

(Continued from page 60260)

to those of a B4-5 Restricted Service 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-F.*

(As Amended)

(Application Number 12198)

RPD 660

*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 M1-5 Restricted Manufacturing District symbols and indications as shown on Map Number 1-F in area bounded by:

West Superior Street; North Kingsbury Street; West Huron Street; and North Larrabee Street,

to those of a B4-5 Restricted Service District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B4-5 Restricted Service District symbols and indications established in Section 1 above to the designation of a 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 3. 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 reads as follows:

12198

*Residential Planned Development Number 660.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development consists of approximately seventy-six thousand fifty-five and seventy-two one-hundredths (76,055.72) square feet, one and seventy-five one hundredths (1.75) acres and is owned or controlled by the applicant, 700 North Kingsbury 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. Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-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. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. 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 or any property owners' association which may be formed to succeed the Applicant, and any ground lessors.
4. This Plan of Development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; an Existing Land-Use Map; a Site/Landscape Plan and Building Elevations dated December 11, 1997 prepared by Pappageorge/Haymes. 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.

5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": multi-family dwelling units including dwelling units on the ground floor, accessory retail on the ground floor only and accessory parking uses.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development. 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. 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.
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 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 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 on the Property 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 Applicant acknowledges that the proposed development may have an impact on neighborhood parks and recreational facilities in the immediate area. Accordingly, the Applicant voluntarily commits to deposit the sum of One Hundred Twenty-seven Thousand Four Hundred Seventy-two and no/100 Dollars (\$127,472.00) (or such lesser sum as the Commissioner of the Department of Planning and Development shall later determine to apply) with the City which shall be expended toward the identification and future development of public open space within one-half (½) mile of this Planned Development. The payment shall be made concurrently with the issuance of the first Part II approval for this Planned Development.
12. 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. 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 reduction in the minimum required distance between structures, a reduction in periphery setbacks and an increase in the maximum percent of land covered.
13. 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.

14. Unless substantial construction has commenced within four (4) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire. The four (4) year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that there is good cause for such an extension. If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the B4-5 Restricted Service District classification.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Property Line and Boundary Map; Site/Landscape Plan; Building Elevation Drawings and Enlarged View Drawings referred to in these Plan of Development Statements printed on pages 60271 through 60283 of this Journal.]

