

3/23/2022

REPORTS OF COMMITTEES

20955  
45735

*Reclassification Of Area Shown On Map No. 2-F.*  
(Application No. 20955)  
(Common Address: 401 S. Wacker Dr./300 W. Van Buren St.)

DC-16

[O2022-625]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing Planned Development Number 579 symbols and indications as shown on Map Number 2-F in the area bounded by:

West Van Buren Street; South Franklin Street; West Congress Parkway; and South Wacker Drive,

to those of the DC-16 Downtown Core District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

~~*Reclassification Of Area Shown On Map No. 2-K.*  
(Application No. 20941)  
(Common Address: 4556 W. Roosevelt Rd.)~~

~~[O2022-572]~~

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

~~SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M2-2 Light Industry District symbols and indications as shown on Map Number 2-K in the area bounded by:~~

~~a line 516.40 feet north of and parallel to West Roosevelt Road; South Kolmar Avenue; West Roosevelt Road; and a line 110.00 feet west of and parallel to South Kolmar Avenue,~~

~~to those of an M3-2 Heavy Industry District.~~

~~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-F.  
(As Amended)  
(Application Number 13515)*

*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 Business Planned Development Number 579 symbols and indications as shown on Map Number 2-F in the area bounded by:

West Van Buren Street; South Franklin Street; West Congress Parkway; and South Wacker Drive,

to those of Business Planned Development Number 579, as amended, subject to such use and bulk regulations as are set forth in the Planned 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:

*Business Planned Development Number 579, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Business Planned Development Number 579, as amended (the "Planned Development") consists of approximately fifty-seven thousand nine hundred thirty-six (57,936) net square feet (one and thirty-three hundredths (1.33) acres) of property (the "Property") which is divided into two (2) subareas as depicted on the attached Subarea Map. Subarea A is owned or controlled by Exelon Thermal Technologies, Inc. and has been developed in a manner consistent with this Planned Development. Subarea B is owned or controlled by the applicant, Franklin Van Buren, L.L.C.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees as to Subarea B, and by the owner of Subarea A or its successors, assignees or grantees as to Subarea A, subject to the existing rights of the owners of

Subarea A and Subarea B.

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 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 of Chicago (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 and any ground lessors of the Property. 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 fourteen (14) statements; a Bulk Regulations and Data Table; a Planned Development Property Line and Boundary Map; an Existing Zoning Map; an Existing Land-Use Map; a Subarea Map; a Site/Landscape Plan prepared by OWP&P Architects and dated March 14, 2002 ("Site Plan"); Building Elevations prepared by OWP&P Architects and dated March 14, 2002 ("Subarea B Elevations") relating to Subarea B; and Building Elevations prepared by VOA Architects and dated February 9, 1995 ("Subarea A Elevations") relating to Subarea A. Full-size sets of the Site Plan, the Subarea B Elevations and the Subarea A Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the Property and these and no other zoning controls shall apply thereto. 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. Within the area delineated herein as Subarea A, the following uses shall be permitted:

district heating and cooling facilities, accessory parking, public open space plazas and accessory uses.

Within the area delineated herein as Subarea B, the following uses shall be permitted:

office, retail, accessory parking, public open space plazas and accessory uses; provided, however, that the non-accessory parking facility currently located in Subarea B shall be a permitted use so long as the improvements to be constructed in Subarea B as contemplated in this Planned Development have not been constructed.

6. Business identification and temporary 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 drives 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 emergency areas. Any changes to ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of the buildings and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements also shall be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply, provided that, in addition to the other exclusions from floor area permitted for purposes of determining

F.A.R. under the Chicago Zoning Ordinance, all area dedicated to mechanical equipment in excess of five thousand (5,000) square feet shall be excluded from floor area. The permitted maximum floor area ratio for the Property has been calculated based in part upon floor area bonuses that result from the inclusion in Subarea B of a public plaza with an area of approximately four thousand (4,000) square feet and an open arcade with an area of approximately four thousand eight hundred (4,800) square feet.

10. Subarea A already has been developed with approximately seventy-four thousand (74,000) square feet of floor area (as floor area is defined for F.A.R. purposes). Any additional floor area to be developed within Subarea A ("Additional Floor Area") shall be subject to the maximum allowable floor area as set forth in the Bulk Regulations and Data Table included herein and also shall be subject to Site Plan and Elevation review by the Commissioner of the Department of Planning and Development prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for such Additional Floor Area. Site Plan and Elevation review shall be limited to insuring that any changes to the existing building which arise from the Additional Floor Area are compatible with the design of the existing building located within Subarea A. The improvements to be located within Subarea B shall be designed, installed and maintained in substantial conformance with the Site Plan and Subarea B Elevations. The landscaping on the Property (including street trees in the adjacent rights-of-way) shall be designed, installed and maintained in substantial conformance with the Site Plan and the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The plaza space depicted on the Site Plan shall be publicly accessible and shall be constructed concurrently with the improvements to be located on Subarea B.
11. 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 application for such a modification by the owner or ground lessor of the affected Subarea 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 in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development 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.

12. 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 its best and reasonable efforts to design, construct and maintain all buildings located within the Planned Development in an energy efficient manner, generally consistent with the most current energy-efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
13. Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each new building or improvement.
14. Unless substantial construction of the improvements on Subarea B contemplated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the zoning of the Property shall revert to the pre-existing classification of Business Planned Development Number 579, as approved by the Chicago City Council on May 2, 1995. Said six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for such an extension is shown.

[Existing Zoning Map; Planned Development Property Line and Boundary Map; Subarea Map; Existing Land-Use Map; Site/Landscape Plan; Wacker Drive Building Heights; and Building Elevations referred to in these Plan of Development Statements printed on pages 84767 through 84776 of this *Journal*.]

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

*Planned Development Number 579.*

*Bulk Regulations And Data Table.*

Gross Site Area = Net Site  
Area + Area in Public  
Right-of-Way:

± 91,207 gross square feet (2.09  
acres) = ± 57,936 net square feet (1.33  
acres) + 33,271 square feet (.76 acres) in  
public right-of-way.

Net Site Area:

Entire Property:

57,936 square feet (1.33 acres).

Subarea A:

± 22,488 square feet.

Subarea B:

± 35,448 square feet.

Maximum Floor Area Ratio:

Entire Property:

18.4.

Subarea A:

5.51<sup>(1)</sup>.

