

July 21, 2021

Scott R. Borstein
Neal & Leroy LLC
20 S. Clark St., Suite 2050
Chicago, IL 60603

Re: PD 233, Subarea B, 655 W. Madison St.

Dear Mr. Borstein:

In response to your recent request, please be advised that the subject property is zoned Residential Business Planned Development Number 233 ("PD 233"), Subarea B. You are seeking to determine if residential uses are permitted in Subarea B, if so, how many units are permitted, and if there are affordable housing requirements.

Statement No. 5 of PD 233 allows the following uses within Subarea B: all uses permitted in the DC-12 Downtown Core District, including institutional, open space, accessory and non-accessory parking and related uses, as well as multi-unit (3+units) residential. However, the Bulk Regulations and Data Table ("Bulk Table") identifies 0 dwelling units within Subarea B and allows a total maximum of 2,400 dwelling units within the PD, and all of which are currently allocated to Subarea A.

Multi-unit residential use was added to Subarea B via a technical amendment passed by the Plan Commission on April 19, 2012, Committee on Zoning April 26, 2012, and the City Council on May 9, 2012. The use was added to Statement No. 5, however, there was no change to the Bulk Table. Transcripts of both the April 19, 2012 Plan Commission meeting and the April 26, 2012 Committee on Zoning meeting state that the technical amendment was intended to add residential use so as to assist with marketing the site only. No development project or proposal was discussed, and it was further stated that in order to establish residential units, a future project would need to come before Plan Commission, Committee on Zoning and City Council.

Therefore, while multi-unit residential is a permitted use in Subarea B, it is our opinion that any proposed residential project will require a PD amendment, and such amendment would be subject to the Affordable Requirements Ordinance.

Sincerely,



Patrick Murphey
Zoning Administrator

PM:tm

C: Noah Szafraniec, Josh Son, Main file

June 21, 2021

Zachary Moore
Burnham Nationwide
111 W. Washington Street
Suite 1700
Chicago, IL 60602

**Re: Minor Change to PD 233 Subarea A
555 W. Madison Street**

Dear Mr. Moore:

Please be advised that your request for a minor change to Residential Business Planned Development No. 233 ("PD 233"), Subarea A, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 11 of PD 233.


Waterton Residential, the owner of all the property within Subarea A, is seeking a minor change to allow for modifications to the existing driveway and landscaped area at 555 W. Madison Street. The proposed changes include: i) the reconfiguration of the existing driveway, including the addition of pervious paving and the elimination of the 'jug handle', ii) widening of the sidewalks, and iii) the reconfiguration of trees, shrubs, and landscape beds within the landscaped area and along the parkway. The following exhibits are attached:

- Existing Conditions and Demolition Plan dated 6/23/20
- Grading and Paving Plan dated 5/21/21
- Overall Landscape Plan dated 3/12/21
- Plant List and Notes dated 10/28/20

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications 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 233, 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
SV:tm

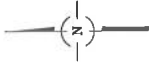
C: Mike Marmo, Erik Glass, Noah Szafraniec, Ron Daye, Joe McCarthy, Bill Higgins, Main file

CITY OF CHICAGO
 Department of Transportation
 Plan Review Committee Approval
 Site Plan Over-sight Driveway
 Other: *Wetland*
 Signature: *[Signature]*
 Date: 08/21/2019
 Project Title: Residential Towers near Chicago
 *Subject to acceptable construction drawings,
 engineering and other program approvals.
 Non-transferable, revocable if modified.

WEST MADISON STREET

SOUTH JEFFERSON STREET

NIC



1.0 08/28/20 ISSUE FOR JOB STAKEHOLDER REVIEW
 1.1 08/21/20 ISSUE FOR JOB STAKEHOLDER REVIEW
 1.2 08/21/20 ISSUE FOR COPT AND DDB REVIEW

| NO | DATE | REMARKS |
|----|----------|----------------------------------|
| 1 | 08/28/20 | ISSUE FOR JOB STAKEHOLDER REVIEW |
| 2 | 08/28/20 | ISSUE FOR JOB STAKEHOLDER REVIEW |
| 3 | 08/28/20 | ISSUE FOR JOB STAKEHOLDER REVIEW |
| 4 | 08/28/20 | ISSUE FOR JOB STAKEHOLDER REVIEW |

GRADING AND PAVING PLAN
 555 WEST MADISON
 CHICAGO, ILLINOIS

CONSULTING ENGINEERS
 SITE DEVELOPMENT ENGINEERS
 AND SURVEYORS
 1512 N. LAUREL ST. SUITE 200
 CHICAGO, IL 60610
 (773) 327-8800 FAX: (773) 327-8833



DATE: 08/21/2019
 DRAWN BY: [Name]
 CHECKED BY: [Name]

SHEET C6
 5 OF 11

- GRADING LEGEND:**
- FINISHED FLOOR
 - LOCAL DRAINAGE DIRECTION
 - 100-YEAR OVERLAND RUN ROUTE
 - LOCAL DRAINAGE DIVIDE
 - TOP OF CURB
 - EDGE OF PAVEMENT
 - TOP OF SUBGRADE ELEVATION FOR PROPOSED PAVEMENT
- SYMBOL LEGEND:**
- SILT FENCE
 - INLET PROTECTION
 - CONCRETE PAVEMENT

- NOTES:**
- CURB SHALL BE CONCRETE TO ADJACENT INSTALLATION.
 - PAVEMENT SHALL BE 4" ASPHALT OVER 4" GRANULAR FILL OVER 4" SAND ON CC.
 - PAVEMENT SHALL BE 4" ASPHALT OVER 4" GRANULAR FILL OVER 4" SAND ON CC.
 - PROPOSED PAVEMENT SHALL BE 4" ASPHALT OVER 4" GRANULAR FILL OVER 4" SAND ON CC.
 - CONTRACTOR JOINTS SHALL BE SAVED TO 1/2" PAVEMENT THICKNESS.
 - PAVEMENT SHALL NOT BE CONTIGUOUS THROUGH AN EXPANSION JOINT.

NOTE: ON-SITE CONSTRUCTION PREVIOUSLY COMPLETED

[Signature]
 [Stamp]

20377

18382

JOURNAL--CITY COUNCIL--CHICAGO

6/17/2020

Reclassification Of Area Shown On Map Nos. 1-F. And 2-F.

(As Amended)

(Application No. 20377)

RBP233,99

(Common Address: 641 -- 663 W. Madison St., 641 -- 661 W. Washington Blvd.,
2 -- 40 N. Desplaines St., 640 -- 662 W. Madison St., 541 -- 663 W.
Madison St., 2 -- 40 S. Clinton St., 540 -- 718 W. Monroe St.,
1 -- 39 S. Jefferson St., 1 -- 39 S. Desplaines St.
And 2 -- 40 S. Desplaines St.)

[SO2020-1893]

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, is hereby amended by changing all the Residential-Business Planned Development Number 233 symbols and indications as shown on Map Numbers 1-F and 2-F in an area bounded by:

West Washington Boulevard; North Desplaines Street; West Madison Street; South Clinton Street; West Monroe Street; a line 203.9 feet west of and parallel to South Desplaines Street; a line 198.49 feet north of and parallel to West Monroe Street; a line 229.4 feet west of and parallel to South Desplaines Street; West Madison Street; and the east right-of-way line of the John F. Kennedy Expressway,

to the designation of Residential-Business Planned Development Number 233, as amended, 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 after its passage and due publication.

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

Residential-Business Planned Development No. 233, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 233, as amended, consists of approximately four hundred sixteen thousand nine hundred twenty-four (416,924) square feet or nine and fifty-seven hundredths (9.57) acres (exclusive of public rights-of-way) of real property as shown on the attached Planned Development Boundary Map.

2. The current property owner or owners or an authorized agent shall obtain all required reviews, approvals, licenses and permits in connection with this plan of development. The dedication or vacation of any streets or alleys shall require a separate submittal 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 (including any condominium association which is formed) and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at any time any 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 the property owner or its successors and assigns.
4. This plan of development consists of these thirteen (13) Statements and the following exhibits: a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary, Property Line and Subarea Map; a Site Plan and Building Elevations dated February 7, 2020 prepared by R.C. Bowman Architecture. These and no other zoning controls shall apply to the area delineated herein. This plan of development is in conformity with the intent and purpose of the Chicago Zoning Ordinance and all requirements hereof, and satisfies the established criteria for approval as a planned development.
5. The following uses shall be allowed within the area herein delineated as "Residential-Business Planned Development Numbers 233, as amended": Subarea A: elevator apartment structures and related residential uses; ground level retail and restaurant uses, indoor light equipment sales/rental, motor vehicle repair shop not including body work, painting or commercial vehicle repairs, accessory parking; Subarea B: all uses permitted in the DC-12 Downtown Core District, including institutional, open space, accessory and non-accessory parking and related uses, as well as multi-unit (3+units) residential; Subarea C: public utilities and related uses; Subarea D: office, retail, accessory parking and related uses. Subject to compliance with the Landscape Ordinance, interim surface parking shall be permitted in Subarea B.
6. Identification and business identification signs shall be permitted within the planned development, subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.

7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standard 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.
8. 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 approved by the Federal Aviation Administration.
9. For purposes of floor area ratio (FAR) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") for development of Parcel B within the planned development, a site plan for the proposed development, including parking areas, shall be submitted to the Commissioner of the Department of Planning and Development for approval. No Part II Approval for which a site plan must be submitted to the Commissioner shall be granted until the site plan has been approved by the Commissioner. Further, all Part II Submittals shall be in compliance with the Chicago Landscape Ordinance.

Following approval of a site plan by the Commissioner, the approved plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this planned development. The approved site plan may be changed or modified pursuant to the minor change provisions of Section 11.11-3(c) of the Chicago Zoning Ordinance.