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

12/98

60270

JOURNAL--CITY COUNCIL--CHICAGO

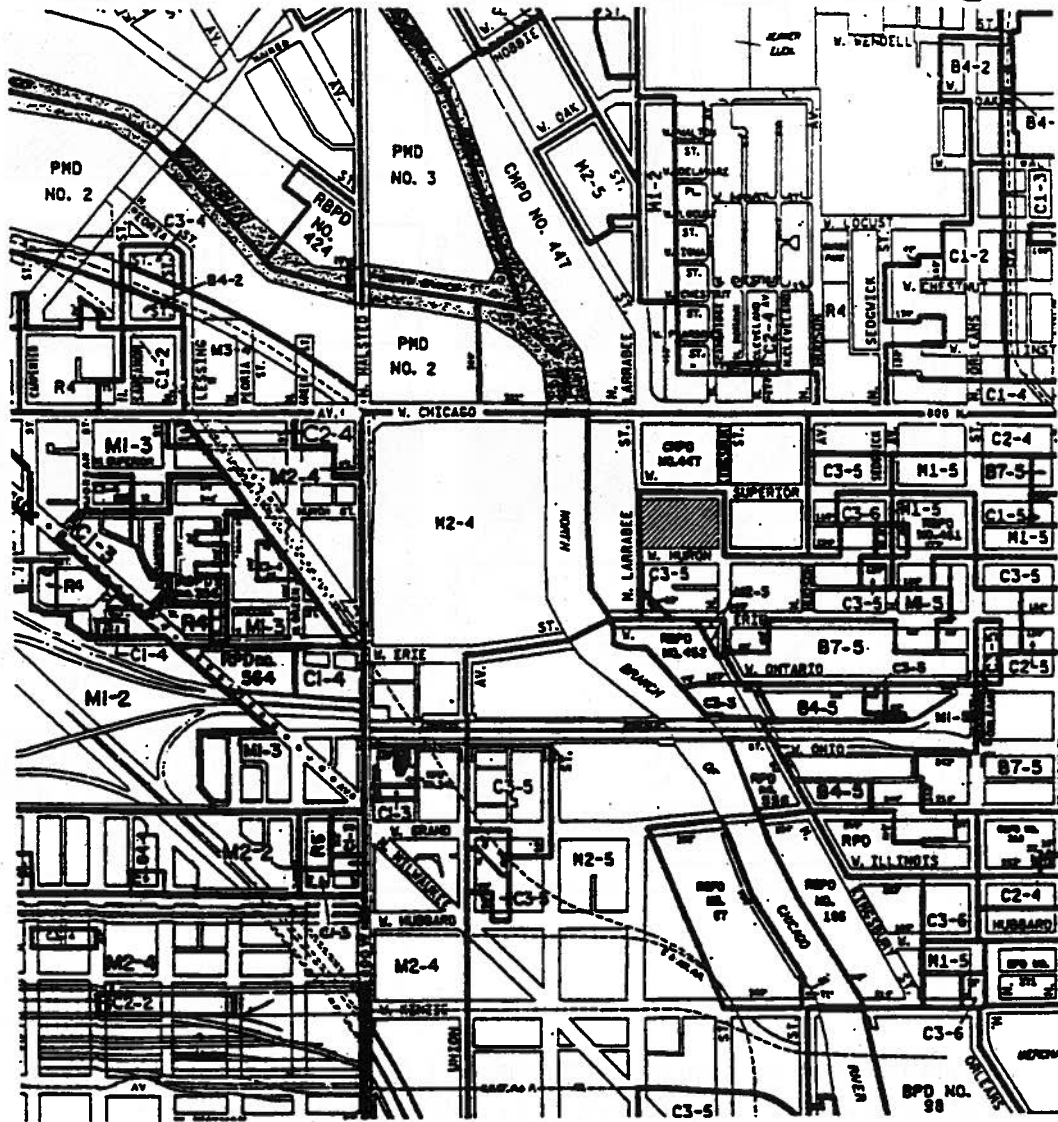
1/14/98

*Residential Planned Development Number 660.*

*Bulk Regulations And Data Table.*

|  |  |
|--|--|
| <b>Net Site Area:</b>  | 76, 055.72 square feet<br>(1.75 acres).  |
| <b>Gross Site Area:</b>  | Net Site Area, 76,055.72 square feet (1.75 acres) plus + Area of Adjacent Public Streets and Alleys, 38,935.1 square feet (0.89 acres) = 114,990.8 square feet (2.64 acres). |
| <b>Maximum Number of Dwelling Units:</b>                                 | 200.   |
| <b>Maximum Permitted Floor Area Ratio Ratio for Total Net Site Area:</b> | 3.95.  |
| <b>Maximum Percent of Site Coverage Per Site Plan:</b>                   | 75%.   |
| <b>Minimum Number of Parking Spaces:</b>                                 | 208.   |
| <b>Minimum Number of Loading Docks:</b>                                  | 2.   |
| <b>Minimum Periphery Setbacks:</b>                                       | Per site plan.   |
| <b>Maximum Building Height:</b>  | Per building elevations.   |

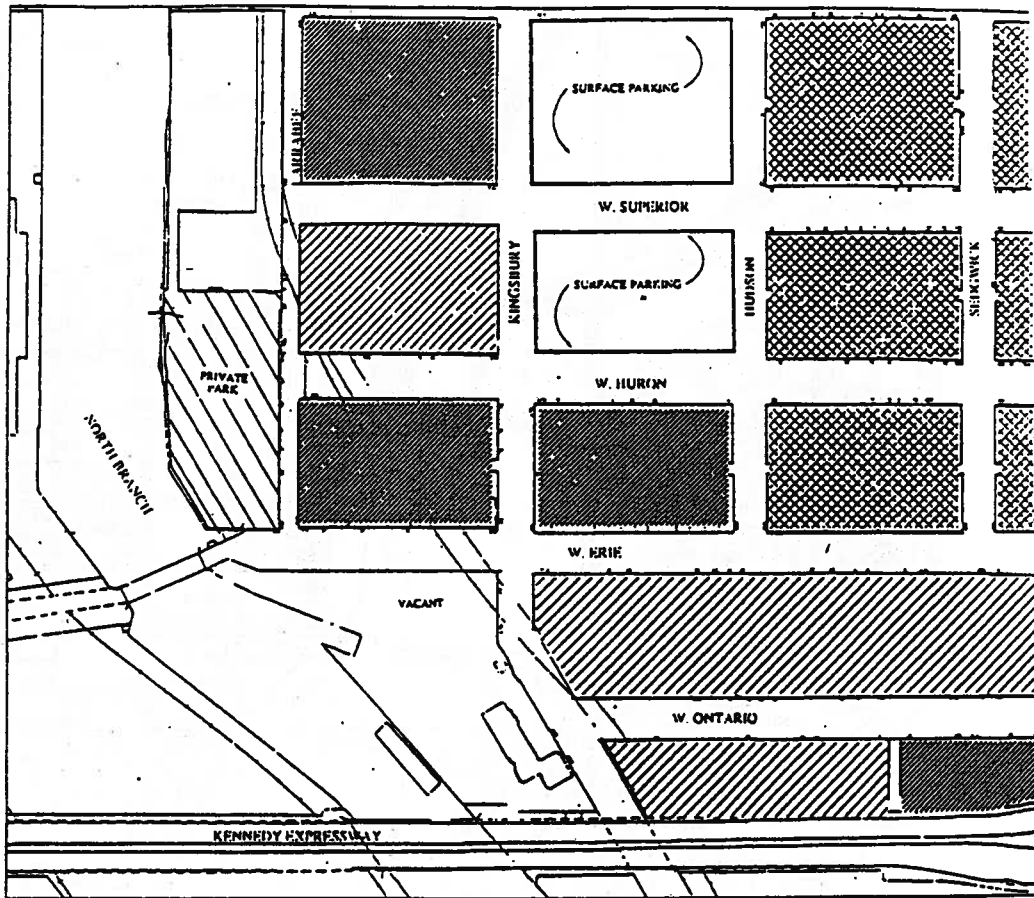
Existing Zoning Map.



Subject Prop

APPLICANT: 700 NORTH KINGSBURY L.L.C.  
 ADDRESS: 500-532 W. HURON ST.; 700-720 N. KINGSBURY ST.;  
 501-535 W. SUPERIOR ST.; 701-719 N. LARRABEE ST.  
 DATE: SEPTEMBER 30, 1997  
 REVISED: DECEMBER 11, 1997

