



September 18, 1995

Ms. Bridget O'Keefe
Sidley and Austin
One First National Plaza
Chicago, IL 60603

Re: Request for a minor change to Institutional Planned Development No. 570 - WTTW/Channel 11

Dear Ms. O'Keefe:

The Department of Planning and Development has considered your request for a minor change to Planned Development No. 570, and that we hereby approve your request pursuant to section 11.11-3 (c) of the Chicago Zoning Ordinance and Statement 12 of the Planned Development Ordinance.

Specifically, you requested reductions in the minimum setback requirements. Along the northern property line the setback will be reduced from 5.0' to 0' and along the western property line from 5.0' to 1.68'. As indicated on the Landscape Plan prepared by Otis and Associates, dated June 23, 1994, WTTW has agreed to increase the landscaping on the adjacent campus of Northeastern Illinois University. In a letter dated July 7, 1995, Northeastern stated that they had no objection to the reduction in setbacks of the Planned Development and the additional plantings located on the University's property.

With regard to this request, the Department of Planning and Development has determined that the requested setback relief constitutes a minor change pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and Statement 12 of the Planned Development Ordinance.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 570, I hereby approve the foregoing minor change, but no other changes to Institutional Planned Development No. 570.

Sincerely,

Valerie B. Jarrett
Commissioner

cc: Christine Slattery
Philip Levin
William Tippens
Paul Woznicki



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 13-J.
(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 R2 Single-Family Residence District symbols and indications as shown on Map No. 13-J in the area bounded by:

a line 1,018.30 feet south of West Bryn Mawr Avenue; North St. Louis Avenue; a line 1,305.71 feet south of West Bryn Mawr Avenue; and a line 628.37 feet west of North St. Louis Avenue,

to those of a B2-1 Restricted Retail District and a corresponding use district is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B2-1 Restricted Retail District symbols and indications as shown on Map No. 13-J in the area bounded by:

a line 1,018.30 feet south of West Bryn Mawr Avenue; North St. Louis Avenue; a line 1,305.71 feet south of West Bryn Mawr Avenue; and a line 628.37 feet west of North St. Louis Avenue,

to those of an Institutional Planned Development 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 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:

Institutional Planned Development # 570

Plan Of Development

Statements.

1. The area delineated herein as an Institutional Planned Development (the "Planned Development") consists of approximately 180,066

square feet (4.13 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, Chicago Educational Television Association.

2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant, its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant 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 of 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) 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 twelve (12) statements; an Existing Zoning Map; a Planned Development Boundary and

Property Line Map; a Generalized Land-Use Map; an Existing Land-Use Map; a Bulk Regulations and Data Table; a Site/Landscape Plan prepared by Harold R. Lutz & Associates, dated October 20, 1994; and Building Elevations prepared by Harold R. Lutz & Associates, dated October 20, 1994. Reduced copies of the Site/Landscape Plan and Building Elevations are attached hereto and full-size copies are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This 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 are permitted in the Planned Development subject to the restrictions in Statement 10 and in the Bulk Regulations and Data Table:

Radio and television broadcasting stations, business and professional offices, radio and television production and studio uses, radio network syndication uses, accessory parking and accessory uses, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae such as earth station antennae which may exceed eight feet in diameter. The Applicant agrees that studio audiences shall not be permitted to occupy two television studios concurrently.

6. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the Planned Development shall be designated and designed for parking for the handicapped.
8. 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 emergency vehicles. There shall be no parking within such paved areas.

Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and the Department of Planning and Development.

9. In addition to the maximum heights of the buildings and any appurtenances attached thereto prescribed in this Planned Development, the height of the improvements and any appurtenances attached thereto also shall 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. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent right-of-way and all entrances and exists to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site/Landscaping Plan. In addition, parkway trees shall be maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding guidelines and regulations .
11. 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.").
12. The requirements of this Planned Development 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 a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of these Statements 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.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Generalized Land-Use Map; Existing Land-Use Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 63366 through 63371 of this Journal.]

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

Institutional Planned Development.

Plan Of Development

Bulk Regulations And Data Table.

Maximum Permitted Floor
Area Ratio:

0.9.

