

36458

JOURNAL--CITY COUNCIL--CHICAGO

13561  
12/1/2004

*Reclassification Of Area Shown On Map Number 2-G.  
(As Amended)  
(Application Number A-5504)*

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

SECTION 1. Title 17 of the Municipal Code of the City of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C3-7 Commercial-Manufacturing District symbols and indications as shown on Map Number 2-G in the area bounded by:

West Jackson Street; South Racine Avenue; the alley next south of and parallel to West Jackson Street; and a line 261 feet west of and parallel to South Racine Avenue,

to those of a C2-5 Neighborhood Commercial District.

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

*Reclassification Of Area Shown On Map Number 2-K.  
(As Amended)  
(Application Number 13561) BPD 941*

*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 the M2-2 General Manufacturing District symbols and indications as shown on Map Number 2-K in the area bounded by:

South Kostner Avenue; West Roosevelt Road; South Kildare Avenue; and the C.S.X. Railroad right-of-way,

to the designation of a Business Planned Development and a corresponding use district is hereby established in the area above-described.

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

Plan of Development Statements referred to in this ordinance read as follows:

*Business Planned Development Number* 941.

*Plan Of Development Statements.*

1. The area delineated herein as a Business Planned Development Number 941 (the "Planned Development") consists of approximately five hundred fifty-five thousand seven hundred twenty-five (555,725) square feet (twelve and seventy-five hundredths (12.75) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the applicant, Central City Studios, 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 shall require a separate submission 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 titleholder 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 titleholder 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 or any ground lessors.
4. This plan of development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan and Elevations, dated October 21, 2004 and prepared by Bastien & Associates, Architects. Full size sets of the Site/Landscape Plan and 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 within the area delineated herein as "Business Planned Development": film and television production facilities, including offices, off-street parking and related or accessory uses.
6. 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 parking facilities shall be provided in compliance with this Planned Development, subject to review of the Department of Transportation and the approval of the Department of 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. 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. All work in the public way must be designed and construed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
9. In addition to the maximum height of the improvements and any appurtenance depicted on the Site/Landscape Plan attached hereto, the height of any improvement 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 parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site/Landscaping Plan. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.

11. The requirements of the Planned Development 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 the Planned Development 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 a manner generally consistent with Leadership in Energy and Environmental Design ("L.E.E.D.") green building rating system. In addition, applicant has agreed to either: 1) cover ten percent (10%) of the flat portion of the roof of the building proposed with green landscaping or 2) provide a minimum L.E.E.D. certified building.
14. The applicant and its successors, assignees or grantees 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 new 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.
15. Unless substantial construction of any improvements as contemplated by this Planned Development amendment 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 underlying M2-2 General Manufacturing District classification.

[Existing Zoning Map; Land-Use Map; Boundary and Property Line Map; Site Plan; and Conceptual Elevations referred to in these Plan of Development Statements printed on pages 36463 through 36468 of this *Journal*.]

