

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

Reclassification Of Area Shown On Map Number 1-I.
(Application Number 14096)

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

SECTION 1. Title 17 of the Municipal Code of Chicago the Chicago Zoning Ordinance, is hereby amended by changing all the M 1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 1-I in the area bounded by:

the public alley next north of and almost parallel to West Lake Street; a line 424.70 feet east of and parallel to North Albany Avenue; a line 121.05 feet south of and parallel to the public alley next north of and almost parallel to West Lake Street; a line 416 feet east of and parallel to North Albany Avenue; West Lake Street; and North Albany Avenue,

to those of a C2- 1 General Commercial District.

SECTION 2. This ordinance takes effect after its passage and approval.

Reclassification Of Area Shown On Map Number 2-F.
(Application Number A-5304)

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 following symbols and indications as shown on Map Number 2-F in the areas described as follows: from Business-Commercial Planned Development Number 48 1, as amended in the area bounded by:

West Harrison Street; South Wells Street; West Polk Street; and the south branch of the Chicago River,

to those of a C3-5 Commercial-Manufacturing District and a corresponding use district is hereby established in the area above described.

6/14/89

UNFINISHED BUSINESS

10450
2245

Reclassification Of Area Shown On Map No. 2-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 C3-6 Commercial-Manufacturing District symbols and indications as shown on Map No. 2-F in the area bounded by

West Harrison Street; South Wells Street; West Polk Street; and the Chicago River,

to those of a Business Planned Development which is hereby established in the area described above, and subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and 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:

Plan Of Development

481

Statements.

Franklin Pt
amended again
~~4-6-90~~
4-25-90

1. The area delineated herein as a Business Planned Development (the "Planned Development") consists of approximately 374,100 square feet, more or less, or 8.6 acres of real property bounded by: West Harrison Street; South Wells Street; West Polk Street; and the Chicago River, (the "Property"), as identified in the drawing attached hereto entitled "Property Line and Planned Development Boundary Map". The applicant is Franklin Point, Incorporated, One James Center, Richmond VA 23219. The property is owned by applicant.

(Continued on page 2247)

(Continued from page 2245)

The applicant is seeking permission to construct and operate an interim surface parking lot. The lot will accommodate approximately 800 vehicles. In addition to the paved parking area, new improvements, generally consistent with the site plan dated April 13, 1989, to be constructed on the property include: attendant booths, landscaping and guardrails surrounding the lot, four new driveways permitting access from Harrison, Wells and Polk Streets, adequate lighting, interior pedestrian walks, pathways and an intermediate pedestrian access to South Wells Street. The applicant shall submit a schedule for annual maintenance of the landscaping as part of its Part II application.

2. The parking lot will be used for the parking of passenger cars, light vans and pick-up trucks. No heavy commercial trucks shall be parked upon said lot at any time.
3. Adequate drainage shall be provided as to permit run-off to flow to an established City of Chicago sewer.
4. Adequate lighting shall be provided at all times.
5. 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.
6. Any dedication or vacation of streets or alleys or easements or any adjustments of the right-of-way shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval of the City Council. The applicant acknowledges that the City of Chicago is contemplating long-term roadway improvements in the vicinity of the Project site, which may require the widening of Wells, Harrison and/or Polk Streets.
7. The permitted uses of the property are set forth in the attached Table of Controls.
8. 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 review of the Bureau of Traffic Engineering and Operations and the approval of the Commissioner of Planning. The cost of any additional traffic control device necessitated at Harrison and Franklin entirely by this use shall be paid by the applicant.
9. 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.

10. Business identification shall be permitted within the Planned Development subject to the restrictions of the C3-6 Commercial-Manufacturing District. Temporary signs such as construction and marketing signs may be permitted subject to the aforesated approvals.
11. The zoning classification of the subject property shall revert to a C3-6 Commercial-Manufacturing District, following a period of five (5) years from the adoption of the ordinance creating this Planned Development, or sooner at the election of the applicant, unless the use is renewed or continued through adoption of a subsequent planned development ordinance.
12. This Plan of Development, consisting of thirteen (13) 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. 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.
13. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of Planning.

[Generalized Land Use Plan, Existing Zoning and Preferential Street
Map and Property Line Map and Planned Development
Boundary Map attached to the Plan of Development
printed on pages 2250 through
2252 of this Journal.]

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

6/14/89

UNFINISHED BUSINESS

2249

Business Planned Development

Plan Of Development

Use And Bulk Regulations And Data.

