



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Christopher R. Hill  
Commissioner

121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190

(312) 744-2271 (FAX)

<http://www.ci.chi.il.us>

July 26, 1999

Mr. Robert Buono  
Robert Buono Law Offices  
400 West Huron Street  
Chicago, Illinois 60610

**Re:** Request for a minor changes to Waterway-  
Commercial Planned Development, No. 680  
**Proposal:** The construction of a one-story retail  
building. (North Avenue and Kingsbury Street  
Development)  
**Location:** 1596 N. Kingsbury/ 1025 W. North  
Avenue - Building # 2

Dear Mr. Buono:

Please be advised that your request for minor changes to Waterway-  
Commercial Planned Development No. 680, has been considered by  
the Department of Planning and Development pursuant to Section  
11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of  
the Planned Development.

In your letter received July 16, 1999, you requested that the Building  
Elevations as approved for the proposed one-story retail building  
(Building # 2) be modified with revised Building Elevations which  
reflect certain design modifications. Specifically, these changes  
include the elimination of an optional fifty (50) foot high tower, the  
addition of windows along the Kingsbury Street and river facades and  
a band of clerestory windows near the top of the building, and the  
expansion of the ground level aluminum and glass storefront along  
the parking lot elevation. Further, you requested a modification to the  
Site Plan to allow an exterior loading area on the south side of the  
proposed building along Weed Street. You indicated that this change  
is the result of the proposal for three (3) smaller size tenant spaces  
within this building rather than the one (1) larger retailer originally  
contemplated for this building and that such a change will generate

NEIGHBORHOODS

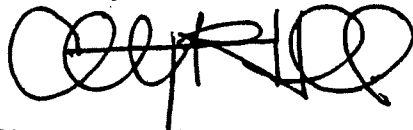


the use of smaller delivery vehicles rather than semi-truck tractor/trailer deliveries. The approved Site Plan originally depicted off-street loading directed off of Weed Street and into the interior of the proposed building.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute minor changes pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. While certain architectural features have been modified, the overall height of the proposed building has been reduced and the exterior building material remains the same. The proposed building would still be compatible with the rest of this development. In addition, the Department of Planning and Development has determined that since delivery trucks will be much smaller in size than originally expected, and that West Weed Street is primarily a service road used in connection with the manufacturing uses to south of this development, this change would be compatible with surrounding development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Waterway-Commercial Planned Development No. 680, I hereby approve the foregoing minor changes, but no other changes to Waterway-Commercial Planned Development No. 680.

Sincerely,

A handwritten signature in black ink, appearing to read "CHRISTOPHER HILL", written in a cursive style.

Christopher R. Hill  
Commissioner

cc: Jack Swenson  
Paul Woznicki  
Philip Levin  
Michael A. Marmo

*Reclassification Of Area Shown On Map Number 3-G.*  
(As Amended)  
(Application Number 12258)

*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 M3-4 Heavy Manufacturing District symbols and indications as shown on Map Number 3-G in the area bounded by:

West North Avenue; North Kingsbury Street; a line 395.7 feet southeasterly of West North Avenue, as measured at the southerly right-of-way of North Kingsbury Street and perpendicular thereto; the northerly dock line of the north branch canal of the Chicago River; and a line 147.5 feet east of the center of North Cherry 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. That the Chicago Zoning Ordinance be amended by changing all the C2-1 Restricted Commercial District symbols and indications established in Section 1 above to the designation of a Waterway-Commercial Planned Development which is hereby established in the area above described, subject to such use and bulk regulations set forth therein.

