



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 18, 2014

Mitchell A. Carrell
Freeborn & Peters LLP
311 South Wacker Drive
Suite 3000
Chicago, IL 60606

Re: Lake Michigan and Chicago Lakefront Protection Ordinance Exemption for ground floor façade work at 930-980 North Michigan Avenue, Planned Development Number 242

Dear Mr. Carrell:

Please be advised that your request for a Lake Michigan and Chicago Lakefront Protection Ordinance (the "Lakefront Ordinance") exemption has been considered by the Department of Planning and Development. The property at 930-980 N. Michigan Avenue is located within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District and within Planned Development Number 242 ("PD 242").

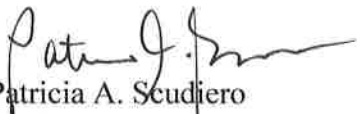
Your firm represents Sheffield Properties of Illinois ("Sheffield"), the beneficial owner of the commercial portions of the property. Sheffield seeks to renovate and replace portions of the existing ground floor storefronts and facades along N. Michigan Ave. and E. Walton St., and to add tenant identification signage above one of the storefronts. Sheffield will also submit applications for grant of privilege, since the proposed signage and the shelves/ledges that the signage will be affixed to, project over the public way. Please be advised that the proposed signage requires a separate permit and is not shown on the attached exhibits or included as part of this approval.

You are requesting an exemption from the Lakefront Ordinance pursuant to Section 16-4-150 so as to receive approval for the proposed ground floor storefront and facade renovation (excluding signage, but including the shelves/ledges) without the necessity of securing approval of the Chicago Plan Commission. Pursuant to the Lakefront Ordinance, repairs and rehabilitations which do not exceed 50% of the total cost of replacement of the existing structure are exempt from securing approval of the Chicago Plan Commission. The estimated cost of the proposed work is \$1.5 million and the estimated cost of replacing the existing high-rise building would be in excess of \$60 million.

Therefore, I hereby approve your request for an exemption from the Chicago Plan Commission approval provisions of the Lake Michigan and Chicago Lakefront Protection Ordinance for the above-referenced work at 930-980 N. Michigan Ave.

You are also seeking confirmation that the proposed renovation work is in conformance with PD 242 and that no other approvals or reliefs (other than Part II approvals) are required, and also that our Department coordinate as necessary, with the Department of Business Affairs and Consumer Protection, in connection with Sheffield's grant of privilege applications. Confirmation that the proposed project is in conformance with PD 242 will occur when complete permit applications are submitted for our review and approval. Secondly, we do not coordinate grant of privilege applications with the Department of Business Affairs and Consumer Protection. If you have any questions or require additional information, please contact Teresa McLaughlin of my staff at (312) 744-3509.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

c: Mike Marmo, Erik Glass, Janice Hill, Fred Deters, main file

The following is said ordinance as passed:

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all B6-6 Restricted Central Business District and B7-6 General Central Business District symbols and indications as shown on Map No. 3-E in the area bounded by

E. Oak Street; N. Michigan Avenue; E. Walton Street, a line 114.59 feet west of and parallel to N. Michigan Avenue; a line 113.86 feet south of and parallel to E. Oak Street; and a line 212.40 feet west of and parallel to N. Michigan Avenue,

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 hereof and to no others.

[Plan of Development printed on pages 4116 to 4122 of this Journal]

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

Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 22-C.

The Committee on Buildings and Zoning submitted the following report:

CHICAGO, September 25, 1980.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body Pass the proposed ordinance transmitted herewith (referred to Your Committee on August 5, 1980), to amend the Chicago Zoning Ordinance for the purpose of reclassifying a particular area.

This recommendation was concurred in by 11 members of the committee, with no dissenting vote.

Respectfully submitted,
 (Signed) EDWARD R. VRDOLYAK,
Chairman.
 (Signed) FRED B. ROTI,
Vice-Chairman.

On motion of Alderman Roti the committee's recommendation was *Concurred In* and said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Evans, Bloom, Sawyer, Bertrand, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, McFolling, Kellam, Sheahan, Stemberk, Lipinski, Shumpert, Marzullo, Ray, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Clewis, Axelrod, Schuller, Volini, Orr, Stone—43.
Nays—None.

