

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 the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 5-G in the area bounded by:

a line 200 feet south of West Dickens Avenue; the alley next east of North Magnolia Avenue; a line 225 feet south of West Dickens Avenue; and North Magnolia Avenue,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in full force and effect from and after its passage and due publication.

— PD 532

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 M3-3 Heavy Manufacturing District symbols and indications as shown on Map No. 5-H within the following area:

the area bounded on the southwest by Elston Avenue; on the northeast by the North Branch of the Chicago River; on the southeast by a line which is perpendicular to Elston Avenue and lying 200 feet northwesterly of the north line of Webster Avenue; and on the northwest by a line which is parallel to and 200.02 feet northwesterly of the said southeasterly line,

to those of a Waterway Planned Development District subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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 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 the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 5-G in the area bounded by:

a line 200 feet south of West Dickens Avenue; the alley next east of North Magnolia Avenue; a line 225 feet south of West Dickens Avenue; and North Magnolia Avenue,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in full force and effect from and after its passage and due publication.

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 M3-3 Heavy Manufacturing District symbols and indications as shown on Map No. 5-H within the following area:

the area bounded on the southwest by Elston Avenue; on the northeast by the North Branch of the Chicago River; on the southeast by a line which is perpendicular to Elston Avenue and lying 200 feet northwesterly of the north line of Webster Avenue; and on the northwest by a line which is parallel to and 200.02 feet northwesterly of the said southeasterly line,

to those of a Waterway Planned Development District subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part hereof 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:

Waterway Planned Development

For

2221 -- 2239 North Elston Avenue. Chicago, Illinois.

Plan Of Development Statements.

1. The area delineated herein as Waterway Planned Development (the "Planned Development") consists of approximately 1.17 acres of property which is depicted on the attached Property Line and Boundary Map (the "Property") and is owned or controlled by the Applicant, W.W. Grainger, Inc., an Illinois corporation.
2. The Applicant shall obtain all necessary official reviews, approvals or permits associated with the Planned Development.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or control or single designated control. Single designated control for purposes of this paragraph shall mean that any application to the city for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors. Nothing herein shall be construed to mean that any individual owner of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property of any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply

to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of 15 statements, an Existing Zoning Map, a Property Line and Boundary Map, an Existing Land Use Map, an Existing Land Use Area Map, a Site/Landscape Plan prepared by Pence-Schwartz and Associates, Inc. (Architects), dated April 8, 1993, and Elevations prepared by Pence-Schwartz and Associates, Inc., dated April 8, 1993.

Full size sets of the Site/Landscape Plan and Elevations are on file with the Department of Planning and Development. 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, Title 17 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 in the Planned Development subject to the conditions of this Planned Development: warehousing, storage and wholesale distribution of industrial and commercial products and equipment and over-the-counter and shipped sales, with associated office use and product display.
6. Business identification signs shall be permitted subject to the review and approval of the Commissioner of the Department of Planning and Development.
7. Any dedication or vacation of streets or alleys, or easements or adjustments of rights-of-way, or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Applicant and approval by the City Council.
8. Off-street parking and loading facilities shall be provided in compliance with this Planned Development and the Site Plan submitted herewith subject to the review of the Department of Transportation and the Department of Planning and Development. A minimum of 2% of all parking spaces shall be designated for the handicapped.
9. Any service drives or other ingress or egress shall be designed and paved in accordance with the regulations of the Department of Transportation 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. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic Engineering and Operations and of the Commissioner of the Department of Planning and Development.

10. Height restriction of any building or any appurtenance thereto shall, in addition to the restrictions in Statement 12 and the Table of Use and Bulk Regulations and Data, be subject to:
 - a. Heights limitations as certified and approved by the Federal Aviation Administration; and
 - b. Airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law and approved by the City Council.
11. 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 Development and in effect on the date hereof.
12. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan and the Elevations. In addition, the improvements on the Property shall be subject to the following regulations:
 - a. Landscaping. Parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.
 - b. River Edge Improvements. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance and quality of Chicago's waterways, and, wherever possible, establishing a continuous landscaped walkway and bicycle path along Chicago's waterways. To further these goals, the Applicant agrees to set back all buildings and parking areas to a minimum of 25 feet from the existing river edge as depicted on the Site/Landscape Plan.

