

1188

WHEREAS, The Zoning Administrator, having fully reviewed all information and being fully advised of the premises, hereby makes the following findings of fact; the said use is located in an R3 General Residence District; that the subject site is improved with a two-story building containing an existing tavern; that on July 12, 1990, the City Council passed an ordinance requiring an exception for the approval of the change of license of an existing tavern located in a residence district; that the existing tavern is to be operated under a new license; that the majority of the tavern patrons come from the local neighborhood and that the continued operation of the tavern at this location is necessary for the public convenience; that the applicant, as the new licensee, proposes to operate the tavern in such a manner to insure that the public health, safety and welfare will be adequately protected; and that the continued operation of the existing tavern will not cause substantial injury to the value of other property in the neighborhood; now, therefore,

Be It Resolved, That the application for an exception is approved for the change of licensee and continued operation of an existing tavern in a two-story building, on premises at 3401 West 38th Street, and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and

Be It Further Resolved, That the granting of this exception shall run only with the applicant, as 38th Street Tap, doing business as "El Divorcio", Filipe Valle (owner), as licensee, and that a change of licensee shall terminate the exception granted herein; and

Be It Further Resolved, That the tavern in the subject building is, and shall continue to be, subject to all applicable provisions of Article 6 of the Chicago Zoning Ordinance.

CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY
AREAS SHOWN ON MAP NUMBERS 2-E
AND 15-K.

The Committee on Zoning submitted the following report:

CHICAGO, March 2, 1994.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on Monday, February 23, 1994, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying the particular areas. Also approved was an application for an exception for 3401 West 38th Street. I would also beg leave to recommend the appointment of Mr. Paul Woznicki as Zoning Administrator for the Department of Zoning.

I beg leave to recommend the passage of eleven ordinances which were corrected and amended in their corrected form. The application numbers are 11188, 11141, 11115, 11175, 11207, 11178, 11204, 11191, 11202, 11198 and A-3120.

Application Number 11205 was voted unanimously do not pass.

At this time, I, along with Alderman Ed Smith, move that this report be deferred and published, with the exception of Application Number MA-26 regarding the appointment of Mr. Paul Woznicki, Application Numbers 11207, 11188 and the one exception for 3401 West 38th Street, for which I request immediate passage because time is of the essence.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the said proposed ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Mazola, Haithcock, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Burke, Jones, Coleman, Streeter, Murphy, Rugai, Evans, Munoz, Miller, Medrano, Ocasio, Watson, E. Smith, Burrell, Bialczak, Suarez, Gabinski, Mell, Austin, Wojcik, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schuler, M. Smith, Moore, Stone -- 46.

Nays -- None.

Alderman Beavers 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-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 B6-6 Restricted Central Business District symbols and indications as shown on Map No. 2-E in the area bounded by:

a line 80.61 feet north of East 11th Street; South Holden Court; East 11th Street; and South State Street,

to those of a C1-4 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.

*Reclassification Of Area Shown On Map Number 15-K.
(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 R3 General Residence District symbols and indications as shown on Map No. 15-K within the following area:

the area bounded on the south by a line lying 335.618 feet north of the north line of West Victoria Street; on the east by the west line of North Pulaski Road; on the west by a line lying 802.70 feet west of the west line of North Pulaski Road; and on the north partly by a line 357.618 feet north of the north line of West Victoria Street, partly by a line 376.118 feet north of the north line of West Victoria Street, partly by a line 395.618 feet north of the north line of West Victoria Street and partly by a line 462.918 feet north of the north line of West Victoria Street,

to those of an M2-1 General Manufacturing District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the M2-1 General Manufacturing District symbols and indications as shown on Map No. 15-K within the following area:

11188

the area bounded on the south by the north line of West Victoria Street; on the east by the west line of North Pulaski Road; on the west partly by a line lying 884.14 feet west of the west line of North Pulaski Road and partly by a line lying 802.70 feet west of the west line of North Pulaski Road; and on the north partly by a line 335.618 feet north of the north line of West Victoria Street, partly by a line 357.618 feet north of the north line of West Victoria Street, partly by a line 376.118 feet north of the north line of West Victoria Street, partly by a line 395.618 feet north of the north line of West Victoria Street and partly by a line 462.918 feet north of the north line line of West Victoria Street,

to those of a Manufacturing Planned Development, subject to the terms as set forth in the Plan of Development attached hereto and made a part hereof and to no others.