Gross Site Area, 189,550.5 square feet (4.35 acres) = Net Site Area, 180,066 square feet (4.13 acres) + Area Remaining in Public Right-of-Way, 9,484.5 square feet (.22 acres).

Setbacks from Property Line:

In substantial conformance with the Site/Landscape Plan.

Maximum Percentage of Site
Coverage:

In substantial conformance with the Site/Landscape Plan.

Minimum Number of Off-Street
Parking:

220 spaces.

Minimum Number of Off-Street
Loading Berths: 2 berths.

Maximum Building Height: In substantial conformance with
Building Elevations.

Reclassification Of Area Shown On Map Number 16-N.

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 B4-1 Restricted Service District symbols and indications as shown on Map No. 16-N in the area bounded by:

West 63rd Street; a line 225 feet west of and parallel to South Natchez Avenue; the alley next south of West 63rd Street; and a line 300 feet west of and parallel to South Natchez Avenue,

to those of an R4 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.

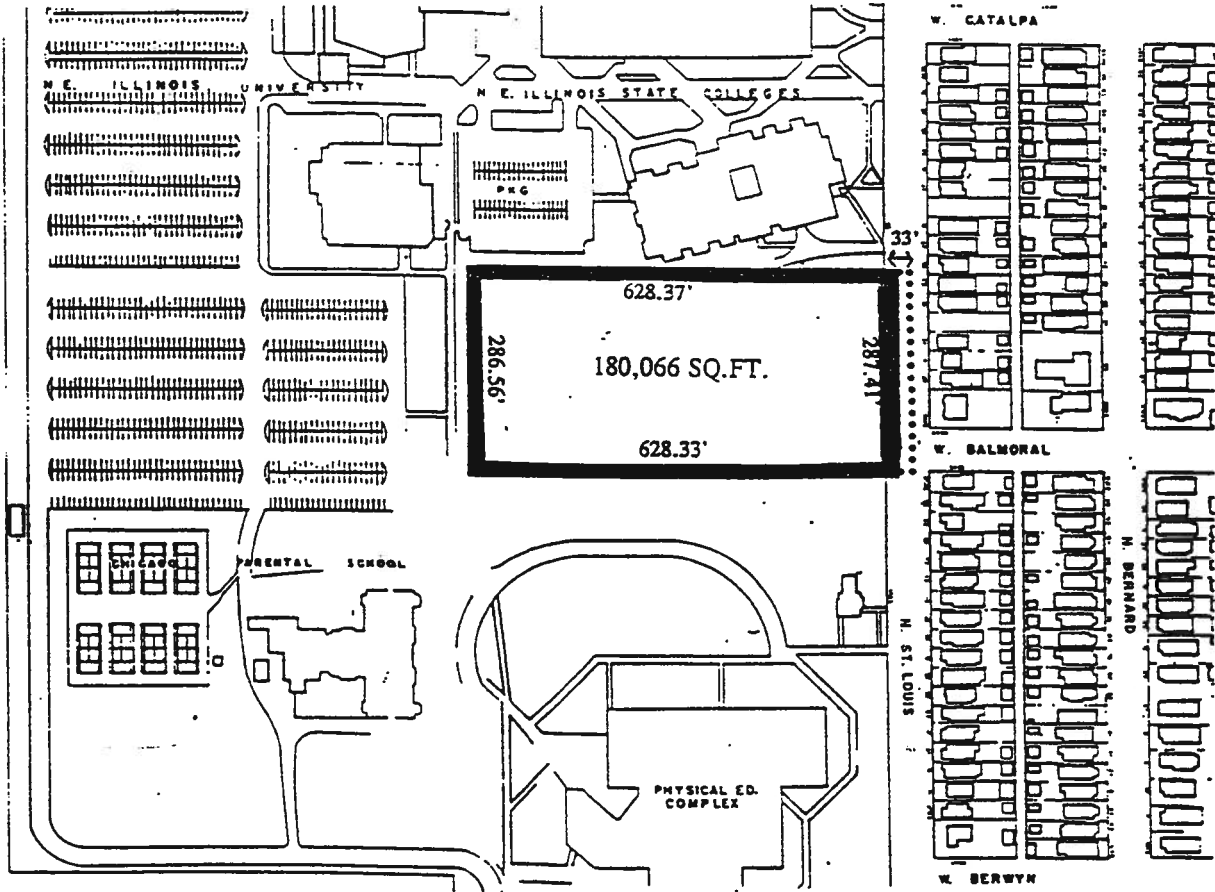
Reclassification Of Area Shown On Map Number 18-B.

