



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

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

<http://www.ci.chi.il.us>

December 29, 1997

Mr. Dave Monahan:
All-American Sign Co., Inc.
5501 W. 109th Street
Oak Lawn, Illinois 60453

RE: Request for a minor change to Central Area Parking
Planned Development (CAPPD) No. 394, As Amended

Dear Mr. Monahan:

The Department of Planning and Department has considered your request on behalf of the applicant, for the installation of a business identification awning sign. The proposed sign will project over the public way a distance of 7'-0". The planned development ordinance restricts projecting signs from overhanging the public way more than one-third of the distance from the building wall to the east curb line of North Wells Street. One third of the sidewalk width (total width 18'-10") is approximately 6'-3". The proposed sign exceeds the permitted projection by a total of 9 inches.

The Department has determined this to be a minor change to the sign regulations of the planned development. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing minor change to CAPPD No. 394, as amended.

Sincerely,

Christopher R. Hill
Commissioner *CS*



Please
Recycle!



All-American Sign Co., Inc.

Sign Design and Fabrication

Mr. Steve Valenziano
City of Chicago Planning Department
121 N. LaSalle St.
Chicago, IL 60602

December 23, 1997

RE: 172 W. Madison St.
Parking Garage Facility
Zoning: CAPPD No. 394

Dear Mr. Valenziano:

Our Company has been contracted to fabricate and install a lighted canopy sign at the above-captioned garage. The proposed sign would be installed over the garage entrance.

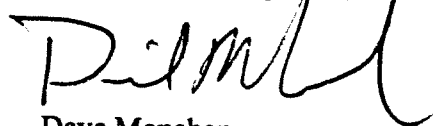
As you know, the planned development guidelines for this location state that:

“Signs overhanging the public way along North Wells street shall not project more than one-third of the distance from the building wall to the East curb line of North Wells street”.

The distance from the building to the curb on Wells street is 18'10". I would like to request administrative relief of 9" to allow the sign to project 7'0" from the building.

Drawings are attached for your review. Please call me at your convenience. Thank you.

Sincerely,
All-American Sign Co., Inc.



Dave Monahan



November 8, 1993

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)

Mr. Graham C. Grady
Zoning Administrator
Department of Zoning
Room 800-City Hall
Chicago Illinois 60602

Re: Interim Stage Part II Submittal for
Central Area Parking Planned
Development No. 394, as amended.
Proposal: Construction of a Non-
Accessory Parking Garage Addition.
Location: 179 West Washington
Street.

Dear Mr. Grady:

The attached Interim Stage Part II submittal, reviewed by the Department of Planning and Development in accordance with the "Rules, Regulations, and Procedures in Relation to Planned Development Amendments", proposes the construction of an eleven (11) story parking garage addition. The proposed addition will connect the existing eleven-story Madison and Wells parking facility and the existing twelve-story office building located at 179 West Washington Street.

The project includes the construction of an additional parking level to the Madison-Wells facility and the conversion of the 179 West Washington building from an office building to a parking facility. The first two levels of the proposed parking facility at 179 West Washington will be devoted to retail space as will the first level of the proposed addition.

According to information submitted by the Applicant the proposed addition combined with the existing structures will occupy 550,500 square feet of total floor area. This figure has been verified by calculations based on architectural drawings submitted by the Applicant. The net site area for Central Area Parking Planned Development No. 394, as amended, is 43,243.33 square feet.

Translated, the above figure results in a Floor Area Ratio of 12.73. The Plan of Development permits a maximum Floor Area Ratio of 13.0.



Mr. Graham C. Grady 11-08-93
Page 2

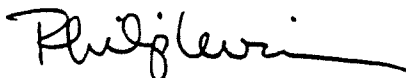
The building height, setbacks, elevations, and the maximum percentage of site coverage all conform with the Site Plan as passed by the Chicago City Council on March 8, 1993. The structure will contain 1,420 off-street parking spaces which is the maximum number of parking spaces that the Planned Development allows. Two (2) percent shall be designated and designed for the handicapped.

The Landscape Plan as depicted on the Site Plan prepared by Desman Associates, dated September 27, 1993, is hereby made a part of this Part II approval. Please note that the completion of the parkway landscaping along the Wells Street side shall be deferred until the C.T.A. project (currently in progress) has been completed. The landscaping along Washington and Madison streets shall be installed upon the completion of the parking garage addition.

This Interim Stage Part II submittal, for Central Area Parking Planned Development No. 394, as amended, for the construction of a parking garage addition, which includes the construction of an additional parking level to the Madison-Wells parking facility and the conversion of the building located at 179 West Washington from an office to parking/retail use, is hereby approved as conforming with the Plan of Development as approved by the Chicago City Council on March 8, 1993.

Please attach a copy of this submittal to your file (Amendment No. 10964).

Sincerely,



Philip Levin
Director of Zoning

acceptable.) Incorporated wood fibre mulch per supplier's recommendation.

Reclassification Of Area Shown On Map Number 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 Central Area Parking Planned Development No. 394 District and all the C3-7 Commercial-Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by:

West Washington Street; a line 81.17 feet east of North Wells Street; a line 60.0 feet south of West Washington Street; a line 71.20 feet east of North Wells Street; West Calhoun Place; a line 162.53 feet east of North Wells Street; West Madison Street; and North Wells Street,

to those of a Central Area Parking 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 attached hereto 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:

Central Area Parking Planned Development No. 394, As Amended

Plan Of Development Statements

1. The area delineated herein as a Central Area Parking Planned Development (the "Planned Development") consists of

(Continued on page 29968)

(Continued from page 29948)

approximately 43,243.33 square feet (.99 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is controlled by the Applicant, Washington Madison Wells Limited Partnership, an Illinois limited partnership.

2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. The Applicant shall obtain final approval from the Chicago Transit Authority of plans showing the location of the new exit driveway onto North Wells Street.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners or controlling parties of the Property and any ground lessors.