The river edge setback area shall be landscaped and improved as depicted on the Site/Landscape Plan simultaneously with construction of the proposed building. Upon construction of the paved pathway depicted on the Site/Landscape Plan, the Applicant shall provide additional landscaping as reasonably required by the Department of Planning and Development. The Applicant shall not be required to provide the paved pathway or install additional landscaping or make the setback area open to the public, unless and until similarly improved areas are available on both properties adjacent to the subject property. After installation, the pathway shall be open and available for use by the general public, free of charge, during the hours of 6:00 A.M. to 11:00 P.M. everyday (or any lesser time period which may be established by the Department of Planning and Development for the continuous pathway).

Notwithstanding any provision of this Planned Development, the requirement that a paved pathway and public access be provided along the river edge shall not be construed to require the Applicant to permit the public use of such pathway or access for any purpose other than pedestrian movement along the river edge or to restrict the Applicant's ability to close off public access from time to time to prevent the establishment of any public or constructive easements. Applicant will use good faith efforts to promptly implement measures to prevent erosion of the existing shoreline; provided, however, the Applicant's rights to construct the proposed building and operate its business under this planned development ordinance shall not be affected if any necessary permits or approvals for such erosion control measures are not obtained.

13. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area in this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct

and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

15. Unless substantial construction 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, then 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 M3-3 Heavy Manufacturing District.

[Existing Zoning Map, Property Line and Boundary Map, Existing Land Use Map, Existing Land Use Area Map, Site/Landscape Plan and Elevation Drawings attached to this Plan of Development printed on pages 34115 through 34121 of this Journal.]

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

Industrial Waterway Planned Development.

Use And Bulk Regulations Data Sheet.

Site Area Calculations.

Area of Site: 51,111 square feet
(1.1733 acres)

Maximum Floor Area Ratio:	0.5
Site Coverage:	In accordance with Site/Landscape Plan
Minimum Setbacks from Property Line and River Edge:	In accordance with Site/Landscape Plan
Maximum Building Height:	32 feet
Minimum Number of Off-Street Parking Spaces:	32
Minimum Number of Off-Street Loading Berths:	2

Reclassification Of Area Shown On Map Number 5-I.

