



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

December 17, 1993

Mr. John J. George
Law Offices
100 West Monroe Street
Chicago, IL 60603-1903

Re: Request for a minor change to Planned
Development No. 467-North Clark
Street/West Oak Street

Dear Mr. George:

The Department of Planning and Development has considered your request on behalf of MCL Development for a minor change to Planned Development No. 467 and hereby approves your request pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance.

Specifically, you requested that office and retail uses currently permitted by the approved Planned Development Ordinance be eliminated; and that the maximum number of units be reduced from 538 to 100 and the required number of parking spaces be reduced from 412 to a minimum parking ratio of 1.24 spaces per dwelling unit.

With regard to your request, the Department of Planning and Development has determined that these requested revisions to the Planned Development would result in a less dense development on the site which would be compatible with the residential character of the Washington Square Park neighborhood. In addition the Department has determined that these revisions would comply with each of the provisions of Section 11.11-3(c) of the Chicago Zoning Ordinance pertaining to minor changes to planned developments.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 467, I hereby approve the foregoing minor changes, but no other changes to Planned Development No. 467.

Sincerely,

Valerie B. Jarrett
Commissioner

cc: Chris Slattery
Philip Levin
Will Tippens
Mary Edwards



*Reclassification Of Area Shown On Map No. 3-F
(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 C2-4 General Commercial and R6 General Residential District symbols and indications as shown on Map No. 3-F in the area bounded by

West Oak Street; North Clark Street; a line 302.105 feet south of and approximately parallel to West Oak Street; the alley next west of North Clark Street; a line 168 feet south of and approximately parallel to West Oak Street; a line beginning at a point 168 feet south of West Oak Street and 148 feet east of North LaSalle Street and ending at a point 164.055 feet south of West Oak Street and 121.32 feet east of North LaSalle Street; a line 122.32 feet east of and approximately parallel to North LaSalle Street; a line 133.04 feet south of and approximately parallel to West Oak Street; and North LaSalle Street,

to reflect the establishment of a Residential-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.

Plan of Development attached to this ordinance reads as follows:

467

Residential-Business Planned Development

Plan Of Development.

1. Legal title to that certain real property (the "Property") which is delineated herein as Residential-Business Planned Development and is subject to the use and bulk restrictions of this Residential-Business Planned Development is held by Henrotin Hospital Corporation, an Illinois not-for-profit corporation.

All required disclosures are contained within the Economic Disclosure Statement filed with the City of Chicago in accordance with applicable requirements. The Property will be held under single ownership or control or under single designated control by the Applicant or by the affiliates, successors or assigns of either of them.

2. Residential uses, business and professional offices, retail uses and all other uses described as permitted and special uses by the C2-4 zoning district provisions of the current Chicago Zoning Ordinance (§9.3-2(B), §9.4-2 and associated sections referred to therein) shall be permitted upon the Property. Without limiting any use heretofore described as permitted, the following shall also be permitted upon the Property: the operation of radio and television towers and earth station receiving dishes.
3. The Applicant, its affiliates, successors, assigns or grantees shall obtain all official reviews, approvals and permits necessary to implement the development of Property.
4. Any dedication or vacation of streets or alleys or easement for any adjustment of rights-of-way necessary to implement development of the Property shall require separate submittal on behalf of the Applicant, its successors, assigns or grantees, and approval by the City Council.
5. The use and development of the Property shall be in accordance with this Plan of Development, which consists of the statements made herein, an existing zoning and preferential street map, a property line map, generalized land use map and the bulk regulations table. These and no other controls shall apply to the Property.
6. Off-street parking and off-street loading shall be provided upon the Property in accordance with the Bulk Regulations Table attached hereto and made a part of this Plan of 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 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.
8. 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 FAA-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 Department of Law and approved by the City Council.

9. 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. Signs 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.
10. For purposes of maximum floor area ratio calculations in addition to exclusions specifically set forth in the Zoning Ordinance, mechanical equipment floor space and pool deck areas shall not be counted as floor area.
11. 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; provided that the same are published, in effect and generally available at the time of approval of this Business Planned Development.

