

7/15/95

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*Manufacturing Planned Development. No. 578**Plan Of Development Statements.*

1. The area delineated herein as a Manufacturing Planned Development consists of approximately 14.5 acres (633,643 square feet) which is owned by International Paper, Inc., and controlled by Dalan-Jupiter, Inc. (the "Applicant") for purposes of this Manufacturing Planned Development.
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Plan of 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 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 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, 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, 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 modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all of the owners of the property and any ground lessors. Nothing herein shall be construed to mean that any individual owner or any ground lessors, of the property or any portion thereof, is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the property or the rights herein, except any assignment or transfer pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the property so transferred, the current application shall be deemed amended to apply to the legal title holder or transferee thereof (and its beneficiaries if such title is held in a land trust) and the seller or

transferor thereof (and its beneficiaries if title held in a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of these fifteen (15) Statements, a Bulk Regulations and Data Table, a Planned Development Boundary and Property Line Map and Existing Zoning and Land Use Map, a Generalized land Use Plan, a Subarea Site Plan, a Subarea A Landscape Plan and Subarea A Building Elevations including Subarea A Pylon Sign Plan, as prepared by P.F.D.A., Inc., dated December 8, 1994, which are incorporated herein. This Plan of Development is in conformity with the intent and purposes 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. These and no other zoning controls shall apply to the area delineated herein.

5. The following uses shall be permitted within the areas delineated herein:

M1-1
EACH SITE,

Subarea A -- all uses permitted in the M1-1 Restricted Manufacturing District, including the retail sale of building and home improvement supplies, required parking and other related uses.

M1-1 NO
SPECIAL
(2000)

Subarea B -- All uses and service uses permitted in the M1-1 Restricted Manufacturing District and parking and other related uses, except auto laundries.

M1-1
NO RETAIL
RESTAURANT
(2000)

Subarea C -- All uses as permitted within the M1-1 Restricted Manufacturing District, except retail, restaurant or service uses. Non-accessory parking not serving Subarea C uses shall be permitted on an interim basis only with the approval of the Commissioner of the Department of Planning.

6. Business identification signs and temporary construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Only one (1) pylon sign shall be permitted within Subarea A, in general conformance with the pylon elevation plan attached hereto. Only one (1) pylon sign not exceeding 50 feet in height shall be permitted within Subarea B. No pylon sign shall be permitted in Subarea C.

XO
REV
DEC 7
NO
AS ELEV
PLAN

7. Any service drives or other ingress and egress including emergency vehicles shall be adequately designed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction.

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There shall be no parking within such paved areas or within fire lanes. Ingress and egress shall be subject to the review of the Department of Transportation, Bureau of Street Traffic and the Department of Planning and Development.

8. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development subject to review of the Departments of Transportation and Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.
9. The height restriction of any building or any appurtenance attached hereto shall be subject to (a) height limitations as certified on Form FAA-117 or successor forms involving the same subject matter and approved by the Federal Aviation Administration; and (b) airport zoning regulations as established by Department of Planning and Development, the Department of Aviation and Department of Law and approved by the City Council.
10. The maximum permitted floor area ratio shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
11. Improvements of the property, including landscaping and entrances and exits to the parking areas shall be designed, installed and maintained in substantial conformance with the plans described herein, attached hereto and made a part hereof. Parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the parkway tree planting requirements of the Chicago Zoning Ordinance and the corresponding regulations and guidelines.
12. With respect to Subareas B and C identified on the Site Plan, the Applicant shall submit a site plan and elevations including drawings of all signage for each building to the Department of Planning and Development for site plan and Part II approval pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance. Site plan approval is intended to assure that development proposals for the subareas are architecturally integrated and otherwise consistent with the remainder of the Planned Development Ordinance and to assist the City in monitoring ongoing development. If a site plan substantially conforms with the provisions of this Planned Development Ordinance, the Commissioner shall approve the site plan and shall issue written approval thereof to the Applicant within thirty (30) days of submission of the completed application. If the Commissioner determines within said thirty (30) day period that the