Nothing herein shall be construed to mean that any individual owner or any ground lessors of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of Fourteen (14) Statements; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Generalized Land Use Map; an Existing Land Use Map; a Table of Use and Bulk Regulations and Related Controls; a site plan prepared by Desman Associates, dated December 10, 1992 (the "Site Plan"); a landscape plan prepared by Desman Associates, dated December 10, 1992 (the "Landscape Plan"); and elevation drawings prepared by Desman Associates, dated December 10, 1992 (the "Elevation Drawings"). Reduced copies of the Site Plan, Landscape Plan and Elevation Drawings are attached hereto and full sized copies are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses are permitted in the Planned Development subject to the restrictions in Statement 12 and in the Table of Use and Bulk Regulations:

Public parking, retail, office, service and storage uses and accessory uses.
6. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. The Applicant will extend the signage band currently in place on the existing Madison-Wells parking garage onto the addition to the garage to be constructed pursuant to this planned development. Any new signs shall be installed in general conformance with the existing signage scheme. Signs on the signage band for retail uses shall not overhang the public way along West Washington Street, and any such signs overhanging the public way along North Wells Street shall not project from the building more than one-third of the distance from the building wall to the east curb line of North Wells Street. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.
8. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the

Department of Planning and Development. Two percent of all parking spaces provided within the Planned Development shall be designated and designed for parking for the handicapped.

9. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and of the Commissioner of Planning and Development.
10. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of the improvements and any appurtenance attached thereto also shall be subject to:
 - (A) Height limitations as certified and approved by the Federal Aviation Administration; and
 - (B) Airport Zoning Regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law and approved by the City Council.
11. This Planned Development 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 Development and in effect on the date hereof.
12. The improvements on the Property, including the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site Plan, the Landscape Plan and the Elevation Drawings. In addition, the improvements on the Property shall be subject to the following regulations:
 - A) Use.

The public parking facility shall be used for the parking of passenger cars, light vans and pickup trucks. No heavy commercial trucks shall be parked on the Property at any

time, except in connection with the construction, repair and maintenance of the improvements or in connection with deliveries to the retail, office and service uses on the Property. A warning light shall be installed adjacent to the entrance driveway to the garage on West Washington Street. The Applicant shall provide internal stacking of nine (9) spaces to avoid traffic congestion on West Washington Street. The ticket dispensers shall be located inside the garage at the end of the stacking area. Entrances to the garage shall be provided on West Washington Street, North Wells Street and West Madison Street, and exits from the garage shall be provided on North Wells Street and West Madison Street, all in accordance with the Site Plan. Internal signage and graphics shall be provided to direct motorists through the garage, and a traffic control gate shall be installed at the North Wells Street exit. All existing glazing in the 179 West Washington Street building shall remain except for a single vertical row on the North Wells Street facade where glazing will be replaced by ventilation louvers as depicted on the Elevation Drawings.

B) Landscaping.

Parkway trees depicted on the Landscape Plan shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.

C) Termination Of Use.

The zoning classification of the portion of the Property south of the center line of West Calhoun Place shall automatically revert to the B7-7 General Central Business District classification upon the termination of the use of the Property as a parking facility. The zoning classification of the portion of the Property north of the center line of West Calhoun Place shall automatically revert to the C3-7 Commercial - Manufacturing District classification upon the termination of the use of the Property as a parking facility.

D) West Washington Street Entrance.

The proposed Washington Street entrance shall be permitted subject to the provisions of this subsection. If the Department of Planning and Development or the Bureau of Traffic Engineering determines that any of the following events has occurred:

- 1) Significant pedestrian or automobile delays or blockages attributable to the Washington Street entrance are observed by the Bureau of Traffic Engineering at any time at or near the intersection of Washington and Wells Streets; or
- 2) The volume of traffic utilizing the West Washington Street entrance exceeds, on an average basis over a 60 day period by more than fifty percent, 103 cars during 8:30 A.M. -- 9:30 A.M., 93 cars during 7:30 A.M. -- 8:30 A.M., or other volumes projected on page 10 of the METRO traffic study dated April 30, 1992, a copy of which is attached and made a part hereof as Exhibit No. 1; or
- 3) The Central Area Circulator alignment is relocated from Monroe Street to Madison Street; then the Bureau of Traffic Engineering shall so advise the Applicant and the Applicant shall cooperate with the Bureau of Traffic Engineering to mitigate any such problems by whatever method the Bureau reasonably deems appropriate and within whatever time period the Bureau reasonably deems appropriate, including but not limited to, the installation of appropriate mechanical or electrical pedestrian controls, signaling devices, signage, or the posting of trained personnel at appropriate times and locations at or near the driveway entrance or Wells-Washington intersection to assist in managing vehicular-pedestrian conflicts.

E) **Modification Of Requirements.**

The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the development of the Property contemplated by this Planned Development Ordinance and will not result in increasing the maximum floor area ratio for the total net site area established by this Planned Development Ordinance. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c)

of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase in the maximum percent of land covered.

13. Unless substantial construction of the proposed new parking facility north of the southerly line of West Calhoun Place contemplated by this Planned Development has commenced within ten years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire, provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the portion of the property south of the center line of West Calhoun Place shall automatically revert to Central Area Parking Planned Development No. 394 as adopted on October 10, 1986 and the portion of the property north of the center line of West Calhoun Place shall automatically revert to a C3-7 Commercial-Manufacturing District.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").

[Existing Zoning Map, Property Line and Planned Development Boundary Map, Generalized Land Use Map, Existing Land Use Map, Site Plan, Landscape Plan, and Elevation Drawings attached to this Plan of Development printed on pages 29977 through 29984 of this Journal.]

Use and Bulk Regulations and Data, and Exhibit I attached to this Plan of Development read as follows:

*Central Area Parking Planned Development Number 394.
(As Amended)*

Plan Of Development

Use And Bulk Regulations And Data.

General Description Of Land Use:

See Statement No. 5.

Maximum Permitted F.A.R.: 13.0.

Gross Site Area = Net Site Area + Area Remaining In Public Right-of-Way:

72,809.00 square feet (1.67 ac.) = 43,243.33 square feet (.99 ac.) + 29,565.67 square feet (.67 ac.).

Setbacks From Property Line

In general conformance with the Site Plan.

Maximum Percentage Of Site Coverage

In general conformance with the Site Plan.

Maximum Building Height

172.5 feet.

Maximum Number Of Off-Street Parking Spaces:

1,420 spaces.

Minimum Number Of Loading Berths:

Berth.

Exhibit 1.

Table 3.

Estimated Site Traffic

450 Space Facility.

Time Period	In	Out
6:30 -- 7:30 A.M.	58	1
7:30 -- 8:30	93	5
8:30 -- 9:30	103	5
11:00 -- 12:00 P.M.	49	55
12:00 -- 1:00	51	41
1:00 -- 2:00	73	44
3:30 -- 4:30	26	63
4:30 -- 5:30	16	73
5:30 -- 6:30	7	88

The estimated site traffic volumes were assigned to the roadway network via the exclusive entrance-only on West Washington Street and the exclusive exit-only on North Wells Street. These vehicle trips were added to the surveyed peak hour traffic volumes. That represents a conservative estimate of total traffic since some of the surveyed peak hour volumes currently utilizing the Washington/Wells garage are likely to be attracted to the new facility. Therefore, not all of the estimated site traffic volumes are actually new trips. The total traffic volumes are illustrated on Figure 4.

