

Alderman Beavers 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 1-E.
(As Amended)
(Application Number 11901)*

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 C3-6 Commercial-Manufacturing District symbols and indications as shown on Map Number 1-E in the area bounded by:

North Lake Shore Drive; East Grand Avenue; a line 236.27 feet west of North Lake Shore Drive and perpendicular to East Grand Avenue; and a line 109.01 feet north of East Grand Avenue,

to the designation of a Business-Residential 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-Residential Planned Development Number 625.

Plan Of Development Statements.

LF No 332

1. The area delineated herein as a Business-Residential Planned Development consists of approximately twenty-four thousand fifty-one and eight tenths (24,051.8) square feet (fifty-five one-hundredths (0.55) acres) and is owned or controlled by the Applicant, Robert E. Bormes.

2. All applicable official reviews, approvals or permits are required to be contained 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 modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property, and any property owners association which may be formed to represent condominium property owners with regard to zoning matters, and any ground lessors.
4. This Plan of Development consists of thirteen (13) statements; a Planned Development Boundary and Property Line Map; an Existing Zoning Map; an Existing Land-Use Map; a Bulk Regulations and Data Table; a Site/Landscape Plan and Building Elevations prepared by Stephen E. Roman and Associates, dated December 12, 1996. 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-Residential Planned Development": medical offices, laboratories-medical and dental-research and testing, out patient clinics-medical and dental, health services, retail, residential, accessory and non-accessory parking. Surface parking shall be permitted as an interim use.

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 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. Save and except for their use by waste collection vehicles, use of the loading docks shall be restricted to the hours between 10:00 A.M. to 3:00 P.M. daily.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also 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.
10. The improvements in the property, including landscaping and driveways, shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
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, 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, 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.
13. Unless the Applicant has applied for a building permit within six (6) months following adoption of this Planned Development and unless construction has commenced within eighteen (18) months following issuance of the building permit, then this Planned Development shall expire. In any event, unless construction has commenced within two (2) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). The foregoing time periods shall be tolled during the pendency of any litigation involving the construction of the improvements contemplated by the Planned Development. If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the pre-existing C3-6 Commercial-Manufacturing District classification.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 40781 through 40789 of this Journal.]

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

11901

2/26/97

UNFINISHED BUSINESS

40779

Business-Residential Planned Development Number 625.

Bulk Regulations And Data Table. LF No. 332

	Net Site Area		Maximum Floor Area Ratio	Maximum Percent Site Coverage
	Square Feet	Acre		
Site	24,051.8	0.552	16.0	Per Site Plan
Total	24,051.8	0.552	16.0	

Net Site Area: 24,051.8 square feet (0.552 acres)
 Public Right-of-Way: 49,275.0 square feet (1.131 acres)
 Gross Site Area: 73,326.8 square feet (1.683 acres)

Maximum Percent of Site Coverage: Per Site/Landscape Plan.
 Maximum Required Building Setbacks: Per Site/Landscape Plan.
 Maximum Building Height: Per Building Elevations.

Maximum Number of Off-Street Parking Spaces: 590.

Minimum Number of Accessory Parking Spaces:
 Residential Use: 1 per dwelling unit.
 Medical Office Use: 287.

Minimum Number of Off-Street Loading Docks: 1.

Maximum Number of Dwelling Units: 8.

*Reclassification Of Area Shown On Map Number 1-G.
(Application Number 11966)*

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 M2-2 General Manufacturing District symbols and indications as shown on Map Number 1-G in the area bounded by:

a line 117.84 feet north of West Hubbard Street; North Green Street; the alley next of and parallel to West Hubbard Street; and the alley next westerly of North Green Street,

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.

