



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

December 13, 2005

Mr. Jack Guthman
Shefsky & Froelich, Attorneys at Law
111 E. Wacker Drive Suite 2800
Chicago, Illinois 60601

Re: Central Area Parking Planned Development No. 476, as amended

Dear Mr. Guthman:

Please be advised that your request for an extension to Central Area Parking Planned Development No. 476, as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0612 of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

Specifically, you requested an extension of the Planned Development for one year from the expiration date of December 13, 2006. In other words, instead of expiring on December 13, 2006, Central Area Parking Planned Development No. 476, as amended, will expire on December 13, 2007.

The Department has reviewed the request and has determined that an extension would be appropriate due to the construction constraints in the surrounding area. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Central Area Parking Planned Development No. 476, as amended, I hereby approve the expiration date extension until December 13, 2007, but no other changes to the Planned Development.

Very truly yours,

Lori T. Healey
Commissioner

LTH:PAS

cc: DPD Files, T. Haymaker, N. Greenstein



Reclassification Of Area Shown On Map Number 1-E.

(As Amended)

(Application Number 13056)

CAPD 476 AA

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 Central Area Parking Planned Development Number 476 symbols and indications as shown on Map Number 1-E in the area bounded by:

East Benton Place; North Wabash Avenue; East Randolph Street; and North Holden Court,

to those of Central Area Parking Planned Development Number 476, as amended, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto 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 Statements referred to in this ordinance read as follows:

*Central Area Parking Planned Development Number 476,
As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Central Area Parking Planned Development Number 476, as amended (the "Planned Development") consists of approximately thirty-four thousand nine hundred sixty-five (34,965) square feet (plus or minus eighty hundredths ($\pm .80$) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is controlled by the applicant, Urban Growth Wabash Randolph Partnership.

2. All applicable official reviews, approvals or permits are required to be obtained by the applicant. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the applicant, 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 than the applicant, the legal title holders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than 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, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. 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 the owners of the Property and any ground lessors.

Nothing herein shall be construed to mean that any individual owner, or any ground lessors, of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust), and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of thirteen (13) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site/Landscape Plan and Building Elevations prepared by A. Epstein and Sons International, Inc. dated November 16, 2000. Reduced copies of the Site/Landscape Plan and Building Elevations are attached

hereto and full sized copies thereof are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The use permitted in the area delineated herein as a Central Area Parking Planned Development shall be: retail, off-street parking and accessory uses.
6. Business identification signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and 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 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 paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
8. In addition to the maximum height of the improvements and any appurtenance depicted on the Building Elevations attached hereto, the height of the improvements shall also be subject to limitations approved by the Federal Aviation Administration.
9. The improvements on the Property, including the on-site exterior landscaping and all entrances and exits to and from the parking area, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan and the Building Elevations. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance. The parking facility will provide total internal stacking for at least ten (10) entering and ten (10) exiting vehicles. The internal stacking, however, may be divided between two (2) areas of the Development. In addition, the ticket dispensers and the cashier's booths for the parking facility shall not be located below level two (2) of the parking facility. The first (1st) and second (2nd) floors of the improvements on the Property shall contain retail uses. Planter boxes shall be installed as indicated on the Building Elevations and maintained during growing seasons. The planter boxes

shall not be required to be installed until construction of the additional two (2) floors contemplated by this Planned Development have been completed. The light fixtures located within the structural bays along Wabash Avenue (ten (10) levels, seven (7) fixtures per level) shall be screened to mitigate glare in the public way. Further, no pole lights shall be permitted on the top level of the parking facility.

10. The requirements of the Planned Development may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the application for such a modification by the applicant and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development 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.
11. 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 its 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, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
12. 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 (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the director of M.O.P.D. has approved detailed construction drawings for each building or improvement. A minimum of two percent (2%) of all parking spaces provided within the Planned Development shall be designated and designed for parking for the handicapped.

13. Unless substantial construction of the addition to the existing improvements contemplated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the Property shall automatically revert to Central Area Parking Planned Development Number 476.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 48537 through 48544 of this Journal.]

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

*Central Area Parking Planned Development Number 476,
As Amended.*

Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area, $\pm 61,408$ square feet (± 1.41 acres) equals Net Site Area, $\pm 34,965$ square feet (± 0.80 acres) plus Area Remaining in Public Rights-of-Way, $\pm 26,443$ square feet (± 0.61 acres).

Maximum Permitted
Floor Area Ratio:

13.5.

Setbacks From Property

Line:

In accordance with the Site/
Landscape Plan.

Maximum Percentage of
Site Coverage:

In accordance with the Site/
Landscape Plan.

Maximum Height:

In accordance with the Building
Elevations.

Maximum Number of
Parking Spaces:

1,231.

