



City of Chicago
Richard M. Daley, Mayor

Department of Planning

David R. Masena
Commissioner

James R. Turner, Jr.
First Deputy Commissioner

City Hall - Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-2171

August 8, 1939

Theodore J. Novak, Esq.
Rudnick & Wolfe
Suite 1800
203 North LaSalle Street
Chicago, Illinois 60601

RE: AT&T/Stein Phase II Partnership
Business Planned Development No. 365
Site Bounded by Monroe, Franklin and Adams

Dear Mr. Novak:

Please be advised that your request for a minor change to Business Planned Development No. 365 on behalf of the Applicant, AT&T/Stein Phase II Partnership, has been considered by this Department pursuant to Section 11.11-3(c). Specifically, you requested authority to reduce the number of parking spaces required by that Planned Development from 340 to 324. The reason for this requested reduction is the existence of an underground utility structure located in a portion of the underground vault area under Franklin Street adjacent to the Phase II site, unknown to the developer at the time of application for zoning relief, which will prevent construction of these 16 parking spaces.

The Applicant has acknowledged that an underground pedestrian walkway may be constructed beneath Adams Street between Planned Development No. 459 on the south and the Phase II structure of Planned Development No. 365 on the north. In that regard, the Applicant has agreed, subject to receiving all necessary governmental approvals, to cooperate in making best efforts to accommodate the connection of said walkway to the Phase II structure of Planned Development No. 365.

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Theodore J. Novak, Esq.
August 8, 1989
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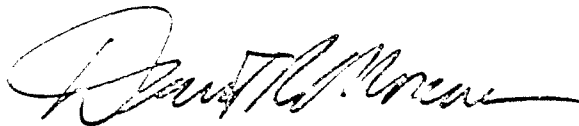
Following review of this request, I hereby find that the requested changes will not:

1. change the character of the development;
2. increase the maximum permitted floor area ratio for the total net site area;
3. increase the maximum number of units per acre;
4. reduce the minimum required distance between structures or in periphery setbacks; or
5. increase the maximum percent of land covered for the total net site.

Accordingly, pursuant to the authority granted to me by Section 11.11-3(c) of the Zoning Ordinance, I hereby authorize and approve the following minor change to Business Planned Development No. 365:

The required parking spaces are hereby reduced from 340 to 324; 166 to be attributable to Phase I and 158 to be attributable to Phase II.

Sincerely,



DAVID R. MOSENA
Commissioner

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On motion of Alderman Gabinski, the committee's recommendation was *Concurred In* and each of the said proposed ordinances was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Rush, Tillman, Evans, Bloom, Sawyer, Beavers, Humes, Hutchinson, Vrdolyak, Huels, Majerczyk, Burke, Brady, Langford, Streeter, Kellam, Sheahan, Kelley, Sherman, Krystyniak, Henry, Marzullo, Nardulli, W. Davis, Smith, D. Davis, Hagopian, Santiago, Gabinski, Mell, Frost, Kotlarz, Banks, Damato, Cullerton, Laurino, O'Connor, Pucinski, Natarus, Oberman, Hansen, McLaughlin, Orbach, Schuler, Volini, Orr -- 46.

Nays -- None.

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

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification of Area Shown on Map No. 1-F.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-4 Restricted Service District symbols and indications as shown on Map No. 1-F in area bounded by

West Delaware Place; the alley next east and parallel to North Dearborn Street; a line 101 feet south of and parallel to West Delaware Street; and North Dearborn Place,

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

[Residential-Business Planned Development printed on pages
20555 through 20560 of this Journal.]

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

PD 365

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

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

(Continued on page 20561)

(Continued from page 20554)

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C3-7 Commercial-Manufacturing District symbols and indications as shown on Map No. 2-F in the area bounded by:

West Monroe Street; a line 233.68 feet east of and parallel to South Franklin Street; a line 199.46 feet south of and parallel to West Monroe Street; a line 196.82 feet east of and parallel to South Franklin Street; West Adams Street; and South Franklin Street,

to reflect the establishment of a Business Planned Development (including a Communications Planned Development for the erection and operation of radio or television towers and earth station receiving dishes) 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.

[Business Planned Development printed on pages 20562 through 20568 of this Journal.]

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

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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:

a line 49.73 feet north of and parallel to West Van Buren Street; the alley next east of and parallel to South Clark Street; West Van Buren Street; and South Clark 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 20569 through 20573 of this Journal.]

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

P.D. No. 365

AT & T.

