



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

May 4, 1993

Mr. Jack Guthman
Sidley and Austin
One First National Plaza
Chicago, IL 60603

Re: 17-27 West Madison Street
Planned Development No. 358, as Amended

Dear Jack:

Please be advised that your request for a minor change to Central Area Parking Planned Development No. 358 on behalf of Citicorp Savings of Illinois has been considered by the Department of Planning and Development pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance.

Specifically, you requested that the use of the site as a grade-level public parking lot with 75 spaces be extended for a second two-year period. Planned Development No. 358, as amended as of June 22, 1988, allowed for the use of the site for parking purposes for a period of three years. On May 23, 1991, the Department of Planning and Development approved a two year extension allowing for interim, grade-level parking to June 22, 1993.

With regard to your request, the Department of Planning and Development has determined that the extension of the use of the property included within Planned Development No. 358, as amended for grade-level parking only for a second period of two years extending to June 22, 1995, would constitute a minor change pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and that this minor change will not:

1. Change the character of the development;
2. Increase the number of units per acre;
3. Increase the maximum permitted floor area ratio for the site;
4. Increase the maximum permitted percent land coverage for the site;
5. Permanently reduce the minimum required distance between structures or in the periphery setback.

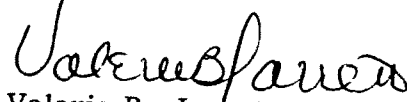


Furthermore, the requested change is appropriate, provided that the following conditions are adhered to:

1. Additional landscaping on the site be installed and maintained during this two year extension period in accordance with the Landscape Plan on file at the Department of Planning and Development prepared by Daniel Weinback and Partners, Ltd., dated March 29, 1993.
2. No parking shall be permitted in the area between the Madison Street frontage of the property and the wooden fence located approximately 20 feet south of the Madison Street property line.
3. The wooden fence be extended to "wrap around" the corners of the property a minimum of ten-feet south of the existing fence.
4. The operator of the parking facility acknowledges that Madison Street fronting the property is a potential route for the proposed transit circulator; and that if construction on the circulator trackage or other facilities begins within this two year period, access to and from the Madison Street driveway may be disrupted. In addition, the status of the construction and routing of the proposed transit project shall be taken into consideration if and when any additional time extensions are requested for this interim parking facility.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, the termination date of the use of this property as a grade-level parking lot, subject to the aforesaid conditions, is hereby extended from June 22, 1993 to June 22, 1995.

Sincerely,


Valerie B. Jarrett
Commissioner



City of Chicago
Richard M. Daley, Mayor

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 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

May 23, 1991

Mr. Jack Guthman
Sidley and Austin
One First National Plaza
Chicago, Illinois 60603

Re: 17-27 West Madison Street
Planned Development No. 358

Dear Mr. Guthman:

Please be advised that your request for a minor change to Central Area Parking Planned Development No. 358 on behalf of Citicorp Savings of Illinois has been considered by the Department of Planning pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance.

Specifically, you requested that the use of the site as a grade-level public parking lot with 75 spaces be extended for a two-year period. Planned Development No. 358 as amended as of June 22, 1988, allowed for the use of the site for parking purposes for a period of three years. Accordingly, as of June 22, 1991, the zoning classification of the subject property is to revert to a B7-7 classification.

With regard to your request, the Department of Planning has determined that the extension of the use of the property included within Planned Development No. 358 for grade-level parking only for a period of two years extending to June 22, 1993, would constitute a minor change pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and that this minor change will not:

1. Change the character of the development;
2. Increase the number of units per acre;
3. Increase the maximum permitted floor area ratio for the site;
4. Increase the maximum permitted percent land coverage for the site;
5. Permanently reduce the minimum required distance between structures or in the periphery setback.



Jack Guthman
Page 2

Furthermore, the requested change is appropriate, provided that the following conditions are adhered to:

1. The landscaping on the site be maintained during this two year extension period.
2. No parking shall be permitted in the area between the Madison Street frontage of the property and the wooden fence located approximately 20 feet south of the Madison Street property line.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, the termination date of the use of this property as a grade-level parking lot, subject to the aforesaid conditions, is hereby extended from June 22, 1991 to June 22, 1993.

