

*Reclassification Of Area Shown On Map Number 8-H.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended changing all the C4 Motor Freight Terminal District, M2-2 General Manufacturing District, and M2-3 General Manufacturing District symbols and indications as shown on Map No. 8-H in the area bounded by:

West 31st Place (extended); Chicago, Alton & St. Louis Railroad
South Wolcott Avenue,

to those of a C3-2 Commercial-Manufacturing 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 8-J.
(As Amended)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended changing all the M3-4 Heavy Manufacturing District symbols and indications as shown on Map No. 8-J in the area bounded by:

a line starting at a point located on the southern right-of-way line of the Illinois Central Railroad and proceeding east along that line 100 feet; then proceeding south 41.3 feet along the center line of Kedzie Avenue; then proceeding northwest 586.9 feet along a line parallel to and 40 feet south of the Southern Illinois Central Railroad right-of-way line; then 105.7 feet southwest to a point on a line parallel to and 670 feet from the centerline of South Kedzie Avenue; then proceeding south 551.1 feet to the northern line of the channel of the Chicago Sanitary and Ship Canal; then southwest 2,129.2 feet along a line parallel to the northern line to the eastern right-of-way line of the Illinois Central Railroad; then following said right-of-way line of the Illinois Central Railroad north 260.7 feet, east 13.2 feet, north 47.4 feet; then following a line 282 feet northwest of and parallel to the northern line of the channel of the Chicago Sanitary and Ship Canal proceeding north 679.9 feet; then proceeding due north 833.9 feet; then due east 100 feet; and then due north 100 feet to the starting point,

to those of an Institutional Waterway Planned Development, and a corresponding use district is hereby established in the area described, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto 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:

Institutional Waterway Planned Development Number 581

Plan Of Development

Statements.

1. The area delineated herein as an Institutional/Waterway Planned Development consists of approximately 1,337,292 square feet (30.7 acres) and is owned or controlled by the Applicant, the City of Chicago.
2. The Applicant or its successors, assigns or grantees shall obtain all applicable reviews, approvals or permits required in conjunction with this Planned Development.
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 application 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 the Applicant or all the owners of the Property. 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. However,

the obligations and rights imposed hereunder shall be construed to run with the land and impose obligations and rights upon the current owners, ground lessors and in the case of a land trust, beneficiaries of the trust.

4. This Plan of Development consists of these fifteen (15) Statements; a Bulk Regulations and Data Table; a Planned Development Boundary and Property Line Map; an Existing Zoning Map; an Existing Land-Use Map; a Site Plan; a Landscape Plan; Canal Pathway Cross-Sections and Building Elevations prepared by DLK Architects dated February 9, 1995. Full size copies of the Site Plan, Landscape Plan Canal Pathway Cross Sections and Building Elevations are on file with the Department of Planning and Development. This Plan of Development is applicable to the area delineated on the Property Line and Planned Development Boundary Map attached hereto, and no other zoning controls shall apply. The Planned Development conforms to the intent and purposes of the Chicago Zoning Ordinance, Title 17 of the Chicago Municipal Code, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The following uses and no others, shall be permitted within the Planned Development: vocational and educational training facilities and related housing, day care facilities, food service, medical and dental services, recreational facilities, administrative offices, storage and support services, parking, district heating and cooling and other accessory uses.
6. Identification, directional or temporary construction signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. Off-street parking spaces and loading berths shall be provided in compliance with the Bulk Regulations and Data Table attached hereto. A minimum of two percent (2%) of all required parking spaces shall be designed and designated for the handicapped.
8. Any service drives or other ingress or egress, including those for emergency vehicles, shall be adequately designed and paved in accordance with the relevant provisions of the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas or within fire lanes, except parking may be permitted on one or both sides of the main access road to the Planned Development, subject to the review and approval of the Department of Transportation. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. The Applicant, at the Applicant's sole expense, shall provide for re-stripping of South Kedzie Avenue to

create a dedicated turning lane for left turns into the site from north-bound South Kedzie Avenue. The Applicant shall be responsible for obtaining all requisite permits and approvals for this change to South Kedzie Avenue.

9. In addition to any height restrictions set forth on the Bulk Regulations and Data Table attached hereto, the height of any building or structure within this Planned Development shall be subject to:
 - a. height limitations as certified on Form FAA-117 or successor forms involving 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, the 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. This Planned Development shall be subject to the "Rules, Regulations and Procedures related to Planned Development" as promulgated by the Commissioner of the Department of Planning and Development.
12. The improvements of the Property, including all entrances and exits, parking areas and landscaping, shall be designed, installed and maintained in general conformance with the Site Plan, Landscape Plan and Building Elevations attached hereto.
 - a. Landscaping. Landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
 - b. Waterway Edge. The area within the Planned Development just north of the Chicago Sanitary and Ship Canal and outside of the proposed new perimeter fence shall be improved with grass, trees, shrubs and a pedestrian/bicycle path to enhance and stabilize the shoreline and encourage public use and enjoyment of the waterway edge. The path will be designed to conform with the requirements of the Americans with Disabilities Act and, to the extent possible, American Society of Highway

and Transportation Officials (A.S.H.T.O.) bike path standards.

Waterway edge landscaping shall be designed to support stabilization of the bank, to accomplish a naturalized appearance for the land immediately adjacent to the channel, and to visually screen views of waterway edge development as appropriate. All new landscaping shall be species native to the Chicago region.

- c. **Fencing.** Fencing around the site shall be permitted at the locations depicted on the Landscape Plan. Barbed wire or razor wire fencing is expressly prohibited. Fencing material along the waterway shall be architecturally designed, similar in quality and/or appearance to wrought iron fencing, with the final design subject to review and approval by the Department of Planning and Development. At least one gate shall be provided along the southern fence line to potentially allow direct access from the site to the public waterway edge improvements.
- d. **Construction Management/Radio Station Protection Plan.** The Applicant shall meet with the owners and operators of the adjacent radio broadcasting business and property and take all reasonable steps to prevent negative impacts on the operation of the business during and after construction of the project. For the construction of the driveway from South Kedzie Avenue to the site, the Applicant shall replace any sections of fence removed during construction, build a retaining wall along the northern face of the broadcast building if necessary, construct a sidewalk along the northern face of the building adequate to maintain safe access to the existing door, and design and construct the driveway and underground utilities to prevent damage to or extended disruption of the operation of the transmitter or broadcast antenna. No "Part II" permits authorizing construction shall be issued (pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance) unless and until a written "Construction Management/Radio Station Protection Plan" is submitted to the Department of Planning and Development and approved by the Managers of both WVON and WCEV. The "Construction Management/Radio Station Protection Plan" shall detail how damage or disruption to WVON's and WCEV's facilities (including its antenna and ground system) and its lease will be managed. The Applicant, or the United States Department of Labor as its successors, shall be responsible for paying all costs necessary to implement the

recommendations of the "Construction Management/Radio Station Protection Plan".