Analyses.

A review of the background traffic volumes, estimated site traffic volumes, existing pedestrian volumes and the field observations have combined to produce the following observations related to the traffic impact of the development:

Reclassification Of Area Shown On Map Number 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 C2-3 General Residence District symbols and indications as shown on Map No. 1-H in the area bounded by:

West Superior Street; North Paulina Street; the alley next south of and parallel to West Superior Street; and a line 176 feet west of North Paulina Street,

to those of a B3-3 General Retail 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.

Existing Zoning Map.



Legend



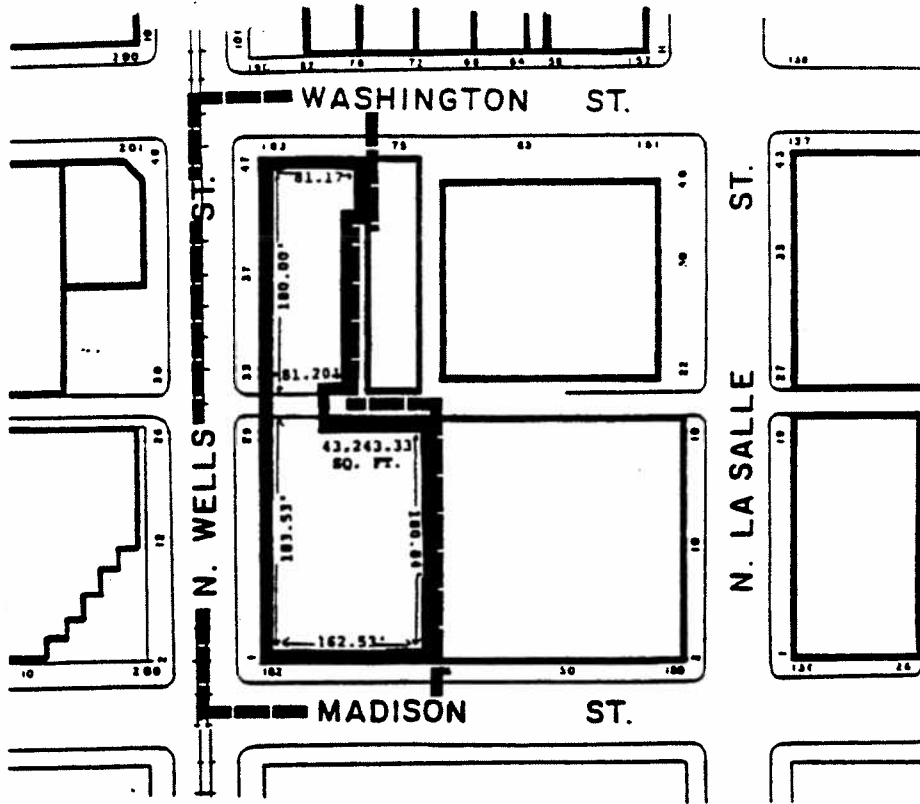
PLANNED DEVELOPMENT





ZONING BOUNDARIES

Applicant: Washington Madison Wells Limited Partnership
 an Illinois limited partnership
 Address: 2 North Riverside Plaza, Suite 600
 Chicago, Illinois 60606
 Date: July 28, 1992

Property Line And Planned Development Boundary Map.

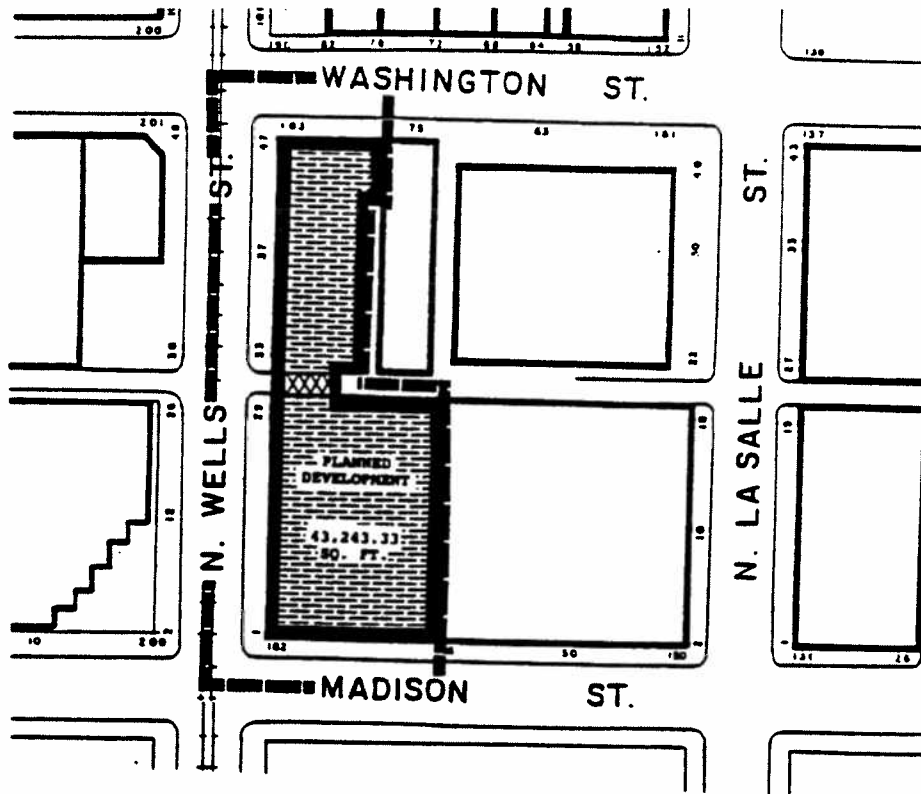


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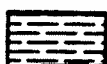

-  PROPERTY LINE
-  PLANNED DEVELOPMENT BOUNDARY

Applicant: Washington Madison Wells Limited Partnership,
 an Illinois limited partnership
 Address: 2 North Riverside Plaza, Suite 600
 Chicago, Illinois 60606
 Date: July 28, 1992

Generalized Land Use Map.