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 read as follows:

*Waterway-Commercial Planned Development Number 680.*

*Plan Of Development Statements.*

1. The area delineated herein as Waterway-Commercial Planned Development (the "Planned Development") consists of approximately one hundred three thousand seven (103,007) net square feet (two and thirty-six hundredths (2.36) acres) (the "Property") and is owned or controlled by the applicant, The Clare Group, Ltd., an Illinois corporation (the "Applicant").
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees



- (collectively, "Affiliates"). Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision or parcels, shall require separate submittal on behalf of the Applicant or its Affiliates and approval by the City Council of the City of Chicago (the "City Council").
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its Affiliates and, if different than the Applicant, the legal title holders and ground lessors, if any. All rights granted hereunder to the Applicant shall inure to the benefit of the Affiliates 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 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 and any ground lessors.
  4. This Plan of Development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line, Boundary Map; a Site Plan (the "Site Plan"), Building Elevation Plans (the "Elevation Plans"), Landscape Plan (the "Landscape Plan") and Sign Plan (the "Sign Plan"), each dated June 16, 1998 prepared by Pappageorge/Haymes, Ltd.. The Site Plan, Elevation Plans, Landscape Plan and Sign Plan are sometimes collectively hereinafter referred to as the "Plans". Full-size sets of the Plans are on file with the Department of Planning and Development ("D.P.D."). The Planned Development is applicable to the area delineated hereto and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of the City 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 "Waterway-Commercial Planned Development". All uses permitted in the C2-1 General Commercial District, except residential and drive-through uses shall be prohibited.
  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 Commissioner of the D.P.D.. One (1) pylon sign shall be permitted within the Planned Development in general conformance with the attached Signage Pylon plan.

7. Any service drives or other ingress or egress shall be adequately designated and paved in accordance with the regulations of the City of Chicago Department of Transportation ("C.D.O.T.") in effect at the time of construction and compliance with the Municipal Code, 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 "C.D.O.T." and the D.P.D.
8. In addition to the maximum height of any building or any appurtenance thereto prescribed in this Planned Development, the height of any improvements shall also be subject to 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. Improvements to the Property shall be designed, installed and maintained in substantial conformance with the Plans dated June 16, 1998. The landscaping shall be designed, installed and maintained at all times in conformance with the Landscape Plan dated June 16, 1998 and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance and quality of Chicago's waterways, and, wherever possible, establishing a continuous landscaped walkway and bicycle path along Chicago's waterways. To further these goals, the Applicant agrees to set back all buildings to a minimum of thirty (30) feet from the top of slope along the riveredge as depicted on the Site Plan. Notwithstanding any provision of this Planned Development, the requirement that a paved pathway and public access be provided along the riveredge shall not be construed to require the Applicant to permit the public use of such pathway or 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, prescriptive or constructive easements.
12. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the D.P.D., upon the

application for such a modification by the Applicant and after a determination by the Commissioner of the D.P.D. that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modifications of the requirements of this statement by the Commissioner of the D.P.D. 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 or an increase in the maximum percent of land coverage.

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 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 D.P.D.
14. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access through the Property. Plans for all building and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disability. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
15. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, or if this Planned Development expires under the provision of this Statement 15, then the Zoning at this Property shall automatically revert to that of the pre-existing M3-4 Heavy Manufacturing District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Property Line and Boundary Map; Site and Landscape Plan; Building Elevation Drawings; Site Sections A and B; Riverwalk Setback Analysis and North Avenue and Kingsbury Street Development referred to in these Plan of Development Statements printed on pages 73339 through 73346 of this Journal.]

