

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 November 16, 1994, pages 61316 through 61424, 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, Olivo, Burke, Jones, Coleman, Streeter, Murphy, Rugai, Troutman, Evans, Munoz, Laski, Miller, Ocasio, Watson, E. Smith, Burrell, Bialczak, Suarez, Gabinski, Mell, Austin, Wojcik, Banks, Giles, Allen, Laurino, Doherty, Natarus, Bernardini, Levar, Schulter, 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 1-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 M1-5 Restricted Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by:

the alley next north of and parallel to West Superior Street; North Franklin Street; West Superior Street; and a line 100 feet west 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.

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 10-J.*

*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. 10-J in the area bounded by:

commencing at the centerline of the intersection of South Hamlin Avenue and West 47th Street north for a distance of 1,849.63 feet; thence east from the centerline of South Hamlin Avenue for a distance of 36.5 feet; thence southeasterly at 38 degrees, 22 minutes for a distance of 1,531.80 feet; thence southeasterly at 46 degrees, 19.33 minutes for a distance of 239.63 feet; thence southerly at 4 degrees, 47.25 minutes for a distance of 456.47 feet to the centerline of West 47th Street; and thence west for a distance of 1,131.5 feet to the point of beginning,

to those of an M3-3 Heavy Manufacturing 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 M3-3 Heavy Manufacturing District symbols and indications established in Section 1 above in the area bounded by:

commencing at the centerline of the intersection of South Hamlin Avenue and West 47th Street north for a distance of 1,849.63 feet; thence east from the centerline of South Hamlin Avenue for a distance of 36.5 feet; thence southeasterly at 38 degrees, 22 minutes for a distance of 1,531.80 feet; thence southeasterly at 46 degrees, 19.33 minutes for a distance of 239.63 feet; thence southerly at 4 degrees, 47.25 minutes for a distance of 456.47 feet to the centerline of West 47th Street; and thence west for a distance of 1,131.5 feet to the point of beginning,

to the designation of a Manufacturing 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 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Manufacturing Planned Development No. 567**Plan Of Development**Statements.*

1. The area delineated herein as a Manufacturing Planned Development consists of approximately 1,218,605 square feet or 27.98 acres of real property in its net site area. The boundaries of the Property are shown on the attached Planned Development Boundary and Property Line Map. The Subject Property is owned or controlled for the purposes of this ordinance by the Applicant, the Atchison, Topeka and Santa Fe Railway Company.
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, alleys or easements or any adjustment 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 or its successors and assignees and, if different from the Applicant, the legal title holder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assignees and, if different from 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 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 ground lessor of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City actions pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or 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 these fourteen (14) Statements; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land Use Map; a Right-of-Way Adjustment Map; a Bulk Regulations and Data Table; a Site Plan prepared by Denton & Associates, dated November 10, 1994, Building Elevations prepared by Denton & Associates, dated November 10, 1994, and a Landscape Plan and a Public Way Perimeter Section Plan prepared by Roman & Associates, dated November 10, 1994. Full-size sets of the Site Plan, Building Elevations, Landscape Plan and Public Way Perimeter Section Plan 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 within the area delineated herein as a "Manufacturing Planned Development": uses permitted within an M3-3 Heavy Manufacturing District and the C4 Motor Freight Terminal District, including Railroad Freight Terminals, Motor Freight Terminals, Intermodal Freight Terminals, Cartage and Express Facilities, Warehousing, Storage, Railroad Switching and Classification Yards, Repair Shops and Roundhouses, Railroad Sidings, Auto and Truck Garages, Parking Lots and Service Shops, including body repair, engine rebuilding and painting, Off Street Parking and Off Street Loading and Related and Accessory Uses; and the following Special Uses: Earth Station Antenna exceeding eight (8) feet in diameter.
6. Business signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. Any service drive 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 fire and

other 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 and of the Department of Planning and Development.

8. All off-street parking and loading facilities will be provided in compliance with the Bulk Regulations and Data Table attached hereto subject to the review and approval of the Department of Planning and Development and the Department of Transportation.
9. The height restriction of the improvements and any appurtenance attached thereto shall, in addition to the Bulk Regulations and Data Table, be subject to:
  - a. Height 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.
10. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. The improvements on the Property shall be designed and installed in general conformance with the Site Plan and Elevation Plans prepared by Denton & Associates dated November 10, 1994, and the Landscape Plan and Public Way Perimeter Section Plan prepared by Roman & Associates dated November 10, 1994. The landscaping (including street trees in the adjacent rights-of-way), shall be designed installed and maintained in general conformance with the Landscape Plan dated November 10, 1994; and shall serve as an approved alternative to the solid fencing otherwise required in Section 10.3-1(1) of the Chicago Zoning Ordinance. The landscaping shall be maintained at all times in accordance with the Landscape Plan, and parkway trees shall be installed and maintained in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

Current access to the site is to and from West 47th Street. Additional access shall be provided via a private two-directional access road to be constructed by the Applicant pursuant to its specifications, as depicted and identified on the Landscape Plan as the "North Access Road", connecting the property to West 41st Street, if extended. Subject to acquisition of the necessary right-of-way and the obtaining of all governmental approvals, an extension of West 41st Street connecting West 41st Street with the North Access

Road shall be provided. No final certificate of occupancy shall be issued prior to completion of construction of the North Access Road and the West 41st Street extension unless the Commissioner of Planning and Development otherwise administratively grants relief pursuant to the provisions of Statement No. 12.