Net Site Area		General Description Of Land Use	Maximum Floor Area Ratio	Maximum Percent Of Site Coverage
Square Feet	Acres			
374,100	8.6	Grade Level Public Non-accessory Parking	.85	85%

Gross Site Area = Net Site Area + Area to remain in the Public Right-of-Way

Off-Street Parking Spaces: 800

Maximum Floor Area Ratio: .85

Minimum Setbacks:

- Harrison Street -- 5 feet
- Wells Street -- 5 feet
- Polk Street -- 5 feet
- Chicago River -- 75 feet

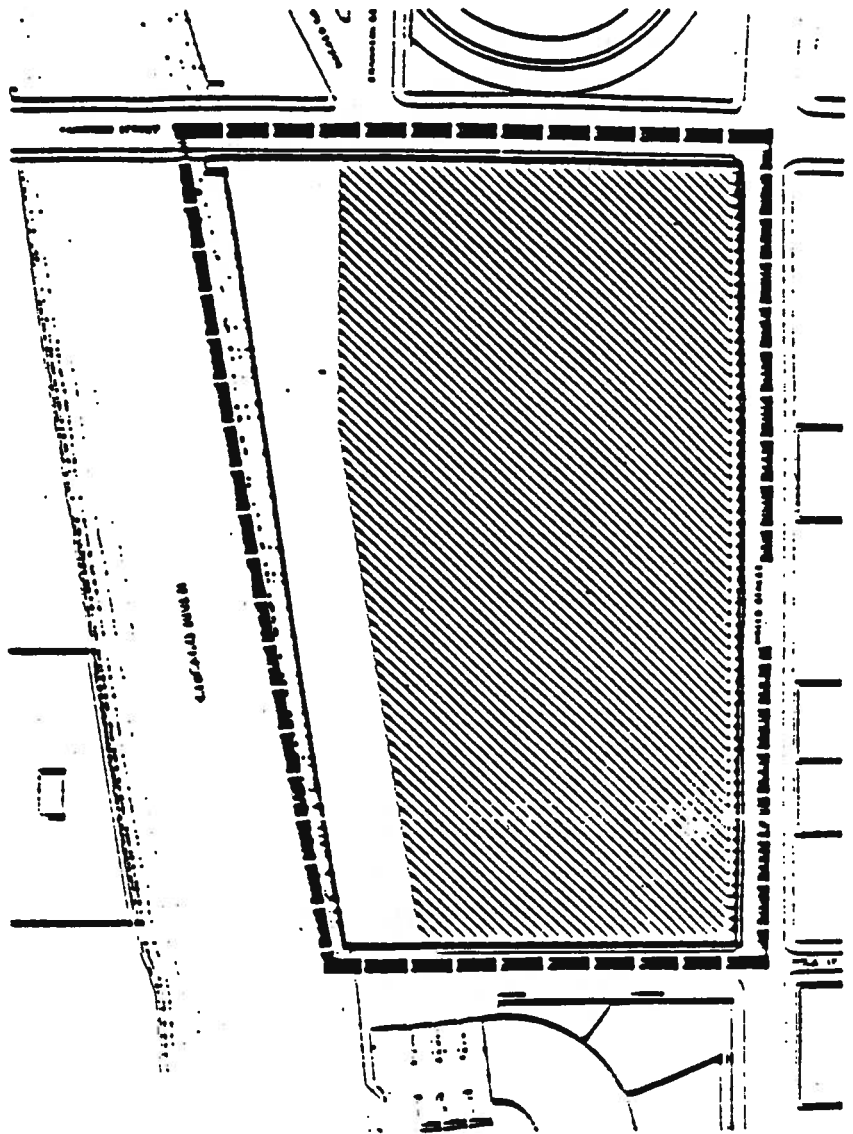
Site Coverage: 85%

Reclassification Of Area Shown On Map No. 2-F.

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





(Continued on page 2253)

BUSINESS PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN



APPLICANT: Franklin Polms, Inc.