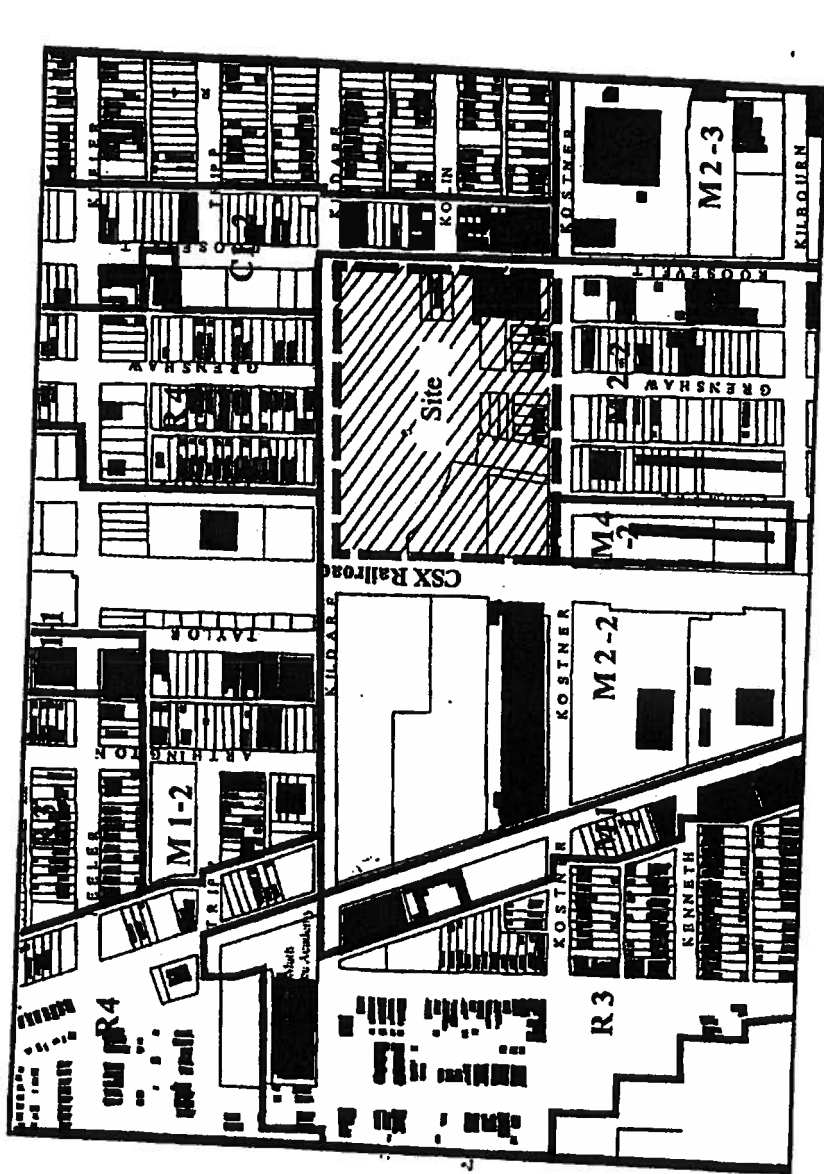
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Business Planned Development Number* 941.

*Bulk Regulations And Data Table.*

	Net Site Area	Maximum Floor Area Ratio
Gross Site Area:	55,725 square feet (12.75 acres)	1.0
Net Site Area:	481,290 square feet (11.04 acres)	
Public Right-of-Way Area:	74,435 square feet (1.07 acres)	
Minimum Number of Off-Street Loading Spaces:		3
Minimum Number of Off-Street Parking Spaces:		453
Maximum Building Height:		Per Site Plan
Minimum Required Setbacks:		Per Site Plan

Existing Zoning Map.