*Reclassification Of Area Shown On Map Number 1-K.
(Application Number 11969)*

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

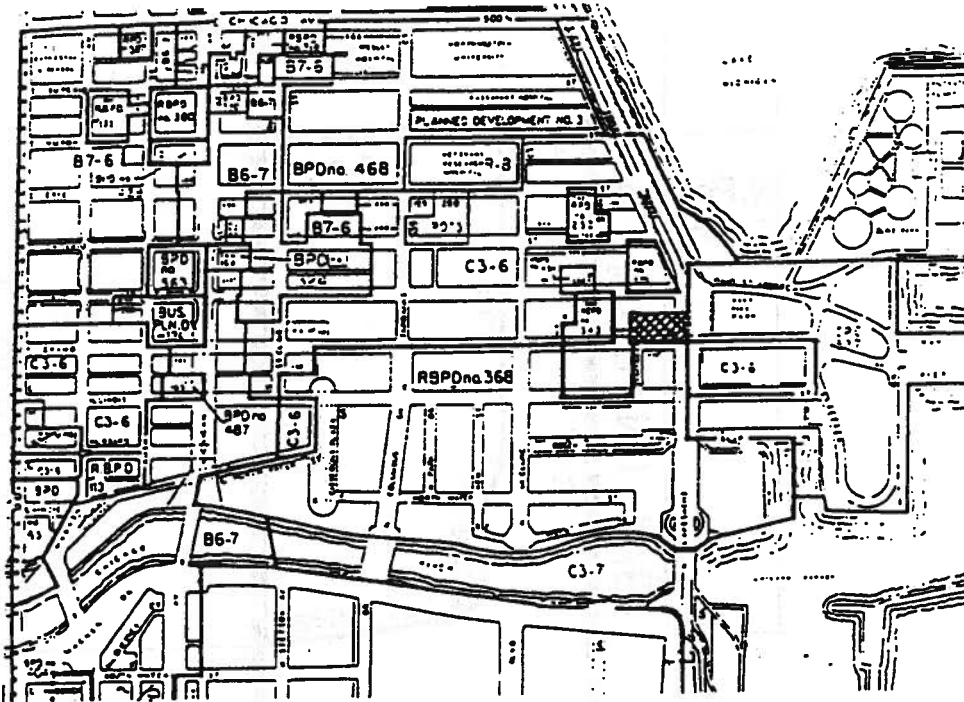
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-2 Restricted Service District symbols and indications as shown on Map Number 1-K in the area bounded by:

West West End Avenue; a line 125.12 feet east of North Cicero Avenue; the alley next south of and parallel to West West End Avenue; and North Cicero Avenue,

to those of a C2-1 General 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.

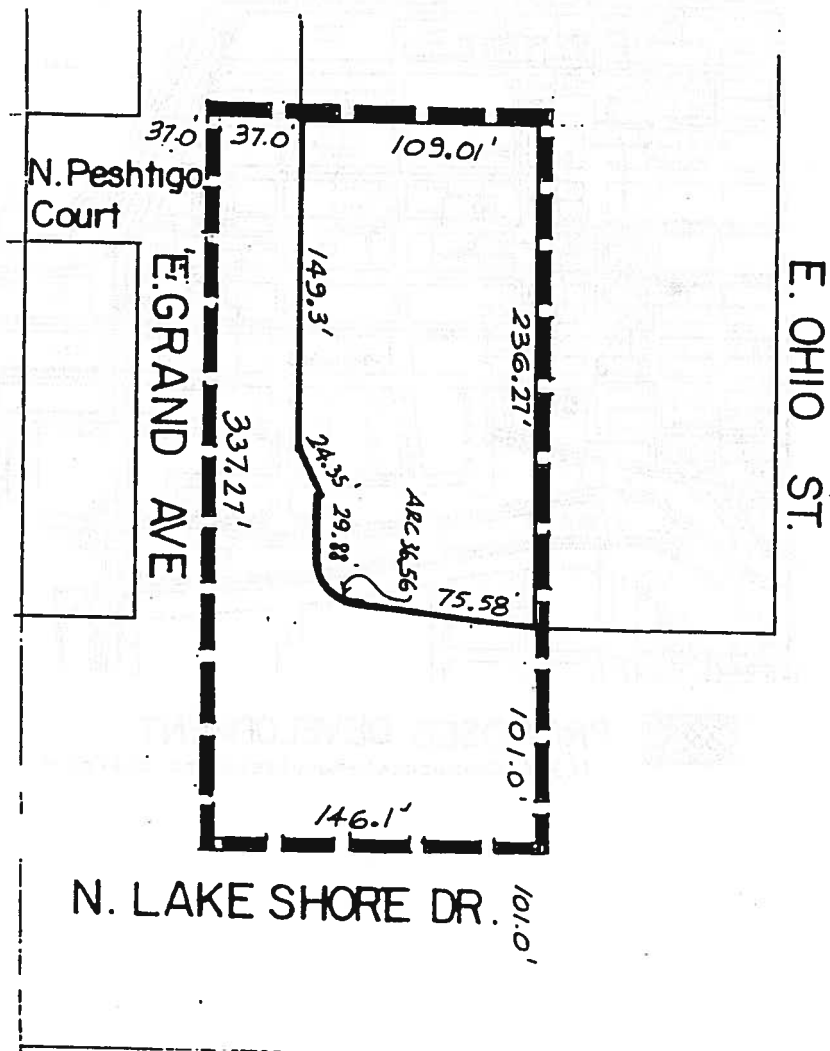
Existing Zoning Map.



