

A-3959

75488

JOURNAL--CITY COUNCIL--CHICAGO

7/29/98

the south line of West Ohio Street on the north; a line 79 feet east of the east line of North Harland Court; a line 24.50 feet south of the south line of West Ohio Street; and the east line of North Hartland Court,

to those of an R5 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.

*No Longer Active
Rezoned

Reclassification Of Area Shown On Map Numbers 1-H And 2-H.
(Application Number A-3959)

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the following district symbols and indications as shown on Map Number 1-H and Map Number 2-H in the areas described as follows from Business Planned Development Number 573 in the area bounded by:

the alley next north of and parallel to West Madison Street; a line 91.7 feet east of and parallel to the centerline of North Oakley Boulevard; West Madison Street; a line 121.7 feet east of and parallel to the centerline of North Oakley Boulevard; the alley next north of and parallel to West Madison Street; a line 443.68 feet east of and parallel to the centerline of North Oakley Boulevard; West Madison Street; North Leavitt Street; a line 231 feet south of and parallel to the centerline of West Madison Street; the alley next west of and parallel to North Leavitt Street; the alley second north of and parallel to West Monroe Street; the alley next east of and parallel to North Oakley Boulevard; the alley next south of and parallel to West Madison Street; and North Oakley Boulevard,

to those of a B5-3 General Service District and a corresponding use district is hereby established in the area above described; and from Business Planned Development Number 573 in the area bounded by:

the alley second north of and parallel to West Monroe Street; the alley next west of and parallel to North Leavitt Street; the alley next north of and parallel to West Monroe Street; a line 165 feet west of and parallel to the

centerline of North Leavitt Street; West Monroe Street; and a line 233.6 feet west of and parallel to the centerline of North Leavitt Street,

to those of an R5 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 1-K.
(Application Number A-3953)*

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 C1-2 Restricted Commercial District symbols and indications as shown on Map Number 1-K in the area bounded by:

the alley next north of and parallel to West Madison Street; the alley next east of and parallel to North Kilpatrick Avenue; West Madison Street; and North Kilpatrick 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 2-G.
(As Amended)
(Application Number 12416)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all

Leavitt Street; a line 58.70 feet south of and parallel with the south line of West Warren Boulevard; and a line 124.27 feet east of and parallel with the east line of North Oakley Boulevard.

United Studio Center, Inc.

Business Planned Development

#573

Planned Development Statements.

1. The area delineated herein as a Business Planned Development (hereinafter the "Development") consists of approximately 166,907 square feet (3.83 acres) and is owned or controlled by the Applicant, United Studio Center, Inc..
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 rights-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, its successors and assigns and, if different that 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 or 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 (administrative, legislative or otherwise) shall be made or authorized by all other 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 or 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 fourteen statements; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, a Property Line and Right-of-Way Adjustment Map; a Generalized Land-Use Map; a Bulk Regulations and Data Table; a Site Plan/Landscape Plan; and Building Elevations prepared by KLLM Architects, Inc., dated November 10, 1994. Full-size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto 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 "Business Planned Development": movie production studios and support and related uses; banks and drive-through banking facilities; restaurants, accessory off-street parking and earth stations, transmitting and receiving devices which may exceed eight feet in diameter and which shall be effectively screened from sidewalk level.
6. Business identification signs and temporary construction and marketing signs shall be permitted within the Development subject to the review and approval of the Department of Planning and Development.
7. Any service drives or other ingress and 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic Engineering and Operations and of the Commissioner of the Department of Planning and Development.

8. Off-Street parking and loading facilities shall be provided in accordance with the development site plan submitted herewith and subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
9. Height restriction 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 FAA-117 or successor forms involved in the same subject matter and approved by the Federation 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 of the Property shall be designed, installed and maintained in general conformance with the Site Plan/Landscape Plan and Building Elevations dated November 10, 1994, and prepared by KLLM Architects, Inc.. The landscaping (including street trees in the adjacent right-of-way) shall be designed, installed and maintained in general conformance with the Landscape Plan dated November 10, 1994, prepared by KLLM Architects, Inc., and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
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 application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development. 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 as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
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 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 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 a C3-1 Commercial Manufacturing District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Generalized Land-Use Plan; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements are printed on pages 64278 through 64283 of this Journal.]