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

Planned Residential-Business Development 467

Use And Bulk Regulations And Data.

For that certain property located generally at the southwest corner of West Oak Street and North Clark Street in Chicago, Illinois:

Net site area:	67,902 square feet (1,558 acres).
Permitted uses:	Residential uses, offices uses, retail uses and such uses as are currently permitted or special uses within the C2-4 Zoning District including the operation of radio or television towers and/or earth station receiving dishes).
Maximum number of dwelling units:	538

*Maximum floor area ratio:	9.99
Maximum percentage of site coverage:	100% at grade. 25.0% at 75 feet above grade.
Number of off-street parking spaces required:	412
Number of loading berths required:	2
Minimum setbacks:	North -- 0 feet. East -- 0 feet at grade. 170 feet at 75 feet above grade. South -- 0 feet. West -- 0 feet.

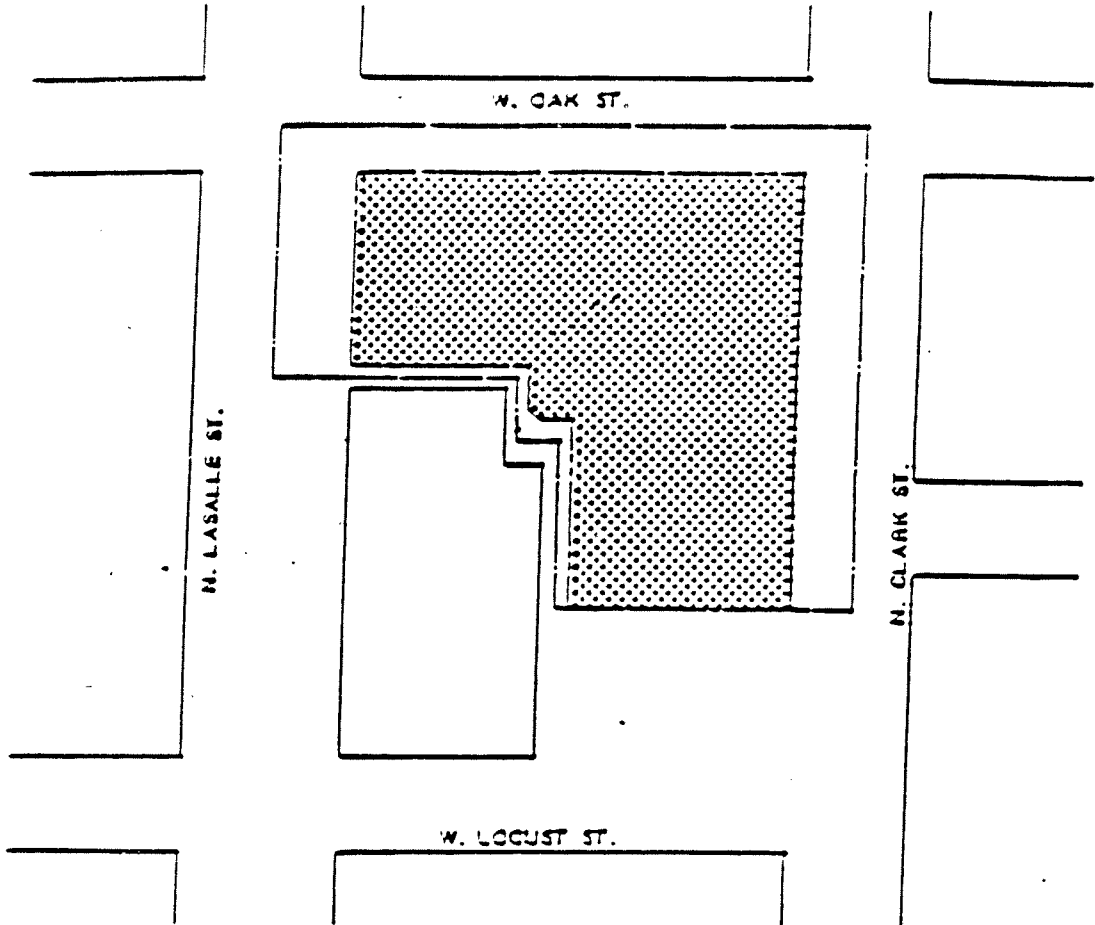
Gross site area calculations:

Net site area:	67,902 square feet.
Approximate area to remain in public right-of-way (West Oak Street, North Clark Street, North LaSalle Street and adjacent public alleys):	35,915 square feet.
Approximate gross site area:	103,817 square feet.

