



City of Chicago  
Richard M. Daley, Mayor

Department of Zoning

Patricia A. Scudiero  
Zoning Administrator

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>

February 10, 2009

Mr. Rafael Carreira  
The John Buck Co.  
One North Wacker Drive  
Suite 2400  
Chicago, IL 60606-2824

**Re: Administrative Relief request for Central Area Parking Planned Development No. 284, as amended, 301 West Lake Street and Business Planned Development No. 1060, as amended, 155 North Wacker Drive, Proposed Pedestrian Bridge**

Dear Mr. Carreira:

Please be advised that your request for a minor change to Central Area Parking Planned Development No. 284, as amended, and Business Planned Development No. 1060, as amended, has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Planned Development No. 284 is improved with a parking garage at 301 W. Lake St. (southwest corner of W. Lake and N. Franklin Streets). Planned Development No. 1060 is located immediately south of PD 284 and is improved with an office building at 155 N. Wacker Dr., between W. Couch Pl. and W. Randolph St.

You are requesting to construct a pedestrian sky bridge connecting the second floors of the parking garage and the office building. The proposed sky bridge will measure approximately 10 feet wide by 19 feet long and will be located over W. Couch Pl., which was vacated by the City of Chicago on October 8, 2008. For purposes of floor area calculations, approximately 95 square feet will be assigned to PD 284 and approximately 95 square feet will be assigned to PD 1060.

The following drawings, prepared by goettsch partners, and dated January 15, 2009, shall be inserted into the main file:


	Cover Sheet-Drawing Index
A000	Code Compliance Matrix and Existing Diagrams
A001	Abbreviations and Symbols
A200	Second Floor Plan
A311	Partial North Elevation
A716	Parking Bridge Plans, Sections & Elevations
A780	Parking Bridge Details
S101	Load Maps (December 17, 2008)
PS-1	General Notes (January 19, 2009)



With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing a pedestrian sky bridge connection between the two above-referenced structures will not create an adverse impact on either Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the developments, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, Central Area Parking Planned Development No. 284, as amended, and Business Planned Development No. 1060, as amended, I hereby approve the foregoing minor change, but no other changes to these Planned Developments.

Sincerely,

  
Patricia A. Scudiero  
Commissioner

PAS: HG: tm

C: Mike Marmo, Pat Haynes, Erik Glass, DPD files



June 17, 1990

City of Chicago  
Richard M. Daley, Mayor

Mr. Martin R. Murphy  
and Associates, Limited  
405 North Wabash  
Chicago, IL 60611

**Department of Planning**

David R. Mosena  
Commissioner

Charles Thurow  
First Deputy Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4471

Dear Mr. Murphy:

RE: **Planned Development No. 284**  
**301 W. Lake Street**

This letter is provided in response to your correspondence of May 30, 1990 in which you made a request for a determination by the City of Chicago, Department of Planning regarding installation of an automobile related service use on the ground level of the parking garage structure currently under construction at the southwest corner of Lake and Franklin Streets.

The Central Area Parking Planned Development as approved by the Chicago Plan Commission on December 14, 1989 permits the following uses:

Restaurants, retail and service type business uses, non-accessory parking and related uses.

Permitted uses in the underlying zoning district for the site (C3-7 commercial - Manufacturing District) refer back to uses permitted in the B4-1 to B4-5 districts. Pursuant to Article 8.3-4(5) of the Chicago Zoning Ordinance, the use "Automobile Service Stations" is made reference to, as follows:

- (5) **Automobile Service Stations--for the retail sale and dispensing of fuel, lubricants, tires, batteries, accessories and supplies including installation and minor services customarily incidental thereto. Facilities for chassis and gear lubrication and for washing of not more than two vehicles, are permitted only if enclosed in a building.**



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The proposed use as referenced above is an Automobile Service Use as defined by the Chicago Zoning Ordinance, and would be a permitted use in the C3-7 Commercial-manufacturing District.

The Department of Planning would have no objection to the proposed use at his location providing that the conditions identified in your May 30, 1990 letter are adhered to.

Specifically, you indicated that:

- (1) Services will not include automatic car washing, transmission work, body work, painting, fuel sales or any of the activities normally associated with noise, vibration, or noxious or offensive fumes.
- (2) There will be no change in curb cut location or treatment and no change in traffic generation or other air circulation concerns.
- (3) There will be no change in the Landscaping Plan filed with and approved by the Department of Planning.
- (4) There will be no change in the elevations or facade treatment documents files with and approved by the Department of Planning.
- (5) All vehicular access to the service area will occur after entry to the garage via the approved access and egress locations.

Please let us know if there is anything further you need in this regard from the Department of Planning.

Very truly yours,

*David R. Mosena p.c.*

David R. Mosena  
Commissioner

pl-614.let

*Central Area Parking Planned Development Number 284  
(As Amended)*

*Plan Of Development*

*Statements.*

1. Zoning control of the property for the purpose of this application is in the applicant, Lake/Franklin Corporation, as sole beneficiary of LaSalle National Bank, Trust No. 114361, the contract purchaser of the property from the owners, LaSalle National Bank, Trust No. 105824 and LaSalle National Bank, Trust No. 104557 and United Pacific Life Insurance Company, a Washington corporation, as sole beneficiary of both of said ownership trusts.
2. All applicant official reviews, approvals or permits are required to be obtained by the applicant or the successors, assignees, or grantees.
3. Any dedication or vacation of streets and alleys, or easements, or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of applicant or its successors, assignees, or grantees.
4. The following uses shall be permitted within the area delineated herein as Central Area Parking Planned Development No. 284, as amended: restaurants, retail and service type business uses, non-accessory parking and related uses. A minimum of 10,000 square feet of retail and related space shall be located at grade and oriented to Lake and Franklin Streets.
5. The information in the tables and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as Central Area Parking Planned Development, and stipulates the land use and development controls applicable to the site. The property shall be developed in general conformance with the site plan, elevation plan and landscape plan prepared by Walker Parking Consultants/Engineers, Incorporated dated as revised November 22, 1989 (the development plan) and on file with the Department of Planning.
6. Any service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Public Works 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, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.

