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JOURNAL--CITY COUNCIL--CHICAGO

7/10/96

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B6-6 Restricted Central Business District symbols and indications as shown on Map No. 2-E in the area bounded by:

a line 120 feet north of East 11th Street; the alley next east of and parallel to South State Street; a line 80 feet north of East 11th Street; and South State 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.

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

*Be It Ordained by the City Council of the City of Chicago: PD 607*

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 Wells Street; a line 86.00 feet north of and parallel to West Van Buren Street; a line 153.48 feet west of and parallel to South Wells Street; and a line 87.50 feet south of and parallel to West Jackson Boulevard,

to those of a Central Area Parking Planned Development which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto 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 607**Plan Of Development Statements.*

1. The area delineated herein as a Central Area Parking Planned Development (the "Planned Development") consists of approximately 34,431 square feet (+ 79 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is controlled by the Applicant, General Parking Corporation.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant, 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 twelve (12) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site/Landscape Plan; Building Elevations; and Diagram of Visible Areas prepared by A. Epstein and Sons International, Inc., dated May 9, 1996. Reduced copies of the Site/Landscape Plan, Building Elevations and Diagram of Visible Areas are attached hereto and full sized copies thereof are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This 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 use permitted in the area delineated herein as a Central Area Parking Planned Development shall be off-street parking and accessory storage uses.
6. Business identification signs and temporary signs such as 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 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 and the Department of Planning and Development.
8. The height of the improvements and any appurtenance attached thereto prescribed in this Planned Development shall be subject to:
  - (a) the attached Building Elevations and Bulk Elevations and Data Table;
  - (b) height limitations as certified and approved by the Federal Aviation Administration; and

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(c) 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.

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9. The improvements on the Property, including the on-site exterior landscaping and all entrances and exits to and from the parking area, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan, the Building Elevations, the Diagram of Visible Areas and the landscaping provisions of the Chicago Zoning Ordinance. The Applicant shall promptly replace any dead landscape material with new landscape material as identified in the Site/Landscape Plan.

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10. The requirements of the 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 Applicant 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 by 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.

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11. 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 its 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.").

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12. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within ten (10) years following adoption of this Planned Development, and unless completion thereof is 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

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amendatory ordinance (the first day of which as applied to his 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 a C3-7 Commercial - Manufacturing District.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land - Use Map; Site/Landscape Plan; Building Elevation Drawings and Diagram of Visible Areas referred to in these Plan of Development Statements printed on pages 25704 through 25711 of this Journal.]

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

*Central Area Parking Planned Development No. 607*

*Plan Of Development*

*Bulk Regulations And Data Table.*

Gross Site Area, - 45,422 (- 1.04 acres) = Net Site Area, - 34,431 (- .79 acres) square feet. + Area remaining in Public Rights-of-Way - 10,991 (- .25 acres)

Maximum Permitted Floor Area Ratio:	11.0.
Setbacks From Property Line:	In accordance with the Site/Landscape Plan.
Maximum Percentage of Site Coverage:	In accordance with the Site/Landscape Plan.
Maximum Height:	In accordance with the Building Elevations.
Maximum Number of Parking Spaces:	828.
Applicant:	General Parking Corporation Suite 1900 111 West Jackson Boulevard Chicago, Illinois 60604

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Date: February 7, 1996.

Revised: May 9, 1996.

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

*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 C1-3 Restricted Commercial District symbols and indications as shown on Map No. 2-I in the area bounded by:

West Harrison Street; South Western Avenue; West Polk Street; and a north/south alley next west of and parallel to South Western 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 3-G.*

*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 and R5 General Residence District symbols and indications as shown on Map No. 3-G in the area bounded by:

the alley next south of and parallel to West Division Street; the alley next southwesterly of and parallel to North Milwaukee Avenue; West Haddon Avenue; the alley next southwesterly of and parallel to North Milwaukee Avenue; the alley next east to the alley east of and parallel

