

Yeas -- Aldermen Roti, Rush, T. Evans, Bloom, Robinson, Beavers, Caldwell, Shaw, Vrdolyak, Huels, Fary, Madrzyk, Burke, Carter, Langford, Streeter, Kellam, Sheahan, Jones, J. Evans, Garcia, Krystyniak, Henry, Soliz, Gutierrez, Butler, Smith, Davis, Hagopian, Figueroa, Gabinski, Mell, Austin, Kotlarz, Banks, Giles, Cullerton, Laurino, O'Connor, Pucinski, Natarus, Eisendrath, Hansen, Levar, Shiller, Schulter, Osterman, Orr, Stone -- 49.

Nays -- None.

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

Said ordinances, as passed, read respectively as follows (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 1-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 No. 231 Business Planned Development symbols and indications as shown on Map No. 1-F* in the area bounded by

North LaSalle Street (on the east); West Couch Place (on the south); North Wells Street (on the west); and West Lake Street (on the north) with the subject amendment confined and limited to the westerly 121.5 feet of the subject area including approximately 22,020 square feet,

to the designation of Business Planned Development No. 231, as amended (2), 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.

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

Plan of Development attached to this ordinance reads as follows:

*Business Planned Development No. 231**As Amended**Plan Of Development**Statements.*

1. The area delineated herein as "Business Planned Development" is owned or controlled by Lake and Wells Limited Partnership, 445 East Ohio Street, Suite 420, Chicago, Illinois 60611, an Illinois limited partnership.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development subject to the review and approval of the Commissioner of the Department of Planning.
3. The applicant or its successors, assignees or grantees shall obtain all official reviews, approvals and permits.
4. Any dedication or vacation of streets or alleys or easements or any adjustments of rights-of-way shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees, and approval by the City Council.
5. The following uses shall be permitted within the area delineated herein as "Business Planned Development": professional and business offices; retail and related uses; non-accessory off-street parking in the western 121.5 feet of the planned development.
6. 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 Inspectional Services and the Department of Planning.
7. 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 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.

8. For purposes of determining Maximum Floor Area Ratio, the definition in the Chicago Zoning Ordinance shall be applicable, however, that in addition all area devoted to non-accessory parking shall be included as floor area in the calculation. Before the permitted additional F.A.R. can be utilized the interim use, i.e. (parking structure) must be removed and replaced with the prior use permitted.
9. The applicant agrees to be bound by the interior and exterior design features represented to the Plan Commission and which are contained on the drawings and renderings prepared by Desman Associates-Architects. The interior features relate to retail space being utilized at grade level, adequate internal stacking to avoid traffic congestion on either Wells Street or Lake Street, the ticket dispensers will be located one floor above grade, there will be a dual system of ingress and egress from both Lake and Wells Streets with appropriate signage advising parkers of the option to use either Wells Street or Lake Street for exiting. The exterior features relate to the curved corner radius of the garage, the accent lighting that will be installed at the outside of the building and along the retail spaces on the ground level, good quality materials will be utilized throughout the structure, the design and articulation features reflected on the rendering will be incorporated into the building and this will include the painting of the exterior and reveals to highlight the exterior of the building.
10. The information in the table attached hereto sets forth the 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 general accordance with the intent and purpose of the Chicago Zoning Ordinance.
11. 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.

Planned Development Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

Business Planned Development No. 231,

As Amended (2)

Planned Development Use And Bulk Regulations And Data.

Net Site Area		General Description Of Land Uses	Maximum Floor Area Ratio	Maximum Percentage Of Land Coverage At Grade
Sq. Ft.	Acres			
55,105	1,265	Office building, retail and related uses; non-accessory off-street parking (see Statement No. 5)	28,384 <i>28,384</i>	93% <i>93%</i>
Gross Site Area:		Net Site Area:	55,105 = square feet	(1.265 acres)
		Public Rights-of-Way:	37,872 = square feet	(.869 acres)
		TOTAL:	92,977 square feet	(2,134 acres)

Off-Street Parking: Accessory parking will not be required or provided; non-accessory parking will be permitted not to exceed 840 spaces in the west 121.5 feet.

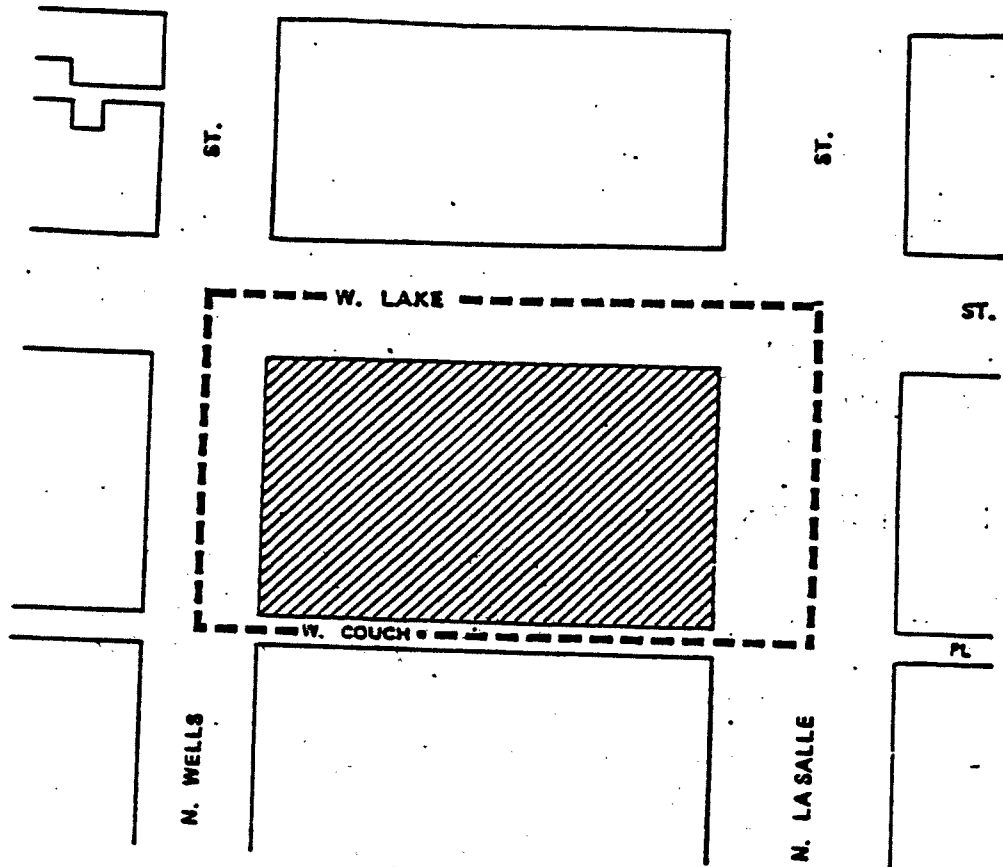
Off-Street Loading: Minimum loading requirements shall be provided in accordance with the C3-7 Zoning District requirements of the Chicago Zoning Ordinance; location, number and size subject to review by the Department of Streets and Sanitation and approval by the Department of Planning.