Applicant:
 Richard A. Stein
 208 South LaSalle
 Chicago, Illinois 60602

BUSINESS PLANNED DEVELOPMENT (including Communications
 Planned Development) PLAN OF DEVELOPMENT

1. Legal title to that certain real property which is subject to the use and bulk restrictions of Business Planned Development No. _____, which property is legally described on the exhibit attached hereto and made part hereof (the "Property"), is held in the following manner:

Parcel A: University of Chicago, an Illinois not-for-profit Corporation

PARCEL B: American National Bank and Trust Company of Chicago, not individually, but as Trustee, under Trust No. 57195, dated February 22, 1983

The boundaries of said Business Planned Development (including Communications Planned Development) include, in addition to the property legally described on the exhibit attached hereto, a segment of a public alley, as shown on the Boundary and Property Line Map attached hereto. The applicant herein shall submit all necessary documentation to the City in order to effect the proper vacation of said segment of public alley.

All required disclosures are contained within the Economic Disclosure Statement filed with the City of Chicago in accordance with applicable requirements. American National Bank and Trust Company of Chicago, as Trustee under Trust No. 64020, is the contract-purchaser of the Property. Upon acquisition, the Property, will be held under single ownership or control or under single designated control by said Trust or by Richard A. Stein, his affiliates, successors or assigns.

2. This Plan of Development and attachments is consistent with the intent and purpose of the Chicago Zoning Ordinance and all requirements thereof, including, but not limited to, all applicable criteria and requirements necessary for Planned Development approval. The use and development of the Property shall be subject solely to the terms, conditions and restrictions of this Plan of Development and attachments.

3. All uses currently permitted by the terms of the Chicago Zoning Ordinance in the C3-7 Zoning District (as described in Section 9.3-3(B) and associated sections referred to therein) shall be permitted upon the Property, including the operation of radio or television towers and/or earth station receiving dishes.

4. The Applicant, his affiliates, successors, assigns or grantees shall obtain all official reviews, approval and

permits necessary to implement the development of the Property.

5. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way necessary to implement development of the Property shall require a separate submittal on behalf of the applicant, its successors, assignees or grantees, and approval by the City Council.

6. Off-street parking and off-street loading shall be provided upon the Property in accordance with the Bulk Regulations Data attached hereto and made part of this Plan of Development.

7. 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 such paved areas.

8. The height of each building located upon the Property and any appurtenances attached thereto shall be subject to:

(a) Height limitations as certified on Form FAA-177 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and

(b) Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law and approved by the City Council.

9. Business and business identification signs may be permitted upon the Property subject to the review and approval of the Department of Planning and of the Department of Inspectional Services. Temporary signs, such as construction and marketing signs, may be permitted subject to the aforesaid approvals.

10. For purposes of maximum Floor Area Ratio calculations, mechanical equipment floor space in the building shall not be counted as Floor Area.

11. The development of the Property shall be subject to the Bulk Regulations Data attached hereto and made part of this Plan of Development.

12. This Plan of Development and the development of the Property is and shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" promulgated by the Commissioner of the Department of Development and Planning.