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 written request of the Applicant and after a determination by the Commissioner that such a modification is minor in nature, appropriate and consistent with the nature of the development contemplated within this Planned Development. Any such modification shall be deemed to be a minor change 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 minor reduction in the minimum required distance between structures, a minor reduction in the minimum periphery setbacks or a minor increase in 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 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.
15. Unless substantial construction of the improvements contemplated within this Planned Development has commenced within ten (10) years following the adoption of the 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 the 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 M3-4 Heavy Manufacturing District.

[Planned Development Boundary and Property Line Map; Existing Zoning Map; Existing Land-Use Map; Site Plan; Landscape Plan; Canal Pathway Cross-Sections; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 528 through 543 of this Journal.]

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

Institutional Waterway Planned Development Number _____

Bulk Regulations And Data Table.

Net Site Area:	1,160,239.7 square feet (26.64 acres).
Plus Areas in Public Right-of-Way:	1,363.7 square feet (.03 acres).
Plus Public Accessible Waterway Area:	284,175.0 square feet (6.52 acres).
Equals Gross Site Area:	1,445,778.4 square feet (33.19 acres).
Maximum Floor Area Ratio for Total New Site Area:	1.0.
Maximum Number of Dwelling Units:	104.
Maximum Percentage of Site Coverage:	50%.
Minimum Number of Off-Street Parking Spaces	
For Dormitories:	One automobile space per twelve students plus one bus or van space per dormitory.

For Non-residential Buildings: One space per three employees at peak shift.

Minimum Number of Off-Street Loading Berths

For Non-residential Buildings: Per R1 District requirements for Institutional Uses.

Minimum Required Building Setbacks

From waterway edge: 90 feet.
 From western Site boundary: 40 feet.
 From eastern Site boundary: 40 feet.
 From other Site boundaries: 60 feet.

Maximum Permitted Building Height:

50 feet.

Reclassification Of Area Shown On Map Number 9-H.

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

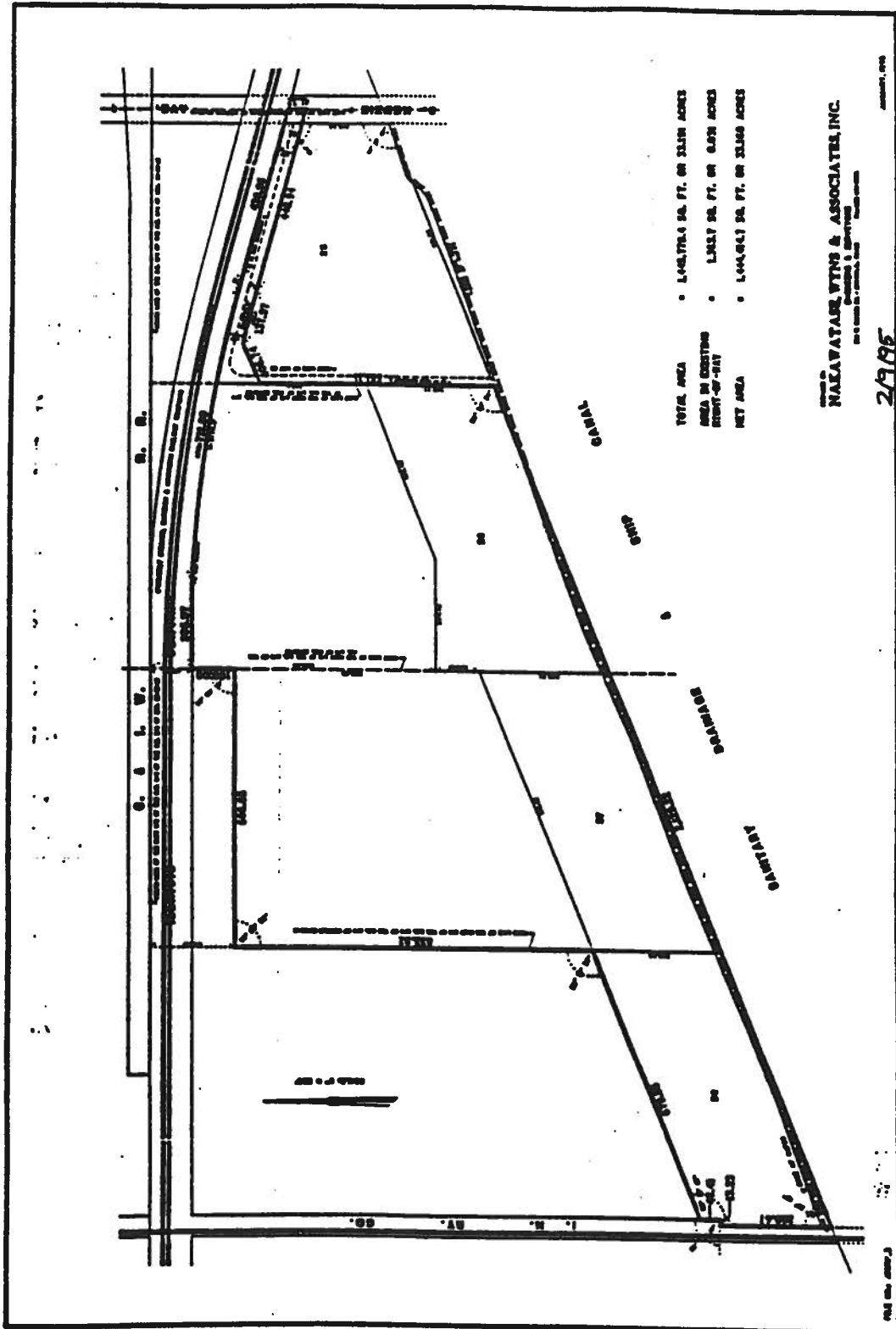
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 9-H in the area bounded by:

a line 49.5 feet north of West School Street; the alley next east of North Seeley Avenue; West School Street; and North Seeley Avenue,

