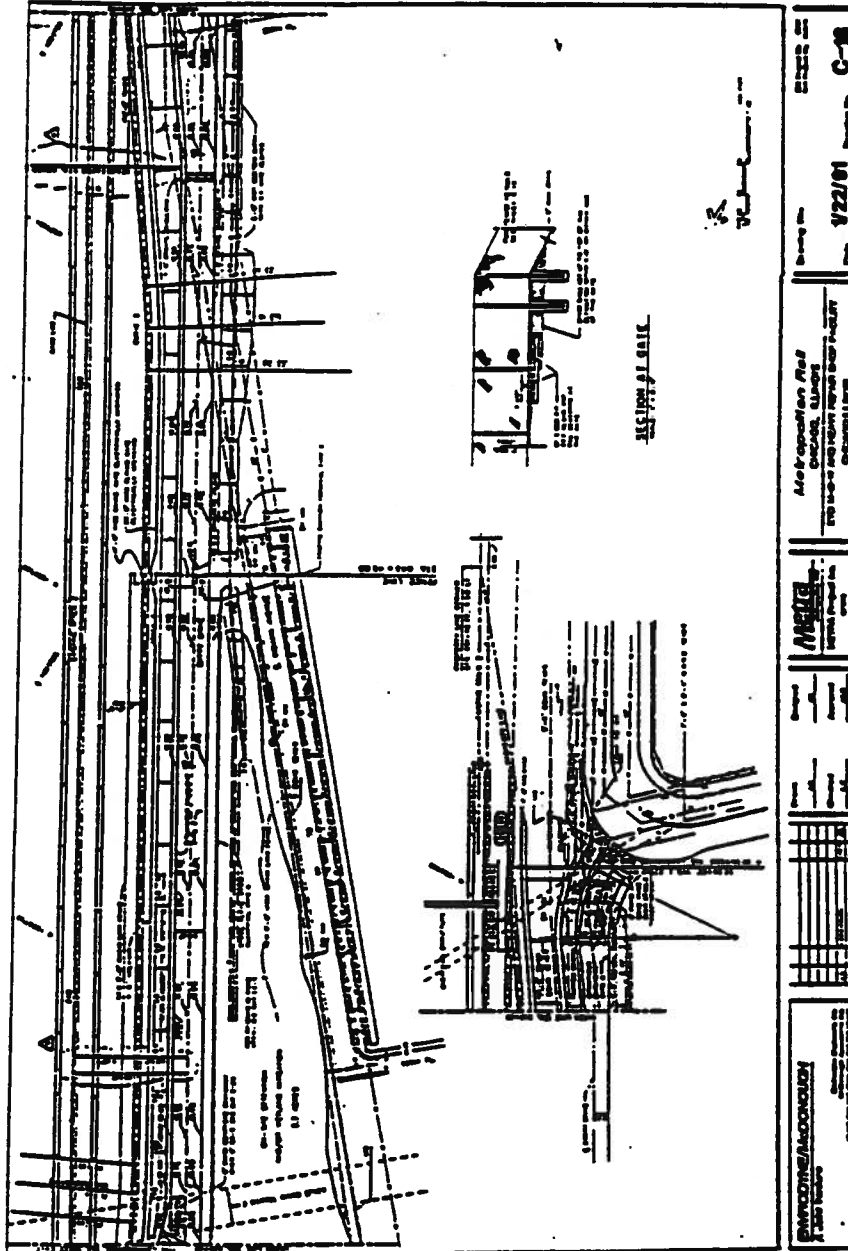


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SITE PLAN

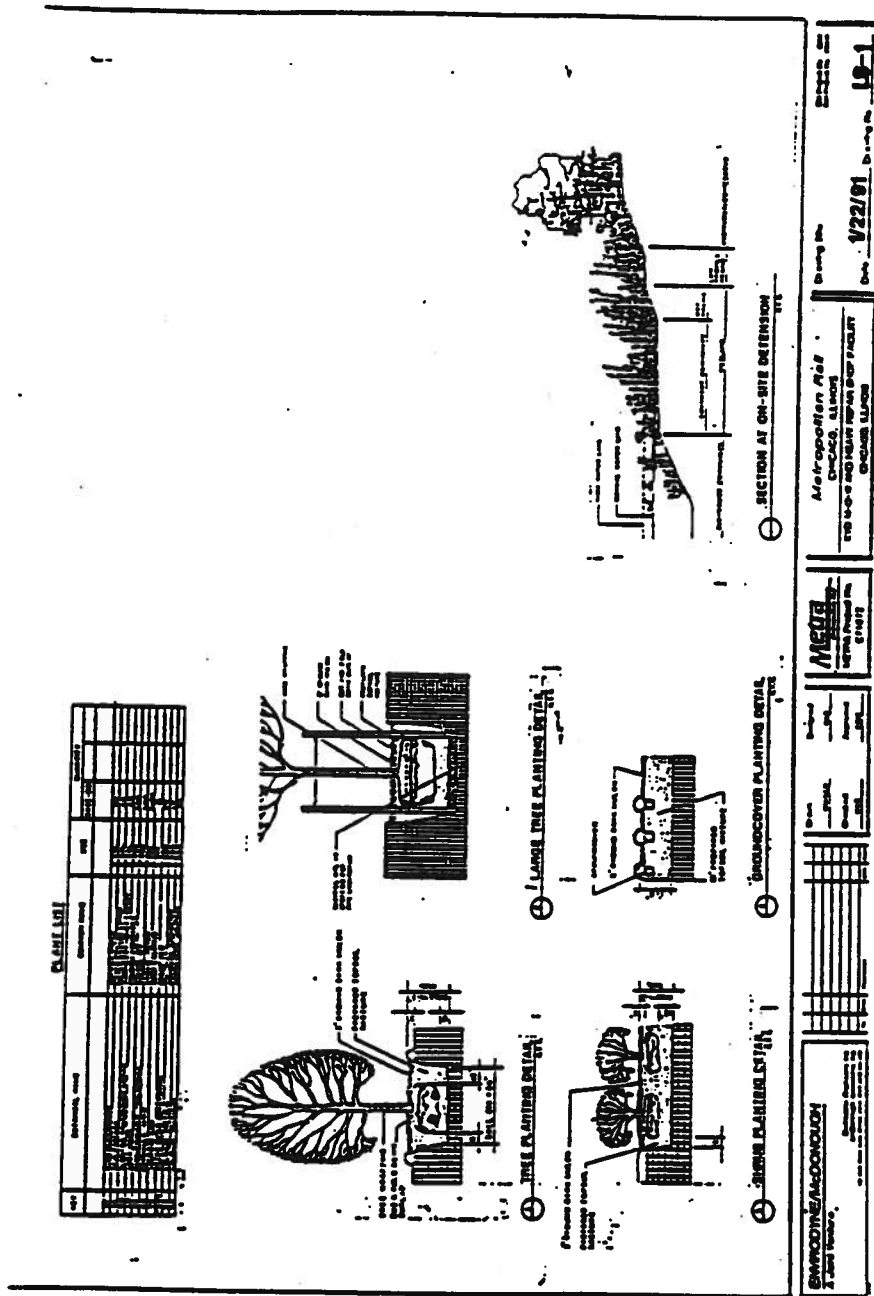