DATE: January 17, 1989

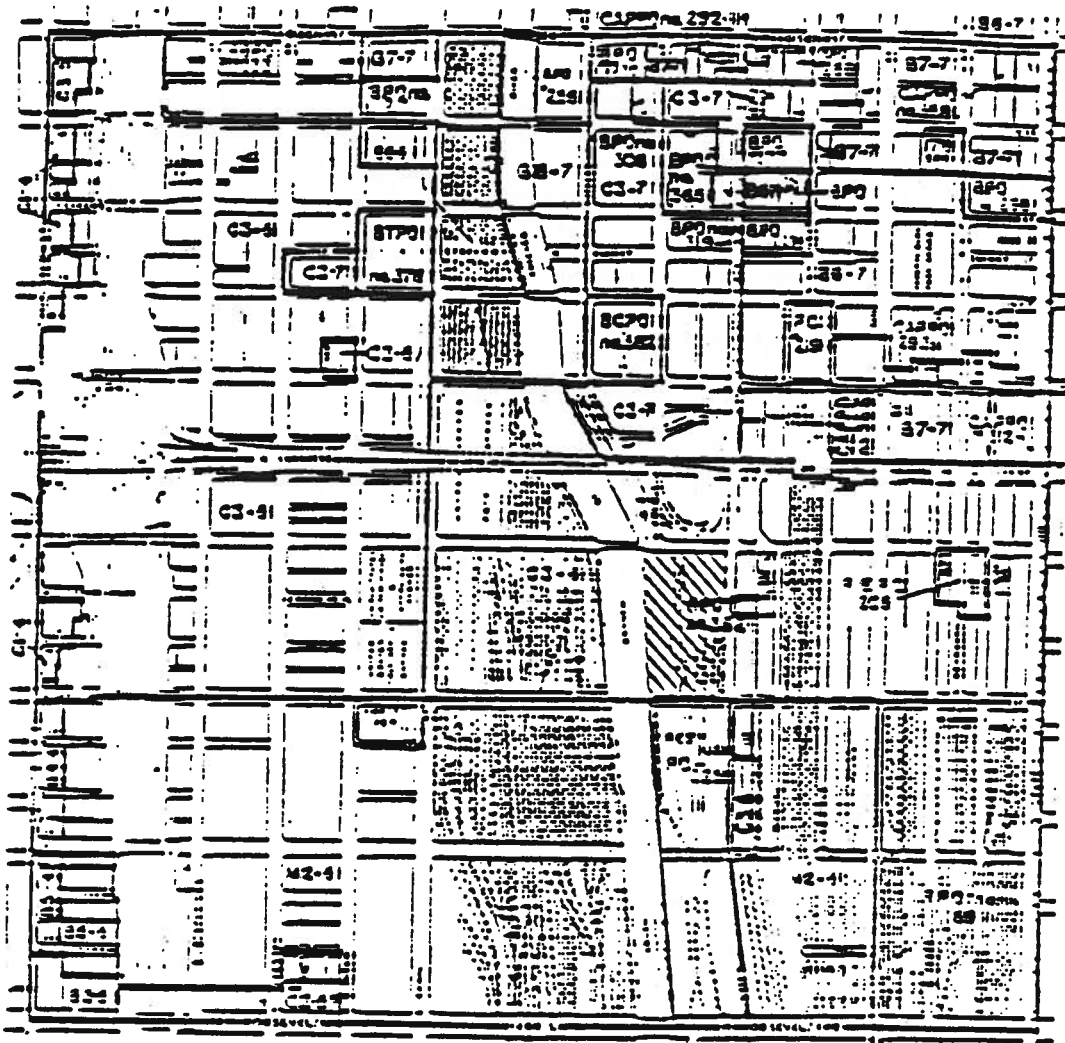
-  PROPERTY LINE
-  PLANNED DEVELOPMENT BOUNDARY
-  PARKING
-  VACANT

