



City of Chicago
Richard M. Daley, Mayor

Department of Planning

David R. Mosena
Commissioner
James R. Turner, Jr.
First Deputy Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471

July 31, 1989

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

Re: Interim Stage Part II Submittal
Business Planned Development No. 426
Proposal: Parking Structure
Location: Southwest corner of East
Adams Street and South
Wabash Avenue

Dear Mr. Grady:

The attached Interim Stage Part II Submittal, reviewed in accordance with the "Rules, Regulations, and Procedures in relation to Planned Development Amendments", proposes the construction of a twelve (12) level parking facility containing space for six hundred and seventy-one (671) automobiles. 33,000 square feet of retail space will be provided at street level along Adams and Wabash and the basement level.

The figures presented to this Department by the applicant state that the structure will occupy 20,990 square feet of area on the ground and contain 251,889 square feet of total area. These figures have been verified by calculations made in this Department from the Architectural drawings presented to us. When translated they become a 11.56 Floor Area Ratio with a 96% of ground coverage. The Plan of Development as approved by the Chicago City Council permits a Floor Area Ratio of 13 with 100% of ground coverage and a minimum of 670 parking spaces.

This Interim Stage, Part II Submittal for Planned Development No. 426 for the construction of a (12) twelve level parking structure, as described herein, is hereby approved as conforming to the Plan of Development as approved by the Chicago City Council on September 9, 1987.

WORKS

Mr. Graham Grady
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It is recommended that this submittal be attached
to your file for Business Planned Development
No. 426. (Amendmend No. 10132)

Very truly yours,

David R. Mosena P.L.

David R. Mosena
Commissioner

Reclassification Of Area Shown On Map No. 2-E.

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. 2-E in the area bounded by

10132
East Adams Street; South Wabash Avenue; a line approximately 126.49 feet south of and parallel to East Adams Street; and the alley next west of South Wabash Avenue,

to a 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.

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

Business Planned Development attached to this ordinance reads as follows:

Business Planned Development No. 426

Plan Of Development.

1. Legal title to that certain real property which is subject to the use and bulk restrictions of Business Planned Development No. 426, which property is legally described on the exhibit attached hereto and made part hereof (the "Property"), is held by The First National Bank of Chicago, as Trustee under *inter vivos* Trust Nos. 3540, 3541, 3542, 3543, 3544, and 3545, the contract-seller of the Property.

All required disclosures are contained within the Economic Disclosure Statement filed with the City of Chicago in accordance with applicable requirements. American National Bank and Trust Company of Chicago, as Trustee under Trust No. 100872-03 is the contract-purchaser of the Property. The sole beneficiary of said trust is Applicant, Adams/Wabash Limited Partnership. Upon acquisition, the Property will be held under single-ownership or control or under single designated control by said Trust, its beneficiaries or by Adams/Wabash Limited Partnership, its affiliates, successors, or assigns.

2. Retail and non-accessory off-street parking uses and such uses as are currently authorized as permitted or special uses by the terms of the Chicago Zoning Ordinance in the B6-7 Zoning District (as described in Sections 8.3-7(B) and 8.4-6 and associated sections referred to therein) shall be permitted upon the Property, including the operation of radio or television towers and/or earth station receiving dishes.

3. The applicant, its affiliates, successors, assigns or grantees shall obtain all official reviews, approval and permits necessary to implement the development of the Property.
4. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way necessary to implement development of the Property shall require a separate submittal on behalf of the applicant, its successors, assigns or grantees, and approval by the City Council.
5. Accessory off-street parking and accessory off-street loading shall not be required upon the Property.
6. Any firelane, service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation 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.
7. The height of each building located upon the Property and any appurtenances attached thereto shall be subject to:
 - (a) Height limitations as certified on Form F.A.A.-177 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and
 - (b) Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation, and the Department of Law and approved by the City Council.
8. Business and business identification signs may be permitted upon the Property subject to the review and approval of the Department of Planning and of the Department of Inspectional Services. Temporary signs, such as construction and marketing signs, may be permitted subject to the aforesaid approvals. Sign advertising products or services which products or services are not located upon the Property shall not be permitted. Signs described by Chapter 86, Section 86.1-11 of the Chicago Municipal Code shall require City Council approval in the manner described therein.
9. The development of the Property shall be subject to the Bulk Regulations Data attached hereto and made part of this Plan of Development.
10. This Plan of Development and the development of the Property is and shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" promulgated by the Commissioner of the Department of Development and Planning.

Planned Business Development Bulk Regulations Data.

