



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 5, 2018

Angie Prowse
Tesla Motors, Inc.
3500 Deer Creek Road
Palo Alto, CA 94304

Re: Advisory Opinion for Planned Development No. 316, 901 N. Rush Street

Dear Ms. Prowse:

In response to your recent request, please be advised that the property located at 901 N. Rush Street is located within Residential Business Planned Development Number 316 ("PD 316"). You are seeking zoning verification that indoor vehicle sales are a permitted use at this location.

PD 316 was approved in 1986 and pursuant to Statement Number 4, the uses permitted at 901 N. Rush were those uses permitted in the B7-6, General Central Business District, including but not limited to residential, hotel, restaurant, tavern (with exceptions), office, retail, and related uses including parking, pools, and health facilities and earth station receiving dishes. On November 1, 2004, and pursuant to Section 17-1-1406-B of the Chicago Zoning Ordinance, this B7-6 District was converted to a DX-12, Downtown Mixed-Use District. Pursuant to Section 17-4-0207-TT, indoor vehicle sales are a permitted use in the DX District.

Therefore, indoor vehicle sales are a permitted use at 901 N. Rush St. If you have any questions, or need additional information, please contact Teresa McLaughlin of my staff at (312) 744-3509.

Sincerely,

Patrick Murphey
Acting Zoning Administrator

PM:tm

C: Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 27, 2016

Fabiola Lozoya
Tesla Motors, Inc.
45500 Fremont Blvd.
Fremont, CA 945538

Re: Advisory Opinion for Planned Development No. 316, 901 N. Rush Street


Dear Mr. Lozoya:

In response to your recent request, please be advised that the property located at 901 N. Rush Street is located within Residential Business Planned Development Number 316 ("PD 316"). You are seeking zoning verification that indoor vehicle sales are a permitted use at this location.

PD 316 was approved in 1986 and pursuant to Statement Number 4, the uses permitted at 901 N. Rush were those uses permitted in the B7-6, General Central Business District, including but not limited to residential, hotel, restaurant, tavern (with exceptions), office, retail, and related uses including parking, pools, and health facilities and earth station receiving dishes. On November 1, 2004, and pursuant to Section 17-1-1406-B of the Chicago Zoning Ordinance, this B7-6 District was converted to a DX-12, Downtown Mixed-Use District. Pursuant to Section 17-4-0207-TT, indoor vehicle sales are a permitted use in the DX District.

Therefore, indoor vehicle sales are a permitted use at 901 N. Rush St. If you have any questions, or need additional information, please contact Teresa McLaughlin of my staff at (312) 744-3509.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:tm

C: Vicki Lozano, Janice Hill, Main file

Yeas -- Aldermen Roti, Rush, Tillman, Evans, Bloom, Sawyer, Beavers, Humes, Hutchinson, Huels, Majerczyk, Madrzyk, Burke, Brady, Langford, Streeter, Kellam, Sheahan, Kelley, Sherman, Stemberk, Krystyniak, Henry, Marzullo, Nardulli, W. Davis, Smith, D. Davis, Hagopian, Santiago, Mell, Frost, Kotlarz, Banks, Damato, Cuilerton, Laurino, O'Connor, Pucinski, Natarus, Oberman, Hansen, McLaughlin, Orbach, Schuller, Volini, Orr, Stone -- 48.

Nays -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

Alderman Gabinski was excused ... voting under the provisions of Rule 14 of the Council's Rules of Order.

The following is said ordinance as passed:

PD 316

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 No. 316, as amended, and the B7- 6 General Central Business District symbols and indications as shown on Map No. 3-E in the area bounded by

East Walton Street; North Michigan Avenue; East Delaware Place; a line 288.10 feet west of and parallel to North Michigan Avenue; a line 43.09 feet north of and parallel to East Delaware Place; a line 100.05 feet east of and parallel to North Ernst Court; a line 68.05 feet northwest of East Delaware Place as measured along the east line of North Ernst Court; North Ernst Court; East Delaware Place; and North Rush Street,

to the designation of a Residential-Business Planned Development No. 316, 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..

[Residential-Business Planned Development printed on pages
28267 through 28274 of this Journal.]

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

AMENDMENT OF CHAPTER 194A, SECTION 6.4-4 OF
CHICAGO MUNICIPAL CODE REGARDING
RESTORATION OF DAMAGED
NON-CONFORMING
BUILDING.

(Continued on page 28275)

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
NO. 316, AS AMENDED
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as "Residential-Business Planned Development" (No. 316), As Amended, is owned or controlled by JMB/Urban 900 Development Partners, an Illinois General Partnership.
2. This Plan of Development, consisting of eleven (11) statements; an existing zoning map; a boundary and property line map including any proposed vacations or dedications of streets, alleys, or other public properties; a generalized land use map; and a table of use and bulk regulations and related controls, is applicable to the area delineated herein. These and no other 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 thereof, and satisfies the established criteria for approval as a planned development.
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 any and all

official reviews, approvals, licenses and permits required in connection with this Plan of Development.

4. The following uses shall be permitted within the area delineated herein as Residential-Business Planned Development No. 316, As Amended: from Michigan Avenue to a line 278 feet west thereof at Walton Street and 207 feet west thereof at Delaware Place, those uses permitted in the B6-6, Central Business District classification; and from said line west thereof to North Rush Street, those uses permitted in the B7-6, General Central Business District classification; including, with respect to both of the foregoing, but not limited to, residential, hotel, restaurant, tavern (except that at grade on Michigan Avenue and Rush Street tavern uses 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 from an interior circulation area only), office, retail, and related uses including parking, pools and health facilities and earth station receiving dishes, subject to such limits, maximum and minimum, as are set forth in the table of use and bulk regulations and related controls made a part of this Plan of Development.

5. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development and shall be subject to the review of the Bureau of Traffic Engineering and Operations and the approval of the Commissioner of Planning.

APPLICANT: JMB/Urban 900 Development Partners

DATE: December 30, 1985 REVISED: February 25, 1986

6. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply, with the following exceptions: For F.A.R. purposes, intermediate floors devoted to mechanical use (except for space devoted to the transfer of persons and goods) shall not be counted in total floor area.

7. Any dedication or vacation of streets, alleys, easements, grants of privilege or any adjustments of rights of way require a separate submittal by the applicant and approval by the City Council.

8. Any service drives and any other ingress or egress shall be adequately designed and paved in accordance with the now published regulations of the Bureau of Traffic Engineering and Operations in compliance with the Municipal Code of the City of Chicago related to motor vehicles, including emergency vehicles. Any fire lanes required shall be adequately designed and paved in compliance with the Municipal Code and shall have a minimum width of 18 feet. There shall be no parking within such paved areas.

9. Business and business identification signs only may be permitted within the planned development subject to the review and approval of the Departments of Zoning and

Planning. Temporary signs such as construction and marketing signs may be permitted subject to the aforesaid approvals. No advertising signs shall be permitted.

10. The height restrictions of any building or 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 now in effect as established by the Departments of Planning, Aviation, and Law, and approved by the City Council.

11. This Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as heretofore promulgated by the Commissioner of Planning.

APPLICANT: JMB/Urban 900 Development Partners
ADDRESS: 875 North Michigan Avenue
Chicago, Illinois 60611
DATE: December 30, 1985

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. J16, AS AMENDED
 PLAN OF DEVELOPMENT
 USE AND BULK REGULATIONS AND DATA

Site Area Sq. Ft.	Acres	General Description of Land Use	Max. % of Land Coverage
132,566.87	3.04	From Michigan Avenue to a line 273 feet west thereof at Walton Street and 207 feet west thereof at Delaware Place, those uses permitted in the B6-6, Central Business District classification; and from said line west thereof to North Rush Street, those uses permitted in the B7-6, General Central Business District classification; including, with respect to both of the foregoing, but not limited to, residential, hotel, restaurant, tavern (except that at grade on Michigan Avenue and Rush Street tavern uses 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 from an interior circulation area only), office, retail, and related uses, including parking, pools and health facilities, and earth station receiving dishes.	100% at grade level

Max. F.A.R.
16.9

Gross Site Area = Net site area including rights-of-way to be vacated: 132,566.87 sq. ft. (3.04 acres) plus area to remain in public rights-of-way: 75,443.47 sq. ft. (1.73 acres) = 208,010.34 sq. ft. (4.78 acres).