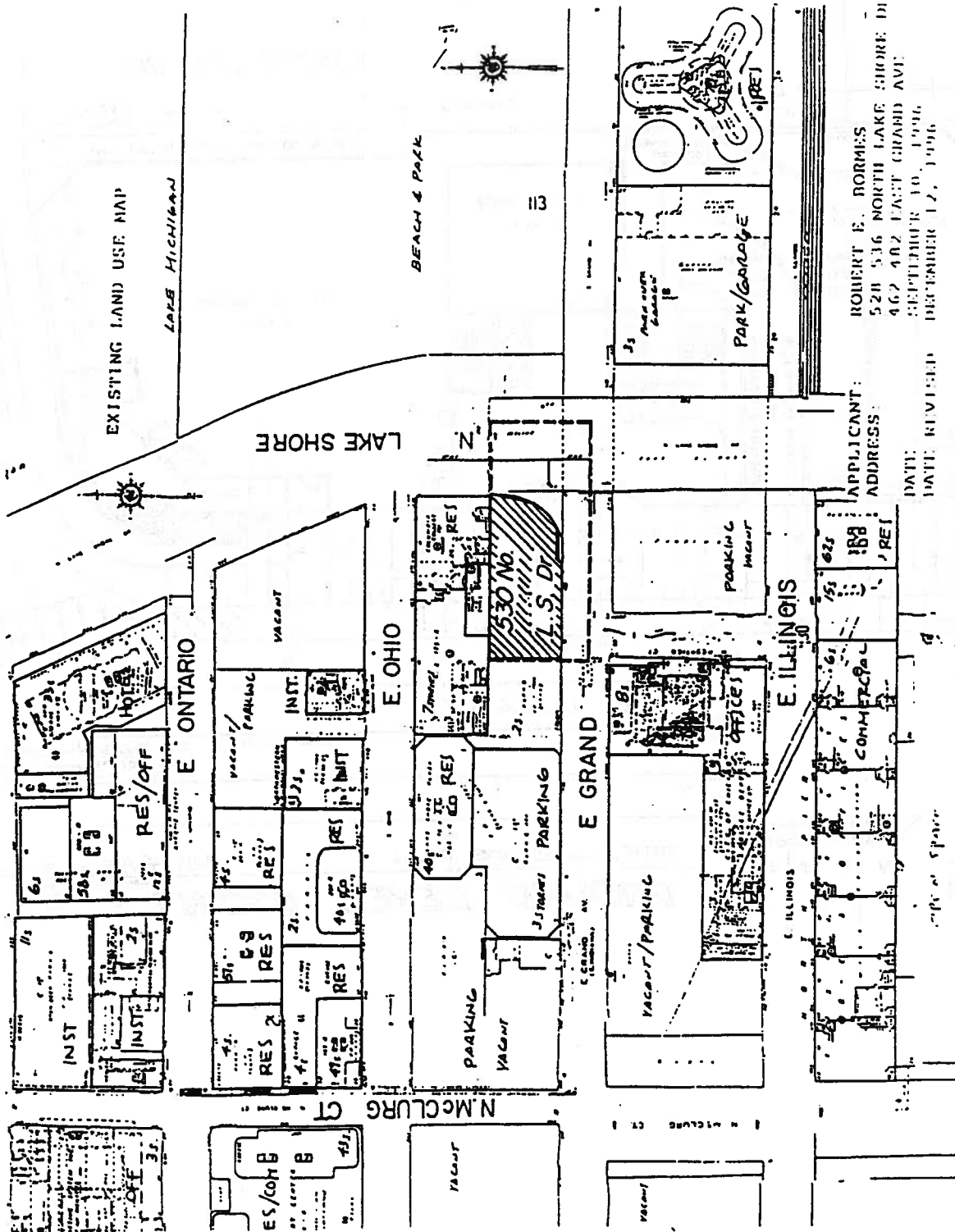
PROPOSED DEVELOPMENT

(C3-6 Commercial-Manufacturing District)

