

to those of a B4-1 Restricted Service 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 6-H.
(Application Number 13049)*

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 C1-3 Restricted Commercial District symbols and indications as shown on Map Number 6-H in the area bounded by:

a line 48 feet south of and parallel to West 25th Street, the public alley next east of and parallel to South Western Avenue; a line 144 feet south of and parallel to West 25th Street; and South Western 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. This ordinance shall be in force and effect from and after its passage and due publication.

No longer a PD. Rezoned on 3/28/01 to a B3-2.

*Reclassification Of Area Shown On Map Number 7-F.
(As Amended)
(Application Number 12952)*

RBPD 750

WHEREAS, The property at 2665 North Halsted Street (the "Property") is located on a section of North Halsted Street which would benefit from additional retail development; and

WHEREAS, The Property has a three hundred eight (308) foot frontage along North Halsted Street and a total square footage of forty-four thousand nine hundred seventeen (44,917) making it unique within the area; and

WHEREAS, The development proposed for the site as detailed in the planned development specified in Section 2 hereof offers an opportunity to strengthen the area's urban environment; and

WHEREAS, The Applicant, 2665 North Halsted, L.L.C., has agreed, at the request of the Park West Community Association, to limit the height of the highest point of the proposed development to fifty-five (55) feet, to use antique brick on the front and sides of the development, to step back the floors above the ground level and to provide parking in excess of B3-3 General Retail District requirements for both the residential and commercial components of the development; and

WHEREAS, Because of the foregoing characteristics of the Property and the agreements by the Applicant to modify the planned development in accordance with the requests of the Park West Community Association, the Park West Community Association has agreed to support the planned development detailed in Section 2 hereof provided that, upon issuance of a certificate of occupancy for the last residential unit at the property, the Applicant will cause the Residential Business Planned Development designation at the site to revert to a B3-2 General Retail District; now, therefore,

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 B3-2 General Retail District symbols and indications as shown on Map Number 7-F in the area bounded by:

North Halsted Street; a line 30 feet south of and parallel to West Schubert Avenue; the alley 145.6 feet east of and parallel to North Halsted Street; and a line 338.6 feet south of and parallel to West Schubert Avenue,

to those of a B3-3 General Retail 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 B3-3 General Retail District symbols and indications as shown on Map Number 7-F in the area bounded by:

North Halsted Street; a line 30 feet south of and parallel to West Schubert Avenue; the alley 145.6 feet east of and parallel to North Halsted Street; and a line 338.6 feet south of and parallel to West Schubert Avenue,

6/28/2000

REPORTS OF COMMITTEES

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to those of a Residential Business Planned Development, which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

SECTION 3. That the requirements of Section 10-20-220 of the Chicago Municipal Code shall not apply to the property which is the subject of the Residential Business Planned Development established in the area described above and the Commissioner of Transportation is hereby authorized and directed to exempt 2665 North Halsted, L.L.C., 2665 North Halsted Street, from the provisions of Section 10-20-210 of the Municipal Code of Chicago requiring barriers as a prerequisite to prohibit alley ingress and/or egress to the parking facility for 2665 North Halsted Street.

SECTION 4. 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 750

Plan Of Development Statements.

1. The area delineated herein as a Residential Business Planned Development consists of approximately forty-four thousand nine hundred thirteen (44,913) square feet (plus or minus one and three hundredths acres (\pm 1.03 acres)) of property which is depicted on the attached Planned Development Boundary and Property Line Map and is owned or controlled by the Applicant, 2665 North Halsted, L.L.C.
2. All applicable official reviews, approvals or permits which are necessary to implement this Plan of Development shall be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a 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 contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders 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 title holder and any first (1st) or second (2nd) floor 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 all the owners of the Property, including any condominium association which may be formed to represent all or some of the owners for zoning purposes and any ground lessors.

4. This Plan of Development consists of fourteen (14) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site/Landscape Plan; Building Elevations; and First Floor Plan, prepared by JDL Development Corporation dated June 15, 2000. Full-sized copies of the Site/Landscape Plan and the Building Elevations are on file with the Department of Planning and Development. 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 the area delineated herein as a Residential Business Planned Development:
 - dwelling units, any use permitted in a B3-3 General Retail District, excluding drive-through or drive-in establishments, currency exchanges, taverns and liquor stores, accessory parking and accessory uses.
6. Identification and 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. Off-street loading facilities shall be provided in compliance with this Planned Development subject to the review and approval of the Departments of Transportation and 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 Planning and Development.
9. In addition to the maximum height of the improvements and any appurtenance depicted on the Building Elevations attached hereto, the height of the improvements shall also be subject to limitations approved by the Federal Aviation Administration.
10. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the loading area, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan and the Building Elevations. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.
11. 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.