10/9/85

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REPORTS OF COMMITTEES

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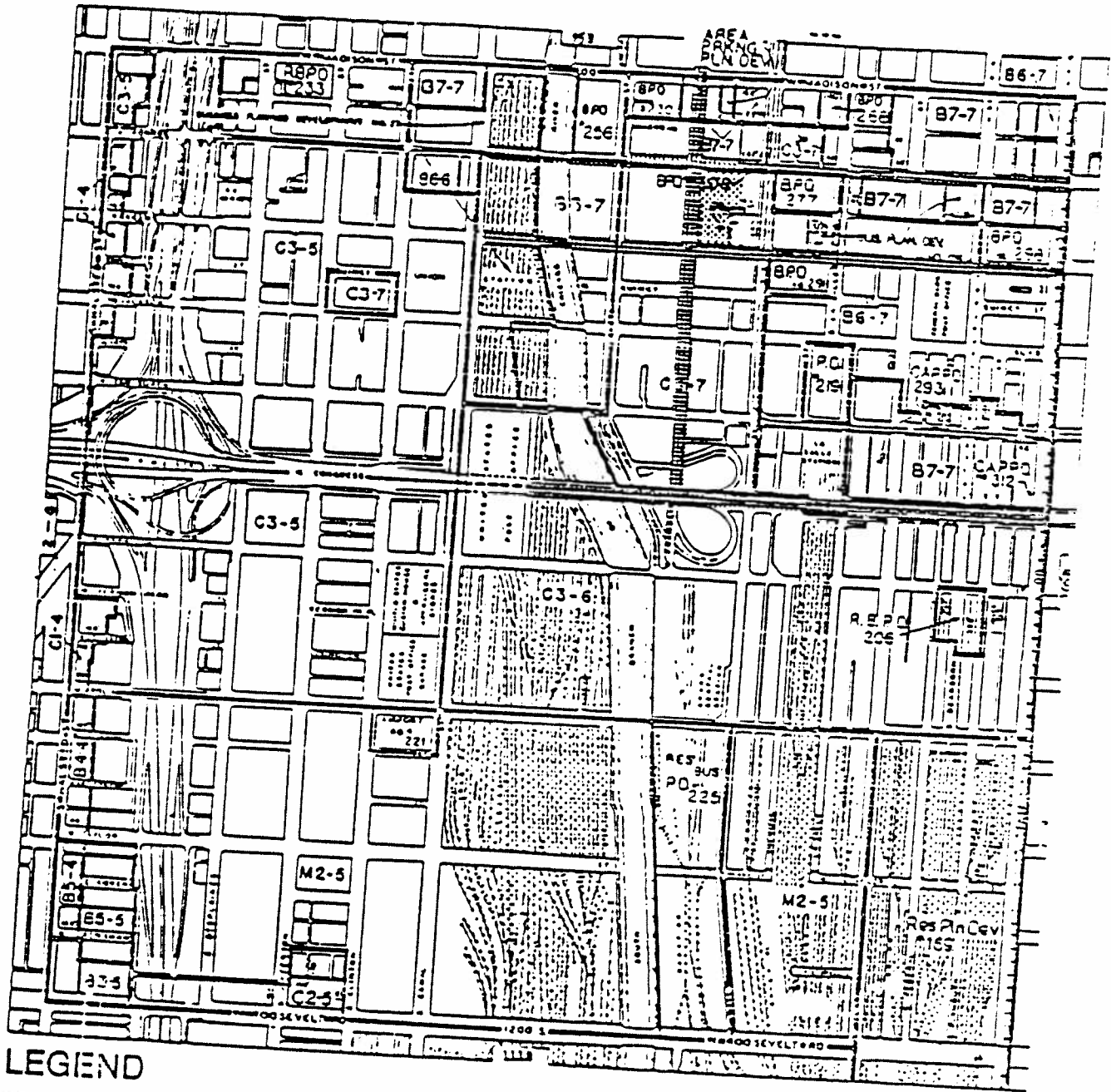
PLANNED BUSINESS DEVELOPMENT (INCLUDING COMMUNICATIONS
PLANNED DEVELOPMENT) - BULK REGULATIONS DATA

for that certain property located generally between West
Monroe Street, South Franklin Street and West Adams Street
in Chicago, Illinois




| | |
|--|---|
| Net Site Area | 85,786 square feet (1.97 acres) |
| General Description of Land Use | Office Uses, Retail Uses and such other uses as are currently permitted within the C3-7 Zoning District (including the operation of radio or television towers and/or earth station receiving dishes) |
| Maximum Floor Area Ratio* | 29.95 |
| Maximum Percentage of Site Coverage | 100% |
| Minimum number of off-street parking spaces (all spaces to be provided in underground facilities) | Phase I: 185 spaces Phase II: 155 spaces Total 340 spaces |
| Minimum number of loading berths | 10 |
| Gross Site Area Calculations: | |
| Net Site Area (including public alley to be vacated) | 85,786 square feet |
| Area to Remain in Public Right-of-Way (West Monroe Street, South Franklin Street and West Adams Street) | <u>32,776 square feet</u> |
| Gross Site Area | 118,562 square feet |

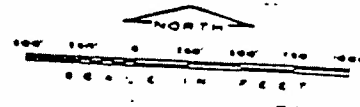
*For purposes of maximum Floor Area Ratio calculations,
mechanical equipment floor space in the building shall not
be counted as Floor Area.