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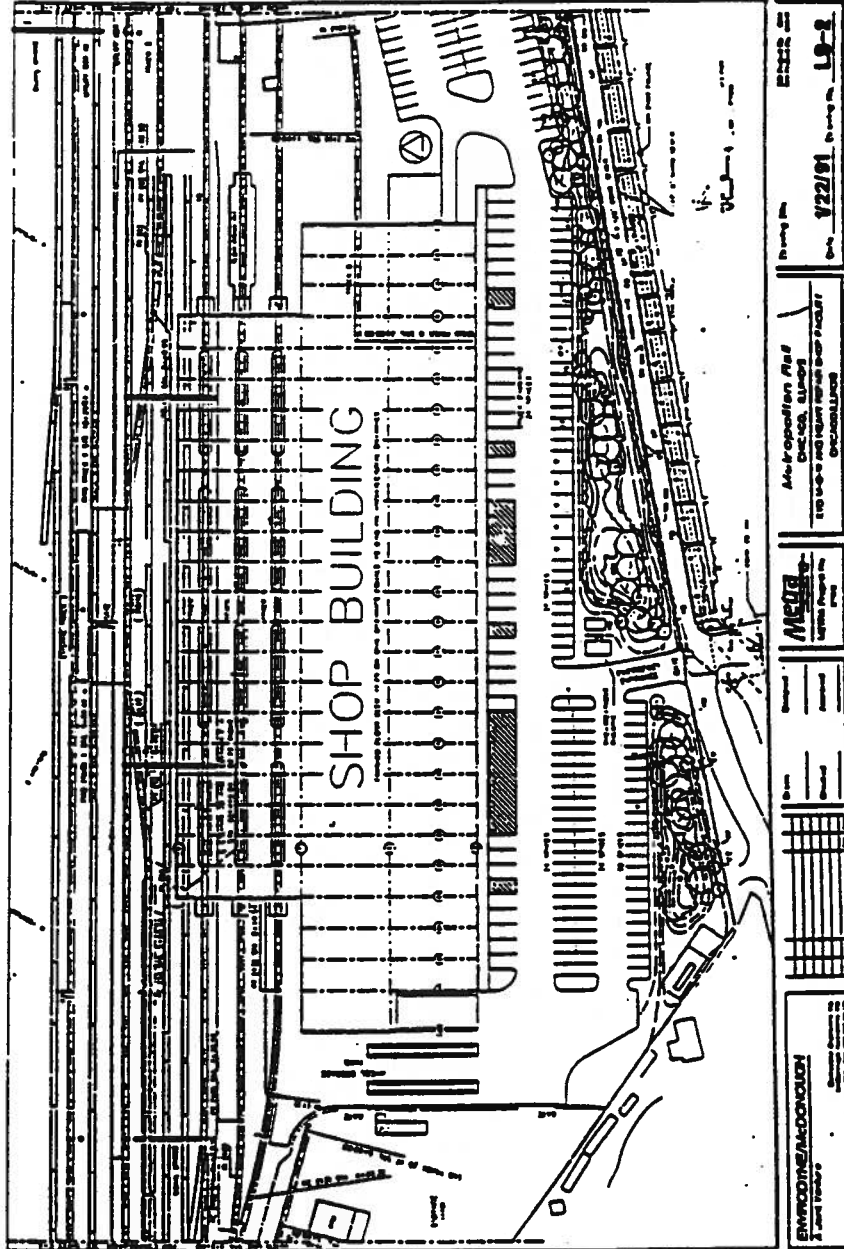
LANDSCAPING PLAN