6/14/89

UNFINISHED BUSINESS

2251

BUSINESS PLANNED DEVELOPMENT
EXISTING ZONING AND PREFERENTIAL STREET MAI



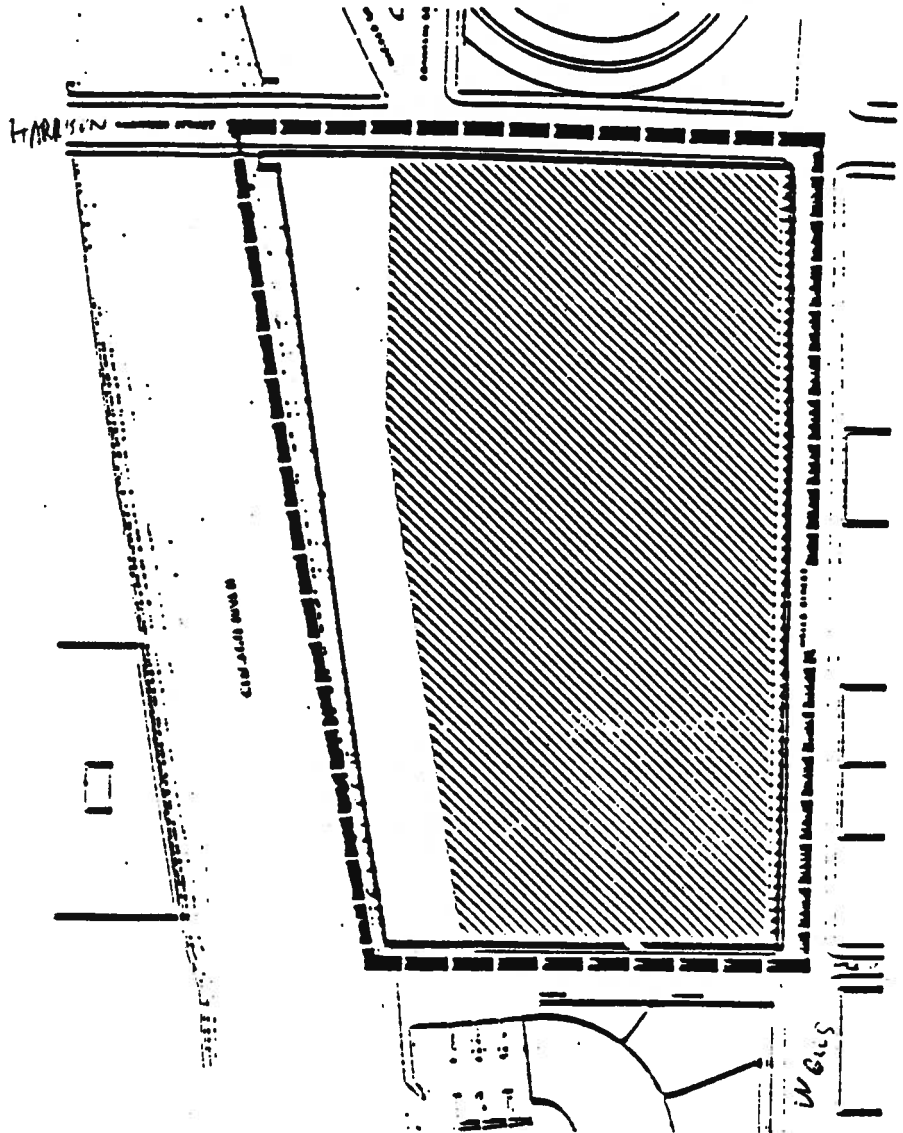
APPLICANT: Franklin Pointe, Inc.

DATE: January 17, 1989



SUBJECT PROPERTY:

BUSINESS PLANNED DEVELOPMENT
PROPERTY LINE AND
PLANNED DEVELOPMENT
BOUNDARY MAP



APPLICANT: Franklin Jones, Inc.

DATE: January 17, 1989

_____ PROPERTY LINE
 - - - - - PLANNED DEVELOPMENT BOUNDARY

Reclassification Of Area Shown On Map Number 2-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 C3-5 Commercial-Manufacturing District symbols and indications as shown on Map No. 2-F in area bounded by:

West Adams Street; the alley next east of and parallel to South Desplaines Street; the alley next south of and parallel to West Adams Street; and South Desplaines Street,

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 publication.

Reclassification Of Area Shown On Map Number 2-F.

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

PO 481

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Business Planned Development No. 481 symbols and indications as shown on Map No. 2-F in the area bounded by:

West Harrison Street; South Wells Street; West Polk Street; and the South Branch of the Chicago River,

to the designation of a Business-Commercial Planned Development 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. 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-Commercial Planned Development No. 481
(As Amended)*

Plan Of Development

Statements.

1. The area delineated herein as a phased Business-Commercial Planned Development (the "Planned Development") consists of approximately 349,398 square feet or approximately 8.02 acres of real property in its net site area. Excluded from said net site area is approximately 8,775 square feet of site area owned by the applicant and, pursuant to this Planned Development, to be dedicated to the City of Chicago for roadway purposes prior to the development of any improvement under B.P.D. No. 481, or any amendment thereto. It is bounded on the north by West Harrison Street; on the east by South Wells Street; on the south by West Polk Street and on the west by the South Branch of the Chicago River (the "Property"), as shown on the attached "Property Line and Planned Development Boundary Map".
2. This Plan of Development consists of fourteen (14) statements; an Existing Zoning Map, a Property Line and Planned Development Boundary Map, a Generalized Land Use Plan, an Existing Land Use Map, a Typical Riverwalk Plan, a Riverwalk Perspective, an Open Space and Building Separation Plan, a Plaza Level Vehicular Circulation Plan, a Lower Level Vehicular Circulation and Service Plan, a Mezzanine Level Vehicular Circulation and Service Plan, a Plaza Level Pedestrian Circulation Plan, a Roadway Dedication Plan, a copy of the statements pertaining to Business Planned Development No. 481 as adopted June 14, 1989 (Council Journal page 2245) and a Table of Use and Bulk Regulations and Data. The Plan of Development is applicable to the area delineated herein and these and no other controls shall apply to the delineated area. This Plan of Development conforms to the intent and purpose of the Chicago Zoning Ordinance and all requirements thereof, and satisfies the established criteria for approval as a planned development.
3. The definitions in the Chicago Zoning Ordinance shall apply except as modified, in whole or part, or added in their entirety as follows:
 - (a) Floor area (for determining floor area ratio and off-street parking and loading requirements) shall not include: space below plaza level

