

Reclassification Of Area Shown On Map Number 5-G.
(As Amended) **BPD 844**
(Application Number 13587)

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 1 -- Clybourn Corridor -- Subdistrict B (Buffer Area) symbols and indications as shown on Map Number 5-G in the area bounded by:

a line 189.59 feet north of and parallel to West North Avenue; North Kingsbury Street; West North Avenue; a line from a point 331.30 feet west of the west right-of-way line of North Kingsbury Street as measured at the northwest intersection of West North Avenue and North Kingsbury Street to a point 176.0 feet north of West North Avenue (as measured from the north right-of-way line of West North Avenue) and 226.65 feet west of the west right-of-way line of North Kingsbury Street; and a line 176.0 feet north of and parallel to West North Avenue; a line from a point 176.0 feet north of West North Avenue (as measured from the north right-of-way line of West North Avenue) and 213.0 feet west of North Kingsbury Street (as measured from the west right-of-way line of North Kingsbury Street) to a point 189.59 feet north of West North Avenue (as measured from the north right-of-way line of West North Avenue) and 204.77 feet west of North Kingsbury Street (as measured from the west right-of-way line of North Kingsbury Street), Chicago, Illinois,

to those of a C3-4 Commercial-Manufacturing District and a corresponding use district is hereby established in the areas above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the C3-4 Commercial-Manufacturing District symbols and indications established in Section 1 above to the designation of a Business Planned Development 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 herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance should 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:

Business Planned Development Number 844.

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development consists of approximately fifty-one thousand nine hundred thirty-eight and seven-tenths (51,938.7) square feet (one and nineteen hundredths (1.19) acres) and is owned or controlled by the applicant, 1030 West North Avenue Building, L.L.C.
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. 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, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property, at the time any 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 and any ground lessors. An agreement among property owners or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.
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; Site/Landscape Plan and Building Elevations, dated August 15, 2002 prepared by Ronald P. Sorce, A.I.A. Architects. Full size sets of the Site/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 area delineated herein as "Business Planned Development": storage, warehousing and wholesale establishments; retail uses as permitted in the C3-4 Commercial-Manufacturing District (except amusement establishments, including arcades, battery and tire service stations, cartage and express facilities, contractor or construction offices and shops, frozen food lockers, fuel and ice sales, garages for repair and servicing of motor vehicles, house trailer sales, liquor stores, monument sales, motor vehicle sales and rental, motorcycle sales, live poultry slaughtering, strip centers, tire sales, currency exchanges, loan stores and flea markets); and accessory and non-accessory parking. Drive-in or drive-through establishments and residential uses are prohibited.
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. 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 or alley during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. Subject to the review and approval of the Illinois Department of Transportation and the Chicago Department of Transportation, the applicant shall pay all costs related to the installation of a traffic signal at the intersection of West North Avenue and North Kingsbury Street. Said traffic signal shall be installed and operational prior to the time that a certificate of occupancy is issued relating to the establishment of a new retail use at the property. Further, the applicant agrees to join in a Traffic Management Association, if and when one is formed, organized to address traffic issues related to the area within which the property is located.
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/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 most current energy efficiency standards published by the American Society of Heating, Refrigerating 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 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,

9/4/2002

REPORTS OF COMMITTEES

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then the zoning of the property shall automatically revert to the pre-existing Planned Manufacturing District Number 1 -- Clybourn Corridor -- Subdistrict B classification.

[Existing Land-Use Map; Existing Zoning Map; Planned Development Boundary and Property Line Plan; Site/Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 93314 through 93318 of this *Journal*.]