Sincerely,



David R. Mosena
Commissioner

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 Central Area Parking Planned Development No. 358 symbols and indications as shown on Map No. 2-F in the area bounded by

West Madison Street; the alley next west of South State Street; the alley next south of West Madison Street; and the alley next east of South Dearborn Street,

to those of Central Area Parking Planned Development No. 358, as amended, 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 hereof and to no others.

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

Plan of Development attached to this ordinance reads as follows:

*Plan Of Development No. 358,
AS AMENDED.*

Central Area Parking Planned Development

Statements.

1. The area delineated herein as "Central Area Parking Planned Development" consists of the property located at 17--27 West Madison Street, which totals approximately 15,757 square feet, more or less, or .36 acres of real property.

The attached Property Line map identifies the property, legal title to which is owned by Citicorp Savings of Illinois, successor to First Federal Savings & Loan Association of Chicago. 326 South Wells Corporation is the lessee of the property and will operate the proposed parking lot.

Reclassification Of Area Shown On Map No. 1-G.

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. 1-G in area bounded by

the alley next north of and parallel to West Hubbard Street; a line 100.45 feet east of and parallel to North Noble Street; West Hubbard Street; North Noble 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 No. 1-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 R3 General Residence District symbols and indications as shown on Map No. 1-J in area bounded by

a line 299 feet south of West Ohio Street; the alley next east of North Avers Avenue; a line 371 feet south of West Ohio Street; and North Avers Avenue,

to those of a C1-1 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.

The applicant is seeking permission to continue to operate a parking lot located on the property. The lot will accommodate 75 vehicles, 68 in regular spaces and 7 in reservoir spaces. In addition to the paved parking area, new improvements constructed on the property will be retained. Those improvements include: an attendant booth with toilet facility; landscaping along the north boundary in conformity with Chicago Plan Commission guidelines; guardrails running along the north, south, and west boundaries of the subject property; and a driveway located on West Madison Street. These improvements are indicated on the Parking Plan attached hereto.

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 said lot at any time.
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 one driveway on West Madison Street. The driveway will comply with the driveway ordinance of the City of Chicago.
6. The parking facility will operate between 6:00 A.M. and 12:00 Midnight, seven days a week. This time schedule may be extended by 90 minutes in the event of a special event or occasion.
7. The Applicant or its successors, assigns, or grantees shall obtain all required City of 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 application submitted on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.
9. The permitted uses of 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 B7-7 zoning district.
11. The zoning classification of the subject property will revert to B7-7, upon the first to occur of: (i) the termination of the use of the site as a parking facility; or (ii) the third anniversary of the effective date of this ordinance, provided, however, that on the first anniversary of the effective date of the ordinance, the Plan Commission shall hold a public hearing and review the use of the subject property and if it adopts a resolution finding that the terms and provisions of this Planned Development ordinance have not been complied with or that the use of the subject property has significantly impaired vehicular and pedestrian circulation along

Madison Street, the zoning classification of the subject property shall revert to B7-7 effective as of the date of such resolution.

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.

