



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

July 17, 2013

Joseph P. Gattuso
Shefsky & Froelich
1111 E. Wacker Drive
Suite 2800
Chicago, IL 60601-3713

**Re: Administrative Relief request for Business Planned Development No. 310
190 South LaSalle Street**

Dear Mr. Gattuso:

Please be advised that your request for a minor change to Business Planned Development No. 310 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

You are requesting, on behalf of the property owner, SP4 190 S. LaSalle, L.P., for the following two minor changes to the Planned Development:

1. An increase in the maximum number of allowable accessory off-street parking spaces from 50 to 55 and relief from the aisle width and parking space dimension requirements of Section 17-10-1001 of the Chicago Zoning Ordinance ("Ordinance"), as shown on the attached LL Floor Plan, dated July 2, 2013.
2. An increase in the maximum allowable site coverage from 86.64% to 87.37%.

The property at 190 S. LaSalle Street is improved with a 42-story office building constructed in 1986 and a lower level accessory parking garage. According to your letter, the garage is not open to the public and all the parking spaces are leased to occupants of the building. The Planned Development ("PD 310") permits a minimum of 25 and a maximum of 50 parking spaces. According to your request letter and an affidavit from the building's chief engineer, the garage has contained 55 spaces since approximately 1988. However, many of the parking spaces and the widths of the drive aisles do not comply with the requirements of Section 17-10-1001 of the Ordinance, including no accessible parking spaces being provided. Furthermore, the attached survey of the garage, revised June 17, 2013, identifies a total of 43 parking spaces, including 6 compact spaces.

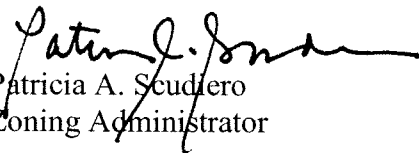
In regards to allowing an increase in the maximum number of parking spaces from 50 to 55 and relief from the aisle width and parking space dimension, pursuant to the Ordinance, Section 17-15-0403 Alterations and Enlargements, non-conforming developments cannot be expanded if the

enlargement increases the extent of the nonconformity. The parking garage does not currently contain 50 conforming parking spaces; therefore, we cannot allow an increase to 55. Therefore, the proposed increase in the maximum number of allowable accessory off-street parking spaces from 50 to 55 and relief from the aisle width and parking spaces dimension requirements of Section 17-10-1001 of the Chicago Zoning Ordinance is denied.

In regards to your second request, increasing the maximum allowable site coverage from 86.64% to 87.37%, we agree with you that this most likely occurred in 2010. Building Permit No. 100357322 was issued on November 29, 2010, and authorized the removal of the existing canvas vestibule and the addition of a new aluminum and glass entry vestibule for the existing restaurant tenant. According to calculations prepared by National Survey Service, the actual site coverage at present is 23,996 square feet (or 87.37%), a difference of approximately 200 square feet, which is the approximately size of the restaurant's entry vestibule. Based on this, the Department of Housing and Economic Development has determined that allowing an increase in the maximum site coverage from 86.64% to 87.37% will not create an adverse impact on the Planned Development or surrounding neighborhood, will not change the character of the development, and therefore, would constitute a minor change.