[Plant Materials List included in these Plan of Development Statements omitted for printing purposes but on file and available for public inspection in Office of the City Clerk.]

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

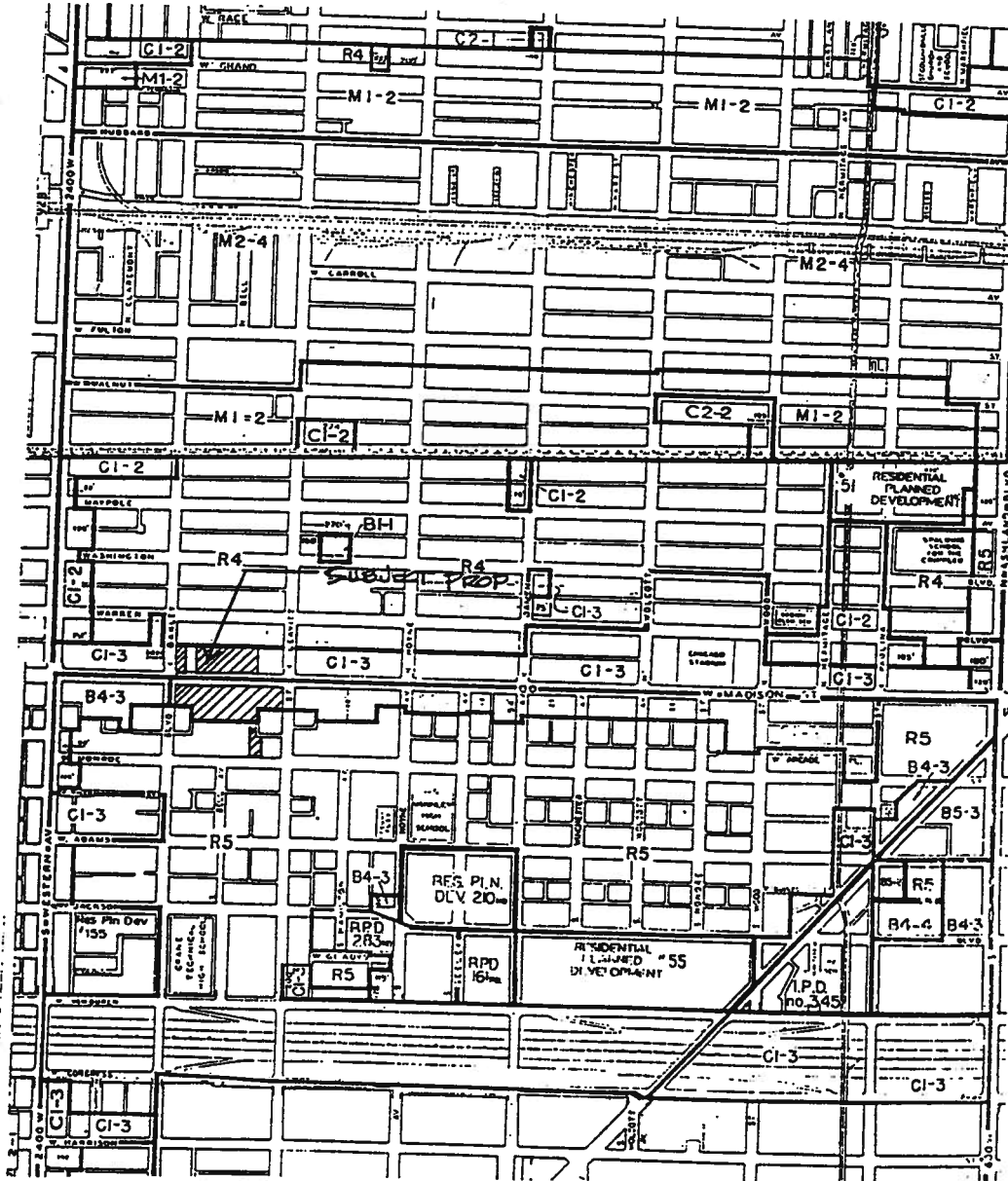
Business Planned Development No. _____.

