

103rd Street as measured at the alley next westerly of and parallel at the alley next westerly of and parallel to South Malta Street, to a point 264 feet north of the alley next north of and parallel to West 103rd Street; and the westerly right-of-way line of South Malta Street (point of beginning),

to those of an R2 Single-Family Residence 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.

PD 524

CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY
AREA SHOWN ON MAP NUMBER 18-H.

On motion of Alderman Burke, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of February 26, 1992, pages 13472 through 13485, recommending that the City Council pass said proposed ordinance amending the Chicago Zoning Ordinance by reclassifying the area shown on Map No. 18-H.

On motion of Alderman Banks, the said proposed ordinance was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Mazola, Preckwinkle, Bloom, Steele, Beavers, Dixon, Buchanan, Huels, Fary, Madrzyk, Burke, Jones, Coleman, Streeter, Murphy, Rugai, Troutman, Evans, Garcia, Laski, Miller, Medrano, Gutierrez, Hendon, E. Smith, Bialczak, Suarez, Gabinski, Mell, Austin, Wojcik, Banks, Giles, Cullerton, Laurino, O'Connor, Doherty, Natarus, Eisendrath, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 45.

Nays -- None.

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

The following is said ordinance as passed:

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

3/25/92

UNFINISHED BUSINESS

15085

10734

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-2 General Manufacturing District No. 1 symbols and indications as shown on Map No. 18-H in the area bounded by:

West 74th Street; a line 850.63 feet west of and parallel with the center line of South Ashland Avenue; a line 375.52 feet south of and parallel with the south line of West 74th Street; a line 960.12 feet west of and parallel with the center line of South Ashland Avenue; a line 517.50 feet south of and parallel with the south line of West 74th Street; and a line 2,082 feet west of and parallel with the center line of South Ashland Avenue,

to the designation of Transportation Planned Development No. _____ 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 2. 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:

Transportation Planned Development No. 524

Plan Of Development Statements.

1. The area delineated herein as Transportation Planned Development is owned or controlled by the Applicant, the Chicago Transit Authority.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the successors and assignees 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 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 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. 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 Plan of Development consists of fourteen Statements; an Existing Zoning Map; a Property Line and Planned Development Boundary Map; a Generalized Land Use Map; an Existing Land Use Map; and a Table of Use and Bulk Regulations and Related Controls; a Site Plan and a Landscape Plan prepared by the Applicant, the Chicago Transit Authority, both dated May 9, 1991. Full size sets of both the Site Plan, Landscape Plan and Elevation Drawings are on file with the Department of Planning. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. The Planned Development 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 "Transportation Planned Development": Bus terminals, bus garage, bus repair facilities including but not limited to accessory uses such as fare collection, vehicle washing and painting, related offices and training areas and required communications and office facilities and off-street parking. Bus storage will be enclosed but short term queuing of buses may be in open areas no less than 100 feet from West 74th Street.
6. Directional and identification signs may be permitted within the area delineated herein as "Transportation Planned Development" subject to the review and approval of the Department of Buildings and the Department of Planning.

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 off-street loading facilities shall be provided in compliance with this Plan of Development subject to review of the Department of Transportation and the approval of the Department of Planning. A minimum of two percent of all parking spaces shall be designated for parking for the handicapped.
9. Any service drives or any other ingress or egress must be adequately designed and paved in accordance with the regulations of the Department of Transportation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles.
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-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.
11. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
12. The Plan of Development herein shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Planning. The Applicant shall comply with the provisions of the City of Chicago Public Art Program and the Percent for Art ordinance.
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 designated and constructed in general conformance with the Landscape 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 Transportation, 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.

14. Unless substantial construction of the proposed structure 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; 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 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 M2-2 General Manufacturing District.

[Existing Zoning Map, Property Line and Right-of-Way Adjustment Map, Generalized Land Use Plan, Existing Land Use Map, Site Plan/Landscape Plan, and Elevation Drawings attached to this Plan of Development printed on pages 15090 through 15096 of this Journal.]

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

3/25/92

UNFINISHED BUSINESS

15089

Transportation Planned Development No. _____.

Use And Bulk Regulations And Data.