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, B4-3 Restricted Service District and R4 General Residence District symbols and indications as shown on Map No. 18-B in the area bounded by:

(Continued on page 63372)

Planned Development Boundary And Property Line Map.



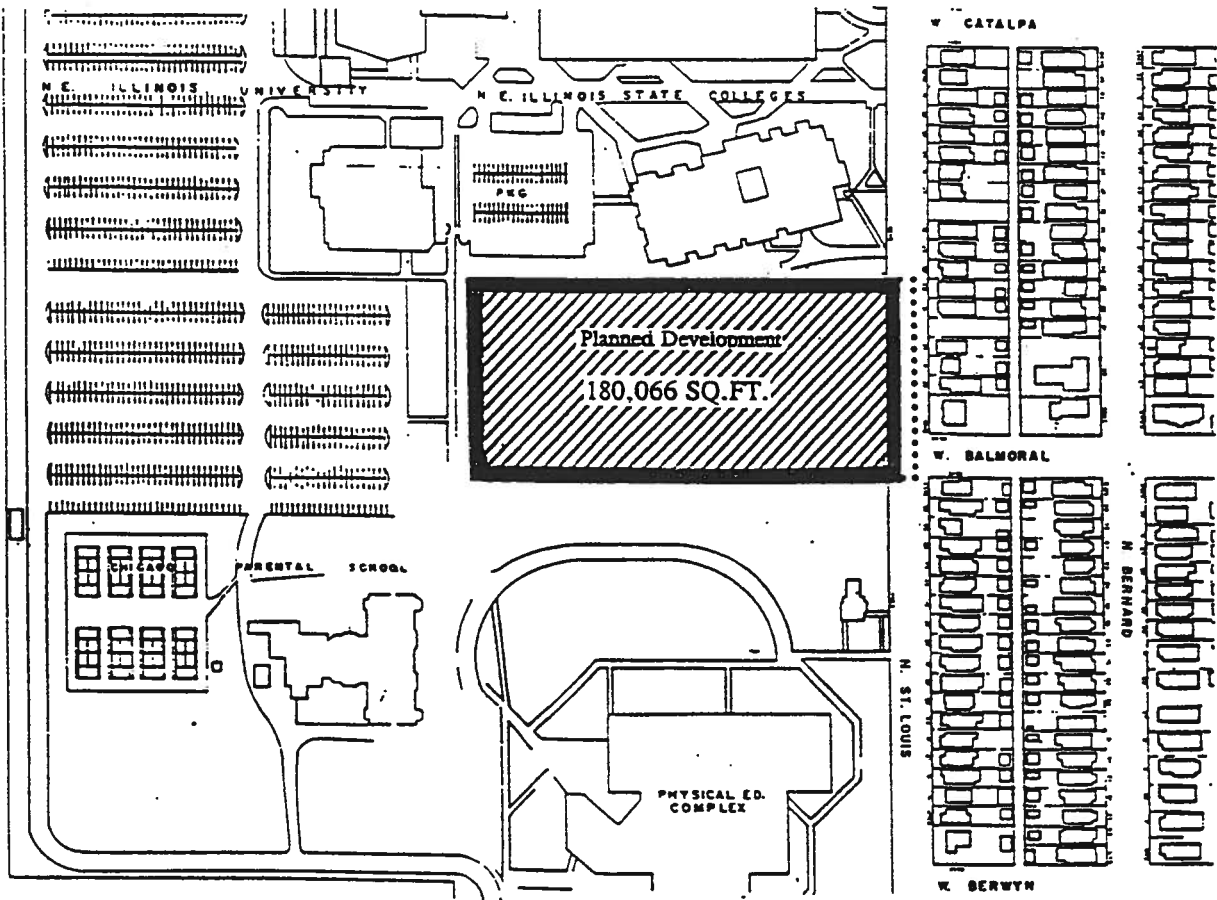
Legend

..... Planned Development Boundary

————— Property Line

Applicant: Chicago Educational Television Association
Address: 5400 North St. Louis Avenue, Chicago, IL 60625
Date: September 13, 1994
Revised: October 20, 1994

Generalized Land-Use Map.

