

Again, please let the record reflect that I abstain from voting on Application Numbers 13058, 13059, 13055, 12991 and 13050 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

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

On motion of Alderman Banks, the said proposed ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Levar, Schulter, M. Smith, Moore, Stone -- 46.

*Nays* -- None.

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

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map Number 1-F.*

(As Amended)

(Application Number 13045)

RBP 753

*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 B7-5 General Central Business District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Ontario Street; North Dearborn Street; West Ohio Street; a line ± 181 feet west of and parallel to North Dearborn Street; the alley immediately north of and parallel to West Ohio Street; and a line ± 94 feet west of and parallel to North Dearborn Street,

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 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 753.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Business Planned Development consists of approximately twenty-seven thousand four hundred seventy (27,470) square feet (plus or minus zero and sixty-three hundredths (±0.63) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map and is owned or controlled by the applicants, Commonwealth Edison Company and Farallon Development Group, 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 applicants or their 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 applicants or their 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 applicants, their successors and assigns and, if different than the applicants, the legal title holders and any

ground lessors. All rights granted hereunder to the applicants shall inure to the benefit of the applicants' successors and, if different than the applicants, 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 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, Property Line and Subarea Designation Map; an Existing Land-Use Map; a Site/Landscape Plan and Building Elevations prepared by Loewenberg Associates for Subarea A, dated July 13, 2000 and a Site Plan and Building Elevation prepared by Tigerman, Fugman & McCurry for Subarea B, dated June 17, 1987. Full sized copies of the Site/Landscape Plan and the Building Elevations for Subarea A 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:

Subarea A: Dwelling units, any use permitted in a B7-5 General Central Business District, excluding hotels, motels and theaters; and earth station antenna exceeding eight (8) feet (two and four-tenths (2.4) meters) in diameter, and wireless communication facilities mounted on any building within the subarea, parking and accessory uses.

Subarea B: Public utility and public service uses including electric substation and earth station antenna exceeding eight (8) feet (two and four-tenths (2.4) meters) in diameter, and wireless communication facilities mounted on any building within the subarea, any use permitted in a B7-5 General Central Business District, parking and accessory uses.

6. Identification signs, ground-floor 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. Any parking spaces provided in Subarea A which are in excess of the minimum number of spaces required under the B7-5 District regulations shall not be required to comply with the size requirements of Section 8.11(4) of the Chicago Zoning Ordinance.
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 exists 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. Parkway trees in Subarea B shall be installed concurrently with the installation of landscaping in Subarea A.

11. The applicants acknowledge 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 applicants 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 applicants acknowledge 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 applicants 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 proposed for Subarea A 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 B7-5 General Central Business District. In the event of such reversion, the special use permit granted by the City of Chicago Zoning Board of Appeals for an electric substation in Subarea B on September 19, 1986 in Calendar Number 251-86-S shall be deemed reinstated and in full force and effect.

[Existing Zoning Map; Planned Development Boundary,  
 Property Line and Subarea Designation Map;  
 Existing Land-Use Map; Site Plan;  
 and Building Elevation Drawings  
 referred to in these Plan of  
 Development Statements  
 printed on pages 40113  
 through 40121 of  
 this Journal.]

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

*Residential Business Planned Development Number 753.*

*Plan Of Development Bulk Regulations And Data Table.*

Gross Site Area = Net Site Area + Area Remaining in Public Rights-of-Way.

± 51,800 square feet (± 1.19 acres) = ± 27,470 square feet (± 0.63 acres) + 24,330 square  
 feet (± 0.56 acres).

Subarea A Net Site Area: ± 18,081 square feet.

Subarea B Net Site Area: ± 9,389 square feet.

Maximum Permitted Floor  
 Area Ratio:

Subarea A: 10.8.