SECTION 3. 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:

Manufacturing Planned Development

For

*5724 -- 5800 North Pulaski Road And
4100 West Victoria Street,
Chicago, Illinois.*

(American Labelmark Company)

Plan Of Development Statements.

MPS #552

1. The area delineated herein as Manufacturing Planned Development (the "Planned Development") consists of approximately 7.9 acres of property which is depicted on the attached Property Line and Boundary Map (the "Property") and is owned or controlled by the Applicant, American Labelmark Company, a Delaware corporation. The Applicant is the owner of the property at 4100 West Victoria Street, Chicago, Illinois, and is the contract purchaser of the properties at 5800 North Pulaski Road, Chicago, Illinois, and 5724 North Pulaski Road, Chicago, Illinois, and has the authority to act on behalf of the owners/sellers of such parcels.
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 or 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. In accordance with the foregoing, the Applicant shall be requesting a curb cut on North Pulaski Road, as indicated on the Site Plan.

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 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) 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 sixteen (16) statements; an Existing Zoning Map; a Property Line Map; an Existing Land Use Area Map; a Landscape Plan prepared by ILT Company, Inc., dated January 4, 1994; and a Site Plan and Elevation Plans prepared by Thelander Nelson and Associates, Inc., dated January 4, 1994.

Full size sets of the Landscape Plan, Site Plan and Elevation Plans 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 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 the "Planned Development", subject to the conditions of this Planned Development: manufacturing, warehousing, storage and wholesale distribution of industrial and commercial products and equipment, with associated office use and product display, and parking.
6. Business 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 signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Commissioner of the Department of Planning and Development. Advertising billboards, electronic message boards and flashing signs shall be prohibited.
7. 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 Departments of Transportation and Traffic, and the Department of Planning and Development. 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 2% of all parking spaces shall be designated 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 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 the Department of Planning and Development.
9. Conditioned upon receipt of the requisite permits and approvals, the Applicant shall provide a twenty-five (25) foot wide driveway to and from North Pulaski Road on the north side of the building at 5724 North Pulaski Road. Its primary purpose will be to serve as a visitors' parking lot.

Extending west from the visitors' parking lot will be a twelve (12) foot wide access road, which will be one-way in a direction to be agreed upon by the Applicant and the Department of Transportation.

This access road shall not be used by employees of the Applicant during shift changes to circumvent the intersection at North Pulaski Road and West Victoria Street. In addition, the Applicant shall close off the access drive with control gates during shift change periods if the Chicago Department of Transportation determines that this is necessary at any future date in order to prevent unacceptable levels of traffic congestion at the intersection of the driveway with North Pulaski Road. The Applicant will post appropriate signage on this driveway indicating the direction of traffic flow and, if necessary, informing the motorists of its limited access.

10. Conditioned upon receipt of the requisite permits and approvals, the Applicant, at its expense, shall upgrade the existing three-way traffic signalization at the intersection of North Pulaski Road and West Ardmore Avenue to a four-way traffic signalization taking into account the new access driveway described in paragraph 9 above.
11. Conditioned upon receipt of the requisite permits and approvals, the Applicant, at its expense, shall relocate a fire hydrant currently located on the west side of North Pulaski Road at West Ardmore Avenue.
12. Height restrictions of any building or any appurtenance thereto shall, in addition to the Table of Use and Bulk Regulations, 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.
13. The improvements of 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 Landscape Plan, the Site Plan and the Elevation Plans attached hereto, and the provisions of the Chicago Zoning Ordinance. If any of the mature trees located at or near the north property line die, the Applicant will replace them with new trees of at least 2½ inch caliper.
14. 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.

15. 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 building additions 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.
16. 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 M2-1 General Manufacturing District and an R3 General Residence District to the extent they were so classified prior to enactment of this Planned Development.

[Existing Zoning Map, Property Line Map, Existing Land Use Area Map, Landscape Plan, Site Plan and Elevation Plans attached to this Plan of Development printed on pages 46441 through 46447 of this Journal.]

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

Manufacturing Planned Development.
(American Labelmark Company)

Use And Bulk Regulations And Related Controls.