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

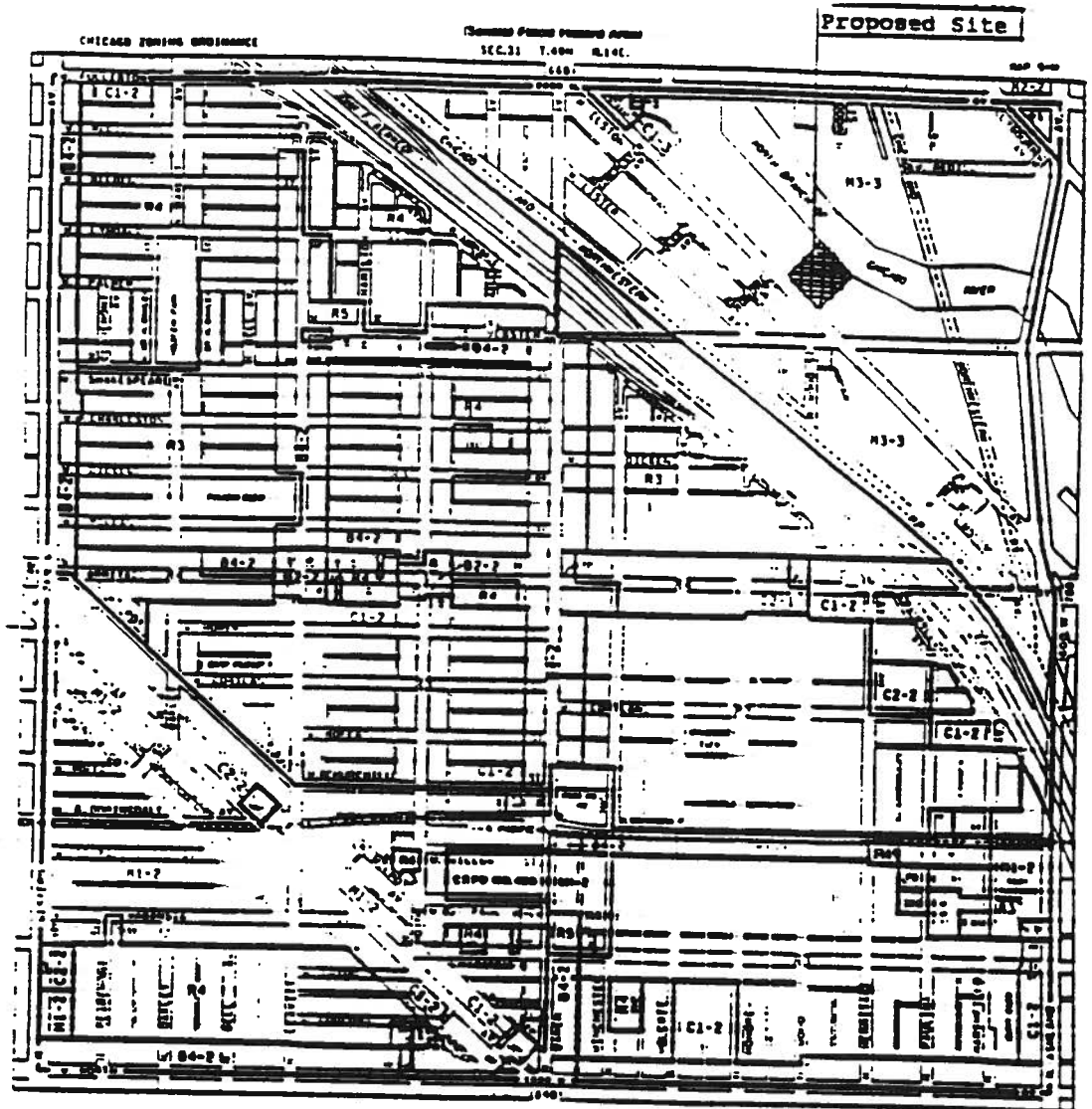
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 5-I in the area bounded by:

a line 250 feet south of West Cortland Street; North California Avenue;
a line 350 feet south of West Cortland Street; and the alley next west of
and parallel to North California 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.

Existing Zoning Map.



