

Net Site Area +  
1/2 Area of Public Right-of-Way

General Description of Land Use	-- Grade Level Public Parking Facility
Maximum Number of Parking Spaces	-- 182
Maximum Area of Business and Commercial Space	-- 37,886
Maximum F.A.R.	-- 1.0
Maximum % of Land Covered	-- 100

APPLICANTS: 326 South Wells Corporation  
111 West Jackson Boulevard  
Chicago, Illinois

Miglin-Beitler  
Developments  
200 West Madison  
Street  
Chicago, Illinois

DATE: August 27, 1986

[Central Area Parking Planned Development Zoning  
Maps printed on pages 37608 through 37610  
of this Journal.]

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

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PD 405

*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 B7-7 General Central Business District symbols and indications as shown on Map No. 2-F in the area bounded by

West Madison Street; the line 181.49 feet east of and parallel to South Wells Street; the line 199.06 feet south of and parallel to West Madison Street; South Wells Street; the line 105.58 feet south of and parallel to West Madison Street; and a line 46.57 feet east of and parallel to South Wells Street,

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*P.D. # 405*

to those of a Central Area Parking Planned Development District, which is hereby established in the area above described, subject to such use and bulk regulations and termination provisions as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

Plan of Development attached to this ordinance reads as follows:

*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 169 to 185 West Madison Street and 11 South Wells Street, which totals approximately 29,340 square feet, more or less, or 0.67 acres of real property.

The attached Boundary and Property Line Map identifies the property, legal title to which is owned by American National Bank as Trustee under Trust 65287. 326 South Wells Corporation is the lessee of the property and will operate the proposed parking lot.

The applicants are seeking permission to expand the existing parking lot located at 11 South Wells Street by adding 85 additional spaces on the northern and eastern portions of the property so that the entire lot as expanded will accommodate 145 parking spaces of which 128 are regular spaces and 17 are reservoir spaces. In addition to the paved parking area, new improvements to be constructed on the property include: an attendant booth with toilet facility; landscaping along the north and west boundaries in conformity with Chicago Plan Commission guidelines; guardrails running along the east, south and west boundaries of the subject property; and one new driveway located on West Madison Street. These improvements are designated on the Parking Plan attached hereto.

2. The parking facility shall be used for the parking of passenger cars, light vans and pick-up trucks. No heavy commercial trucks shall be parked upon the said lot at any time.

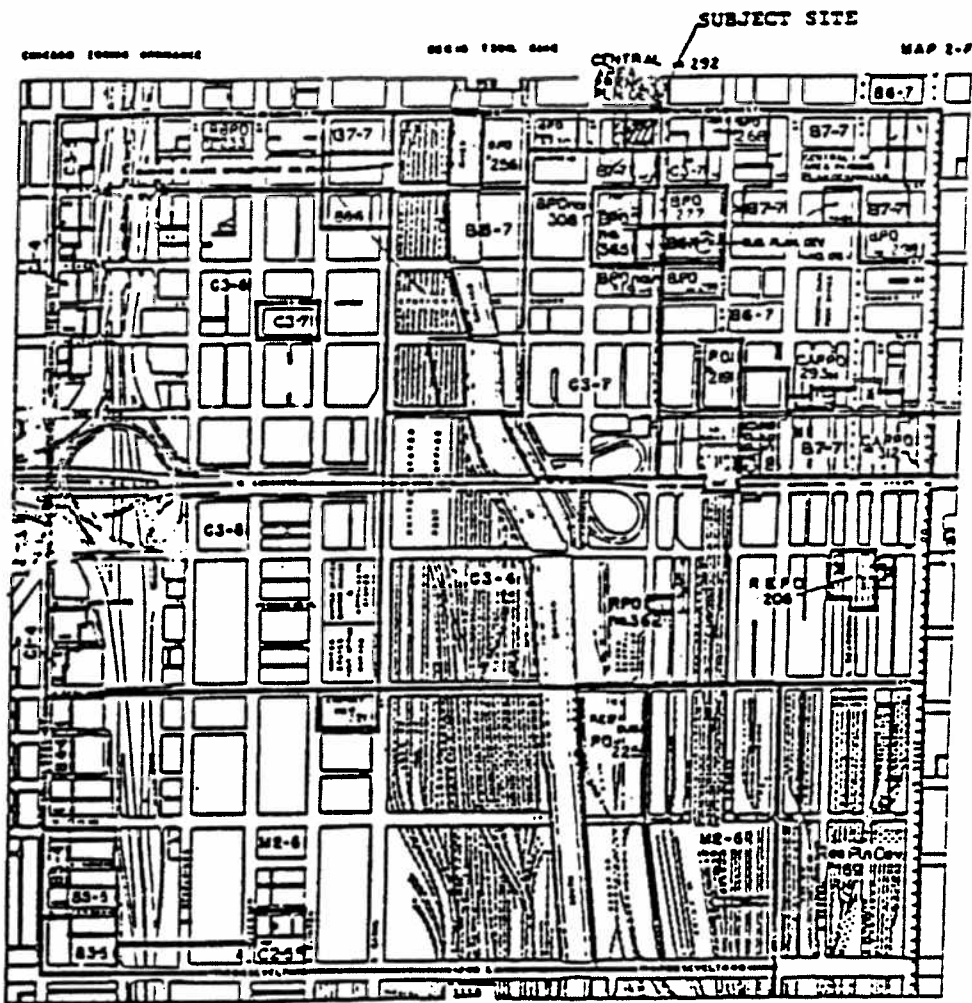
3. Adequate drainage shall be provided so as to permit run-off to flow to an established City of Chicago sewer.