A site plan shall, at a minimum, provide the following information with respect to the proposed improvements:

- (1) the boundaries of the property;
- (2) the footprint of the improvements;
- (3) location and dimensions of all loading berths;
- (4) preliminary landscaping plan prepared by a landscape architect with final plan to be approved a Part II Stage;
- (5) all pedestrian circulation routes;
- (6) the location of any adjacent public improvements;

- (7) a signage plan for any building where retail or theater uses would be present above the ground level;
- (8) preliminary elevations of the improvement; and
- (9) statistical information applicable to the property limited to the following:
 - (a) floor area and floor area ratio;
 - (b) uses to be established;
 - (c) building heights; and
 - (d) all setbacks, required and provided.

A site plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this planned development.

11. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Zoning Administrator upon the application for such a modification by the applicant and after a determination by the Zoning Administrator 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 Zoning Administrator shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.
12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the property in a manner generally consistent with Leadership in Energy and Environmental Design Green Building Rating System ("LEED"). Prior to submitting any plans for Part II Approval for any development on Parcel B, the developer shall consult with the Department of Planning and Development regarding the provision of sustainable design elements including environmental green roofs.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

[Zoning Map; Boundary, Property Line and Subarea Map; Floor Plan; and Jefferson and Monroe Street Elevations referred to in these Plan of Development Statements printed on pages 18387 through 18392 of this *Journal*.]

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

Residential-Business Planned Development No. 233, As Amended.

Exhibit 1

Bulk Regulations And Data Table.

| Subarea | Net Site Area Square Foot (Acres) | Maximum Dwelling Units | Maximum Floor Area Ratio | Minimum Number Of Parking Spaces | Minimum Number Of Loading Docks |
|---------|---|------------------------------|--------------------------------|--|--|
| A | 253,302 (5.81) | 2,400 | 7.9 | 930 | 14 |
| B | 85,982 (1.97) | | 17.48 | 1:5000 square feet | in accordance with DC-12 requirement |
| C | 39,005 (0.90) | | 1.03 | 0 | 0 |
| D | 38,635 (.88) | | 3.92 | 67 | 2 |
| TOTAL | 416,924 (9.57) | 2,400 | 8.87 | | |

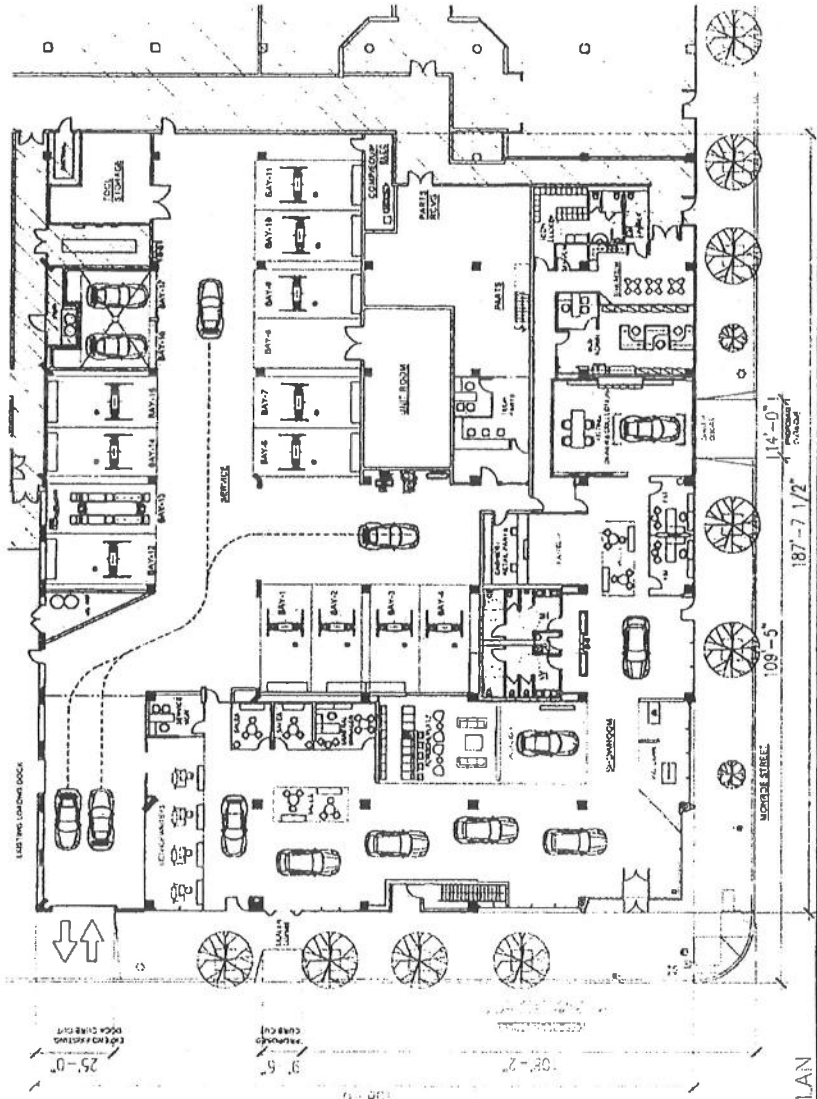
Gross Site Area: 601,236 square feet (13.80 acres) = Net Site Area: 416,924 square feet (9.57 acres) plus area in public rights-of-way: 184,312 square feet (4.23 acres)

All off-street parking shall be enclosed.

Maximum Percentage of Efficiency Units: 40 percent

Minimum Distance between Principal Structures
above Plaza Level: 50 feet

Final for Publication



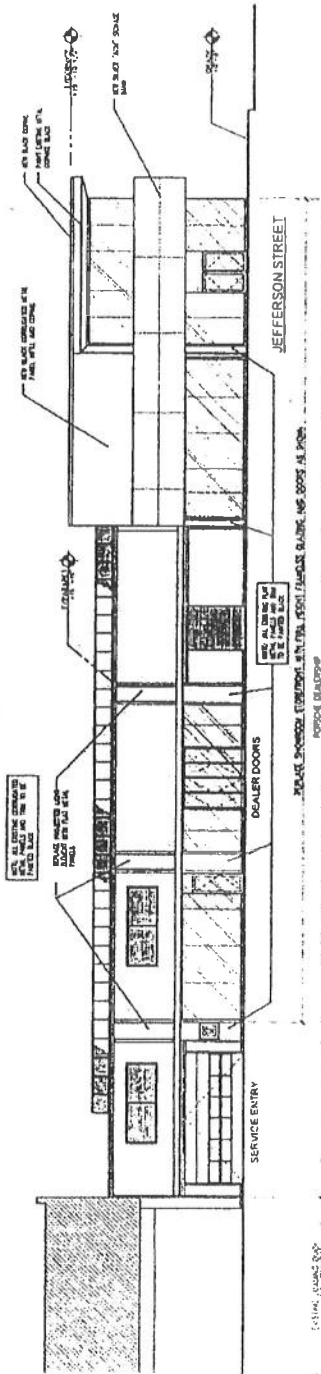
PROJECT NO: 19-103-01
 PROJECT: PORSCHE OF DOWNTOWN CHICAGO
 555 W MADISON STREET
 DATE: CHICAGO PLAN COMMISSION: MAY 21, 2020

FLOOR PLAN

0 5' 10' 20' 40'

RC BOWMAN ARCHITECTURE
 608 CIRCLE AVE
 CHICAGO, IL 60611
 T: 312.532.7725 F: 312.532.7722
 EMAIL: rcb@rcb-arch.com WEBSITE: www.rcb-arch.com
 US SUP. FIRM NO. 19-000052-0001

Final for Publication



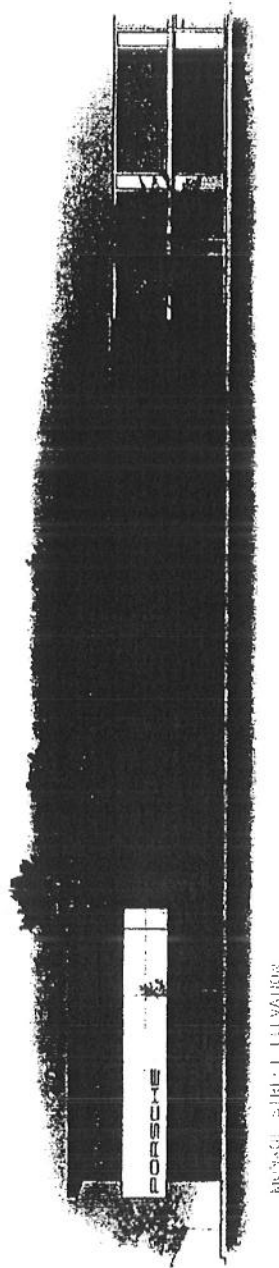
JEFFERSON STREET ELEVATION



PROJECT NO: 19-103-01
 PROJECT: PORSCHE OF DOWNTOWN CHICAGO
 555 W MADISON STREET
 DATE: CHICAGO PLAN COMMISSION: MAY 21, 2020

RC BOWMAN
 ARCHITECTURE
 428 W. MADISON AVE
 CHICAGO, IL 60601
 TEL: 312.467.1000
 FAX: 312.467.1001
 WWW.RCBOWMAN.COM

Final for Publication



BRUNNEN STREET ELEVATION



JEFFERSON STREET ELEVATION



CHICAGO PLAN COMMISSION: MAY 21, 2020

5/9/2012

REPORTS OF COMMITTEES

27381

17415

At this time, I move for passage of the proposed ordinance and substitute ordinances transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

R B P D 233,9C

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

Yeas -- Aldermen Moreno, Fioretti, Dowell, Burns, Hairston, Sawyer, Jackson, Harris, Beale, Pope, Balcer, Cárdenas, Quinn, Foulkes, Thompson, Thomas, Lane, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Chandler, Solis, Maldonado, Burnett, Ervin, Reboyras, Suarez, Waguespack, Austin, Colón, Sposato, Mitts, Cullerton, Laurino, P. O'Connor, M. O'Connor, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, Moore, Silverstein -- 47.

