

A-8379

76906

JOURNAL--CITY COUNCIL--CHICAGO

4/18/2018

West Monroe Street; South Jefferson Street; a line 198.83 feet south of and parallel to West Monroe Street; and South Desplaines Street,

to those of a DC-12 Downtown Core District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 2-1.

(Application No. A-8379)

(Common Address: 819 -- 927 S. California Ave., 2605 -- 2661 W. Harrison St., 2606 -- 2758 W. Taylor St., 2701 -- 2727 W. Taylor St. And 601 -- 811 S. Washtenaw Ave.)

[O2018-1896]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Commercial-Manufacturing Planned Development Number 754 symbols and indications as shown on Map Number 2-1 in the area bounded by:

West Harrison Street; the west line of the Union Pacific Railroad (formerly known as the Chicago & Northwestern Railroad) right-of-way; a line 384.50 feet south of and parallel to West Harrison Street; and South Washtenaw Avenue,

to those of an M1-1 Limited Manufacturing/Business Park District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the Commercial-Manufacturing Planned Development Number 754 symbols and indications as shown on Map Number 2-1 in the area bounded by:

a line 384.50 feet south of and parallel to West Harrison Street; the west line of the Union Pacific Railroad (formerly known as the Chicago & Northwestern Railroad) right-of-way; West Taylor Street; and South Washtenaw Avenue and the centerline of South Washtenaw Avenue if extended where no street exists,

to those of a C3-1 Commercial, Manufacturing and Employment District.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all of the Commercial-Manufacturing Planned Development Number 754 symbols and indications as shown on Map Number 2-1 in the area bounded by:

the alley next south of and parallel to West Polk Street; South Washtenaw Avenue and the centerline of South Washtenaw Avenue if extended where no street exists; the north line of the CSX Railroad (formerly known as the CB&Q Railroad) right-of-way;

South Fairfield Avenue and the centerline of South Fairfield Avenue if extended where no street exists; West Taylor Street; South California Avenue; a line 185.92 feet south of and parallel to West Polk Street; and the alley next east of and parallel to South California Avenue and the centerline of said alley if extended where no alley exists,

to those of an M2-1 Limited Manufacturing/Business Park District.

SECTION 4. This ordinance shall be in force and effect from and after its passage and publication.

*Reclassification Of Area Shown On Map No. 3-H,
(As Amended)
(Application No. 19497T1)
(Common Address: 1428 N. Paulina St.)*

[SO2018-131]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District as shown on Map Number 3-H in the area bounded by:

North Paulina Street; a line 24 feet north of West Beach Avenue; the alley west of and parallel to North Paulina Street; and a line 48 feet north of West Beach Avenue,

to those of an RM4.5 Residential Multi-Unit District.

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

[Site Plan; Basement, First, Second, Third and Fourth Floor Plans;
and Front, Rear, North and South Building Elevations
attached to this ordinance printed on pages
76909 through 76918 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
<http://www.cityofchicago.org>

June 18, 2007

Ms. Tiffany Johnson
Chief Executive Officer
Windy City Harvest
2750 W. Roosevelt Road
Chicago, IL 60608

Re: **Administrative Relief request for Commercial Manufacturing Planned Development No. 754, Subarea A and the southern 6.79 acres of Subarea B and Request for a Site Plan Approval for Commercial Manufacturing Planned Development No. 754, Subarea A**
Proposal: The construction and operation of an urban horticultural production business by Windy City Harvest NFP.
Location: 2661 W. Polk Street

Dear Ms. Johnson:

Please be advised that your request for a minor change and site plan approval for Commercial Manufacturing Planned Development No. 754, as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 and 13 of the Planned Development.

Specifically, you are requesting the following changes:

- To allow the use of the property as an urban horticultural production business, including food and plant production, distribution, transitional job training and job placement, commercial composting, bio-remediation, an indoor and outdoor farmers market, a community park, an apiary, administrative offices and community center, which will provide education and outreach, nutrition and wellness classes, and other entrepreneurial activities, accessory parking and other incidental uses;
- To substitute a new site plan and elevations for Subarea A;
- To allow for a reduction in the minimum parking requirement for Subarea A from 200 spaces to 18 spaces;
- To allow for a reduction in the minimum loading requirement for Subarea A from five bays to one 10' x 50' bay;
- To allow an increase in lot coverage for Subarea A from 55% to 60% as a consequence of the proposed use of greenhouses and seasonal hoopouses; and
- To substitute a revised Bulk Regulations and Data Table dated May 2007.



With regard to your request, the Department of Planning and Development has determined that these revisions do not create an adverse impact on the Planned Development or surrounding neighborhood, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Commercial Manufacturing Planned Development No. 754, as amended, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Secondly, you have requested a site plan approval with respect to Subarea A. The following drawings, prepared by Farr Associates, May 30, 2007, were reviewed and will be added to the main file within The Department of Planning and Development:

- Site Plan-Subarea "A" Description
- Site Elevations

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Commercial Manufacturing Planned Development No. 754, as amended, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on August 30, 2000.