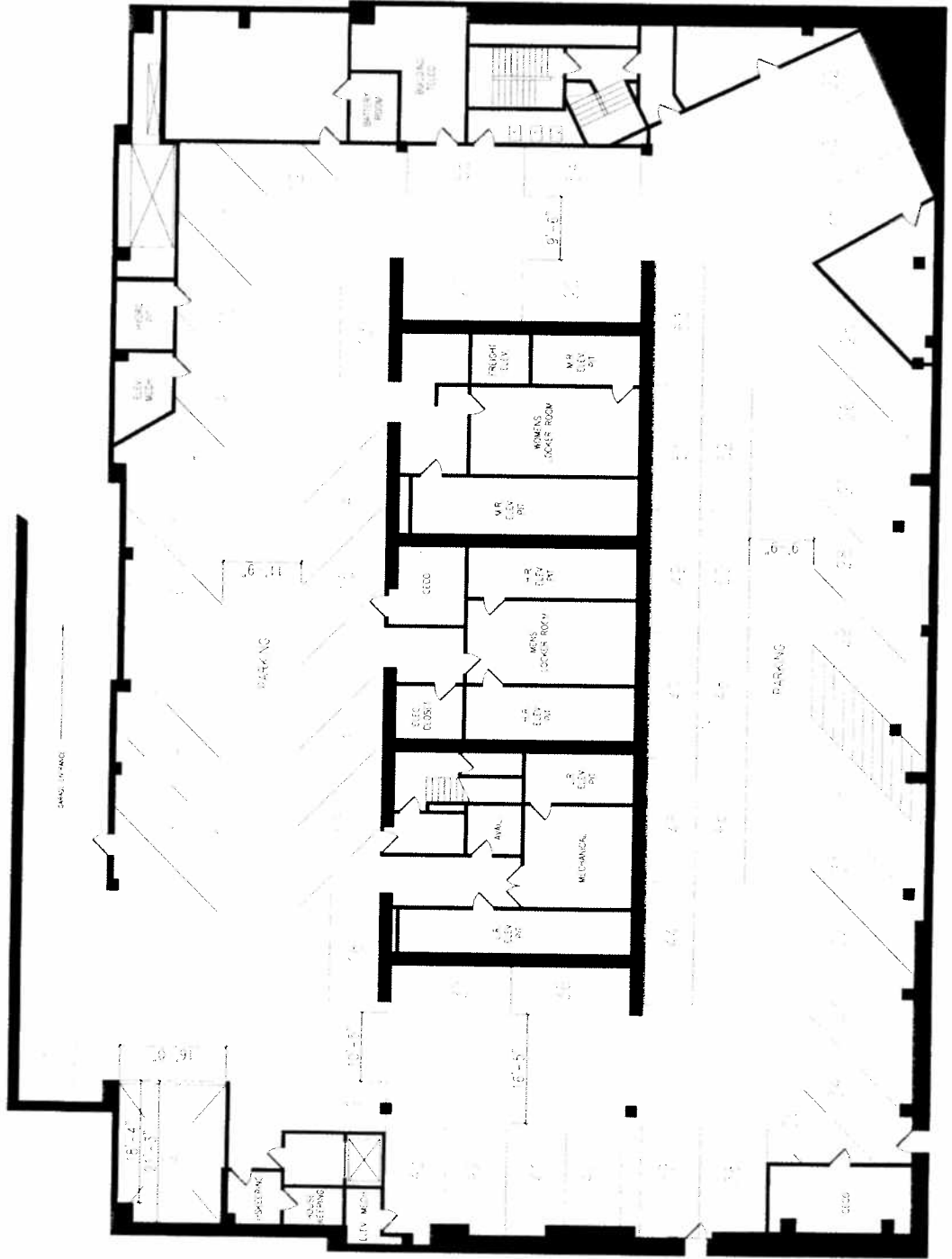
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 310, I hereby approve the site coverage minor change only, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Janice Hill, Main file



190 South LaSalle Street
 LL Floor Plan
 07/08/2013





Department of Buildings BUILDING PERMIT

Permit No. 100357322

Issued 11/29/2010

For Work at: 190 S LA SALLE ST

Description of permitted work:

REMOVE EXISTING CANVAS VESTIBULE ALONG ADAMS ST; CONSTRUCT NEW ALUMINUM/GLASS VESTIBULE WITH REVOLVING DOOR/ENTRY INTO EXISTING RESTAURANT TENANT.

In an Emergency Contact: JIMMY KIM (773)447-1681 x

Owner:

JIMMY KIM
190 S LASALLE ST
CHICAGO, IL 60603
(773)447-1681 x

Richard M. Daley
Mayor

Contractor:

STEPHEN O'NEIL
2157 W ADDISON #3
CHICAGO, IL 60618
(773)669-7249

Richard Monocchieo
Commissioner

Original Permit must be displayed on job site at all times; Copies NOT allowed! Plans must be kept on site during construction. Permit is NOT transferable. Any changes in contractor or deviation from approved plans must be approved by the Department of Buildings. Permit may be revoked for violation of any of the above provisions or other applicable ordinance.

A Certificate of Occupancy may be required before occupancy. Call (312) 744-2529 for more information.

THIS DOCUMENT HAS BLACK PRINTING OVER A PINK AND BLUE RAINBOW BACKGROUND ON WHITE PAPER.