Nays -- None.

Alderman Pope 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 these ordinances 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 Nos. 1-F And 2-F.

(As Amended)

(Application No. 17415)

(Common Address: 641 -- 663 W. Madison St.; 641 -- 661 W. Washington Blvd.;
2 -- 40 N. Desplaines St.; 640 -- 662 W. Madison St.; 541 -- 663 W. Madison St.;
2 -- 40 S. Clinton St.; 540 -- 718 W. Monroe St.; 1 -- 39 S. Jefferson St.;
2 -- 40 S. Jefferson St.; 1 -- 39 S. Desplaines St.; And
2 -- 40 S. Desplaines St.)

[SO2012-599]

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 Residential-Business Planned Development Number 233 symbols and indications as shown on Map Numbers 1-F and 2-F in the area bounded by:

West Washington Boulevard; North Desplaines Street; West Madison Street; South Clinton Street; West Monroe Street; a line 203.9 feet west of and parallel to South Desplaines Street; a line 198.49 feet north of and parallel to West Monroe Street; a line 229.4 feet west of and parallel to South Desplaines Street; West Madison Street; and the east right-of-way line of the John F. Kennedy Expressway,

to the designation of Residential-Business Planned Development Number 233, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the attached Plan of Development, which is made a part of this ordinance.

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:

Residential-Business Planned Development No. 233, As Amended.

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development Number 233, as amended, consists of approximately four hundred sixteen thousand nine hundred twenty-four (416,924) square feet or nine and fifty-seven hundredths (9.57) acres (exclusive of public rights-of-way) of real property as shown on the attached Planned Development Boundary Map.
2. The current property owner or owners or an authorized agent shall obtain all required reviews, approvals, licenses and permits in connection with this plan of development. The dedication or vacation of any streets or alleys shall require a separate submittal 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 (including any condominium association which is formed) and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns (including any condominium association which is formed) and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 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 or all its successors and assigns.

4. This plan of development consists of these thirteen (13) statements and the following exhibits: a Bulk Regulations and Data Table; an Existing Zoning Map; and a Planned Development Boundary, Property Line and Subarea Map. These and no other zoning controls shall apply to the area delineated herein. This plan of development is in conformity with the intent and purpose of the Chicago Zoning Ordinance and all requirements hereof, and satisfies the established criteria for approval as a planned development.
5. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development Number 233, as amended": Subarea A: elevator apartment structures and related residential uses; ground level retail and restaurant uses, accessory parking; Subarea B: all uses permitted in the DC-12 Downtown Core District, including institutional, open space, accessory and non-accessory parking and related uses, as well as multi-unit (3+ units) residential; Subarea C: public utilities and related uses; Subarea D: office, retail, accessory parking and related uses. Subject to compliance with the Landscape Ordinance, interim surface parking shall be permitted in Subarea B.
6. Identification and business identification signs shall be permitted within the planned development subject to the review and approval of the Department of Housing and Economic Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Housing and Economic Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Housing and Economic Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standard 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.
8. 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 approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("FAR") calculations, the definitions in the Chicago Zoning Ordinance shall apply.

10. Prior to the issuance by the Department of Housing and Economic Development of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II approval") for development of parcel B within the planned development, a site plan for the proposed development, including parking areas, shall be submitted to the Commissioner of the Department of Housing and Economic Development for approval. No Part II approval for which a site plan must be submitted to the Commissioner shall be granted until the site plan has been approved by the Commissioner. Further, all Part II submittals shall be in compliance with the Chicago Landscape Ordinance.

Following approval of a site plan by the Commissioner, the approved plan shall be kept on permanent file with the Department of Housing and Economic Development and shall be deemed to be an integral part of this planned development. The approved site plan may be changed or modified pursuant to the minor change provisions of Section 11.11-3(c) of the Chicago Zoning Ordinance.

A site plan shall, at a minimum, provide the following information with respect to the proposed improvements:

- (1) the boundaries of the property;
- (2) the footprint of the improvements;
- (3) location and dimensions of all loading berths;
- (4) preliminary landscaping plan prepared by a landscape architect with final plan to be approved a Part II stage;
- (5) all pedestrian circulation routes;
- (6) the location of any adjacent public improvements;
- (7) a signage plan for any building where retail or theater uses would be present above the ground level;
- (8) preliminary elevations of the improvements; and
- (9) statistical information applicable to the property limited to the following:
 - (a) floor area and floor area ratio;
 - (b) uses to be established;

- (c) building heights; and
- (d) all setbacks, required and provided.

A site plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this planned development.

11. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Zoning Administrator upon the application for such a modification by the applicant and after a determination by the Zoning Administrator 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 Zoning Administrator shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.
12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the property in a manner generally consistent with Leadership in Energy and Environmental Design Green Building Rating System ("LEED").

Prior to submitting any plans for site plan or Part II approval for any development on Parcel B, the developer shall consult with the Department of Housing and Economic Development regarding the provision of sustainable design elements including environmental green roofs.

13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

[Zoning Map; and Planned Development Boundary, Property Line and Subarea Map referred to in these Plan of Development Statements printed on pages 27387 and 27388 of this *Journal*.]

17415

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

Residential-Business Planned Development No. 233, As Amended.

Exhibit 1.

Bulk Regulations And Data Table.

| Subarea | Net Site Area Square Foot (Acres) | Maximum Dwelling Units | Maximum Floor Area Ratio | Minimum Number Of Parking Spaces | Minimum Number Of Loading Docks |
|---------|---|------------------------------|--------------------------------|--|--|
| A | 253,302 (5.81) | 2,400 | 7.9 | 930 | 14 |
| B | 85,982 (1.97) | | 17.48 | 1:5000 square feet | in accordance with DC-12 requirement |
| C | 39,005 (0.90) | | 1.03 | 0 | 0 |
| D | 38,635 (.88) | | 3.92 | 67 | 2 |
| TOTAL | 416,924 (9.57) | 2,400 | 8.87 | | |

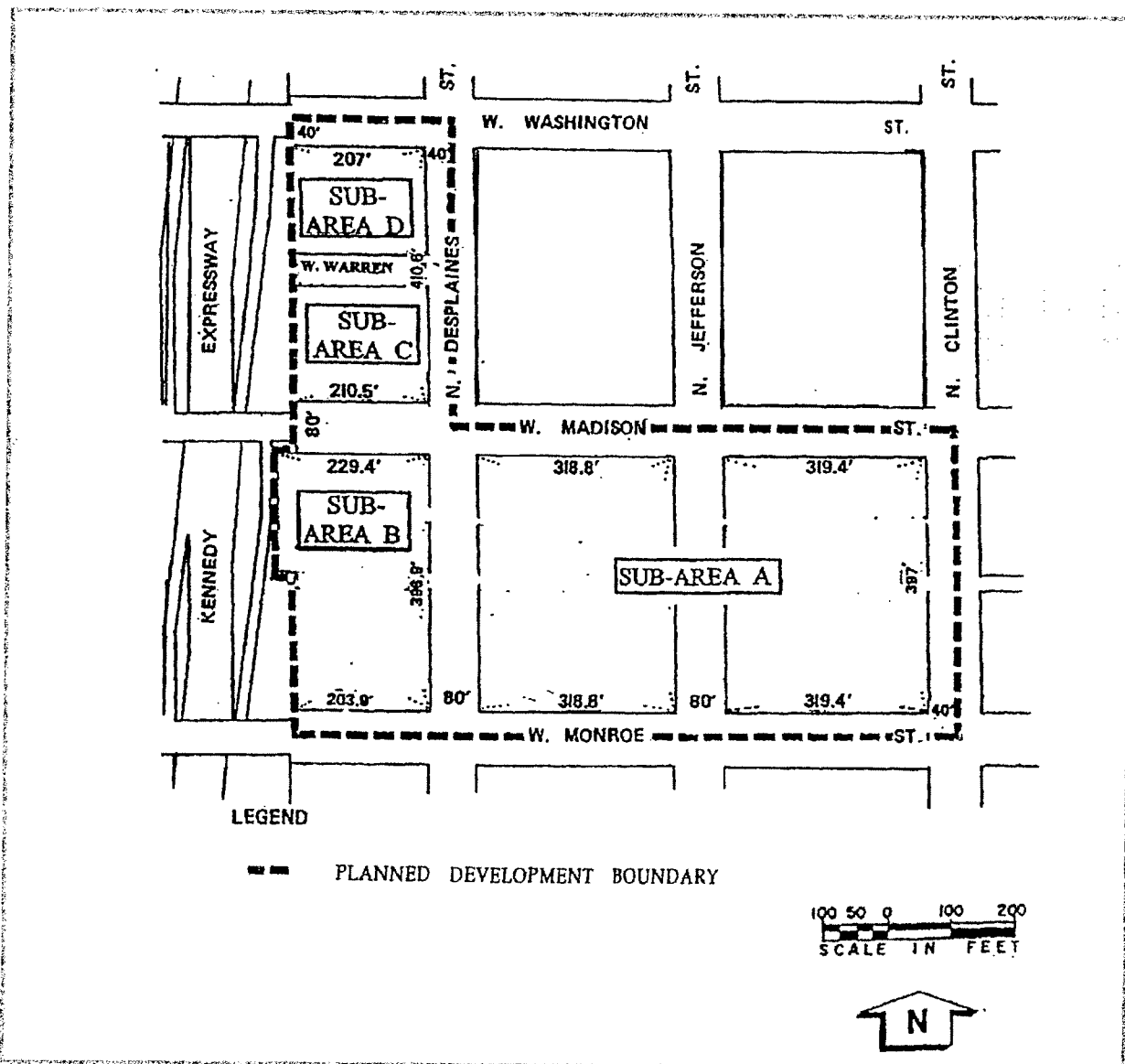
Gross Site Area: 601,236 square feet (13.80 acres) = Net Site Area: 416,924 square feet (9.57 acres) plus area in public rights-of-way: 184,312 square feet (4.23 acres)

All off-street parking shall be enclosed.