including that located below the terrace level of the Riverwalk Zone or, when located at or above plaza level, any space substantially devoted to mechanical uses where the total exceeds 5,000 square feet of any floor or which occupies, except for penetrations, all the floor area of any floor, space devoted to any parking or loading or grade level atrium space in the Northern Building Separation Zone.

- (b) Grade level shall be established at the plaza level and shall not exceed +28 feet C.C.D.
 - (c) Site coverage at plaza level is that area occupied by all principal structures, except any grade level atrium located in the north Building Separation Zone, structures otherwise permitted in the Open Space Zones and the Riverwalk Zone, and expressed as a percentage of the net site area as shown in the Bulk Table. The maximum percentage of "Site coverage" allowed applies to the entire subject property and need not be complied with in individual development zones.
4. The applicant or, if the applicant has exercised its election to assign its obligations hereunder, its successors, assignees, grantees or such other person or entity as may then own or control the subject property shall be bound by the terms herein and shall obtain all required reviews, approvals, licenses and permits in connection with this Planned Development.
5. The area within the Planned Development boundary is divided into four (4) subareas as shown in the Generalized Land Use Map that contain a total of 6 development zones as shown in the Open Space and Building Separation Plan. The dimension and relative location of each subarea, development zone, open space zone and building separation zone shall be in accordance with the Open Space/Building Separation Plan. The Building Separation Zones shall be aligned approximately perpendicular to Harrison Street. The Open Space Zone (B) shall be aligned approximately perpendicular to Wells Street. One-half of each Open Space Zone (B) and one-half of each Building Separation Zone shall be substantially completed as part of the development of the abutting development parcels. Open Space Zone (A) shall be completed pursuant to paragraph 11 hereof. The Open Space Zones (B) and the Building Separation Zones as shown on the Open Space and Building Separation Plan are intended to serve as areas for vehicular and/or pedestrian movements. They shall provide landscaping, lighting, paving materials and such other elements that are contained in this ordinance to advance the above purposes. Open Space Zone (A) is intended to be a publicly accessible Riverwalk.
6. The uses permitted in the Planned Development shall be those shown as Permitted Uses in the C3-6 Commercial-Manufacturing District classification and those special uses enumerated below. No building development may occur within the Open Space Zone A (subarea 4) except below the 15-foot wide upper terrace level. No building development may occur within the Building Separation

