

Nays -- None.

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

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

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

(Application Number 11959)

Be It Ordained by the City Council of the City of Chicago: **RCPD 620**

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M3-4 Heavy Manufacturing District symbols and indications as shown on Map Number 3-G in the area bounded by:

West North Avenue; a line 147.56 feet east of the centerline of North Cherry Avenue; the northerly dock line of the North Branch Canal of the Chicago River; and North Cherry Avenue,

to the designation of a Riveredge/Commercial 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:

Riveredge/Commercial Planned Development Number 620.

Plan Of Development Statements.

1. The area delineated herein as a Riveredge/Commercial Planned Development consists of approximately 13,389.4 square feet (0.307 acres) and is owned or controlled by the Applicant, C & P Land Partnership.

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

AMENDMENT OF CHICAGO ZONING ORDINANCE BY
RECLASSIFICATION OF AREAS SHOWN ON
MAP NUMBERS 3-G AND 3-I.

The Committee on Zoning submitted the following report:

CHICAGO, January 14, 1997.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on January 7, 1997, I beg leave to recommend that Your Honorable Body *Pass* three ordinances transmitted herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of one ordinance which was corrected and amended in its corrected form. It is Application Number 11959.

I request immediate passage of the three ordinances, Application Numbers A-3596, TAD-158, and 11959, 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 Granato, Haithcock, Preckwinkle, Holt, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Frias, Burke, Jones, Coleman, Peterson, Murphy, Rugai, Troutman, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Suarez, Gabinski, Mell, Austin, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 47.

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 Applicant, its successors and assigns and, if different than the Applicant, the legal title holder 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 or 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.
4. This Plan of Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; a Site Plan; a Landscape Plan; and Building Elevations prepared by Interglobal Design Build Network, Inc., dated December 12, 1996. Full size sets of the Site Plan, 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 "Riveredge/Commercial Planned Development": all uses permitted in the M1-4 Restricted Manufacturing District and accessory parking.
6. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. One (1) pylon sign with a maximum

height of twenty (20) feet shall be permitted within the Planned Development.

7. Off-street parking shall be provided in compliance with this Planned Development and shall be subject to the review and approval of the Department of Planning and Development and the Department of Transportation.
8. 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 and the Department of Planning and Development.
9. Height restriction of any building or any appurtenance thereto shall, in addition to the Bulk Regulations and Data Table, be subject to height limitations approved by the Federal Aviation Administration.
10. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. The improvements in the Property, including landscaping, shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations.
12. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goal of improving the appearance and quality of Chicago's waterways. To further this goal, the Applicant agrees to set back all buildings to a minimum of fifty (50) feet from the existing riveredge as depicted on the Site Plan. The riveredge setback area shall be landscaped as depicted on the Landscape Plan simultaneously with the construction of the proposed building. The Applicant shall not be required to make the riveredge setback area open to the public unless and until similarly improved areas are available and open to the public on the adjacent property immediately to the west of and/or the east of the subject property. Notwithstanding any provision of this Planned Development, the requirement that public access be provided along the riveredge shall not be construed to require the Applicant to permit the public access for any purpose other than pedestrian movement along the riveredge or to restrict the Applicant's ability to close off public access from time to time to prevent the establishment of any public or constructive easements.

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 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, 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.
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 most of the 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.

[Existing Zoning Map; Planned Development Boundary and
Property Line Map; Site Plan; Landscape Plan; and
Building Elevation Drawings referred to in these
Plan of Development Statements printed
on pages 37923 through 37927
of this Journal.]

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

Riveredge Commercial Planned Development Number 620.

Bulk Regulations And Data Table.

Net Site Area		Maximum Floor Area Ratio	Maximum Percentage Of Site Coverage
Square Feet	Acres		
13,389	.309	0.25	As Per Site Plan

Net Site Area: 13,389 square feet.

Public Right-of-Way: 7,414 square feet.

Gross Site Area: 20,803 square feet.

Maximum Floor Area Ratio: 0.25.

Minimum Number of Off-Street Parking Spaces: 6.

Loading Berths Required: 0.

Reclassification Of Area Shown On Map Number 3-I.