*Reclassification Of Area Shown On Map Number 1-F.
(Application Number 13144)*

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

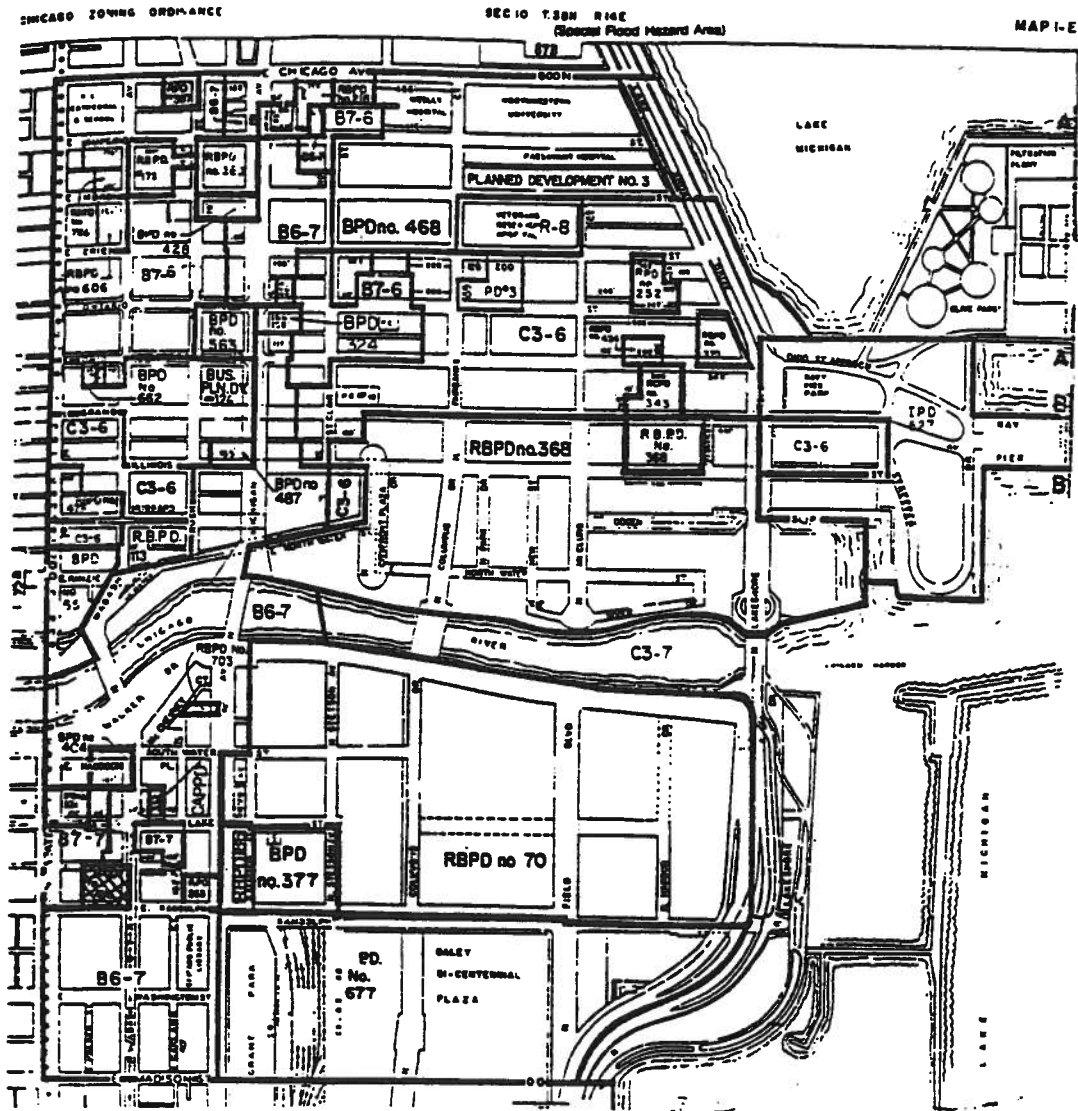
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-5 Restricted Manufacturing District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Superior Street on the north; the first alley south of West Superior Street on the south; North Sedgwick Street on the east; and a lot line 120 feet west of North Sedgwick Street on the west,

to those of a C3-6 Commercial-Manufacturing 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 to publication.

Existing Zoning Map.





EXISTING ZONING MAP

Applicant: Urban Growth Wabash
 Randolph Partnership
 111 W. Jackson Blvd.
 Chicago, Illinois 60604

