

On motion of Alderman Tunney, the said proposed ordinances and substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen La Spata, Hopkins, Dowell, King, Sawyer, Mitchell, Harris, Beale, Lee, Abarca, Quinn, Burke, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Brookins, Rodriguez, Tabares, Scott, Sigcho-Lopez, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Cardona, Waguespack, Rodriguez-Sanchez, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Tunney, Gardiner, Cappleman, Martin, Osterman, Hadden, Silverstein -- 48.

Nays -- None.

Alderman Cappleman moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 1-E. BPD 468,09
(As Amended)
(Application No. 21177)
(Common Address: 201 -- 221 E. Erie St., 631 -- 649 N. St. Clair St. And
200 -- 212 E. Ontario St.)

[SO2022-3368]

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 468 symbols and indications as shown on Map Number 1-E in the area bounded by:

East Erie Street; the north/south public alley 212.00 feet east of North St. Clair Street; the east/west public alley next south of and parallel to East Erie Street; a line 118.50 feet east of North St. Clair Street; East Ontario Street; and North St. Clair Street (legal description attached hereto),

to the designation of Business Planned Development Number 468, 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 in force and effect from and after its passage and due publication.

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

Legal Description Of Property At 633 N. St. Clair St.

Parcel 1:

ALL of Lots 1, 2, 3, 4, 5, 6, 7, 8 and 27, together with Lot 26 (except the east 18 feet thereof) in the subdivision of the west 394 feet (except the east 14 feet of the north 80 feet thereof) in Block 32 in Kinzie's Addition to Chicago in the east half of the northwest quarter of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, all in Cook County, Illinois.

Parcel 2:

A parcel of land lying east of and adjoining the east line of Lot 6, south of and adjoining the south line of Lot 4, north of and adjoining the north line of Lots 7 and 8 and west of the line between Lots 8 and 9 projected north to its intersection with the southeasterly line of Lot 4, in Block 32 in Kinzie's Addition to Chicago in Section 10, Township 30 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

All that part of the north/south 18-foot public alley lying east of the east line of Lots 1 to 4, both inclusive; lying west of the west line of Lot 27; lying south of a line drawn from the northeast corner of Lot 1 to the northwest corner of Lot 27; and lying north of the westwardly extension of the south line of Lot 27 all in subdivision of the west 394 feet of Block 32 (except the east 14 feet of the north 80 feet thereof) in Kinzie's Addition to Chicago, being a subdivision of the north fraction of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Planned Development No. 468, As Amended.

Planned Development Statements.

1. The land delineated herein as Business Planned Development Number 468, as amended (the "Planned Development") consist of 33,304.29 square feet of net site area which is depicted on the attached is owned by Chicago Title Land Trust Co. as successor trustee to LaSalle Bank N.A., as successor trustee to American National Bank and Trust Company of Chicago, as trustee, under Trust Number 121309-02. Northwestern Memorial HealthCare is the Applicant.

2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or 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 from the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property shall be under single ownership or under single designated control at the time of any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. 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 owners of the property and any ground lessors.
4. This plan of development consists of these eighteen (18) statements; the Bulk Table, Floor Plans (Levels 1, 2, 5, 6, and 7), Program Stacking Diagrams, Building Elevations and proposed Bridge Elevations and Plans. Exhibits on pages 52344, 52345, 52348 and 52349 of *the Journal of the Proceedings of the City Council of the City of Chicago* as published on September 10, 1997, remain unchanged. Full-size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control.
5. The permitted uses in the Planned Development are as follows: medical service, business offices and related uses, hotel, ground floor retail and/or service establishments, restaurants with food and alcoholic beverage service, unenclosed or partially enclosed restaurants adjacent to and operated in conjunction with the enclosed restaurants, rooftop telecommunications and earth station receiving dishes which are appropriately screened, and accessory parking.
6. Off-street parking (for all uses except hotel use) and loading facilities will be provided on-site as currently constructed. Off-street parking for the hotel use shall be provided off-site pursuant to a long-term renewable lease (minimum of ten (10) years) to provide a minimum of fifty (50) weekday and one hundred fifty (150) weekend parking spaces in a parking facility not more than two (2) blocks from the proposed hotel.
7. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-premises signs are prohibited within the boundary of the Planned Development.

8. Any service drives 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. The Applicant shall secure the permission of and execute any agreements which may be required by the City of Chicago in connection with the proposed curb relocation shown on the Site/Landscape Plan.
9. In addition to the maximum height of the buildings and any appurtenances thereto prescribed in this Planned Development, the height of the improvement shall be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio (FAR) for the property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 33,304.29 square feet.
11. Upon review and determination, "Part II review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II review fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
12. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
13. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125, or any other provision of the Municipal Code of Chicago.
14. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors or assigns and, if different than the Applicant, the legal titleholders and any ground lessors of the property.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

16. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain, all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated, for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
17. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the property to Planned Development Number 468, as amended September 10, 1997.

[Levels 1, 2, 5, 6 and 7 Floor Plans; Level 2 -- Proposed Bridge Floor Plan; Program Stacking Diagram; and North, South, East and West Facing Building Elevations referred to in these Plan of Development Statements printed on pages 58374 through 58385 of this *Journal*.]

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

Planned Development No. 468 As Amended.

Bulk Regulations And Data Table.

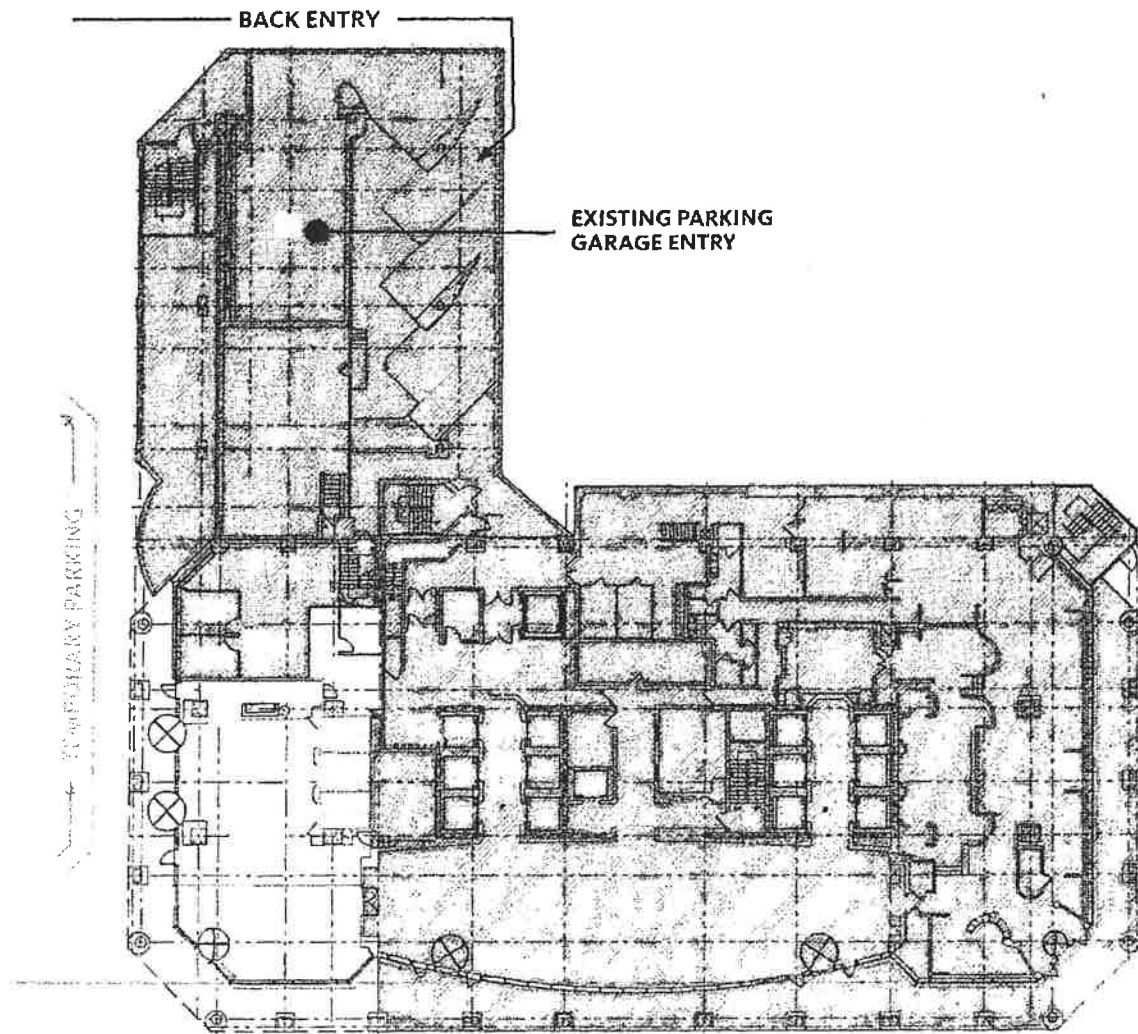
Site Area

Gross Site Area:	57,125 square feet
Public Right-of-Way:	23,820.71 square feet
Net Site Area:	33,304.29 square feet
Floor Area Ratio and Buildable Area	
Floor Area Ratio:	18.42
Off-Street Parking Spaces (On-Site):	Minimum 51 spaces for non-hotel uses
Off-Street Parking (off-site within two blocks from Planned Development boundaries):	Minimum 50 spaces for hotel use (weekdays)
	Minimum 150 spaces for hotel use (weekends)
Off-Street Loading Spaces:	Minimum 5 loading berths
Building Height:	400 feet

