

10/30/86

UNFINISHED BUSINESS

35563

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, Schufter, 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-E.

PD 404

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

East Wacker Drive; North Wabash Avenue; East Haddock Place; and a line 160.8 feet west of North Wabash Avenue,

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 other.

[Business Planned Development printed on pages 35565 through 35570 of this Journal.]

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

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 Business Planned Development 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 of the One IBM Plaza, Chicago, Illinois.

SECTION 2. This Communications Planned Development is specifically for the erection of the Earth Station Receiving Dish above described in no way affects, alters or prejudices

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10017

BUSINESS PLANNED DEVELOPMENT NO. 404

STATEMENTS

1. Legal title to the subject premises herein is held by LaSalle National Bank, as Trustee under Trust Number 19750, 135 S. La Salle Street, Chicago, Illinois 60604; the sole beneficiary of said Trust is the applicant, Marex Properties, Ltd., 35 E. Wacker Drive, Chicago, Illinois 60601.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees.
3. Any dedication or vacation of streets and alleys, or easements, or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees.
4. The following uses shall be permitted in the area herein delineated as Business Planned Development: uses permitted in the B6-7, Restricted Central Business District.
5. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Public Works and the approval of the Department of Planning.
6. Any service drives or any other ingress or egress 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 within such paved areas. Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
7. Identification signs may be permitted within the area delineated herein as Business Planned development, subject to the review and approval of the Department of Inspectional Services and the Department of Planning.
8. The height restriction of any building or any appurtenance attached hereto shall be subject to:
 - a. height limitations as certified on Form FAA-17, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration; and

APPLICANT: Marex Properties, Ltd.
ADDRESS: 35 E. Wacker Drive
DATE: June 9, 1986

- b. airport zoning regulations as established by the Department of Planning, City and Community Development, Department of Aviation, and Department of Law, as approved by the City Council.
10. The information in the tables and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as Business Planned Development, and stipulates the land use and development controls applicable to the site.

Attached hereto and incorporated herein by reference are:

- A. Property line map and right-of-way adjustments;
 - B. Existing zoning and preferential street system map;
 - C. Generalized land use plan; and
 - D. Planned Development Use and Bulk Regulations and Data Chart.
11. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments," as promulgated by the Commissioner of Planning.

APPLICANT: Mar-x Properties, Ltd.
ADDRESS: 35 E. Wacker Drive
DATE: June 9, 1986

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BUSINESS PLANNED DEVELOPMENT NO. _____
 PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area Sq. Ft.	Acres	General Description of Land Use	Maximum Floor Area Ratio	Maximum Percent of Land Covered
22,556	0.518	Uses permitted in B6-7, Restricted Central Business District	27.32 See F.A.R. Statement Below	100% at grade 28% at floors 26 and above

Gross Site Area = Net Site Area, 22,556 sq. ft. plus area in
 public Rights of Way, 18,480 sq. ft. = 41,036 sq. ft. (0.94 acres)

Maximum Permitted Floor Area Ratio and Maximim Floor Area Ratio =
 Existing Development, F.A.R. 27.13 (611,900 sq. ft.) plus permitted
 addition, F.A.R. 0.19 (4300 sq. ft.) = 27.32 total F.A.R.

