

(Continued from page 26049)

West Van Buren Street; South Canal Street; West Tilden Street; and a line 150.10 feet west of and parallel to South Canal Street,

to those of a C3-6 Commercial 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.

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

(Application Number 12864) WMPD 736

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 Planned Manufacturing District Number 3 symbols and indications as shown on Map Number 3-G in the area bounded by:

West Division Street; North North Branch Street; a line from a point on North North Branch Street approximately 200 feet south of the intersection of West Division Street and North North Branch Street, to a point 255 feet south of the southerly right-of-way line of West Division Street and 323.46 feet southwest of the westerly right-of-way line of North North Branch Street; and the easterly dock line of the north branch of the Chicago River,

to those of Waterway Manufacturing Planned Development Number ___ 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 Statements herewith attached and made a part hereof 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:

Waterway Manufacturing Planned Development Number 736.

Plan Of Development Statements.

1. The area delineated herein as Waterway Manufacturing Planned Development Number 736 (the "Planned Development") consists of approximately seventy-five thousand two hundred two (75,202) net square feet (one and seventy-three hundredths (1.73) acres) of property which is depicted on the attached Planned Development Property Line and Boundary Map (the "Property") and is owned by the applicant, Loeber Motors, Inc., an Illinois corporation.
2. The applicant shall obtain all applicable official reviews, approvals or permits which are required to implement this Plan of Development. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the applicant, 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 titleholders and any ground lessors. 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 titleholder 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 other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the applicant, or its successors or assigns. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interest or obligations therein, and upon any such alienation, sale or other transfer, the transferee shall assume all rights and obligations hereunder and the transferor shall be relieved of all rights and obligations hereunder.
4. This Plan of Development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property Line and Boundary Map; and a Site Plan ("Site Plan"), a Landscape Plan ("Landscape Plan"), and

Exterior Elevations ("Exterior Elevations") prepared by Pence-Schwartz and Associates, Inc., all dated January 6, 2000, which are all incorporated herein. Full-sized copies of these plans are on file with the Department of Planning and Development. 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. These and no other zoning controls shall apply to the Property.

5. The following uses shall be permitted within the Planned Development: all permitted uses in Planned Manufacturing District Number 3, off-site accessory parking (no distance requirement), offices, radio and television broadcasting stations and offices, and accessory uses. No automobile sales shall be permitted within the Planned Development.
6. Business signs, 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 Department of Planning and Development.
7. 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. Any changes to ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Ingress and egress to the proposed parking garage is contemplated from North North Branch Street.
8. In addition to the maximum height of the building and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements also shall be subject to height limitations established by the Federal Aviation Administration.
9. The maximum permitted floor area ratio for the property shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio calculations and floor area measurements, the definition in the Chicago Zoning Ordinance shall apply; provided, however, that, notwithstanding the foregoing, space devoted to mechanical equipment and non-accessory parking, if any, shall not be counted as floor area.

10. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the plans and exhibits described in Statement 4 above. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The terms, conditions and exhibits 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 after 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. Any such modification of the requirements of the Planned Development 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 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."). Copies of these standards may be obtained from the Department of Planning and Development.
13. 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 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. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) 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 shall automatically revert to the pre-existing Planned Manufacturing District Number 3 District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Property Line and Boundary Map; Site Plan; Landscaping Plan; Planting Schedule; and Exterior Elevation referred to in these Plan of Development Statements printed on pages 26068 through 26075 of this Journal.]

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

Waterway Manufacturing Planned Development Number 736.

Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area = Net Site + Area Remaining in Public Right-of-Way: ± 95,502 gross square feet (2.19 acres) = ± 75,202 net square feet + 20,300 square feet in public right-of-way.

Maximum Permitted

Floor Area Ratio: 3.0.

Minimum Setbacks from

Property Line: In accordance with the Site Plan.

Minimum Number of
Parking Spaces:

Only required for ground floor uses
and shall be provided in accordance
with the requirements of Planned
Manufacturing District Number 3.

Minimum Number of Loading
Docks:

2.

Maximum Percentage of
Land Covered:

In accordance with the Site Plan.

Maximum Building Height:

In accordance with the Exterior
Elevations.