APPLICANT
W.W. GRAINGER, INC.
333 KNIGHTSRIDGE PARKWAY
LINCOLNSHIRE, IL
APRIL 8, 1993

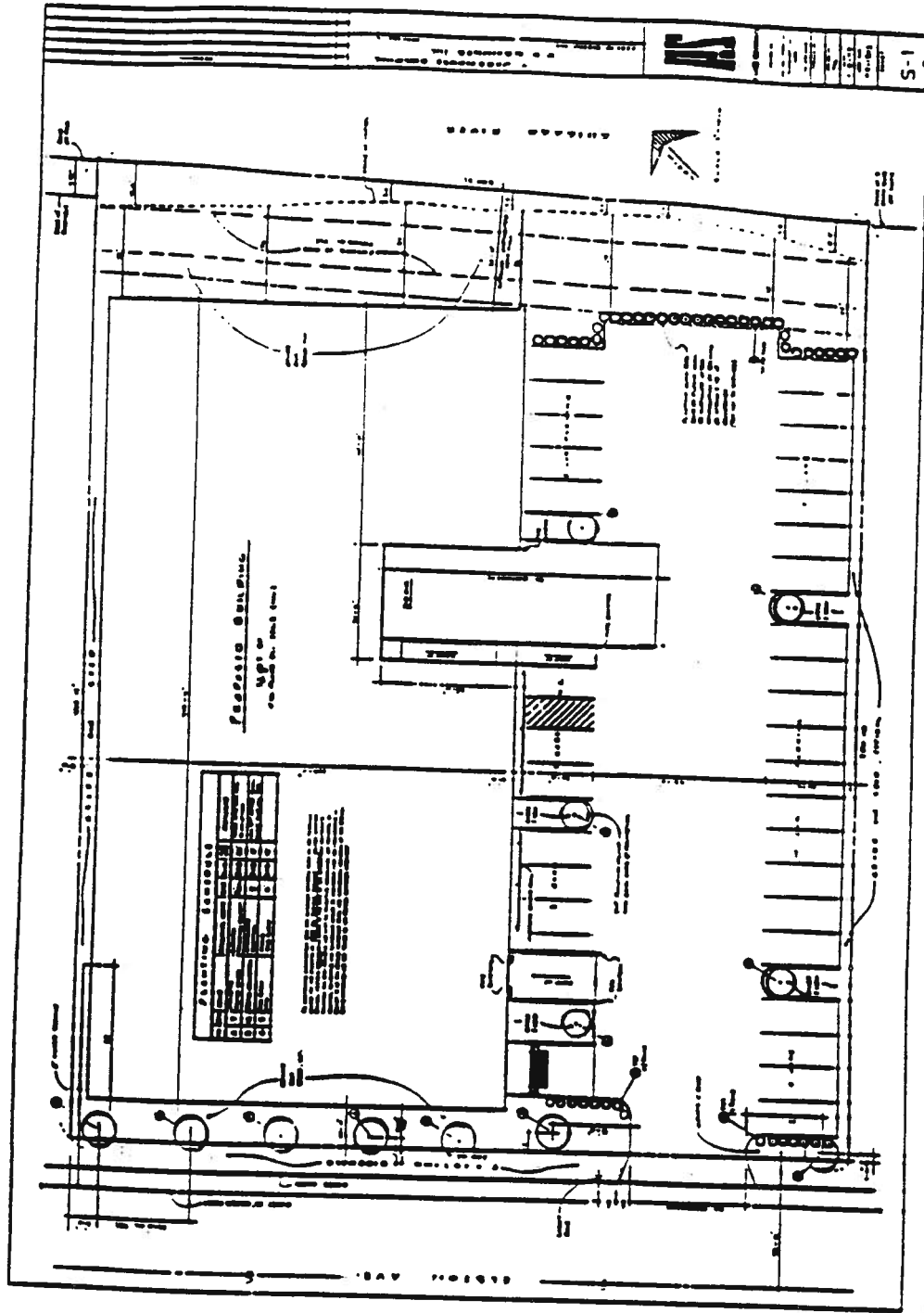
6/9/93

UNFINISHED BUSINESS

34119

532

Site/Landscape Plan.