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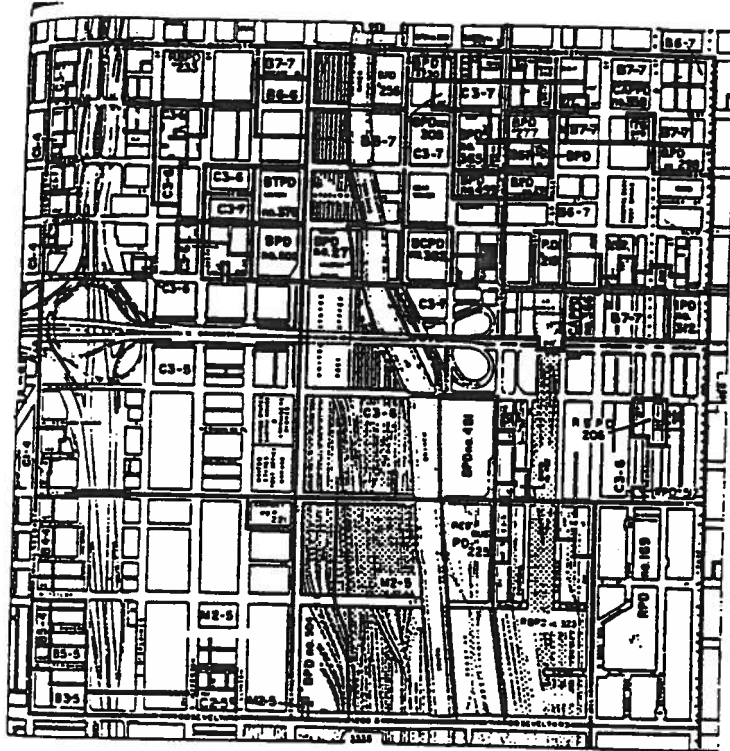
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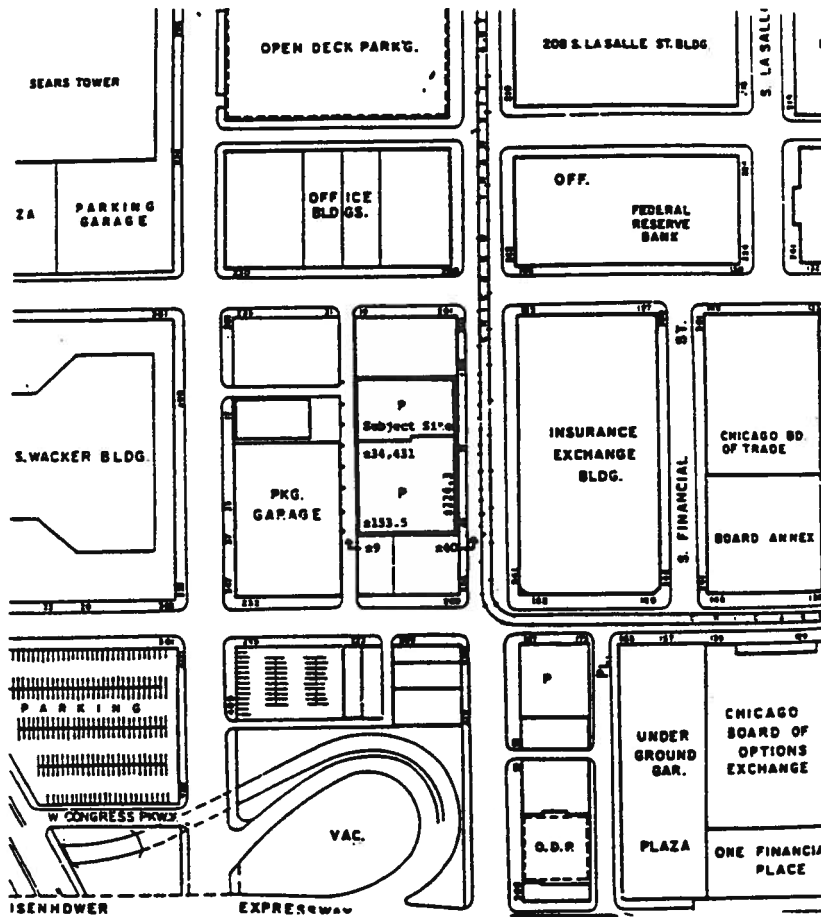
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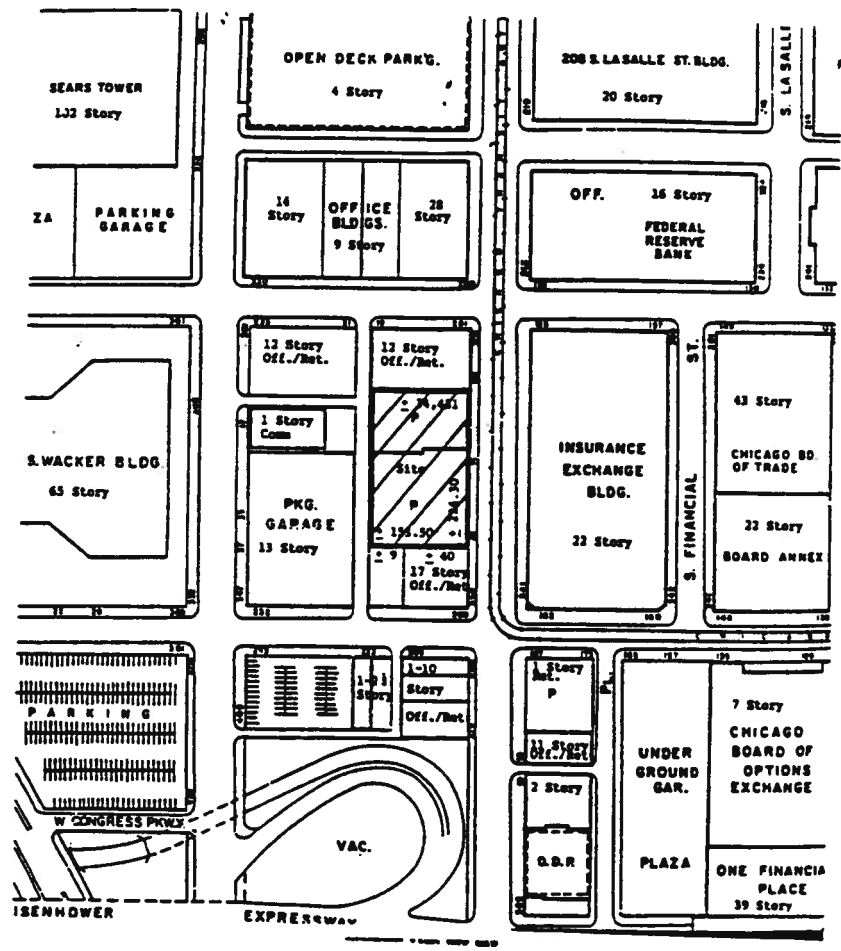
Existing Zoning Map.