*Reclassification Of Area Shown On Map Number 7-H.
(Application Number 12875)*

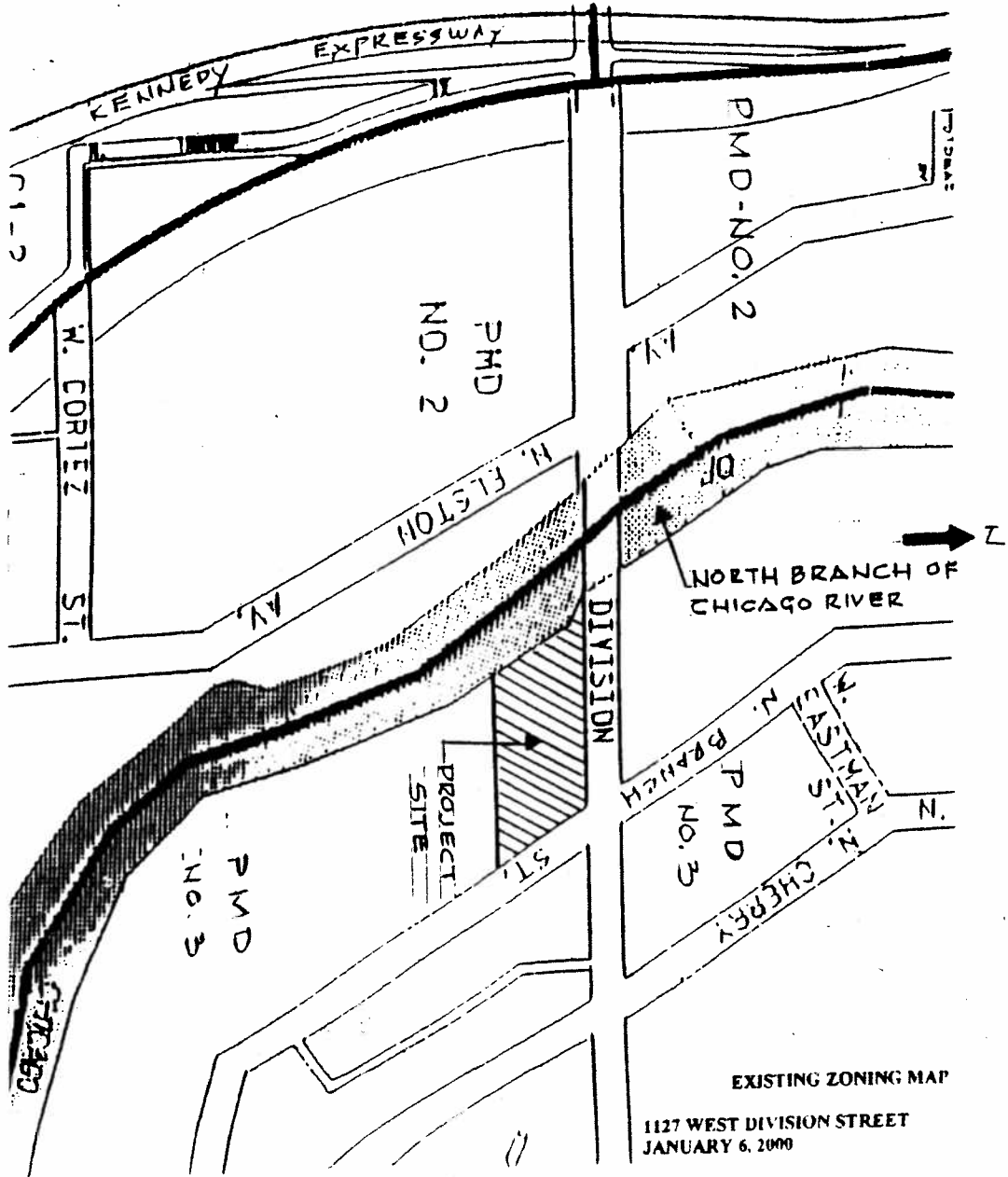
Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 7-H in the area bounded by:

a line from a point 263.80 feet northwest of the intersection of the alley next easterly of the Chicago and Northwestern Railway right-of-way and the alley next southwesterly of North Clybourn Avenue, as measured along the southwesterly line of the alley next southwesterly of North Clybourn Avenue, to a point 392.25 feet north of West Fullerton Avenue, as measured along the easterly line of the Chicago and Northwestern Railway right-of-way; the alley southwesterly of North