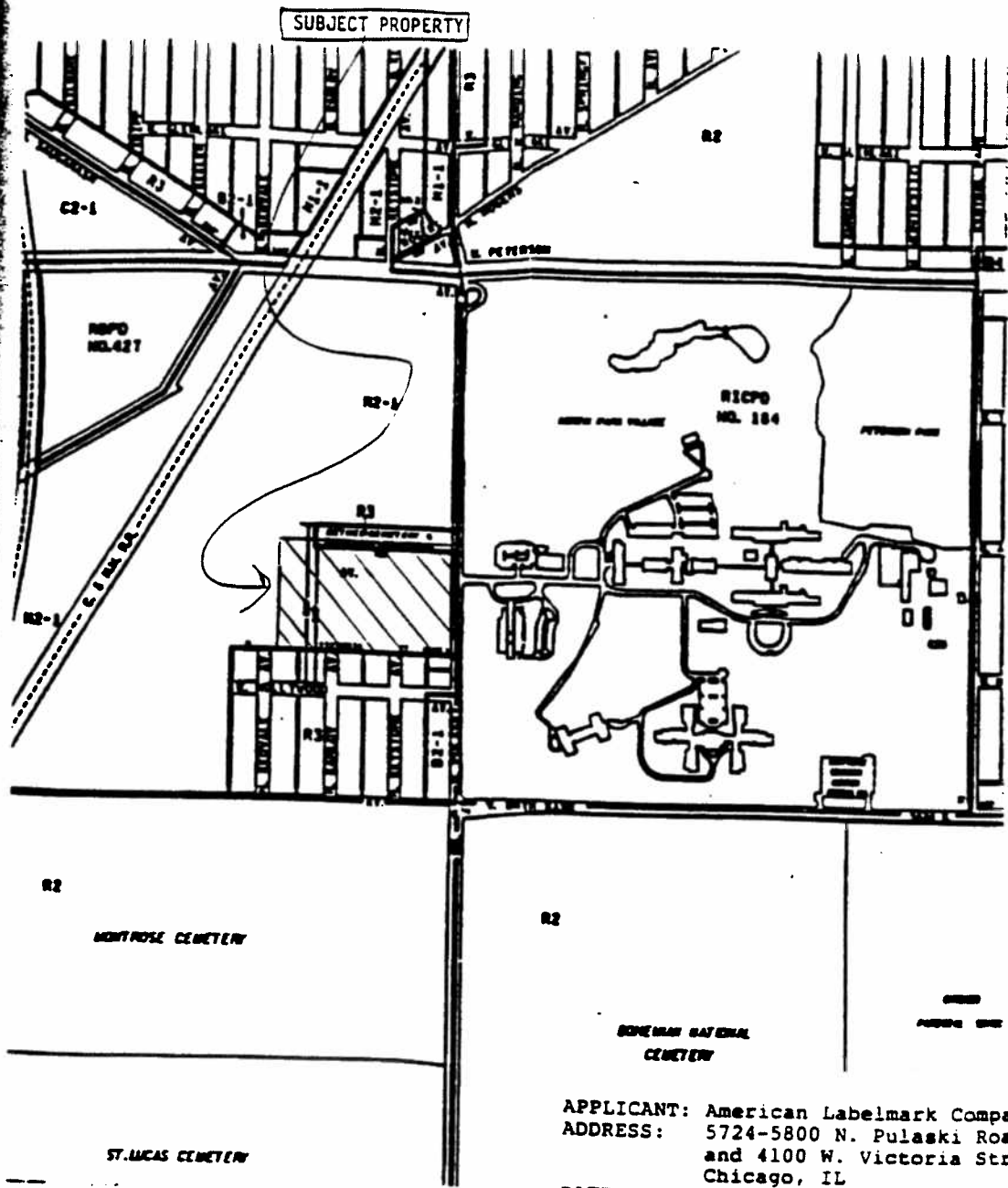
Area of Site:	344,014 square feet (7.9 acres).
Maximum Floor Area Ratio:	0.54.
Maximum Percentage of Site Coverage:	In accordance with Site Plan.
Minimum Required Building Setbacks:	In accordance with Site Plan.
Maximum Building Height:	20 feet -- existing buildings 24 feet -- additions.
Minimum Number of Off-Street Parking Spaces:	274 (including 8 handicapped spaces).
Minimum Number of Off-Street Loading Berths:	8.

Action Deferred -- AMENDMENT OF TITLE 17, SECTIONS 5-15, 11.7-4 AND 11.7A-3 OF MUNICIPAL CODE OF CHICAGO (CHICAGO ZONING ORDINANCE) CONCERNING PROCEDURES, LAND USE FACTORS AND PERMITTED VARIATIONS AND EXCEPTIONS FOR AMENDMENT TO SPECIAL SUPPLEMENTAL ZONING REGULATIONS.