12. The requirements of the Planned Development may be modified, administratively, by the Commissioner of Planning and Development upon the application for such a modification by the Applicant and a determination by the Commissioner 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. Any such modification of the requirements of the Planned Development by the Commissioner 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 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 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.").
14. Unless substantial construction of the building 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 B3-2 General Retail District.

[Existing Zoning Map; Planned Development, Boundary and Property Line Map; Existing Land-Use Map; Site/Landscape Plan; Building Elevation Drawings; and First Floor Plan referred to in these Plan of Development Statements printed on pages 37232 through 37238 of this Journal.]

Bulk Regulations and Data Table referred to in this ordinance reads as follows:

Residential Business Planned Development Number 750.

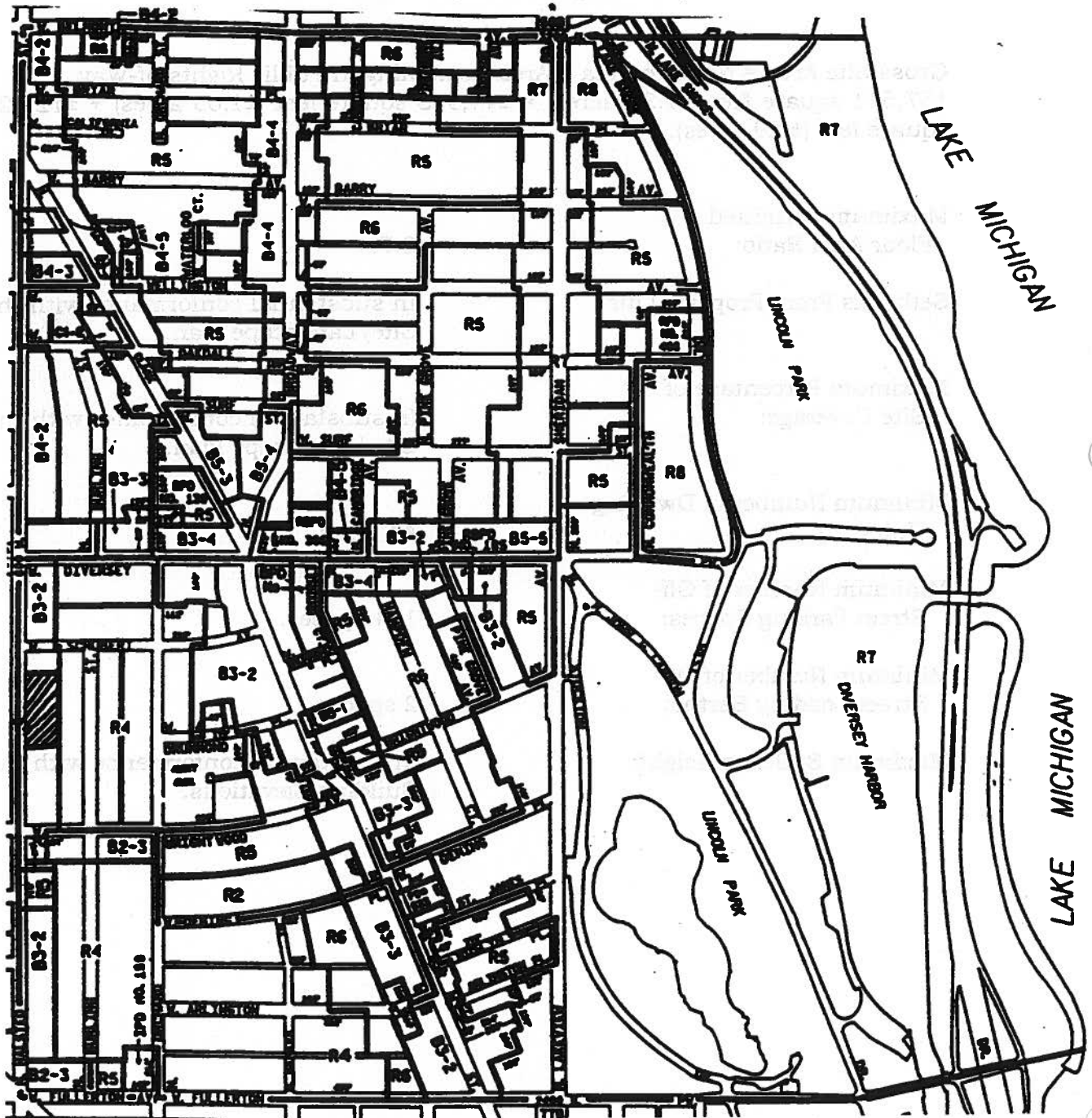
Plan Of Development

Bulk Regulations And Data Table.