(Continued on page 26076)

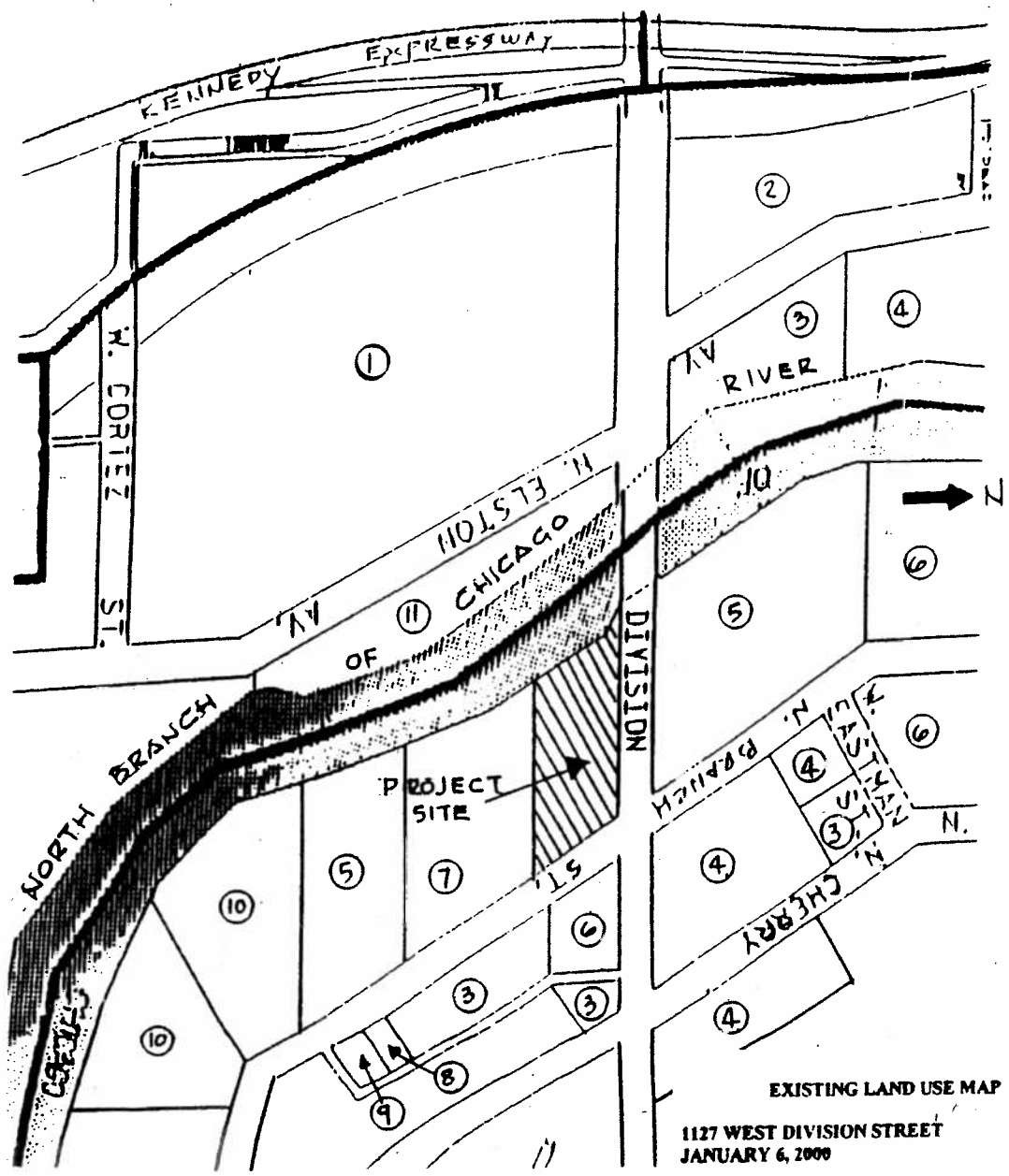
Existing Zoning Map.



