

Nays -- None.

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

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.

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.
(Application Number A-5288)

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the following symbols and indications as shown on Map Number 1-E in the area described as follows:

from Business Planned Development Number 662 in the area bounded by:

East Ohio Street; a line 25.04 feet west of and parallel to North Wabash Avenue; the alley next south of and parallel to East Ohio Street; and a line 100.16 feet west of and parallel to North Wabash Avenue,

to those of a B7-6 General Central Business 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-F.
(As Amended)
(Application Number 13962)

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

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Holt, Lyle, Beavers, Dixon, Shaw, Buchanan, Balcer, Frias, Olivo, Jones, Coleman, Peterson, Murphy, Rugai, Troutman, DeVille, 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 -- 49.

Nays -- None.

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

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he has represented interests associated with various applicants in previous and unrelated matters.

Said ordinances, as passed, read as follows (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 12253)

BPD 662

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 B7-6 General Central Business District symbols and indications as shown on Map Number 1-E in the area bounded by:

East Ohio Street; a line 25.04 feet west of and parallel to North Wabash Avenue; the alley next south of and parallel to East Ohio Street; and a line 100.16 feet west of and parallel to North Wabash Avenue,

to the designation of a Business 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:

- permitted in the B7-6 General Central Business District and related uses. The Applicant agrees to comply with all relevant terms of the City policy pertaining to the district cooling facilities.
6. Business 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. No neon (or neon colored) signs shall be permitted.
 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. 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 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 Plan and Building Elevations.
 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 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 substantial construction has commenced within five (5) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and then the zoning of the property shall automatically revert to the B7-6 General Central Business District.

[Existing Zoning Map; Existing Land-Use Map; Generalized Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site Plan; and Building Elevation Drawings (North, East and South) referred to in these Plan of Development Statements printed on pages 63763 through 63770 of this Journal.]

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

Business Planned Development Number 622
Plan Of Development
Bulk Regulations And Data Table.

Gross Site Area, 10,976.96 square feet (0.25 acres) = Net Site Area, 5,662.3 square feet (0.13 acres) plus Area to be Dedicated, 1,859 square feet (0.04 acres)

plus Area Remaining in Public Right-of-Way. 3,455.66 square feet (0.07 acres).

- Maximum Permitted Floor Area Ratio: 7.0.
- Setbacks from Property Line: In substantial conformance with Site Plan.
- Maximum Percentage of Site Coverage: 100%.
- Minimum Number of Off-Street Parking: 0 spaces.
- Minimum Number of Off-Street Loading Berths: 0 berths.
- Maximum Building Height: In substantial conformance with Building Elevations.

Reclassification Of Area Shown On Map Number 6-H.
 (As Amended)
 (Application Number 12287)