SUBMITTED
TO THE
CITY COUNCIL

site plan does not substantially conform with the provisions of this Planned Development Ordinance, the Commissioner shall advise the Applicant in writing regarding the specific reasons for such adverse determination and the specific areas in which the site plan does not conform to the provisions of this Planned Development Ordinance within fourteen (14) days from the expiration of said thirty (30) day period. In the event of an adverse determination by the Commissioner, the Applicant shall have the right to submit a supplemental or revised site plan for approval. The Commissioner shall thereafter review any resubmission within fourteen (14) days and make a final written determination within said period. The failure of the Commissioner to so advise the Applicant in writing within the time periods herein specified, shall be deemed the Commissioner's approval of the submitted site plan. Following approval of the site plan by the Commissioner, the site plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Planned Development Ordinance. After the Commissioner approves the site plan, the approved site plan may be changed or modified pursuant to the provisions of this planned development ordinance. In the event of any inconsistency between an approved site plan and the terms of this planned development ordinance in effect at the time of approval of such site plan or of the modifications thereto, the terms of the Planned Development Ordinance shall govern. The site plan for any new buildings to be constructed within the subareas shall at a minimum, provide the following information:

- building footprints;
- dimension of all set backs;
- location and depiction of all driveways, including relevant dimensions;
- location and depiction of all parking spaces and loading berths (including relevant dimensions);
- location and depiction of all signage;
- all building elevations;
- statistics regarding the new building to be constructed, including;
 - (1) floor area and the F.A.R. as presented on the submitted drawings;
 - (2) number of parking spaces provided;

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- (3) number of loading berths provided;
- (4) the uses to occur in the building;
- (5) maximum building height;
- (6) set backs and vertical set-backs, required and provided; and
- (7) traffic generation data to update and supplement previously submitted traffic impact studies if the Chicago Department of Transportation deems it necessary.

13. 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 modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development, that such modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this Planned Development. 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.
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 reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner consistent with the 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.
15. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within ten (10) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration which is applicable to all Planned Developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which is applied to this Planned Development shall

be the effective date of the amendatory ordinance). If this Planned Development with respect to any portion of the property expires under the provisions of this section, then the zoning of the portion of the property affected shall automatically revert to that of an M1-1 Restricted Manufacturing District.

[Existing Zoning and Land-Use Map; Planned Development Boundary and Property Line Map; Generalized Land-Use Plan; Subarea A Site Plan; Subarea A Landscape Plan and Subarea A Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 68042 through 68047 of this Journal.]

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

Manufacturing Planned Development Number 578

Bulk Regulations And Data Table.

Gross Site Area (679,933 square feet) equals Area in Public Rights-of-Way (46,290 square feet) plus Net Site Area (633,643 square feet).

Net Site Area: Total 14.54 acres (633.643 square feet).

138,000± Subarea A: 8.73 acres (380,271 square feet).

50,000± Subarea B: 1.67 acres (72,614 square feet).

123,500± Subarea C: 4.15 acres (180,758 square feet).

Maximum Floor Area Ratio:

Total Net Site Area: 0.5.

Subarea A: 0.35.

Subarea B: 0.44.

Subarea C: 0.7.

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Maximum Site Coverage: Subarea A: In accordance with Site Plan.
Subareas B and C: To be determined at Site Plan review state.

Minimum Number of Off-Street Parking Spaces: Subarea A: 380 spaces (2% handicapped).
Subareas B and C: As required by M1-1 Zoning Classification.

Minimum Number of Loading Berths: Subarea A: Four at 10 feet by 50 feet.
Subareas B and C: As required by M1-1 Zoning Classification.

Maximum Building Heights: 40 feet, 0 inches.

Maximum Signage Height: Subareas A and B: Pylon sign 50 feet (maximum one pylon sign allowed in each subarea).

Action Deferred – AMENDMENT OF TITLE 4 AND TITLE 17 (CHICAGO ZONING ORDINANCE) OF MUNICIPAL CODE OF CHICAGO TO ESTABLISH LICENSING REQUIREMENTS AND REGULATE BUSINESS ACTIVITIES FOR "HOME OCCUPATIONS".

