



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

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October 24, 1997

Mr. Graham C. Grady
Mayer, Brown & Platt
190 South LaSalle Street
Chicago, Illinois 60603-3441

Re: Request for a minor change to Central Area Parking
Planned Development No. 406, as amended
Southwest corner of West Madison Street/
South Wells Street

Dear Mr. Grady:

The Department of Planning and Development has considered your request on behalf of Fifield Realty Corporation, for a minor change to Central Area Parking Planned Development No. 406, as amended, and hereby approves your request pursuant to Section 11.11-3© of the Chicago Zoning Ordinance and Statement No. 10 of the Planned Development.

Specifically, you requested that the total number of parking spaces permitted within this Planned Development be increased by 23 from 1,084 to 1,107. You further indicated that this increase in the number of spaces could be accomplished by revising the striping plan within the garage and that there would be no physical change to the building or increase in Floor Area Ratio.

In response to your request, the Department of Transportation has indicated that the revised parking layout would be acceptable and that the incremental traffic impact of the additional 23 spaces would be negligible. The Department of Planning and Development has further concluded that this proposed increase in the total number of parking spaces would not change the character of the development.



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Statement No. 10 of the Planned Development, I hereby approve the requested minor change, but no other changes to Central Area Parking Planned Development No. 406, as amended. The revised Bulk Regulations and Data Table, dated October 24, 1997, is made a part of this approval.

Very truly yours,



Christopher R. Hill
Commissioner

Originated:



Philip Levin
Assistant Commissioner

cc: Christine Slattery
Paul Woznicki
Michael Marmo

~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B3-3 General Retail District symbols and indications as shown on Map Number 1-K in the area bounded by:~~

~~the alley next north of and parallel to West Madison Street; a line 176 feet east of North Karlov Avenue; West Madison Street; and a line 126 feet east of North Karlov Avenue,~~

~~to those of a B5-2 General Service 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 Number 2-F.
(As Amended)*

(Application Number 11929)

C BPPD 406

AS Amended

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 Business Planned Development Number 406, as amended, symbols and indications as shown on Map Number 2-F in the area bounded by:

West Madison Street; South Wells Street; West Arcade Place; and a line 228.76 feet west of South Wells Street,

to those of a B6-7 Restricted Central Business District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B6-7 Restricted Central Business District symbols and indications as shown on Map Number 2-F in the area bounded by:

West Madison Street; South Wells Street; West Arcade Place; and a line 228.76 feet west of South Wells Street,

to those of Central Area Parking Planned Development Number 406, as amended, 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 hereto and to no others.

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

Plan of Development Statements referred to in this ordinance read as follows:

Central Area Parking Planned Development Number 406, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Central Area Parking Planned Development Number 406, as amended, (the "Planned Development") consists of approximately 69,108 square feet (1.58 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is controlled by the Applicant, Fifield Realty Corp., a Delaware corporation.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant, its successors, assignees or grantees and approval by the City Council.
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 of the Property and any ground lessors. However, 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 herein.

4. This Plan of Development consists of twelve (12) Statements; A Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site/Landscape Plan; and Light Fixture Location Diagrams prepared by Desman Associates, dated November 11, 1996; and Building Elevations prepared by Lucien LaGrange & Associates, dated November 11, 1996. Reduced copies of the Site/Landscape Plan, Building Elevations and Light Fixture Location Diagram of visible areas are attached hereto and full size copies thereof 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 uses permitted in the area delineated herein as Central Area Parking Planned Development Number 406, as amended, shall be accessory and non-accessory parking and other uses permitted in a B6-7 district. Grade-level parking shall continue as a permitted interim use provided that if construction has not commenced within two (2) years following City Council approval of this ordinance, the Applicant shall plant street trees adjacent to the interim lot in accordance with the provisions of the Chicago Zoning Ordinance.
6. Business identification signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and 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 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. Any changes to ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
8. In addition to the maximum height of the building and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The improvements on the Property, including landscaping and all entrances and exits to and from the parking area, shall be designed,

constructed and maintained in substantial conformance with the Site/Landscape Plan, the Building Elevations, Light Fixture Location Diagrams and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

10. The requirements of the Planned Development may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and 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 improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development 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.
11. 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 its 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.").
12. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within five (5) 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 (1st) 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 Property shall automatically revert to a B6-7 Restricted Central Business District.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site/Landscape Plan; Building Elevation Drawings; and Light Fixture Location Diagrams referred to in these Plan of Development Statements printed on pages 36573 through 36580 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Central Area Parking Planned Development

No. 406. As Amended

Plan Of Development

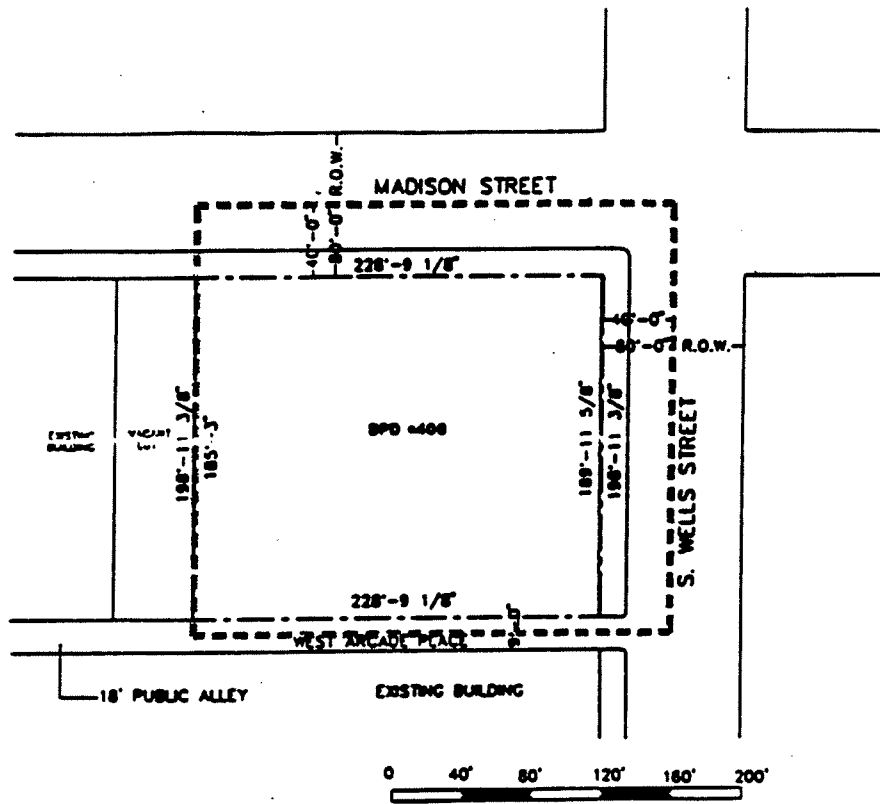
Bulk Regulations And Data Table.