100017054

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

AD 310

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 and C3-7 Commercial Manufacturing Districts symbols and indications as shown on Map No. 2-F in area bounded by

W. Marble Place; S. LaSalle Street; W. Adams Street; and a line 141 feet west of and parallel to S. LaSalle Street,

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

[Planned Development printed on pages 3791 thru 3798 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 No. 2-H.**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 Planned Development symbols and indications as shown on Map No. 2-H in the area bounded by

W. Jackson Boulevard; S. Seeley Avenue; W. Van Buren Street; the alley next west of and parallel to S. Hoyne Avenue; a line 178.73 feet north of and parallel to W. Van Buren Street; a line 119.0 feet east of and parallel to the alley next west of and parallel to S. Hoyne Avenue; W. Gladys Avenue; and the alley next east of and parallel to S. Leavitt Street,

to the designation of a Residential-Business Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth on the Plan of Development herewith attached and made a part hereof and to no others.

[Planned Development printed on pages 3799 thru 3807 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 No. 5-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 B4-1 Restricted Service and R3 General Residence Districts symbols and indications as shown on Map No. 5-J in the area bounded by

W. Fullerton Avenue; a line 96.15 feet east of N. Kimball Avenue; the alley next south of W. Fullerton Avenue; the alley next east of N. Kimball Avenue; a line 41.93 feet south of the alley next south of W. Fullerton Avenue; and N. Kimball 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. 6-F
(as Amended).*

(Continued on page 3808)

9630

PLAN OF DEVELOPMENTBUSINESS PLANNED DEVELOPMENT NO. 310STATEMENTS

1. The area delineated herein as Business Planned Development (the "Planned Development") consists of approximately 27,478 square feet of real property bounded on the north by Marble Place, on the east by South LaSalle Street, on the south by West Adams Street, and on the west by a line approximately 141 feet west of and parallel to South LaSalle Street (the "Property"), as identified in the drawing attached hereto entitled "Property Line Map." Title to the property is held by: LaSalle National Bank under trust agreement dated February 28, 1981 and known as Trust No. 10-38114-09 and by American National Bank and Trust Company of Chicago under trust agreements dated May 1, 1981 and known as Trust No. 52604 and Trust No. 52603, respectively. For purposes of the Planned Development, single designated control of the property is held by American National Bank and Trust Company of Chicago as trustee of Trust No. 52604. The beneficiaries of the said trusts are identified in the Economic Disclosure Statement attached hereto. The Applicant is the contract purchaser of the property and the agent of the beneficiaries for the purpose of seeking this zoning amendment.

APPLICANT: John Buck
200 South Wacker Drive
Chicago, Illinois 60606

DATE: October 12, 1983

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

3. 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.

4. The following uses shall be permitted within the Planned Development: business, commercial, retail, service and related uses, including off-street parking.

5. Business and business identification signs may be permitted within the Planned Development subject to the review and approval of the Commissioner of the Department of Planning and of the Department of Inspectional Services.

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 the City 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 the City of Chicago and shall have a minimum width of sixteen feet to

APPLICANT: John Bush
200 South Wacker Drive
Chicago, Illinois 60606

DATE: October 12, 1983

provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.

7. The height restriction of the development and any appurtenance attached thereto shall be subject to:

- (1) height limitations as certified on Form FAA-117 (or on successor form or forms covering the same subject matter) and approved by the Federal Aviation Administration; and
- (2) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.
- (3) height limitations as approved by the Federal Aviation Agency pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Agency.

8. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.