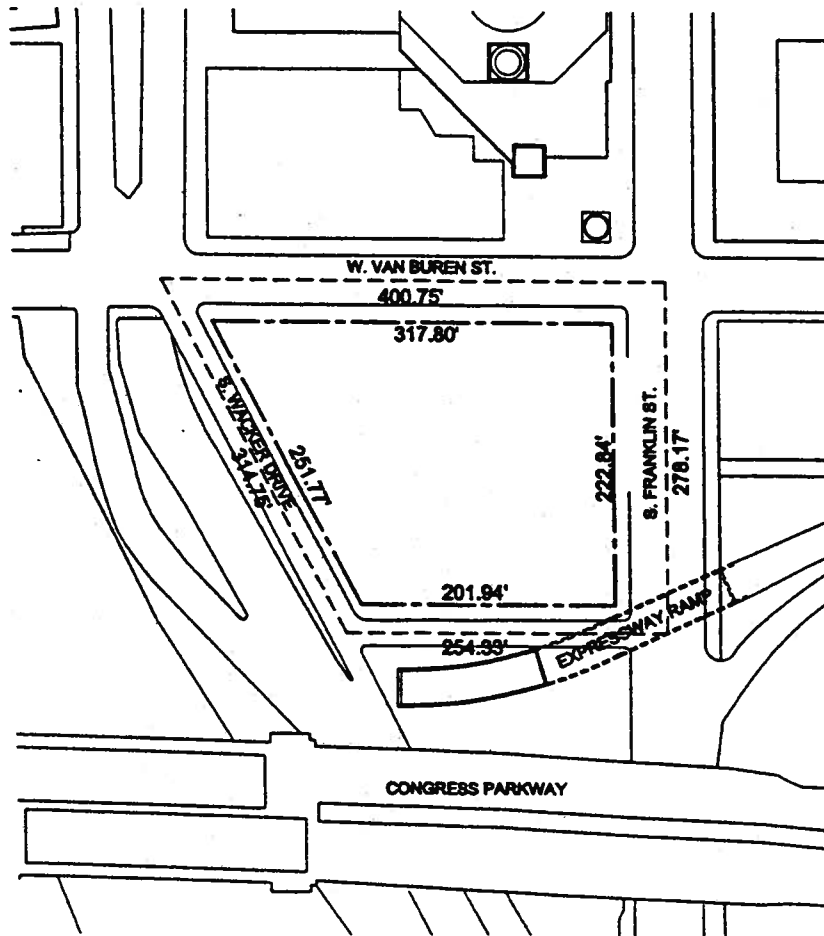
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<sup>(1)</sup> Subarea A is currently improved with a district heating and chilled water production facility containing approximately seventy-four thousand (74,000) square feet of floor area, which has been constructed in accordance with the Planned Development. The maximum permitted Floor Area Ratio for Subarea A contemplates that additional improvements may be constructed in Subarea A such that the maximum permitted floor area in Subarea A shall be one hundred twenty-four thousand (124,000) square feet.

Subarea B:	26.58.
<b>Minimum Number of Off-Street Parking Spaces:</b>	
Entire Property:	72.
Subarea A:	0.
Subarea B:	72.
<b>Minimum Number of Off-Street Loading Berths:</b>	
Entire Property:	5.
Subarea A:	0.
Subarea B:	5.
<b>Maximum Percent of Site Coverage:</b>	In accordance with Site Plan.
<b>Minimum Required Building Setbacks:</b>	In accordance with Site Plan.
<b>Maximum Permitted Building Height:</b>	In accordance with Subarea A Elevations in Subarea A and in accordance with Subarea B Elevations in Subarea B.



Planned Development Property Line  
And Boundary Map.



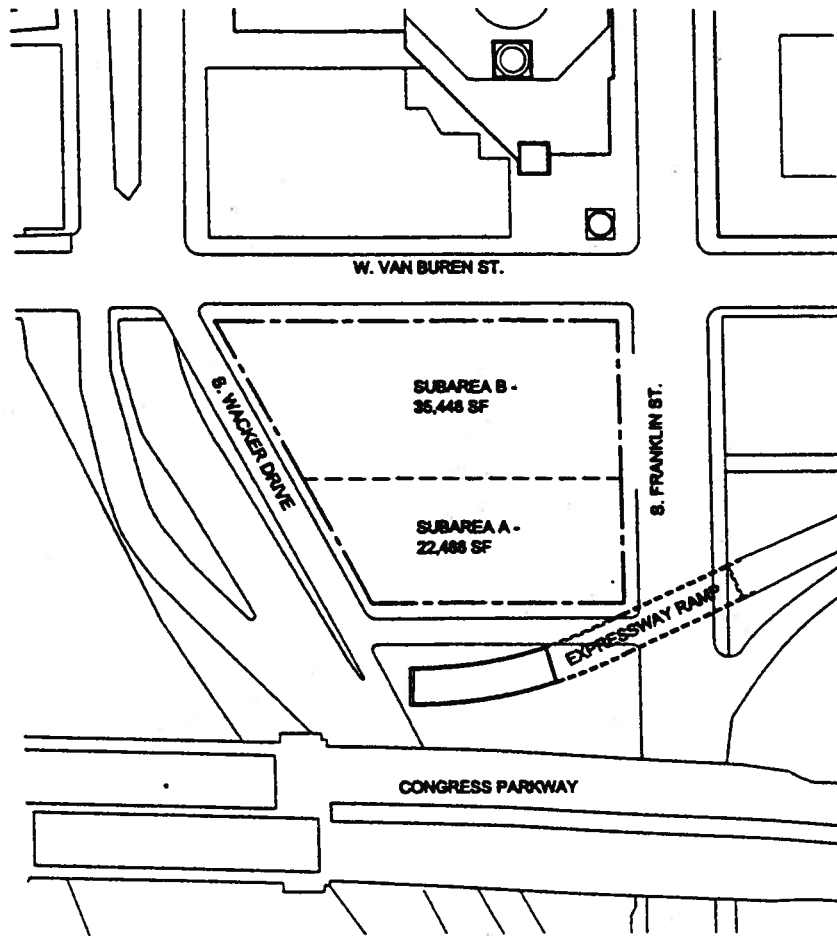
DIMENSIONED PROPERTY LINE —————  
 PLANNED DEVELOPMENT BOUNDARY - - - - -

PLANNED DEVELOPMENT  
 PROPERTY LINE & BOUNDARY MAP 

WACKER PLAZA

MARCH 14, 2002

Subarea Map.



PROPERTY LINE ———  
SUBAREA BOUNDARY - - - -

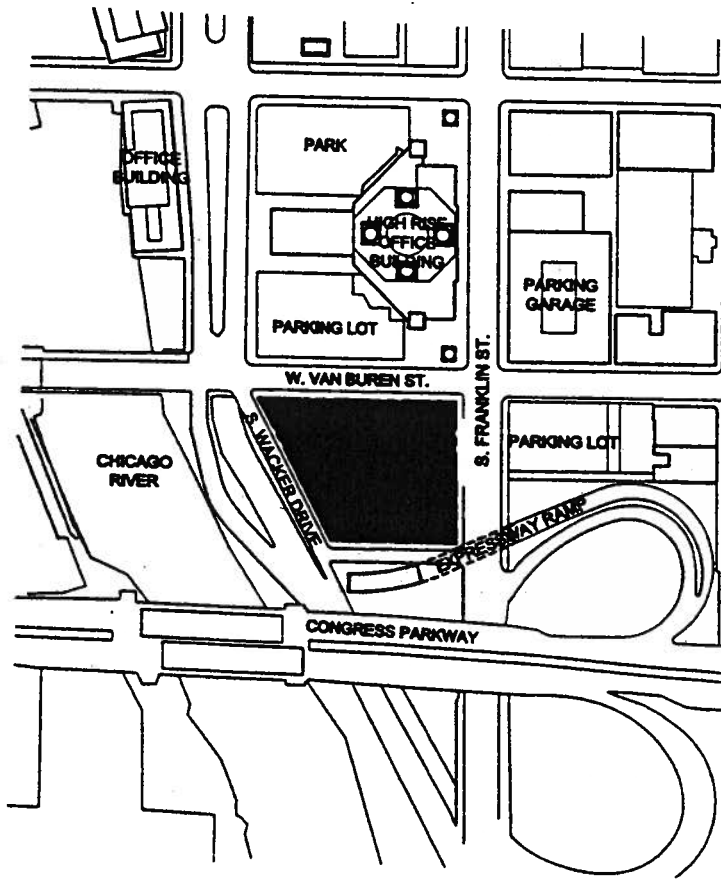
UBAREA MAP  
SCALE: 1" = 100'-0"



