

11204

*Reclassification Of Area Shown On Map Number 2-F.
(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 M2-5 General Manufacturing District symbols and indications as shown on Map No. 2-F in the area bounded by:

West DeKoven Street; South Clinton Street; West Grenshaw Street; and South Jefferson Street,

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 3-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 R4 General Residence District symbols and indications as shown on Map No. 3-H in the area bounded by:

West Thomas Street; North Oakley Boulevard; a line 54 feet, 8-7/8 inches south of and parallel to West Thomas Street; and the public alley next west of and parallel to North Oakley Boulevard,

to those of an R5 General 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.

*Reclassification Of Area Shown On Map Number 4-E.
(As Amended)*

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

PD 544

11204

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C3-5 Commercial-Manufacturing District symbols and indications as shown on Map No. 4-E in the area bounded by:

a line 225 feet south of East 14th Street; the alley next east of and parallel to South Wabash Avenue; a line 891.09 feet south of East 14th Street; and South Wabash Avenue,

to the designation of an Institutional 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 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:

Institutional Planned Development No. 544.

Planned Development Statements.

1. The area delineated herein as an Institutional Planned Development commonly known as 1423 -- 1501 South Wabash Avenue consists of approximately 114,342 square feet (2.62 acres) of property which is depicted on the attached Property Line Map (the "Property") is under single ownership of the Applicant, Soka Gakkai International-U.S.A., a nonprofit religious corporation.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees. 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 and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. 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 under 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, or any ground lessors, 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 or 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), shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of fifteen (15) statements: an Existing Zoning and Street System Map; a Property Line and Planned Development Boundary Map; a Generalized Land-Use Plan; an Existing Land Use Area Map; a Table of Use and Bulk Regulations and Related Controls; a Site/Landscape Plan; and Elevation Plans prepared by Harding Associates, dated February 10, 1994. Full-size sets of the Site Plan, Landscape Plan and Elevation Plans are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning 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 within the area delineated herein as "Institutional Planned Development": Culture Center for the religious activities of Applicant to include worship facilities; lecture, meeting and counseling rooms; administrative offices; a bookstore for the convenience of its members; and related parking. Meeting rooms, when not in use by Applicant, shall be available for appropriate use by nonprofit and non-political community groups.

6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Commissioner of the Department of Planning and Development. Temporary construction signs shall be permitted, subject to the review and approval of the Commissioner of the Department of Planning and Development. Electronic message boards and flashing signs shall be prohibited.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development, subject to review of the Departments of Transportation and Traffic. The minimum number of off-street parking spaces shall be determined in accordance with the attached Table of Use and Bulk Regulations. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.
8. Any service drives or other ingress or egress shall be adequately 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 the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Commissioner of the Department of Planning and Development.
9. Height restriction on any building or any appurtenances 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 and Development, Department of Aviation, and Department of Law, and approved by the City Council.
10. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. The Planned Development herein shall be subject to the "Rules, Regulations and Procedures Related to Planned Developments", as promulgated by the Commissioner of the Department of Planning and Development and in effect on the date hereof.
12. Improvements of the Property, including landscaping and all entrances and exits to the parking areas, shall be designed, installed and maintained in substantial conformance with the Use and Bulk

Regulations, Site Plan, Landscape Plan and Elevation Plans attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The Applicant agrees to cooperate with the Landmarks Division of the Department of Planning and Development in documenting any ruins from the Libby Prison which may remain on the site. Said documentation and any related work shall be completed within thirty (30) days of commencement of demolition or excavation.

13. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development 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. 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, Refrigerating 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 two (2) 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 a C3-5 Commercial-Manufacturing District.

[Existing Zoning and Street System Map, Property Line and Planned Development Boundary Map, Generalized Land Use Plan Map, Existing Land Use Area Map, Site/Landscape Plan and Elevation Plans attached to this Plan of Development printed on pages 48085 through 48091 of this Journal.]

Table of Use and Bulk Regulations and Related Controls attached to this Plan of Development reads as follows:

Institutional Planned Development No. 11204.

Table Of Use And Bulk Regulations And Related Controls.

Net Site Area	Description Of Permitted Uses	Maximum Floor Area Ratio	Maximum No. Of Dwelling Units	Maximum Percent Of Site Coverage
<u>Square Feet</u> Acres				
114,342 2.62	See Statement Number 5	0.23	0	In general conformance with Site/Landscape Plan

Gross Site Area, 153,642 square feet (3.53 acres) = Net Site Area, 114,342 square feet (2.62 acres) + Area in Public Right-of-Way, 39,300 square feet (0.90 acres).