Final for Publication

LEVEL 1 FLOOR PLAN

21,720 EXISTING GROSS SF

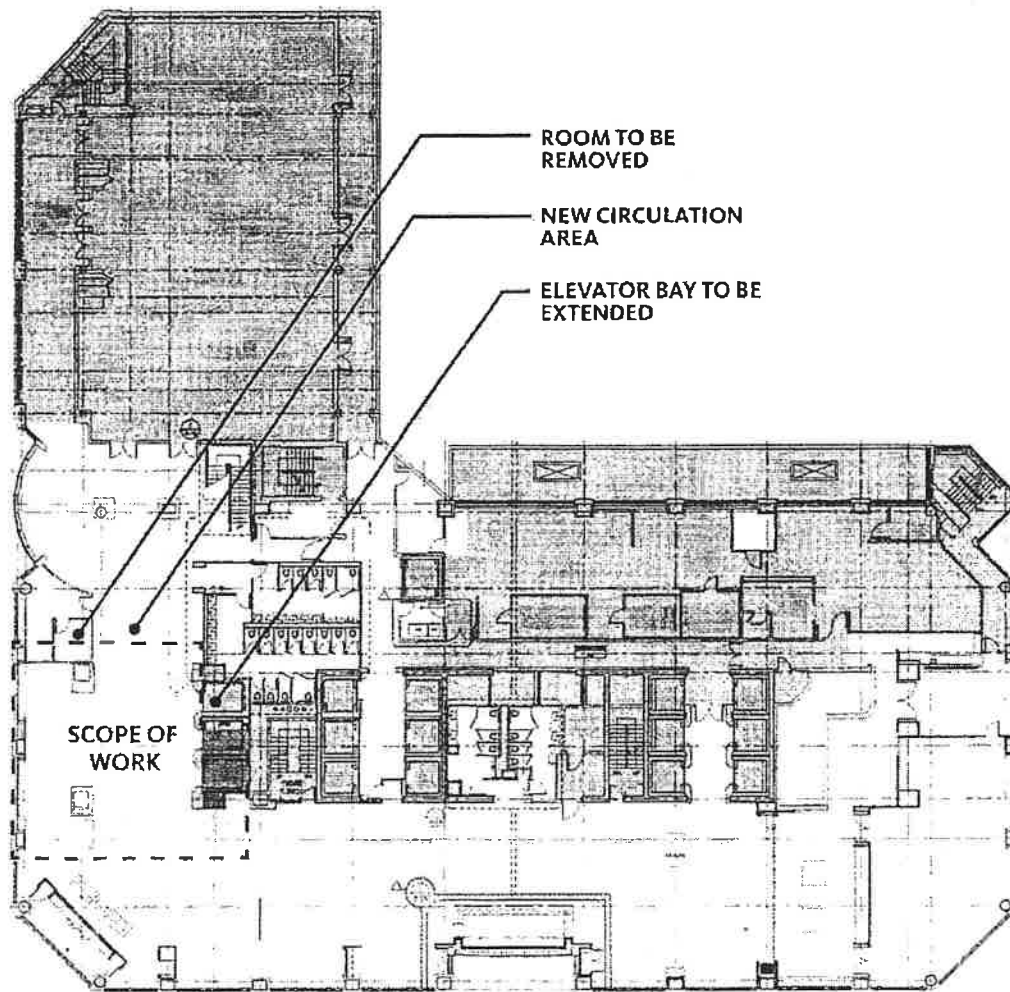


Final for Publication

LEVEL 2 FLOOR PLAN

28,935 EXISTING GROSS SF

LIMITED SECOND FLOOR DEMOLITION REQUIRED
FOR CIRCULATION



LEVEL 5 & 6 FLOOR PLAN

20,576 EXISTING GROSS SF

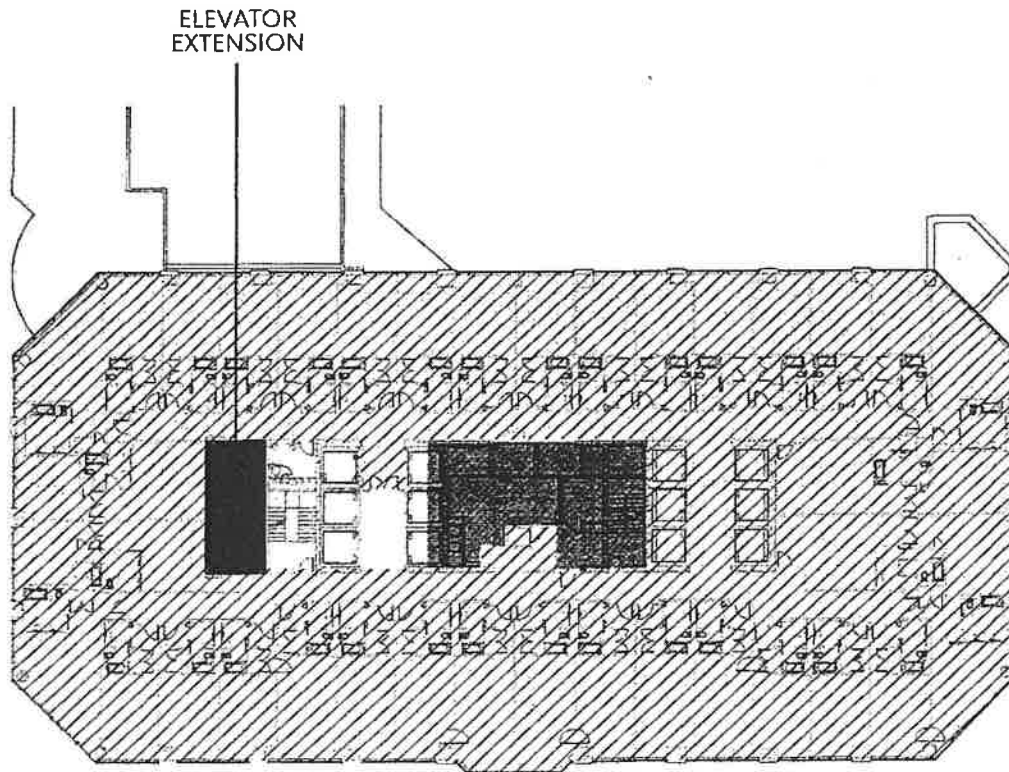
Final for Publication


TO BE CONVERTED TO MEDICAL SERVICES

ELEVATOR EXTENSION

CHANGES TO FLOORS 5 & 6 INCLUDE REMOVAL OF 72 KEYS TOTAL:

- 16 SUITES
- 56 ROOMS



 TO BE CONVERTED TO MEDICAL SERVICES



Final for Publication

LEVEL 7 FLOOR PLAN

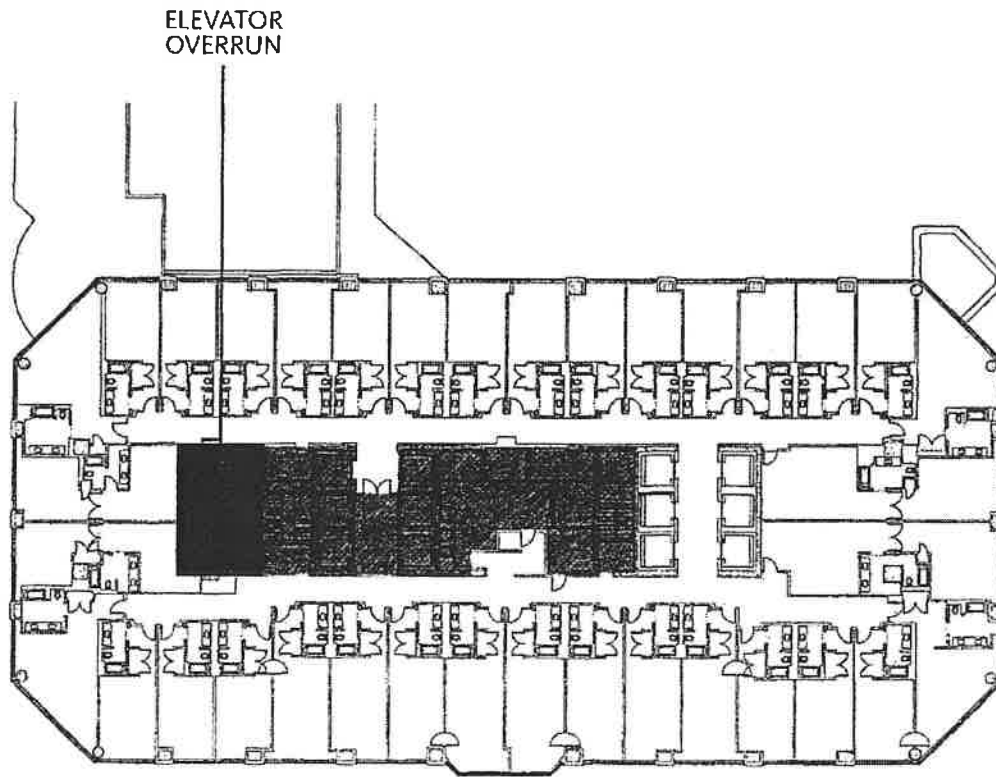
20,576 EXISTING GROSS SF

APPROX. 600 SF REQUIRED FOR ELEVATOR OVERRUN

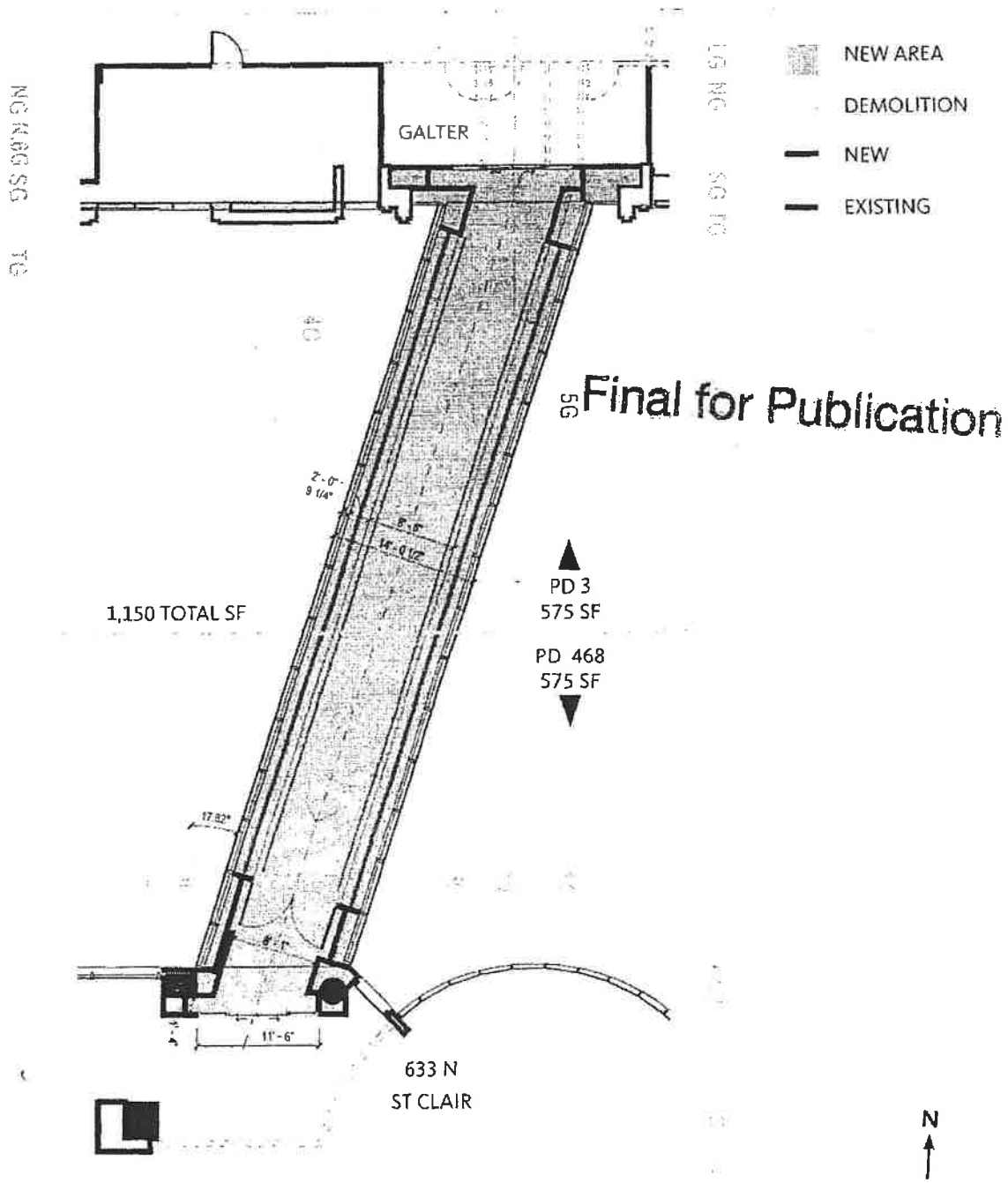
REQUIRED DEMOLITION FOR ELEVATOR OVERRUN