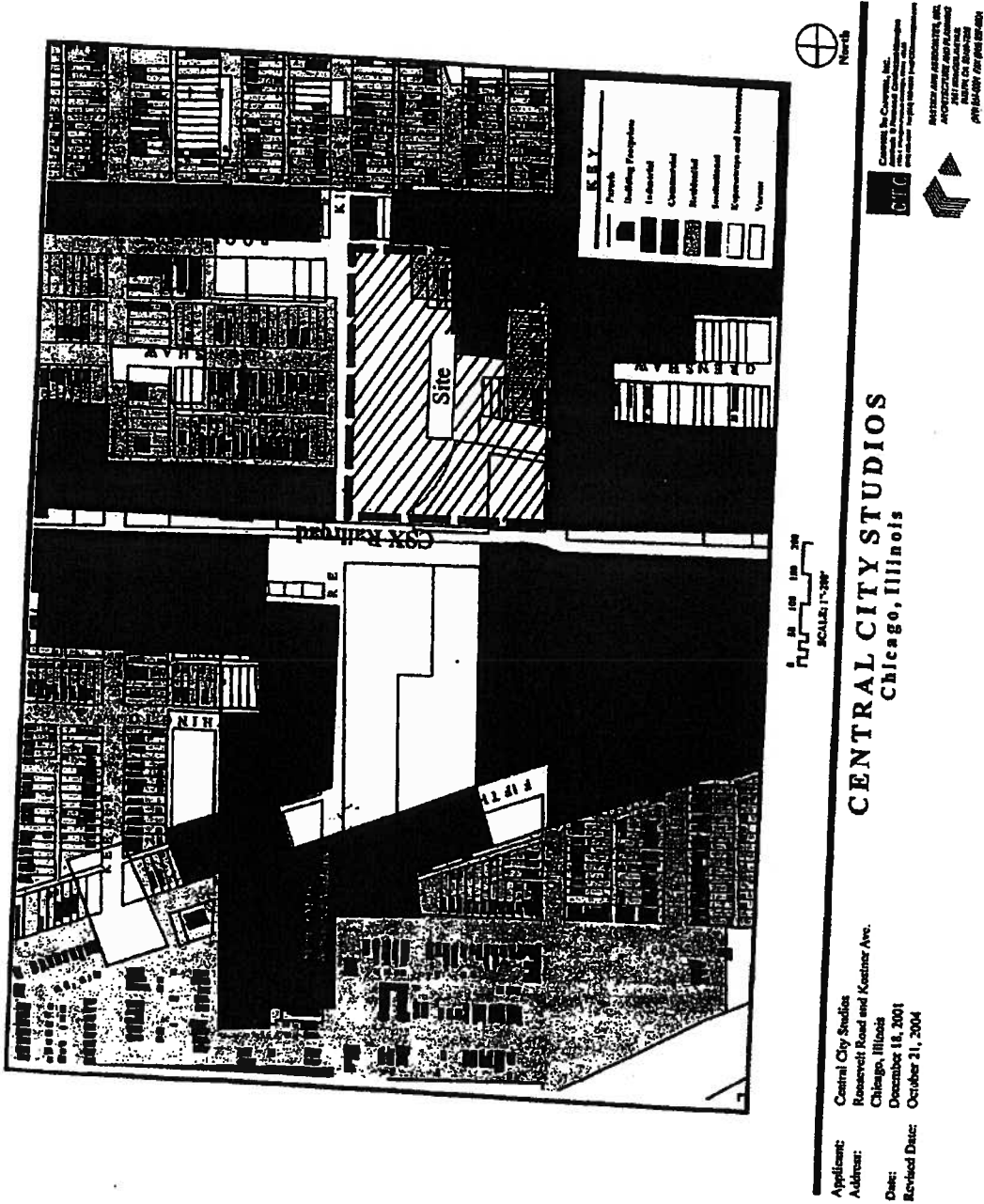
1" = 100' 1" = 100' 1" = 100'  
SCALE: 1" = 100'

**CENTRAL CITY STUDIOS**  
Chicago, Illinois

Applicant: Central City Studios  
Address: Roosevelt Road and Kostner Ave.  
Chicago, Illinois  
Date: December 16, 2001  
Revised Date: October 21, 2004