7. Vehicular access shall be located near the western end of the Lake Street frontage and the southern end of the Franklin Street frontage. Egress shall be located near the southern end of the Franklin Street frontage. Access and egress as described shall be in accordance with the development plan.
8. The exterior facade shall be constructed in general conformance with the development plan and is intended to be architectural poured-in-place concrete, finished to resemble buff-colored Indiana limestone, with precast concrete cornices at the roof lines and above the storefront. At the northeast elevator tower, green-glazed curtainwall will be incorporated at the elevator lobbies and at the stairwells. The ground floor storefront will have a richly textured glass and dark green metal framework design, with stone accents. Round light fixtures are included in the fascia bands under the cornice.
9. Subject to approval by the Department of Public Works, three cashier stations will be provided, with total stacking room for eleven cars prior to the cashier's stations and total stacking for eleven cars after the cashier's stations. Exit lanes shall be configured and lane markers provided to control vehicle stacking, and exit control gates shall be provided. Bollards with strobe lights will be incorporated at either side of the exit.
10. Subject to final City of Chicago approval of the widening of the Franklin Street sidewalk from twelve to sixteen feet, ten fifteen-foot linden trees will be installed along Franklin and Lake Streets to enhance the pedestrian environment in conformance with the development plan.
11. Business and business identification signs may be permitted within the area delineated herein as Central Area Parking Planned Development, subject to the review and approval of the Department of Buildings and the Department of Planning.
12. 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, Department of Aviation and Department of Law and approved by the City Council.
13. The Plan of Development hereby attached shall be subject to the "Rules, Regulations, and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Planning.

14. Unless substantial construction upon the contemplated 13-story parking garage has commenced within 10 years following adoption of this planned development, and unless completion of said garage is thereafter diligently pursued, then this planned development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this planned development shall expire upon the expiration of such shorter time period as provided for by said amendatory ordinance (the first day of which as applied to this planned development shall be the effective date of the amendatory ordinance). If this planned development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of a C3-7 zoning district.

[Central Area Parking Planned Development No. 284, as amended, Map, Property Line and Right-Of-Way Adjustment Map, Existing Zoning and Preferential Street Map and Generalized Land Use Plan attached to this Plan of Development printed on pages 11587 through 11590 of this Journal.]

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

*Central Area Parking Planned Development No. 284  
(As Amended)*

*Use And Bulk Regulations And Data.*

<b>Net Site Area</b>	<b>Generalized Description Of Land Use</b>	<b>Maximum Floor Area Ratio</b>	<b>Maximum Percent Site Coverage</b>	<b>Maximum Permitted Parking Spaces</b>
<b><u>Square Feet</u> Acres</b>				
<b><u>32,754</u> 0.75</b>	<b>Restaurants retail and service type non-accessory business uses, parking and related uses.</b>	<b>13.0</b>	<b>100% of of net site area at grade</b>	<b>1,250 (see below)</b>

Gross Site Area:	Net Site Area:	32,754 square feet (0.75 acres)
	Public R.O.W.:	18,069 square feet (0.42 acres)
	TOTAL:	50,823 square feet (1.17 acres)

Maximum floor area ratio for net site area: 13.0

Maximum site coverage per net site area at grade: 100 percent

Maximum building height: 190 feet C.C.D.

Maximum non-accessory off-street parking spaces: 1,250

- a. Includes 2 percent spaces designed for handicapped parking.
- b. Includes maximum of 60 percent spaces designed for compact cars (7 feet 6 inches x 16 feet spaces).

Off-street loading berths:

None required.