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

The following is said ordinance as passed:

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 Planned Development No. 7 symbols and indications as shown on Map No. 22-C in the area bounded by

E. 92nd Street; a line 25 feet east of S. Crandon Avenue; the alley next south of and parallel to E. 92nd Street; a line 100 feet east of S. Crandon Avenue; E. 92nd Place; a line 125 feet east of S. Crandon Avenue; the alley next south of and parallel to E. 92nd Street; a line 225 feet east of S. Crandon Avenue; E. 92nd Place; a line 275 feet east of S. Crandon Avenue; the alley next south of and parallel to E. 92nd Street; the alley next west of and parallel to S. Yates Boulevard; E. 92nd Place; S. Yates Boulevard; a line 203.5 feet north of E. 93rd Street; the alley next east of and parallel to S. Yates Boulevard; a line 166 feet north of E. 93rd Street; S. Yates Boulevard; a line 191 feet south of E. 93rd Street; the alley next west of and parallel to S. Yates Boulevard; a line 267.5 feet south of E. 93rd Street; the alley next west of and parallel to S. Oglesby Avenue; a line 167.5 feet south of E. 93rd Street; the alley next west of and parallel to S. Crandon Avenue; the alley next south of and parallel to E. 93rd Street; a line 75 feet west of S. Crandon Avenue; E. 93rd Street; S. Crandon Avenue; E. 92nd Place; a line 25 feet west of S. Crandon Avenue; the alley next south of and parallel to E. 92nd Street; and a line 30 feet west of S. Crandon Avenue

to the designation of Institutional Planned Development No. 7, 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 hereof and to no others.

[Plan of Development printed on pages 4123 to 4127 of this Journal]

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

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

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

CHICAGO, September 25, 1980.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body Pass five proposed ordinances (under separate committee reports) transmitted herewith (referred to your committee on April 16 and 28, May 5, June 13, 27, 1980), to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

This recommendation was concurred in by 11 members of the committee, with no dissenting vote.

Respectfully submitted,
 (Signed) EDWARD R. VRDOLYAK,
Chairman.
 (Signed) FRED B. ROTI,
Vice-Chairman.

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

Reclassification of Area Shown on Map No. 2-G.

An ordinance to classify as an R5 General Residence District instead of a B4-3 Restricted Service District, the area bounded by

W. Adams Street; the alley next east of and parallel to S. Ashland Avenue; a line 150 feet south of W. Jackson Boulevard; and S. Ashland Avenue (Map No. 2-G).

(continued on page 4128)

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT No.242PLAN OF DEVELOPMENTSTATEMENTS

1. The area delineated herein as "Residential-Business Planned Development" is owned or controlled by One Magnificent Mile Partnership, an Illinois limited partnership.
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": Office, Business, Residential and Related Uses, including swimming pool and related recreational facilities.
4. Off-street parking and loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning, City and Community Development.
5. Any dedication or vacation of streets and alleys or easements or grants of privilege or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees.
6. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum

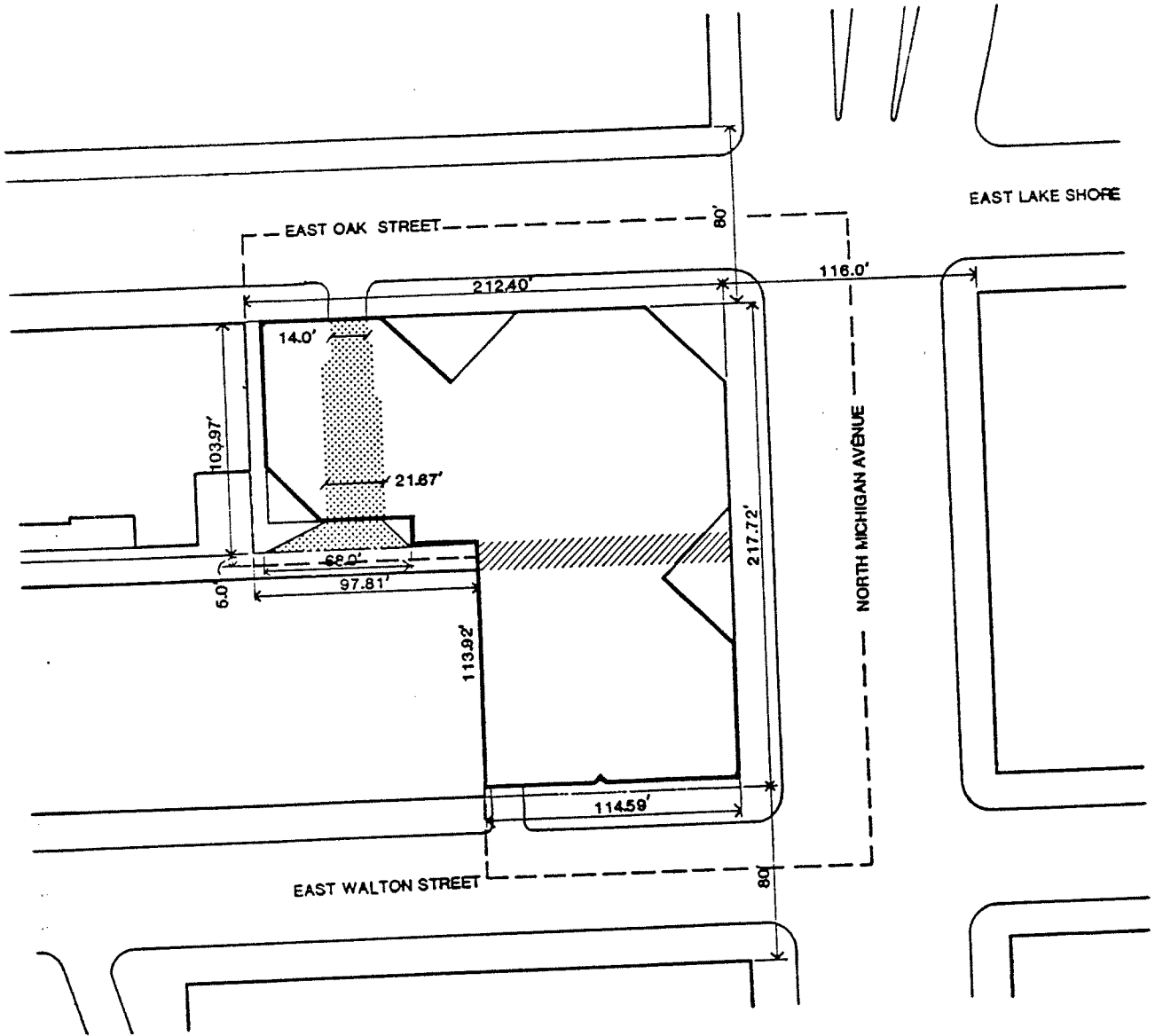
APPLICANT: ONE MAGNIFICENT MILE PARTNERSHIP

DATE: June 26, 1980

width of 14 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.

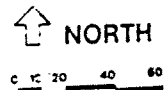
7. Business and business identification signs may be permitted within the area delineated herein as "Residential-Business Planned Development" subject to the review and approval of the Department of Buildings and the Department of Planning, City and Community Development. No advertising signs shall be permitted.
8. The height restriction of any building or any appurtenance attached hereto shall be subject to:
 - a. height limitations as certified on Form FAA-117, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration; and
 - b. airport zoning regulations as established by the Department of Planning, City and Community Development, Department of Aviation, and Department of Law, as approved by the City Council.
9. The information in the table attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Residential-Business Planned Development" and stipulates the land use and development controls applicable to the site.
10. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Planning, City and Community Development.