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

APPLICANT: John Buck
200 South Wacker Drive
Chicago, Illinois 60606

DATE: October 12, 1983

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

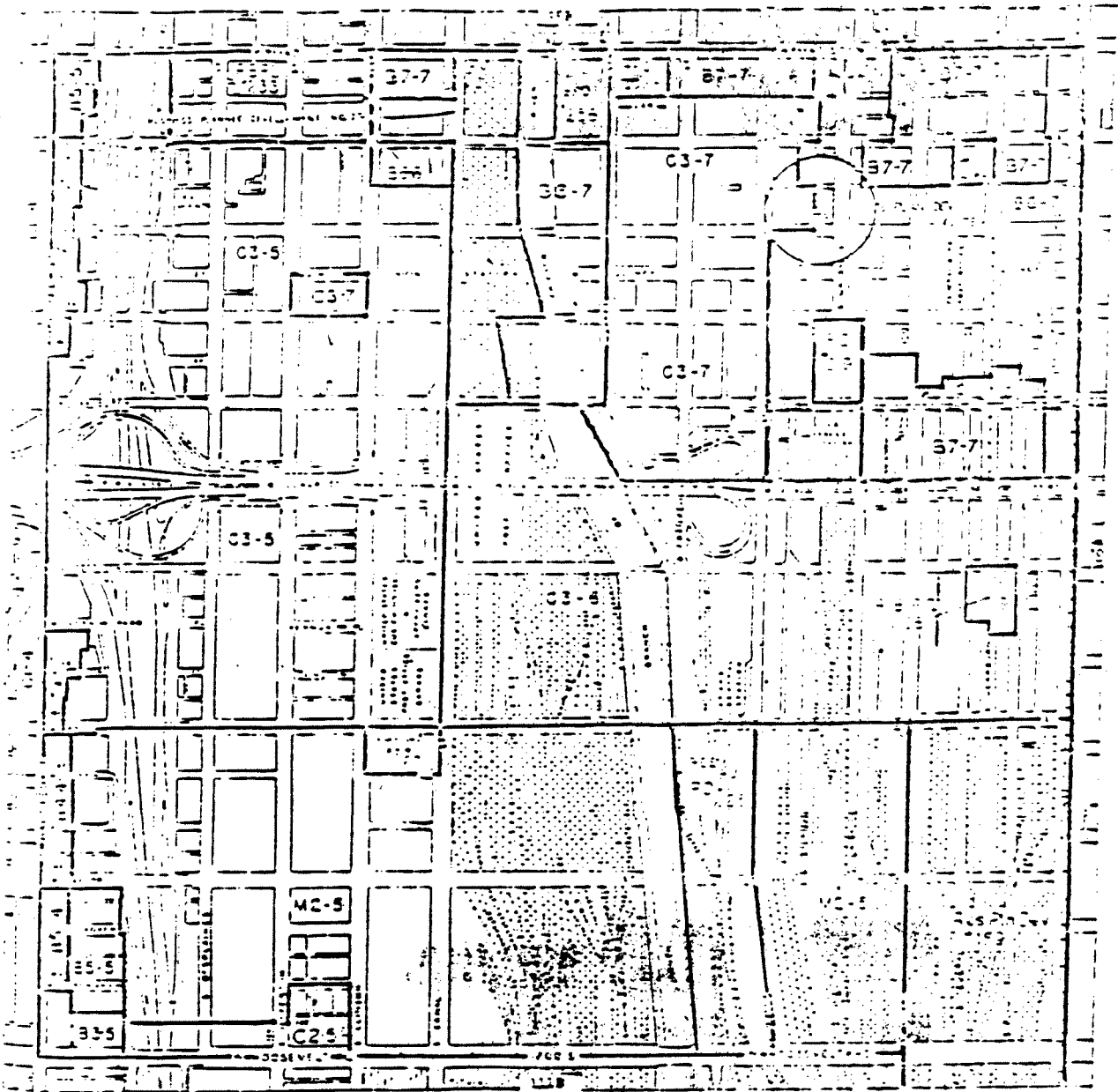
APPLICANT:

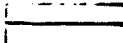

John Buck
206 South Wacker Drive
Chicago, Illinois 60606

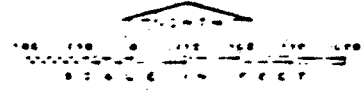
DATE:

October 12, 1983

EXISTING ZONING AND PREFERENTIAL STREET MAP

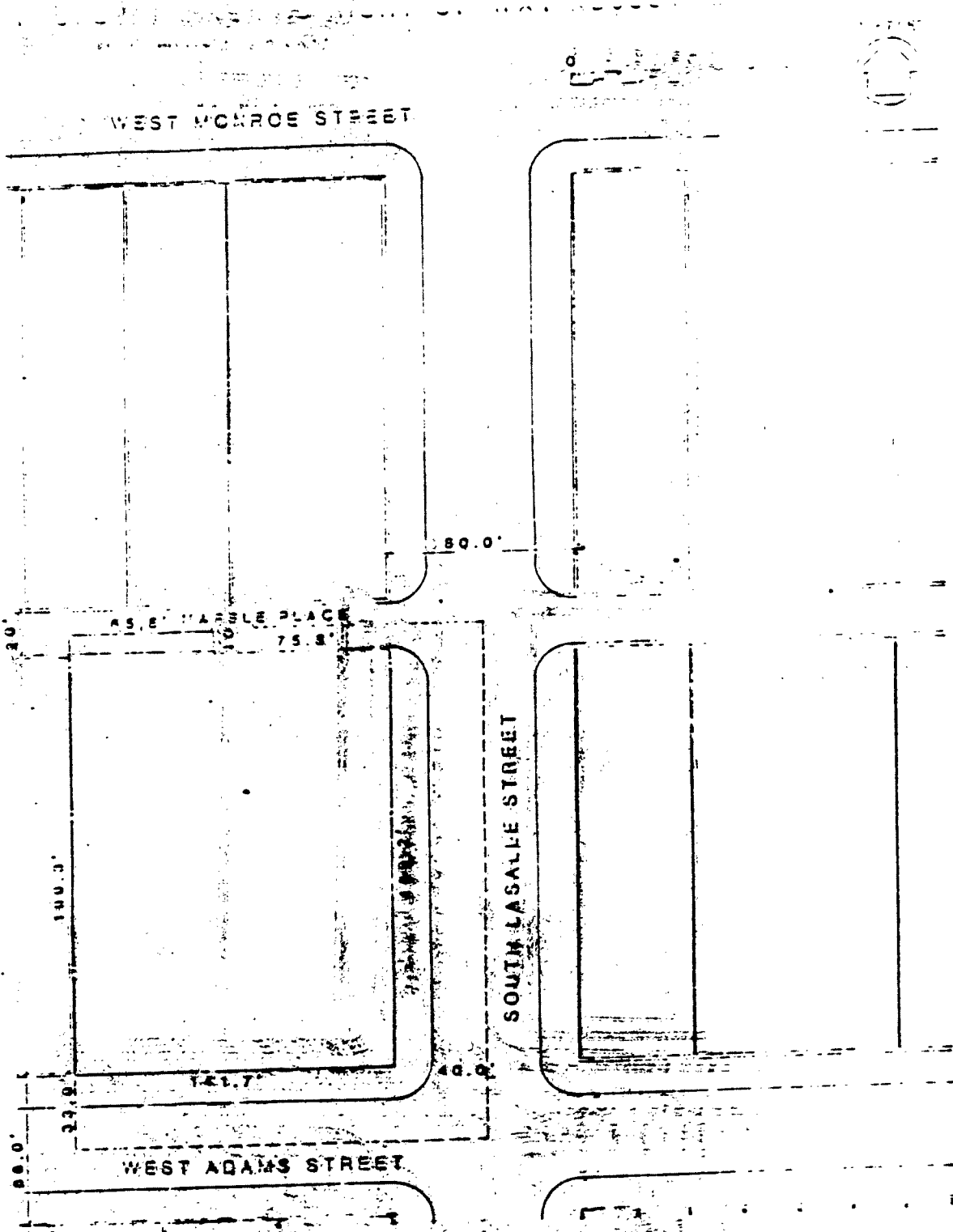


-  Zoning Districts
-  Business Development



APPLICANT: John Suck
 200 South Wacker Drive
 Chicago, Illinois 60606

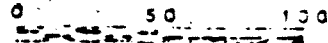
DATE: October 3, 1983



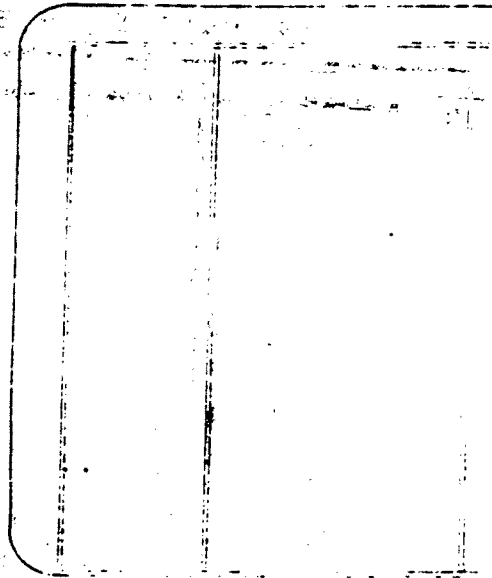
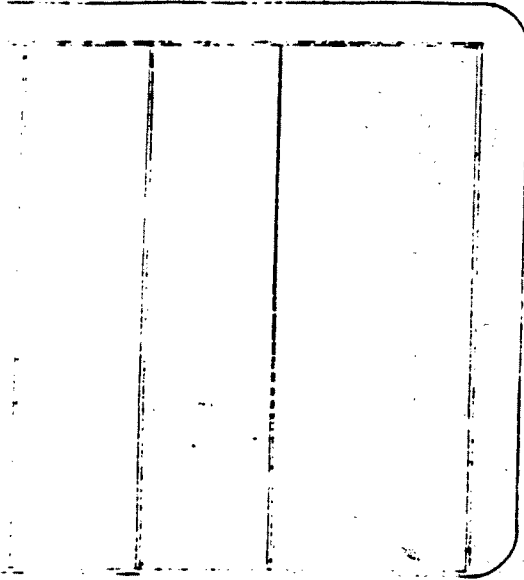
APPLICANT: John Such
 200 South Wacker Drive
 Chicago, Illinois 60606

