

*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, Gabinski, Mell, Frost, Kotlarz, Banks, Damato, Cullerton, Laurino, O'Connor, Pucinski, Natarus, Oberman, Hansen, Orbach, Schuller, Volini, Orr, Stone -- 48.

*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.*

PD 377

*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 C3-7 Commercial-Manufacturing District symbols and indications as shown on Map No. 1-E in the area bounded by

East Lake Street, North Stetson Avenue, East Randolph Street and North Beaubien Court, excepting therefrom all that property which is legally described as follows: Lots 1A and 2A; Lots 1B and 2B; the east four feet of Lots 1E and 2E; and Lot W1, all in the plat of Mid-America, a resubdivision of the Prudential and Illinois Central Subdivision of part of the South one-half of fractional Section 10, Township 29 North, Range 14 East of the Third Principal Meridian, as shown and described on the plat of said resubdivision recorded as Document No. 17069914 dated November 20, 1957, in Cook County, Illinois,

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/or earth station receiving dishes) which is hereby established in the area above described, subject to such use bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Business Planned Development (including Communications Planned Development) printed on pages 25768 through 25774 of this Journal.]

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



Applicant:  
The Prudential Insurance Company  
of America  
Prudential Plaza  
Suite 3800  
Chicago, Illinois 60601

No. 377

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 by The Prudential Insurance Company of America ("Prudential").

All required disclosures are contained within the Economic Disclosure Statement filed with the City of Chicago in accordance with applicable requirements. The Property will be held under single ownership or control or under single designated control by Prudential or its 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 including, without limitation, the Bulk Regulations Data.

3. Office uses, retail uses, non-accessory parking and such other 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, its 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 the 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.

*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, Gabinski, Mell, Frost, Kotlarz, Banks, Damato, CuNerton, Laurino, O'Connor, Pucinski, Natarus, Oberman, Hansen, Orbach, Schuler, Volini, Orr, Stone - 48.

*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 be amended by changing all the C3-7 Commercial-Manufacturing District symbols and indications as shown on Map No. 1-E in the area bounded by

East Lake Street, North Stetson Avenue, East Randolph Street and North Beaubien Court, excepting therefrom all that property which is legally described as follows: Lots 1A and 2A; Lots 1B and 2B; the east four feet of Lots 1E and 2E; and Lot W1, all in the plat of Mid-America, a resubdivision of the Prudential and Illinois Central Subdivision of part of the South one-half of fractional Section 10, Township 29 North, Range 14 East of the Third Principal Meridian, as shown and described on the plat of said resubdivision recorded as Document No. 17069914 dated November 20, 1957, in Cook County, Illinois,

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/or earth station receiving dishes) which is hereby established in the area above described, subject to such use bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Business Planned Development (including Communications Planned Development) printed on pages 25768 through 25774 of this Journal.]

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

6. Off-street parking and off-street loading shall be provided upon the Property as developed, at a minimum, 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.

