

November 15, 2021

Scott Saef
Sidley Austin LLP
One S. Dearborn St.
Chicago, IL 60603

**Re: Minor Change to PD 219
333 S. LaSalle Street**

Dear Mr. Saef:

Please be advised that your request for a minor change to Business Planned Development No. 219 (“PD 219”) has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 12 of the PD.

Commonwealth Edison Company (“ComEd”) is seeking a minor change to eliminate the 90 required off-street parking spaces within the PD. ComEd is under contract to purchase the building located at 333 S. LaSalle Street, commonly known as the east building, and convert it into an electrical substation. The PD permits all uses within the DC-16 district, which includes minor utility and service uses. CME Group, which owns the east building and Chicago BT Property, LLC, which owns the buildings that share a common address of 141 W Jackson Boulevard, have provided their consent to this request.

The current parking is located within the lower level of the east building, which will be needed for substation-related electrical infrastructure. However, it is unknown at this time how much space will be required for the substation equipment. Some parking may be located within this space prior to and after the installation of the substation equipment. Because this is a transit served location a nonresidential use is eligible for up to a 100% parking reduction, per Section 17-10-0102-B (2) of the Chicago Zoning Ordinance.

With regard to your request, the Department of Planning and Development has determined that allowing a 100% minimum off-street automobile parking reduction will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 219, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Steven Valenziano
Assistant Zoning Administrator

C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file



City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
(312) 744-2950 (TTY)

<http://www.cityofchicago.org>

May 5, 2010

Ms. Meg George
Neal & Leroy, LLC
203 North LaSalle Street
Suite 2300
Chicago, IL 60601-1243

Re: **Administrative Relief request for Residential Planned Development
No. 219, Landscape Changes to the Chicago Board of Trade at 141
West Jackson Boulevard**

Dear Ms. George:


Please be advised that your request for a minor change to Residential Planned Development No. 219 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

You are requesting to install new landscape planters and a delta barrier pursuant to a Homeland Security mandate given to the Chicago Board of Trade. A revised Landscape Plan (First Floor/Entrance Level Plan), prepared by Fujikawa Johnson Gobel Architects, and dated February 25, 2010, shall be inserted into the main file.

With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing new planters and a delta barrier to be installed will not create an adverse impact on the Planned Development or surrounding neighborhood, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 219, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Commissioner

PAS:HG:m
cc: Mike Marmo, Erik Glass, Ron Daye, Main file

NEIGHBORHOODS



TOGETHER WE CAN DO IT



11395

Minimum Number of Off-Street Parking Spaces:	211 (92 spaces enclosed, 2 percent for handicapped).
Maximum Percent of Site Coverage:	In accordance with attached Site Plan.
Minimum Required Building Setbacks:	In accordance with attached Site Plan.
Maximum Building Height:	40 feet measured from the ground to the two-thirds (2/3) point of the pitched roof.

**CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY
PARTICULAR AREAS SHOWN ON MAP
NUMBERS 1-E AND 2-F.**

The Committee on Zoning submitted the following report :

CHICAGO, November 2, 1994.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on November 1, 1994, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of five ordinances which were corrected and amended in their corrected form. They are Application Numbers A-3235, 11395, 11325, 11361 and 11359.

(Continued on page 58804)

(Continued from page 58794)

At this time, I, along with Alderman Ed Smith, move that this report be deferred and published with the exception of Application Numbers 11395 and 11359, for which I request immediate passage because time is of the essence.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the said proposed ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Mazola, Haithcock, Tillman, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Olivo, Burke, Jones, Coleman, Murphy, Rugai, Troutman, Evans, Munoz, Laski, Miller, Medrano, Ocasio, Watson, E. Smith, Burrell, Bialczak, Suarez, Gabinski, Mell, Austin, Wojcik, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schulter, Moore, Stone -- 48.

Nays -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

The following are said proposed ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map Number 1-E.

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 B6-7 Restricted Central Business District and B7-6 General Central District symbols and indications as shown on Map No. 1-E in the area bounded by:

11395

Reclassification Of Area Shown On Map Number 2-F.

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 Business Planned District No. 219 symbols and the B6-7 Restricted Central Business District indications as shown on Map 2-F in the area bounded by:

a point at the centerline intersection of West Jackson Boulevard and South LaSalle Street eastward for a distance of 239.96 feet; thence south along the centerline of South LaSalle Street for a distance of 184.22 feet; thence eastward for a distance of 260.38 feet to the centerline of South Clark Street; thence south along the centerline of South Clark Street for a distance of 279.5 feet to the centerline intersection of West Van Buren Street; thence west for a distance of 531.04 feet to the intersection of the centerline of South Financial Place; thence north along the centerline of South Financial Place for a distance of 463.3 feet to the centerline of West Jackson Boulevard as the point of beginning,

to that of Business Planned Development No. 219, as amended, and a corresponding use district is hereby established in the area above described.

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

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

Business Planned Development Number 219,

As Amended

Plan Of Development -- Statements.

1. The area delineated herein as Business Planned Development consists of approximately 141,731 square feet (3.25 acres) and is owned or controlled by the Applicant, the Chicago Board of Trade.
2. All applicable official reviews, approval 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 holders 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 title holders 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 the purpose 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. 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 therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.
4. The vacation of a portion of LaSalle Street within the Planned Development boundaries required a separate submittal on behalf of the Applicant, which was approved by City Council on September 14, 1994. This Planned Development hereby incorporates the terms, conditions and limitations of the vacation ordinance.
5. This Plan of Development consists of seventeen (17) statements; Existing Zoning Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Generalized Land-Use

Map; Existing Land-Use Map; Bulk Regulations and Data Table; Site Plan, a Streetscape/Landscape Plan for LaSalle Street, a Landscape Plan for Clark and Van Buren Streets, Building Elevations, and Building Section Plan over LaSalle Street, dated October 13, 1994. Full size sets of the Site Plan, Streetscape/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 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.

6. The following uses shall be permitted within the area delineated herein as "Business Planned Development": all uses permitted in the B6-7 Restricted Central Business District, including commodity trading, associated facilities and their related uses.
7. Identification signs and temporary signs such as construction and marketing signs shall be permitted with the Planned Development subject to the review and approval of the Department of Planning and Development.
8. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the Site/Landscape Plan attached hereto, the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic Engineering and Operations and of the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall subject to the review and approval of the Chicago Department of Transportation, Bureau of Traffic Operations.
9. The height of any building or any appurtenance thereto shall, in addition to the Table of Use and Bulk Regulations, be subject to:
 - a. Height limitations as certified on Form FAA-117 or successors forms involved in the same subject matter and approved by the Federal Aviation Administration; and

- b. Airport zoning regulations as established by the Department of Planning and Development, Department of Aviation, and Department of Law, and approved by the City Council.
10. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. The improvements in the Property shall be designed, installed and maintained in general conformance with the Site Plan, Streetscape/Landscape Plan for LaSalle Street, the Landscape Plan for Van Buren and Clark Streets, Elevations and Plans dated October 13, 1994. The landscaping (including street trees and planters in the adjacent right-of-way) shall be designed and installed in general conformance with the Streetscape/Landscape Plan dated October 13, 1994. The landscaping shall be maintained at all times in accordance with the Streetscape/Landscape Plan for LaSalle Street and the Landscape Plan for Clark and Van Buren Streets. Parkway trees shall be installed and maintained in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Access to the LaSalle/Van Buren C.T.A. elevated station shall be maintained at all times including adequate clearance to allow for the installation of future elevators, escalators, stairway improvements, platform widening and canopy construction.
12. 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.
13. 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.

