

Reclassification Of Area Shown On Map No. 1-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 M2-5 General Manufacturing District symbols and indications as shown on Map No. 1-F in area bounded by

a line 271.85 feet south of West Erie Street as measured along the westerly line of North Kingsbury Street; North Kingsbury Street; a line 453.9 feet south of West Erie Street as measured along the westerly line of North Kingsbury Street; a line from a point 453.9 feet south of West Erie Street as measured along the westerly line of North Kingsbury Street and 142 feet west of North Kingsbury Street, to a point 440.9 feet south of West Erie Street as measured along the westerly line of North Kingsbury Street and 134 feet west of North Kingsbury Street; a line 440.9 feet south of West Erie Street as measured from the westerly line of North Kingsbury Street; the easterly dock line of the North Branch of the Chicago River; and a line from a point 439.15 feet south of West Erie Street as measured along the easterly dock line of the North Branch of the Chicago River, to a point 271.85 feet south of West Erie Street as measured along the westerly line of North Kingsbury Street and 163 feet west of North Kingsbury Street,

to those of a C3-5 General Commercial 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-F.

PD 473

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

(Continued on page 26618)

(Continued from page 26613)

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B7-7 General Central Business District symbols and indications as shown on Map No. 1-F in the area bounded by

West Calhoun Place; a line 121.28 feet east of and parallel to North Franklin Street; West Madison Street; and North Franklin Street,

to the designation of Business Planned Development No. _____ 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. If any provision of this ordinance or application thereof to any person or circumstance is held unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance which can be given effect without the invalid application or provisions, and to this end each such invalid provision or invalid application of this ordinance is severable. It is hereby declared to be the legislative intent of the City Council that this ordinance would have been adopted had any such unconstitutional or otherwise invalid provision or application not been included.

SECTION 3. 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. 473

Plan Of Development

Statements.

1. The area delineated herein as Business Planned Development No. _____ (the "Planned Development") consists of approximately 22,226 square feet (.51 acres) of real property bounded by West Calhoun Place; a line 121.28 feet east of and parallel to North Franklin Street; West Madison Street; and North Franklin Street (the "Property"), as identified in the drawing attached hereto entitled

"Boundary and Property Line Map". Legal title to the property is held by LaSalle National Bank, as Trustee, under Trust No. 36975 dated August 17, 1967.

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. Any dedication or vacation of streets or alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
4. The following uses shall be permitted within the Planned Development: business and professional offices, retail, all uses permitted in the B7-7 General Central Business District, and earth station receiving dishes, subject to such limits, maximum and minimum, as are set forth in the table of use and bulk regulations and related controls made a part of this Plan of Development.
5. For purposes of Floor Area Ratio ("F.A.R.") calculations, the definition in the Chicago Zoning Ordinance shall apply except that mechanical space on the individual floors used for heating, ventilation and air-conditioning purposes shall not be included in the F.A.R.
6. 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.
7. The height restriction of the development and any appurtenance attached thereto shall be subject to:
 - (1) Height limitations as certified on Form F.A.A.-117 (or on successor form or forms covering the same subject matter) and approved by the Federal Aviation Administration;
 - (2) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council; and
 - (3) Height limitations as approved by the Federal Aviation Agency pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Agency.

