

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)

MPD 663

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

forth in the Plan of Development Statements herewith attached and made a part hereof and to no others.

SECTION 3 This ordinance shall be in force and effect from and its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Manufacturing Planned Development Number 663

Plan Of Development Statements.

1. The area delineated herein as a Manufacturing Planned Development ("Planned Development") consists of approximately one million one hundred forty-two thousand nine hundred seventy (1,142,970) square feet (twenty-six and twenty-four hundredths (26.24) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned by the City of Chicago, which consented to the filing of the application for this Planned Development.
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 right-of-way shall require a separate submittal and approval by the City Council.
3. The requirements, obligations and conditions contained within this Plan of Development shall be binding upon Ashland 3000 L.L.C. and on its successors and assigns and, if different than the Applicant, the legal title holder and any ground lessor of the Property. 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 lessor of the Property. 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 the purposes of this paragraph shall mean that any application to the City of Chicago (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 management association which is authorized by the owners to represent them on zoning matters.

4. This Plan of Development consists of fourteen (14) statements: a Bulk Regulations and Data Table; an Existing Zoning Map; a Property Line and Planned Development Boundary Map; an Existing Land-Use Map; a Site Plan dated January 8, 1998 and prepared by Dobrin & Associates, Ltd. Architects and a Landscape Plan dated January 9, 1998 and prepared by Wolff Clements and Associates, L.P.D.; and building elevations ("Elevations") dated January 8, 1998 and prepared by Dobrin & Associates, Ltd. Architects depicting the improvements proposed for the Property. 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 following uses shall be permitted in this Planned Development subject to the terms and conditions of this Planned Development and any other applicable laws or regulations, including environmental laws and regulations: warehousing, wholesaling, distribution and other uses permitted in the M3-3 Heavy Manufacturing District, except that unenclosed and uncovered uses shall be reviewed and approved by the Commissioner of the Department of Planning and Development.
6. Business and 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 also shall be permitted subject to the review and approval of the Department of Planning and Development. Illuminated business identification and advertising signs, excluding electronic message boards or flashing signs, subject to the review and approval of the Department of Planning and Development, shall be permitted in the Planned Development.
7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the Planned Development shall be designated and designed for parking for the handicapped.
8. 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 Departments of Transportation and of Planning and Development. The off-site traffic signal to be located at the intersection of Ashland Avenue and the access road is to be installed prior to the opening of the facility or as soon thereafter as possible, provided that the required traffic warrants are met and the governmental authorities responsible for traffic signals approve the traffic signal as located on the Site Plan.

9. Height restrictions on any building or any appurtenance attached thereto prescribed in this Planned Development shall be subject to height limitations as certified and approved by the Federal Aviation Administration, in addition to the requirements of the Bulk Regulations and Data Table.
10. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent right-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site and Landscape Plans and Elevations described in Statement 4 and the provisions of the Chicago Landscape Ordinance.
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.").
12. The requirements of this 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 or legal title holder of the Property 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.
13. Unless substantial construction of the improvements contemplated for the Property has commenced within five (5) years following adoption of this

Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire, and the zoning of the Property for which the Planned Development has expired shall automatically revert to a C4 Motor Freight Terminal District.

[Existing Land-Use Map; Existing Zoning Map; Property Line and Planned Development Boundary Map; Site Plan; Landscape Plan; Landscape Plan and Details; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 63776 through 63783 of this Journal.]