Gross Site Area, \pm 69,108 square feet (1.58 acres) = Net Site Area, \pm 43,452 square feet (.99 acres) + Area Remaining in Public Rights-of-Way, \pm 25,656 square feet (.59 acres).

Maximum Permitted Floor Area Ratio:	10.0.
Setbacks from Property Line:	In accordance with the Site/Landscape Plan.
Maximum Percentage of Site Coverage:	In accordance with the Site/Landscape Plan.
Maximum Building Height:	In accordance with the Building Elevations.
Maximum Number of Parking Spaces:	1,084.
Minimum Number of Loading Berths:	1.

Planned Development Boundary And Property Line Map.

CENTRAL AREA PARKING
PLANNED DEVELOPMENT NO. 406, AS AMENDED
PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

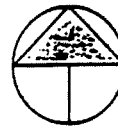


11 November 1996

LEGEND

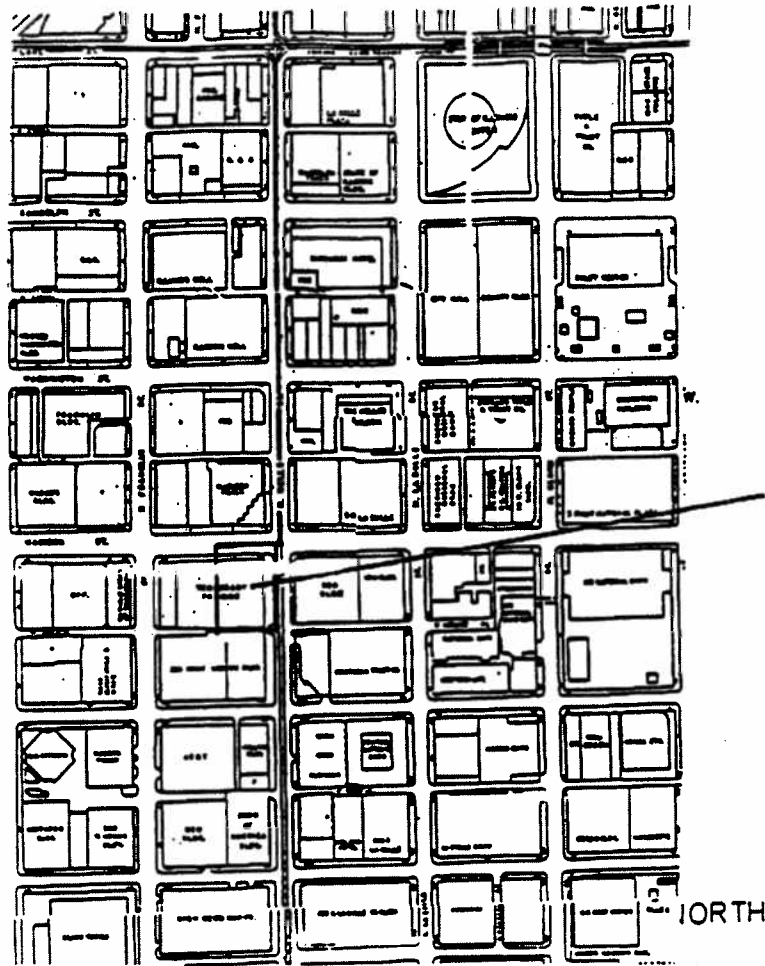
- PLANNED DEVELOPMENT BOUNDARY
- PROPERTY LINE

NORTH



Existing Land-Use Map.

BUSINESS PLANNED DEVELOPMENT
EXISTING LAND USE MAP

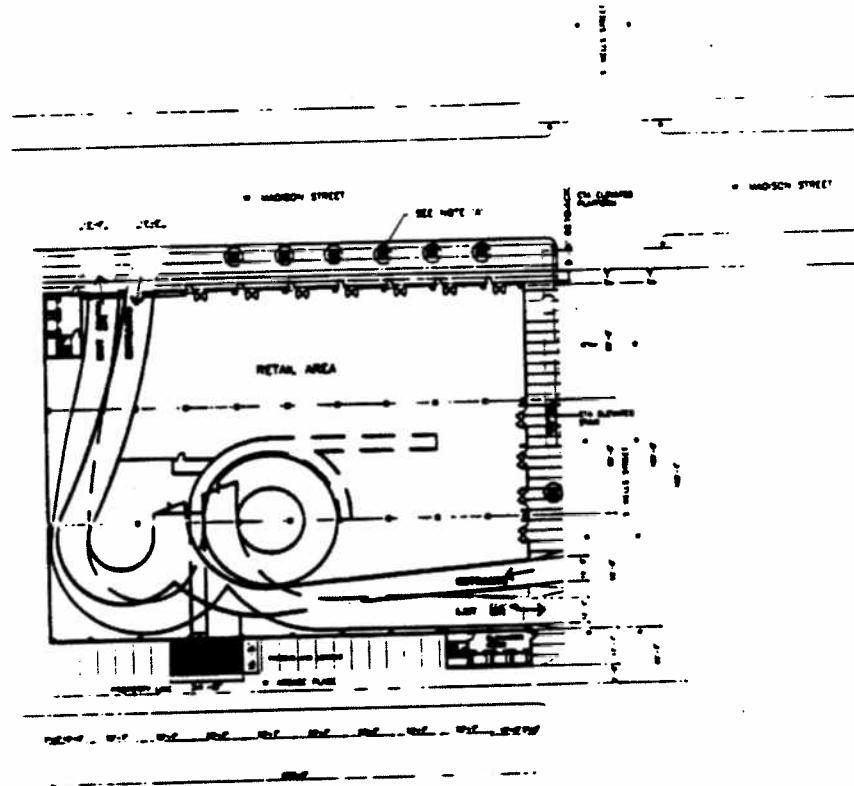


SITE
BPD NO. 406

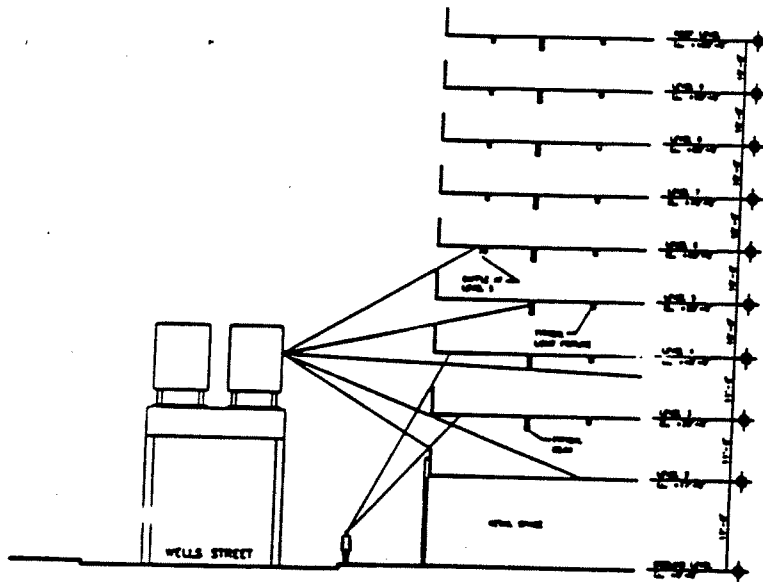
NORTH

Site/Landscape Plan.

