



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 17, 2017


Patricia Aluisi
MB Real Estate
181 W. Madison Street
Suite 4700
Chicago, IL 60602

Re: Advisory Opinion for Planned Development No. 429, 181 W. Madison Street

Dear Ms. Aluisi:

This letter is in response to your recent request. The property located at 181 W. Madison St. is zoned Business Planned Development Number 429 and pursuant to Statement Number 3 of the Planned Development Ordinance, business and professional offices are a permitted use. If you have any questions, please contact Teresa McLaughlin of my staff at (312) 744-3509.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:tm

C: Vicki Ortega, Terry Robinson, Main file

(Continued from page 4271)

to those of a B4-2 Restricted 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 No. 1-L.

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 M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 1-L in area bounded by

the C. & N. W. R. Y.; a line 435 feet east of and parallel to North Laramie Avenue; West Lake Street; and a line 335 feet east of and parallel to North Laramie Avenue,

to those of a B4-1 Restricted 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 No. 2-F.

PD 429

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 area bounded by

West Madison Street; a line 181.48 feet east of South Wells Street; a line 199.06 feet south of West Madison Street; and South Wells Street,

to the designation 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 herewith attached 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:

Plan Of Development.

Business Planned Development No. 429

Statements.

1. The area delineated herein as Business Planned Development (the "Planned Development") consists of approximately 36,123 square feet of real property bounded on the north by West Madison Street; on the east by a line 181.48 feet west of South Wells Street; on the south by a line 199.06 feet south of West Madison Street; and on the west by South Wells Street (the "Property"), as identified in the drawing attached hereto entitled "Boundary and Property Line Map". The property is owned and controlled by the Applicant, the Madison Plaza II Partnership, an Illinois general partnership.
2. The Applicant or its successors, assignees or grantees shall obtain all official City reviews, approvals and permits required in connection with this Plan of Development.
3. The following uses shall be permitted within the Planned Development: business and professional offices, retail and service uses, telecommunication dishes, accessory uses and related uses permitted in the B7-7 District subject to such limits, maximum and minimum, as set forth in the table of use and bulk regulations and related controls made a part of this Plan of Development. Diverse retail and service uses are desired at street level. Accordingly, the Applicant agrees to use its best efforts to cause such diverse retail and service uses to be established at street level, particularly along the Madison and Wells Street frontages of the building. Street level retail and service uses shall be located in general conformance with the street level plan attached hereto as Exhibit B.
4. Any 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 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 of the Bureau of Traffic Engineering and Operations and the approval of the Commissioner of Planning.
5. The height restriction of the development 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.

6. Off-street parking and loading facilities will be provided in compliance with this Plan of Development and shall be subject to the review and approval of the Commissioner of Planning and the Bureau of Street Traffic and Operations.

7. For purposes of floor area ratio (F.A.R.) calculations, mechanical floor space in the building shall not be counted as floor area.

8. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the Planned Development.

9. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Departments of Planning and Zoning. Temporary signs such as construction and marketing signs may be permitted subject to the aforesaid approvals.

10. This Plan of Development, consisting of eleven (11) statements; an existing zoning map; a boundary and property line map; a generalized land use map; and a table of use and bulk regulations and related controls, is applicable to the area delineated herein. These and no other controls shall apply to the area delineated herein.

11. 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.

[Bulk Regulations and Maps attached to this Plan of Development are printed on pages 4282 through 4286 of this Journal.]

[Plat of Survey omitted for printing purposes but on file and available for public inspection in the Office of the City Clerk.]

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 and C.A.P.P.D. No. 312 symbols and indications as shown on Map No. 2-F in the area bounded by