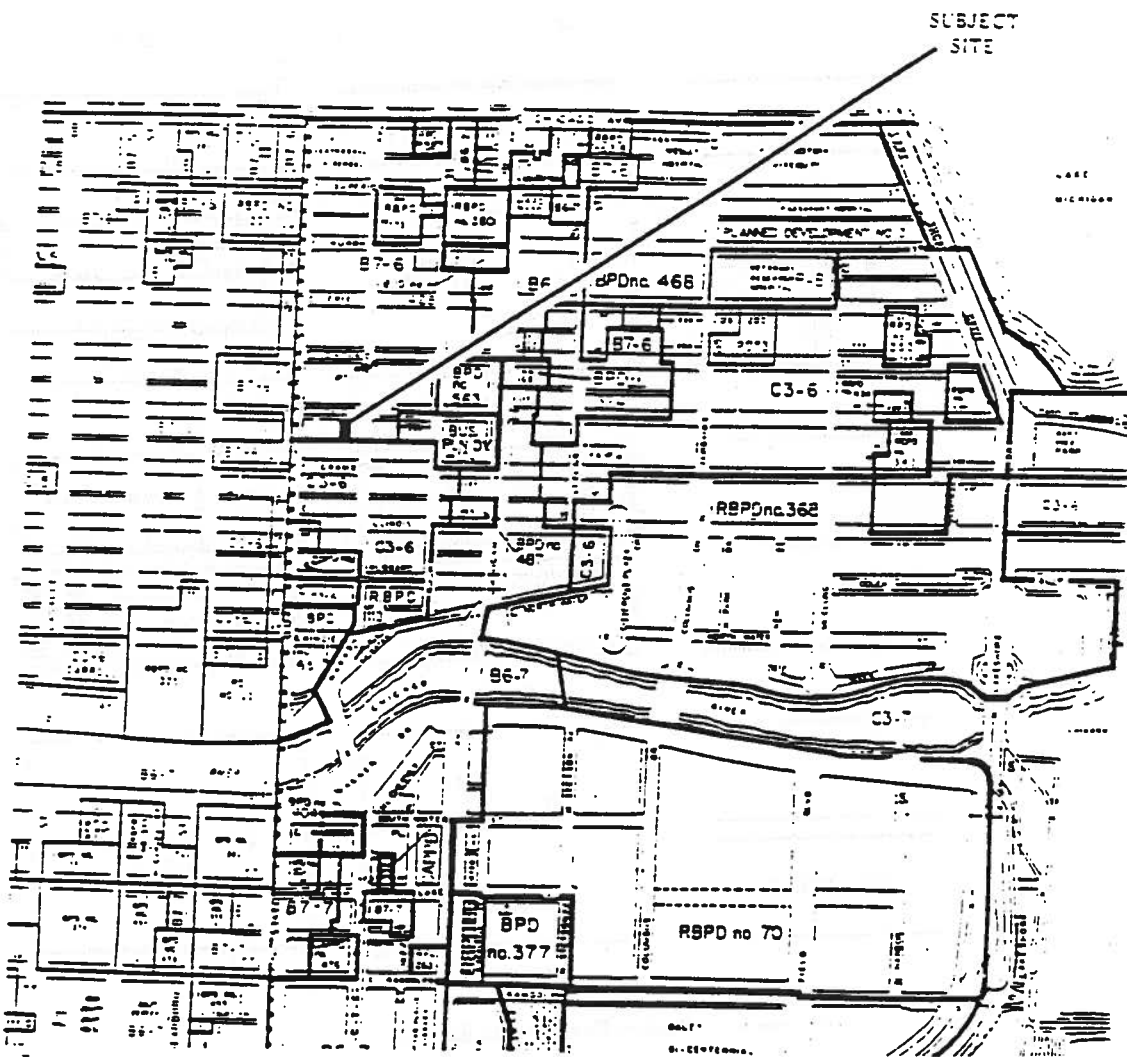
Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C4 Motor Freight Terminal District symbols and indications as shown on Map Number 6-H within the area generally bounded by:

a line beginning at a point along the west line of South Ashland Avenue 1,175 feet south of the south dock line of the west fork of the south branch of the Chicago River and running south 88 degrees, 12 minutes, 53 seconds west, 956.03 feet to the point of curvature; thence southwesterly 349.59 feet along the arc of a circle convex to the northwest having a radius of 445.10 feet whose chord bears south 65 degrees, 42 minutes, min 51 seconds west