EXISTING ZONING MAP



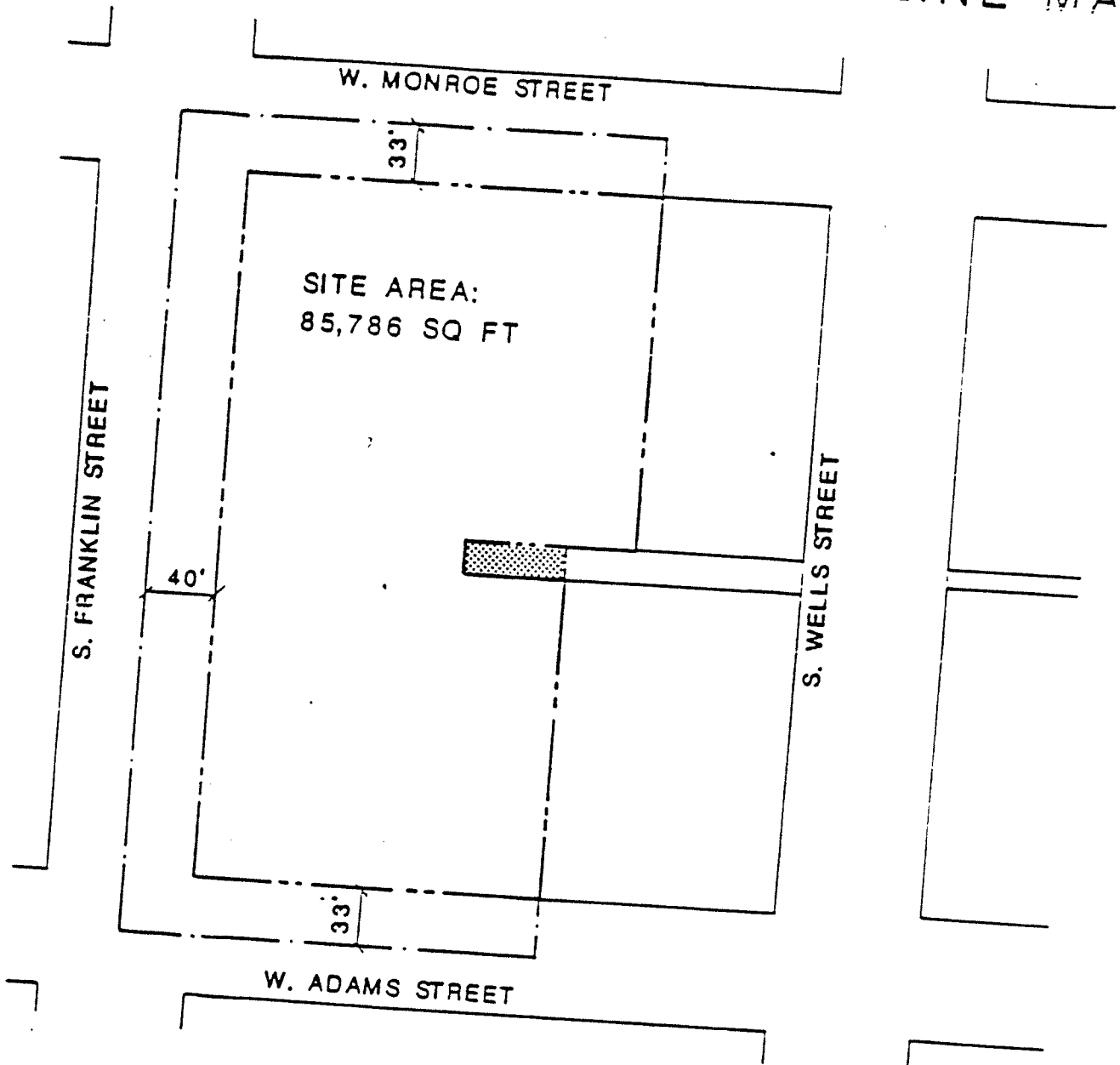
LEGEND

-  PREFERENTIAL STREETS
-  PLANNED DEVELOPMENT
-  ZONING BOUNDRIES

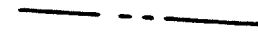

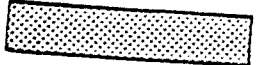


APPLICANT: Richard A. Stein by his attorneys, Rudnick & Wolfe (per Theodore J. Novak
 EARL L. NEAL AND ASSOCIATES)
 ADDRESS: 30 North LaSalle Street, Chicago, Illinois
 DATE: June 7, 1985