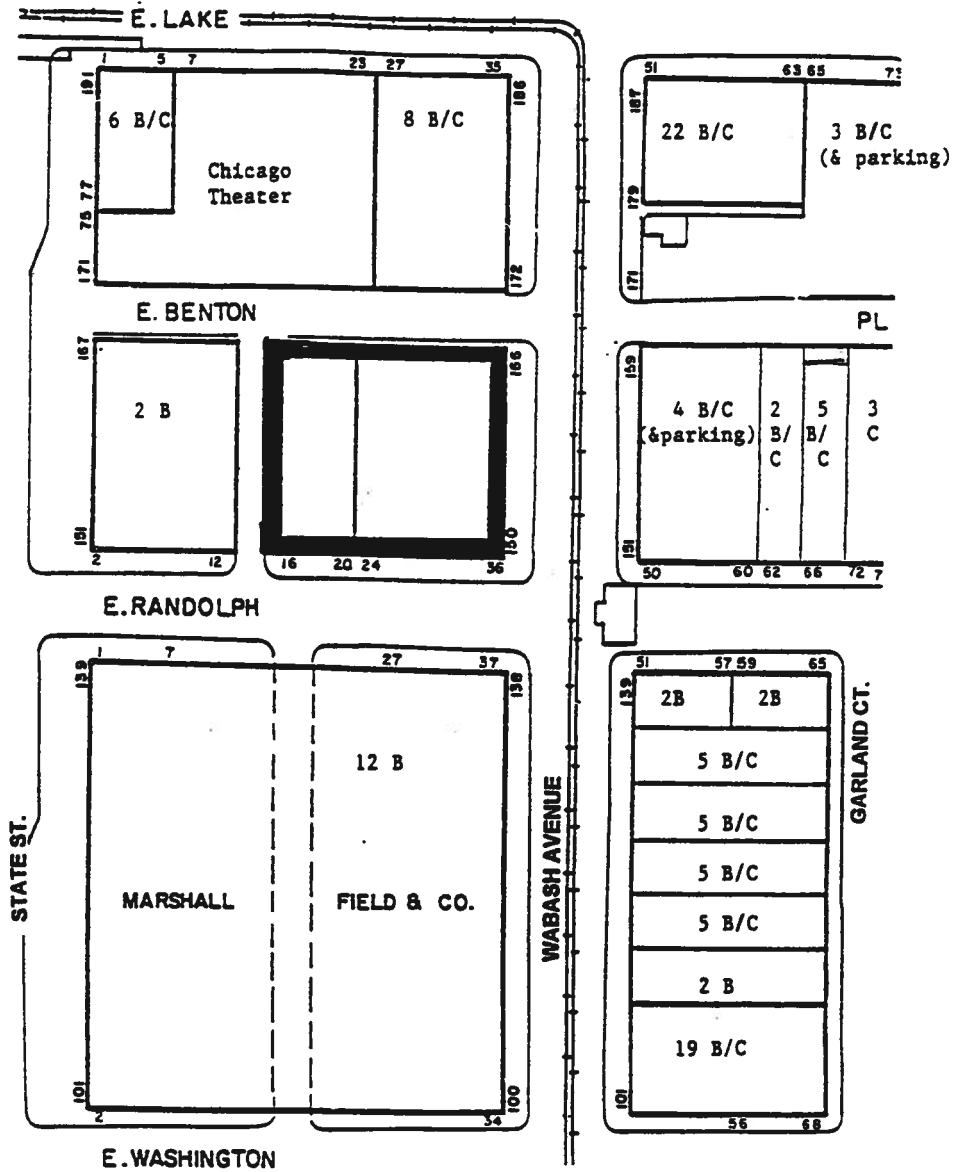
Introduced: June 7, 2000
 Revised: November 16, 2000

LEGEND

Subject Property 

Zoning Boundary 

Existing Land-Use Map.



EXISTING LAND USE MAP

Applicant: Urban Growth Wabash
 Randolph Partnership
 111 W. Jackson Blvd.
 Chicago. 60604

