

(Continued from page 14836)

W. Lake Street; N. Lamont Avenue; the alley next south of W. Lake Street; and North Laverne Avenue,

to those of an M1-1 Restricted Manufacturing 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 No. 1-L.

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 B4-2 Restricted Service District symbols and indications as shown on Map No. 1-L in the area bounded by

the alley next north of W. Madison Street a line 108.7 feet west of the west line of N. Leclaire Avenue; W. Madison Street; and a line 186.32 feet west of the west line of N. Leclaire Avenue,

to those of a C1-2 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 No. 2-F.

PD 298

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all B6-7 Restricted Central Business District symbols and indications as shown on Map No. 2-F in the area bounded by

W. Marble Place; S. State Street; W. Adams Street; and S. Dearborn 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 hereof and to no others.

[Planned Development printed on pages 14843 thru
14850 of this Journal.]

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

—
Reclassification of Area Shown on Map No. 4-J.

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 R4 General Residence District symbols and indications as shown on Map No. 4-J in area bounded by

W. 16th Street; the alley next east of and parallel to S. Homan Avenue; a line 50 feet south of and parallel to W. 16th Street; and S. Homan Avenue,

to those of a B4-2 Restricted Service District, and a corresponding use district is hereby established in the area above described.

(Continued on page 14851)

January 7, 1983

UNFINISHED BUSINESS

14843

BUSINESS PLANNED DEVELOPMENTPLAN OF DEVELOPMENTSTATEMENTS

1. This Plan of Development, consisting of fourteen (14) statements, an "Existing Zoning" map, a "Boundary and Property Line" map, a "Generalized Land Use Plan," a "Preferential Street Map," and a "Plan of Development Use, Bulk Regulations and Data" table, stipulates the controls applicable to the area delineated in this plan as the "Business Planned Development," and no others shall apply. This Plan demonstrates that the proposed use and development of the delineated area is in accordance with the intent and purpose of the Chicago Zoning Ordinance, is in substantial conformity with the requirements thereof, and satisfies the criteria for approval as a Planned Development.
2. Legal title to the area delineated herein as "Business Planned Development," except that portion in public rights-of-way, is presently owned by Chicago Title and Trust Company, not individually, but as Trustee under Trust Agreement dated March 11, 1982, and known as Trust No. 1081500; the disclosure of economic interest in said Trust as required by Section 99.9-3.1 of the Chicago Zoning Ordinance has been filed with the City of Chicago.
3. The Applicant or its successors, assignees or grantees, or such other person or party as may then own or control the area delineated herein, shall obtain all official reviews, approvals, licenses and permits.
4. The following shall be permitted within the area delineated herein as "Business Planned Development": general office, business, and related commercial, financial and service-type uses, including restaurants and uses accessory to such uses.
 - a. Floor area in the building equal to at least 75% of the net site area shall be devoted to retail, restaurant and other non-office commercial, financial and service-type uses;
 - b. The entire enclosed ground floor area in the building, exclusive of building lobbies, elevator lobbies, pedestrian circulation areas, mechanical spaces, exit stairs, and other building service areas, shall be devoted to retail, restaurant, and other non-office commercial, financial and service-type uses.

APPLICANT: DEARBORN LAND COMPANY

ADDRESS: 40 West Adams Street, Chicago, IL (also known as
140 S. State Street)

DATE: September 14, 1982

- c. Except for building entrances, the entire ground level frontage of the building along State Street, to a depth of at least 60 feet from the State Street right-of-way, shall be devoted to retail, restaurant, and other commercial and service-type uses, but not to offices or financial institutions; and
 - d. Uses permitted at the ground level pursuant to Paragraphs 4(b) and 4(c), above, shall be generally orientated toward Adams, Dearborn and the enclosed pedestrian circulation route.
5. Provision shall be made during hours in which the building is open for enclosed, street level pedestrian circulation between State Street and Dearborn Street and for a pedestrian route at the first level below grade interconnecting the subway stations located at the northeast and northwest corners of the site.
 6. Except for building entrances there shall be no ground floor setback of the building permitted from the State Street right-of-way, provided that a 10-foot maximum setback shall be permitted along the Marble Place right-of-way between State Street and Dearborn Street.
 7. Off-street loading facilities shall be provided in compliance with this Plan of Development. Ingress and egress to such off-street facilities shall be from one or more of the following: Marble Place and Dearborn Street. No such ingress or egress shall be from State Street or Adams Street.
 8. 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 the person or party then in ownership or control of the area delineated herein.
 9. 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 paved areas required for such access. There shall be no access to off-street parking from State Street.