Applicant shall provide an access easement to the user of the Subject Property to utilize the North Access Road, the maintenance of which shall be the continuing obligation of the Applicant, which shall have the same responsibility for the West 41st Street extension unless dedicated to the City of Chicago and accepted by the City Council.

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 and consistent with the nature of the development of the Property contemplated in this Planned Development Ordinance 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 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 distance between structures, a reduction in periphery setbacks, or an increase in 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 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.
14. Unless substantial construction has commenced within three (3) 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 Amending Ordinance (the first day of which shall be the effective date of the Amending Ordinance). If this Planned Development expires under the provisions of this statement, the zoning of the property shall automatically revert to that of the M3-3 Heavy Manufacturing District.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Right-of-Way Adjustment Map; Landscape Plan; Site Plan; Office Building Elevation Drawing; and Maintenance Building Elevation Drawing referred to in these Plan of Development Statements printed on pages 63337 through 63345 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Manufacturing Planned Development No. \_\_\_\_\_*

*Bulk Regulations And Data Table.*

Net Site Area: 1,218,605 square feet (27.98 acres).

Maximum Floor Area Ratio: 0.15.

Gross Site Area, 1,285,919 square feet (29.52 acres) = Net Site Area, 1,218,605 square feet (27.98 acres) + Public Right-of-Way, 67,314 square feet (1.545 acres).

Maximum Floor Area Ratio for Total Net Site Area: 0.15.

Minimum Number of Off-Street Parking Spaces: 300.

Number of Off-Street Loading  
Berths:

As per Site Plan.

Minimum Width of Landscaped  
Buffer Adjacent to Public Ways:

In accordance with attached  
Landscape Plan and Public Way  
Perimeter Section Plan.

Minimum Required Building  
Setbacks:

In accordance with Site Plan.

Maximum Permitted Building  
Height:

In accordance with Building  
Elevations.

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*Reclassification Of Area Shown On Map Number 12-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 M2-2 General Manufacturing District symbols and indications as shown on Map No. 12-G in the area bounded by:

West 48th Street; South Oakley Avenue; the alley next south of West 48th Street; a line 231 feet east of South Western Avenue; West 48th Place; and South Western Avenue,

to those of an R4 General Residence District which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

**SECTION 2.** That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 12-G in the area bounded by:

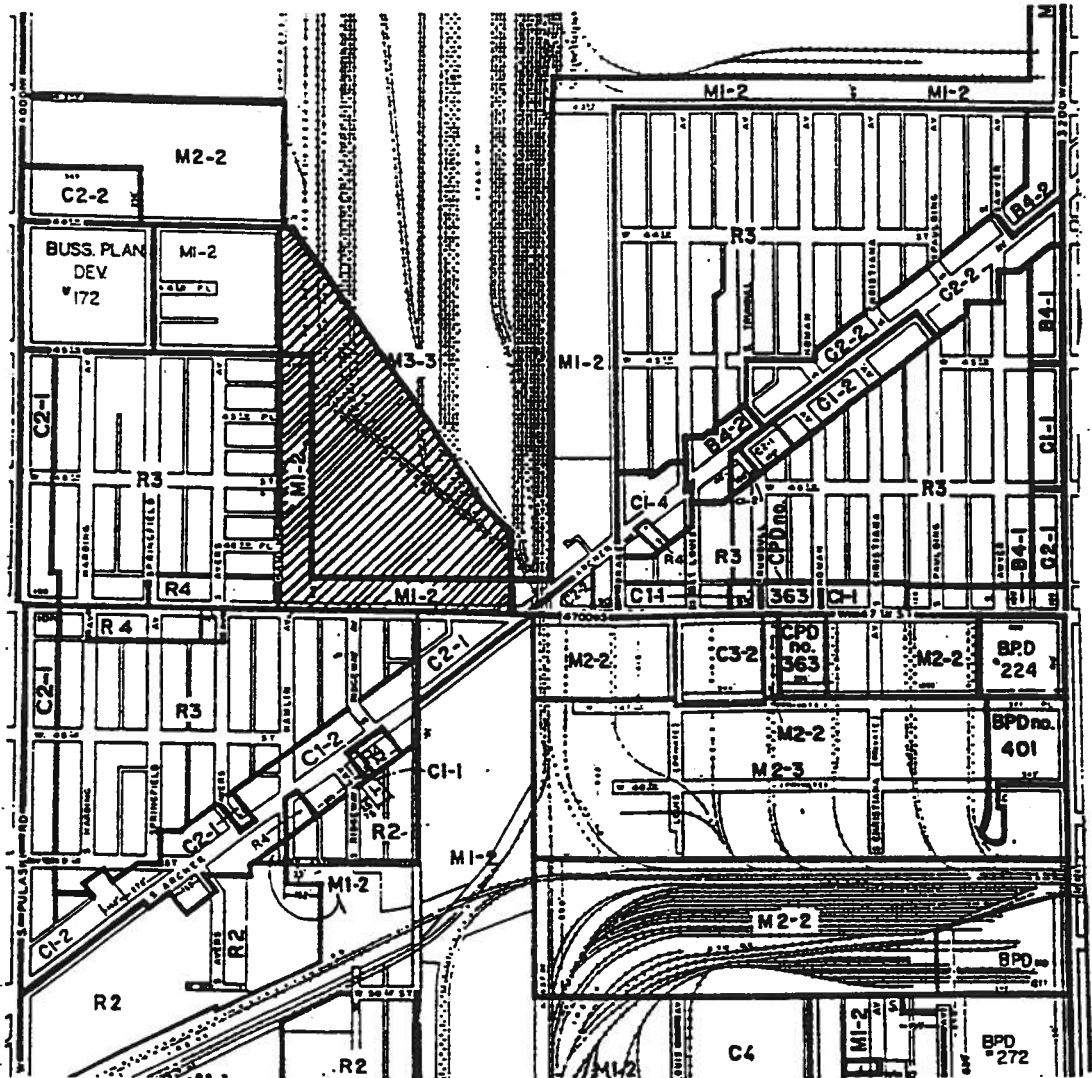
West 48th Street; South Oakley Avenue; the alley next south of West 48th Street; a line 231 feet east of South Western Avenue; West 48th Place; and South Western Avenue,