Ground Floor Setbacks:

North LaSalle Street	-- 0
West Lake Street	-- 0
North Wells Street	-- 0
West Couch Place	-- 0

[Generalized Land Use Plan, Existing Zoning and Preferential Street System Map and Property Line Map and Right-of-Way Adjustment attached to the Plan of Development printed on pages 25081 through 25083 of this Journal.]

BUSINESS PLANNED DEVELOPMENT NO. 231, AS AMENDED (2)
GENERALIZED LAND USE PLAN



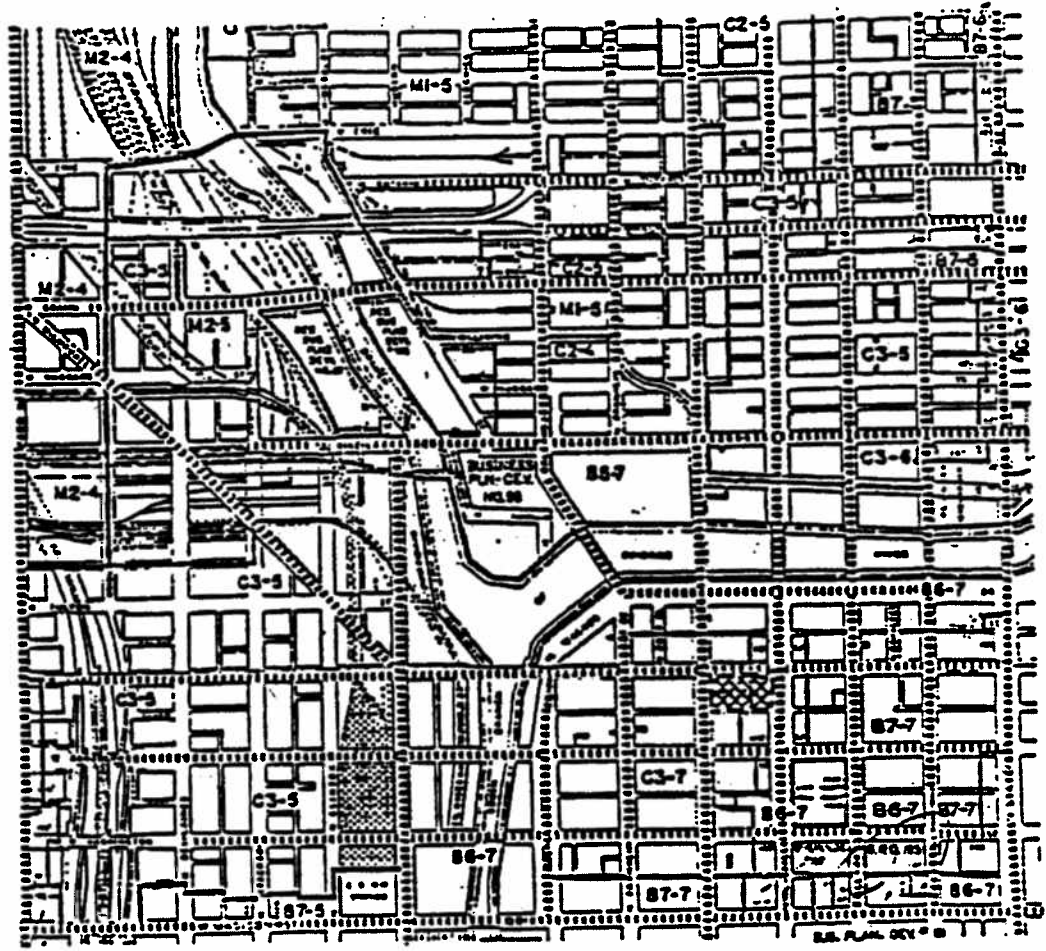
LEGEND






PLANNED DEVELOPMENT BOUNDARY
 OFFICE BUILDING, RETAIL AND RELATED USES; AND
 NON-ACCESSORY OFFSTREET PARKING LOCATED IN THE
 WEST 121.5 FEET

APPLICANT: Lake and Wells Limited Partnership
 ADDRESS: 445 E. Ohio Street, Suite 420, Chicago, IL 60611
 DATE: October 14, 1988