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

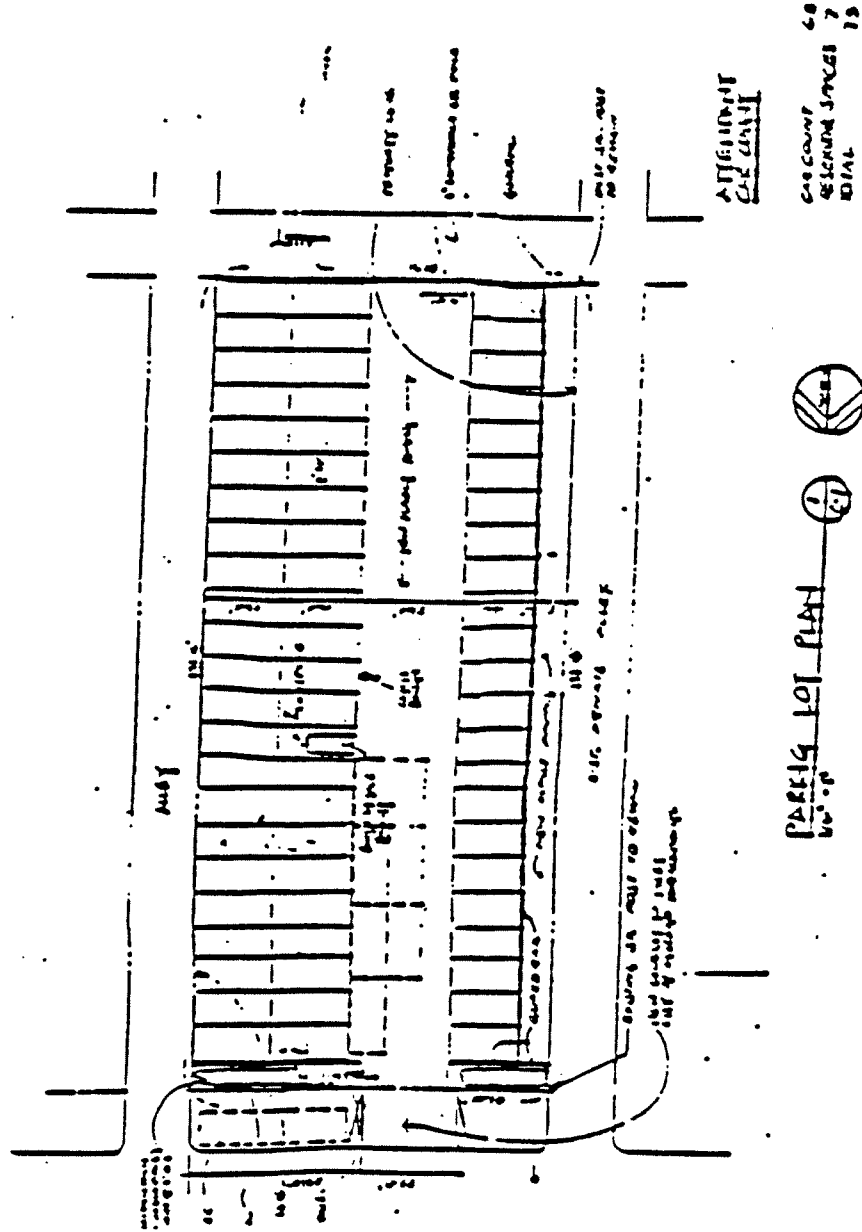
Central Area Parking Planned Development

Use And Bulk Regulations And Data.

Net Site Area:	15,757 square feet \pm .36 acres
Gross Site Area:	15,757 square feet \pm
General Description of Land Use:	Grade-level public parking facility
Maximum Number of Parking Spaces:	68 plus 7 reservoir spaces
Maximum Area of Business and Commercial:	15,757 square feet \pm
Maximum F.A.R.:	1.0
Maximum Percentage of Land Covered:	100%.

[General Land Use Map, Boundary and Property Line Map and Existing Zoning Map printed on pages 14819 through 14821 of this Journal.]