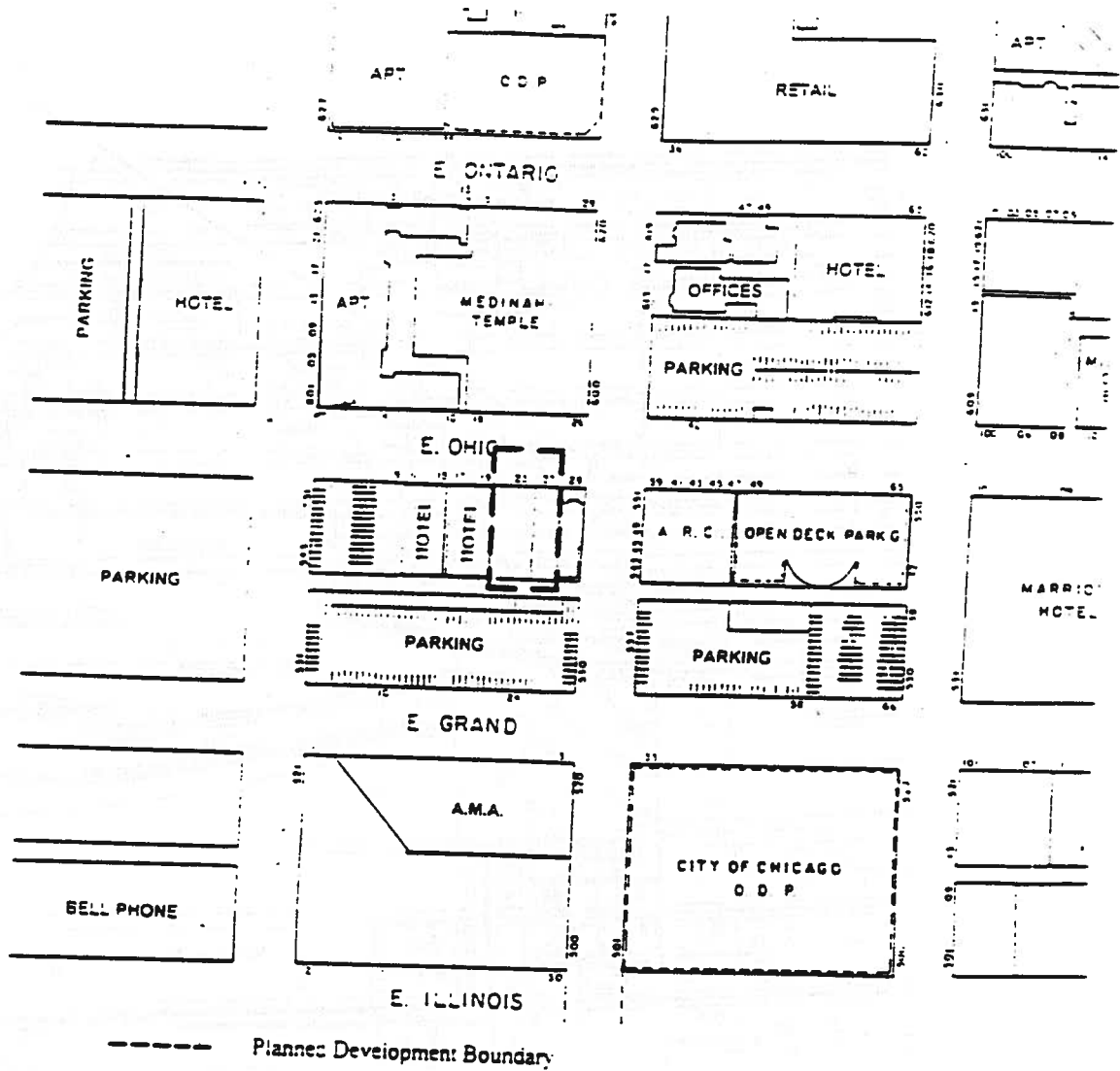
(Continued on page 63771

Existing Zoning Map.



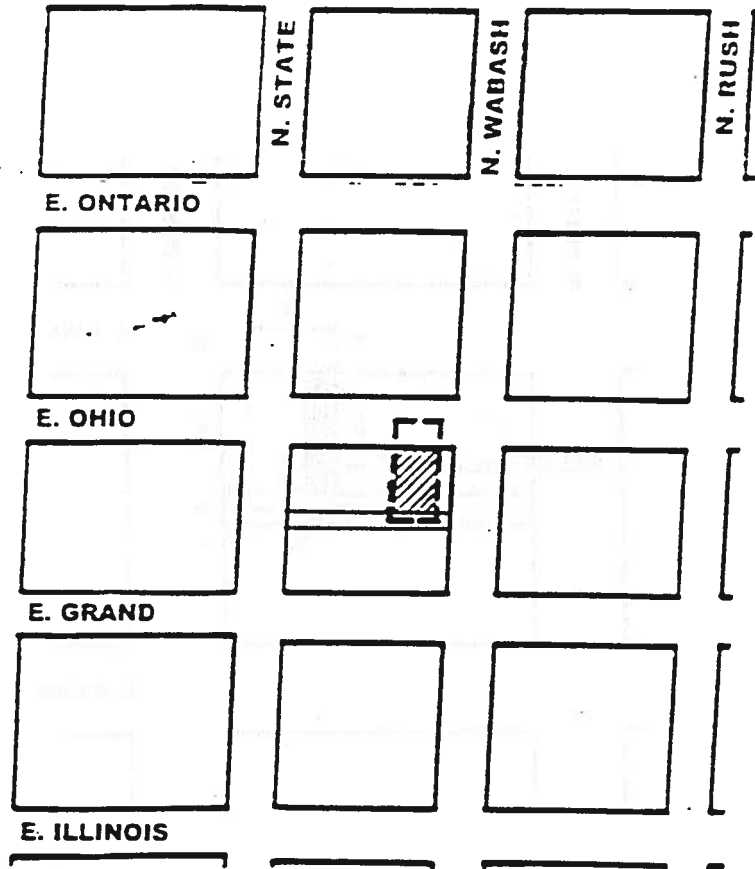
APPLICANT:	RN LAND DEVELOPMENT COMPANY, L.L.C.
ADDRESS:	23-27 EAST OHIO STREET
DATE:	DECEMBER 10, 1997
REVISED:	FEBRUARY 11, 1998

Existing Land-Use Map.