~~\_\_\_\_\_~~

~~**Action Deferred - CHICAGO ZONING ORDINANCE AMENDED  
TO RECLASSIFY PARTICULAR AREAS.**~~

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

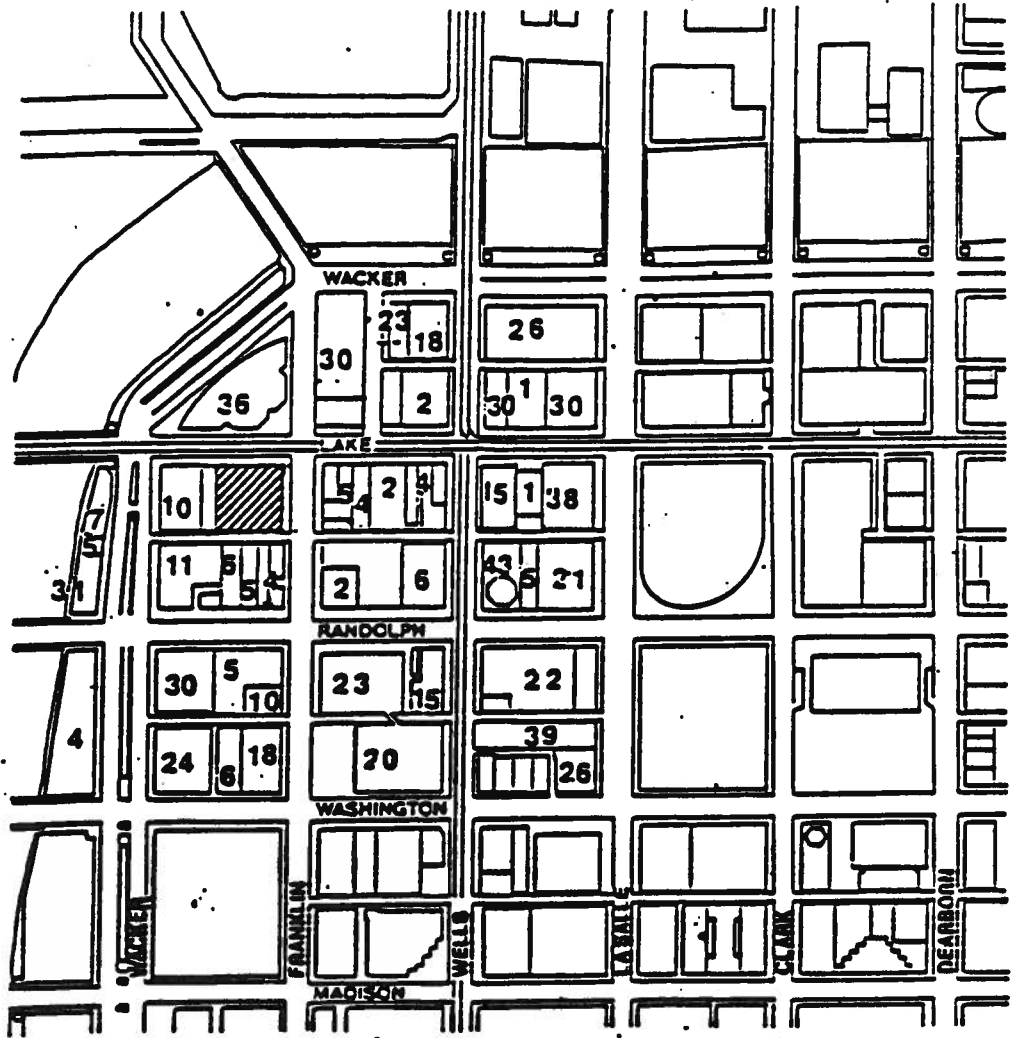
~~CHICAGO, February 7, 1990.~~

~~To the President and Members of the City Council:~~

~~Reporting for your Committee on Zoning, which meeting was held on February 6, 1990, I beg leave to recommend that Your Honorable Body pass the ordinances transmitted herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.~~

(Continued on page 11591)

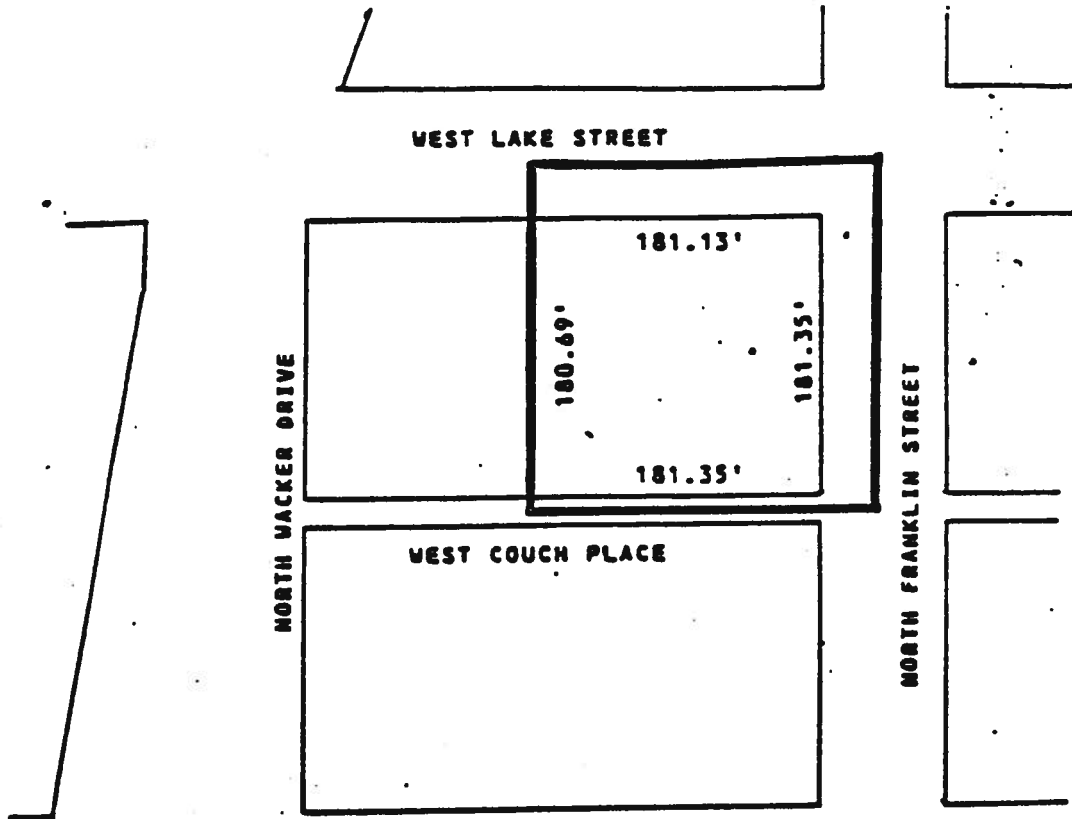
CENTRAL AREA PARKING PLANNED DEVELOPMENT  
NO. 284, AS AMENDED.



APPLICANT: Lake/Franklin Corporation  
 ADDRESS: 333 W. Wacker Drive, Suite 2050  
 DATE: September 13, 1989

CENTRAL AREA PARKING PLANNED DEVELOPMENT  
NO. 284, AS AMENDED.