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

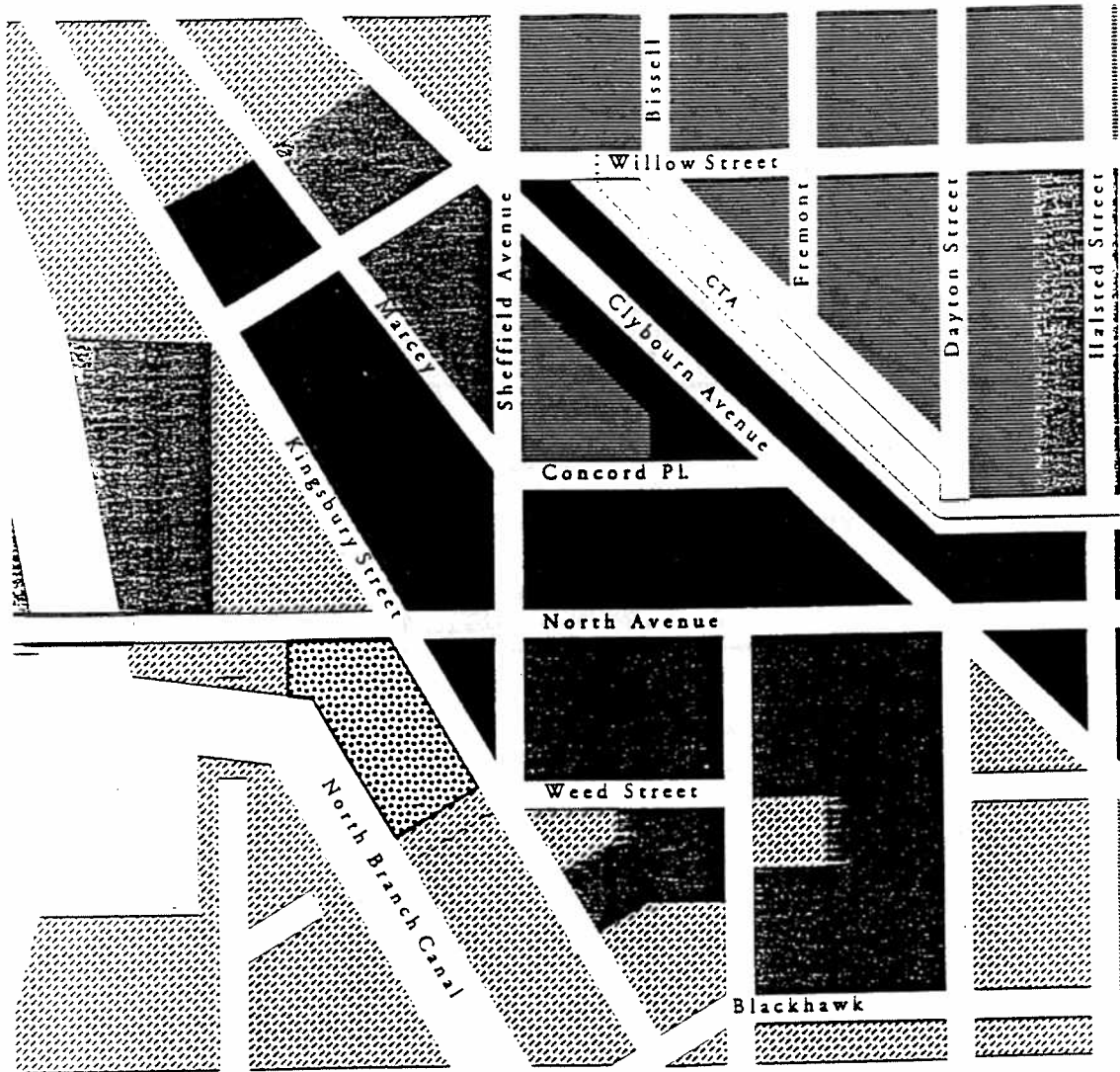
*Waterway-Commercial Planned Development Number 680.*