LEGEND

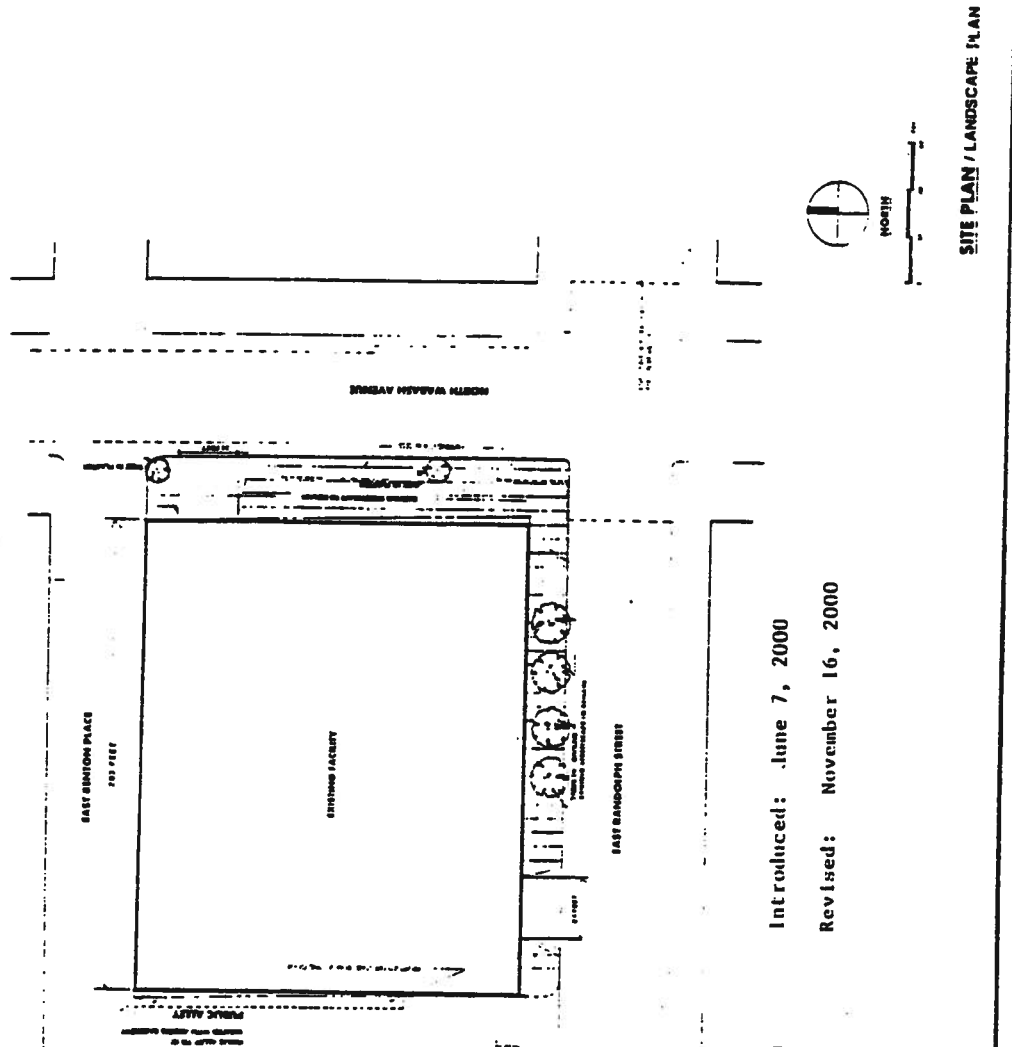
Subject Property **█**

Introduced: June 7, 2000

Revised: November 16, 2000

Site/Landscape Plan.

DESMAN	WABASH/RANDOLPH PARKING FACILITY EXPANSION	A. Epstein and Sons International, Inc.
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Applicant: Urban Growth Wabash
 Randolph Partnership
 111 W. Jackson Blvd.
 Chicago, IL 60604

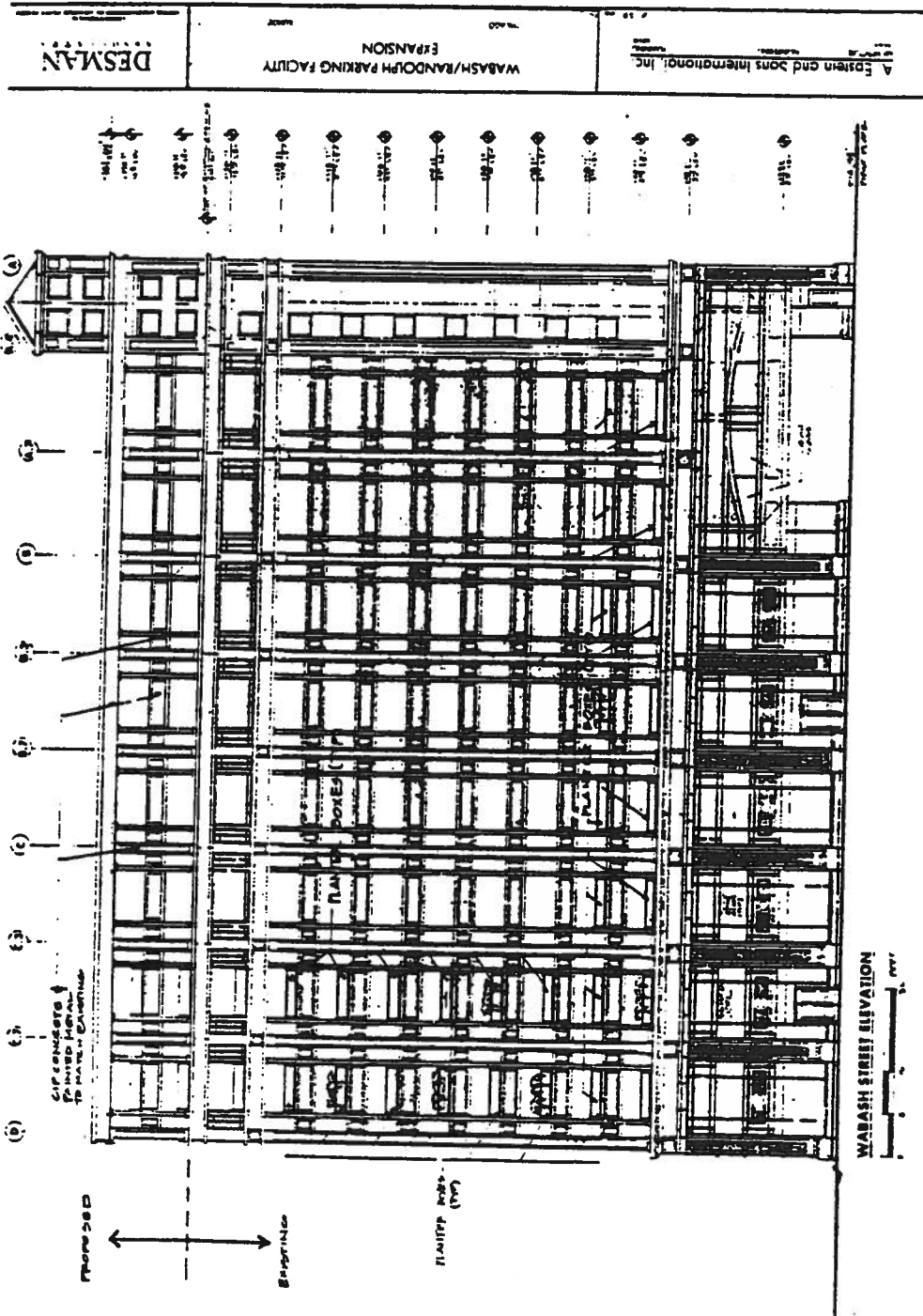
Introduced: June 7, 2000
 Revised: November 16, 2000