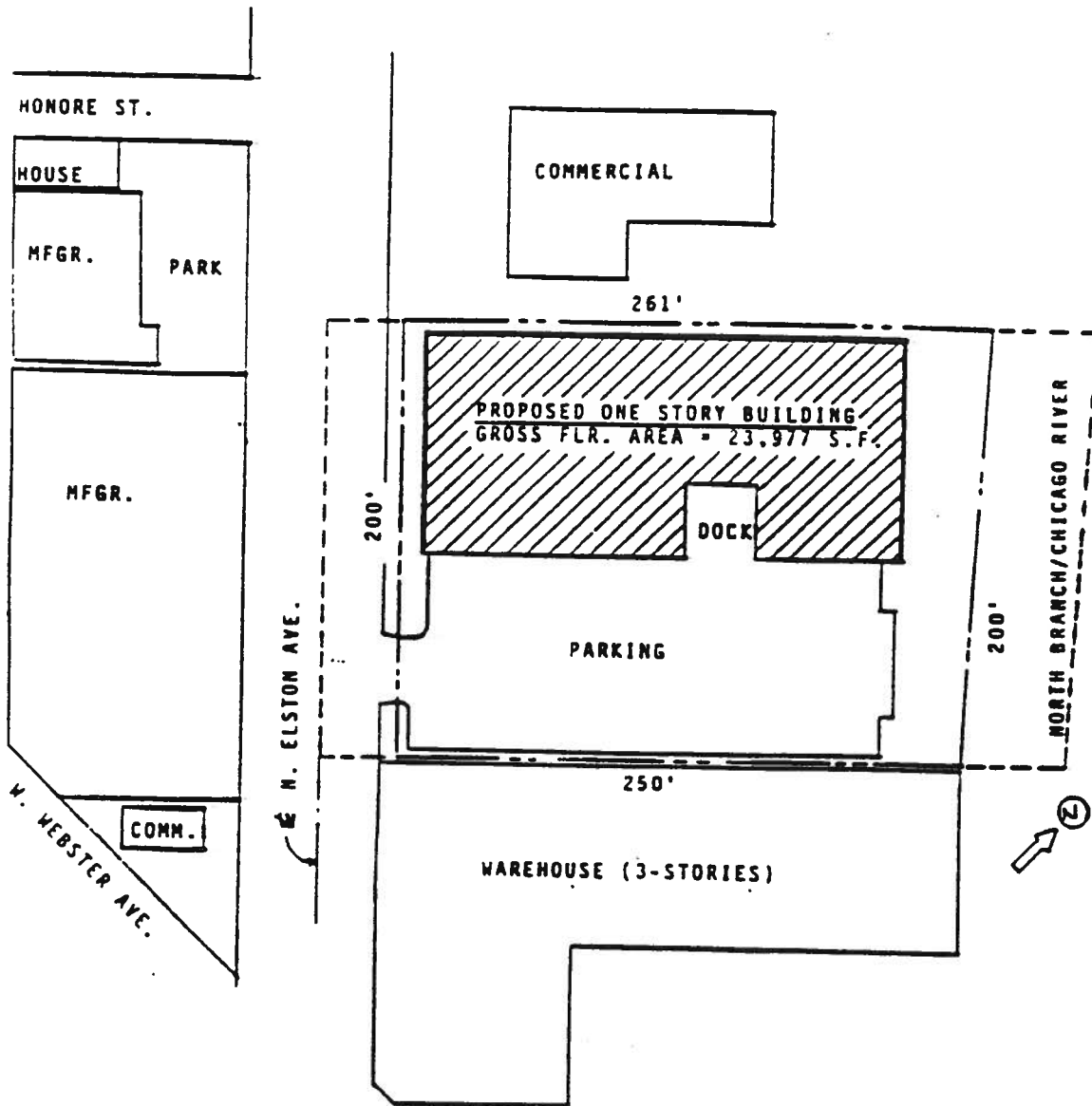


APRIL 1991
BY: [Signature]
[Firm Name]
[Address]
April 9, 1991

5-1

Property Line And Boundary Map.

WATERWAY PLANNED DEVELOPMENT



APPLICANT
W.W. GRAINGER INC.
333 KNIGHTSBRIDGE PARKWAY
LINCOLNSHIRE ILL.