OFF-STREET PARKING AND LOADING CONTROLS

Minimum off-street loading spaces: 12 (10 ft. x 25 ft.)
 Minimum off-street parking spaces: 646
 Maximum off-street parking spaces: 1,705

All parking spaces will be enclosed.

DWELLING UNITS

Maximum Permitted: 210
 Maximum Number of Efficiency Units Permitted: 50% of actual

HOTEL ROOMS

Maximum Number Permitted: 525*

* Dwelling units and hotel rooms may be exchanged at a ratio of 2 hotel rooms equal one dwelling unit to a limit of 25% of the maximums set forth herein.

SET BACK AND SITE COVERAGE

Minimum Periphery set backs at grade level (plus 14 ft. C.C.D.): None
 Maximum percent of site coverage at and above 145 ft. above grade level (plus 14 ft. C.C.D.): 40 percent
 Estimated actual percent of site coverage at and above 145 ft. above grade level (plus 14 ft. C.C.D.): 33 percent
 Maximum percent of site coverage at and above 460 ft. above grade level (plus 14 ft. C.C.D.): 22 percent
 Estimated actual percent of site coverage at and above 460 ft. above grade level (plus 14 ft. C.C.D.): 15 percent

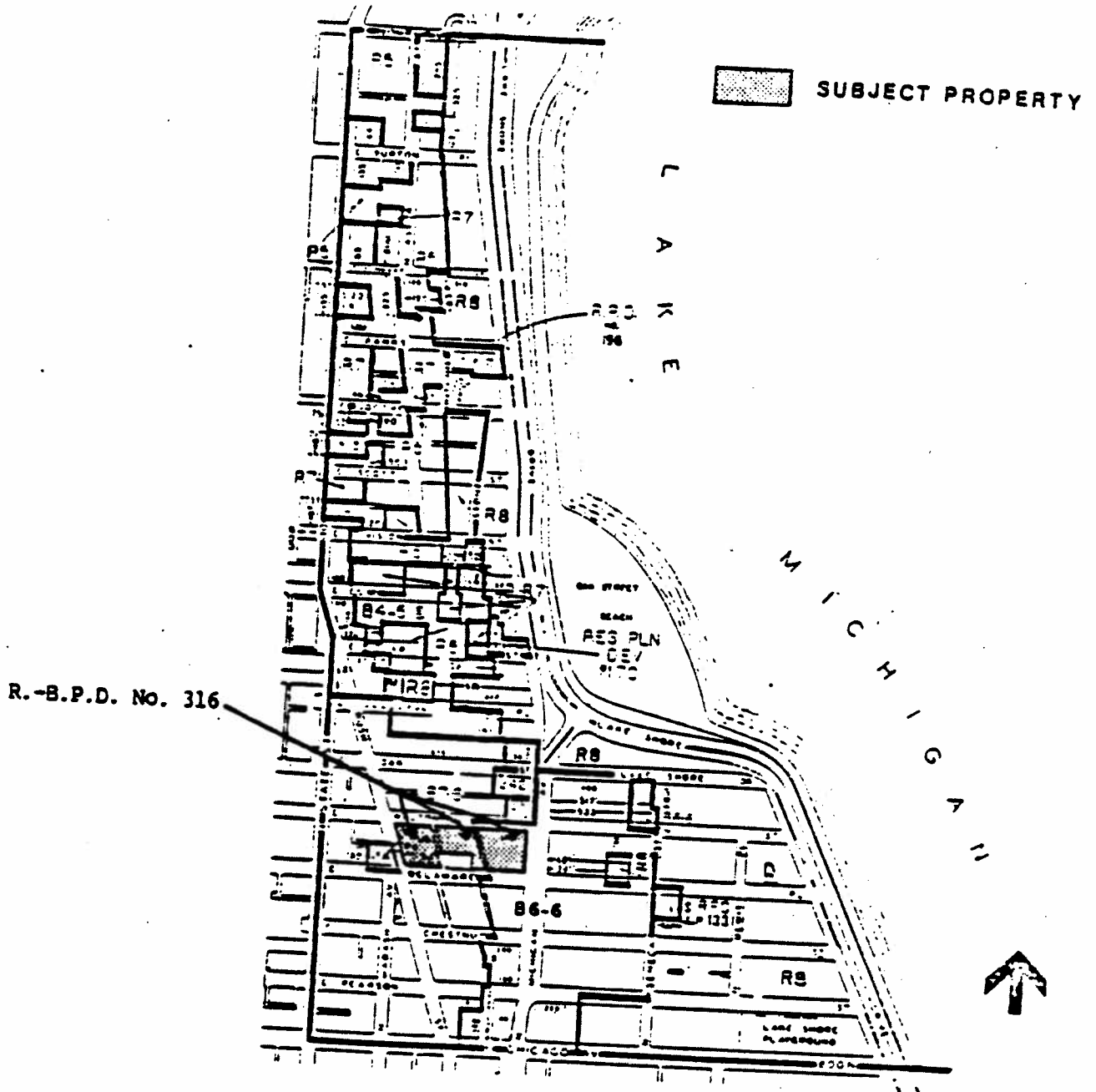
APPLICANT: JMB/Urban 900 Development Partners