(Meeting Held March 21, 1995)

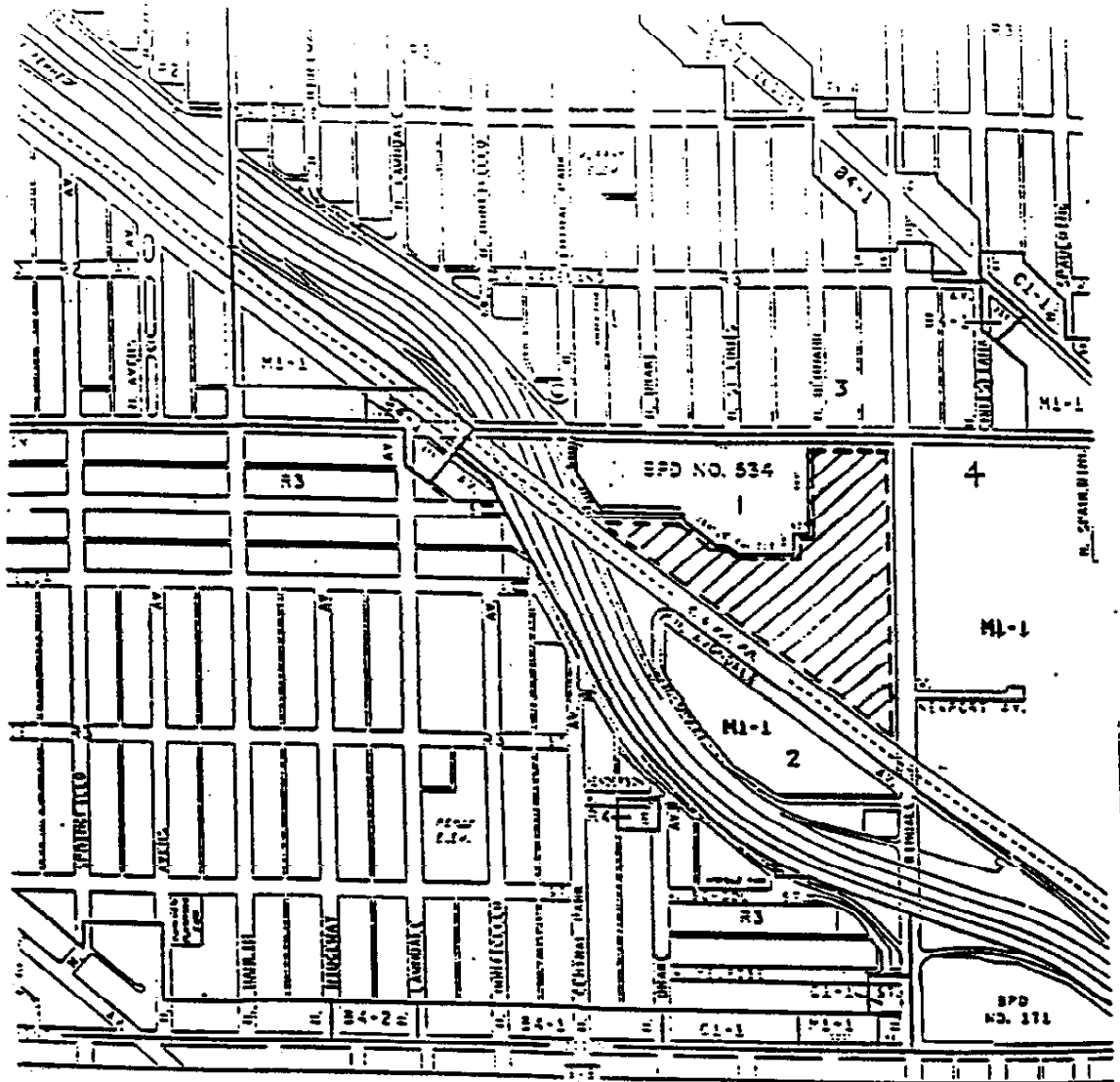
The Committee on Zoning submitted the following report which was, on motion of Alderman Banks, Alderman E. Smith and Alderman Bernardini, *Deferred* and ordered published:

CHICAGO, April 12, 1995.

To the President and Members of the City Council:

(Continued on page 68048)

Existing Zoning And Land-Use Map.