Bulk Regulations And Data Table.

Net Site Area Square Feet (Acres)	Maximum Floor Area Ratio	Maximum Percent of Site Coverage
166,907 square feet 3,83 acres	1.2	As per Site Plan
Gross Site Area (237,271 square feet) = Area in public right-of-way (70,364 square feet) plus Net Site Area (166,907 square feet).		
Total Building Area:		133,329 square feet.
Maximum Floor Area Ratio for Total Net Site Area:	1.2.	
Minimum Number of Off-Street Parking Spaces:	147.	
Minimum Number of Off-Street Loading Berths:		1 at 10 feet by 50 feet.
Maximum Percent of Site Coverage:		In accordance with Site Plan.
Minimum Required Building Setbacks:		In accordance with Site Plan.
Maximum Permitted Building Height:		In accordance with Building Elevations.

Existing Zoning Map.

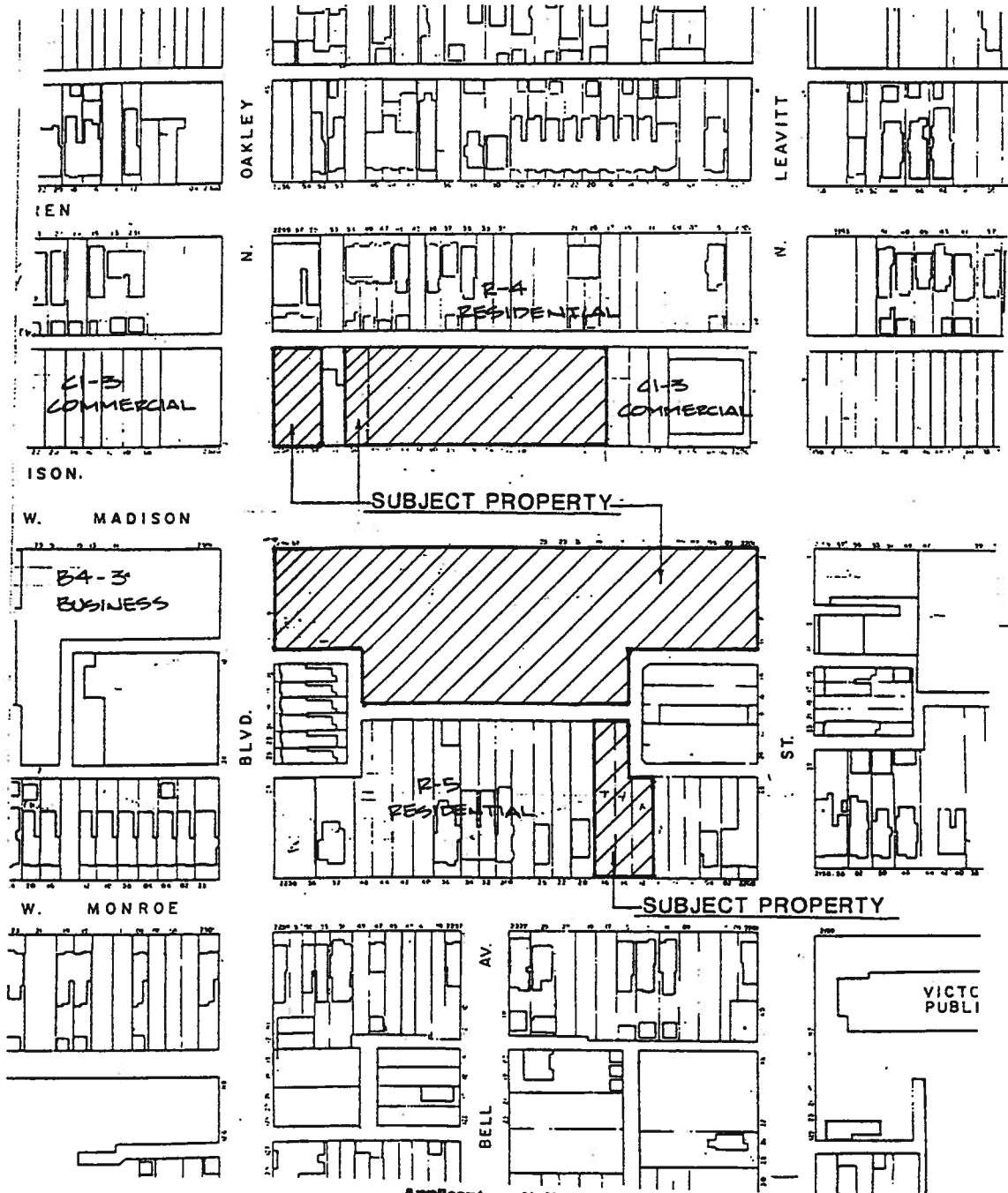
Business Planned Development No.