14. Unless substantial construction has commenced of the proposed development, including the improvements to vacated South LaSalle Street as shown on the Site Plan of Development, within four (4) years following adoption of this Planned Development, and unless completion is thereafter 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 period 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 expires under the provision of this section, then the zoning of the Property shall automatically revert to that of B6-7 Restricted Central Business District and Business Planned Development No. 219.
15. The City of Chicago, by separate vacation ordinance, has reserved to itself all that portion of South LaSalle Street as vacated, which is located below a plane at +27.90 feet Chicago City Datum as a perpetual right-of-way and easement ("easement area") for the installation, construction, maintenance, repair, renewal, and reconstruction of any and all municipality-owned utility and municipality-owned public service facilities which are currently or may in the future be located in those portions of South LaSalle Street below or those portions of any other public way adjacent to the portion of South LaSalle Street herein vacated, with the right of ingress and egress at all times upon reasonable notice. It is further provided that no buildings or other structures shall be erected on such right-of-way and easement area or other use made of such area which in the judgment of the respective municipal officials having control of the aforesaid service facilities would interfere with the use, maintenance, renewal or reconstruction of such facilities, or the construction of such additional, related facilities. Following entry in the vacated area, the City's or municipal corporation's obligations to restore the improvements in the vacated area shall be limited to filling and grading and such other restoration as is ordinarily provided for work in the City streets. The Board of Trade shall be responsible for restoration of all of its non-City standard improvements located within the easement area.
16. Pedestrian easements and underpasses beneath structures should be well lit and landscaped at all times to provide an attractive pedestrian environment. No buildings or other structures, except for

the column structures, a guardhouse structure and miscellaneous control elements, not to exceed the dimension as shown on the Site Plan, shall be erected within vacated South LaSalle Street and the pedestrian easement areas shown on the Site Plan, or other use made of such area, which in the judgment of the Commissioner of Planning and Development would interfere with the use of such easement by the public; provided, however, that in the event that the Applicant shall desire to close and/or barricade such easement area, even temporarily, it shall first provide an alternate easement, which is, in the discretion of the Commissioners of the Department of Transportation and Planning and substantially similar to the easement herein reserved, over and through the portion of vacated South LaSalle Street; and

- a. At all times, the Board of Trade, and its successors and assigns shall provide lighting of a type, described on the Lighting Specifications attached hereto as necessary and appropriate to provide safe and convenient passage to pedestrians within the vacated South LaSalle Street.
- b. At all times, the Board of Trade, and its successors and assigns, shall provide maintenance, repair, replacement and reconstruction of the structures and surfaces in, above, below, adjacent to, serving, and supporting the two pedestrian easement areas described on the Streetscape/Landscape Plan for LaSalle Street as necessary and appropriate to provide clean, safe, convenient and well ventilated passage to pedestrians through vacated South LaSalle Street. The Board of Trade shall at all times maintain such structures, surfaces and the easement areas in compliance with all applicable laws and ordinances, including the Americans with Disabilities Act, 42 U.S.C. Section 12101, et seq..
- c. Non-standard sidewalks and street resurfacing shall be installed and maintained in the remainder of dedicated South LaSalle Street and in South Clark Street and West Van Buren Street in accordance with the terms and conditions of this Planned Development.
- d. Decorative street lighting facilities shall be installed and maintained in various dedicated public ways in accordance with the terms and conditions of this Planned Development.

[Existing Zoning Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Generalized Land-Use Map; Existing Land-Use Map; Site Plan; Streetscape/Landscape Plan for LaSalle Street; Landscape Plan for Clark Street and Van Buren Street; Building Elevations; and Building Section Plan over LaSalle Street referred to in these Plan of Development Statements printed on pages 58831 through 58840 of this Journal.]

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

Business Planned Development Number 219,

As Amended

Bulk Regulations And Data Table.

Gross Site Area (Including right-of-way to be vacated)	Maximum F.A.R.	Maximum Percent Land Coverage
182,210.99		
Net Site Area	13.00	Existing Develop- ment 100% and New Development per Site Plan
76,948.80 (Existing)		
64,783.00 (New)		
141,731.80		
Minimum Number of Off-Street Parking Spaces:	90.	
Minimum Number of Off-Street Loading Spaces:	6 (4 existing and 2 new).	

Maximum Building Height Over LaSalle Street:	165 feet Chicago City Datum (150 feet above street level).
Maximum Clearance Under All Structures Over LaSalle Street:	27.9 feet Chicago City Datum (14.5 feet above street level).
Minimum Periphery Setbacks:	Per Site Plan.

Action Deferred -- REAPPOINTMENT OF MR. THOMAS S. MOORE
AND MR. JOSEPH J. SPINGOLA AS MEMBERS OF
ZONING BOARD OF APPEALS.

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

CHICAGO, November 2, 1994.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on October 6, 1994, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

I beg leave to recommend the reappointments of Thomas S. Moore and Joseph Spingola as members of the Zoning Board of Appeals.

I beg leave to pass the applications for exceptions for 1824 West Augusta Boulevard and 1958 West Huron Street.

I beg leave to recommend the passage of six ordinances which were corrected and amended in their corrected form. They are Application Numbers A-3238, 11365, A-3218, 11308 and 11258.

