

11/16/88

UNFINISHED BUSINESS

19453

Gross Site Area = Net Site Area: 79,973 square feet (1.83 acres) plus area remaining in public right of way: 50,621.00 square feet (1.16 acres) = 130,594 square feet (2.99 acres)

Off-street parking and loading:

Subarea A: Minimum number of off-street loading berths: 5
Subarea B: Minimum number of off-street parking spaces: 204

Bulk regulations: Subarea A: Maximum number of dwelling units: 212
Subarea B: Maximum height of proposed structure: 85 feet

[Generalized Land Use Map, Boundary and Property Line Map
and Existing Zoning Map printed on pages 19455
through 19457 of this Journal.]

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

PO 371

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 Business Planned Development No. 371 symbols and indications as shown on Map No. 1-F in the area bounded by

West Hubbard Street; North Franklin Street; West Kinzie Street; and North Orleans Street,

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 thereof and to no others.

SECTION 2. That 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:

*Residential-Business Planned Development No. 371 AS AMENDED**Statements:*

1. The area delineated herein as "Residential-Business Planned Development" is owned or controlled by John L. Marks.
2. All applicable official reviews, approvals or permits are required to be obtained by the owner or his successors, assignees, or grantees.
3. Use of land will consist of residential units, hotel rooms, office and commercial uses, commercial recreational uses, including a swimming pool and health club, an earth station receiving dish, accessory and non-accessory off-street parking and related uses.
4. Any dedication or vacation of streets or re-subdivision of parcels shall require a separate submittal on behalf of the owner and approval by the City Council.
5. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
6. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, shall be adequately designed and paved in accord with the regulations of the Department of Public Works 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 permitted within such paved areas.
7. Identification and business identification signs may be permitted within the area delineated herein as Residential-Business Planned Development, subject to the review and approval of the Commissioner of the Department of Planning. Advertising signs are permitted.
8. The height restriction of any building or any appurtenance attached hereto 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

(Continued on page 19458)

(Continued from page 19454)

- b. airport zoning regulations as established by the Department of Planning, City and Community Development, Department of Aviation, and Department of Law, and approved by the City Council.

- 9. The following information sets forth data concerning the property in said development and generalized Land Use Plan (Site Plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.

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

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

Residential-Business Planned Development No. _____

Use And Bulk Regulations And Data.

Net Site Area	Generalized Description Of Land Use	Max. Floor Area Ratio	Max. % Of Site Coverage At Grade
58,195 sq. ft. 1.33 acres	Residential and hotel uses, office and commercial uses, commercial recreational uses, including a swimming pool and health club, an earth station receiving dish, accessory and non-accessory off- street parking and related uses.	18.9	100 percent

Gross Site Area = Net Site Area: 58,195 square feet (1.33 acres) including alley to be vacated, 4,702.5 square feet plus rights of way to remain: 50,638 square feet (1.16 acres) equals 108,833 square feet (2.5 acres)

Maximum floor area ratio: 18.9

Maximum number of dwelling units: 560

Maximum number of hotel rooms: 350

Minimum off-street parking required: 550 spaces

Maximum parking permitted: 625 spaces

Minimum off-street loading: 5 at 10 feet x 25 feet

Minimum periphery setbacks: None

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to existing structures, or where necessary because of technical reasons, subject to the approval of the Department of Planning.

Lower level Orleans Street between Kinzie Street and Hubbard Street shall remain open with a minimum vertical clearance of 14 feet.

Subject to review and approval of the Commissioner of the Department of Planning, the applicant will provide a public plaza bridging the south end of Lower Orleans Street which will provide a pedestrian connection between the proposed residential/hotel tower, the 400 North Franklin Building, Lower Kinzie Street and Upper Orleans Street. This pedestrian link will be uninterrupted by vehicular traffic. This plaza will be a minimum of 2,500 square feet (approximately 55 feet x 45 feet). It will include planters, benches, small trees, shrubs, ornamental lights and railings.

[Generalized Land Use Map Plan, Property Line Map and
Right-of-Way Adjustments, and Existing Zoning and
Preferential Street System Map printed on
pages 19461 through 19463
of this Journal.]