2 KEYS TOTAL:

- 2 SUITES TO BE RECONFIGURED



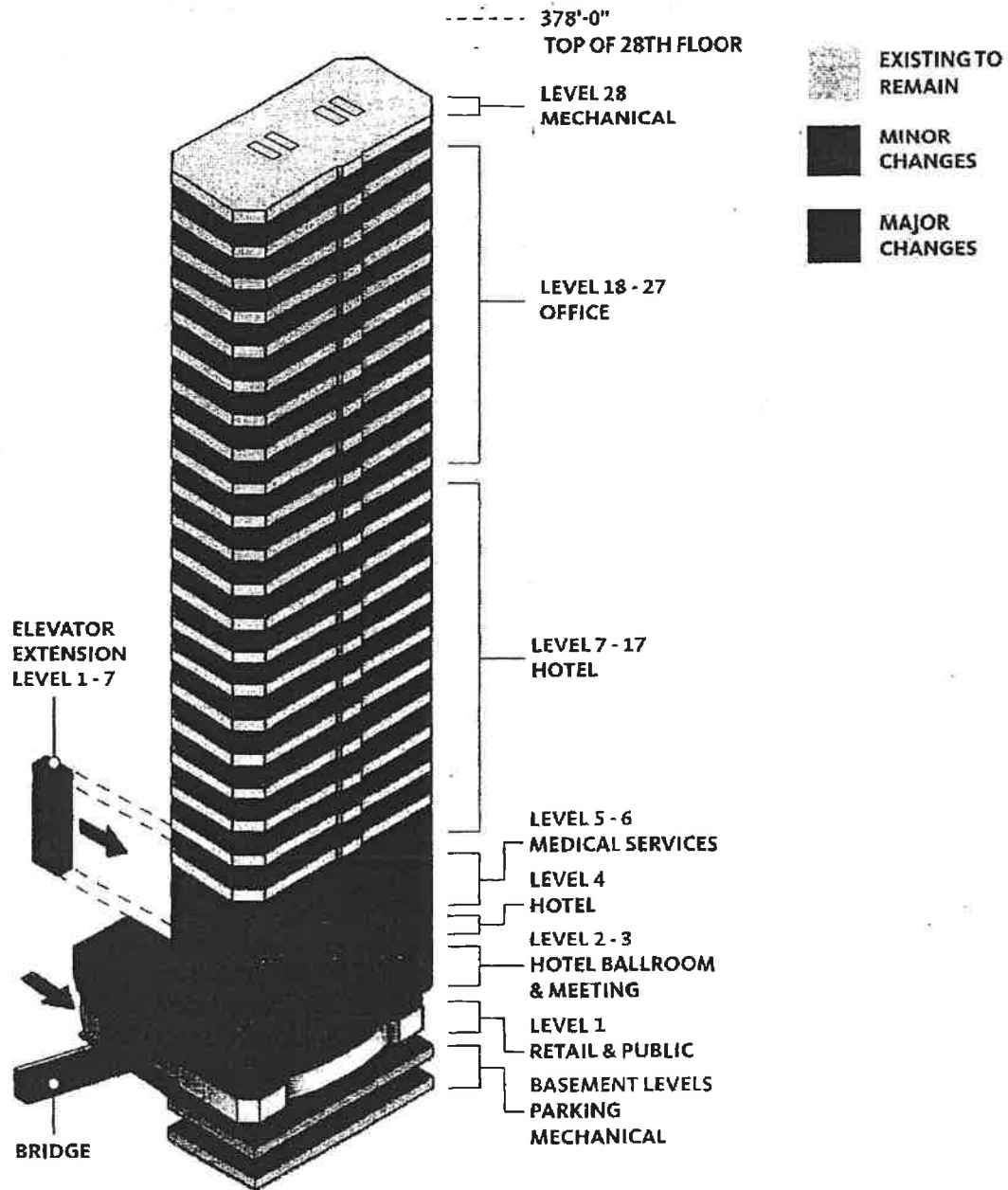
LEVEL 2 PROPOSED BRIDGE FLOOR PLAN



Final for Publication

Final for Publication

PD 468 PROGRAM STACKING DIAGRAM



PROPOSED CHANGES

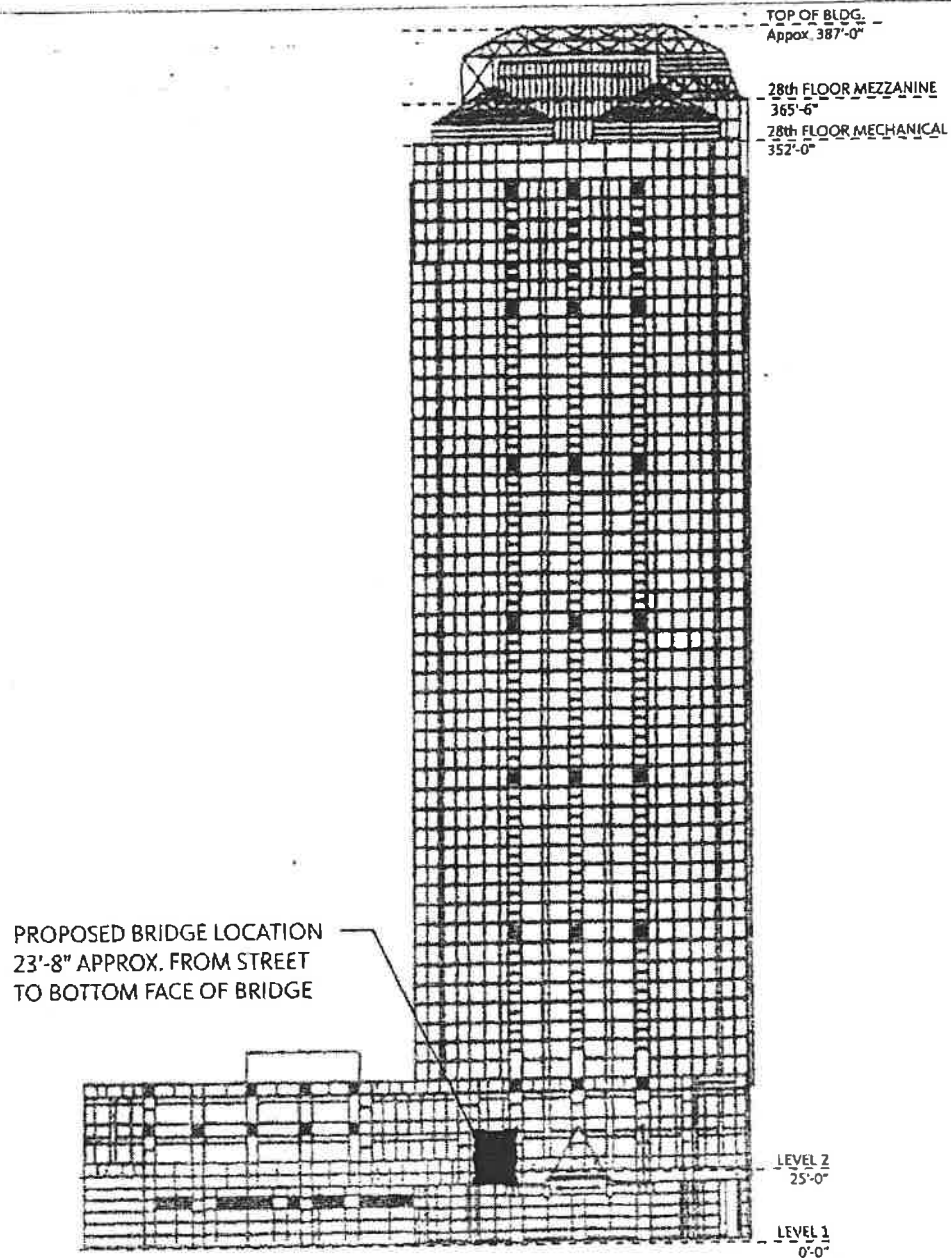
Applicant: Northwestern Memorial HealthCare
Address: 201 - 221 E. Erie Street, 631 - 649 N. St. Clair Street, 200-212 E. Ontario Street
Date of Introduction: October 26, 2022

Plan Commission: December 12, 2022
Drawings Not to Scale

Genster
7

Final for Publication

PD 468 ELEVATIONS



ELEVATION FACING SOUTH

FROM PAGE 52346 OF EXTRACT FOR PLANNED DEVELOPMENT 468

JOURNAL OF THE PROCEEDINGS OF THE CITY COUNCIL OF THE CITY OF CHICAGO, ILLINOIS

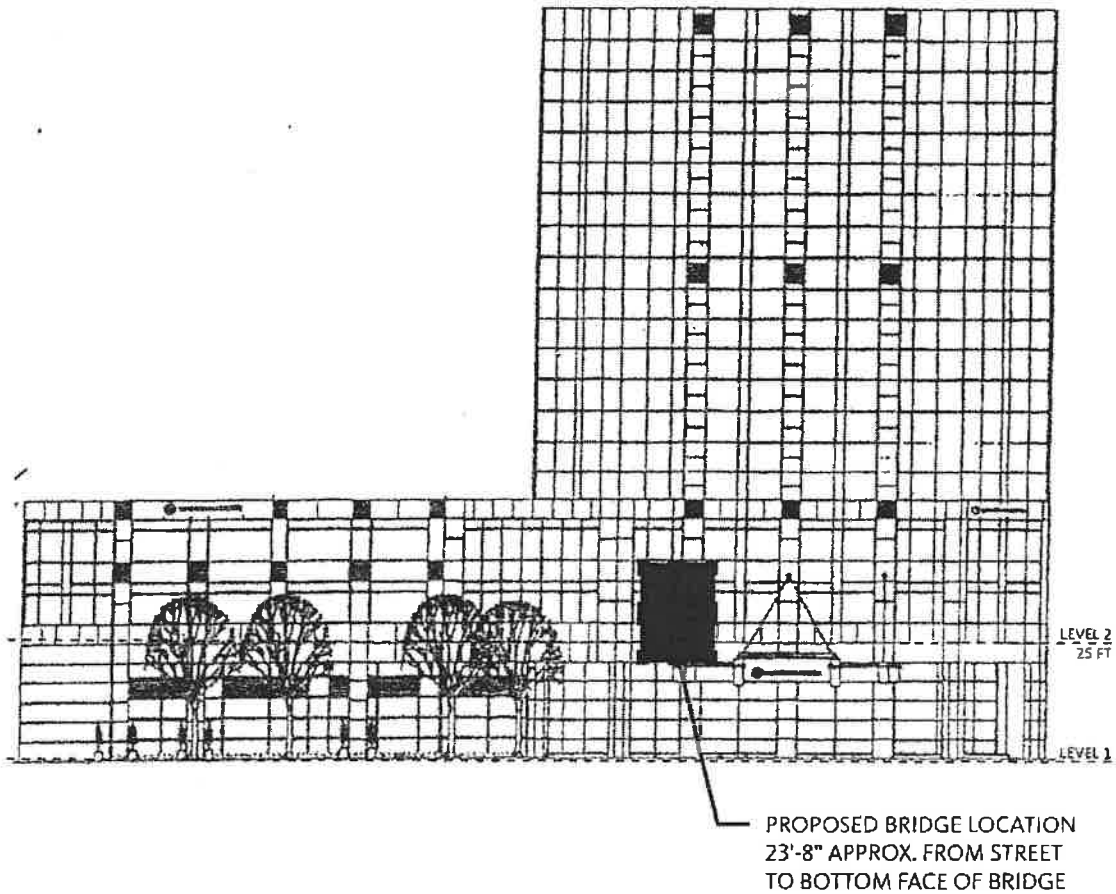
Applicant: Northwestern Memorial HealthCare
Address: 201 - 221 E. Erie Street, 631 - 649 N. St. Clair Street, 200-212 E. Ontario Street
Date of Introduction: October 26, 2022

Plan Commission: December 12, 2022
Drawings Not to Scale

Gensler
8

Final for Publication

PD 468 ELEVATIONS



ELEVATION FACING SOUTH

FROM PAGE 52347 OF EXTRACT FOR PLANNED DEVELOPMENT 468

JOURNAL OF THE PROCEEDINGS OF THE CITY COUNCIL OF THE CITY OF CHICAGO, ILLINOIS

Applicant: Northwestern Memorial HealthCare

Address: 701 - 221 E. Erie Street, 631 - 649 N. St. Clair Street, 200-212 E. Ontario Street