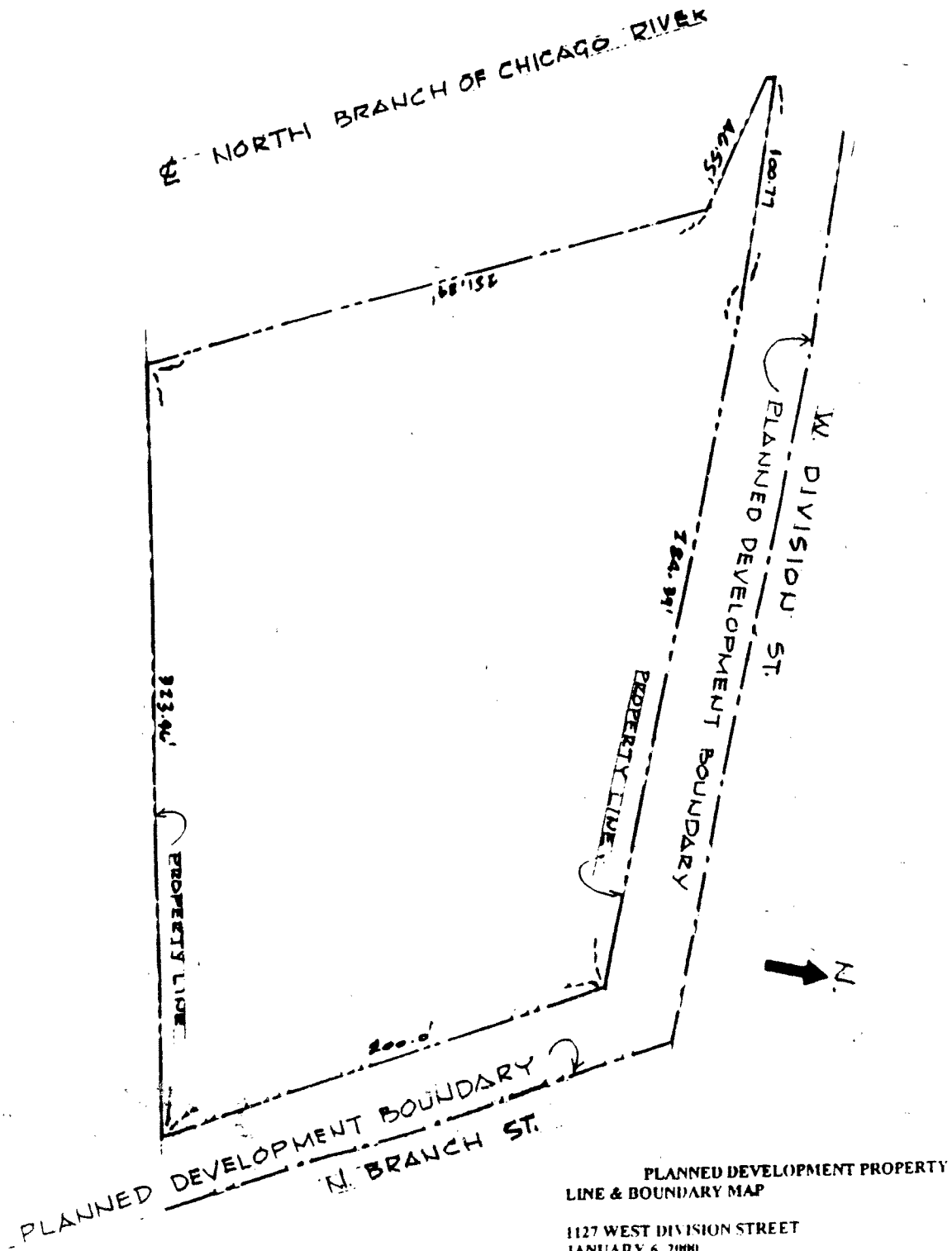
Existing Land-Use Map.