The Committee on Zoning submitted the following report which was, on motion of Alderman Banks and Alderman E. Smith, *Deferred* and ordered published:

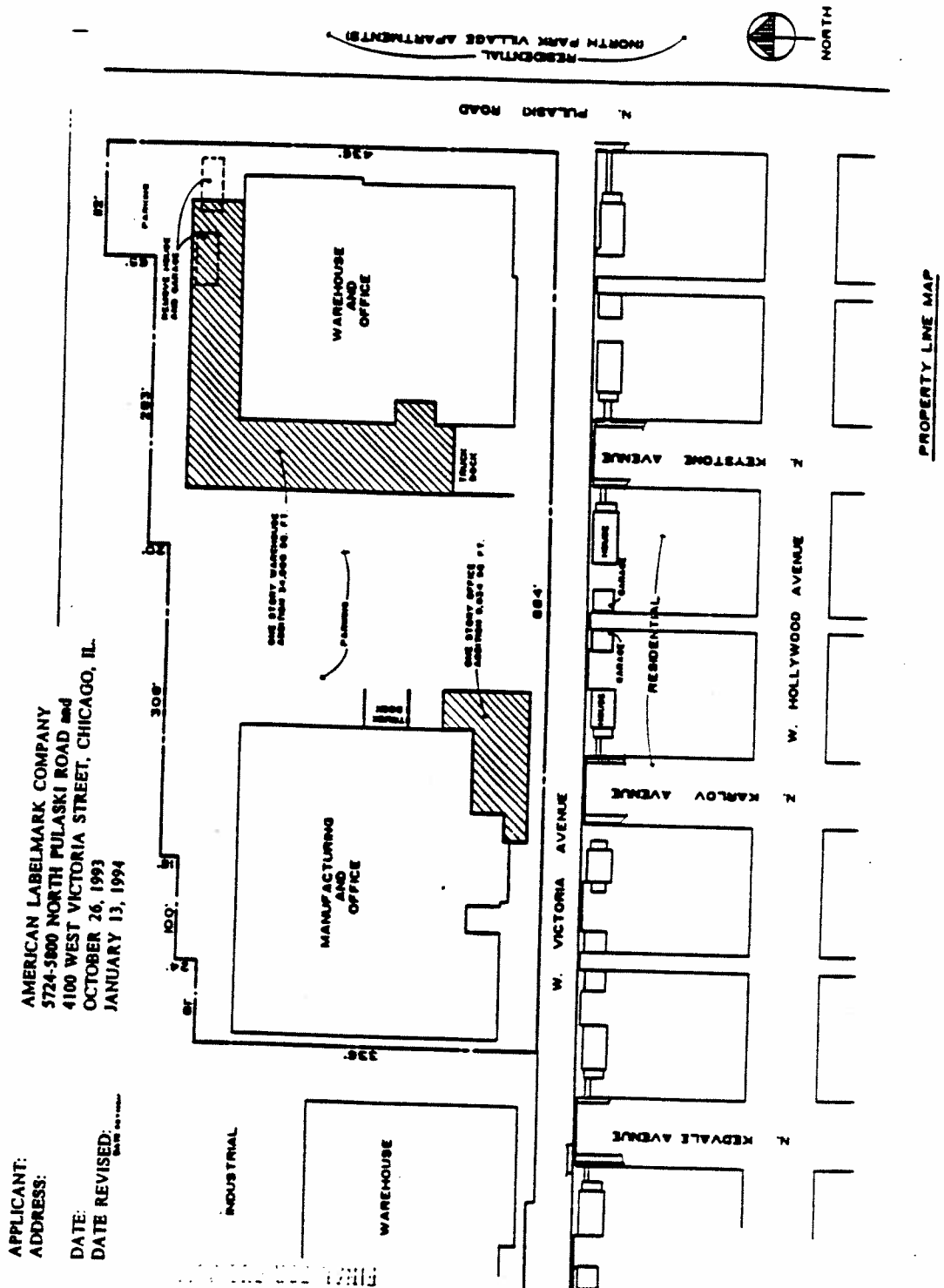
(Continued on page 46448)

Existing Zoning Map.