Maximum Percentage of Efficiency Units: 40%

Minimum Distance between Principal Structures above Plaza Level: 50 feet

Planned Development Boundary, Property Line And Subarea Map.





City of Chicago
Richard M. Daley, Mayor

Department of Housing
and Economic Development

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190 (Voice)
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
<http://www.cityofchicago.org>

January 28, 2011

Mr. Philip I. Mappa
Managing Director
MR Properties, LLC
1350 East Touhy, Suite 370W
Des Plaines, IL 60018

Re: Residential Business Planned Development No. 233, as amended, Sub Area B, West Madison, South Des Plaines and West Monroe Streets

Dear Mr. Mappa:

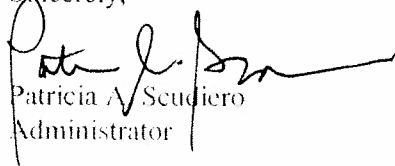
In response to an email from Katriina McGuire on January 24, 2011, please be advised that the proposed residential and commercial project at West Madison, South Des Plaines and West Monroe Streets within Sub Area B of Residential Business Planned Development No. 233 has been considered by the Department of Housing and Economic Development.

Residential Business Planned Development No. 233, as amended, was passed by City Council on December 17, 2003, and is divided into four Sub Areas (A, B, C, and D). Residential uses are permitted in Sub Area A only. On February 8, 2007, the Department of Planning and Development issued a letter of support for an amendment which would allow for a residential tower and an office tower at 641-661 W. Madison St., 710-720 W. Monroe St. and 14-40 S. Des Plaines St. It should be noted, this letter incorrectly identified this property as being located in Sub Area C, rather than Sub Area B.

MR Properties is proposing to construct a residential building consisting of two towers connected by a common base on the southwest corner of Madison and Des Plaines Streets and a commercial building on the northwest corner of Monroe and Des Plaines Streets, as shown on preliminary drawings prepared by Solomon Cordwell Buenz, and dated September 3, 2010. With the understanding that the proposal is still in the preliminary stages and many details need to be resolved, and the Department of Housing and Economic Development supports an amendment to the Planned Development which would allow the proposed residential use within Sub Area B.

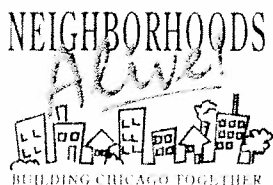
If you have any questions or require further information, please contact Heather Gleason of my staff at (312) 744-0063.

Sincerely,


Patricia A. Scudiero
Administrator

PAS:HG:tm

c: Katriina McGuire, Mary Bonome, Mark Muenzer, Fred Deters, 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>

August 12, 2009

Mr. John J. George
Attorney At Law
Two First National Plaza
Suite 400
20 South Clark Street
Chicago, IL 60603-1903

Re: **Administrative Relief Request for Residential Business Planned
Development No. 233, as amended, Sub Area A, Presidential Towers**

Dear Mr. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 233 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. 11 of the Planned Development.

You are seeking design changes involving the reconfiguration of existing retail and restaurant spaces and the expansion of the existing fitness center. Specifically, you are seeking an administrative relief to:

- Install a new storefront system along the existing Clinton, Monroe and Jefferson Street facades.
- Enclose the following existing ground floor spaces to create new retail space: outdoor patio (under roof above) on Clinton St. (1,295 square feet), entrance area at Clinton and Monroe Sts. (1,385 square feet), and an outdoor area at the corner of Monroe and Jefferson Sts. (1,600 square feet)
- Enclose the existing loading dock along Clinton St. (3,055 square feet) to provide a new entranceway to a second floor fitness space.
- Enclose an existing exterior running track and basketball court so that the existing fitness center can be expanded.
- Subdivide the existing two-story residential atrium space into a new residential entrance lobby and retail spaces. Approximately 5,686 square feet of the atrium will be filled-in and become part of the third floor. The remainder of the atrium will remain a two-story space.

The following drawings, prepared by Valerio Dewalt Train Architects, dated July 29, 2009, shall be substituted in place of the approved plans relating to Presidential Towers, Sub Area A:

| | |
|------------|----------------------------|
| Drawing 04 | Ground Level Plan |
| Drawing 05 | Third Level Plan |
| Drawing 06 | Roof/Landscape Plan |
| Drawing 07 | East Block East Elevation |
| Drawing 08 | East Block South Elevation |




Drawing 09 East Block West Elevation
Drawing 10 East Block North Elevation

With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing these design changes will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, 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 Business Planned Development No. 233, as amended, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Commissioner

PAS:HG:tm

c: Mike Jasso, Bob McKenna, Mike Marmo, Erik Glass, Main file



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

February 8, 2007

Mr. Phillip Mappa
MR Properties, L.L.C.
1350 E. Touhy Avenue
Des Plaines, IL 60018

Mr. Colin Regan
MR Properties, L.L.C.
1350 E. Touhy Avenue
Des Plaines, IL 60018

Dear Phil and Colin:

This letter is in response to your proposal to change the allowed uses on the property located at 641-661 W. Madison/710-720 W. Monroe/14-40 S. Des Plaines, which you purchased from the City through a Redevelopment Agreement (RDA) executed on December 23, 2003. Specifically, you proposed to add residential as an allowed use on the property. Making this change would require an amendment to Planned Development No. 233, which currently does not allow residential uses in Subarea C, the subarea in which the property is located. The RDA would not require an amendment as allowable uses defer to Planned Development No. 233, although the RDA does authorize DPD to approve the final site plan of the proposed project.

The following details our response to your proposal:

1. We will allow one (1) residential tower and one (1) office/commercial tower to be constructed on the site;
2. We will agree to amend Planned Development No. 233 to allow residential uses in a portion of Subarea C. Ultimately, we request that Subarea C be divided into two separate subareas --- one that will allow residential uses and one that will maintain the existing allowable uses;
3. When amending the Planned Development, we request the site plan include a placeholder for a future commercial/office building;
4. We request that the remaining portion of the site (excluding the site area used for residential and office construction) be developed as publicly accessible open space, either fully landscaped or as an open plaza space.

Furthermore, we would require that the leases or purchase agreements for units in the residential project state upfront that an office or commercial tower is proposed to be constructed adjacent to the building. Our intent is to make sure that future tenants/owners are aware that another building will be constructed that could obstruct their view.

If you have any questions regarding our response, please feel free to contact me at (312) 744-9476, or Kathy Caisley at (312) 742-1807.

Sincerely,

Lori T. Healey

cc: Kathleen Nelson
Terri Haymaker
Kathy Caisley
Madeleine Doering

NEIGHBORHOODS



12/17/2003

REPORTS OF COMMITTEES

14138

16257

~~Reclassification Of Area Shown On Map Number 1-F.
(As Amended)
(Application Number 1403 1)~~

~~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 M2-4 General Manufacturing District symbols and indications as shown on Map Number 1-F in the area bounded by:~~

~~a line 99.85 feet north of West Grand Avenue; the alley next east of North Halsted Street; West Grand Avenue; and North Halsted Street,~~

~~to those of a C1- 1 Restricted Commercial District 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.~~

~~Reclassification Of Area Shown On Map Numbers 1-F And 2-F.
(As Amended)~~

~~(Application Number 14 138) RBPD 233, 99~~

~~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 Residential-Business Planned Development Number 233 symbols and indications as shown on Map Numbers 1-F and 2-F in the area bounded by:~~

~~West Washington Boulevard; North Desplaines Street; West Madison Street; South Clinton Street; West Monroe Street; a line 203.9 feet west of and parallel to South Desplaines Street; a line 198.49 feet north of and parallel to West Monroe Street; a line 229.4 feet west of and parallel to South Desplaines Street; West Madison Street; and the east right-of-way line of the John F. Kennedy Expressway,~~

~~to the designation of Residential-Business Planned Development Number 233, as amended, which is hereby established in the area above described, subject to the~~

provisions of 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 after its passage and due publication.

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

*Residential-Business Planned Development
Number 233, As Amended.*

Plan Of Development Statements.

1. The area delineated herein as "Residential-Business Planned Development Number 233, as amended", consists of approximately four hundred sixteen thousand nine hundred twenty-four (4 16,924) square feet or nine and fifty-seven hundredths (9.57) acres (exclusive of public rights-of-way) of real property as shown on the attached Planned Development Boundary Map.
2. The current property owner or owners or an authorized agent shall obtain all required reviews, approvals, licenses and permits in connection with this Plan of Development, The dedication or vacation of any streets or alleys shall require a separate submittal 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 (including any condominium association which is formed) 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 (including any condominium association which is formed) and, if different than the applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.1 1-1 of the Chicago Zoning Ordinance, the property, at the time applicants 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 or all its successors and assigns.