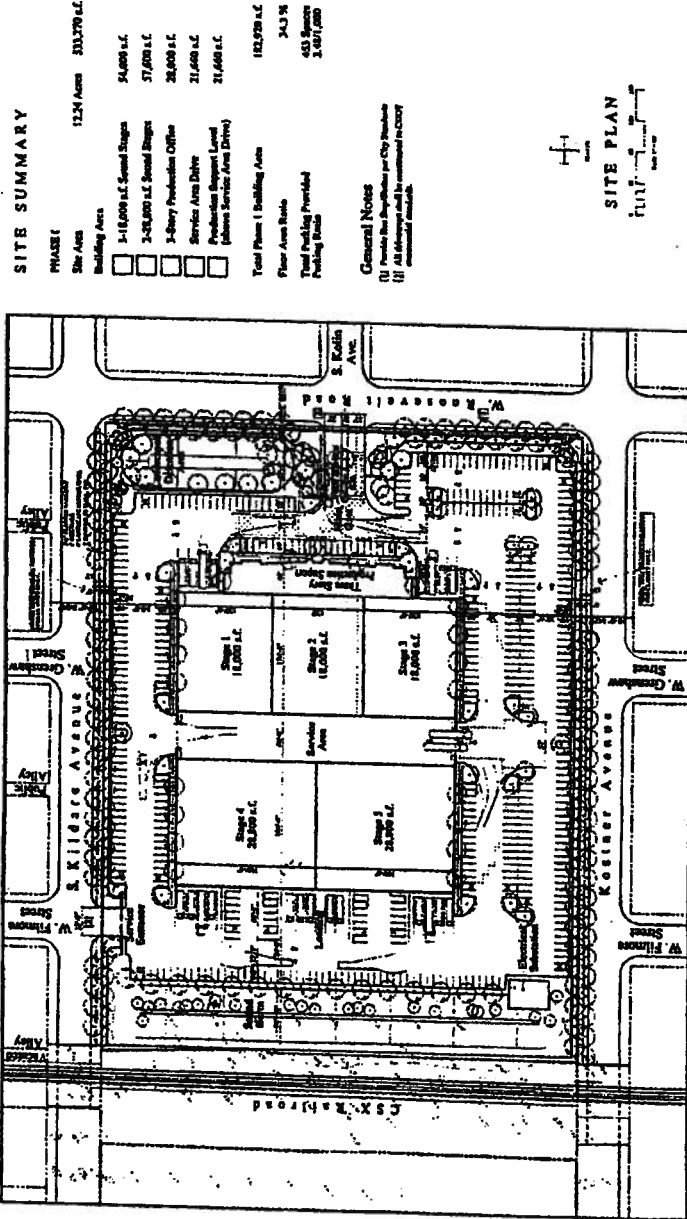
**GTC**  
Gardner & Theobald Company  
City of Chicago  
1000 North Dearborn Street  
Chicago, IL 60610  
(773) 329-1234  
www.gtc.com

Land-Use Map.





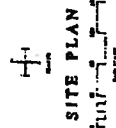
Site Plan.



SITE SUMMARY

PHASE I	12.24 Acres	311,370 S.F.
Site Area		
Building Area		
1-10,000 S.F. Small Stages	54,000 S.F.	
2-25,000 S.F. Small Stages	57,000 S.F.	
3-Story Production Office	28,000 S.F.	
Service Area Drive	21,400 S.F.	
Production Support Level (Below Service Area Drive)	21,400 S.F.	
Total Phase I Building Area	182,800 S.F.	
Floor Area Ratio	34.3 %	
Total Parking Provided	433 Spaces	
Parking Ratio	1.607/1,000	

**General Notes**  
 (1) Provide Site Specifications per City Standards  
 (2) All dimensions shall be maintained as shown  
 (3) Production Support Level



SITE PLAN

CONCEPTUAL PHASE I MASTERPLAN

CENTRAL CITY STUDIOS  
Chicago, Illinois

A1

Central City Studios  
 1000 North Dearborn Street  
 Chicago, Illinois  
 Date: December 16, 2004  
 Revised Date: October 21, 2004

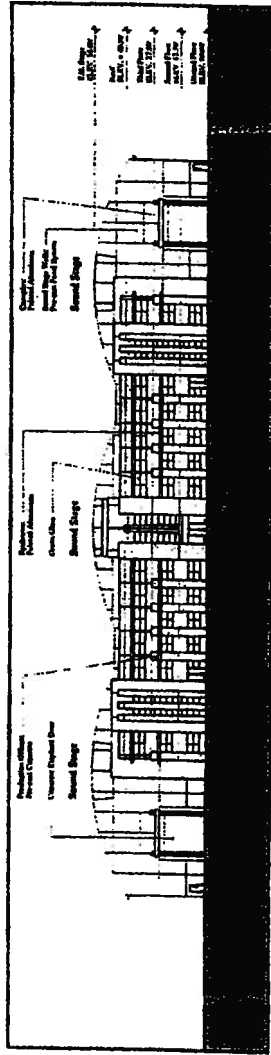
BRUNER ABEL ASSOCIATES, INC.  
 ARCHITECTS AND PLANNERS  
 1000 North Dearborn Street  
 Chicago, Illinois 60610  
 Phone: (312) 281-1000  
 Fax: (312) 281-1001  
 www.brunerabel.com