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

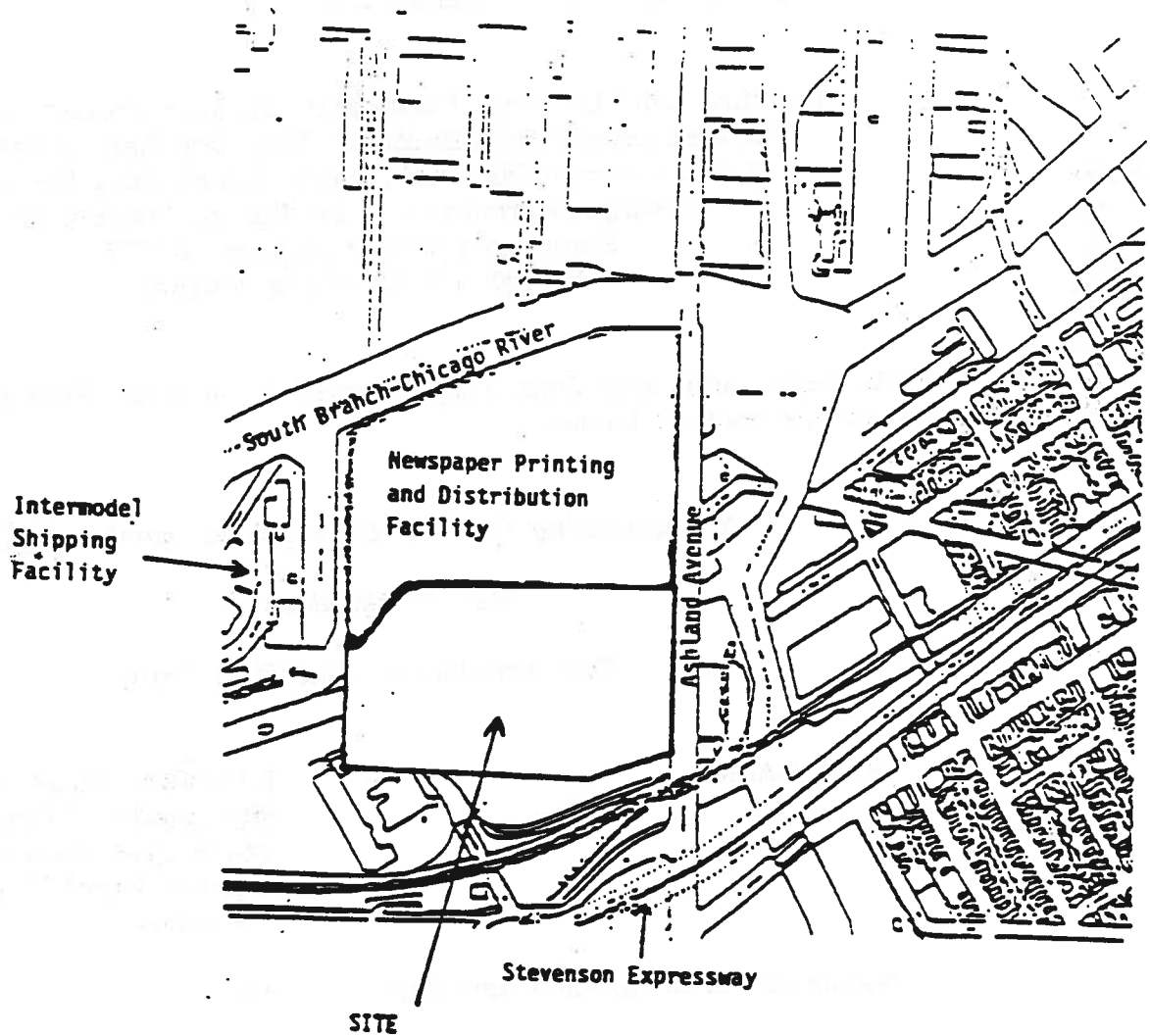
Manufacturing Planned Development Number 663

Plan Of Development

Bulk Regulations And Data Table.

Net Site Area:	1,142,970 (26.24 acres) = Gross Site Area of 1,175,070 square feet (26.98 acres) minus area in Public Right-of-Way of 32,100 square feet (.74 acres).
Maximum Permitted Floor Area Ratio:	0.85.
Minimum Number of Off-Street Parking Spaces:	400.
Minimum Number of Off-Street Loading Berths:	7.
Maximum Building Height:	Per Building Elevation.
Minimum Building Setbacks:	Per Site Plan.