SITE PLAN / LANDSCAPE PLAN

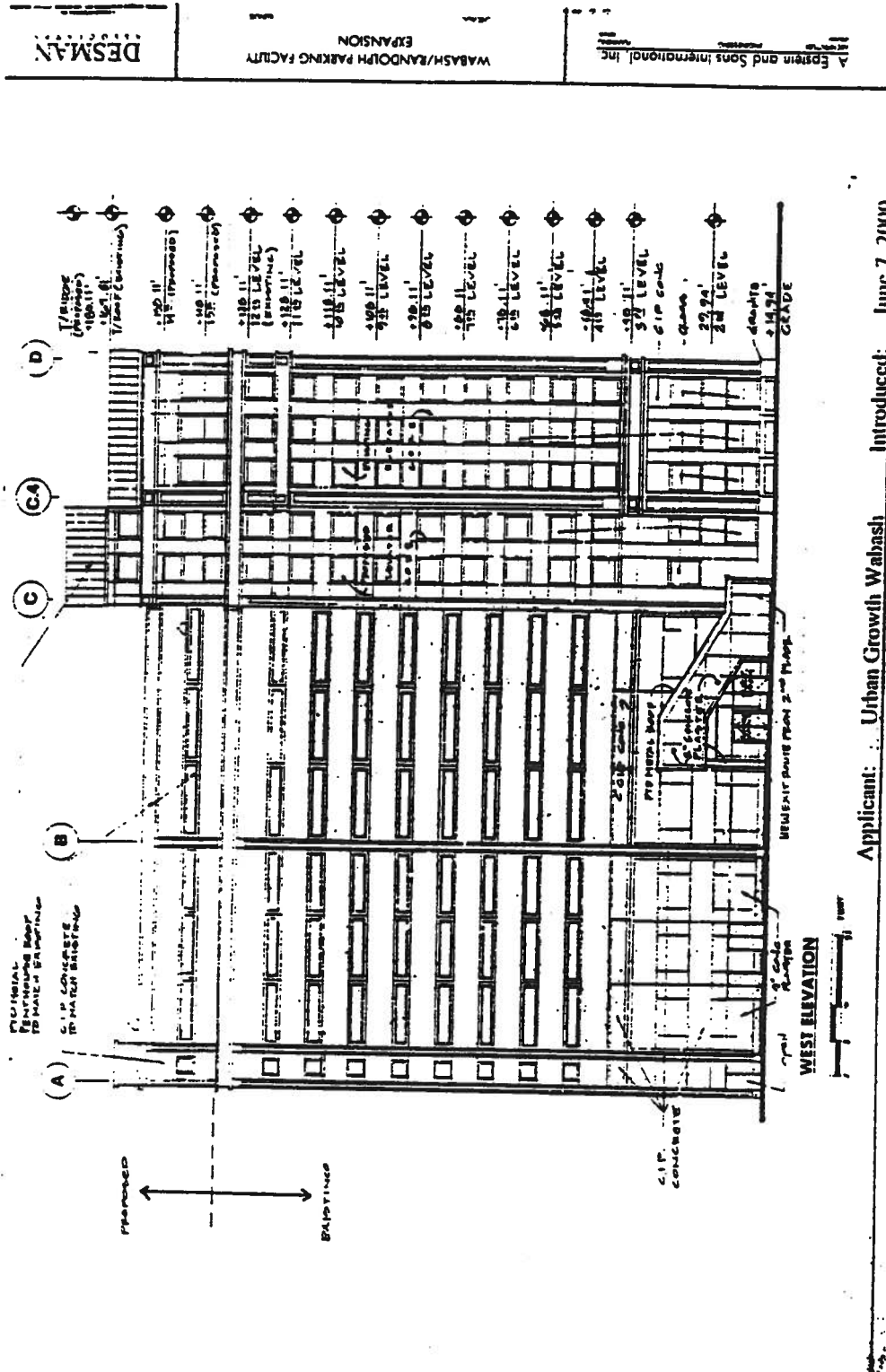
Building Elevations.
(Page 1 of 4)