4. Adequate lighting will be maintained at the facility.

5. Ingress and egress will be provided by an existing driveway on South Wells Street, and a driveway to be located on West Madison Street. The driveways will comply with the Driveway Ordinance of the City of Chicago.

6. The parking facility will operate between 6:00 A.M. and 12:00 midnight, seven days a week. This time schedule may be extended by 90 minutes in the event of a special event or occasion.

(Continued on page 37611)



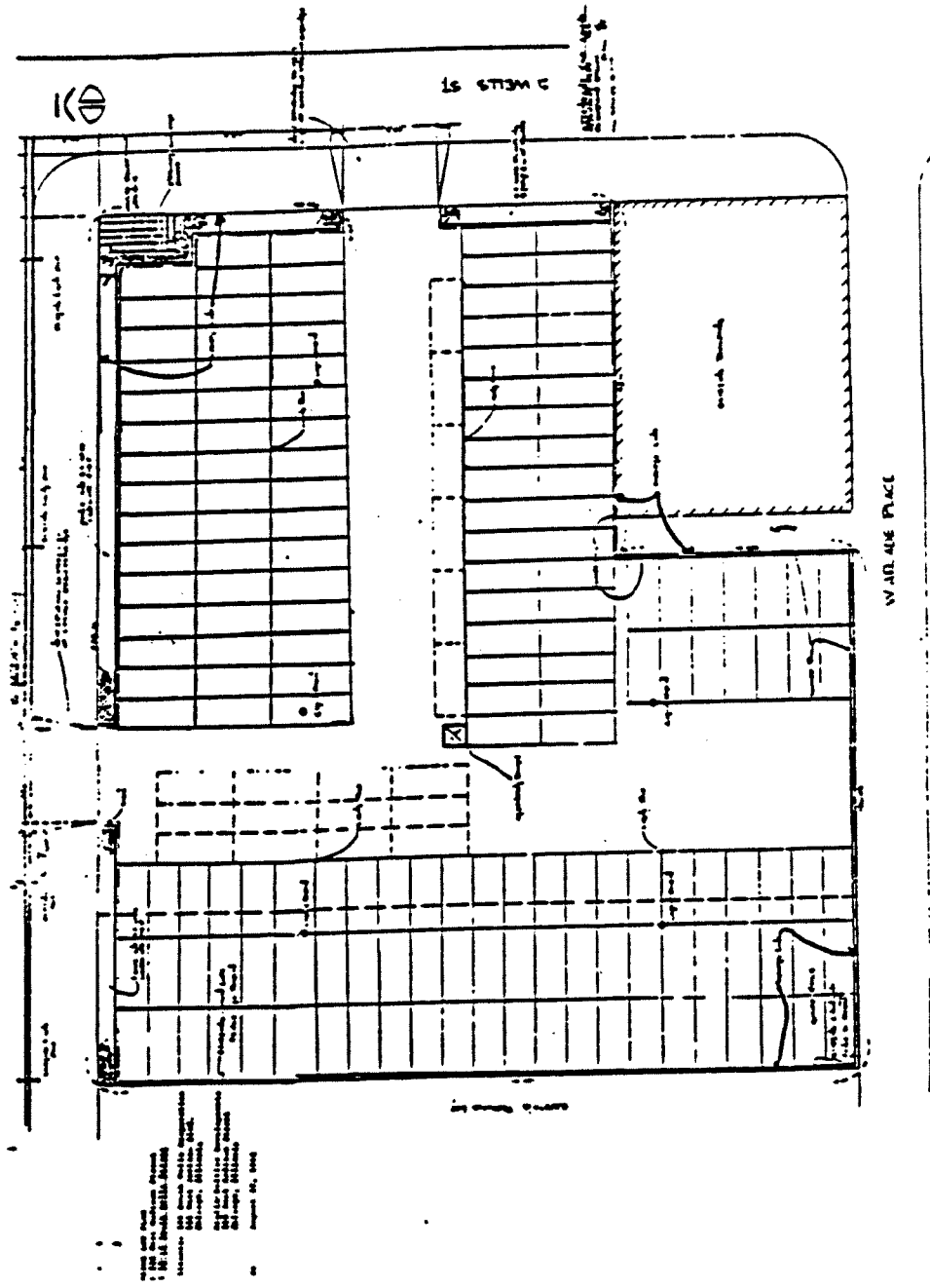
CENTRAL AREA PARKING PLANNED DEVELOPMENT - EXISTING ZONING