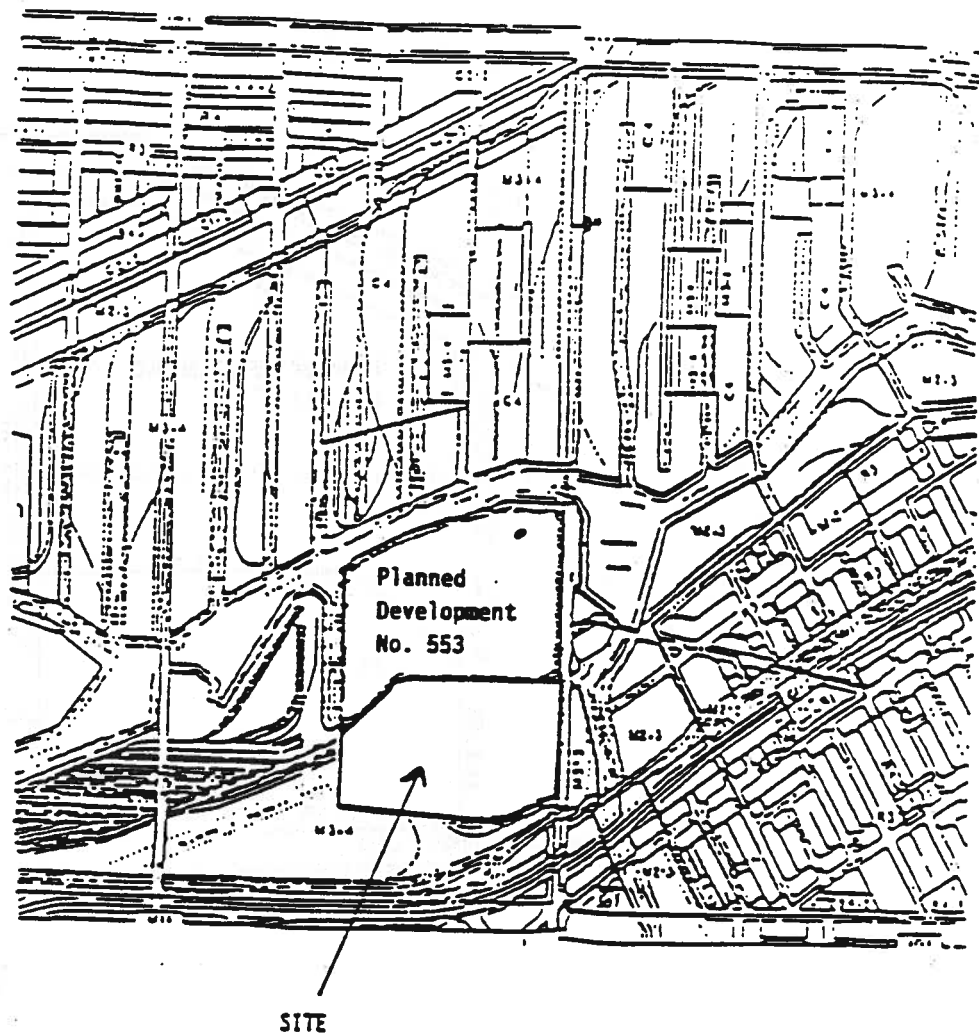
Existing Land-Use Map.



APPLICANT:

Ashland 3000 LLC
180 N. Wacker Drive
Chicago, Illinois 60606
Date: January 13, 1998
Revised: February 11, 1998

Existing Zoning Map.



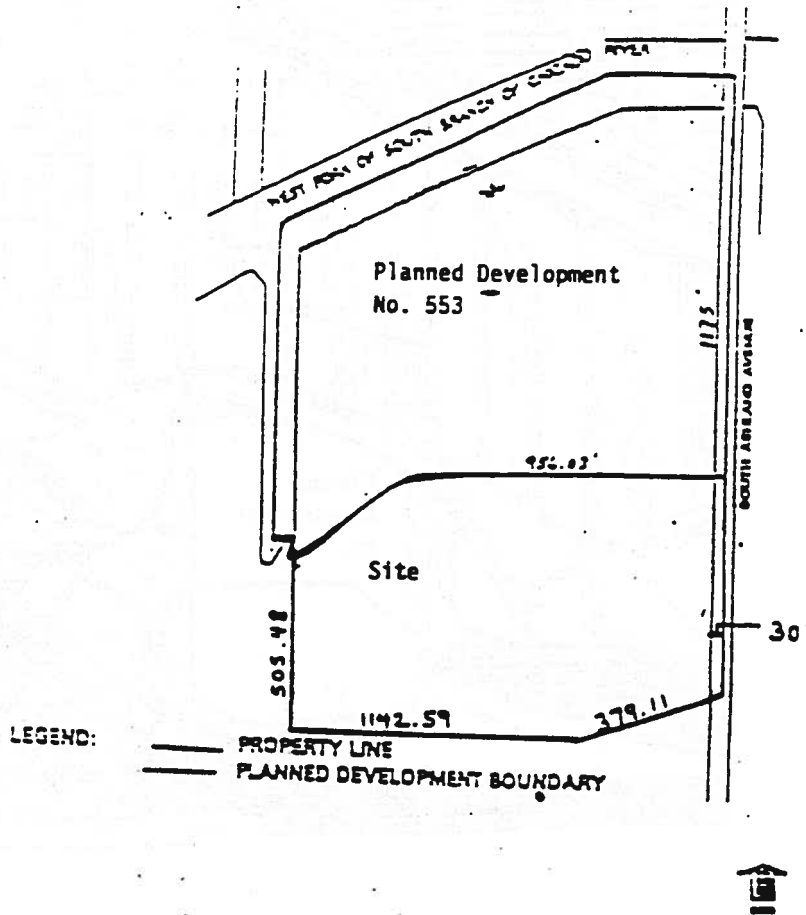
APPLICANT:

Ashland 3000 LLC
180 N. Wacker Drive
Chicago, Illinois 60606

Date: January 13, 1998

Revised: February 11, 1998

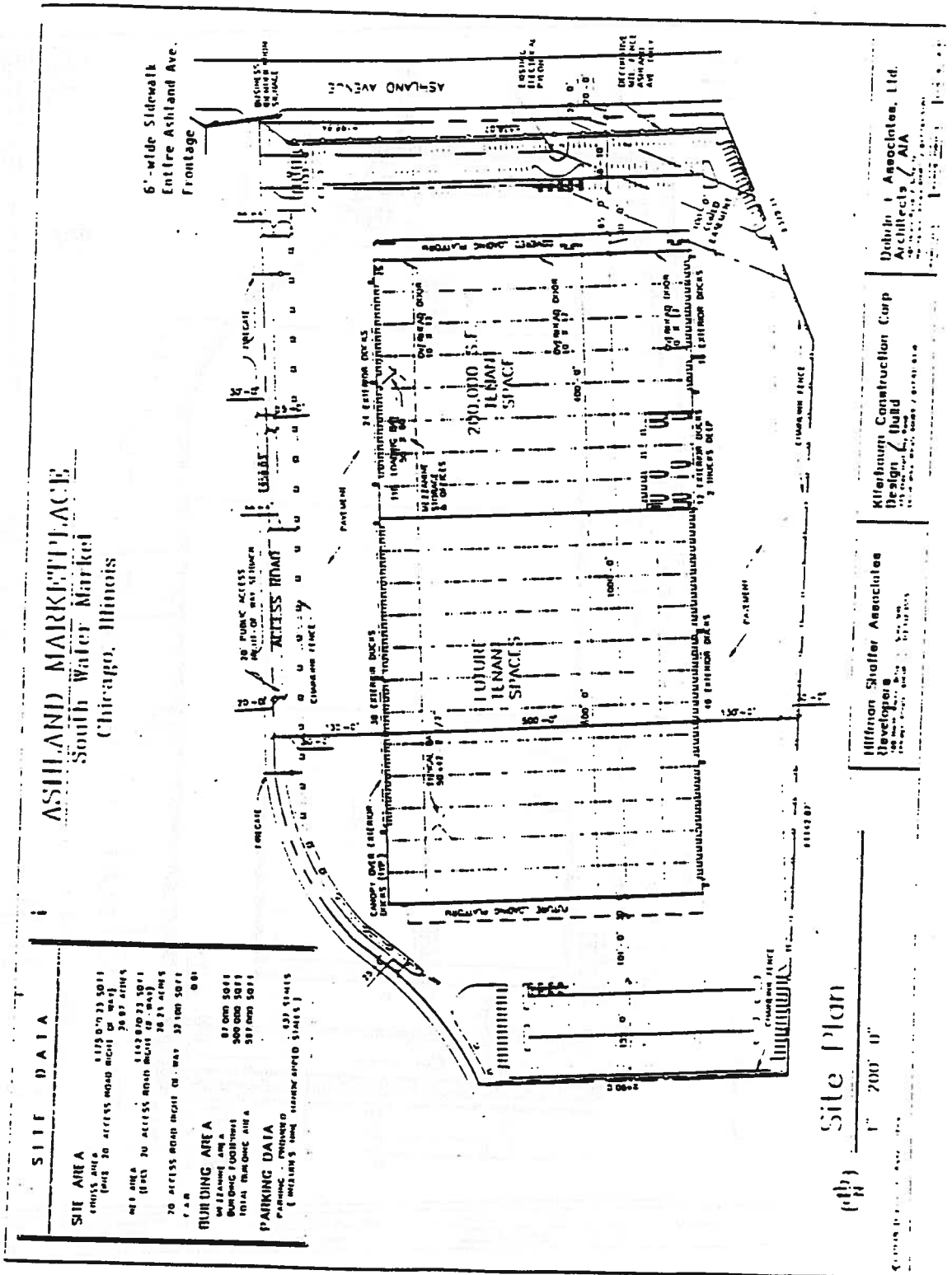
Property Line And Planned Development Boundary Map.