BUSINESS PLANNED DEVELOPMENT NO. 231, AS AMENDED (2)
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM

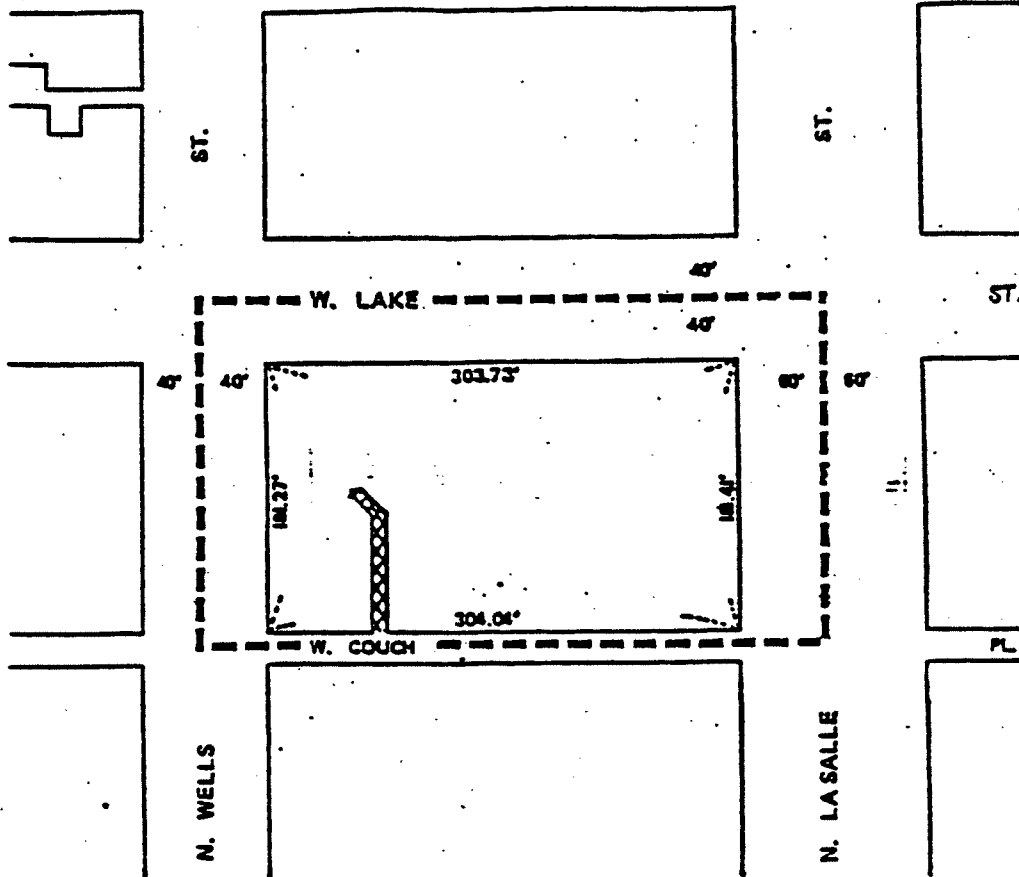


LEGEND

-  BUSINESS PLANNED DEVELOPMENT.
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREET PATTERNS

APPLICANT: Lake and Wells Limited Partnership
 ADDRESS: 445 E. Ohio Street, Suite 420, Chicago, IL 60611
 DATE: October 14, 1988

BUSINESS PLANNED DEVELOPMENT NO. 231, AS AMENDED (2)
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT



LEGEND

- PLANNED DEVELOPMENT BOUNDARY
-  ALLEY HERETOFORE VACATED

APPLICANT: Lake and Wells Limited Partnership
 ADDRESS: 445 E. Ohio Street, Suite 420, Chicago, IL 60611.
 DATE: October 14, 1988

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BUSINESS PLANNED DEVELOPMENT No. 231
AS AMENDED

PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated herein as "Business Planned Development" is owned or controlled by La Salle-Lake Investors, an Illinois limited partnership, in-care-of Norman Perlmutter, 180 N. LaSalle Street, Suite 3600, Chicago, Illinois 60601, a general partner.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development, subject to the review and approval of the Commissioner of the Department of Planning.
3. The Applicant or its successors, assignees or grantees shall obtain all official reviews, approvals and permits.
4. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.
5. The following uses shall be permitted within the area delineated herein as "Business Planned Development": Professional and Business Offices; retail and related uses.
6. 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 Inspectional Services and the Department of Planning.
7. 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 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
8. The height restrictions of each building and any appurtenance attached thereto shall be subject to:
 - (a) Height limitations as certified on Form FAA-117 (or on successor forms involving the same subject matter) and

