

11306

**CHICAGO ZONING ORDINANCE AMENDED
TO RECLASSIFY PARTICULAR AREAS.**

On motion of Alderman Banks, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of September 14, 1994, pages 56716 and 56718 to 56810, recommending that the City Council pass the said proposed ordinances which amend the Chicago Zoning Ordinance by reclassifying particular areas.

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

Yeas -- Aldermen Mazola, Haithcock, Tillman, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Madrzyk, Burke, Jones, Murphy, Rugai, Evans, Munoz, Laski, 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, Schulter, M. Smith, Moore, Stone -- 47.

Nays -- None.

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

The following are said ordinances as passed:

Reclassification Of Area Shown On Map Number 1-F.

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

PD #560

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-5 General Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by:

a line 100 feet south of West Illinois Street; North Wells Street; a line 81 feet north of West Hubbard Street; the alley next east of and parallel to North Wells Street; West Hubbard Street; North Wells Street; a line 127 feet north of West Kinzie Street; a line 60 feet west of North Wells Street; a line 107 feet north of West Kinzie Street; a line 80 feet west of North Wells Street; West Kinzie Street; North Franklin Street; West Hubbard Street; North Orleans Street; the alley next north of and parallel to West Hubbard Street; and the alley next east of and parallel to North Franklin Street,

to those of a B7-5 General Central Business District and a corresponding use district is hereby established in the area above described.

11306

*Reclassification Of Area Shown On Map Number 14-F.
(As Amended)*

PD # 560

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing a portion of the Business Planned Development No. 74 symbols and indications as shown on Map No. 14-F in the area bounded by:

South Halsted Parkway; West Englewood Avenue or the line thereof if extended where no street exists; South Emerald Drive; West 63rd Street; the alley next east of and parallel to South Halsted Street or the line thereof if extended where no alley exists; West Englewood Avenue or the line thereof if extended where no street exists; South Halsted Street; a line 189.80 feet south of West 62nd Street; the alley next east of and parallel to South Halsted Street or the line thereof if extended where no alley exists; West 62nd Street; and South Halsted Street,

to those of a B3-3 General Retail District and a corresponding use district is hereby established in the above described area.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B3-3 General Retail District symbols and indications as shown on Map No. 14-F in the area bounded by:

South Halsted Parkway; West Englewood Avenue or the line thereof if extended where no street exists; South Emerald Drive; West 63rd Street; the alley next east of and parallel to South Halsted Street or the line thereof if extended where no alley exists; West Englewood Avenue or the line thereof if extended where no street exists; South Halsted Street; a line 189.80 feet south of West 62nd Street; the alley next east of and parallel to South Halsted Street or the line thereof if extended where no alley exists; West 62nd Street; and South Halsted Street,

to those of a Business Planned Development, which is hereby established in the area above described, subject to the restrictions 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 publication.

Plan of Development referred to in this ordinance reads as follows:

*Business Planned Development No. 560.**Plan Of Development Statements.*

1. The area delineated herein as a Business Planned Development consists of approximately 7.03 acres depicted on the attached Property Line and Planned Development Boundary Map, and is under the single designated control of the Halsted Street Limited Partnership (the "Applicant").
2. The Applicant shall be responsible for obtaining all applicable reviews, approvals, or permits associated with this Plan of Development, including any dedications or vacations of public streets and alleys.
3. The requirements, obligations, and conditions contained within this Planned Development shall be binding upon the Applicant, its affiliates, successors, assigns, grantees, lessees, and, if different than the Applicant, the record owners of lease 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 communications 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 thereunder 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 these thirteen (13) statements; a Table of Use And Bulk Regulations; an Existing Zoning Map; Property Line and Planned Development Boundary Maps; Site Plan/Landscape Plans; and Building Elevations, all dated July 14, 1994. This Plan of Development is applicable to the area delineated hereto and these and no other zoning controls shall apply. This Plan