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



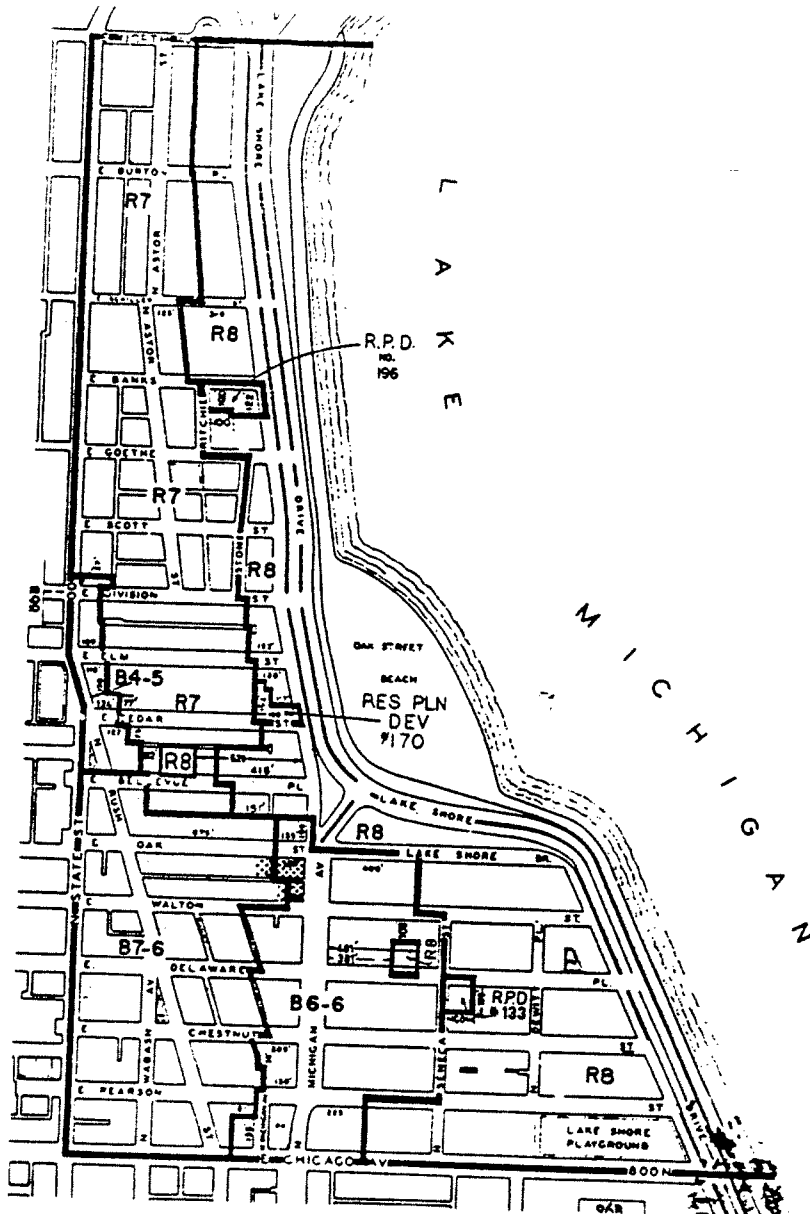
- LEGEND**
- PLANNED DEVELOPMENT BOUNDARY
 - PROPERTY LINE
 - //// ALLEY TO BE VACATED
 - ALLEY TO BE DEDICATED

APPLICANT: ONE MAGNIFICENT MILE PARTNERSHIP
ADDRESS: 930-950 N. MICHIGAN AVENUE
 115-135 E. OAK STREET
 116-126 E. WALTON STREET