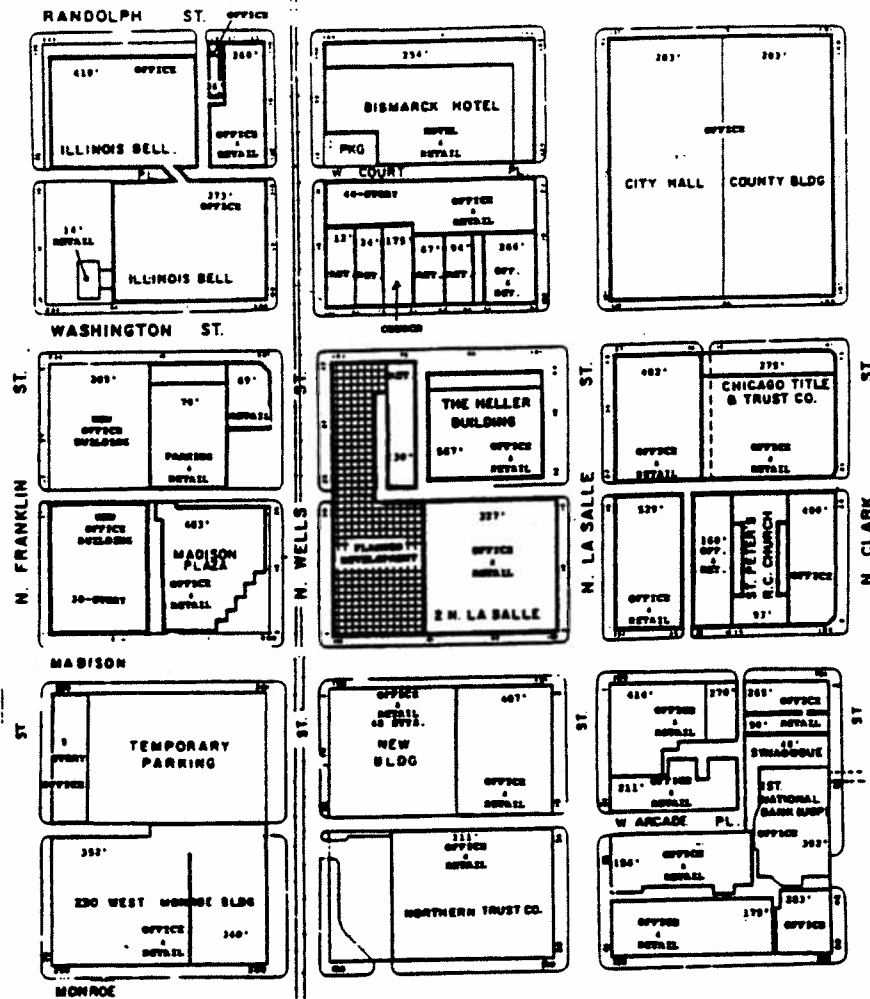


Legend

-  PROPERTY LINE
-  PLANNED DEVELOPMENT BOUNDARY
-  ANY USE PERMITTED IN STATEMENT #5
-  PROPOSED AIR RIGHTS VACATION

Applicant: Washington Madison Wells Limited Partnership,
 an Illinois limited partnership
 Address: 2 North Riverside Plaza
 Chicago, Illinois 60606
 Date: July 28, 1992

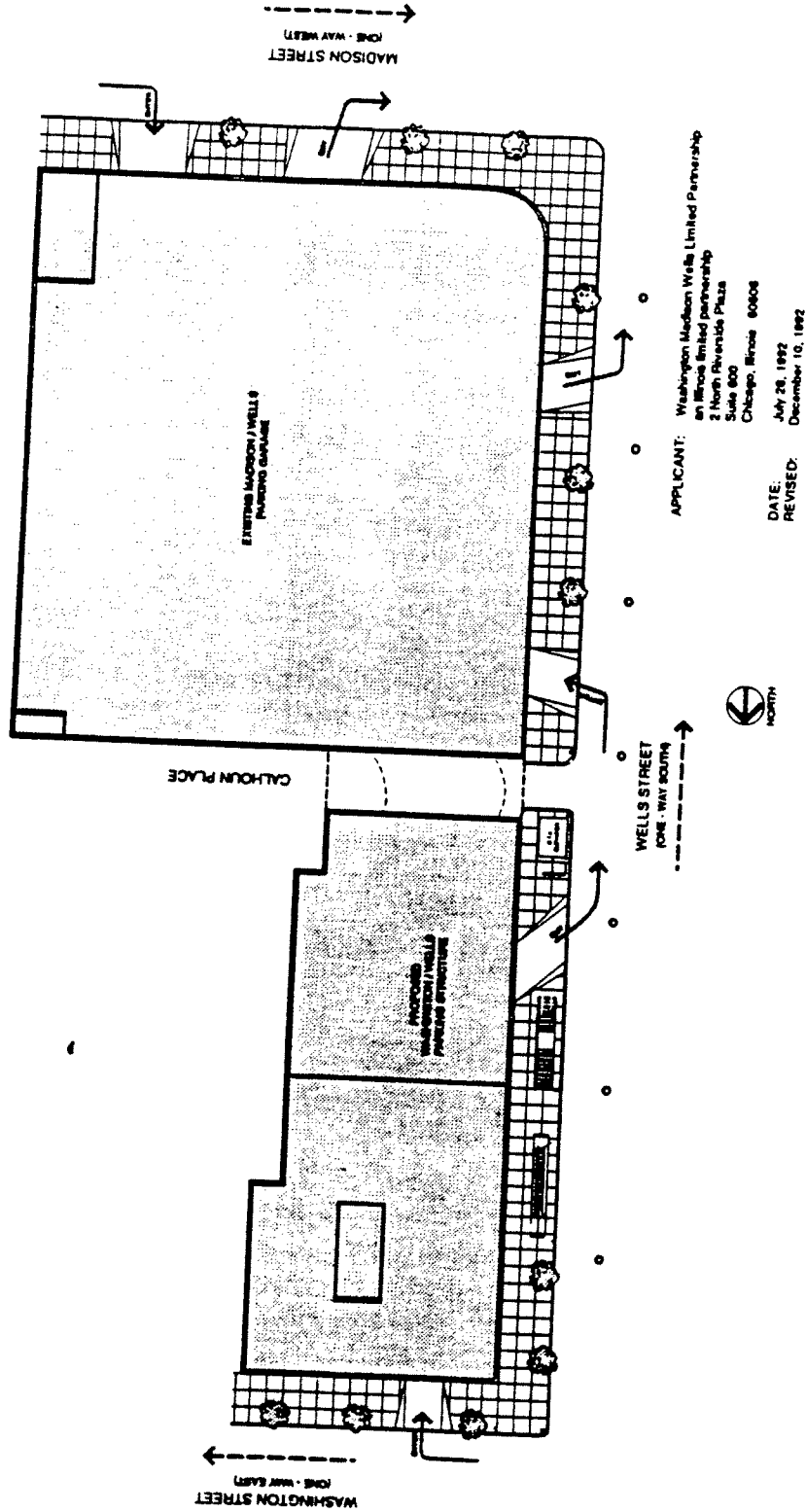
Existing Land Use Map.