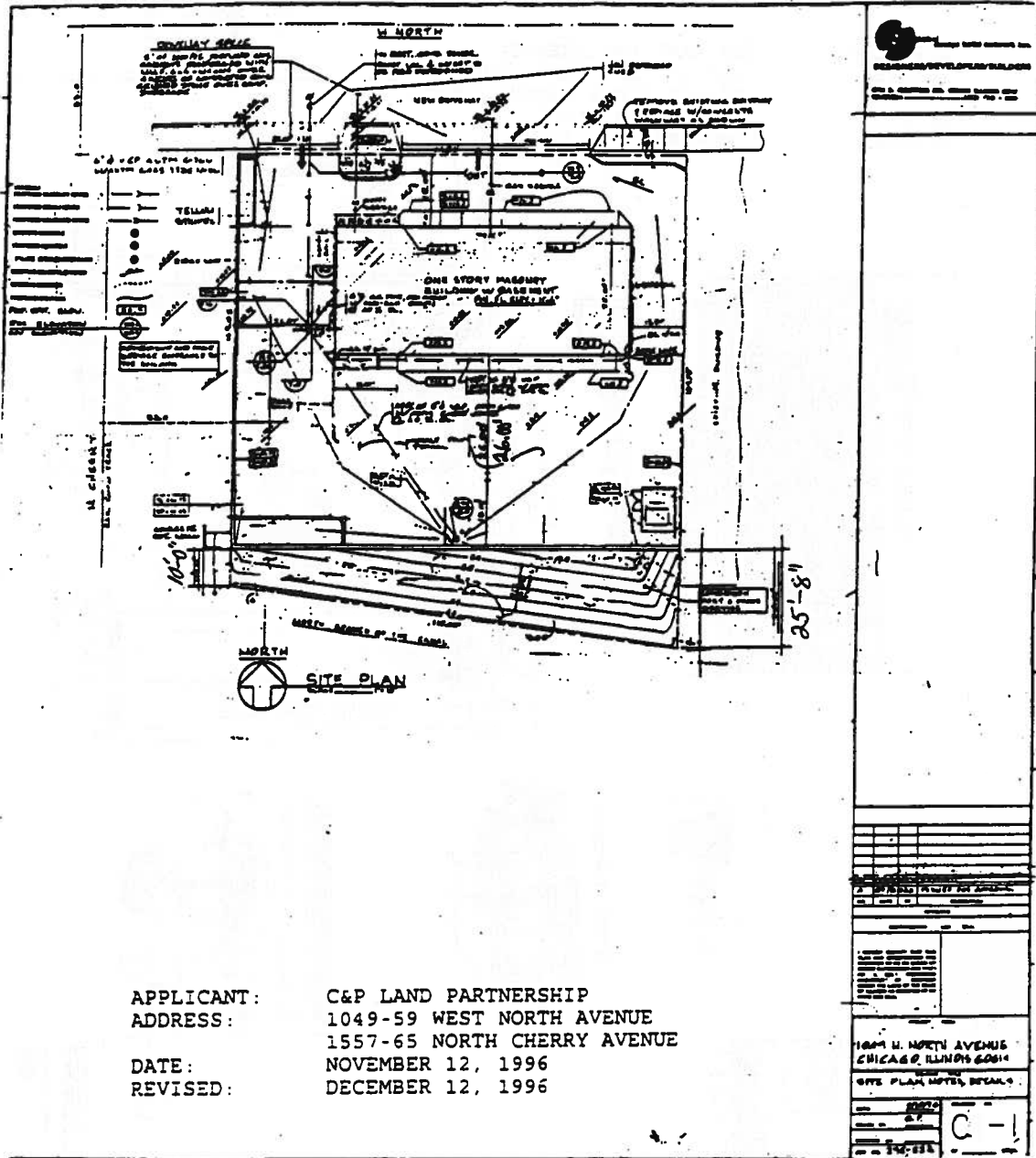
(Application Number A3596)

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-I in the area bounded by:

(Continued on page 37928)

Site Plan.



Landscape Plan.

APPLICANT: C&P LAND PARTNERSHIP
 ADDRESS: 1049-59 WEST NORTH AVENUE
 1557-65 NORTH CHERRY AVENUE
 DATE: NOVEMBER 12, 1996
 REVISED: DECEMBER 12, 1996

A detailed landscape plan for a building site. The plan shows the building footprint, parking areas, and various landscaping elements including trees, shrubs, and plantings. A north-south orientation is indicated. The drawing is labeled 'FINAL FOR PUBLICATION' and includes a scale of 1/8" = 1'-0".

LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

LANDSCAPING SCHEDULE
 A table detailing the planting schedule for various species, including columns for species name, quantity, and planting date.

PLANTING SCHEDULE
 A table detailing the planting schedule for various species, including columns for species name, quantity, and planting date.

LEGEND
 A key for the symbols used in the landscape plan, including symbols for trees, shrubs, and plantings.

NOTES
 A section containing specific instructions and details regarding the landscape plan.

