

11419

Reclassification Of Area Shown On Map Number 2-H.

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 R5 General Residence District symbols and indications as shown on Map No. 2-H in the area bounded by:

the public alley next north of and parallel to West Monroe Street (or a line 200 feet north of and parallel to West Monroe Street); South Hoyne Avenue; West Monroe Street; and a line approximately 259.37 feet west of and parallel to South Hoyne Avenue,

to those of an Institutional Planned Development and a corresponding use district 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 2. 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 Number 575
(As Amended)*

Plan Of Development Statements.

1. The area delineated herein as an "Institutional Planned Development" (the "Planned Development") consists of approximately 51,904.25 square feet (approximately 1.19 acres) of real property which is depicted on the attached Property Line Map (the "Property") and is owned or controlled by the Applicant, CharitaBulls, Inc..
2. All applicable official reviews, approvals or permits required in connection with this Planned Development shall 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.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors, assigns, grantees and lessees, 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 ground lessors. Further, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership 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 of the owners of the Property and any ground lessors for purposes of future zoning amendments. 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 the 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 other portion of the Property or the rights herein, 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 Planned Development consists of fifteen (15) statements, including an Existing Zoning and Street System Map, a Property Line and Planned Development Boundary Map, a Generalized Land-Use Plan, an Existing Land-Use Map, a Bulk Regulations and Data Table, and a Site/Landscaping Plan ("Site Plan") and Building Elevations, prepared by Johnson & Lee, Ltd., dated January 12, 1995. Full size sets of the Site Plan and Building Elevations 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 permitted uses shall be permitted in the Planned Development: community centers which may include, but shall not be limited to, the following uses: sports and recreational facilities; educational facilities; day care facilities; health care facilities (which may include wellness programs; health education and screening programs; medical, dental and optical clinics; and counseling facilities).
6. 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 Department of Transportation, Bureau of Traffic Engineering and Operations and of the Department of Planning and Development.
7. Off-Street parking and loading facilities will be provided in compliance with this Planned Development. A minimum of two percent (2%) of all parking spaces shall be designated for parking for persons with disabilities.
8. Identification and other necessary 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 signs, shall be permitted, subject to the review and approval of the Department of Planning and Development.
9. Height restrictions of any new building depicted on the Elevations (hereinafter defined) attached hereto or any appurtenance thereto shall, in addition, 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 Federal Aviation Administration; and
 - b. Airport zoning regulations as established by the Department of Planning and Development, the Department of Aviation, and the Department of Law, and approved by the City Council.
10. For purposes of maximum Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that in addition to the other exclusions from Floor Area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor area devoted to mechanical equipment rooms in

excess of 5,000 square feet, in a single location, regardless of placement in the building, shall be excluded.

11. This Planned Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and Development and in effect on the date hereof.
12. The improvements in the Planned Development, including all landscaping and entrances and exits to the parking areas, shall be installed and maintained at all times in general conformance with the Site Plan and Building Elevations 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.
13. 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. 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 periphery setbacks or an increase of the maximum percent of land covered.
14. 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, 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.
15. Unless substantial construction on the property is commenced within ten (10) years of the adoption of this Planned Development and 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 R5 General Residence District.

[Existing Zoning and Street System Map; Property Line Map and Planned Development Boundary Map; Generalized Land-Use Plan; Existing Land-Use Map; Site/Landscape Plan; and Building Elevation Drawing referred to in these Plan of Development Statements printed on pages 66785 through 66790 of this Journal.]

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

Institutional Planned Development Number 575

Bulk Regulations And Data Table.

- | | | |
|----|--|--|
| 1. | Net Site Area: | 51,904.25 square feet (approximately 1.19 acres). |
| 2. | Gross Site Area: | 73,419.4 square feet (to centerline of all streets and alleys), or 1.69 acres. |
| 3. | Maximum Floor Area Ratio: | 1.25. |
| 4. | Maximum Percentage of Land Coverage: | In accordance with Site Plan. |
| 5. | Minimum Number of Off-Street Parking Spaces: | 31 parking spaces. |
| 6. | Minimum Number of Off-Street Loading Spaces: | 1. |

7. **Minimum Periphery
Setbacks (for Buildings):** In accordance with Site Plan.
8. **Maximum Building
Height:** 50 feet.

Reclassification Of Area Shown On Map Number 3-H.