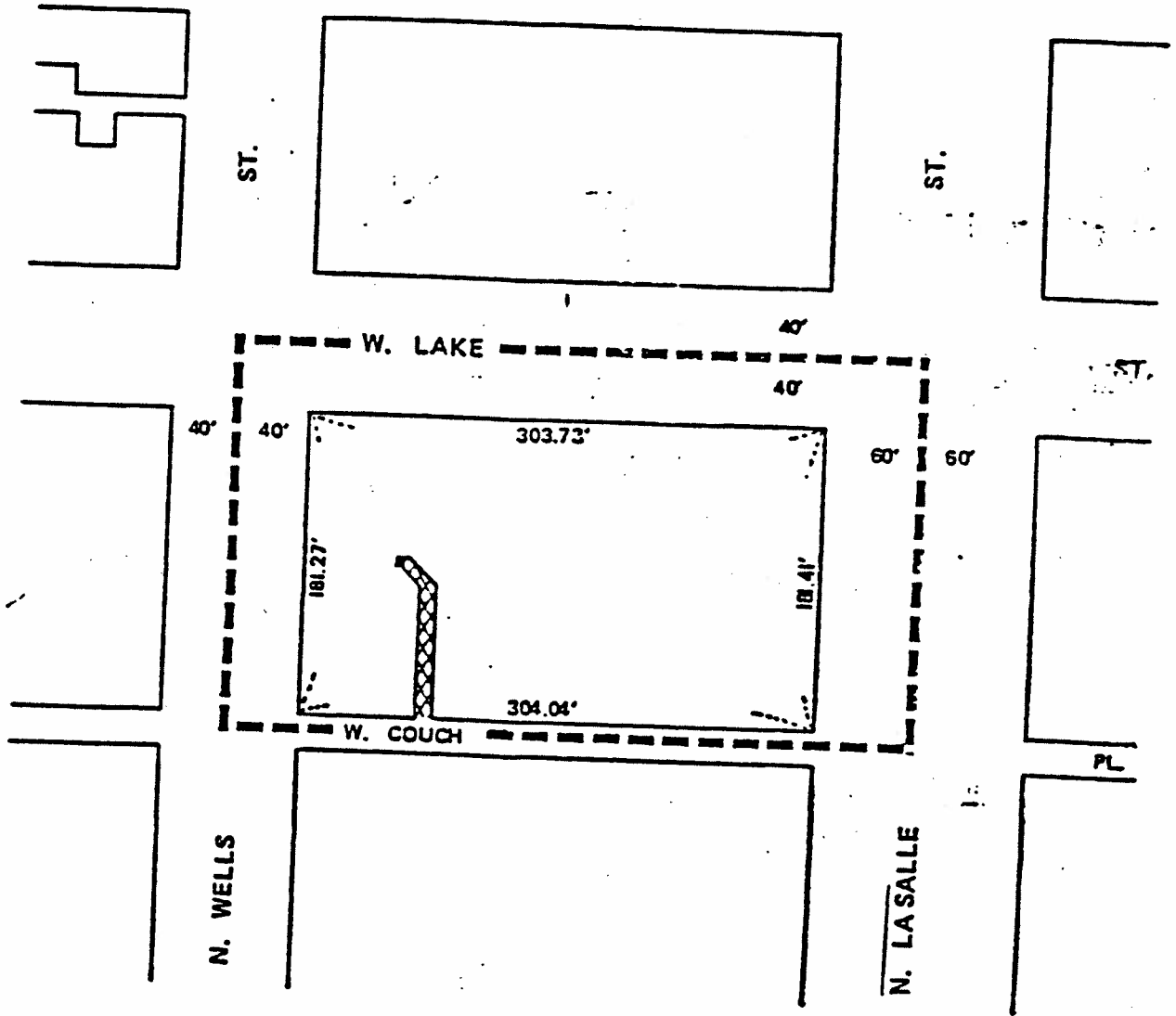
approved by the Federal Aviation Administration pursuant to Part 77 of The Regulations of the Administrator, Federal Aviation Administration; and

- (b) Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law and approved by the City Council.
9. The information in the table attached hereto sets forth the 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 general 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.