PROPERTY LINE AND RIGHT-OF-WAY  
ADJUSTMENT MAP



**LEGEND:**

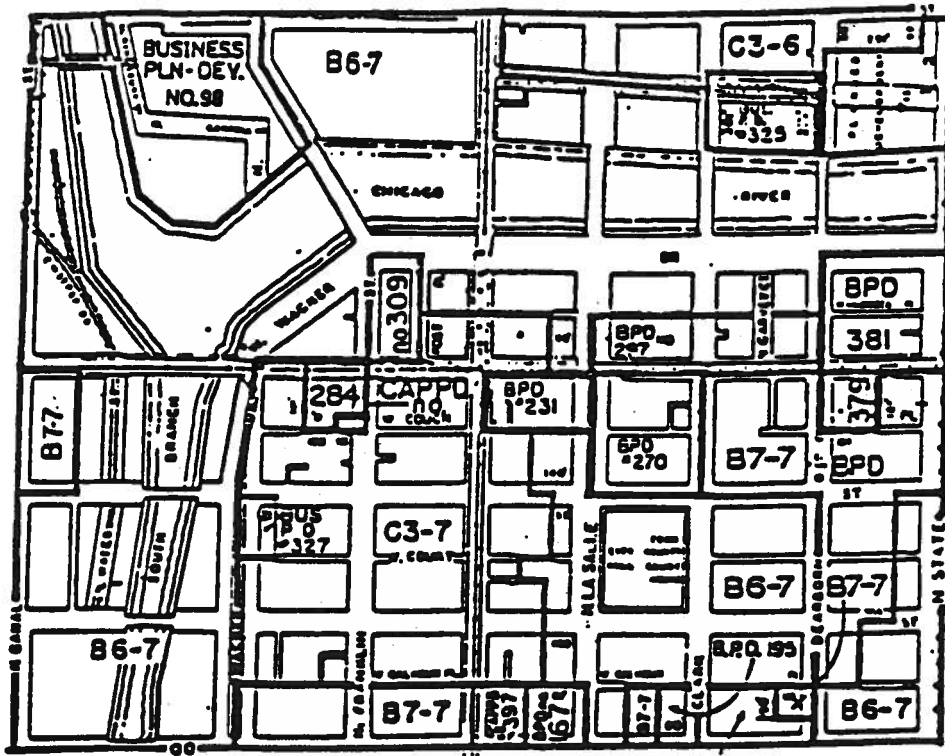
**—————** Planned Development Boundary

**181'** Property Dimensions



**Note:** No Right-of-Way Adjustments are planned.

**APPLICANT:** Lake/Franklin Corporation  
**ADDRESS:** 333 W. Wacker Drive, Suite 2050  
**DATE:** September 13, 1989

CENTRAL AREA PARKING PLANNED DEVELOPMENT  
NO. 284, AS AMENDED.  
EXISTING ZONING AND PREFERENTIAL STREET MAP



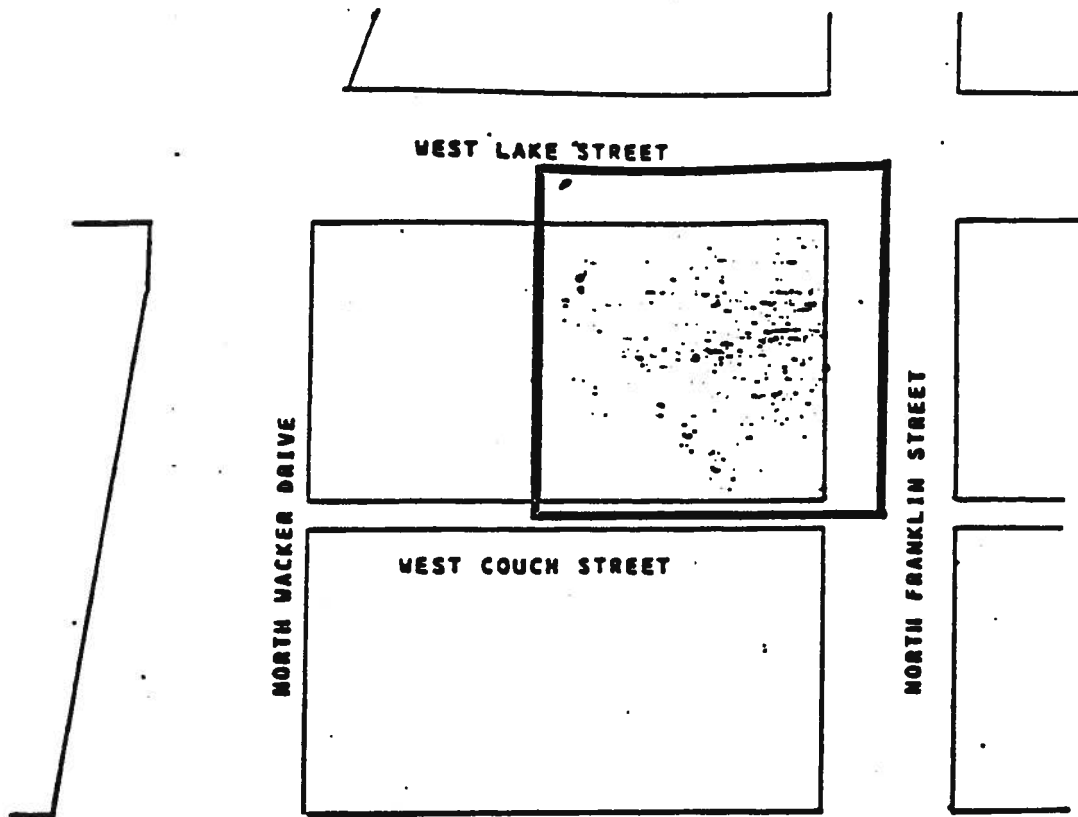
LEGEND

-  Planned Development Boundary
-  Central Area Parking Planned Development No. 284, As Amended

APPLICANT: Lake/Franklin Corporation  
 ADDRESS: 333 W. Wacker Drive, Suite 2050  
 DATE: September 13, 1989