of Development conforms to the intent and purposes 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 land uses shall be permitted, subject to the restrictions set forth in this Plan of Development: any use permitted in a B-3 General Retail District, including offices, retail or service establishments (including restaurants), day-care centers or community centers, accessory parking and non-accessory parking.
6. Any service drives or any other ingress or egress shall 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, including emergency vehicles. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago. There shall be no parking within such paved areas. Vehicular ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
7. Business identification signs, temporary signs, and other necessary signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
8. For the purposes of maximum floor area ratio (F.A.R.) calculations, the definitions of the Chicago Zoning Ordinance shall apply.
9. Height restrictions 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 F.A.A.-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. Improvements on property within the Planned Development shall be designed, constructed and maintained in accordance with the Site Plan/Landscape Plan, Building Elevations, and Table of Use and Bulk Regulations attached hereto, and with the landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

11. 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.
12. 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, Refrigeration and Air Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineers Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
13. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within five (5) years following the adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to a B3-3 General Retail District.

[Existing Zoning Map, Property Line and Planned Development
Boundary Maps, Site Plan/Landscape Plans and Building
Elevation Drawings referred to in this Plan of
Development printed on pages 58207
through 58215 of this Journal.]

Table of Bulk Regulations and Related Controls referred to in this Plan of
Development reads as follows:

Business Planned Development No. _____.

Table Of Bulk Regulations And Related Controls.

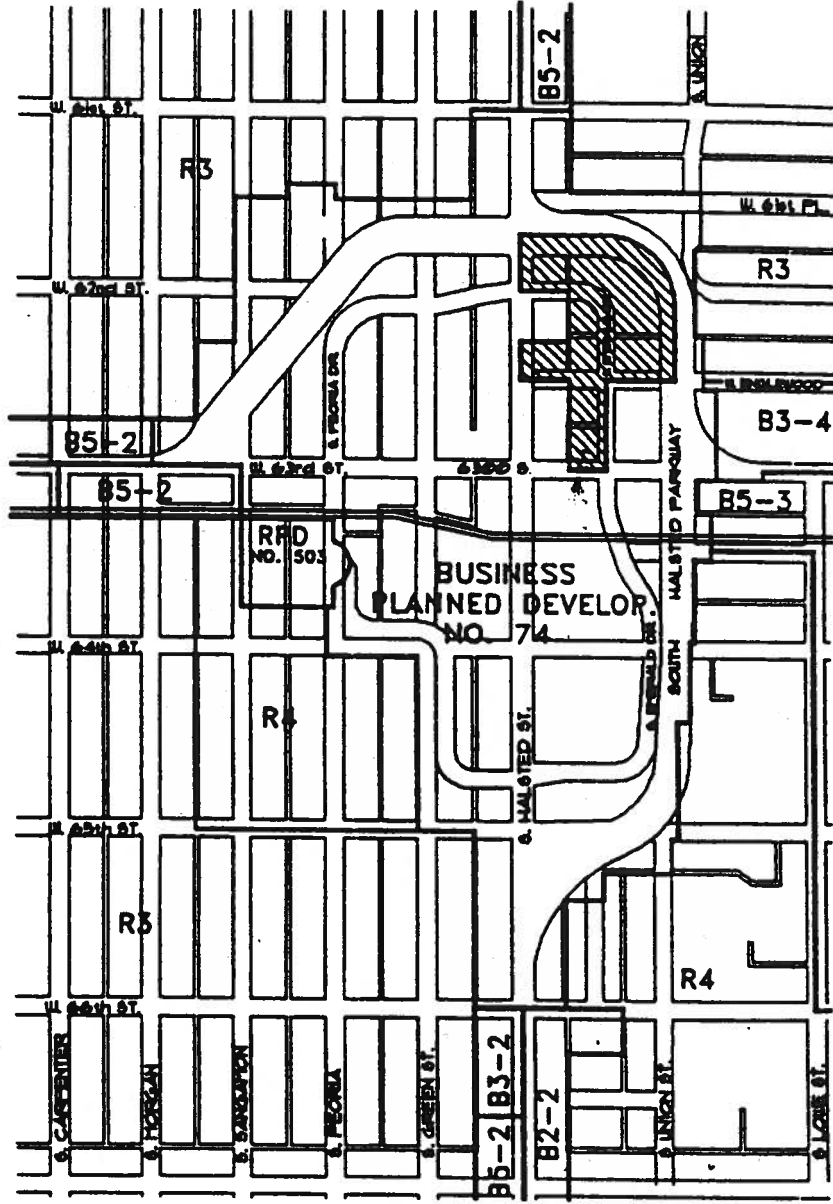
Gross Site Area:	306,381 square feet (7.03 acres); Net Site Area: 185,724 square feet (4.26 acres) plus area of public streets and alleys: 120,657 square feet (2.77 acres) = 7.03 acres.
Maximum F.A.R. (for total net site area):	0.5.
Minimum Number Of Off-Street Parking Spaces:	268.
Maximum Percent Of Land Covered:	Per Site Plan.
Maximum Height:	Per Building Elevations.
Minimum Periphery Setbacks:	Per Site Plan.
Minimum Number Of Loading Docks:	One (1).