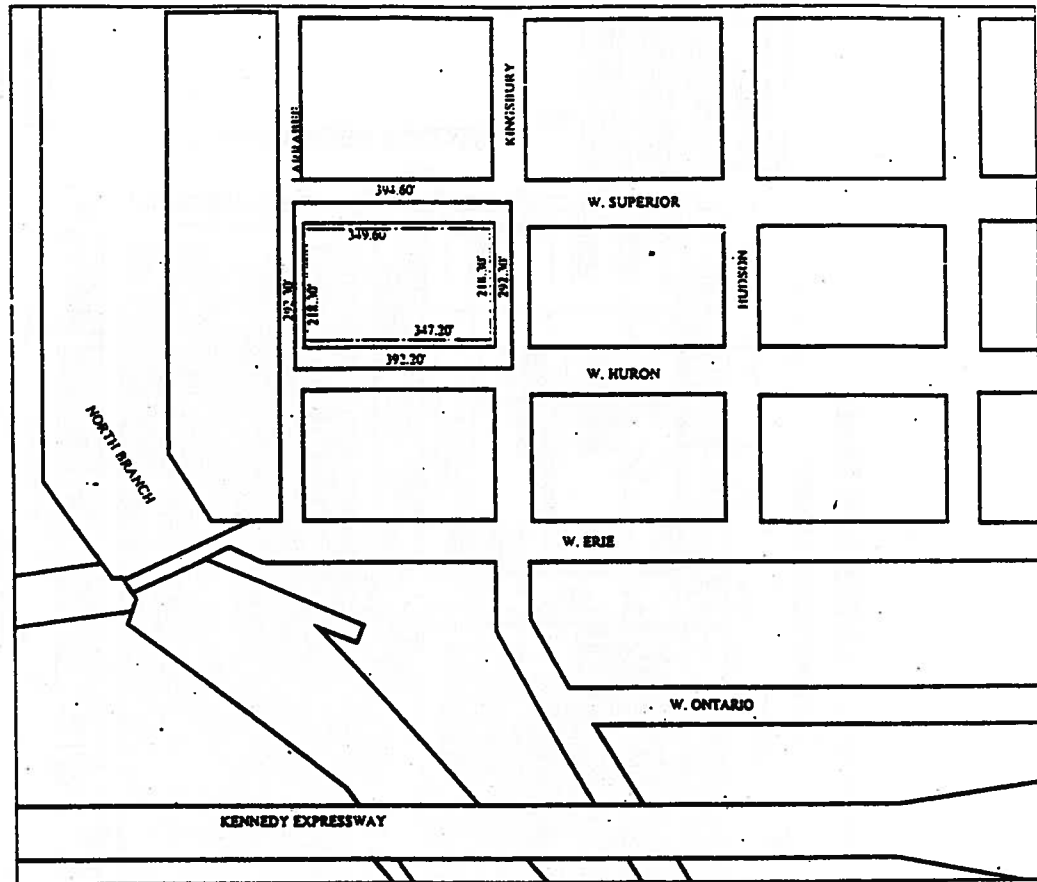
Existing Land-Use Map



-  Business
-  Manufacturing
-  Commercial
-  Residential
-  Subject Site

APPLICANT: 700 NORTH KINGSBURY L.L.C.  
 ADDRESS: 500-532 W. HURON ST.; 700-720 N. KINGSBURY ST.;  
 501-535 W. SUPERIOR ST.; 701-719 N. LARRABEE ST.  
 DATE: SEPTEMBER 30, 1997  
 REVISED: DECEMBER 11, 1997

Planned Development Property Line And  
Boundary Map.