APPLICANT:

Ashland 3000 LLC
 180 N. Wacker Drive
 Chicago, Illinois 60606
 Date: January 13, 1998
 Revised: February 11, 1998

Site Plan.



ASHLAND MARKET PLACE
 South Water Market
 Chicago, Illinois

SITE DATA

SITE AREA
 1179,073 SQ FT
 THIS 20' ACCESS ROAD RIGHT OF WAY 28,97' AREAS

NET AREA
 1150,103 SQ FT
 THIS 20' ACCESS ROAD RIGHT OF WAY 28,97' AREAS

20' ACCESS ROAD RIGHT OF WAY 28,97' AREAS
 28,97' AREAS

P.A.R.
 0.00

BUILDING AREA
 87,000 SQ FT
 BUILDING FOOTPRINT 200,000 SQ FT
 TOTAL BUILDING AREA 287,000 SQ FT

PARKING DATA
 PARKING: 1,000 SPACES
 (1,000 SPACES INCLUDING 100 SPACES)

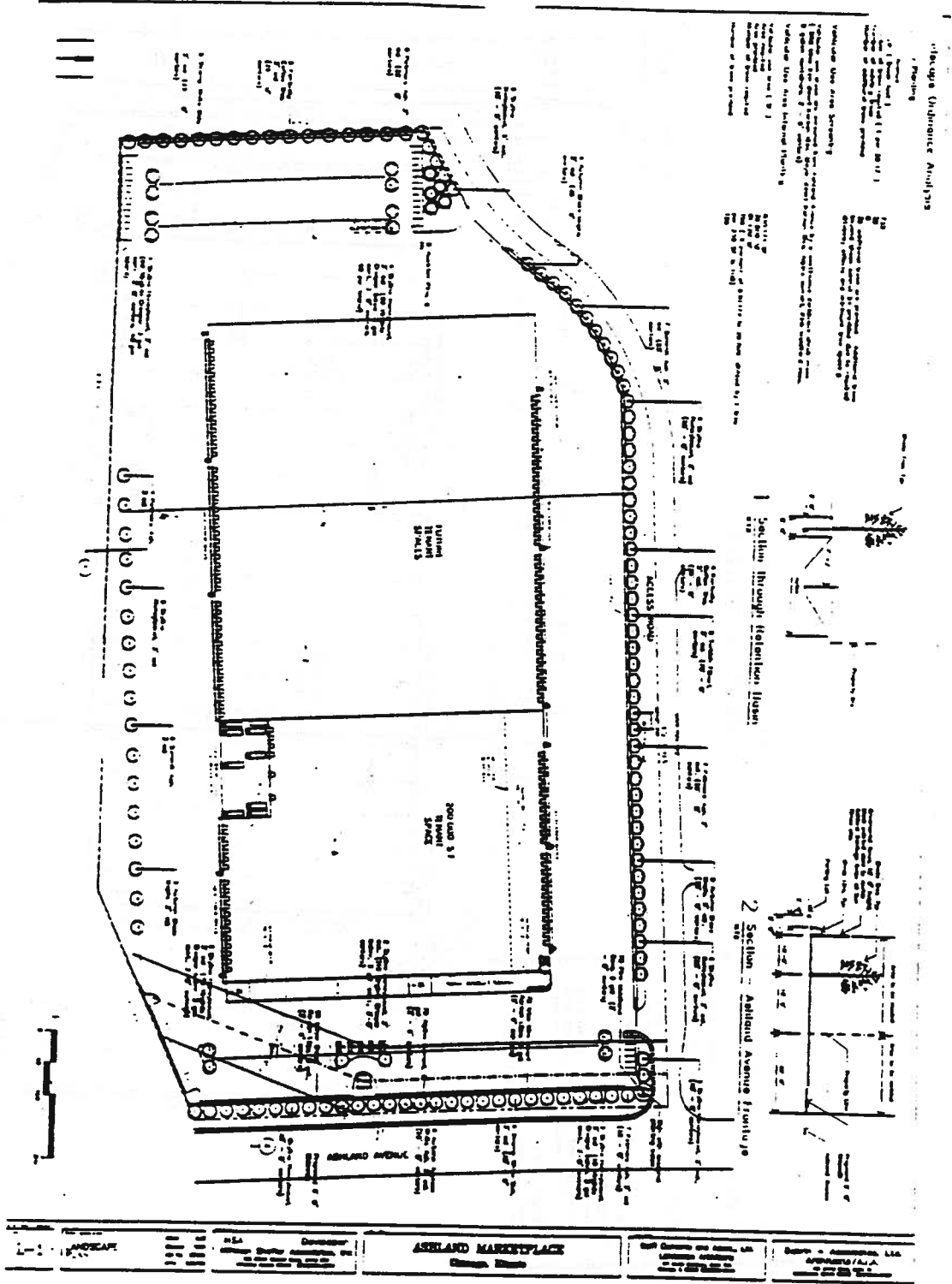
Site Plan
 1" = 200' 0"

