

11233

9.4-1 Special Uses -- C1-1 To C1-5 Restricted Commercial Districts.

* * * * *

- (10) *Hotels and Motels, provided they are not located within 125 feet of a residential district.*

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SECTION 5. This ordinance shall be in full force and effect from and after its passage and publication.

CHICAGO ZONING ORDINANCE AMENDED TO
RECLASSIFY PARTICULAR AREAS.

PD 551

On motion of Alderman Stone, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of May 18, 1994, pages 51177 to 51192, recommending that the City Council pass proposed ordinances amending the Chicago Zoning Ordinance by reclassifying particular areas.

On motion of Alderman Stone, the said proposed ordinances were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Mazola, Haithcock, Tillman, Preckwinkle, Bloom, Steele, Beavers, Dixon, Buchanan, Huels, Fary, Burke, Jones, Coleman, Streeter, Murphy, Rugai, Troutman, Evans, Munoz, Laski, Miller, Medrano, Ocasio, Watson, E. Smith, Bialczak, Mell, Wojcik, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Shiller, M. Smith, Stone -- 39.

Nays -- None.

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

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*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 C3-6 Commercial-Manufacturing District symbols and indications as shown on Map No. 2-F in the area bounded by:

starting at a point at the east line of South LaSalle Street, 98.87 feet north of the north line of West Polk Street; a line north of and running parallel to the north line of West Polk Street running east to the public alley next east of and parallel to South LaSalle Street; the west line of the public alley next east of and parallel to the line of South LaSalle Street; the north line of West Polk Street; and the east line of South LaSalle Street to the point of beginning,

to those of Residential/Business Planned Development No. 551, which is hereby established in the area described above, subject to the terms and restrictions set forth in the Plan of Development attached hereto and made a part hereof.

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:

Residential/Business Planned Development No. 551.

Plan Of Development Statements.

1. The area delineated herein as Residential/Business Planned Development (the "Planned Development") consists of an approximately 9,852 square foot site of real property, bounded on the west by South LaSalle Street, on the south by West Polk Street, on the east by the public alley east of South LaSalle Street, and on the north by a line 99.86 feet north of and parallel to West Polk Street, which is owned or controlled by Folio Square Partnership, an Illinois limited partnership (the "Applicant").
2. This Plan of Development consists of thirteen (13) statements, a Bulk Regulations and Data Table, a Planned Development Boundary and Property Line Map, and an Existing Land Use and

Zoning Map. This Plan of Development is in conformity with the intent and purposes of the Chicago Zoning Ordinance and all requirements thereof and satisfies the established criteria for approval of a Planned Development. These and no other zoning controls shall apply to the area delineated herein.

- 3. The Applicant or its successors or such other person or entity as may then own or control the subject property, shall obtain all required reviews, approvals, licenses and permits in connection with this Planned Development. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate application on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.**
- 4. 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 application 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 the Applicant or by any condominium association which may be formed to succeed the Applicant.**
- 5. The following uses shall be permitted subject to the terms of this Planned Development:**

Residential units either individually or in combination with professional offices (except medical or dental offices or other service-oriented offices which rely primarily on client visits), or in combination with photographic studios, artist's studios, or mail-order businesses which may include light assembly or production of goods or materials; provided that any combination live/work unit shall be limited to no more than 2,000 square feet of floor area, shall not be accessible to the public directly from a public way or street but only through a common lobby or entrance, and shall not include any advertising display or identification signs which are visible from outside the building. Accessory earth station receiving dishes and accessory parking shall also be permitted.

6. Any service drive or other ingress or egress for motor vehicles shall be adequately designed and paved in accordance with the regulations of the Bureau of Traffic and Engineering and operated in compliance with the Municipal Code of the City of Chicago, and shall be subject to the review and approval of the Bureau of Traffic and Engineering and the Department of Planning and Development.
7. Off-street parking and loading shall be provided in compliance with the Bulk Regulations and Data Table attached hereto.
8. For purposes of Floor Area Ratio ("F.A.R.") calculations, the definitions of the Chicago Zoning Ordinance shall apply.
9. Business identification signs and temporary marketing signs shall be permitted subject to the restrictions in Statement 5 herein and subject to the review and approval by the Department of Planning and Development.
10. The Plan of Development hereby attached 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 in effect on the date of this application.
11. If the existing building is demolished, parking areas shall be landscaped as per the requirements of the landscaping provisions of the Chicago Zoning Ordinance.
12. 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 request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate, consistent with the nature of the development of the Property contemplated in this Planned Development Ordinance and will not result in increasing the maximum floor area ratio for the total Property. Any such modification shall be deemed to be a minor change in the Planned Development Ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase of the maximum percent of land covered.
13. 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 new buildings to be 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.

[Planned Development Boundary and Property Line Map, and Existing Land Use and Zoning Map attached to this Plan of Development printed on pages 52504 and 52505 of this Journal.]

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

Residential/Business Planned Development No. 551.

Bulk Regulations And Data Table.