Date of Introduction: October 26, 2022

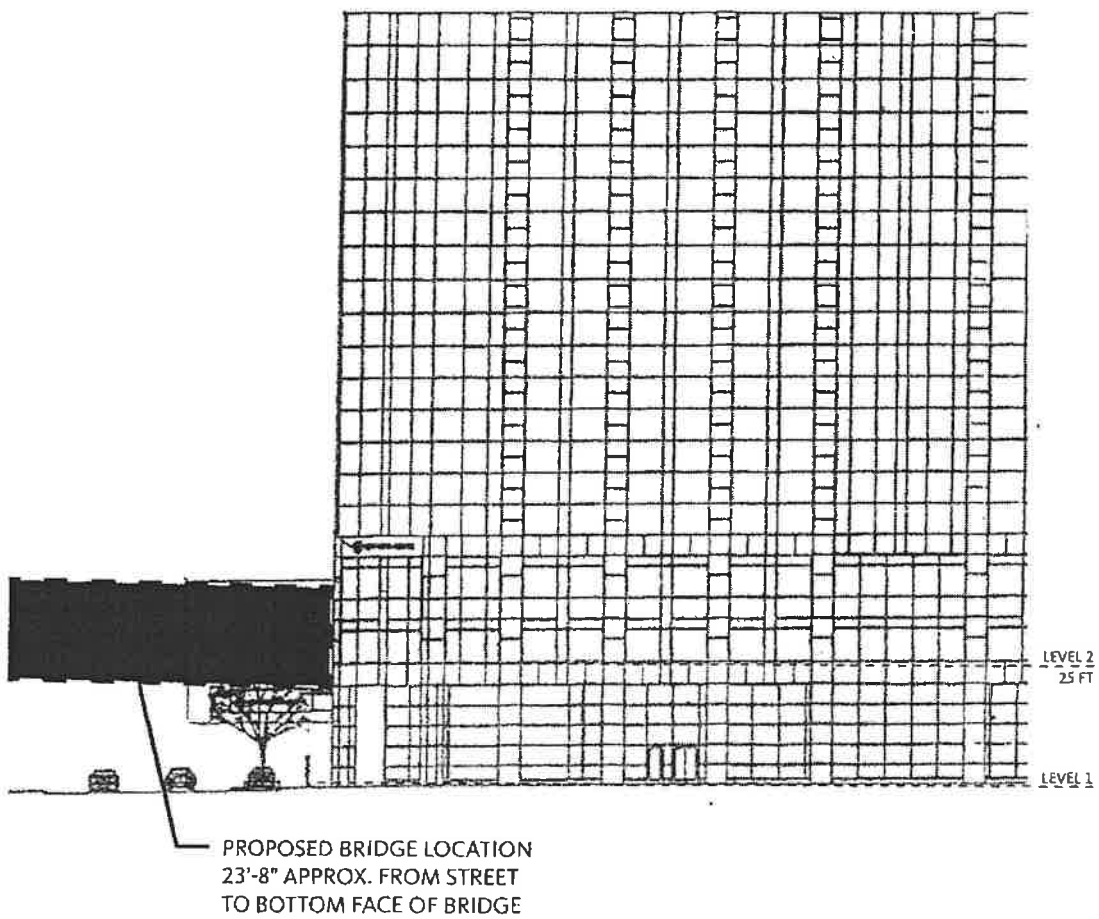
Plan Commission: December 12, 2022

Gensler

Drawings Not to Scale

Final for Publication

PD 468 ELEVATIONS



ELEVATION FACING EAST

FROM PAGE 52347 OF EXTRACT FOR PLANNED DEVELOPMENT 468

JOURNAL OF THE PROCEEDINGS OF THE CITY COUNCIL OF THE CITY OF CHICAGO, ILLINOIS

Applicant: Northwestern Memorial HealthCare

Address: 201 - 221 E. Erie Street, 531 - 649 N. St. Clair Street, 200-242 E. Ontario Street