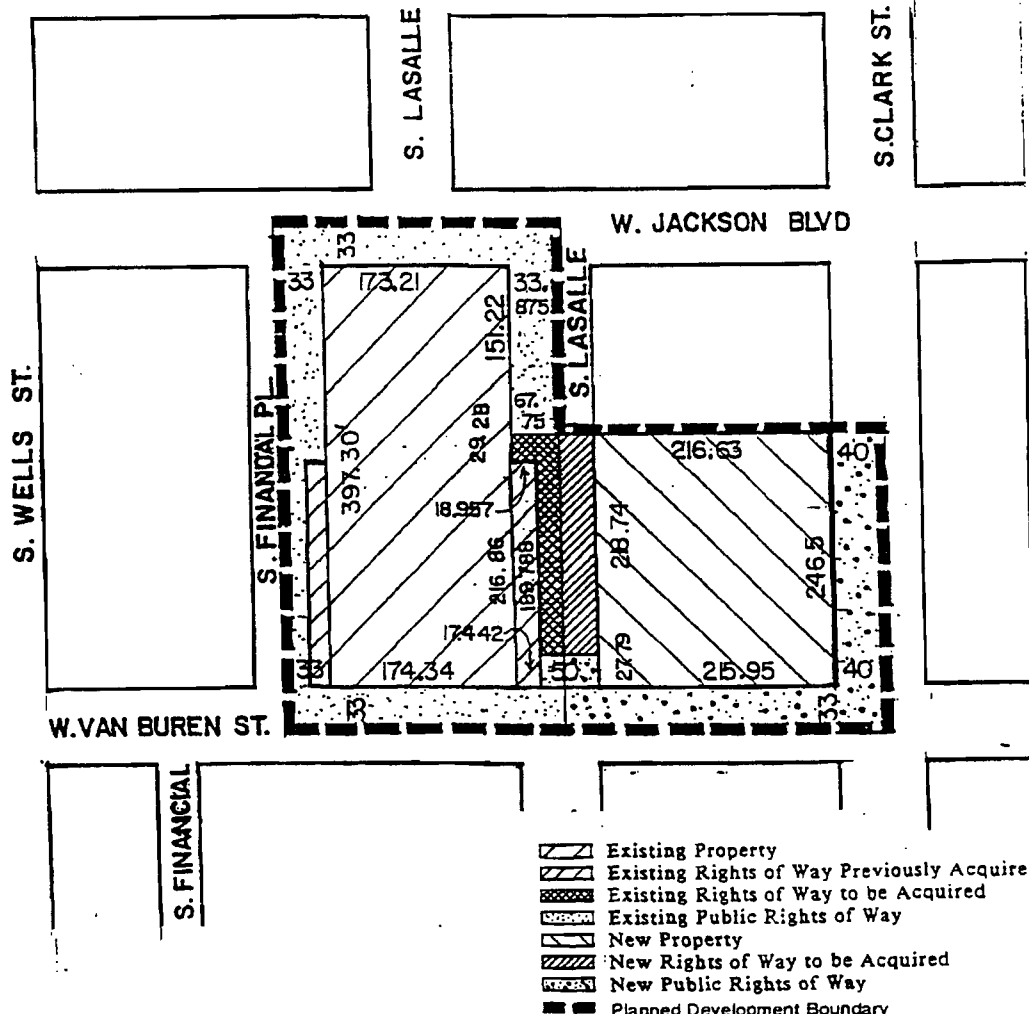
Application Number 11348 was voted unanimously by the committee as "do not pass".

(Continued on page 58841)

Planned Development Boundary, Property Line And Right-of-Way Adjustment Map.

BUSINESS PLANNED DEVELOPMENT NO. 219, AS AMENDED

ADJUSTMENT MAP



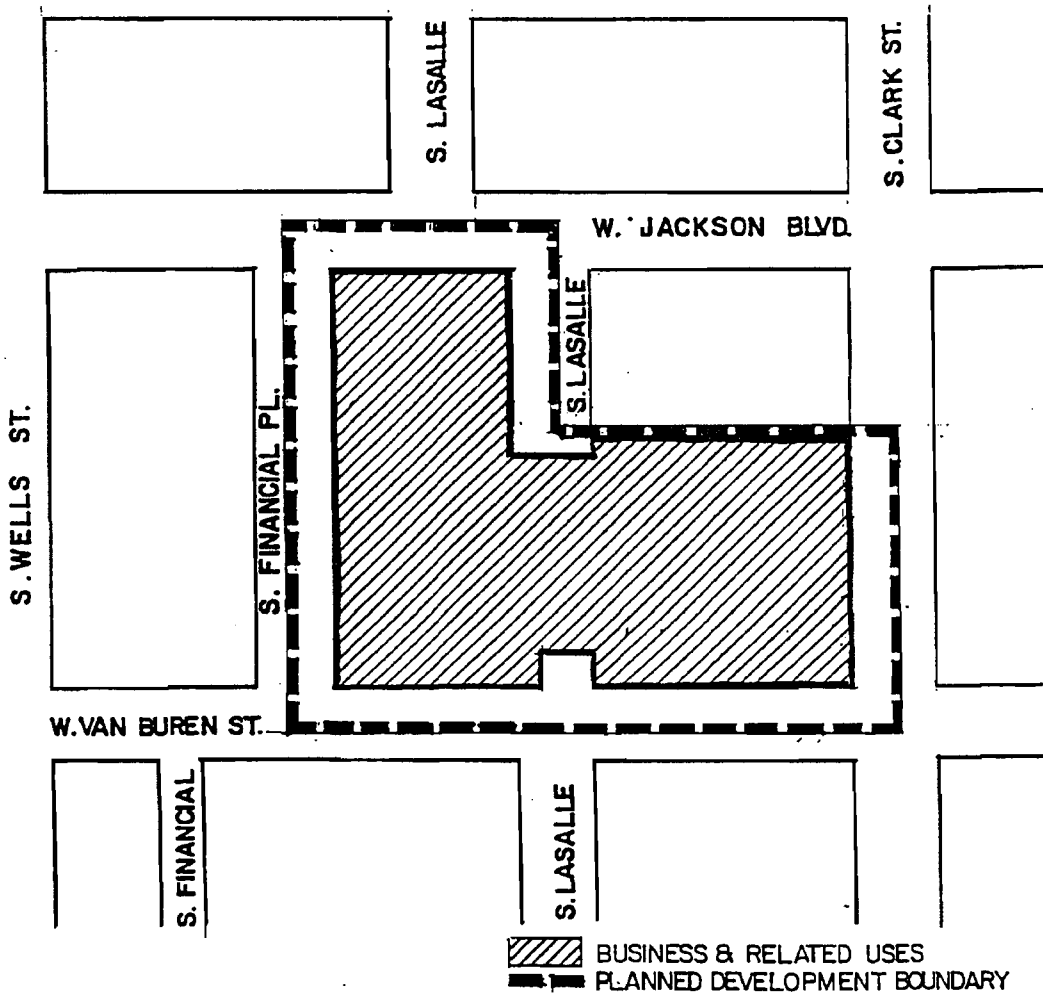
APPLICANT : CHICAGO BOARD OF TRADE

ADDRESS : W.JACKSON BLVD. AT LASALLE ST.

DATE : SEPTEMBER 14, 1994 . AS RE-ISSUED : OCTOBER 13, 1994

Generalized Land-Use Map.

