

AMENDMENT OF CHICAGO ZONING ORDINANCE BY
 RECLASSIFICATION OF AREAS SHOWN ON MAP
 NUMBER 2-F, AS AMENDED.
 (Application Number 12502)

On motion of Alderman Burke, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of the City Council of November 4, 1998, pages 81587 and 81588 recommending that the City Council pass the proposed ordinance printed on pages 81588 through 81593 which amends the Chicago Zoning Ordinance by reclassifying the area shown on Map Number 2-F.

On motion of Alderman Banks, the said proposed ordinance was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Holt, Lyle, Beavers, Dixon, Shaw, Buchanan, Balcer, Frias, Olivo, Burke, Coleman, Peterson, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schuler, M. Smith, Moore, Stone -- 49.

Nays -- None.

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

The following is said ordinance as passed:

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

RBPD 698

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B7-7 General Central Business District symbols and indications as shown on Map Number 2-F in the area bounded by:

a line 150.77 feet north of and parallel to West Van Buren Street; South Plymouth Court; West Van Buren Street; and South Dearborn Street, to the point of beginning,

to those of a Residential Business Planned Development and a corresponding use district is hereby established in the area above described.

11/18/98

UNFINISHED BUSINESS

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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:

Residential-Business Planned Development Number 698.

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development consists of a net site area of approximately twenty-four hundredths (0.24) acres (ten thousand six hundred fifteen (10,615) square feet) which is controlled by Kenard Corporation ("Applicant") for purposes of this Residential-Business Planned Development.
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Plan of Development. Any dedication or vacation of streets or alleys or easements or adjustments of right-of-ways or consolidation or resubdivision of parcels shall require 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 applicable within this Planned Development shall be binding upon the Applicant, its successors and assigns and if different than the Applicant, the owners of all the property within the Planned Development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the Planned Development, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, 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, 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 by the Applicant, the owners of all the property within the Planned

Development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the Planned Development. No amendment may be sought without written approval by the homeowners association.

4. This Plan of Development consists of these fourteen statements, a Bulk Regulations and Data Table; a Planned Development Boundary and Property Line Map; an Existing Zoning and Land-Use Map; and a Site/Landscape Plan; dated October 15, 1998, prepared by Fitzgerald Associates Architects, which are all incorporated herein. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. This Plan of Development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a Planned Development. These and no other zoning controls shall apply to the area delineated herein.
5. The following uses shall be permitted within the areas delineated herein:

Multi-Family Dwelling Units; business uses as permitted within the B7-7 District on floors one (1) and two (2) only; and related uses.
6. Identification and business 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 within the Planned Development subject to review and approval of the Department of Planning and Development.
7. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking or storage of garbage receptacles within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development subject to review of the Departments of Transportation and Planning and Development.

- 8.. In addition to the maximum height of any building or any appurtenance attached thereto the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
10. Improvements of the property, including landscaping and all entrances and exits shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table and the Site Plan attached hereto and made a part hereof. Prior to Part II approval, applicant will work with required City agencies to determine if trees may be placed in the grates in the sidewalk. Landscaping, where feasible, shall be installed and maintained at all times in accordance with the Site/Landscape Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Installation of parkway landscaping is subject to review and permit by any departments or agencies required to approve same. If not feasible, landscaping shall be provided in planters as shown on the Site/Landscape Plan.
11. The building shall be cleaned and restored and new windows shall be installed. The existing fire-escape shall be removed. All physical improvements to the exterior of the building including any roof additions shall require approval of the Chicago Commission on Landmarks.
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 written request for such 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 is consistent with the nature of the improvements contemplated in this planned development. 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.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables and maximizes universal access throughout the property.

Plans for all buildings 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 disabilities and to promote the highest standard of accessibility. 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.

14. If substantial interior construction and exterior cleaning of the building has not yet begun with the Planned Development within six (6) years of the date of passage of the Planned Development, the zoning of that property shall revert to the B7-7 General Central Business District. The six (6) 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.

[Existing Zoning and Land-Use Map; Planned Development Boundary and Property Line Map; and Site/Landscape Plan referred to in these Plan of Development Statements printed on pages 85568 through 85570 of this Journal.]

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

Residential-Business Planned Development Number _____.

Bulk Regulations And Data Table.

Gross Site Area: 26,899 square feet (.62 acres)

Net Site Area:

Gross Site Area (26,899 square feet/.62 acres) - Area in Public and Private Streets and Alleys (16,284 square feet) = Net Site Area of 10,615 square feet (.24 acres).

