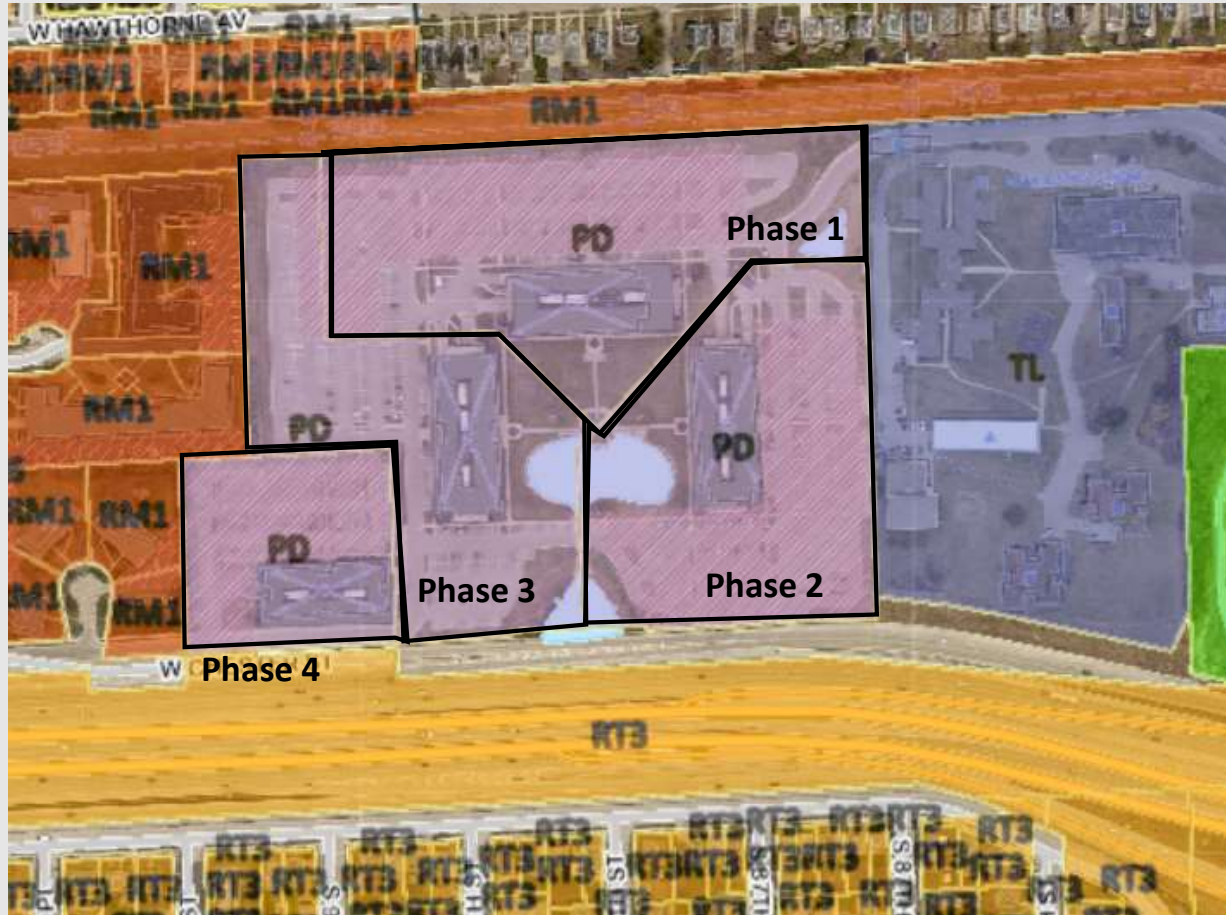


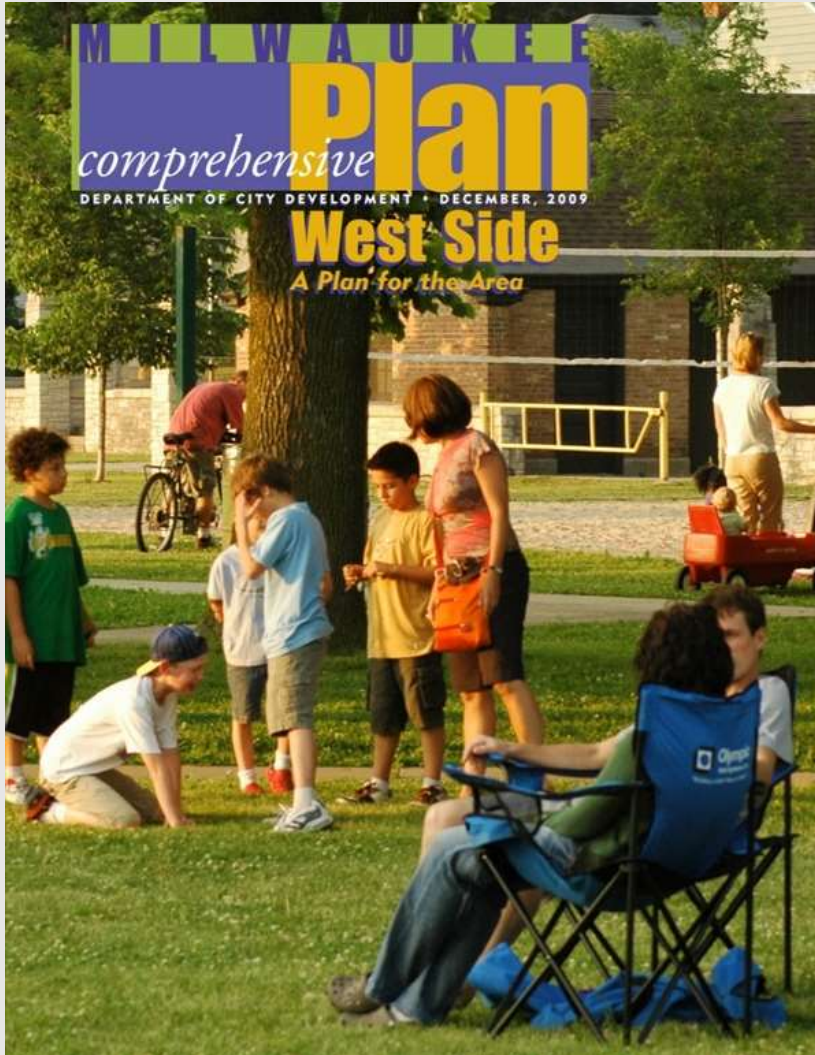
File No. 231146. A substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Honey Creek Corporate Center, Phase IV, to add college as a permitted use within the building located at 9000 West Chester Street, located on the north side of West Chester Street, east of South 92nd Street, in the 10th Aldermanic District.



File No. 231146. Context



File No. 231146. Consistency with Comprehensive Plan



West Side Plan

- Adopted in 2009.
- Relevant policies for civic and institutional uses include “support higher education facilities that serve the local and outlying population” and “locate civic and institutional uses with high traffic generation on commercial corridors rather than in predominantly residential areas.”
- Plan includes a market analysis which contemplates the conversion of office space to related industries such as educational and health care.
- The request to add the “College” use to the DPD is consistent with the recommendations of the Plan.

File No. 231146.



9000 W CHESTER



EXISTING COLLEGE TENANT

Commercial and Office Uses

General Office (239)

Bank and other financial institutions (55)

General Service Uses

Business service (89)

Educational Uses

College (105)

University (671) see College

School, personal instruction (521)

Previous Suggested Permitted Uses List:

Banking (Group 60)

- 6011 Federal Reserve Banks
- 6022 State banks, members of the Federal Reserve System
- 6023 State banks, not members of the Federal Reserve System, insured by the Federal Deposit Insurance Corporation
- 6024 State banks, not members of the Federal Reserve System, not insured by the Federal Deposit Insurance Corporation
- 6025 National banks, members of the Federal Reserve System
- 6026 National banks, not members of the Federal Reserve System, insured by the Federal Deposit Insurance Corporation
- 6027 National banks, not insured by the Federal Deposit Insurance Corporation
- 6028 Unincorporated private banks, not insured by the Federal Deposit Insurance Corporation
- 6032 Mutual Savings banks, members of the Federal Reserve System
- 6033 Mutual Savings banks, not members of the Federal Reserve System, insured by the Federal Deposit Insurance Corporation