DATE: 26 JUNE 80

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



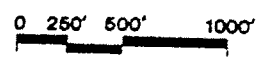
LEGEND

 RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

 ZONING DISTRICT

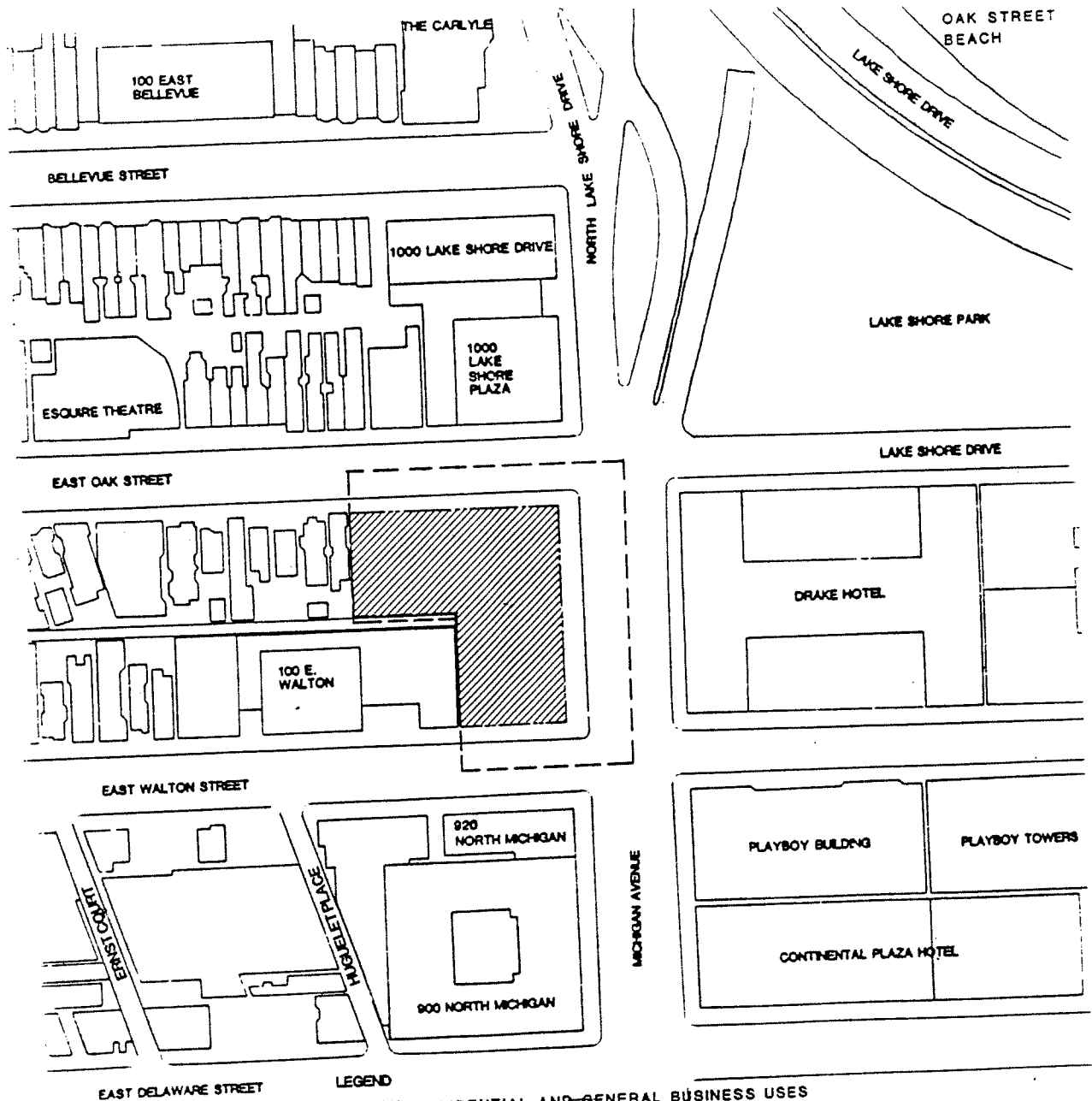
APPLICANT: ONE MAGNIFICENT MILE PARTNERSHIP