APPLICANT: NORTHEAST ILLINOIS REGIONAL COMMUTER RAILROAD CORPORATION
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DATE: JUNE 13, 1991

LANDSCAPING PLAN

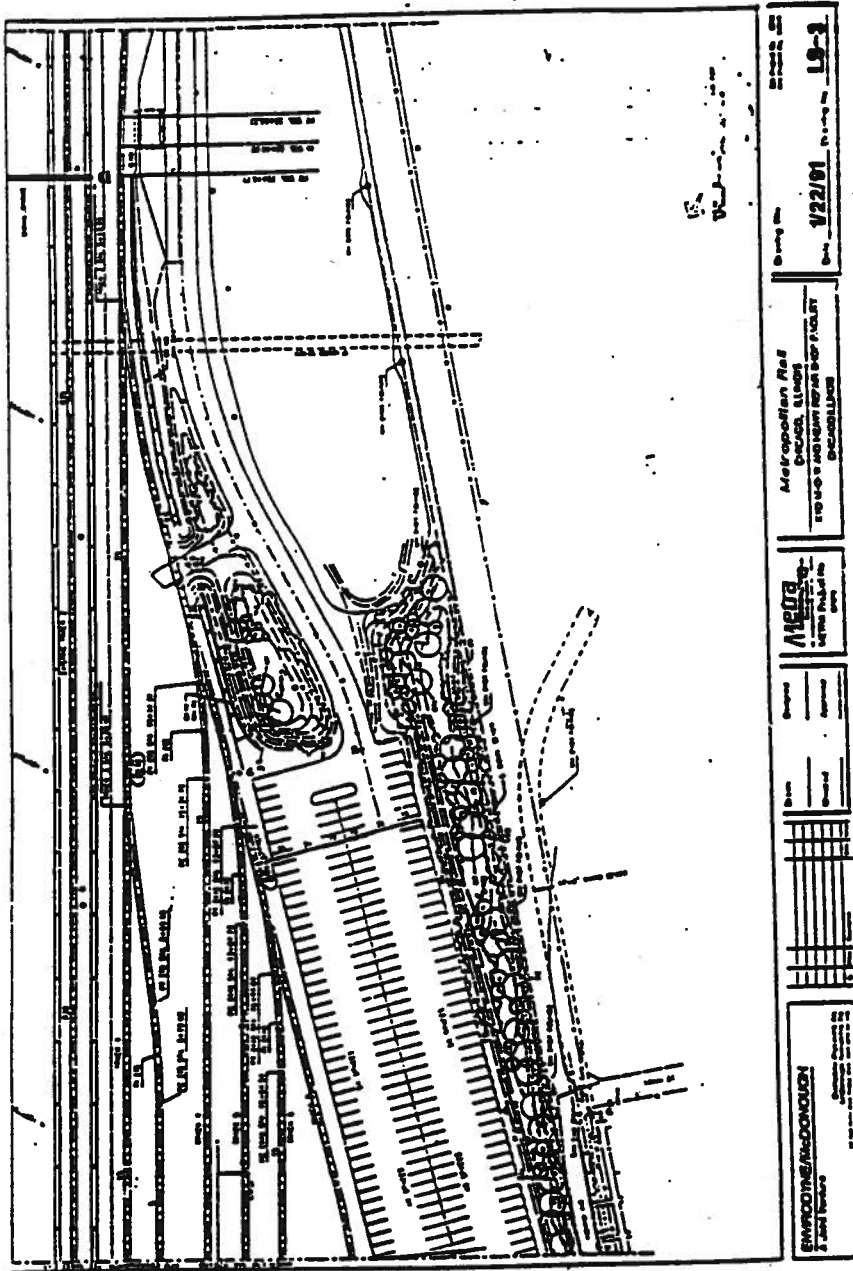