Applicant: LA SALLE-LAKE INVESTORS,
an Illinois limited partnership

Date: September 1, 1985

BUSINESS PLANNED DEVELOPMENT NO. 231, AS AMENDED
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT



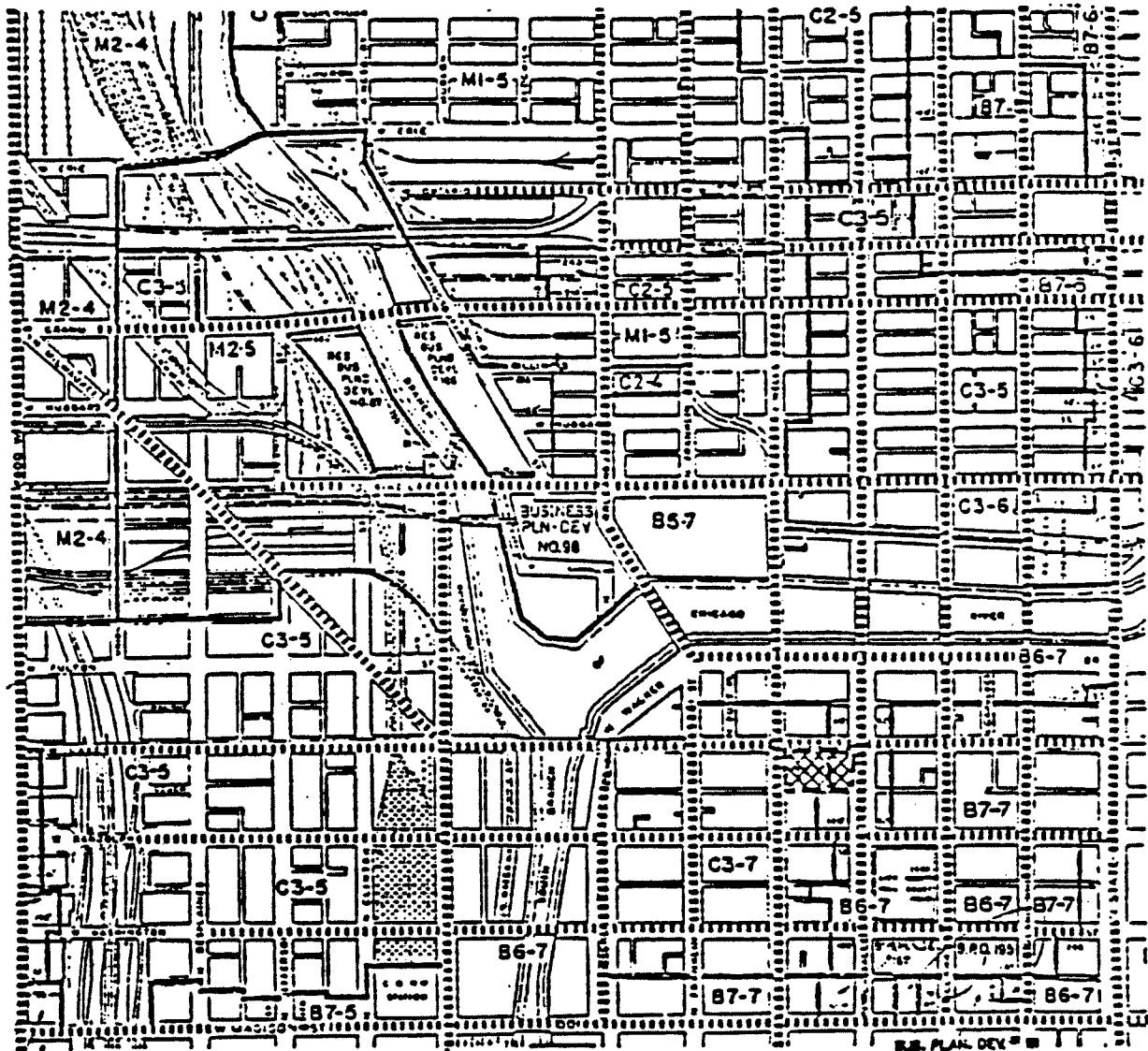
LEGEND

- PLANNED DEVELOPMENT BOUNDARY
-  ALLEY TO BE VACATED






APPLICANT: LA SALLE-LAKE INVESTORS
 An Illinois Limited Partnership
 DATE: September 1, 1985

BUSINESS PLANNED DEVELOPMENT NO. 231, AS AMENDED
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND

-  BUSINESS PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREET PATTERNS

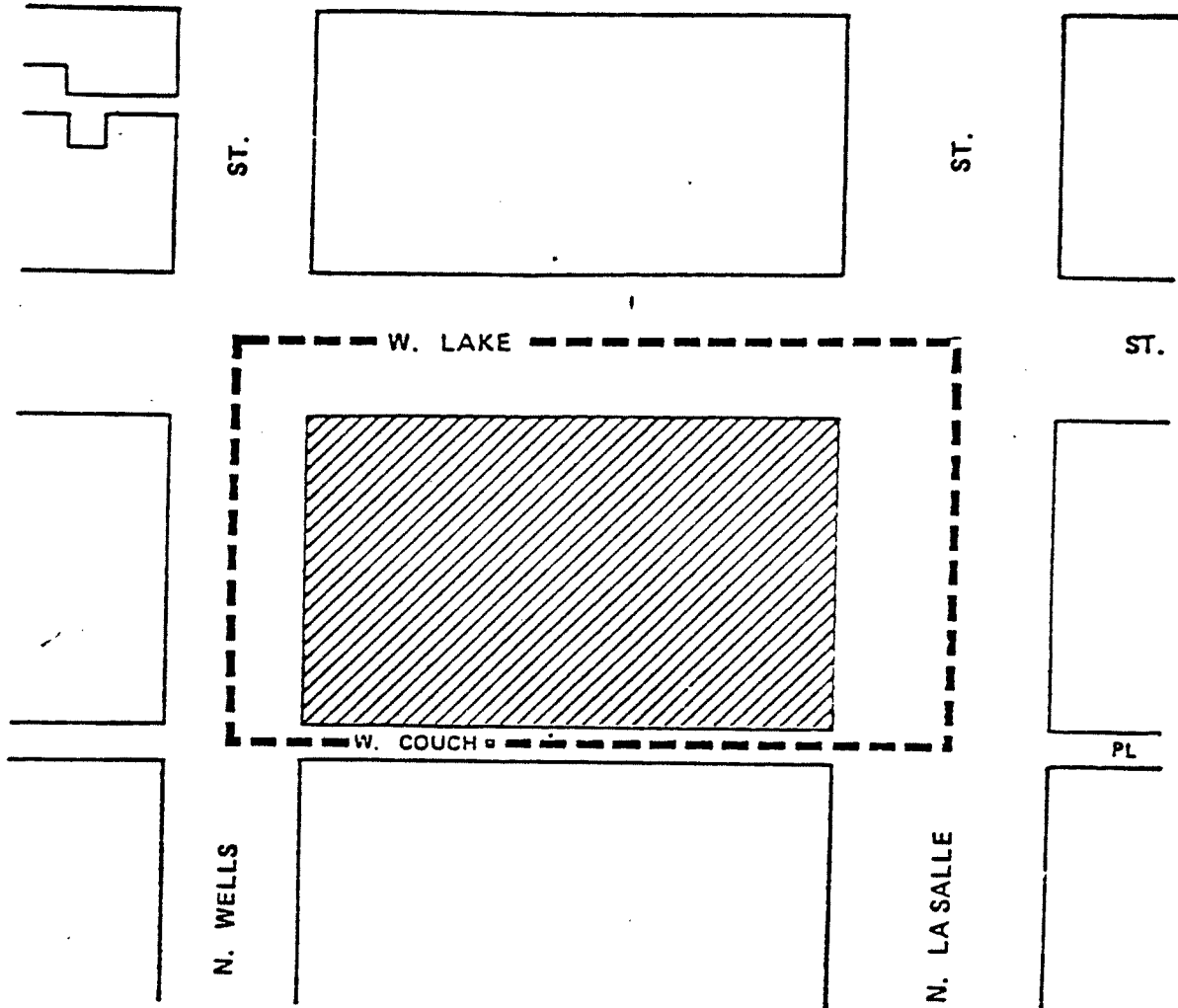


APPLICANT: LA SALLE-LAKE INVESTORS

An Illinois Limited Partnership

DATE: September 1, 1985

BUSINESS PLANNED DEVELOPMENT NO. 231, AS AMENDED
GENERALIZED LAND USE PLAN



LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  OFFICE BUILDING, RETAIL AND RELATED USES



APPLICANT: LA SALLE-LAKE INVESTORS

An Illinois Limited Partnership

DATE: September 1, 1985

UNFINISHED BUSINESS.

Chapter 194A, Section 7.3-6 of the Municipal Code Amended Concerning Doctors, Dental and Real Estate Brokerage Offices.