Sincerely,



Kathleen Nelson
First Deputy Commissioner

KCN:MRD:tm

cc: Jesse Dodson, Kathleen Nelson, Mary Bonome, Mike Marmo, Pat Haynes, DPD Files



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

City Hall, Room 1000
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Chicago, Illinois 60602
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<http://www.cityofchicago.org>

December 13, 2006

Ms. Mariah F. DiGrino
DLA Piper Rudnick Gray Cary US LLP
203 North LaSalle Street
Suite 1900
Chicago, IL 60601-1263

Re: **Site Plan Approval for Commercial Manufacturing Planned Development No. 754, Subarea B, California Avenue Business Center Proposal:** The construction of a 55,754 square foot athletic training facility with 115 parking spaces (Phase 1).
Location: NE corner of W. Harrison St. and S. Washtenaw Ave.

Dear Ms. DiGrino:

We have reviewed the plans and building elevations for the construction of an athletic training facility which will be operated by Attack Athletics, Inc., a Chicago-based company. These plans are submitted in accordance with Statement No. 12 of Commercial Manufacturing Planned Development No. 754.

The developer, CenterPoint Realty Services Corporation, intends to initially develop the subject property with a 55,754 square foot building and 115 parking spaces. The building will be constructed of pre-cast concrete panels, which will be stained various shades of gray with blue accents. The north elevation has been revised to add framed opaque windows to the low-rise support wing and the upper level of the gym structure. One drive-in door and two garage doors will be located on the east elevation. The building's roof will be Energy Star-rated for reflectivity and emissivity and all roof storm water runoff will be retained on site. A new six-foot high ornamental metal fence will be installed along W. Harrison St. and S. Washtenaw Ave. A new sidewalk will be installed along S. Washtenaw Ave. and the existing sidewalk along W. Harrison St. will be repaired or replaced as needed. Due to existing utilities, 11 parkway trees will be located along W. Harrison St.

The following drawings, prepared by Cornerstone Architects Ltd., August 24, 2006, were reviewed and will be added to the main file within The Department of Planning and Development in anticipation of Part II:

- A100 Site Plan
- LP-1 Preliminary Landscape Plan
- LP-2 Plant List & Specifications
- LP-3 Planting Details
- A201 Exterior Elevations

NEIGHBORHOODS



Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Commercial Manufacturing Planned Development No. 754 is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on August 30, 2000.

Sincerely,



Lori T. Healey 
Commissioner

LTH:MRD:tm

cc: Kathleen Nelson, Mary Bonome, Mike Marmo, DPD Files



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
<http://www.cityofchicago.org>

April 13, 2004

Mr. Joseph V. Roddy
Attorney at Law
77 West Washington Street
Chicago, IL 60602

Re: Site Plan Approval for 2747 West Taylor Street -
property partially located within Commercial
Manufacturing Planned Development No. 754
Proposal: The construction of one loading dock and a
surface parking lot containing nineteen (19)
parking spaces.

Dear Mr. Roddy:

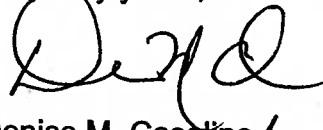
We have reviewed the Site Plan dated February 10, 2004 prepared by Cornerstone Architects Ltd. and Landscape Plan dated February 2, 2004 prepared by Signature Design Group submitted by you for the construction of one loading dock and a surface parking lot containing nineteen (19) parking spaces. These plans are submitted in accordance with Statement No. 12 of Commercial Manufacturing Planned Development No. 754.

It is the Departments understanding based on your March 26, 2004 letter that your client, Zachary Confections, whose property partially lies within Commercial Manufacturing Planned Development No. 754, proposes to construct one, three-hundred and seventeen (317) square foot loading dock along the east facade of the existing building and an adjoined surface parking lot containing nineteen (19) parking spaces which would conform with the City's Landscape Ordinance. Zachary Confections is an existing business with no more than five (5) employees on-hand in any one day as indicated in your March 26, 2004 letter. Furthermore, the proposed area to be developed lies within the boundaries of Commercial Manufacturing Planned Development No. 754 and is subject therefore to Site Plan Review by this Department. The remaining portion of your Client's property lies within the M1-2 Restricted Manufacturing District.



Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for Commercial Manufacturing Planned Development No. 754, for the construction of one, three-hundred and seventeen (317) square foot loading dock along the east facade of the existing building and an adjoined surface parking lot containing nineteen (19) parking spaces which would conform with the City's Landscape Ordinance, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on August 30, 2000.

