

2/11/2009

REPORTS OF COMMITTEES

A-7435
55395

Reclassification Of Area Shown On Map No. 5-L.
(Application No. A-7435)

PD 809, 99
[O2009-1076]

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 Manufacturing Planned Development Number 809 symbols and indications as shown on Map Number 5-L in the areas described below as follows:

from Manufacturing Planned Development Number 809 in the area bounded by:

the southerly line of the Chicago, Milwaukee, St. Paul & Pacific Railroad right-of-way; a line 413.21 feet east of and parallel to North Laramie Avenue; a line 284 feet north of and parallel to West Bloomingdale Avenue; and North Laramie Avenue,

to those of an M2-2 Light Industry District; and

from Manufacturing Planned Development Number 809 in the area bounded by:

a line 284 feet north of and parallel to West Bloomingdale Avenue; a line 413.21 feet east of and parallel to North Laramie Avenue; the alley next north of and parallel to West Bloomingdale Avenue; and North Laramie Avenue,

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

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

Reclassification Of Area Shown On Map No. 6-F.
(Application No. 16782)

[O2009-1077]

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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 6-F in the area bounded by:

a line 75 feet south of and parallel to West 30th Street; South Wallace Street; a line 100 feet south of and parallel to West 30th Street; and the public alley next west of and parallel to South Wallace Street,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map Number 5-L.
(As Amended)
(Application Number 13443)*

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 M1-1 Restricted Manufacturing District and M2-2 General Manufacturing District symbols and indications as shown on Map Number 5-L in the area bounded by:

the southerly right-of-way line of the Chicago, Milwaukee, St. Paul & Pacific Railroad; a line 413.21 feet east of and parallel to North Laramie Avenue; the alley next north of and parallel to West Bloomingdale Avenue; and North Laramie Avenue,

to those of a 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 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 reads as follows:

Manufacturing Planned Development Number 809.

Plan Of Development Statements.

1. The area delineated herein as Manufacturing Planned Development Number 809, consists of approximately two hundred sixty thousand two hundred seven (260,207) square feet (five and ninety-eight hundredths (5.98) acres). The property is controlled by the applicant, Lakin General Corporation for purposes of the planned development.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements or adjustments of right-of-way, or consolidation or resubdivision of parcels, 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 holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made. 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 and any ground lessors.
4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Property Line and Boundary Map; a Site Plan, Landscape Plan and Building Elevations dated November 15, 2001 prepared by Capital Design, Ltd. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the areas delineated herein:

all uses permitted in the M2-2 General Manufacturing District.
6. Business identification 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, subject to the review and approval of the Department of Planning and Development.
7. Any service drives 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic, and the Department of Planning and Development. Closure of all or part of any public streets during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.

8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. 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 application for such a 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 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 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 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."). 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 proposed in this planned development has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire. If this planned development expires under the provisions of this section, then the zoning of the property shall automatically revert to the pre-existing M1-1 Restricted Manufacturing District and M2-2 General Manufacturing District classifications.

[Existing Zoning Map; Site Plans; and Landscape Plan referred to in these Plan of Development Statements printed on pages 77727 through 77731 of this Journal.]