On motion of Alderman Vrdolyak, the City Council took up for consideration the report of the Committee on Buildings and Zoning, deferred and published in the Journal of the Proceedings of June 13, 1980, page 3207, recommending that the City Council Pass a proposed substitute ordinance to amend Chapter 194A, Section 7.3-6 of the Chicago Zoning Ordinance Sub-section (4).

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

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Burke, Brady, Barden, McFolling, Kellam, Sheahan, Sherman, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Young, Clewis, Axelrod, Schuller, Volini, Orr, Stone—45.

Nays—None.

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

The following is said substitute ordinance as passed:

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

SECTION 1. That Subsection (4) of Section 7.3-6 of the Chicago Zoning Ordinance be amended by inserting the language in *Italics* and deleting the bracketed language:

(4) *Doctors Offices, Dental Offices, and Real Estate Brokerage Offices.* The foregoing uses may be established principally for the convenience and use of residents of the building; which shall be accessible to the public only through an entrance which does not have access directly to a public way or street but is accessible through the lobby only, in a building containing 400 or more dwelling units, and with no advertising or display visible from the outside of the building, *provided, however, that in the case of Real Estate Brokerage Offices, the area of such office shall not exceed 3,000 square feet.*

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

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Vrdolyak the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of June 13, 1980, pages 3207-3210, recommending that the City Council pass seventeen proposed ordinances (under separate committee reports), for amendment to the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Vrdolyak moved to *Concur In* the committee's recommendations and *each* of the seventeen proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Burke, Brady, Barden, McFolling, Kellam, Sheahan, Sherman, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Young, Clewis, Axelrod, Schuller, Volini, Orr, Stone—45.

Nays—None.

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

Said ordinances, as passed, read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

Reclassification of Area Shown on Map No. 1-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 B6-7 Restricted Central Business District and C3-7 Commercial Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by

W. Lake Street; N. LaSalle Street; W. Couch Place; and N. Wells 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 3369 to 3374 of this Journal]

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

Reclassification of Area Shown on Map Nos. 1-F and 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 B7-5 General Central Business District and C3-5 Commercial-Manufacturing District symbols and indications as shown on Maps No. 1-F and 2-F in the area bounded by

W. Washington Street; N. Desplaines Street; W. Madison Street; N. Clinton Street; W. Monroe Street; and the east line of the right-of-way of the Kennedy Expressway,

to the designation of a Residential-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 3375 to 3380 of this Journal]

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

BUSINESS PLANNED DEVELOPMENT #231

PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated herein as "Business Planned Development" is owned and controlled by La Salle-Lake Investors, an Illinois limited partnership, in-care-of Marvin M. Romanek, 625 North Michigan Avenue, Chicago, Illinois 60611, a general partner.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development, subject to the review and approval of the Commissioner of the Department of Planning.
3. The Applicant or its successors, assignees or grantees shall obtain all official reviews, approvals and permits.
4. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.
5. The following uses shall be permitted within the area delineated herein as "Business Planned Development": Professional and Business Offices; retail and related uses.
6. 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 Inspectional Services and the Department of Planning.
7. 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 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
8. The height restrictions of each building and any appurtenance attached thereto shall be subject to:

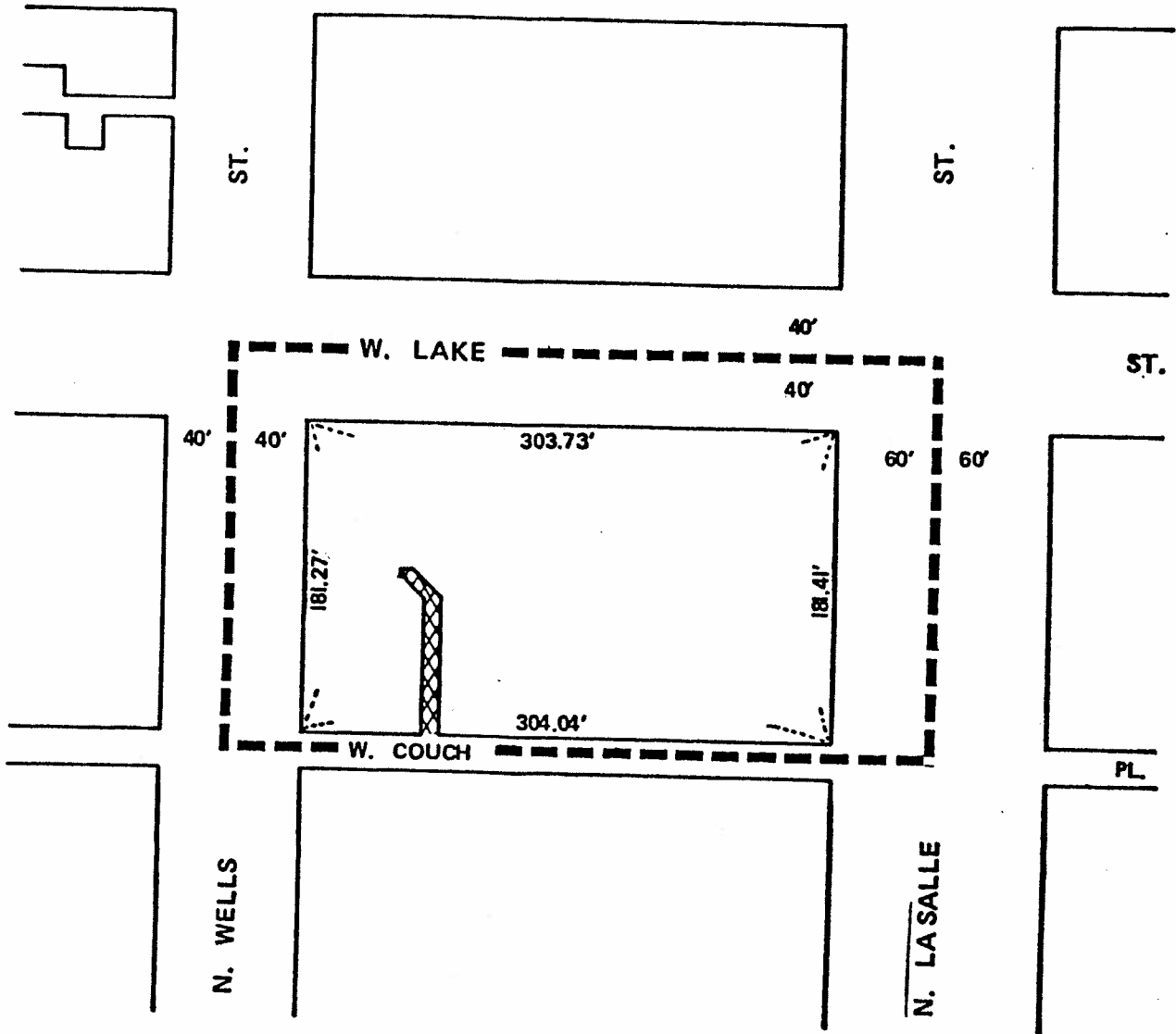
- (a) Height limitations as certified on Form FAA-117 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of The Regulations of the Administrator, Federal Aviation Administration; and
 - (b) Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law and approved by the City Council.
9. The information in the table attached hereto sets forth the 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 general 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.