4. This Plan of Development consists of these thirteen (13) statements and the following exhibits: A Bulk Regulations and Data Table; an Existing Zoning Map; and a Planned Development Boundary, Property Line and Subarea Map. These and no other zoning controls shall apply to the area delineated herein. This Plan of Development is in conformity with the intent and purpose of the Chicago Zoning Ordinance and all requirements hereof, and satisfies the established criteria for approval as a planned development.
5. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development Number 233, as amended": Subarea A: elevator apartment structures and related residential uses; ground level retail and restaurant uses, accessory parking; Subarea B: all uses permitted in the B6-6 Restricted Central Business District except residential; institutional, open space, accessory and non-accessory parking and related uses; Subarea C: public utilities and related uses; Subarea D: office, retail, accessory parking and related uses. Subject to compliance with the Landscape Ordinance, interim surface parking shall be permitted in Subarea B.
6. Identification and business identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standard 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.
8. 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 approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. Prior to the issuance by the Department of Planning and Development of

a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II approval") for development of parcel B within the Planned Development, a Site Plan for the proposed development, including parking areas, shall be submitted to the Commissioner of the Department of Planning and Development for approval. No Part II approval for which a Site Plan must be submitted to the Commissioner shall be granted until the Site Plan has been approved by the Commissioner. Further, all Part II submittals shall be in compliance with the Chicago Landscape Ordinance.

Following approval of a Site Plan by the Commissioner, the approved plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this planned development. The approved Site Plan may be changed or modified pursuant to the minor change provisions of Section 11.11-3(c) of the Chicago Zoning Ordinance.

A Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements:

- (1) the boundaries of the Property;
- (2) the footprint of the improvements;
- (3) location and dimensions of all loading berths;
- (4) preliminary landscaping plan prepared by a landscape architect with final plan to be approved a Part II stage;
- (5) all pedestrian circulation routes;
- (6) the location of any adjacent public improvements;
- (7) a signage plan for any building where retail or theater uses would be present above the ground level;
- (8) preliminary elevations of the improvements; and
- (9) statistical information applicable to the Property limited to the following:
 - (a) floor area and floor area ratio;
 - (b) uses to be established;

- (c) building heights; and
- (d) all setbacks, required and provided.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this planned development.

11. 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 application 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.
12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the property in a manner generally consistent with Leadership in Energy and Environmental Design Green Building Rating System ("L.E.E.D.").

Prior to submitting any plans for Site Plan or Part II approval for any development on Parcel B, the developer shall consult with the Department of Planning and Development regarding the provision of sustainable design elements including environmental green roofs.

13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

[Existing Zoning Map and Planned Development Boundary, Property Line and Subarea Map referred to in these Plan of Development Statements printed on pages 16263 through 16264 of this *Journal*]

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

*Residential-Business Planned Development
Number 233, As Amended.*

Exhibit 1:

Bulk Regulations And Data Table.

| Subarea | Net Site Area Square Foot (Acres) | Maximum Dwelling Units | Maximum Floor Area Ratio | Minimum Number Of Parking spaces | Minimum Number Of Loading Docks |
|---------|---|------------------------------|-----------------------------|---|---|
| A | 253,302 (5.81) | 2,400 | 7.9 | 930 | 14 |
| B | 85,982 (1.97) | | 17.48 | 1:5000 square feet | in accordance with B6-6 requirement |
| C | 39,005 (0.90) | | 1.03 | 0 | 0 |
| D | 38,635 (0.88) | | 3.92 | 67 | 2 |
| Total | 416,924 (9.57) | 2,400 | 8.87 | | |

Gross Site Area:

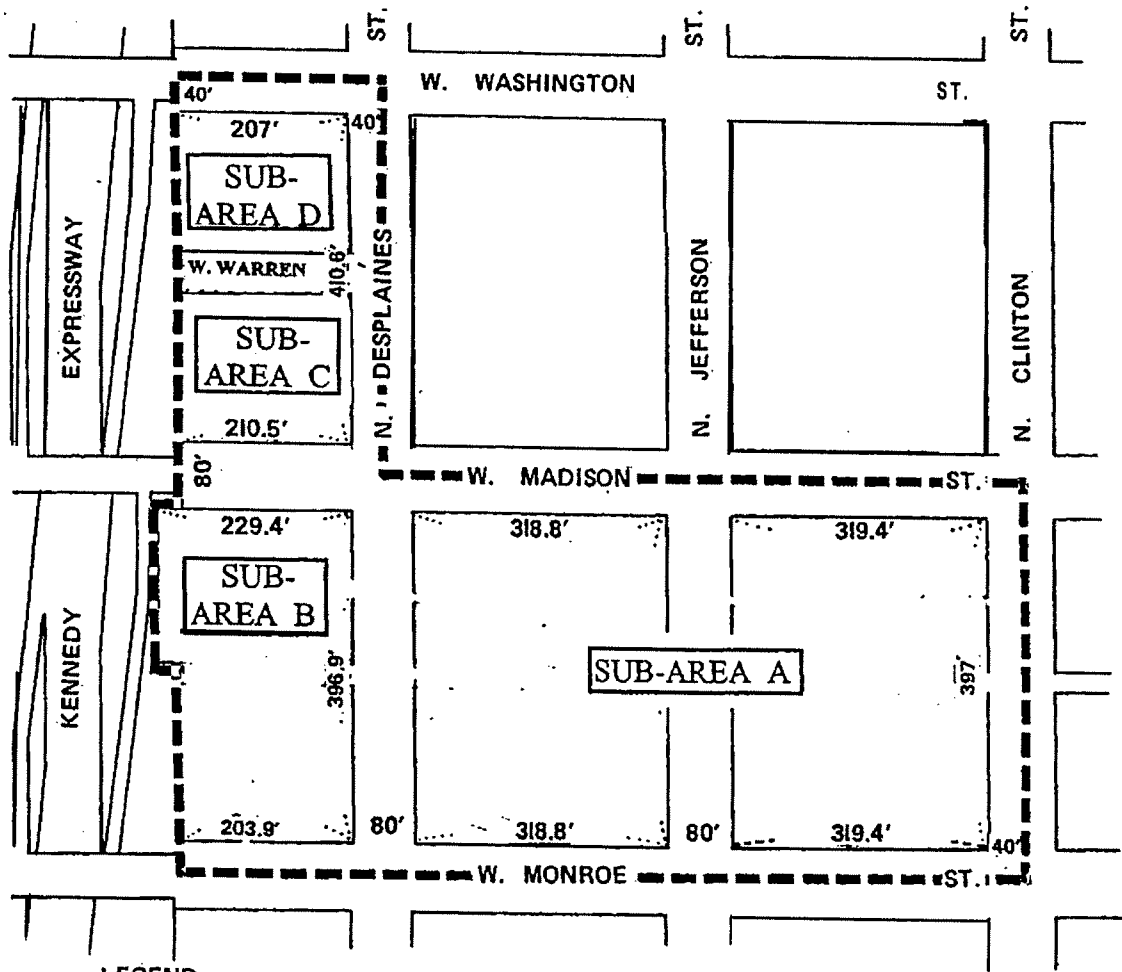
601,236 square feet (13.80 acres)=Net Site Area: 416,924 square feet (9.57 acres) plus area in public rights-of-way: 184,312 square feet (4.23 acres)

All Off-Street Parking Shall Be Enclosed

Maximum Percentage Of Efficiency Units: 40%

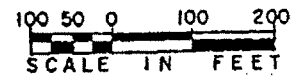
Minimum Distance Between Principal Structures Above Plaza Level: 50 feet

Planned Development Boundary, Property Line And Subarea Map.



LEGEND

--- PLANNED DEVELOPMENT BOUNDARY





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

April 14, 2003

Mr. Jon D. Andrews
Tylk Gustafson Reckers Wilson Andrews, LLC
Suite 900
407 South Dearborn Street
Chicago, Illinois 60605

Re: Request for a minor change to Residential-Business
Planned Development No. 233, As Amended;
Location: 650 & 660 West Madison Street

Dear Mr. Andrews:

Please be advised that your request on behalf of the Applicant for a minor change to Residential-Business Planned Development No. 233, as amended, has been considered by the Department of Planning and Development pursuant to the authority granted by Section 11.11-3(c) of the Chicago Zoning Ordinance.

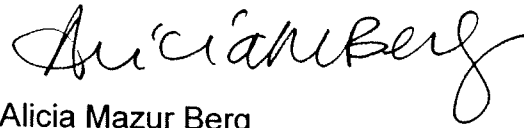
The Planned Development currently permits elevator apartment structures and related residential uses and recreational uses, a private health club, landscaped deck, swimming pool, business uses, and off-street parking and loading. Specifically, you requested that the permitted uses be expanded to include an electrical substation (Commonwealth Edison Substation) use within the Planned Development. The expanded use would enable electrical services to buildings in the surrounding area. The proposed two-story building will house electrical inductors and switchgear and will include the installation of five (5) transformers on the site.

The Department of Planning and Development has determined that this modification would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance, provided that the transformers described above are adequately screened from public view. Please note that the Applicant agrees to comply with all relevant terms of the City policy pertaining to electrical substation facilities.



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing minor change, but no other changes to Residential-Business Planned Development No. 233, as amended.

Very truly yours,

A handwritten signature in black ink that reads "Alicia Mazur Berg". The signature is written in a cursive, flowing style.

Alicia Mazur Berg
Commissioner

cc: Jack Swenson
Ed Kus
Phil Levin
Michael Marmo

**APPROVAL OF JOURNAL OF
PROCEEDINGS.**

JOURNAL (February 4, 1986).

Alderman Roti moved to *Correct* the printed Official Journal of the Proceedings of the regular meeting held on Tuesday, February 4, 1986, as follows:

Page 26763 -- by deleting the number "81" appearing on the twenty-eighth line from the top of the page and inserting the number "67" in lieu thereof.

The motion *Prevailed*.

JOURNAL (March 21, 1986).

Special Meeting.

The City Clerk submitted the printed Official Journal of the Proceedings of the special meeting held on March 21, 1986, at 10:00 A.M., signed by him as such City Clerk.

Alderman Burke moved to *Approve* said printed Official Journal and to dispense with the reading thereof. The question being put, the motion *Prevailed*.

JOURNAL (March 25, 1986).