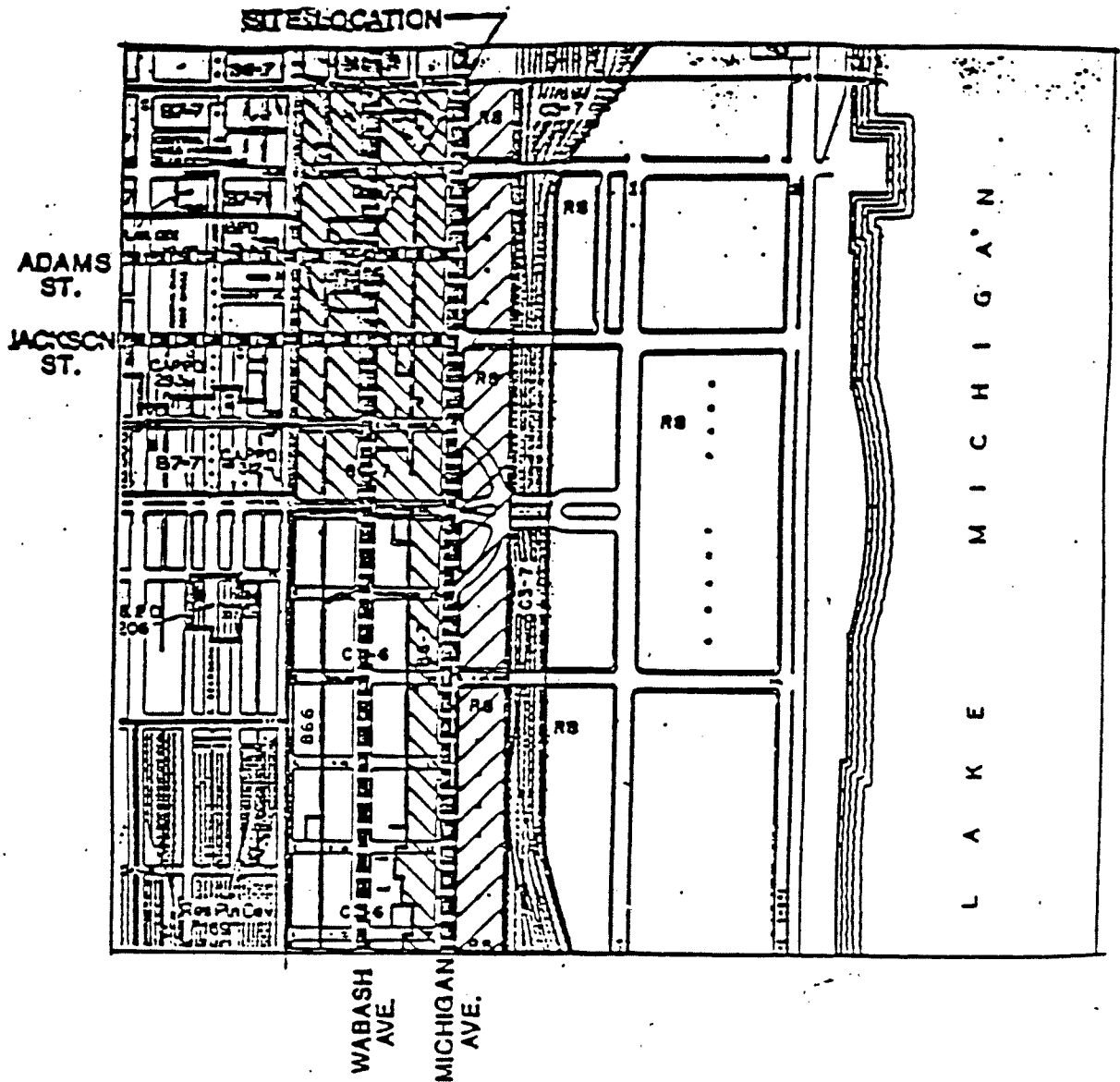
For that certain property located generally at the southwest corner of East Adams Street and South Wabash Avenue in Chicago:

Net Site Area:	21,788.2 square feet (.5002 acres)
Permitted Uses:	Retail uses, non-accessory off-street parking uses and such uses as are currently permitted or special uses within the B6-7 Zoning District (including the operation of radio or television towers and/or earth station receiving dishes)
Maximum Floor Area Ratio:	16.0
Maximum Percentage of Site Coverage:	100%
Minimum Number of Off-street Parking Spaces:	-Garage: 670 (non-accessory only) -Retail and other uses: None
Minimum Number of Loading Berths:	None
Minimum Setbacks:	Zero feet
Maximum Floor Area devoted to retail use and other uses (other than parking garage):	11,000 square feet
Gross Site Area Calculations:	
Net Site Area:	21,788.20 square feet
Approximate Area to Remain in Public Right-of-Way (East Adams Street and South Wabash Avenue):	13,211.98 square feet
Approximate Gross Site Area:	35,300.18 square feet