ADDRESS: 875 North Michigan Avenue
 Chicago, Illinois 60611

DATE: December 30, 1985

REVISED: February 25, 1986

EXISTING ZONING MAP

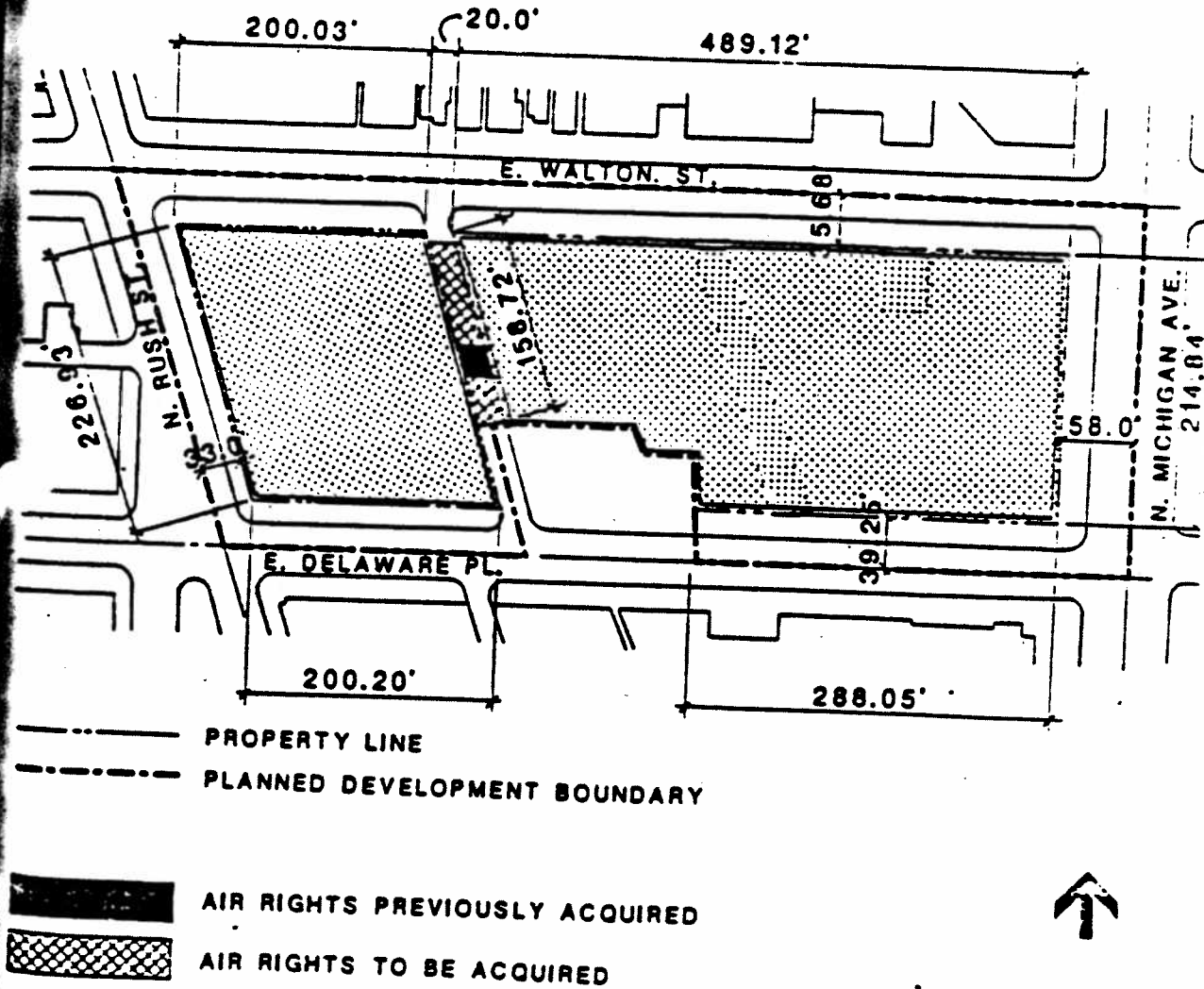


APPLICANT: JMB/Urban 900 Development Partners

ADDRESS: 875 North Michigan Avenue
Chicago, Illinois 60611

DATE: December 30, 1985

BOUNDARY AND PROPERTY LINE MAP

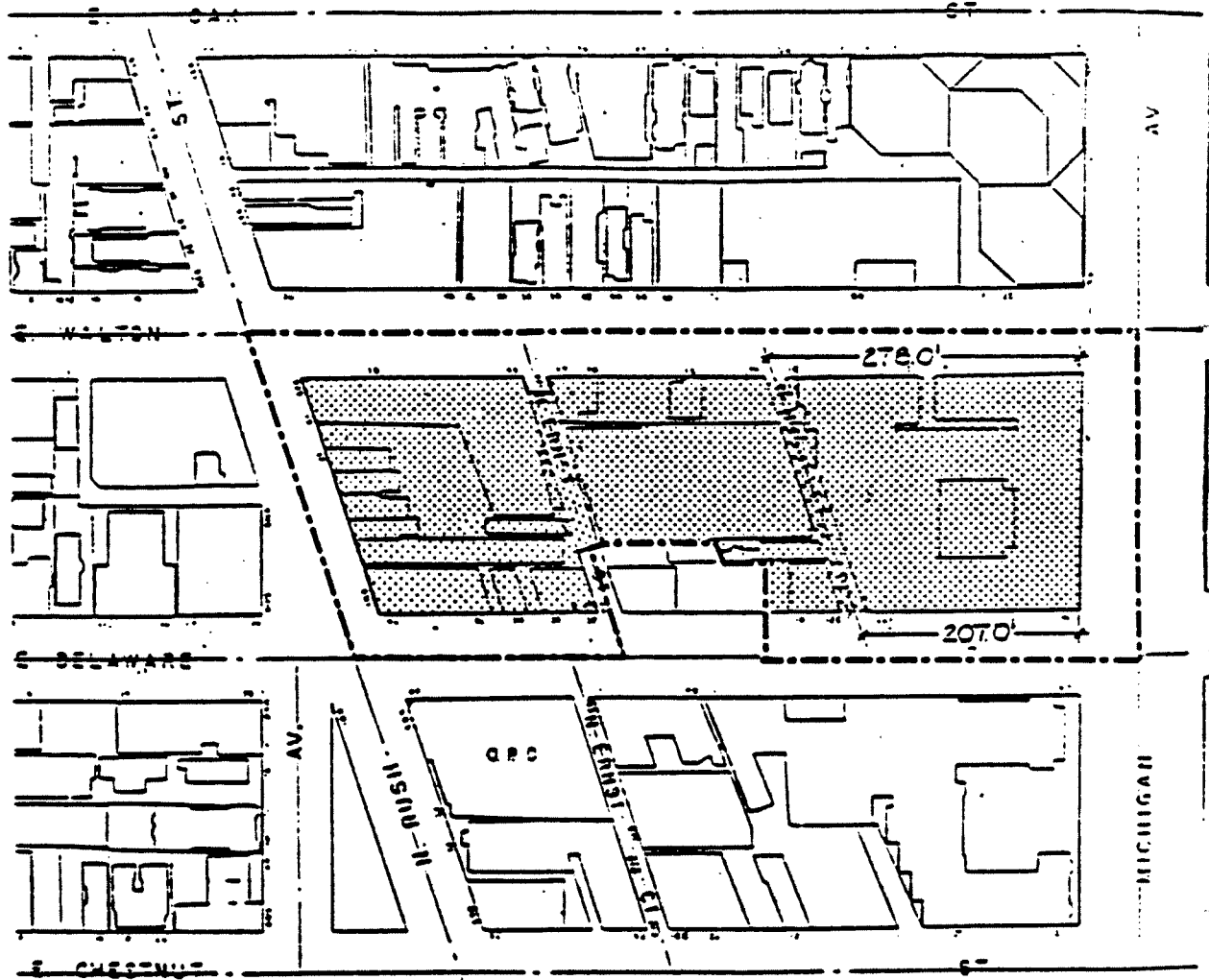


APPLICANT: JMB/Urban 900 Development Partners

ADDRESS: 875 North Michigan Avenue
Chicago, Illinois 60611

DATE: December 30, 1985

GENERALIZED LAND USE MAP



----- PLANNED DEVELOPMENT BOUNDARY



USES PERMITTED AS DESCRIBED IN THE TABLE OF USE AND BULK REGULATIONS AND CONTROLS



APPLICANT: JMB/Urban 900 Development Partners

ADDRESS: 875 North Michigan Avenue
Chicago, Illinois 60611

DATE: December 30, 1985

to those of an R5 General Residence 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 3-E.

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

PD 316

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential-Business Planned Development No. 316 and all the B7-6 General Central Business District symbols and indications as shown on Map No. 3-E in the area bounded by

E. Walton Street; N. Michigan Avenue; E. Delaware Place; a line 288.10 feet west of and parallel to N. Michigan Avenue; a line 43.09 feet north of and parallel to E. Delaware Place; a line 100.05 feet east of and parallel to N. Ernst Court; a line 68.05 feet northwest of E. Delaware Place as measured along the east line of N. Ernst Court; N. Ernst Court; a line 136.20 feet southeast of and parallel to E. Walton Street measured along Ernst Court; a line 100.08 feet east of and parallel to N. Rush Street; a line 158.88 feet southeast of and parallel to E. Walton Street measured along Rush Street; and N. Rush Street,

to the designation of a Residential-Business Planned Development No. 316, 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.

[Planned Development printed on pages 8102 thru 8110 of this Journal.]

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

Reclassification of Area Shown on Map 4-1.

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 R4 General Residence District symbols and indications as shown on Map No. 4-1 in the area bounded by

W. 17th Street; S. Rockwell Street; alley south of and parallel to W. 17th Street; and a line 25.3 feet west of and parallel to S. Rockwell Street,

to those of an M1-2 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 4-1.