Maximum Floor Area Ratio: 0.23 (25,947 square feet).

Minimum Number of Off-Street Parking (950-seat assembly, 1:12 ratio): 186.

Minimum Number of Off-Street Loading (10 feet x 50 feet):	1.
Maximum Building Height:	27 feet (2 stories).
Setbacks:	In general conformance with the Site/Landscape Plan.

*Reclassification Of Areas Shown On Map Number 5-H.
(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 R4 General Residence District symbols and indications as shown on Map No. 5-H in the area bounded by:

a line 57.19 feet north of the alley next north of the alley next north of West Wabansia Avenue; the alley next east of North Hermitage Avenue; the alley next north of the alley north of West Wabansia Avenue,

to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.

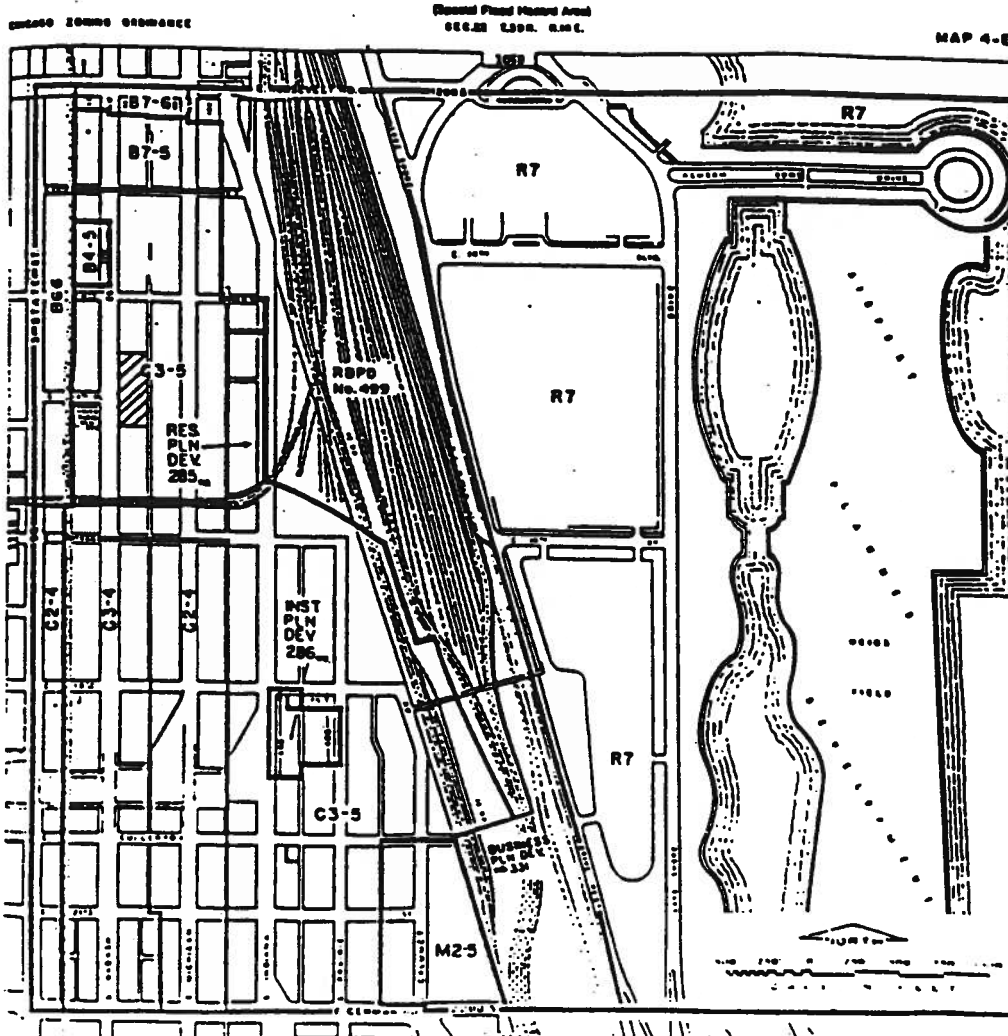
SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 5-H in the area bounded by:

the alley next north of the alley next north of West Wabansia Avenue; the alley next east of North Hermitage Avenue; a line 66.14 feet south of the alley next north of the alley next north of West Wabansia Avenue; and North Hermitage Avenue,

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

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Existing Zoning and Street System Map.