Reclassification Of Area Shown On Map No. 1-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 B3-2 General Retail District symbols and indications as shown on Map No. 1- H in area bounded by

West Chicago Avenue; a line 125 feet east of and parallel to North Wood Street; the alley next south of and parallel to West Chicago Avenue; a line 100 feet east of and parallel to North Wood Street,

to those of a C2-2 General 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. 1-K
(As Amended).*

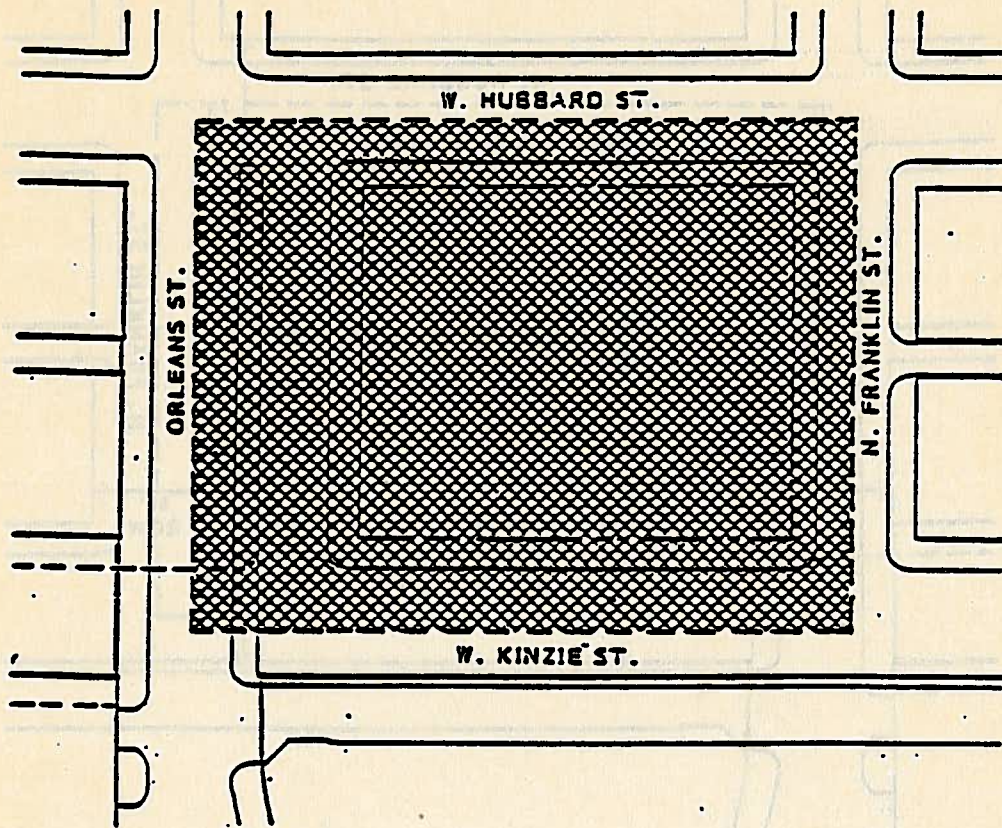
Be It Ordained by the City Council of the City of Chicago:

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-K in the area bounded by

(Continued on page 19464)