*Reclassification Of Area Shown On Map
Numbers 14-F, 14-G, 16-F And 16-G.
(As Amended)*

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

(Continued on page 58216)

Property Line And Planned Development Boundary Maps.
(1 of 2)



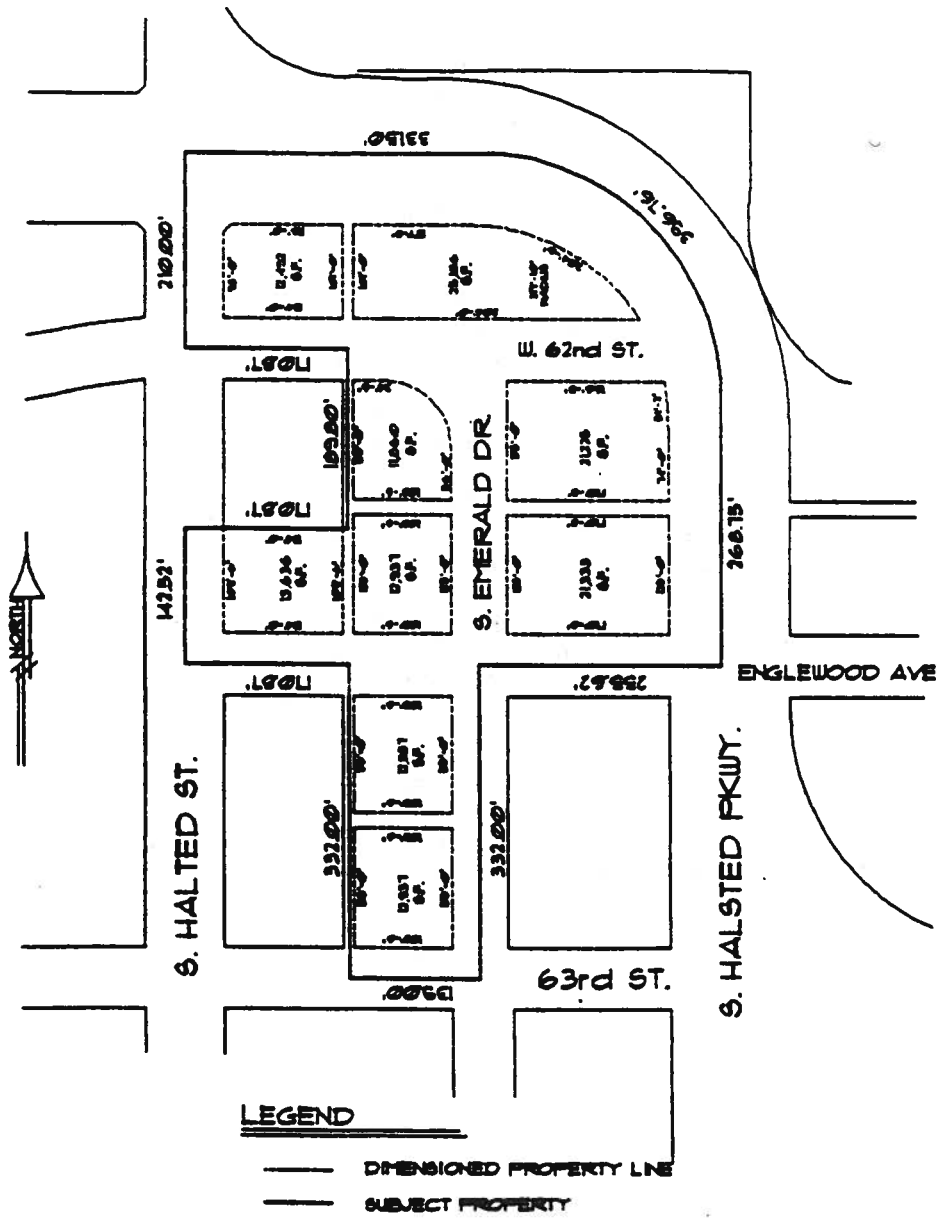
LEGEND

-  SUBJECT PROPERTY
- PLANNED DEVELOPMENT BOUNDARY
- NOTE: FOR DIMENSIONED PROPERTY LINE
SEE PAGE 2 OF 2 OF THIS EXHIBIT

APPLICANT: HALSTED STREET LIMITED PARTNERSHIP
 ADDRESS: 318 WEST RANDOLPH
 SUITE 600
 CHICAGO, IL. 60606

DATE: MAY 16, 1994
 REVISED: JULY 14, 1994

Property Line And Planned Development Boundary Maps.
(2 of 2)