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 R4 General Residence District symbols and indications as shown on Map No. 4-1 in area bounded by

W. 17th Street; a line 25.08 feet west of and parallel to S. Rockwell Street; the alley next

(Continued on page 8111)

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
NO. 316, AS AMENDED
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as "Residential-Business Planned Development" (No. 316), As Amended, is owned or controlled by Urban Investment and Development Co., a Delaware corporation, as represented in the disclosure documents filed with the Chairman of the Zoning Committee of the City Council of the City of Chicago.

2. This Plan of Development, consisting of eleven (11) statements; an existing zoning map; a boundary and property line map including any proposed vacations or dedications of streets, alleys, or other public properties; a generalized land use map; and a table of use and bulk regulations and related controls, is applicable to the area delineated herein. These and no other 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 thereof, and satisfies the established criteria for approval as a planned development.

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 any and all

APPLICANT: Urban Investment and Development Co.

ADDRESS: 333 West Wacker Drive
Chicago, Illinois 60606-1265

DATE: March 28, 1984

official reviews, approvals, licenses and permits required in connection with this Plan of Development.

4. The following uses shall be permitted within the area delineated herein as Residential-Business Planned Development No. 316, As Amended: from Michigan Avenue to a line 278 feet west thereof at Walton Street and 207 feet west thereof at Delaware Place, those uses permitted in the B6-6, Central Business District classification; and from said line west thereof to North Rush Street, those uses permitted in the B7-6, General Central Business District classification; including, with respect to both of the foregoing, but not limited to, residential, hotel, office, retail, and related uses including parking, pools and health facilities and earth station receiving dishes, subject to such limits, maximum and minimum, as are set forth in the table of use and bulk regulations and related controls made a part of this Plan of Development.

5. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development and shall be subject to the review of the Bureau of Traffic Engineering and Operations and the approval of the Commissioner of Planning.

APPLICANT: Urban Investment and Development Co.
ADDRESS: 333 West Wacker Drive
Chicago, Illinois 60606-1265
DATE: March 28, 1984

6. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply, with the following exception: For F.A.R. purposes, intermediate floors devoted to mechanical use (except for space devoted to the transfer of persons and goods) shall not be counted in total floor area.

7. Any dedication or vacation of streets, alleys, easements, grants of privilege or any adjustments of rights of way require a separate submittal by the applicant and approval by the City Council.

8. Any service drives and any other ingress or egress shall be adequately designed and paved in accordance with the now published regulations of the Bureau of Traffic Engineering and Operations in compliance with the Municipal Code of the City of Chicago related to motor vehicles, including emergency vehicles. Any fire lanes required shall be adequately designed and paved in compliance with the Municipal Code and shall have a minimum width of 18 feet. There shall be no parking within such paved areas.

9. Business and business identification signs only may be permitted within the planned development subject to the

APPLICANT: Urban Investment and Development Co.
ADDRESS: 333 West Wacker Drive
Chicago, Illinois 60606-1265
DATE: March 28, 1984

review and approval of the Departments of Zoning and Planning. Temporary signs such as construction and marketing signs may be permitted subject to the aforestated approvals. No advertising signs shall be permitted.

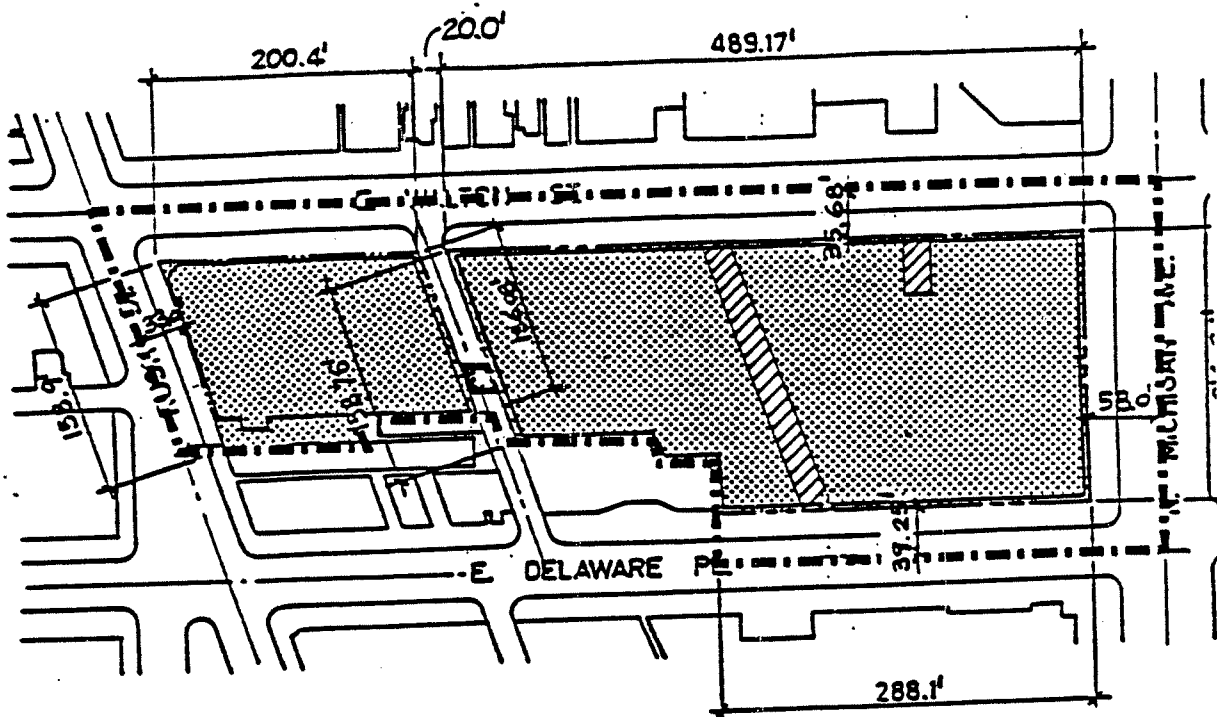
10. The height restrictions of any building or appurtenance attached thereto shall be subject to:

- (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 now in effect as established by the Departments of Planning, Aviation, and Law, and approved by the City Council.

11. This Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as heretofore promulgated by the Commissioner of Planning.

APPLICANT: Urban Investment and Development Co.
ADDRESS: 333 West Wacker Drive
Chicago, Illinois 60606-1265
DATE: March 28 1984

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
NO. 316, AS AMENDED
PLAN OF DEVELOPMENT
BOUNDARY AND PROPERTY LINE MAP



- PROPERTY LINE
- - - - - PLANNED DEVELOPMENT BOUNDARY
- ▨▨▨▨ RIGHTS OF WAY TO BE VACATED
- ▤▤▤▤ AIR RIGHTS TO BE ACQUIRED