Very truly yours,



Denise M. Casolino
Commissioner

Originated By: Tim Bleuher

cc. Ed Kus
Jack Swenson
Philip Levin
Mary Bonome
Michael Marmo



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

March 28, 2003

Mr. Andrew P. Scott
Piper Rudnick
203 N. LaSalle Street, Suite 1800
Chicago, IL 60601-1293

Re: Site Plan Approval for Commercial-Manufacturing Planned Development No. 754; Subarea C (California Avenue Business Center)
Proposal: The construction of one, seventy-six thousand nine-hundred eighty-four (76,984) foot one-story building with a surface parking lot containing 326 car parking spaces (i.e., passenger cars) and 75 vehicle parking spaces (i.e., armored vehicles).

Location: The property located at the northwest corner of California Avenue and Taylor Street.

Dear Mr. Scott:

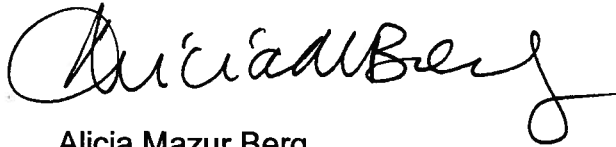
We have reviewed the Site Plan, Landscape Plan, and Building Elevation Plans prepared by Cornerstone Architects Ltd. dated February 4, 2003 and Signature Design Group dated March 10, 2003 submitted by you for the construction of one, seventy-six thousand nine-hundred eighty-four (76,984) foot one-story building with a surface parking lot containing 326 car parking spaces (i.e., passenger cars) and 75 vehicle parking spaces (i.e., armored vehicles). The proposal also includes two (2) loading berths and six (6) drive-in doors. a fourteen-thousand three-hundred and forty-seven (14,347) square foot common open space area and ninety-two (92) parking spaces consisting of ten (10) surface parking spaces and eighty-two (82) underground spaces within Subarea I of the Planned Development area. These plans prepared by Cornerstone Architects Ltd. and Signature Design Group are submitted in accordance with Statement No. 12 of Commercial-Manufacturing Planned Development No. 754.

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for Commercial-Manufacturing Planned Development No. 754; Subarea C, for the construction of one,



seventy-six thousand nine-hundred eighty-four (76,984) square-foot, one-story building with a surface parking lot containing 326 car parking spaces (i.e., passenger cars) and 75 vehicle parking spaces (i.e., armored vehicles), is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on August 30, 2000.

Very truly yours,

A handwritten signature in black ink, appearing to read "Alicia Mazur Berg". The signature is written in a cursive style with a large initial "A" and a long, sweeping tail.

Alicia Mazur Berg
Commissioner

cc. Jack Swenson
Ed Kus
Philip Levin
Michael Marmo
Tim Bleuher



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

February 6, 2002

Mr. Andrew P. Scott
Alzheimer & Gray
10 South Wacker Drive
Suite 4000
Chicago, Illinois 60606

Re: Request for Administrative Relief - CMPD No. 754 - "California Business Park" - 2603 W. Harrison Street

Dear Mr. Scott:

Please be advised that your request for a minor change to Commercial Manufacturing Planned Development No. 754 ("CMPD No. 754") on behalf of CenterPoint Realty Services Corp. 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. 13 of CMPD No. 754. Specifically, you requested to:

1. Increase the square footage of the Phase I building from 175,800 square feet to 184,320 square feet;
2. Reduce the number of off-street parking spaces from 200 spaces to 168 spaces;
3. Revise the configuration and number of the exterior docks and doors from 16 exterior docks and 22 trailer storage bays to 8 exterior docks and 2 drive-in doors on both the east and west sides. In total, there will be 16 exterior docks and 4 drive-in doors;
4. Reconfigure the landscape plan to provide a slightly smaller landscaped area immediately adjacent to the building while providing additional landscaped area near the entrances to the parking areas;
5. Reduce the four curb cuts for ingress/egress per commentary from the Department of Transportation.

With regard to your request, the Department of Planning and Development has determined that the above requested items constitute minor changes which will not change the character of the development or the on-site functioning of the facility. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, your request, outlined above, is hereby deemed approved.

Very truly yours,

Alicia Mazur-Berg
Commissioner

cc: Jack Swenson; Ed Kus; Philip Levin; Michael Marmo; Tim Bleuher



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

West Harrison Street; the Union Pacific Railroad (formerly known as the Chicago & Northwestern Railroad) right-of-way; West Taylor Street; a line 538.45 feet west of the Union Pacific Railroad (formerly known as the Chicago & Northwestern Railroad) right-of-way; the CSX Railroad (formerly known as CB&Q Railroad) right-of-way; a line 957.75 feet west of the Union Pacific Railroad (formerly known as the Chicago & Northwestern Railroad) right-of-way; West Taylor Street; South California Avenue; a line 79.68 feet north of West Arthington Street; the alley next east of South California Avenue; the alley next south of West Polk Street; and South Washtenaw Avenue,

to those of a Commercial-Manufacturing 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. 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:

Commercial-Manufacturing Planned Development Number 754.