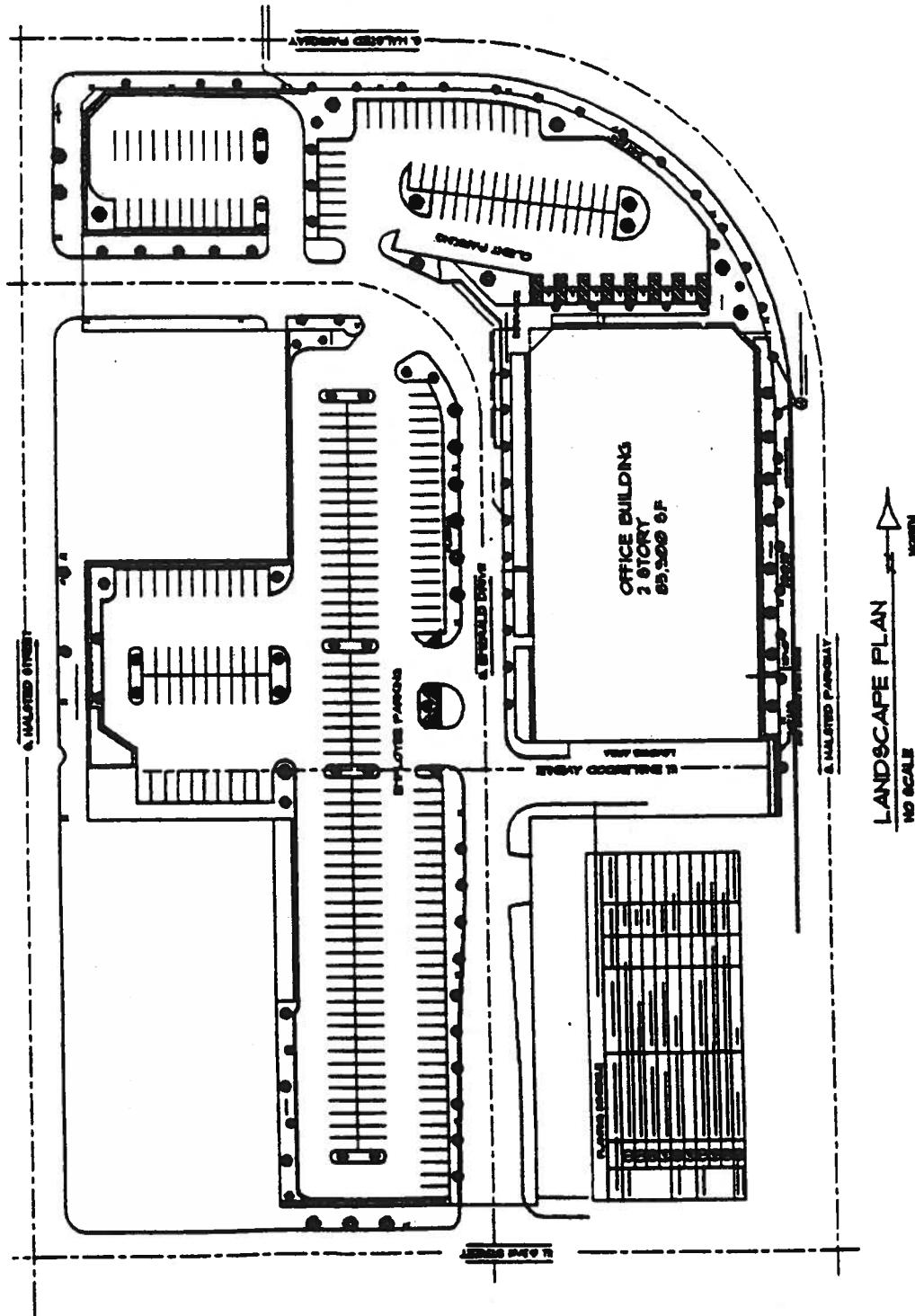


TOTAL SUBJECT AREA: 306,301 SF (7.03 ACRES)
 TOTAL PROPERTY AREA: 186,124 SF (4.26 ACRES)
 TOTAL PUBLIC RIGHTS OF WAY: 20,657 SF (2.71 ACRES)

APPLICANT: HALSTED STREET LIMITED PARTNERSHIP
 ADDRESS: 318 WEST RANDOLPH
 SUITE 600
 CHICAGO, IL. 60606

DATE: MAY 16, 1994
 REVISED: 1111 Y 14 1994

Site Plan/Landscape Plans.
(2 of 3)