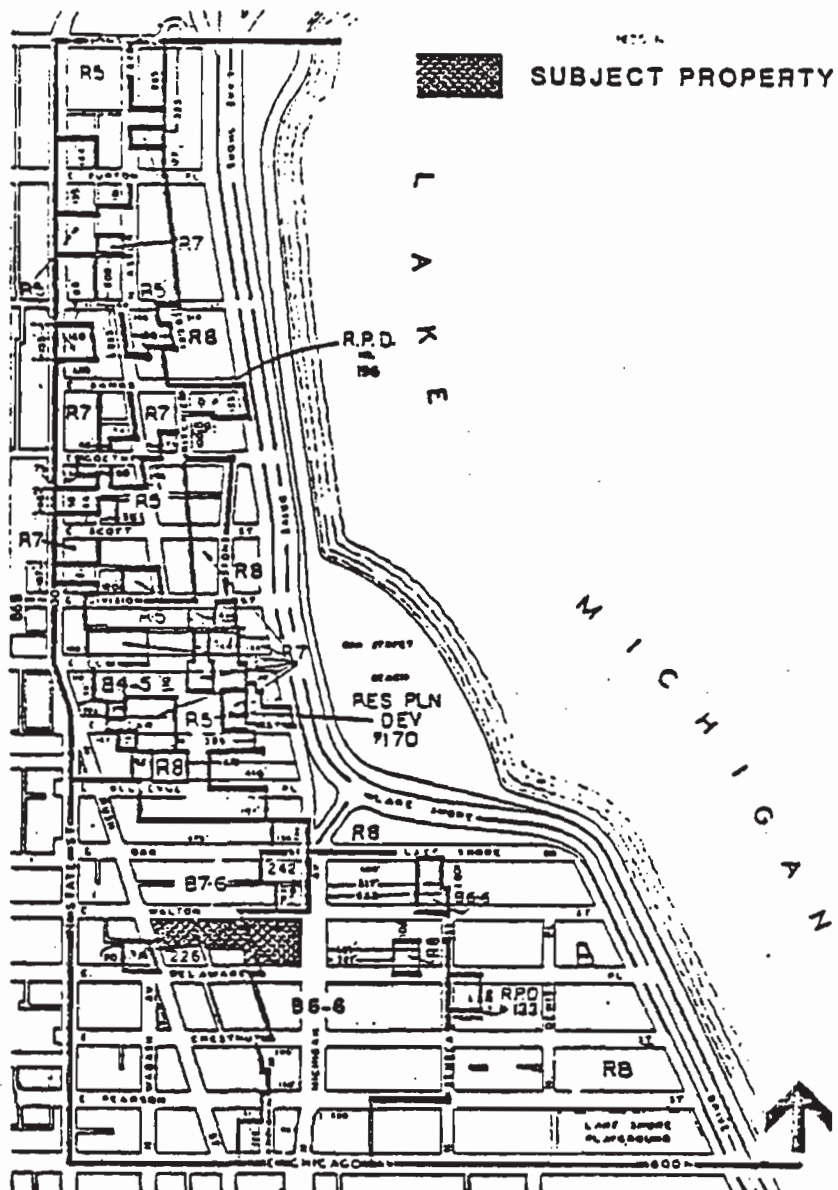
APPLICANT: Urban Investment and Development Co.
 ADDRESS: 333 West Wacker Drive
 Chicago, Illinois 60605-1265
 DATE: March 28 1984

July 9, 1984

REPORTS OF COMMITTEES

8107

PLAN OF DEVELOPMENT
EXISTING ZONING MAP

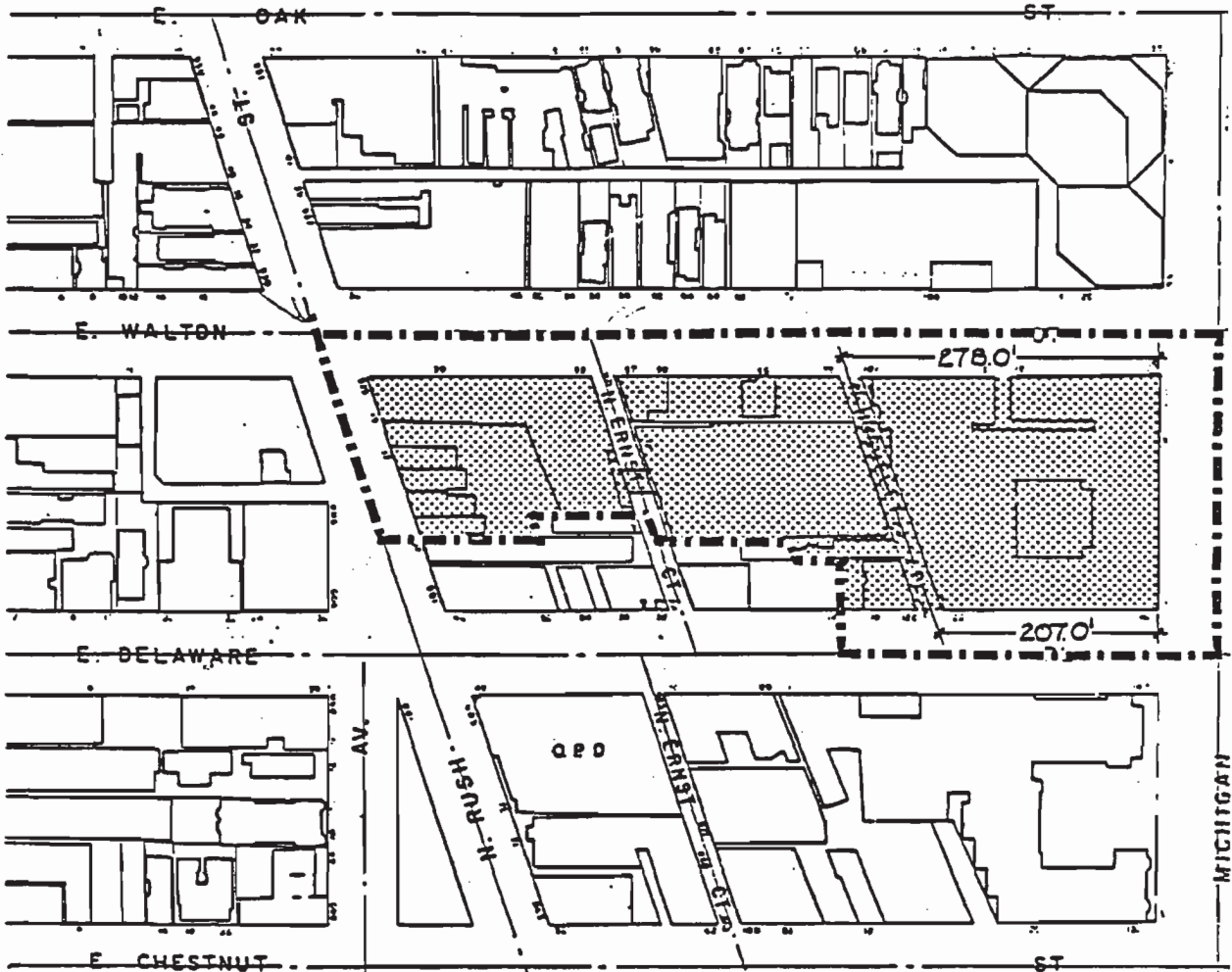


APPLICANT: Urban Investment and Development Co.

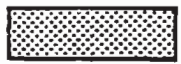
ADDRESS: 333 West Wacker Drive
Chicago, Illinois 60605-1265