BUSINESS PLANNED DEVELOPMENT NO.219, AS AMENDED



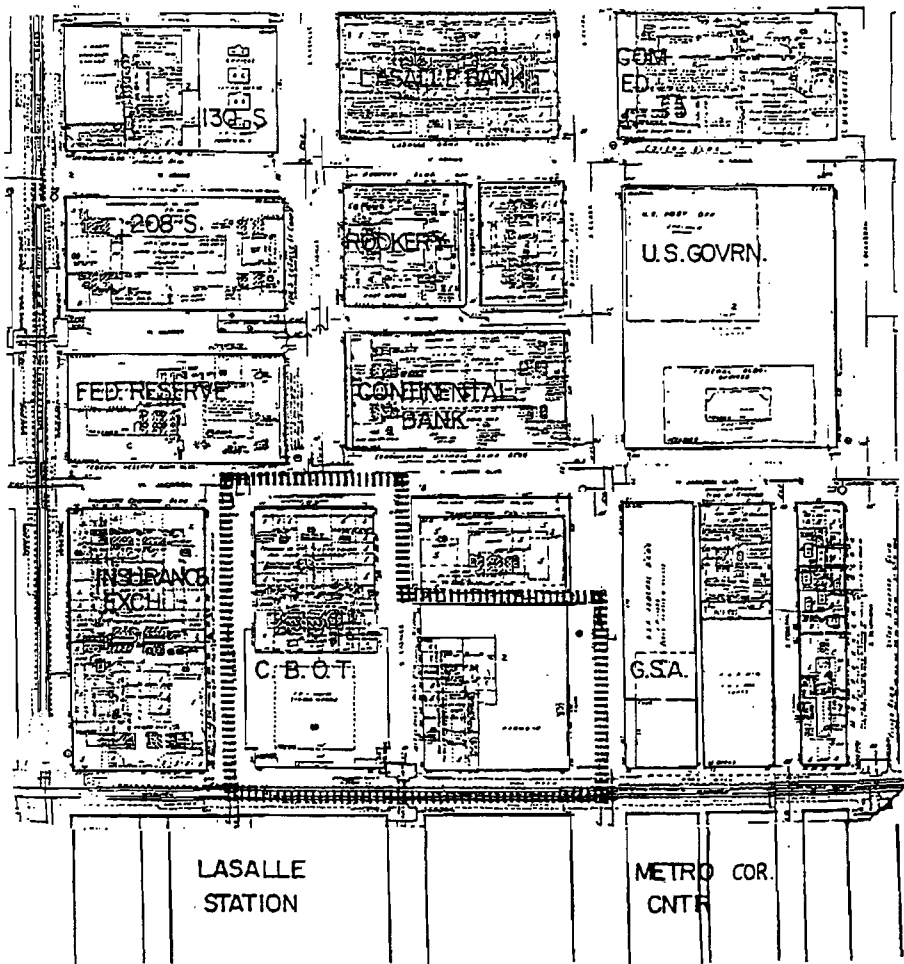
APPLICANT: CHICAGO BOARD OF TRADE

ADDRESS: W. JACKSON BLVD. AT LASALLE ST.

DATE: SEPTEMBER, 14, 1994 AS RE-ISSUED: OCTOBER 13, 1994

Existing Land-Use Map.

BUSINESS PLANNED DEVELOPMENT NO. 219, AS AMENDED



----- PLANNED DEVELOPMENT BOUNDARY

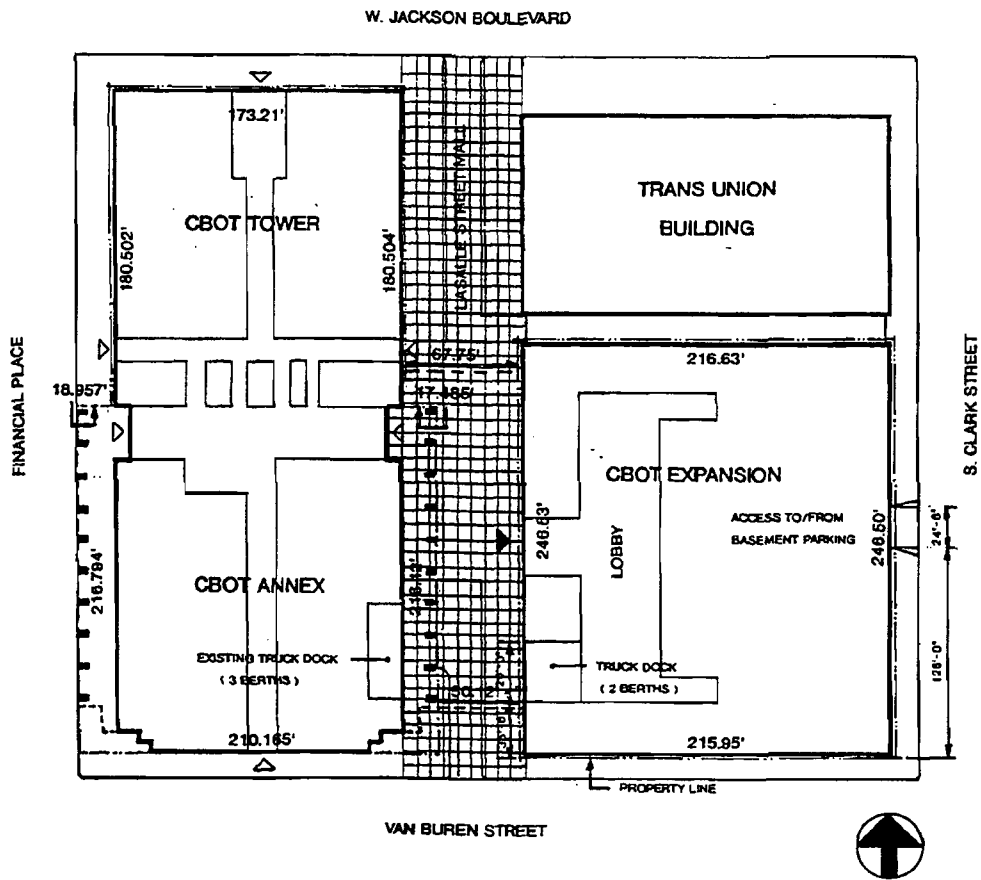
APPLICANT: CHICAGO BOARD OF TRADE

ADDRESS: W. JACKSON BLVD. AT LASALLE ST.

DATE: SEPTEMBER 14, 1994 AS RE-ISSUED: OCTOBER 13, 1994

Site Plan.

BUSINESS PLANNED DEVELOPMENT NO.219
AS AMENDED.



