



July 12, 2021

Jack George
Akerman LLP
71 S. Wacker Drive
47th Floor
Chicago, IL 60606

Re: Minor Change to PD No. 382, Parking and Loading Reduction

Dear Mr. George:

Please be advised that your request for a minor change to Business-Commercial Planned Development No. 382 ("PD 382") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance. Wacker Drive No. 321, LLC and Wacker Drive No. 301, LLC, are the owners of the properties located at 321 S. Wacker Drive ("Site II") and 301 S. Wacker Drive ("Site III") and are seeking a minor change to reduce the required minimum number of parking spaces and loading berths for the two buildings proposed to be constructed on Site II and Site III. The property owner of 311 S. Wacker Drive has provided their consent to this request.

The property located at 311 S. Wacker Drive is improved with an existing building that contains 268 parking spaces. The proposed office buildings together will contain 222 parking spaces for a total of 490 parking spaces within the PD. The PD has a minimum parking requirement of 650 spaces. Your clients are seeking to reduce the total number of required parking spaces from 650 to 490 spaces. PD 382 has an underlying zoning district of DC-16 which has no required parking minimums for the proposed office and retail uses. PD 382 also qualifies as a Transit Served Location since it is located within 1,320 feet of the entrances of two Metra stations and three CTA stations.

In addition to off-street parking, the existing building located at 311 S. Wacker Drive provides 4 loading berths. The proposed office buildings will each provide 3 loading berths for a total of 10 loading berths within the PD. However, PD 382 requires a minimum of 12 loading berths. Your clients are seeking to reduce the minimum number of loading berths from 12 to 10. Both the parking and loading reductions are reflected on the attached, revised Use and Bulk Regulations and Data Table.

Regarding your request, DPD has determined that allowing the proposed parking and loading berth reductions will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 382, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Minor Change
PD 382
July 12, 2021
Page 2

This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

A handwritten signature in black ink, appearing to read 'SAC', with a long horizontal line extending to the right.

Steven Valenziano
Assistant Zoning Administrator

C: Mike Marmo, Erik Glass, Fernando Espinoza, Noah Szafraniec, Janice Hill, Main file

BUSINESS-COMMERCIAL PLANNED DEVELOPMENT #382
USE AND BULK REGULATIONS AND DATA

<u>NET SITE AREA</u> <u>SQ. FT. ACRES</u>	<u>GENERAL DESCRIPTION</u> <u>OF LAND USE</u>	<u>MAXIMUM</u> <u>F.A.R.</u>	<u>MAXIMUM PERCENT</u> <u>OF LAND COVERAGE</u>
129,500 2.973	Permitted uses authorized by the C3-7, Commercial-Manufacturing District of the Chicago Zoning Ordinance, telecommunication dishes and non-accessory surface parking and/or drive-in banking facilities on the construction area adjacent to Van Buren Street as interim uses.	32.44	100%

GROSS SITE AREA = NET SITE AREA + AREA TO REMAIN IN PUBLIC RIGHT OF WAY
183,317.38 (4.21 acres) = 129,500 + 53,817.38

OFF STREET PARKING AND LOADING

Minimum Number of Parking Spaces 490 Minimum Number of Loading Berths 10

MAXIMUM BUILDING HEIGHT: 1000 feet above the established grade

APPLICANT: Wacker Drive No. 321, L.L.C.
Wacker Drive No. 301, L.L.C.

Administrative Relief Request
Date: June 29, 2021

East Superior Street; North Michigan Avenue; East Huron Street; and North Rush Street;

to the designation of a Residential-Business Planned Development which is hereby established in the area described above, 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 28216 through 28223 of this Journal.]

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

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 B6-7 Restricted Central Business District and B7-7 General Central Business District symbols and indications as shown on Map No. 1-F in the area bounded by

West Wacker Drive; North Dearborn Street; West Lake Street; and North State Street,

to reflect the establishment 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 attached hereto and made a part hereof.

[Business Planned Development printed on pages 28224 through 28231 of this Journal.]

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

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 C3-7 Commercial-Manufacturing District symbols and indications as shown on Map. No. 2-F in the area bounded by

West Jackson Boulevard; South Franklin Street; West Van Buren Street; and South Wacker Drive,

(Continued on page 28232)

382

(Continued from page 28215)

to the designation of a Business-Commercial Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth on the Plan of Development herewith attached and made a part hereof and to no others.