CENTRAL AREA PARKING
PLANNED DEVELOPMENT NO. 406, AS AMENDED
SITE / LANDSCAPE PLAN



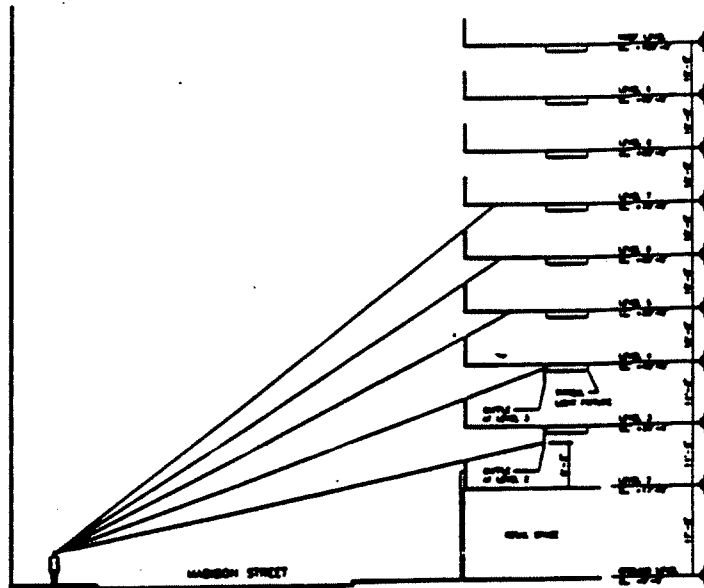
Light Fixture Locations.
(Page 1 of 2)



VIEW FROM WELLS STREET

NOTE
GARAGE LIGHT FIXTURES SHALL NOT BE LOCATED
WITHIN AN AREA THAT IS VISIBLE FROM EITHER THE
ADJACENT SIDEWALK OR ELEVATED TRACKS UNLESS
ADEQUATE SCREENING IS PROVIDED

Light Fixture Locations.
(Page 2 of 2)



VIEW FROM MADISON STREET

NOTE:
GARAGE LIGHT FIXTURES SHALL NOT BE LOCATED
WITHIN AN AREA THAT IS VISIBLE FROM EITHER THE
ADJACENT SIDEWALK OR ELEVATED TRACKS UNLESS
ADEQUATE SCREENING IS PROVIDED

Reclassification Of Area Shown On Map Number 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 and Central Area Parking Planned Development No. 406 symbols and indications as shown on Map No. 2-F in the area bounded by:

West Madison Street; South Wells Street; West Arcade Place; and a line 228.76 feet west of South Wells Street,

to those of a Business 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 attached hereto and made a part hereof 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:

*Business Planned Development
(As Amended)*

Plan Of Development

406

Statements.

1. The area delineated herein as a Business Planned Development (the "Planned Development") consists of 45,511.4 square feet of real property (the "Property"), as depicted on the attached property line map and is owned or controlled by the applicant, Madison Plaza II Partnership.
2. This Plan of Development, consisting of seventeen (17) statements; an existing zoning map; a 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; and a Site Plan prepared by Cesar Pelli and Associates dated November 30, 1989 (the "Site Plan") which are on file with the Department of Planning, is applicable

to the area delineated herein. These and no other controls shall apply to that area.

3. The permitted uses in the Planned Development are as follows:

Business and professional offices, retail uses, health club including a pool, broadcast and telecommunications uses including satellite transmitting and receiving dishes which may exceed 8 feet in diameter, public observation deck, public art galleries and museums, day care centers, related uses authorized as permitted uses in the B7-7 district and accessory and non-accessory parking.
4. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning. Temporary signs such as construction and marketing signs shall be permitted.
5. 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 or its successors, assignees or grantees and approval by the City Council.
6. The applicant shall obtain all official City reviews, approvals and permits required in connection with this Planned Development.
7. The height restriction of the improvements and any appurtenance attached thereto shall be subject to:
 - (1) Height limitations as certified and approved by the Federal Aviation Administration; and
 - (2) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.
8. 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 in effect on the date hereof.
9. The improvements on the Property, including the ground floor of the building and all entrances and exits to the parking areas, authorized by this Planned Development shall be designed and constructed in general conformance with the Site Plan. In addition, the design and construction of the improvements on the Property also shall be subject to the following conditions:

- a) A portion of the ground floor shall be devoted to public purposes (the "Public Areas"). It is intended that the Public Areas will be divided into two areas, an art or cultural display area (the "Cultural Display Space", denoted on the Site Plan as Public Area A) and an interior public space (the "Interior Public Space", denoted on the Site Plan as Public Area B). For purposes of this Planned Development the Cultural Display Space is defined as an area devoted to an exhibition or revolving exhibitions mounted by one of Chicago's major cultural institutions (the "Cultural Institution"). An Interior Public Space is defined, for purposes of this Planned Development, as an area intended and appropriate to provide a weather protected environment within the office building for passive activities that can best be accommodated indoors;
- b) The location of the Public Areas shall be in general conformance with the Site Plan;
- c) The Public Areas shall have a minimum combined total area of approximately 3,200 square feet;
- d) Public Area A shall have a minimum floor to ceiling height of approximately 30 feet. Public Area B shall have a minimum floor to ceiling height of approximately 15 feet;
- e) Public Area A shall be devoted to Cultural Display Space which shall be of museum quality and consistent with the Cultural Institution's cultural mission. The applicant shall make the space to be used by the Cultural Institution available without charge and shall bear all expenses for such exhibitions. The public shall be admitted to the Cultural Display Space free of charge. The applicant shall file with the Department of Planning a copy of the agreement between it and the Cultural Institution prior to the issuance of a certificate of occupancy for the ground floor, which certificate shall be a condition precedent to the opening of the ground floor to the public. If, after its best effort to secure an agreement with a Cultural Institution, the applicant fails to do so, then the applicant shall devote Public Area A to Interior Public Space;
- f) The Public Areas shall be furnished in a manner consistent with their use, as Cultural Display Space or Interior Public Space, as the case may be. The furnishings of the Public Areas may include, without limitation, lighting, landscaping and art or cultural displays. In addition, the Interior Public Space shall include, in all cases, appropriate fixed or movable seating, but need not include seating in excess of 100 lineal feet;
- g) The Public Areas shall be visible from the street to the extent reasonably possible;
- h) The applicant shall physically and visually integrate Public Area A and Public Area B. For purposes of this Planned Development, physical integration means appropriate means for pedestrian circulation between the two areas. It

is understood that physical and visual integration may be accomplished through the use of glass doors between Public Area A and Public Area B;