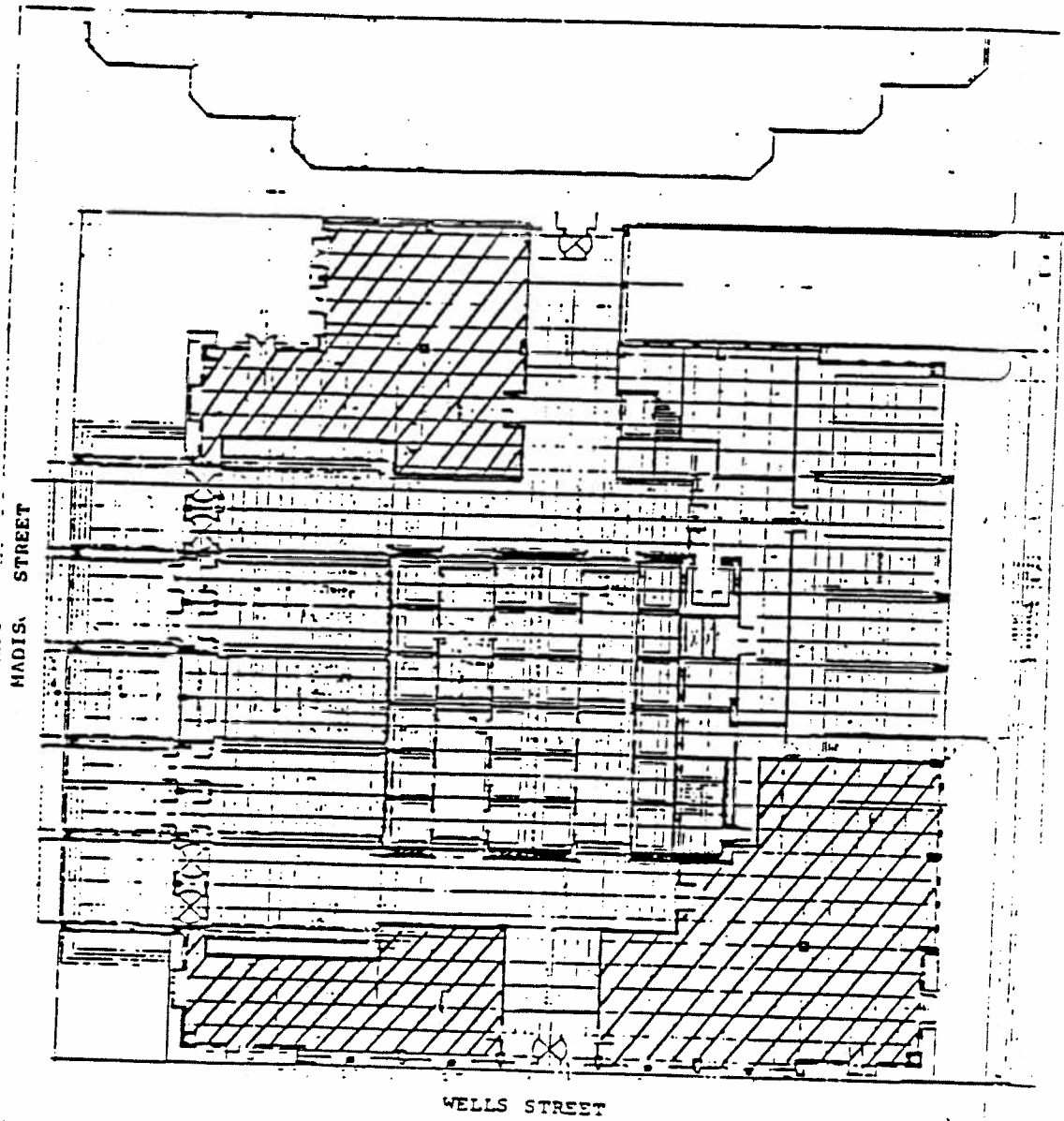
West Van Buren Street; South State Street; West Congress Parkway; and South Plymouth Court,

to a designation of Central Area Parking Planned Development No. 312, as amended, 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 effective from and after its passage.

A-2509

EXHIBIT B



RETAIL SPACE

BUSINESS PLANNED DEVELOPMENT NO. _____
 PLAN OF DEVELOPMENT

USE AND BULK REGULATIONS AND DATA

NET SITE AREA SQ. FEET ACRES	GENERAL DESCRIPTION OF LAND USE	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERC OF SITE COVE
36,123 0.83	Business and professional offices, retail and service uses, telecommunication dishes, accessory uses and related uses as permitted in the B7-7 District.	28.55	75%

GROSS SITE AREA = NET SITE AREA + AREA TO REMAIN IN PUBLIC RIGHT-OF-WAY
 50,889.70 (1.17 acres) = 36,123 (0.83 acres) + 14,766.70 (0.34 acres)