**CENTRAL AREA PARKING PLANNED DEVELOPMENT  
NO. 284, AS AMENDED.**

**GENERALIZED LAND USE PLAN**



**LEGEND**



**PLANNED DEVELOPMENT BOUNDARY**



**Non-accessory Parking Retail and Related  
Uses, see Use and Bulk Regulations and  
Data.**

**APPLICANT:** Lake/Franklin Corporation  
**ADDRESS:** 333 W. Wacker Drive, Suite 2050  
**DATE:** September 13, 1989

- (i) The development of land in the R7, R8, B1-5 through B5-5, B7-5, C1-5 through C3-5 zoning districts be used for multi-family elevator housing or any combination of residential and other uses consisting of two (2) acres or more, net site area, or containing 325 or more dwelling units, or including any structure intended to rise 285 feet or more above curb level shall be permitted only when processed as a planned development subject to the provisions herein; provided, however, that any such development meeting none of these criteria but consisting of one (1) or more acres, net site area, or containing 100 or more dwelling units, or including any structure intended to rise 100 feet or more above curb level, as a minimum criterion, may be considered for a planned development upon application subject to the provisions herein.

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 Barnett the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of May 27, 1982, pages 10826-10831 recommending that the City Council pass twenty-four proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

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

*Yeas*--Aldermen Roti, Barnett, Kenner, Evans, Bloom, Bertrand, Humas, Shaw, Vrdolyak, Majerczyk, Madrzyk, Burke, Brady, Barden, Streeter, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Carothers, Davis, Hagopian, Martinez, Gabinski, Mell, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Merlo, Clewis, Axelrod, Schulter, Volini, Orr, Stone--48.

*Nays*--None.

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 C3-7 Commercial-Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by

W. Lake Street; N. Franklin Street; a line 140.0 feet south of and parallel to W. Lake Street; a line 80.82 feet west of and parallel to N. Franklin Street; a line 180.76 feet south of and parallel to W. Lake Street; and a public alley 181.17 feet west of and parallel to N. Franklin Street,

to the designation of a Commercial-Manufacturing Planned Development which is hereby established in the area above described, subject to such use and bulk regulations and termination provisions as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Planned Development printed on pages 11067 thru 11074 of this Journal]

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

(Continued on page 11075)

PD  
284

**No. 284**PLAN OF DEVELOPMENTCENTRAL AREA PARKING PLANNED DEVELOPMENTSTATEMENTS

1. The area delineated herein as "Commercial-Manufacturing Planned Development" consists of the property located at 176-178 North Franklin Street and 301-311, 315, 321 and 325 West Lake Street, which total approximately 29,473.22 square feet, or .68 acres of real property.

The attached Property Line Map identifies two portions of the property: Sub-area A and Sub-area B. Sub-area A is held in trust by LaSalle National Bank, Trust No. 104557, dated December 9, 1981. Sub-area B is held in trust by The Exchange National Bank of Chicago under a trust agreement dated December 18, 1967 and known as Trust No. 21132. General Parking Corporation is the lessee of Sub-area A and Sub-area B.

2. The parking facility shall be used for the parking of passenger cars, light vans and pick-up trucks. No heavy commercial trucks shall be parked upon the said lot at any time.

APPLICANT: General Parking Corporation  
222 West Adams Street  
Chicago, Illinois

DATE: March 2, 1982

REVISED: April 22, 1982

3. Adequate drainage shall be provided so as to permit run-off to flow to an established City of Chicago sewer.

4. Adequate lighting will be maintained at the facility.

5. Ingress and egress will be provided by two driveways on West Lake Street and one driveway on North Franklin Street. All driveways will comply with the Driveway Ordinance of the City of Chicago.

6. The parking facility will operate between 5:30 a.m. and 11 p.m. on weekdays, and 6 a.m. to 5 p.m. on Saturdays and Sundays. This time schedule may be extended by 90 minutes in the event of a special event or occasion.

7. The Applicant or its successors, assignees, or grantees shall obtain all required Chicago reviews, approvals and permits in connection with this Plan of Development.

8. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.

APPLICANT: General Parking Corporation  
222 West Adams Street  
Chicago, Illinois

DATE: March 2, 1982

9. The permitted uses in the Property are set forth in the attached Table of Controls.

10. Business signs and business identification signs may be permitted within the Planned Development in accordance with the regulations applicable in a C3-7 zoning district.

11. The zoning classification of the subject property will revert to C3-7 following the termination of the site as a parking facility.

12. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as the Planned Development, and illustrates that the development of such area will be in accordance with the intent and purpose of the Plan of Development.

13. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in relation to Planned Development Amendment" as promulgated by the Commissioner of the Department of Planning.