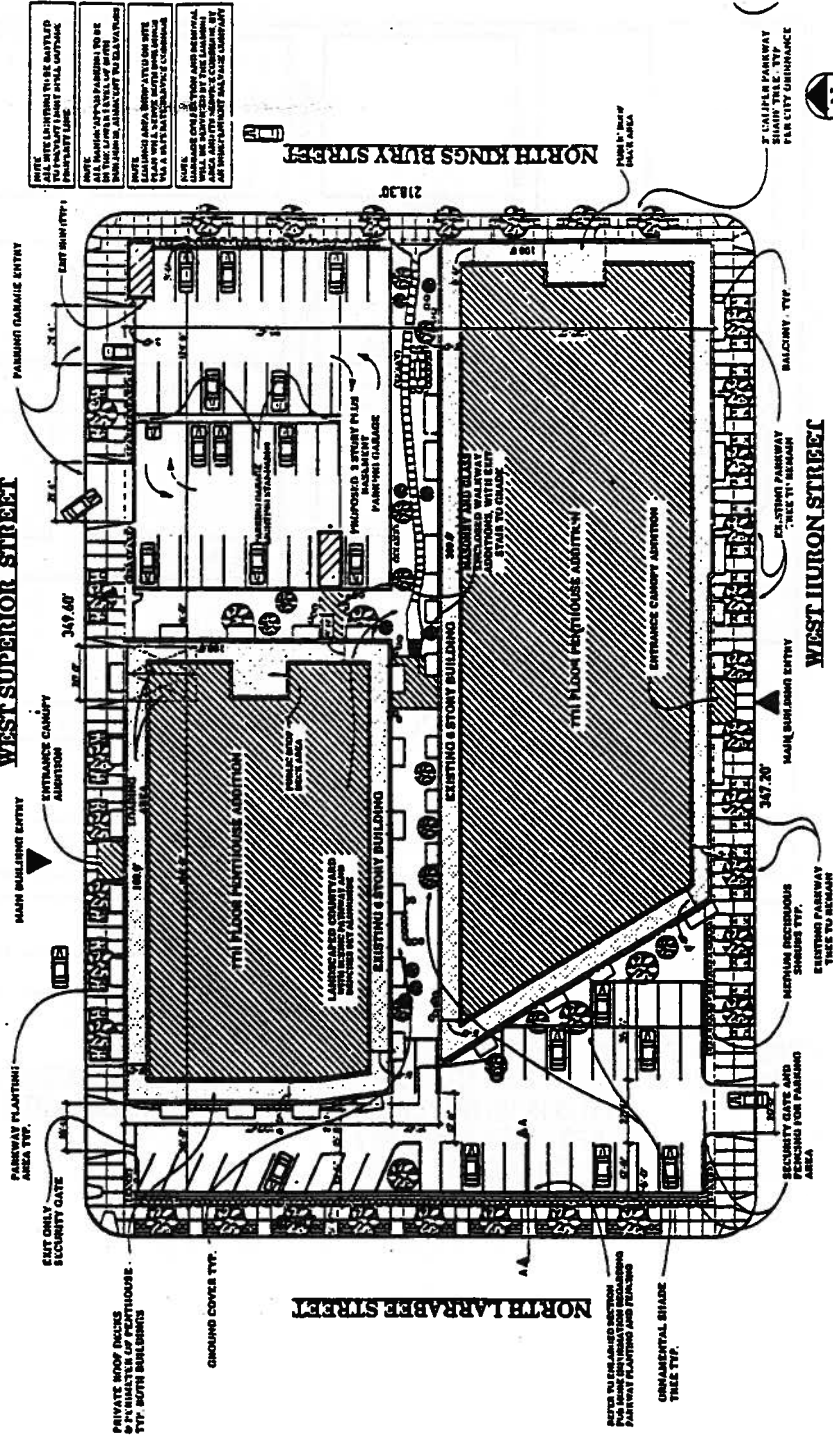


————— Dimensioned Property Line  
————— Planned Development Boundary

APPLICANT: 700 NORTH KINGSBURY L.L.C.  
ADDRESS: 500-532 W. HURON ST.; 700-720 N. KINGSBURY ST.;  
501-535 W. SUPERIOR ST.; 701-719 N. LARRABEE ST.  
DATE: SEPTEMBER 30, 1997  
REVISED: DECEMBER 11, 1997

Site And Landscape Plan.

SITE AND LANDSCAPE PLAN



**NOTE:** ALL SITE LIGHTING TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO'S LIGHTING ORDINANCE.

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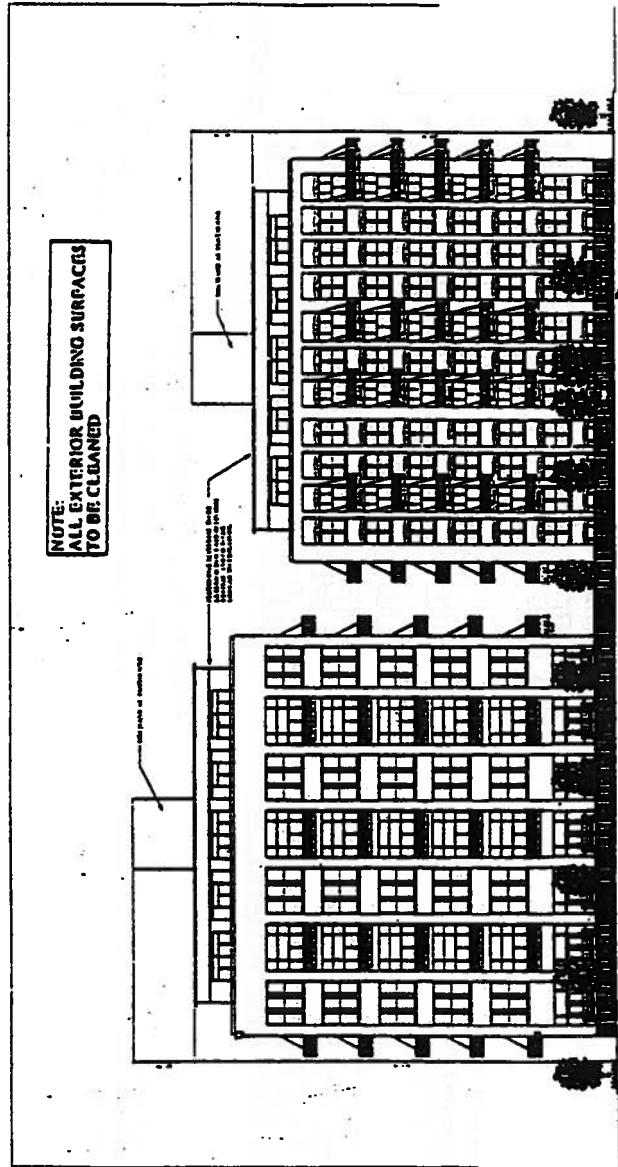
**NOTE:** ALL SITE LIGHTING TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO'S LIGHTING ORDINANCE.

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APPLICANT: 700 NORTH KINGSBURY L.L.C.  
 ADDRESS: 600-632 W. HURON ST.; 700-720 N. KINGSBURY ST.;  
 601-635 W. SUPERIOR ST.; 701-719 N. LARRABEE ST.  
 DATE: SEPTEMBER 30, 1997  
 REVISED: DECEMBER 11, 1997

Peppergoerge Inghes Ltd.  
 Architect

Proposed Loft Development  
Larrabee Street Elevation.



