

exception for which I request immediate passage because time is of the essence.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,  
*Chairman.*

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

*Yeas* -- Aldermen Mazola, Haithcock, Tillman, Preckwinkle, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Olivo, Burke, Jones, Coleman, Streeter, Murphy, Rugai, Troutman, Evans, Munoz, Laski, Miller, Medrano, Ocasio, E. Smith, Burrell, Bialczak, Suarez, Gabinski, Mell, Austin, Wojcik, Banks, Giles, O'Connor, Doherty, Natarus, Bernardini, Hansen, Shiller, Schuler, M. Smith, Moore, Stone -- 45.

*Nays* -- Alderman Watson -- 1.

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

Said ordinances, as passed, read as follows (the italic heading in each case not being part of the ordinance):

*Reclassification Of Area Shown On Map Number 2-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 C3-7 Commercial-Manufacturing District symbols and indications as shown on Map No. 2-F in the area bounded by:

South Wacker Drive; a line 109.97 feet north of and parallel to West Monroe Street; a line 95.39 feet east of and parallel South Wacker Drive; a line 114.96 feet north of and parallel to West Monroe Street; a line 181.35 feet east of and parallel to South Wacker Drive; West Monroe Street, and South Wacker Drive,

to the designation of a Central Area Parking 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 hereof 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:

*Central Area Parking Planned Development Number 577*

*Plan Of Development Statements.*

1. The property delineated on the attached Property Line and Planned Development Boundary Map as a Central Area Parking Planned Development is owned and controlled by Illinois Institute of Technology, an Illinois not-for-profit corporation (the "Applicant").
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 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 successors and assignees of the Applicant and the property owner of record 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 Central Area Parking 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

hereunder 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 Planned Development consists of ten (10) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Property Line and Planned Development Boundary Map; and a Site/Landscape Plan prepared by Walker Parking Consultants/Engineers, Inc., dated March 8, 1995. Full size sets of the Site/Landscape 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 zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance and satisfies the established criteria for approval as a Planned Development.
5. The uses permitted within the area delineated herein as "Central Area Parking Planned Development" shall be off-street surface parking.
6. Identification and temporary construction signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. Any ingress and egress must 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 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 and the Department of Planning and Development.
8. The improvements on the Property shall be designed, installed and maintained in general conformance with the Site/Landscape Plan and the parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
9. The terms, conditions and exhibits of this Planned Development 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 of the Department of Planning and Development that such a modification is minor in nature, appropriate, and consistent with the nature of the improvements contemplated in this Planned Development and the

purpose underlying the provisions hereof. Any such modification 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.

10. Unless substantial construction of the proposed parking lot has commenced within two (2) 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 C3-7 Commercial-Manufacturing District.

[Existing Zoning Map; Property Line and Planned Development Boundary Map; and Site/Landscape Plan referred to in these Plan of Development Statements printed on pages 68017 through 68020 of this Journal.]

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

*Central Area Parking Planned Development Number 577*

*Bulk Regulations And Data Table*

*Illinois Institute Of Technology*

*77 South Wacker Drive.*

Gross Site Area minus Area of Public Streets equals Net Site Area.

Gross Site Area:	37,494 square feet.
Area of Public Streets:	17,123 square feet.
Net Site Area:	20,371 square feet, .4677 acres.

Maximum Permitted F.A.R. for Net Site Area:	16.0.
Minimum Setback of Parking Spaces:	In accordance with Site/Land- scape Plan.
Maximum Number of Parking Spaces:	51.

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*Reclassification Of Area Shown On Map Number 2-G.  
(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 M1-3 Restricted Manufacturing District symbols and indications as shown on Map No. 2-G in the area bounded by:

**West Jackson Boulevard; the alley next west of and parallel to South Morgan Street; West Gladys Avenue; and a line 72.26 feet west of the alley next west of and parallel to South Morgan Street,**

**to those of a C1-4 Restricted 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.

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*Reclassification Of Area Shown On Map Number 2-G.*