Hoffman Shaffer Associates
 Developers
 100 N. WABASH AVENUE, SUITE 1000
 CHICAGO, ILLINOIS 60601

Kierulff Construction Corp
 Design / Build
 100 N. WABASH AVENUE, SUITE 1000
 CHICAGO, ILLINOIS 60601

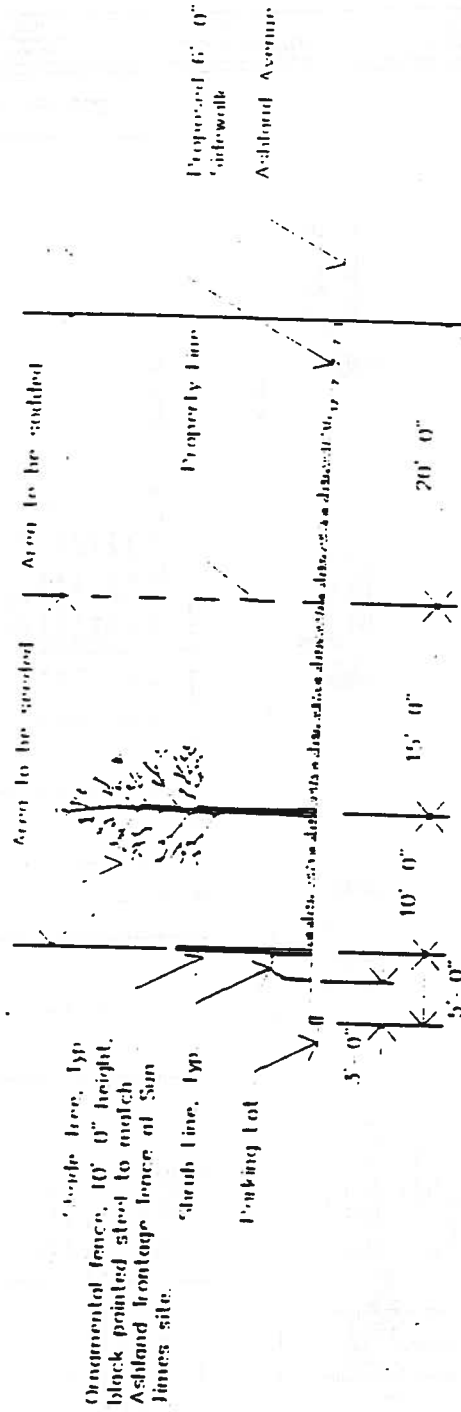
Dohlin Associates, Ltd.
 Architects / AIA
 100 N. WABASH AVENUE, SUITE 1000
 CHICAGO, ILLINOIS 60601

Landscape Plan.



<p>LANDSCAPE</p>	<p>ASHLAND MARKETPLACE</p>	<p>CHICAGO, ILLINOIS</p>	<p>DATE: 3/11/98</p>
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Landscape Plan And Details.
(Page 1 of 2)



Section Ashland Avenue Frontage

11/9

AMENDMENT OF CHICAGO ZONING ORDINANCE
BY RECLASSIFICATION OF AREAS SHOWN
ON MAP NUMBERS 5-I AND 9-O.

(Committee Meeting Held February 9, 1998)

The Committee on Zoning submitted the following report:

CHICAGO, March 11, 1998.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on February 9 1998, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of eight ordinances which were corrected and amended in their amended form. They are Application Numbers A-3824, TAD-193, 12201, 12143, TAD-191, TAD-192, 12208 and A-3899.

Please let the record reflect that I, William J.P. Banks, abstain from voting on Application Numbers 12187 and 12214 under the provisions of Rule 14.

At this time, I move that this report be immediately passed because time is of the essence, with the exception of Application Numbers TAD-193, A-3825, and 11518 which, I along with Alderman Ed Smith, move these items be deferred and published.

Again, I request that the record reflect that I abstain from voting on Application Numbers 12187 and 12214 under the provisions of Rule 14.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.