[Business-Commercial Planned Development printed on pages 28233 through 28244 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. 4-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 M2-4 General Manufacturing District symbols and indications as shown on Map No. 4-F in the area bounded by

West 18th Street; South Wentworth Avenue; South Archer Avenue; West Cermak Road; South Stewart Avenue; and the southeasterly right-of-way line of the Illinois Central Gulf Railroad Company (formerly The Chicago Madison and Northern Railroad),

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.

[Residential-Business Planned Development printed on pages 28245 through 28252 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. 5-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. 5-G in the area bounded by

(Continued on page 28253)

2/26/86

REPORTS OF COMMITTEES

9955
28233

BUSINESS-COMMERCIAL PLANNED DEVELOPMENT NO. 382

PLAN OF DEVELOPMENT -- STATEMENTS

1. The area delineated herein as a Business-Commercial Planned Development (the "Planned Development") consists of approximately 129,500 square feet or 2.973 acres of real property. It is bounded on the north by West Jackson Boulevard; on the east by South Franklin Street; on the south by West Van Buren Street; and on the west by South Wacker Drive (the "Property"), as shown on the attached "Property Lot Line Map." The property is currently owned by the Chicago Title & Trust Co., as trustee under Trust No. 1090000, dated October 2, 1985. Geone Corporation is the beneficial owner of Trust No. 1090000.

2. This Plan of Development consists of fourteen (14) statements; an existing zoning map, a boundary and property line map, a generalized land use map, and a table of use and bulk regulations and related controls. The Plan of Development is applicable to the area delineated herein

APPLICANT: Geone Corporation c/o Robert L. Champion, Jr.
1209 Orange Street 200 West Jackson Blvd.
Wilmington, DE 19801 25th Floor
Chicago, IL 60697

DATE: December 30, 1985

4. The Applicant or its successors, assignees, grantees or such other person or entity as may then own or control the subject property shall obtain all required reviews, approvals, licenses and permits in connection with this Planned Development.

5. This ordinance is conditioned on the enactment of an ordinance vacating an easement related to the former streetcar tunnel on Lots 7 and 8 in Egan and Morris' Subdivision of Lots 2, 3 and 4 in Block 84, as shown in Document #21716901, recorded November 18, 1971, and the easement related to the use and maintenance of that portion of the former streetcar tunnel (the "tunnel") as presently located in that part of the public alley vacated by Document #27399408, recorded January 8, 1985. It is also conditioned on the enactment of an ordinance which would be incorporated by reference and made a part hereof as part of this planned development ordinance which would create a replacement easement approved by the Commissioners of the Departments of Planning and Public Works and the Department of Law. The replacement easement will allow access for "tunnel" maintenance and an opportunity to link the subject site, as

APPLICANT:	Geone Corporation 1209 Orange Street Wilmington, DE 19801	c/o Robert L. Champion, Jr. 200 West Jackson Blvd. 25th Floor Chicago, IL 60697
DATE:	December 30, 1985	
REVISED:	February 25, 1986	

7. Any service drive or other ingress or egress for motor vehicles shall be adequately designed and paved in accordance with the now published regulations of the Bureau of Traffic Engineering and Operations and in compliance with the Municipal Code of the City of Chicago.

8. The height restriction of the Planned Development and any appurtenance attached shall be subject to:

- (1) Height limitations as certified on Form FAA-117 (or on successor form or forms covering the same subject matter) and approved by the Federal Aviation Administration;
- (2) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council; and
- (3) Height limitations as approved by the Federal Aviation Agency pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Agency.

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REVISED: February 13, 1986

12. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Departments of Planning, Zoning and Inspectional Services. If applicable, pursuant to the provisions of Chapter 86, Section 86.1-11 of the Municipal Code, City Council approval shall also be required. Temporary signs, such as construction and marketing signs, may be permitted subject to the approval of the Commissioner of Planning.