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____

GENERALIZED LAND USE PLAN



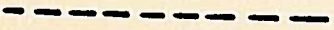
NORTH



LEGEND



SEE STATEMENT NUMBER 3 FOR USES



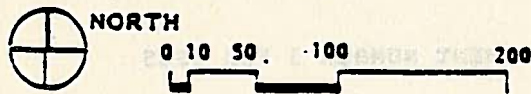
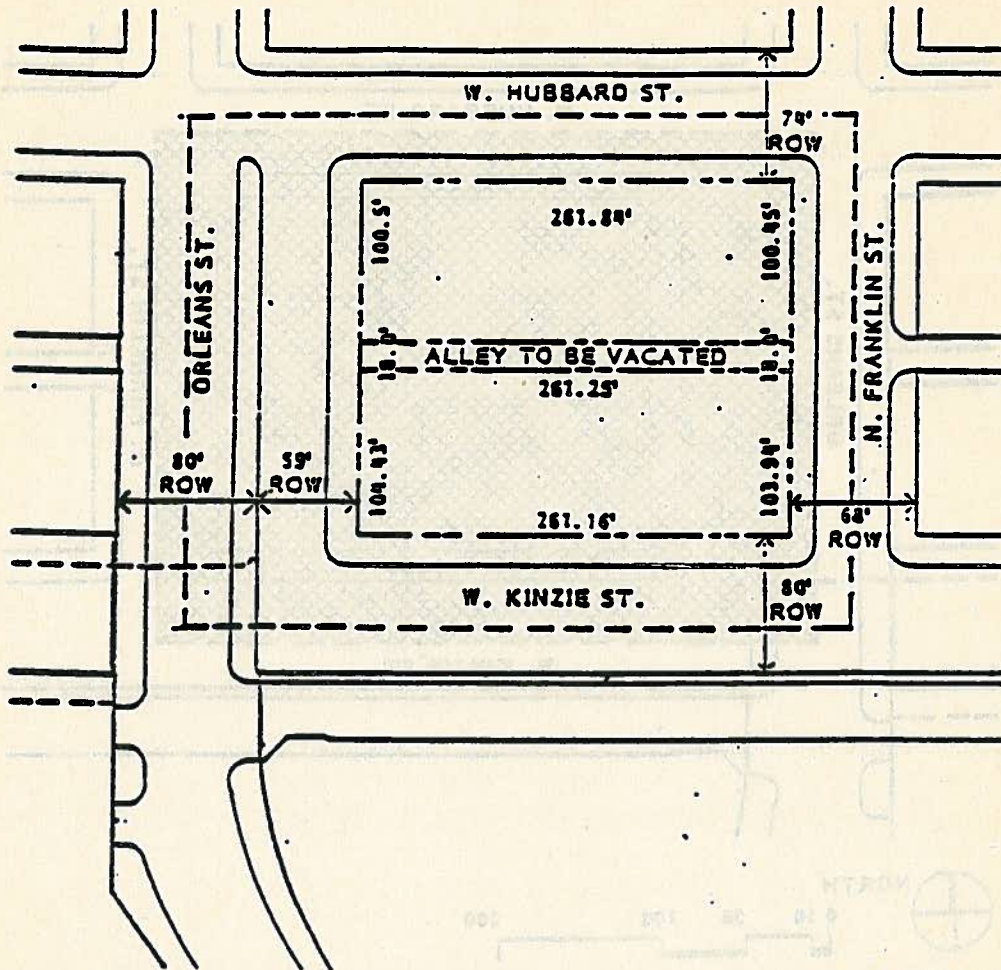
PLANNED DEVELOPMENT BOUNDARY



PROPERTY LINE

APPLICANT: John L. Marks
 ADDRESS: 400 North Franklin Street
 DATE: July 13, 1988