(Continued on page 63346)

Existing Zoning Map.

MANUFACTURING PLANNED DEVELOPMENT NO.

FINAL FOR PUBLICATION

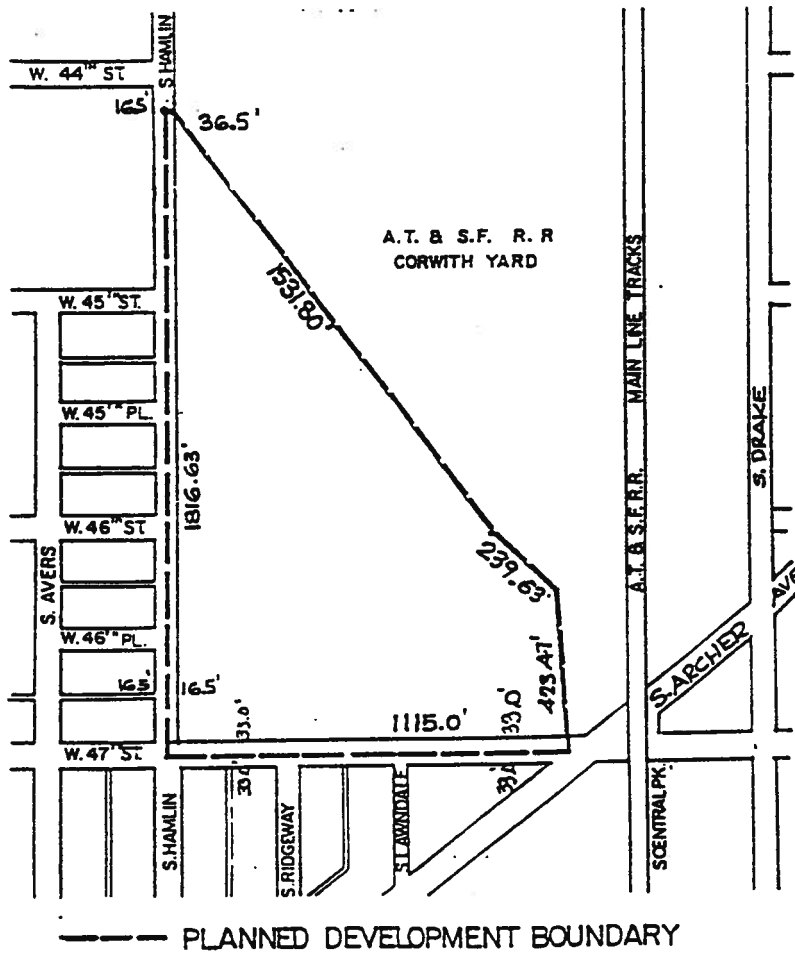


PLANNED DEVELOPMENT BOUNDARY

APPLICANT : THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY  
 ADDRESS: West 47th Street; South Harlin Avenue  
 DATE: July 13, 1994

Planned Development Boundary And Property Line Map.