*Bulk Regulations And Data Table.*






|  | Net Site Area<br>Square Feet/Acres | Floor Area<br>Ratio | Off-Street<br>Parking | Off-Street<br>Loading  |
|--|------------------------------------|---------------------|-----------------------|--|
| Total:   | 103,007/2.36                       | 0.45                | 114                   | 2  |
| Gross Site Area = Net Site Area +<br>Area in Public Way: |                                    |                     |                       | 141,500 square feet (3.25 acres) =<br>103,007 square feet (2.36 acres) +<br>38,493 square feet (0.88 acres). |
| Minimum Number of Parking<br>Spaces:                     |                                    |                     | 114.                  |  |
| Minimum Number of Loading<br>Berths:                     |                                    |                     | 2.                    |  |
| Maximum Floor Area Ratio:                                |                                    | 0.45.               |                       |  |
| Maximum Percent of Site<br>Coverage:                     |                                    |                     |                       | In accordance with the Site Plan.  |
| Minimum Required Building<br>Setbacks:                   |                                    |                     |                       | In accordance with the Site Plan.  |
| Maximum Permitted Building<br>Heights:                   |                                    |                     |                       | In accordance with the Elevation<br>Plans.   |

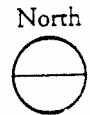


Existing Land-Use Map.