APRIL 8, 1993

PROPERTY LINE: _____
PLANNED DEVELOP
BOUNDARY: _____

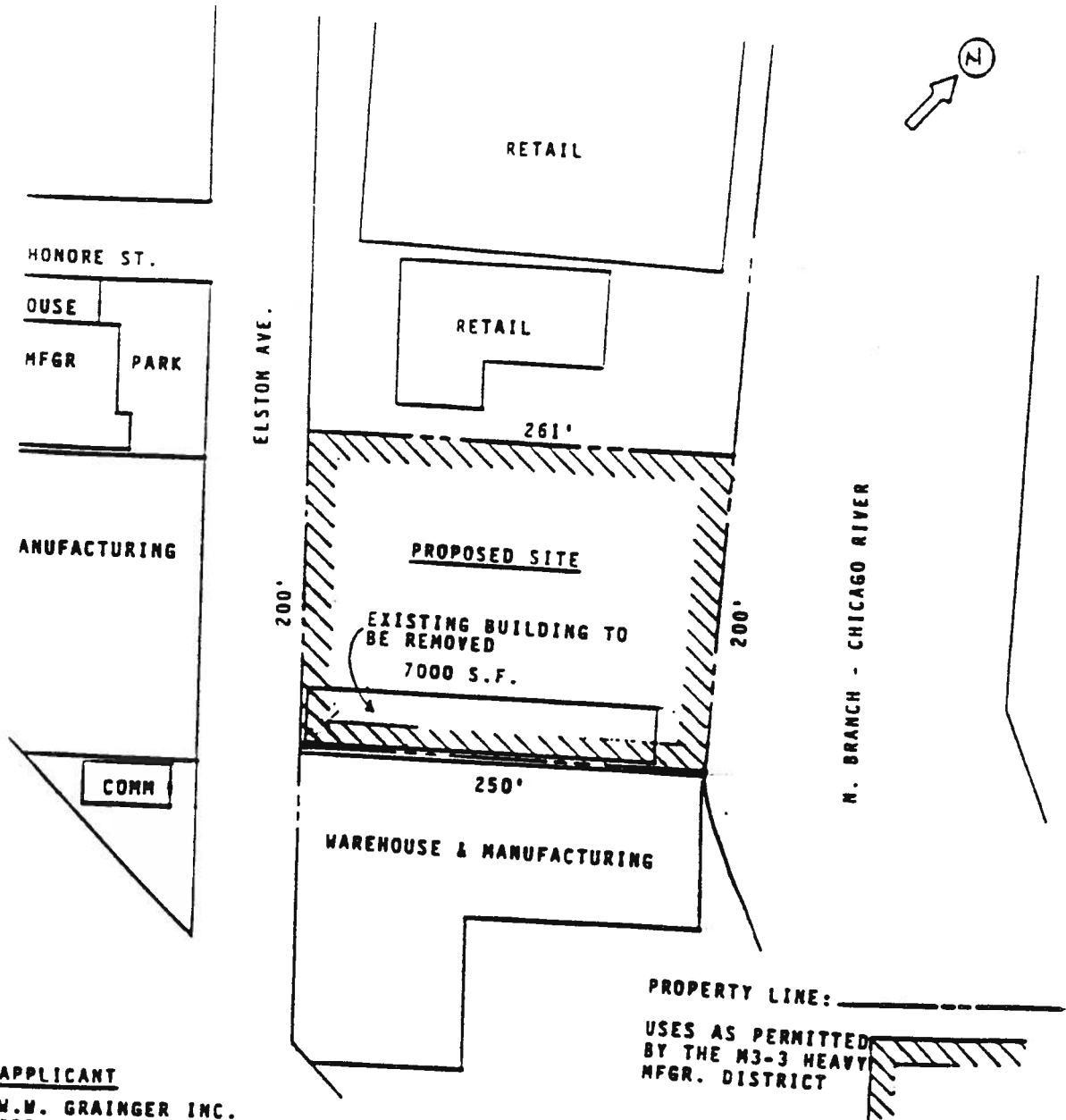
6/9/93

UNFINISHED BUSINESS

34117

Existing Land Use Map.