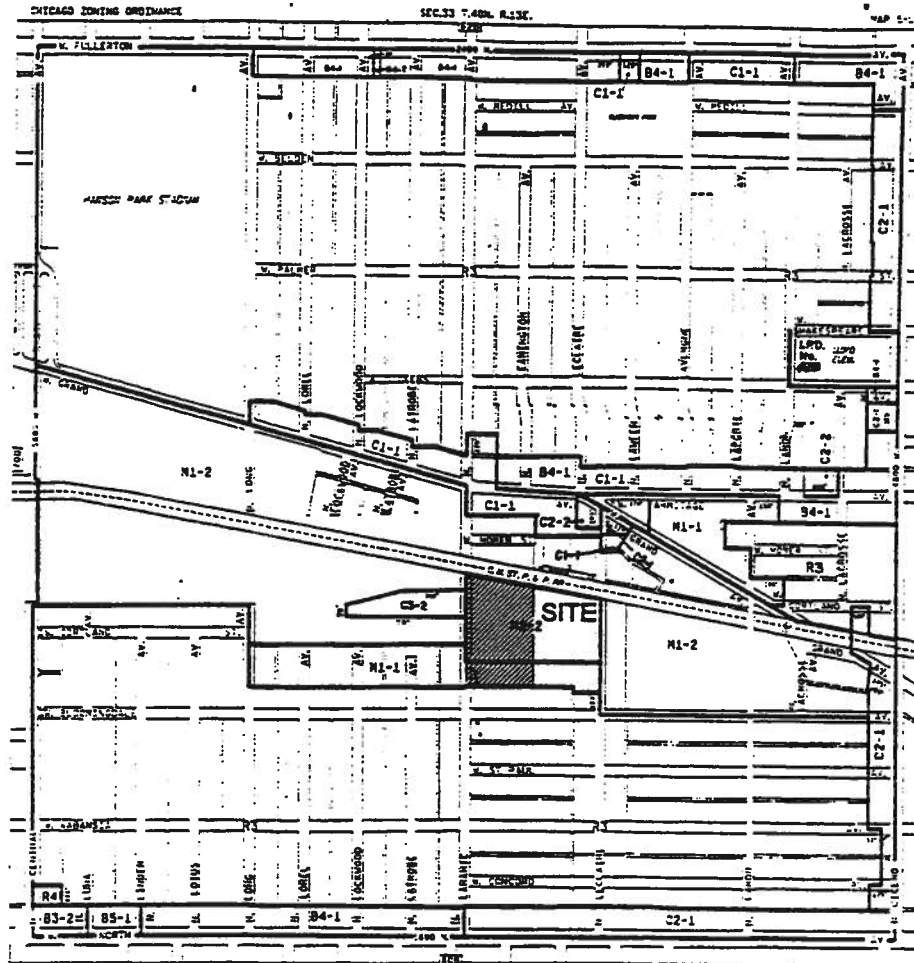
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Manufacturing Planned Development Number 809.

Bulk Regulations And Data Table.

Gross Site Area	=	Net Site Area	+	Area in Adjoining Right-of-Way
260,207 square feet (5.98 acres)		22,011 square feet (0.50 acres)		282,218 square feet (6.48 acres)
Maximum Floor Area Ratio:				0.75.
Maximum Percent of Site Coverage:				Per approved Site Plan.
Minimum Number of Parking Spaces:				125 spaces (2% H.C.).
Minimum Number of Loading Docks:				Per approved Site Plan.
Maximum Building Height:				Per approved Building Elevations.