For purposes of maximum floor area ratio calculations, in addition to exclusions specifically set forth in the Zoning Ordinance, mechanical equipment floor space in the buildings and pool deck areas shall not be counted as floor area.

[Generalized Land Use Plan, Boundary and Property Line Map and Existing Zoning Map printed on pages 23564 through 23566 of this Journal.]

GENERALIZED LAND USE PLAN



LEGEND

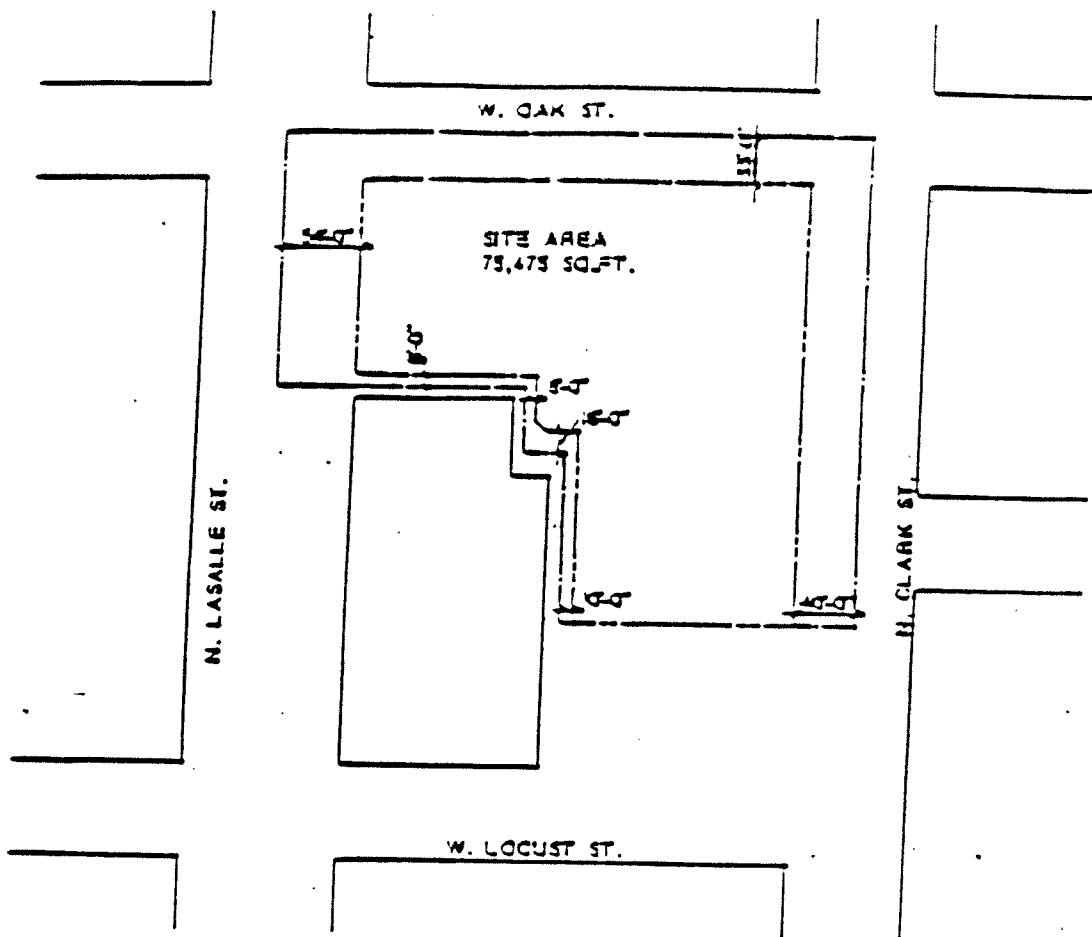
- PROPERTY LINE
- PLANNED DEVELOPMENT BOUNDARY
- ▒ RESIDENTIAL, BUSINESS & PROFESSIONAL OFFICES AND RETAIL USES AND OFF-STREET PARKING

