



City of Chicago
Richard M. Daley, Mayor

Department of Planning

David R. Mosena
Commissioner

Charles Thurow
First Deputy Commissioner

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

May 30, 1990

Mr. James R. Loewenberg
Loewenberg Fitch
Architects Planners
One East Erie Street
Chicago, IL 60611-2778

Dear Mr. Loewenberg:

RE: Gold Coast Galleria
Clark St./Maple St.
P.D. No. 470

Please be advised that your request for a minor change to Residential/Business Planned Development No. 470 on behalf of the applicant, Banbury Development, Inc., has been considered by this Department pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. Specifically, you requested authority to increase the maximum percent of land coverage above the base of the building to accommodate a mechanical penthouse.

As approved, the Plan of Development permits a maximum of 22% coverage above 95 feet above grade. The requested change would be to increase the maximum percent of coverage to 26% between 95 feet and 117 feet grade to accommodate the mechanical penthouse only which would be situated towards the western portion of the site and would not be visible from Clark Street. The percent of coverage above 117' would remain at 22.0%.

With regard to this requested change to the Planned Development, the Department of Planning has determined that the addition of a mechanical penthouse with approximate dimensions of 48.0' x 24.0' would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and that this minor change will not:

1. Change the character of this development;
2. Increase the maximum floor area ratio for the total net site area;
3. Increase the maximum number of units per acre;



Mr. James R. Lowenberg
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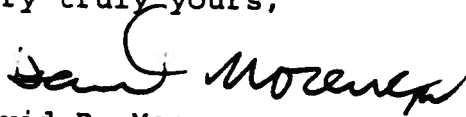
4. Reduce the minimum required distance between structures or in periphery setbacks; or
5. Increase the maximum percent of land covered for the total net site;

providing, however, that the following condition is adhered to at the time of the revised Plan of Development Part II submittal which would help to ensure the compatibility of this development with the Plan of Development and surrounding uses: The detailed drawing submitted for Part II approval must be the same as or in substantial conformity with the revised sheet No. A9 dated April 18, 1990 submitted to the Department of Planning for review.

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 change to Residential/Business Planned Development No. 470:

The maximum percent of site coverage above 95' above grade is hereby increased from 22.0 percent to 26.0 percent up to 117.0' and remains at 22.0 percent above 117.0'.

Very truly yours,



David R. Mosena
Commissioner

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related existing structures, or when necessary because of technical reasons subject to the approval of the Department of Planning".

Page 19475 -- by inserting the following language immediately after the last line on the page:

"Plan of Development attached to this ordinance reads as follows:

Residential-Business Planned Development

Statements.

1. The area delineated herein as "Residential-Business Planned Development" is owned or controlled by Banbury Development, Incorporated.
2. All applicable official reviews, approvals or permits are required to be obtained by the Owner or his successors, assignees, or grantees.
3. Use of land will consist of Residential units, hotel rooms, office and commercial uses, commercial recreational uses, including a swimming pool and health club, an earth station receiving dish, accessory and non-accessory off-street parking and related uses.
4. Any dedication or vacation of streets or re-subdivision of parcels shall require a separate submittal on behalf of the Owner and approval by the City Council.
5. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
6. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, shall be adequately designed and paved in accord with the regulations of the Department of Public Works 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 permitted within such paved areas.
7. Identification and business identification signs may be permitted within the area delineated herein as Residential-Business Planned Development, subject to the review and approval of the Commissioner of the Department of Planning. Advertising signs are permitted.

3. The height restriction of any building or any appurtenance attached hereto shall be subject to:
- a. height limitations as certified on form FAA-117, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration; and
 - b. airport zoning regulations as established by the Department of Planning, City of Community Development, Department of Aviation, and Department of Law, and approved by the City Council.
9. The following information sets forth data concerning the property in said development and generalized Land Use Plan (Site Plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
10. The Plan of Development, hereby attached, shall be subject to the "Rules and Regulations and Procedures in Relation to Planned Development", as adopted by the Commissioner of the Department of Planning.

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

Residential-Business Planned Development No. _____

Planned Development

Use And Bulk Regulations And Data.