APPLICANT: American Labelmark Company
 ADDRESS: 5724-5800 N. Pulaski Road
 and 4100 W. Victoria Street
 Chicago, IL
 DATE: October 26, 1993
 DATE REVISED: January 13, 1994

Property Line Map.



APPLICANT: AMERICAN LABELMARK COMPANY
 ADDRESS: 5724-5800 NORTH PULASKI ROAD and
 4100 WEST VICTORIA STREET, CHICAGO, IL.
 DATE: OCTOBER 26, 1993
 DATE REVISED: JANUARY 13, 1994

PROPERTY LINE MAP

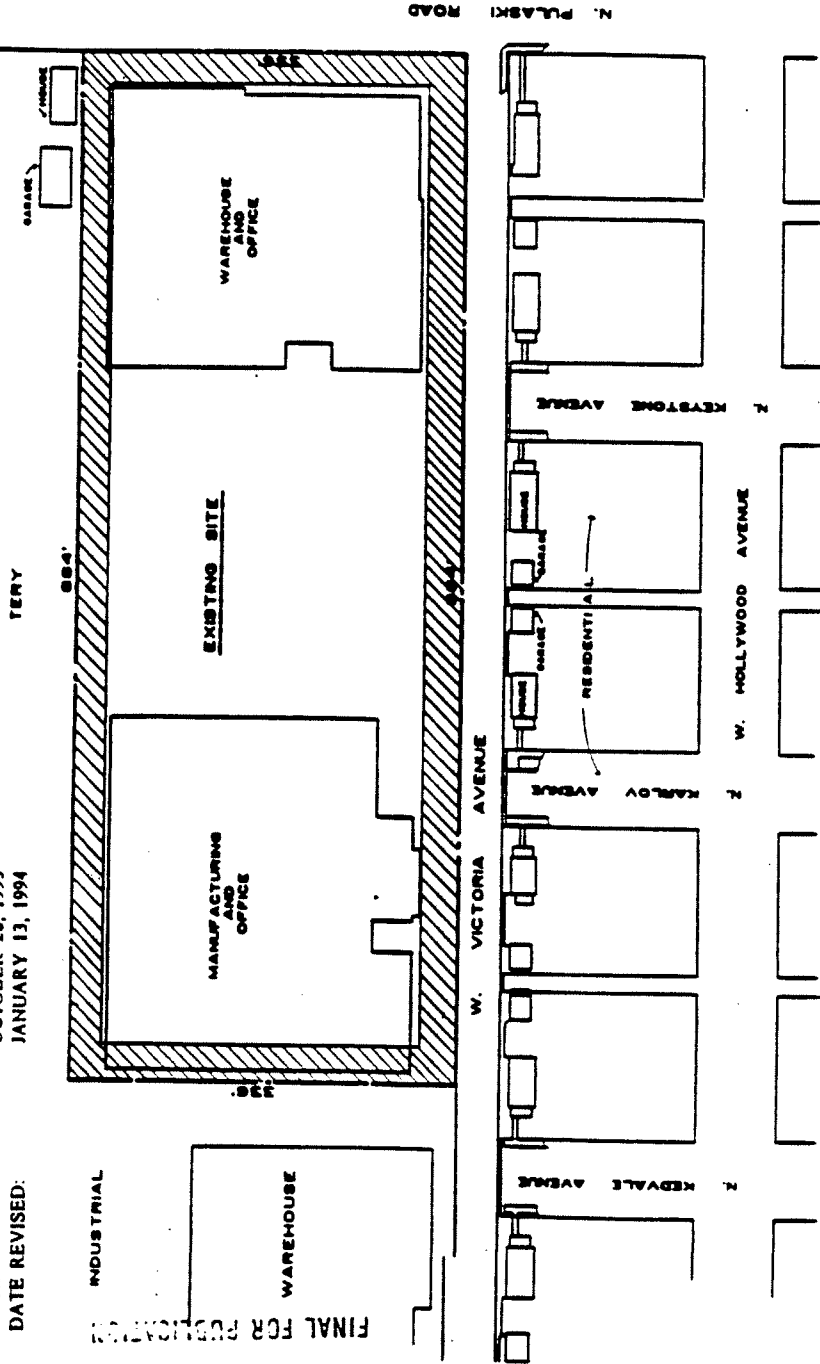
Existing Land Use Area Map.

AMERICAN LABELMARK COMPANY
5724-5800 NORTH PULASKI ROAD and
4100 WEST VICTORIA STREET, CHICAGO, IL.