Plan Of Development Statements.

1. The area delineated herein as a Commercial-Manufacturing Planned Development (the "Planned Development") consists of approximately one million two hundred fifteen thousand seven hundred seven (1,215,707) square feet (twenty-seven and nine-tenths (27.9) acres) of property, excluding rights-of-way to be vacated, which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the City of Chicago. CenterPoint Realty Services Corporation (the "Applicant") is the developer of the Property as designated by the City of Chicago.
2. The Applicant shall obtain all necessary official reviews, approvals or permits which are necessary to implement this Plan of Development. 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. 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 holders. 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) is made or authorized by all landowners of the Property.
4. This Plan of Development consists of sixteen (16) 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 Right-of-Way Adjustment Map; a Site Plan and Elevations which were prepared by Cornerstone Architects, Ltd., dated April 10, 2000 and revised May 31, 2000 and a Landscape Plan prepared by Allen L. Kracower & Associates, Inc., dated May 31, 2000. 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 property within the Planned Development is divided into three (3) lettered Subareas (A -- C). Subject to the Bulk Regulations and Data Table and Planned Development Statement Number 10, the following uses are permitted within each subarea under this Planned Development: all uses permitted in an M1-2 Restricted Manufacturing District, retail, business and commercial facilities, wireless communications facilities, accessory and non-accessory parking and related and incidental uses.
6. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development (the "Department"). Business signs shall be permitted within the Planned Development so long as they conform to the requirements, as of the date of passage of this Planned Development, of permitted signs within an M1-2 Restricted Manufacturing District.

7. Off-street parking and loading shall be provided in compliance with this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development.
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 heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The Subarea A improvements shall be designed, constructed and maintained in general conformance with the plans and exhibits set forth in Statement Number 4. The improvements on the Property for Subareas B and C shall be designed, constructed and maintained in general conformance with the design standards set forth in Statement Number 11.
11. The development of the Subarea B and C improvements shall be subject to the following:
 - (a) **Parking.** Off-street parking shall be provided upon the Property for each subarea in accordance with the following provisions:
 - (i) Applicant shall provide, at a minimum, one (1) parking space per one thousand (1,000) square feet of floor area. Design of off-street parking spaces shall comply with Sections 10.16(4) and 10.16(5) of the Chicago Zoning Ordinance. Nothing in this Planned Development, however, should be construed to limit the number of off-street parking spaces provided for any subarea.
 - (ii) Interim outdoor, at-grade, off-street shall be permitted; provided, any such parking shall be located, landscaped and maintained in a manner consistent with the vehicular use area landscaping and screening provisions of Use and Bulk Regulations for Off-Street Parking in Article 10 of the Chicago Zoning Ordinance (except 10.16(6)(a)).

- (iii) Pedestrian walkways, where provided, should be protected from vehicular intrusion through the use of landscaping, curbs, bollards or other elements that are integrated into the overall streetscape. Walkways should be clearly marked to minimize pedestrian, bicycle and auto traffic conflicts.

- (b) Loading. Off-street loading shall be provided upon the Property in accordance with this statement. One (1) loading berth shall be provided for buildings containing five thousand (5,000) to forty thousand (40,000) square feet of floor area. For buildings containing forty thousand (40,000) to one hundred thousand (100,000) square feet of floor area, two (2) loading berths shall be provided plus one (1) additional loading berth for each additional one hundred thousand (100,000) square feet or fraction thereof. The view of loading areas from public ways shall be minimized, to the extent feasible, through the use of landscaping and fencing.

- (c) Landscaping. Landscaping shall be provided in Subareas B and C to enhance the appearance of the developments on each subarea from the adjacent public streets, to improve the appearance of parking areas of developments and to satisfy the applicable landscaping provisions of the Chicago Zoning Ordinance. Landscaping which is similar in nature, quality and extent to the landscaping depicted on the Subarea A Landscape Plan shall be deemed to satisfy the aforesaid standard.

- (d) Exterior Building Design.
 - (i) The exterior walls of any structure, including walls and fences, facing or visible from any public way shall be designed and constructed of such materials to avoid a monotonous and blank appearance through the use of texture and detail, openings, projections, recesses, offsets, variations to the parapet wall, variations in type or color of materials or other architectural devices. Exterior walls of structures located on Subareas B and C, which are substantially similar to the design and materials of the Subarea A structure, as depicted and described on the Subarea A elevations, shall be deemed to satisfy the aforesaid standard.

- (ii) Rooftop mechanical units, flues and vents shall be screened from pedestrian level view.

 - (e) **Site Coverage.** The maximum building coverage applicable in each of Subareas B and C shall be sixty-five percent (65%).

