

PD 690

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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 2-F.

(As Amended)

(Application Number 14872) WPP 960

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, be amended by changing all the DS-5 Downtown Service District symbols and indications as shown on Map Number 2-F in the area bounded by:

West Taylor Street or the line thereof if extended where no street exists; a line 48.86 feet west of the westerly channel line of the south branch of the Chicago River (as established by ordinance passed on July 8, 1926) and perpendicular to West Taylor Street; a line from a point 961.63 feet east of South Canal Street and 368 feet south of West Taylor Street; to a point, 934.84 feet east of South Canal Street and 370.88 feet south of West Taylor Street; a line 934.84 feet east of and parallel to South Canal Street; a line 363.01 feet south of and parallel to West Taylor Street; a line from a point 363.01 feet south of West Taylor Street and 769.19 feet east of South Canal Street; to a point, 709.11 feet east of South Canal Street and 252.93 feet south of West Taylor Street; a line from a point 709.11 feet east of South Canal Street and 252.93 feet south of West Taylor Street; to a point, 640.09 feet east of South Canal Street and 100 feet south of West Taylor Street; a line 100 feet south of and parallel to West Taylor Street or the line thereof if extended where no street exists; a line from a point 502.97 feet east of South Canal Street and 100 feet south of West Taylor Street, to a point, 499 feet east of South Canal Street and 48.58 feet south of West Taylor Street or the line thereof if extended where no street exists; a line from a point 499 feet east of South Canal Street and 48.58 feet south of West Taylor Street or the line thereof if extended where no street exists, to a point 502.89 feet east of South Canal Street and the southerly right-of-way line of West Taylor Street; and a line 502.89 feet east of and parallel to South Canal Street, to those of a Waterways

Planned Development which is hereby established in the area described, subject to such use and bulk regulations as are set forth in this 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 read as follows:

Waterways Planned Development Number 960.

Plan Of Development Statements.

1. The area delineated herein as a Waterways Planned Development consists of approximately one hundred two thousand nine hundred ninety-five (102,995) square feet (two and thirty-six hundredths (2.36) acres) of net site area which is depicted on the attached Planned Development Boundary Plan and Right-of-Way Plan. The property is controlled by the Applicant, Exelon Corporation.
2. The applicant ("Applicant") shall obtain all applicable official reviews, approvals or permits which are necessary to implement this planned development. 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 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, grantees and Lessees, if different than the Applicant, the legal titleholders or 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 or any ground lessors. Furthermore, pursuant to the requirements of Article 17-8-0400 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 and any ground lessors, or by a governmental agency with the power of eminent domain which has designated the property for acquisition.

4. This plan of development consists of the following fourteen (14) statements: a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Boundary Plan; a Right-of-Way Plan; a Site/Landscape Plan; and Conceptual Building Elevations prepared by Antunovich Associates Architects & Planners dated April 14, 2005. Full size sets of the Site/Landscape Plan and Conceptual Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated herein and these and no other zoning controls shall apply. The 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 use permitted within the area delineated herein as a "Waterways Planned Development" shall include, an electrical substation providing needed utility service as well as all ancillary uses connected to the operation of an electrical substation.
6. Identification and other necessary signs, including temporary construction signs, may be permitted within the area delineated herein as a "Waterways Planned Development", subject to the review and approval of the Department of Planning and Development.
7. Off-street parking for the general public and off-street loading facilities for deliveries will not be provided within this planned development. All parking utilized within this planned development will be associated with operation and maintenance of an electrical substation. This plan is subject to the review of the Departments of Transportation and Planning and Development.
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 constructed 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 building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. Improvements on the property, including landscaping, shall be designed and installed in substantial conformance with the Site/Landscape Plan, Conceptual Building Elevations and the Bulk Regulations & Data Table attached hereto and made a part hereof. In addition, trees and other landscaping shall be installed and maintained at all times in accordance with the Site/Landscape Plan and the landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. Plans for all buildings and improvements on the property shall be reviewed and approved by the Commissioner of Planning and Development for a determination that the proposed use, building or structure complies with all provisions of the planned development ordinance. Zoning and occupancy requirements may be issued by the Zoning Administrator for uses, buildings or structures within the planned development only upon receipt of written approval by the Commissioner of Planning and Development. Any permit, license or certificate issued in conflict with the planned development ordinance is null and void pursuant to Article 17-13-610 of the Chicago Zoning Ordinance.
13. The terms, conditions and exhibits of this planned development ordinance maybe 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 is made 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 17-13-0611 of the Chicago Zoning Ordinance.
14. Unless substantial construction has commenced within six (6) years following adoption of this Waterways Planned Development, and unless completion is thereafter diligently pursued, then this planned development

shall expire; and the zoning of the property shall automatically revert to the prior DS-5, Downtown Service District.