Proposed Planned Development Boundaries //////////////

Applicant: SOKA GAKKAI INTERNATIONAL - USA
 Address: 1423-1501 SOUTH WABASHI AVENUE
 Date: DECEMBER 13, 1993
 Revised: FEBRUARY 10, 1994

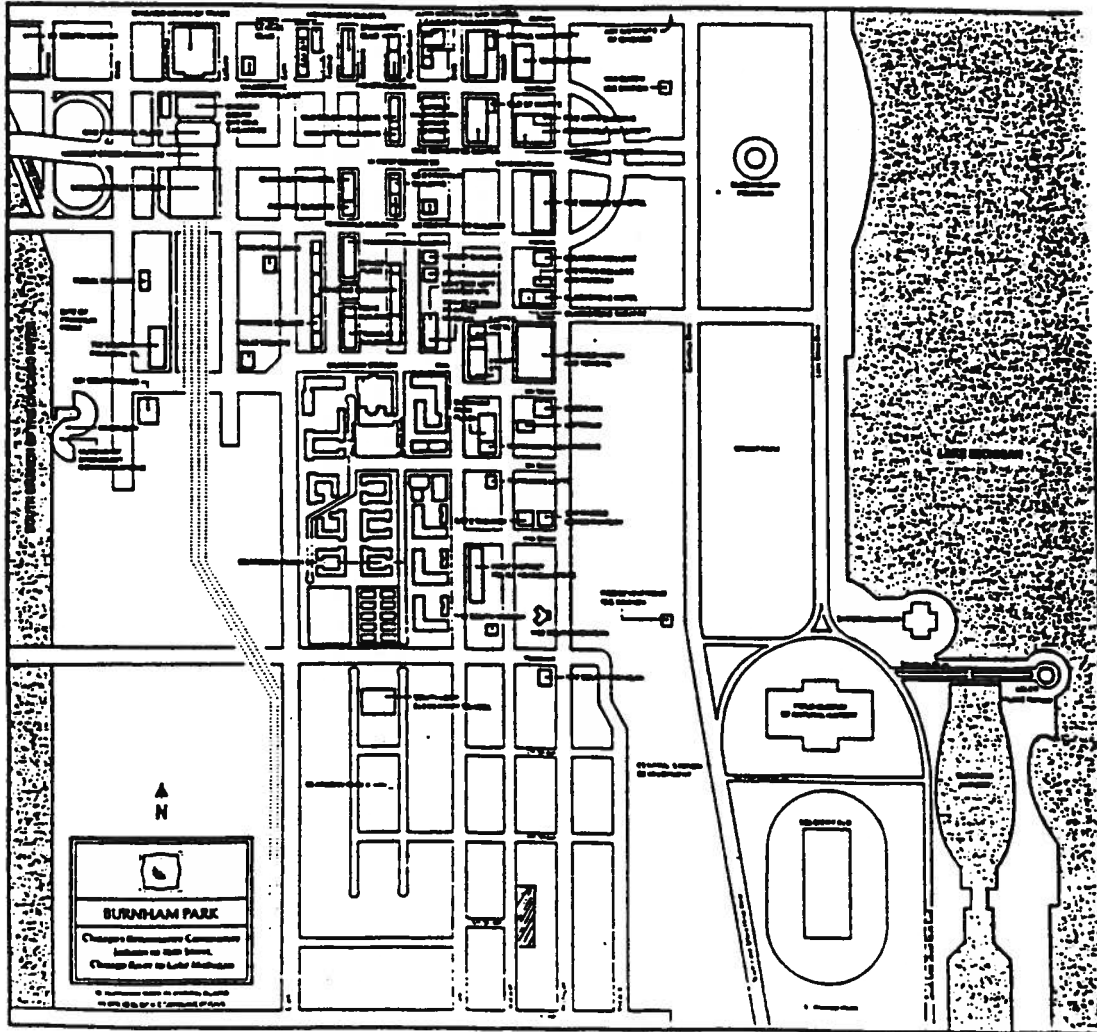
Property Line And Planned Development Boundary Map.