PROPOSED LOFT DEVELOPMENT

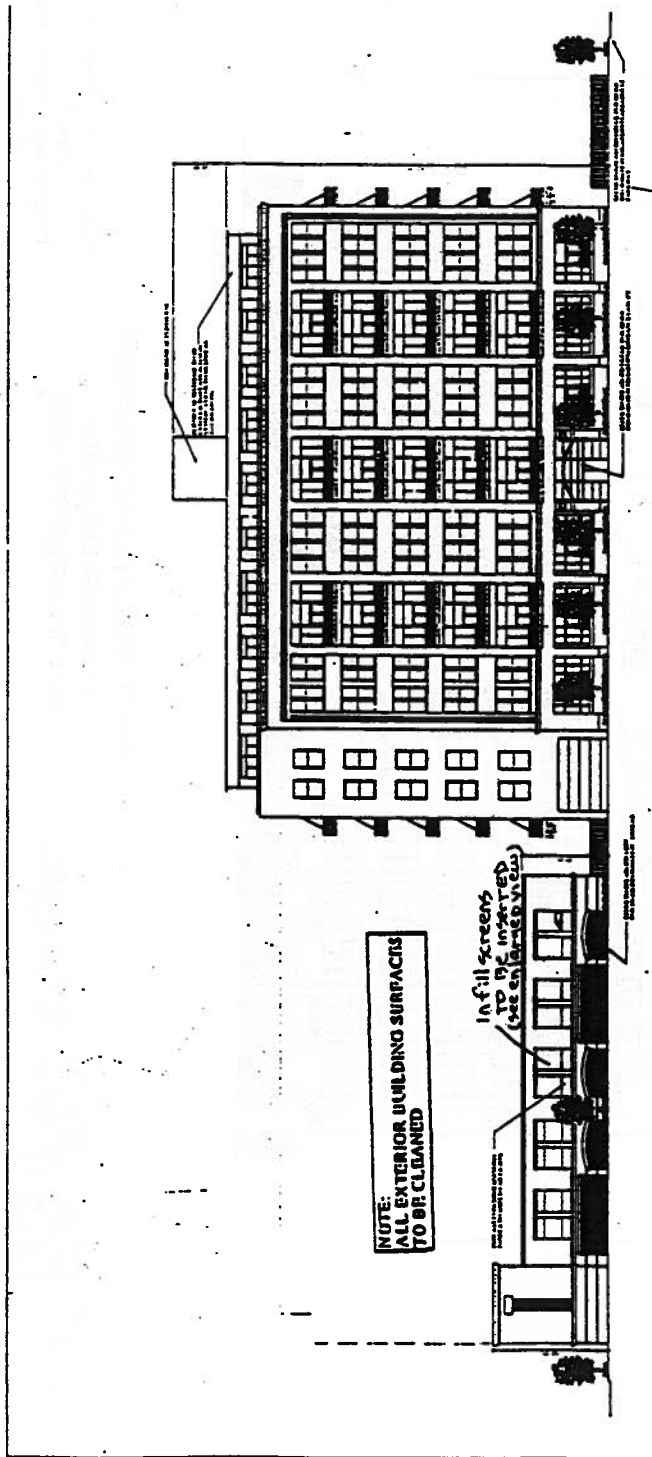
LARRABEE ELEVATION



Enterprise Development Co.  
Developer  
Pappageorge Haynes Ltd.  
Architect

APPLICANT: 700 NORTH KINGSBURY I.L.C.  
ADDRESS: 500-532 W. HURON ST. ; 700-720 N. KINGSBURY ST. ;  
501-535 W. SUPERIOR ST. ; 701-719 N. LARRABEE ST.  
DATE: SEPTEMBER 30, 1997  
REVISED: DECEMBER 11, 1997

Proposed Loft Development  
Superior Street Elevation.