WATERWAY PLANNED DEVELOPMENT

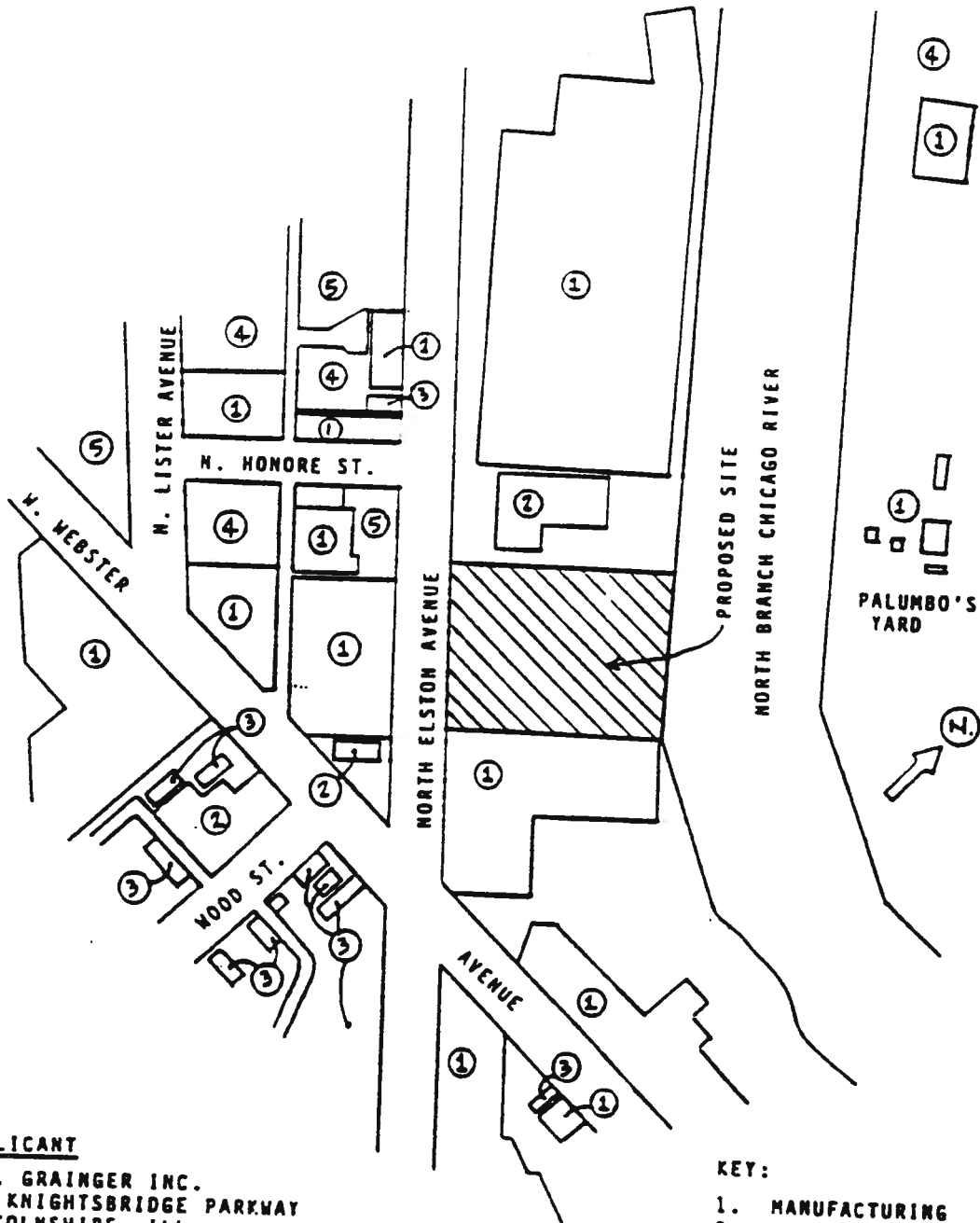


APPLICANT
W.M. GRAINGER INC.
333 KNIGHTSBRIDGE PARKWAY
LINCOLNSHIRE, ILL.

APRIL 8, 1993

Existing Land Use Area Map.