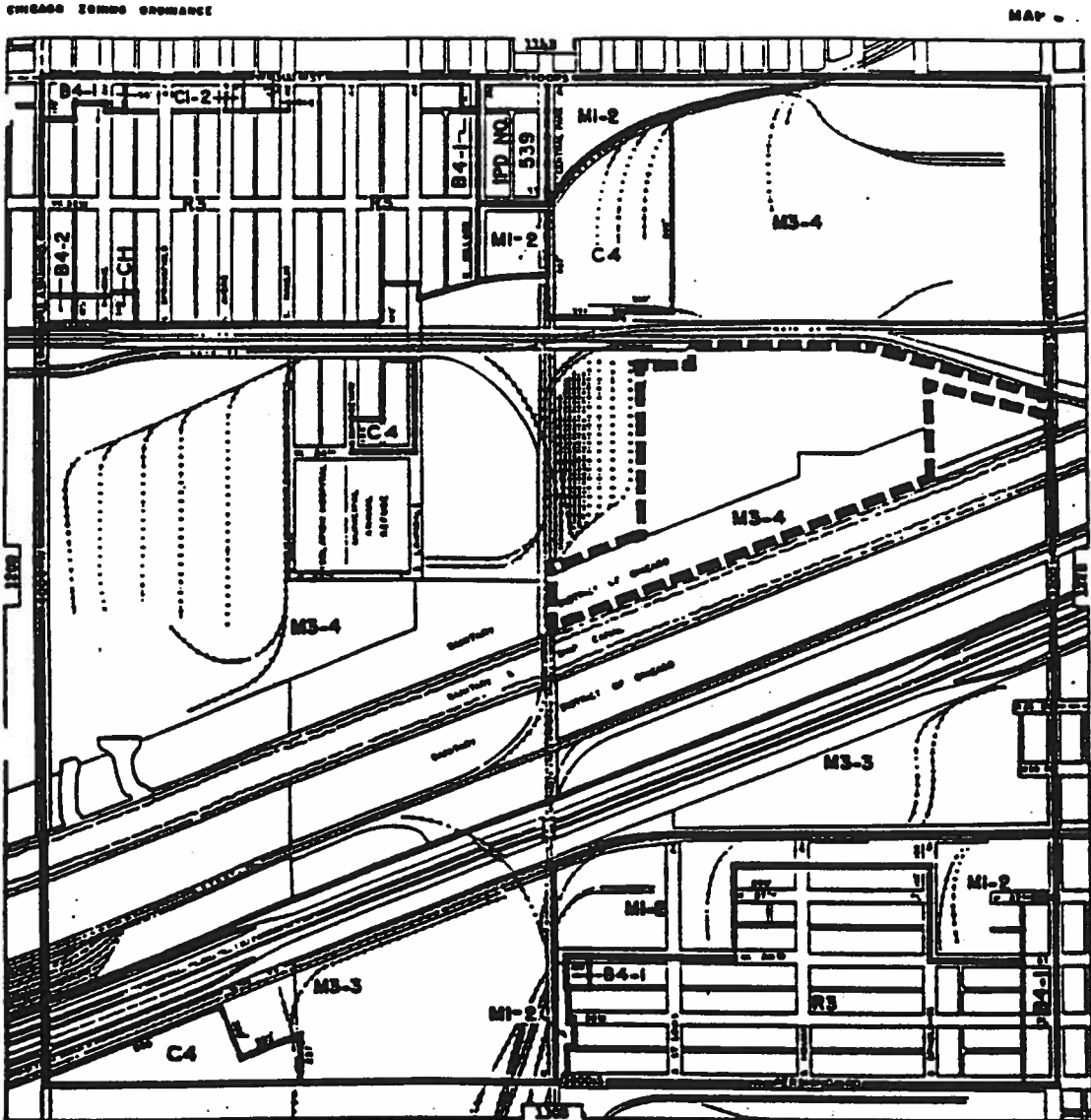
to those of an R3 General Residence District and a corresponding use district is hereby established in the area above described.

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

Planned Development Boundary And Property Line Map.



Existing Zoning Map.



- RESIDENCE DISTRICTS**
- B1 SINGLE-FAMILY RESIDENCE DISTRICT
 - B2 SINGLE-FAMILY RESIDENCE DISTRICT
 - B3 GENERAL RESIDENCE DISTRICT
 - B4 GENERAL RESIDENCE DISTRICT
 - B5 GENERAL RESIDENCE DISTRICT
 - B6 GENERAL RESIDENCE DISTRICT
 - B7 GENERAL RESIDENCE DISTRICT
 - B8 GENERAL RESIDENCE DISTRICT

- BUSINESS DISTRICTS**
- B1-1 TO B1-8 LOCAL RETAIL DISTRICTS
 - B2-1 TO B2-8 RESTRICTED RETAIL DISTRICTS
 - B3-1 TO B3-8 GENERAL RETAIL DISTRICTS
 - B4-1 TO B4-8 RESTRICTED SERVICE DISTRICTS
 - B5-1 TO B5-8 GENERAL SERVICE DISTRICTS
 - B6-6 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS
 - B7-6 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS

- COMMERCIAL DISTRICTS**
- C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS
 - C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS
 - C3-5 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS
 - C4 MOTOR FREIGHT TERMINAL DISTRICT