APPLICANT: HALSTED STREET LIMITED PARTNERSHIP
ADDRESS: 318 WEST RANDOLPH
SUITE 600
CHICAGO, IL. 60606

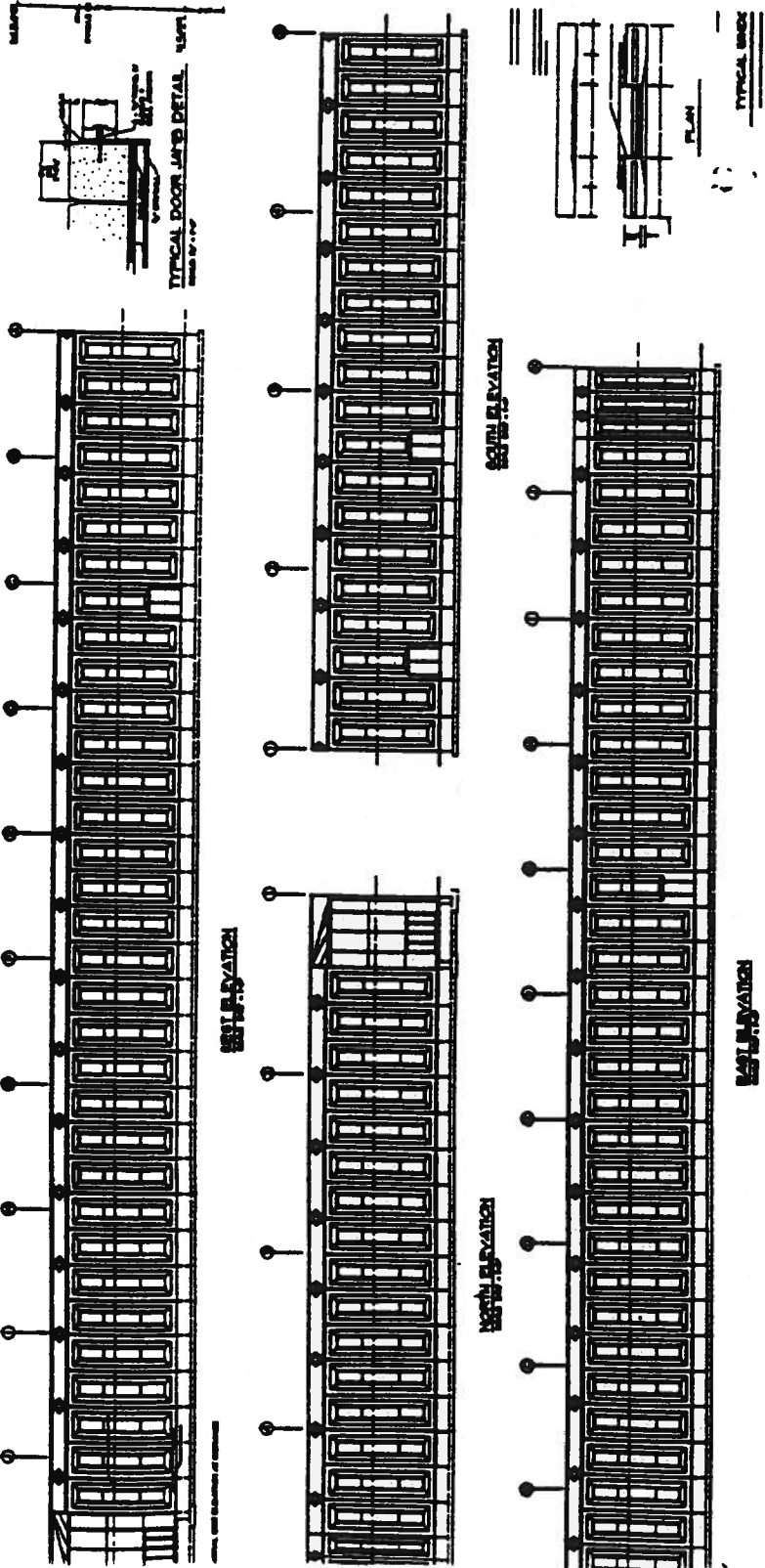
Site Plan/Landscape Plans.
(3 of 3)

PLANTING SCHEDULE			ESTIMATED TIME OF PLANTING: SPRING 1995			
ITEM	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	COMMENTS
TREES	①	TILIA CORDATA	LITTLELEAF LINDEN		3'	
	②	FRAXINUS PENNSYLVANICA	GREEN ASH		2½'	
	③	ACER SACCHARUM	SUGAR MAPLE		2½'	
HEDGES	④	EXISTING TREE	EXISTING TREE		VARIES	
	⑤	LIGUSTRUM LUCIDUM	PRIVET		4' - 6'	
	⑥					
SHRUBS	⑦	LIGUSTRUM VULGARE	COMMON PRIVET		2'-6" - 4'	
	⑧	LIGUSTRUM X VICARYI	GOLDEN VICARY PRIVET		2'-6" - 4'	
	⑨	BERBERIS THUNBERGII	JAPANESE BARBERRY		3' - 4'	
GROUND COVER	⑩		SOD			FILL AREA