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LANDSCAPING PLAN

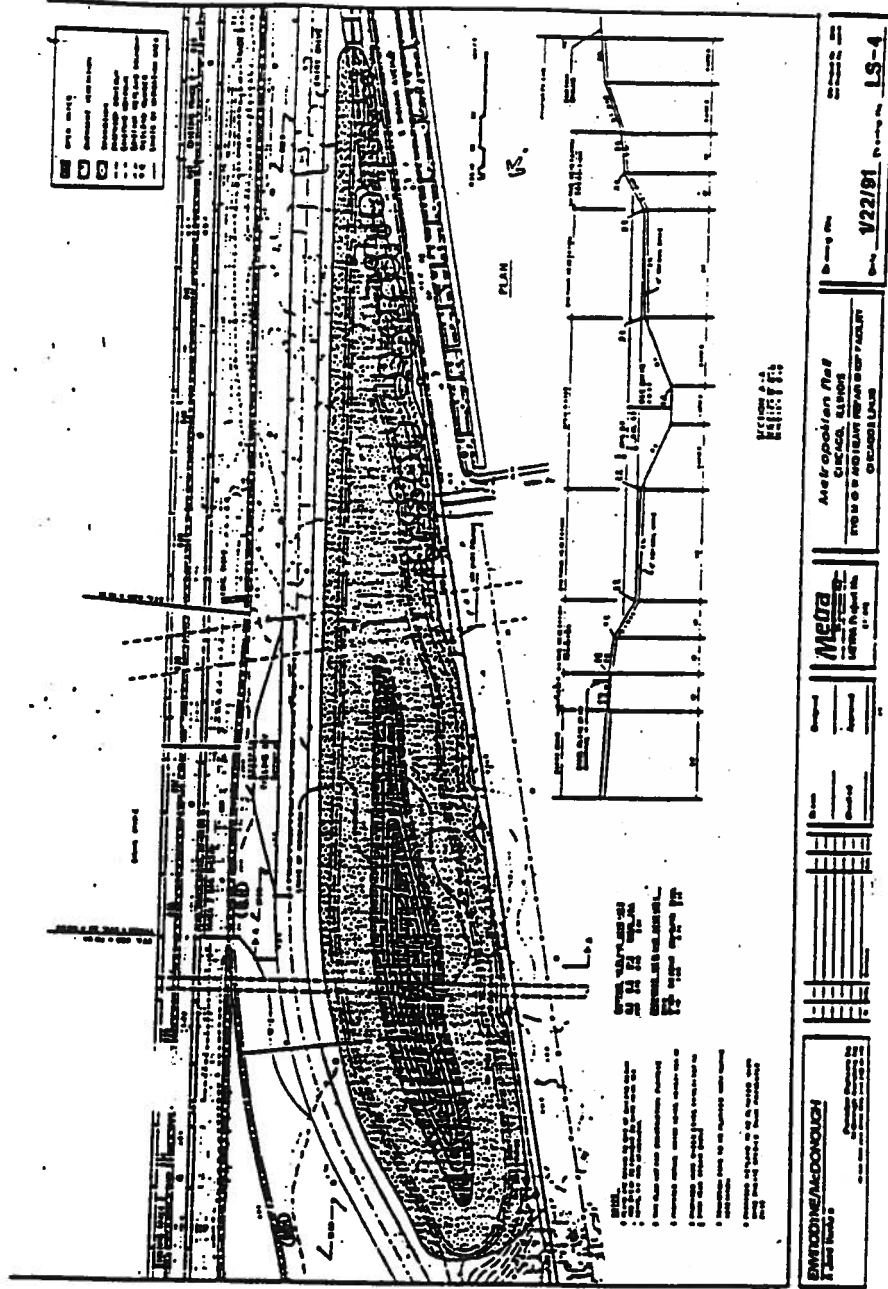


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LANDSCAPING PLAN



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