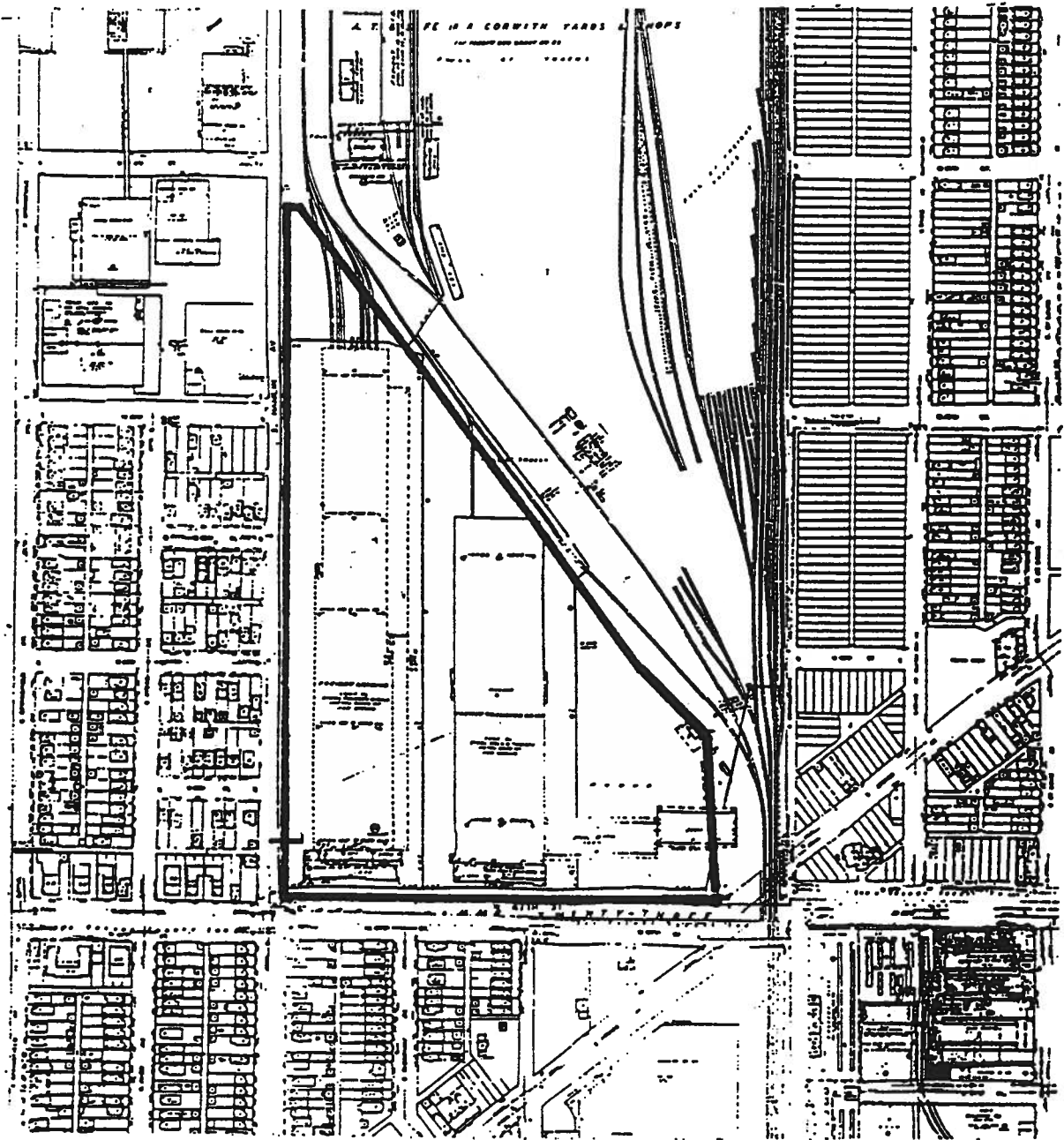
MANUFACTURING PLANNED DEVELOPMENT NO. \_\_\_\_\_



APPLICANT: THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY  
 ADDRESS: West 47th Street; South Hamlin Avenue  
 DATE: July 13, 1994  
 REVISED DATE: November 10, 1994

Existing Land-Use Map.

MANUFACTURING PLANNED DEVELOPMENT NO.

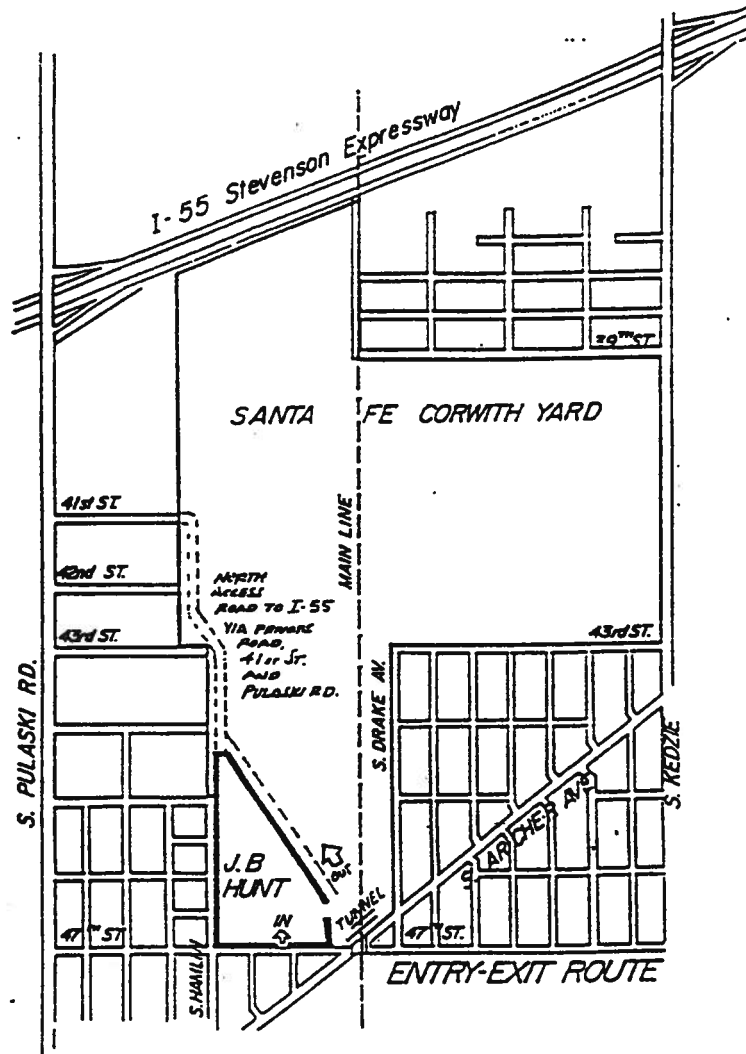


**APPLICANT**  
**ADDRESS**  
**DATE**

THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY  
West 47th Street; South Hamlin Avenue  
July 13, 1994