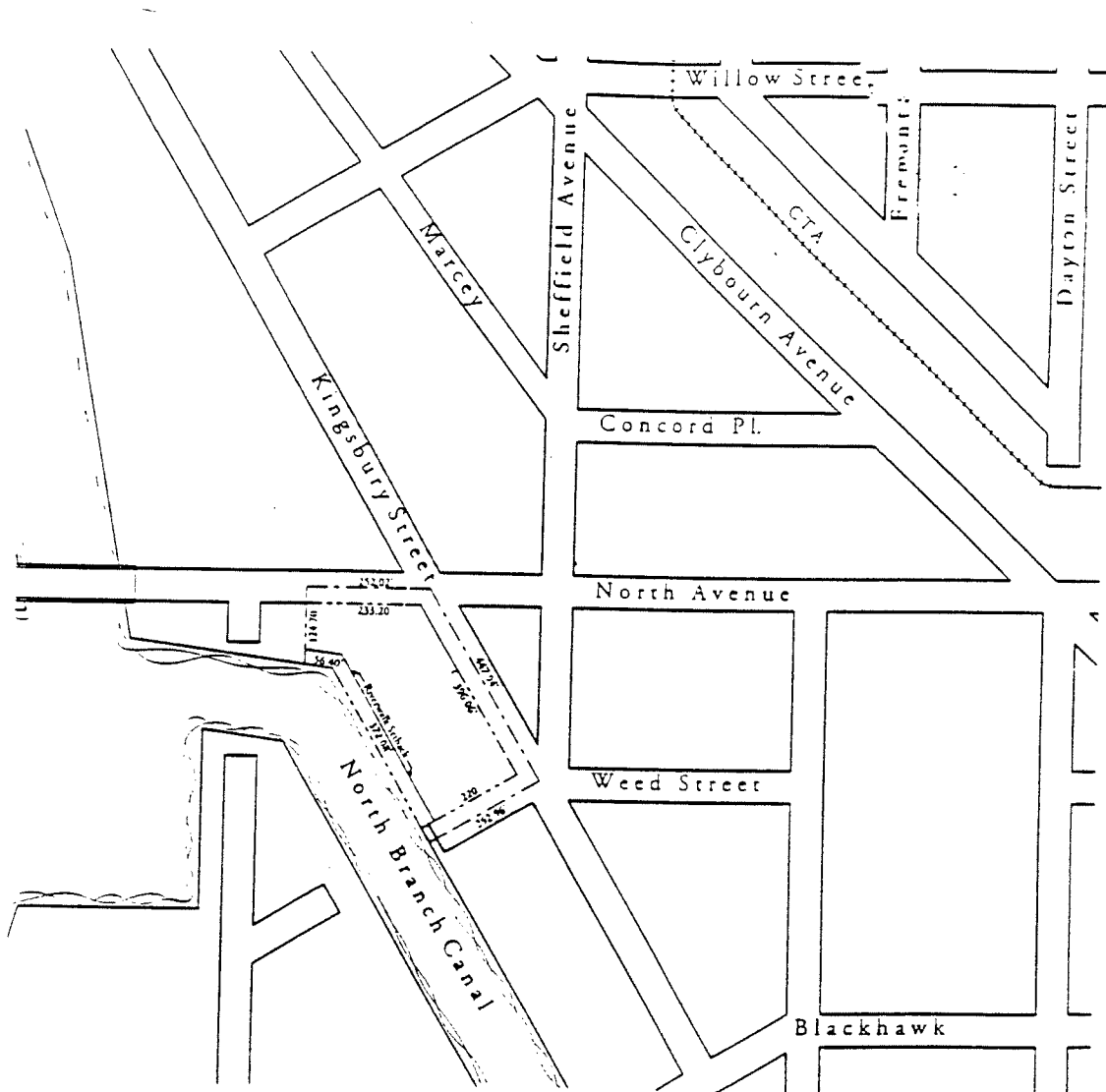


APPLICANT: The Clare Group Ltd.  
 ADDRESS: 1025 W. North Ave.  
 DATE: June 16, 1998

-  Business
-  Commercial
-  Manufacturing
-  Residential
-  Subject Site



Planned Development Property Line And Boundary Map.



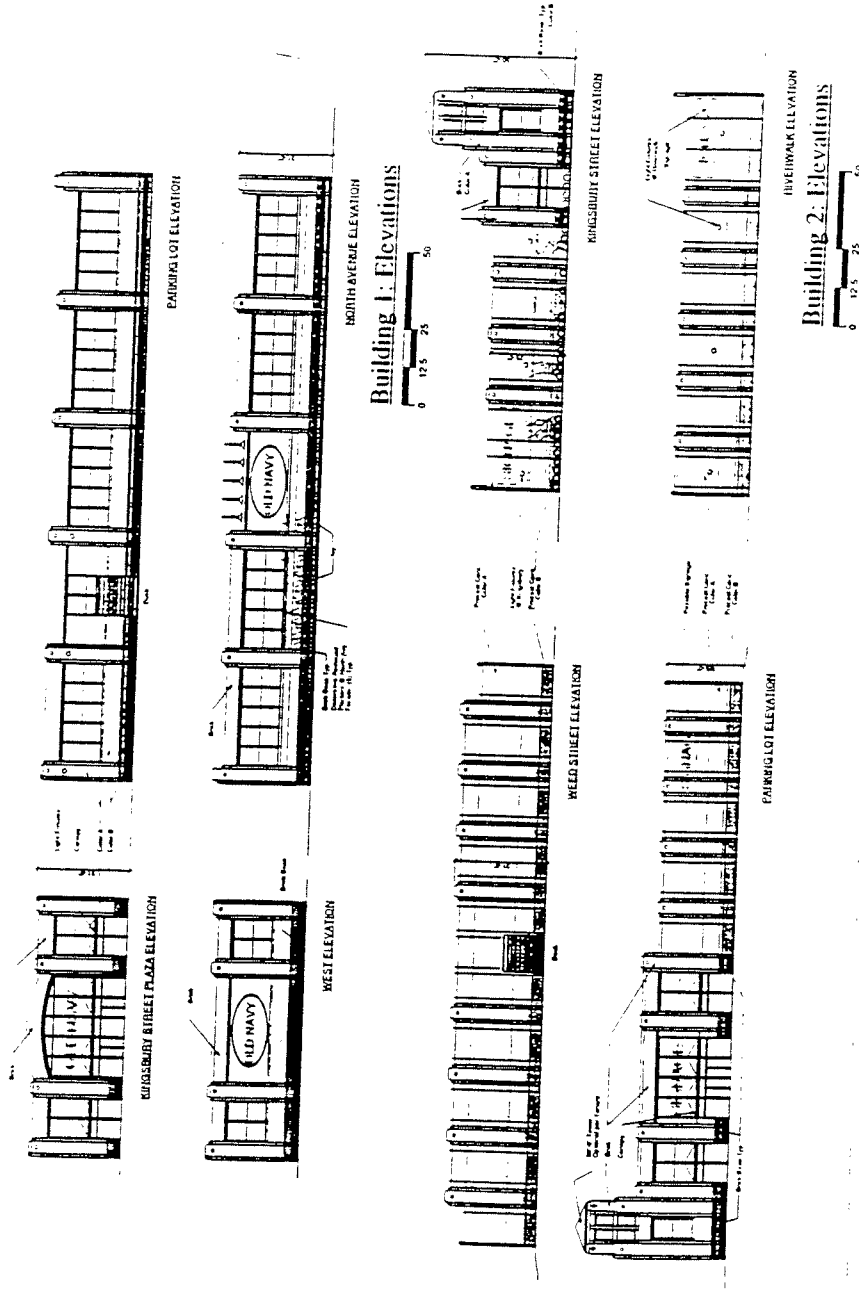
APPLICANT: The Clare Group Ltd.  
 ADDRESS: 1025 W. North Ave.  
 DATE: June 16, 1998