- i) Public Area B may be physically separated from the circulation area of the building's ground floor immediately to its west only if such separation is reasonably necessary to satisfy mechanical concerns. If such separation is reasonably necessary, it shall be accomplished through the use of walls at least 50% of which shall be made of glass or other similarly transparent material. In addition, the Public Areas shall be unobstructed except by columns, other elements or items which are consistent with the nature of the space;
- j) That portion of the second level of the building, generally located above Public Area B (the "Mezzanine Level Space"), shall be devoted to a restaurant use or such other use which is consistent with the nature of the Public Areas as herein defined. The Mezzanine Level Space shall be physically and visually integrated with the Public Areas. It is understood that physical integration may be accomplished through the use of elevators or stairs reasonably accessible from the Public Areas;
- k) The Public Areas shall be opened to the public during all regular business hours. The Public Areas may be closed to the public to the extent and for such period of time as may be reasonably necessary or appropriate to accommodate the construction, maintenance or repair of such space or the building after regular business hours;
- l) The use, configuration and operation of the Public Areas, so long as it is consistent with the provisions of this statement, shall be within the applicant's control;
- m) The applicant's agreement herein to permit the public use of the Public Areas shall not be construed as permitting any use which interferes with the reasonable operation of the building on the Property or any private use of the Property;
- n) The requirements of this statement shall be waived or modified, administratively, by the Commissioner of the Department of Planning to the minimum extent reasonably necessary to enable the applicant to comply with the provisions of the Chicago Building and Fire/Life Safety Codes and, in so complying, to also satisfy the provisions of this statement to the extent possible; and
- o) In the event the applicant applies for an amendment to this statement, for any reason, and the Commissioner of the Department of Planning determines such amendment is appropriate, such amendment 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. Such amendment may include, without limitation, changes to the size, proportions, use and location of Public Area A and Public Area B.

10. The following minimum setbacks shall apply within this Planned Development:

From grade to + 187.5 feet above grade:

Madison Street: 20 feet

Wells Street: none

Arcade Place: 20 feet

West Property Line: none

From + 187.5 feet above grade to + 763.5 feet above grade:

Madison Street: 20 feet

Wells Street: 20 feet

Arcade Place: 20 feet

West Property Line: 60 feet

From + 763.5 feet above grade to + 945.5 feet above grade:

Madison Street: 20 feet

Wells Street: 20 feet

Arcade Place: 30 feet

West Property Line: 60 feet

From + 945.5 feet above grade to + 1,153.5 feet above grade:

Madison Street: 25 feet

Wells Street: 25 feet

Arcade Place: 35 feet

West Property Line: 65 feet

From + 1,153.5 feet above grade to + 1,296.5 feet above grade:

Madison Street: 32 feet

Wells Street: 32 feet

Arcade Place: 42 feet

West Property Line: 72 feet

Above + 1,296.5 feet above grade:

Madison Street: 40 feet

Wells Street: 40 feet

Arcade Place: 50 feet

West Property Line: 80 feet

All setbacks shall be measured from the corresponding property lines as depicted on the Site Plan and may be obstructed by columns or piers supporting a roof or upper stories. Grade shall be deemed to be the level of the Madison Street curb as established on the effective date of this Planned Development. In addition, the elevation at which setbacks occur may be varied by the applicant by up to approximately 40 feet in either direction.

11. The operation of that observation deck permitted by this Planned Development shall be subject to the following conditions:

- a) The applicant shall take affirmative acts to discourage any private tour or sightseeing buses from stopping to load and unload passengers for the purpose of visiting the building or the observation deck along the frontage of the Property or on the Property. Such affirmative acts shall include contacting bus companies and others in the hospitality industry to alert them to the prohibition against loading and unloading passengers. It shall be the applicant's responsibility to police the area to ensure compliance with this provision;

- b) No reservations shall be accepted authorizing groups to visit the observation deck prior to 6:30 P.M., except on weekends and holidays;
- c) The applicant shall obtain a certificate of occupancy specifically for the observation deck, which certificate shall be a condition precedent to the opening of the observation deck. A copy of that certificate shall be filed with the Department of Planning;
- d) An observation deck shall be a permitted use within this Planned Development during the life of the Planned Development or the life of the building authorized hereunder. It is contemplated that the observation deck will not be located below +1,296.5 feet above grade. During the period between the issuance of the certificate of occupancy for the observation deck and the second anniversary of that certificate's issuance, the Department of Planning jointly with the Department of Public Works, Bureau of Traffic Engineering and Operations may review the operation of the observation deck with regard to its impact on pedestrian and vehicular traffic on those portions of the public right-of-way immediately adjacent to the Property and recommend reasonable operational modifications thereof. Additionally, the Department of Planning may request, no later than 90 days prior to the second anniversary of the issuance of the observation deck's certificate of occupancy that the applicant commission a study of the observation deck's operational impacts on immediately adjacent public right-of-ways. That study shall be submitted to the Department of Planning and the Department of Public Works, Bureau of Traffic Engineering and Operations for their review within 30 days of the request and the Department shall advise the applicant, in writing, of the results of its review of the study within 30 days of the receipt thereof; and
- e) Following consultation between the applicant and the above named departments, any reasonable modifications to the operation of the observation deck jointly recommended by the departments, at any time prior to the second anniversary of the certificate of occupancy's issuance, shall be implemented by the applicant. It is understood that any such operational modifications requested under this statement may include a requirement that the observation deck not be open during the morning peak hour and that operational modifications which may affect the viability of the observation deck shall not be requested unless reasonably necessary to protect the public health, safety and welfare. For purposes of this Planned Development the morning peak hour is deemed to occur daily between 8:30 A.M. and 10:00 A.M., except weekends and holidays. Furthermore, it is understood that the operational modifications requested under this statement also may include revisions of the conditions and limitations imposed by sub-paragraphs (a) and (b), which revisions shall be deemed to be minor changes to the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

12. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply. In addition to the other exclusions from

floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floors wholly devoted to mechanical equipment and portions of floors not wholly devoted to mechanical equipment but which contain in excess of 5,000 contiguous square feet of mechanical space regardless of placement in the building shall be excluded. All floor area devoted to accessory or non-accessory off-street parking shall be excluded.