Applicant: Washington Madison Wells Limited Partnership,
 an Illinois limited partnership
 Address: 2 North Riverside Plaza, Suite 600
 Chicago, Illinois 60606
 Date: July 28, 1992

Proposed Madison-Wells-Washington Garage
P. D.No. 394 as amended

Site Plan.

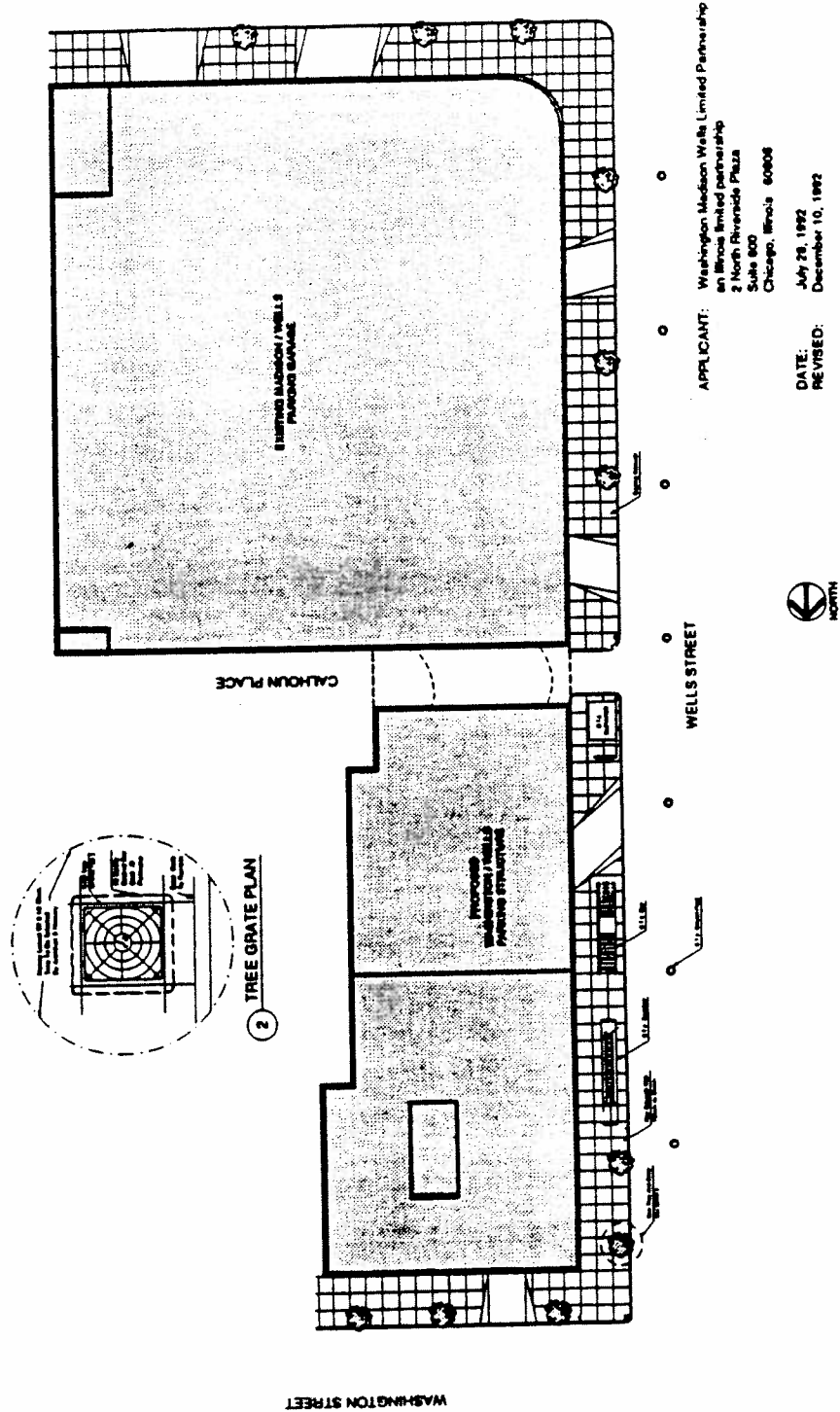


Equity Assets Management, Inc.

December 10, 1992

Landscape Plan.

Proposed Madison-Wells-Washington Garage
P. D.No. 394 as amended



APPLICANT: Washington Madison Wells Limited Partnership
an Illinois limited partnership
2 North Riverside Plaza
Suite 600
Chicago, Illinois 60606