Applicant: LA SALLE-LAKE INVESTORS,
an Illinois limited partnership

Date: February 1, 1980

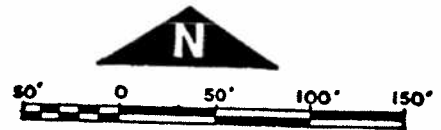
BUSINESS PLANNED DEVELOPMENT

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT



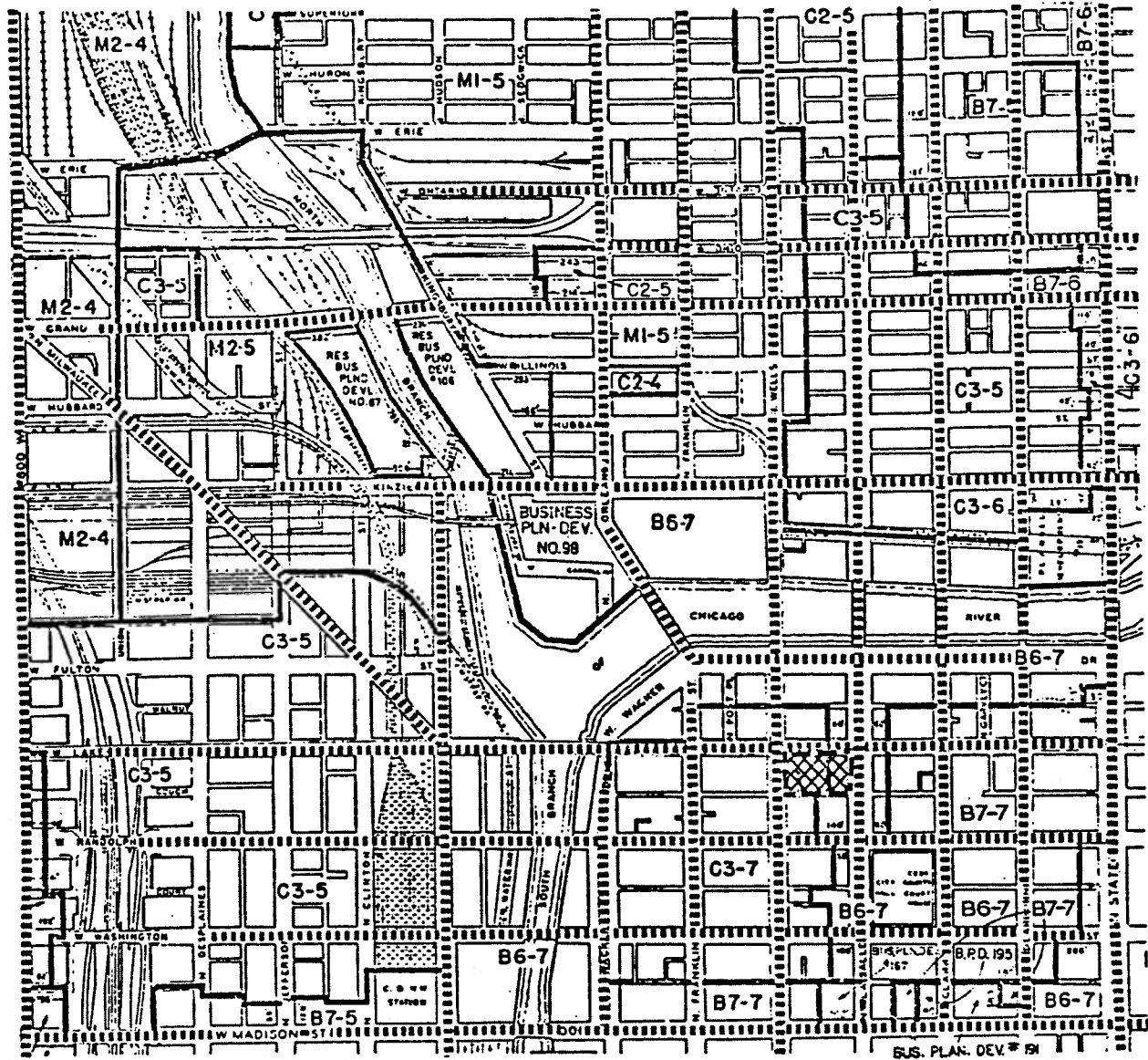
LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- ▨ ALLEY TO BE VACATED