WACKER PLAZA

MARCH 14, 2002

Existing Land-Use Map.



EXISTING LAND USE MAP  
SCALE: 1" = 200'-0"

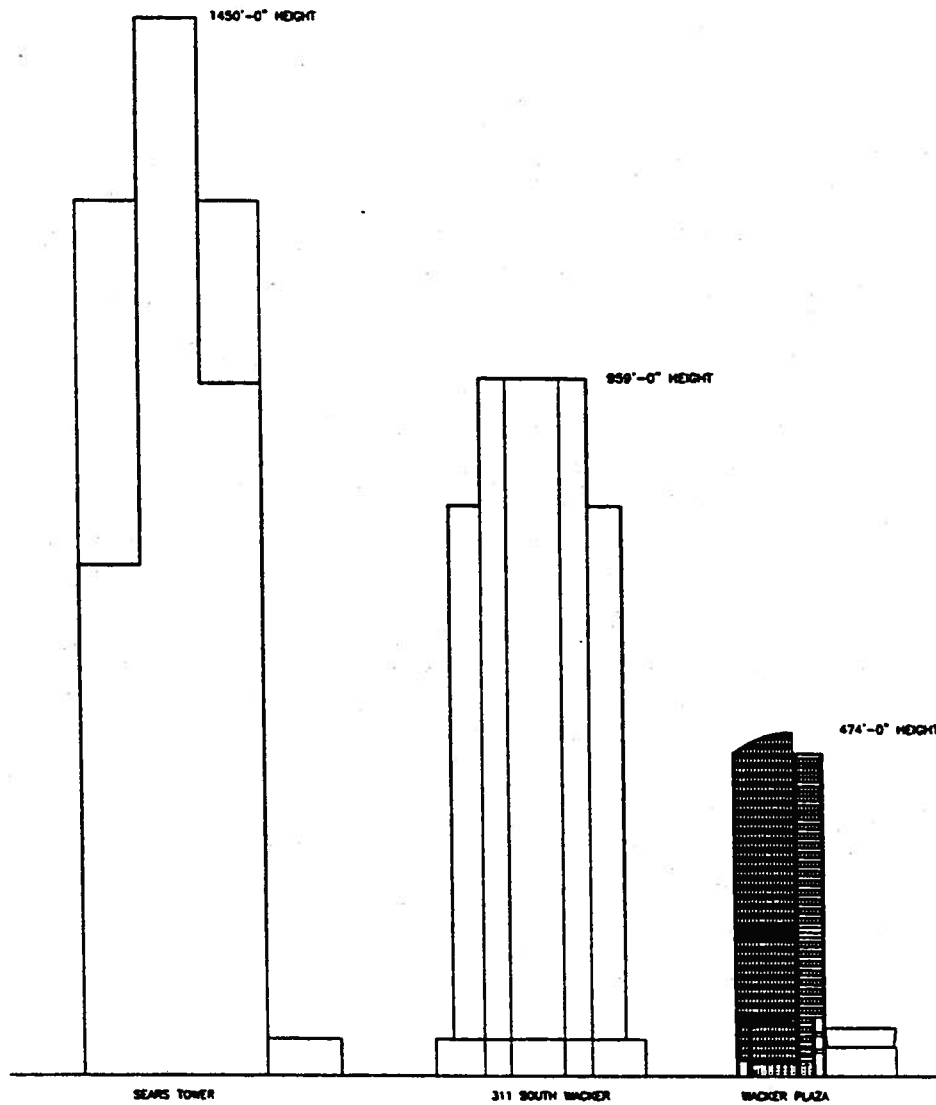


WACKER PLAZA

MARCH 14, 2002



Wacker Drive Building Heights.