Applicant: United Studio Center, Inc.
 Address: 2201 West Madison Street
 Date: November 10, 1994

Existing Land-Use Map.

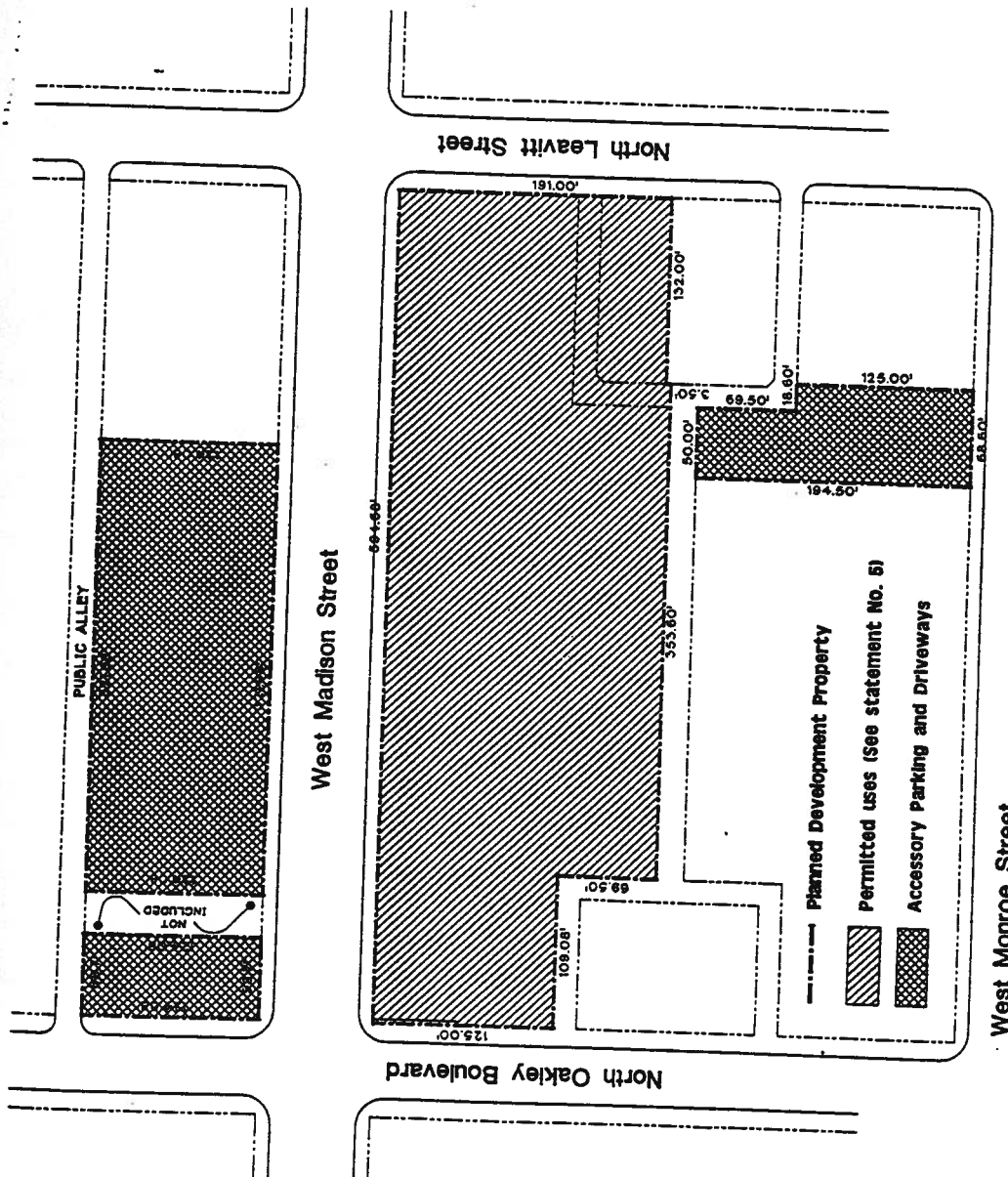
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Generalized Land-Use Plan.