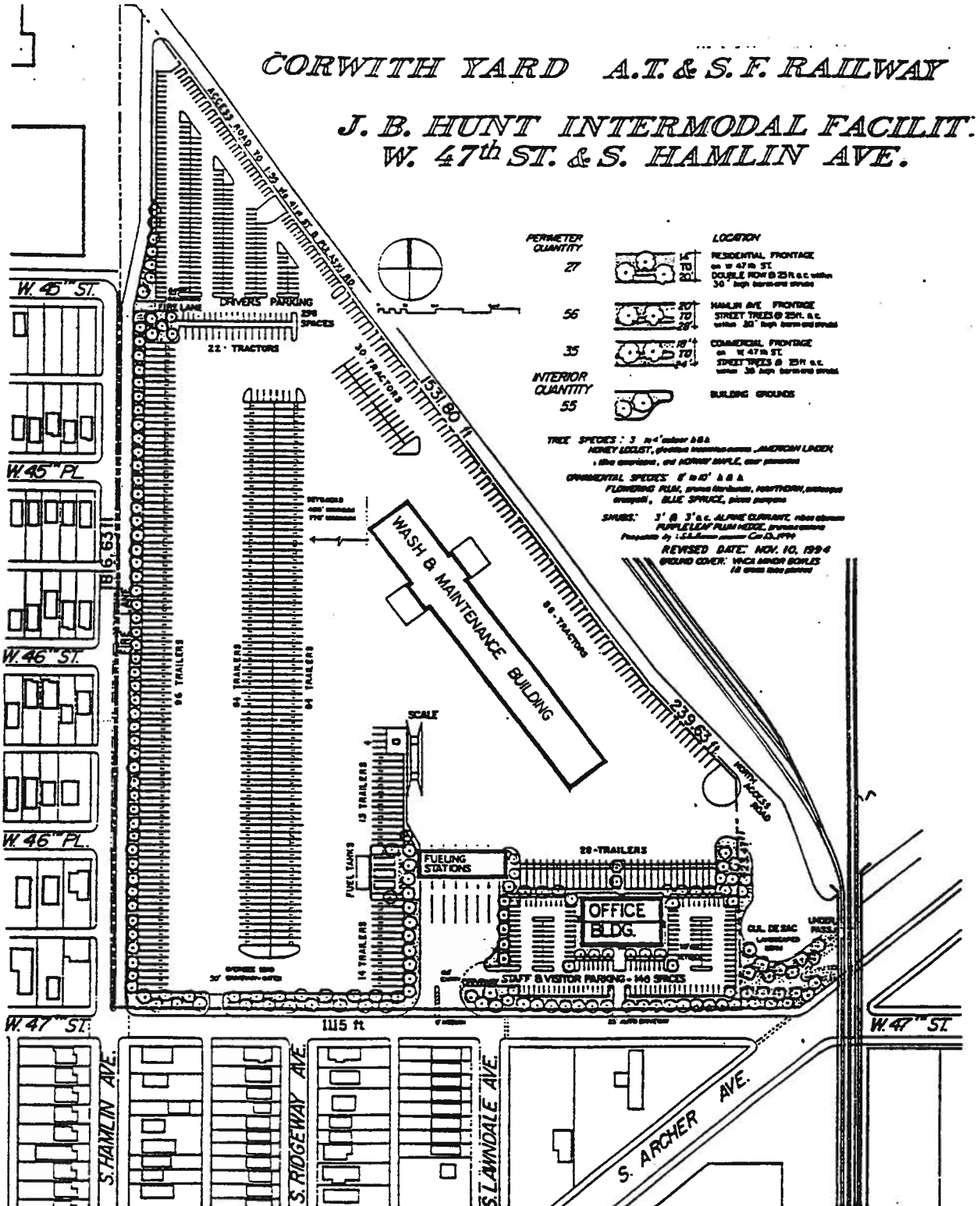
Right-Of-Way Adjustment Map.

MANUFACTURING PLANNED DEVELOPMENT NO. \_\_\_



APPLICANT: THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY  
 ADDRESS: West 47th Street; South Hamlin Avenue  
 DATE: July 13, 1994  
 REVISED DATE: November 10, 1994