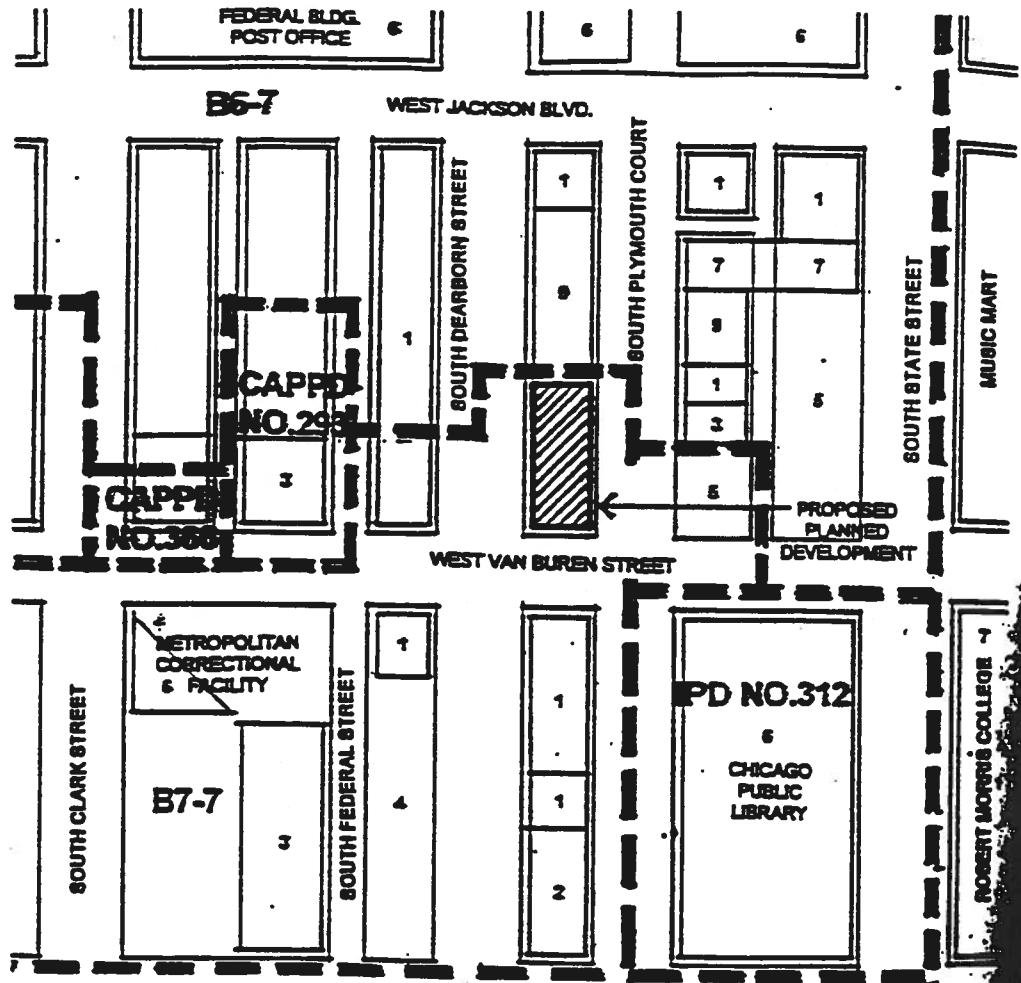
Maximum Floor Area Ratio:	20.0.
Maximum Number of Residential Units:	190 units.
Maximum Commercial/Retail Space:	22,000 square feet (gross area).
Maximum Site Coverage:	In accordance with Site Plan.
Minimum Number of Off-Street Parking Spaces:	0.
Minimum Building Setbacks:	In accordance with Site Plan.
Maximum Building Height:	In accordance with Building Elevations.

AMENDMENT OF CHICAGO ZONING ORDINANCE
BY RECLASSIFICATION OF AREA
SHOWN ON MAP NUMBER 7-H.
(Application Number 12527)

On motion of Alderman Burke, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of the City Council of November 4, 1998, pages 81587 and 81588, recommending that the City Council pass the proposed ordinance printed on page 81593 which amends the Chicago Zoning Ordinance by reclassifying the area shown on Map Number 7-H.

(Continued on page 85571)

Existing Zoning And Land-Use Map.