 - (f) **Building Height.** No building in Subareas B or C, excluding appurtenances to the roof, shall exceed fifty (50) feet in height.

 - (g) **Setbacks.** All improvements in Subareas B and C shall conform to the setback provisions of Section 10.13-1 of the Chicago Zoning Ordinance in effect at the time of passage of this Planned Development.

 - (h) **Curb cuts.** Driveways, entrances to off-street parking and to loading docks, openings for vehicular drop offs, and all other facilities requiring curb cuts shall be located to minimize conflict with on-street traffic and with pedestrian circulation. No curb cut may be located within fifty (50) feet of any other curb cut on the same side of the right of way. All curb cuts shall be constructed in accordance with the standards of the city of Chicago. Further, Applicant shall be limited to the following curb cuts on the following rights-of-way:
 - (i) Four (4) curb cuts on the South Washtenaw Avenue frontage of Subarea B.
 - (ii) Two (2) curb cuts on the West Polk Street frontage of Subarea B.
 - (iii) One (1) curb cut on the South California Avenue frontage of Subarea C.
 - (iv) Two (2) curb cuts each on the north and south West Taylor Street frontages of Subarea C.
12. Prior to issuance by the Department of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II approval") for any development of Subareas B or C on the Property, a Site Plan for proposed development shall be submitted to the Department for Site Plan approval. Site

Plan approval is intended to assure that specific development proposals conform with this Planned Development and to assist the City in monitoring ongoing development. A Site Plan may be submitted for all or any part of the Subarea B or C Property. No Part II approval for development within Subareas B or C upon the Property shall be granted until an applicable Site Plan has been approved. If a Site Plan substantially conforms with the provisions of this Planned Development, the Department shall approve said Site Plan. Following approval of a Site Plan by the Department, the Site Plan shall be kept on permanent file with the Department and shall be deemed to be an integral part of this Planned Development. After approval of a Site Plan by the Department, the approved Site Plan may be changed or modified pursuant to the provisions of Statement Number 3 of this Planned Development. In the event of any inconsistency between an approved Site Plan and the terms of the Planned Development in effect at the time of approval of such Site Plan of the modifications thereto, the terms of the Planned Development shall govern.

A Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements within the boundaries of the applicable subarea:

- (a) building elevations;
- (b) footprint of the improvements;
- (c) preliminary landscaping plan;
- (d) pedestrian and vehicular circulation;
- (e) preliminary cross-sections of the improvements; and
- (f) statistical information applicable to the applicable subarea including floor area and floor area ratio, uses to be established, building heights and setbacks.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of the Planned Development.

13. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department that such a modification is minor in nature, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department 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.
14. 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 and the Illuminating Engineering Society.
15. 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 of 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.
16. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years of the date of City Council approval of this Planned Development Ordinance, then the zoning of the Property shall automatically revert to the underlying M1-2 Restricted Manufacturing, R4 General Residence, B4-2 Restricted Service and C1-2 Restricted Commercial Districts, as applicable.

[Existing Zoning Map; Planned Development Boundary and Subarea Map; Existing Land-Use Map; Rights-of-Way To Be Vacated Map; Existing Facilities Drawings; California Business Park Subarea A Drawing; Landscape Plan -- Subarea A; Landscape Plan Details -- Subarea A; and Exterior Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 40132 through 40140 of this Journal.]

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

Commercial-Manufacturing Planned Development Number 754.

Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way:

1,308,808 square feet (30.04 acres) = 1,215,707 square feet (27.9 acres) + 93,101 square feet (2.14 acres).

Subarea A:	364,836 square feet (8.38 acres).
Subarea B:	507,185 square feet (11.64 acres).
Subarea C*:	343,686 square feet (7.88 acres).

Maximum Permitted Floor
Area Ratio:

Subarea A:	0.60.
Subarea B:	0.60.
Subarea C:	0.60.

* Subarea C includes the aggregate of Subarea C parcels on the north and south sides of West Taylor Street.

Minimum Setbacks:

- Subarea A: In accordance with the Site Plan.
- Subarea B: In accordance with Planned Development Statement Number 11.
- Subarea C: In accordance with Planned Development Statement Number 11.

Maximum Site Coverage:

- Subarea A: 55%.
- Subarea B: 65%.
- Subarea C: 65%.

Minimum Number of Off-Street Parking Spaces:

- Subarea A: 200.
- Subarea B: In accordance with Planned Development Statement Number 11.
- Subarea C: In accordance with Planned Development Statement Number 11.