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10. Business and business identification signs and temporary signs, including but not limited to construction and marketing signs, may be permitted within the area delineated herein as "Business Planned Development" subject to the review and approval of the Department of Planning.
11. For purposes of Maximum F.A.R. calculations, mechanical equipment floor space in the building shall not be counted as Floor Area.
12. The height of any building or any appurtenance attached thereto 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 heretofore established by the Department of Planning, Department of Aviation, and Department of Law, as approved by the City Council.
13. No portion of any structure within 60 feet of the State Street right-of-way shall exceed 210 feet in height above curb level.
14. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as heretofore promulgated by the Commissioner of the Department of Planning.
15. The existing improvements located on the subject property shall not be demolished until the applicant, its successors and assigns are prepared to commence construction of the new building after the existing improvements are razed and the site is cleared.

The applicant, its successors and assigns shall utilize best efforts to lease a majority of the ground floor area of the existing improvements on the subject property to parties engaged in retail uses and other such uses as are permitted in the B6-7 zoning district classification of the Chicago Zoning Ordinance until such time that the salvaging of fixtures and the demolition of the existing improvements are scheduled to commence.

The aforesaid restrictions and requirement shall not apply in the event of casualty.

APPLICANT: DEARBORN LAND COMPANY

ADDRESS: 40 West Adams Street, Chicago, Illinois (also known as 140 S. State Street)

DATE: September 14, 1982

AMENDED: November 18, 1982

PLAN OF DEVELOPMENT USE, BULK REGULATIONS AND DATA

Site	Area	General Description of Land Use	Maximum F.A.R.	Maximum % of Land Coverage
Ft.	Acres			
66,768	1.53	General office, business and related commercial, financial and service-type uses, including restaurants and uses accessory to such uses.	32.31	100% at Ground Level*

Gross Site Area = Net Site Area (1.532 acres) + Area in Public Right-of-Way
= 2.35 Acres

Minimum Off-Street Loading Spaces: 10 spaces, each 10' x 25' in dimension

Minimum Off-Street Parking Spaces: 237

Minimum Ground Floor Setbacks at Property Lines: 0 (zero)

Maximum Permitted Ground Floor Setback along Marble Place: 10'

*Maximum % of Land Coverage Above a Plan 210 feet in Height Above State Street
Curb Level: 83%

Height Restriction: No portion of any structure within 60 feet of the State
Street right-of-way shall exceed 210 feet in height above
curb level

Permitted Use Requirements:

- a. Floor area in the building equal to at least 75% of the net site area shall be devoted to retail, restaurant and other non-office commercial, financial and service-type uses;
- b. The entire enclosed ground floor area in the building, exclusive of building lobbies, elevator lobbies, pedestrian circulation areas, mechanical spaces, exit stairs, and other building service areas, shall be devoted to retail, restaurant, and other non-office commercial, financial and service-type uses.
- c. Except for building entrances, the entire ground level frontage of the building along State Street, to a depth of at least 60 feet from the State Street right-of-way, shall be devoted to retail, restaurant, and other commercial and service-type uses, but not to offices or financial institutions; and
- d. Uses permitted at the ground level pursuant to Paragraphs (b) and (c) above, shall be generally orientated toward Adams, Dearborn and the enclosed pedestrian circulation route.