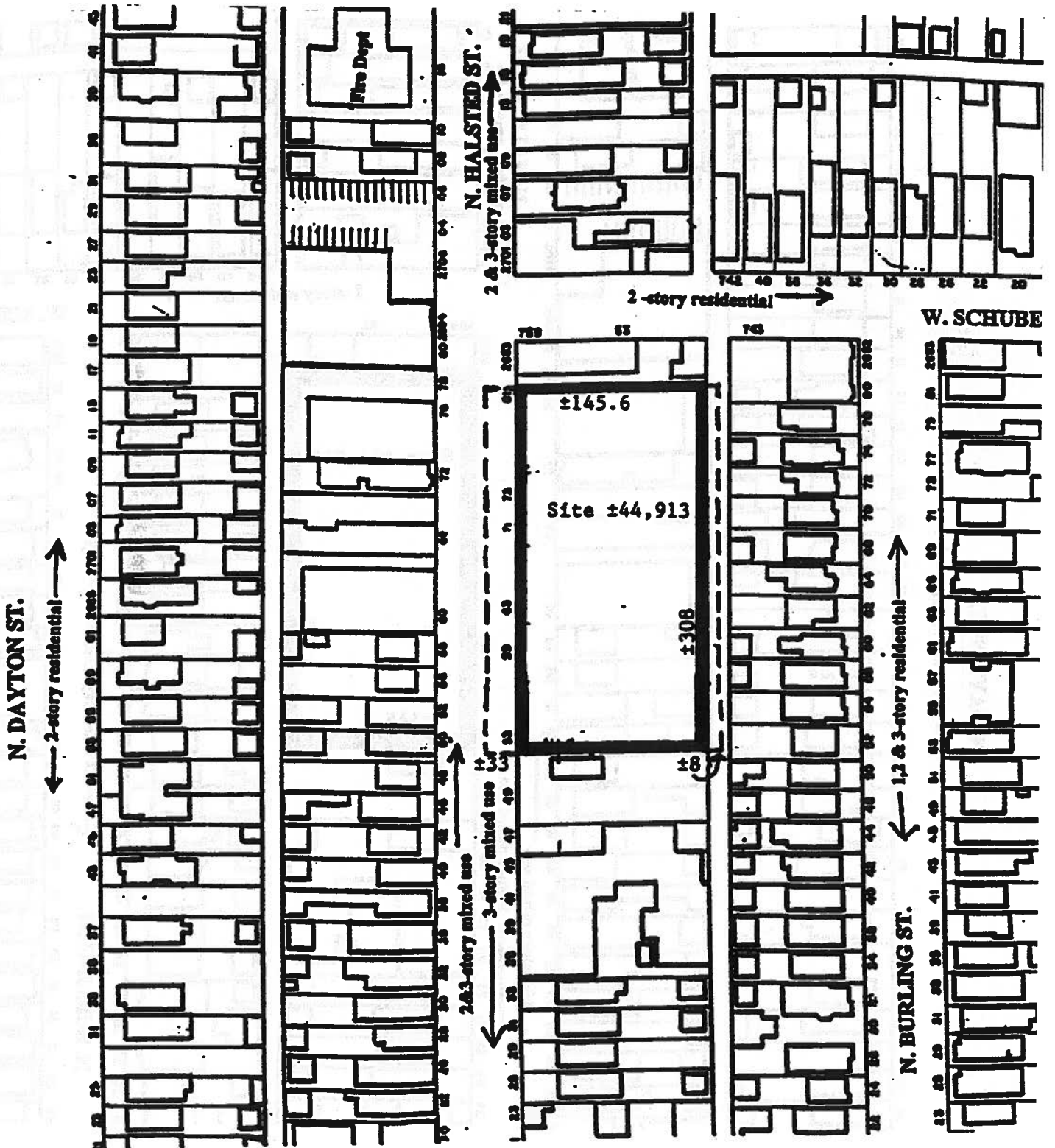
Gross Site Area = Net Site Area + Area Remaining in Public Rights-of-Way
±57,541 square feet (±1.32 acres) = ±44,913 square feet (±1.03 acres) + ±12,628 square feet (±.29 acres).