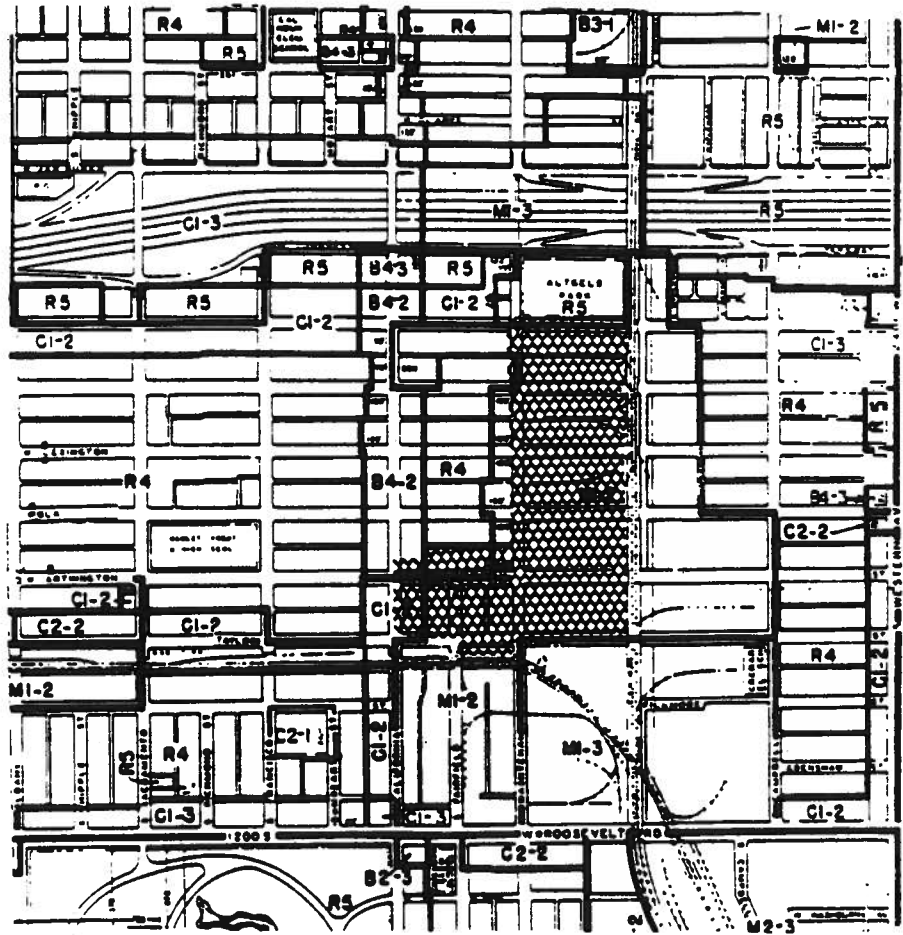
Minimum Number of Off-Street Loading Spaces:

- Subarea A: 5.
- Subarea B: In accordance with Planned Development Statement Number 11.
- Subarea C: In accordance with Planned Development Statement Number 11.

Maximum Building Height:

50 feet excluding appurtenances attached thereto.

Existing Zoning Map.



Applicant: Center Point Realty Services Corporation
1808 Swift Drive
Chicago, IL 60523

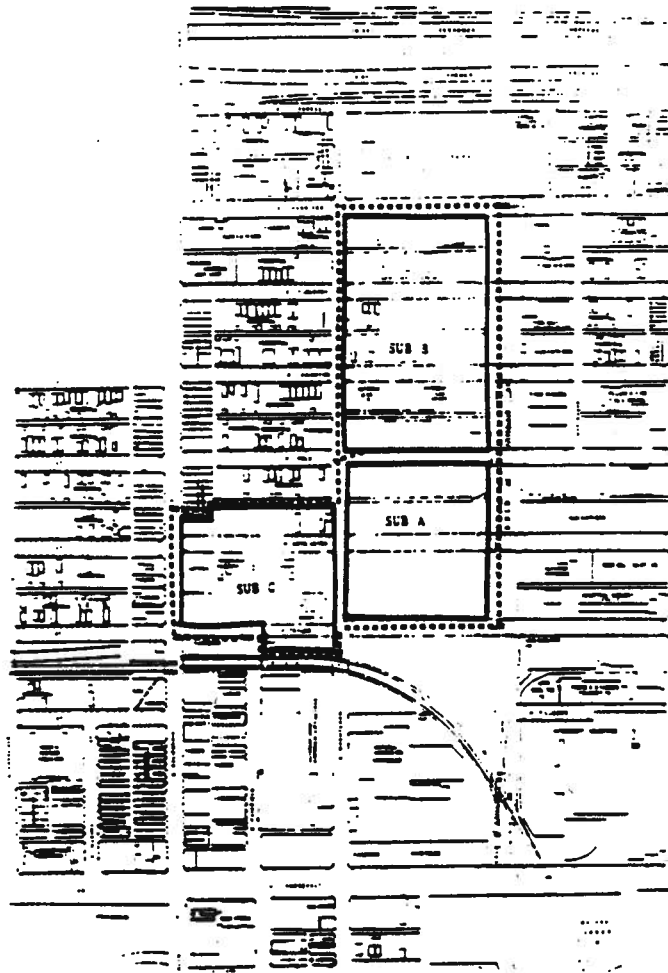
Date: April 12, 2000

Revised: May 31, 2000

SUBJECT PROPERTY



Planned Development Boundary And Subarea Map.