ADDRESS: 930-950 N. MICHIGAN AVENUE
 115-135 E. OAK STREET
 116-126 E. WALTON STREET



DATE: 26 JUNE 80

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



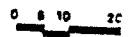
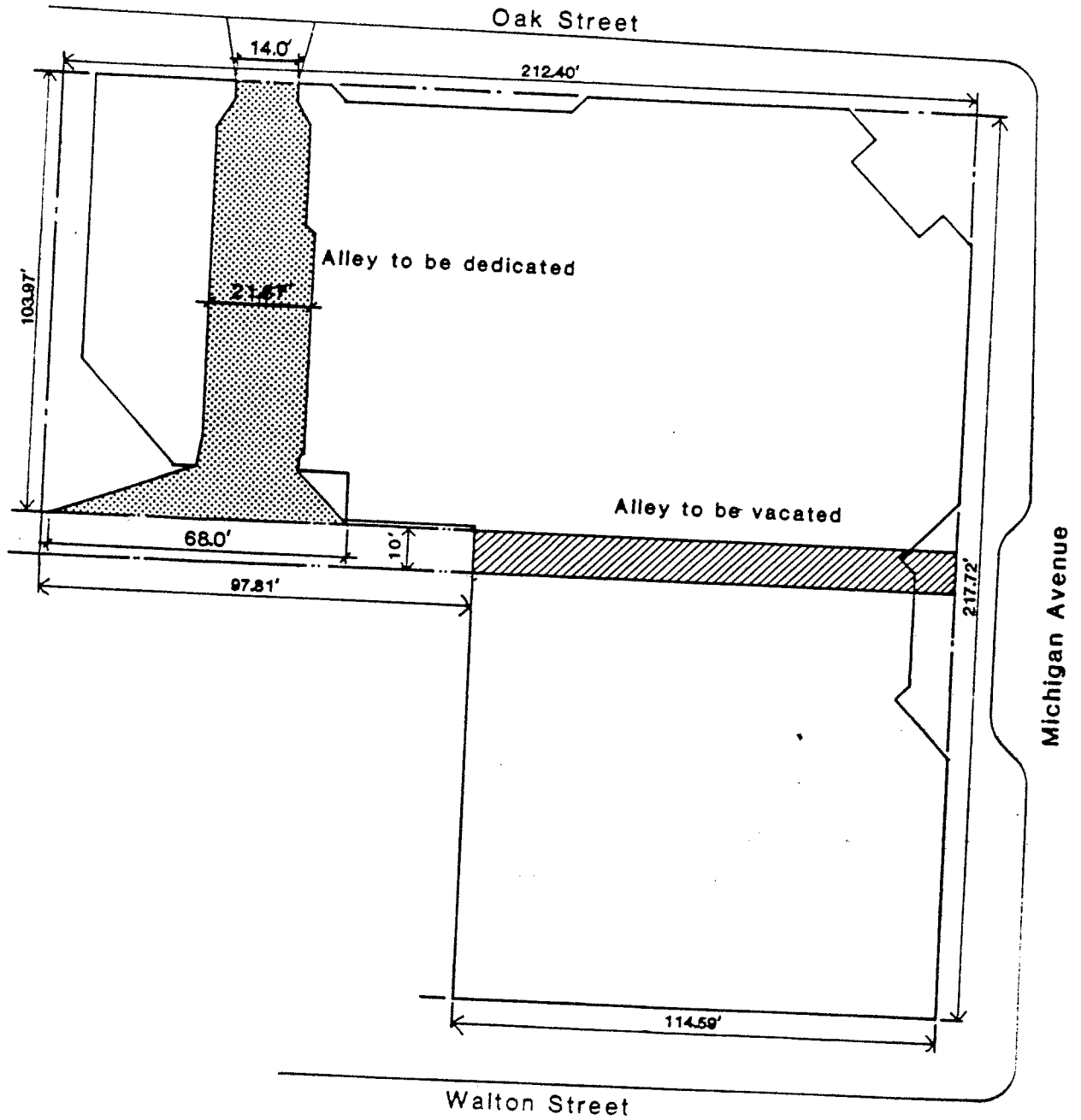
APPLICANT: ONE MAGNIFICENT MILE PARTNERSHIP

ADDRESS: 930-950 N. MICHIGAN AVENUE
115-135 E. OAK STREET
116-126 E. WALTON STREET

LEGEND
 RESIDENTIAL AND GENERAL BUSINESS USES
 RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT BOUNDARY

JOHN HANCOCK CENTER
 NORTH
 0 50 100 200
DATE: 26 JUNE 80

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
AREA TO BE VACATED / AREA TO BE DEDICATED



APPLICANT: ONE MAGNIFICENT MILE PARTNERSHIP

ADDRESS: 930-950 N. MICHIGAN AVENUE
115-135 E. OAK STREET
116-126 E. WALTON STREET

DATE: 26 JUNE 80

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
USE AND BULK REGULATIONS AND DATA

<u>Net Site Area</u>	<u>General Description of Land Use</u>	<u>Maximum Number of Dwelling Units</u>	<u>Maximum F.A.R.</u>	<u>Maximum Percent of Land Coverage</u>
35,100	Residential, Office, Business and Related Uses including Swimming Pool and Recreational Uses	184	25.3	90%

RESIDENTIAL ON FLOORS 21 + ABOVE

GROSS SITE AREA = Existing Property (33,953.76) plus rights-of-way to be acquired (1477) plus public rights-of-way (41,065.28) = 76,494 square feet

Maximum Number of Dwelling Units = 184

Minimum Number of Off-Street Parking Spaces = 118

Minimum Number of Off-Street Loading Spaces = 8

Maximum F.A.R. = 25.3

Maximum Percentage of of Land Coverage = 90%

Minimum Periphery Setbacks = 0

Maximum Number of Square Feet to be devoted to Office, Business, Recreational and Related Uses = 428,100

APPLICANT: One Magnificent Mile Partnership

ADDRESS: 930-950 North Michigan Avenue
115-135 East Oak Street
116-126 East Walton Street

DATE: 26 June 1980