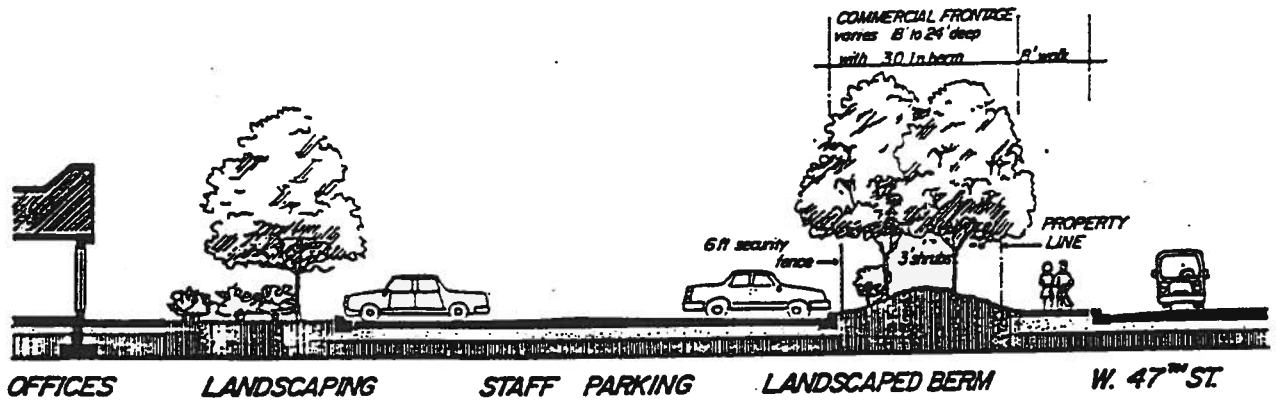
Landscape Plan.  
(Page 1 of 2)



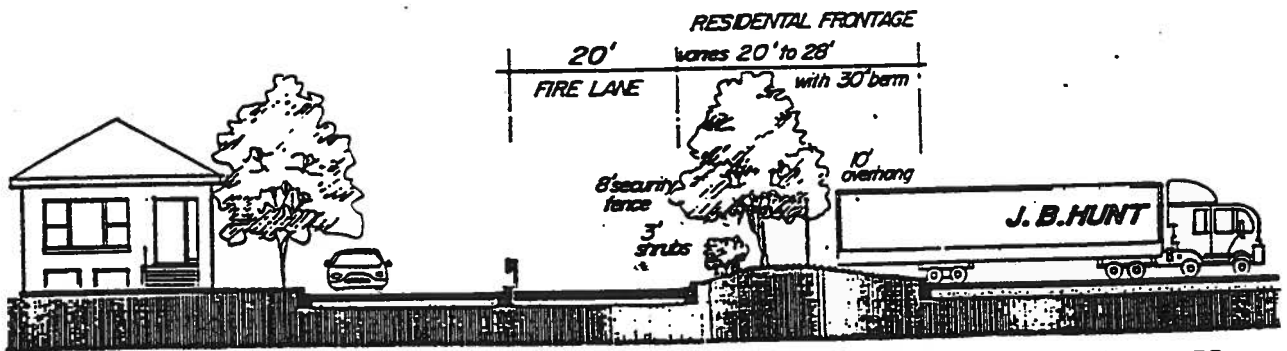
APPLICANT: THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY  
 ADDRESS : West 47th Street; South Hamlin Avenue  
 DATE : July 13, 1994 . REVISED DATE: NOV. 10, 1994

Landscape Plan.  
(Page 2 of 2)