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 symbols and indications as shown on Map No. 3-H in the area bounded by:

a line 197 feet south of the alley next south of and parallel to West North Avenue; the alley next east of and parallel to North Western Avenue; a line 269 feet south of the alley next south of and parallel to West North Avenue; and North Western Avenue,

to those of a C2-1 General 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.

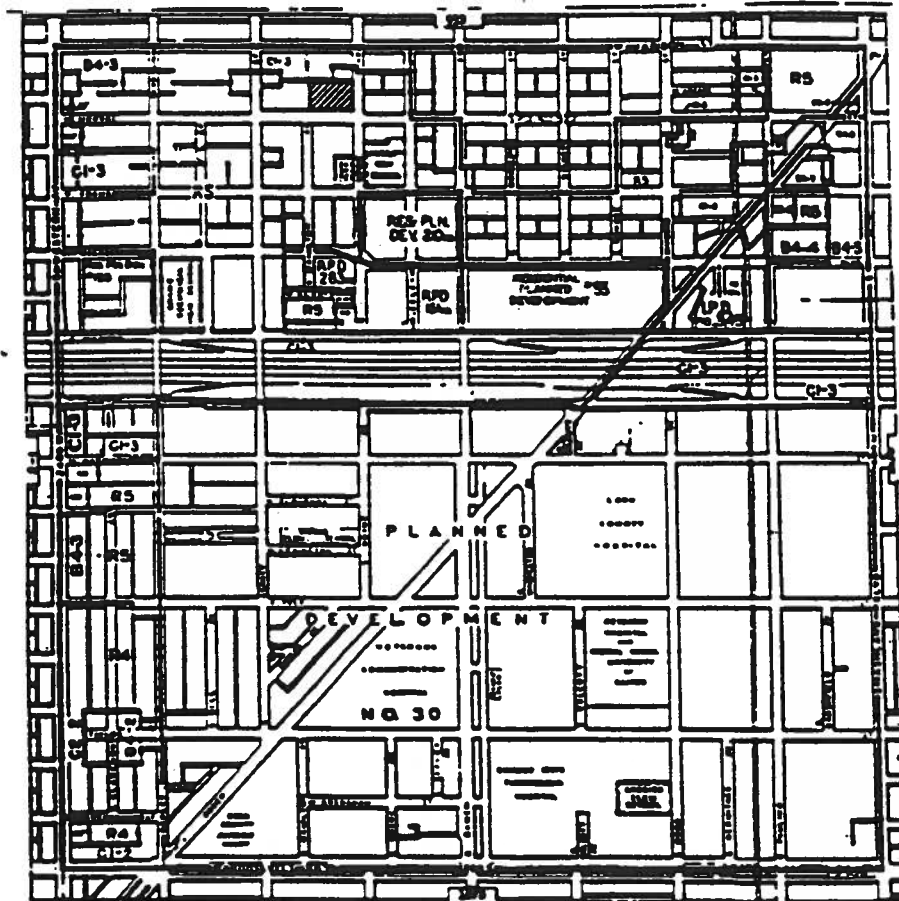
Reclassification Of Area Shown On Map Number 3-K.

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 C1-1 Restricted Commercial District symbols and indications as shown on Map No. 3-K in the area bounded by:

(Continued on page 66791)

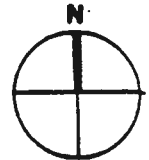
Existing Zoning And Street System Map.



- | | | |
|--|--|--|
| <p>RESIDENTIAL DISTRICTS</p> <ul style="list-style-type: none"> B1 SINGLE-FAMILY RESIDENTIAL DISTRICT B2 SINGLE-FAMILY RESIDENTIAL DISTRICT B3 GENERAL RESIDENTIAL DISTRICT B4 GENERAL RESIDENTIAL DISTRICT B5 GENERAL RESIDENTIAL DISTRICT B6 GENERAL RESIDENTIAL DISTRICT B7 GENERAL RESIDENTIAL DISTRICT B8 GENERAL RESIDENTIAL DISTRICT | <p>BUSINESS DISTRICTS</p> <ul style="list-style-type: none"> B1-1 TO B1-5 LOCAL RETAIL DISTRICTS B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS B3-1 TO B3-5 GENERAL RETAIL DISTRICTS B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS B5-1 TO B5-5 GENERAL SERVICE DISTRICTS B6-6 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS B7-6 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS | <p>COMMERCIAL DISTRICTS</p> <ul style="list-style-type: none"> C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS C3-1 TO C3-7 GENERAL MANUFACTURING DISTRICTS C4 OFFICE FREIGHT TERMINAL DISTRICT <p>MANUFACTURING DISTRICTS</p> <ul style="list-style-type: none"> M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICT |
|--|--|--|