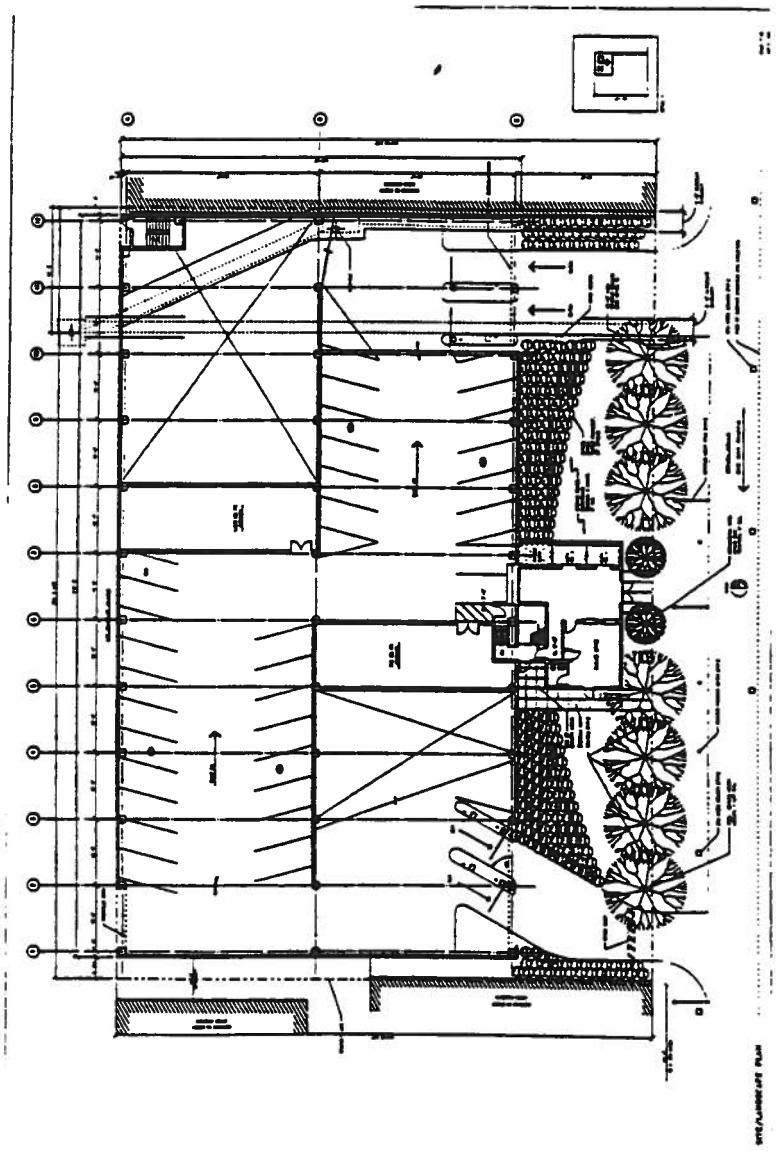
Planned Development Boundary And Property Line Map.