# PUBLIC WAY PERIMETER SECTIONS



*SECTION LOOKING EAST ON 47<sup>TH</sup> ST*

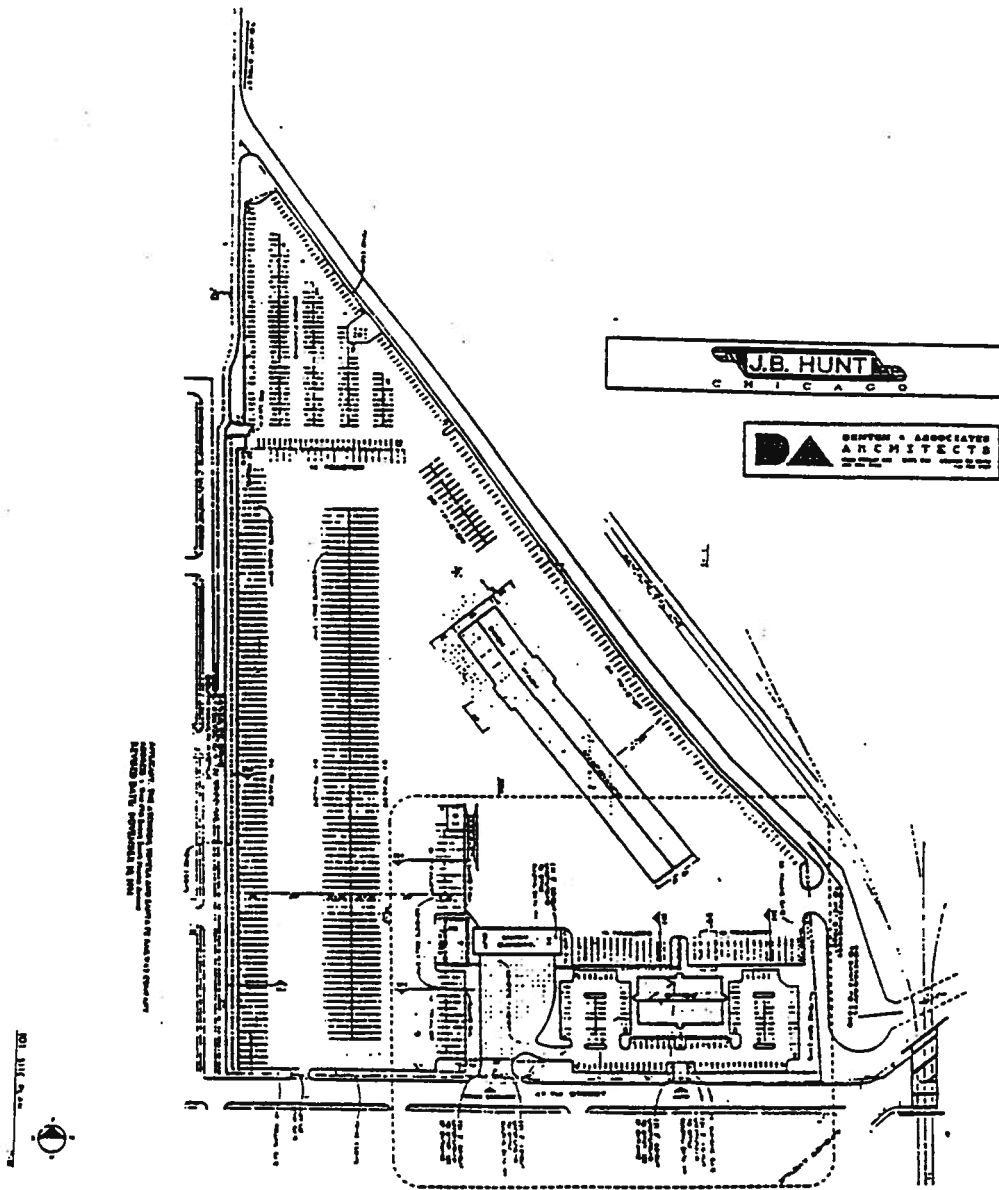


*SECTION Looking North on So. Hamlin Ave.*

APPLICANT: THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY  
ADDRESS : West 47th Street; South Hamlin Avenue  
DATE : July 13, 1994 REVISED DATE: NOV.10.1994

Site Plan.

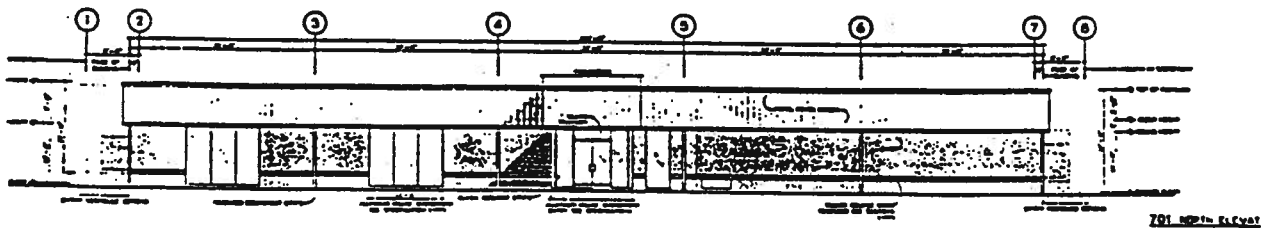
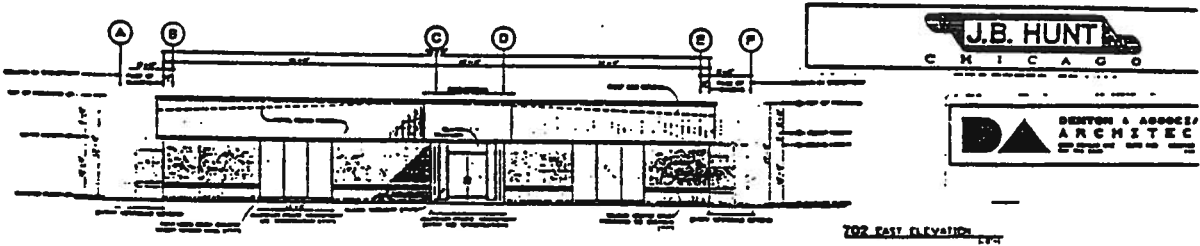
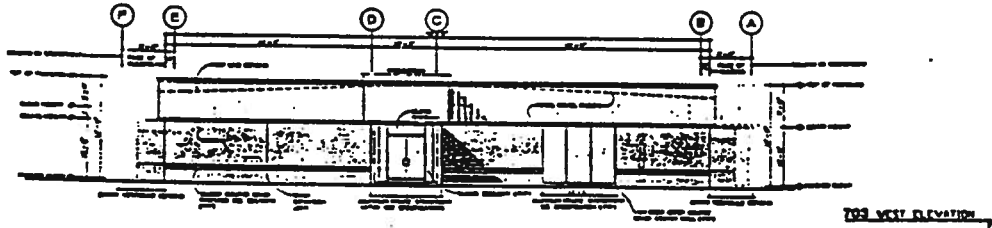
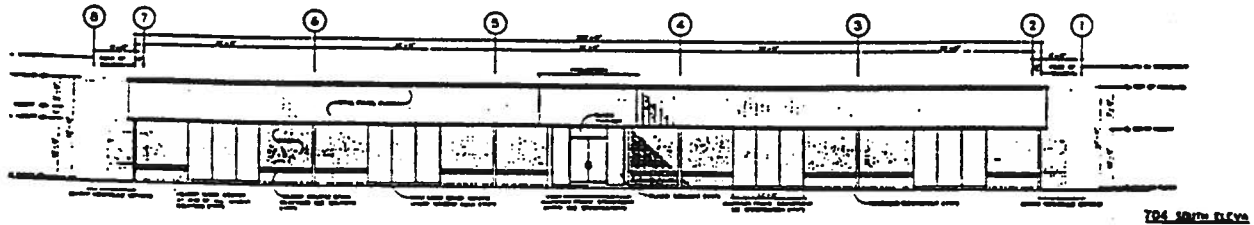
MANUFACTURING PLANNED DEVELOPMENT NO. \_\_\_