FOR USE AND DAILY REGULATIONS, RESIDENTIAL DISTRICTS, SEE ARTICLE 7
 FOR USE AND DAILY REGULATIONS, BUSINESS DISTRICTS, SEE ARTICLE 8
 FOR USE AND DAILY REGULATIONS, COMMERCIAL DISTRICTS, SEE ARTICLE 9
 FOR USE AND DAILY REGULATIONS, MANUFACTURING DISTRICTS, SEE ARTICLE 10

PLANNED DEVELOPMENT BOUNDARY



JOHNSON AND LEE
 Architects/Planners

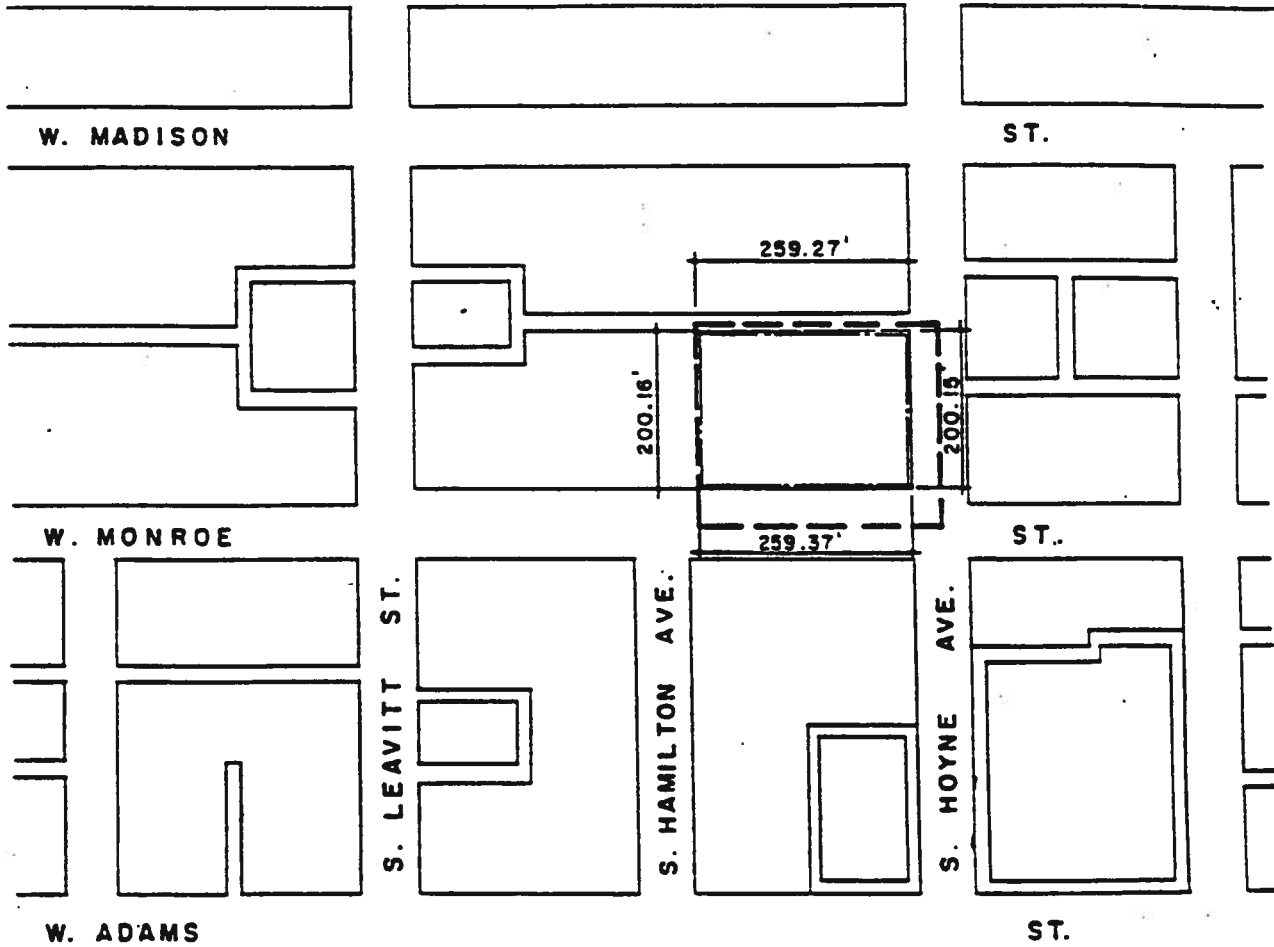
828 S. WABASH AVENUE
 Chicago, Illinois 60605