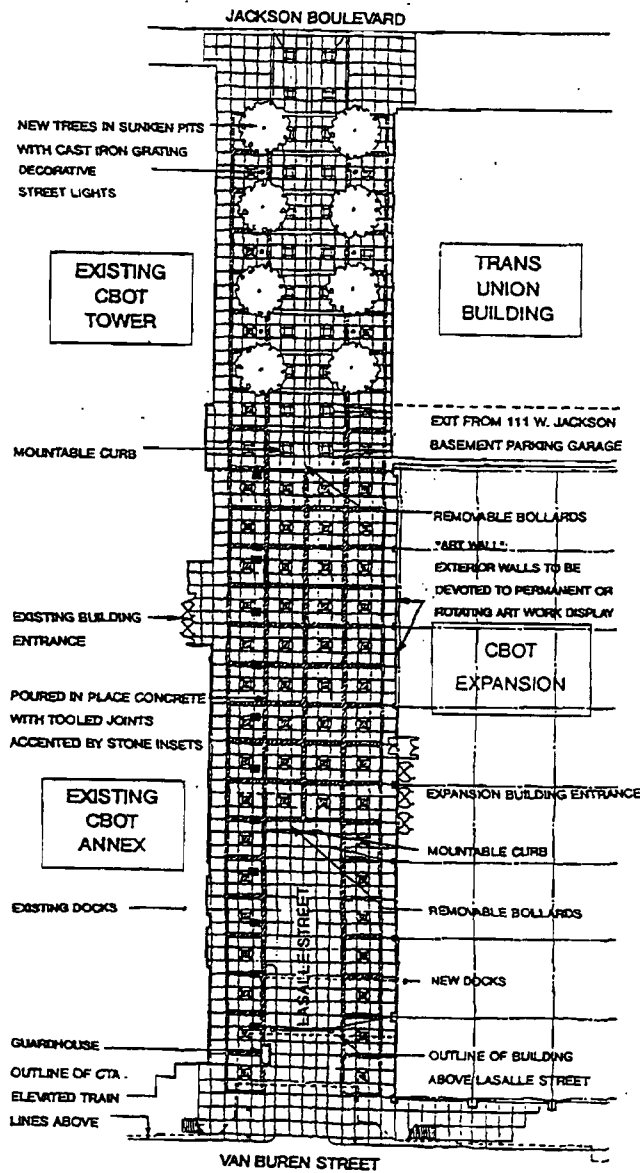
- ▷ EXISTING ENTRANCES
- ▶ NEW ENTRANCE

AS RE-ISSUED : OCTOBER 13, 1994

APPLICANT: CHICAGO BOARD OF TRADE
 ADDRESS: W. JACKSON BLVD. AT LASALLE ST.
 DATE: SEPTEMBER 14, 1994

Streetscape/Landscape Plan For LaSalle Street.

BUSINESS PLANNED DEVELOPMENT NO. 219
AS AMENDED

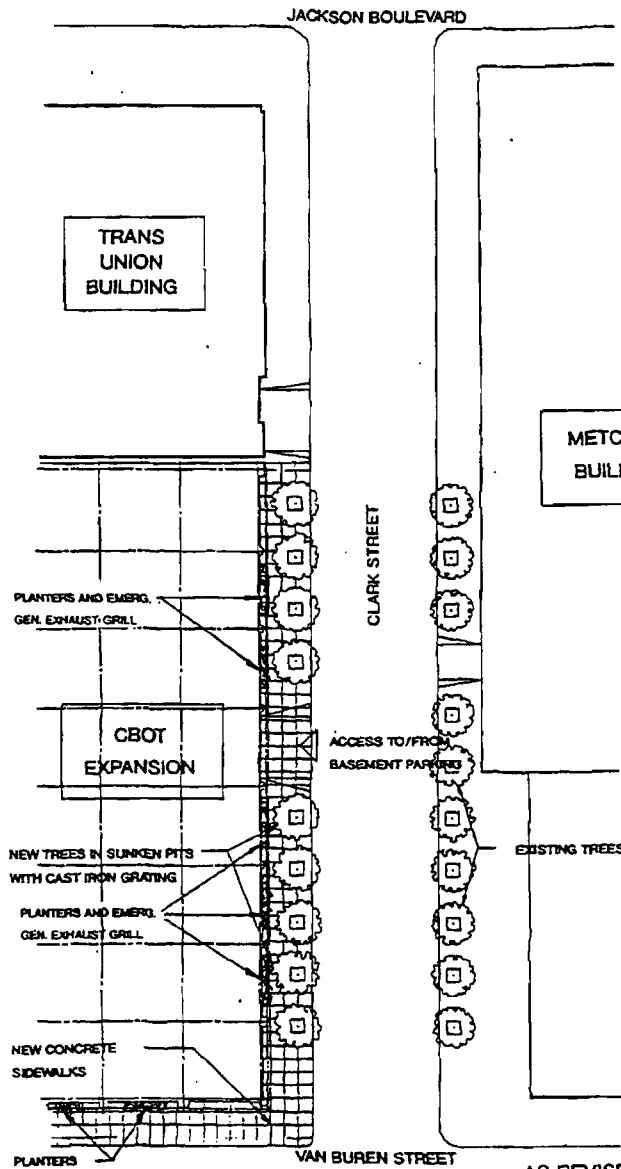


APPLICANT: CHICAGO BOARD OF TRADE
 ADDRESS: W. JACKSON BLVD. AT LASALLE ST.
 DATE: SEPTEMBER 14, 1994

AS REVISED : OCTOBER 13, 1994

Landscape Plan For Clark Street And Van Buren Street.

BUSINESS PLANNED DEVELOPMENT NO. 219
AS AMENDED



AS REVISED: OCTOBER 13, 1994

APPLICANT: CHICAGO BOARD OF TRADE
ADDRESS: W. JACKSON BLVD. AT LASALLE ST.
DATE: SEPTEMBER 14, 1994

Building Elevations.
(Page 1 of 2)

**BUSINESS PLANNED DEVELOPMENT
NO. 219 AS AMENDED**

FINAL FOR PUBLICATION

① SOUTH ELEVATION
② EAST ELEVATION

AS REVISED : OCTOBER 13, 1994

APPLICANT: CHICAGO BOARD OF TRADE
ADDRESS: W. JACKSON BLVD. AT LASALLE ST.
DATE: SEPTEMBER 14, 1994

Building Elevations.
(Page 2 of 2)

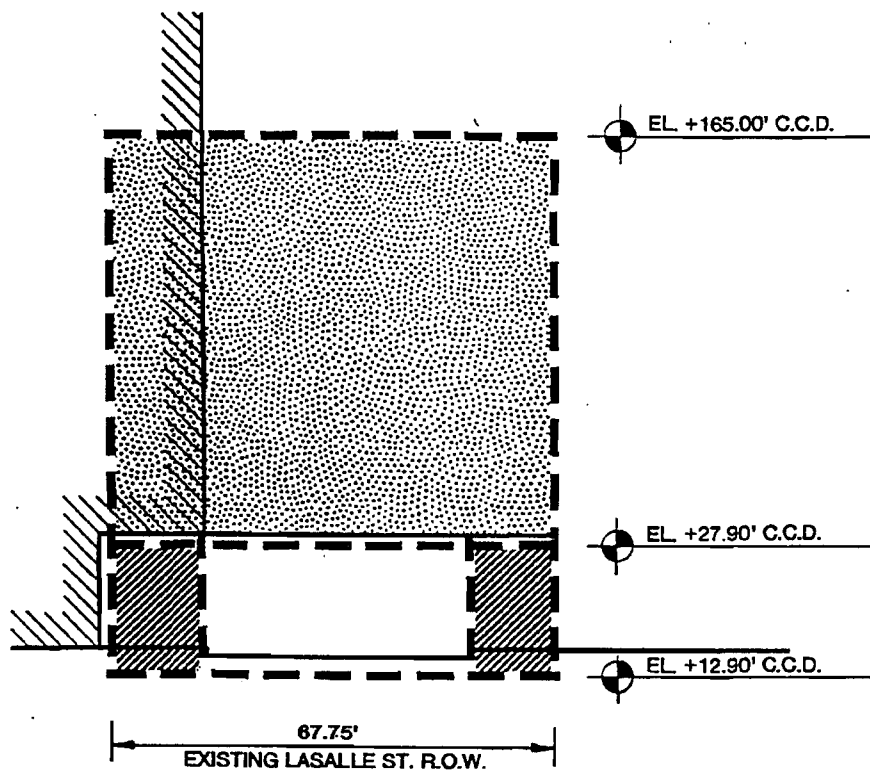
**BUSINESS PLANNED DEVELOPMENT
NO. 219 AS AMENDED**