**APPLICANT:** General Parking Corporation  
222 West Adams Street  
Chicago, Illinois

**DATE:** March 2, 1982

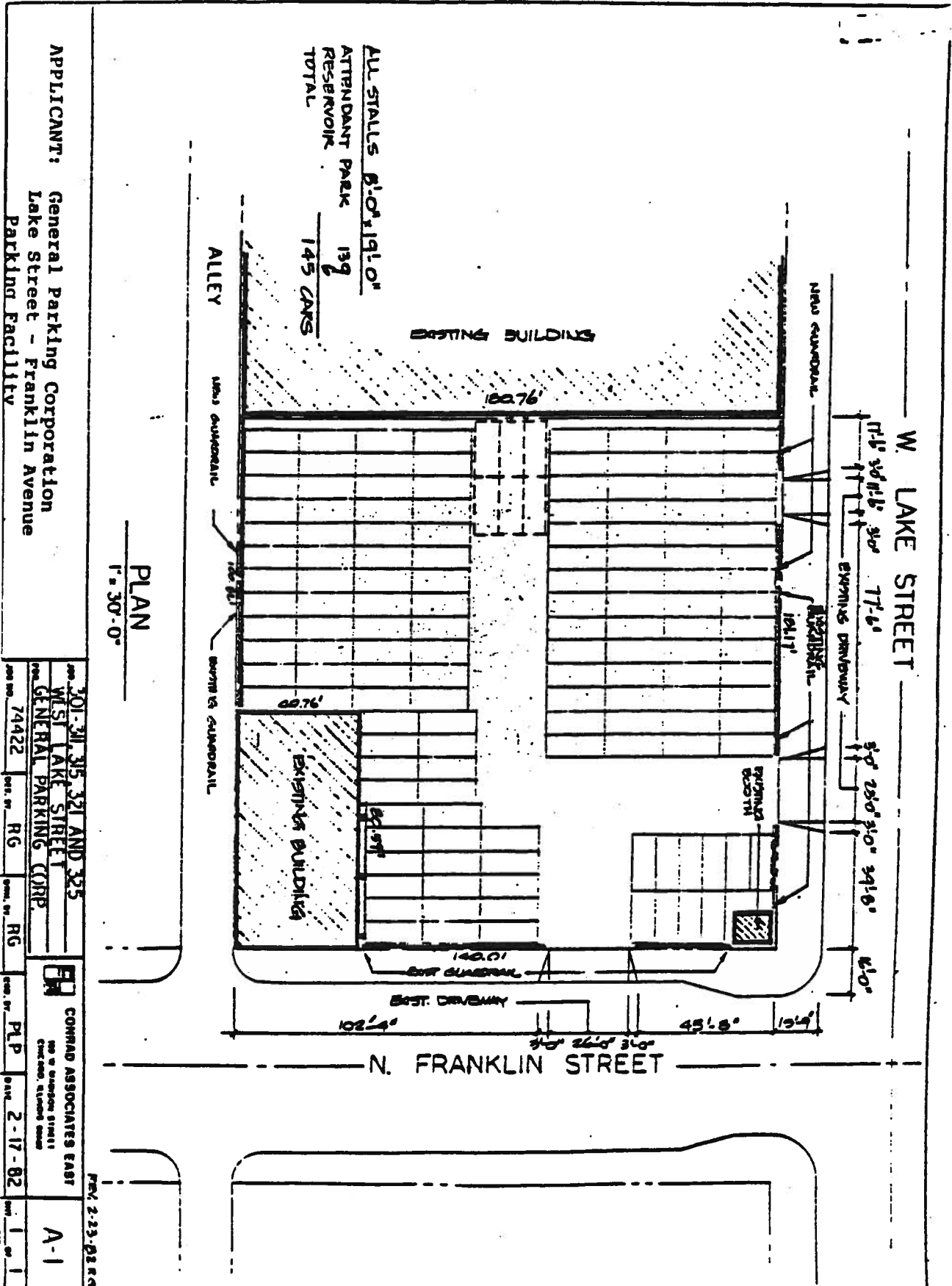
CENTRAL AREA PARKING PLANNED DEVELOPMENTUSE AND BULK REGULATIONS AND DATA

Net Site Area	29,473.22 sq. ft. .68 acres
Gross Site Area = Net Site Area + Area of Public Street	40,717.98 sq. ft. = 29,473.22 sq. ft. + 15,354.18 sq. ft.
General Description of Land Use	Grade-level public parking facility
Maximum Number of Parking Spaces	145
Maximum Area of Business and Commercial Space	29,473.22 sq. ft.
Maximum F.A.R.	1.0
Maximum % of Land Covered	100%

APPLICANT: General Parking Corporation  
222 West Adams Street  
Chicago, Illinois

DATE: March 2, 1982

Revised: April 22, 1982



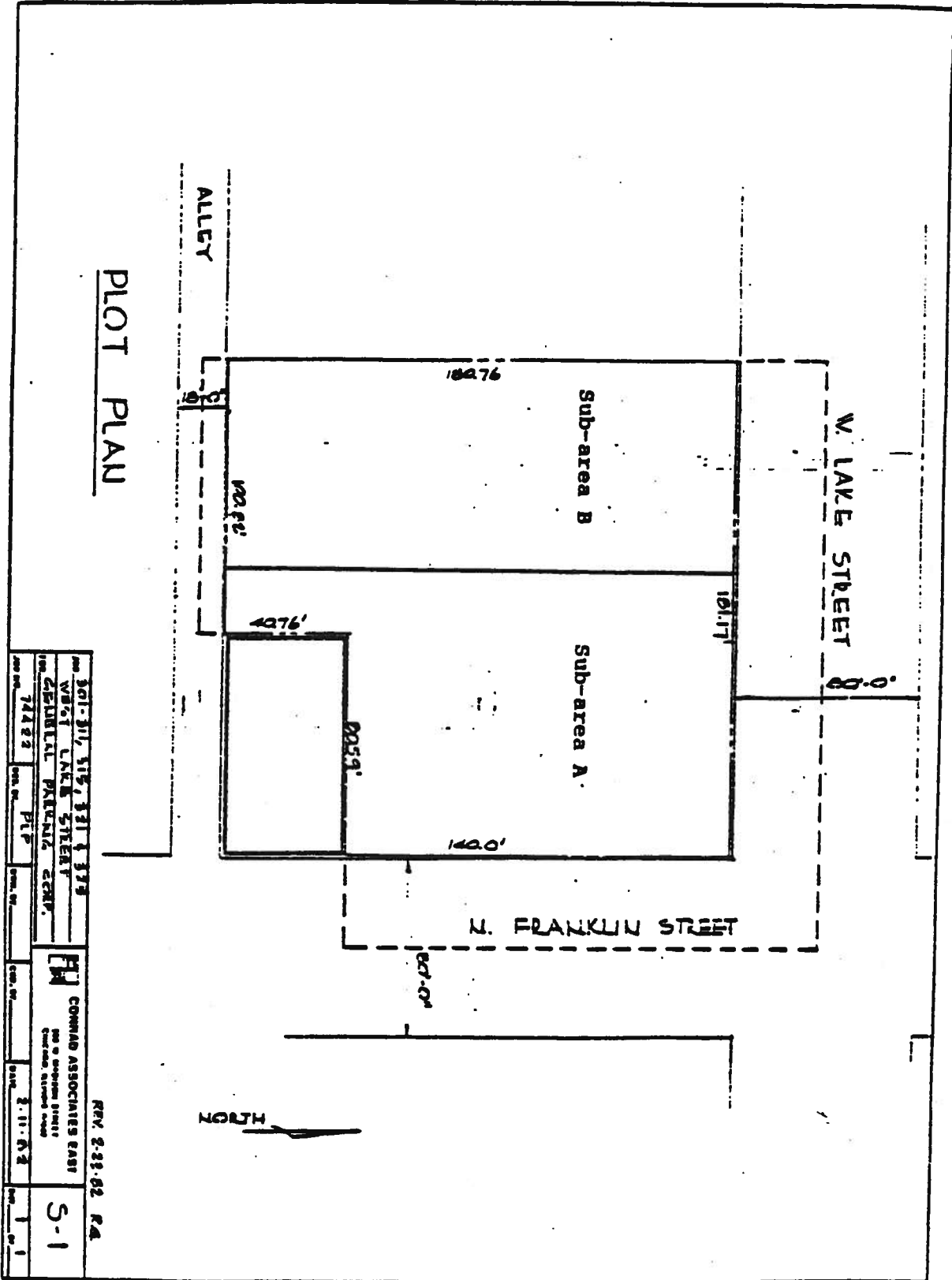
PLAN  
1" = 30'-0"