Phone 312.863.0225
 Fax 312.863.4491

applicant CHARITABULLS, INC.	job no. 9420
drawing title EXISTING ZONING AND STREET SYSTEM MAP	drawing no. SK-3
ref. drawing no.	date JANUARY 12, 1995

drawn **SP**
 scale
 date **JANUARY 12, 1995**
 distribution

Property Line Map And Planned Development Boundary Map.



LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- PROPERTY LINE



JOHNSON AND LEE
Architects/Planners

828 S. WABASH AVENUE
Chicago, Illinois 60605

Phone 312.863.0225
Fax 312.803.4491

applicant	CHARITABULLS, INC.	job no.	9420
drawing title	PROPERTY LINE MAP AND PLANNED DEVELOPMENT BOUNDARY MAP	drawing no.	3K-2
ref. drawing no.			

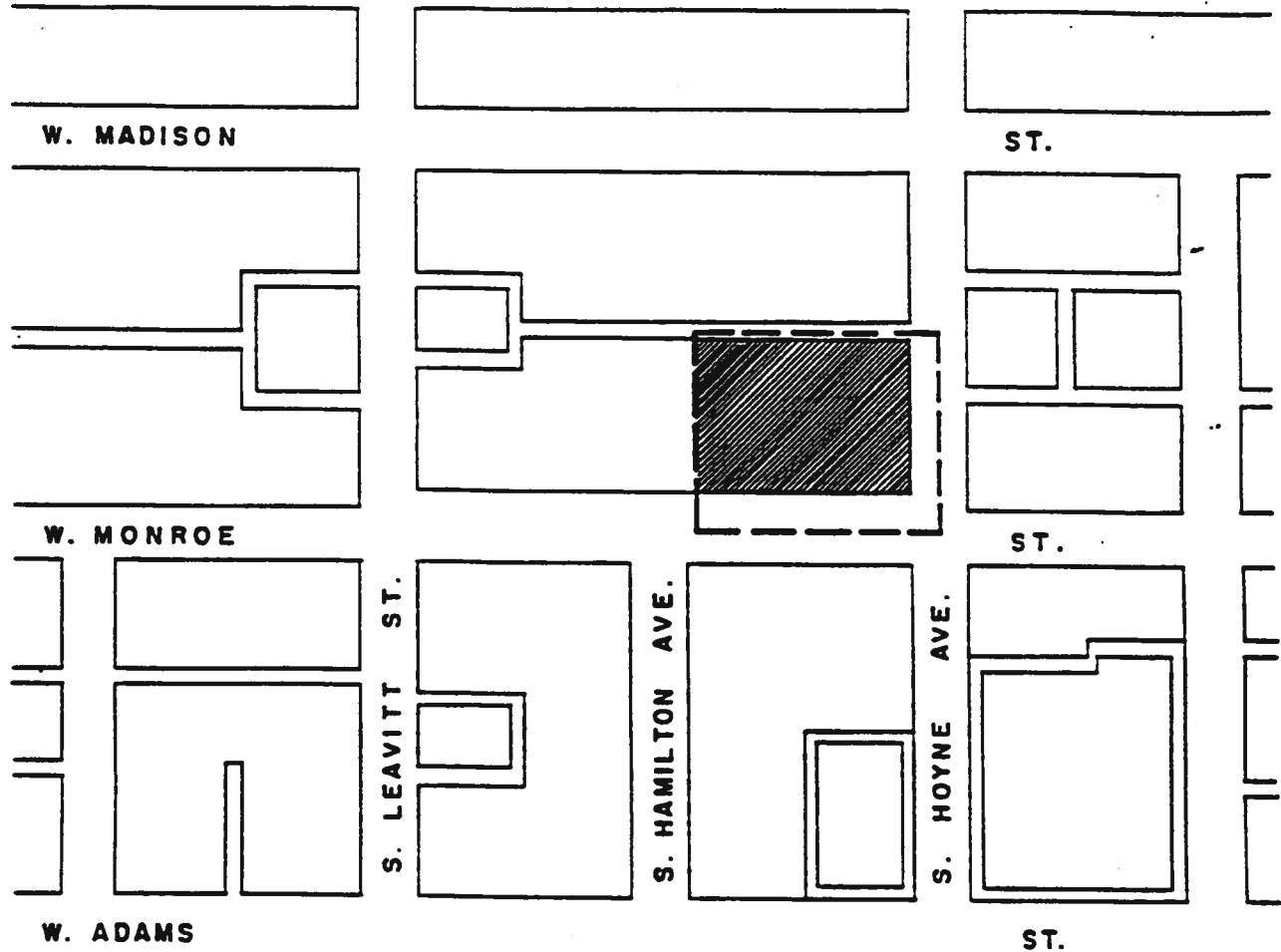
drawn SP
scale 1"=200'-0"
date JANUARY 12, 1995
distribution