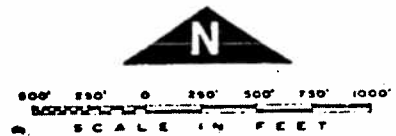
APPLICANT: LA SALLE-LAKE INVESTORS
 An Illinois Limited Partnership
 DATE: February 1, 1980

BUSINESS PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND

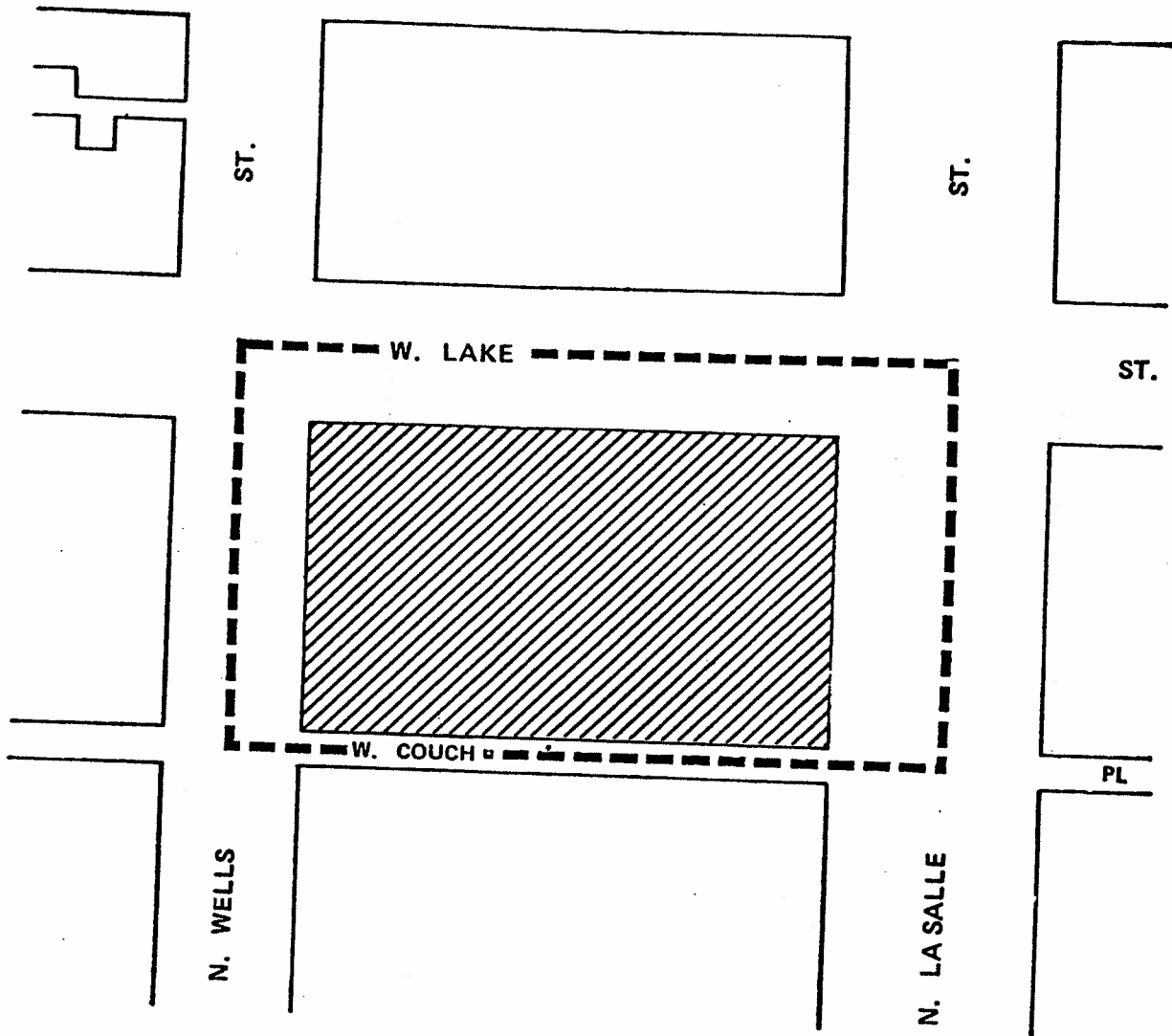
-  BUSINESS PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREET PATTERNS



APPLICANT: LA SALLE-LAKE INVESTORS
 An Illinois Limited Partnership
 DATE: February 1, 1980

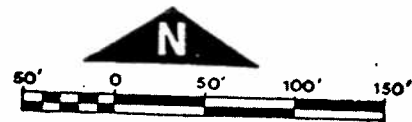
BUSINESS PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN



LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  OFFICE BUILDING, RETAIL AND RELATED USES



APPLICANT: LA SALLE-LAKE INVESTORS
An Illinois Limited Partnership
DATE: February 1, 1980

BUSINESS PLANNED DEVELOPMENT NO.
 PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Uses	Maximum Floor Area Ratio	Maximum Percentage of Land Coverage
Square Feet	Acres			
55,105	1.265	Office building, retail and related uses.	28.384	93.0

GROSS SITE AREA: Net Site Area: 55,105 s.f. (1.265 acres)
 Public Rights Of-Way: 37,872 s.f. (.869 acres)

Total: 92,977 s.f. (2.134 acres)

OFF-STREET PARKING: Will not be required or provided.

OFF-STREET LOADING: Minimum loading requirements shall be provided in accordance with the C3-7 Zoning District requirements of the Chicago Zoning Ordinance; location, number and size subject to review by the Department of Streets and Sanitation and approval by the Department of Planning.

GROUND FLOOR SETBACKS: North La Salle Street - 20'-0"
 West Lake Street - 20'-0"
 North Wells Street - 20'-0"
 West Couch Place - 20'-0"

APPLICANT: La Salle - Lake Investors, an Illinois limited partnership.

DATE: February 1, 1980