AS REVISED: OCTOBER 19, 1994

APPLICANT: CHICAGO BOARD OF TRADE
ADDRESS: W. JACKSON BLVD. AT LASALLE ST.
DATE: SEPTEMBER 14, 1994

Building Section Plan Over LaSalle Street.
(Looking North)

BUSINESS PLANNED DEVELOPMENT NO. 219
AS AMENDED



- BOUNDARY OF AREA TO BE VACATED
- ▒ AREA OF PERMANENT IMPROVEMENTS
- ▨ PEDESTRIAN EASEMENT

APPLICANT: CHICAGO BOARD OF TRADE
ADDRESS: W. JACKSON BLVD. AT LASALLE ST.
DATE: SEPTEMBER 14, 1994

AS RE-ISSUED : OCTOBER 13, 1994

Commission of the United States Department of Justice to assist them in the consideration of the said grant application.

Section 4. That the Mayor, as the applicant in the aforesaid application, is hereby authorized to accept in and for the City of Chicago and the Chicago/Cook County Criminal Justice Commission any grant which the Illinois Law Enforcement Commission may authorize pursuant to said application.

Section 5. This ordinance shall become effective immediately upon its passage.

Placed on File—MONTHLY PROGRESS REPORT No. 390
FROM DEPARTMENT OF PUBLIC WORKS.

The Committee on Finance submitted a report recommending that the City Council *Place on File* report No. 390 received from the Department of Public Works concerning the monthly progress of construction on Severer Bond Issue Projects for the month of October, 1979.

On motion of Alderman Frost the committee's recommendation was *Concurred In* and said report was *Placed on File*.

COMMITTEE ON BUILDINGS AND ZONING.

Chicago Zoning Ordinance Amended to Reclassify Particular Area Shown on Map No. 2-F.

The Committee on Buildings and Zoning submitted the following report:

CHICAGO, December 6, 1979.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning begs leave to recommend that your Honorable Body *Pass* the proposed ordinance transmitted herewith (referred to Your Committee on September 12, 1979), to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas, as follows:

To classify as Business Planned Development instead of a B6-7 Restricted Central Business District, the area bounded by

W. Jackson Boulevard; S. LaSalle Street; W. Van Buren Street; and S. Sherman Street (Map No. 2-F).

This recommendation was concurred in by 12 members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD R. VRDOLYAK,

Chairman.

(Signed) FRED B. ROTI,

Vice-Chairman.

The following is said proposed ordinance, transmitted with the foregoing committee report:

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 B6-7 Restricted Central Business District symbols and indications as shown on Map No. 2-F in the area bounded by W. Jackson Boulevard; S. LaSalle Street; W. Van Buren Street; and S. Sherman Street, 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 thereof and to no others.

[Plan of Development printed on pages 1505-1511 of this Journal]

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

On motion of Alderman Vrdolyak the foregoing proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Berstrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, McFolling, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Davis, Hagopian, Kuta, Mell, Frost, Marcin, Aiello, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Young, Clewis, Axelrod, Schuiter, Volini, Orr, Stone—48.

Nays—None.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

Action Deferred—ON PROPOSED ORDINANCES FOR AMENDMENT OF CHICAGO ZONING ORDINANCE TO RECLASSIFY PARTICULAR AREAS.

The Committee on Buildings and Zoning submitted the following report which was, on motion of Alderman Vrdolyak and Alderman Roti *Deferred* and ordered published:

CHICAGO, December 6, 1979.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body *Pass* twenty-six proposed ordinances (under separate committee reports) transmitted herewith (referred to your committee on July 11, August 10, September 12 and 26, October 10 and 24, and November 15, 1979) to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

This recommendation was concurred in by 12 members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD R. VRDOLYAK,

Chairman.

(Signed) FRED B. ROTI,

Vice-Chairman.

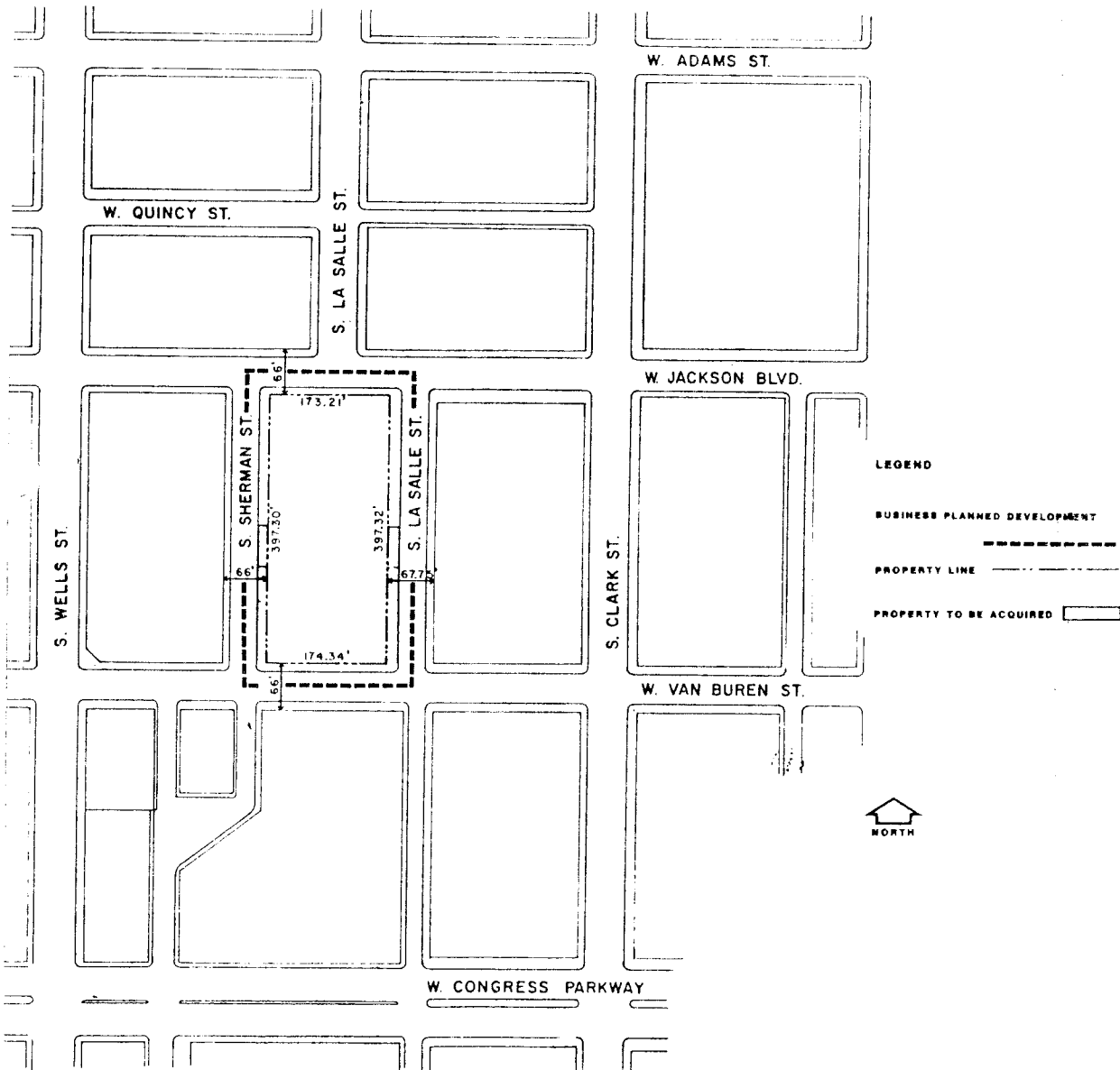
The following are descriptive summaries of said twenty-six proposed ordinances transmitted with the foregoing committee report:

(continued on page 1512)

BUSINESS PLANNED DEVELOPMENT # 219PLAN OF DEVELOPMENTSTATEMENTS

1. The area delineated herein as "Business Planned Development" is owned or controlled by Board of Trade of the City of Chicago.
2. The Applicant or its successors, assignees or grantees shall obtain all official reviews, approvals, licenses and permits.
3. The following shall be permitted within the area delineated herein as "Business Planned Development": Office, Business and Related Uses.
4. Off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning, City and Community Development.
5. Any dedication or vacation of streets and alleys or easements or grants of privilege or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees.
6. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 14 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
7. Business and business identification signs may be permitted within the area delineated herein as "Business Planned Development" subject to the review and approval of the Department of Buildings and the Department of Planning, City and Community Development. No advertising signs shall be permitted.
8. 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 the Department of Planning, City and Community Development, Department of Aviation, and Department of Law, as approved by the City Council.
9. The information in the table attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Business Planned Development" and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.
10. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Planning, City and Community Development.

BUSINESS PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT OF WAY ADJUSTMENT MAP

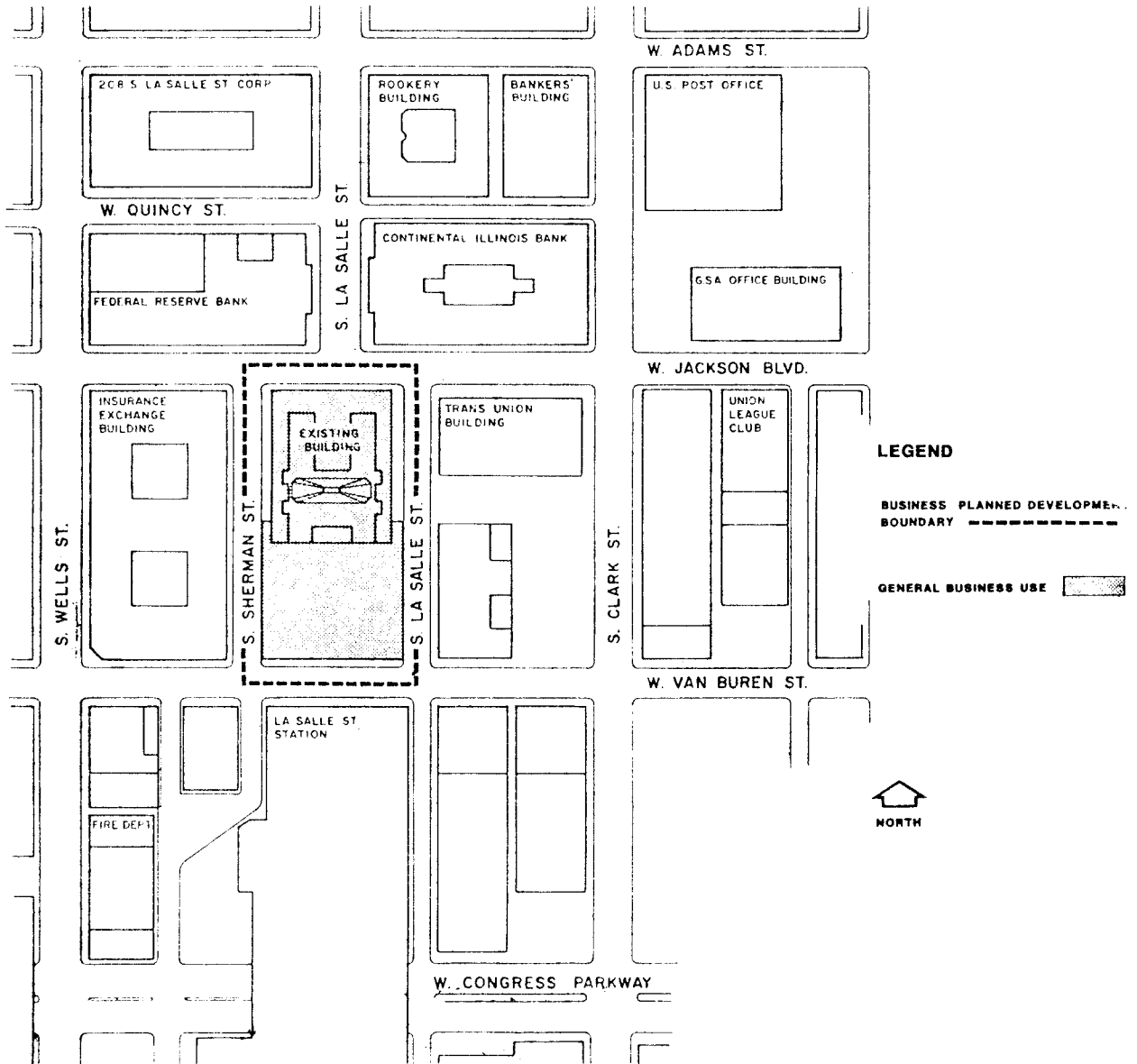


BOARD OF TRADE OF THE CITY OF CHICAGO
CHICAGO, ILLINOIS

SCALE: 1" = 200'-0"