	<p style="text-align: center;">WABASH/RANDOLPH PARKING FACILITY EXPANSION</p> <p style="text-align: center;">DESIGN BY: DESMAN</p> <p style="text-align: right;">A Epstein and Sons International, Inc.</p> <p style="text-align: right;">Applicant: Urban Growth Wabash Randolph Partnership 111 W. Jackson Blvd. Chicago, IL 60604</p> <p style="text-align: right;">Introduced: June 7, 2000 Revised: November 16, 2000</p> <p style="text-align: right;">RANDOLPH STREET ELEVATION</p>
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Building Elevations.
(Page 2 of 4)



Building Elevations.
(Page 3 of 4)



Applicant: Urban Growth Wabash
Randolph Partnership
111 W. Jackson Blvd.
Chicago, IL 60604

Introduced: June 7, 2000

Revised: November 16, 2000

UNFINISHED BUSINESS.**CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY 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 the Proceedings of March 29, 1989, pages 26445 through 26994, recommending that the City Council pass said proposed ordinances to 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 Roti, Rush, T. Evans, Bloom, Steele, Beavers, Caldwell, Shaw, Vrdolyak, Huels, Fary, Madrzyk, Burke, Carter, Langford, Streeter, Kellam, Sheahan, Jones, J. Evans, Garcia, Krystyniak, Henry, Soliz, Butler, Smith, Davis, Hagopian, Figueroa, Gabinski, Mell, Austin, Kotlarz, Banks, Giles, Laurino, O'Connor, Pucinski, Natarus, Eisendrath, Hansen, Levar, Shiller, Schulter, Orr, Stone - 46.

Nays - None.

Alderman Beavers 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:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B7-7 General Central Business District and B6-7 Restricted Central Business District symbols and indications as shown on Map No. 1-E in the area bounded by

East Benton Place; North Wabash Avenue; East Randolph Street; and the alley next west of North Wabash Avenue,

to the designation of a Central Area Parking Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and made a part hereof and to no others.

476

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:

Central Area Parking Planned Development No. 476

As Amended.

Plan Of Development

Statements.

1. The area delineated herein as a Central Area Parking Planned Development (the "Planned Development") consists of approximately 34,926 square feet of real property bounded on the north by Benton Place; on the east by Wabash Avenue; on the south by Randolph Street; and on the west by the alley next west of Wabash Avenue (the "Property"), as identified in the drawing attached hereto entitled "Property Line Map". The property is owned or controlled by the Wabash Randolph Partnership.
2. This Planned Development shall be contingent upon the execution of a Redevelopment Agreement pursuant to the North Loop Redevelopment Guidelines between the City of Chicago and the applicant.
3. The facades of the proposed development (the "Development") shall be designed and constructed in general conformance with the drawings prepared by Lucien LaGrange and Associates, dated January 5, 1989, copies of which have been submitted to the Department of Planning. To enhance the exterior facade of the Development and to increase the appearance of retail space, the southern and eastern facades of the Development will include retail display inset panels on the second level immediately above the street level retail space. The panels can display names, logos and graphics relating to the retail activities of the occupants below and can be of metal, bordered by an ornamental frame. In addition, the Development will include architecturally compatible lighting elements along its northern and western facades.
4. The parking facility to be constructed as part of the Development will provide total internal stacking for at least 10 entering and 10 exiting vehicles. The

internal stacking, however, may be divided between two areas of the Development. In addition, the ticket dispensers and the cashier's booths for the parking facility shall not be located below level two of the parking facility.

5. The Development shall be designed so as not to preclude access to an above-ground pedestrian passageway to the second level of the Development from the proposed project on the parcel immediately west of the subject site. This connection shall be along the west facade not less than 25 feet nor more than 50 feet north of Randolph Street or at such other location as later determined by the applicant to be more appropriate after the final plans for the proposed project to the west of the subject site are completed.
6. The following uses shall be permitted within the Planned Development: retail, parking and related accessory uses subject to such limits, maximum and minimum, as are set forth in the Use and Bulk Regulations and related controls made a part of this Plan of Development.
7. The parking facility shall be used for the parking of passenger cars, light vans and pick-up trucks. No heavy commercial trucks shall be parked within said facility at any time.
8. 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.
9. 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.
10. 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 Bureau of Traffic Engineering and Operations.
11. 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.
12. The improvements within this Planned Development and any appurtenance thereto shall be subject to the following height restrictions:
 - a) height limitations as certified and approved by the Federal Aviation Administration; and

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UNFINISHED BUSINESS

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- b) airport zoning regulations as established by the Departments of Planning, Aviation and Law and approved by the City Council.
13. Business and business identification and advertising 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 aforesated approvals.
14. This Plan of Development, consisting of fifteen (15) statements: an existing zoning map; a boundary and property line map including any proposed vacations or dedications of streets, alleys, or other public properties; 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.
15. The Plan of Development attached hereto 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.