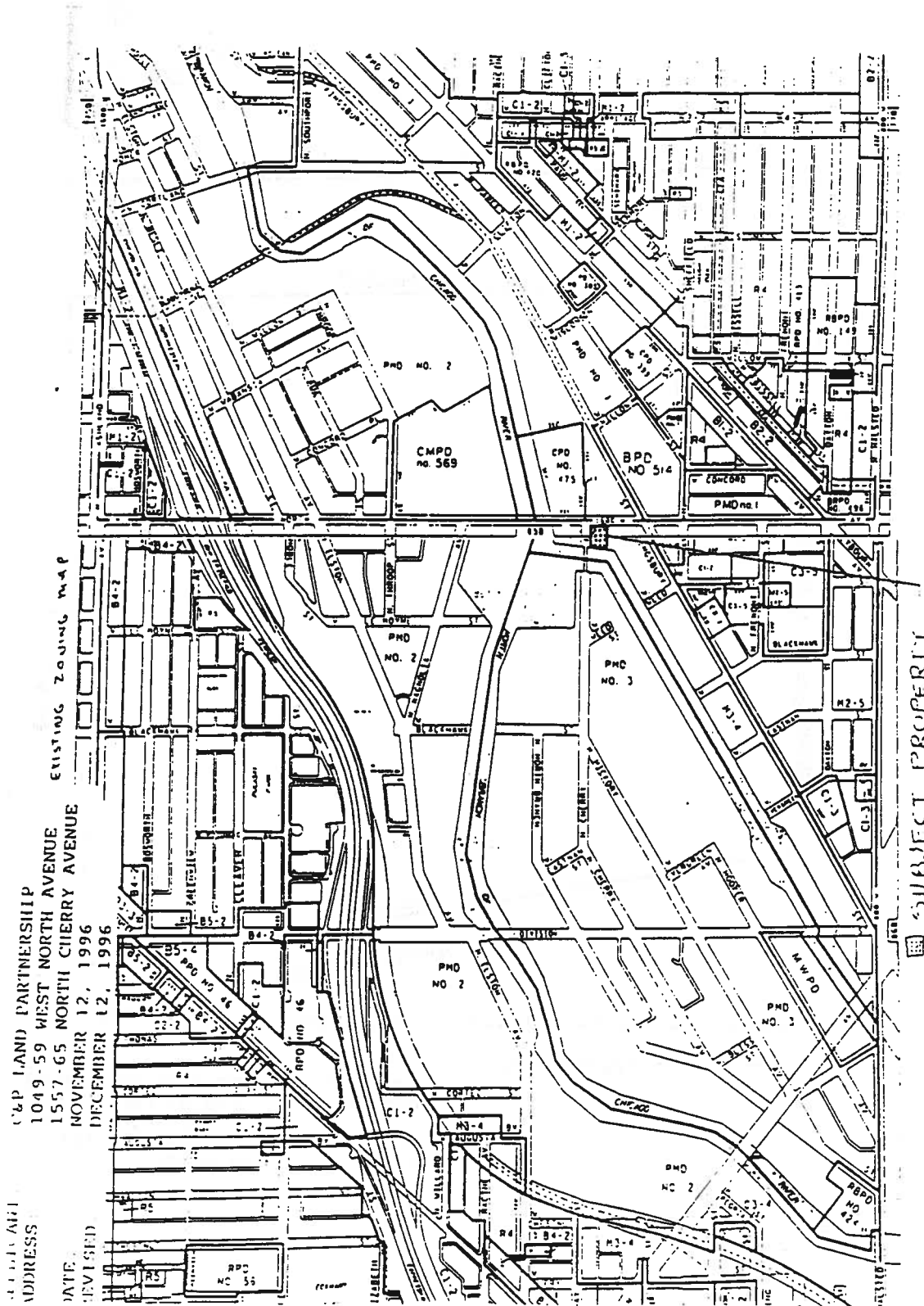
EXISTING BUILDING
 A label indicating the location of the existing building on the site.

PLANTING SCHEDULE
 A table detailing the planting schedule for various species, including columns for species name, quantity, and planting date.