DATE: SEPTEMBER 12, 1979

BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN

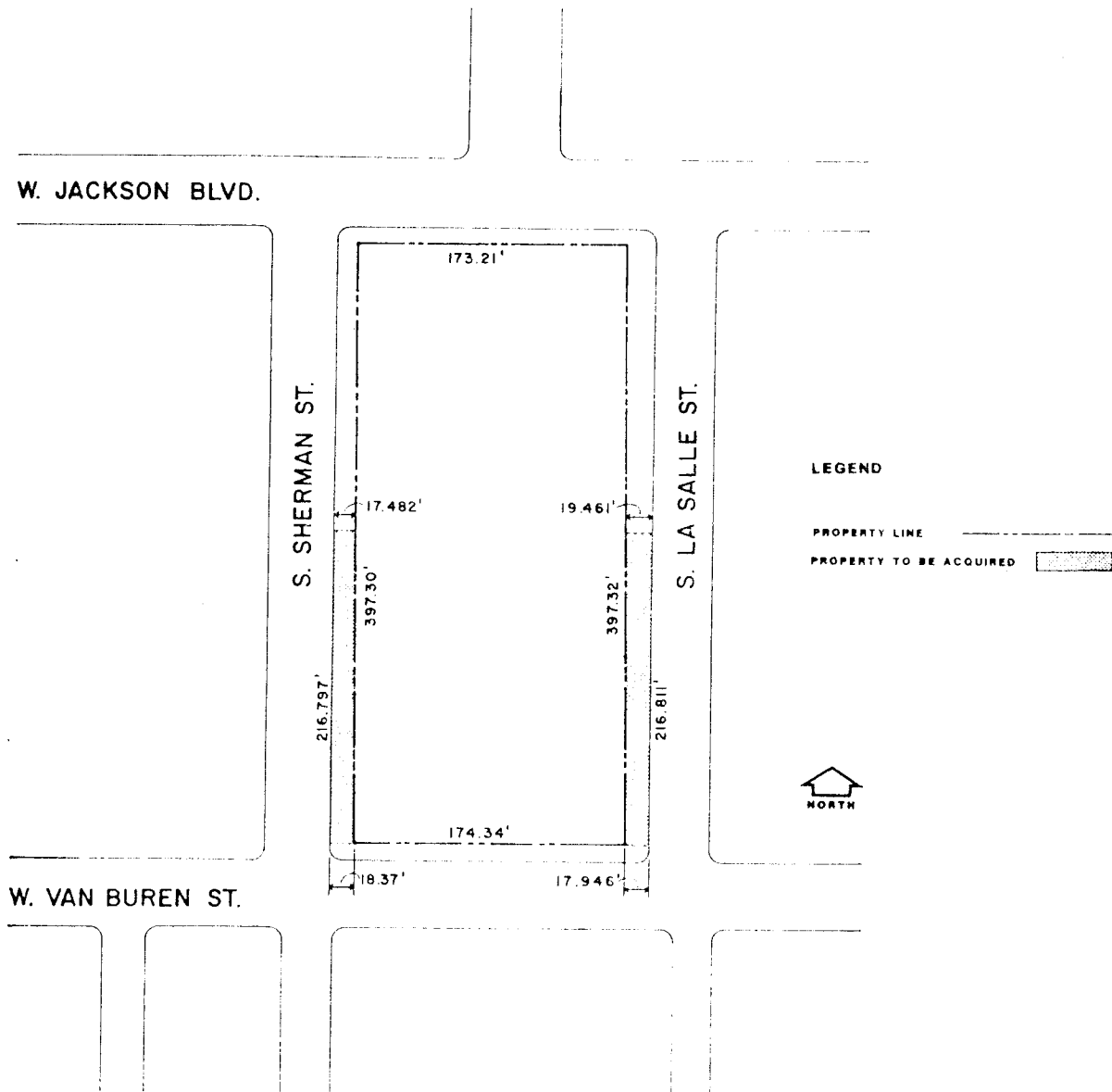


BOARD OF TRADE OF THE CITY OF CHICAGO
CHICAGO, ILLINOIS

SCALE: 1" = 200'-0"

DATE: SEPTEMBER 12, 1979

BUSINESS PLANNED DEVELOPMENT LAND ACQUISITION MAP

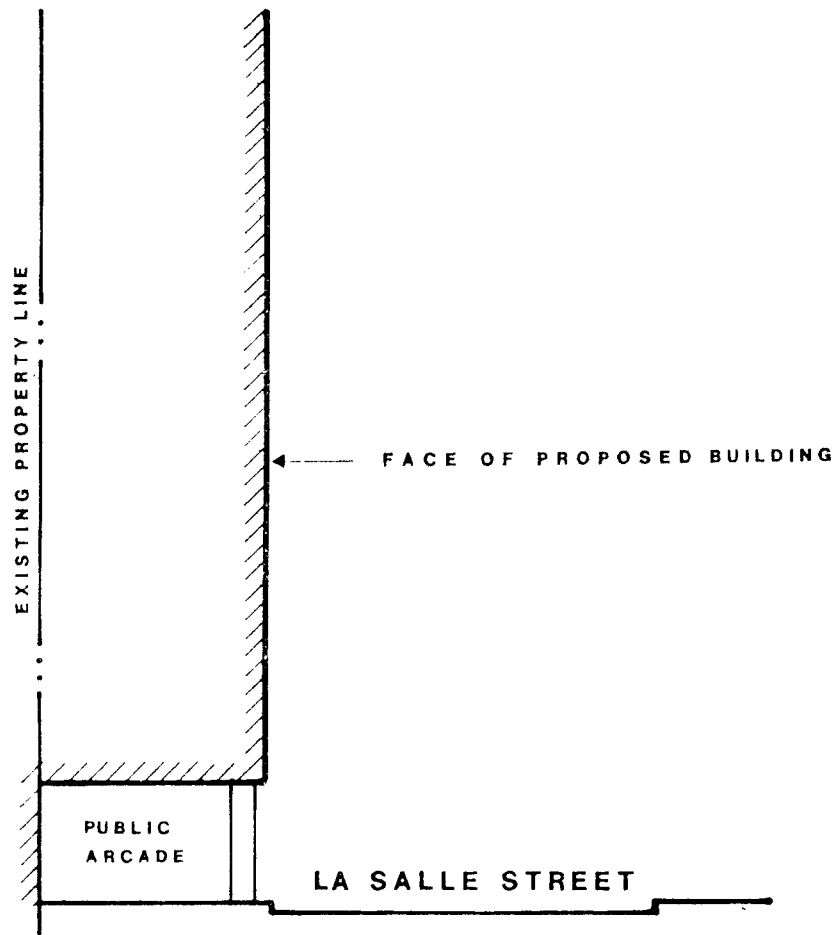


BOARD OF TRADE OF THE CITY OF CHICAGO
CHICAGO, ILLINOIS

SCALE: 1" = 100' - 0"

DATE: SEPTEMBER 12, 1979

BUSINESS PLANNED DEVELOPMENT
SECTION AT LA SALLE
STREET LOOKING NORTH (PROPOSED)
SHERMAN STREET SIMILAR



BOARD OF TRADE OF THE CITY OF CHICAGO
CHICAGO, ILLINOIS

SCALE: 1/16" = 1'-0"
DATE: SEPTEMBER 12, 1979

BUSINESS PLANNED DEVELOPMENT
USE AND BULK REGULATIONS AND DATA

<u>Net Site Area</u>	<u>General Description of Land Use</u>	<u>Maximum F.A.R.</u>	<u>Maximum Percent of Land Coverage</u>
76,948.80	Office, Business and Related Uses	20.00	100%

GROSS SITE AREA = Existing Property (69,041.59) plus rights of way to
be acquired (7,907.20) plus public rights of way
(34,172) = 111,120 square feet

Minimum Number of off-street parking spaces = 0

Minimum Number of off-street loading spaces = 4

Maximum F.A.R. = 20.00

Maximum Percentage of Land Coverage = 100%

Minimum Periphery Set-backs = 0