- - - - - Dimensioned Property Line  
 - - - - - Planned Development Boundary

North



Building Elevations.

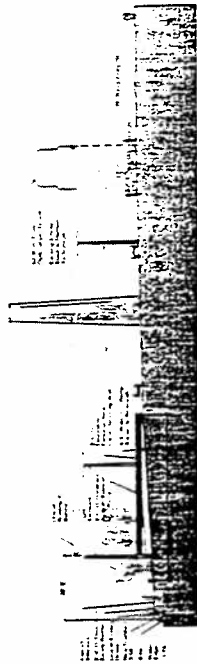


Applicant: The Chase Group, Ltd  
 Address: 1075 W. North Ave  
 Date: Revised June 10, 1978

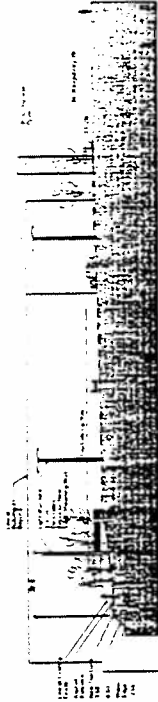
NORTH AVE. & KINGSBURY ST. DEVELOPMENT

PAPPAGEORGIS-LEAYNE LTD  
 ARCHITECTS

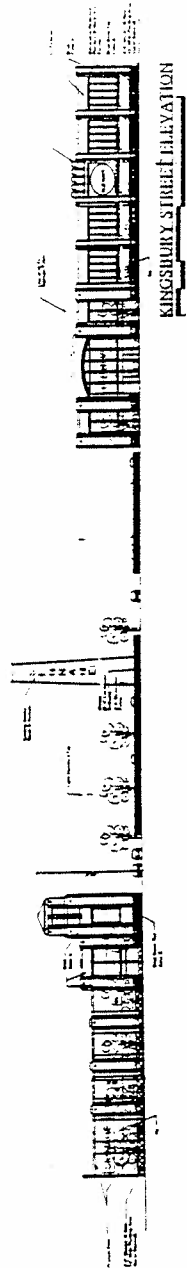
Site Sections A And B.