**APPLICANT:** General Parking Corporation  
 Lake Street - Franklin Avenue  
 Parking Facility

301-31, 315, 321 AND 325 W. LAKE STREET GENERAL PARKING CORP.	74422	RG	RG	PLP	2-17-82	A-1
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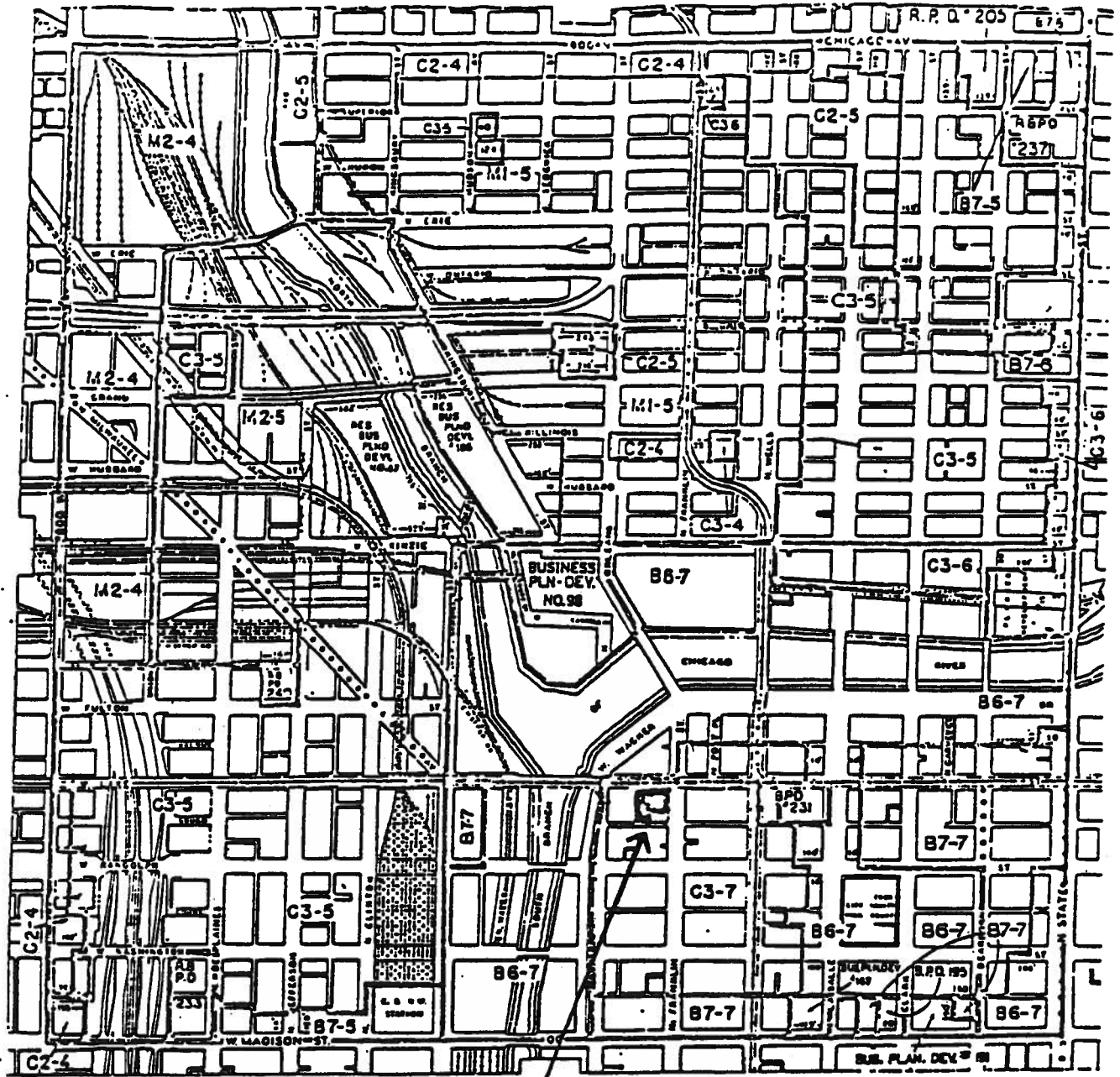
CONRAD ASSOCIATES EAST  
 80 S. MADISON STREET  
 CHICAGO, ILLINOIS 60604  
 TEL: 2-23-0200