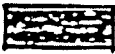



Legal Description

Lot 1 (except that portion falling within the 18-foot wide public alley running North and South through the middle of next mentioned Block 6) in Block 6 in Fractional Section 15 Addition to Chicago, in Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

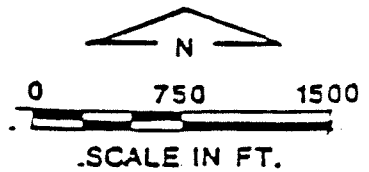
PLANNED BUSINESS DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



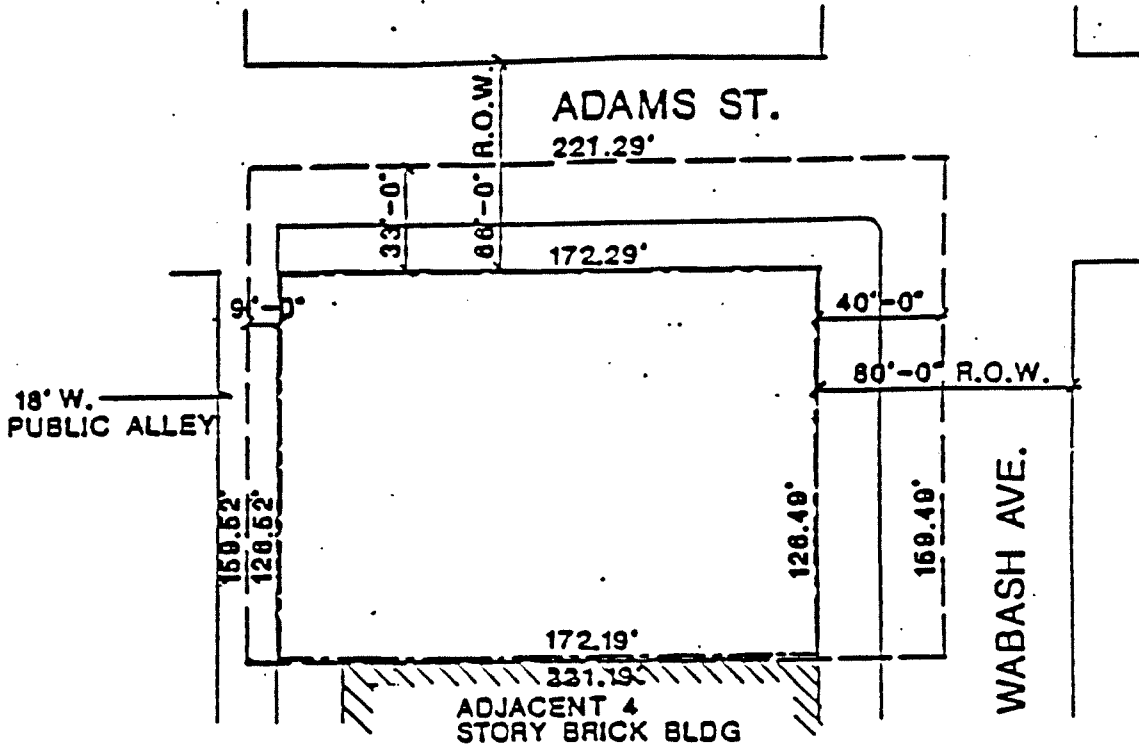
LEGEND

-  PLANNED BUSINESS DEVELOPMENT BOUNDARY
-  B67 RESTRICTED CENTRAL BUSINESS DISTRICT
-  R8 GENERAL RESIDENCE DISTRICT
-  PREFERENTIAL STREET SYSTEM



APPLICANT: Adams/Wabash Limited Partnership
April 8, 1987

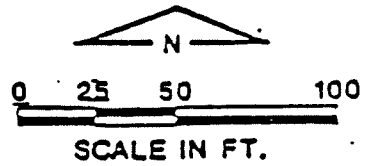


PLANNED BUSINESS DEVELOPMENT PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT



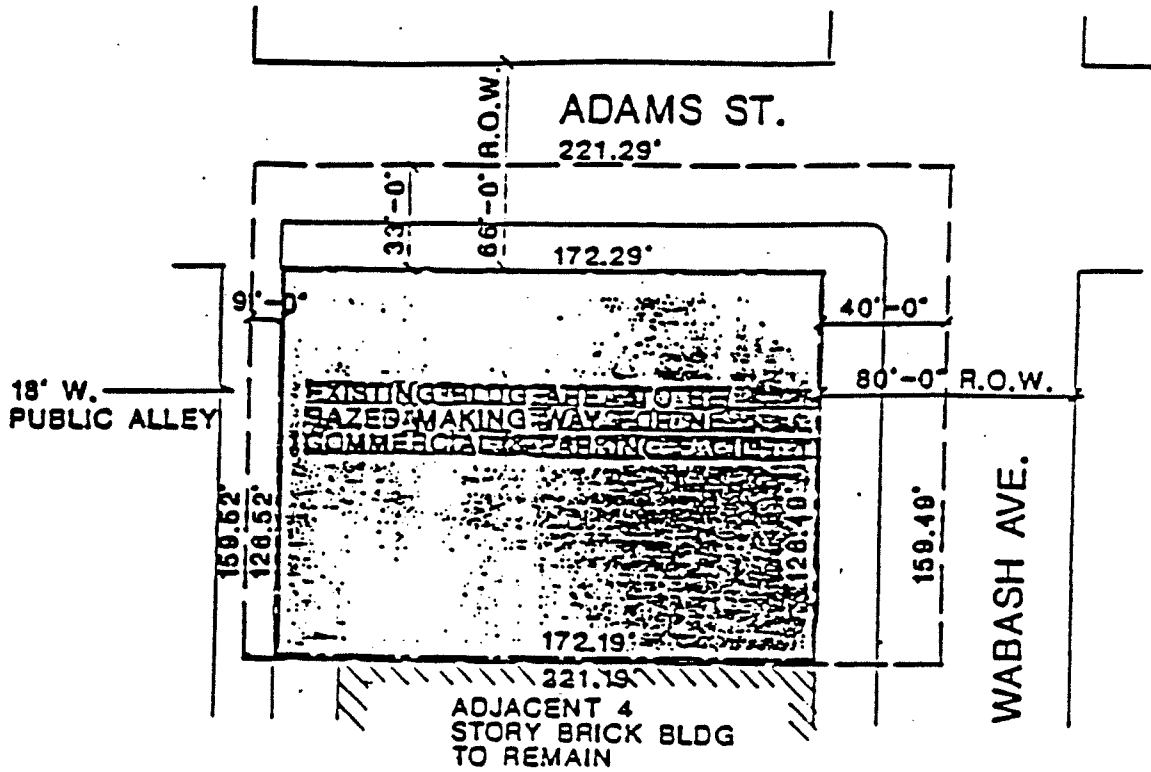
LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  PROPERTY LINE



APPLICANT: Adams/Wabash Limited Partnership
DATE: April 8, 1987

PLANNED BUSINESS DEVELOPMENT GENERAL LAND USE MAP



LEGEND

PLANNED DEVELOPMENT BOUNDARY

PROPERTY LINE

PLANNED BUSINESS DEVELOPMENT
OFF-STREET PARKING
AND RELATED USES



0 25 50 100

SCALE IN FT.

APPLICANT: Adams/Wabash Limited Partnership
DATE: April 8, 1987



City of Chicago
Eugene Sawyer, Acting Mayor

Department of Planning
Elizabeth L. Hollander
Commissioner
James R. Turner, Jr.
First Deputy Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471

April 18, 1988

Theodore J. Novak, Esq.
Rudnick & Wolfe
Suite 1500
203 North LaSalle Street
Chicago, Illinois 60601

Dear Ted:

Re: Adams/Wabash Limited Partnership-
Central Area Parking Planned
Development No. 426/Southwest
Corner of Adams and Wabash

Please be advised that your request for minor changes to Central Area Parking Planned Development No. 426 on behalf of the Applicant, Adams/Wabash Limited Partnership, has been considered by this Department pursuant to Section 11.11-3(c). Specifically, you requested authority to include up to 35,000 square feet of floor area devoted to retail use and uses other than the parking garage and a possible reduction in the minimum number of parking spaces being provided to 650.

Following review of this request, I hereby find that the requested changes will not:

1. change the character of the development;
2. increase the maximum permitted floor area ratio for the total net site area;
3. increase the maximum number of units per acre;
4. reduce the minimum required distance between structures or in periphery setbacks; or
5. increase the maximum percent of land covered for the total net site.

Accordingly, pursuant to the authority granted to me by Section 11.11-3(c) of the Zoning Ordinance, I hereby authorize and approve the following minor changes to Central Area Parking Planned Development No. 426:

1. Said Planned Development may include up to 35,000 square feet of floor area devoted to retail use and other uses other than parking garage; and
2. The parking garage will be considered to be in conformance with the Ordinance approving said Planned Development so long as a minimum of 650 parking spaces are provided.

Sincerely,

ELIZABETH L. HOLLANDER
Commissioner