Applicant: Center Point Realty Services Corporation
1808 Swift Drive
Chicago, IL 60523

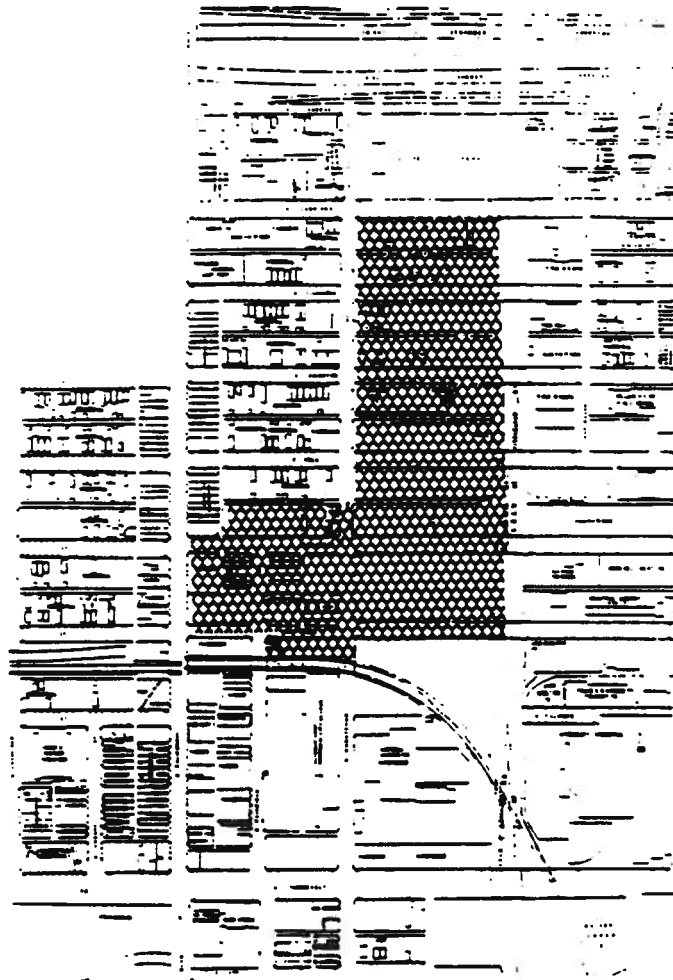
Date: April 12, 2000

Planned Development Boundary

Revised: May 31, 2000

Sub Area Property Line ———

Existing Land-Use Map.



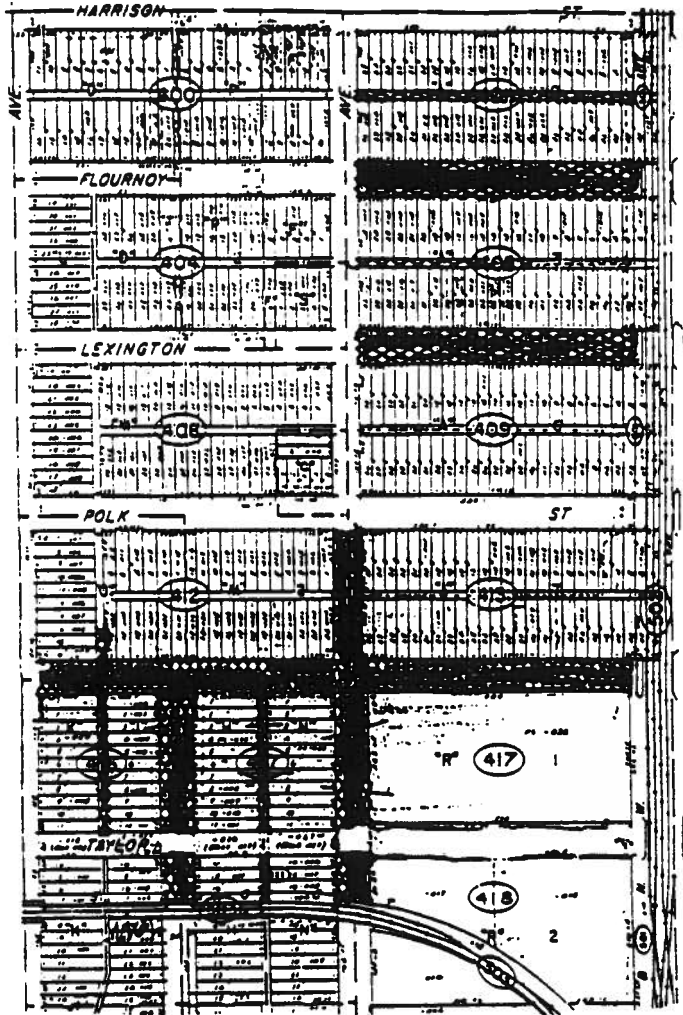
Applicant: Center Point Realty Services Corporation
1808 Swift Drive
Chicago, IL 60523

Date: April 12, 2000

SUBJECT PROPERTY 

Revised: May 31, 2000

Rights-Of-Way To Be Vacated Map.