Net Site Aea	General Description Of Land Use	Maximum Floor Area Ratio	Maximum Percentage Site Coverage
<u>Square Feet</u> <u>Acres</u> 629,878 14.460	In accordance with Statement No. 5 of this Planned Development	0.65	In accordance with Site Plan attached

Gross Site Area = Net Site Area: 629,878 square feet (14.460 acres)
Public R.O.W.: 44,519 square feet (1.022 acres)

TOTAL: 674,397 square feet (15.482 acres)

Minimum Off-Street Loading Spaces: Per M2-2 requirements

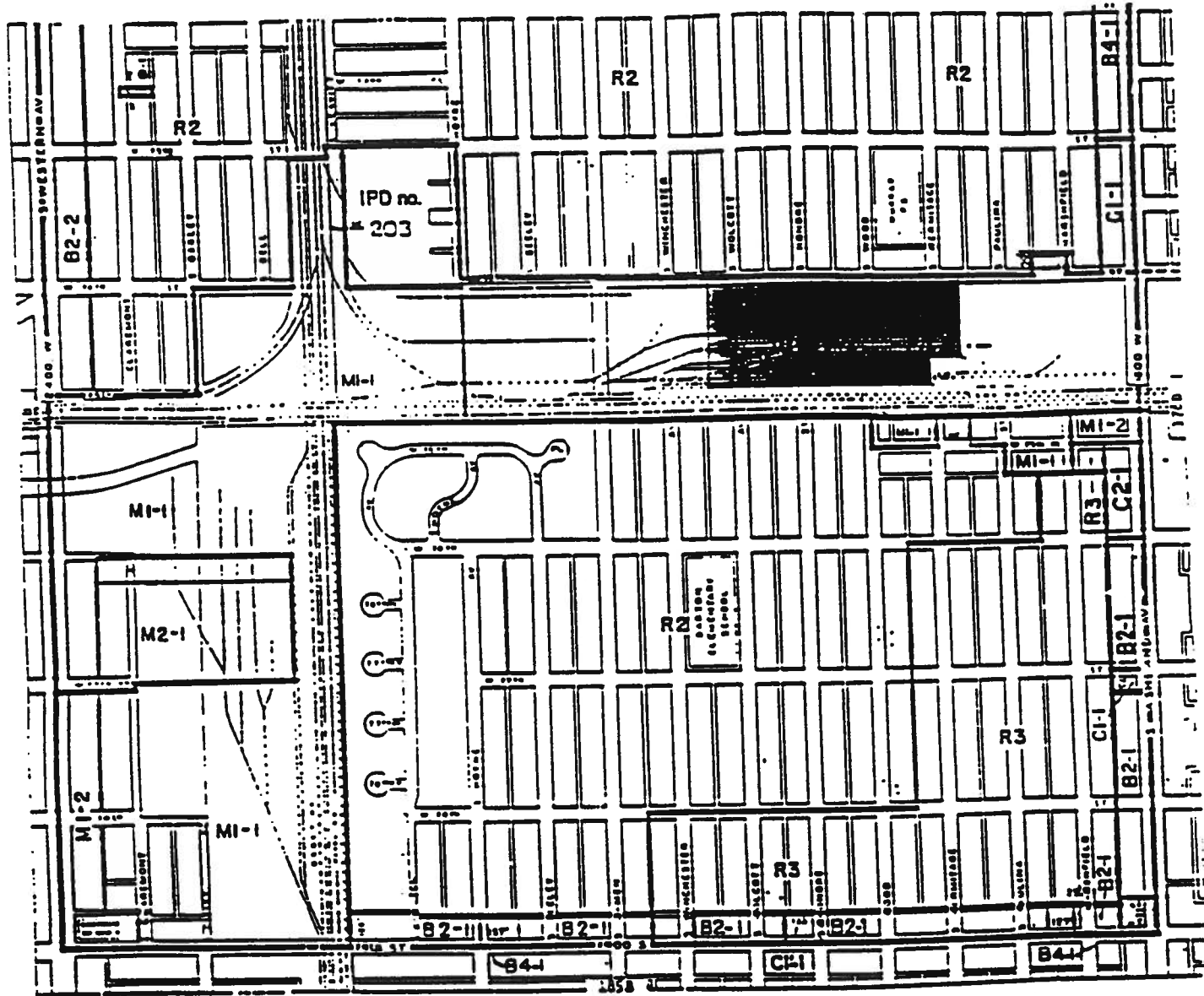
Minimum Off-Street Parking Spaces: 230

A minimum of two percent of all parking spaces shall be devoted to parking for the handicapped.