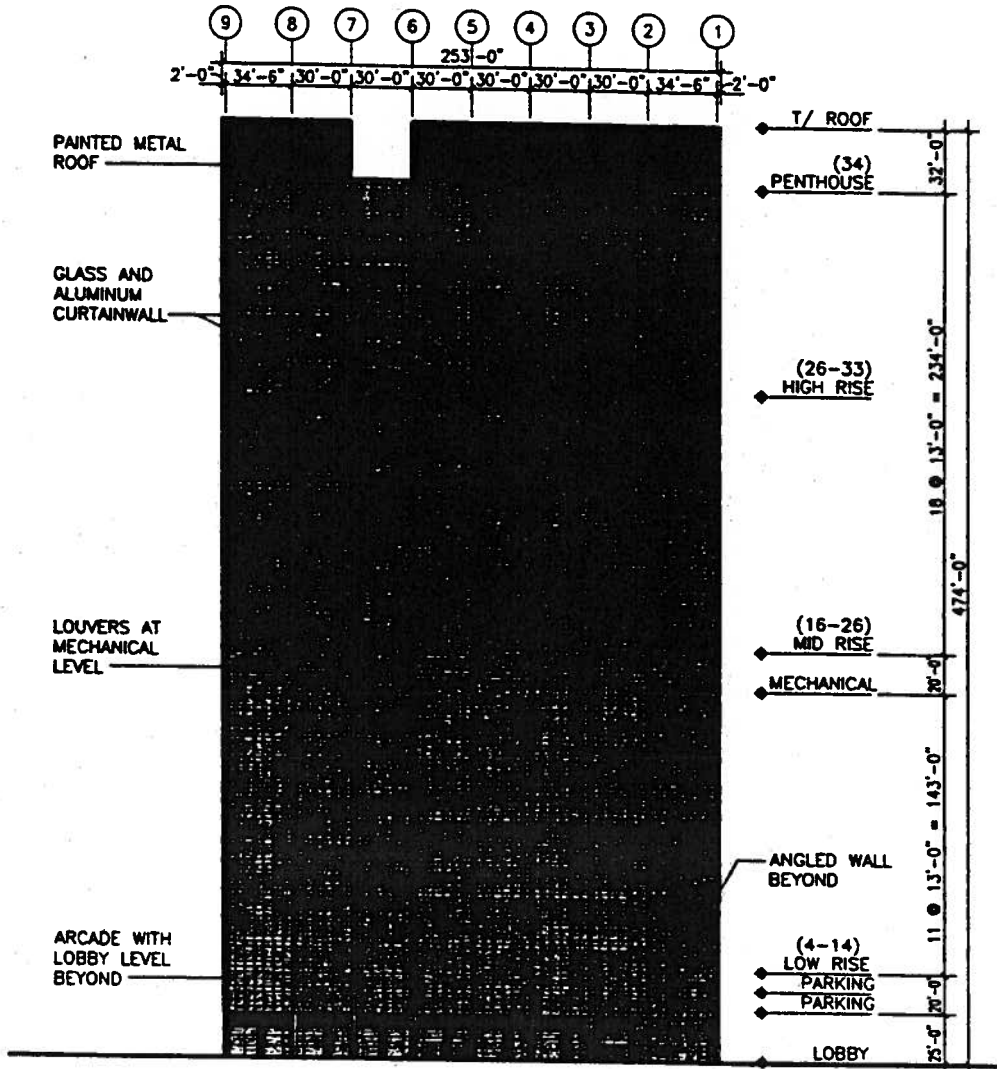


WACKER DRIVE BUILDING HEIGHTS  
ALLEN

WACKER PLAZA

MARCH 14, 2002

North Elevation.

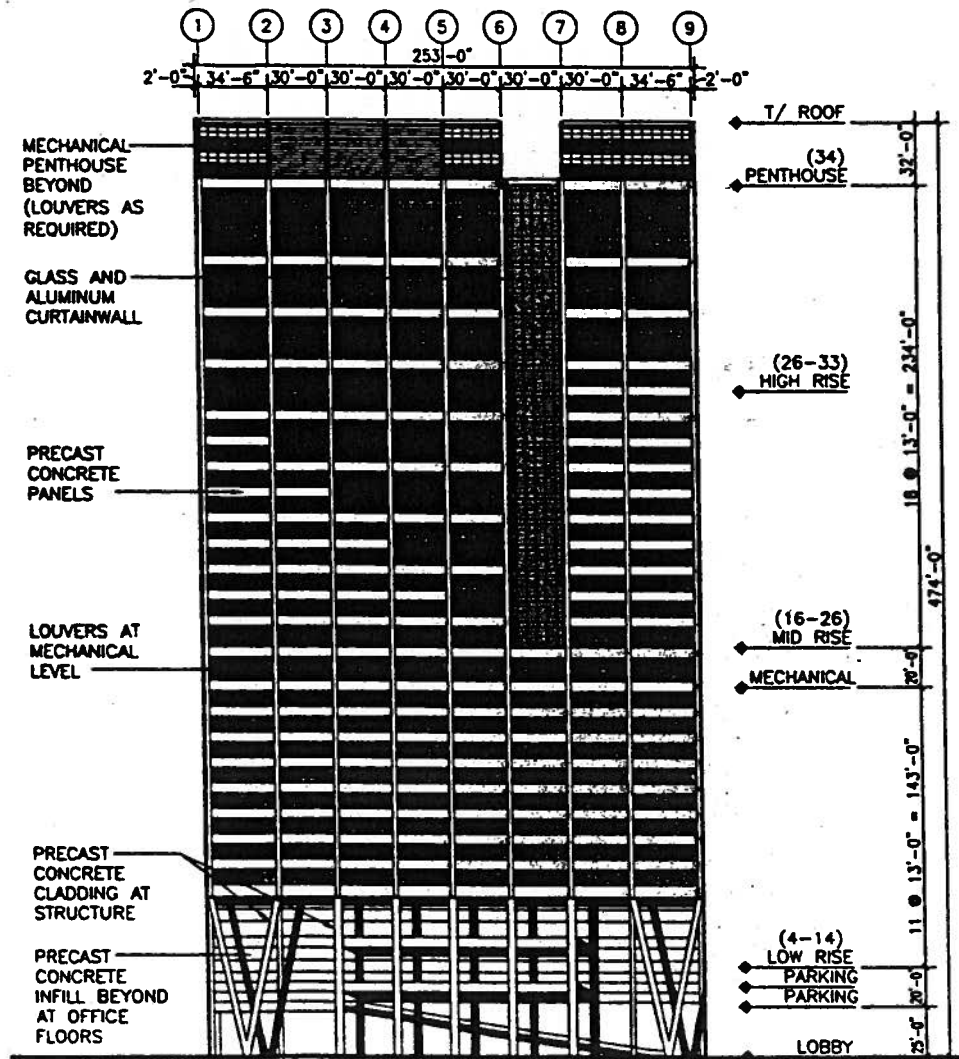


ORTH ELEVATION  
A/E: 100'-10"

WACKER PLAZA

MARCH 14, 2002

South Elevation.

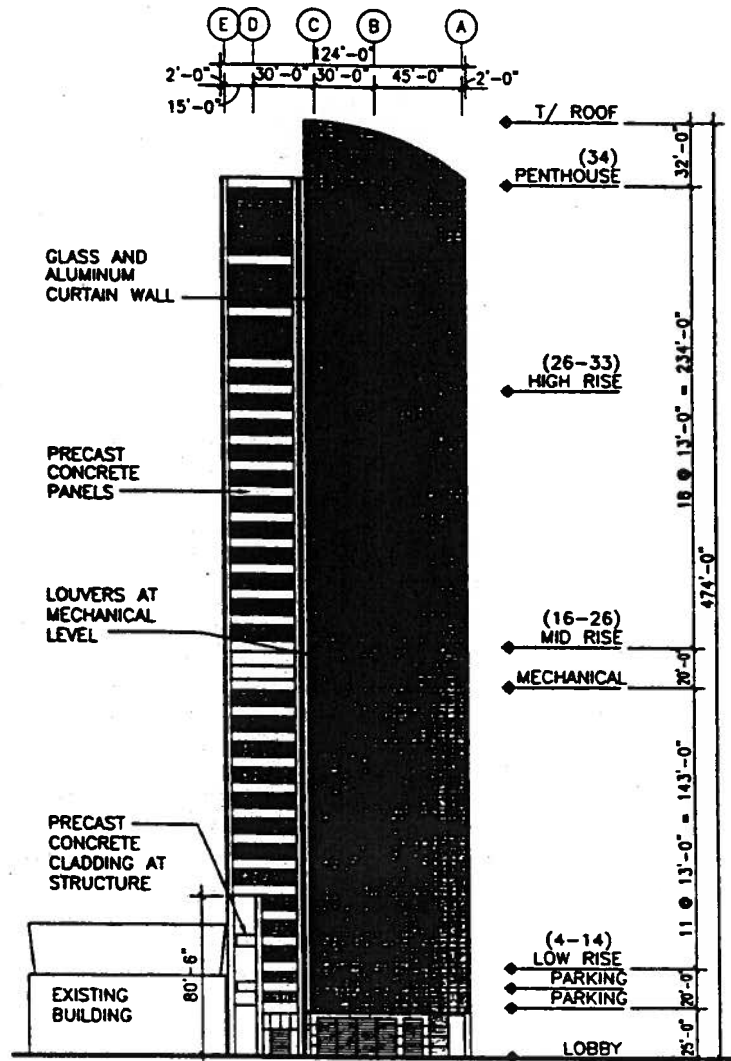


SOUTH ELEVATION  
J.E. Wacker

WACKER PLAZA

MARCH 14, 2002

East Elevation.