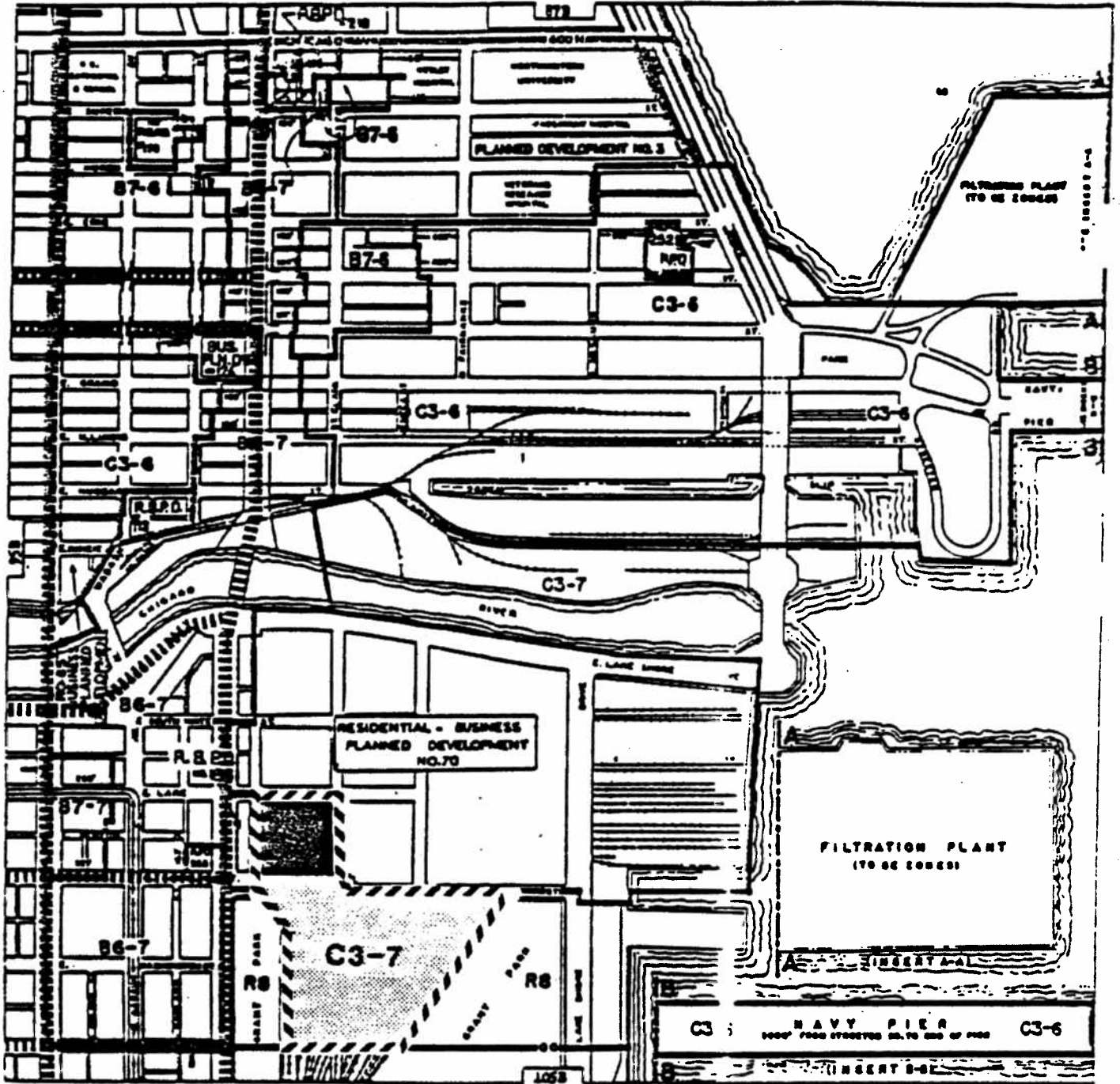
9. Business and business identification signs may be permitted upon the Property subject to the review and approval of the Department of Planning and of the Department of Inspectional Services. Temporary signs, such as construction and marketing signs, may be permitted subject to the aforesaid approvals.

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

11. 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.

LEGAL DESCRIPTION

Lots 3A, 3B, 1C thru 3C (both inclusive); Lots 1D thru 3D (both inclusive); Lots 1E and 2E (except the East four feet thereof); Lot 3E; Lots B1 thru B63 (both inclusive); Lots C1 thru C47 (both inclusive); Lots C63 thru C143 (both inclusive); Lots K1 thru K143 (both inclusive); Lots E1 thru E4 (both inclusive); Lot F1; Lots G1 thru G60 (both inclusive); Lots H1 thru H21 (both inclusive); Lot P1; Lots S1 thru S20 (both inclusive); Lots U1 and U2, all in the Plat of Mid-America, a Resubdivision of the Prudential and Illinois Central Subdivision of part of the South half of fractional Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, as shown and described on the plat of said Resubdivision recorded as Document number 17069914, dated November 20, 1957, in Cook County, Illinois.



### A EXISTING ZONING MAP

#### LEGEND

- PREFERRED STREETS 
- PLANNED DEVELOPMENT 
- ZONING BOUNDARIES 

ADDRESS OF PROPERTY:  
Prudential Plaza, Chicago, Illinois

NORTH 

**APPLICANT:** The Prudential Insurance Company of America by its attorneys Rudnick & Wolfe and Earl L. Neal and Associates