Applicant: Center Point Realty Services Corporation
1808 Swift Drive
Chicago, IL 60523

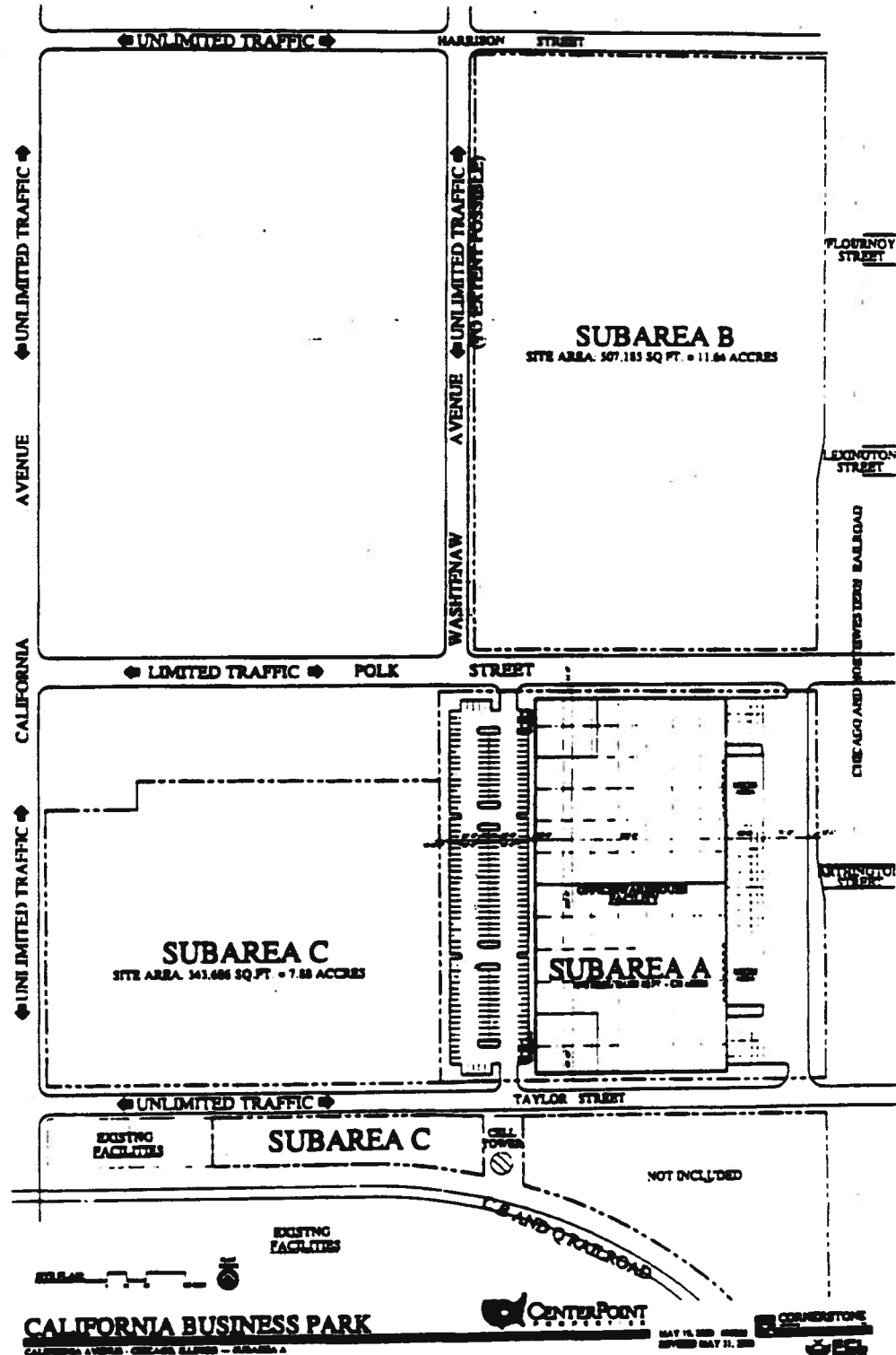
Date: April 12, 2000

RIGHTS OF WAY TO BE VACATED



Revised: May 31, 2000

Existing Facilities.



Exterior Building Elevations.