[Property Line and Planned Development Boundary Map, Existing Zoning Map and Generalized Land Use Plan printed on pages 1007 through 1009 of this Journal.]

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

Central Area Parking Planned Development

Use And Bulk Regulations And Data.

Net Site Area: 34,926 square feet (.80 acres)

Gross Site Area Calculations:

Net site area: 34,926 square feet (.80 acres)
plus area to remain in public right-of-way: 22,672 square feet (.52 acres)

Gross Site Area: 57,598 square feet (1.32 acres)

General Description of Land Use: Retail, parking and related accessory uses.

Maximum Floor Area Ratio: 11.5

Maximum Percentage of Site Coverage: 100%

Minimum Setbacks: None

Minimum Number of Off-Street Parking Spaces: Garage -- 1,000 retail and other uses -- none.

Maximum Number of Off-Street Parking Spaces: Garage -- 1,100

Minimum Number of Off-Street Loading Berths: 1

Minimum Retail Space at Street Level: 18,000 square feet.

~~Reclassification Of Area Shown On Map No. 1-F.~~

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

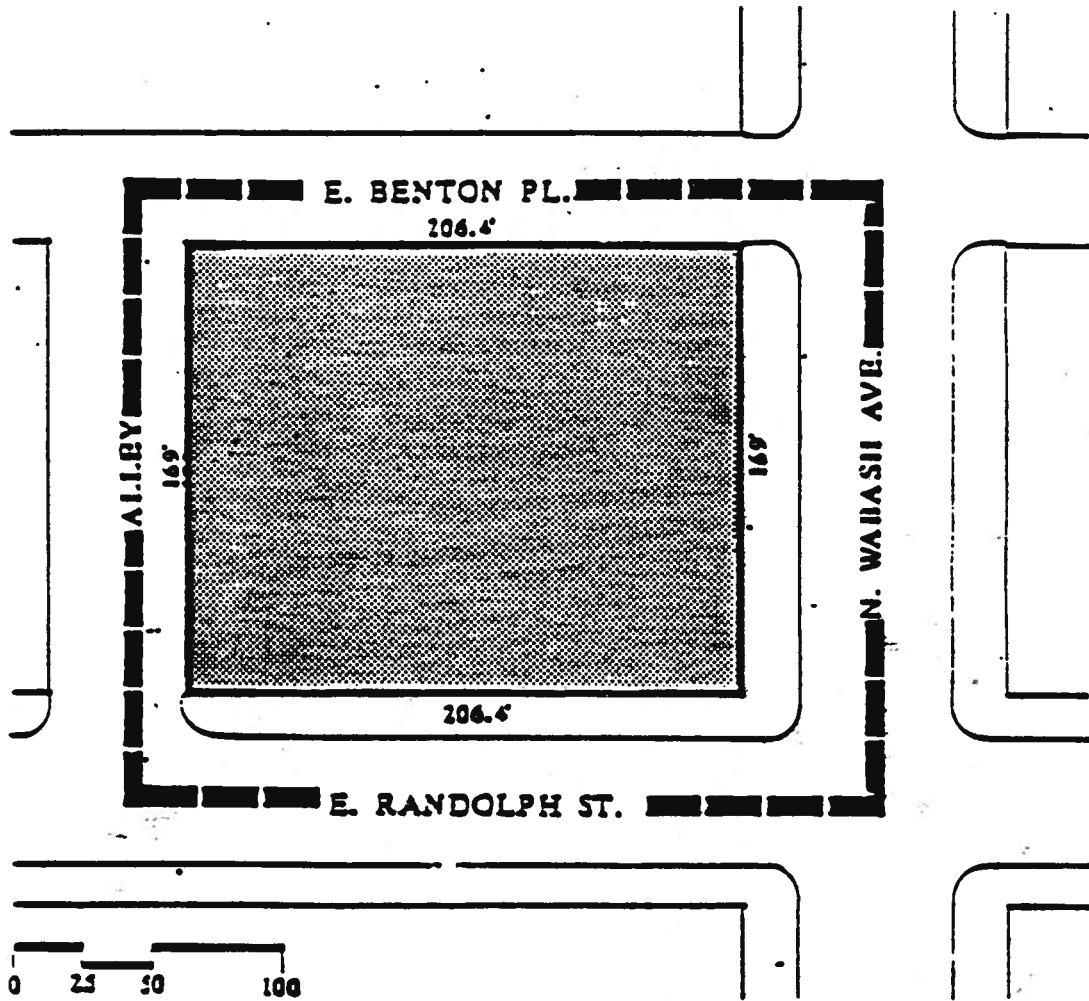
~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B7-7 General Central Business District symbols and indications as shown on Map No. 1-F in the area bounded by~~