T STREET PARKING AND LOADING CONTROLS

Minimum off-street parking spaces: 56
 Minimum off-street loading berths: 6

MAXIMUM FLOOR AREA RATIO: 28.55

SET BACKS AND SITE COVERAGE

Minimum Setbacks:

north property line: twenty feet
 east property line: no setback
 south property line: twenty feet
 west property line: no setback

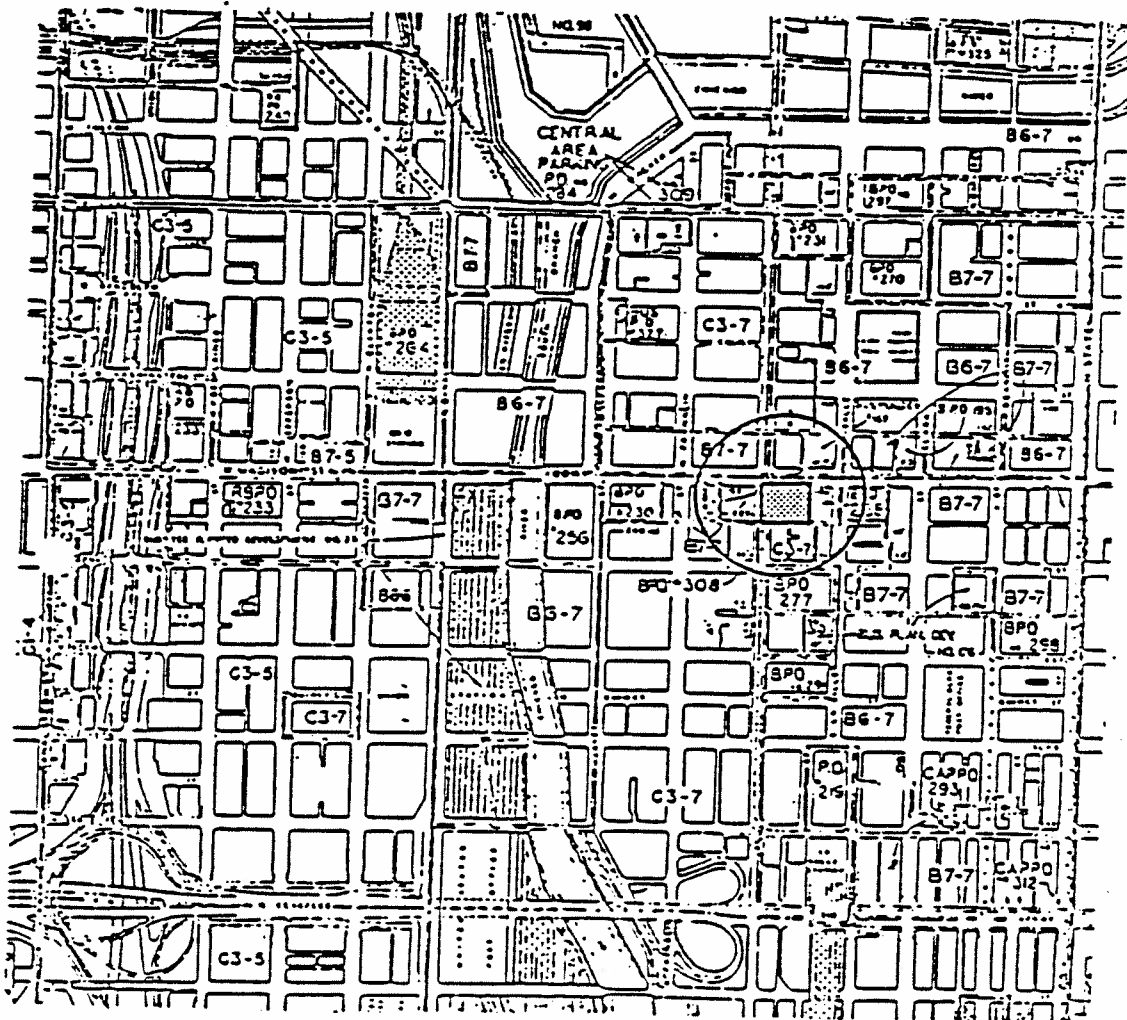