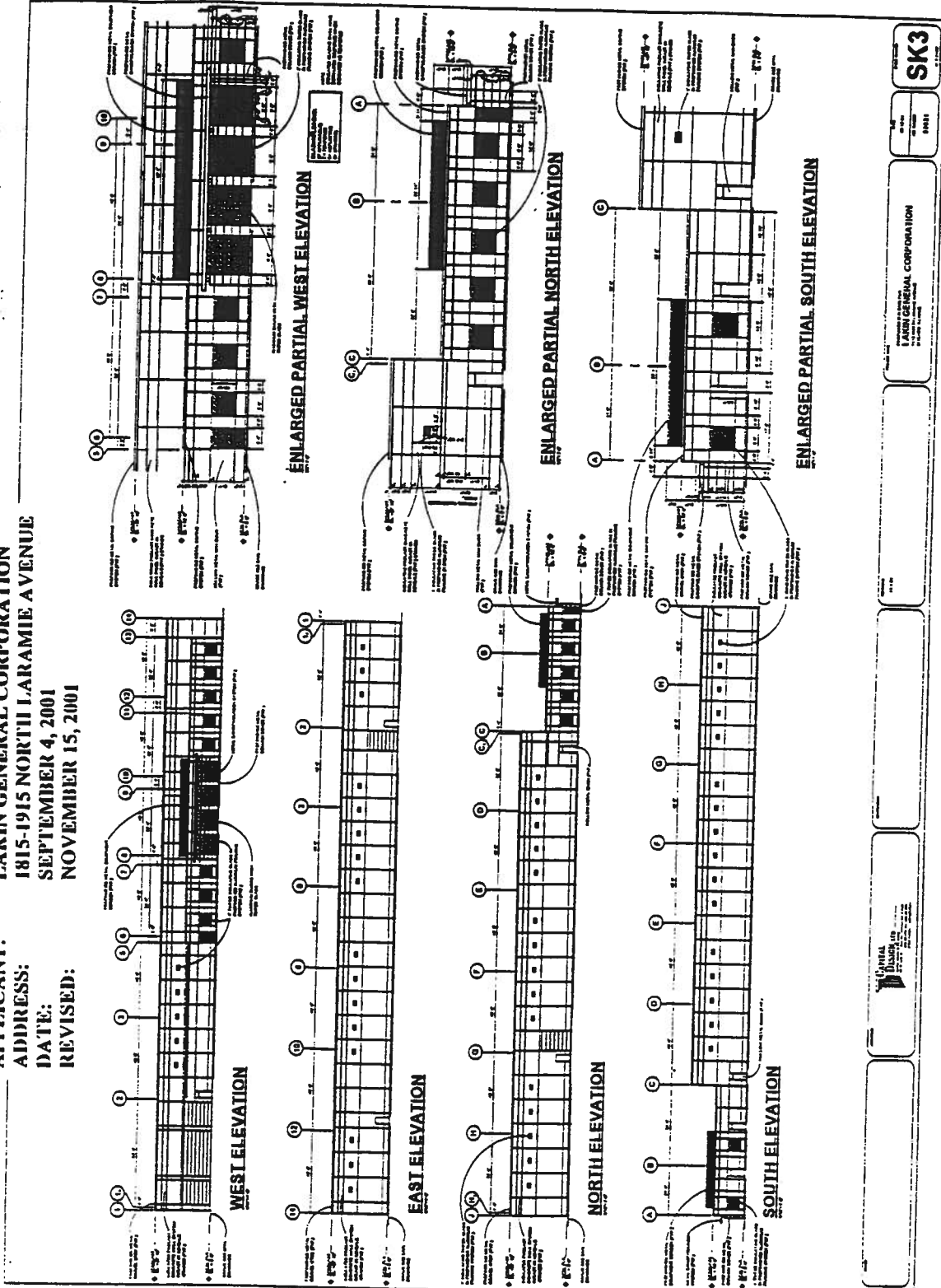
Existing Zoning Map.