DATE: March 28 1984

NO. 316, AS AMENDED
PLAN OF DEVELOPMENT
GENERALIZED LAND USE MAP



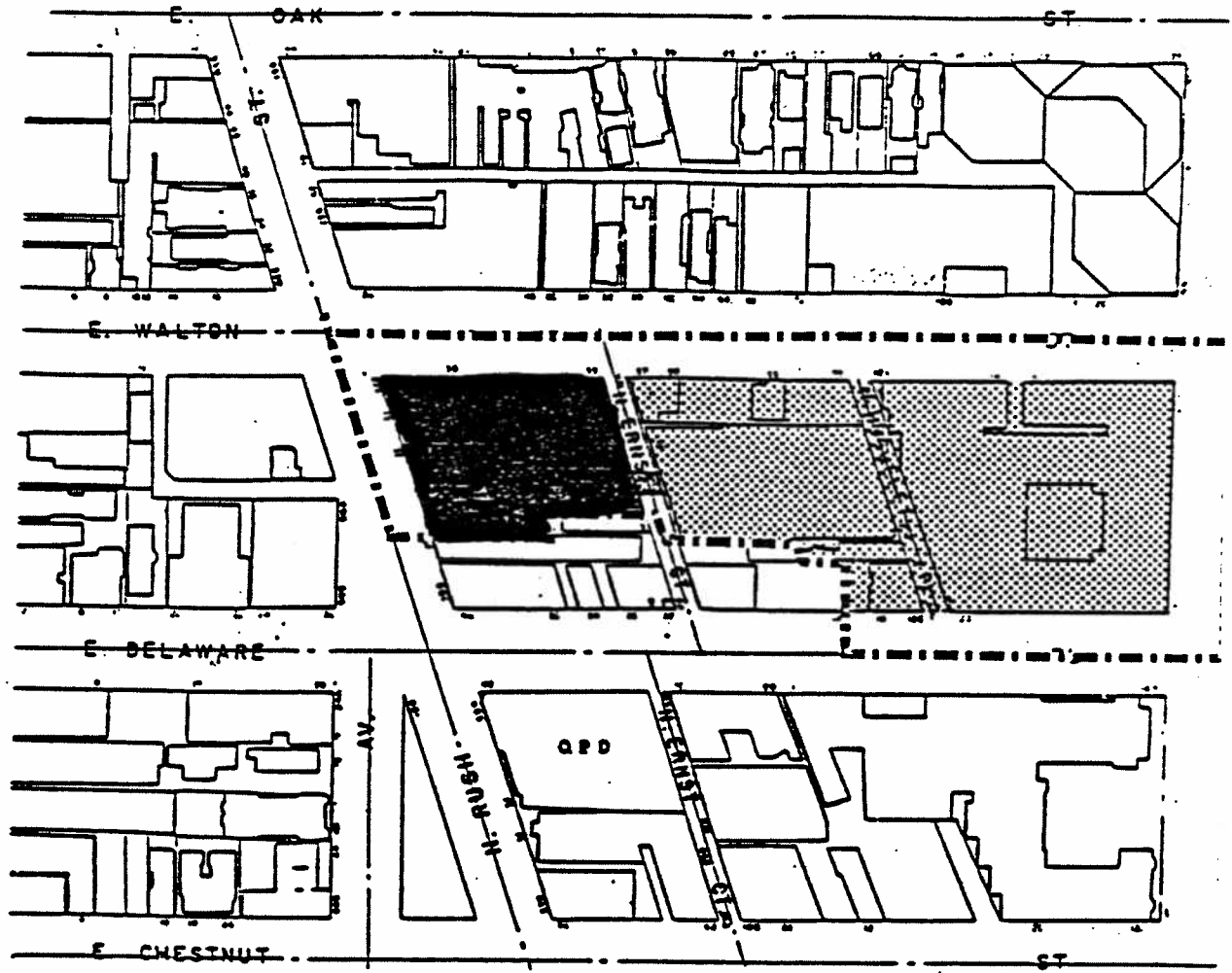
--- PLANNED DEVELOPMENT BOUNDARY



USES PERMITTED AS DESCRIBED IN THE TABLE
OF USE AND BULK REGULATIONS AND CONTROLS



APPLICANT: Urban Investment and Development Co.
 ADDRESS: 333 West Wacker Drive
 Chicago, Illinois 60605-1265
 DATE: March 28, 1984



----- PLANNED DEVELOPMENT BOUNDARY

 EXISTING PLANNED DEVELOPMENT

 RUSH STREET PARCEL, TO BE ADDED TO EXISTING PLANNED DEVELOPMENT



PLAN OF DEVELOPMENT
USE AND BULK REGULATIONS AND DATA

Site Area Sq. Ft.	Acres	General Description of Land Use	Max. F.A.R.	Max. % Land Covering
118,120.26	2.71	From Michigan Avenue to a line 273 feet west thereof at Walton Street and 207 feet west thereof at Delaware Place, those uses permitted in the B6-6, Central Business District classification; and from said line west thereof to North Rush Street, those uses permitted in the B7-6, General Central Business District classification; including, with respect to both of the foregoing, but not limited to, residential, hotel, restaurant, tavern, office, retail, and related uses, including parking, pools and health facilities, and earth station receiving dishes.	19.0	99.82% at ground level

Gross Site Area = Net site area including rights-of-way to be vacated: 118,120.26 Sq. Ft. (2.71 acres) plus area to remain in public rights-of-way: 62,924.54 Sq. Ft. (1.45 acres) = 181,044.80 Sq. Ft. (4.16 acres).

OFF-STREET PARKING AND LOADING CONTROLS

Minimum off-street loading spaces: 12 (10 ft. x 25-ft.)
 Minimum off-street parking spaces: 579
 Maximum off-street parking spaces: 1,250
 All parking spaces will be enclosed.

DWELLING UNITS

Maximum Permitted: 510*
 Maximum Number of Efficiency Units Permitted: 50% of actual

HOTEL ROOMS

Maximum Number Permitted: 525*
 *Dwelling units and hotel rooms may be exchanged at a ratio of 2 hotel rooms equal one dwelling unit to a limit of 25% of the maximums set forth herein.

SET BACK AND SITE COVERAGE

Minimum Periphery set backs at grade level (plus 14 ft. C.C.D.): None
 Maximum percent of site coverage at and above 145 ft. above grade level (plus 14 ft. C.C.D.): 40 percent
 Estimated actual percent of site coverage at and above 145 ft. above grade level (plus 14 ft. C.C.D.): 33 percent
 Maximum percent of site coverage at and above 460 ft. above grade level (plus 14 ft. C.C.D.): 22 percent
 Estimated actual percent of site coverage at and above 460 ft. above grade level (plus 14 ft. C.C.D.): 15 percent

APPLICANT: Urban Investment and Development Co.
 ADDRESS: 333 West Wacker Drive
 Chicago, Illinois 60606-1265
 DATE: March 28, 1984
 REVISED: May 10, 1984

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B3-3 General Retail District symbols and indications as shown on Map No. 1-K in the area bounded by

alley next north of and parallel to W. Madison Street; a line 75 feet east of and parallel to N. Keeler Avenue; W. Madison Street; and N. Keeler Avenue,

to those of a B5-2 General Service 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.

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 symbols and indications as shown on Map No. 2-F in the area bounded by

W. Van Buren Street; S. State Street; W. Congress Parkway; and a line 112 feet west of S. State Street,

to the designation of a Central Area Parking 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.

[Central Area Parking Planned Development printed on pages 5096 through 5101 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. 3-E.

PD 316

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 B6-6 Restricted Central Business District, and all the B7-6 General Business District symbols and indications as shown on Map No. 3-E in the area bounded by

E. Walton Street; N. Michigan Avenue; E. Delaware Place; a line 288.10 feet west of and parallel to N. Michigan Avenue; a line 43.09 feet north of and parallel to E. Delaware Place; a line 100.05 feet east of and parallel to N. Ernst Court; a line 68.05 feet northwest of E. Delaware Place as measured along the east line of N. Ernst Court; and N. Ernst Court,

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.

[Residential-Business Planned Development printed on pages 5102 through 5109 of this Journal.]

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

Reclassification of Area Shown on Map No. 3-F.

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

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
PLAN OF DEVELOPMENT
STATEMENTS

1. The area delineated herein as "Residential-Business Planned Development" (No.) is owned or controlled by Urban Investment and Development Co., a Delaware corporation, as represented in the disclosure documents filed with the Chairman of the Zoning Committee of the City Council of the City of Chicago.

2. This Plan of Development, consisting of eleven (11) statements; an existing zoning map; a boundary and property line map including any proposed vacations or dedications of streets, alleys or other public properties; a generalized land use map; and a table of use and bulk regulations and related controls, is applicable to the area delineated herein. These and no other 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 thereof, and satisfies the established criteria for approval as a planned development.