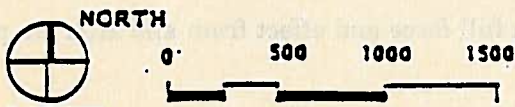
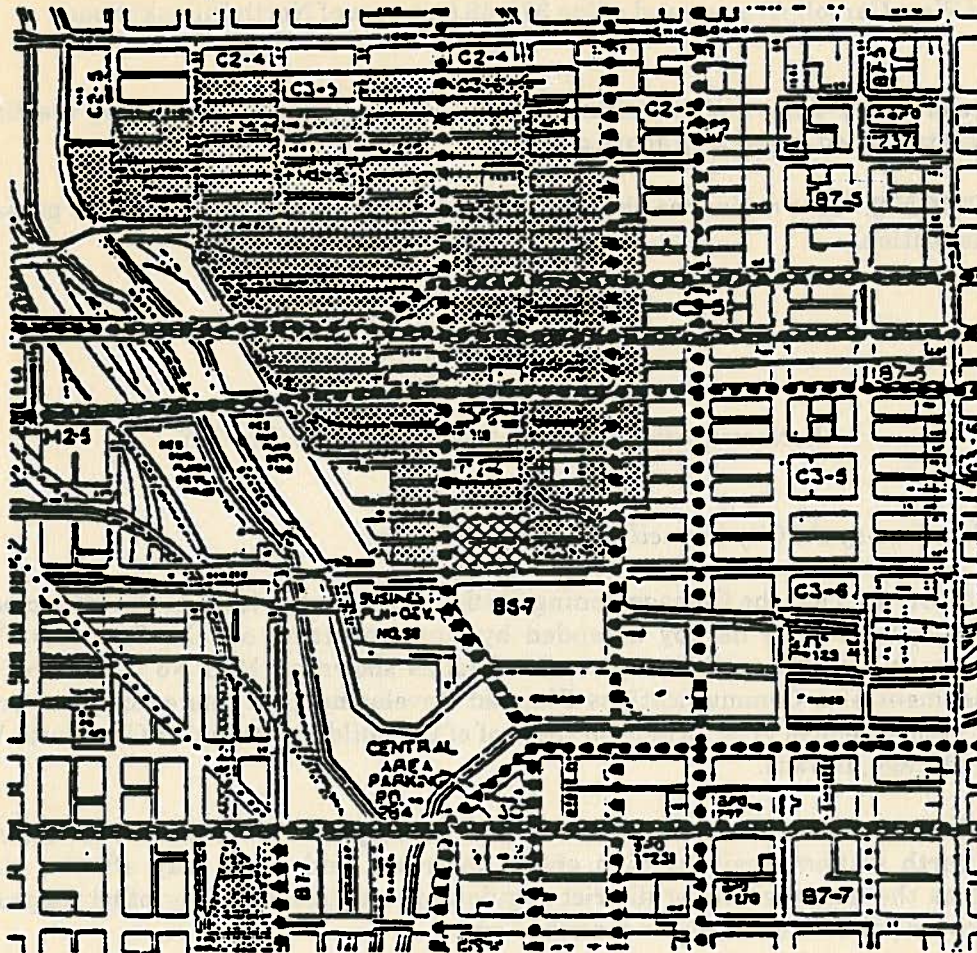
RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT



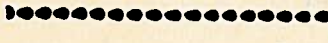


LEGEND
 - - - - - PLANNED DEVELOPMENT BOUNDARY
 _____ PROPERTY LINE

APPLICANT: Jonn L. Marks
 ADDRESS: 400 North Franklin Street
 DATE: July 13, 1988

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



- LEGEND
-  EXISTING M1-5 ZONING DISTRICT
 -  PLANNED DEVELOPMENT
 -  PREFERENTIAL STREETS

APPLICANT: John L. Marks
 ADDRESS: 400 North Franklin Street
 DATE: July 13, 1988

(Continued from page 22939)

Respectfully submitted,
(Signed) TERRY M. GABINSKI,
Chairman.

(Signed) EDWARD R. VRDOLYAK,
Vice-Chairman.

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 Roti, Rush, Tillman, Evans, Bloom, Sawyer, Beavers, Humes, Hutchinson, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Langford, Streeter, Kellam, Sheahan, Kelley, Sherman, Stemberk, Krystyniak, Henry, Marzullo, Nardulli, W. Davis, Smith, D. Davis, Hagopian, Santiago, Gabinski, Mell, Kotlarz, Banks, Damato, Cullerton, Laurino, O'Connor, Pucinski, Natarus, Oberman, Hansen, McLaughlin, Orbach, Schuler, Volini, Orr, Stone -- 49.

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-E.

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

SECTION 1. That the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, be, and is hereby amended by supplementing all the BPD-70 District symbols and indications as shown on Map No. 1-E to reflect the establishment of a Communications Planned Development for the erection of an Earth Station Receiving Dish located on the roof structure and on the same lot as the existing structure located at 200 East Randolph Street, Chicago, Illinois.

SECTION 2. This Communications Planned Development is specifically for the erection of the Earth Station Receiving Dish above described and in no way affects, alters or prejudices the existing zoning district regulations applicable to any other improved or unimproved portions of the above described area.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and due publication.

PD 371

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

PD 371

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 M1-5 Restricted Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by:

West Hubbard Street; North Franklin Street, West Kinzie Street; and North Orleans Street,

to those of a C3-6 Commercial Manufacturing District, and a corresponding use district is hereby established in the area above-described

SECTION 2. That the Chicago Zoning Ordinance be further amended by changing all the C3-6 Commercial Manufacturing District Symbols in the area described in Section 1 of this ordinance to the designation of a Business Planned Development which is hereby established in the area above-described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Business Planned Development printed on pages 22950 through
22955 of this Journal.]