13. The size, design and construction of the parking area authorized under this Planned Development shall conform to the provisions of Sections 8.11(4) through (7) of the Chicago Zoning Ordinance. Additionally, the design, construction and operation of the parking area shall be subject to the following conditions:

a) The applicant shall request and reasonably cooperate with the City in causing Arcade Place, between the west line of the Property and the east line of Franklin Street, to be designated a one-way, westbound street;

b) That portion of Arcade Place east of the west line of the Property is intended to remain a two-way street. However, the applicant shall grant a license, in such form as is reasonably acceptable to the City prior to the approval of any building permit application by the Department of Planning under Section 11.11-3(b) of the Chicago Zoning Ordinance, for widening Arcade Place by 6 feet for roadway purposes in general conformance with the Site Plan;

c) No egress to Madison Street from the parking areas shall be permitted between 3:00 P.M. and 6:30 P.M., except on weekends and holidays or during emergencies;

d) Such devices as may be deemed reasonably necessary by the Department of Public Works, Bureau of Street Engineering and Operations to alert pedestrians to the presence of a parking facility access point or to ensure ease of access to adjoining roadways (including the intersections of Arcade Place with Wells and Franklin Streets) shall be installed by the applicant. If, however, the required devices are of the type typically installed by the City or if the devices must be installed within the public right-of-way, then the applicant shall request and reasonably cooperate in the City's granting of all necessary approvals for such installation and in the City's installation of the devices;

e) The applicant shall actively police the entire length of Arcade Place, between Wells and Franklin Streets, daily between 9:00 A.M. and 2:00 P.M., except weekends and holidays, to ensure that vehicular traffic on Arcade Place does not interfere with the operations of the parking facility. The applicant shall employ such person or persons as are reasonably necessary to comply with this provision and shall immediately alert the proper authorities about any blockage of Arcade Place;

f) The applicant shall request and reasonably cooperate in the City's removal of all parking meters along the Wells Street and Madison Street frontages of the Property. The cost of removing said meters shall be borne by the applicant and,

if consistent with City regulations, the removal thereof may be performed by the applicant subject to the reasonable regulations of the City;

g) The applicant shall obtain a certificate of occupancy specifically for the parking area, which certificate shall be a condition precedent to the opening of the parking area to the public. A copy of that certificate shall be filed with the Department of Planning;

h) During the period between the issuance of the certificate of occupancy for the parking area and the second anniversary of that certificate's issuance, the Department of Planning jointly with the Department of Public Works, Bureau of Traffic Engineering and Operations may review the operation of the parking area with regard to its impact on pedestrian and vehicular traffic on those portions of the public right-of-way immediately adjacent to the Property and recommend reasonable modifications thereof. Additionally, the Department of Planning may request no later than 90 days prior to the second anniversary of the issuance of the parking area's certificate of occupancy, that the applicant commission a study of the parking area's operational impacts on immediately adjacent public right-of-ways. That study shall be submitted to the Department of Planning and the Department of Public Works, Bureau of Traffic Engineering and Operations for their review within 30 days of the request and the Department shall advise the applicant, in writing, of the results of its review of the study within 30 days of the receipt thereof; and

i) Following consultation between the applicant and the above named departments, any reasonable modifications to the operation of the parking area jointly recommended by the departments, at any time prior to the second anniversary of the certificate of occupancy's issuance, shall be implemented by the applicant. It is understood that operational modifications requested under this statement which may affect the viability of the parking area shall not be requested unless reasonably necessary to protect the public health, safety and welfare. Furthermore, it is understood that the operational modifications requested under this statement also may include revisions of the conditions and limitations imposed by sub-paragraphs (a) and (e), which revisions shall be deemed to be minor changes to the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

14. Cab stands, if any, may be located only along the Property's Madison Street frontage and their location and operation shall be subject to the review and approval by the Department of Public Works, Bureau of Traffic Engineering and Operations.
15. The minimum size of the loading berths required under this Planned Development shall be 10 feet by 20 feet. The design of the loading berths shall otherwise conform to the provisions of Section 8.10 of the Chicago Zoning Ordinance.

- 16. The obligations imposed on the applicant under this Planned Development shall be binding on the applicant's successors or assigns.
- 17. Unless a building permit is properly applied for and diligently pursued and, once obtained, construction of the improvements is diligently prosecuted to completion, the approvals granted and obligations imposed under this Planned Development shall expire upon the tenth anniversary of the effective date hereof. Provided, however, if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned development ordinances, then this Planned Development shall expire upon the expiration of such shorter time period as provided for 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 Property shall automatically revert to that of a B7-7 General Central Business District.

[Boundary and Property Line Map, Existing Zoning Map, Generalized Land Use Map and Existing Land Use Map attached to this Plan of Development printed on pages 10759 through 10762 of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

Business Planned Development

Plan Of Development

Use And Bulk Regulations And Data.

Net Site Area	General Description Of Land Use	Maximum Floor Area Ratio
<u>Square Feet</u> Acres		
45,511.4 ¹ 1.04	Business and professional offices, retail uses, health club including	33.10

1. Net Site Area includes northern nine feet of Arcade Place.

Net Site Area	General Description Of Land Use	Maximum Floor Area Ratio
	a pool, broadcast and tele-communications uses including satellite transmitting and receiving dishes which may exceed 8 feet in diameter, public observation decks, public art galleries and museums, day care centers, related uses authorized as permitted uses in the B7-7 district and accessory and non-accessory parking.	

Gross Site Area = Net Site Area + area remaining in public right-of-way:

62,618.6 square feet = 45,511.4 square feet + 17,107.2 square feet.

Setbacks from Property Line: (See Statement Number 10).

Maximum Percentage of Site Coverage: In general conformance with the Site Plan.

Parking and Loading:

Minimum number of off-street parking spaces: As required under the B7-7 district regulations.

Maximum number of off-street parking spaces: 840.