/////// - SUBJECT SITE

ALAN-JUPITER, INC.
15 North Wabash
Chicago, IL 60610

Date: June 16, 1994

Revised: December 8, 1994

- 1 - RETAIL PLANNED DEVELOPMENT
- 2 - MANUFACTURING
- 3 - RESIDENTIAL
- 4 - MIXED COMMERCIAL AND MANUFACTURING

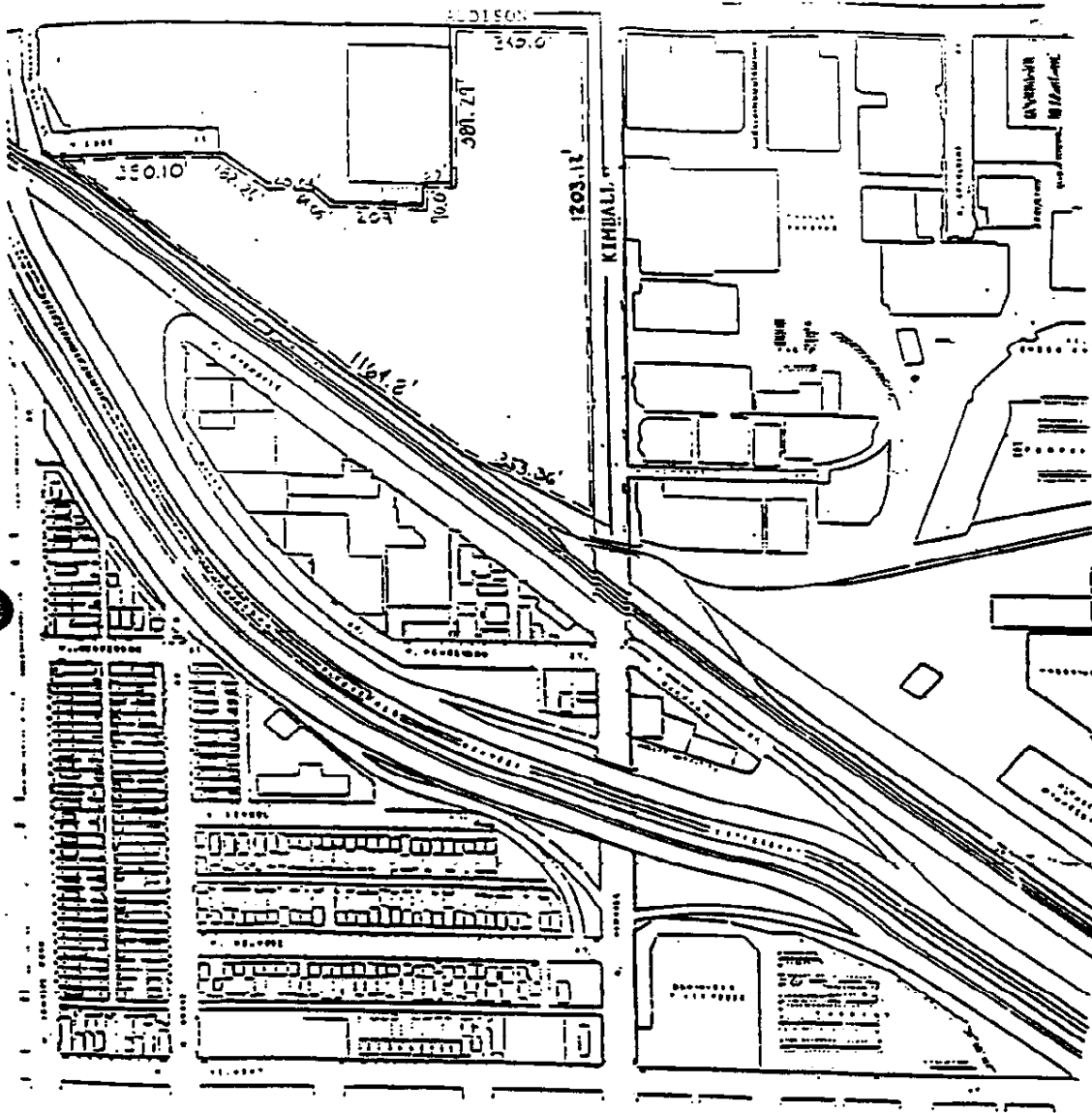
FINAL FOR PUBLICATION

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Planned Development Boundary And Property Line Map.