Maximum Site Coverage: 75%

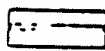

APPLICANT: Madison Plaza II Partnership

ADDRESS: 200 West Madison, Suite 3100
 Chicago, Illinois 60606

DATE: June 22, 1987
 REVISED: August 13, 1987

BUSINESS PLANNED DEVELOPMENT
EXISTING ZONES AND PREFERENTIAL STREET MAP



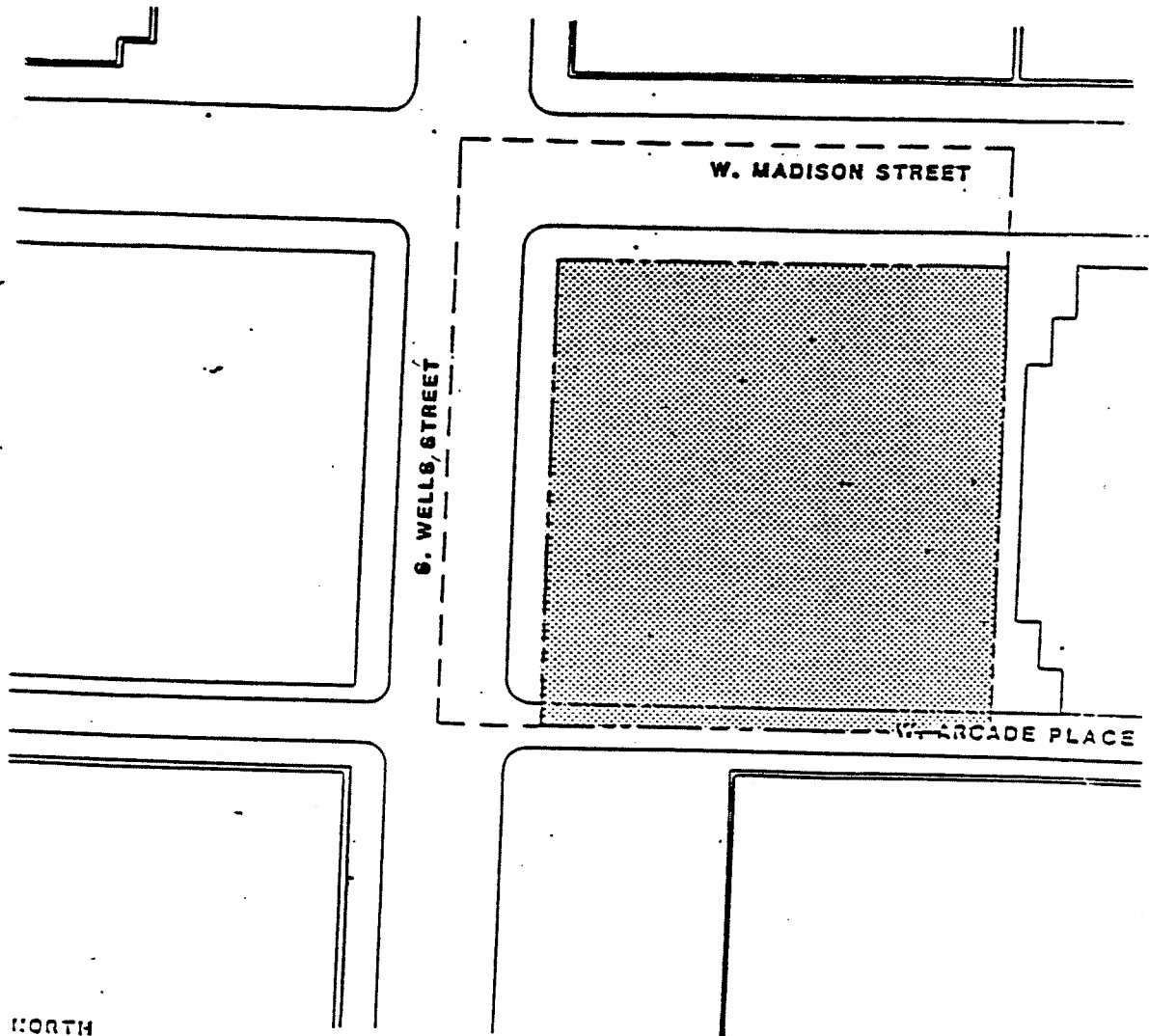
-  Zoning Districts
-  Business Development