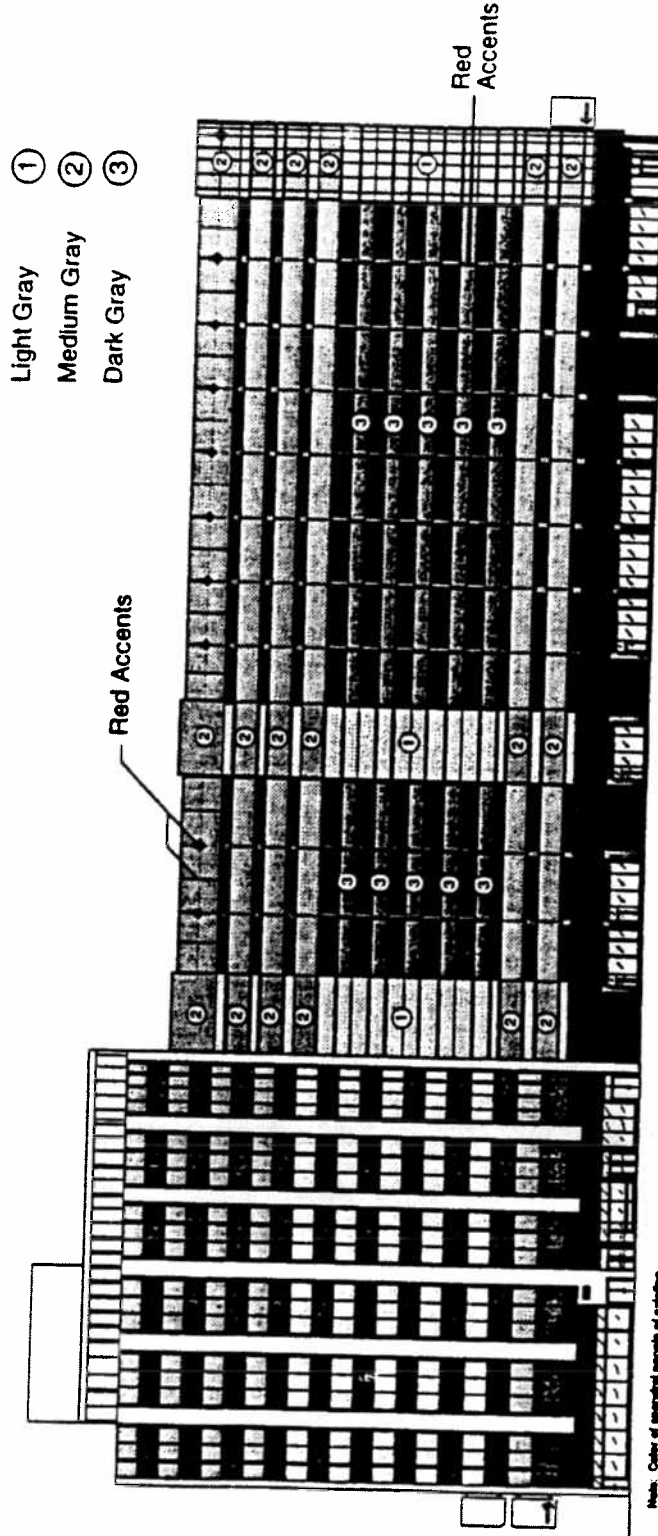
DATE: July 29, 1992
REVISED: December 10, 1992

December 10, 1992

Equity Assets Management, Inc.

Elevation Plan
(Page 1 of 2)

Proposed Madison-Wells-Washington Garage
P. D.No. 394 as amended



APPLICANT: Washington Madison Wells Limited Partnership
an Illinois limited partnership
2 North Riverside Plaza
Suite 600
Chicago, Illinois 60606

DATE: July 28, 1992
REVISED: December 10, 1992

Wells Street Elevation

Equity Assets Management, Inc.

December 10, 1992

Note: Color of specified panels of building
178 W. Washington Building to match color
of comparable structure in structure of
existing parking facility.

Elevation Plan
(Page 2 of 2)

Proposed Madison--Wells--Washington Garage
P. D. No. 394 as amended

- Light Gray ①
- Medium Gray ②
- Dark Gray ③

Red Accents



Madison Street Elevation

APPLICANT: Washington Madison Wells Limited Partnership
 an Illinois limited partnership
 2 North Riverside Plaza
 Suite 600
 Chicago, Illinois 60606

DATE: July 26, 1992
 REVISED: December 10, 1992

Equity Assets Management, Inc.

December 10, 1992

(Continued from page 35601)

The following is said ordinance as passed:

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

SECTION 1. That the Municipal Code of Chicago, Chapter 194A, the Chicago Zoning Ordinance, is hereby amended by adding the language in italics below, as follows:

11.7-4 (7) To allow any permitted non-residential use in a Residence District to exceed the floor area ratio imposed by the applicable regulations; *or to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of Section 6.4-2 (1).*

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

AUTHORITY GRANTED TO AMEND CHICAGO ZONING
ORDINANCE BY RECLASSIFYING
PARTICULAR AREAS.

On motion of Alderman Gabinski, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of October 6, 1986, pages 34848 -- 34883, recommending that the City Council pass proposed ordinances amending the Chicago Zoning Ordinance by reclassifying particular areas.

On motion of Alderman Gabinski, the said proposed ordinances were *Passed*, by yeas and nays as follows:

Yeas -- Aldermen Roti, Rush, Tillman, Evans, Bloom, Sawyer, Beavers, Humes, Hutchinson, Huels, Majerczyk, Madrzyk, Burke, Carter, Langford, Streeter, Kellam, Sheahan, Kelley, Sherman, Garcia, Krystyniak, Henry, Soliz, Gutierrez, W. Davis, Smith, D. Davis, Hagopian, Santiago, Gabinski, Mell, Frost, Kotlarz, Banks, Giles, Cullerton, Laurino, O'Connor, Pucinski, Natarus, Oberman, Hansen, McLaughlin, Schuller, Volini, Orr, Stone -- 48.

Nays -- None.

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

Said ordinances as passed read respectively as follows (the italic heading in each case not being a part of the ordinance):

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

PD
394

PD 394

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

North Wells Street; Calhoun Place; a line 163 feet east of North Wells Street; and West Madison 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 35610 through 35615
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. 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 M2-4 General Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by

a line 159.56 feet south of and parallel to West Ohio Street, the alley next east of and parallel to North Halsted Street; a line 219.56 feet south of and parallel to West Ohio Street; and North Halsted Street,

to those of a CI-3 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. 2-F.

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

(Continued on page 35616)

P.D. No. 394

PLAN OF DEVELOPMENT
CENTRAL AREA PARKING PLANNED DEVELOPMENT
STATEMENTS

1. The area delineated herein as Central Area Parking Planned Development consists of the property located at 172 West Madison Street which is owned or controlled by South East Corner Associates, an Illinois limited partnership.
2. The public parking facility proposed shall be used for the parking of passenger cars, light vans and pickup 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 runoff of flow to an established City of Chicago sewer.
4. Adequate lighting will be maintained at the facility.
5. Ingress and/or egress to the parking facility will be provided from driveways on West Madison Street and North Wells Street. All driveways will comply with the Driveway Ordinance of the City of Chicago.
6. The Applicant or its successors, assignees, or grantees shall obtain all required Chicago reviews, approvals and permits in connection with this Plan of Development.
7. Any dedication or vacation of streets or alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.
8. Use of land will consist of a multi-level parking structure, with business (retail and service) and related uses at street level.
9. Business identification signs may be permitted within the Planned Development subject to the review and approval of the Department of Planning and the Department of Inspectional Services. No advertising signs will be permitted.
10. The zoning classification of the subject property will revert to the B7-7 Restricted Central District classification following the termination of the site as a parking facility.
11. 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 Chicago Zoning Ordinance.