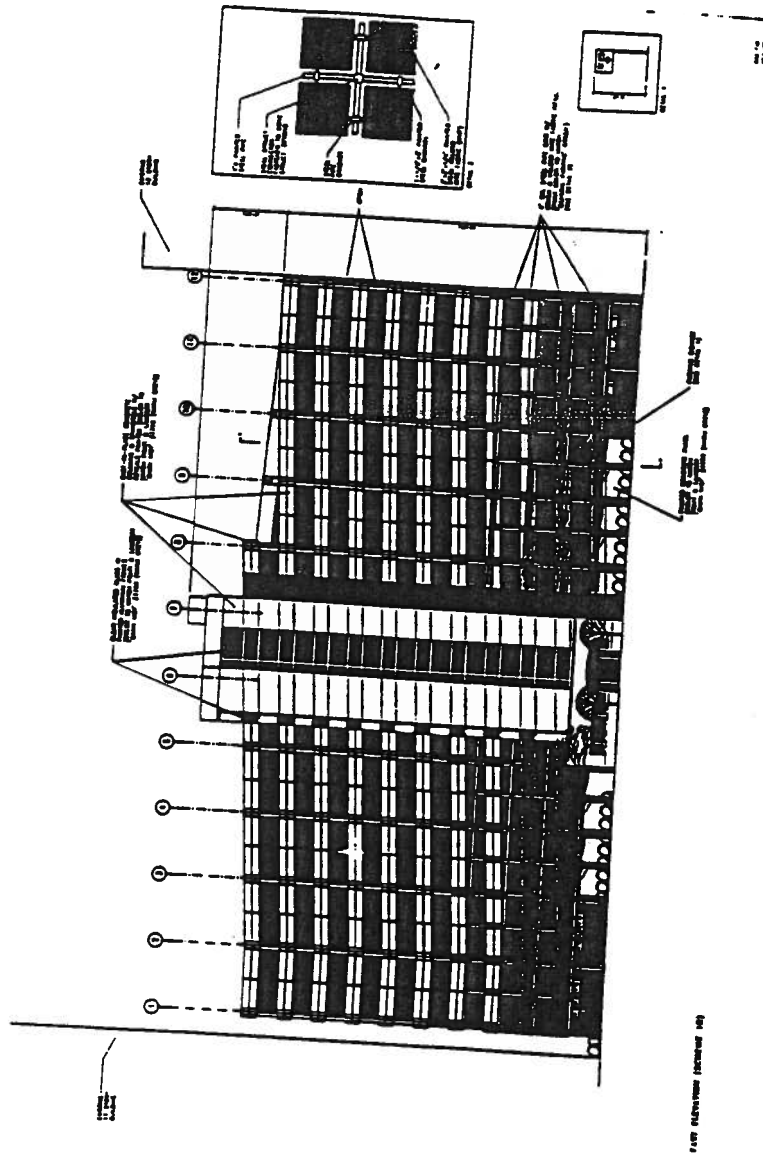
Existing Land-Use Map.