Net Site Area:	9,852 square feet.
Maximum Floor Area Ratio:	10.0.
Maximum Percent of Site Coverage:	100%.
Maximum Number of Dwelling Units or Live/Work Units:	65.
Off-Street Parking and Loading:	0 parking spaces and 1 loading dock; provided, however, that if the existing building is demolished, any new construction shall comply with the parking and loading regulations applicable in an R8 General Residence District.

Perimeter Setbacks at Grade: 0 feet along Polk Street and LaSalle Street; provided, however, that if the existing building is demolished, any new construction shall be set back a minimum of 5 feet from Polk Street.

**Maximum Building Heights
(not including mech. penthouse):** 140 feet.

Applicant: Folio Development Co.,
by its attorney,
Bernard I. Citron.

Address: 222 North LaSalle Street, Suite 1910
Chicago, Illinois 60602.

Developer: Folio Development Co..

Address: 4242 North Sheridan Road
Chicago, Illinois 60613.

Revised: April 14, 1994.

Reclassification Of Area Shown On Map Number 2-K.

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

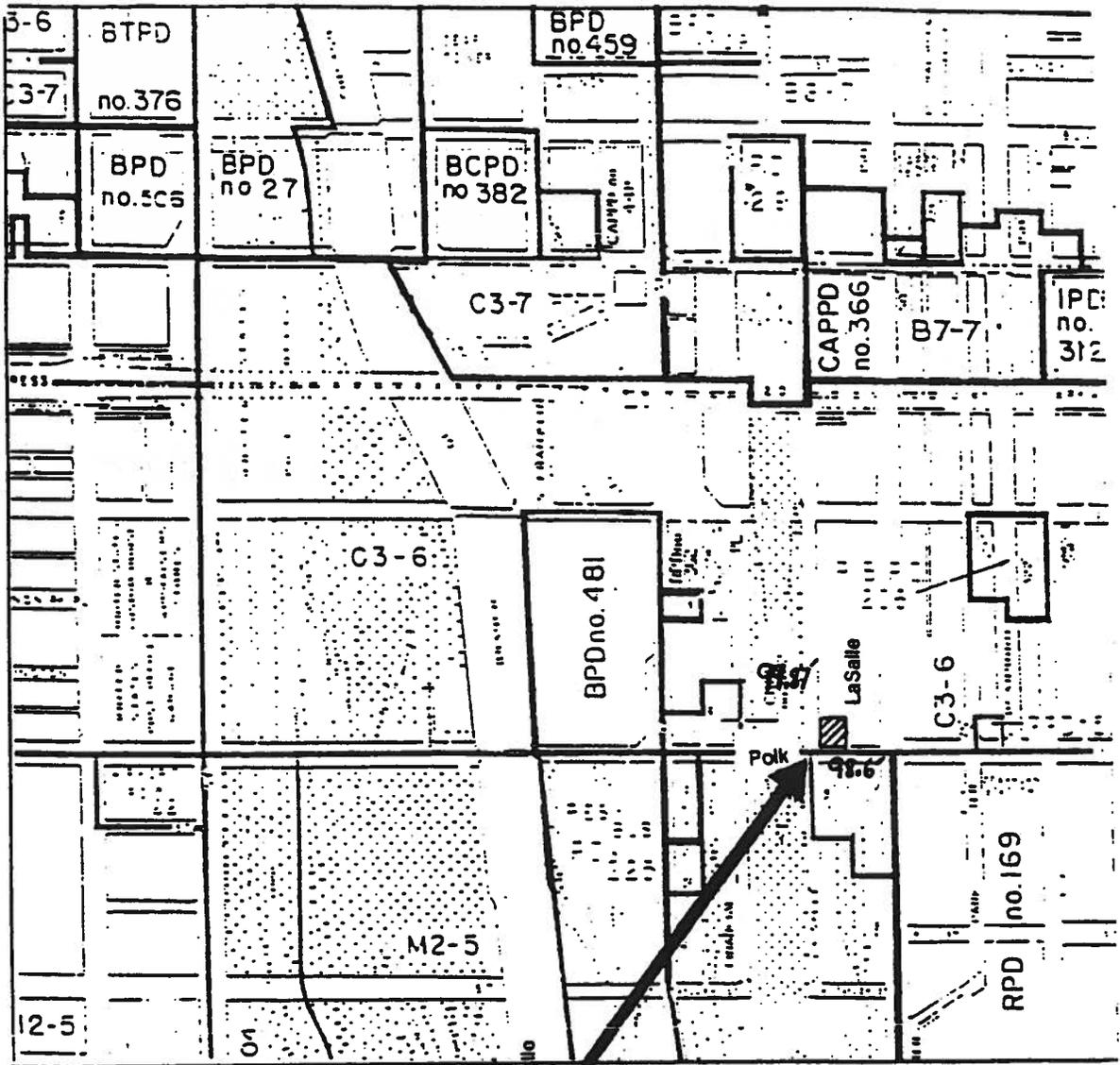
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-2 Restricted Service District symbols and indications as shown on Map No. 2-K in the area bounded by:

West Madison Street; a line 200.8 feet east of South Kostner Avenue; the alley next south of and parallel to West Madison Street; and a line 75.8 feet east of North Kostner Avenue,

to those of an M1-1 Restricted Manufacturing 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.