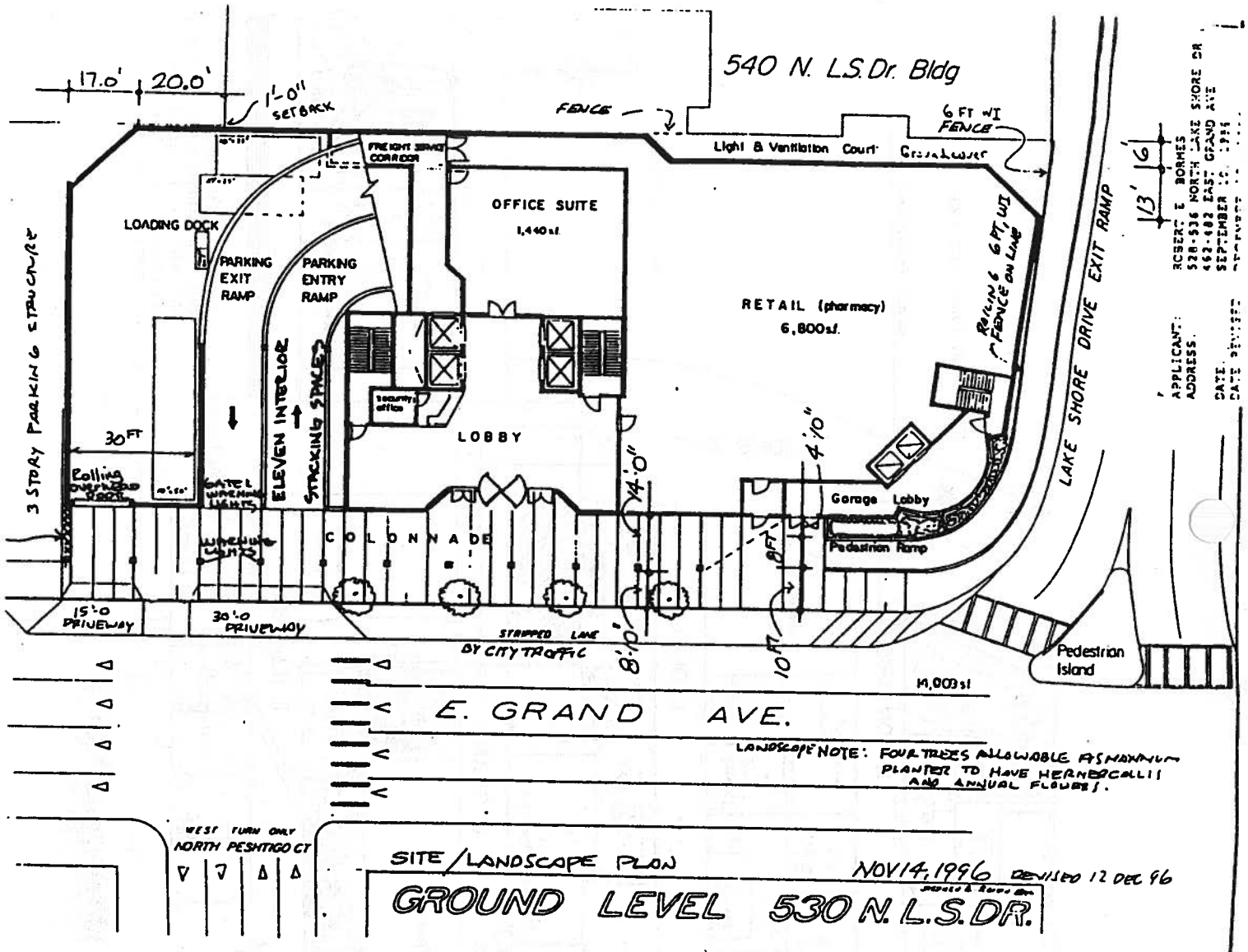
Planned Development Boundary And
Property Line Map.



Existing Land-Use Map.



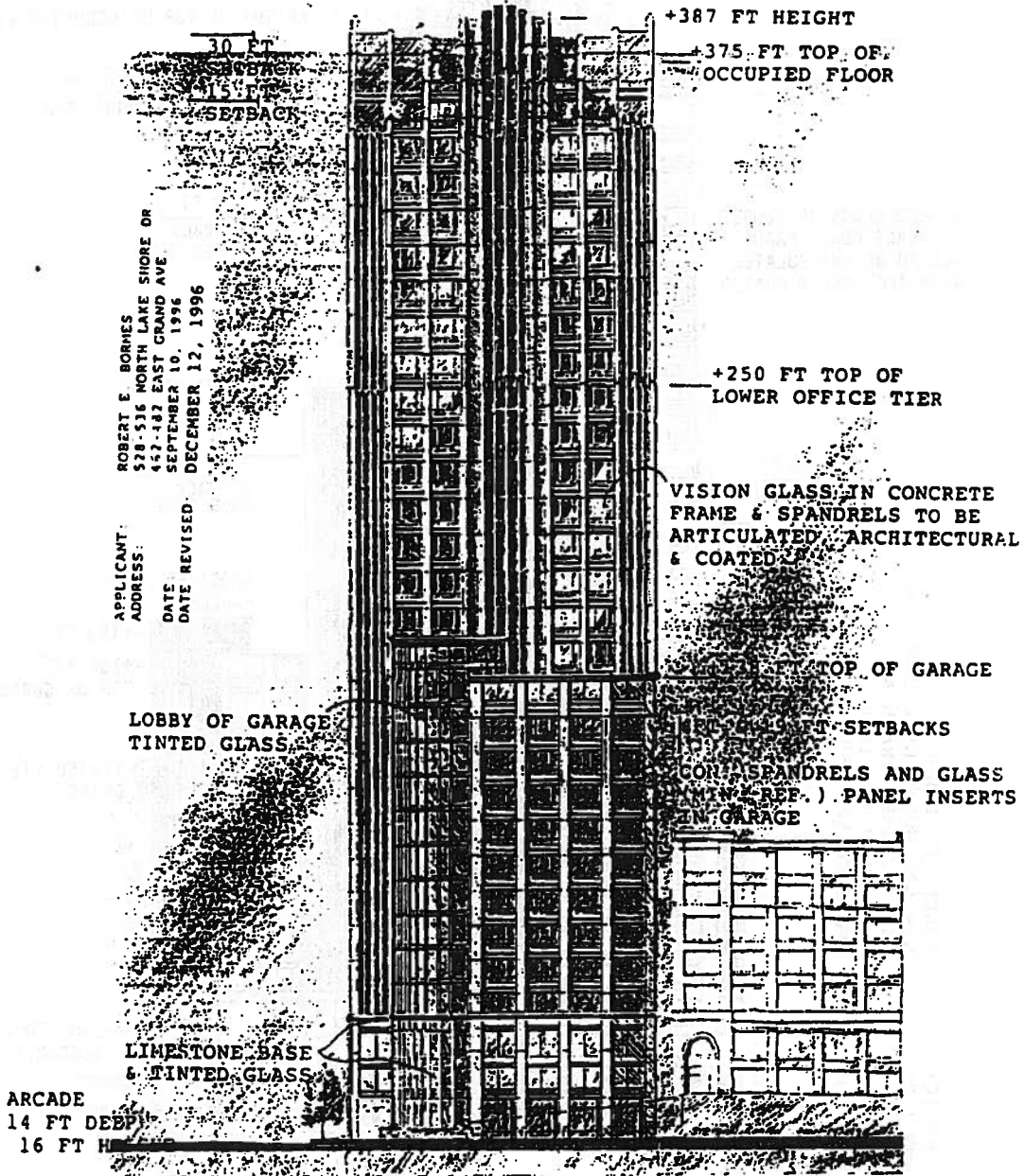
Site/Landscape Plan.