**ADDRESS:** 30 North LaSalle Street, Chicago, Illinois

**DATE:** October 15, 1985

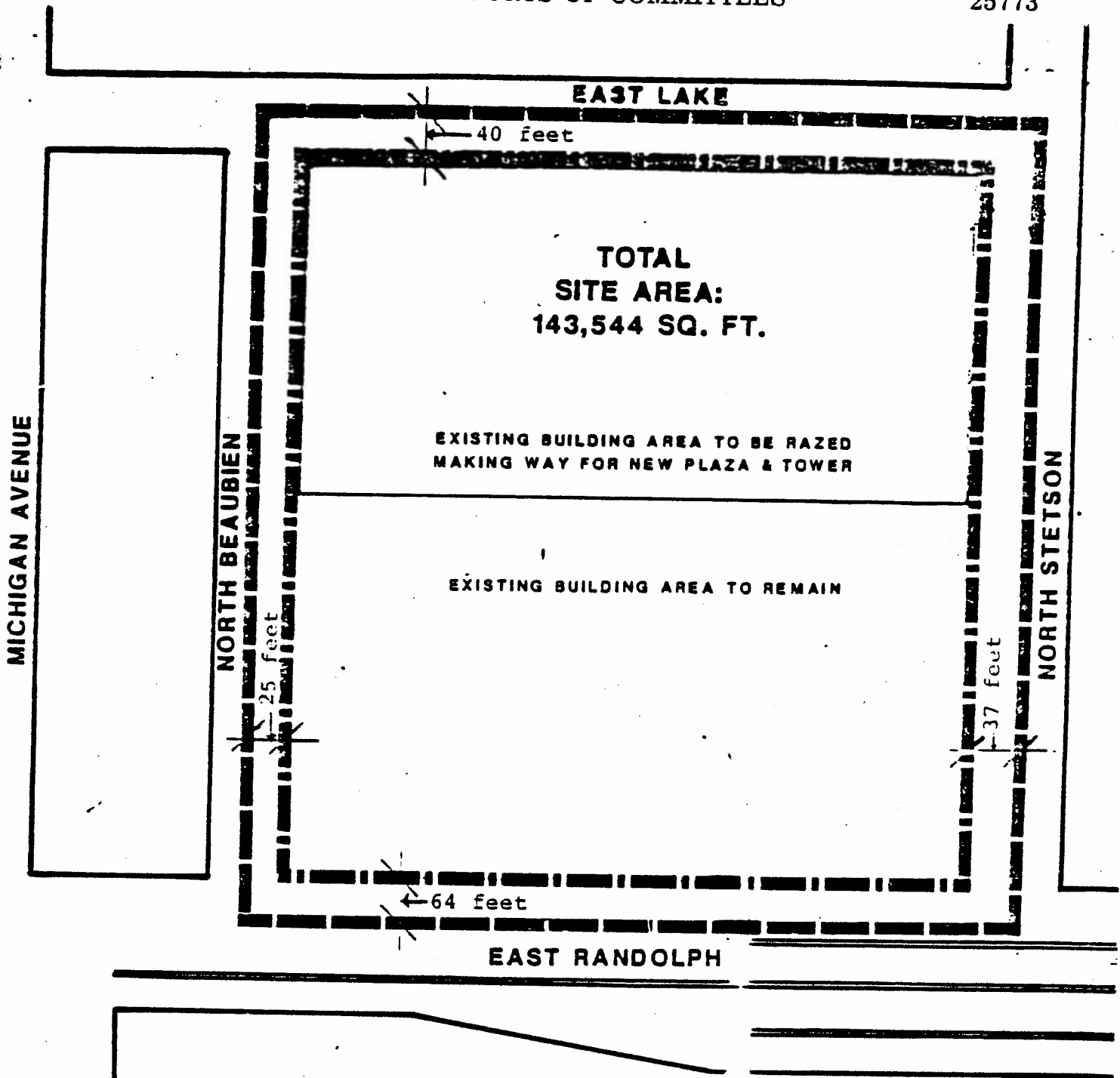
PLANNED BUSINESS DEVELOPMENT  
(INCLUDING COMMUNICATIONS PLANNED DEVELOPMENT)  
BULK REGULATIONS DATA

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for that certain property located generally between East Lake Street, North Stetson Avenue, East Randolph Street and North Beaubien Court in Chicago, Illinois.

-NET SITE AREA	143,544 square feet (3.3 acres)
-GENERAL DESCRIPTION OF LAND USE	Office Uses, Retail Uses, Non-Accessory Parking 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*	17.5'
-MAXIMUM PERCENTAGE OF BUILDING COVERAGE OF SITE	70%
-MINIMUM NUMBER OF OFF-STREET PARKING SPACES (All spaces to be provided in underground facilities)	195 spaces to be provided upon completion of the south half of the parking garage (consisting of 3 levels); 328 spaces to be provided upon completion of the north half of the parking garage (consisting of 7 levels); total spaces to be provided - 523
-MINIMUM NUMBER OF LOADING BERTHS	9
-GROSS SITE AREA CALCULATIONS	
-NET SITE AREA	143,544 square feet
-APPROXIMATE AREA TO REMAIN IN PUBLIC RIGHT-OF-WAY (East Lake Street, North Stetson Avenue, East Randolph Street and North Beaubien Court)	<u>69,308 square feet</u>
-APPROXIMATE GROSS SITE AREA	212,852 square feet