[Existing Zoning Map; Land-Use Map; Boundary Plan; Right-of-Way Plan; Landscape Plan; and Conceptual Building Elevations referred to in these Plan of Development Statements printed on pages 48534 through 48539 of this *Journal*.]

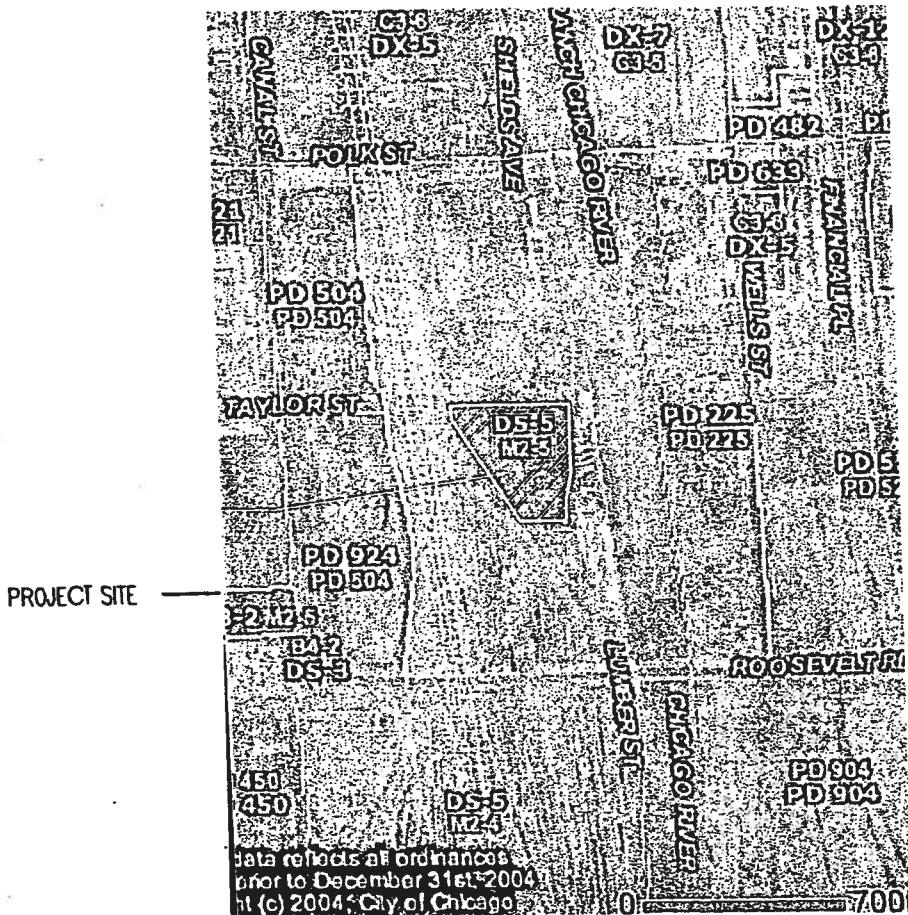
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Waterways Planned Development Number _____.

Bulk Regulations And Data Table.

Maximum Floor Area Ratio	.10
Gross Site Area:	102,995 square feet (2.36 acres)
Net Site Area:	102,995 square feet (2.36 acres)
Public Right-of-Way Area:	0 square feet (0.00 acres)
Minimum Number of Off-Street Loading Spaces:	0
Minimum Number of Off-Street Parking Spaces:	0
Maximum Building Height:	50 feet
Minimum Required Setbacks:	None

Existing Zoning Map.



APPLICANT:	EXELON CORPORATION
ADDRESS :	311 W. TAYLOR CHICAGO, ILLINOIS 60607
DATE:	MARCH 9, 2005
REVISED DATE:	APRIL 14, 2005