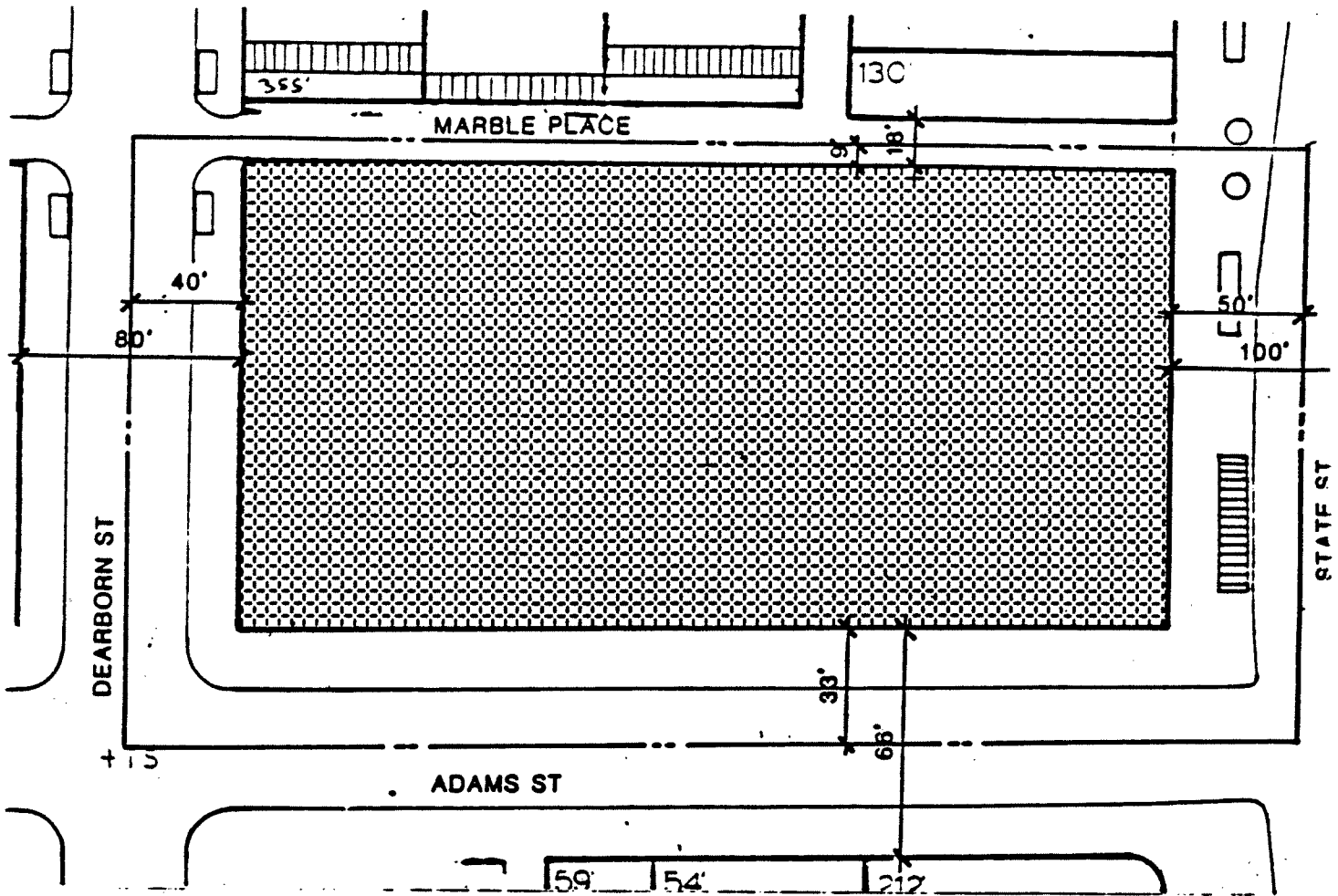
APPLICANT: DEARBORN LAND COMPANY

ADDRESS: 40 West Adams Street (also known as 140 S. State Street)