PREPARED BY: STEVEN D. PIPERD



DATE: September 2, 1988



BOUNDARY AND PROPERTY LINE MAP



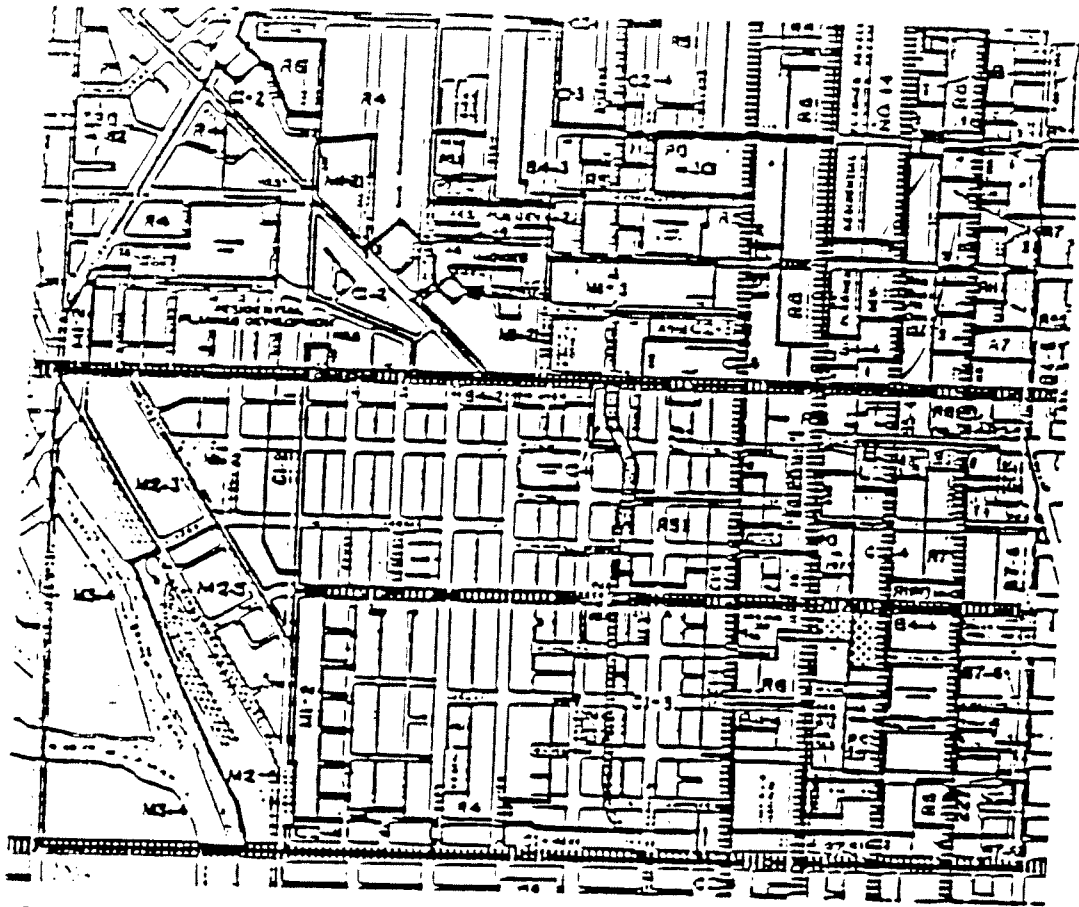
LEGEND

-  PROPERTY LINE
-  PLANNED DEVELOPMENT BOUNDARY




APPLICANT: STEVEN O. FIFIELD

DATE: September 2, 1988

EXISTING ZONING MAP



LEGEND

-  PREFERENTIAL STREETS
-  PLANNED DEVELOPMENT
-  ZONING BOUNDARIES



APPLICANT: STEVEN J. PIPFIELD
 DATE: September 2, 1988