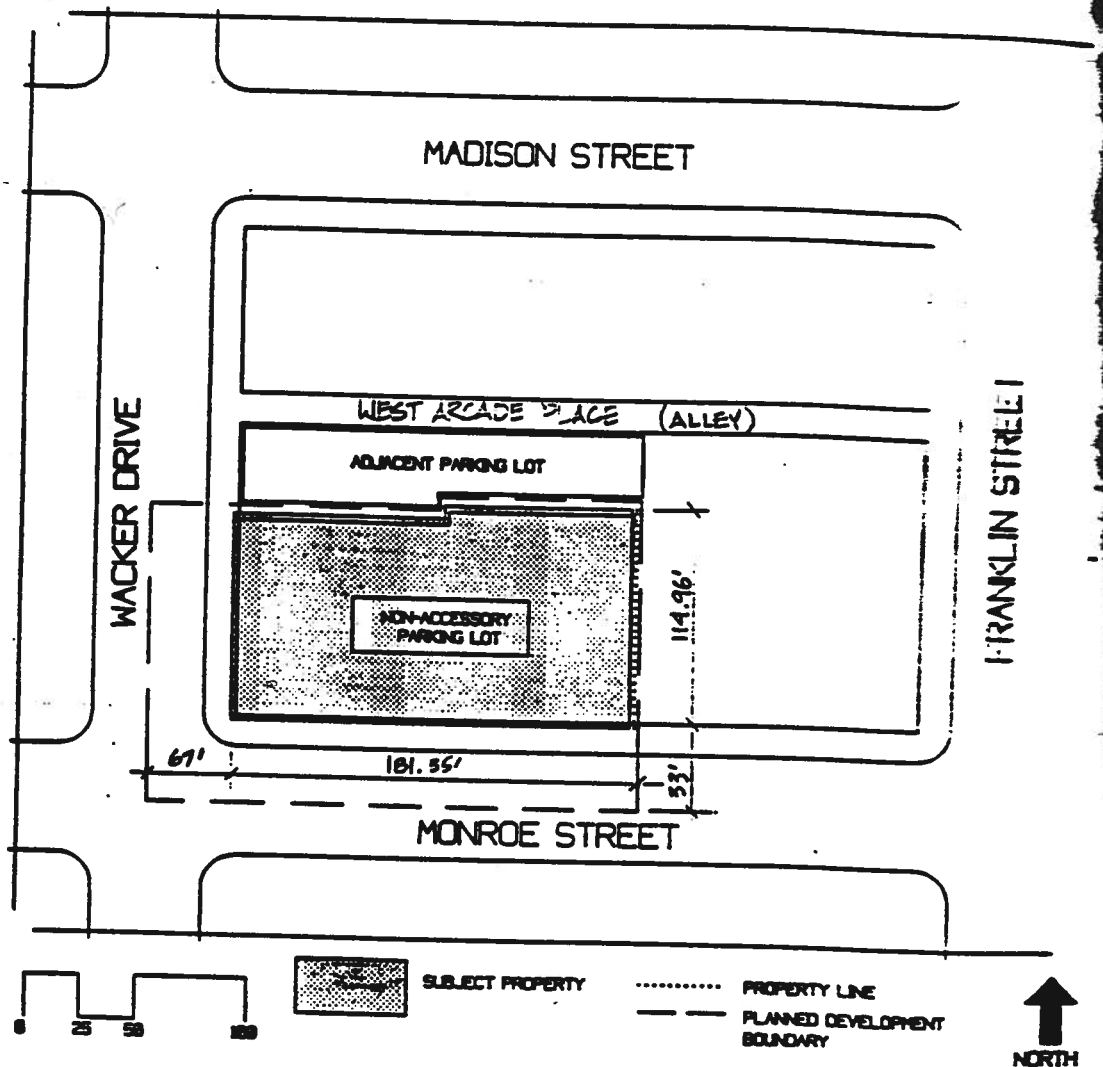
*Be It Ordained by the City Council of the City of Chicago:*

(Continued on page 68021)