Minimum Required Setbacks: In accordance with Site Plan filed herein.

Maximum Building Height: 36 feet

TRANSPORTATION PLANNED DEVELOPMENT NO. _____
EXISTING ZONING MAP



LEGEND:



SUBJECT PROPERTY

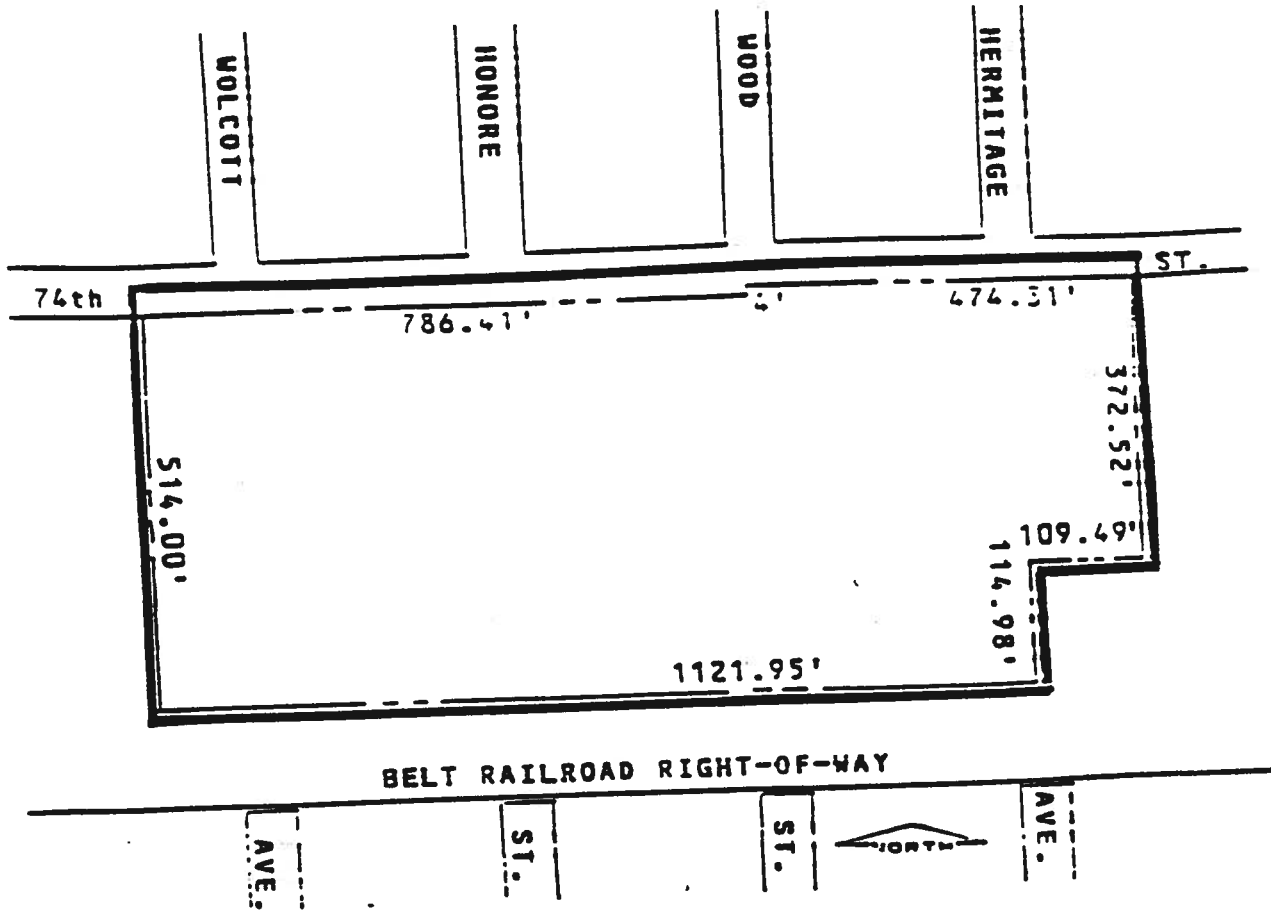
APPLICANT: Chicago Transit Authority
 ADDRESS: 74th & Wood Streets
 DATE: June 13, 1991