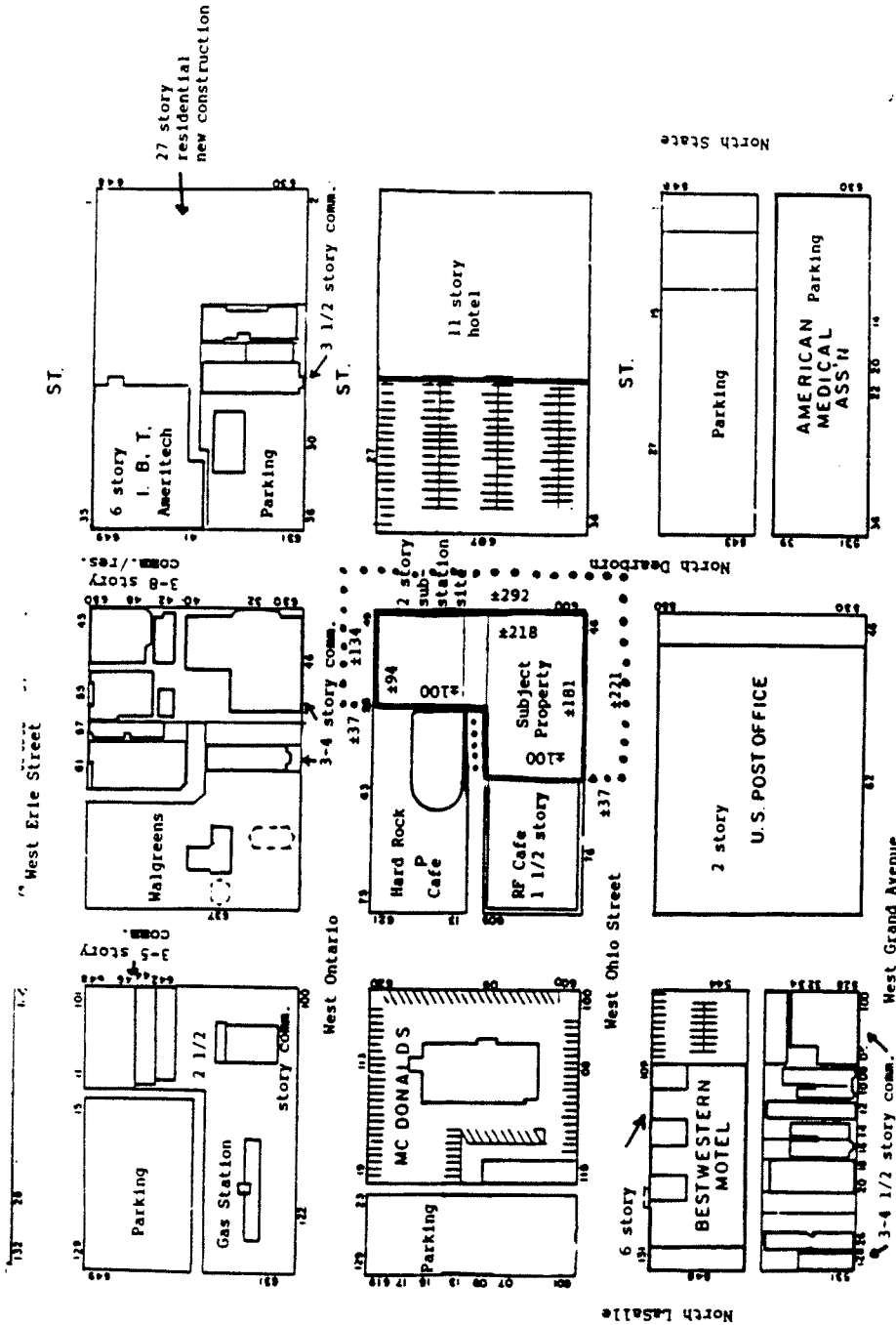
Subarea B: 1.73.

Overall: 7.7.

Setbacks From Property Line:	Subarea A: In substantial conformance with the Site/Landscape Plan.
	Subarea B: In substantial conformance with the Site/Landscape Plan.
Maximum Percentage of Site Coverage:	Subarea A: In substantial conformance with the Site/Landscape Plan.
	Subarea B: In substantial conformance with the Site Plan.
Maximum Number of Dwelling Units:	Subarea A: 162.
	Subarea B: 0.
Minimum Number of Off-Street Parking Spaces:	Subarea A: 179.
	Subarea B: 0.
Minimum Number of Off-Street Loading Berths:	Subarea A: 2.
	Subarea B: 0.
Maximum Building Height:	Subarea A: In substantial conformance with the Building Elevations for Subarea A.
	Subarea B: In substantial conformance with the Building Elevation for Subarea B.



Planned Development Boundary, Property Line  
And Subarea Designation Map.