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



ADDRESS OF THE PROPERTY:  
 Prudential Plaza, Chicago, IL

**B BOUNDARY AND PROPERTY LINE MAP**

**LEGEND**

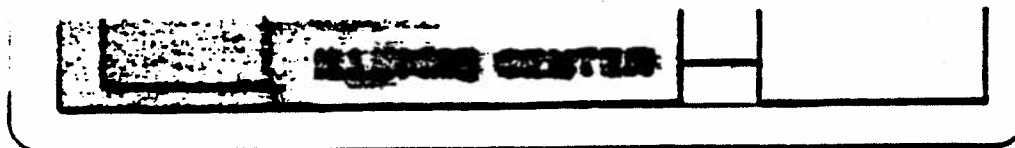
- PROPERTY LINE
- PLANNED DEVELOPMENT BOUNDARY
- (including right-of-way adjustment)
- (\*Right of way dimensions shown are approximate)



**APPLICANT:** The Prudential Insurance Company of America by its attorneys Rudnick & Wolfe and Earl L. Neal and Associates

**ADDRESS:** 30 North LaSalle Street, Chicago, Illinois

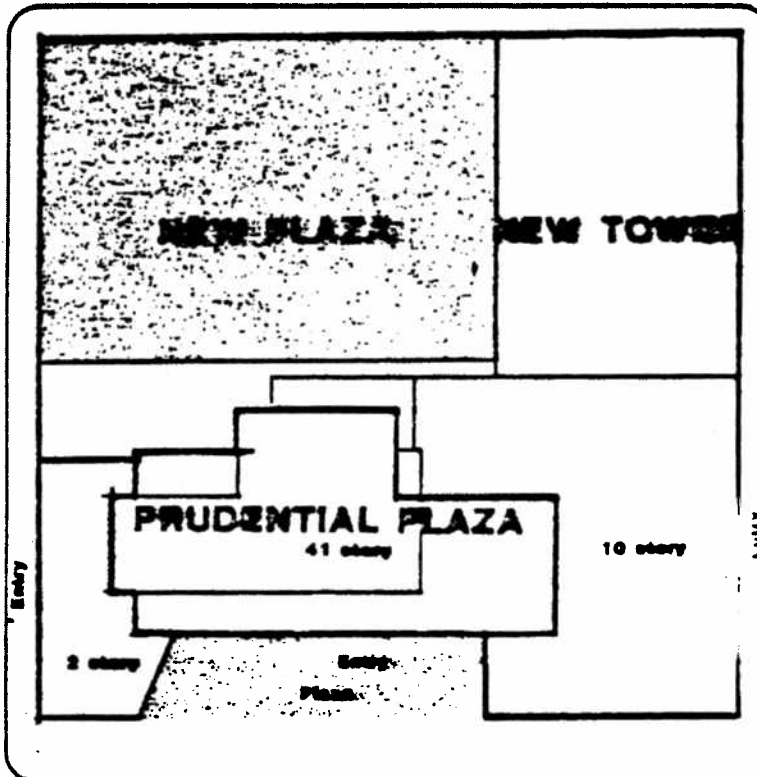
**DATE:** October 15, 1985



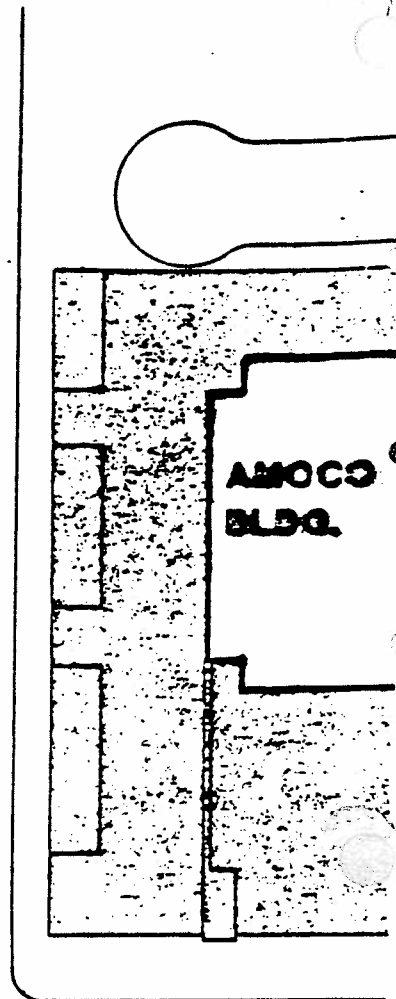
EAST LAKE



NORTH BEAUBIEN



EAST RANDOLPH



NORTH STETSON

GRANT PARK

**C GENERALIZED LAND USE MAP**

ADDRESS OF PROPERTY:  
Prudential Plaza, Chicago, Illinois

**LEGEND**

- BUSINESS, OFFICE, RETAIL USES & OFF-STREET PARKING
- RESIDENTIAL & RETAIL PLAZA AREAS



**APPLICANT:** The Prudential Insurance Company of America by its attorneys Rudnick & Wolfe and Earl L. Neal and Associates

**ADDRESS:** 30 North LaSalle Street, Chicago, Illinois

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