3/25/92

UNFINISHED BUSINESS

15091

TRANSPORTATION PLANNED DEVELOPMENT NO. _____
PROPERTY LINE AND RIGHT-OF-WAY ADJUSTMENT MAP



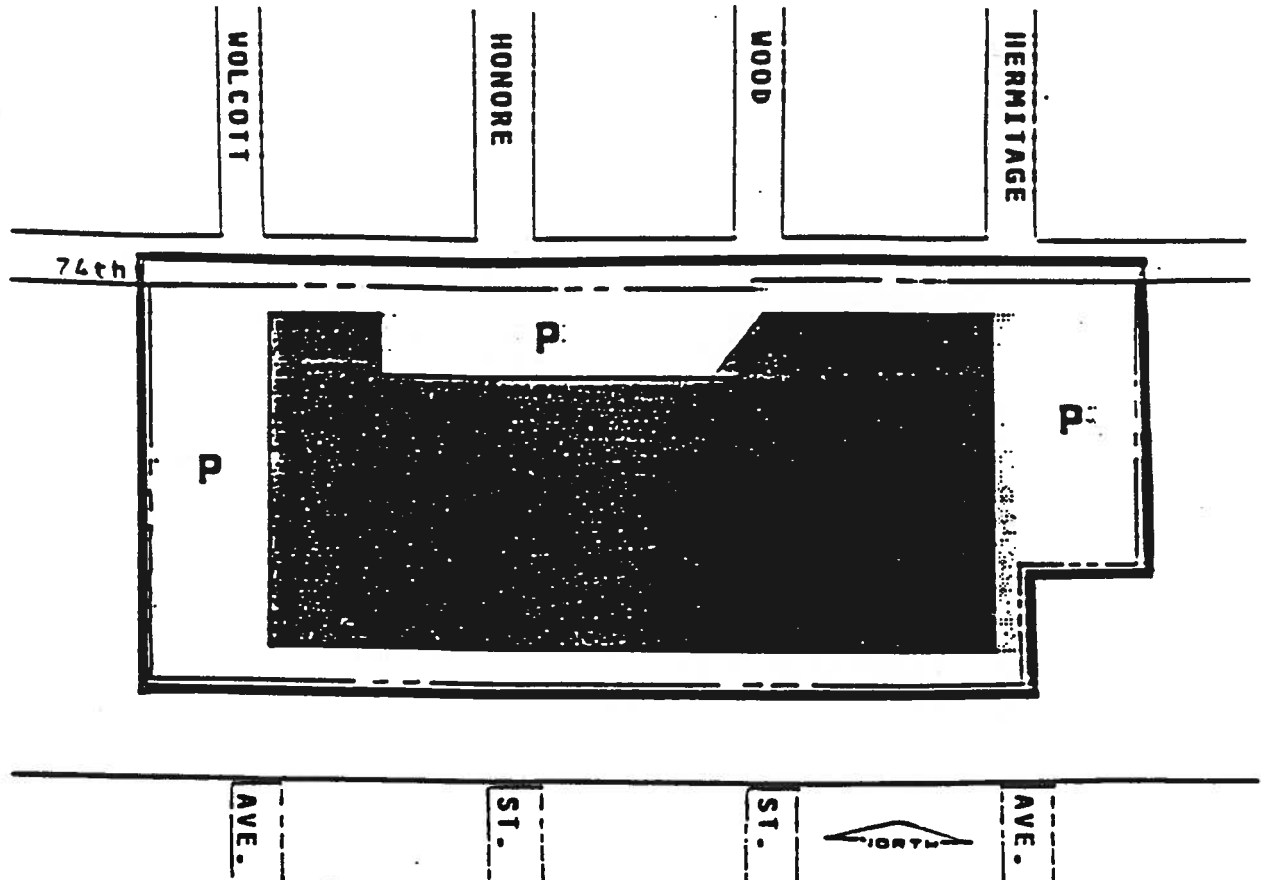
LEGEND:

- PLANNED DEVELOPMENT BOUNDARY
- - - - -** 4' DIMENSIONED PROPERTY LINE




NOTE: NO RIGHT-OF-WAY ADJUSTMENTS PLANNED.