The City Clerk submitted the printed Official Journal of the Proceedings of the regular meeting held on March 25, 1986, at 12:00 P.M., signed by him as such City Clerk.

Alderman Burke moved to *Correct* the printed Official Journal as follows:

Page 28835 -- by deleting the dollar amount "\$11,917,562" appearing on the fifth line from the bottom of the page and inserting the amount "\$5,958,781" in lieu thereof.

The motion *Prevailed*.

Thereupon, Alderman Burke moved to *Approve* said printed Official Journal *As Corrected* and to dispense with the reading thereof. The question being put, the motion *Prevailed*.

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B7-7 General Central Business District symbols and indications as shown on Map No. 1-F in the area bounded by

West Lake Street; a line 160.73 feet east of and parallel to North Dearborn Street; West Couch Place (a line 181.41 feet south of and parallel to West Lake Street); and North Dearborn Street,

to those of a Business Planned Development District and a corresponding use district is hereby established in the area above described.

[Business Planned Development printed on pages 26751 through 26757 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 with respect to Residential-Business Planned Development No. 233 as shown on Map Nos. 1-F and 2-F in the area bounded by

West Washington Street; North Desplaines Street; West Madison Street; North Clinton Street; West Monroe Street; and the east line of the right-of-way of the Kennedy Expressway,

which had been established in the area above described (C.J.P. p. 3368, June 27, 1980) by changing the use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof.

[Residential-Business Planned Development printed on pages 26758 through 26763 of this Journal.]

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

PD 233

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT No. 233PLAN OF DEVELOPMENTSTATEMENTS

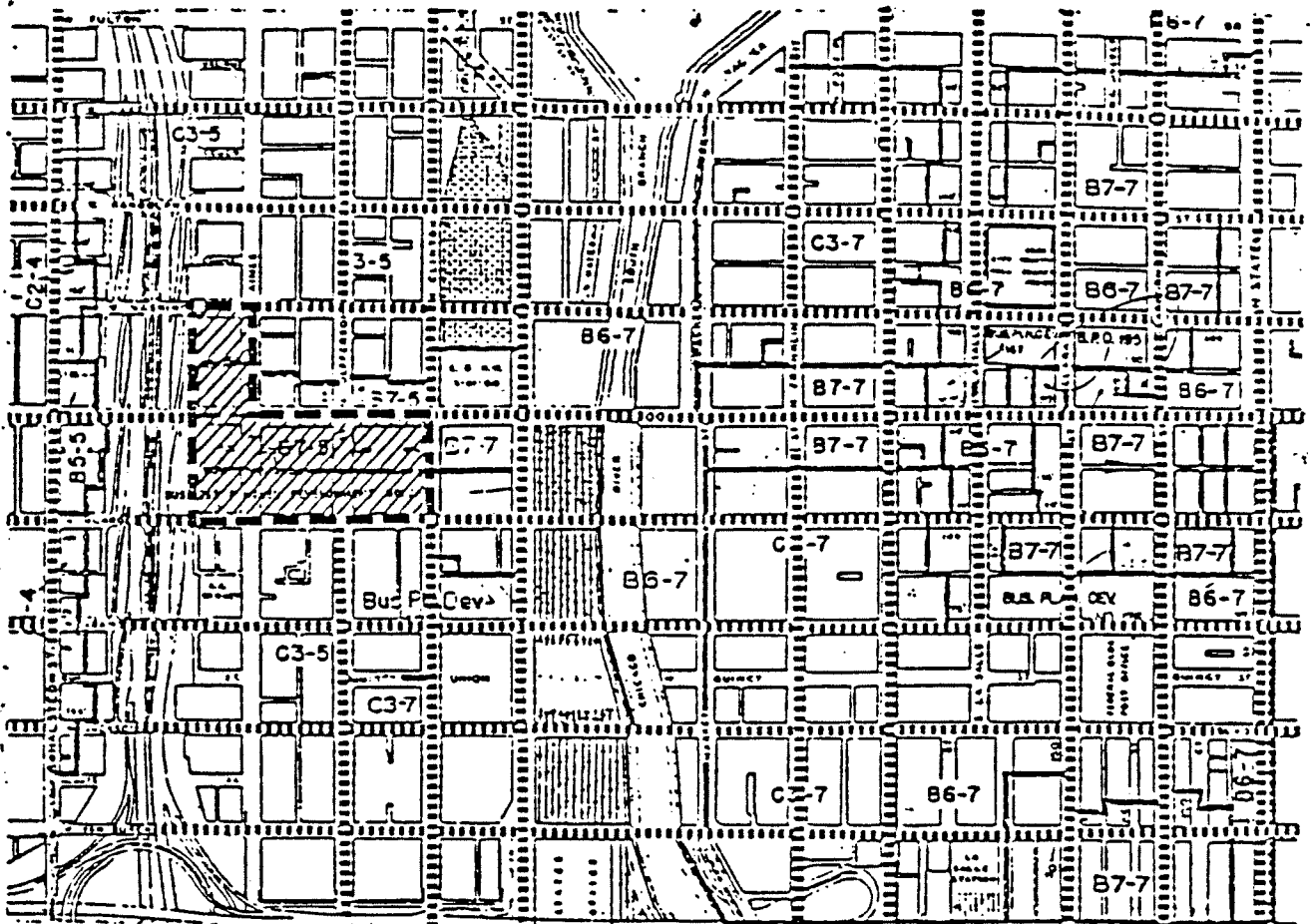
1. The area delineated herein as "Residential-Business Planned Development No. 233" is controlled by the City of Chicago, Department of Urban Renewal, since it lies in the Madison-Canal/Presidential Towers Redevelopment Project Area.
2. All applicable reviews, approvals or permits are required to be obtained by the redeveloper or its successor.
3. The following shall be permitted within the area delineated herein as "Residential-Business Planned Development": elevator apartment structures and related residential uses, related private health and recreational uses, including an outdoor swimming pool and landscaped decks, general service business uses, (general commercial uses in the area bounded by Washington Street, DesPlaines Street, Warren Avenue and the Kennedy Expressway (Sub Area A), and off-street parking and loading facilities.
4. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Bureau of Traffic Engineering and Operations and the approval of the Department of Planning.
5. Any dedication of streets or alleys or adjustments of the rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal or its successors and approval of the Chicago City Council.
6. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Bureau of Traffic Engineering and Operations 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 with no parking allowed within such paved areas.
7. Business and business identification signs may be permitted within the area delineated herein as "Residential-Business Planned Development" subject to the review and approval of the Department of Inspectional Services and the Department of Planning. No advertising signs shall be permitted.

8. The height restriction of any building or any appurtenance attached thereto shall be subject to:
 - a. height limitations as certified on for 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, the Department of Aviation and the 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 "Residential-Business Planned Development No. 233" 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.




APPLICANT: DEPARTMENT OF URBAN RENEWAL

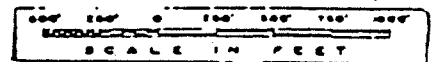
DATE: November 12, 1985

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 233
EXISTING ZONING AND PREFERENTIAL STREET MAP



LEGEND

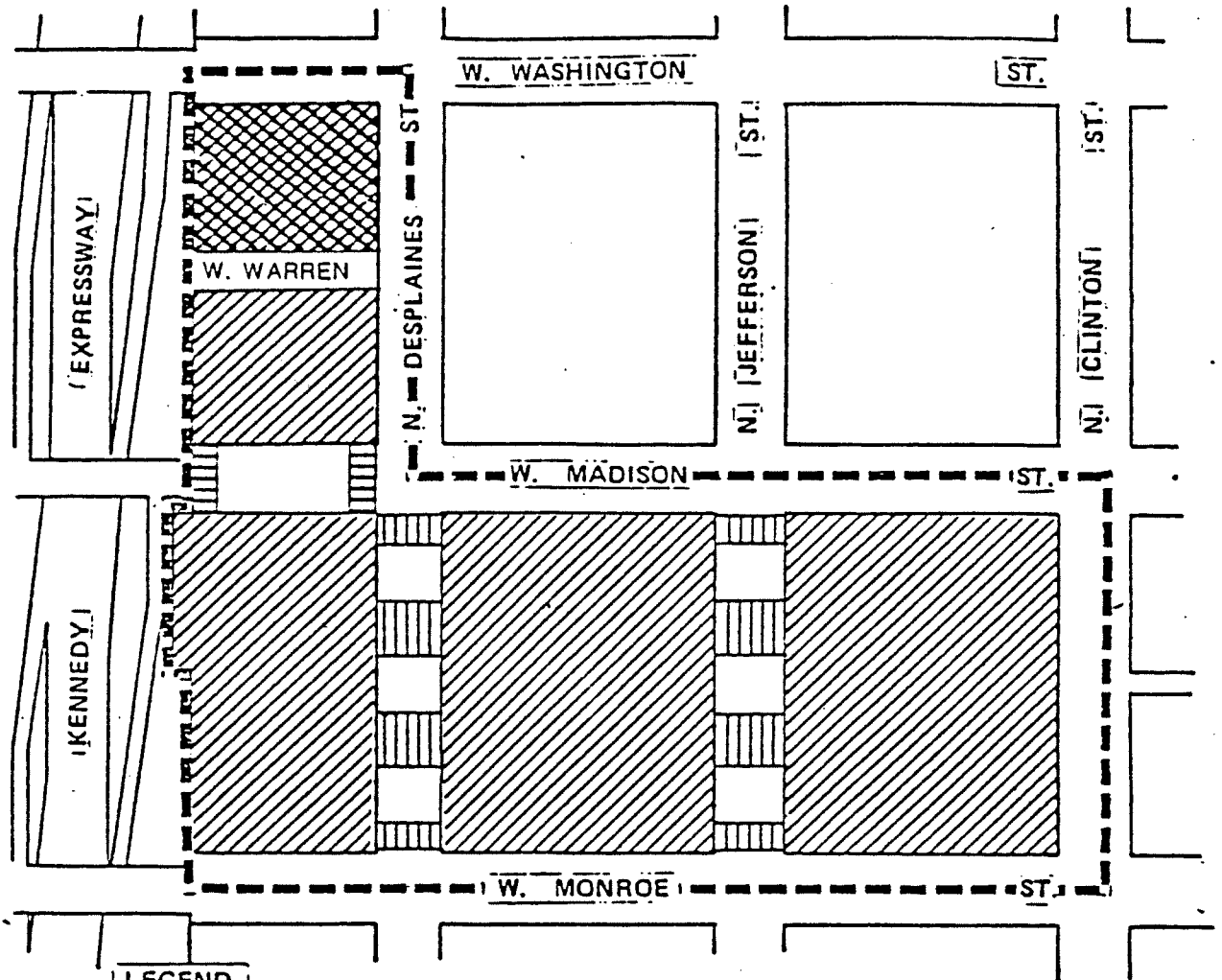
-  RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREETS




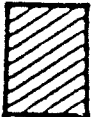


APPLICANT: THE DEPARTMENT OF URBAN RENEWAL
 DATE: November 12, 1985

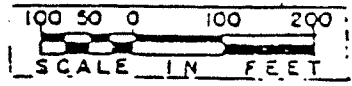
RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 233

GENERALIZED LAND USE



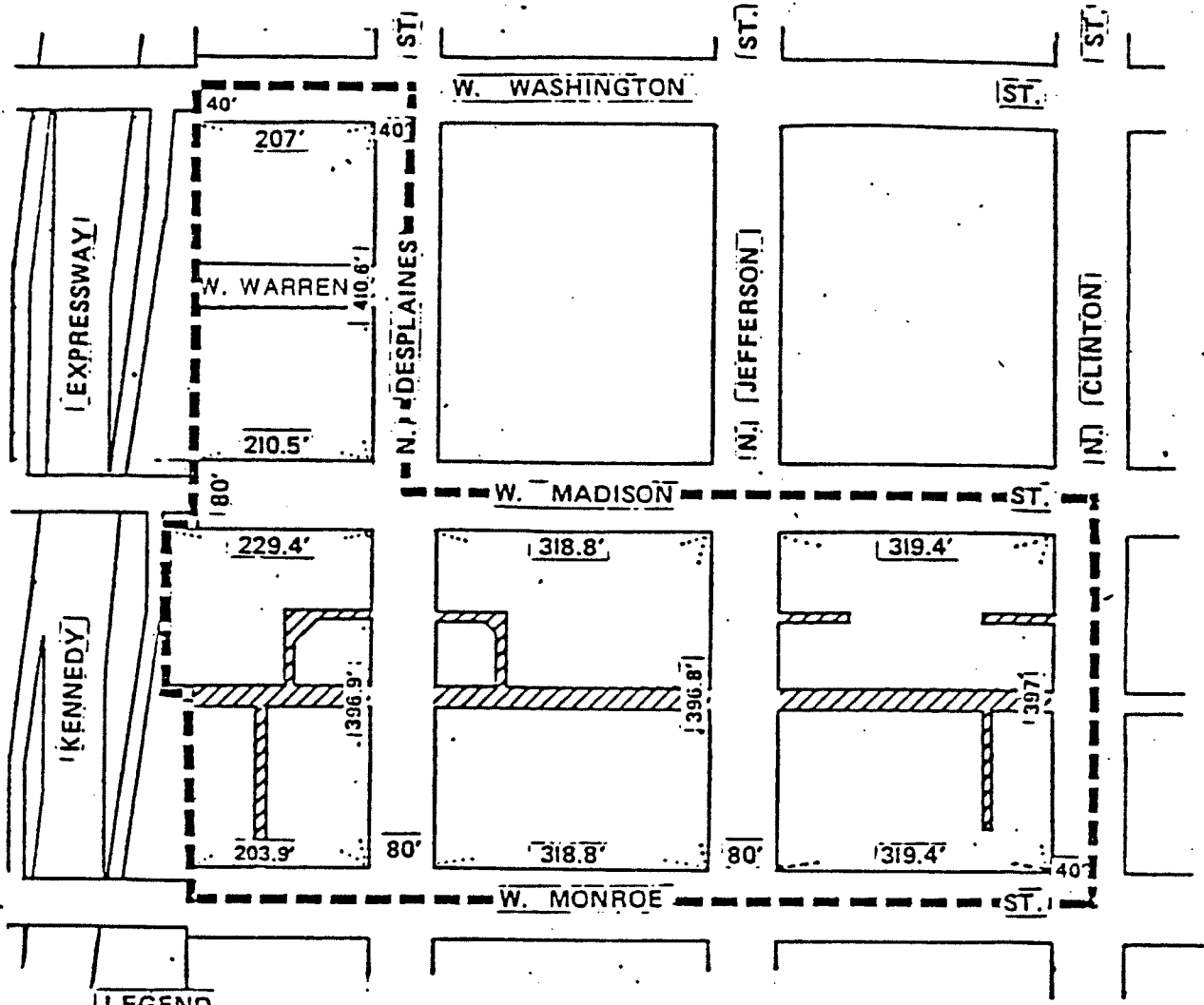
LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  ELEVATOR APARTMENT STRUCTURES AND RELATED RESIDENTIAL USES AND RECREATIONAL USES, PRIVATE HEALTH CLUB, ARBORETUM, SWIMMING POOLS, BUSINESS USES AND OFF STREET PARKING AND LOADING
-  PROPOSED PEDESTRIAN OVERPASS
-  SUB AREA A: GENERAL COMMERCIAL USES





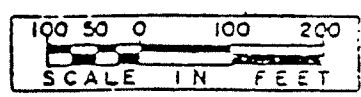
APPLICANT: THE DEPARTMENT OF URBAN RENEWAL
 DATE: November 12 1985

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



LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  STREETS AND ALLEYS PROPOSED TO BE VACATED



APPLICANT: THE DEPARTMENT OF URBAN RENEWAL
 DATE: November 12, 1985



RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 233
USE AND BULK REGULATIONS AND DATA*

| Ground Level | | Permitted Land Use General Description | Maximum F.A.R. | Maximum No. of D.U. | Maximum of Coverage Net Site Area |
|--------------------------|-------|--|-------------------|------------------------|---|
| Net Site Area Sq. Ft. | Acres | | | | |
| 425,298.2 | 9.76 | Elevator apartment structures and related residential uses and recreational uses, private health-club, landscaped deck, swimming pool, business uses, commercial uses in Sub Area A, off-street parking and loading. | 7.0 | 3,314 | Below Plaza Level: 100% Above Plaza Level: 40% |

Net Site Area + Area of Public Rights-of-Way = Gross Site Area
9.76 Acres + 4.04 Acres = 13.80 Acres

Maximum Number of Dwelling Units: 3,314

Maximum Percentage of Efficiency Units: 40%

Maximum Number of Square Feet Devoted to Business Uses: 117,000 Sq. Ft.

Maximum Number of Square Feet Devoted to Commercial Uses: 170,000 Sq. Ft.
(Sub Area A)

Business uses shall be limited to those permitted in a B5 General Service District and shall be permitted at or below the plaza level only, except in Sub Area A.

Minimum Number of Off-Street Parking Spaces: 1,325;
Additional Spaces provided in (Sub Area A) 64
Off-street parking shall be enclosed.

Minimum number of off-street loading docks, except Sub Area A, in accord with the R7 General Residence District provisions of the Chicago Zoning Ordinance. (Sixteen (16) including commercial loading docks; Sub Area A: Additional 2 Loading Docks)

Minimum distance between principal structures above plaza level: 50 Feet

Minimum Setbacks - Ground Level: 0 Feet

Minimum Setbacks - Plaza Level: 0 Feet

Setbacks may be adjusted when necessary because of technical reasons, subject to the approval of the Department of Planning.

Pedestrian overpasses may be permitted at the plaza level, subject to the approval of the City Council.

* Compliance with regulations is to be determined on completion of development of Planned Unit Development and not in an interim or phase by phase basis.

APPLICANT: DEPARTMENT OF URBAN RENEWAL

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 Subsection (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.

PD 833

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT #233

PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated herein as "Residential-Business Planned Development" is owned or controlled by the City of Chicago, Department of Urban Renewal.
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 "Residential-Business Planned Development":
elevator apartment structures and related residential uses, related private health and recreational uses, including an outdoor swimming pool and landscaped decks, general service business uses, and off-street parking and loading facilities.
4. Off-street parking and 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.
5. Any dedication or vacation of streets and alleys or easements or grants of privilege or any adjustment of right-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 20 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 "Residential-Business Planned Development" subject to the review and approval of the Department of Buildings and the Department of Planning. No advertising signs shall be permitted.