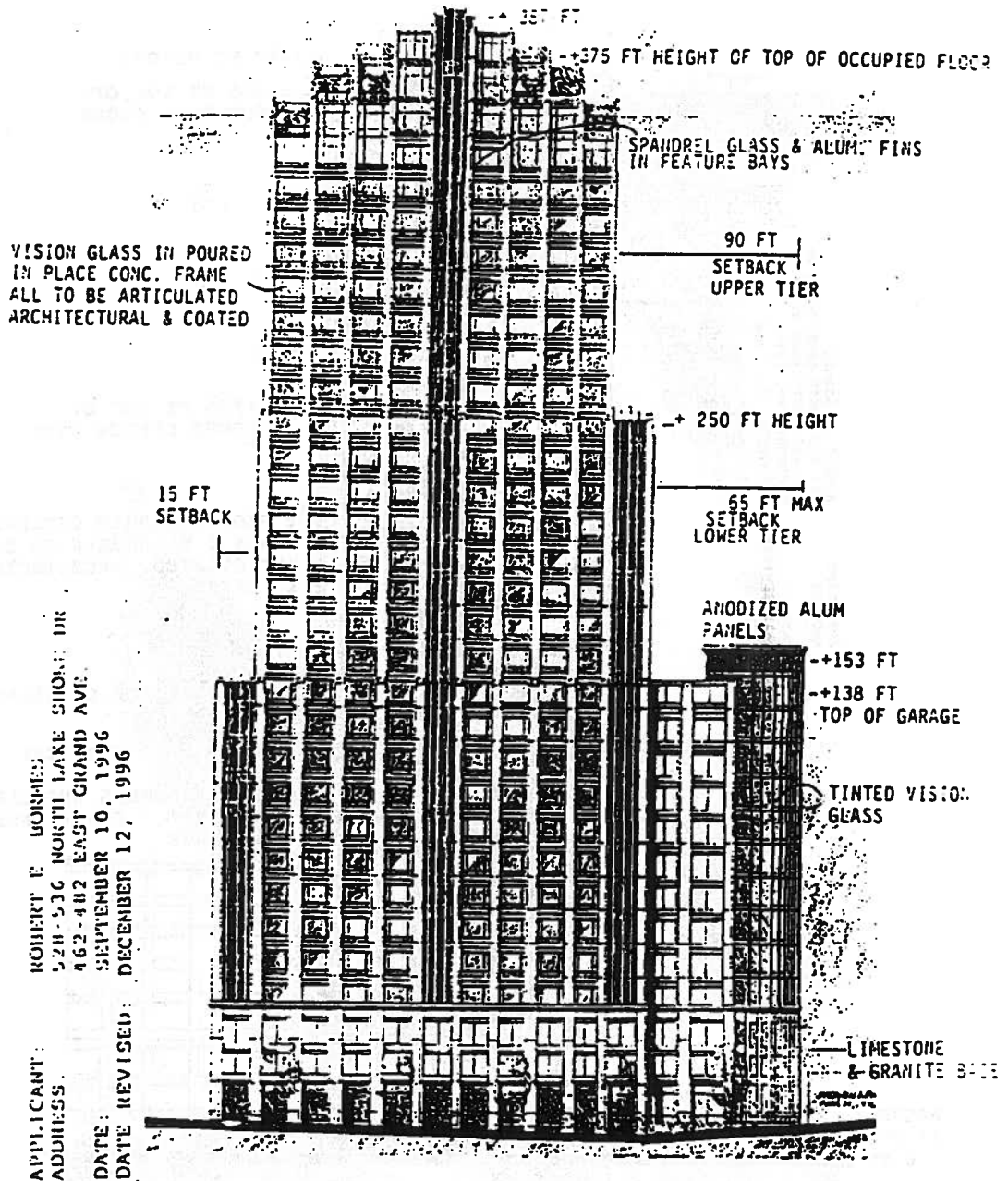
APPLICANT: ROBERT E. BORNES
 ADDRESS: 528-536 NORTH LAKE SHORE DR
 462-482 EAST GRAND AVE
 DATE: SEPTEMBER 10, 1995
 DATE REVISED: [unreadable]