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

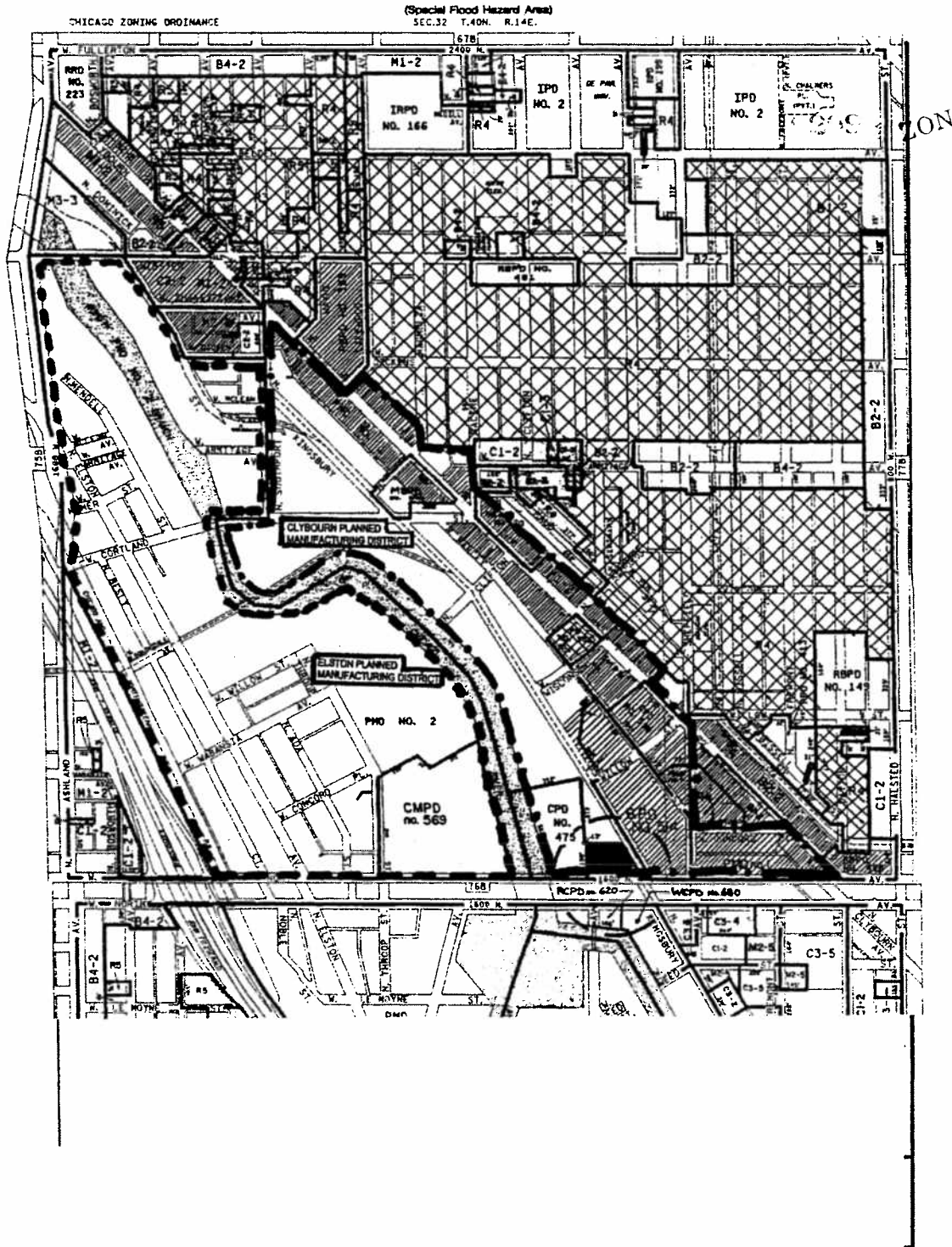
Commercial-Business Planned Development Number 844.

Bulk Regulations And Data Table.