Planned Development: B-1
 Post-Office Line

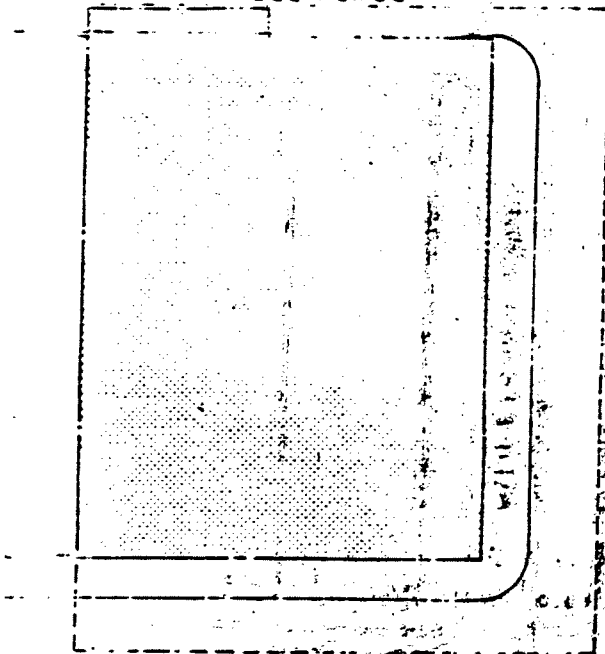
DATE: October 3, 1983



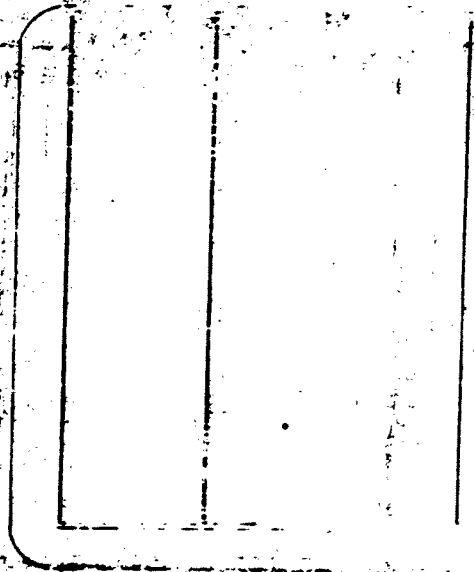
WEST MONROE STREET



MARBLE PLACE



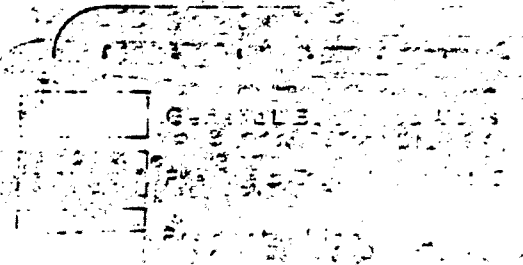
SOUTH LA SALLE STREET



WEST ADAMS STREET

APPLICANT: John Buck
 200 South Western Drive
 Chicago, Illinois 60604

DATE: October 3, 1983



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

Net Site Area:

27,478 square feet, or .547 acre

General Description of Land Use:

Business and commercial uses, including office and retail space, service type business and related uses, and off-street parking

Maximum Building Height:

588 feet

Maximum F.A.R.:

30.64

Maximum % of Land Covered at Grade:

86.64%

Gross Site Area:

(Gross site area = net site area (27,478 square feet) + area of public street (14,928)

42,406 square feet, or .974 acre

Minimum Number of Required Parking Spaces:

25

Maximum Number of Parking Spaces Permitted:

50

Minimum Number of Loading Spaces:

4

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200 South Wacker Drive
Chicago, Illinois 60606

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