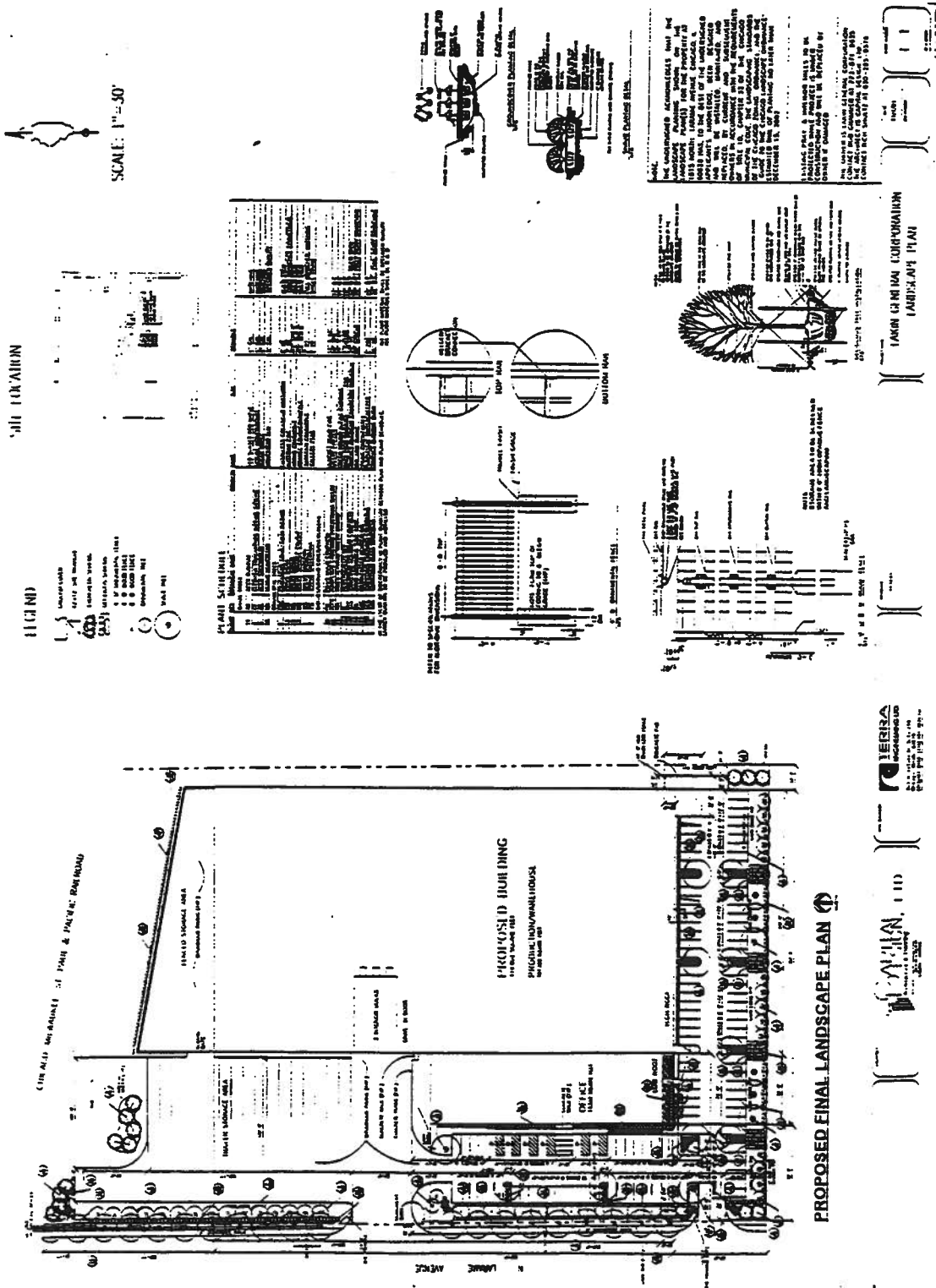
APPLICANT: LAKIN GENERAL CORPORATION
ADDRESS: 1815-1915 NORTH LARAMIE AVENUE
DATE: SEPTEMBER 4, 2001
REVISED: NOVEMBER 15, 2001

Site Plan.
(Page 3 of 3)

APPLICANT: LAKIN GENERAL CORPORATION
ADDRESS: 1815-1915 NORTH LARAMIE AVENUE
DATE: SEPTEMBER 4, 2001
REVISED: NOVEMBER 15, 2001



Landscape Plan.

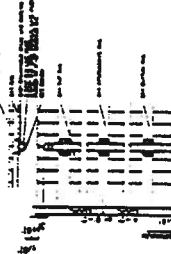
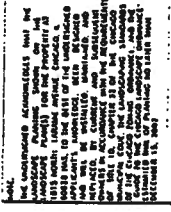
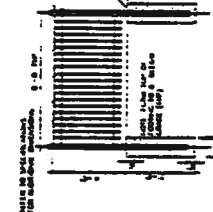
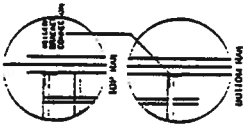


SITE LOCATION

LEGEND

SCALE: 1"=50'

PLANT SCHEDULE



PROPOSED FINAL LANDSCAPE PLAN

VERBA
ARCHITECTURAL
INCORPORATED
1100 N. 10TH ST.
SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
FAX: 303.733.1101
WWW.VERBA.COM

TAKIN CHINA CORPORATION
LANDSCAPE PLAN