OCTOBER 26, 1993
JANUARY 13, 1994

APPLICANT:
ADDRESS:

DATE:
DATE REVISED:



EXISTING LAND-USE AREA MAP

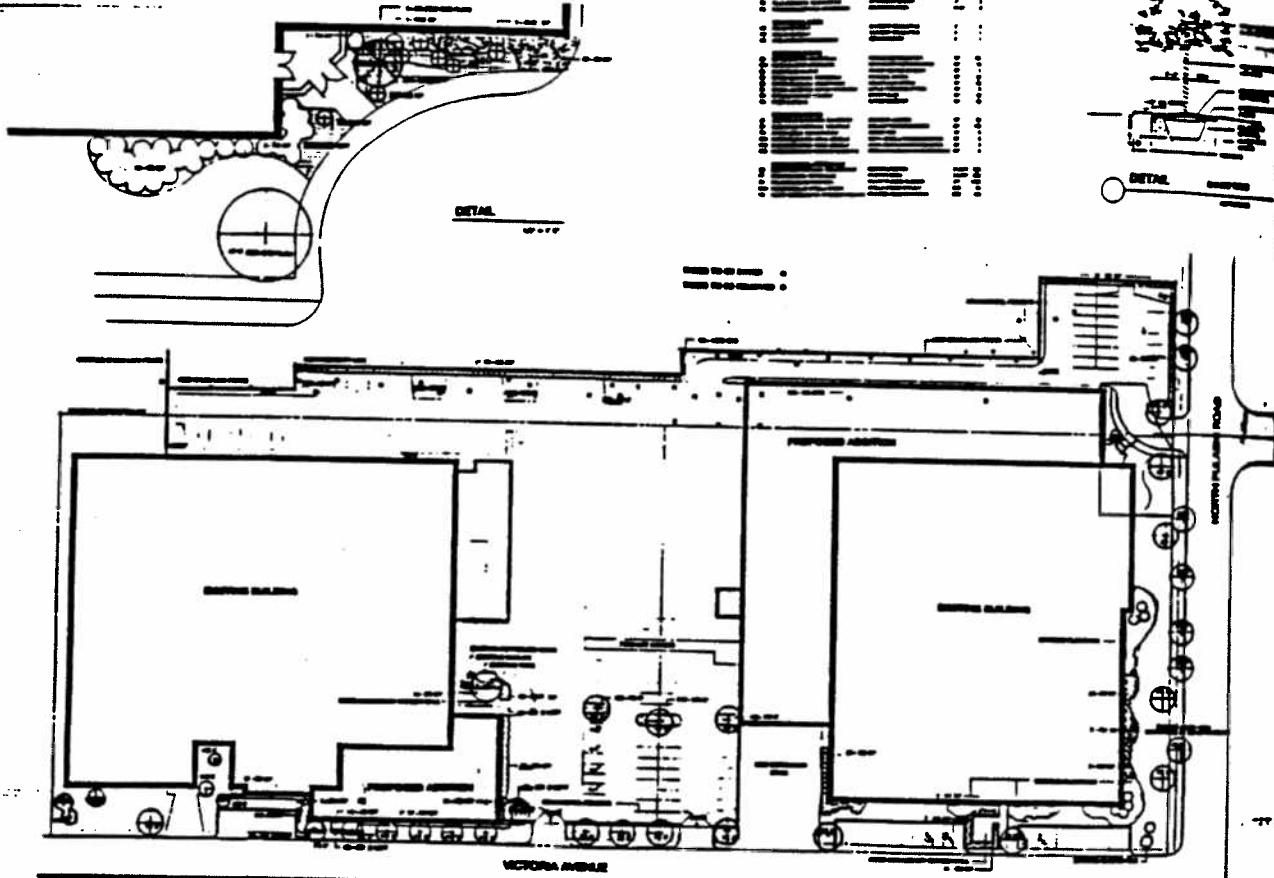
RESIDENTIAL (NORTH PARK VILLAGE APARTMENTS)



Landscape Plan.