3. The Applicant or its successors, assigns or grantees, or such other person or party as may then own or control the area delineated herein shall obtain any and all official reviews, approvals, licenses and permits required in connection with this Plan of Development.

APPLICANT: Urban Investment and Development Co.

ADDRESS: 333 West Wacker Drive
Chicago, Illinois 60606-1265

DATE: October 31, 1983

4. The following uses shall be permitted within the area delineated herein as Residential-Business Planned Development (No.): from Michigan Avenue to a line 278 feet west thereof at Walton Street and 207 feet west thereof at Delaware Place, those uses permitted in the B6-6, Central Business District classification; and from said line west thereof to Ernst Court, those uses permitted in the B7-6, General Central Business District classification; including, with respect to both of the foregoing, but not limited to, residential, hotel, office, and retail and related uses, and earth station receiving dishes, subject to such limits, maximum and minimum, as are set forth in the table of use and bulk regulations and related controls made a part of this Plan of Development.

5. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development and shall be subject to the review of the Bureau of Traffic Engineering and Operations and the approval of the Commissioner of Planning.

6. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply, with the following exception: For F.A.R. purposes, intermediate floors devoted to mechanical use (except for space devoted to the transfer of persons and goods) shall not be counted in total floor area.

APPLICANT: Urban Investment and Development Co.

ADDRESS: 33 West Wacker Drive
Chicago, Illinois 60606-1265

DATE: October 31, 1983

7. Any dedication or vacation of streets, alleys, easements, grants of privilege or any adjustments of rights of way requiring a separate submittal by the applicant and approval by the City Council.

8. Any service drives and any other ingress or egress shall be adequately designed and paved in accordance with the now published regulations of the Bureau of Traffic Engineering and Operations in compliance with the Municipal Code of the City of Chicago related to motor vehicles including emergency vehicles. Any fire lanes required shall be adequately designed and paved in compliance with the Municipal Code and shall have a minimum width of 18 feet. There shall be no parking within such paved areas.

9. Business and business identification signs only may be permitted within the planned development subject to the review and approval of the Departments of Zoning and Planning. Temporary signs such as construction and marketing signs may be permitted subject to the aforesaid approvals. No advertising signs shall be permitted.

10. The height restrictions of any building or 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

APPLICANT: Urban Investment and Development Co.

ADDRESS: 333 West Wacker Drive
Chicago, Illinois 60606-1265

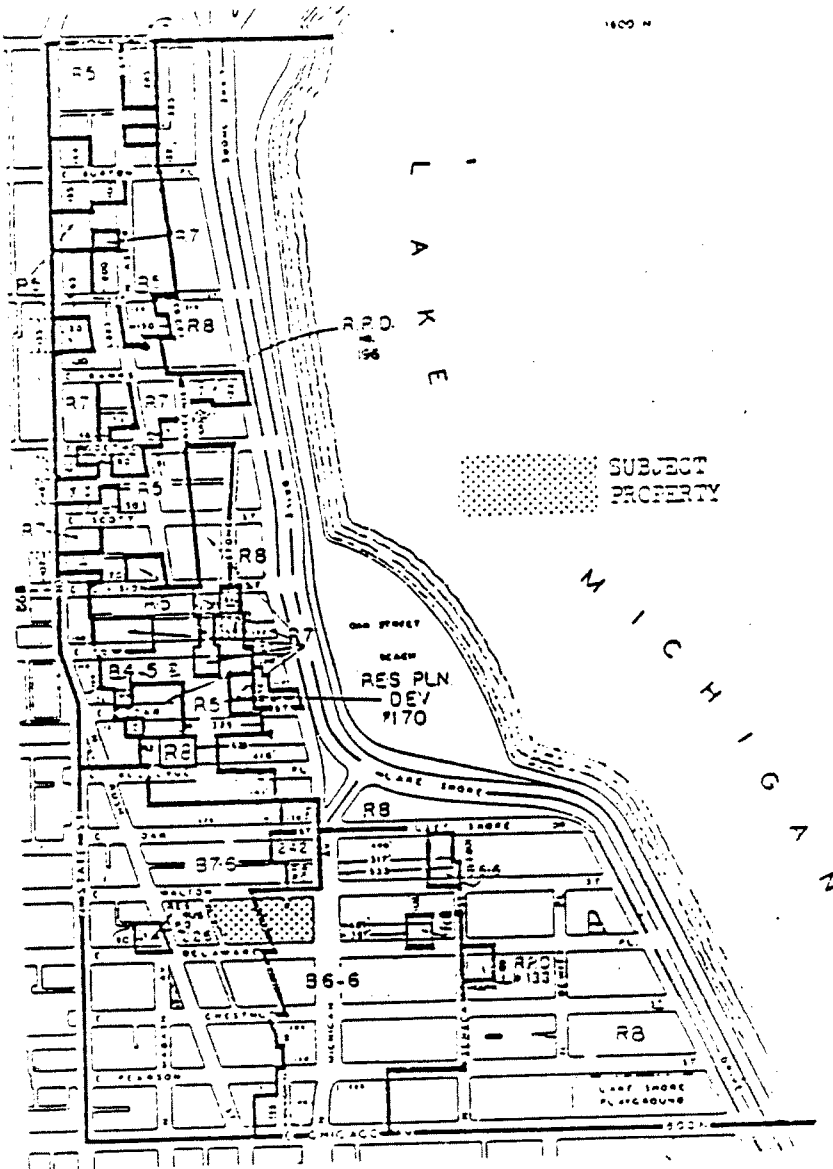
DATE: October 31, 1983

(b) Airport zoning regulations now in effect as established by the Departments of Planning, Aviation, and Law, and approved by the City Council.

11. This Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as heretofore promulgated by the Commissioner of Planning.

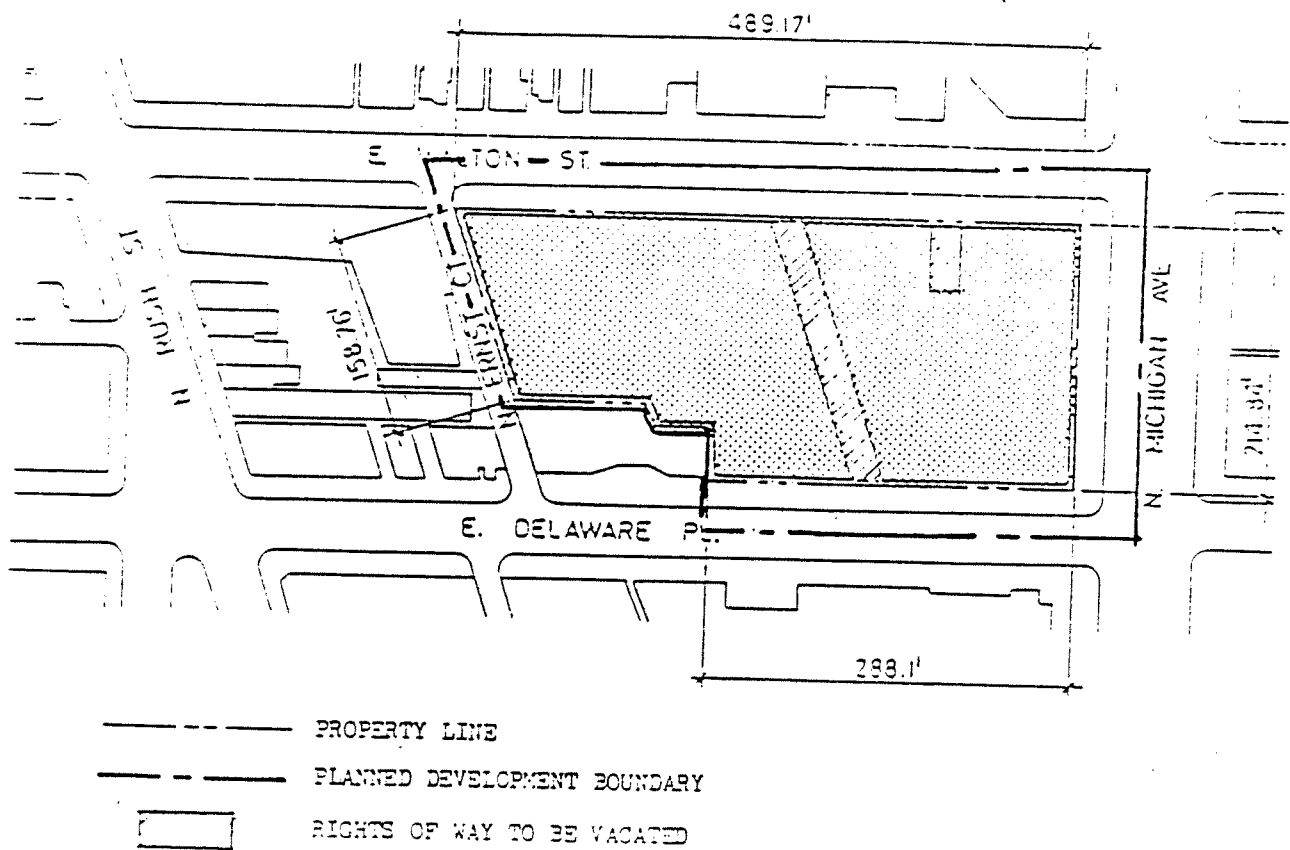
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DATE: October 31, 1983