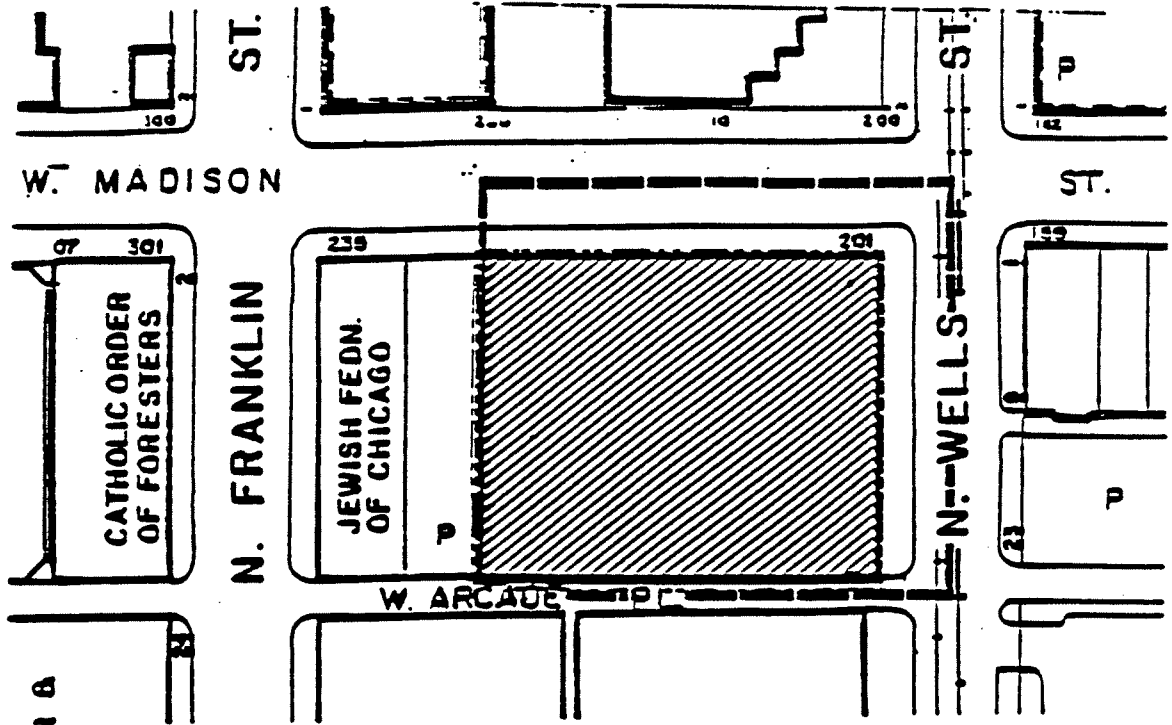
Minimum number of off-street loading berths: 6.


Reclassification Of Area Shown On Map Number 2-F.

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

(Continued on page 10763)

BUSINESS PLANNED DEVELOPMENT
PROPERTY LINE
AND
PLANNED DEVELOPMENT
SCUNDARY MAP

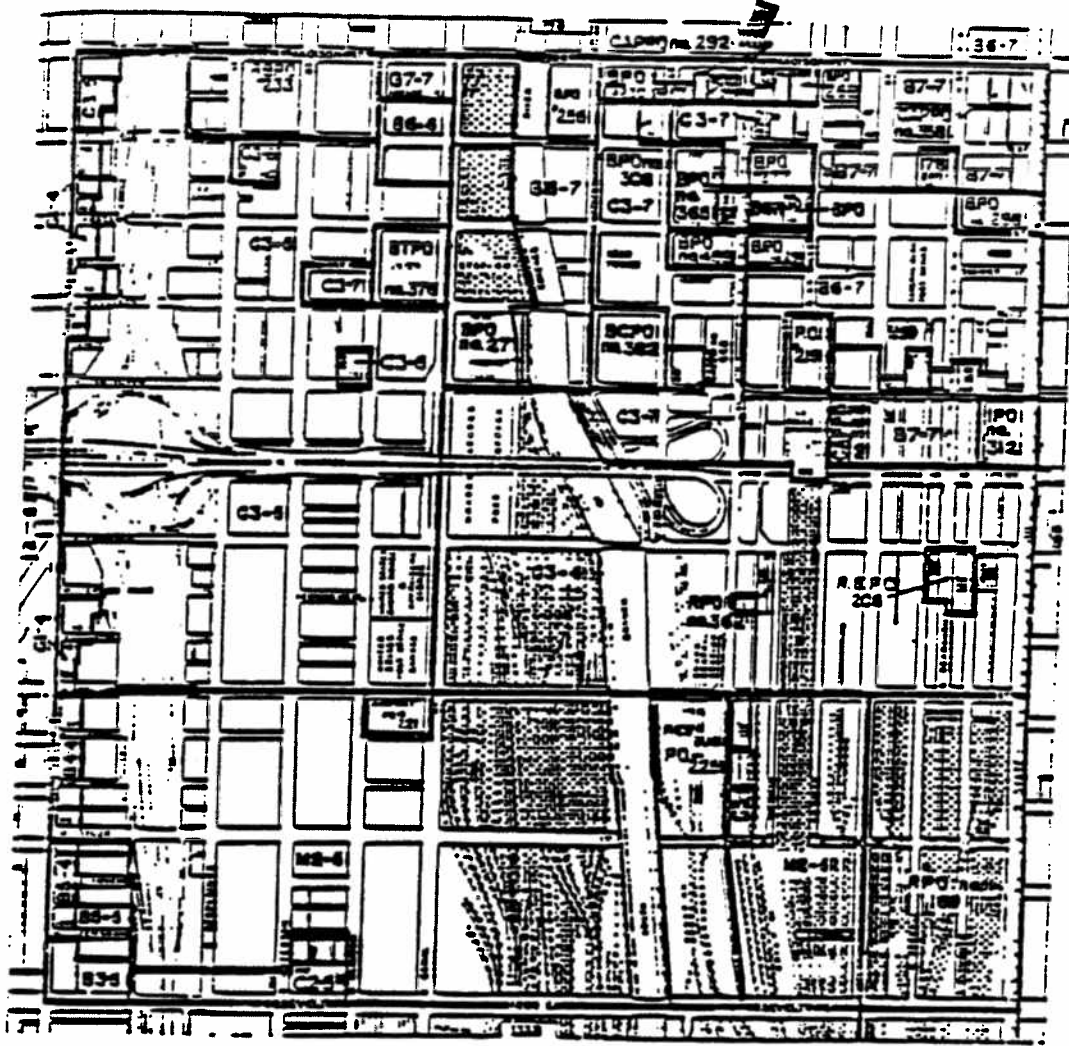


- PROPERTY LINE
- PLANNED DEVELOPMENT BOUNDARY
-  SUBJECT PROPERTY

APPLICANT: Madison Plaza II Partnership
 200 West Madison Street
 Suite 3100
 Chicago, Illinois 60606