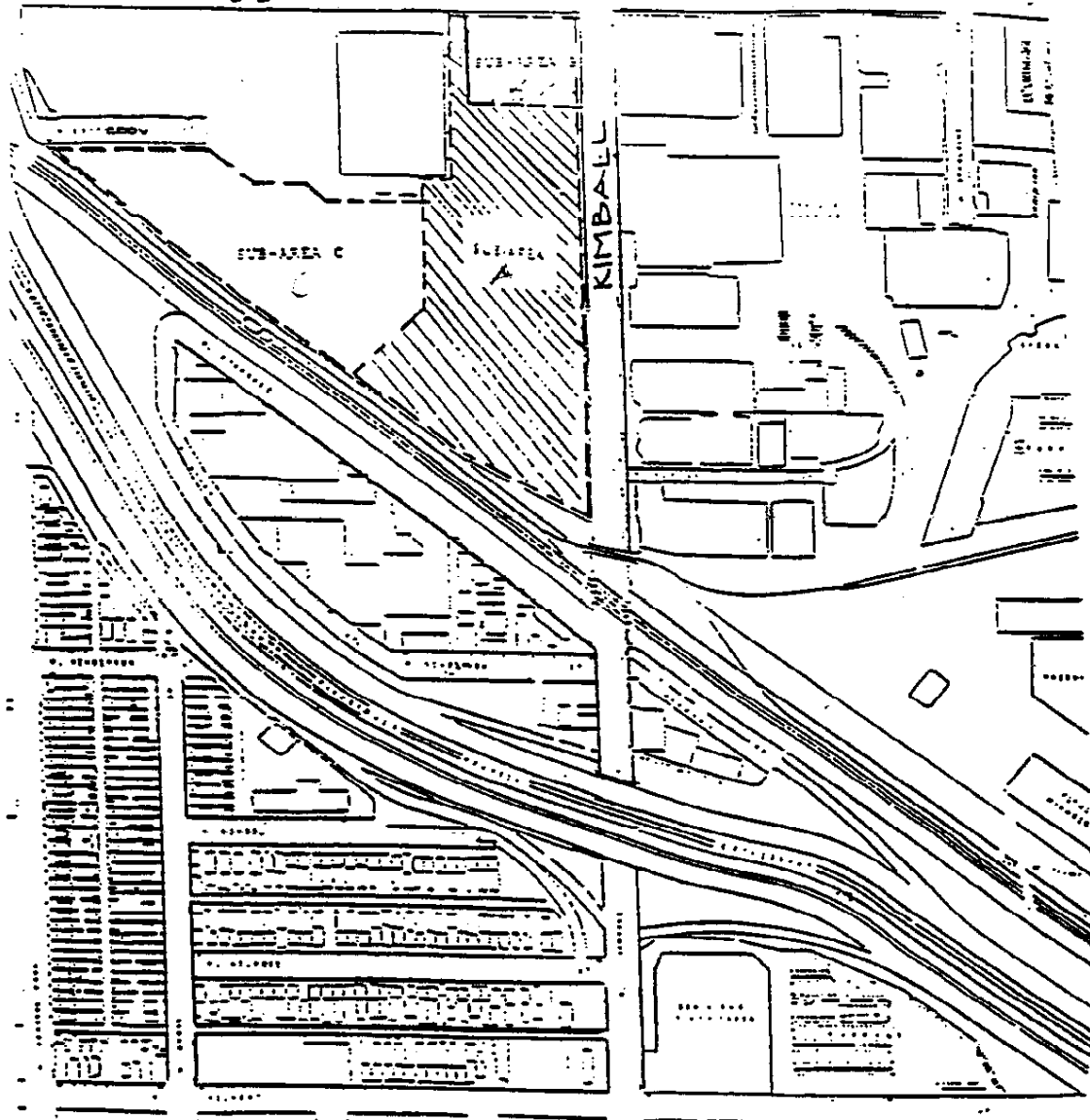
ALAN-JUPITER, INC.
 5 North Wabash
 Chicago, IL 60610

———— PLANNED DEVELOPMENT BOUNDARY
 - - - - PROPERTY LINE

ate: June 16, 1994


vised: December 8, 1994


Generalized Land-Use Plan.