SITE / LANDSCAPE PLAN
 NOV 14, 1996 REVISED 12 DEC 96
 GROUND LEVEL 530 N. L.S. DR.

Building Elevations.
(Page 1 of 5)



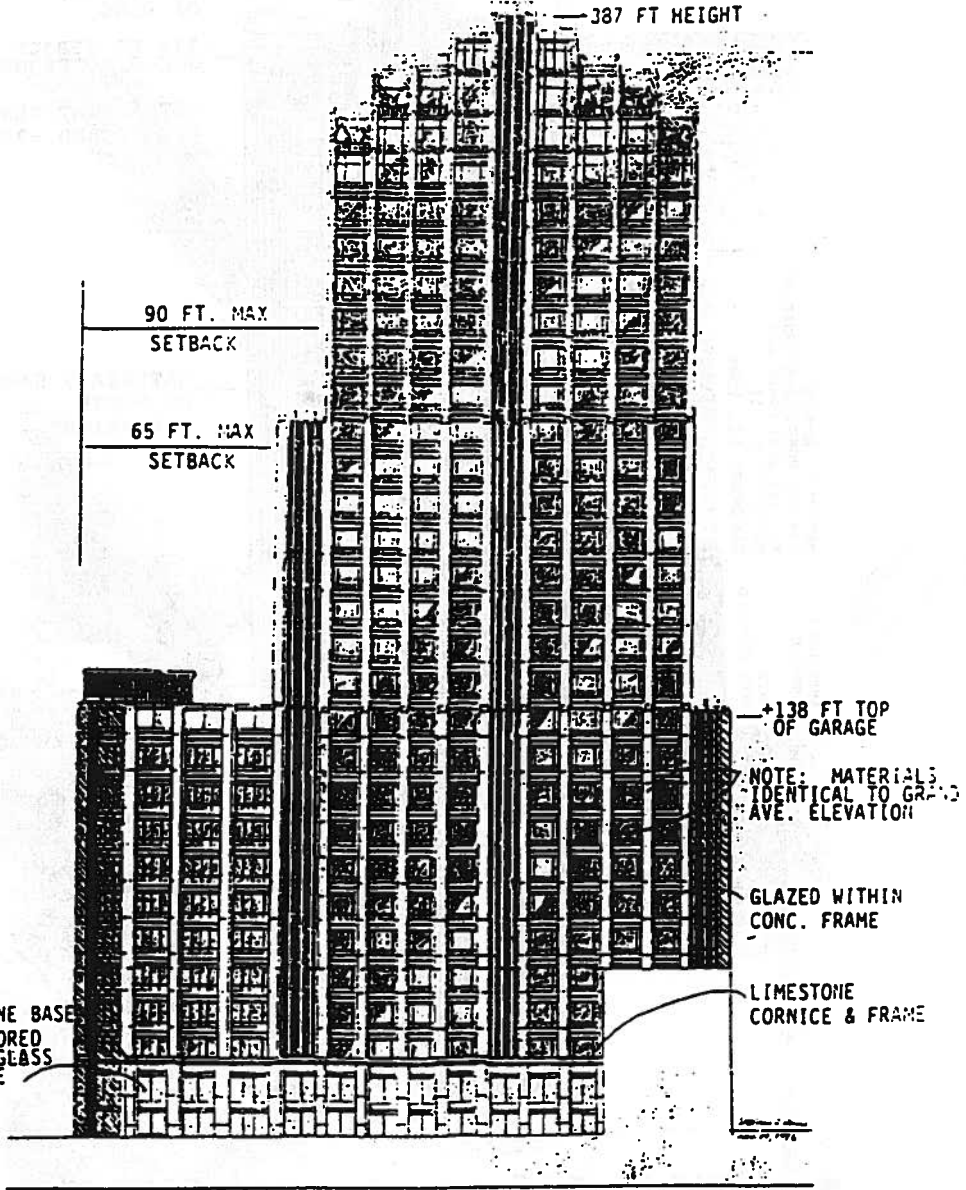
Building Elevations.
(Page 2 of 5)