12/1/2004

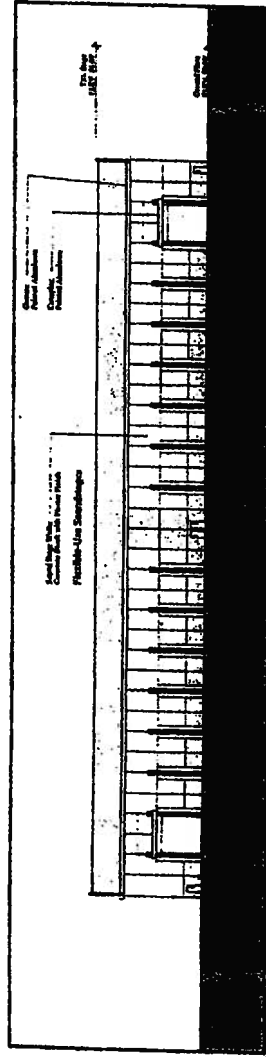
REPORTS OF COMMITTEES

36467

Conceptual South And North Elevations.



CONCEPTUAL SOUTH ELEVATION



CONCEPTUAL NORTH ELEVATION

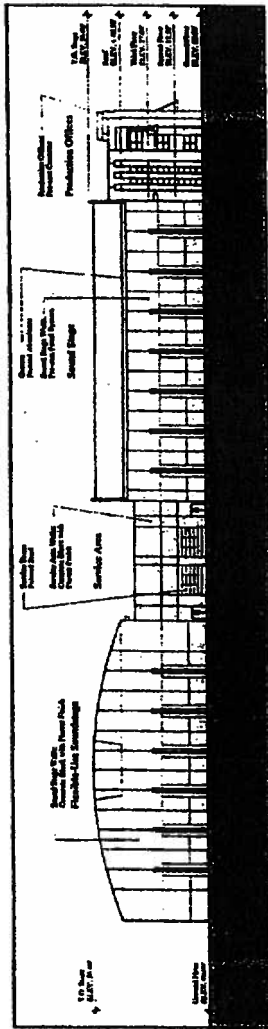
Applicant: Central City Studios  
 Address: Research Road and Koster Ave.  
 Chicago, Illinois  
 Date: December 18, 2004  
 Revised Date: October 21, 2004

**CENTRAL CITY STUDIOS**  
 Chicago, Illinois

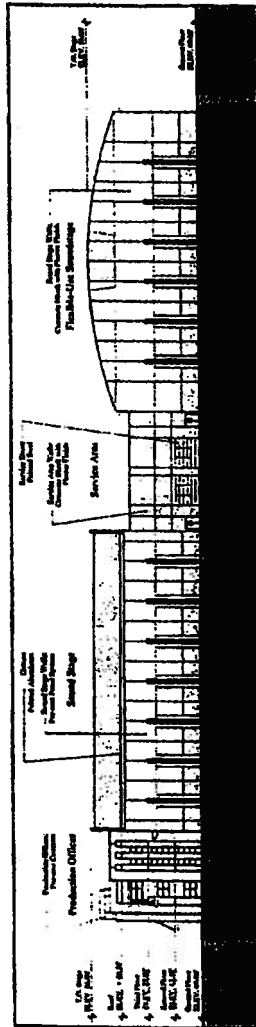
A2

HARTIG ASSOCIATES, INC.  
 ARCHITECTS AND PLANNERS  
 1000 N. LAKE ST. SUITE 1000  
 CHICAGO, ILLINOIS 60610

Conceptual West And East Elevations.



CONCEPTUAL WEST ELEVATION



CONCEPTUAL EAST ELEVATION

Applicant: Central City Studios  
 Address: Roosevelt Road and Kostner Ave.  
 Chicago, Illinois

Date: December 18, 2001  
 Revised Date: October 21, 2004

CENTRAL CITY STUDIOS  
 Chicago, Illinois

A3

HAZARD AND ASSOCIATED, LLC  
 ARCHITECTURAL AND PLANNING  
 1000 N. LA SALLE ST. SUITE 1000  
 CHICAGO, IL 60610