Date of Introduction: October 26, 2022

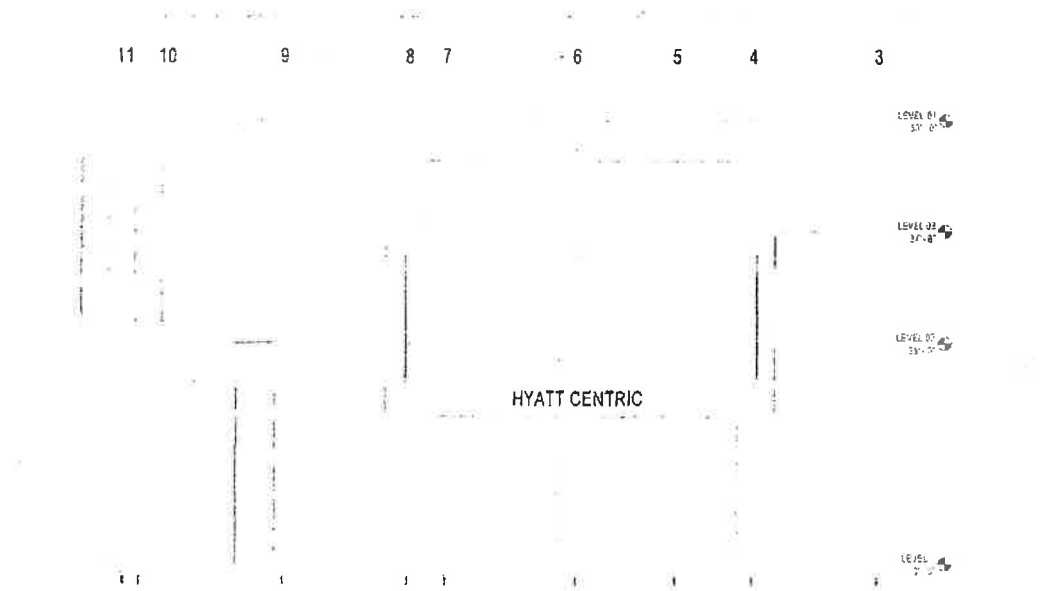
Plan Commission: December 12, 2022

Drawings Not to Scale

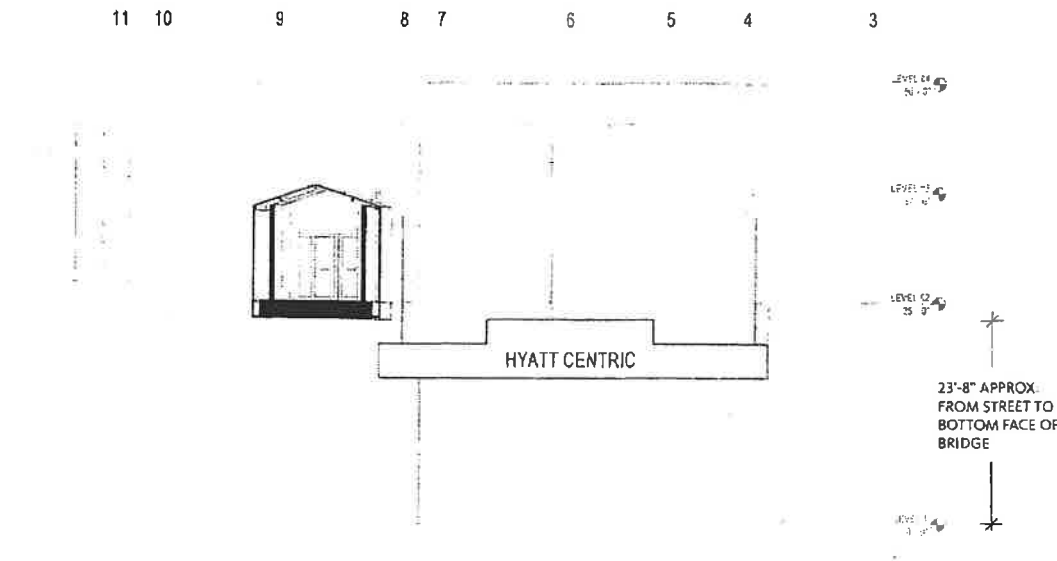
Gensler
10

Final for Publication

PD 468 ELEVATIONS



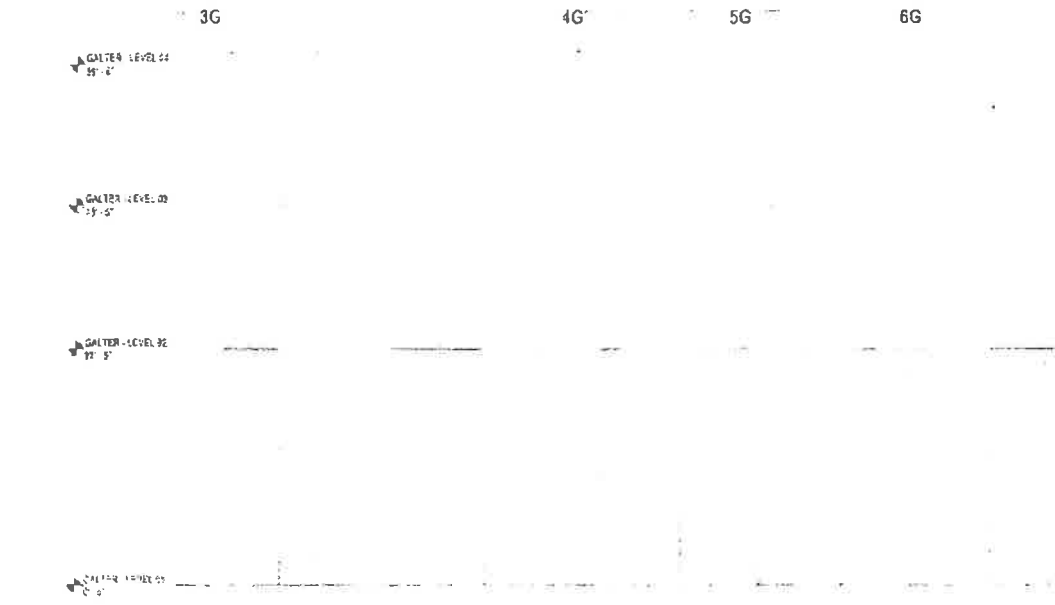
EXISTING ELEVATION FACING SOUTH



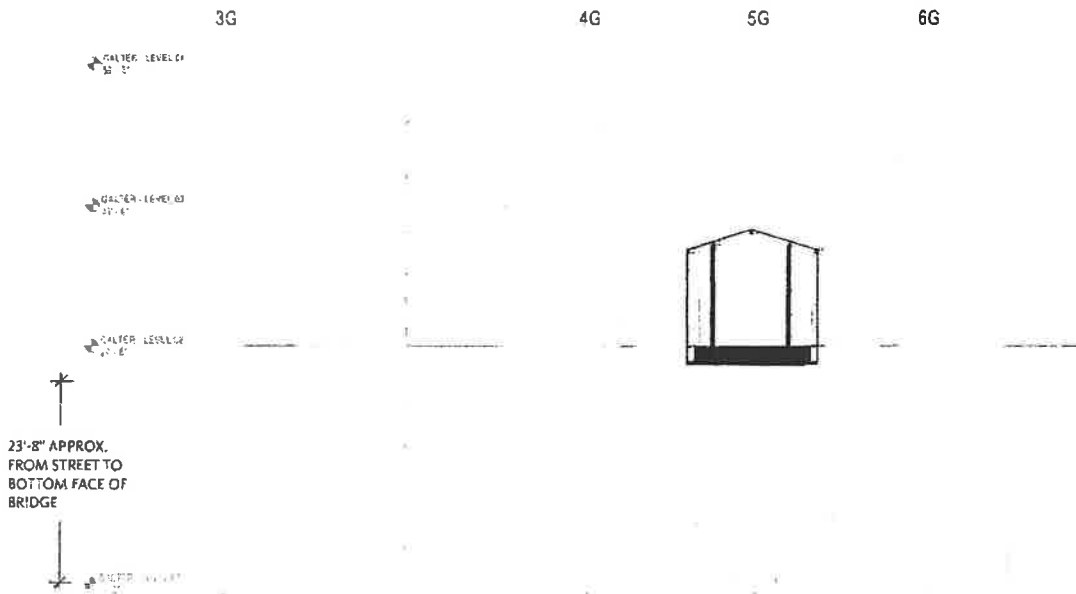
PROPOSED ELEVATION FACING SOUTH

Final for Publication

PD 468 ELEVATIONS



EXISTING ELEVATION FACING NORTH



PROPOSED ELEVATION FACING NORTH

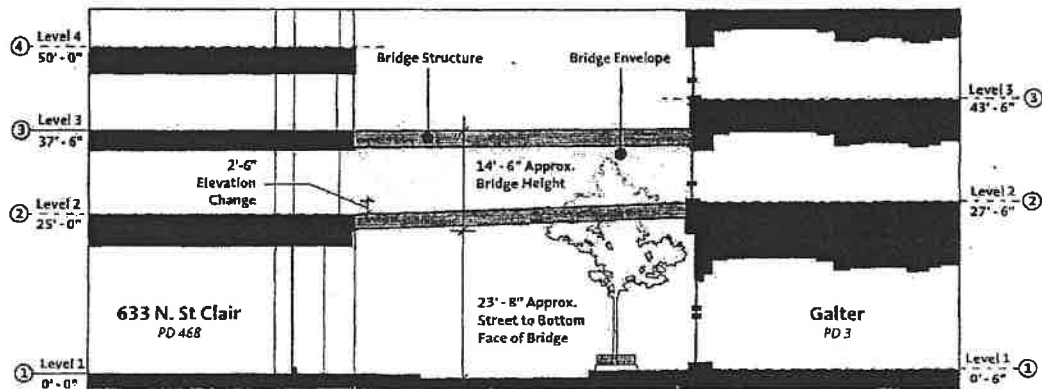
Applicant: Northwestern Memorial HealthCare
 Address: 201 - 221 E. Erie Street, 631 - 649 N. St. Clair Street, 200-212 E. Ontario Street
 Date of Introduction: October 26, 2022

Plan Commission: December 12, 2022
 Drawings Not to Scale

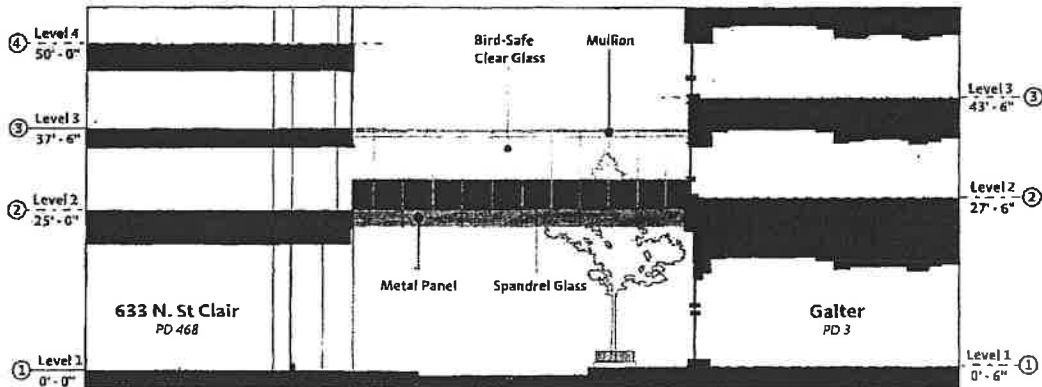
Gunster
 12

PROPOSED BRIDGE ELEVATION Final for Publication

EXISTING FEINBERG/LAVIN BRIDGE: 20' - 8" FROM STREET TO BOTTOM FACE



SECTION FACING WEST



ELEVATION FACING WEST

AMENDMENT OF CHICAGO ZONING ORDINANCE BY
RECLASSIFICATION OF PARTICULAR AREAS.

On motion of Alderman Burke, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of Proceedings of the City Council of July 30, 1997, pages 50589 and 50590, recommending that the City Council pass various proposed ordinances, printed on pages 50590 through 50610, which amend the Chicago Zoning Ordinance by reclassifying particular areas.

On motion of Alderman Banks, the said proposed ordinances were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Holt, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Frias, Olivo, Burke, Jones, Coleman, Peterson, Murphy, Rugai, Troutman, Evans, Munoz, Zalewski, Solis, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Suarez, Gabinski, Mell, Austin, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, M. Smith, Moore, Stone -- 48.

Nays -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map Number 1-E.
(As Amended)
(Application Number 12099)

BPD. 468
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 468 symbols and indications as shown on Map Number 1-E in the area bounded by:

East Erie Street; the north/south public alley 212.00 feet east of North St. Clair Street; the east/west public alley next south of and parallel to East Erie Street; a line 118.50 feet east of North St. Clair Street; East

Ontario Street; and North St. Clair Street (legal description attached hereto),

to the designation of Business Planned Development Number 468, 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 in force and effect from and after its passage and due publication.

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

Business Planned Development Number 468, As Amended.

*Legal Description Of The Property Located
At 633 North St. Clair Street.*

Parcel 1:

All of Lots 1, 2, 3, 4, 5, 6, 7, 8 and 27, together with Lot 26 (except the east 18 feet thereof) in the subdivision of the west 394 feet (except the east 14 feet of the north 80 feet thereof) in Block 32 in Kinzie's Addition to Chicago in the east half of the northwest quarter of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, all in Cook County, Illinois.

Parcel 2:

A parcel of land lying east of and adjoining the east line of Lot 6, south of and adjoining the south line of Lot 4, north of and adjoining the north line of Lots 7 and 8 and west of the line between Lots 8 and 9 projected north to its intersection with the southeasterly line of Lot 4, in Block 32 in Kinzie's Addition to Chicago in Section 10, Township 30 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

All that part of the north/south 18 foot public alley lying east of the east line of Lots 1 to 4, both inclusive; lying west of the west line of Lot 27; lying south of a line drawn from the northeast corner of Lot 1 to the

northwest corner of Lot 27; and lying north of the westwardly extension of the south line of Lot 27 all in subdivision of the west 394 feet of Block 32 (except the east 14 feet of the north 80 feet thereof) in Kinzie's Addition to Chicago, being a subdivision of the north fraction of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Business Planned Development Number 468, As Amended.

Plan Of Development Statements.

1. The land delineated herein as "Business Planned Development Number 468, as Amended" (the "Planned Development") is solely owned by American National Bank and Trust Company of Chicago, as Trustee, under Trust Number 121309-02, and is solely controlled by the beneficiary thereof, American College of Surgeons, Inc.. The Applicant is Oxford WynCrow 633 Investment Company, Inc.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or 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 from 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 shall be under single ownership or under single designated control at the time of any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. 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 owners of the Property and any ground lessors.
4. This Plan of Development consists of these thirteen (13) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; a Site/Landscape Plan and Building Elevations dated July 10, 1997 prepared by The Gettys Group, Inc.. Full size sets of the

Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein, and these and no other zoning controls shall apply.

5. The permitted uses in the Planned Development are as follows: business offices and related uses, hotel, ground floor retail and/or service establishments, restaurants with food and alcoholic beverage service, unenclosed or partially enclosed restaurants adjacent to and operated in conjunction with the enclosed restaurants, rooftop telecommunications and earth station receiving dishes which are appropriately screened, and accessory parking.
6. Off-street parking (for all uses except hotel use) and loading facilities will be provided on-site as currently constructed. Off-street parking for the hotel use shall be provided off-site pursuant to a long-term renewable lease (minimum of ten (10) years) to provide a minimum of fifty (50) weekday and one hundred fifty (150) weekend parking spaces in a parking facility not more than two (2) blocks from the proposed hotel.
7. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Departments of Planning and Development and Zoning. Temporary signs such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
8. Any service drives 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. The Applicant shall secure the permission of, and execute any agreements which may be required by, the City of Chicago in connection with the proposed curb relocation shown on the Site/Landscape Plan.
9. In addition to the maximum height of the buildings and any appurtenances thereto prescribed in this Planned Development, the height of the improvement shall be subject to height limitations as approved by the Federal Aviation Administration.

10. For purposes of calculating floor area ratio (F.A.R.), the definitions and provisions in the Chicago Zoning Ordinance shall apply with the exception that all floor space devoted to mechanical/electrical equipment or to heating, ventilation and air-conditioning equipment and exceeding four thousand (4,000) square feet in a single location, regardless of placement in the building, shall also be excluded.
11. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such modification by the Owner (or by the Applicant with the consent of the Owner) and after determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of these statements 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. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in periphery setbacks or an increase in the maximum percent of land coverage.
13. 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 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, Refrigerating and Air-Conditioning Engineers (A.S.H.R.A.E.) and the Illuminating Engineering Society (I.E.S.). Copies of these standards may be obtained from the Department of Planning and Development.

12099

[Existing Zoning Map; Planned Development Property Line and Boundary Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 52343 through 52349 of this Journal.]

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

Business Planned Development Number 468, As Amended.

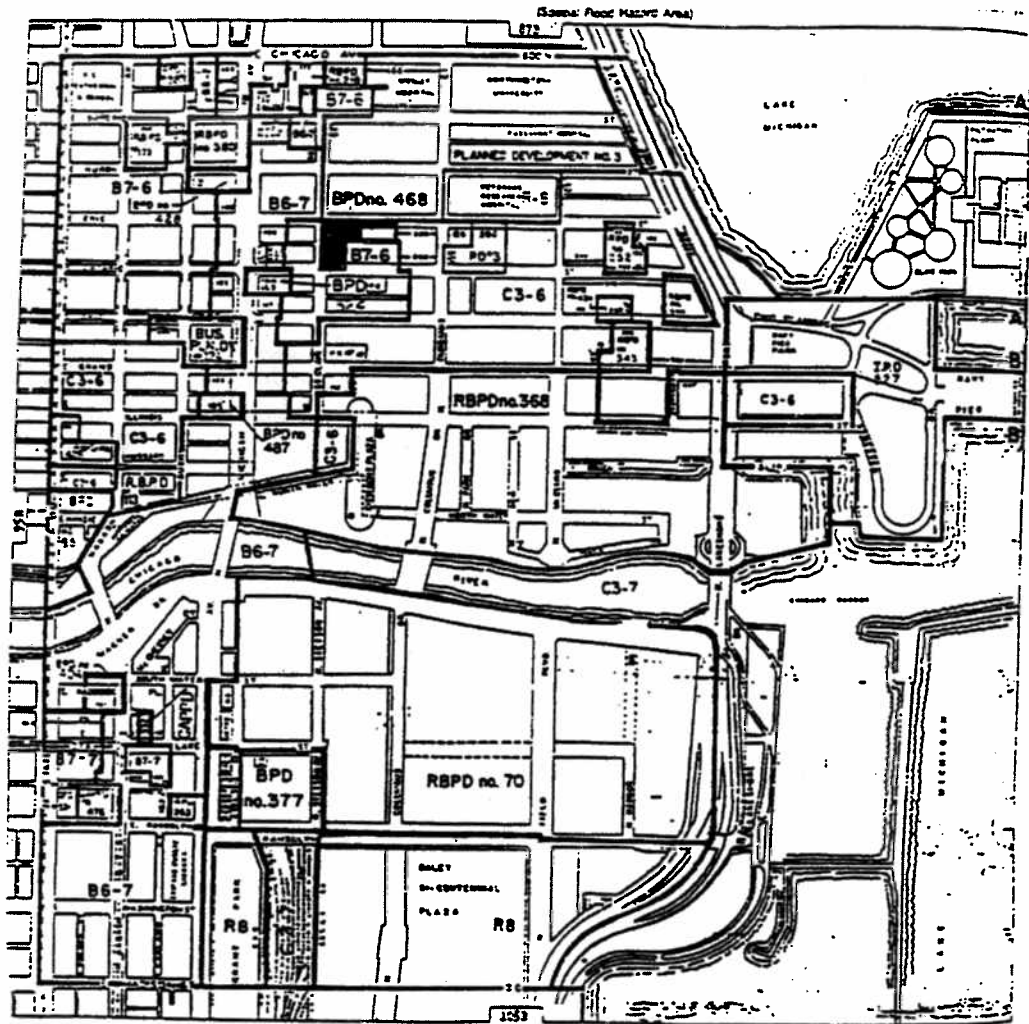
Bulk Regulations And Data Table.