APPLICANT: General Parking Corporation  
Lake Street - Franklin Avenue  
Parking Facility



NO. 301-311, 315, 321 & 323	NO. 301-311, 315, 321 & 323	NO. 301-311, 315, 321 & 323	NO. 301-311, 315, 321 & 323	NO. 301-311, 315, 321 & 323	NO. 301-311, 315, 321 & 323
W. LAKE STREET	W. LAKE STREET	W. LAKE STREET	W. LAKE STREET	W. LAKE STREET	W. LAKE STREET
FRANKLIN AVENUE	FRANKLIN AVENUE	FRANKLIN AVENUE	FRANKLIN AVENUE	FRANKLIN AVENUE	FRANKLIN AVENUE
PLP	PLP	PLP	PLP	PLP	PLP
DATE: 2-11-82	DATE: 2-11-82	DATE: 2-11-82	DATE: 2-11-82	DATE: 2-11-82	DATE: 2-11-82
REV. 2-28-82 RA	REV. 2-28-82 RA	REV. 2-28-82 RA	REV. 2-28-82 RA	REV. 2-28-82 RA	REV. 2-28-82 RA
5-1	5-1	5-1	5-1	5-1	5-1

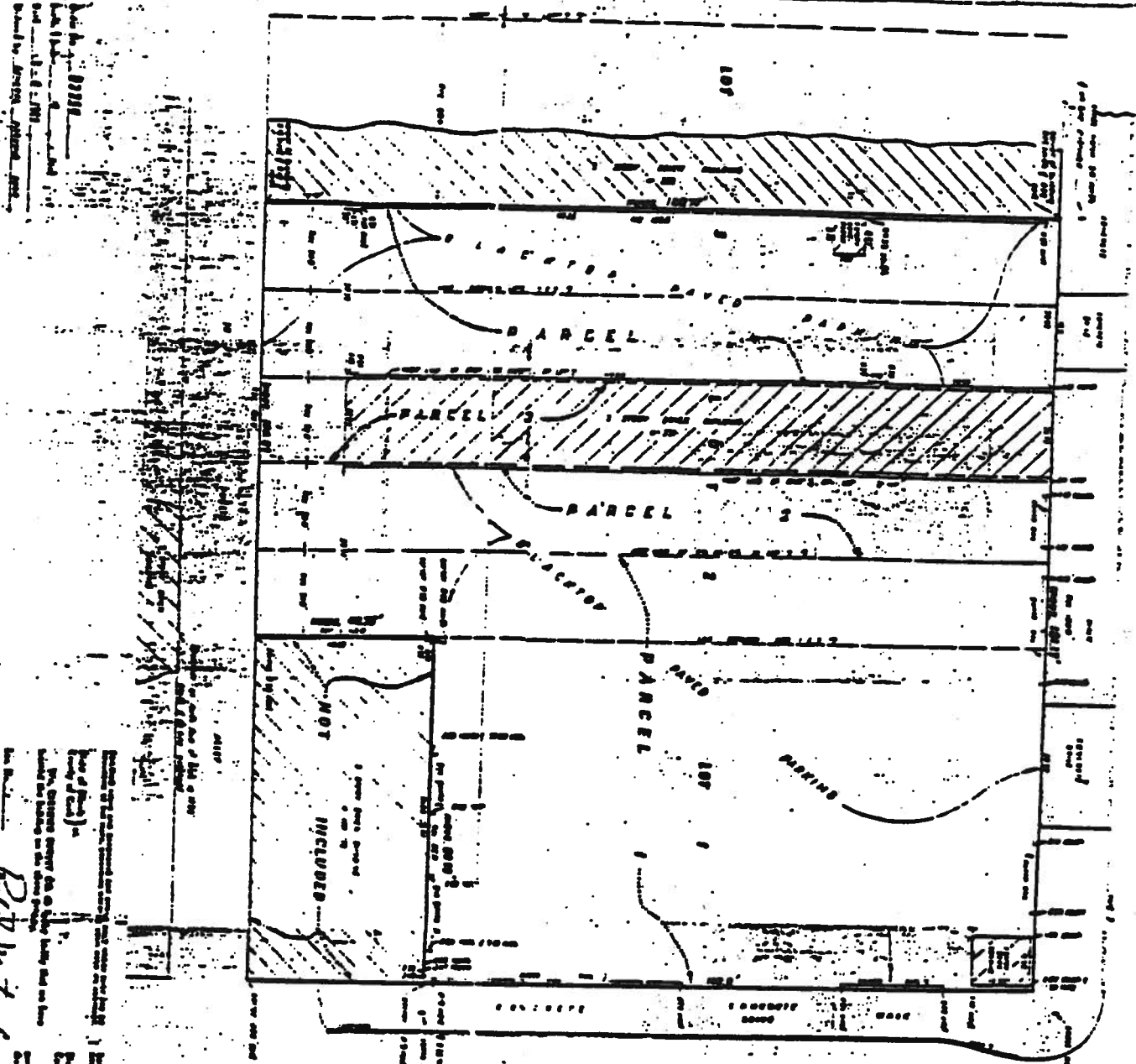
EXISTING ZONING



Site of Subject Property

General Parking Corporation  
222 West Adams Street  
Chicago, Illinois





General Parking Corporation  
 222 West Adams Street  
 Chicago, Illinois

N. FRANKLIN

ST

Scale of feet) =  
 The distance between the 0 and 100 feet mark on this scale is 100 feet.  
*R. J. Metz*

Scale of feet) =  
 The distance between the 0 and 100 feet mark on this scale is 100 feet.  
*R. J. Metz*