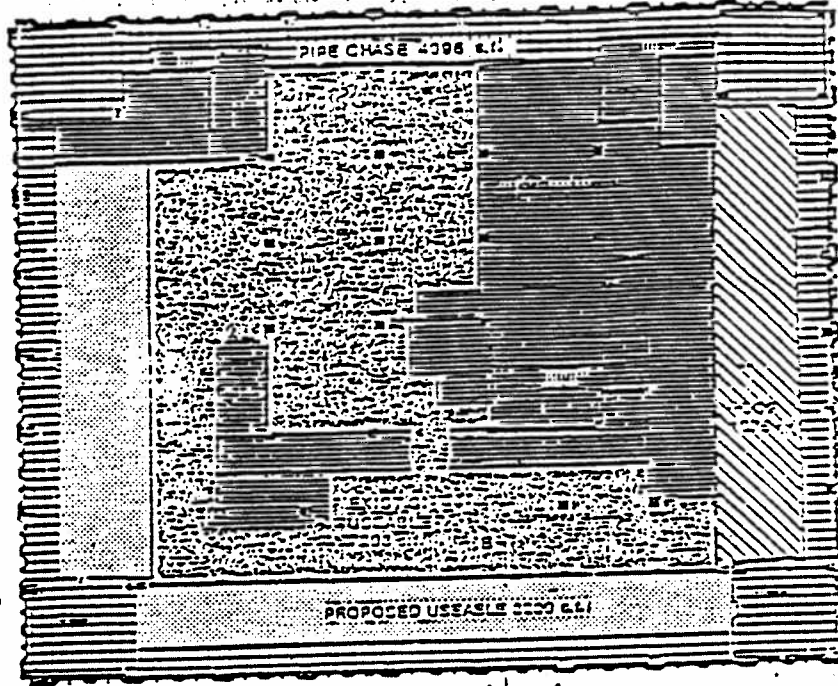
Minimum Off-street Parking and Loading: as exists, no change

Required Setbacks: (as exist): 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: Marex Properties, Ltd.
 ADDRESS: 35 E. Wacker Drive
 DATE: June 9, 1986

BUSINESS PLANNED DEVELOPMENT NO. _____
GENERALIZED LAND USE PLAN



24th FLOOR

NOTE: PLAN IS SHOWN AT 24TH FLOOR TO SHOW LOCATION OF PLANNED IMPROVEMENT

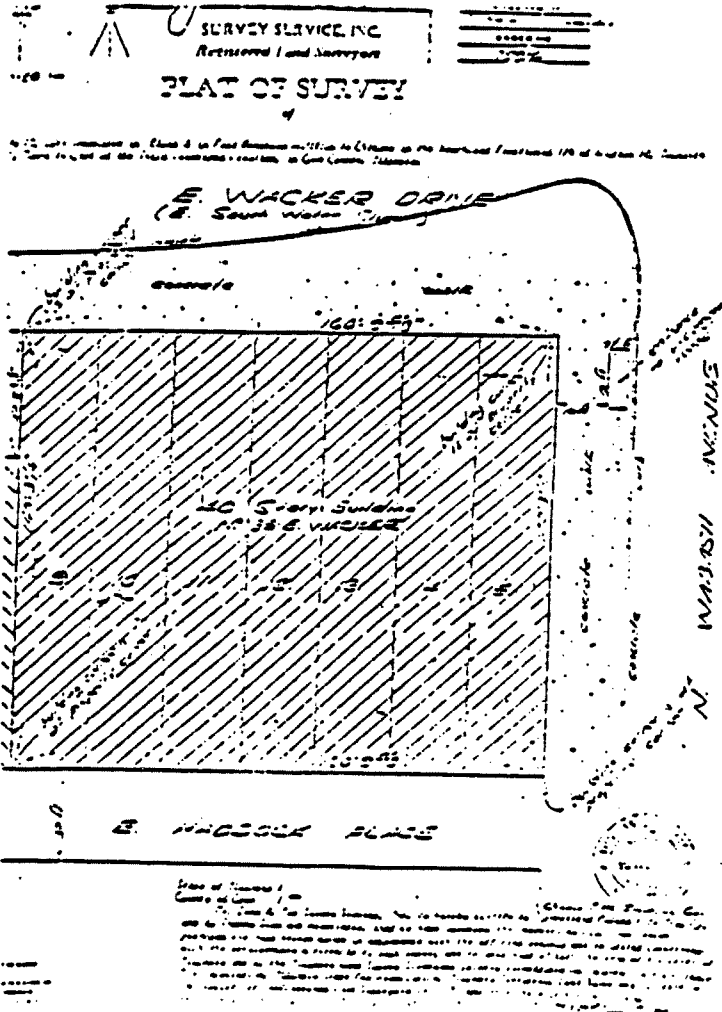
LEGEND



PLANNED IMPROVEMENT

APPLICANT: Marex Properties, Ltd.
 ADDRESS: 35 E. Wacker Drive
 DATE: June 9, 1986