Proposed Planned Development Boundaries //////////////

Applicant: SOKA GAKKAI INTERNATIONAL - USA
 Address: 1423-1501 SOUTH WABASH AVENUE
 Date: DECEMBER 13, 1993
 Revised: FEBRUARY 10, 1994

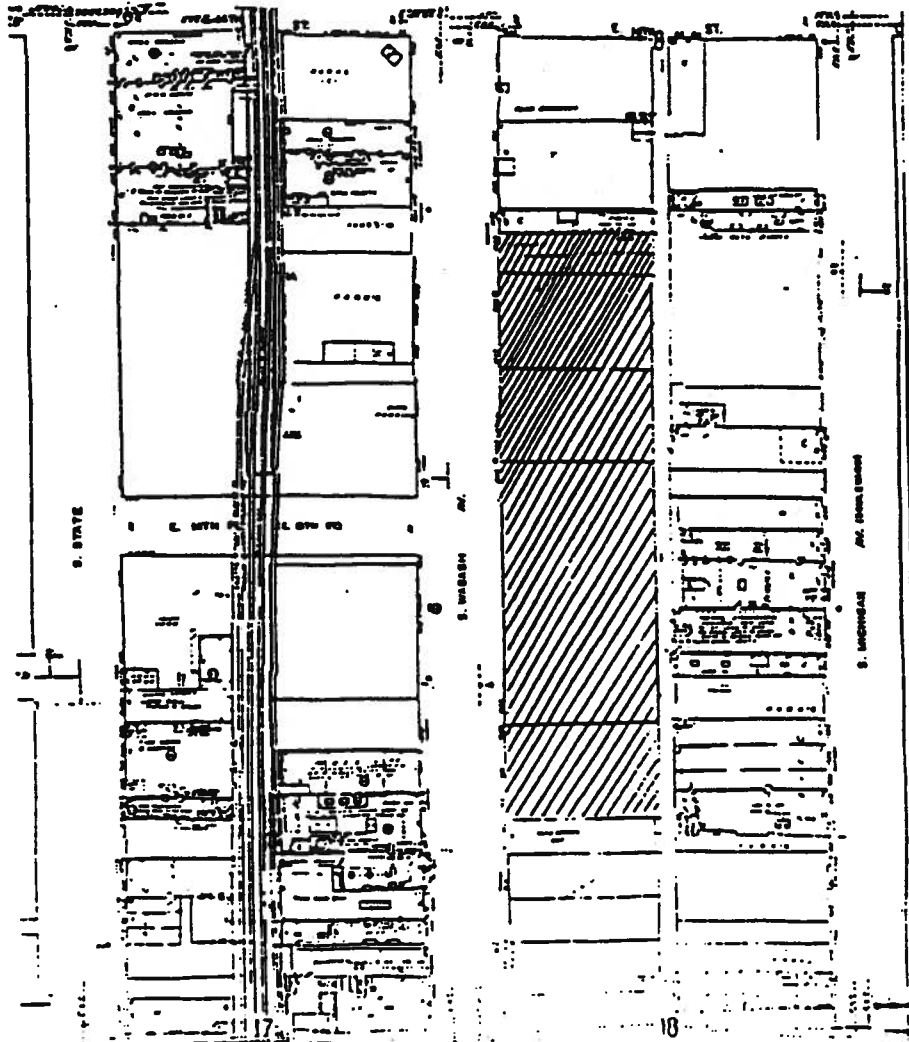
Generalized Land Use Plan.



Proposed Planned Development Boundaries // // // // //

Applicant:	SOKA GAKKAI INTERNATIONAL - USA
Address:	1423-1501 SOUTH WABASH AVENUE
Date:	DECEMBER 13, 1993
Revised:	FEBRUARY 10, 1994

Existing Land Use Area Map.