APPLICANT: DEPARTMENT OF URBAN RENEWAL

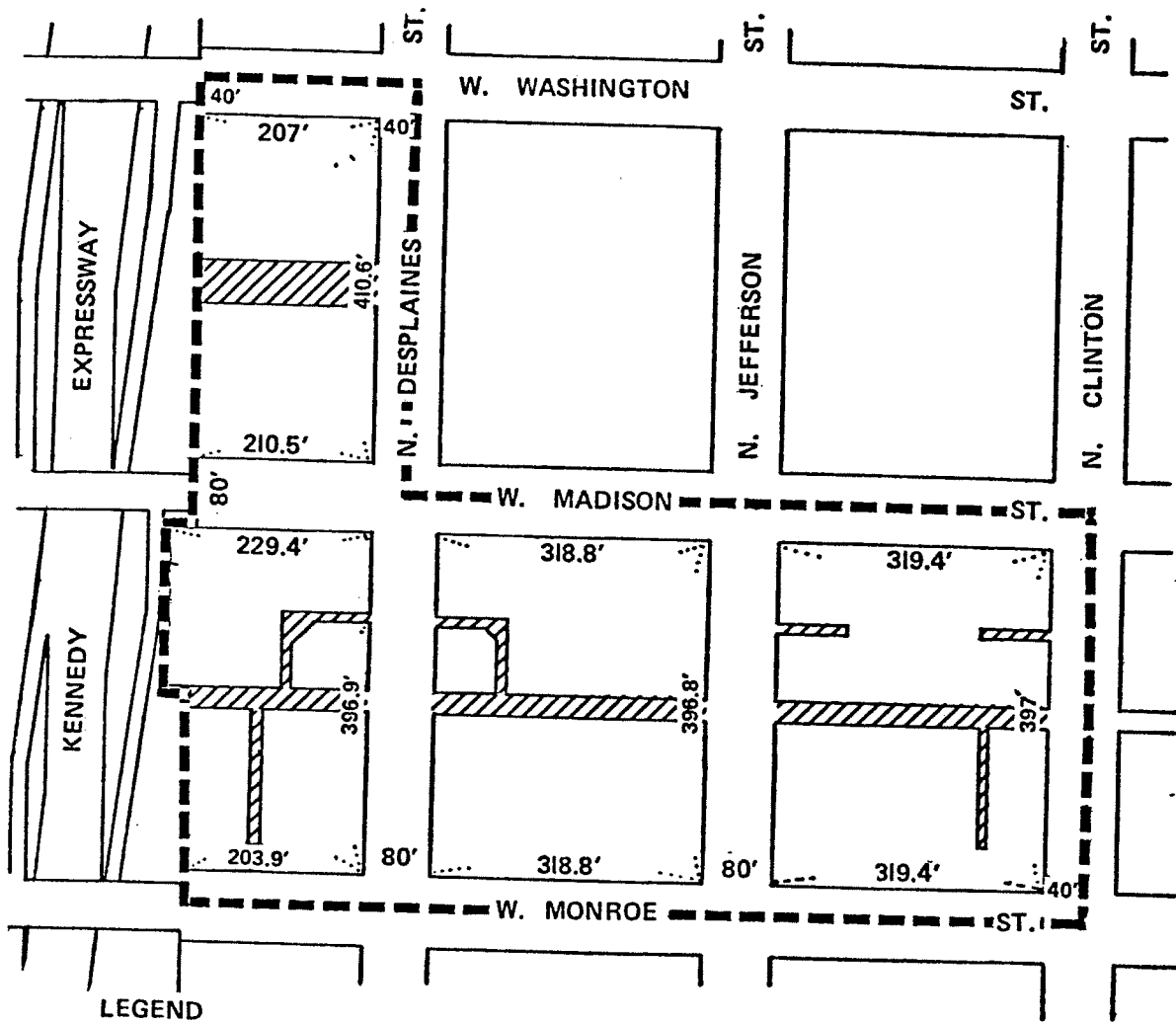
DATE: March 20, 1980

8. The height restriction of any building or any appurtenance attached thereto shall be subject to:
 - a. height limitations as certified on for 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, 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 "Residential-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.

APPLICANT: DEPARTMENT OF URBAN RENEWAL

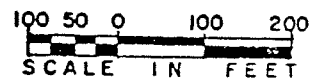
DATE: March 20, 1980

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



LEGEND

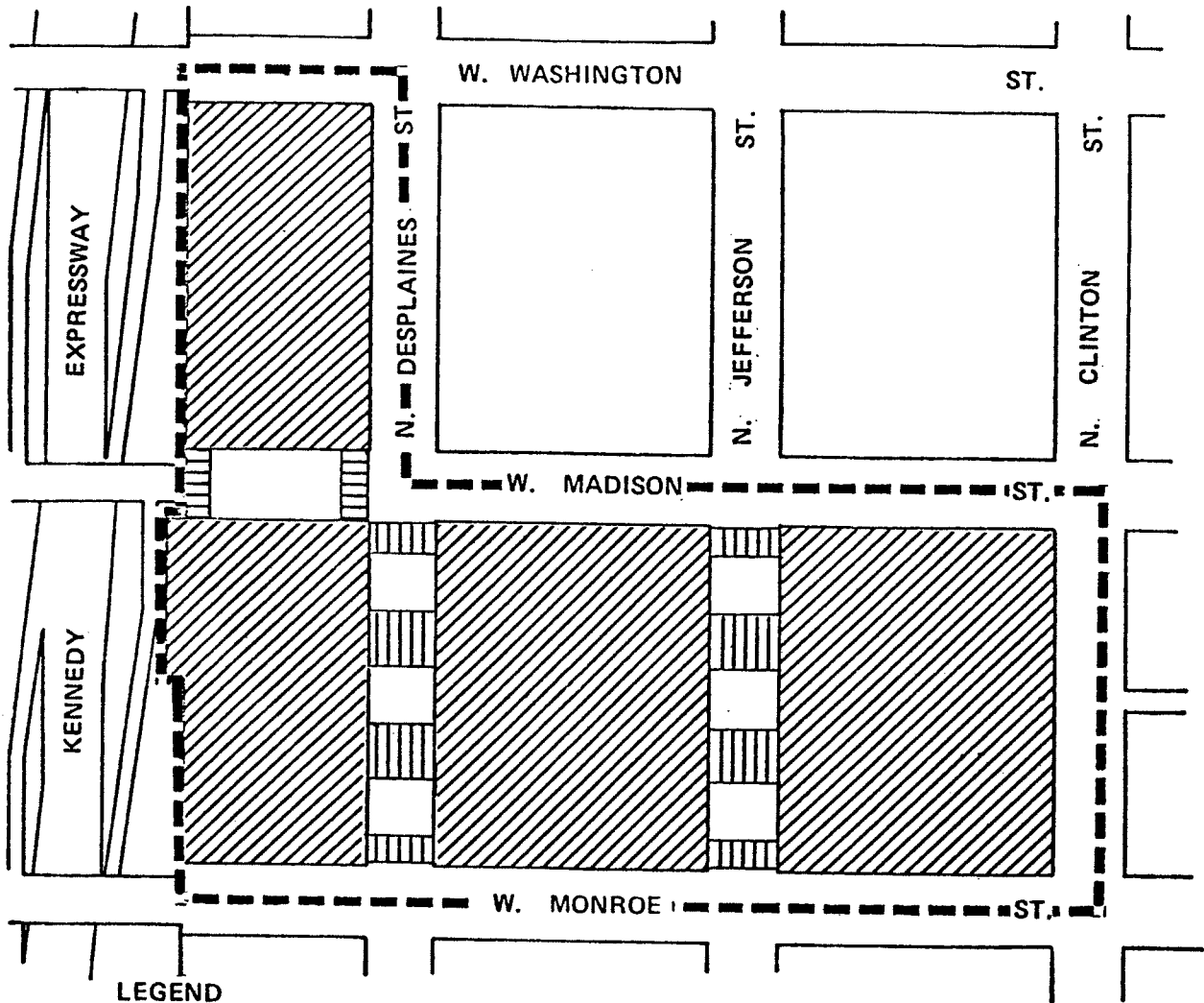
- PLANNED DEVELOPMENT BOUNDARY
- ▨ STREETS AND ALLEYS PROPOSED TO BE VACATED






APPLICANT : THE DEPARTMENT OF URBAN RENEWAL
 DATE: MARCH 20, 1980



RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
GENERALIZED LAND USE



LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  ELEVATOR APARTMENT STRUCTURES AND RELATED RESIDENTIAL USES AND RECREATIONAL USES, PRIVATE HEALTH CLUB, ARBORETUM, SWIMMING POOLS, BUSINESS USES AND OFF STREET PARKING AND LOADING
-  PROPOSED PEDESTRIAN OVERPASS



APPLICANT: THE DEPARTMENT OF URBAN RENEWAL
DATE: MARCH 20, 1980

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

USE AND BULK REGULATIONS AND DATA*

| Ground Level | | Permitted Land Use General Description | Maximum F.A.R. | Maximum No. of D.U. | Maximum % of Coverage Net Site Area |
|--------------------------|-------|---|-------------------|------------------------|---|
| Net Site Area Sq. Ft. | Acres | | | | |
| 425,298.2 | 9.76 | Elevator apartment structures and related residential uses and recreational uses, private health club, landscaped deck, swimming pool, business uses, off-street parking and loading. | 7.0 | 3,314 | Below Plaza Level: 100% Above Plaza Level: 40% |

Net Site Area + Area of Public Rights-of-way = Gross Site Area
 9.76 Acres + 4.04 Acres = 13.80 Acres

Maximum Number of Dwelling Units: 3,314

Maximum Percentage of Efficiency Units: 40%

Maximum Number of Square Feet Devoted to Business Uses: 100,000 Sq. Ft.

x Business uses shall be limited to those permitted in a B5 General Service District and shall be permitted at or below the plaza level only.

Minimum Number of Off-Street Parking Spaces: 1,325

Off-street parking shall be enclosed.

Minimum number of off-street loading docks in accord with the R7 General Residence District provisions of the Chicago Zoning Ordinance. (Sixteen (16) including commercial loading docks.)

Minimum distance between principal structures above plaza level: 50 Feet

Minimum Setbacks - Ground Level: 0 Feet

Minimum Setbacks - Plaza Level: 0 Feet

Setbacks may be adjusted when necessary because of technical reasons, subject to the approval of the Department of Planning.

Pedestrian overpasses may be permitted at the plaza level, subject to the approval of the City Council.

* Compliance with regulations is to be determined on completion of development of Planned Unit Development and not in an interim or phase by phase basis.

APPLICANT: DEPARTMENT OF URBAN RENEWAL

DATE: March 20, 1980