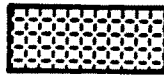
DATE: September 14, 1982

AMENDED: November 18, 1982

GENERALIZED LAND USE PLAN



LEGEND

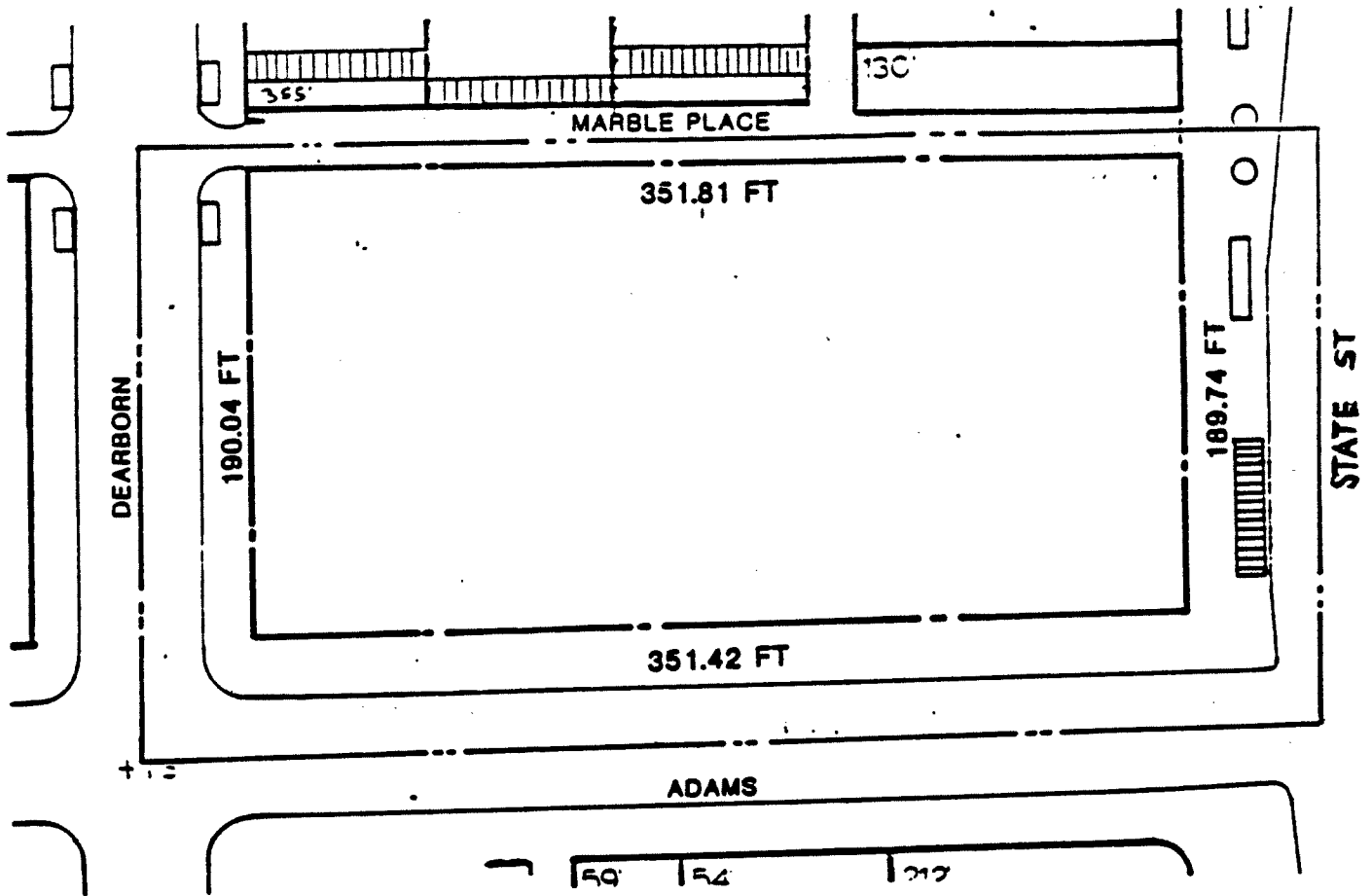
-  PROPERTY LINE
-  PLANNED DEVELOPMENT BOUNDARY
-  GENERAL OFFICE, BUSINESS & RELATED COMMERCIAL FINANCIAL & SERVICE TYPE USES, INCLUDING RESTAURANTS & USES ACCESSORY THERETO

Applicant: DEARBORN LAND COMPANY

Address: 40 W. ADAMS STREET
(also known as 140 S. State St.)