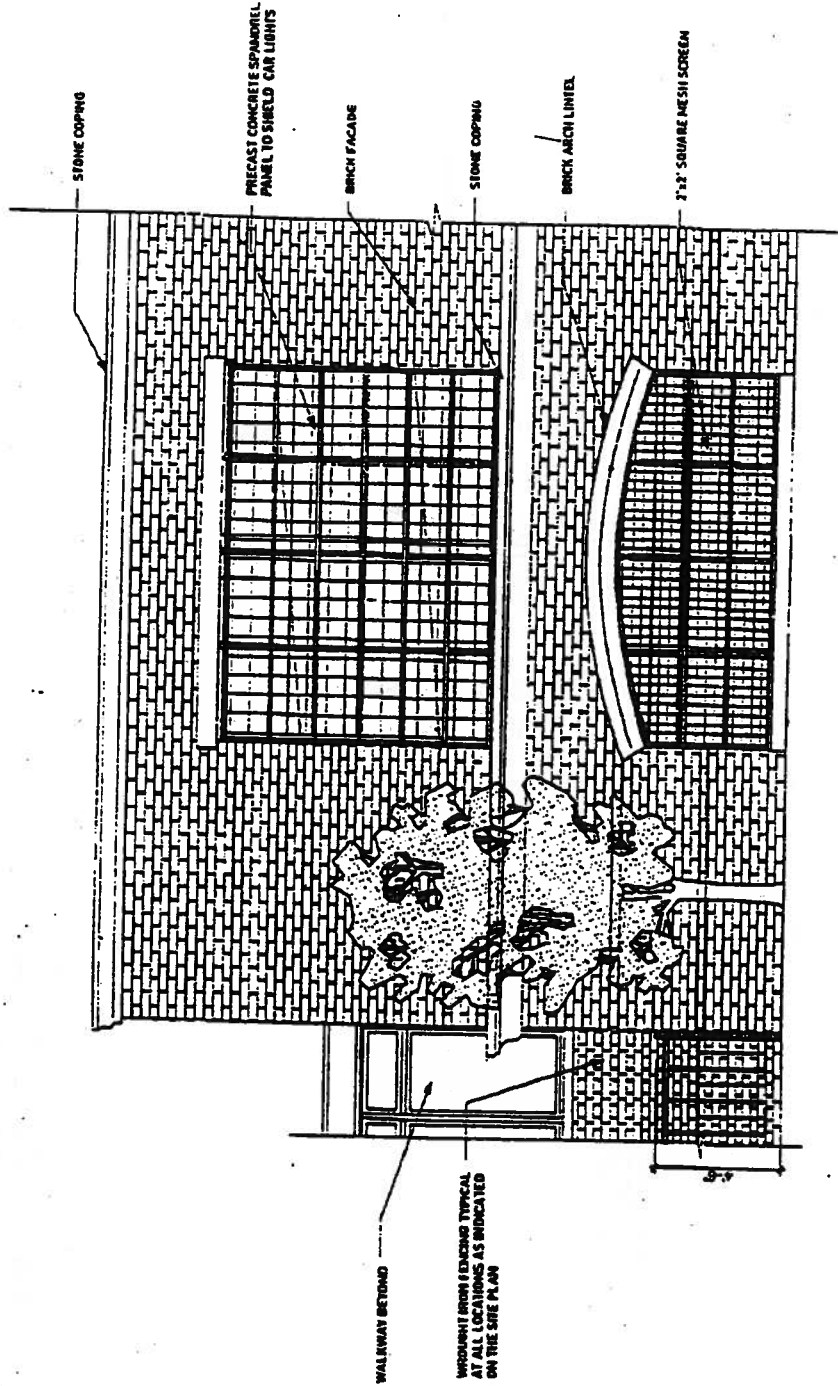


Enterprise Development Co.  
Developer  
Pappageorge Haynes Ltd.  
Architect

PROPOSED LOFT DEVELOPMENT  
SUPERIOR STREET ELEVATION

APPLICANT: 700 NORTH KINGSBURY L.L.C.  
ADDRESS: 500-532 W. HURON ST. ; 700-720 N. KINGSBURY ST. ;  
501-535 W. SUPERIOR ST. ; 701-719 N. LARRABEE ST.  
DATE: DECEMBER 05, 1997

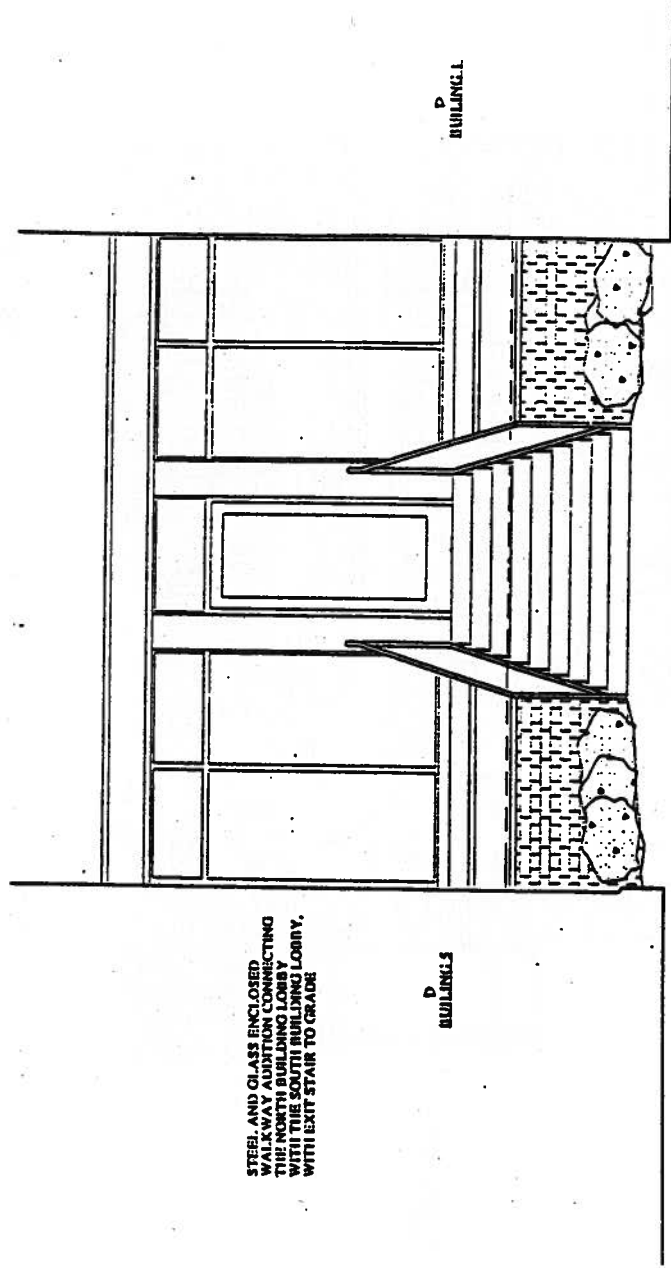
Enlarged View -- Screen At  
Parking Structure.



ENLARGED VIEW - SCREEN AT PARKING STRUCTURE

APPLICANT: 700 NORTH KINGSBURY L.L.C.  
 ADDRESS: 500-512 W. HURON ST. ; 700-720 N. KINGSBURY ST. ;  
 501-535 W. SUPERIOR ST. ; 701-719 N. LARRABEE ST.  
 DATE: SEPTEMBER 30, 1997  
 REVISED: DECEMBER 11, 1997

Enlarged View -- Preliminary Walkway Addition Design.



STEEL AND GLASS ENCLOSED WALKWAY ADDITION CONNECTING THE NORTH BUILDING LOBBY WITH THE SOUTH BUILDING LOBBY, WITH EXIT STAIR TO GRADE