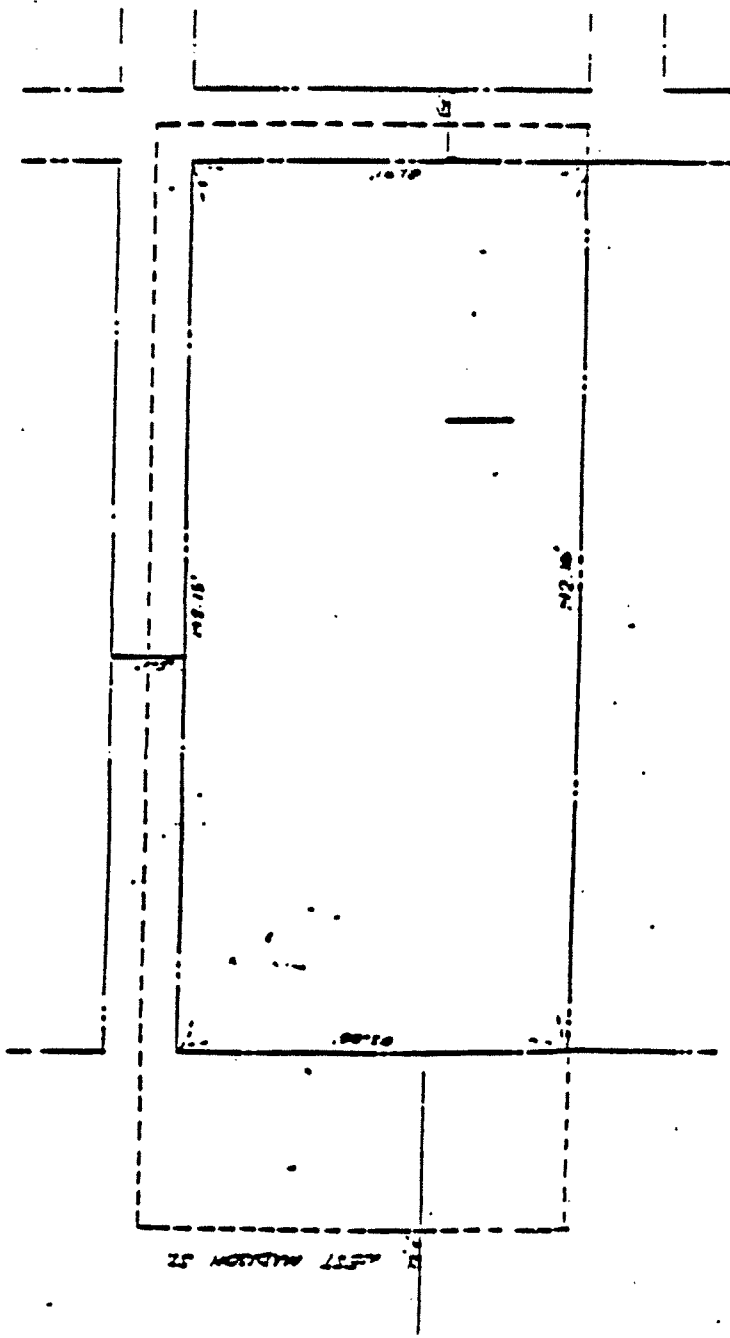
GENERAL LAND USE MAP



326 South Wells Corporation
 111 West Jackson Boulevard
 Chicago, Illinois

March 29, 1988

PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP



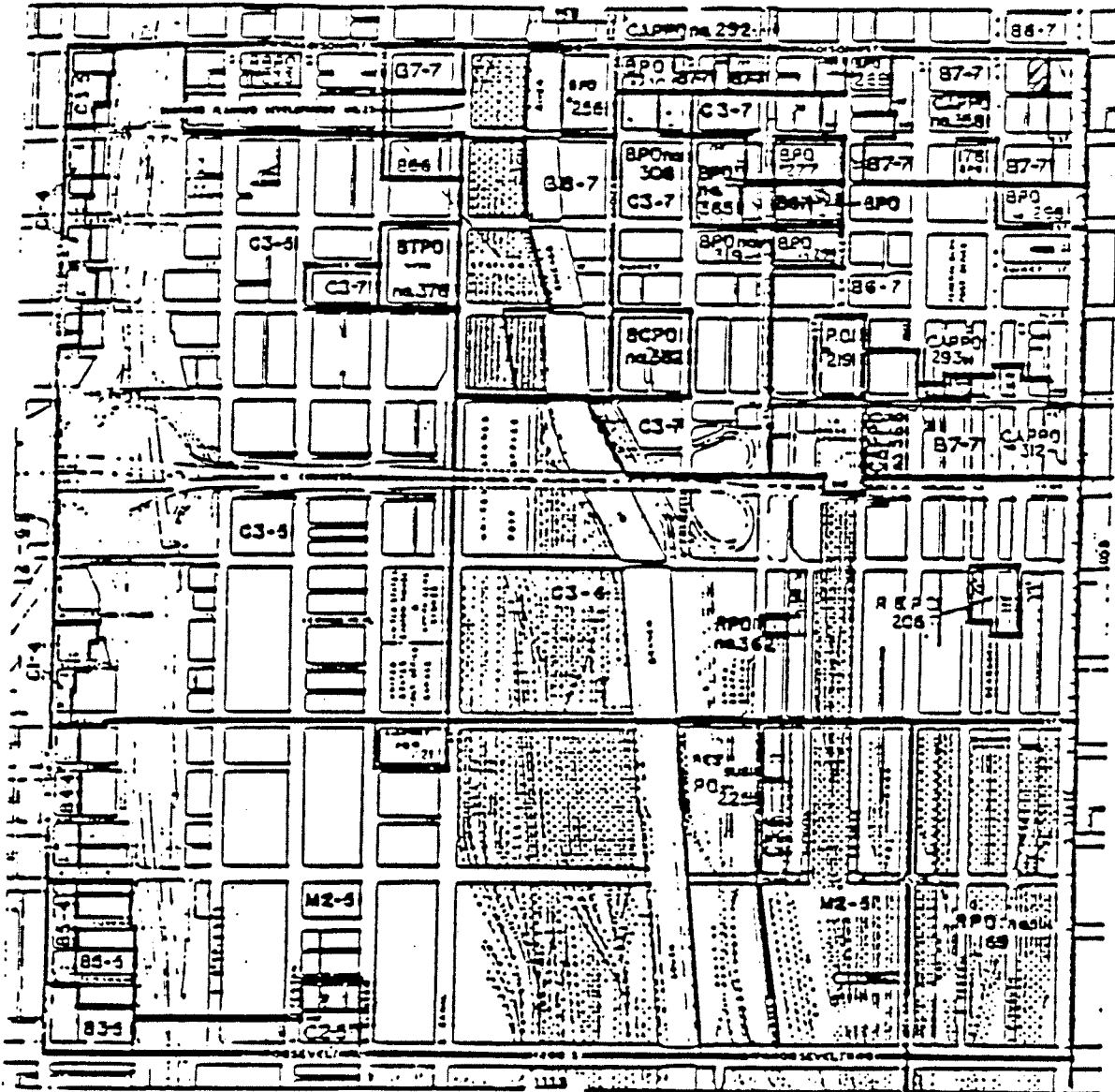
PLOT PLAN
1/4" = 11.0'


Planned Development Boundary --- --- Property Line

326 South Wells Corporation
111 West Jackson Boulevard
Chicago, Illinois

March 29, 1988

EXISTING ZONING MAP



 SUBJECT SITE

APPLICANT: 326 South Wells Corporation
111 West Jackson Boulevard
Chicago, Illinois

DATE: March 29, 1988

Reclassification Of Area Shown On Map No. 2-G.

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 M1-3 Restricted Manufacturing District symbols and indications as shown on Map No. 2-G in area bounded by

West Adams Street; a line 125 feet west of and parallel to South Halsted Street; a line 160 feet south of and parallel to West Adams Street; a line 146 feet west of South Halsted Street; a line 190 feet south of and parallel to West Adams Street; a line 78.85 feet east of and parallel to South Green Street; a line 125 feet south of and parallel to West Adams Street and South Green Street,

to those of a C1-4 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. 3-E.

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 R5 General Residence and B4-5 Restricted Service District symbols and indications as shown on Map No. 3-E in area bounded by

a line 78 feet south of East Elm Street; a line from a point 78 feet south of East Elm Street and 106.81 feet east of North Rush Street as measured along the east line of North Rush Street to a point 150.99 feet south of East Elm Street and 82.59 feet east of North Rush Street as measured along the east line of North Rush Street; a line 150.99 feet south of East Elm Street; a line from a point 150.99 feet south of East Elm Street and 73.18 feet east of North Rush Street as measured along the east line of North Rush Street to a point 153.60 feet south of East Elm Street and 74.01 feet east of North Rush Street as measured along the east line of North Rush Street; a line 153.60 feet south of East Elm Street; and North Rush Street,