SECTION 3. That 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, Chapter 194A of the Municipal Code of Chicago, be, and is hereby amended by supplementing all the BPD-277 District symbols and indications as shown on Map No. 2-F to reflect the establishment of a Communications Planned Development for the erection of an Earth Station Receiving Dish located on the roof structure and on the same lot as the existing structure located at 120 South LaSalle Street, Chicago, Illinois.

SECTION 2. This Communications Planned Development is specifically for the erection of the Earth Station Receiving Dish above described and in no way affects, alters or prejudices the existing zoning district regulations applicable to any other improved or unimproved portions of the above described area.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and due publication.

#371

BUSINESS PLANNED DEVELOPMENTSTATEMENTS

1. The area delineated herein as "Business Planned Development" is owned or controlled by John L. Marks.
2. All applicable officials reviews, approvals or permits are required to be obtained by the Owner or his successors, assignees or grantees.
3. Use of land will consist of office and commercial uses, commercial recreational uses, including a swimming pool and health club, an earth station receiving dish and accessory and non-accessory off-street parking and related uses. Interim use of the land will include a parking structure for 625 non-accessory parking spaces. Prior to commencement of work on Phase II, or ten years from the date of City Council approval of this Planned Development, whichever occurs first, the Applicant be required to submit plans for review and approval of Phase II to the Commissioner of Planning. Such review will permit the development to be reviewed in the context of development that may occur in the area between Phase I and Phase II of this development.
4. Any dedication or vacation of streets or re-subdivision of parcels shall require a separate submittal on behalf of the Owner and approval by the City Council.
5. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
6. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, shall be adequately designed and paved in accord with the regulations of the Department of Public Works 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 permitted within such paved areas.
7. Identification and business identification signs may be permitted within the area delineated herein as Business Planned Development, subject to the review and approval of the Commissioner of the Department of Planning. Advertising signs are permitted.
8. The height restriction of any building or any appurtenance attached hereto 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

9924

- b. airport zoning regulations as established by the Department of Planning, City of Community Development, Department of Aviation, and Department of Law, and approved by the City Council.
9. The following information sets forth data concerning the property included in said development and generalized Land Use Plan (Site Plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
10. The Plan of Development, hereby attached, shall be subject to the "Rules and Regulations and Procedures in Relation to Planned Development," as adopted by the Commissioner of the Department of Planning.