3/9/95

UNFINISHED BUSINESS

66787

Generalized Land-Use Plan.



LEGEND

- PLANNED DEVELOPMENT BOUNDARY
-  COMMUNITY CENTER



JOHNSON AND LEE
Architects/Planners

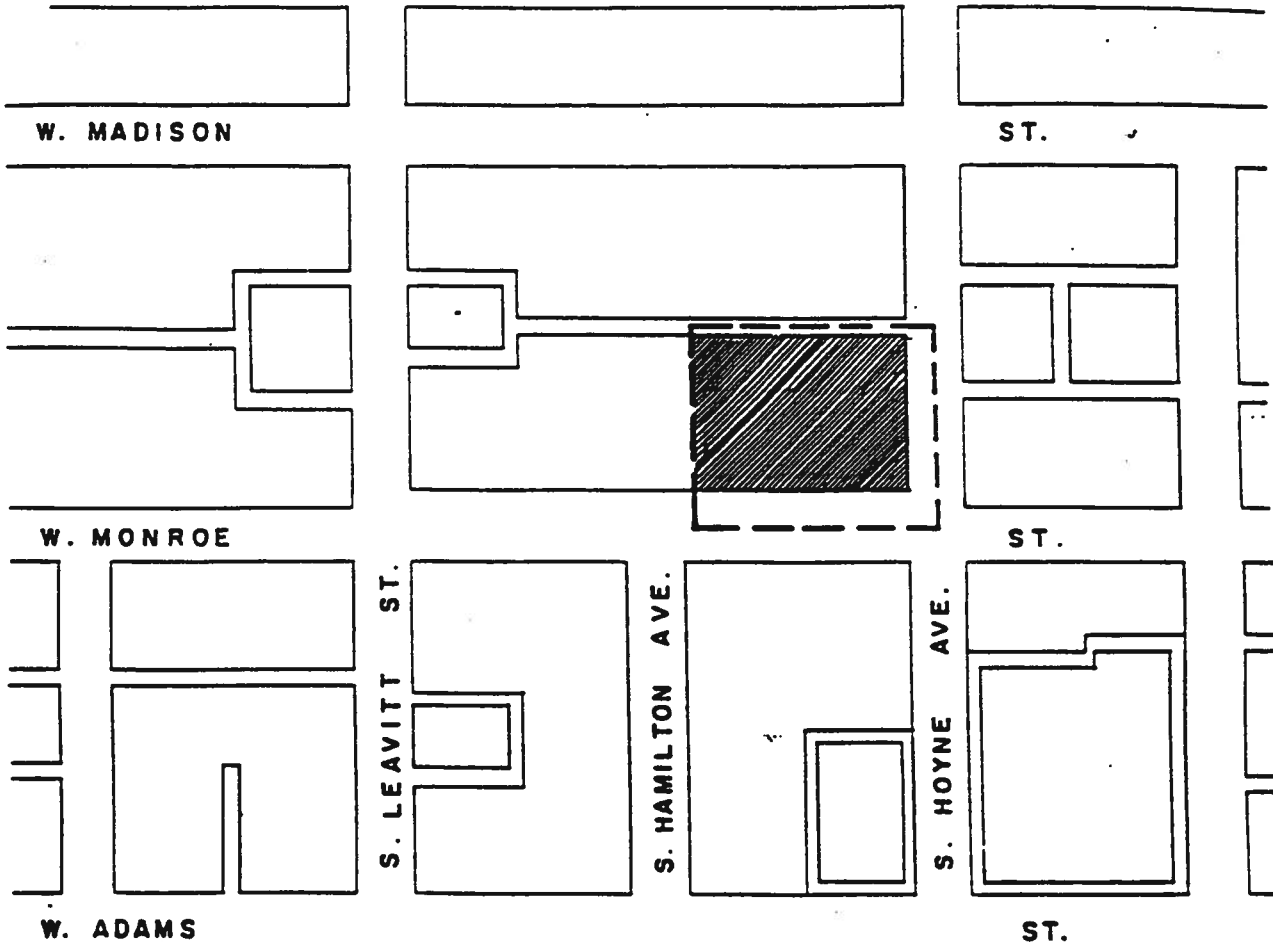
828 S. WABASH AVENUE
Chicago, Illinois 60605