10/30/86

UNFINISHED BUSINESS

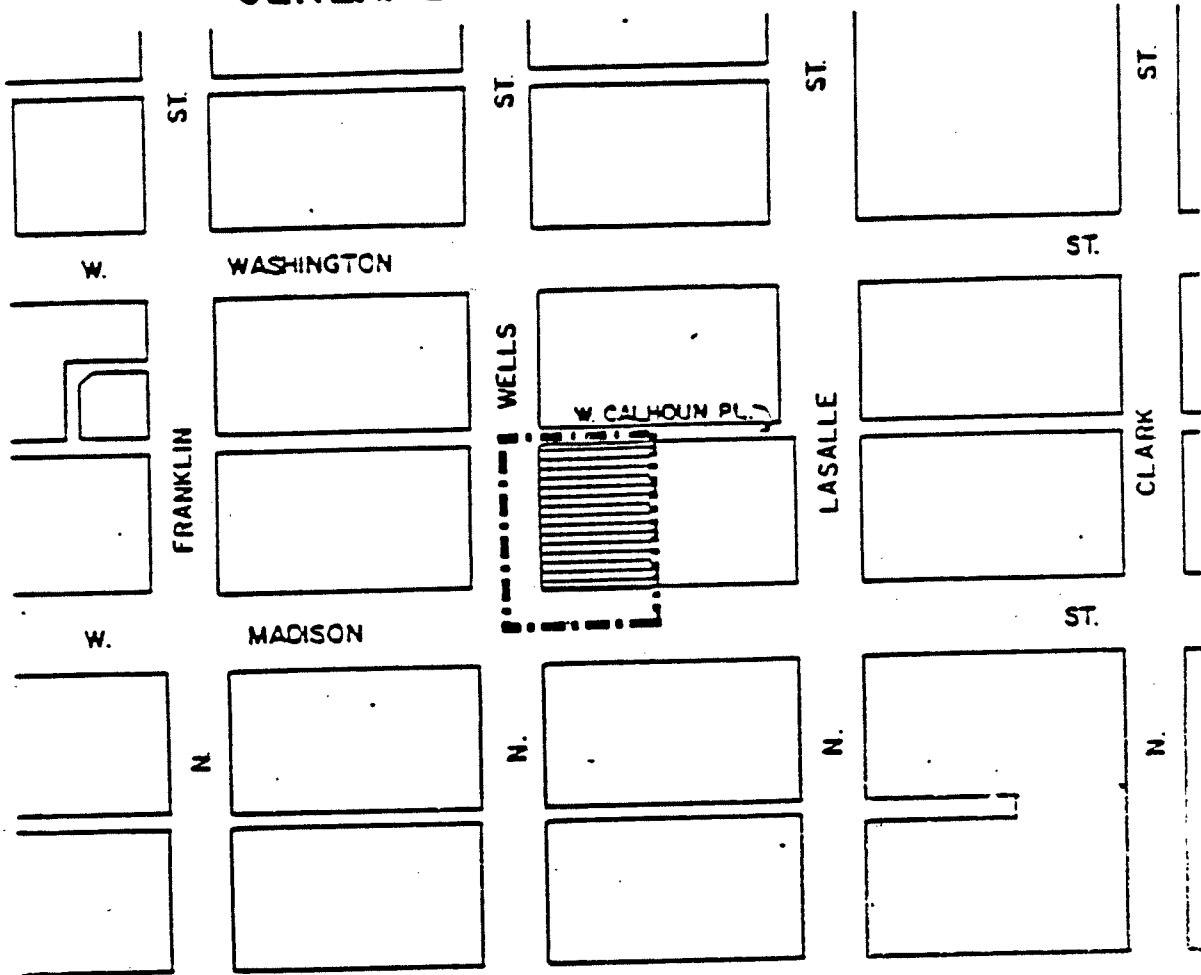
35611

12. 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.

APPLICANT: AMERICAN NATIONAL BANK AND TRUST
COMPANY OF CHICAGO AS TRUSTEE
UNDER TRUST NO. 63999

DATE: July 20, 1986 , 1986

GENERALIZED LAND USE PLAN



LEGEND.



PLANNED DEVELOPMENT BOUNDARY



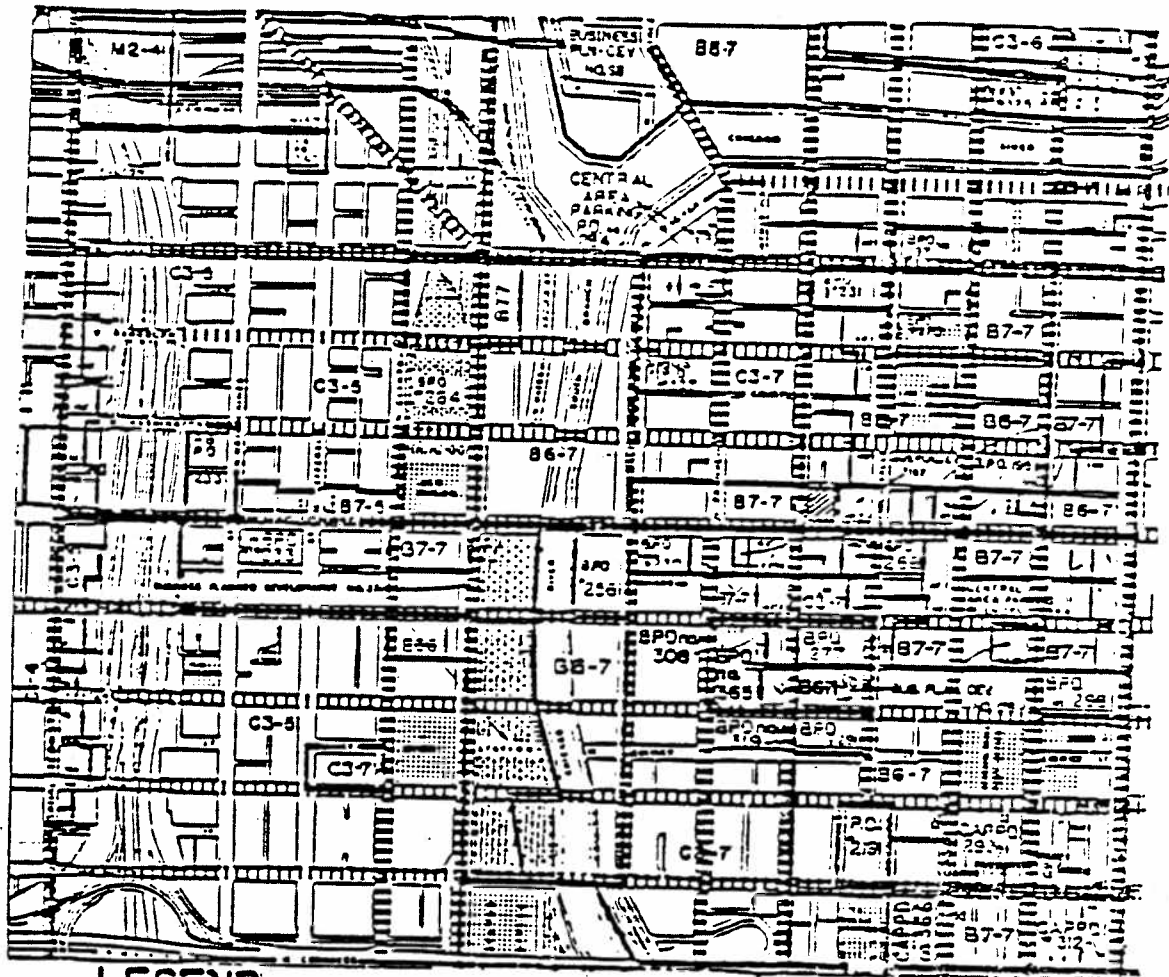
MULTI-STORY PARKING FACILITY, WITH BUSINESS AND RELATED USES AT STREET LEVEL.