APPLICANT: John L. Marks

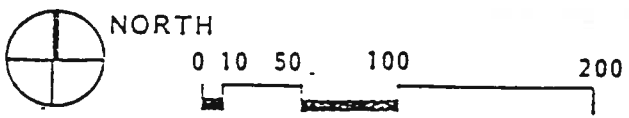
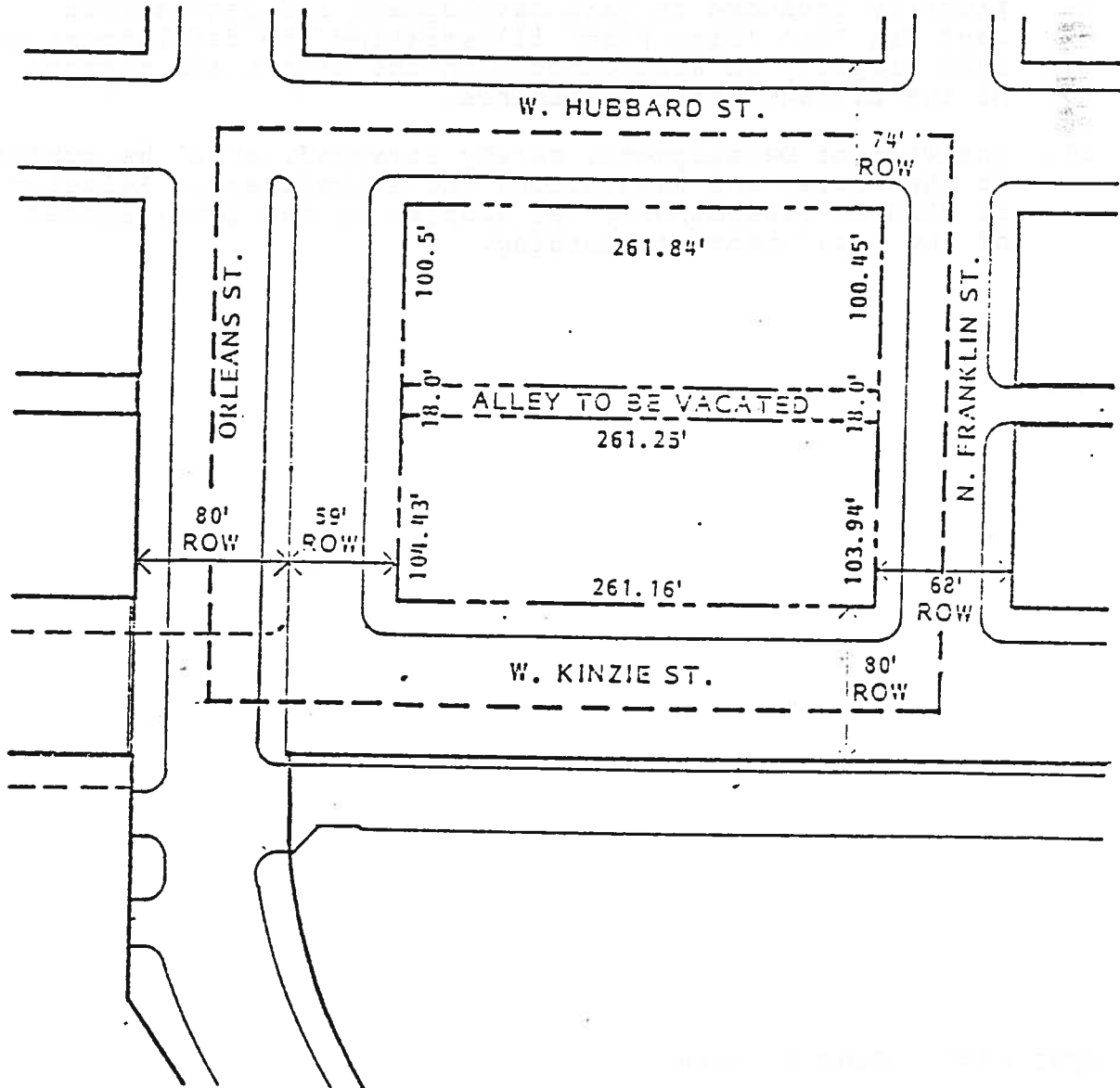
Address : 400 North Franklin Street