*Planned Development Boundary And
Property Line Map.*



Polk 99.87
 98.6

Note: No Streets or
 Alleys to be
 Dedicated

Applicant: Folio Development Co.,
 by its Attorney
 Bernard I. Citron

Address: 124 West Polk Street

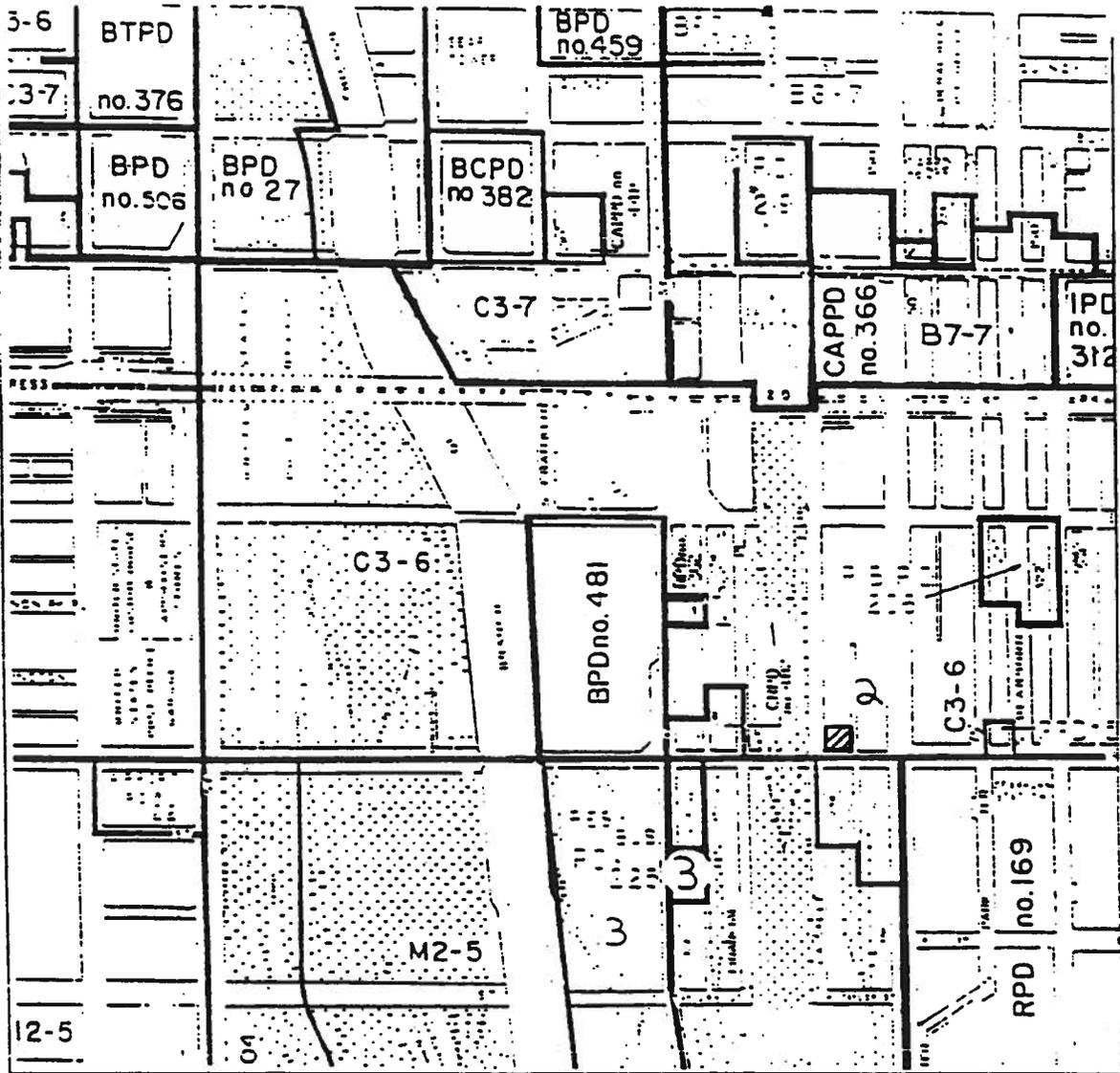
Revised: April 14, 1994

FINAL FOR PUBLICATION

PLANNED DEVELOPMENT BOUNDARY

AND PROPERTY LINE MAP

Existing Land Use And Zoning Map.



- ▨ SUBJECT SITE
- 1 - Railroad
- 2 - Comm'l Bldgs/Mixed
- 3 - Residential

Applicant: Folio Development Co.,
 by its Attorney
 Bernard I. Citron

Address: 124 West Polk Street

Revised: April 14, 1994

FINAL FOR PUBLICATION