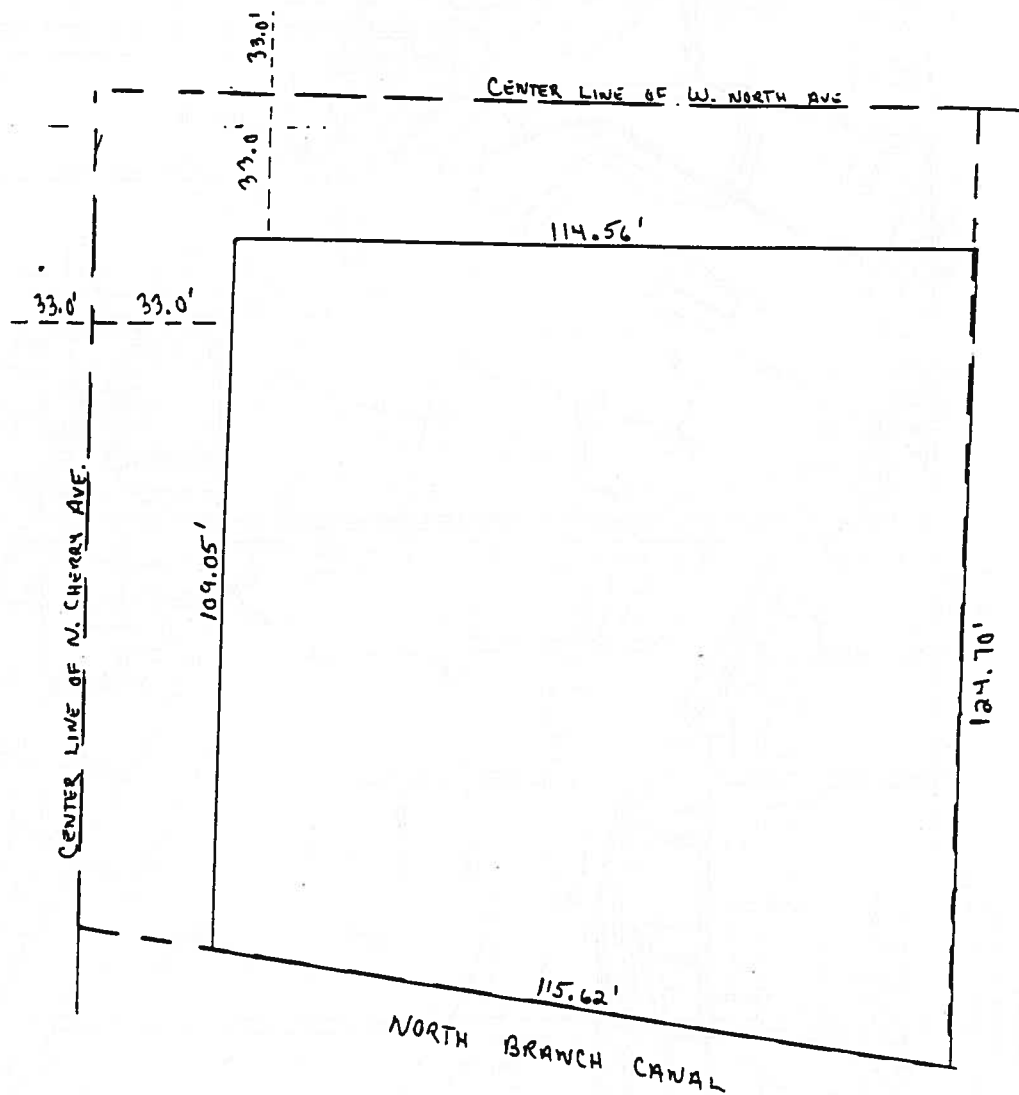
LEGEND
 A key for the symbols used in the landscape plan, including symbols for trees, shrubs, and plantings.

NOTES
 A section containing specific instructions and details regarding the landscape plan.

Existing Zoning Map



Planned Development Boundary And Property Line Map.



--- PROPOSED PLANNED DEVELOPMENT BOUNDARY
——— PROPERTY LINE

APPLICANT: C&P LAND PARTNERSHIP
ADDRESS: 1049-59 WEST NORTH AVENUE
1557-65 NORTH CHERRY AVENUE
DATE: NOVEMBER 12, 1996
REVISED: DECEMBER 12, 1996

Building Elevations.

SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

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

ACCENT BAND BLOCK (TYP)

FINAL FOR PUBLICATION

1049 W. NORTH AVENUE
CHICAGO ILLINOIS 60644
ELEVATION, SECTION, DETAIL

DATE: 12/12/96
A-2

APPLICANT: C&P LAND PARTNERSHIP
 ADDRESS: 1049-59 WEST NORTH AVENUE
 1557-65 NORTH CHERRY AVENUE
 DATE: NOVEMBER 12, 1996
 REVISED: DECEMBER 12, 1996

(Continued from page 37922)

a line 261.75 feet south of West Division Street; North California Avenue; a line 357.75 feet south of West Division Street; and the alley next west of and parallel to North California Avenue,

to those of an R5 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.

AGREED CALENDAR.

Alderman Burke moved to *Suspend the Rules Temporarily* for the purpose of including in the Agreed Calendar a series of resolutions presented by The Honorable Richard M. Daley, Mayor, and Aldermen Preckwinkle, Steele, Dixon, Burke, Jones, Coleman, Natarus, Bernardini and Schulter. The motion *Prevailed*.

Thereupon, on motion of Alderman Burke, the proposed resolutions presented through the Agreed Calendar were *Adopted* by yeas and nays as follows:

Yeas -- Aldermen Granato, Haithcock, Preckwinkle, Holt, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Frias, Olivo, Burke, Jones, Coleman, Peterson, Murphy, Rugai, Troutman, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Suarez, Gabinski, Mell, Austin, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 48.

Nays -- None.

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

Sponsored by the elected city officers named below, respectively, said Agreed Calendar resolutions, as adopted, read as follows (the italic heading in each case not being a part of the resolution):