57 174 SFC. 23.

(See Statement No. 5 for Permitted Use!)

SUB-AREA A 

SUB-AREA B 

SUB-AREA C 

ALAN-JUPITER, INC.
 5 North Wabash
 Chicago, IL 60610

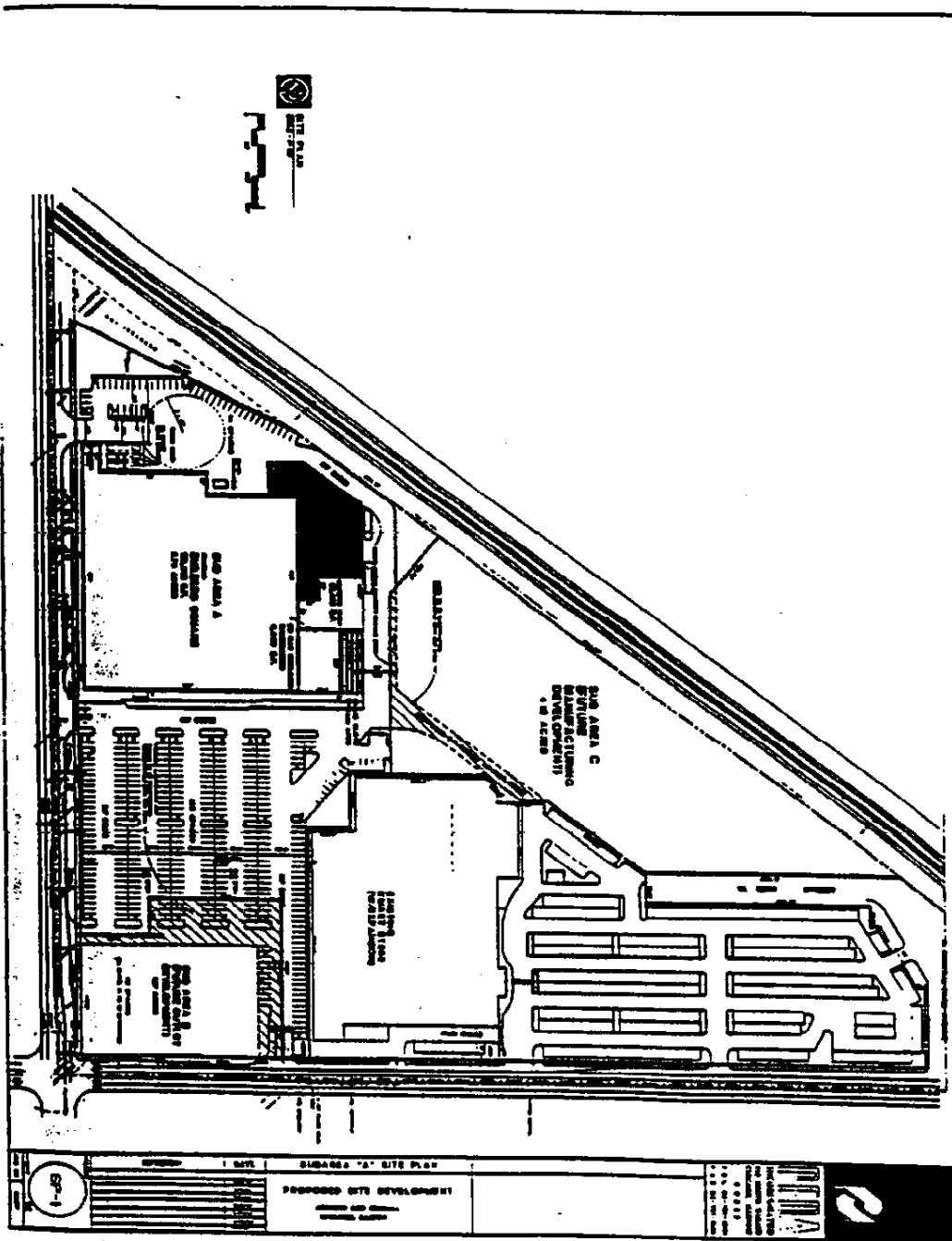
date: June 16, 1994
 revised: December 8, 1994

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Subarea A Site Plan.