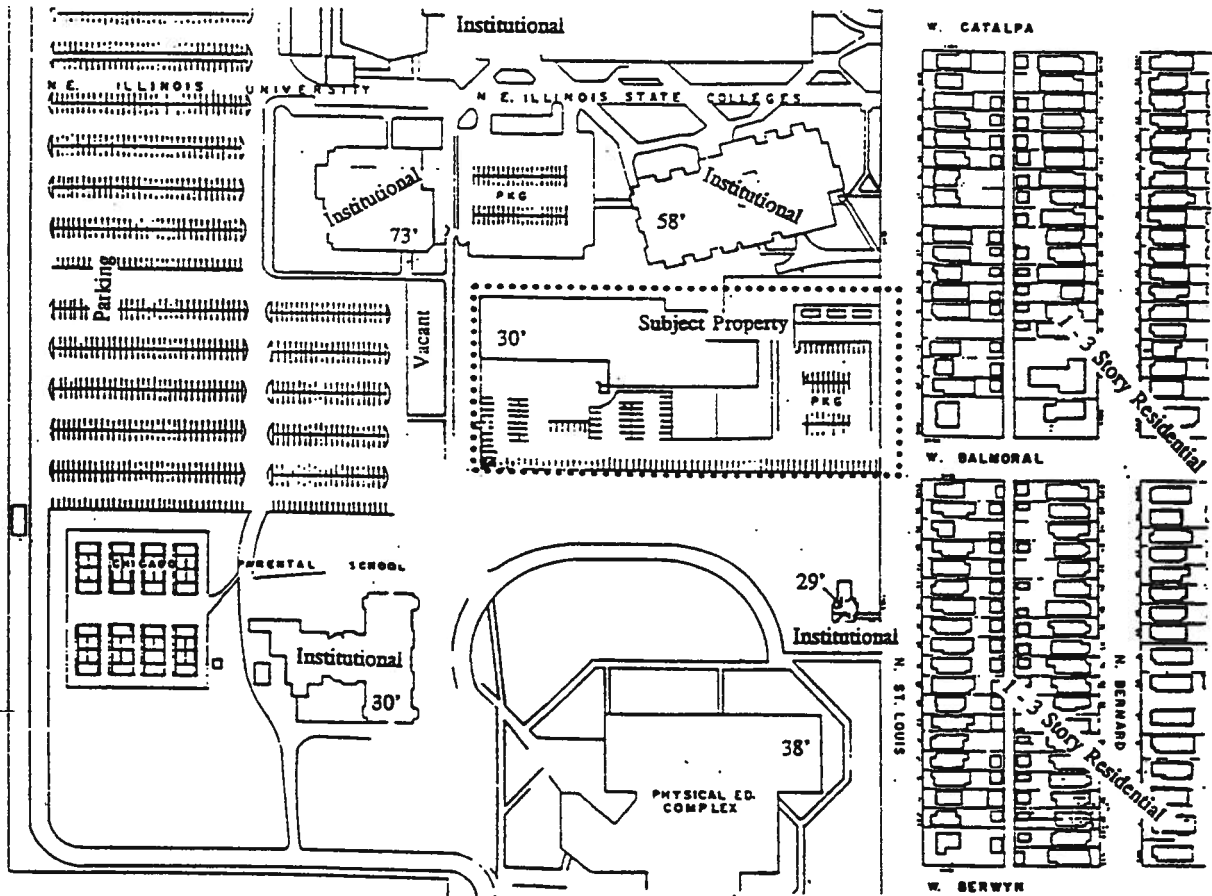


Legend

- Planned Development Boundary
- Property Line
- //// See Statement #5

Applicant: Chicago Educational Television Association
 Address: 5400 North St. Louis Avenue, Chicago, IL 60625
 Date: September 13, 1994
 Revised: October 20, 1994

Existing Land-Use Map.



Legend

..... Subject Property

Applicant: Chicago Educational Television Association
Address: 5400 North St. Louis Avenue, Chicago, IL 60625
Date: September 13, 1994
Revised: October 20, 1994