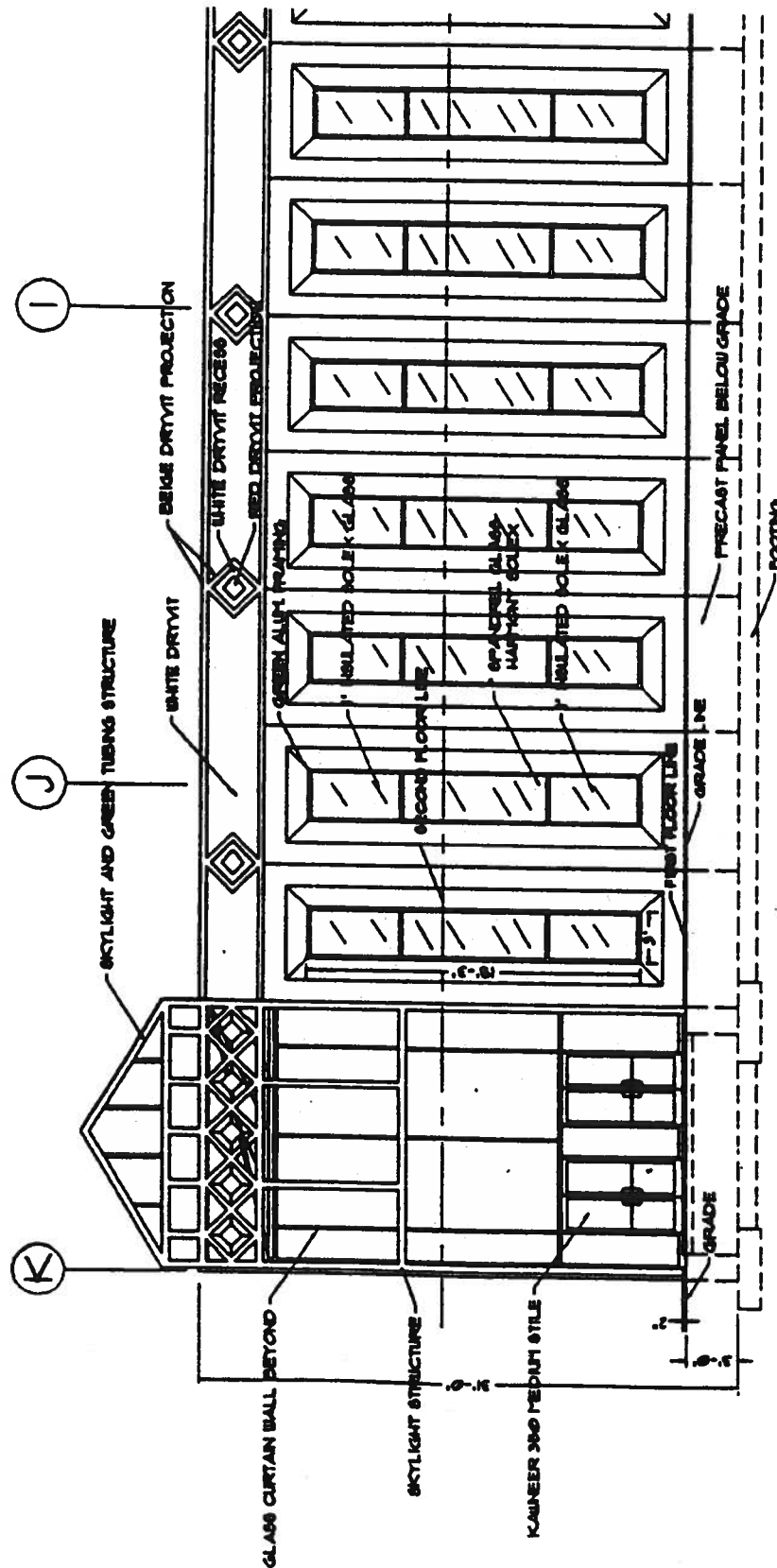
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 ADDRESS: 318 WEST RANDOLPH
 SUITE 600
 CHICAGO, IL. 60606

DATE: MAY 16, 1994
 REVISED: JULY 14, 1994

Building Elevation Drawings.
(1 of 3)