Applicants: 326 South Wells Corporation  
 111 West Jackson Boulevard  
 Chicago, Illinois

Miglin-Beitler Development:  
 200 West Madison Street  
 Chicago, Illinois

Date: August 27, 1986





(Continued from page 37607)

7. The Applicant or its successors, assigns or grantees shall obtain all required Chicago reviews, approvals and permits in connection with this Plan of Development.

8. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate application submitted on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.

9. The permitted uses of the property are set forth in the attached Table of Controls.

10. Business signs and business identification signs may be permitted within the Planned Development in accordance with the regulations applicable in a B7-7 zoning district.

11. The zoning classification of the subject property will revert to B7-7, following the termination of the use of the site as a parking facility.

12. 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 Plan of Development.

13. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in relation to Planned Development Amendment" as promulgated by the Commissioner of the Department of Planning.

*Exhibit A.*

Property	Owner Address	Date Acquired Title	Beneficiary(s) Address Percentage of Interest
169 to 185 West Madison Street 11 South Wells Street	American National Bank as Trustee under Trust 65287 33 North LaSalle Street Chicago, Illinois	August, 1985	J. Paul Beitler - 50% 200 West Madison Street Chicago, Illinois  Lee Miglin - 50% 200 West Madison Street Chicago, Illinois

*Central Area Parking Planned Development*

*Use And Bulk Regulations And Data*

Net Site Area	29,340 sft $\pm$ 0.67 acres
Gross Site Area = Net Site Area + 1/2 Area of Public Right-of-Way	40,900 sft $\pm$
General Description of Land Use	Grade Level Public Parking Facility
Maximum Number of Parking Spaces	145
Maximum Area of Business and Commercial Space	29,340
Maximum F.A.R.	1.0
Maximum % of Land Covered	100

APPLICANTS: 326 South Wells Corporation  
111 West Jackson Boulevard  
Chicago, Illinois

Miglin-Beitler  
Developments  
200 West Madison  
Street  
Chicago, Illinois

DATE: August 27, 1986

[Central Area Parking Planned Development  
Zoning Maps printed on pages  
37614 through 37616 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. 2-G.*

*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 M1-3 Restricted