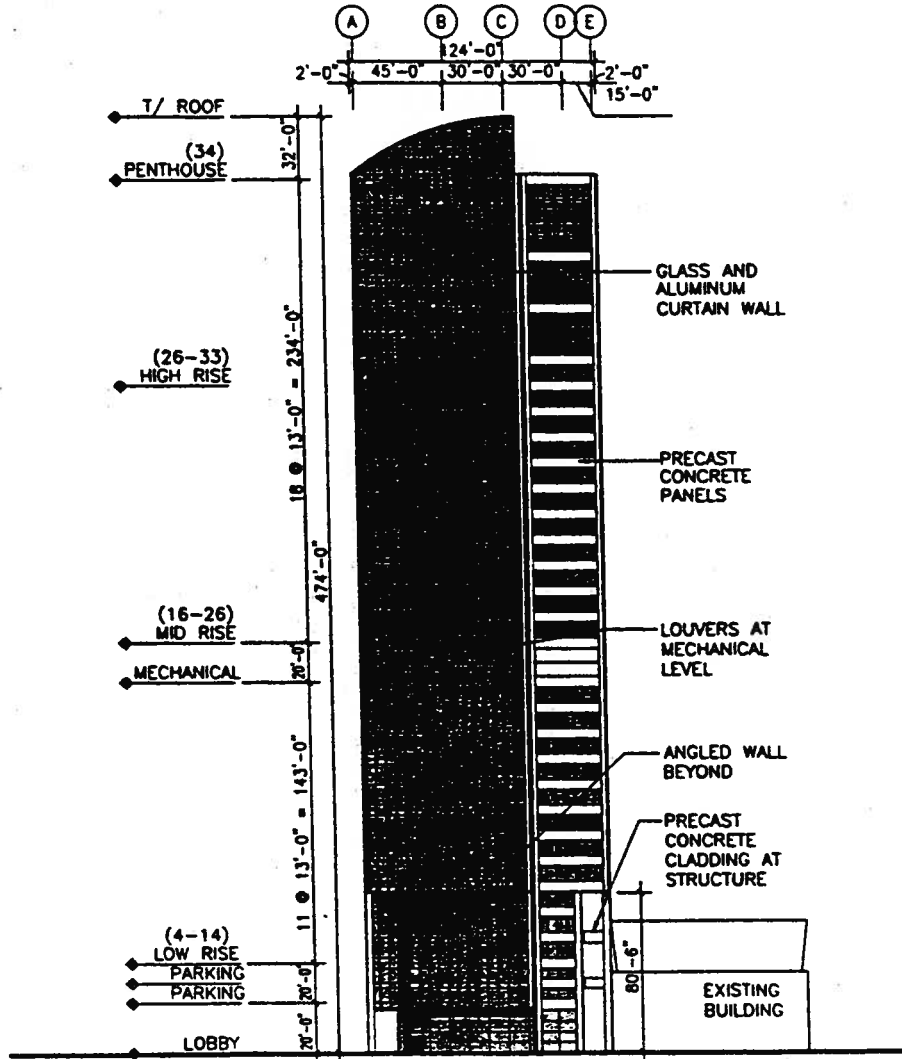


AST ELEVATION  
SCALE 1/8" = 1'-0"

WACKER PLAZA

MARCH 14, 2002

West Elevation.



WEST ELEVATION  
SCALE: 1/8" = 1'-0"

WACKER PLAZA

MARCH 14, 2002



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

J.F. Boyle, Jr.  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4471 (Voice)  
(312) 744-6550 (FAX)  
(312) 744-2578 (TT/TDD)

March 6, 1997

Mr. John J. George  
Attorney at Law  
Two First National Plaza  
Suite 400  
20 South Clark Street  
Chicago, IL 60603-1903

Re: Business Planned Development  
No. 579, Franklin/Van Buren  
Unicom Thermal District Cooling Facility

Dear Mr. George:

Please be advised that your request for a minor change to Business Planned Development No. 579 on behalf of Unicom Thermal Technologies, Inc. has been considered by the Department of Planning and Development pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development and is hereby approved.

Specifically, you have requested that the building elevations be modified to include the installation of seven-foot tall hoods over the existing roof-top condenser units. These hoods, which are needed to increase the efficiency of the condenser units, would increase the total height of the building to 74'-2". Although maximum height of the structure as depicted on the approved Building Elevations was 70'-0", the actual height as approved for construction was 67'-2".

With regard to your request, the Department of Planning and Development has determined that this modification to the height of the structure would constitute a minor change pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance. Although visible from street level, the condenser unit hoods would be compatible with the mechanical design of the top of this district cooling facility. In addition, the Department of Environment has reviewed the proposed change and concurs that it would improve the efficiency of the condensers and may help abate noise as well.

An American Celebration





City of Chicago  
Richard M. Daley, Mayor

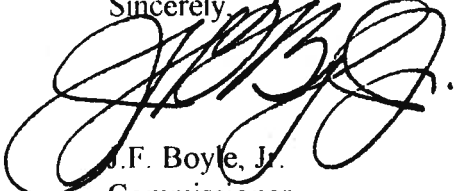
Department of Planning  
and Development

J.F. Boyle, Jr.  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4471 (Voice)  
(312) 744-6550 (FAX)  
(312) 744-2578 (TT/TDD)

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development, I hereby approve the foregoing minor change, but no other change to Business Planned Development No. 579.

Sincerely,



J.F. Boyle, Jr.  
Commissioner

Originated by:

*Christine K. Slattery*  
Christine K. Slattery  
Deputy Commissioner

cc: P. Woznicki  
P. Levin

An American Celebration





City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

J.F. Boyle, Jr.  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4471 (Voice)  
(312) 744-6550 (FAX)  
(312) 744-2578 (TTY)

October 16, 1996

Mr. John J. George  
Two First National Plaza  
Attorney at Law  
Suite 400  
20 South Clark Street  
Chicago, Illinois 60603-1903

**Re:** Request for a minor change to Business  
Planned Development No. 579  
**Proposal:** The Construction of a new driveway.  
**Location:** An area located at the southwest  
corner of W. Van Buren and S. Franklin Streets

Dear Mr. George:

The Department of Planning and Development has considered your request on behalf of Unicom Thermal Technologies, Inc., for a minor change to Business Planned Development No. 579, and hereby approves your request pursuant to the authority granted by Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of Business Planned Development No. 579.

Specifically, in your letter dated September 26, 1996, you requested that the Site Plan be modified to reflect the construction of a proposed driveway along the West Van Buren Street frontage intended to service the existing surface parking lot of the "Unicom Franklin/Van Buren Chilled Water Production Facility," as depicted on the Site Plan prepared by Carl Walker, Inc., dated September 18, 1996. Originally, the Site/Landscape Plan approved by the Chicago City Council on May 2, 1995, depicted a single driveway servicing this parking lot extending from South Franklin Street.