APPLICANT: Chicago Transit Authority
 ADDRESS: 74th & Wood Streets
 DATE: June 13, 1991

TRANSPORTATION PLANNED DEVELOPMENT NO. _____
GENERALIZED LAND USE PLAN



LEGEND:

-  PLANNED DEVELOPMENT BOUNDARY
-  PRINCIPAL BUILDING LOCATION
-  PARKING AND CIRCULATION

- NOTES:**
1. FOR USES SEE STATEMENT NO. 3.
 2. FOR DETAIL SEE SITE AND LANDSCAPE PLANS ON FILE IN THE PLANNING DEPARTMENT

APPLICANT: Chicago Transit Authority
ADDRESS: 74th & Wood Streets
DATE: June 13, 1991

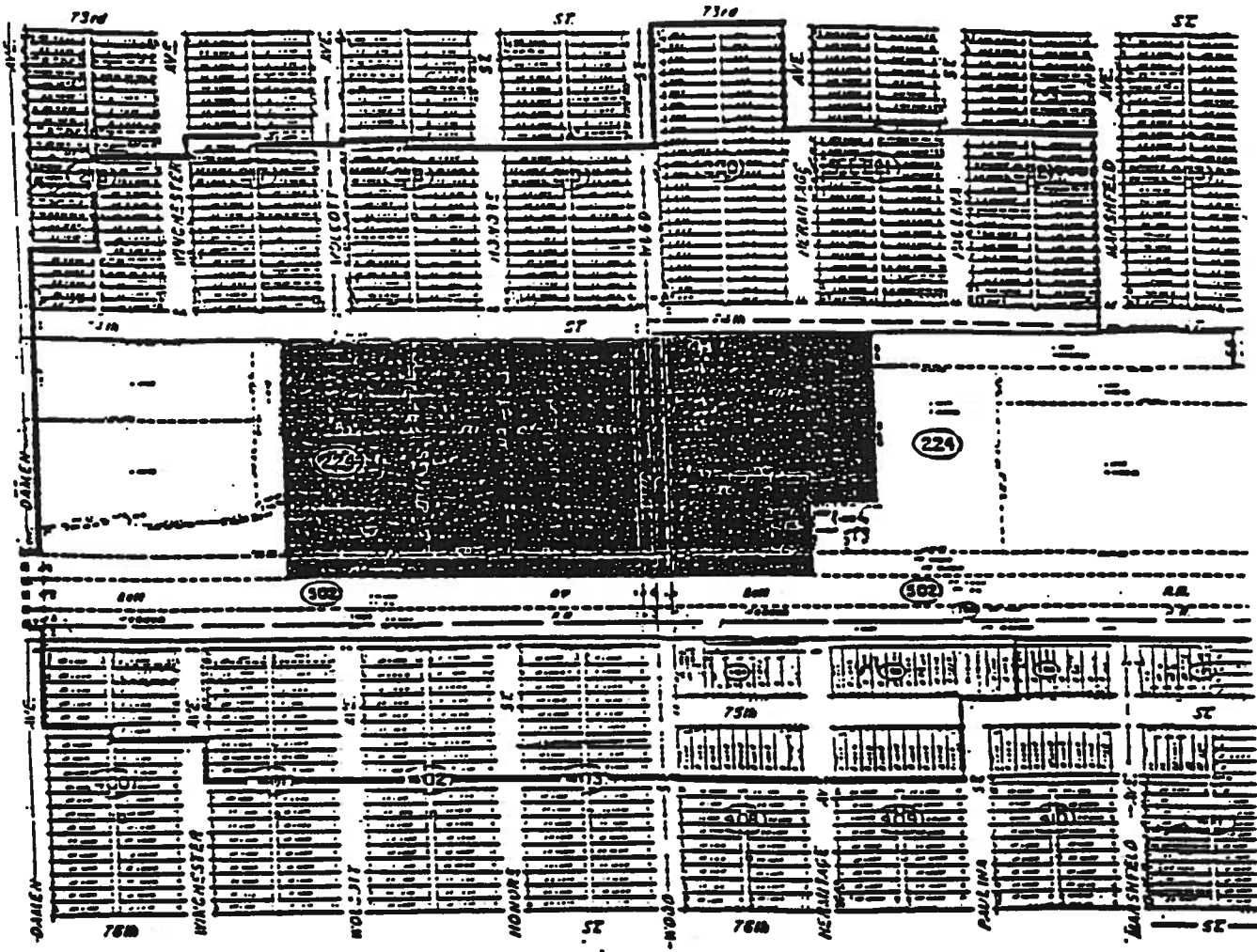
3/25/92

UNFINISHED BUSINESS



15093

TRANSPORTATION PLANNED DEVELOPMENT NO. _____

EXISTING LAND USE MAP



LEGEND:

-  SUBJECT PROPERTY
-  AREA SUBJECT TO NOTICE

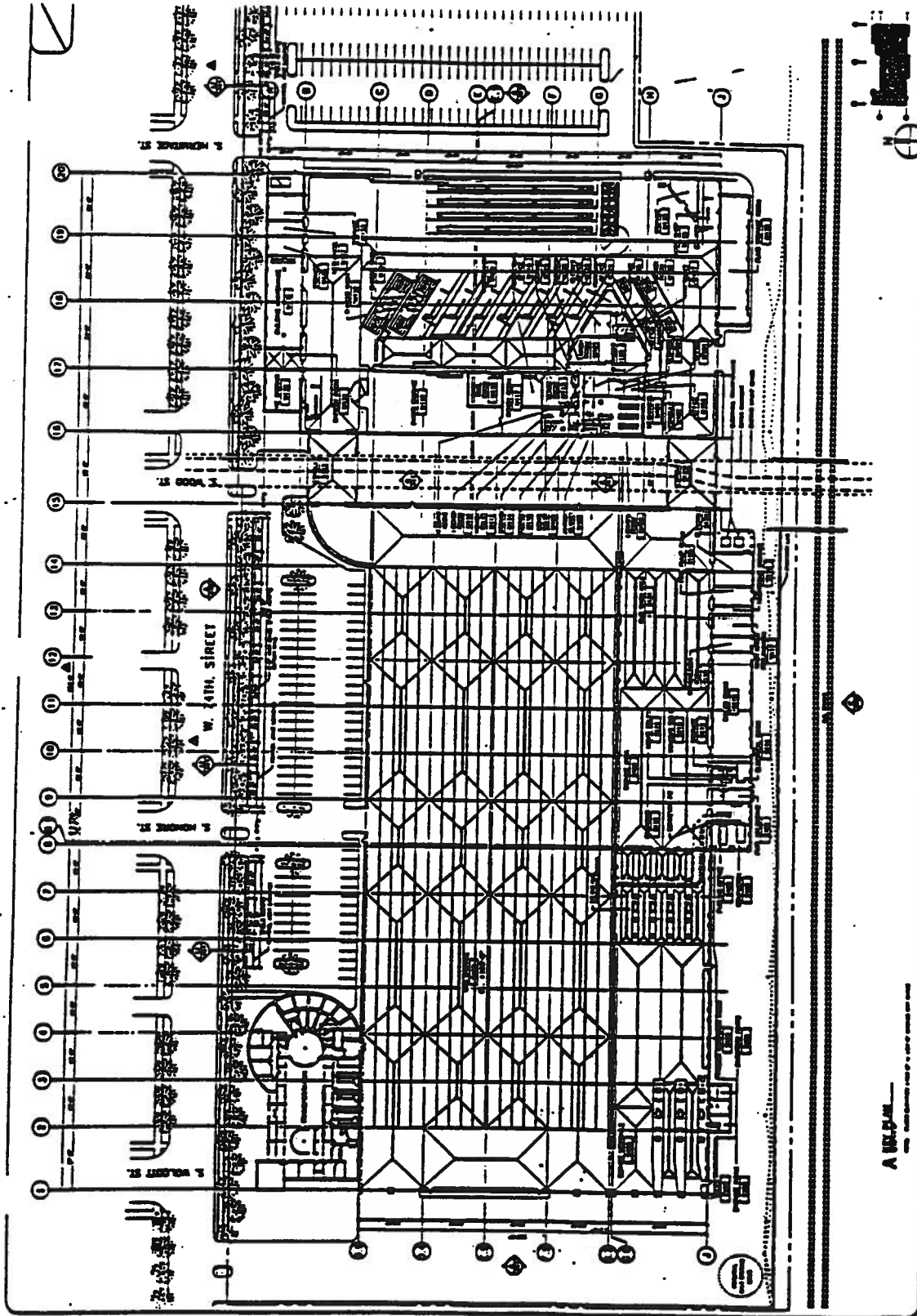
NOTE: AREAS NORTH OF 74th STREET AND SOUTH OF THE BELT RAILROAD ARE PREDOMINANTLY SINGLE-FAMILY RESIDENTIAL.