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

—
Reclassification of Area Shown on Map No. 1-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 R5 General Residence District and M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 1-J in the area bounded by

West Franklin Boulevard; a line 97.13 feet east of North Spaulding Avenue; the alley next south of and parallel to West Franklin Boulevard; North Spaulding Avenue; a line 316 feet south of West Franklin Boulevard; North Sawyer Avenue; the alley next north of the north right-of-way line of the Chicago and Northwestern Railroad Company (West Kinzie Street); the alley next east of North Sawyer Avenue or the line thereof if extended where no alley exists; the north right-of-way line of the Chicago and Northwestern Railroad Company (West Kinzie Street); and North Homan Avenue,

to the designation of an Institutional 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.

[Institutional Planned Development printed on pages
18396 through 18400 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-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 B7-7 General Central Business District symbols and indications as shown on Map No. 2-F in the area bounded by

the alley next east of and parallel to South Dearborn Street; West Madison Street; the alley next west of and parallel to South State Street; and the alley next south of and parallel to West Madison Street,

(Continued on page on page 18401)

(Continued from 18391)

to those of a Central Area Parking Planned Development District, 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 hereof and to no others.

[Parking Planned Development printed on pages
18402 through 18408 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-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 Residential-Business Planned Development No. 257 symbols and indications as shown on Map No. 3-F in the area bounded by

West Delaware Place (also referred to as West Locust Street); North Clark Street;
West Chestnut Street; and the alley next west of North Clark Street,

to the designation of Residential-Business Planned Development No. 257, 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 thereof and to no others.

[Residential-Business Planned Development printed on
pages 18409 through 18414 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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 4-J in the area bounded by

(Continued on page 18415)

*No. 358*PLAN OF DEVELOPMENTCENTRAL AREA PARKING PLANNED DEVELOPMENTSTATEMENTS

1. The area delineated herein as "Central Area Parking Planned Development" consists of the property located at 17-27 West Madison Street, which totals approximately 15,757 square feet, more or less, or .36 acres of real property.

The attached Property Line Map identifies the property, legal title to which is owned by Citicorp Savings of Illinois, successor to First Federal Savings & Loan Association of Chicago. 326 South Wells Corporation is the lessee of the property and will operate the proposed parking lot.

The applicant is seeking permission to construct and operate a parking lot located at 27 West Madison Street. The lot will accommodate 75 vehicles, 68 in regular spaces and 7 in reservoir spaces. In addition to the paved parking area, new improvements to be constructed on the property include: an attendant booth with toilet facility; landscaping along the North boundary in conformity with Chicago Plan Commission guidelines; guardrails running along the North, South, and West boundaries of the subject property; and one new driveway located on West Madison Street. These

APPLICANT: 326 South Wells Corporation
c/o 222 West Adams Street
Chicago, Illinois

DATE: February 26, 1985

6/26/85

REPORTS OF COMMITTEES

18401

(Continued from 18391)

to those of a Central Area Parking Planned Development District, 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 hereof and to no others.

[Parking Planned Development printed on pages 18402 through 18408 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-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 Residential-Business Planned Development No. 257 symbols and indications as shown on Map No. 3-F in the area bounded by

West Delaware Place (also referred to as West Locust Street); North Clark Street; West Chestnut Street; and the alley next west of North Clark Street,

to the designation of Residential-Business Planned Development No. 257, 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 thereof and to no others.

[Residential-Business Planned Development printed on pages 18409 through 18414 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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 4-J in the area bounded by

(Continued on page 18415)

improvements are designated on the Parking Plan attached hereto.

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.

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 one driveway on West Madison Street. The driveway will comply with the Driveway Ordinance of the City of Chicago.

6. The parking facility will operate between 6:00 a.m. and 12:00 midnight, seven days a week. This time schedule may be extended by 90 minutes in the event of a special event or occasion.