BOUNDARY AND PROPERTY LINE MAP

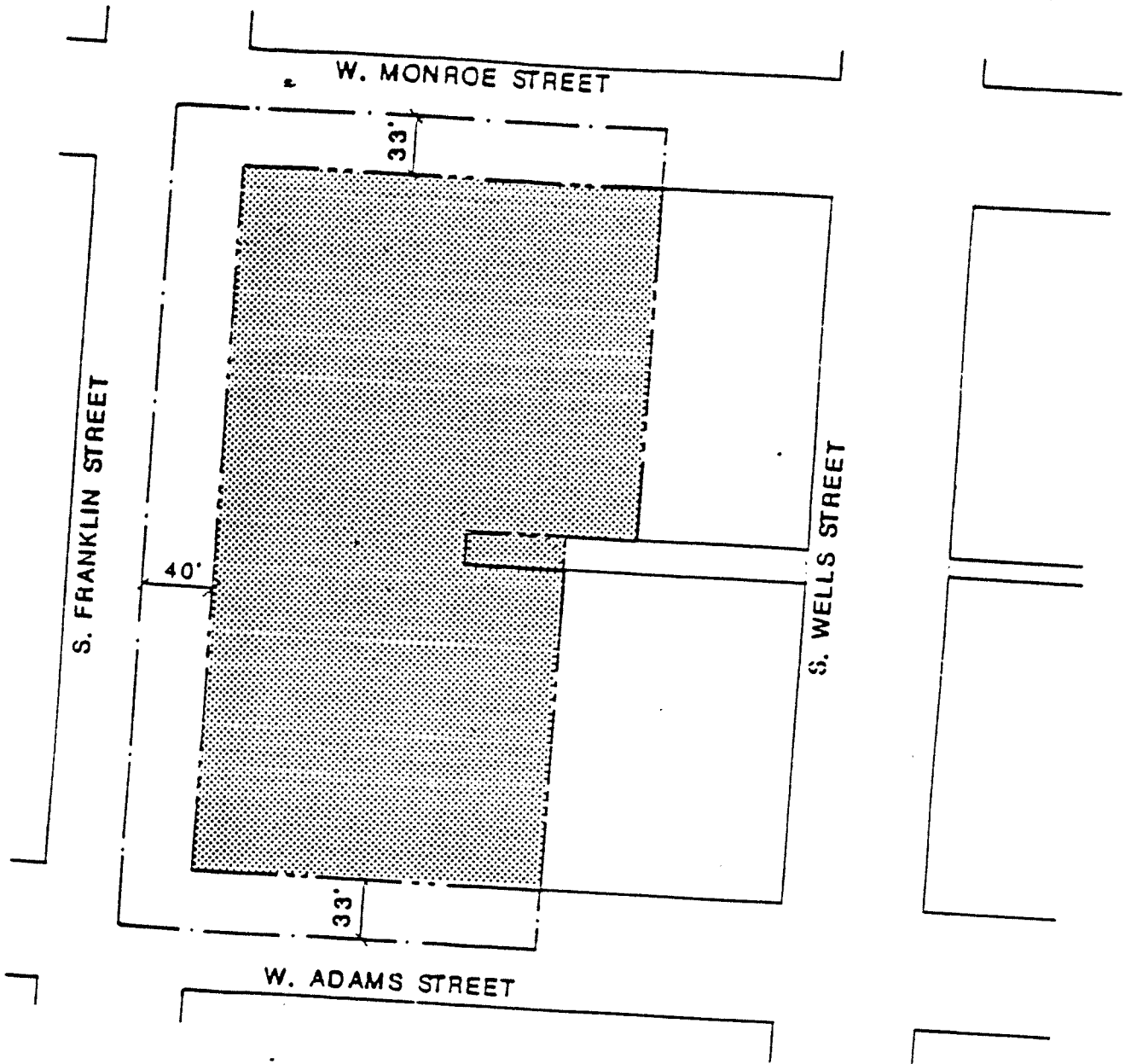


LEGEND


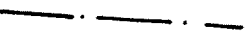

-  PROPERTY LINE
-  PLANNED DEVELOPMENT BOUNDARY (including right-of-way adjustment)
-  PUBLIC ALLEY TO BE VACATED

APPLICANT : Richard A. Stein by his attorneys Rudnick & Wolfe (per Theodor Novak and Earl L. Neal and associates)
 ADDRESS : 30 North LaSalle Street, Chicago, IL DATE : June 7, 1985

GENERALIZED LAND USE PLAN



LEGEND

-  PROPERTY LINE
-  PLANNED DEVELOPMENT BOUNDARY (including right-way adjustment)
-  BUSINESS, OFFICE, RETAIL USES AND OFF-STREET PARKING

APPLICANT : Richard A. Stein by his attorneys, Rudrick & Wolfe (per Theodore J. Novak
 Earl L. Neal and associates)
 ADDRESS : 30 North LaSalle Street, Chicago, Illinois

DATE: June 7, 1985