Maximum Permitted Floor Area Ratio:	2.7.
Setbacks From Property Line:	In substantial conformance with the Site/Landscape Plan.
Maximum Percentage of Site Coverage:	In substantial conformance with the Site/Landscape Plan.
Minimum Number of Dwelling Units:	44 units.
Minimum Number of Off-Street Parking Spaces:	124 spaces.
Minimum Number of Off-Street Loading Berths:	2 spaces.
Maximum Building Height:	In substantial conformance with the Building Elevations.

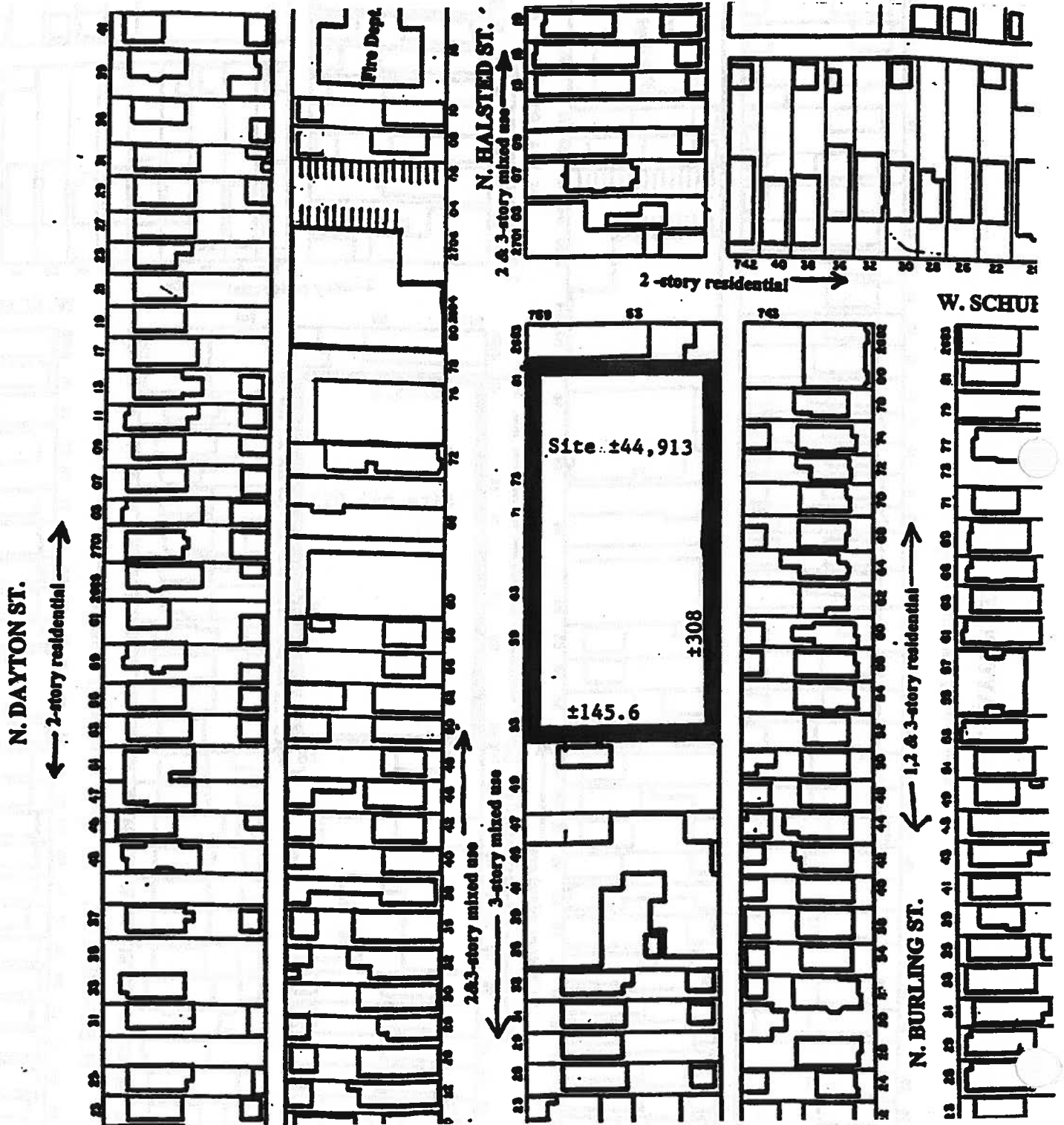
Existing Zoning Map.



Planned Development Boundary And Property Line Map.



Existing Land-Use Map.



South Elevation.