Net Site Area (Square Feet/Acres)	Maximum Floor Area Ratio	Maximum Percent Site Coverage
33,383.00/0.766	18.42	In Accordance with the Site/ Landscape Plan.

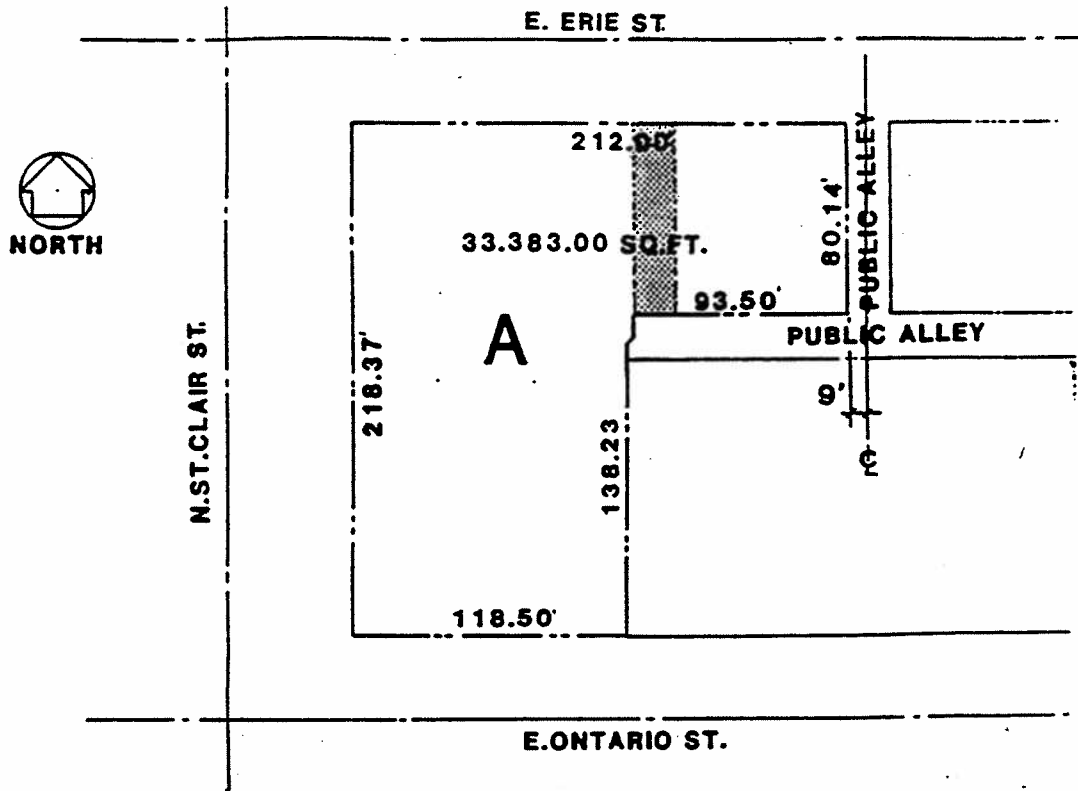
Gross Site Area, 66,870.73 square feet = Net Site Area, 33,383.00 square feet/0.766 acres + Area Remaining in Public Right-of-Way, 33,487.73 square feet/0.769 acres.

Off-Street Parking (on-site)	Minimum 51 spaces for non-hotel uses.
Off-Street Parking (off-site within two blocks from Planned Development boundaries)	Minimum 50 spaces for hotel use (weekdays). Minimum 150 spaces for hotel use (weekends).
Off-Street Loading	Minimum 5 loading berths.

Existing Zoning Map.



Planned Development Property Line And Boundary Map.

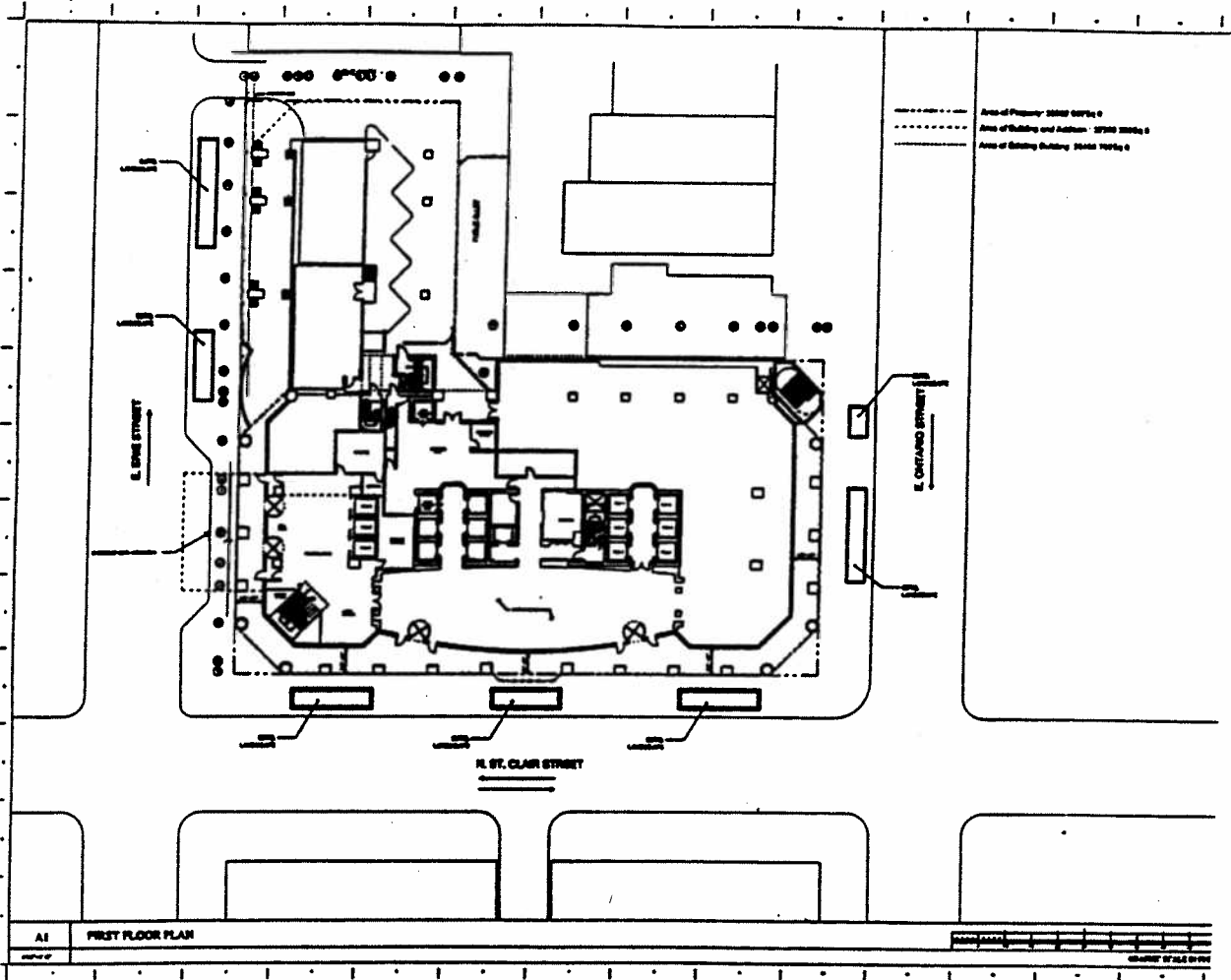


9/10/97

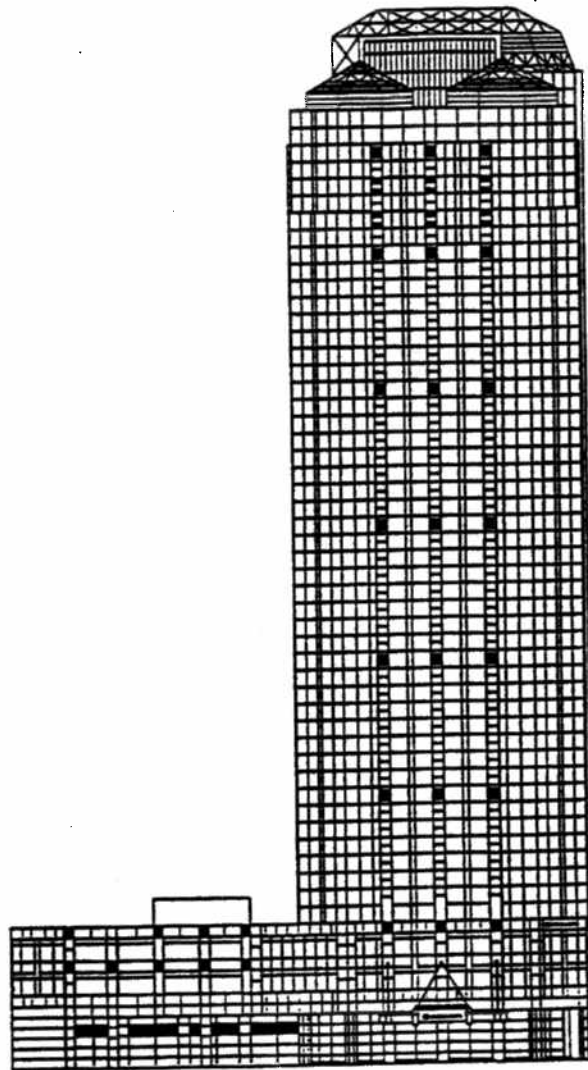
UNFINISHED BUSINESS

52345

Site/Landscape Plan.