Please note that this proposed second driveway will necessitate the elimination of one (1) parkway tree along West Van Buren Street. All other project site landscaping approved as part of the Part II approval for the chilled water production facility granted October 3, 1995, will not be effected.



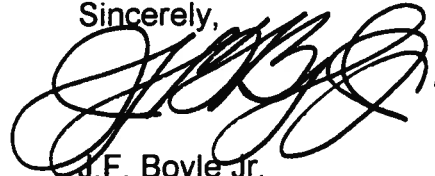
In addition, please note that this minor change will result in the reduction of the number in off-street parking spaces from 73-spaces to 71-spaces. However, the Plan of Development does not require a minimum number of off-street parking spaces. The Plan of Development requires a maximum of seventy-three (73) off-street parking spaces.

In accordance with Statement No. 7 of the Planned Development, this proposed driveway has been reviewed and approved by the Department of Transportation.

With regard to your request, the Department of Planning and Development has determined that this proposed revision to the Site/Landscape Plan would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of Business Planned Development No. 579.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 579, I hereby approve the foregoing minor change, but no other changes to Business Planned Development No. 579.

Sincerely,



J.F. Boyle Jr.  
Commissioner

Originated by:



Christine Slattery  
Deputy Commissioner

cc: Paul Woznicki  
Philip Levin  
Michael Marmo

*Reclassification Of Area Shown On Map Number 1-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 B5-2 General Service District symbols and indications as shown on Map No. 1-K in the area bounded by:

West Washington Boulevard; a line 301.4 feet east of North Karlov Avenue; the alley next south of and parallel to West Washington Boulevard; and a line 151.4 feet east of North Karlov 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.

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

*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:

West Van Buren Street; South Franklin Street; West Congress Parkway; and South Wacker Drive,

to the designation of a Business 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 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:

*Business Planned Development Number* ~~583~~ 579

*Plan Of Development*

*Statements.*

1. The area delineated herein as a Business Planned Development consists of approximately 57,937 square feet (1.33 acres) and is owned or controlled by the Applicant, Unicom Thermal Technologies, 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 right-of-ways, 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 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 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 thirteen (13) Statements; a Bulk Regulations and Data Table; a Property Line and Planned Development Boundary Map; an Existing Zoning Map; an Existing Land-Use Map; and a Site/Landscape Plan and Building Elevations prepared by Eckenhoff Saunders Architects, dated February 9, 1995. Full size sets of the Site/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": district heating and cooling facilities, surface parking (accessory and non-accessory) and public open space plazas. The Applicant agrees to comply with all relevant terms of the City policy pertaining to district heating and cooling facilities.
6. Business 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 service drives 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation, Bureau of Traffic. The Applicant agrees to pay any costs associated with the temporary closure of any public streets or alleys that are attributable to the proposed development.

8. Height restrictions 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 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.
9. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements in the Property shall be designed, installed and maintained in general conformance with the Site/Landscape Plan and Building Elevations. The landscaping (including street trees in the adjacent right-of-way) shall be designed, installed and maintained in general conformance with the Site/Landscape Plan and the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The plaza space depicted on the Site/Landscape Plan shall be constructed concurrently with the proposed cooling facility structure. The color of the service door located on the Congress Parkway elevation shall match the color of the adjacent cast in place concrete. The roof-top screening located on the east elevation shall not be perforated. The Applicant shall be responsible for maintaining the property in good condition at all times, including times when the cooling facility is not operational.
11. 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 in nature, appropriate and consistent with the nature of the improvements contemplated in this Planned Development 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 as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

12. 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, Refrigeration 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.
13. Unless substantial construction of the proposed cooling facility has commenced within five (5) 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.

[Property Line and Planned Development Boundary Map; Existing Zoning Map; Existing Land-Use Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 485 through 491 of this Journal.]

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

*Business Planned Development Number 579*

*Bulk Regulations And Data Table.*

Gross Site Area, 91,197 square feet (2.09 acres) equals Net Site Area, 57,937 square feet (1.33 acres) plus Area in Public Right-of-Way, 33,260 square feet (0.76 acres).

Net Site Area:	57,937 square feet/1.33 acres.
Maximum Floor Area Ratio:	16.0.
Maximum Percent of Site Coverage:	In accordance with Site/Landscape Plan.
Maximum Floor Area Ratio for Total Net Site Area:	16.0.
Maximum Number of Off-Street Parking Spaces (Surface):	73.
Minimum Number of Off-Street Loading Berths:	0.
Maximum Percent of Site Coverage:	In accordance with Site/Landscape Plan.
Minimum Required Building Setbacks:	In accordance with Site/Landscape Plan.
Maximum Permitted Building Height:	In accordance with Building Elevations.

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*Reclassification Of Area Shown On Map Number 3-E.*

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

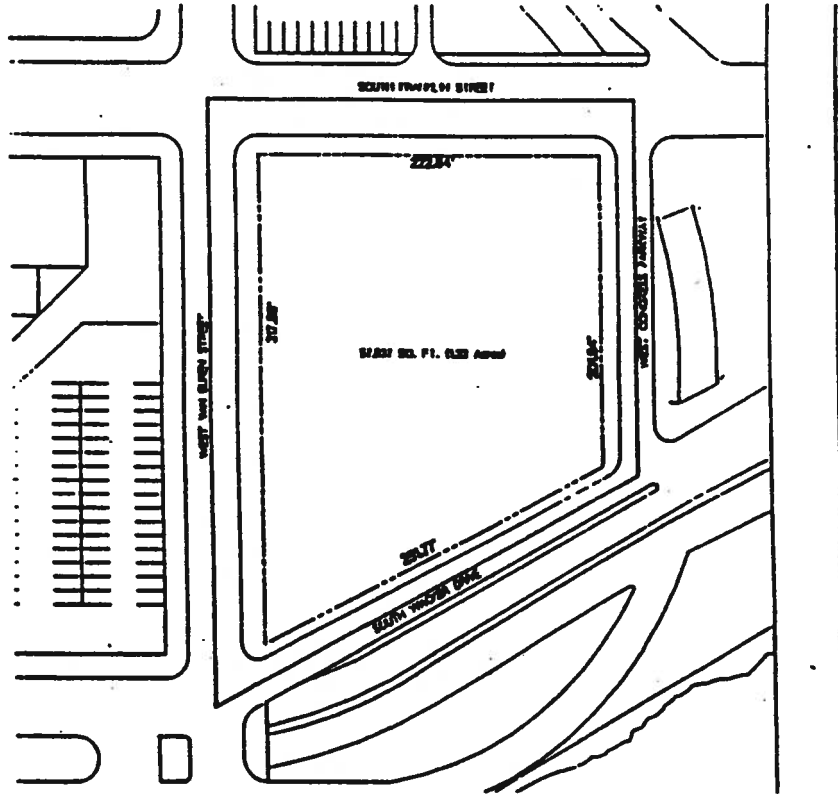
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B6-7 Restricted Central Business District symbols and indications as shown on Map No. 3-E in the area bounded by:

(Continued on page 492)

Property Line And Planned Development Boundary Map.

BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_

PROPERTY LINE AND PLANNED DEVELOPMENT BOUNDARY MAP



LEGEND:

- PLANNED DEVELOPMENT BOUNDARY
- - - - - DIMENSIONED PROPERTY LINE



NOTE: No vacations, dedications, or right-of-way adjustments are proposed in this plan.

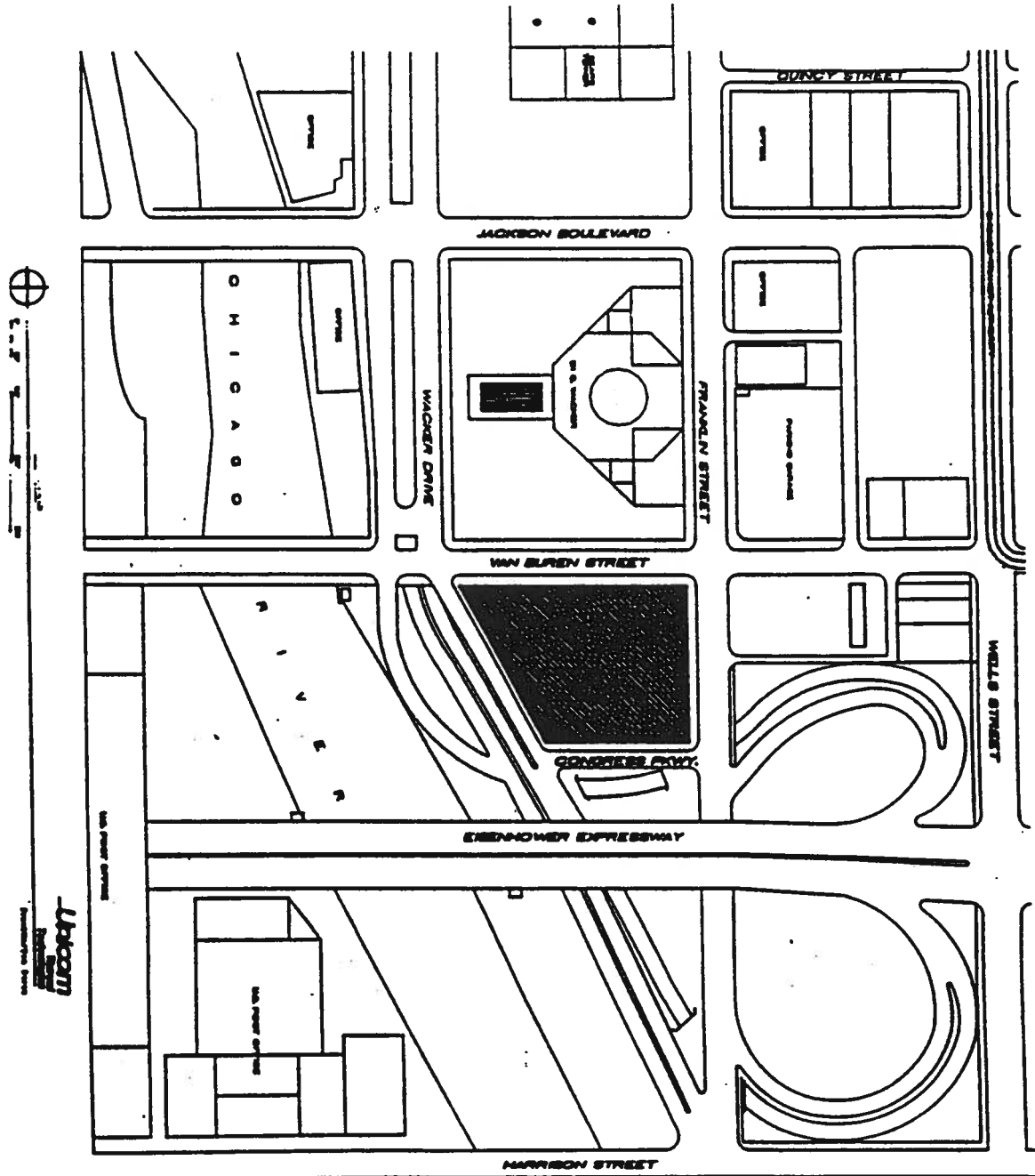
APPLICANT: UNICOM THERMAL TECHNOLOGIES, INC.

ADDRESS: 301 - 335 WEST VAN BUREN STREET, 400 - 420 SOUTH FRANKLIN STREET  
800 - 820 WEST CONGRESS PARKWAY, 401 - 425 SOUTH WACKER DRIVE

DATE: FEBRUARY 9, 1985



Existing Land-Use Map.