LEGEND

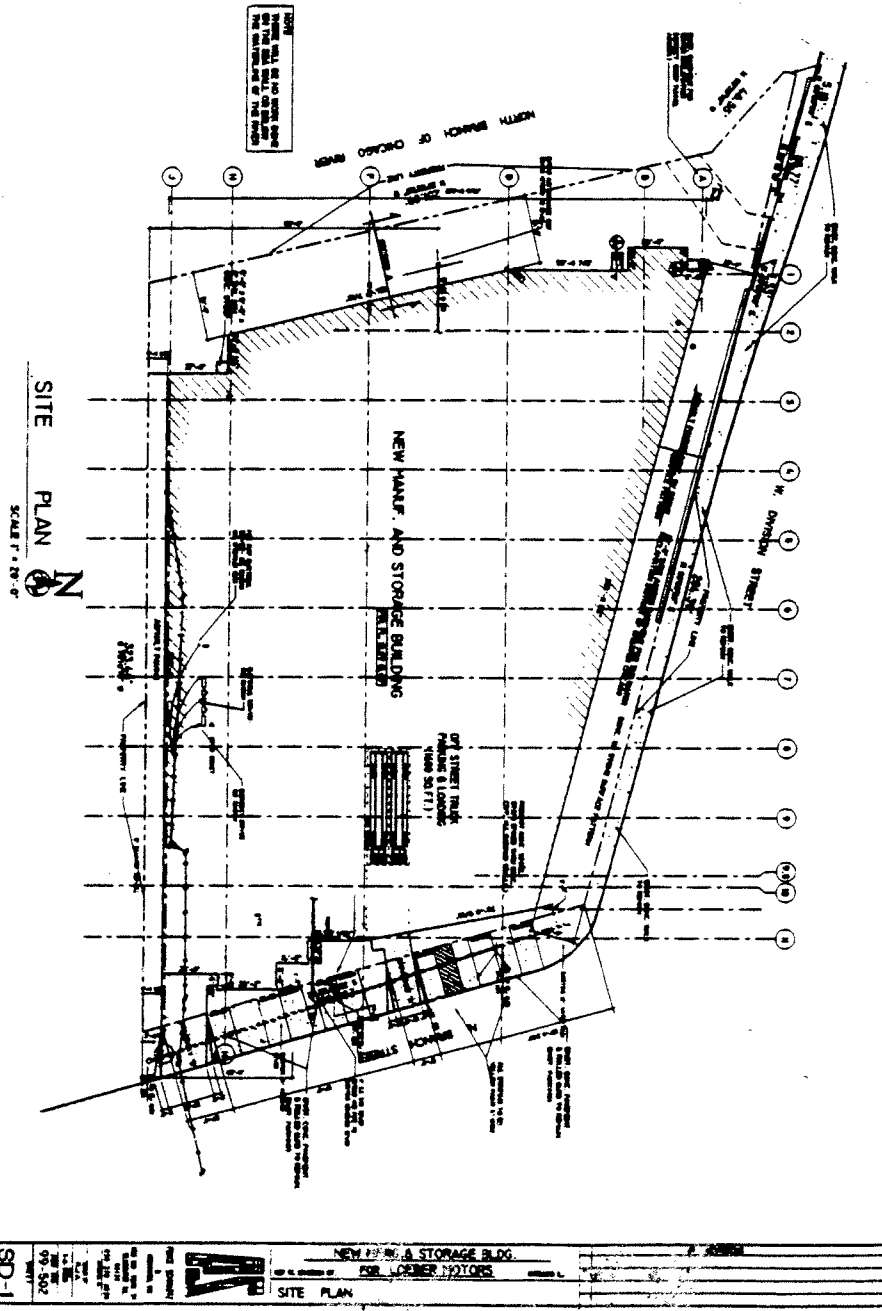
- | | |
|-----------------------------|---|
| 1. PEOPLES GAS CO. | 7. 42nd & 32nd WARD SANITATION DISTRICT |
| 2. AUTO DEALER | 8. HOUSE |
| 3. PARKING LOT | 9. NIGHT CLUB |
| 4. OFFICE/WAREHOUSE | 10. VACANT |
| 5. LEVY DISTRIBUTION CENTER | 11. MARINA & RESTURANT |
| 6. MANUFACTURING | |