- 6153 Short-term business credit institution
- 6159 Miscellaneous business credit institutions
- 6162 Mortgage bankers and loan correspondents
- 6163 Loan brokers

Security and Commodity Brokers, Dealers Exchanges and Services (Group 62)

- 6211 Security brokers, dealers, and flotation companies
- 6221 Commodity contracts brokers and dealers
- 6231 Security and commodity exchanges
- 6281 Services allied with the exchange of securities or commodities

Insurance (Group 63)

- 6311 Life insurance
- 6321 Accident and health insurance
- 6324 Hospital and medical service plans
- 6331 Fire, marine, and casualty insurance
- 6351 Surety companies
- 6361 Title insurance
- 6371 Pension, health, and welfare funds
- 6399 Insurance carriers, not elsewhere classified

Combinations of Real Estate, Insurance, Loans, Law Offices (Group 66)

- 6611 Combination of real estate, insurance, loans, law offices

Business Service Equipment (Group 73)

- 7311 Advertising agencies
- 7312 Outdoor advertising agencies
- 7313 Radio, television, and Publishers' Advertising Representatives
- 7319 Advertising, not elsewhere classified
- 7321 Consumer credit reporting agencies, mercantile reporting agencies, and adjustment and collection agencies
- 7331 Direct mail advertising services
- 7332 Blueprinting and photocopying services

Commercial and Office Uses

General Office (239)

Bank and other financial institutions (55)

General Service Uses

Business service (89)

Educational Uses

College (105)

University (671) see College

School, personal instruction (521)

- 6034 Mutual Savings banks, not insured by the Federal Deposit Insurance Corporation
- 6042 State non-deposit trust companies, members of the Federal Reserve System, insured and not insured
- 6044 State non-deposit trust companies, not insured by the Federal Deposit Insurance Corporation
- 6052 Foreign exchange establishments
- 6054 Safe deposit companies
- 6055 Clearing house associations
- 6056 Corporations for banking abroad
- 6059 Establishments performing functions closely related to deposit banking, not elsewhere classified.

Credit Agencies Other Than Banks (Group 61)

- 6122 Rediscount and financing institutions for credit agencies (other than banks) not primarily associated with agricultural credit
- 6113 Rediscount and financing institutions for credit agencies (other than banks) primarily associated with agricultural credit
- 6122 Federal savings and loan associations
- 6123 State savings and loan associations, insured by the Federal Savings and Loan Insurance Corporation
- 6124 State savings and loan associations, not insured, members of the Federal Home Loan Bank System
- 6125 State savings and loan associations, not insured, not members of the Federal Home Loan Bank System
- 6131 Agricultural credit unions
- 6142 Federal credit unions
- 6143 State credit unions
- 6144 Industrial loan companies not engaged in deposit banking
- 6145 Licensed small loan lenders
- 6146 Installments sales finance companies
- 6149 Miscellaneous personal credit institutions

- 7333 Commercial photography, art, and graphics
- 7339 Stenographic services, and duplicating services, not elsewhere classified
- 7341 Window cleaning
- 7342 Disinfecting and exterminating services
- 7349 Cleaning and maintenance services to dwellings and other buildings, not elsewhere classified
- 7351 News syndicates
- 7361 Employment agencies
- 7362 Temporary help supply services
- 7369 Personnel supply services, not elsewhere classified
- 7372 Computer programming and other software services
- 7374 Data processing services
- 7379 Computer related services, not elsewhere classified
- 7391 Research and development laboratories
- 7392 Management, consulting and public relations services
- 7393 Detective agencies and protective services
- 7394 Equipment rental and leasing services
- 7395 Photofinishing laboratories
- 7396 Trading stamp services
- 7397 Commercial testing laboratories
- 7399 Business services, not elsewhere classified

Legal Services (Group 81)

- 8111 Legal services

Educational Equipment and Supplies (Group 82)

- 8241 Correspondence schools
- 8243 Data processing schools
- 8244 Business and secretarial schools