8. Off-street 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. A minimum of 20 off-street parking spaces will be provided.
9. A minimum of 4,000 square feet of retail space shall be located on the ground floor of the proposed building.
10. A through pedestrian arcade, reasonably conforming to the design shown on Exhibit A attached hereto, shall be constructed as part of the project.
11. The applicant shall construct the building facade of the proposed project using a high quality stone base and high quality precast/stone invert curtainwall.
12. The applicant and the city acknowledge that the project will have an impact on public transportation demand in the immediate area of the project in the Central Business District ("C.B.D."). The applicant estimates that approximately 75% of its tenants' work force, and perhaps even a greater amount, will rely upon public transportation as the means of access to and from work -- as is the norm according to the city studies. The demolition of the 8-story parking structure may also increase demand on public transportation facilities. In addition, the Chicago Zoning Ordinance, as applied, does not require any parking for this project and the applicant proposes to include 20 parking spaces. Planned development guidelines require that the city address the impacts of planned developments on public transportation. Furthermore, proposed Chicago Plan Commission policies advocate the improvement and expansion of public transportation as the primary means of bringing persons to and from the C.B.D. Plans for new downtown public transportation -- in the form of the Downtown Distributor Project -- include a public transit line running along Monroe Street, one half block from the project. Accordingly, the applicant will contribute the sum of \$250,000 to the City of Chicago by September 15, 1989 to assist the city in its Downtown Transit Alternatives Analysis.
13. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the Planned Development, and illustrates that the development of such area will be in accordance with the intent and purpose of this Plan of Development.
14. 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.
15. This Plan of Development, consisting of sixteen (16) 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. This Plan of Development is in conformity with the intent and purpose of the Chicago Zoning Ordinance and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.

16. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" now in effect as promulgated by the Commissioner of the Department of Planning and in force on the date of this application.

[Exhibit "A", Generalized Land Use Plan, Boundary and Property Line Map and Existing Zoning Map printed on pages 26623 through 26626 of this Journal.]

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

Business Planned Development No. _____

Plan Of Development

Use And Bulk Regulations And Data.

Net Site Area		General Description Of Land Uses	Maximum Floor Area Ratio	Maximum % Of Site Coverage
Sq. Ft.	Acres			
22,226	.51	Business and professional office, retail, all uses permitted in the B7-7 General Central Business District, and earth station receiving dishes.	29.47	100

Gross Site Area = Net Site Area: 22,226 square feet (.51 acres) plus area to remain in the public right-of-way: 17,123.94 square feet (.39 acres) = 39,349.94 square feet (.90 acres).

Off-street Parking and Loading Controls:

Minimum number of off-street parking spaces: 20
Minimum number of off-street loading berths: 5

Reclassification Of Area Shown On Map No. 2-G.***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 B5-2 General Service District symbols and indications as shown on Map No. 2-G in area bounded by

West Harrison Street; South Racine Avenue; the alley next south of and parallel to West Harrison Street; and a line 383.34 feet west of and parallel to South Racine Avenue,

to those of B5-4 General Service District and a corresponding use district is hereby established in the area above described.

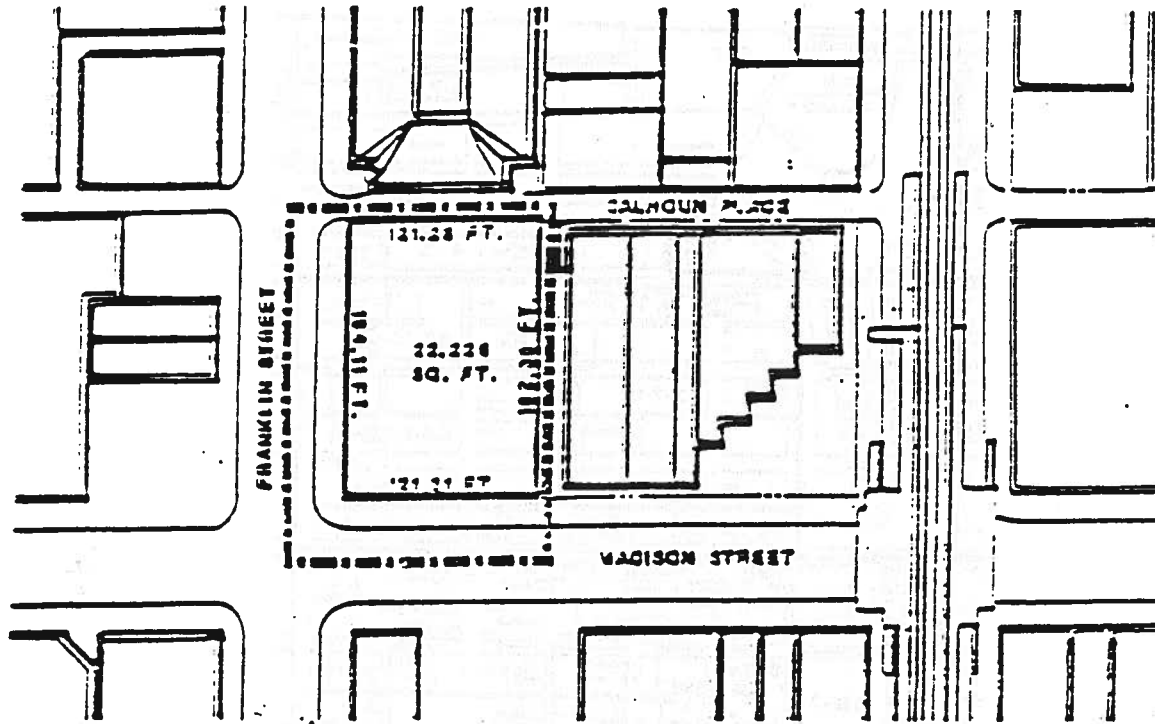
SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 2-J.***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 R4 General Residence District symbols and indications as shown on Map No. 2-J in area bounded by