Building Elevation.
(Northern)

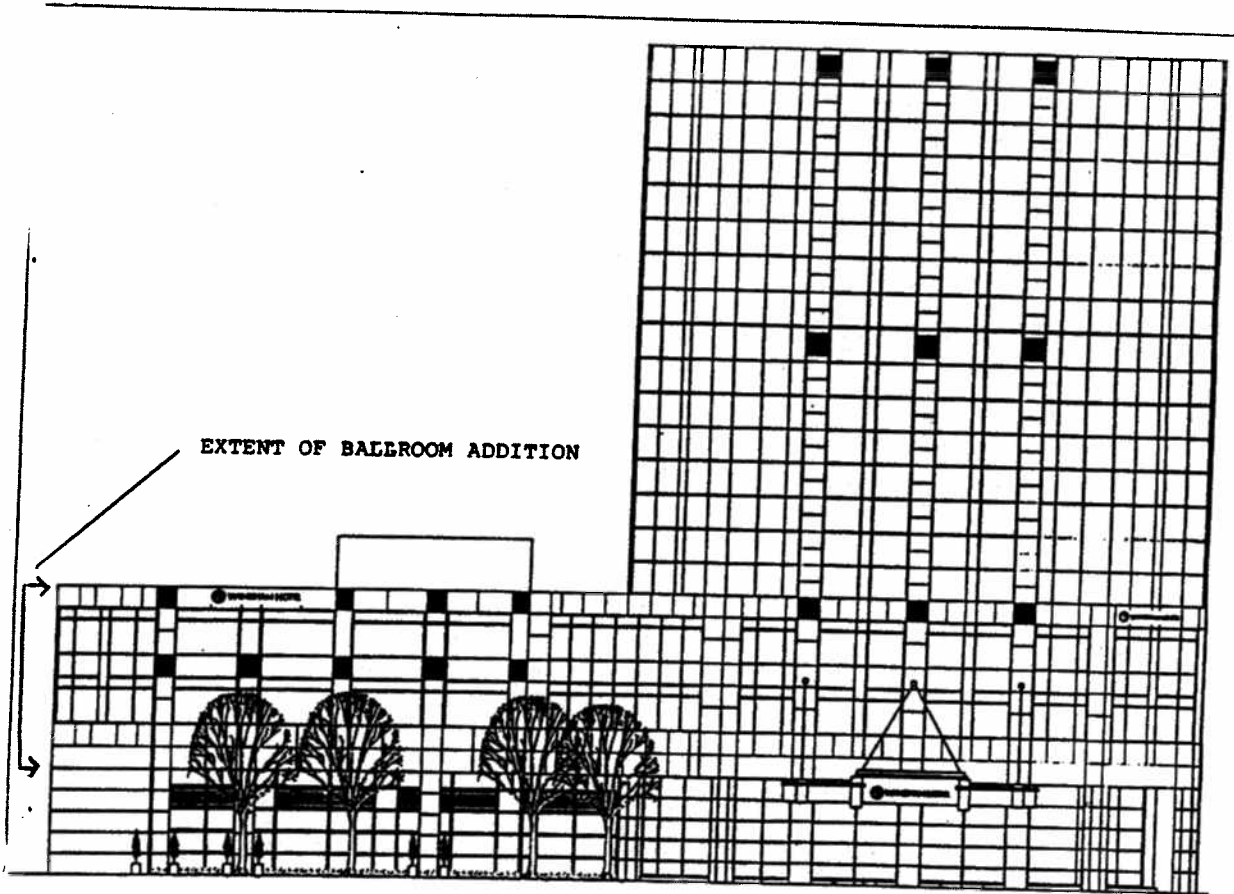


9/10/97

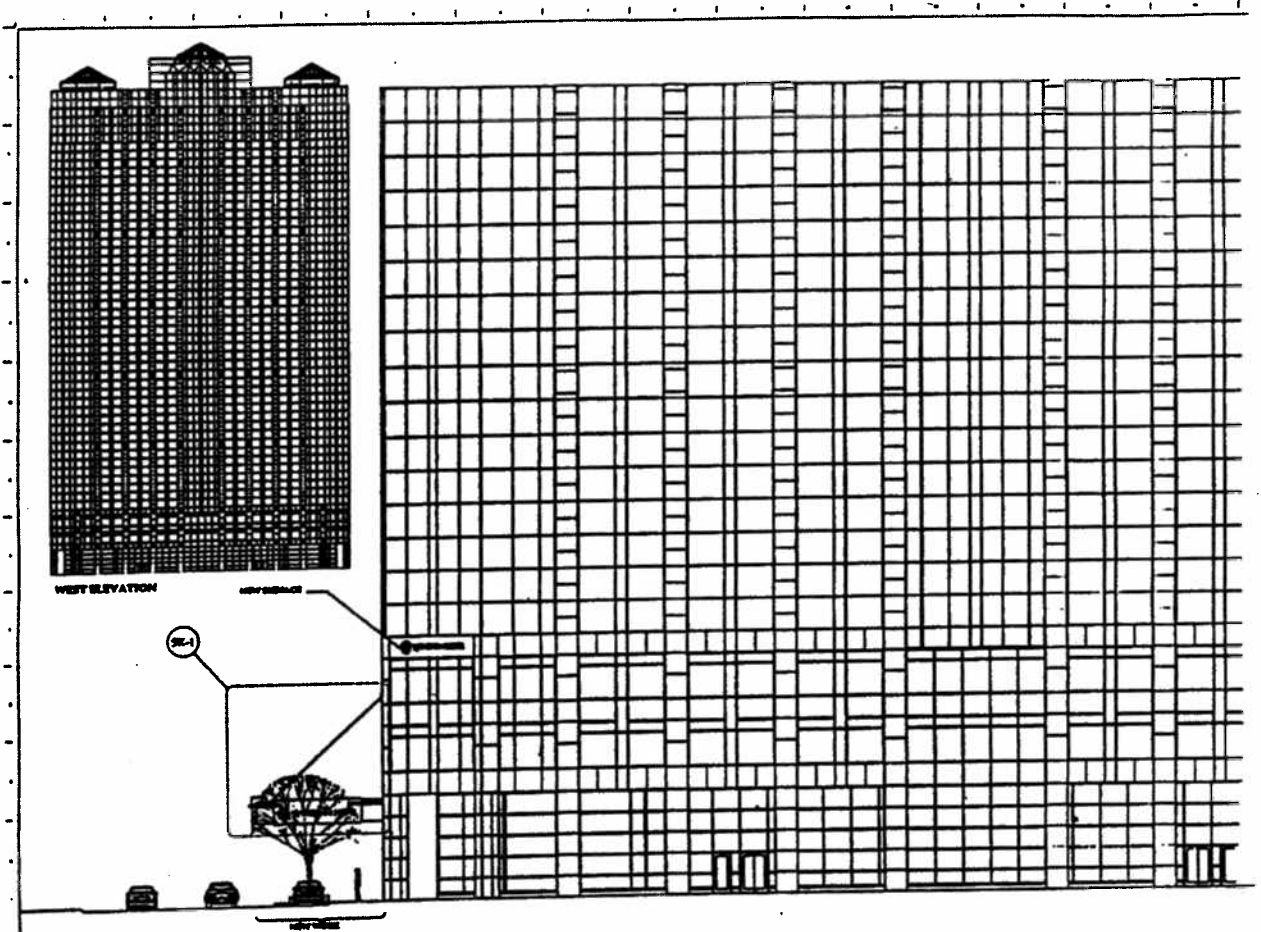
UNFINISHED BUSINESS

52347

Building Elevation.
(Northern -- Detail)



Building Elevation.
(Western -- Detail)

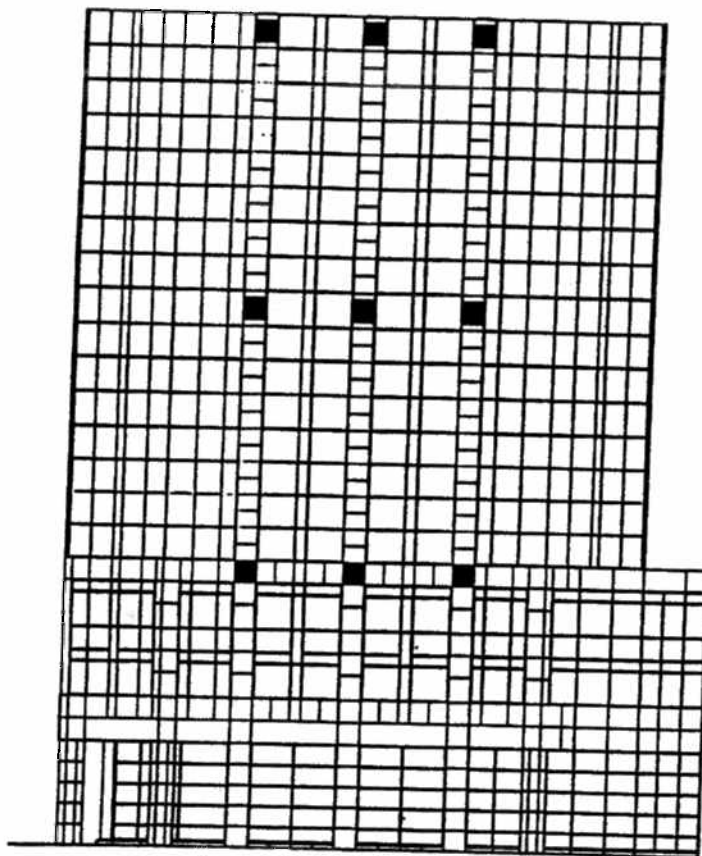


9/10/97

UNFINISHED BUSINESS

52349

Building Elevation.
(Southern -- Detail)



NEW ENCLOSED FIRE
STAIRCASE (EXTERIOR
MATERIALS TO MATCH
EXISTING BUILDING)

*Reclassification Of Area Shown On Map Number 1-G.
(Application Number 12108)*

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 R3 General Residence District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Superior Street; a line 79 feet west of and parallel to North Noble Street; the public alley next south of and parallel to West Superior Street; and a line 179 feet west of and parallel to North Noble Street,

to those of an R4 General Residence 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 1-M.
(Application Number A-3746)*

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 B4-3 Restricted Service District symbols and indications as shown on Map Number 1-M in the area bounded by:

the alley next south of and parallel to West Midway Park; a line 120.1 feet west of North Menard Avenue; West Lake Street; and a line 100.1 feet east of North Mayfield Avenue,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY
PARTICULAR AREAS.

On motion of Alderman Natarus, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of December 14, 1988, pages 21549 and 21553 through 21601, recommending that the City Council pass said proposed ordinances amending the Chicago Zoning Ordinance by reclassifying particular areas.

On motion of Alderman Caldwell, the said proposed ordinances were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Roti, Rush, Tillman, T. Evans, Bloom, Robinson, Beavers, Caldwell, Shaw, Vrdolyak, Huels, Fary, Madrzyk, Burke, Carter, Langford, Streeter, Sheahan, Jones, Garcia, Krystyniak, Henry, Soliz, Gutierrez, Butler, Smith, Davis, Hagopian, Figueroa, Gabinski, Austin, Kotlarz, Banks, Giles, Cullerton, Laurino, O'Connor, Pucinski, Natarus, Eisendrath, Hansen, Leyar, Shiller, Schuler, Osterman, Orr, Stone -- 47.

Nays -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

Said ordinances, as passed, read respectively as follows (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 1-E.