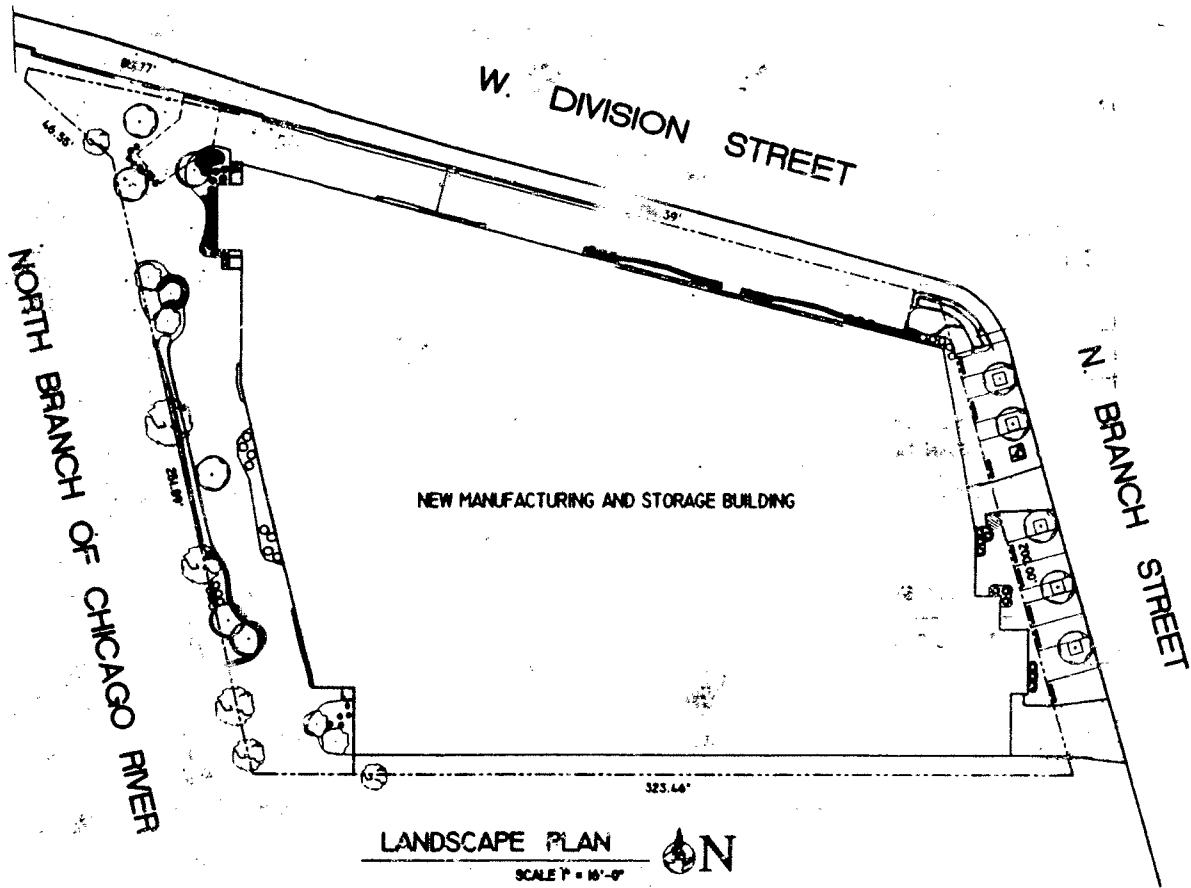
Planned Development Property Line And Boundary Map.



Site Plan.



Landscape Plan.