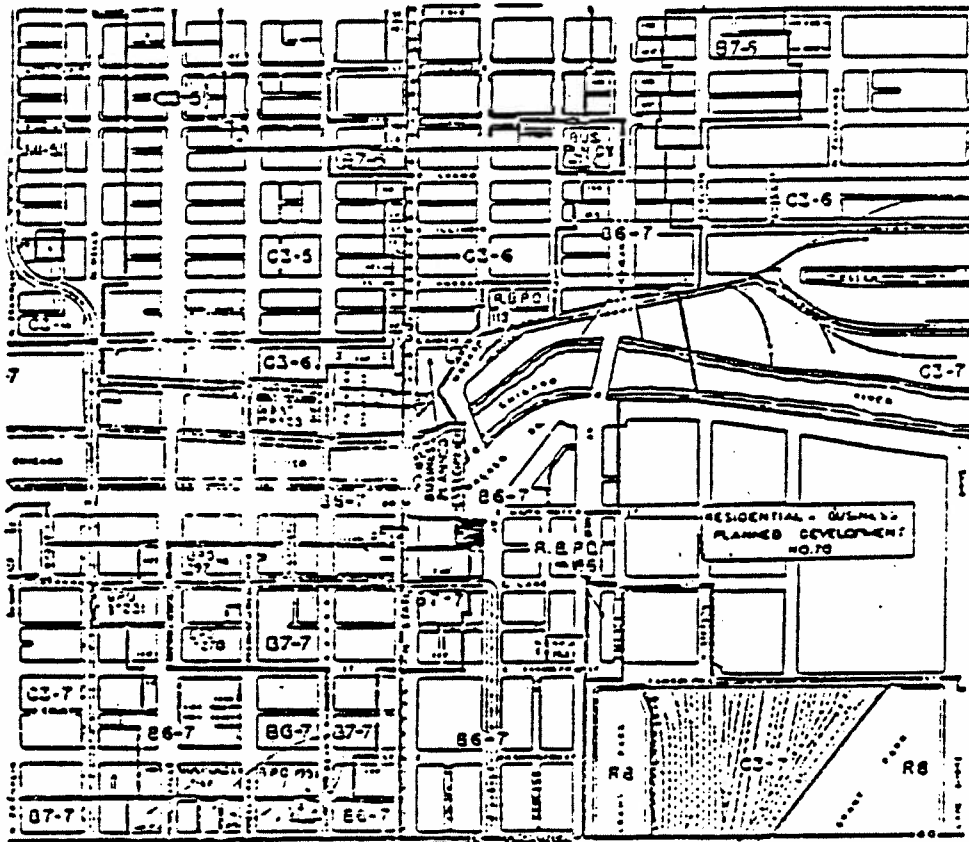
BUSINESS PLANNED DEVELOPMENT NO. _____
PROPERTY LINE MAP AND RIGHT OF WAY ADJUSTMENTS



NOTE: PROPERTY SHOWN AS EXISTS.
NO ADJUSTMENTS ARE PROPOSED.

APPLICANT: Marex Properties, Ltd.
ADDRESS: 35 E. Wacker Drive
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BUSINESS PLANNED DEVELOPMENT NO.
EXISTING ZONING AND PREFERENTIAL STREETS SYSTEM



LEGEND



SITE

APPLICANT: Marex Properties, Ltd.
 ADDRESS: 35 E. Wacker Drive
 DATE: June 9, 1986