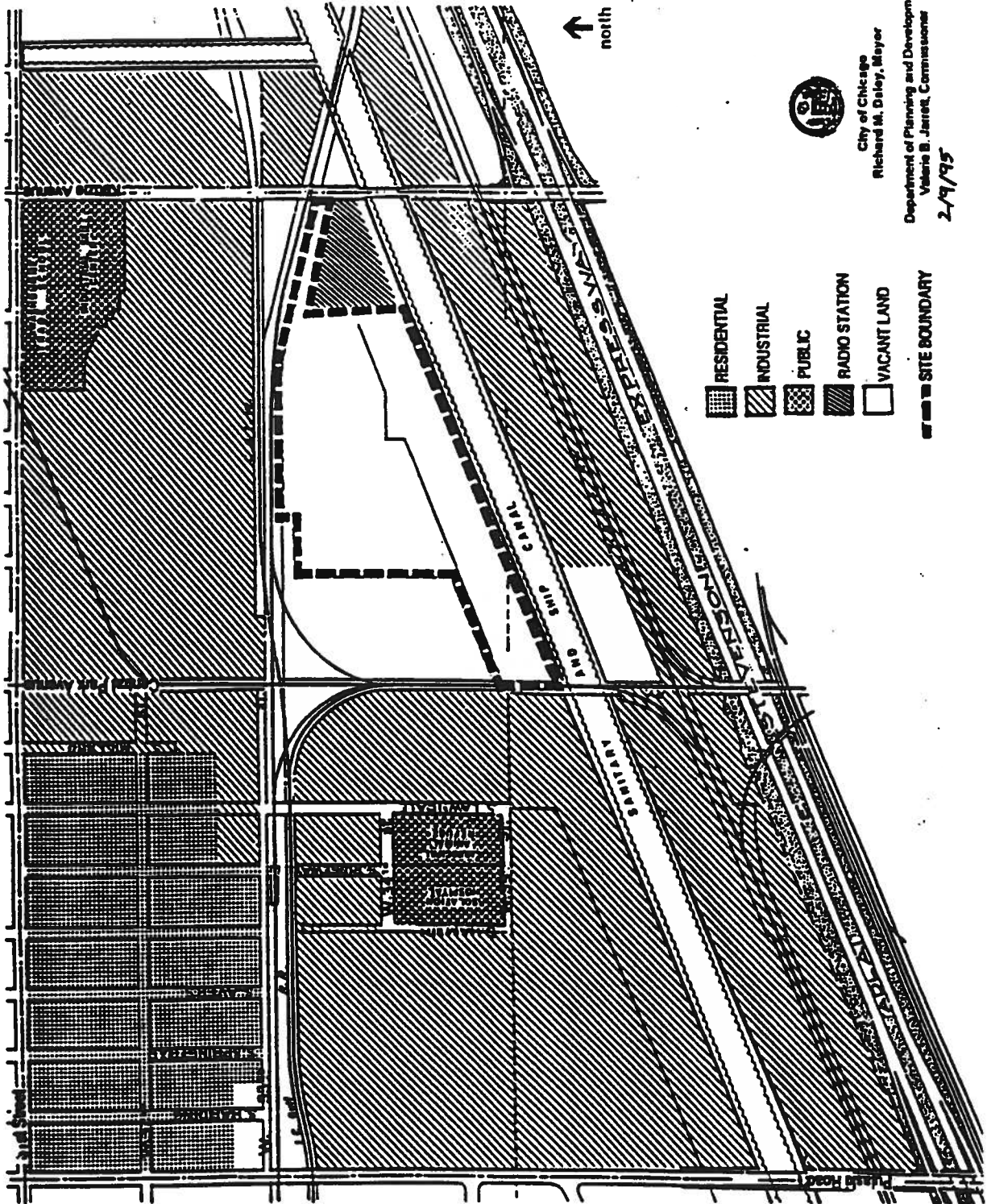
- MANUFACTURING DISTRICTS**
- M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS
 - M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS
 - M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICT

FOR USE AND GULK REGULATIONS, RESIDENCE DISTRICTS, SEE ARTICLE 2.
 FOR USE AND GULK REGULATIONS, BUSINESS DISTRICTS, SEE ARTICLE 8.
 FOR USE AND GULK REGULATIONS, COMMERCIAL DISTRICTS, SEE ARTICLE 9.
 FOR USE AND GULK REGULATIONS, MANUFACTURING DISTRICTS, SEE ARTICLE 10.



2/9/95

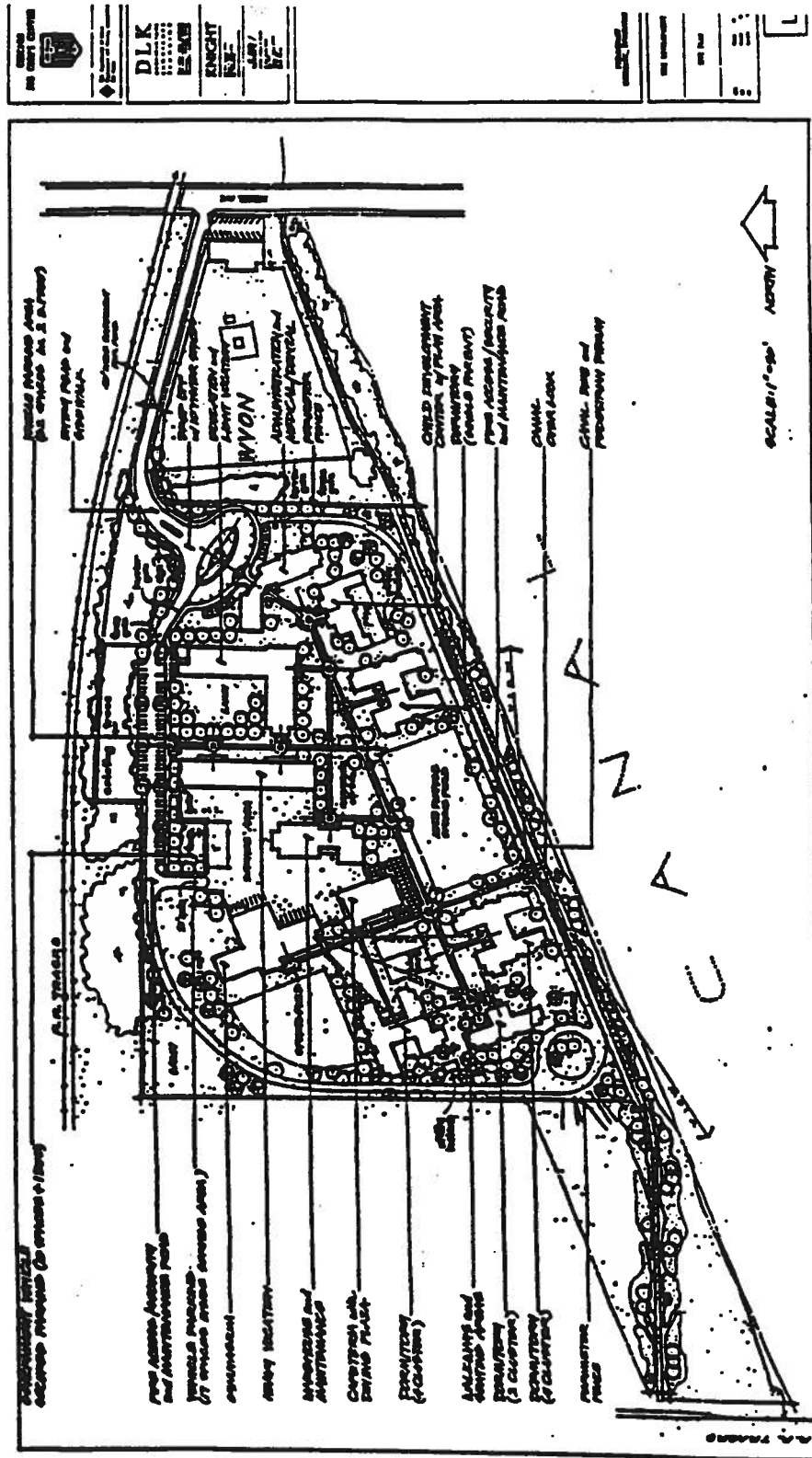
Existing Land-Use Map.