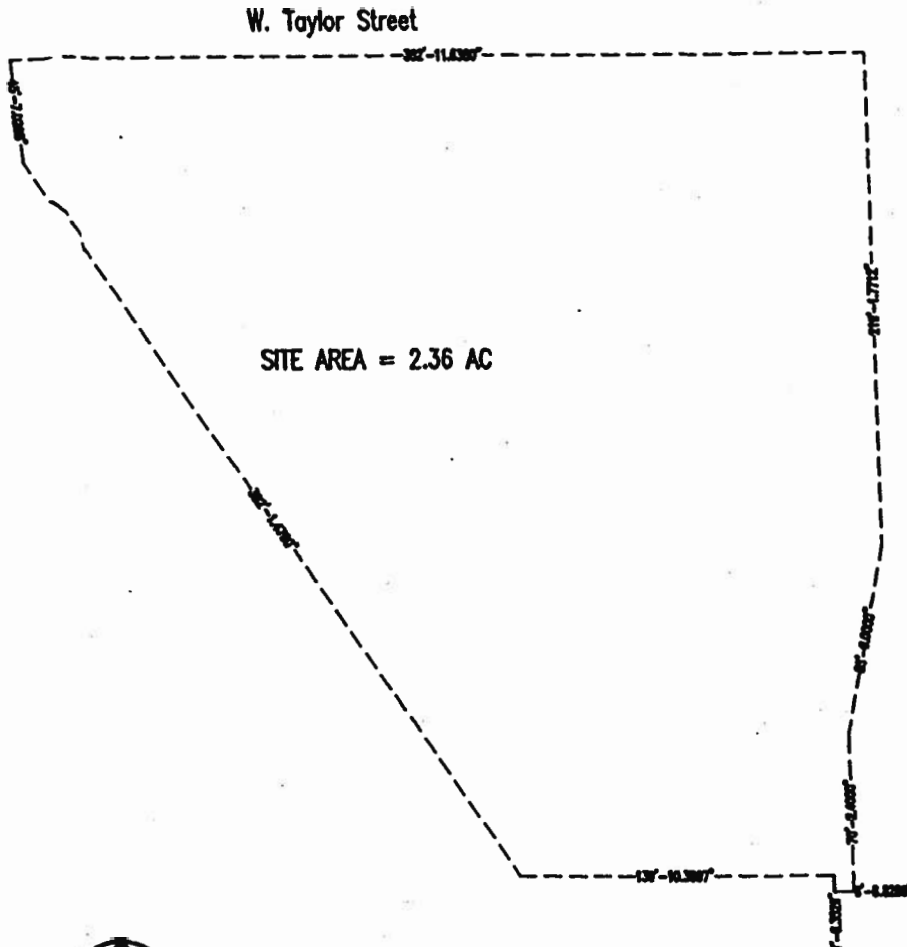
Land-Use Map.

- EXISTING COMMONWEALTH - EDISON SUBSTATION
- EXISTING MWRD PROPERTY
- PROJECT SITE
- EXISTING AMTRACK YARD



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Boundary Plan.

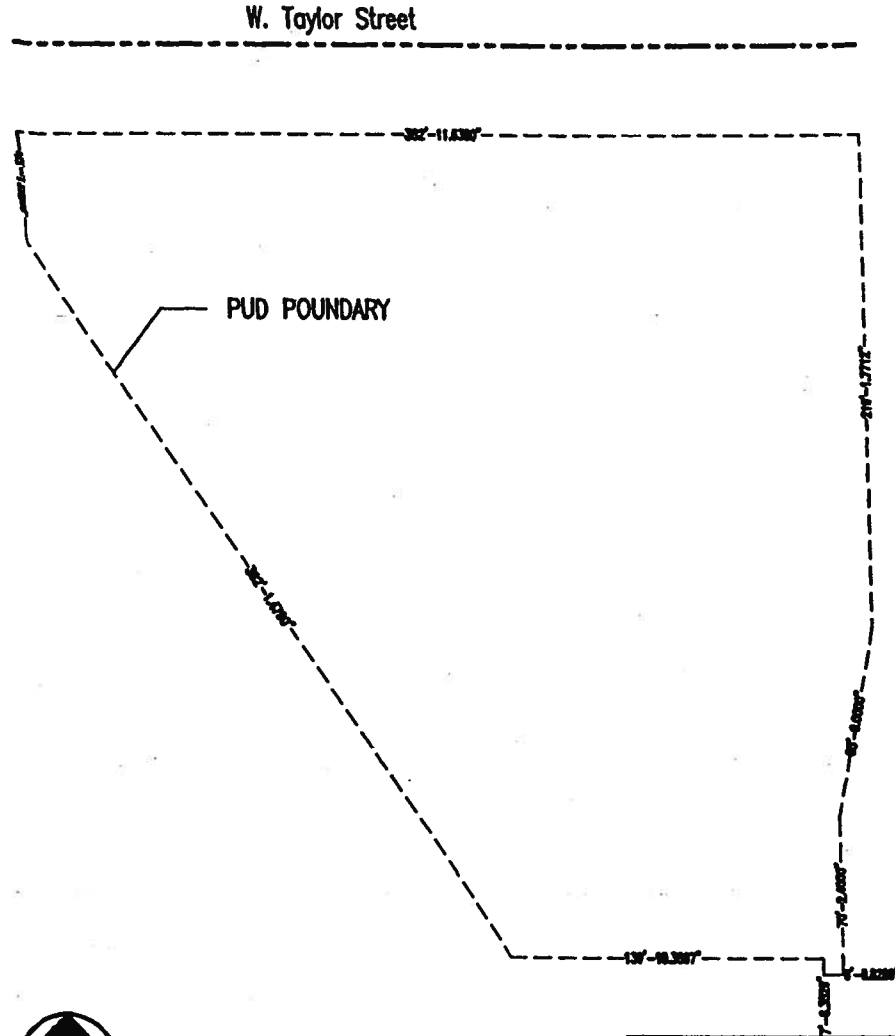


SITE AREA = 2.36 AC



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Right-Of-Way Plan.



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Conceptual Building Elevations.