Phone 312.663.0225
Fax 312.663.4481

applicant CHARITABULLS, INC.	job no. 9420
drawing title GENERALIZED LAND USE PLAN	drawing no. SK-4
ref. drawing no.	

drawn SP
scale 1"=200'-0"
date JANUARY 12, 1995
distribution

Existing Land-Use Map.



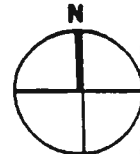
LEGEND



PLANNED DEVELOPMENT BOUNDARY



MOSTLY VACANT WITH ONE IMPROVED LOT
CONTAINING A MULTI-FAMILY RESIDENTIAL
BUILDING.



JOHNSON AND LEE
Architects/Planners

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Chicago, Illinois 60605

Phone 312.863.0226
Fax 312.863.4491

applicant	CHARITABULLS, INC.	job no.	9420
drawing title	EXISTING LAND USE MAP	drawing no.	SK-1
ref. drawing no.			

drawn SP
scale 1"=200'-0"
date JANUARY 12, 1995
distribution

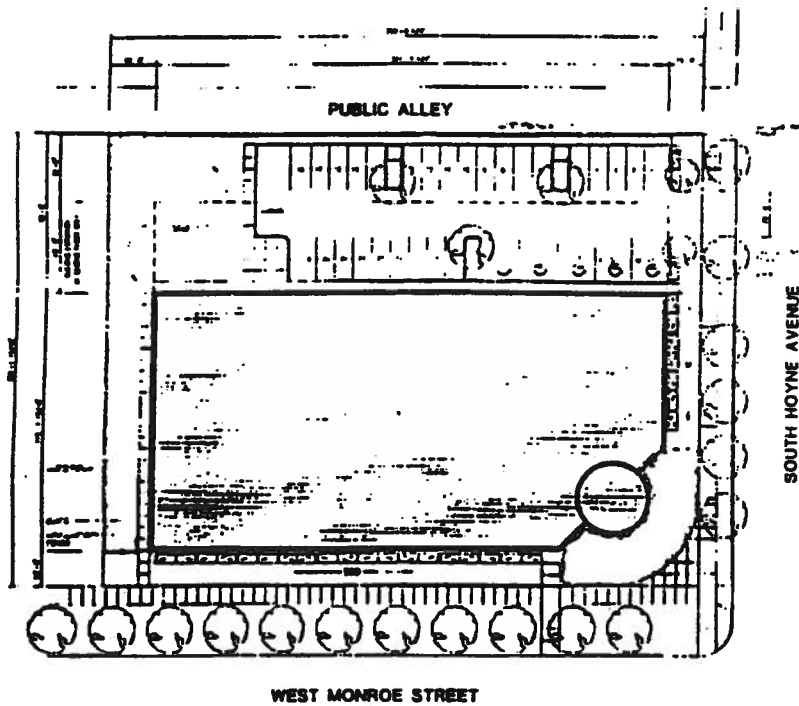
AF
AD
DA
RE

3/9/95

UNFINISHED BUSINESS

66789

Site/Landscape Plan.