APPLICANT: AMERICAN LABELMARK COMPANY
 ADDRESS: 5724-5800 NORTH PULASKI ROAD and
 4100 WEST VICTORIA STREET, CHICAGO, IL.
 DATE: OCTOBER 26, 1993
 DATE REVISED: JANUARY 13, 1994

FINAL FOR SUBMITTAL

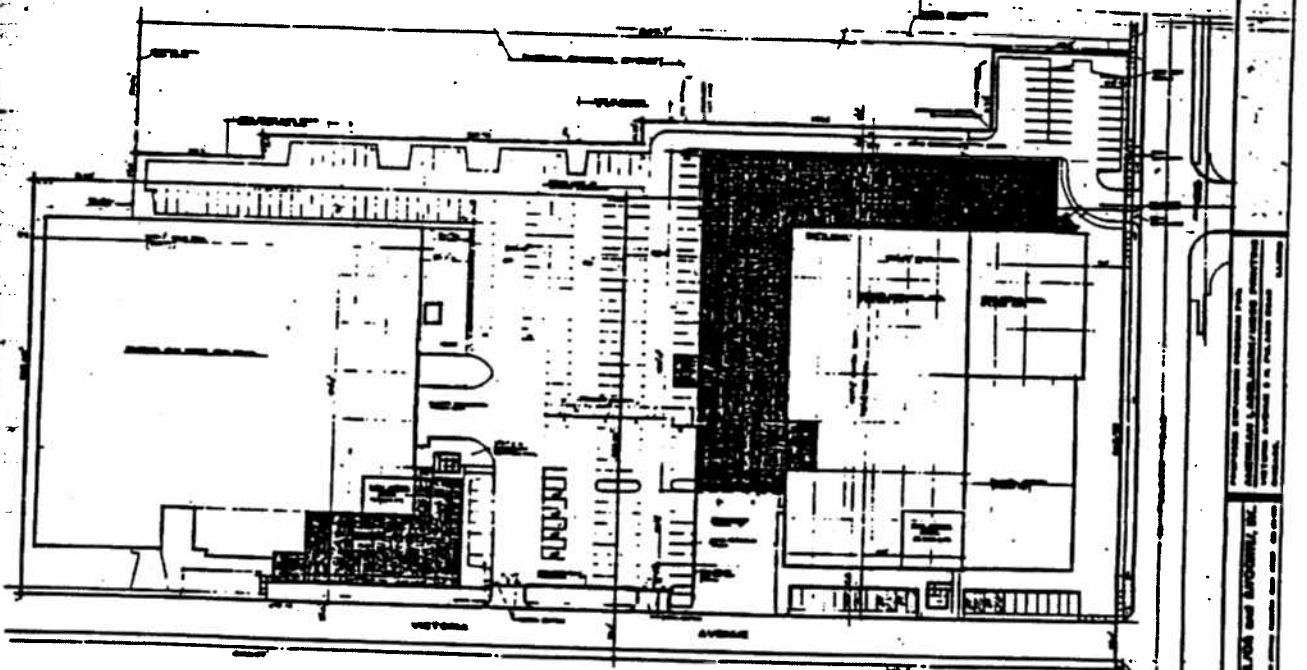


PRELIMINARY LANDSCAPE DEVELOPMENT PLAN FOR
**AMERICAN LABELMARK/
 MOSS PRINTING**
 CHICAGO, ILLINOIS

S.T. COMPANY, INC.
 1234 N. LAKE STREET
 CHICAGO, ILL. 60610

Site Plan.

AMERICAN LABELMARK COMPANY
5724-5800 NORTH PULASKI ROAD and
4100 WEST VICTORIA STREET, CHICAGO, IL.
OCTOBER 26, 1993
JANUARY 13, 1994



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE ILLINOIS BUILDING CODE.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.

AMERICAN LABELMARK COMPANY

OWNER	AMERICAN LABELMARK COMPANY
ARCHITECT	AMERICAN LABELMARK COMPANY
DATE	1993
PROJECT	AMERICAN LABELMARK COMPANY
ADDRESS	5724-5800 NORTH PULASKI ROAD and 4100 WEST VICTORIA STREET, CHICAGO, IL.

PLAN

AMERICAN LABELMARK COMPANY

5724-5800 NORTH PULASKI ROAD and 4100 WEST VICTORIA STREET, CHICAGO, IL.