APPLICANT: Chicago Transit Authority

ADDRESS: 74th & Wood Streets

DATE: June 13, 1991

Site Plan/Landscape Plan.



A 100% PLAN

Alspate and Sons, Inc.

100% PLAN

APPLICANT - Chicago Transit Authority

DATE: 3/25/92

SCALE: AS SHOWN

PROJECT: CHICAGO TRANSIT AUTHORITY

NO. 15094

DATE: 3/25/92

SCALE: AS SHOWN

PROJECT: CHICAGO TRANSIT AUTHORITY

NO. 15094

DATE: 3/25/92

SCALE: AS SHOWN

PROJECT: CHICAGO TRANSIT AUTHORITY

NO. 15094

DATE: 3/25/92

SCALE: AS SHOWN

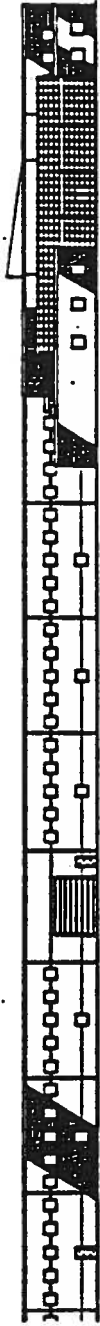
PROJECT: CHICAGO TRANSIT AUTHORITY

	Alspate and Sons, Inc. 100% PLAN		CHICAGO TRANSIT AUTHORITY 100% PLAN
	APPLICANT - Chicago Transit Authority		DATE: 3/25/92
SCALE: AS SHOWN	PROJECT: CHICAGO TRANSIT AUTHORITY	NO. 15094	DATE: 3/25/92
SCALE: AS SHOWN	PROJECT: CHICAGO TRANSIT AUTHORITY	NO. 15094	DATE: 3/25/92

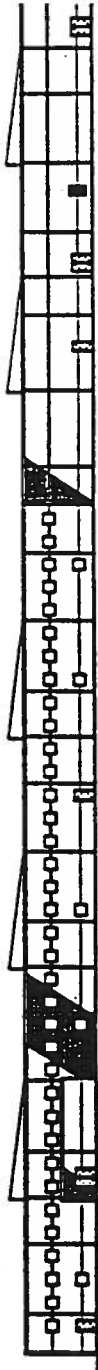
Elevation Drawings.
(Page 2 of 2)



A 1999 ELEVATION




B 1999 ELEVATION (CONSTRUCTION OF LA)



C 1999 ELEVATION



D 1999 ELEVATION (CONSTRUCTION OF LA)

 Alpha and Sons, Inc. 1111 N. LA SALLE ST. CHICAGO, ILL. 60610 TEL: 312-467-1111 FAX: 312-467-1112		Chicago Transit Authority 111 N. LA SALLE ST. CHICAGO, ILL. 60610 TEL: 312-467-1111 FAX: 312-467-1112	
Applicant: _____ Address: _____ Date: _____		Chicago Transit Authority 111 N. LA SALLE ST. CHICAGO, ILL. 60610 TEL: 312-467-1111 FAX: 312-467-1112	

Applicant - Chicago Transit Authority
 Address: 74th and Wood Street
 Date: June 13, 1991