Net Site Area, 51,938.7 square feet (1.1923 acres)+Public Right-of-Way, 19,795.3 square feet (.45 acres) = Gross Site Area (Net and Public Right-of-Way) 71,734 square feet (1.65 acres)

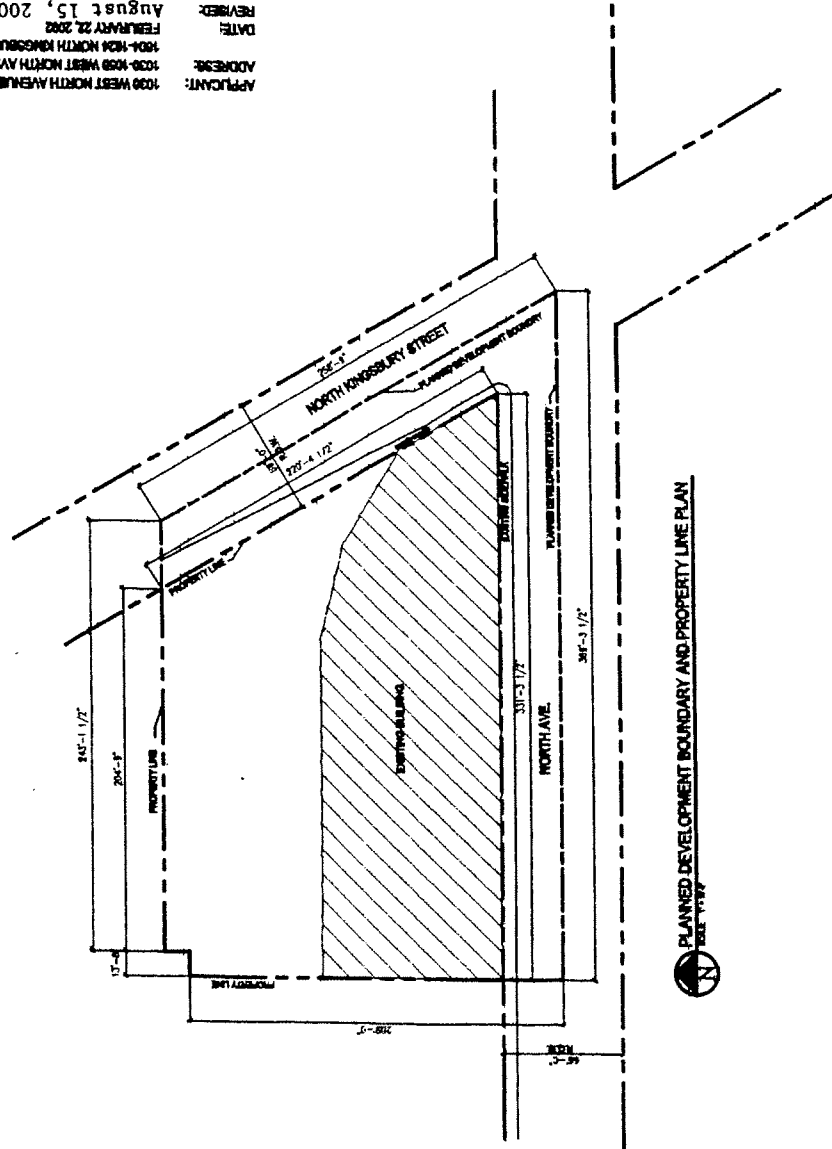
Minimum Number of Loading Berths:	2.
Minimum Number of Off-Street: Parking:	155.
Maximum Percentage Of Site Coverage:	In accordance with Site Plan.
Minimum Required Building Set Backs:	In accordance with Site Plan.
Maximum Permitted Building Height:	In accordance with building elevations.
Maximum Floor Area Ratio Allowed:	3.00.

Existing Land-Use Map.



Planned Development Boundary And Property Line Plan.

APPLICANT: 1030 WEST NORTH AVENUE BUILDING LLC
 ADDRESS: 1030-1038 WEST NORTH AVENUE
 1034-1034 NORTH KINGSBURY STREET
 DATE: FEBRUARY 22, 2002
 REVISED: August 15, 2002



PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE PLAN
 SCALE: 1"=10'

1 A0.001

Site/Landscape Plan.

APPLICANT: 1030 WEST NORTH AVENUE BUILDING LLC
 ADDRESS: 1030-1034 NORTH AVENUE
 1004-1024 NORTH KINGSBURY STREET
 DATE: FEBRUARY 22, 2002
 REVISED: August 15, 2002