(Continued on page 26627)

BOUNDARY AND PROPERTY LINE MAP



LEGEND

— PROPERTY LINE

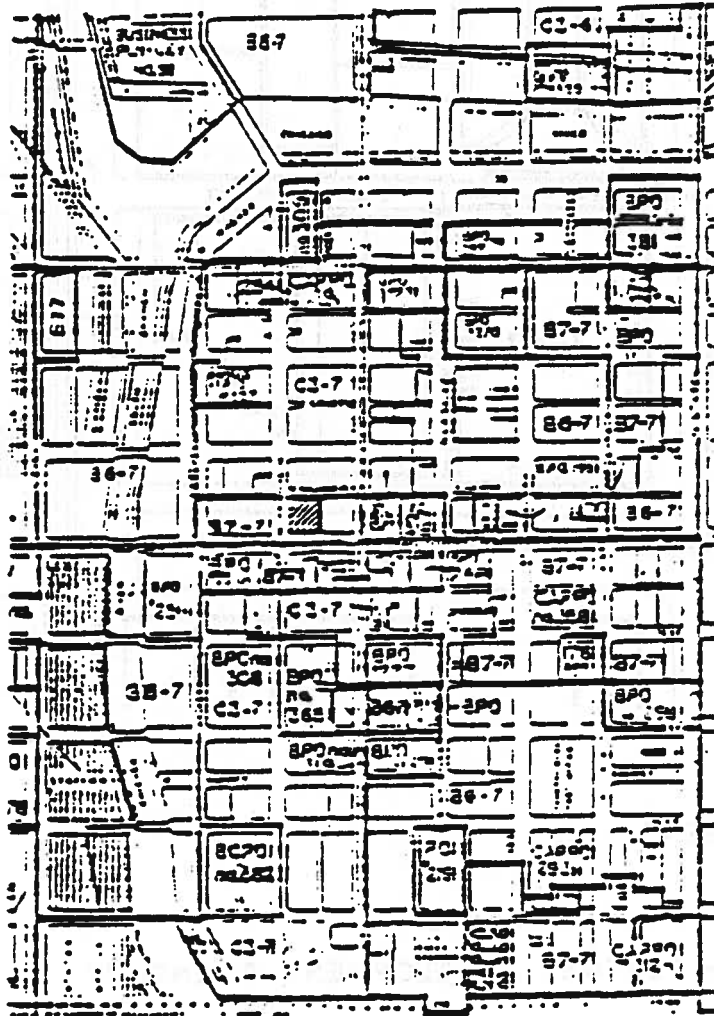
- - - PLANNED DEVELOPMENT BOUNDARY

Applicant: One North Franklin Associates

Address: 303 W. Madison Chicago, IL

Date: January 18, 1989

EXISTING ZONING MAP



LEGEND



PLANNED DEVELOPMENT



ZONING BOUNDARIES

Applicant: One North Franklin Associates

Address: 303 W. Madison Chicago, IL

Date: January 13, 1989