City of Chicago
 Richard M. Daley, Mayor
 Department of Planning and Development
 Valerie B. Jarrett, Commissioner
 2/9/95

- RESIDENTIAL
- INDUSTRIAL
- PUBLIC
- RADIO STATION
- VACANT LAND
- SITE BOUNDARY

Site Plan.



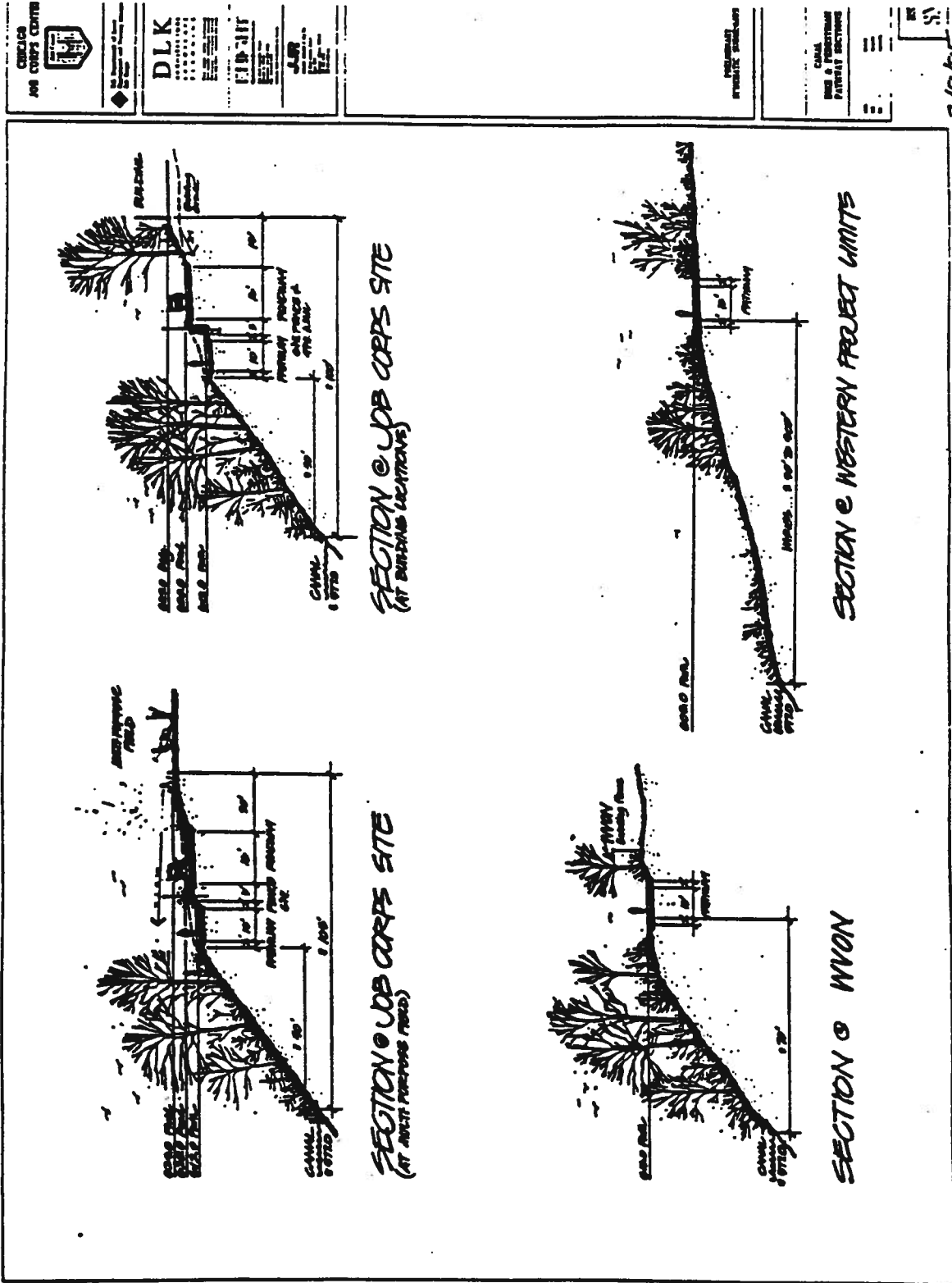
DLK
 KNIGHT
 DATE: 5/2/95
 BY: [Signature]

SCALE: 1" = 20'
 NORTH

2/9/95

SITE PLAN

Canal Pathway Cross-Sections.