13. The Applicant or its successors or assigns shall establish internal standards for the design and planning of (1) open space amenities and (2) buildings and other improvements to be constructed on these individual construction areas. These standards shall promote compatibility of development areas by requiring order and harmony in structural placement and design providing accessibility to natural light, circulating air and urban vistas free of visual pollution. These standards shall include an overall landscaping plan for open space amenities, maximum building heights and a range of opportunities related to facades, materials and colors. The Applicant or its successors or assigns shall

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Wilmington, DE 19801 25th Floor
Chicago, IL 60697

DATE: December 30, 1985

REVISED: February 21, 1986

BUSINESS-COMMERCIAL PLANNED DEVELOPMENT
 FIGURE 4: USE AND BULK REGULATIONS AND DATA

<u>NET SITE AREA</u> <u>SQ. FT.</u>	<u>ACRES</u>	<u>GENERAL DESCRIPTION</u> <u>OF LAND USE</u>	<u>MAXIMUM</u> <u>F.A.R.</u>	<u>MAXIMUM PERCENT</u> <u>OF LAND COVERAGE</u>
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GROSS SITE AREA = NET SITE AREA + AREA TO REMAIN IN PUBLIC RIGHT OF WAY
 183,317.38 (4.21 acres) = 129,500 + 53,817.38

OFF STREET PARKING AND LOADING

<u>Minimum Number of Parking Spaces</u>	<u>Minimum Number of Loading Berths</u>
650	12

MAXIMUM BUILDING HEIGHT: 1000 feet above the established grade

APPLICANT: Geone Corporation c/o Robert L. Champion, Jr.
 1209 Orange Street 200 West Jackson Blvd.
 Wilmington, DE 19801 25th Floor
 Chicago, Il. 60697

DATE: December 30, 1985

REVISED: February 25, 1986

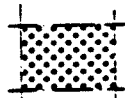
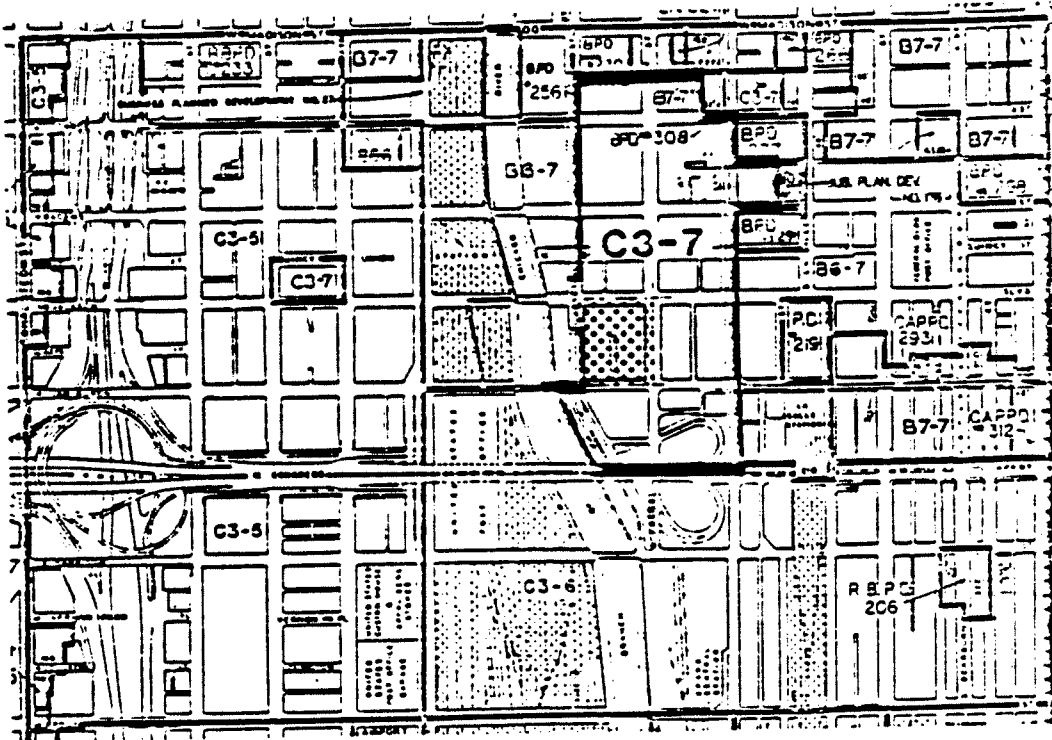
submit these standards, which may be amended from time to time, to the Department of Planning, the Chicago Plan Commission and the City Council no later than thirty (30) days prior to the filing of any Part II applications for permits or licenses within the construction areas adjacent to Jackson Boulevard and Van Buren Street.

14. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and in force on the date of this application.