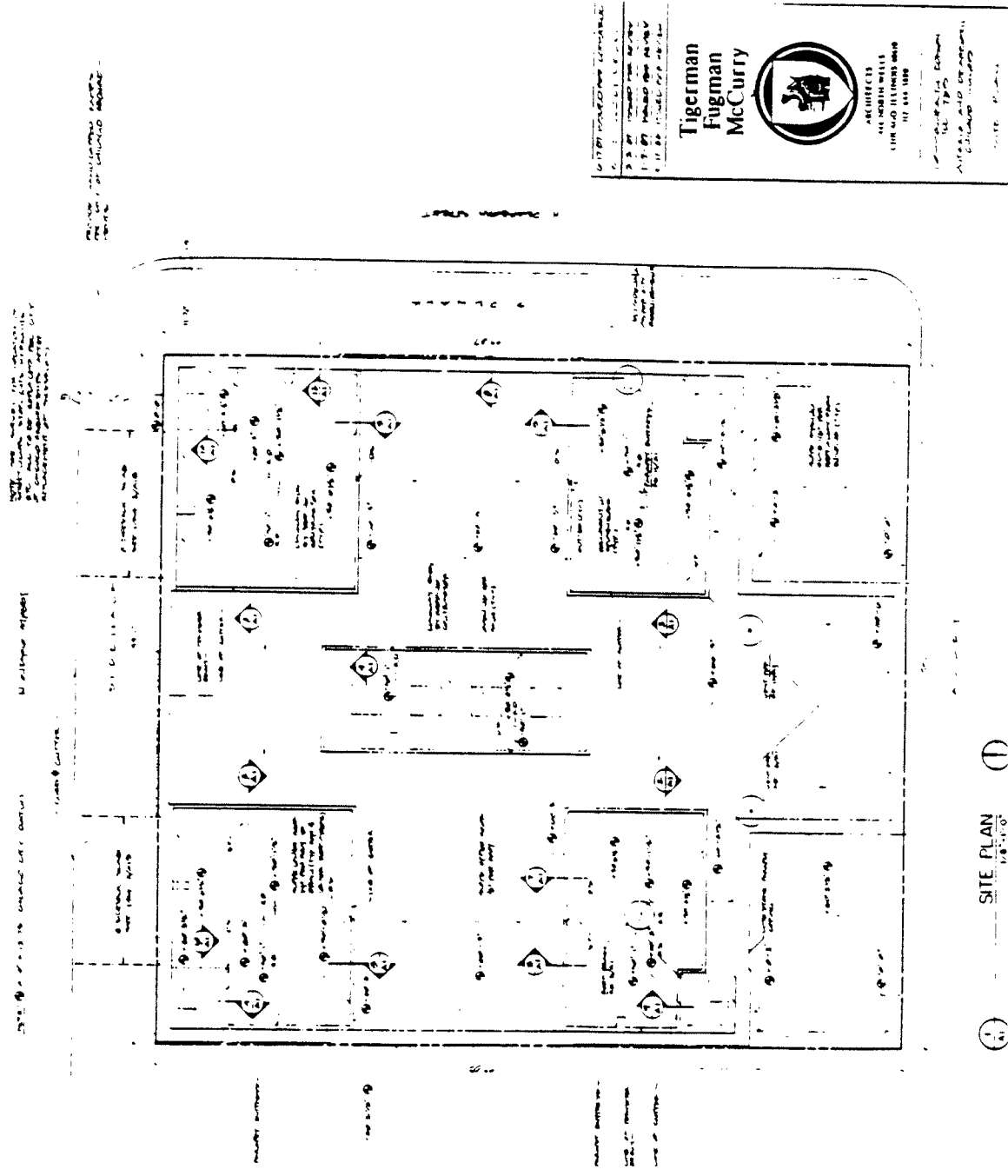
**Planned Development Boundary and Property Line Map**

**Legend:**  
 Property Line  
 Planned Development Boundary Line

**Applicant:**  
 Commonwealth Edison Company  
 227 West Monroe Street  
 Chicago, IL 60606  
 Farallon Development Group, LLC  
 One West Superior Street, Suite 200  
 Chicago, IL 60610



Site Plan.  
(Page 1 of 2)



Tigerman  
 Fugman  
 McCurry  
 ARCHITECTS  
 110 NORTH WELLS  
 CHICAGO, ILLINOIS 60602  
 TEL: 312.427.1100  
 FAX: 312.427.1101  
 WWW: TIGERMANFUGMANMCCURRY.COM

(1) SITE PLAN  
 1/8"=1'-0"

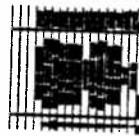
Site Plan.  
(Page 2 of 2)