7. The Applicant or its successors, assigns, 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 of any adjustment of rights-of-way shall require a separate application submitted on behalf of the Applicant

APPLICANT: 326 South Wells Corporation
c/o 222 West Adams Street
Chicago, Illinois

DATE: February 26, 1985

or its successors, assignees or grantees, and approval by the City Council.

9. The permitted uses of 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 B7-7 zoning district.

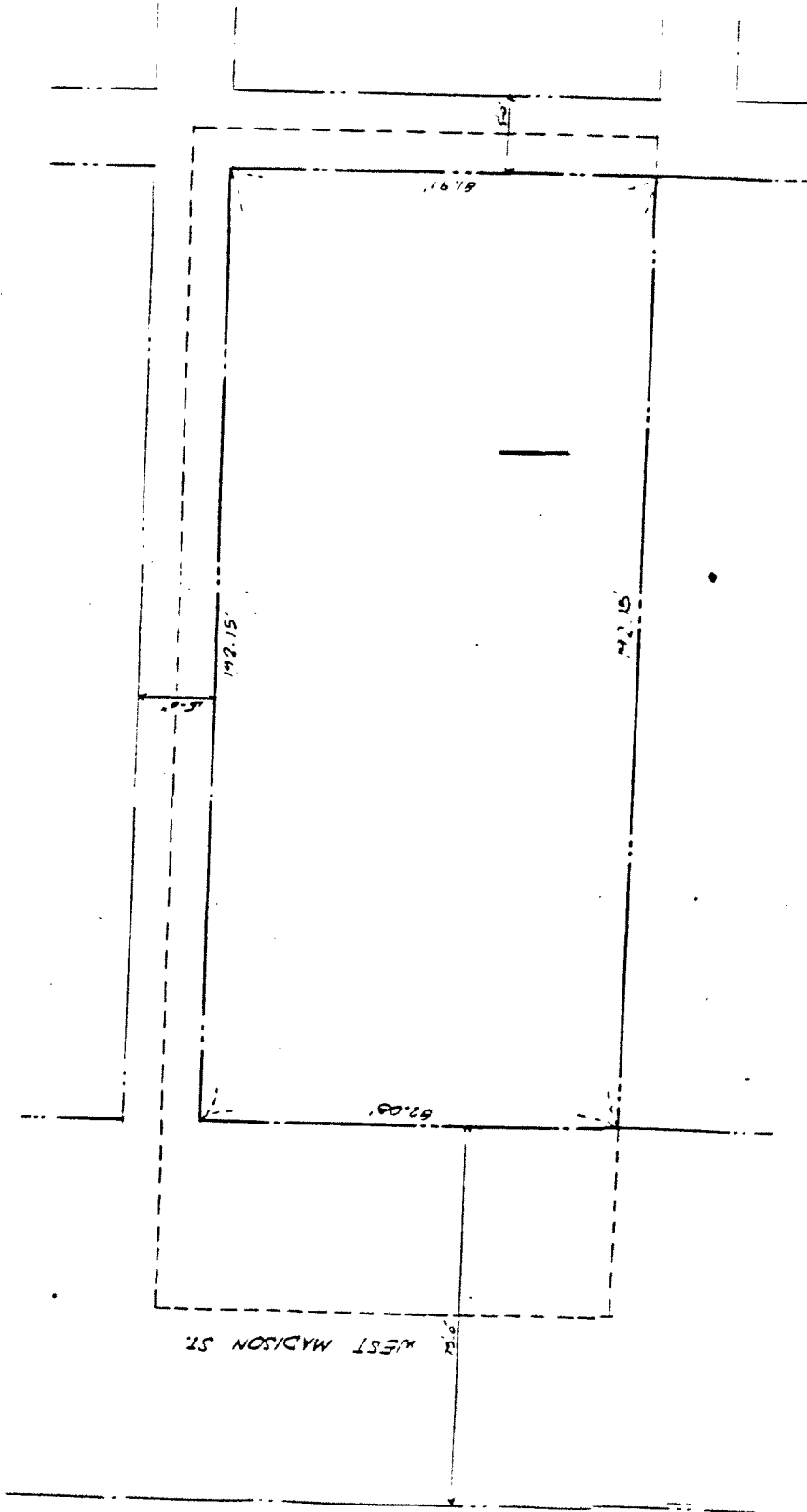
11. The zoning classification of the subject property will revert to B7-7, following the termination of the use of the site as a parking facility.