CORPUS CHRISTI AND CORPS CENTER

DLK

DATE

BY

CHKD

APP'D

DATE


BY

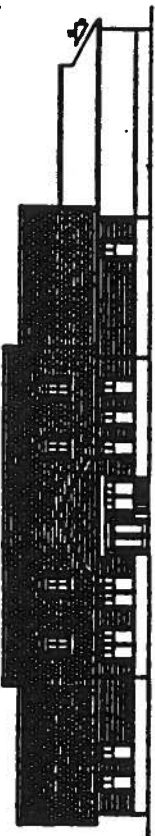
CHKD

APP'D

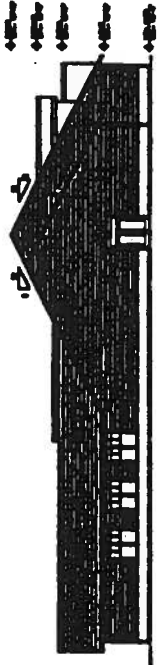
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Building Elevations.
(Page 1 of 10)

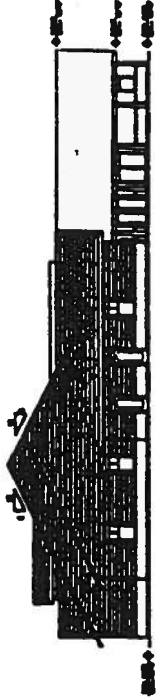
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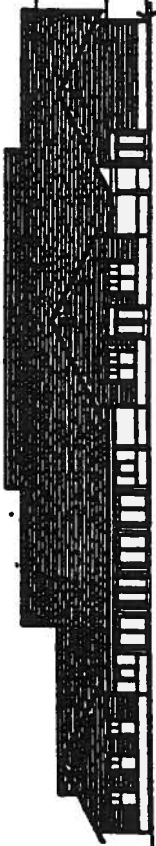
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② NORTH ELEVATION



③ EAST ELEVATION

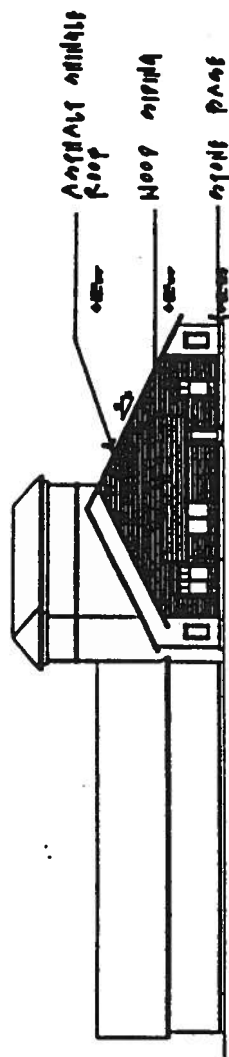


④ SOUTH ELEVATION

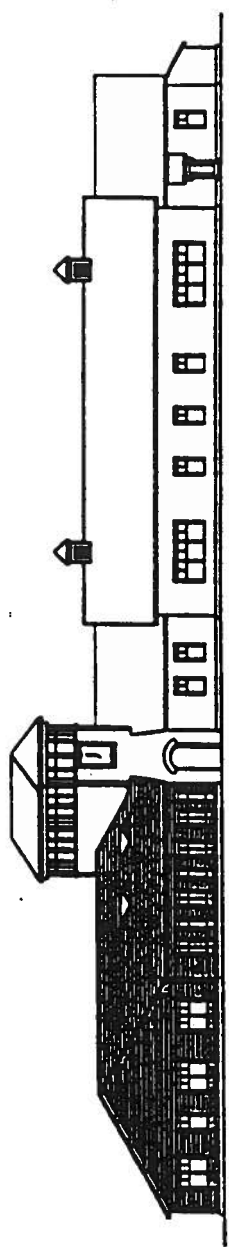
Asphalt shingle roof
 Wood siding
 Stone base

Building Elevations.
(Page 2 of 10)

 <p>DLK ASSOCIATES, INC. ARCHITECTS</p>	<p>DLK ASSOCIATES, INC. ARCHITECTS</p>	<p>KNIGHT ENGINEERS</p>	<p>JURY/ PLANNING</p>	<p>PROFESSIONAL ENGINEER REGISTERED PROFESSIONAL ENGINEER</p>	<p>REGISTERED PROFESSIONAL ENGINEER REGISTERED PROFESSIONAL ENGINEER</p>	<p>SCALE AS SHOWN</p>
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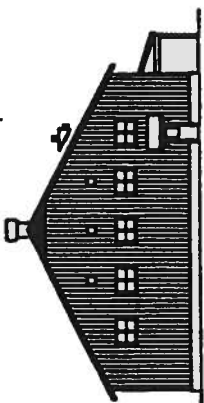
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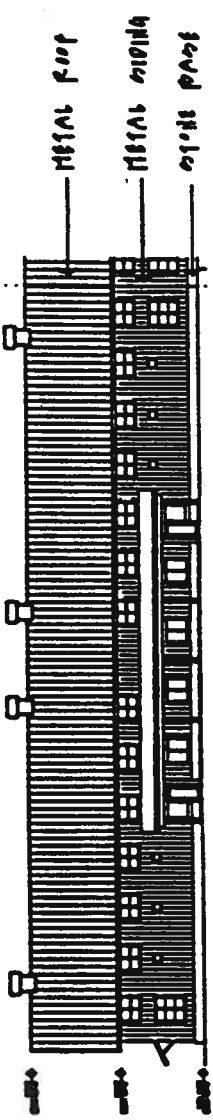
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Building Elevations.
(Page 3 of 10)

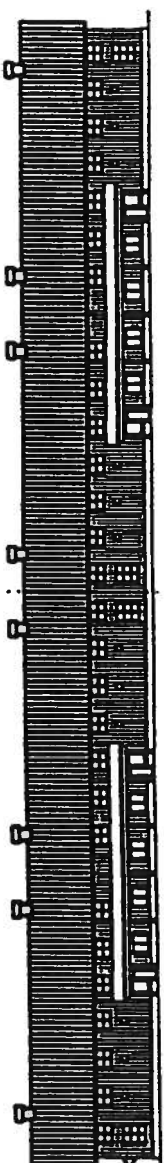
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① SIDE ELEVATION



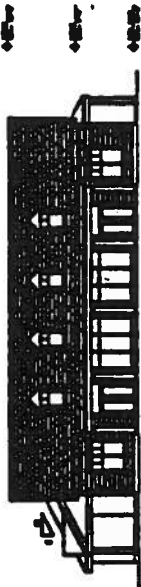
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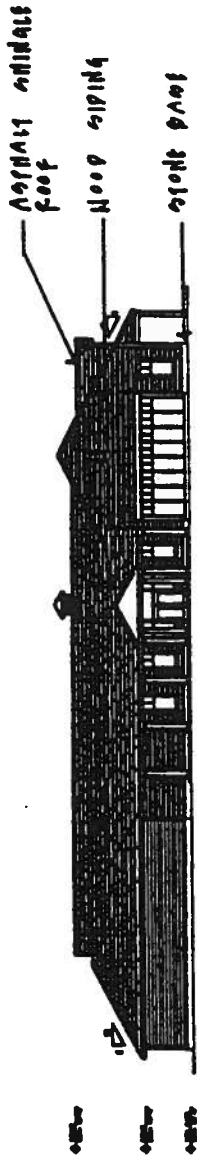
① SIDE ELEVATION