~~West Couch Place; North Dearborn Street; a line 161.04 feet west of North Dearborn Street; and West Randolph Street.~~

~~(Continued on page 1010)~~

CENTRAL AREA PARKING
PLANNED DEVELOPMENT

PROPERTY LINE AND
PLANNED DEVELOPMENT
BOUNDARY MAP



Applicant: Wabash Randolph Partnership
25 East Washington Blvd.
Chicago, Illinois 60602

Date: January 18, 1989

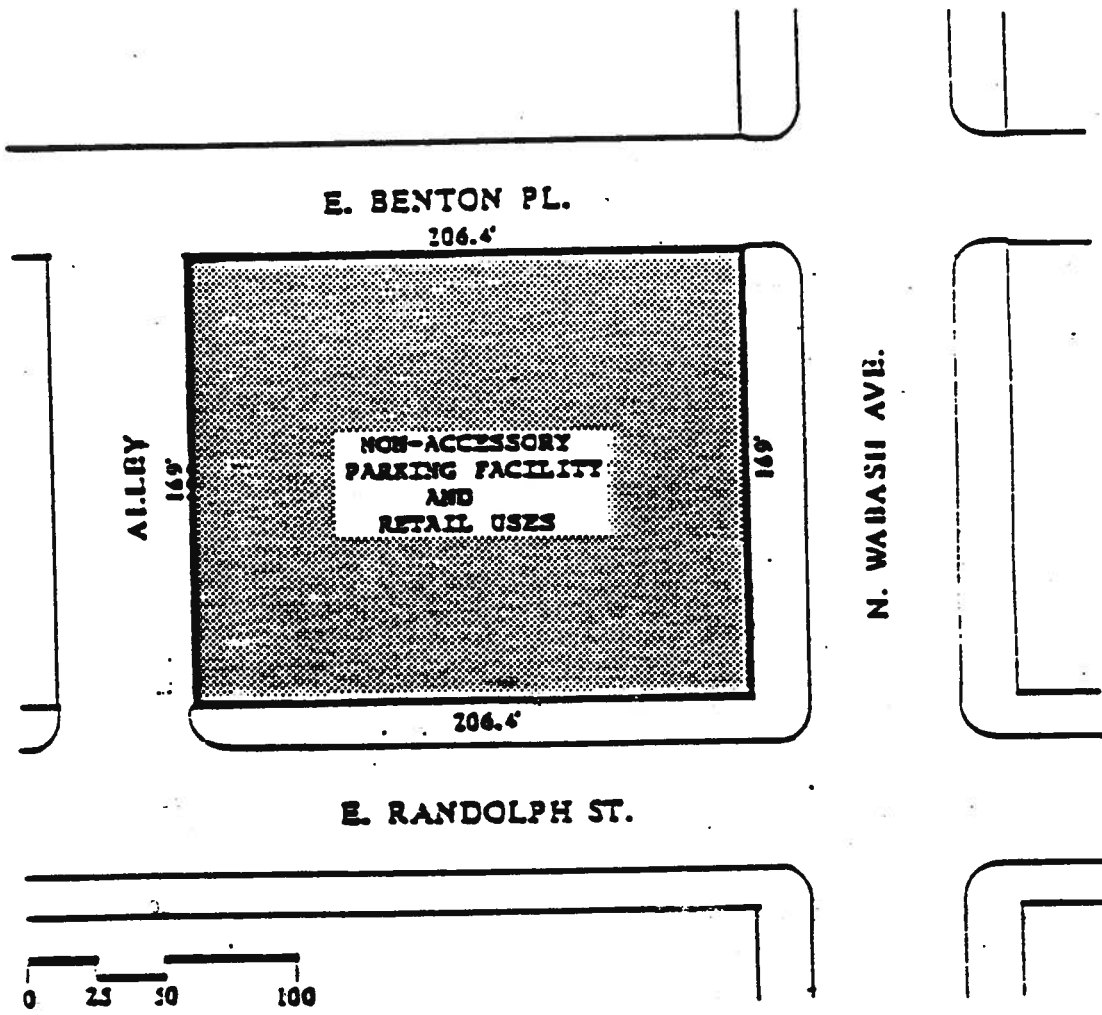
SUBJECT
PROPERTY
PROPERTY
LINE

PLANNED DEVELOPMENT
BOUNDARY



CENTRAL AREA PARKING
PLANNED DEVELOPMENT

GENERALIZED LAND
USE PLAN



Applicant: Wabash Randolph Partnership
25 East Washington Blvd.
Chicago, Illinois 60602

Date: January 18, 1989

**SUBJECT
PROPERTY**