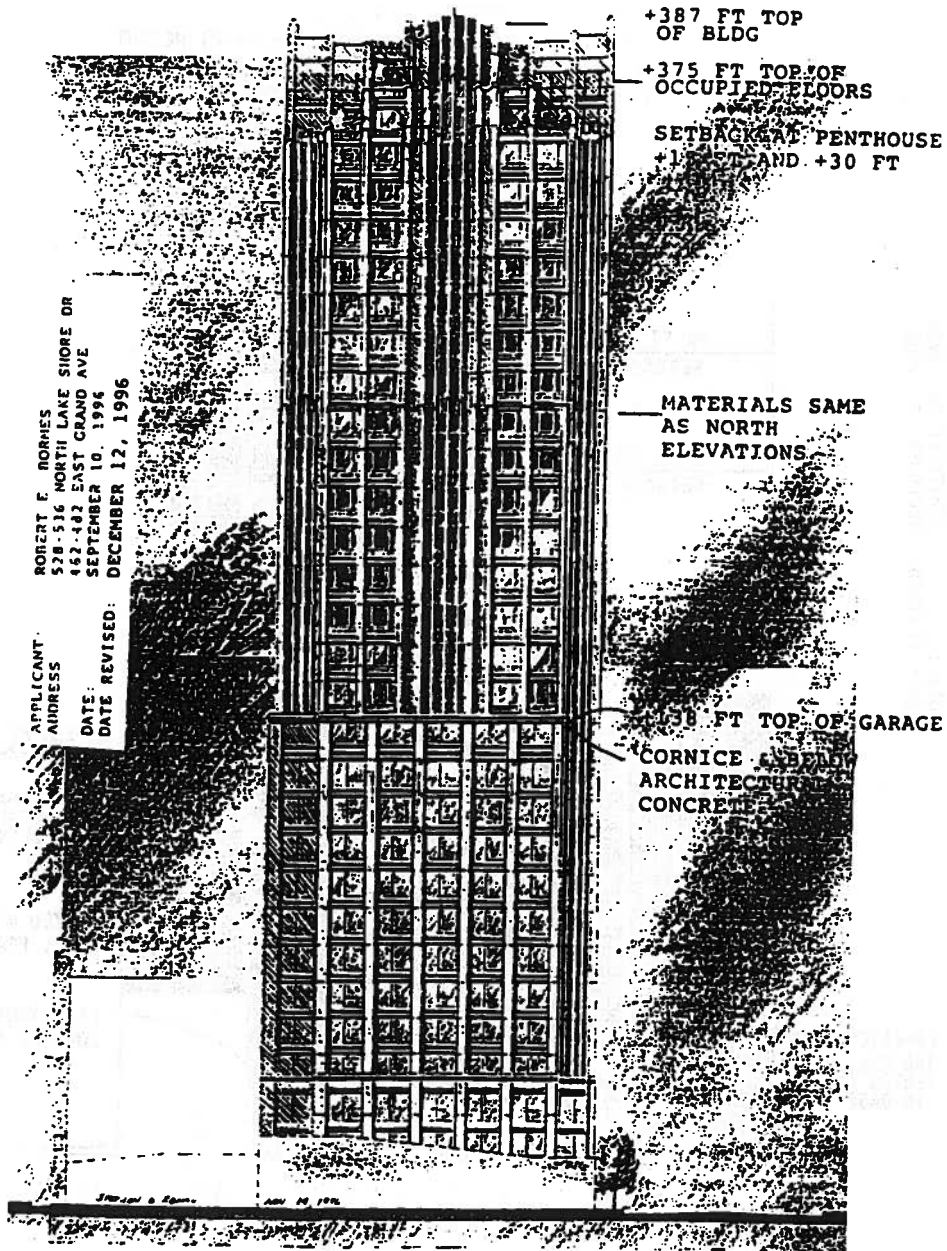
APPLICANT: ROBERT E. BORMES
 ADDRESS: 528-536 NORTH LAKE SHORE DR
 462-482 EAST GRAND AVE.
 DATE: SEPTEMBER 10, 1996
 DATE REVISED: DECEMBER 12, 1996

Building Elevations.
(Page 3 of 5)