Net Site Area	General Description Of Land Use	Number Of Dwelling Units	Max. Floor Area Ratio	Max. % Of Land Coverage
45,149 sq. ft. 1.04 acres	Dwelling units recreational uses (including a	342	9.95	100 percent at grade:

Net Site Area	General Description Of Land Use	Number Of Dwelling Units	Max. Floor Area Ratio	Max. % Of Land Coverage
	swimming pool and a health club), business and commercial uses, off-street parking and an earth station receiving dish			22 percent at 95 feet above grade

Net Site Area = 45,149 square feet

Gross Site Area = Net Site Area + Area Of Public Streets And Alleys

1.52 acres, 66,068 square feet = 45,149 square feet + 20,919 square feet

Maximum permitted floor area ratio:	9.95
Maximum number of dwelling units: (including maximum 50% efficiency units)	342
Maximum number of square feet devoted to business uses: (including 52,000 square feet in health club use)	170,000 square feet
Minimum number of off-street parking spaces:	320
Maximum percentage of land covered:	
At Grade:	100 percent
At 95 feet Above Grade:	22 percent
Minimum number of off-street loading docks:	4

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to existing structures, or where necessary because of technical reasons, subject to the approval of the Department of Planning.

General Land Use Plan, Property Line Map and Right-of-Way Adjustment, and Existing Zoning and Preferential Street System Map read as follows:"

[General Land Use Plan, Property Line and Right-of-Way Adjustment,
and Existing Zoning and Preferential Street System
Map incorporated within this amendment
printed on pages 23622 through 23624
of this Journal.]

The motion to correct *Prevailed* by a viva voce vote.

PRESENCE OF VISITORS NOTED.

The Honorable Eugene Sawyer, Acting Mayor, called the Council's attention to the presence of the following visitors:

Freshmen Honor Roll Students from Julian High School.

Harlan High School Students, accompanied by Ms. Linda Cole.

Time Fixed For Next Succeeding Regular Meeting.

By unanimous consent, Alderman Natarus presented a proposed ordinance which reads as follows:

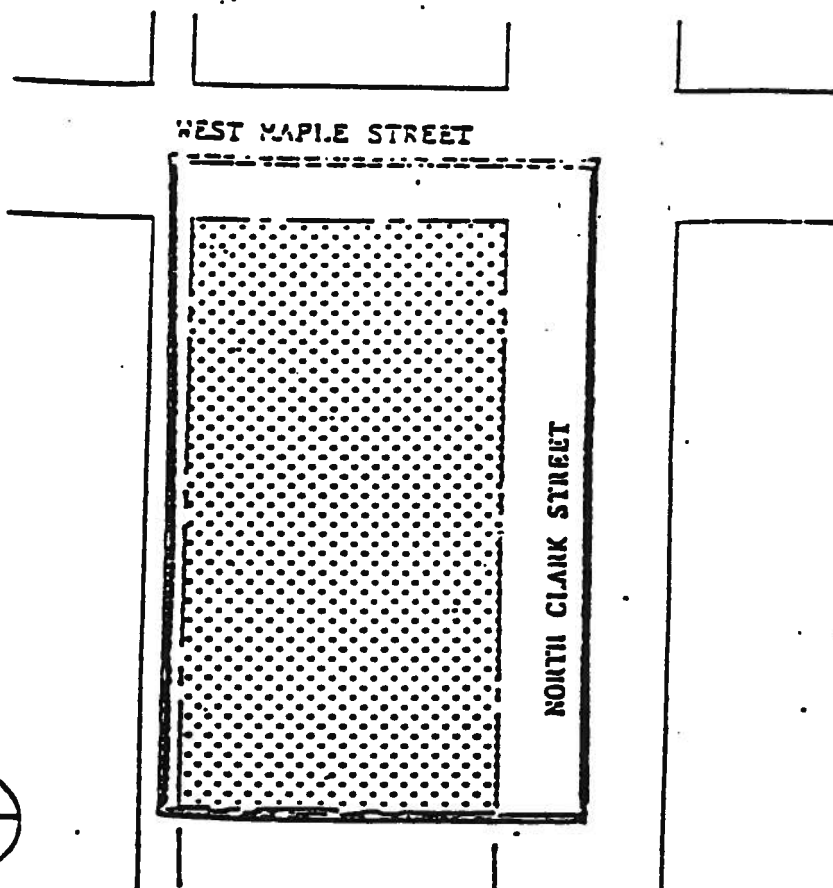
Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the next succeeding regular meeting of the City Council of the City of Chicago to be held after the meeting held on Wednesday, the twenty-first (21st) day of December, 1988, at 10:00 A.M. be and the same is hereby fixed to be held on Wednesday, the eighteenth (18th) day of January, 1989, at 10:00 A.M., in the Council Chamber in City Hall.