APPLICANT: THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY  
ADDRESS : West 47th Street; South Hamlin Avenue  
DATE : July 13, 1994  
REVISED DATE: November 10, 1994

Office Building Elevations.

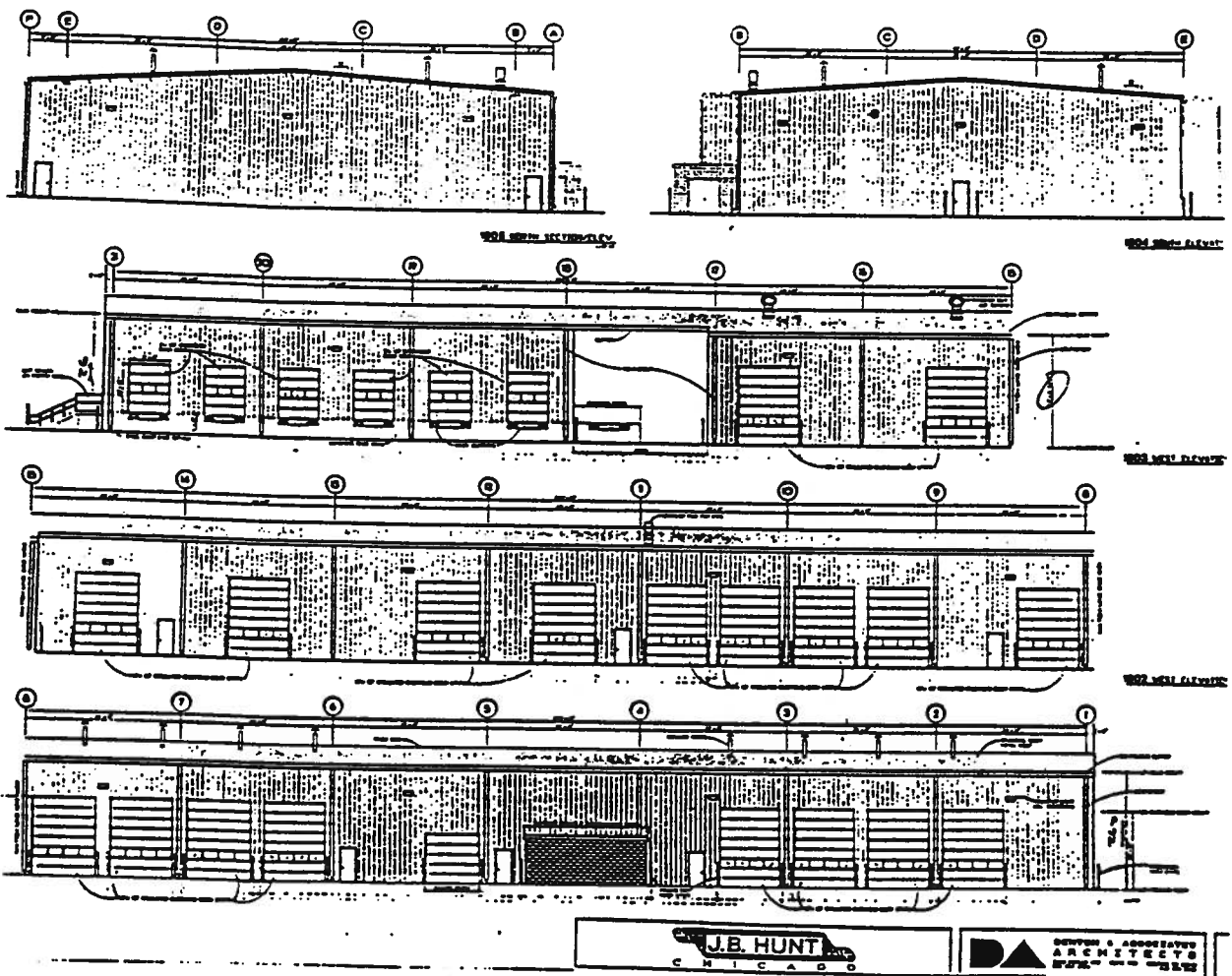
MANUFACTURING PLANNED DEVELOPMENT NO. \_\_\_\_



APPLICANT: THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY  
 ADDRESS : West 47th Street; South Hamlin Avenue  
 DATE : July 13, 1994  
 REVISED DATE: November 10, 1994

Maintenance Building Elevations.

MANUFACTURING PLANNED DEVELOPMENT NO. \_\_\_\_



APPLICANT: THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY  
 ADDRESS : West 47th Street; South Hamlin Avenue  
 DATE : July 13, 1994  
 REVISED DATE: November 10, 1994