DATE: July 12, 1989

BUSINESS PLANNED DEVELOPMENT
EXISTING ZONING
MAP

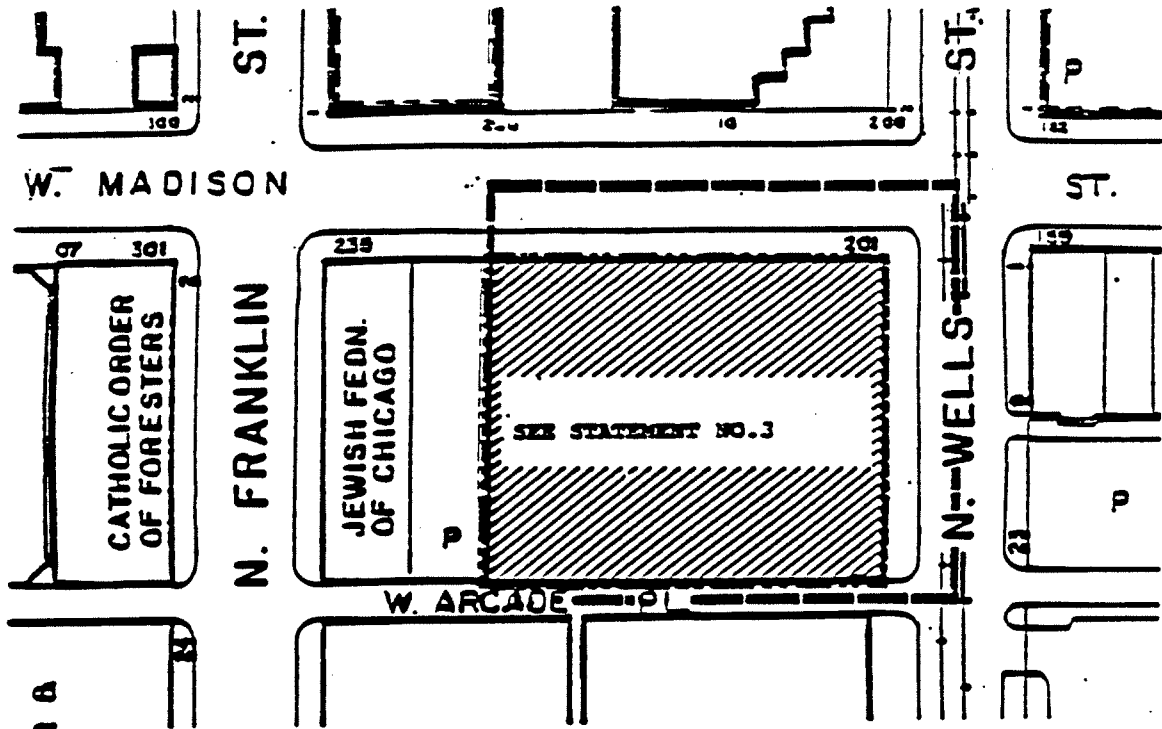



SUBJECT PROPERTY

APPLICANT: Madison Plaza II Partnership
 200 West Madison Street
 Suite 3100
 Chicago, Illinois 60606

DATE: July 18, 1989

BUSINESS PLANNED DEVELOPMENT
GENERALIZED LAND
USE MAP

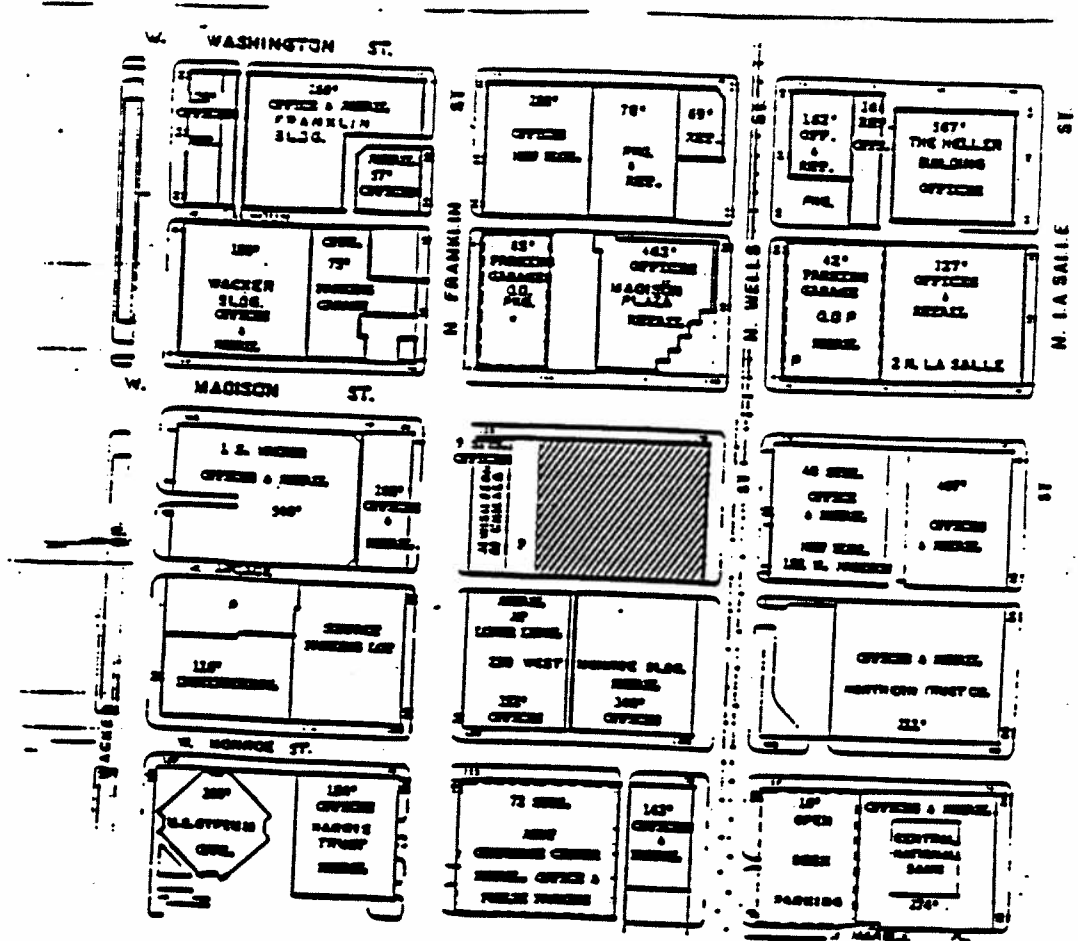


- PROPERTY LINE
- PLANNED DEVELOPMENT BOUNDARY
-  SUBJECT PROPERTY

APPLICANT: Madison Plaza II Partnership
 200 West Madison Street
 Suite 3100
 Chicago, Illinois 60606

DATE: July 18, 1988

BUSINESS PLANNED DEVELOPMENT
EXISTING LAND USE MAP



SUBJECT PROPERTY

APPLICANT: Madison Plaza II Partnership
 200 West Madison Street
 Suite 3100
 Chicago, Illinois 60606

DATE: July 18, 1989

**NEW BUILDING TO BE CONSTRUCTED AT
 1 N. FRANKLIN**

**ALL RETAIL SPACE IS AT GROUND LEVEL
 OTHERS OTHERWISE NOTED**

P.D. # 406

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; South Wells Street; a line 129.50 feet south of and parallel to West Madison Street; a line 92.71 feet west of and parallel to South Wells Street; West Arcade Place; and a line 228.76 feet west of and parallel to South Wells Street,

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 201 to 229 West Madison Street and 10 to 12 South Wells Street, which totals approximately 37,886 square feet, more or less, or 0.87 acres of real property.