Building Elevations.
(Page 5 of 10)

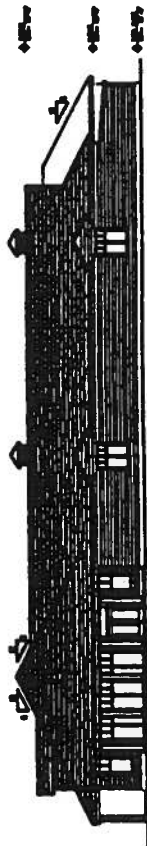
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① 1100 N. LA SALLE ST. CHICAGO, IL 60610

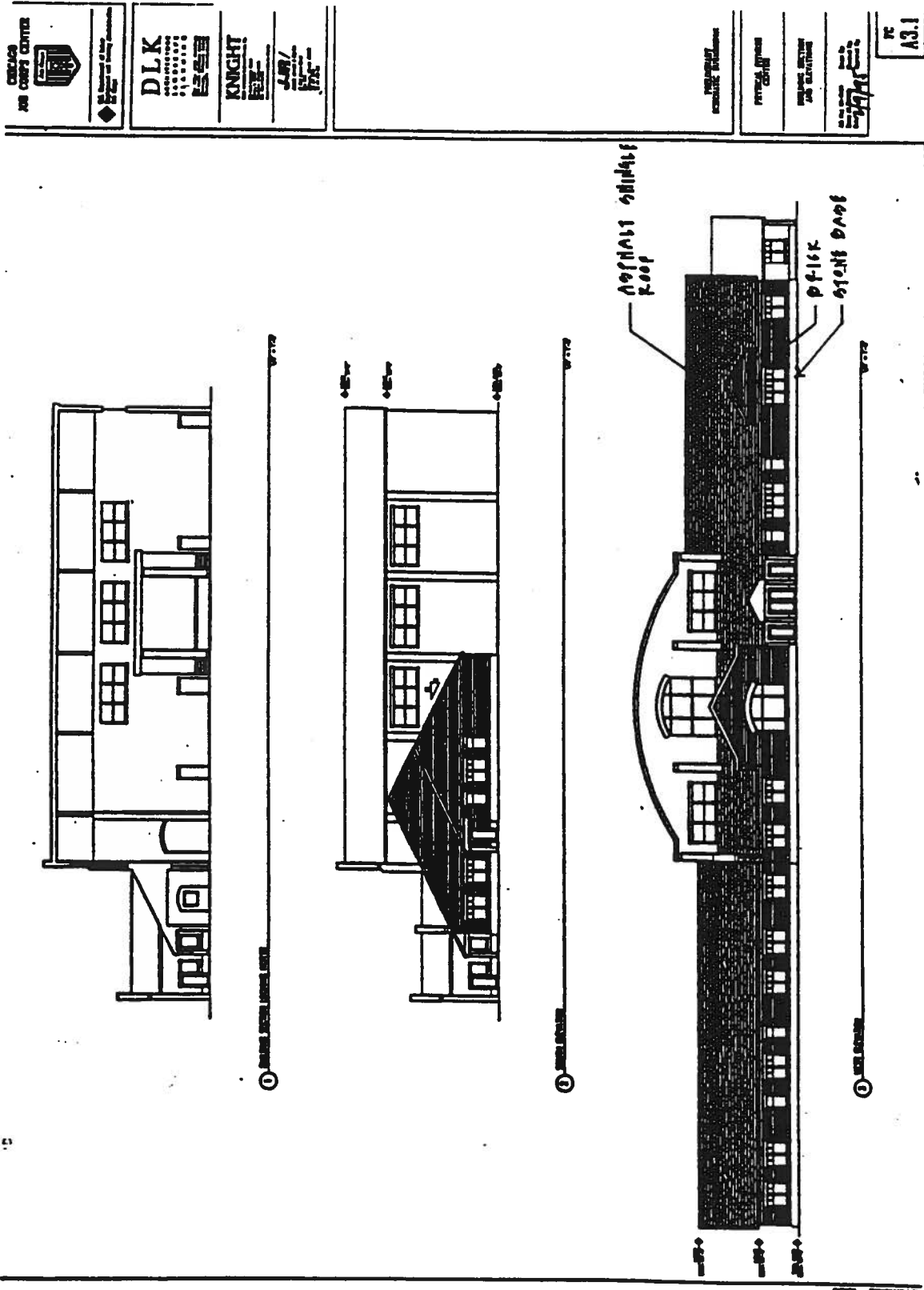


① 1100 N. LA SALLE ST. CHICAGO, IL 60610




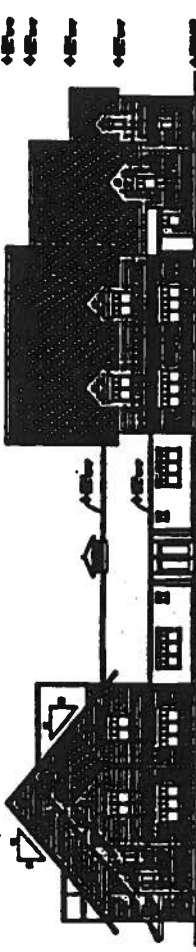
① 1100 N. LA SALLE ST. CHICAGO, IL 60610

Building Elevations.
(Page 6 of 10)

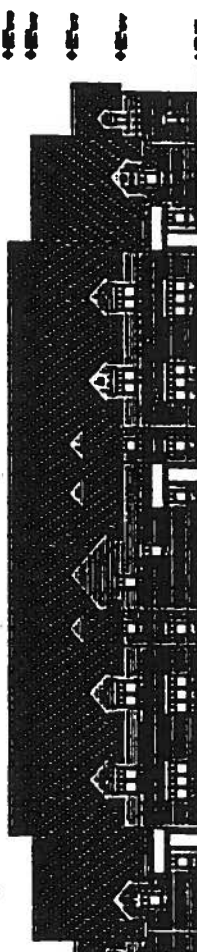


Building Elevations.
(Page 7 of 10)