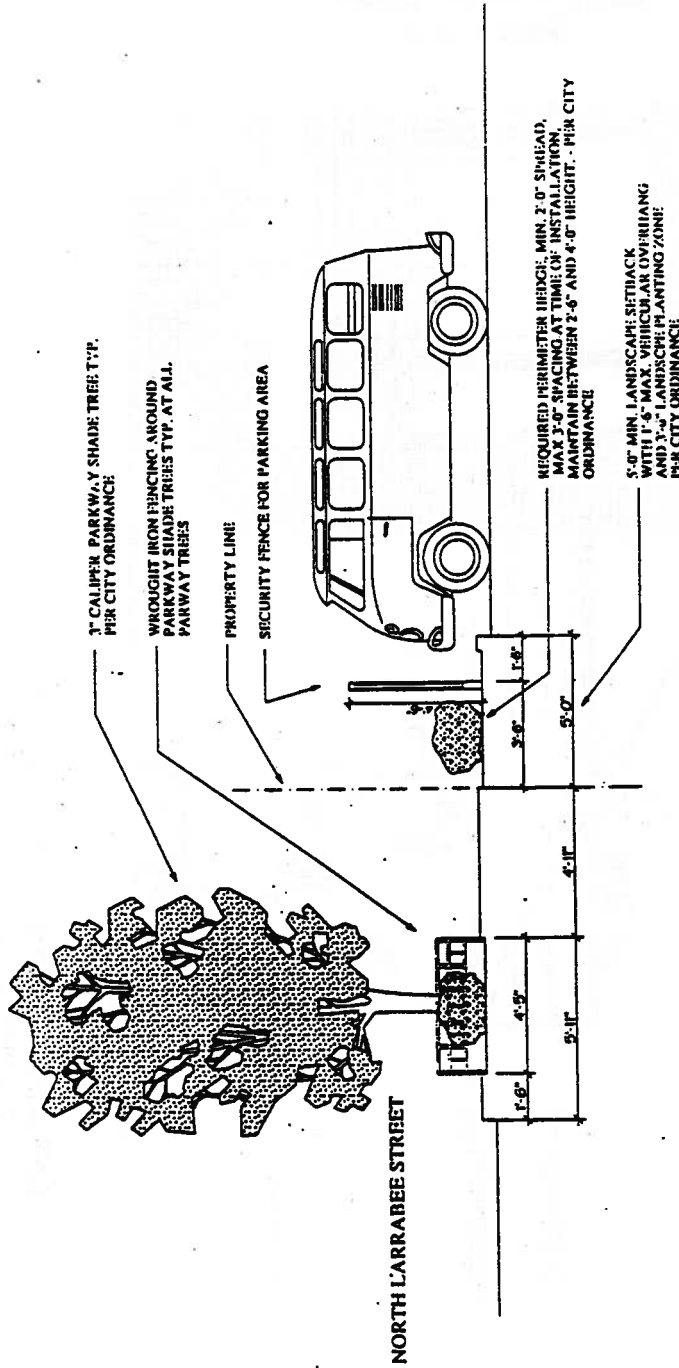
D BUILDING

P BUILDING

ENLARGED VIEW - PRELIMINARY WALKWAY ADDITION DESIGN

APPLICANT: 700 NORTH KINGSBURY L.L.C.  
ADDRESS: 500-532 W. HURON ST. ; 700-720 N. KINGSBURY ST. ;  
501-535 W. SUPERIOR ST. ; 701-719 N. LARRADEE ST.  
DATE: SEPTEMBER 30, 1997  
REVISED: DECEMBER 11, 1997

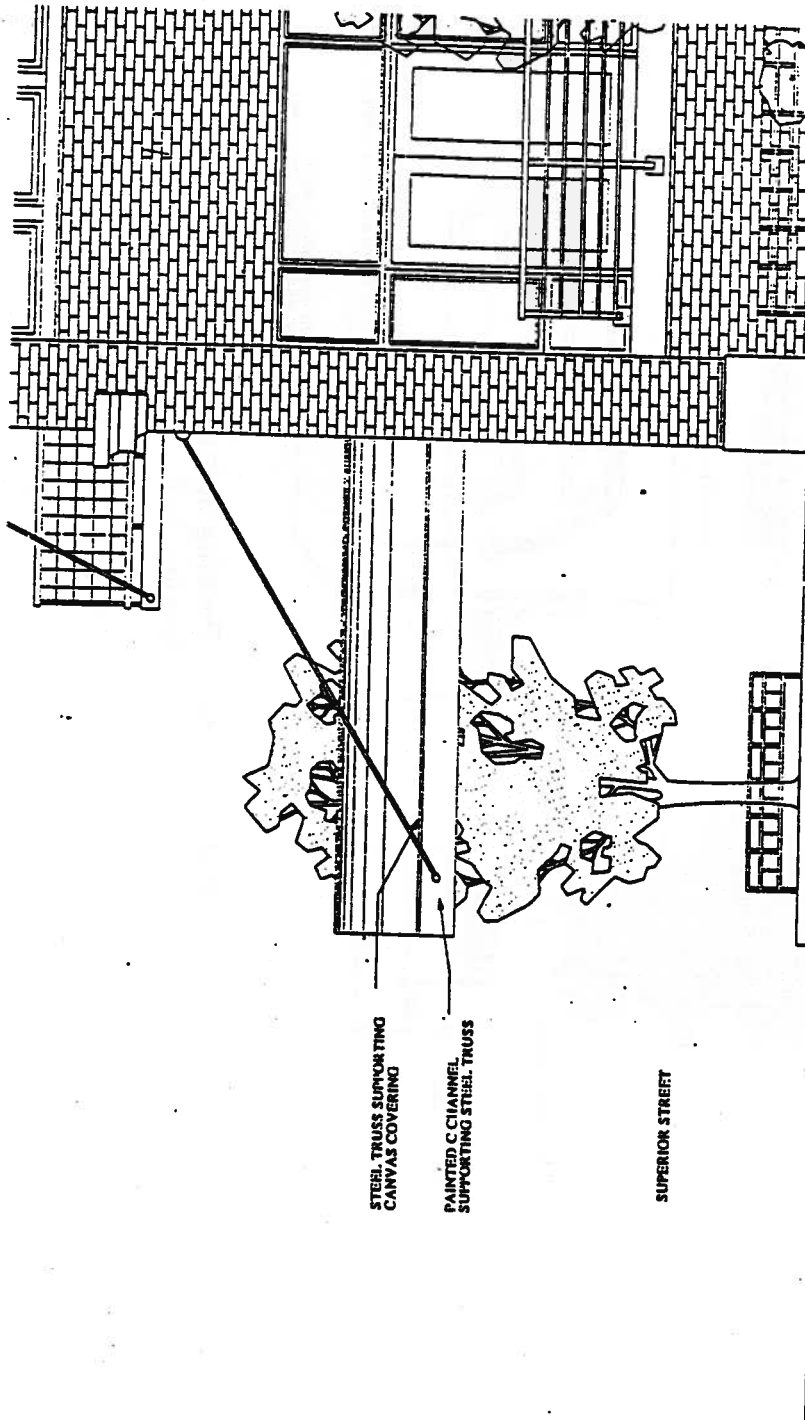
Enlarged View -- Parking Along Larrabee Street  
Section A-A.