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: 326 South Wells Corporation
c/o 222 West Adams Street
Chicago, Illinois

DATE: February 26, 1985



PLOT PLAN
1/16" = 1'-0"



		CONRAD ASSOCIATES EAST A DIVISION OF CONSTRUCTION RESEARCH AND DEVELOPMENT, INC. 100 WEST MADISON STREET CHICAGO, ILLINOIS 60602		25 West Madison Street General Parking Corporation Plot Plan	
ARCHITECTURE, ENGINEERING, PLANNING, PARKING CONSULTING 100 WEST MADISON STREET CHICAGO, ILLINOIS 60602		C-2 DATE: 7-3-85		1041 18407	

CENTRAL AREA PARKING PLANNED DEVELOPMENT
USE AND BULK REGULATIONS AND DATA

Net Site Area	15,757 sq. ft. ± .36 acres
Gross Site Area	15,757 sq. ft. ±
General Description of Land Use	Grade-level public parking facility
Maximum Number of Parking Spaces	68 plus 7 reservoir spaces
Maximum Area of Business and Commercial	15,757
Maximum F.A.R.	1.0
Maximum % of Land Covered	100

The zoning classification of the subject property will revert to B7-7, upon the first to occur of: (i) the termination of the use of the site as a parking facility; or (ii) the third anniversary of the effective date of this ordinance, provided, however, that on the second anniversary of the effective date of this ordinance, the Plan Commission shall hold a public hearing and review the use of the subject property and if it adopts a resolution finding that the terms and provisions of this Planned Development ordinance have not been complied with, the zoning classification of the subject property shall revert to B7-7 effective as of the date of such resolution.

APPLICANT: 326 South Wells Corporation
c/o 222 West Adams Street
Chicago, Illinois

DATE: February 26, 1985

REVISED: May 16, 1985

EXIST. C&C
WALL
CONCRETE
FLOORING
REINFORCING

WEST MADISON STREET
ALLEY

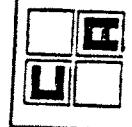
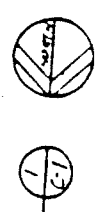
EXIST. PRIVATE ALLEY
NEW ASPHALT DRIVEWAY
GUARDRAIL
NEW MANHOLE RAMPING
EXIST. DRIVEWAY TO MEET
CITY OF CHICAGO REQUIREMENTS

PERMITTING SEE P. 10
CONCRETE
FLOORING
REINFORCING

ATTENDANT
CAR COUNT

CAR COUNT 60
RESERVED SPACES 7
TOTAL 75

PARKING LOT PLAN
1/4" = 1'



CONRAD ASSOCIATES EAST
ARCHITECTURE ENGINEERING PLANNING PARKING CONSULTANTS
25 WEST MADISON STREET
CHICAGO, ILLINOIS 60604

25 West Madison Street
General Parking Corporation
Parking Lot Plan

C-1	
DATE	6/26/85
BY	ADP

NO.	DATE	REVISION
1	6/26/85	ISSUED FOR PERMITTING
2		
3		
4		
5		
6		
7		
8		
9		
10		

6/26/85

REPORTS OF COMMITTEES

18405

CENTRAL AREA PARKING PLANNED DEVELOPMENT

USE AND BULK REGULATIONS AND DATA

Net Site Area	15,757 sq. ft. ± .36 acres
Gross Site Area	15,757 sq. ft. ±
General Description of Land Use	Grade-level public parking facility
Maximum Number of Parking Spaces	75
Maximum Area of Business and Commercial	15,757
Maximum F.A.R.	1.0
Maximum % of Land Covered	100

APPLICANT: 326 South Wells Corporation
c/o 222 West Adams Street
Chicago, Illinois

DATE: February 26, 1985