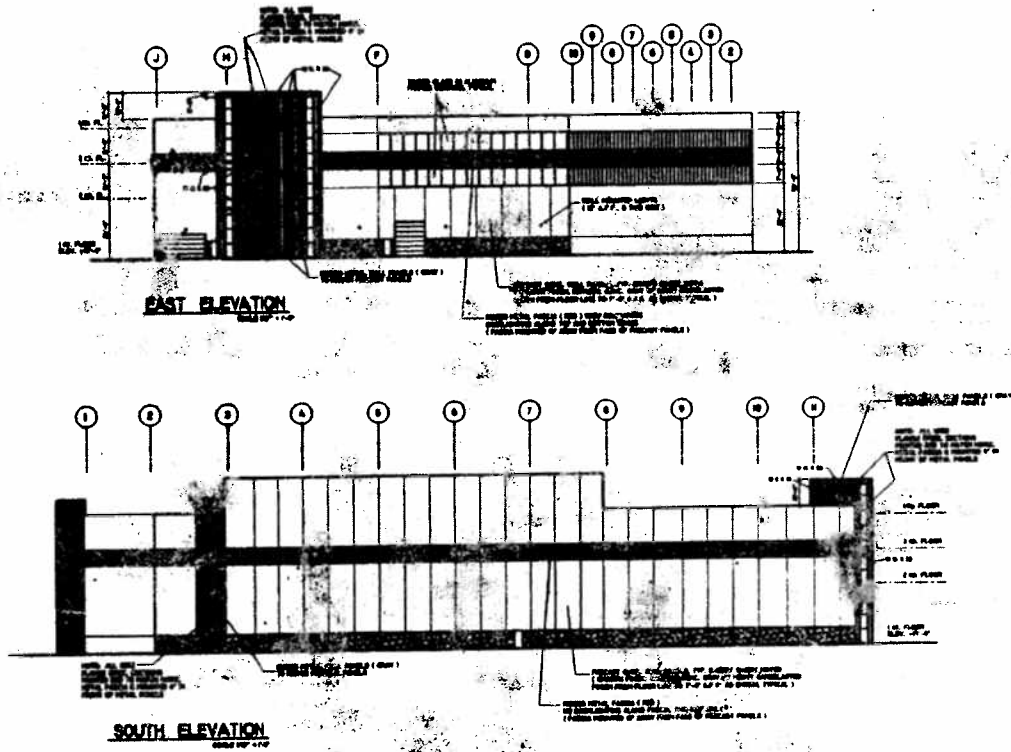


NEW MFG. & STORAGE BLDG.
PRELIMINARY LAYOUT
SITE LAYOUT
LANDSCAPE PLAN
SD-3

Planting Schedule.