APPLICANT: AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST No. 63999.

DATE: July 20, 1986

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND

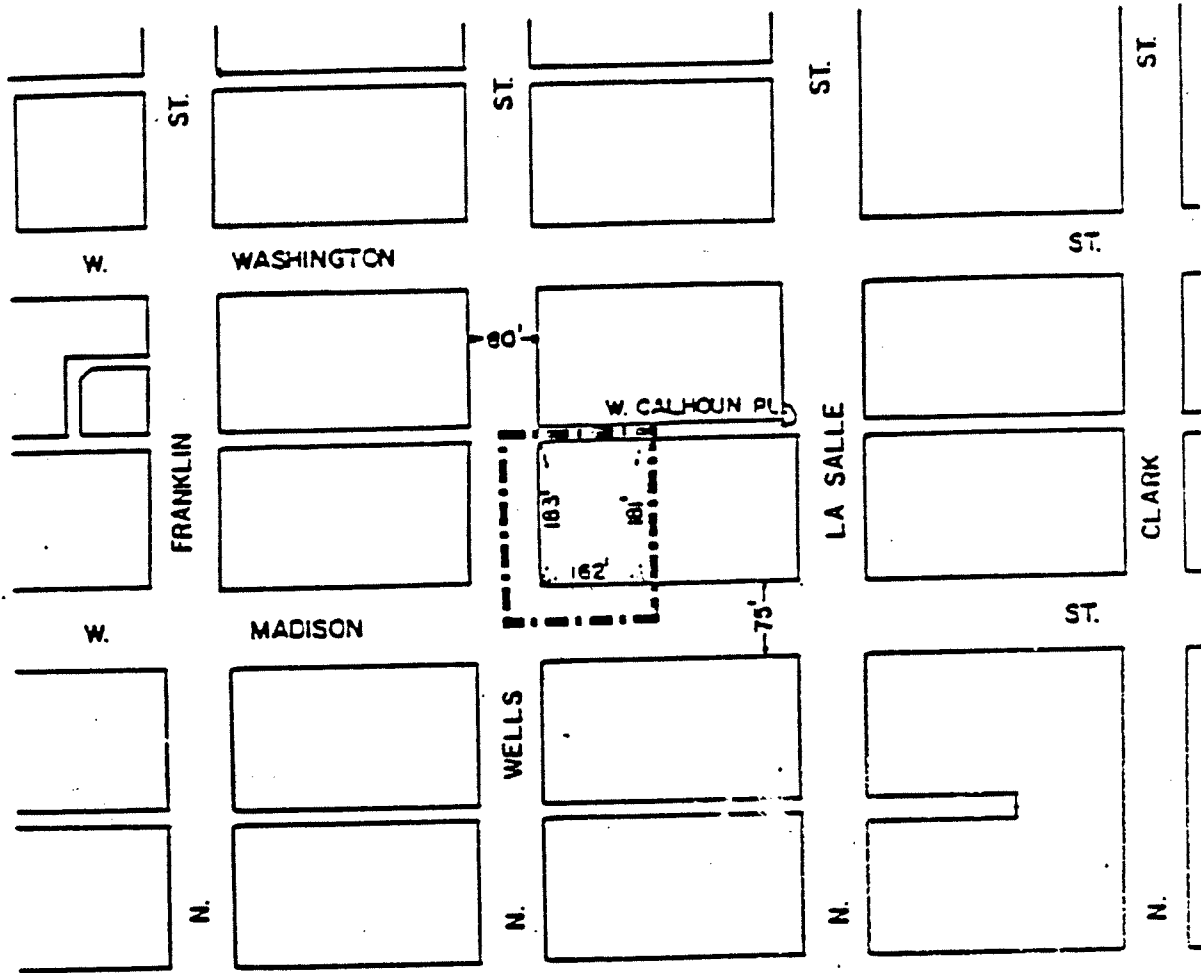
-  CENTRAL AREA PARKING PLANNED DEVELOPMENT BOUNDARY
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREET SYSTEM
-  PUBLIC & QUASI-PUBLIC FACILITIES



APPLICANT: AMERICAN NATIONAL BANK AND TRUST COMPANY
OF CHICAGO AS TRUSTEE UNDER TRUST No. 63999.

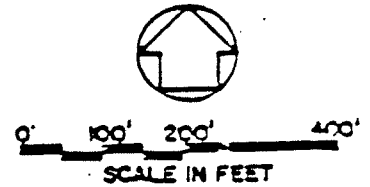
DATE: July 20, 1986

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT



LEGEND

----- PLANNED DEVELOPMENT BOUNDARY



APPLICANT: AMERICAN NATIONAL BANK AND TRUST COMPANY
OF CHICAGO AS TRUSTEE UNDER TRUST No. 63999.

DATE: July 20 1986

10/30/86

UNFINISHED BUSINESS

35615

CENTRAL AREA PARKING PLANNED DEVELOPMENT
USE AND BULK REGULATIONS AND DATA

Net Site Area	29,601.2 sq. ft.
Gross Site Area	45,325.5 sq. ft.
Net Site Area -	29,601.2 sq. ft.
Area of Public Rights-of-Way	15,724.3 sq. ft.
General Description of Land Use	Multi-level public parking facility with business and related uses at street level
Maximum Number of Parking Spaces	970
Maximum F.A.R.	13.0 (including parking areas and business and related uses)
Maximum % of Land Covered	100%

APPLICANT: AMERICAN NATIONAL BANK AND TRUST
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DATE: July 20, 1986