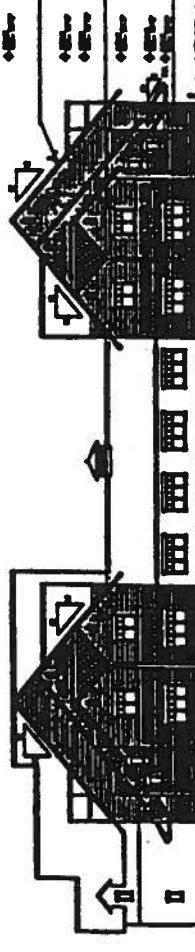
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PROJECT NO. 444 SHEET NO. A3.1				



① WEST ELEVATION




① WEST ELEVATION

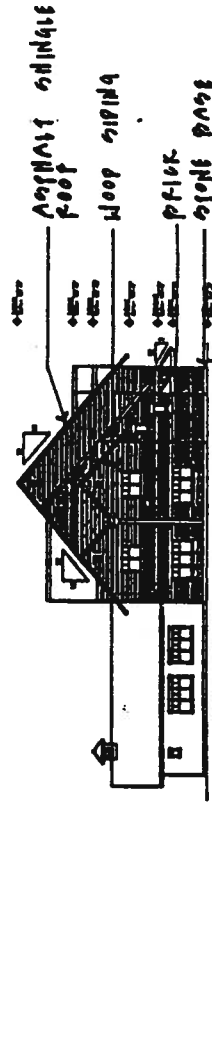
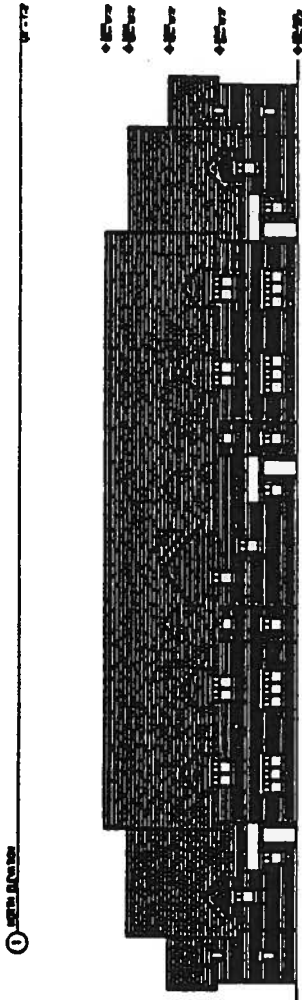
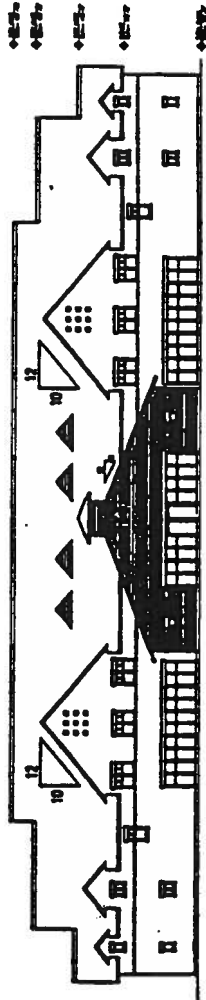


① WEST ELEVATION

APPLICANT'S OFFICE
 ROOF
 ROOF
 PLANK
 PLANK

Building Elevations.
(Page 8 of 10)

CHICAGO FIRE DEPT CENTER 	DLK ARCHITECTS 111 N. LAUREL ST. CHICAGO, IL 60610	KNIGHT ENGINEERS 111 N. LAUREL ST. CHICAGO, IL 60610	PROJECT NO. 95-001 DATE 5/2/95	THE CHICAGO FIRE DEPARTMENT 517 N. LAUREL ST. CHICAGO, IL 60610	SHEET NO. A3.1
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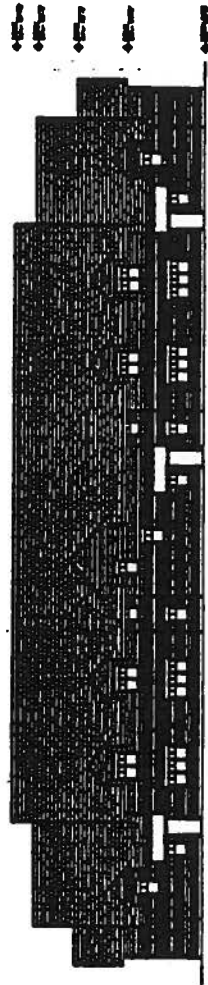


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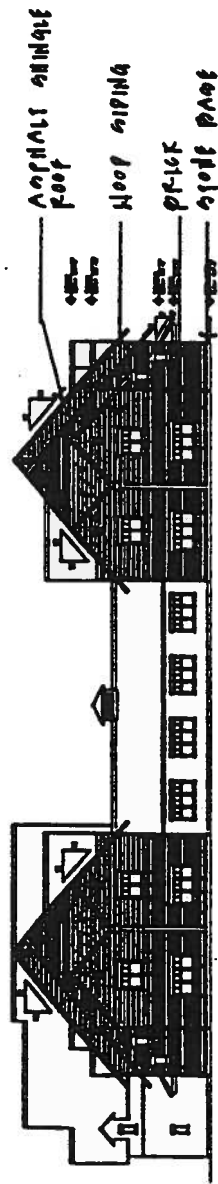
Building Elevations.
(Page 9 of 10)

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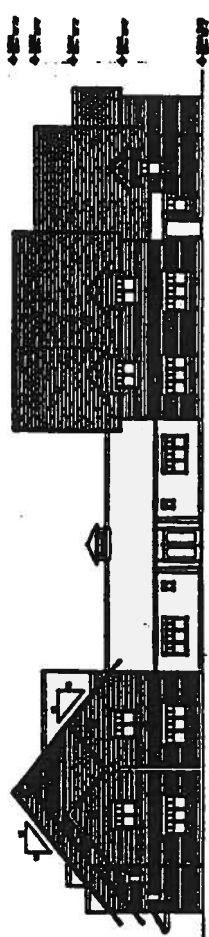
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1 EAST ELEVATION



2 WEST ELEVATION



3 SOUTH ELEVATION

Building Elevations.
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