Date: September 14, 1982

BOUNDARY AND PROPERTY LINE MAP

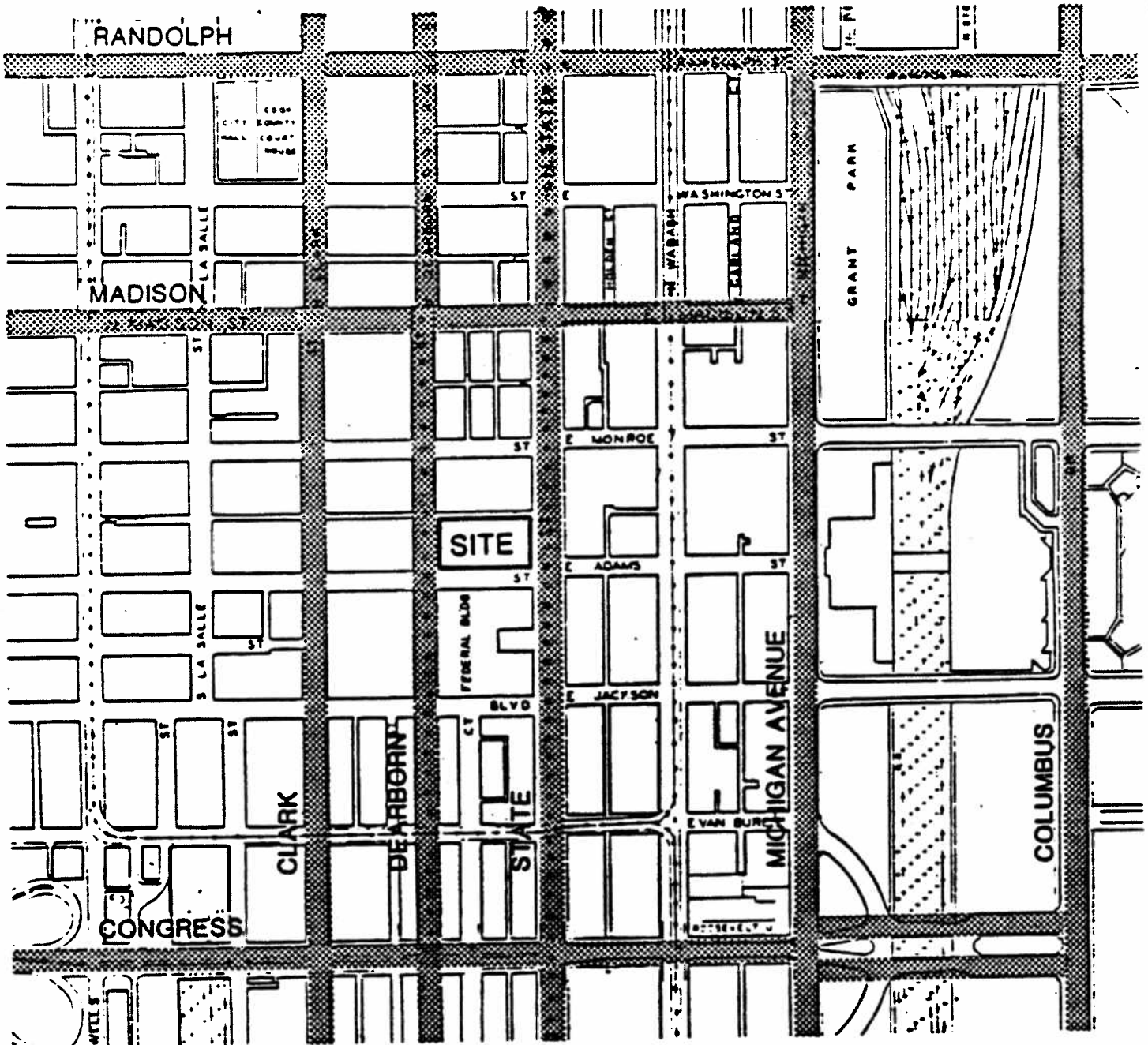


LEGEND

- PROPERTY LINE
- - - - - PLANNED DEVELOPMENT BOUNDARY

Applicant: DEARBORN LAND COMPANY
Address: 40 W. ADAMS STREET
(also known as 140 S. State St.)
Date: September 14, 1982

PREFERENTIAL STREET MAP



LEGEND

 PREFERENTIAL STREETS

Applicant: DEARBORN LAND COMPANY

Address: 40 W. ADAMS STREET
(also known as 140 S. State St.)

Date: September 14, 1982