Property Line And Planned Development Boundary ~~Map~~

CENTRAL AREA PARKING  
PLANNED DEVELOPMENT

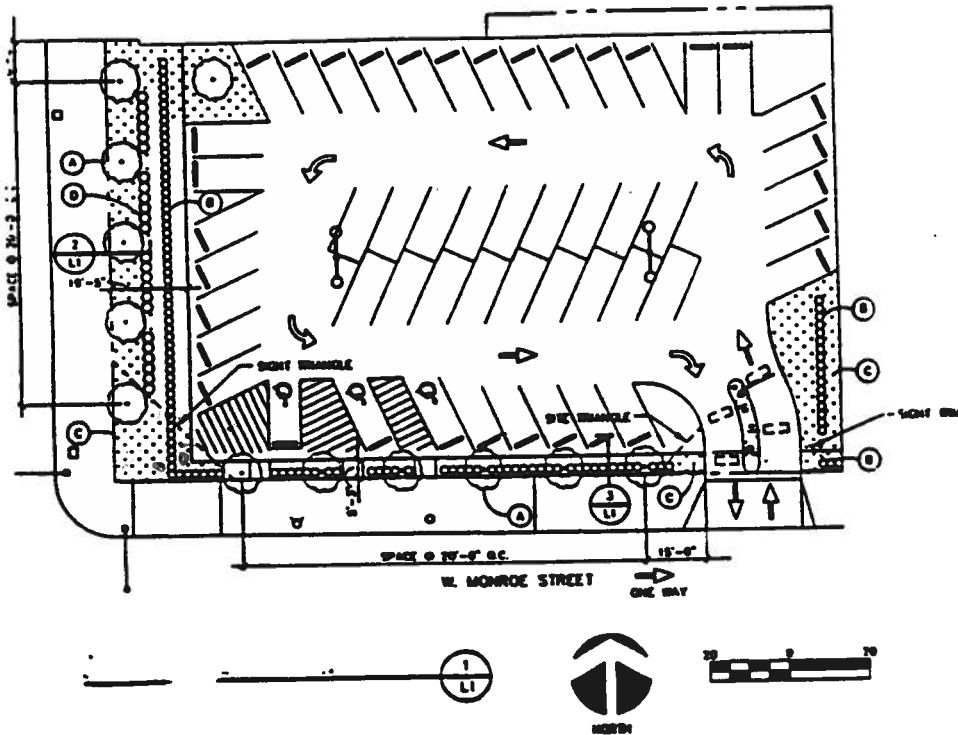


APPLICANT: ILLINOIS INSTITUTE OF TECHNOLOGY  
10 W. 33RD ST.  
CHICAGO, IL 60616

DATE: MARCH 8, 1995

Site/Landscape Plan.  
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CENTRAL AREA PARKING  
PLANNED DEVELOPMENT



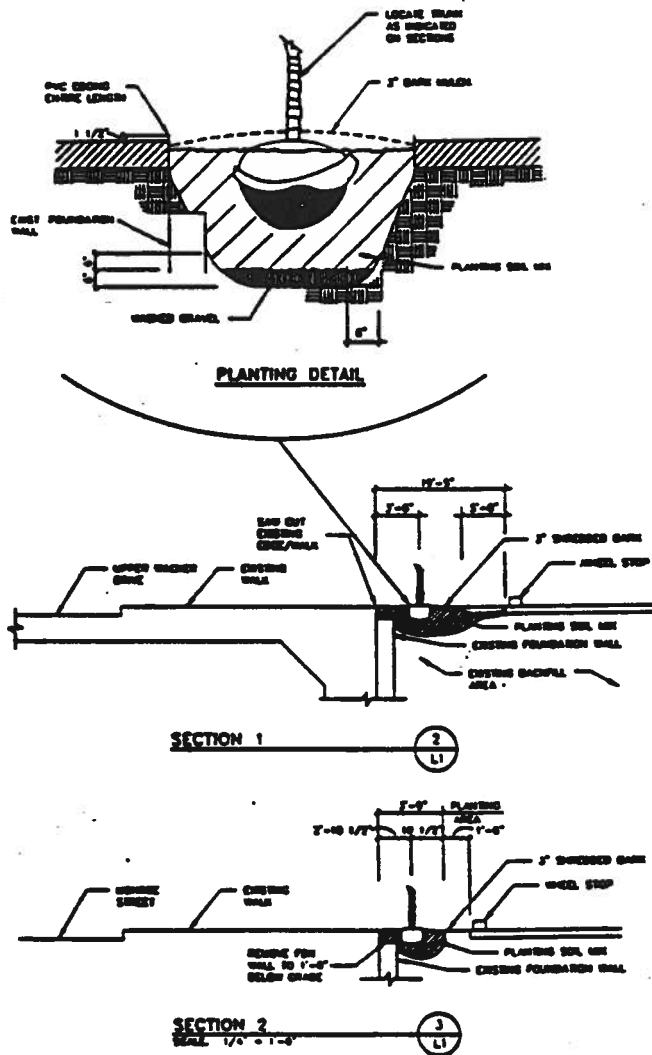
SYMBOL	COMMON NAME	BOTANICAL NAME	NO.	SIZE	METHOD	SPACING	REMARKS
(A)	WIRELESS HONEYLOCUST	GLYCERH. BRACANTHOS BERNH.	12	2 1/2" CALIPER	B & B	45' MTRD	FULL DENSE, MATCHED SPECIMEN QUALITY
(B)	HICKS YEW	TAXUS MEDIA HOOK.	116	24" - 30"	B & B	24" O.C.	FULL DENSE, MATCHED SPECIMEN QUALITY TO CREATE UNIFORM LINED
(C)	CREEPING JASMINE	JASMINUM HORIZONTALIS	1000 60 R.	1 GAL.	CONTAINER	12" O.C.	FULL DENSE, MATCHED SPECIMEN QUALITY
(D)	GOLDEN SPIREA	SPIREA QUINQUEFIDA	24	30"	B & B	30" O.C.	FULL DENSE, MATCHED SPECIMEN QUALITY TO CREATE UNIFORM LINED

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Site/Landscape Plan.  
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CENTRAL AREA PARKING  
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