OCTOBER 26, 1993
JANUARY 13, 1994

SCALE: 1/8" = 1'-0"

DATE: 1/13/94

BY: [Signature]

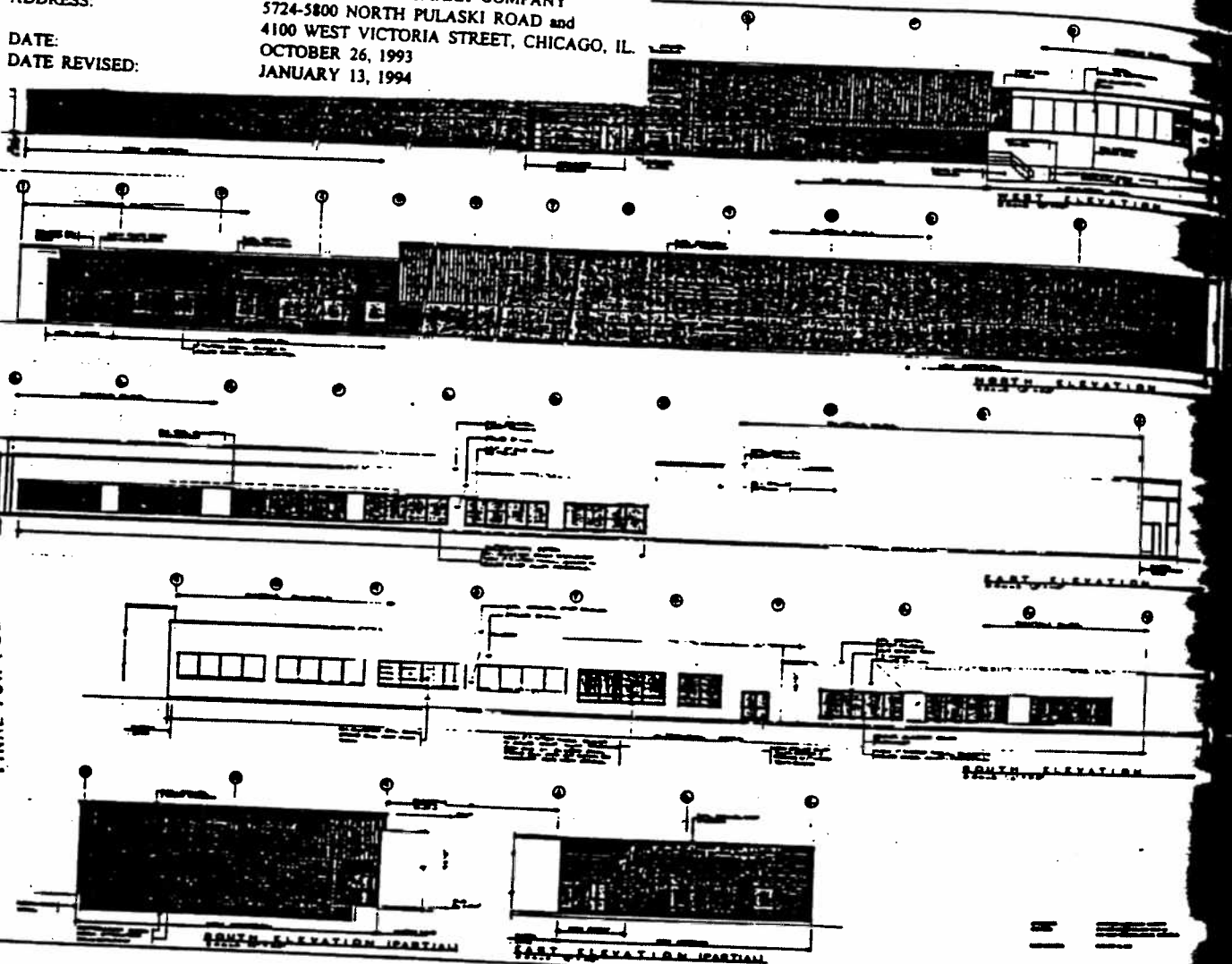
CHECKED: [Signature]

APP. [Signature]

Elevation Plans.
(1 of 2)

APPLICANT:
ADDRESS:

AMERICAN LABELMARK COMPANY
5724-5800 NORTH PULASKI ROAD and
4100 WEST VICTORIA STREET, CHICAGO, IL.
OCTOBER 26, 1993
JANUARY 13, 1994



FINAL FOR PUBLICATION

Elevation Plans.
(2 of 2)

AMERICAN LABELMARK COMPANY
5724-5800 NORTH PULASKI ROAD and
4100 WEST VICTORIA STREET, CHICAGO, IL.
OCTOBER 26, 1993
JANUARY 13, 1994