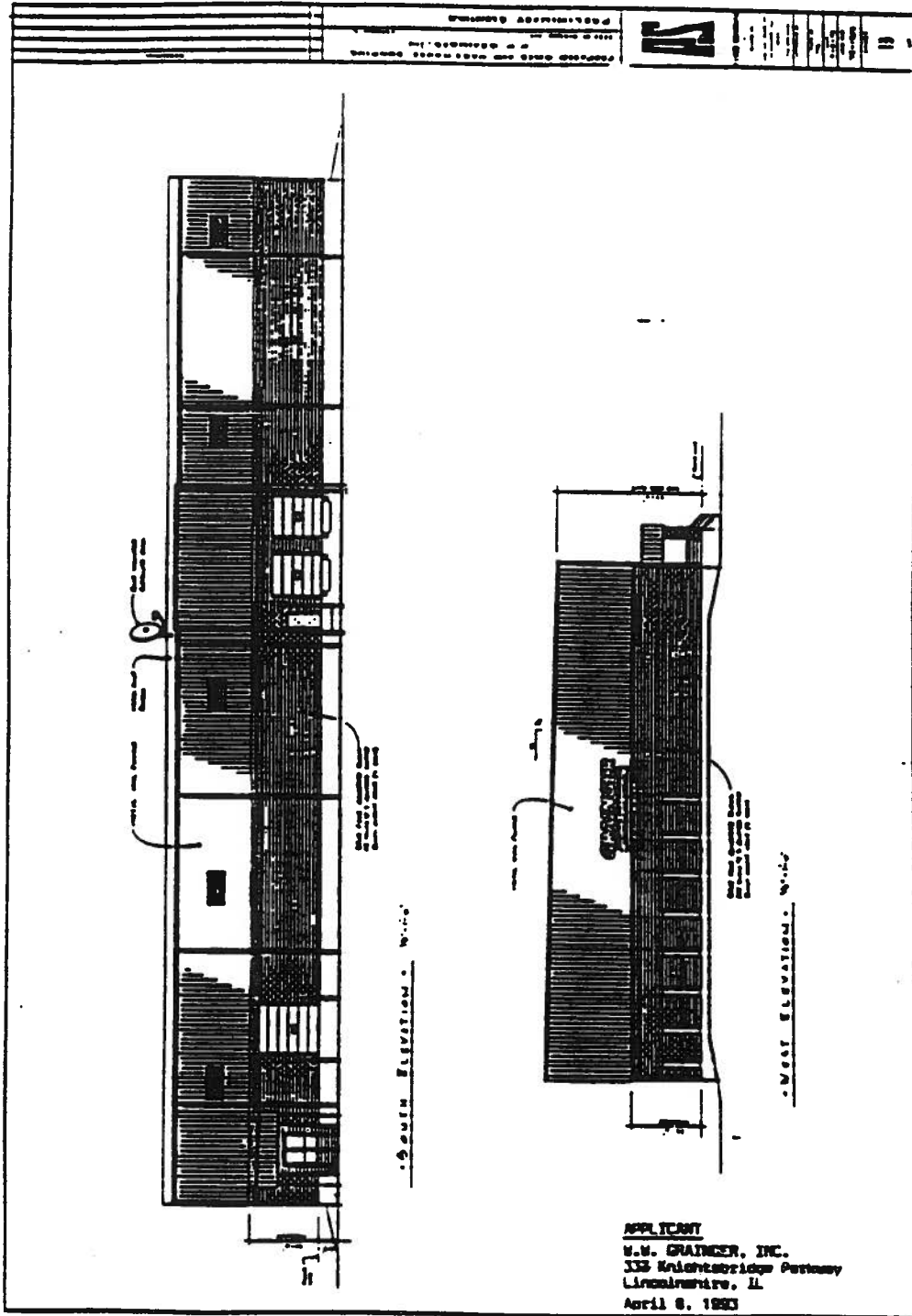
WATERWAY PLANNED DEVELOPMENT



APPLICANT
 W.M. GRAINGER INC.
 333 KNIGHTSBRIDGE PARKWAY
 LINCOLNSHIRE, ILL.
 APRIL 8, 1993

- KEY:**
- 1. MANUFACTURING
 - 2. COMMERCIAL
 - 3. RESIDENTIAL
 - 4. VACANT
 - 5. PARKING

West Elevation.



East Elevation.