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

DATE : June 22, 1987

General Land Use Map



NORTH




0 50 100

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

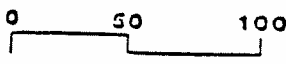
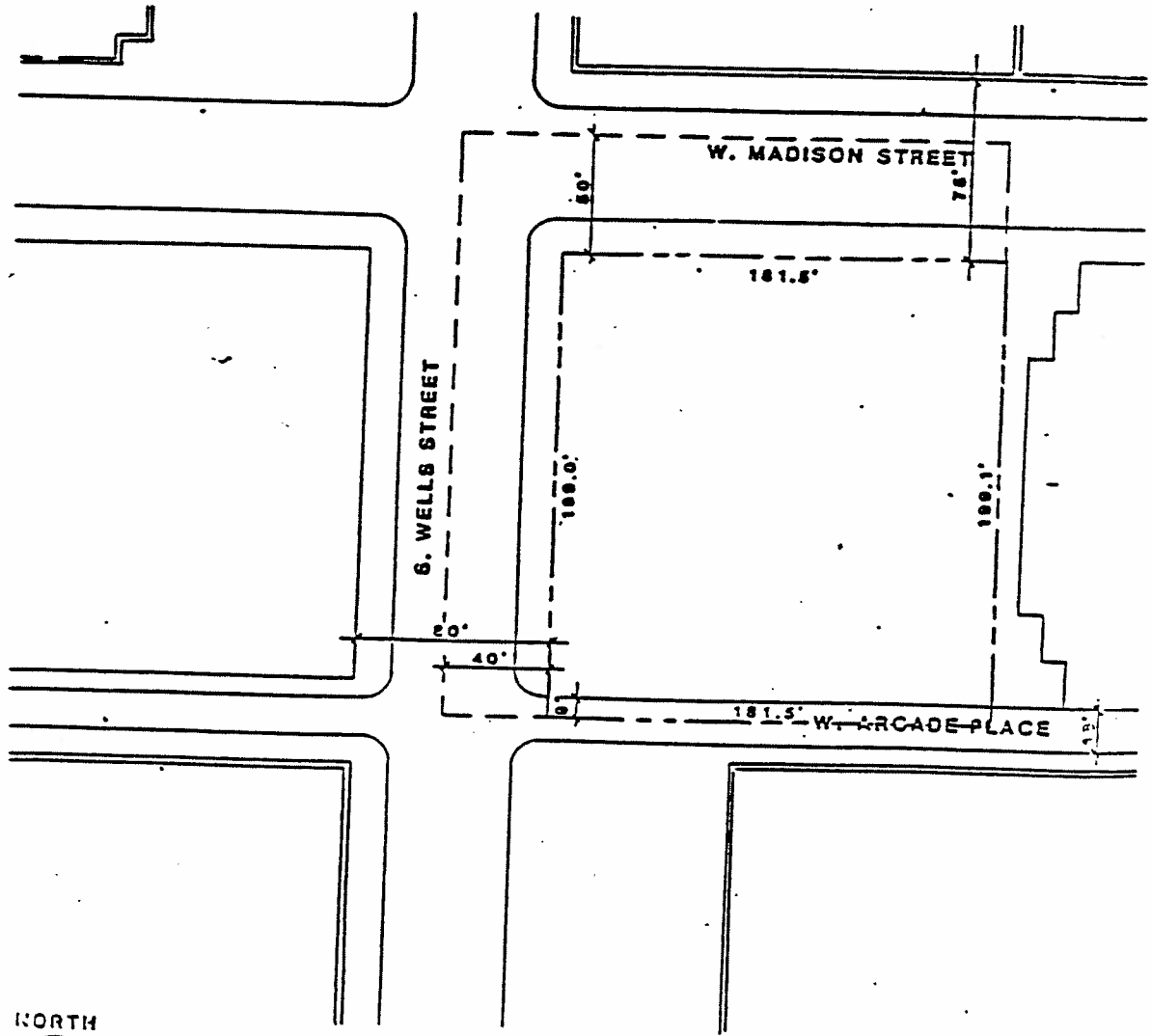
DATE: May 22, 1987

 Planned Development Boundary


 Property Line

 General Business Uses

Boundary And Property Line Map



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

-  Planned Development Boundary
-  Property Line

DATE : June 22, 1987