APPLICANT: RN LAND DEVELOPMENT COMPANY, L.L.C.
 ADDRESS: 23-27 EAST OHIO STREET
 DATE: DECEMBER 10, 1997
 REVISED: FEBRUARY 11, 1998

Generalized Land-Use Map.

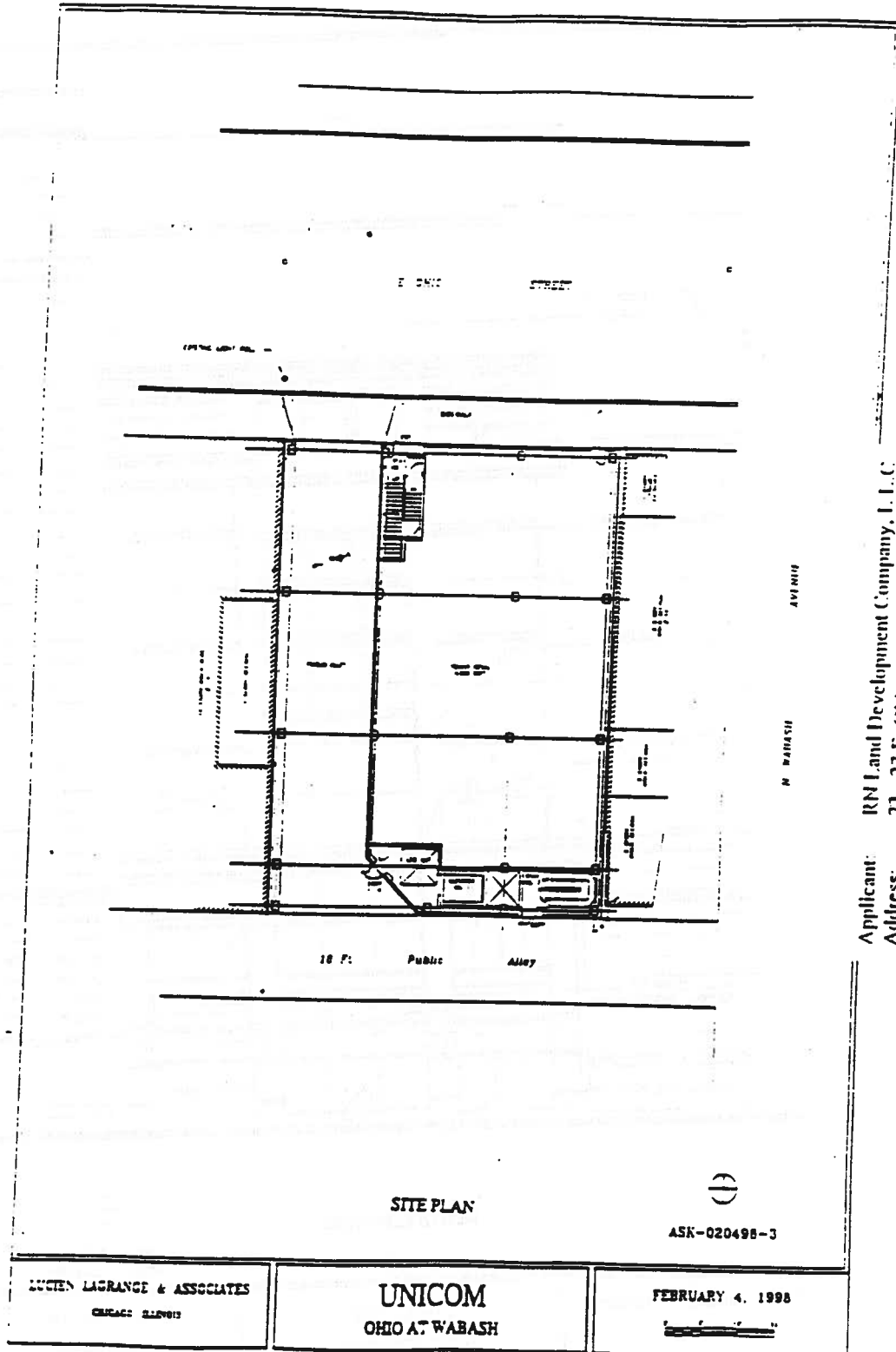