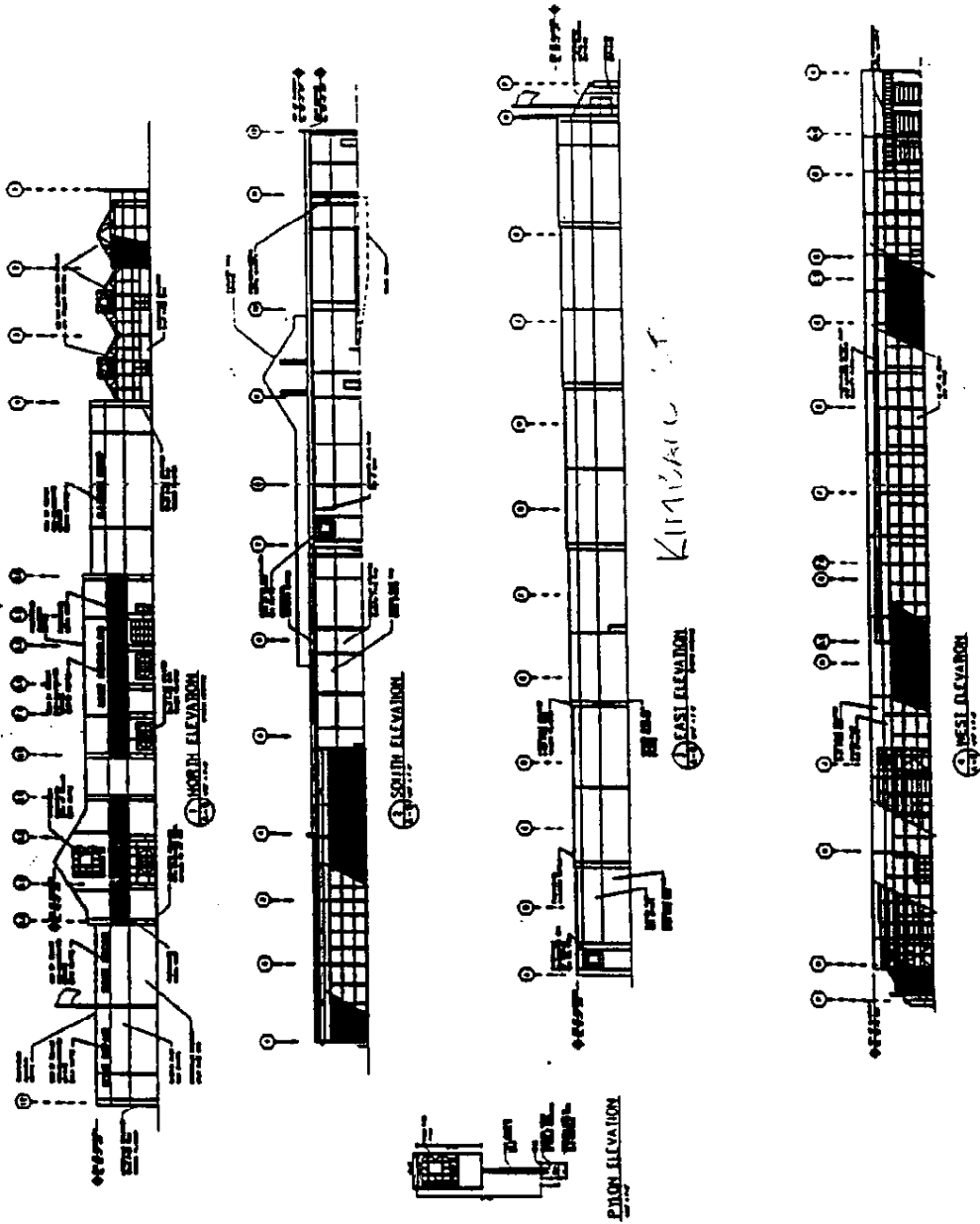


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Subarea A Building Elevations.



Subarea A Pylon Sign Plan

Subarea A Landscape Plan.