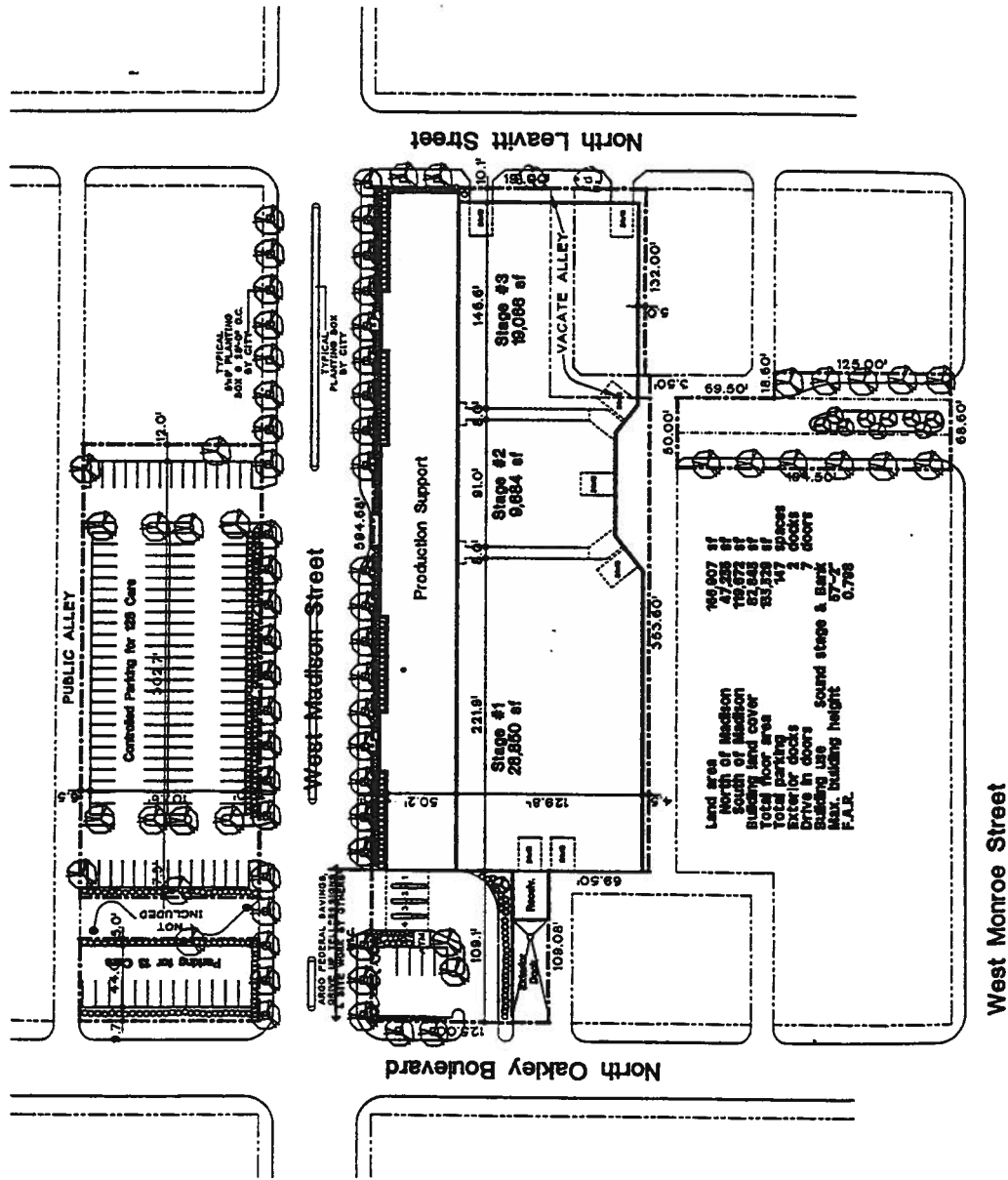
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Site/Landscape Plan.