----- Planned Development: Boundary

APPLICANT
ADDRESS:
DATE
REVISED

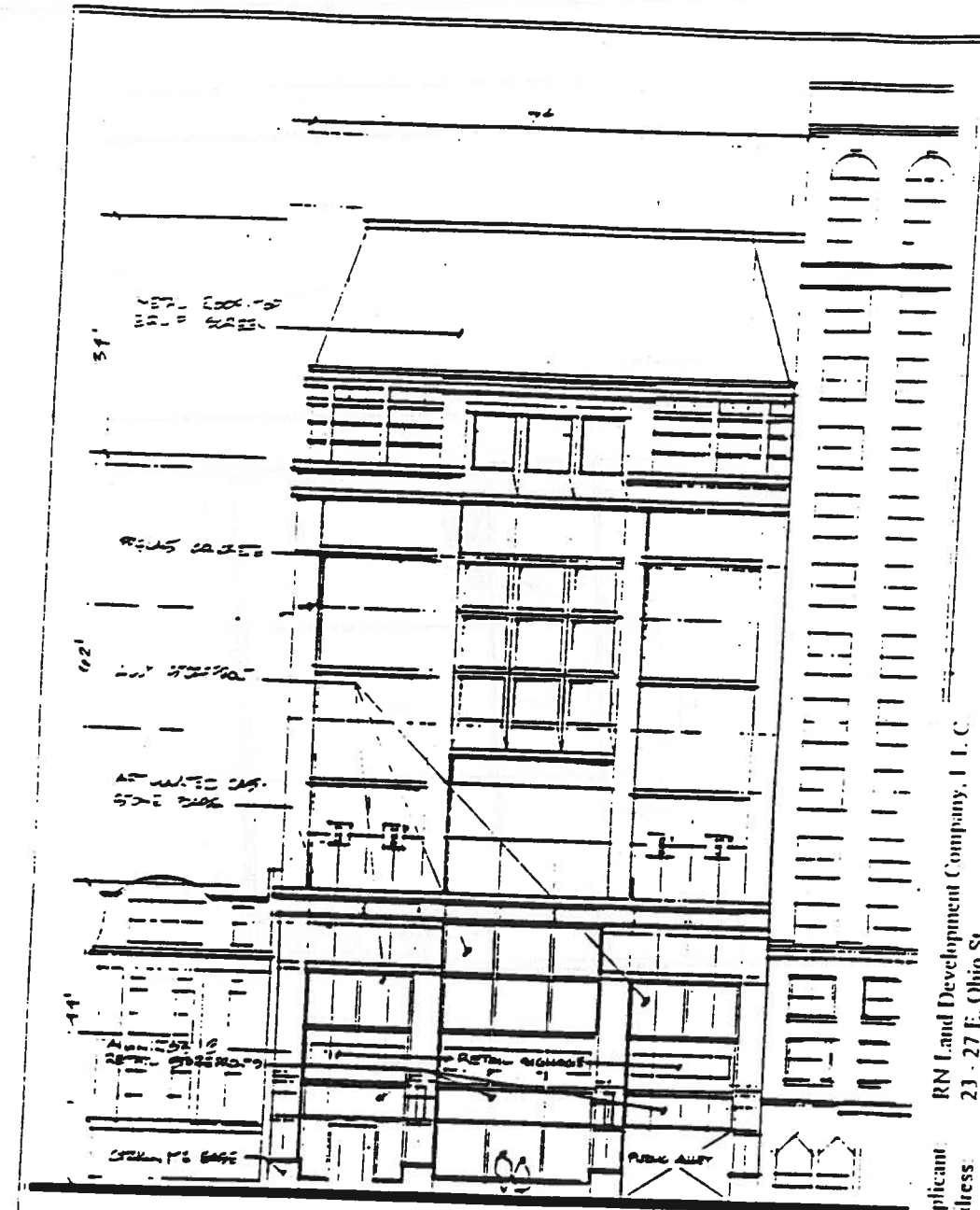
RN LAND DEVELOPMENT COMPANY, L.L.C.
23-27 EAST OHIO STREET
DECEMBER 10, 1997
FEBRUARY 11, 1998

Site Plan.