APPLICANT: Geone Corporation c/o Robert L. Champion, Jr.
1209 Orange Street 200 West Jackson Blvd.
Wilmington, DE 19801 25th Floor
Chicago, IL 60697

DATE: December 30, 1985

REVISED: February 13, 1986



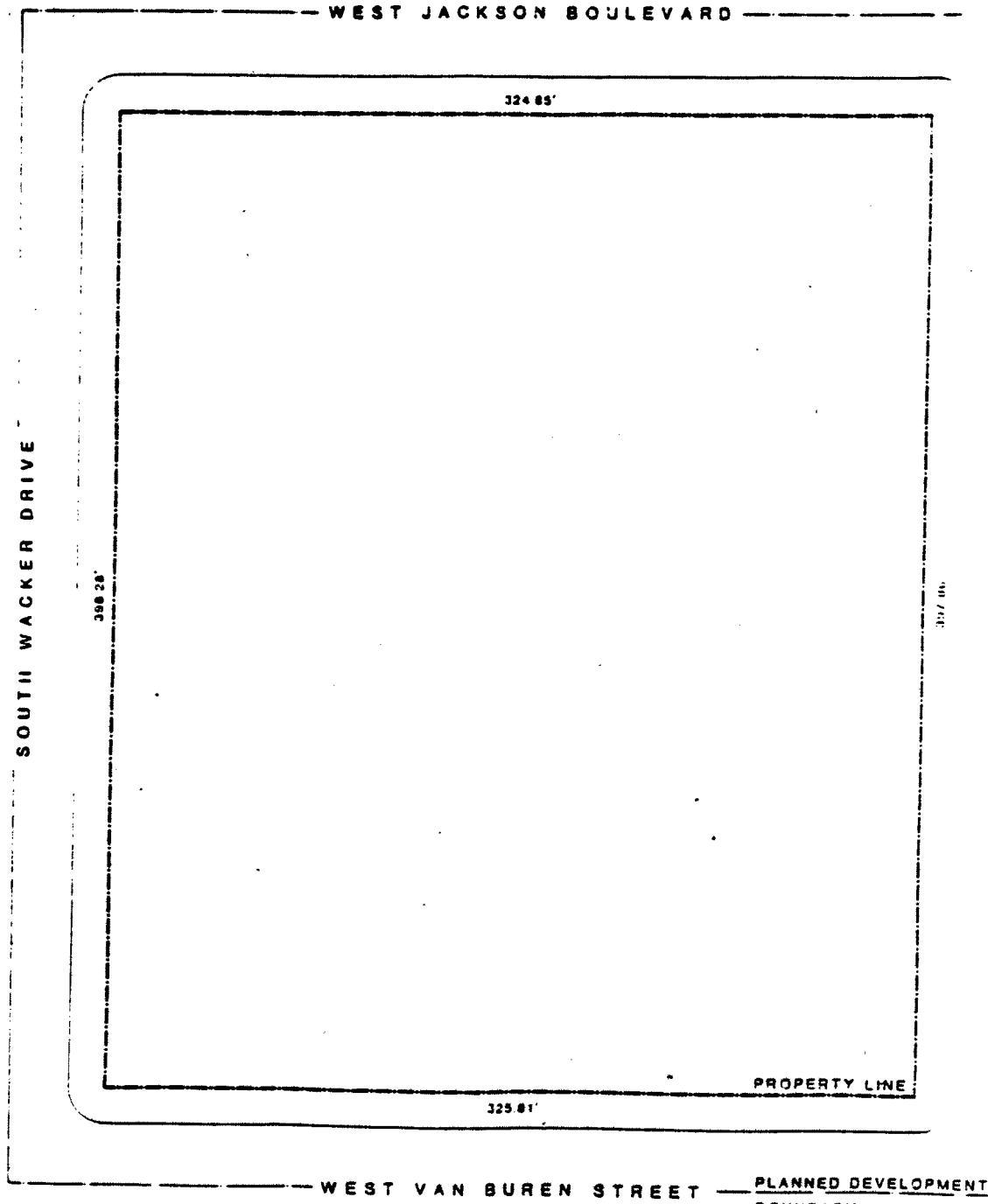
Business Planned Development



Zoning District

Existing Zoning

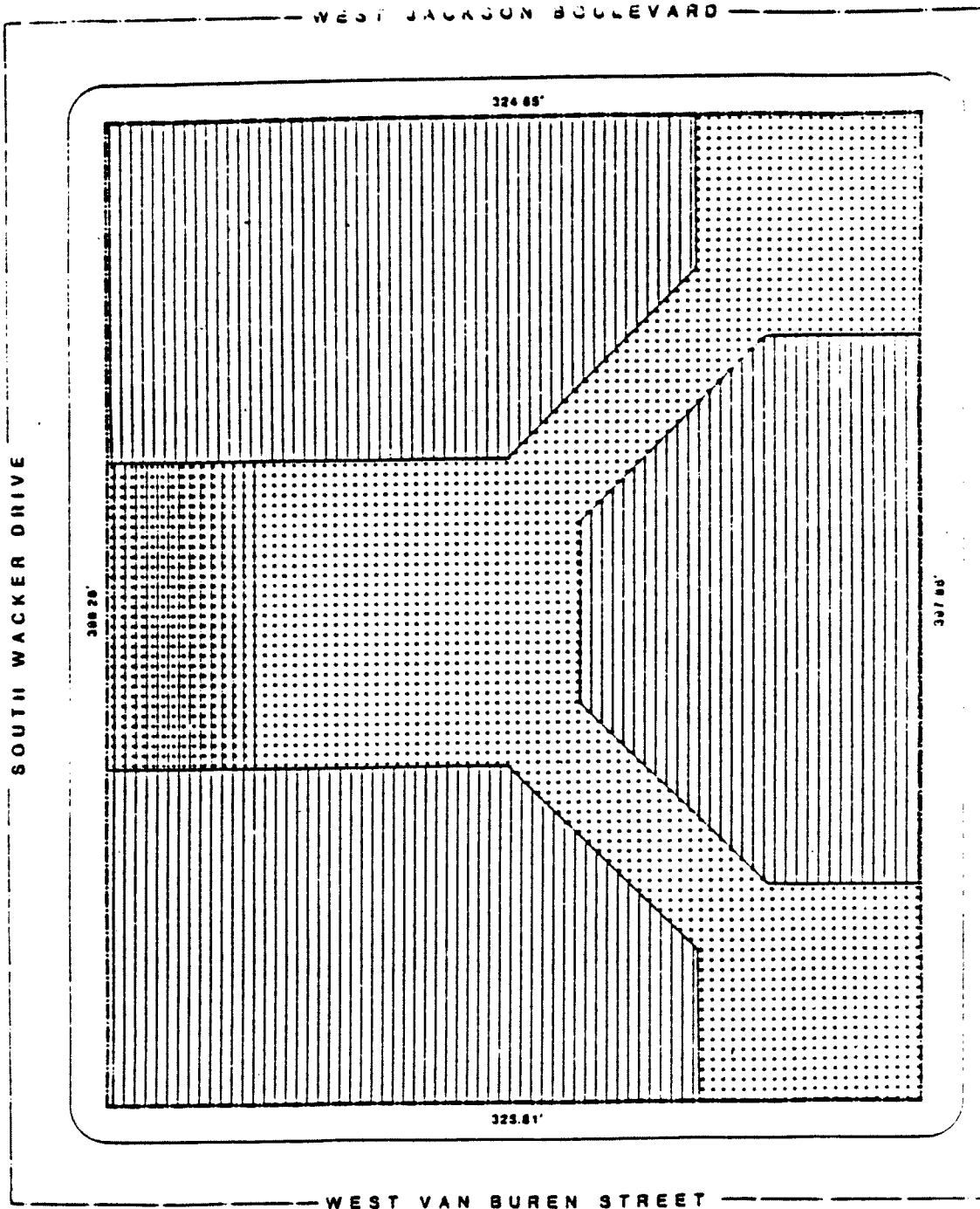
APPLICANT: Geone Corporation
 1209 Orange Street
 Wilmington, DE 19801
 DATE: December 30, 1985



**Planned Development Boundary
& Property Line**

APPLICANT: Geone Corporation
 1208 Orange Street
 Wilmington, DE 19801



DATE: December 30, 1985



Generalized Land Use

APPLICANT: Geena Corporation
 1208 Orange Street
 Wilmington, DE 19801

DATE: December 30, 1965

-  Business, Commercial, Offices and Related Uses
-  Open and/or enclosed Public Walkways and Plazas at Grade