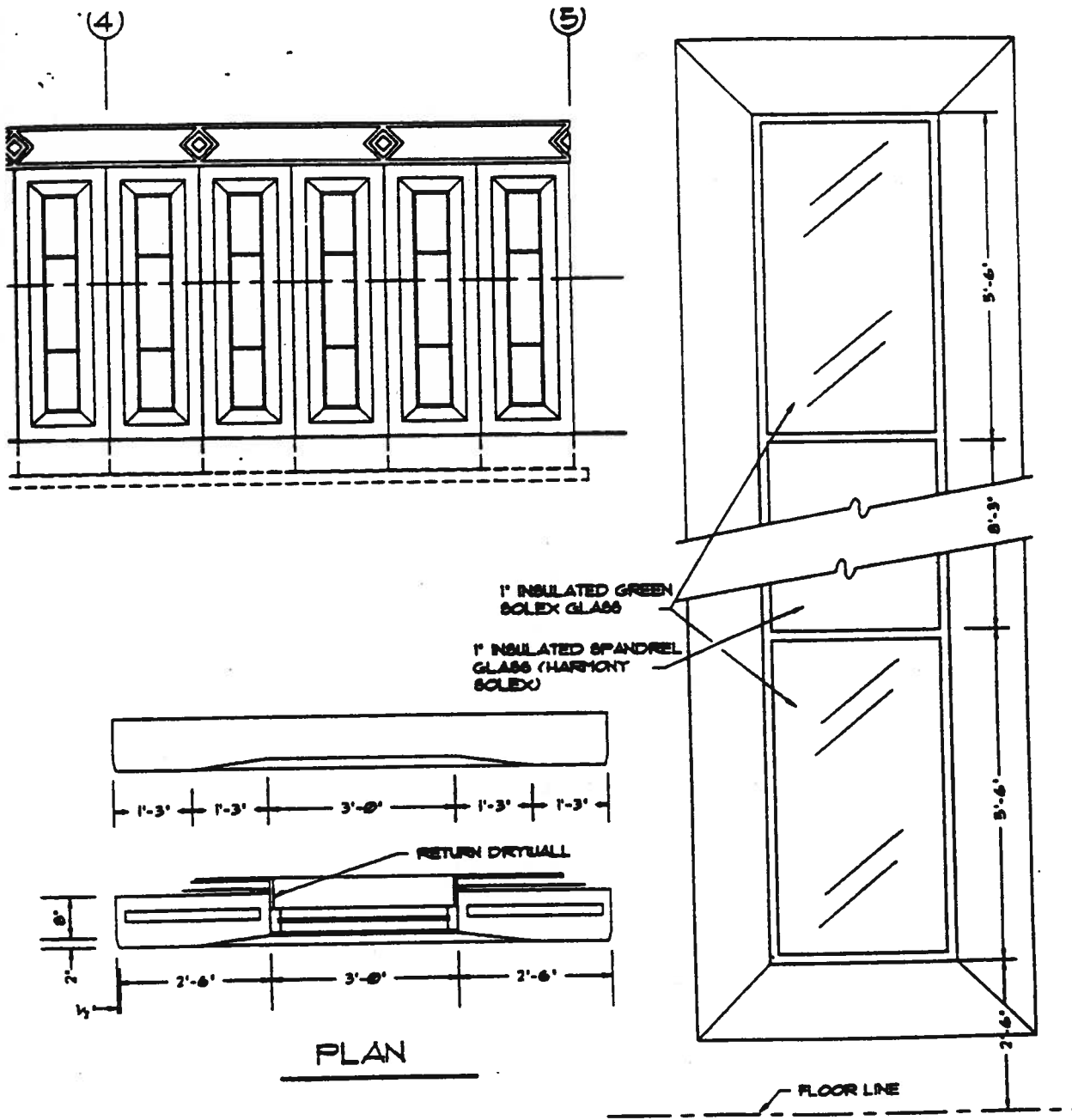
Building Elevation Drawings.
(2 of 3)



PARTIAL WEST ELEVATION AT ENTRANCE

KOK

Building Elevation Drawings.
(3 of 3)



PLAN

ELEVATION

TYPICAL WINDOW UNIT

14' x 4 1/2' ALUM. FRAME, GREEN
WITH INSULATED SOLEX GLASS