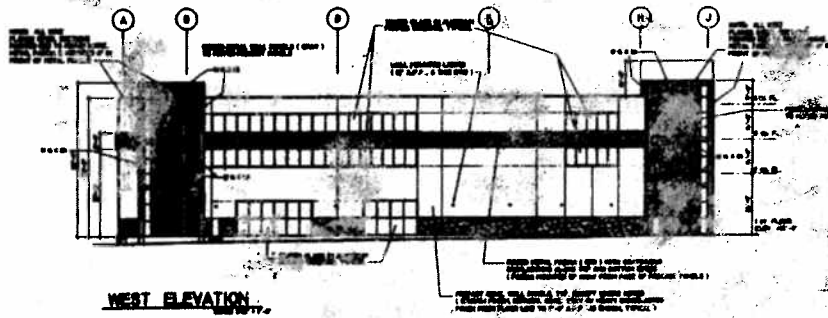
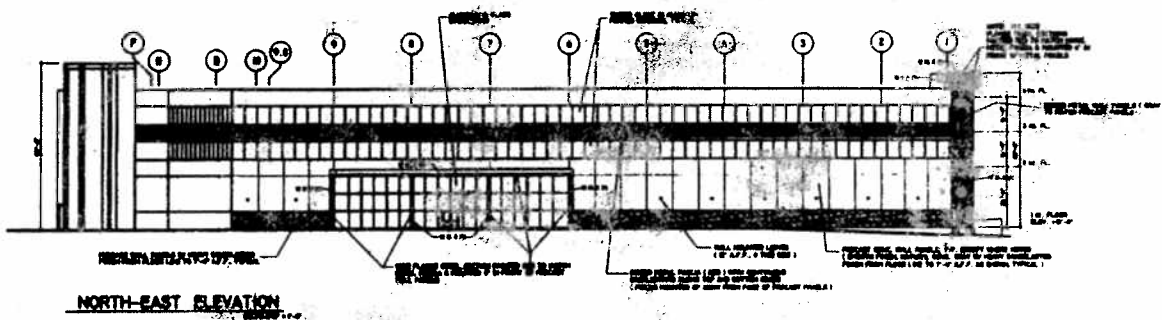
PLANTING SCHEDULE							
NO	QTY.	NAME	BOTANICAL NAME	SIZE	COND	MAT. SIZE	REMARKS
A	(5)	SHADBLOW SERVICEBERRY	AMELANCHIER CANADENSIS	8'	B&B	12' / 10'	DEEP GREEN LEAFS THAT TURN YELLOW & RED IN FALL
B	(3)	RIVER BIRCH	BETULA NIGRA	3'	B&B	50 / 30	
C	(16)	YOUNGSTOWN JUNPER	JUNIPERUS HORIZONTALIS	2 GAL.		12"	A LOW-SPREADING EVERGREEN RAPID GROWER
D	(8)	MUGO PINE	PINUS MUGO	2 GAL.		4'	DWARF GLOBE-SHAPE W/ DEEP GREEN NEEDLES ON STOUT BRANCHLETS.
E	(12)	RED-OSIER DOGWOOD	CORNUS STOLONIFERA	5 GAL.	B&B	7'	UPRIGHT SPREADING GROWTH BRILLIANT RED BRANCHES
F	(18)	BURNING BUSH, WINGED EUONYMUS	EUONYMUS ALATUS	48"	B&B	8'	DARK GREEN LEAFS TURN BRILIANT RED IN FALL
G	(50)	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	QTS.		2'	
H	(150)	PURPLELEAF WINTERCREEPER	EUONYMUS FORTUNEI COLORATA	QTS.		1'	DARK GREEN LEAFS TURN PURPLE IN FALL & WINTER
J	(70)	VIRGINIA CREEPER	PARTHENOCISSUS QUINQUEFOLIA	QTS.			DEEP GREEN LEAFS TURN VIVID SCARLET IN FALL
K	(75)	DAYLILY 'STELLA D ORO'	HEMEROCALLIS	QTS.		2'	SMALL FRAGRANT FLOWERS FROM MAY UNTIL FALL FROST.
L	(130)	PURPLE CONEFLOWERS	ECHINACEA PURPUREA CULTIVARS	QTS.		4'	LARGE DASEY LIKE PURPLE PINK FLOWERS
M	(70)	KARL FOERSTER STRICTA	CULAMAGROSTIS x ACUTIFLORA CULTIVARS	QTS.		6'	REDDISH - BRONZE FLOWERS APPEAR IN SPRING ABOVE ITS TIGHT CLUMPS
N	(90)	PLANTAIN LILY HOSTA	GINKO KRAIG	QTS.		1'	LIGHT GREEN LACE SHAPED LEAVES W/ THIN BAND OF BRIGHT WHITE
O	(50)	GOLDSTRUM BLACK EYED SUSAN	RUBECKIA FULGIDAE GOLDSTRUM	QTS.		3'	LONG LASTING FLOWERS WITH YELLOW PETALS
P	(8)	GREEN ASH	FRAXINUS PENNSYLVANICA	3'	B&B	50 / 30	DARK GREEN LEAFS TURN YELLOW IN FALL
Q		SOD	SEE NOTES				OVER 3" OF PULVERIZED TOP SOIL FERTILIZED PRYOR TO INSTALLATION
R		HYDROSEED	SEE NOTES				OVER 3" OF PULVERIZED TOP SOIL FERTILIZED PRYOR TO INSTALLATION
S		CYPRUS MULCH PLANTING BEAD					MULCH TO BE A MIN. OF 3" DEEP

Exterior Elevations - East And South Elevations.



NEW YORK & STORAGE BLDG.
 100 W. WASHINGTON ST.
 CHICAGO, ILL. 60601
 EXTERIOR ELEVATIONS
 ARCHITECT
 99-502
 B

Exterior Elevations - North/East And West Elevations. p0736



NEW YORK STATE ARCHITECTURAL BOARD
OFFICE OF THE ARCHITECT
EXTERIOR ELEVATIONS
09-502
A

(Continued from page 26067)

Clybourn Avenue; the alley next easterly of the Chicago and Northwestern Railway right-of-way; West Fullerton Avenue; and the Chicago and Northwestern Railway right-of-way,

to those of a C2-2 General Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in full force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 8-I.
(Application Number 12768)*

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 R3 General Residence District symbols and indications as shown on Map Number 8-I in the area bounded by:

West 37th Place; a line 341 feet east of and parallel to South California Avenue; the alley next south of West 37th Place; and a line 190 feet east of and parallel to South California Avenue.

to those of an R4 General Residence 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.