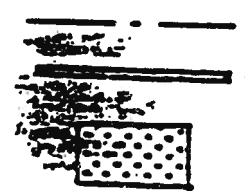
SECTION 2. This ordinance shall take effect and be in force from and after its passage.

(Continued on page 23625)

RESIDENTIAL--BUSINESS PLANNED DEVELOPMENT NO.
GENERALIZED LAND USE PLAN



LEGEND:



Property Lines

Planned Development Boundary

Dwelling units, recreational uses (including a swimming pool and a health club), business and commercial uses, off-street parking and an earth station receiving dish.

APPLICANT: Panbury Development, Inc.

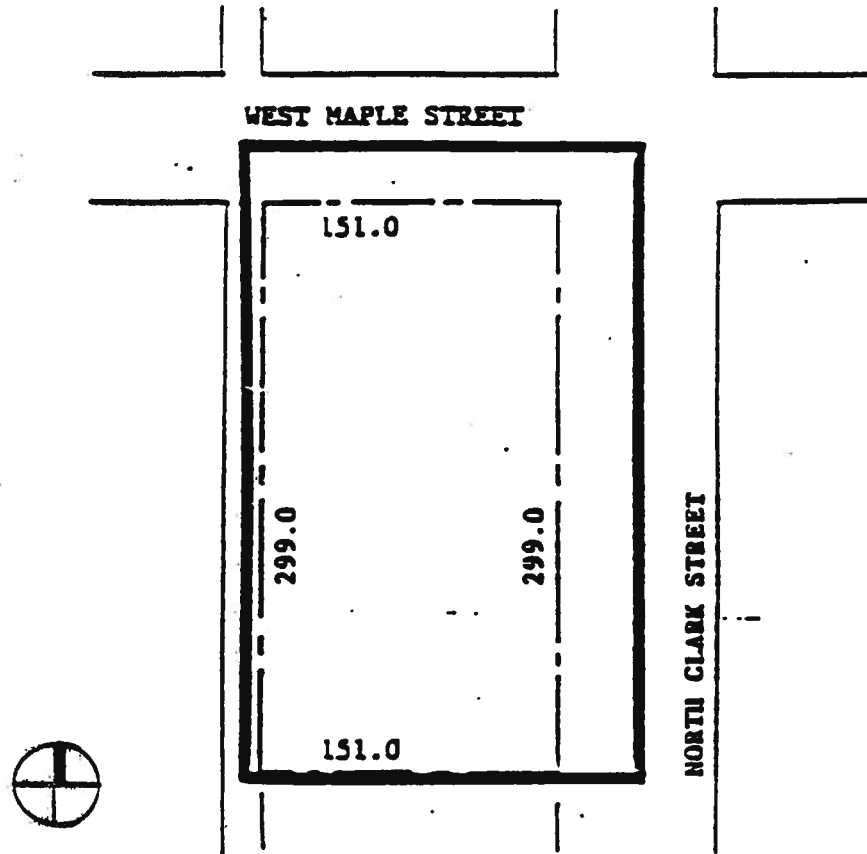
ADDRESS: 101-113 W. Maple Street/1010-1038 N. Clark

DATE: July 12, 1988

Revised: October 13, 1988

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT



LEGEND



Property Lines



Planned Development Boundary

APPLICANT: Banbury Development, Inc.

ADDRESS: 101-113 W. Maple Street/1010-1038 N. Clark Street

DATE: July 12, 1988