Applicant: RR Land Development Company, I. I. C.
 Address: 23 - 27 E. Ohio St.
 Date: February 11, 1998

Building Elevations.
(North)



Applicant: RN Land Development Company, I.C.
 Address: 23 - 27 E. Ohio St
 Date: February 11, 1998

NORTH ELEVATION

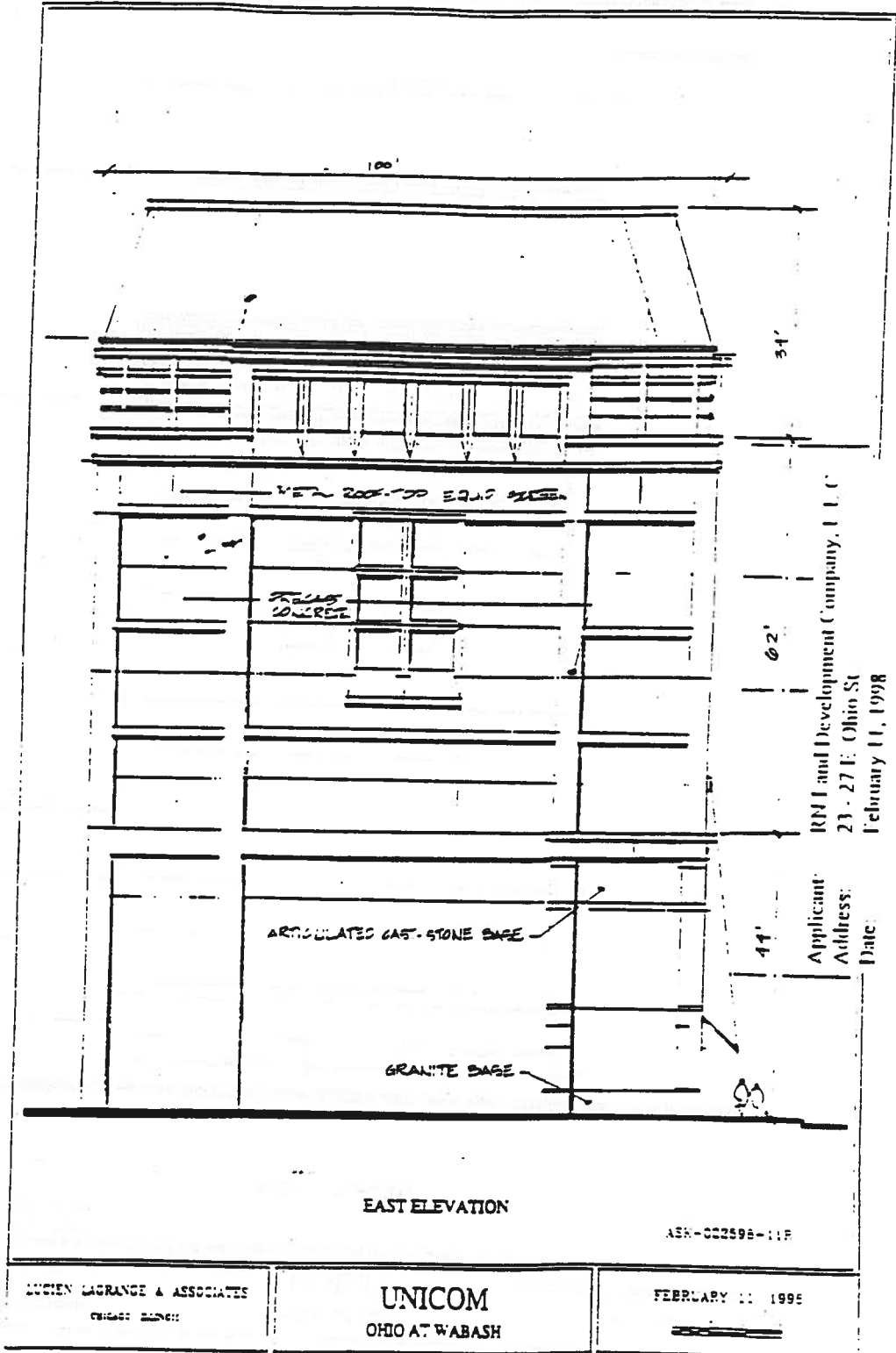
ASK-012898-1C
REV 2.2.98

LUCCEN LAGRANGE & ASSOCIATES
 CHICAGO BRANCH