Site Section A



Site Section B



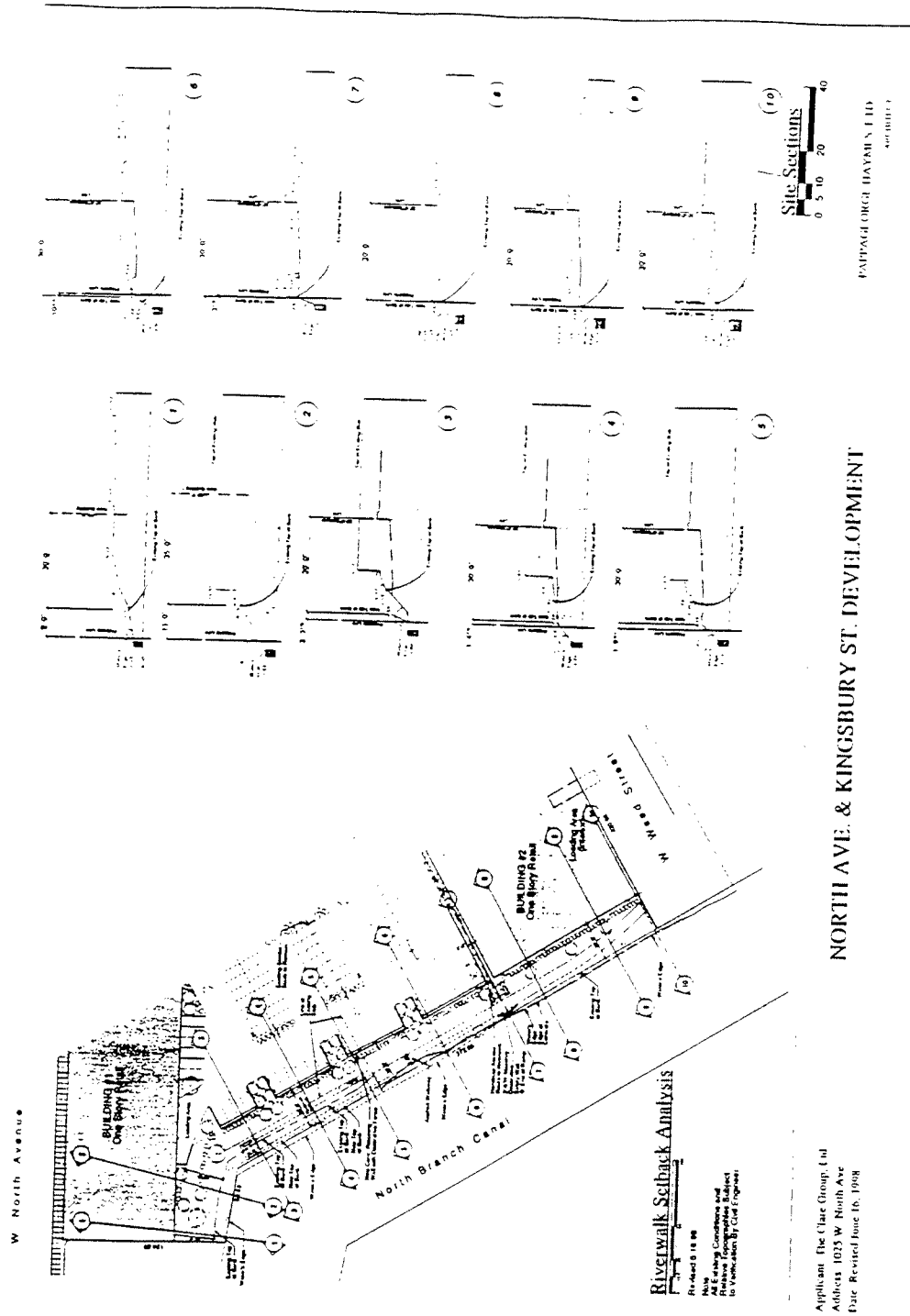
KINGSBURY STREET ELEVATION

Applicant: The Clark Group Ltd  
 Address: 1025 W North Ave  
 Date Revised: June 16, 1998