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

468

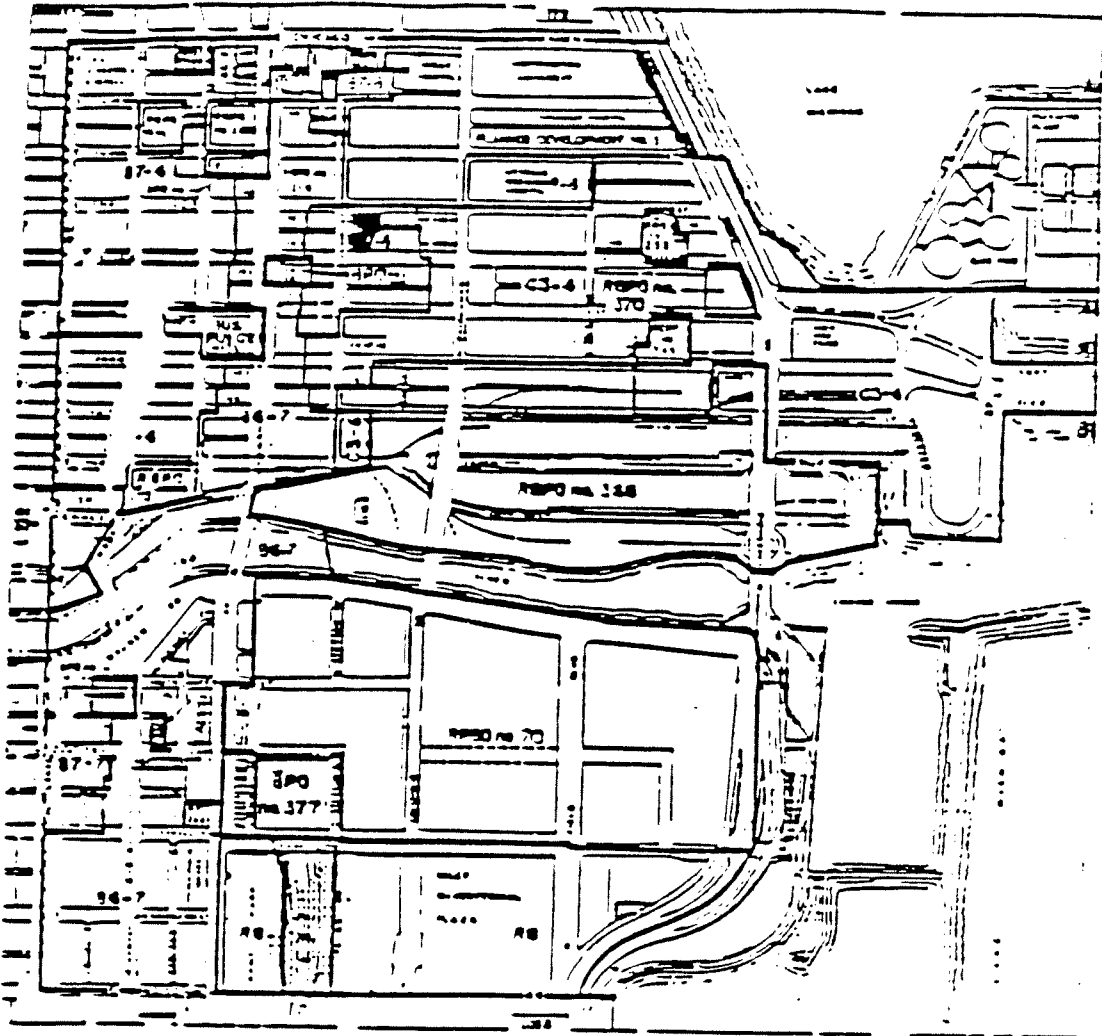
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B7-6 General Central Business District symbols and indications as shown on Map No. 1-E in the area bounded by

East Erie Street; a line 212 feet east of and parallel to North St. Clair Street (or the alley next east of and parallel to North St. Clair Street); the alley next south of and parallel to East Erie Street; a line 118.50 feet east of and parallel to North St. Clair Street; East Ontario Street; North St. Clair Street,

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.

BUSINESS PLANNED DEVELOPMENT NO.

EXISTING ZONING MAP



█ SUBJECT SITE
— ZONING BOUNDARIES

APPLICANT: ROMANER PROPERTIES, LTD.
ADDRESS : 630 NORTH ST CLAIR
CHICAGO, ILLINOIS 60611
DATE : OCTOBER 14, 1988

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 No. 46P

Plan Of Development

Statements.

1. The land delineated herein as a "Business Planned Development" (The "Planned Development") is solely owned and controlled by:

American National Bank, as Trustee,
under Trust No. 64988,
Romanek Properties, Ltd., Agent
650 North St. Clair Place
Chicago, Illinois 60611
2. This Plan of Development, consisting of (9) statements; and existing zoning map; a boundary and property line map; and a table of use and bulk regulations and related controls, is applicable to the area delineated herein.
3. The permitted uses in the Planned Development are as follows: Business offices and related uses, ground floor retail and/or service establishments, restaurants with food and alcoholic beverage service, unenclosed or partially enclosed restaurants, adjacent to and operated in conjunction with enclosed restaurants, rooftop telecommunications and earth station receiving dishes and parking facilities for building tenants.
4. For purposes of calculating floor area ratio (F.A.R.) the definitions and provisions in the Chicago Zoning Ordinance shall apply with the following exceptions:
 - a. In addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor space devoted to mechanical/electrical equipment or to heating, ventilation and air conditioning equipment and exceeding 4,000 square

feet in a single location, regardless of placement in the building, shall also be excluded.

5. Off-street parking and loading facilities will be provided in compliance with the Plan of Development and shall be subject to the review and approval of the Commissioner of Planning and the Bureau of Traffic Engineering and Operations.
6. 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 also are permitted.
7. The applicant shall secure the permission of and execute any agreements which may be required by the City of Chicago -- Department of Finance in connection with the projecting bay window shown on the architectural drawings which are a part of this submittal.
8. 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.
9. The Plan of 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.

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

Business Planned Development No. 468, As Amended

Bulk And Use Chart.

Net Site Area Of Square Feet (Acres)	Land Use Permitted	Max. Floor Area Ratio	Max. % Site Coverage
28,710 (0.659)	Business offices and related uses, telecommunications and satellite receiving dishes, retail and service uses, and parking.	18.42	86%

Net Site Area Of Square Feet (Acres)	Land Use Permitted	Max. Floor Area Ratio	Max. % Site Coverage
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Gross Site Area =	Net Site Area + Area remaining in public right-of-way.		
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33,383.00 (0.767)	28,710.00 + 4,673.00 square feet (0.659) (0.108) acres.		
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Ground floor	Retail not less than 10,000 square feet.		
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Off-street parking: Minimum 55 cars.

Off-street loading: Minimum 5 loading berths.

Minimum perimeter
setbacks at grade
level

1. 8 feet 0 inches in the area between East Erie Street and East Ontario Street on St. Clair Street.
2. 10 feet 0 inches in the area between the west lot line east of St. Clair Street and west of east lot-line on East Ontario Street and east lot line of Erie Street.

[Generalized Land Use Map, Property Line Map and Existing Zoning Map printed on pages 23555 through 23557 of this Journal.]

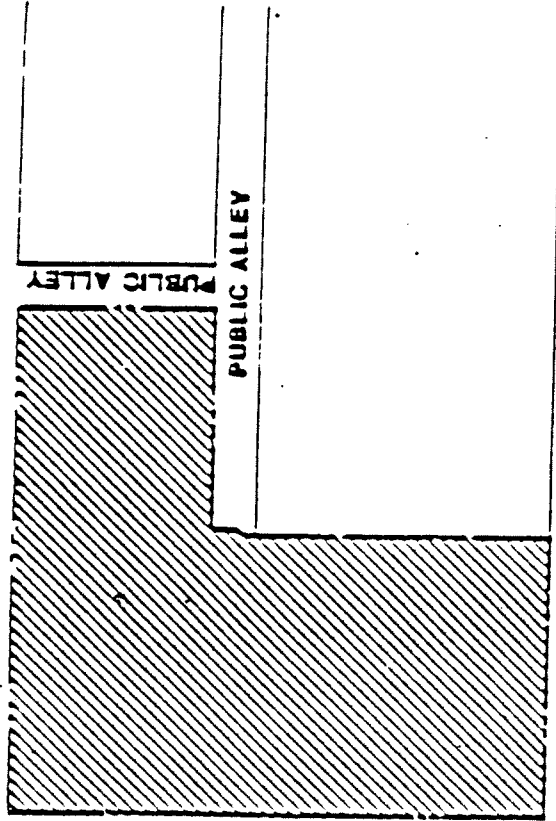
*Reclassification Of Area Shown On Map No. 1-F
(As Amended).*

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

GENERALIZED LAND USE MAP

BUSINESS PLANNED DEVELOPMENT NO.

E. ERIE ST.



LEGEND

PLANNED DEVELOPMENT BOUNDARY



BUSINESS OFFICE, RETAIL & RELATED USE

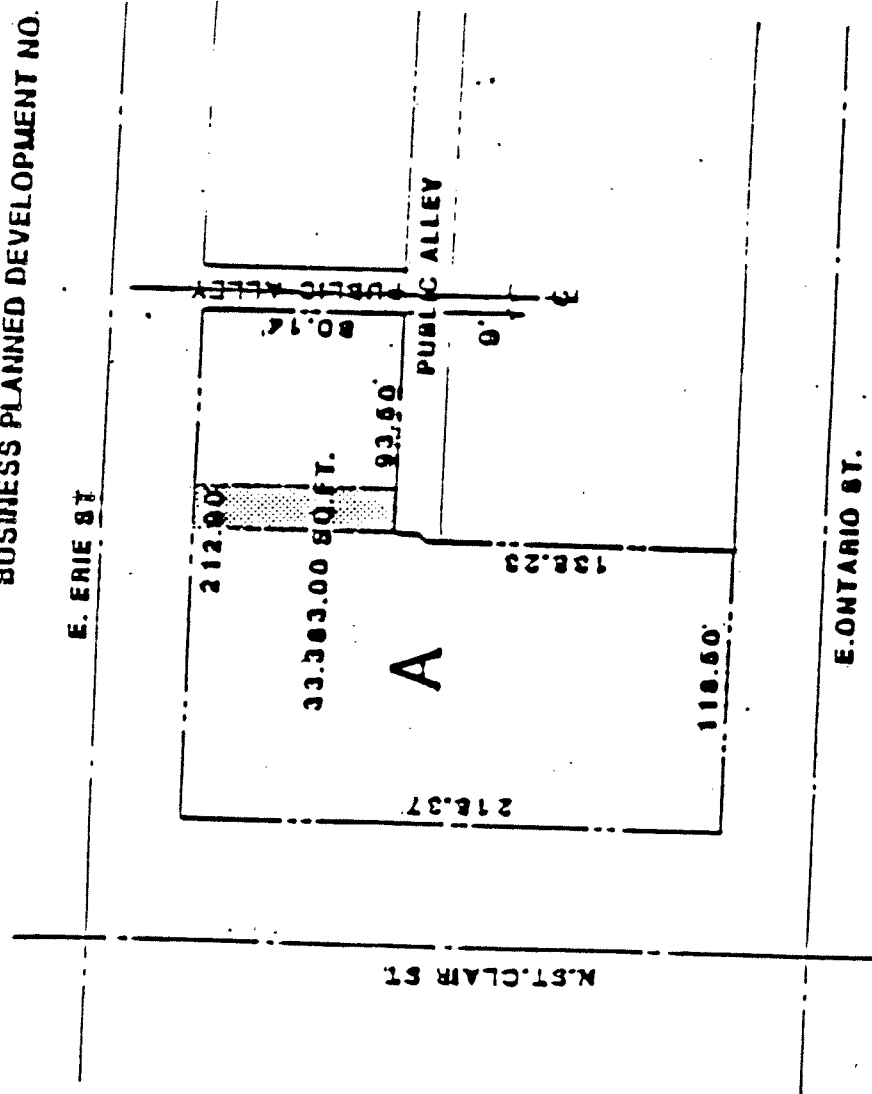
APPLICANT: NORMAN PROPERTIES LTD
 630 Huron St. (1st Floor)
 (416) 593-8888

DATE: OCTOBER 16, 1988

PROPERTY LINE MAP

BUSINESS PLANNED DEVELOPMENT NO.

E. ERIE ST



NORTH

LEGEND

PLANNED DEVELOPMENT BOUNDARY

ALLEY VACATED BY ORDINANCE DATED : SEPT. 11 1985

APPLICANT: RUMBAUGH PROPERTIES LTD
630 North St. Clair Street
CHICAGO ILLINOIS 60611

DATE: 09/11/85
ENGINEER: G. H. HARRIS