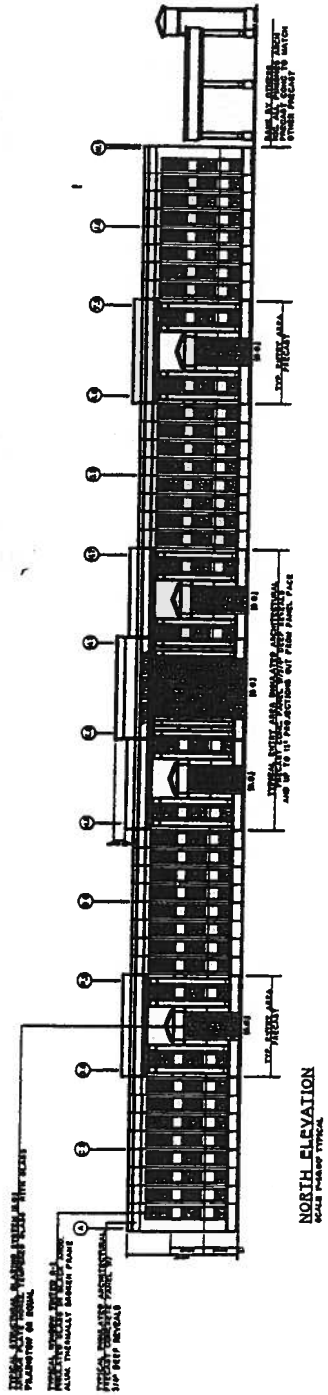
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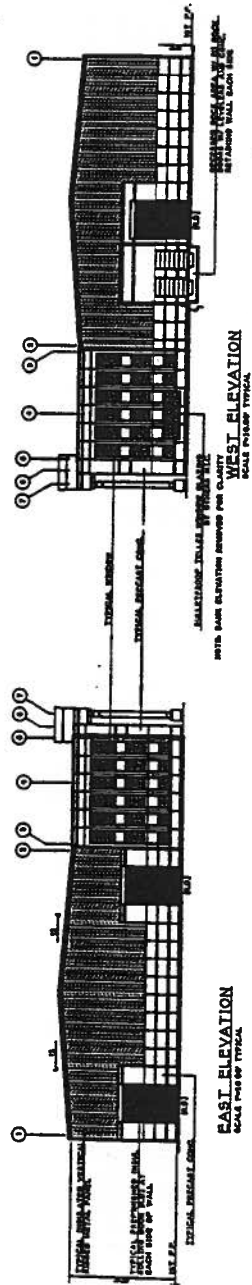
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Building Elevation Drawings.

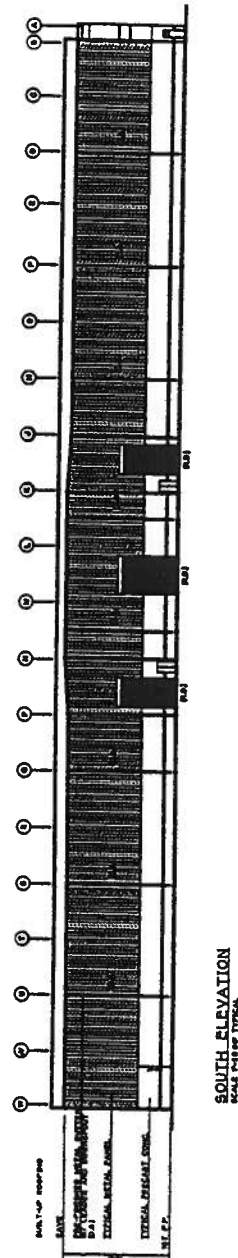
Business Planned Development No. _____



NORTH ELEVATION
SCALE: 1/8\"/>



WEST ELEVATION
SCALE: 1/8\"/>



SOUTH ELEVATION
SCALE: 1/8\"/>

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