N
 SITE/LANDSCAPE PLAN

LANDSCAPE LEGEND

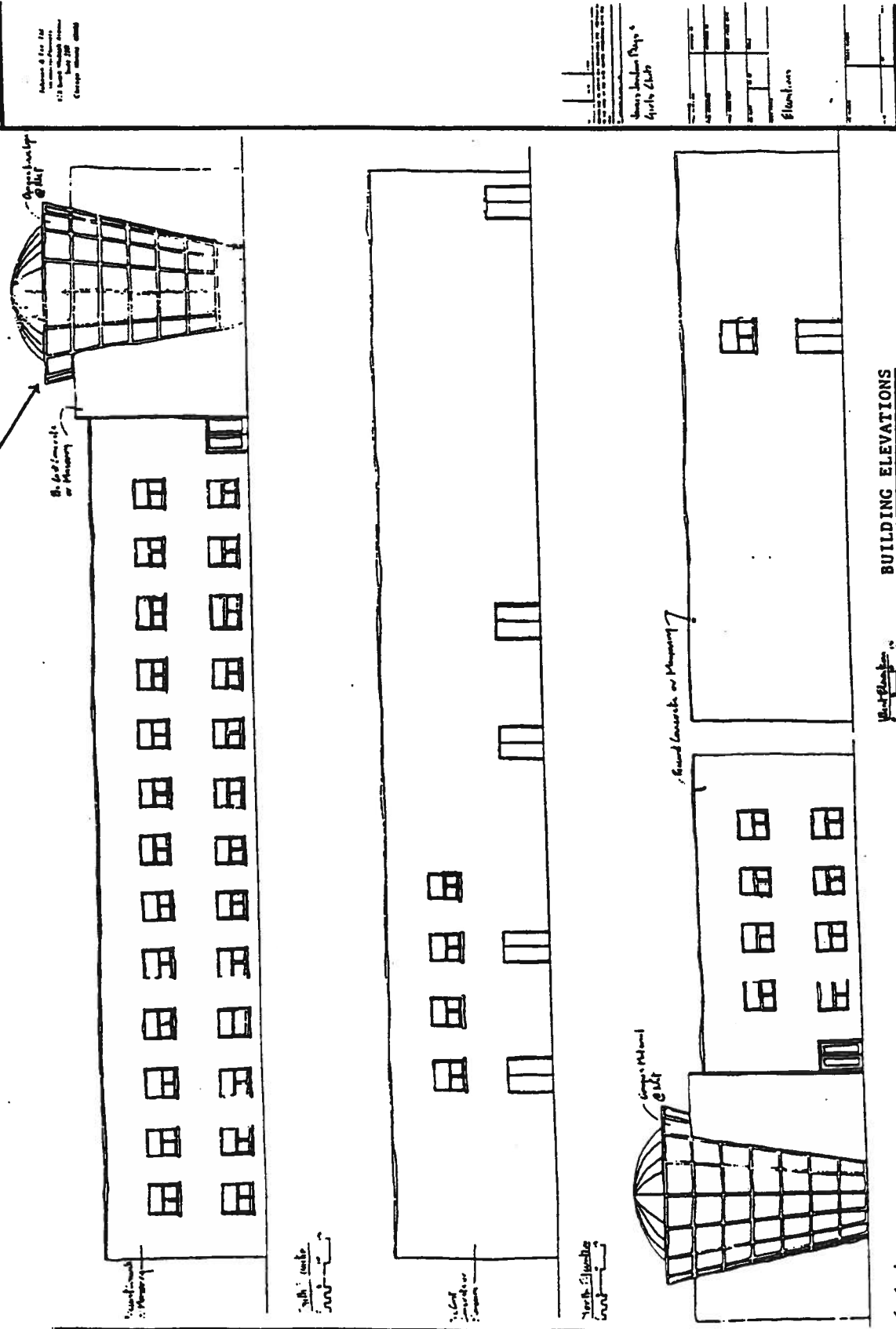
- TREE
- SHRUB
- LAWN

APPROVED BY THE BOARD OF SUPERVISORS ON _____ COUNTY OF COOK, ILLINOIS	
JAMES JORDAN BOYS AND GIRLS CLUB	
SITE PLAN	
9420	SP-1

APPLICANT: CharitaBulls, Inc.
ADDRESS: Northwest corner of West Monroe and South Hoyne
DATE: November 1, 1994
REVISED: January 12, 1995

Building Elevation Drawing.

ARCHITECTURAL ENTRYWAY FEATURE



BUILDING ELEVATIONS



APPLICANT: CharitaBulls, Inc.
 ADDRESS: Northwest corner of West Monroe and South Hoyne
 DATE: November 1, 1994
 REVISED: January 12, 1995