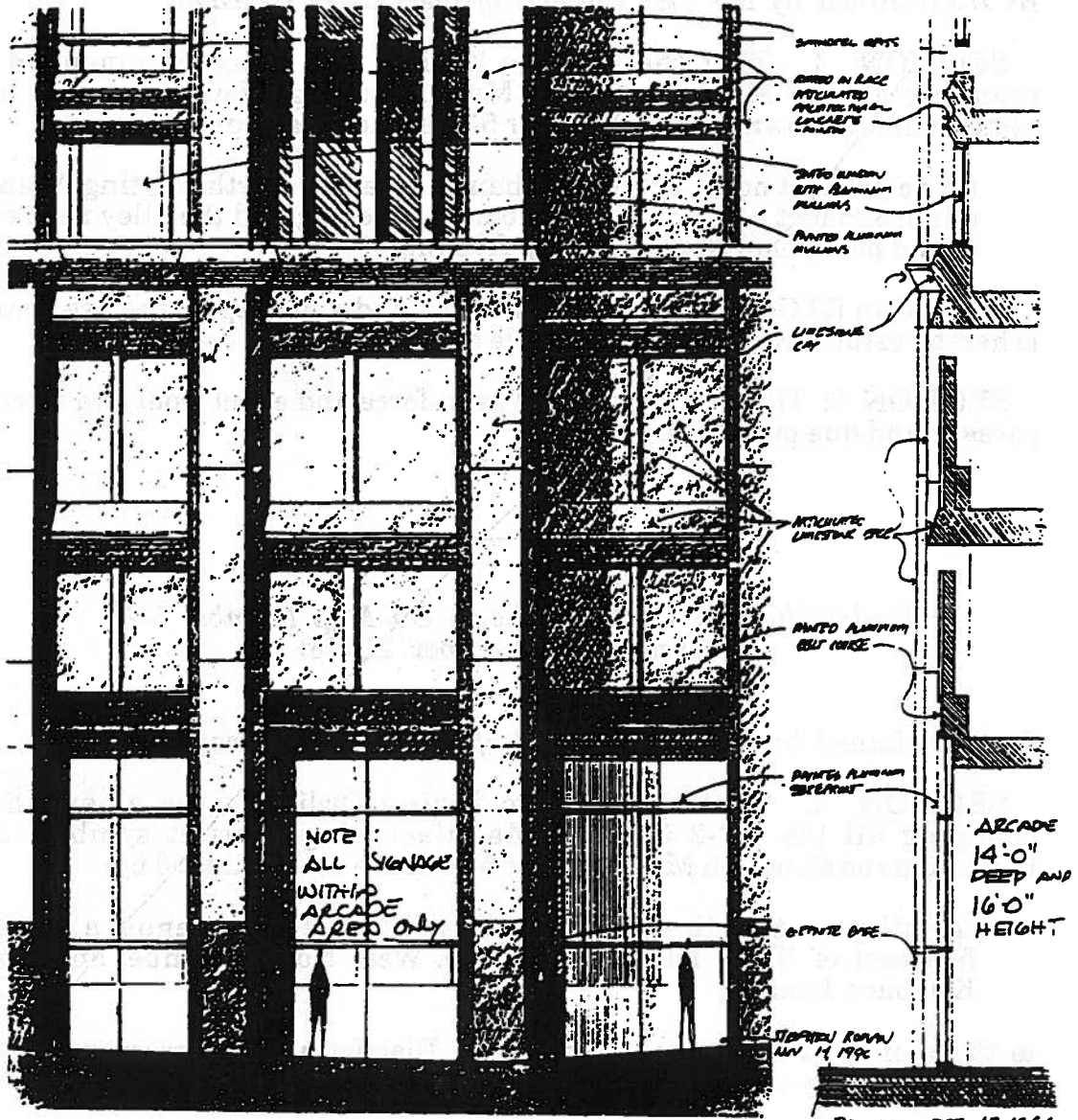
APPLICANT: ROBERT E. BORNES
ADDRESS: 528-536 NORTH LAKE SHORE DR.,
462-482 EAST GRAND AVE.
DATE: SEPTEMBER 10, 1996
DATE REVISED: DECEMBER 12, 1996



Building Elevations.
(Page 4 of 5)



Building Elevations.
(Page 5 of 5)



*Reclassification Of Area Shown On Map Number 5-K.
(Application Number A-3609)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 5-K in the area bounded by:

a line 350 feet north of West Wabansia Avenue; North Keating Avenue; a line 325 feet north of West Wabansia Avenue; and the alley next west of and parallel to North Keating 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 force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 5-K.
(Application Number N936)*

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 M2-2 General Manufacturing District symbols and indications as shown on Map Number 5-K in the area bounded by:

the alley next north of and parallel to West North Avenue; a line 125 feet east of North Kilbourn Avenue; West North Avenue; and North Kilbourn Avenue,

to those of a C2-2 General 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.