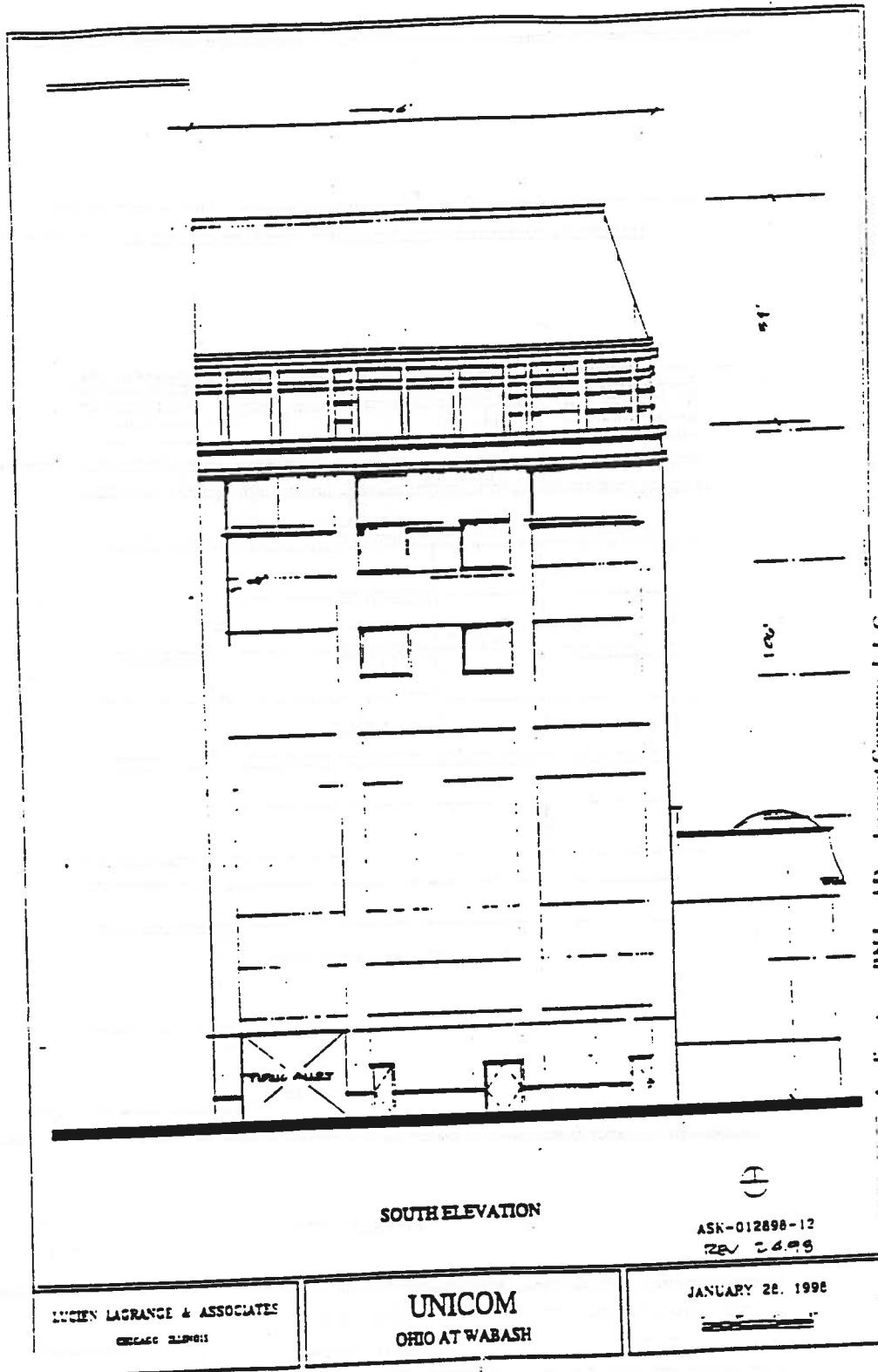
UNICOM
 OHIO AT WABASH

JANUARY 28, 1998

Building Elevations.
(East)



Building Elevations.
(South)



Applicant: RNI and Development Company, I. I. C.
 Address: 21 - 27 E. Ohio St.
 Date: February 11, 1998

SOUTH ELEVATION

ASK-012898-12
REV 2.4.98

LUCIEN LAGRANGE & ASSOCIATES
CHICAGO ILLINOIS

UNICOM
OHIO AT WABASH

JANUARY 22, 1998