LOEWENBERG  
ASSOCIATES

ARCHITECTS

PROJECT DATA:

- 100' Building Height
- 100' Front Setback
- 100' Side Setback
- 100' Rear Setback
- 100' Corner Setback
- 100' Corner Setback
- 100' Corner Setback

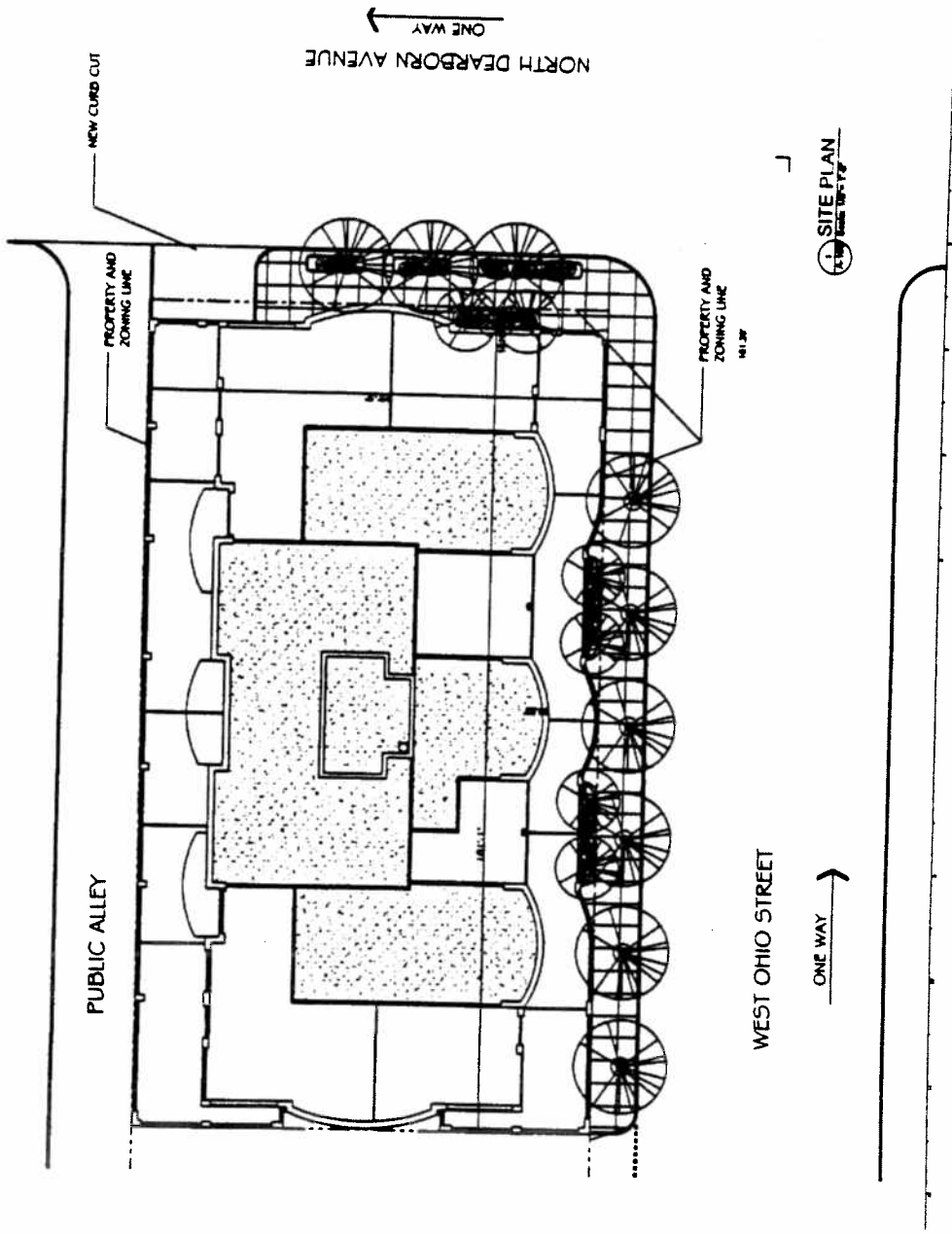


THE FARALLON  
800 N. DEARBORN  
CHICAGO, IL

GENERAL NOTES

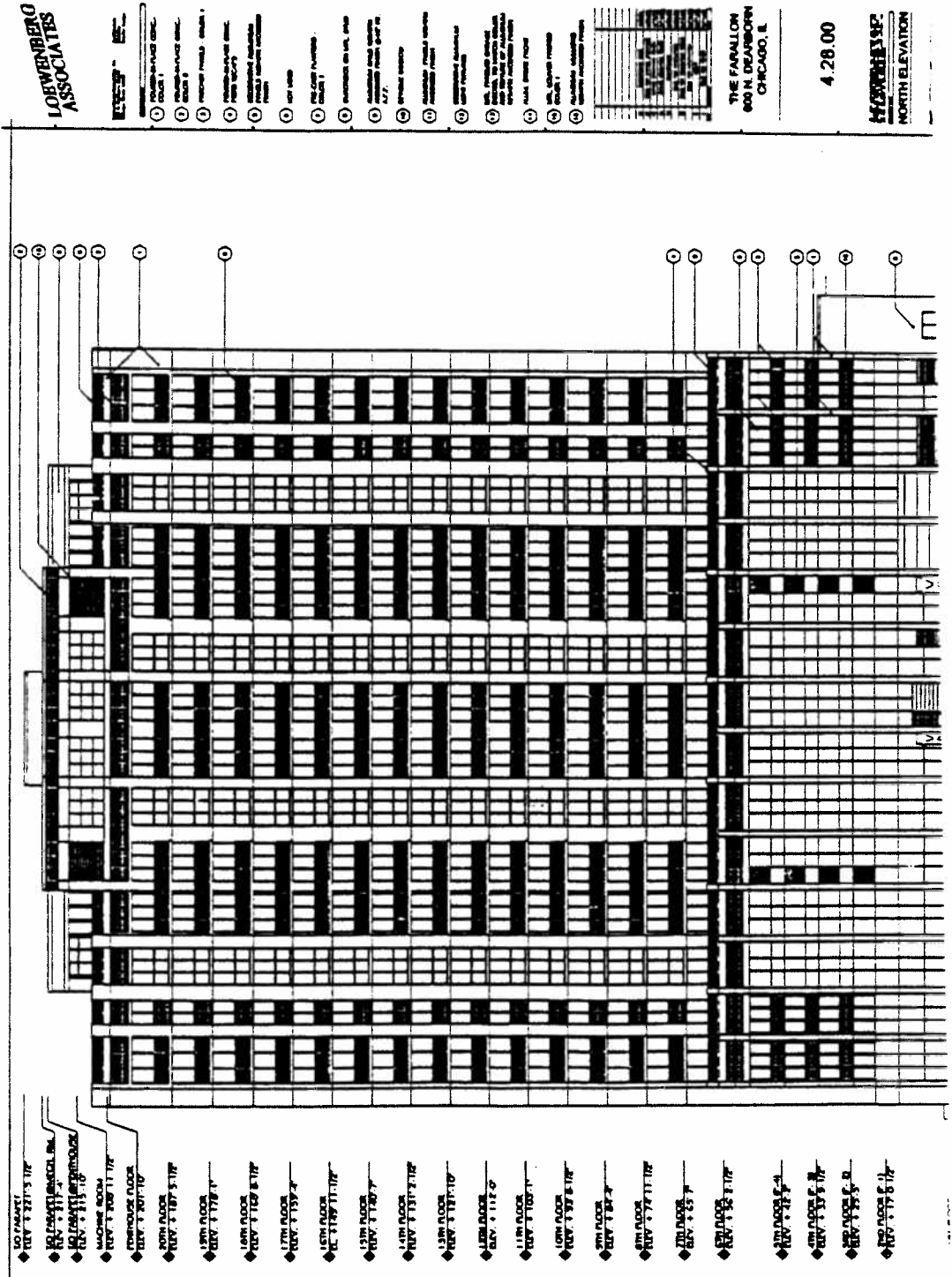
SCALE

A-100

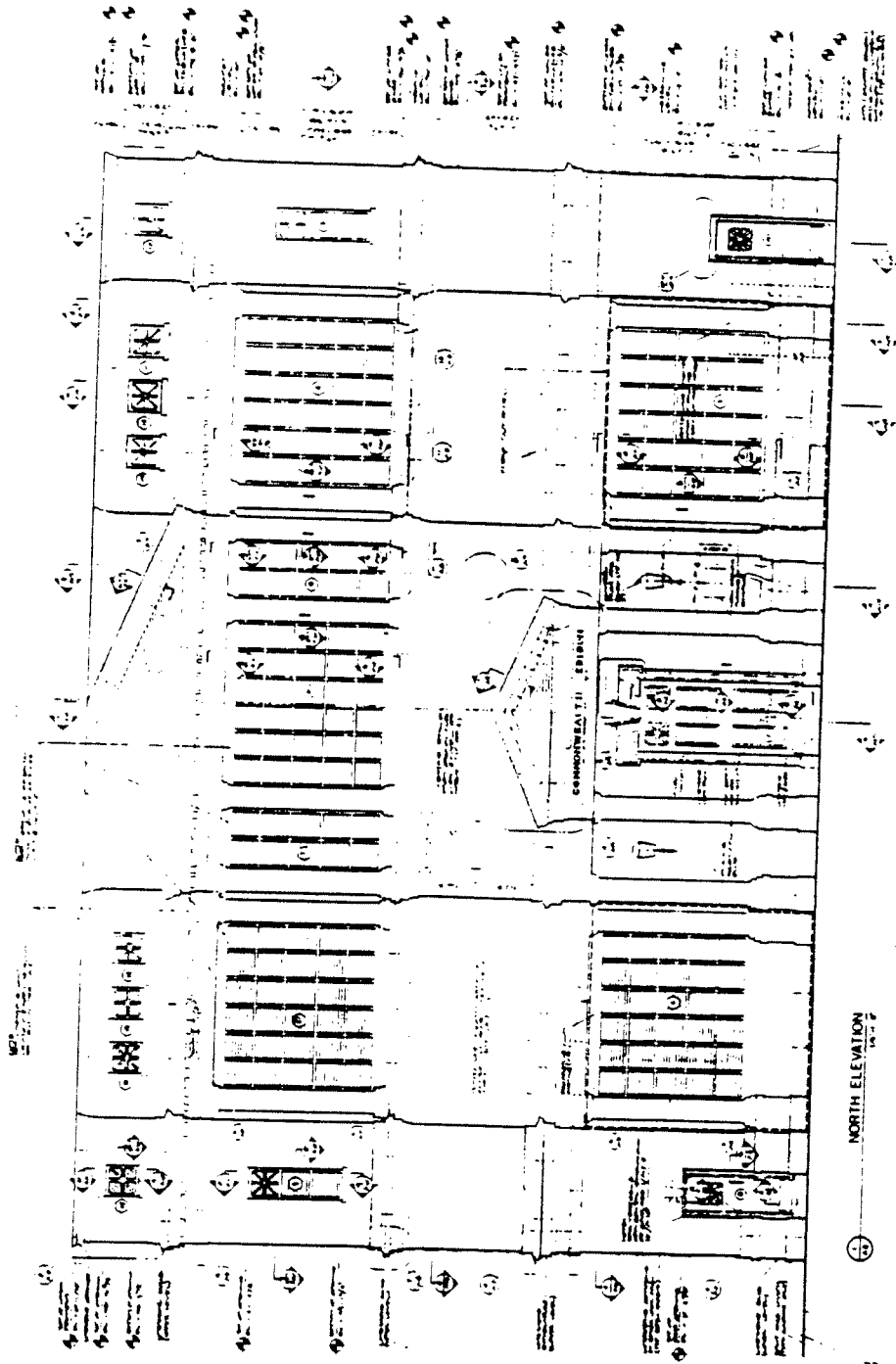


SITE PLAN  
Scale: 1/8" = 1'-0"

North Building Elevation.  
(Page 1 of 2)



North Building Elevation.  
(Page 2 of 2)







*Reclassification Of Area Shown On Map Number 1-G.  
(As Amended)  
(Application Number 13066)*

*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 M1-3 Restricted Manufacturing District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Ohio Street; a line 117.45 feet east of North Peoria Street; the alley next south of West Ohio Street; the alley next east of and parallel to North Peoria Street; West Grand Avenue; and North Peoria Street,

to those of an R5 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.

*Reclassification Of Area Shown On Map Number 2-I.  
(As Amended)  
(Application Number 13013)*

*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 current R4 General Residence District, B4-2 Restricted Service District and C1-2 Restricted Commercial District symbols and indications as shown on Map Number 2-I in the area bounded by:

the alley next south of West Polk Street; a line 100 feet west of South Washtenaw Avenue; West Arthington Street; the alley next east of South California Avenue; West Taylor Street; South California Avenue; a line 79.68 feet north of West Arthington Street; and the alley next east of South California Avenue,

to those of an M1-2 Restricted Manufacturing District.