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
PLAN OF DEVELOPMENT
EXISTING ZONING MAP



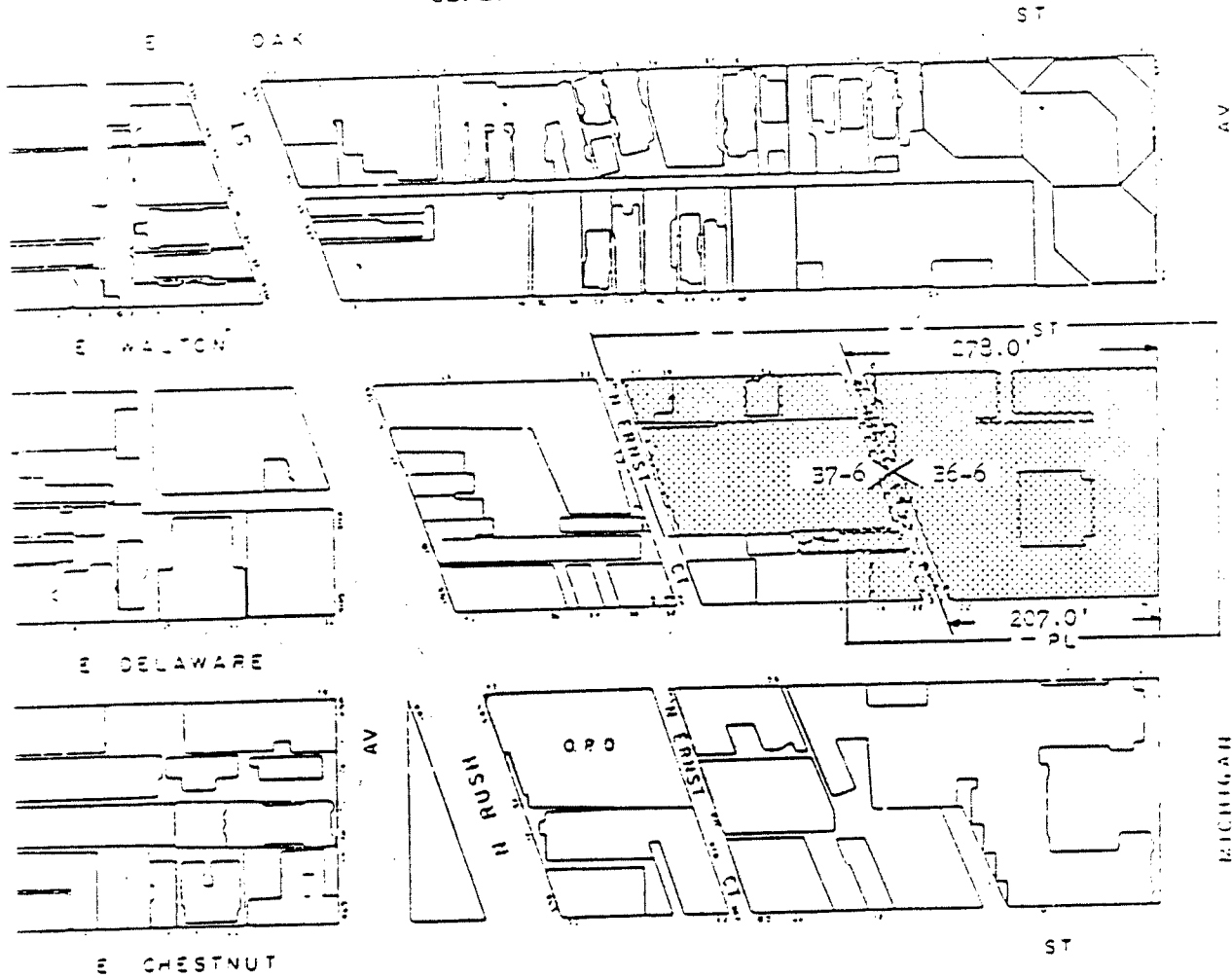
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 DATE: October 31, 1983

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
PLAN OF DEVELOPMENT
BOUNDARY AND PROPERTY LINE MAP



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Chicago, Illinois 60605-1265
DATE: October 31, 1983

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
PLAN OF DEVELOPMENT
GENERALIZED LAND USE MAP



USES PERMITTED ARE AS DESCRIBED IN THE TABLE OF USE AND BULK REGULATIONS AND CONTROLS.

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Chicago, Illinois 60605-1265

DATE: October 31, 1983

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
PLAN OF DEVELOPMENT

Site Area Sq. Ft.	Acres	General Description of Land Use	Max. F.A.R.	Max. % Land Coverage
89,456.54	2.054	From Michigan Avenue to a line 273 feet west thereof at Walton Street and 207 feet west thereof at Delaware Place, those uses permitted in the B6-6, Central Business District classification; and from said line west thereof to Ernst Court, those uses permitted in the B7-6, General Central Business District classification; including, with respect to both of the foregoing, but not limited to, residential, hotel, office and retail and related uses, and carth station receiving dishes.	21.0	100% at ground level

Gross Site Area = Net site area including rights-of-way to be vacated:
89,476 Sq. Ft. (2.054 acres) plus area to remain in public rights-of-way:
46,208 Sq. Ft. (1.06 acres) = 135,675 Sq. Ft. (3.11 acres).

OFF-STREET PARKING AND LOADING CONTROLS

Minimum off-street loading spaces: 11 (10 ft. x 25 ft.)
Minimum off-street parking spaces: 352
Maximum off-street parking spaces: 500
All parking spaces will be enclosed and below grade

DWELLING UNITS

Maximum Permitted: 210*
Maximum Number of Efficiency Units Permitted: 50% of actual

HOTEL ROOMS

Maximum Number Permitted: 525*

*Dwelling units and hotel rooms may be exchanged at a ratio of 2 hotel rooms equal one dwelling unit to a limit of 25% of the maximums set forth herein.

SET BACKS

Minimum Periphery set backs at grade level: None
Maximum per cent of site coverage above the ninth floor: 35 per cent
Estimated actual per cent of site coverage above the ninth floor:
29.87 per cent
Maximum per cent of site coverage above the twenty-ninth floor:
25 per cent
Estimated actual per cent of site coverage above the twenty-ninth floor:
19.85 per cent

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DATE: October 31, 1983

REVISED: December 15, 1983