Proposed Planned Development Boundaries //////////////

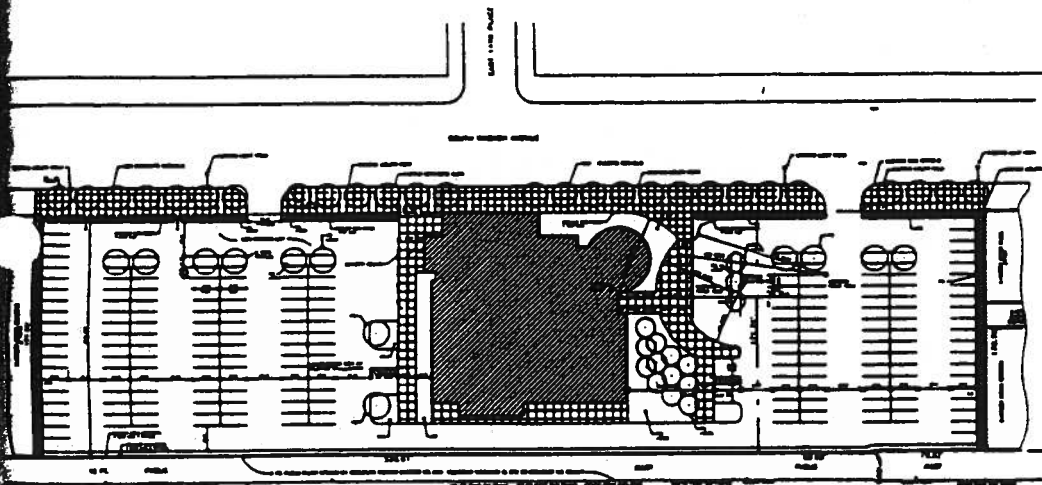
Applicant: SOKA GAKKAI INTERNATIONAL - USA
Address: 1423-1501 SOUTH WABASH AVENUE
Date: DECEMBER 13, 1993
Revised: FEBRUARY 10, 1994

3/23/94

UNFINISHED BUSINESS

48089

Site/Landscaping Plan.



A LANDSCAPE SITE PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

CHICAGO CULTURE CENTER

LANDSCAPE PLAN, SITE PLAN

DATE	3/23/94
BY	[Signature]
CHECKED BY	[Signature]
SCALE	AS SHOWN
SHEET NO.	SP-3

FINAL FOR PUBLICATION

Elevation Plans
(1 of 2).



A WEST ELEVATION



B NORTH ELEVATION

REVISIONS

NO. 1
DATE
BY
DESCRIPTION

1. 3/23/94
[Signature]
[Signature]

CHICAGO CULTURE CENTER
GENERAL NOTES

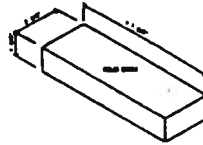
ELEVATIONS

3/23/94

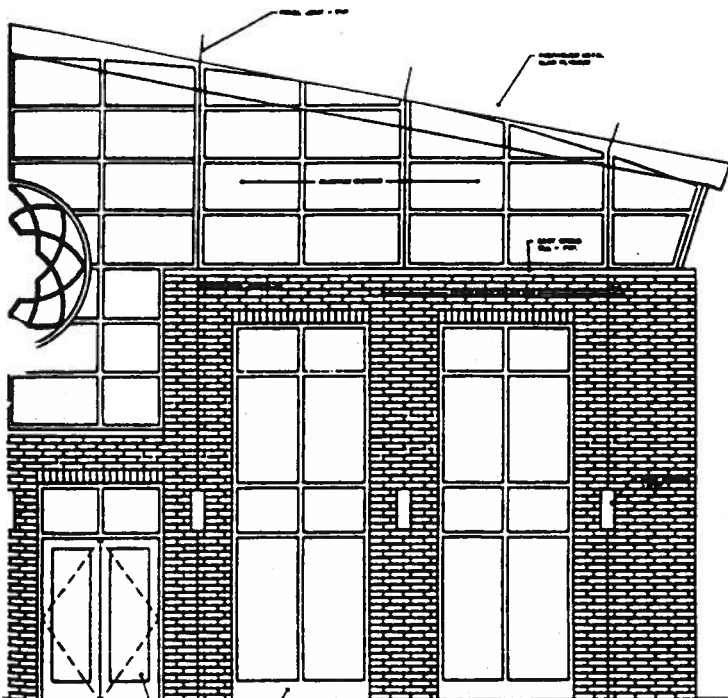
UNFINISHED BUSINESS

48091

Elevation Plans
(2 of 2).



3 FACE BRICK TYPE 2



1 PARTIAL ELEVATION



2 PARTIAL ELEVATION

BOARDING ASSOCIATES

1. U.S. ARCHITECTURAL RECORDING BOARDING ASSOCIATES, INC. 1000 N. LAKE ST. CHICAGO, ILL. 60611

CHICAGO CULTURE CENTER

ARCHITECT: [unreadable]

ENLARGED ELEVATIONS