Enlarged view - Parking along Larrabee St.  
Section A-A

APPLICANT: 700 NORTH KINGSBURY L.L.C.  
 ADDRESS: 500-532 W. HURON ST.; 700-720 N. KINGSBURY ST.;  
 501-535 W. SUPERIOR ST.; 701-719 N. LARRABEE ST  
 DATE: DECEMBER 05, 1997

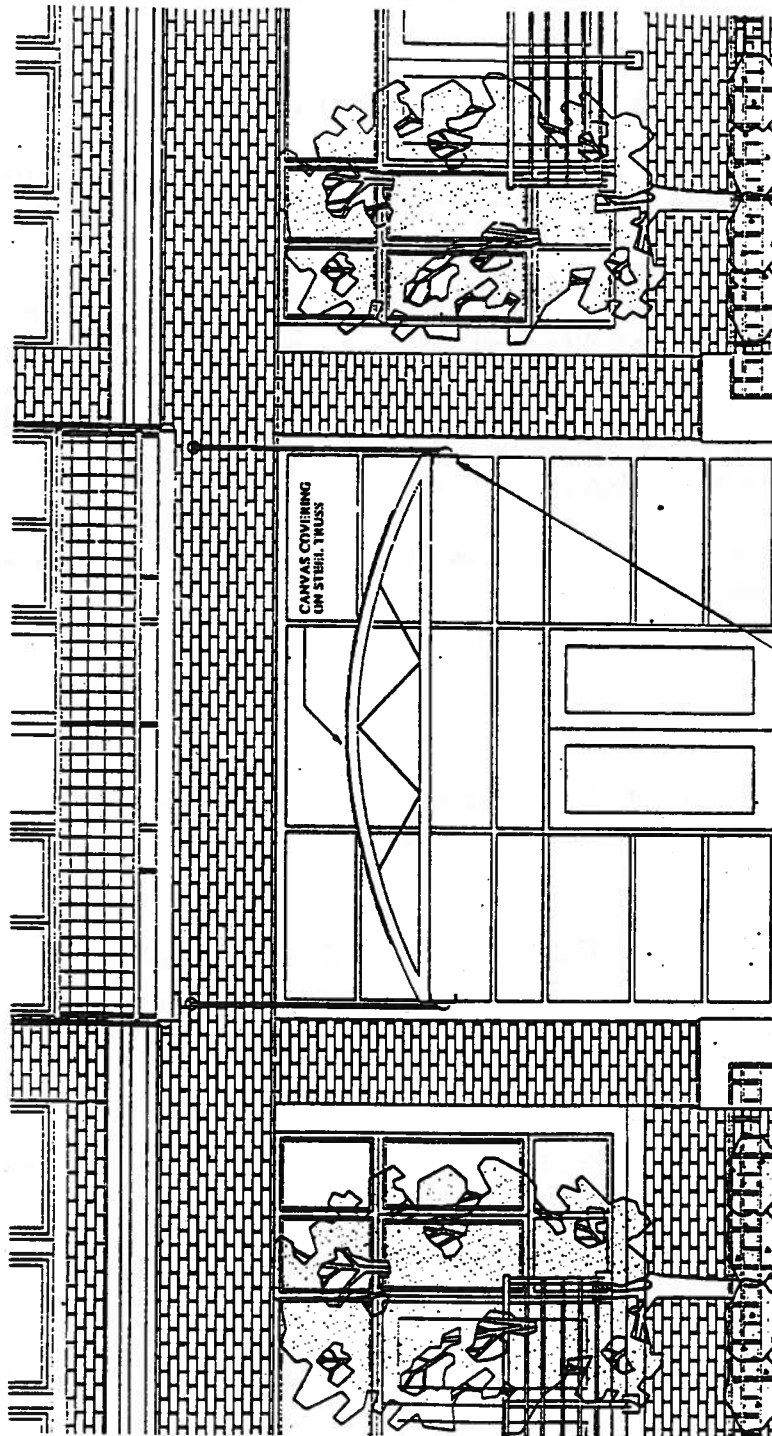
Enlarged View -- Preliminary  
Entry Canopy Design.  
(Page 1 of 2).



ENLARGED VIEW - PRELIMINARY  
ENTRY CANOPY DESIGN

APPLICANT: 700 NORTH KINGSBURY L.L.C.  
500-532 W. HURON ST. ; 700-720 N. KINGSBURY ST. ;  
ADDRESS: 501-535 W. SUPERIOR ST. ; 701-719 N. LARRAINE ST.

Enlarged View -- Preliminary Entry  
Canopy Design.  
(Page 2 of 2)



ENLARGED VIEW - PRELIMINARY  
ENTRY CANOPY DESIGN

APPLICANT: 700 NORTH KINGSBURY L.L.C.  
ADDRESS: 500-532 W. HUKON ST. ; 700-720 N. KINGSBURY ST. ;  
501-535 W. SUPERIOR ST. ; 701-719 N. LARRAHEE ST.  
DATE: SEPTEMBER 30, 1997  
REVISION:

*Reclassification Of Area Shown On Map Number 1-G.  
(Application Number 12223)*

*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 Number 1-G in the area bounded by:

the public alley next north of and parallel to West Hubbard Avenue; a line 175 feet east of and parallel to North Noble Street; West Hubbard Avenue; and a line 125 feet east of and parallel to North Noble Street,

to those of an M1-2 Restricted 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.

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*Reclassification Of Area Shown On Map Number 1-G.  
(Application Number 12225)*

*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 C3-3 Commercial-Manufacturing District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Washington Boulevard; North Throop Street; a line 114 feet south of West Washington Boulevard; and North Ada Street,

to those of a B4-3 Restricted Service 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.