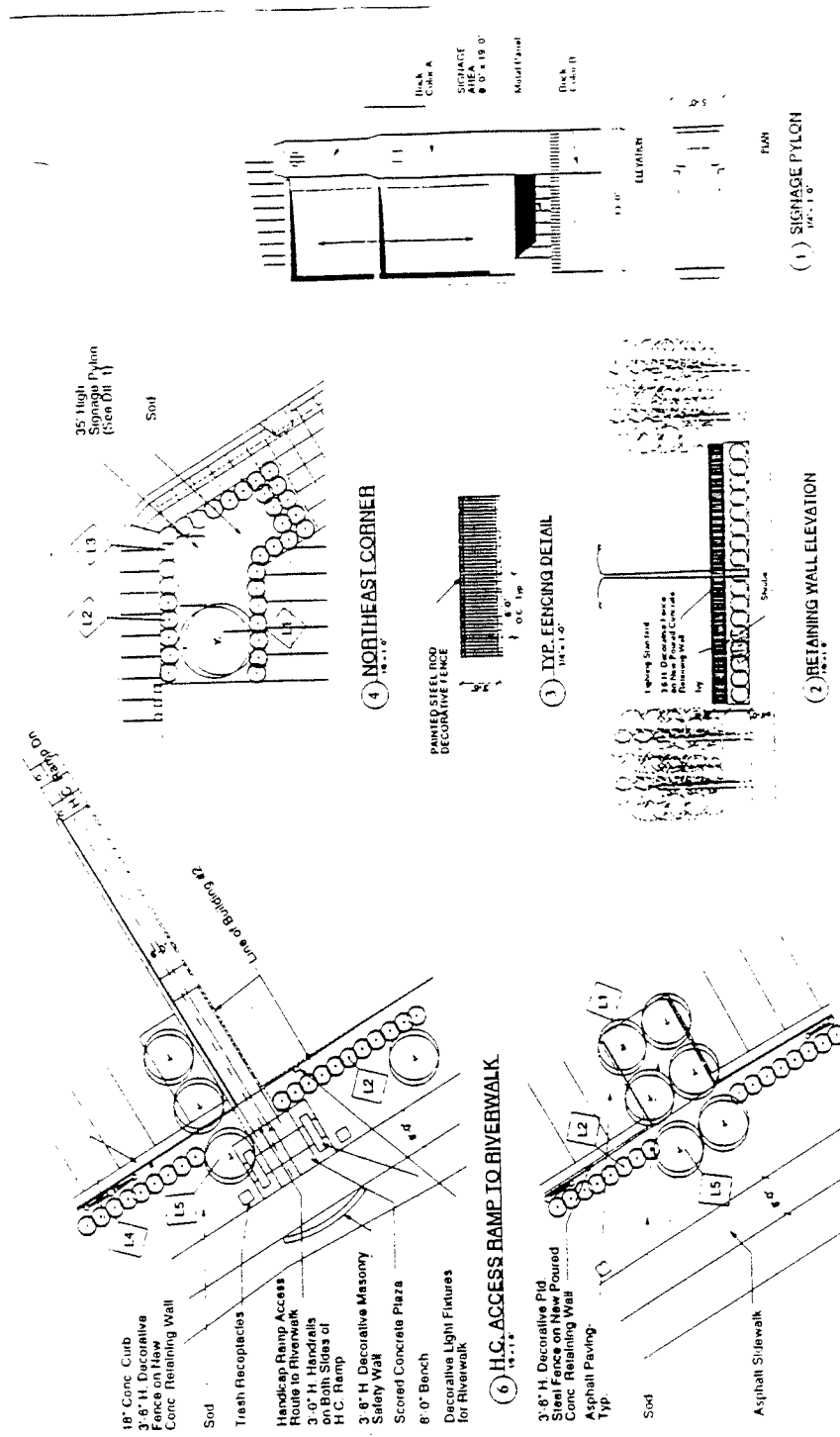
NORTH AVE. & KINGSBURY ST. DEVELOPMENT

PAPPAGLORCH HAYES & LTD  
 ARCHITECTS

Riverwalk Setback Analysis.



North Avenue And Kingsbury Street Development.



PAPPALOGRO HAYMS LTD  
ARCHITECTS

NORTH AVE. & KINGSBURY ST. DEVELOPMENT

Applicant: The Clear Group, Ltd  
Address: 102A W. North Ave  
Date Received: June 16, 1998