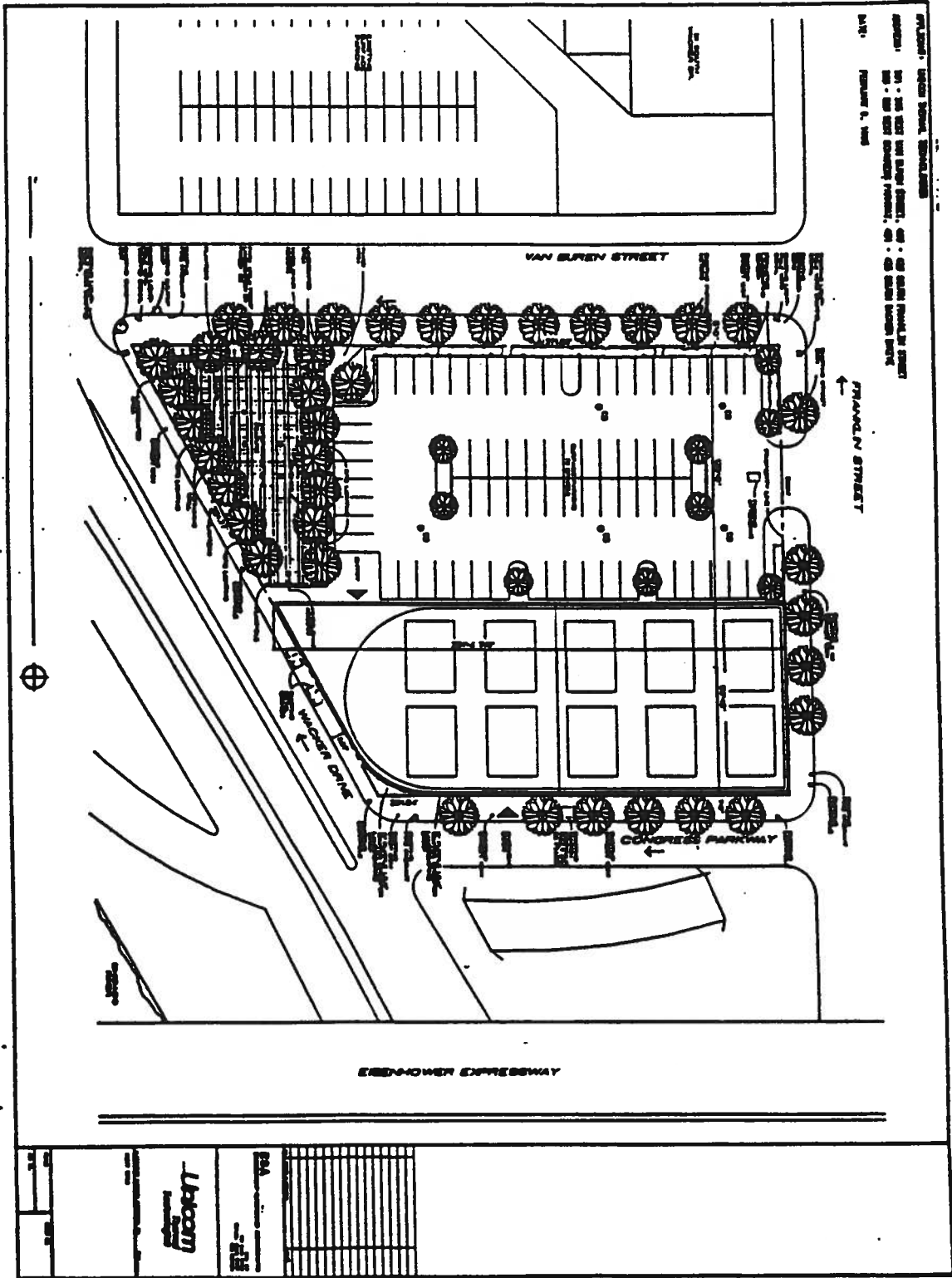


**Libcom**  
 Planning Services  
 1000 Harrison Street

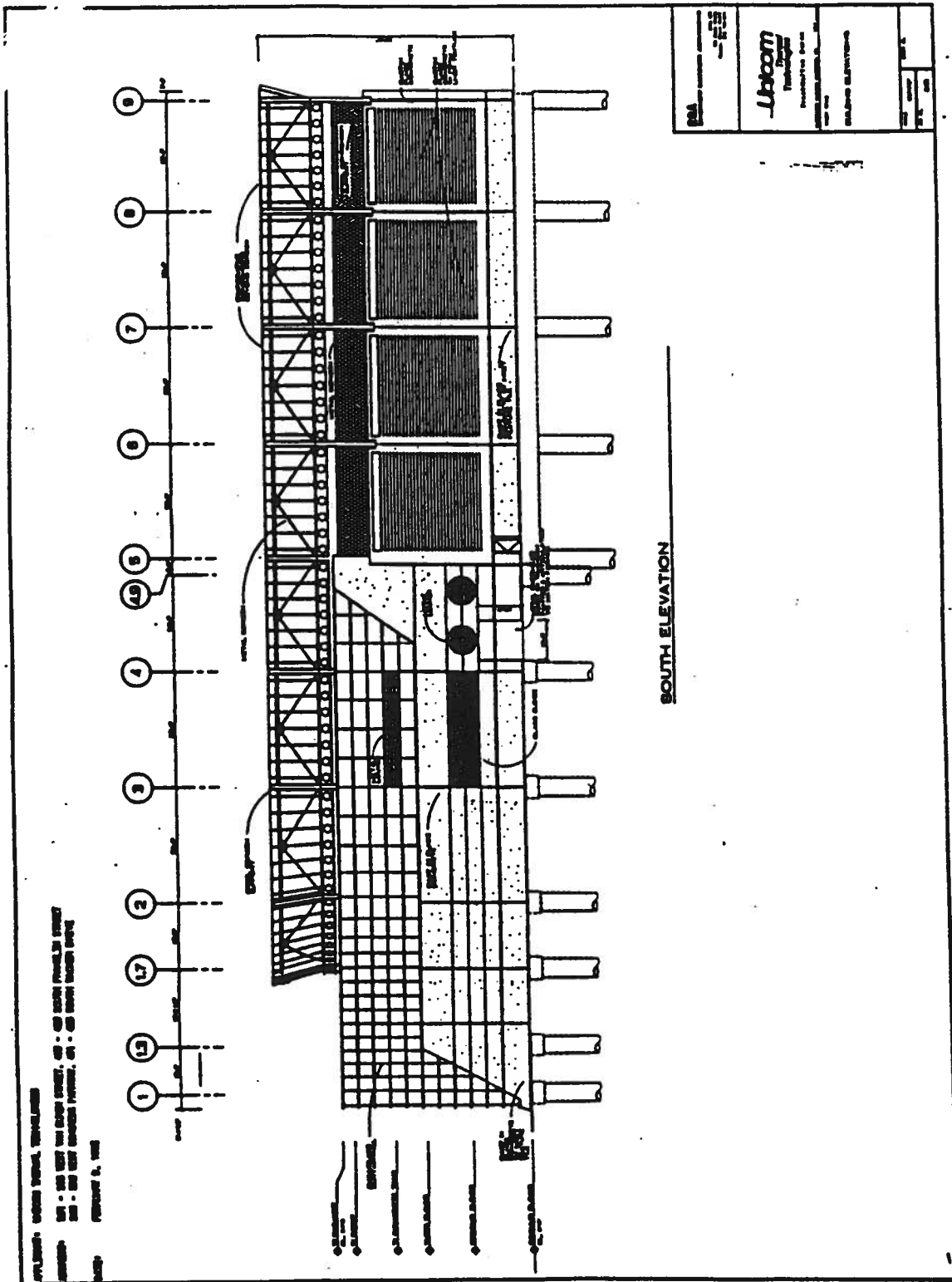
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY
- RESIDENTIAL HIGH DENSITY
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE
- UNDEVELOPED LAND

APPENDIX - ZONING MAP, RECORDED  
 ADDRESS: 201 - 225 WEST VAN BLAREN STREET, 202 - 225 WEST FRANKLIN STREET  
 203 - 225 WEST CONCRETE PARKWAY, 204 - 225 WEST TRUCK DRIVE  
 DATE: FEBRUARY 8, 1995

Site/Landscape Plan.



Building Elevations.  
(Page 1 of 3)







(Continued from page 484)

East Walton Street; North Mies Van Der Rohe Way; East Delaware Place; a line 50.01 feet west of North Mies Van Der Rohe Way; a line 108.15 feet north of East Delaware Place; and a line 100.02 feet west of North Mies Van Der Rohe Way,

to those of a B6-6 Restricted 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.

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*Reclassification Of Area Shown On Map Number 3-E.*

*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 Residential-Business Planned Development symbols and indications as shown on Map No. 3-E in the area bounded by:

East Lake Shore Drive; a line 517.23 feet east of North Michigan Avenue; a line 108.75 feet south of East Lake Shore Drive; a line 533.32 feet east of North Michigan Avenue; East Walton Street; and a line 400.18 feet east of North Michigan Avenue,

to those of a B6-6 Restricted 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.

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*Reclassification Of Area Shown On Map Number 3-G.*

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