DATE : October 8, 1985

REVISED : November 14, 1985

BUSINESS PLANNED DEVELOPMENT

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT



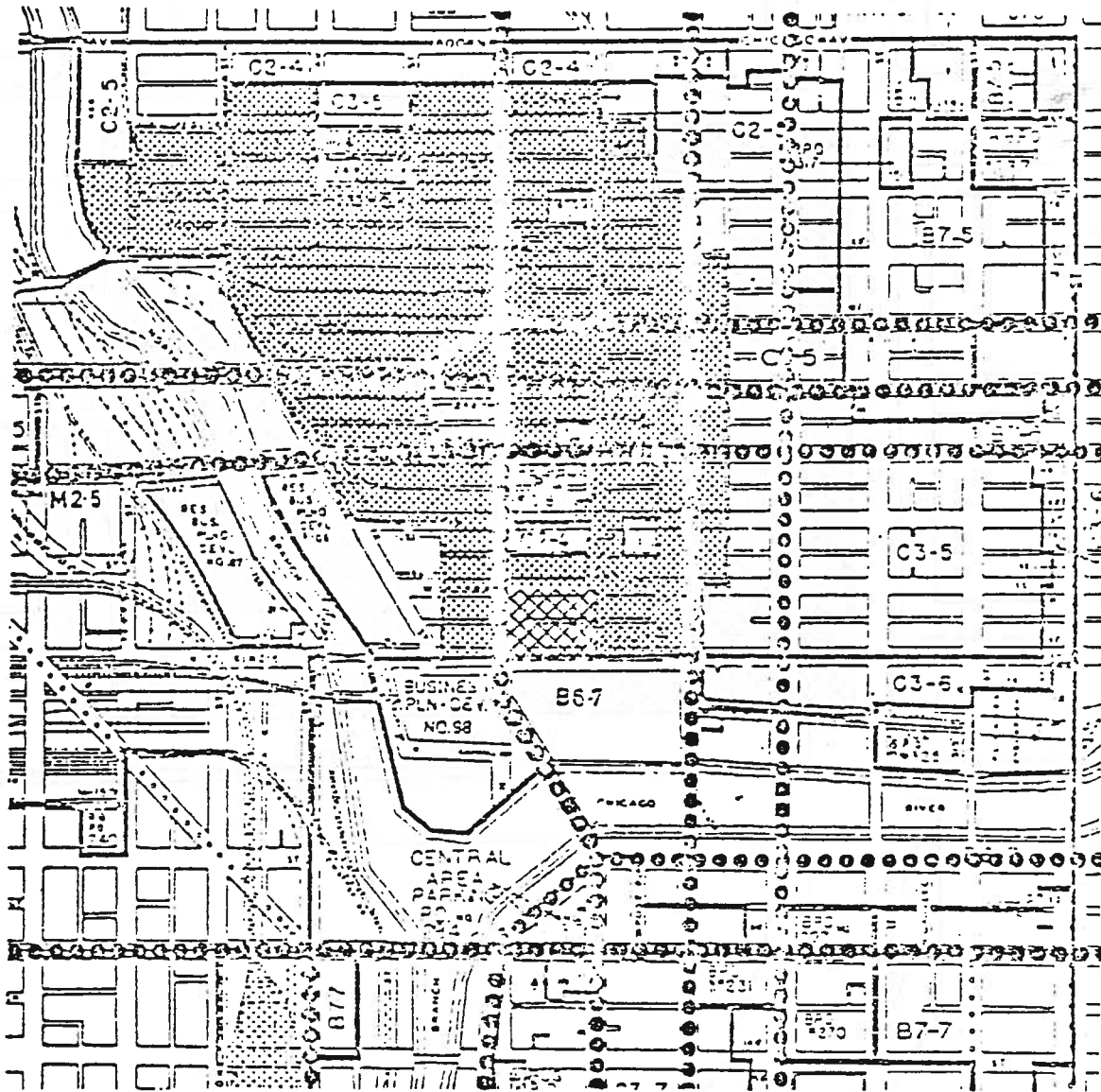
LEGEND

- BUSINESS PLANNED DEVELOPMENT BOUNDARY
- PROPERTY LINE

APPLICANT: John L. Marks
 DATE: October 8, 1985

BUSINESS PLANNED DEVELOPMENT

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



NORTH

0 500 1000 1500



LEGEND



EXISTING M1-5 ZONING DISTRICT



BUSINESS PLANNED DEVELOPMENT

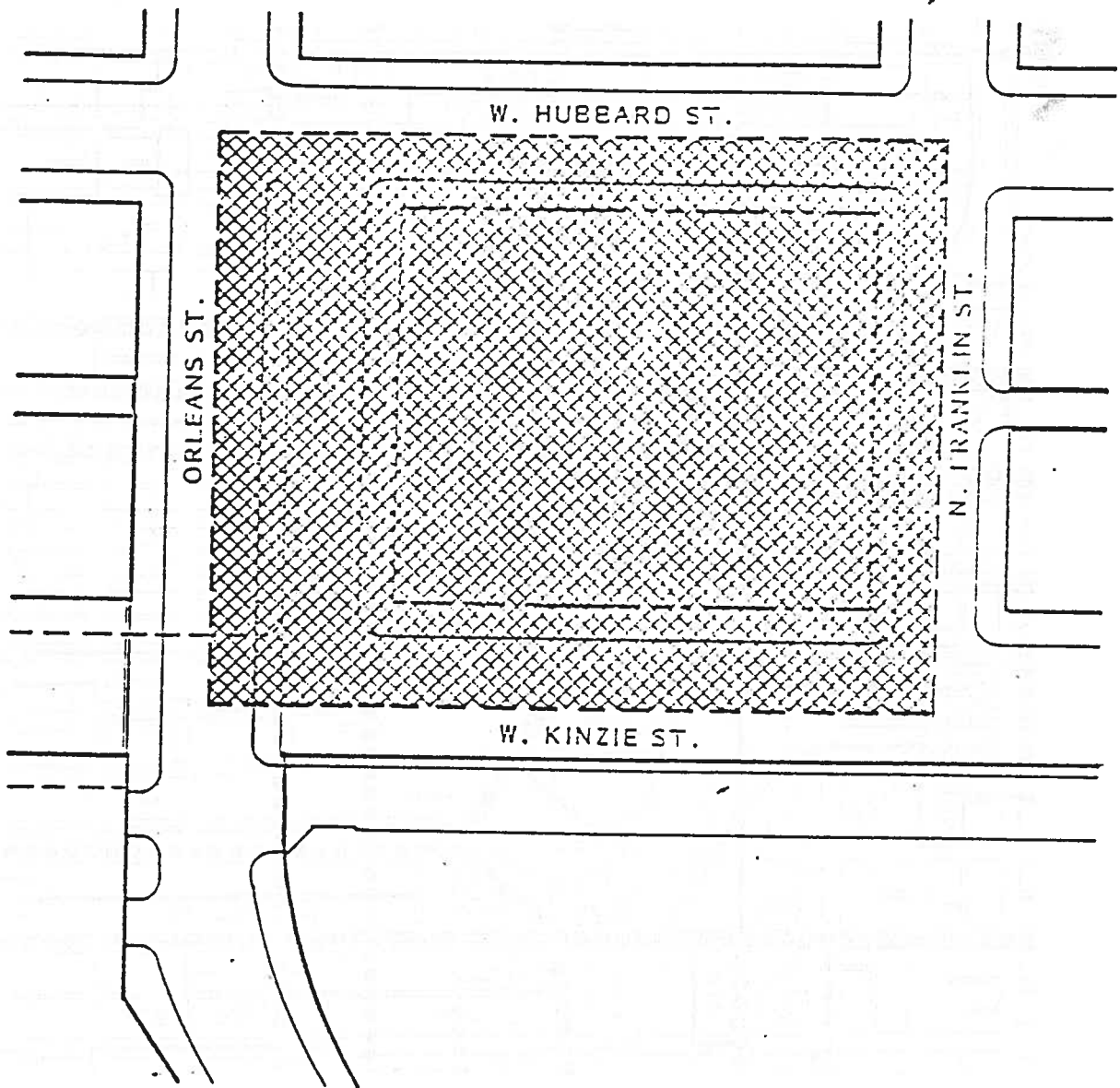


PREFERENTIAL STREETS

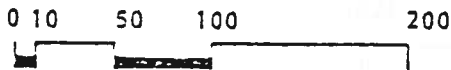
APPLICANT: John L. Marks

DATE: October 8, 1985

BUSINESS PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN



NORTH



LEGEND



BUSINESS USES AND OFF-STREET PARKING



BUSINESS PLANNED DEVELOPMENT BOUNDARY



PROPERTY LINE

APPLICANT: John L. Marks

DATE: October 2, 1985

BUSINESS PLANNED DEVELOPMENT NO.
USE AND BULK REGULATIONS AND DATA

Net Site Area	General Description of Land Use	Maximum Floor Area Ratio	Maximum Percent of Site Covered at grade
58,195 sq.ft. 1.33 acres	Office and commercial uses, commercial recreational uses, including a swimming pool and health club, an earth station receiving dish and accessory and non-accessory off-street parking and related used.	18.9	0.90 percent

Gross Site Area = Net Site Area: 58,195 sq. ft. (1.33 acres)
including alley to be vacated, 4702.5 sq. ft.
plus rights of way to remain: 50,638 sq. ft. (1.16 acres)
equals 108,833 sq. ft. (2.5 acres)

Maximum Floor Area Ratio: 18.9

Minimum Off-Street Parking Required:

Phase I - 0 spaces
Phase II - 200 below grade spaces

Maximum Parking Permitted: 625 spaces

Minimum Off-Street Loading:

Phase I - 3 at 10 ft. X 25 ft.
Phase II - 3 at 10 ft. X 25 ft.
Total - 6 at 10 ft. X 25 ft.

Minimum Periphery Setbacks: None

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to existing structures, or where necessary because of technical reasons, subject to the approval of the Department of Planning.

APPLICANT: John L. Marks

ADDRESS : 400 North Franklin Street

DATE : October 8, 1985