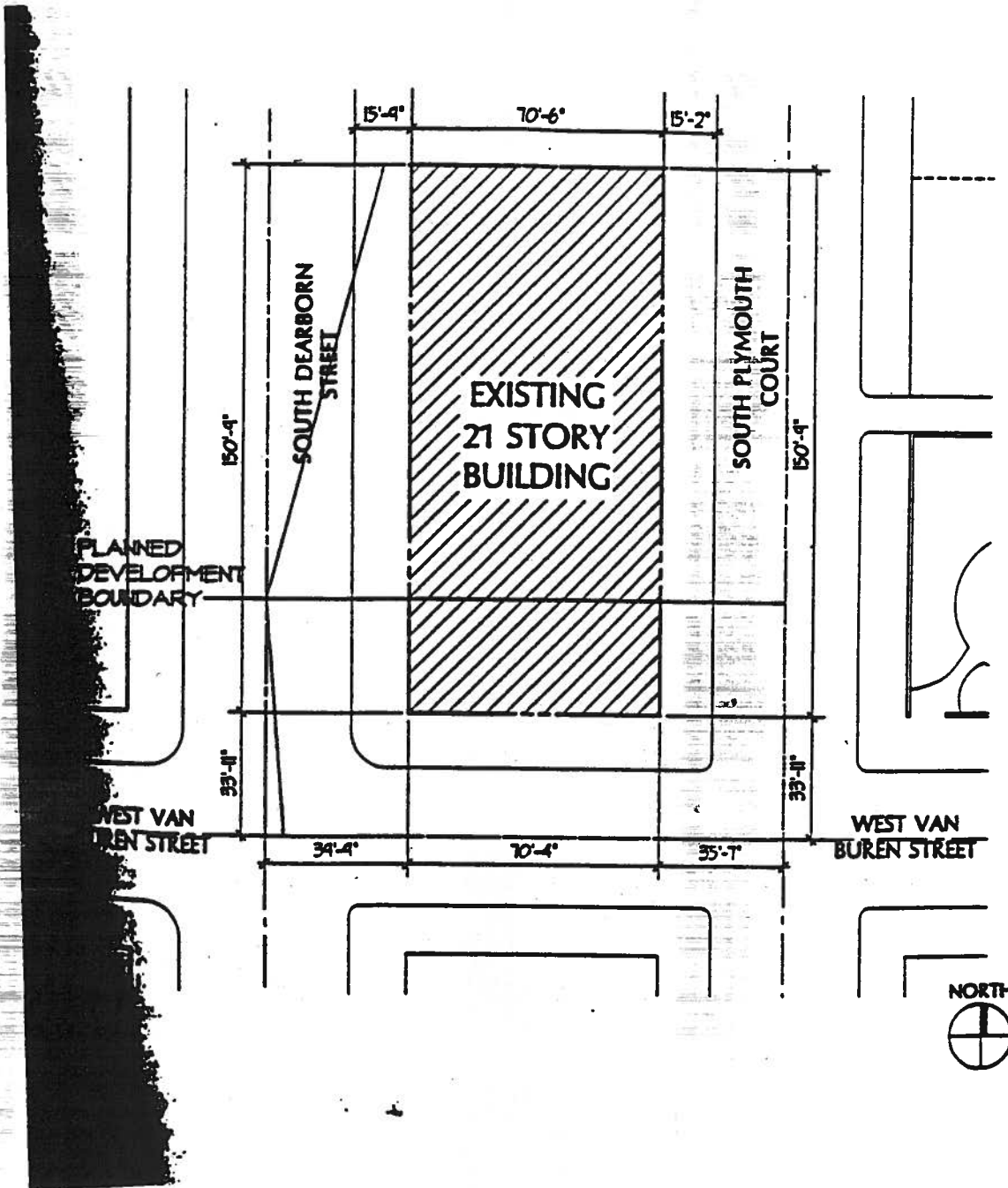
LEGEND

- 1 - BUSINESS
- 2 - RESIDENTIAL
- 3 - PARKING STRUCTURE
- 4 - SURFACE PARKING
- 5 - PUBLIC OPEN SPACE
- 6 - PUBLIC BUILDING
- 7 - SCHOOL
- 8 - HOTEL
- 9 - PRIVATE CLUB

WEST CONGRESS PKWY.



Planned Development Boundary And Property Line.



Site/Landscape Plan.