The attached Boundary and Property Line Map identifies the property. Legal title to 201 to 211 West Madison Street and 227 to 229 West Madison Street is held by American National Bank as Trustee under Trust 65298. Legal title to 217 to 225 West Madison Street is held by The Congregation of Sons of the Immaculate Heart of Mary, Eastern Province, Inc. and Claretians, Inc. Miglin-Beitler Developments has entered into a real estate exchange contract with the title-holders to exchange property owned by Miglin-Beitler Developments for 217 to 225 West Madison Street. This transaction is scheduled to close in September, 1986. 326 South Wells Corporation is the lessee of the subject property and will operate the proposed parking lot.

The applicants are seeking permission to expand the existing parking lot located at 227 to 229 West Madison Street by adding 137 additional spaces on the eastern portion of the property, so that the entire lot as expanded will accommodate 182 parking spaces of which 164 are regular spaces and 18 are reservoir spaces. In addition to the paved parking areas, new improvements to be constructed on the property include: an attendant booth with toilet facility; landscaping along the North and East 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 South Wells 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 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 West Madison Street and a new driveway to be located on South Wells Street. The driveway 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 an event of a special event of occasion.
7. The applicants or their 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 applicants or their successors, assigns 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 illustrated 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.

Central Area Parking Planned Development

Use and Bulk Regulations and Data

Net Site Area	--	37,886 sq. ft.	0.87 acres
Gross Site Area =		55,059	

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.

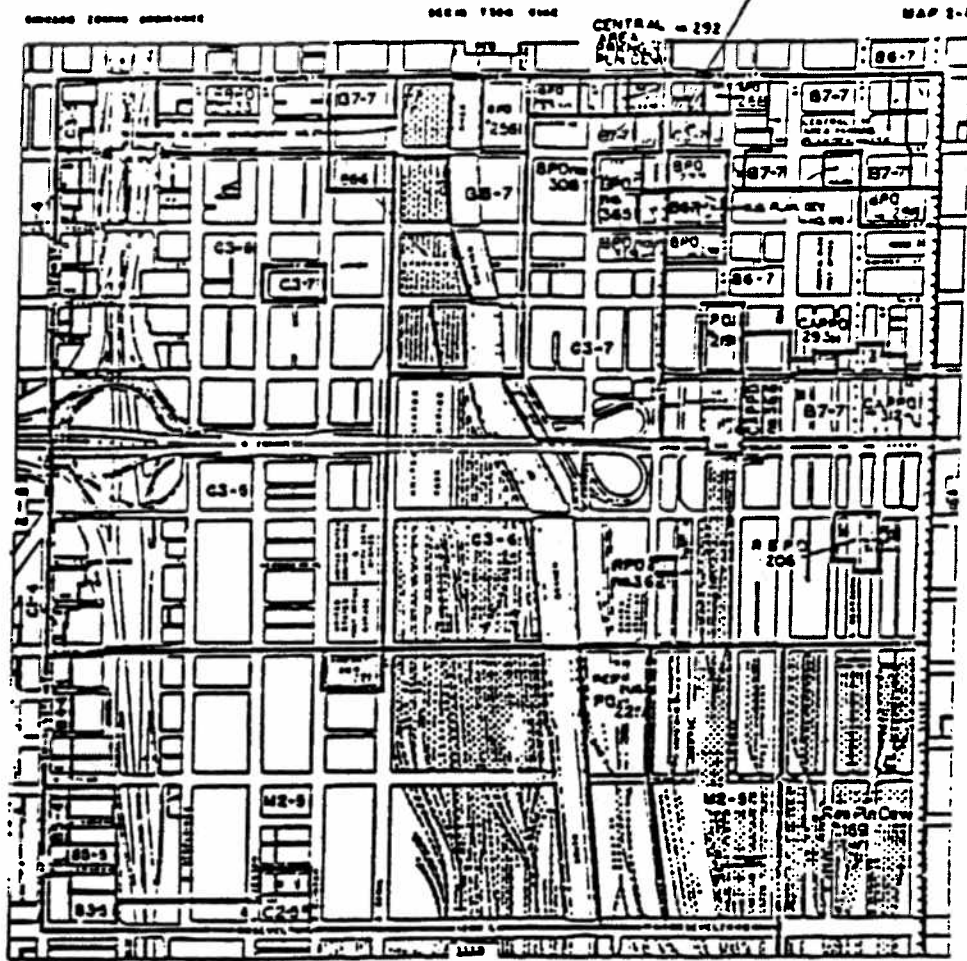
Reclassification of Area Shown on Map No. 2-F.

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,

SUBJECT SITE



CENTRAL AREA PARKING PLANNED DEVELOPMENT - EXISTING ZONING

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

Miglin-Beitler Developments
 200 West Madison Street
 Chicago, Illinois

Date: August 27, 1986

Manufacturing District symbols and indications as shown on Map 2-G to reflect the establishment of a Communications Planned Development for the erection of an Earth Station Receiving Dish located on the roof of the building located at 112 South Sangamon Street.

SECTION 2. This Communication Planned Development is specifically for the erection of the Earth Station Receiving Dish above described and in no way affects, alters or prejudices the existing zoning district regulations applicable to any other improved or unimproved portions of the above described area.

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

Reclassification of Area Shown on Map No. 3-J.

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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 3-J in the area bounded by

a line 575 feet north of and parallel to West Chicago Avenue; a line 123.06 feet east of and parallel to North Spaulding Avenue; a line 725 feet north of and parallel to West Chicago Avenue; a line 131.06 feet east of North Spaulding Avenue; a line 138.73 feet long, commencing at a point 131.06 feet east of North Spaulding Avenue, running in a southeasterly direction to a point 226.06 feet east of North Spaulding Avenue; a line 44.90 feet long, 625 feet north of and parallel to West Chicago Avenue; the right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company; North Kedzie Avenue; and West Chicago 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 others.

Plan of Development attached to this ordinance reads as follows:

Business Planned Development

Plan of Development

Statements

1. The area delineated hereon as a "Business Planned Development" is owned or controlled by LaSalle National Bank ATUT 46146 dated June 6, 1973.

(Continued on page 37617)