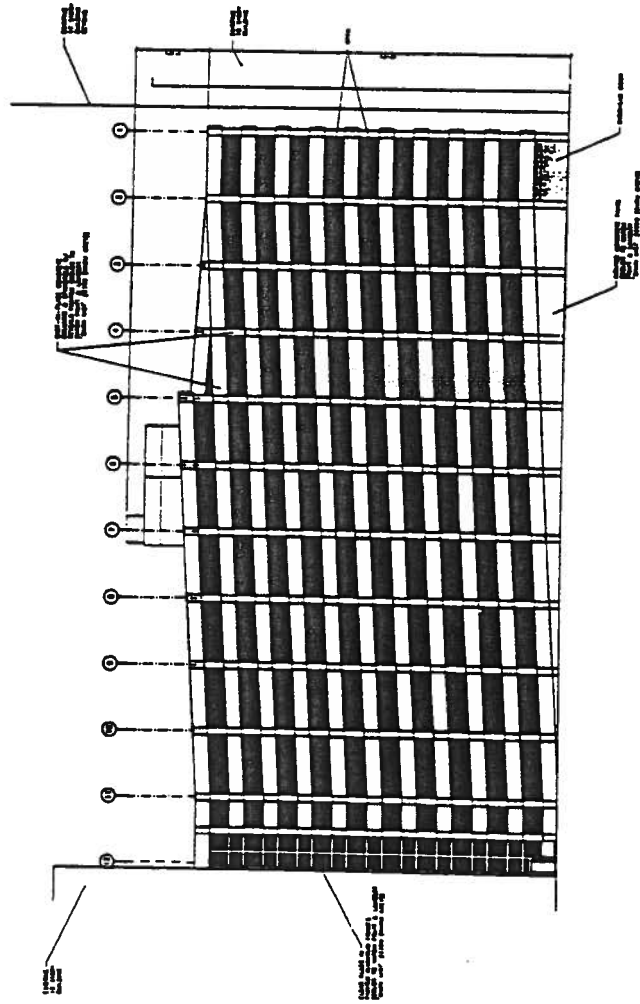
Site/Landscape Map.



Building Elevations.  
(Page 1 of 3)

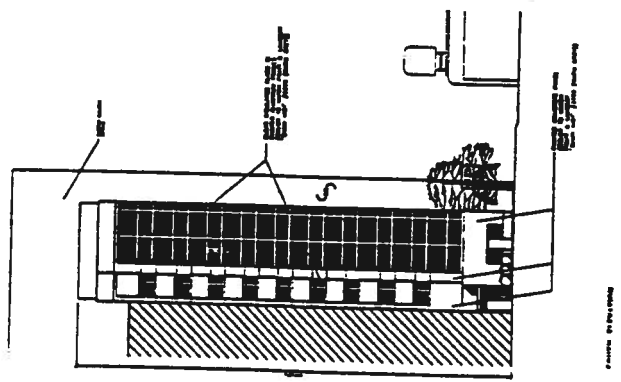
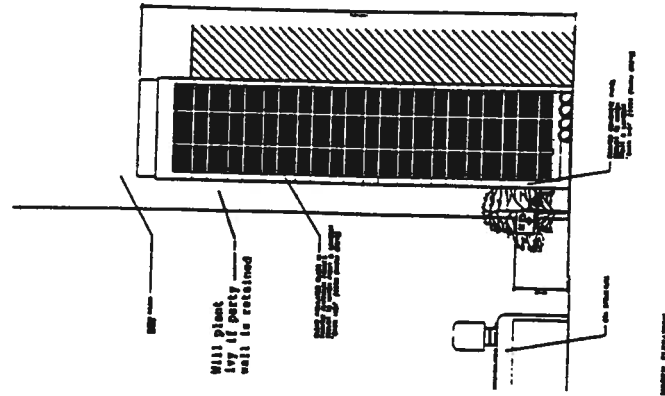


Building Elevations.  
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DATE 11/10/96

Building Elevations.  
(Page 3 of 3)



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Diagram Of Visable Areas.