Zone above the plaza level; provided, however, that connecting structures, including grade level atriums and skybridges, shall be allowed in the northern Building Separation Zone (Subarea 1) only, and only after the approval of the Commissioner of Planning based upon review of the impact of the particular connecting structure proposed. Except as provided for in the Northern Separation Zone, the Open Space Zones and Building Separation Zones shall be unobstructed except for appropriate drives, pedestrian walks, street and pedestrian furnishings, outdoor cafes, lighting, landscaping, awnings and canopies. Earth station receiving dishes of any size and day care facilities shall be permitted. Non-accessory parking lots and parking structures subject to the limitations provided herein, shall be permitted. The surface parking authorized by ordinance on June 14, 1989, Council Journal page 2245, et seq., may continue as an interim use under the terms of paragraphs 1, 2, 3 and 4 of the Plan of Development statements contained in that ordinance, a copy of which statements are attached hereto and made a part hereof; provided, however, that the interim non-accessory parking lot authorized as part of that June 14, 1989 ordinance shall terminate five (5) years from the date of the adoption of that ordinance on June 14, 1994. If a conflict arises between the terms of the aforesaid Plan of Development statements contained within the 1989 ordinance and those contained herein, the controls stated in this ordinance shall control. Free-standing parking structures are prohibited in Development Zones 1B and 2B. A naturally ventilated free-standing parking structure may be allowed in Subarea 3 only if its design substantially screens the vehicles parked within from the Riverwalk and if the structure is setback a minimum of 90 feet from the east bank of the Chicago River. Limited retail, commercial and service functions shall be required along Wells Street and the upper (terrace) Riverwalk frontages of the property. Retail space which is provided should be visible by pedestrians and of sufficient size to promote commercial viability and should, where feasible, be directly accessible from the pedestrian sidewalk or passage. Twenty percent (20%) in the aggregate of (a) the entire linear frontage of principal structures to be developed adjacent to the entire upper level Riverwalk frontage and (b) the entire street level frontage of all principal structures to be developed along the Wells Street boundary of the property, shall be devoted to retail, commercial and service activities. Such requirements need not be applicable to any individual structure or complied with in individual development zones but shall be achieved in the aggregate. In an effort to activate the streetscape, forty percent (40%) of the linear frontage of those principal structures along the Wells Street and river frontages shall contain window visibility at the street level and the upper (terrace) level of the Riverwalk for displays or active interior uses; and forty percent (40%) of the linear frontages of principal structures shall be architecturally detailed. The lower level Riverwalk shall generally be in accordance with the Riverwalk Plan and Riverwalk Perspective attached hereto. Plant material, including street trees in the right-of-way subject to City approval, shall be installed and maintained along Harrison and Wells Streets where reasonably practicable.

7. Development of the improvements allowed by this amendment within Subareas 1, 2 and 3 may be phased over a period of years. Within five (5) years of the effective date of this ordinance, the applicant, its successors and assignees must commence construction of 500,000 gross square feet (G.S.F.) of improvements. Within ten

(10) years of the effective date of this ordinance, the applicant, its successors or assignees must commence construction of a total of 1,500,000 G.S.F. of improvements. Within fifteen (15) years of the effective date of this ordinance, the applicant, its successors or assignees must commence construction of a total of 2,500,000 G.S.F. of improvements. The applicant, its successors or assignees must commence construction of the balance of the improvements allowed under this ordinance within twenty (20) years of the effective date of this ordinance. Commencement of construction, for purposes of this section, shall mean any combination of the following: (1) the required floor area has been substantially completed or (2) building permits for plans including the required floor area have been issued, construction has commenced upon the structure for which the permit has been issued and substantial completion of such structure is pursued with reasonable diligence and in good faith. The time for compliance shall be suspended, tolled and abated during any moratorium on the issuance of building permits or other such federal, state or local government restriction on development. Each of the above compliance periods is subject to two (2) one (1) year extensions upon application to the Commissioner of the Department of Planning. Cause for extension may include, but is not limited to, a showing that compliance is impossible due to circumstances beyond or out of the reasonable control of the applicant, its successors or assignees. However, should the applicant, its successors or assignees fail to achieve compliance with the above requirements within the prescribed time periods, including any extension periods which may be granted, the maximum development within the Planned Development boundaries shall not exceed a Floor Area Ratio of 12.0 which allows a total floor area of 4,194,960 square feet, notwithstanding those provisions of the "Use and Bulk Regulations and Data" table, below. Notwithstanding the above, the maximum development allowed will be restored to a maximum Floor Area Ratio of 13.0 which allows a total floor area of 4,542,174 square feet level if the applicant, its successors or assignees meet the requirement for compliance within 10 years of the effective date of this ordinance.

8. The permanent development of the property shall be substantially consistent with the attached Plaza Level Vehicular Circulation Plan, Lower Level Vehicular Circulation Plan, Mezzanine Level Service Plan and Lower Level Service Plan. All drives, parking areas and loading, including temporary facilities which are shown on the attached exhibits, shall adequately be designed and paved in accordance with the now published regulations of the Bureau of Traffic Engineering and Operations and in compliance with the Municipal Code of the City of Chicago, except that the minimum height of the vertical clearance for loading facilities shall be twelve (12) feet, except as may be required for temporary facilities. All parking spaces and loading berths required by the attached Bulk Table may be provided during the interim phases of development in facilities at, below or above grade or in any combination thereof; provided, however, that any accessory grade level parking areas shall be configured and screened in substantial accord with the Site Plan described in paragraph number 1 of the 1989 Planned Development Ordinance referred to in paragraph number 6 of this ordinance. All required loading facilities will be provided below the Plaza Level. Primary vehicular service and loading traffic shall only be permitted below the Plaza Level. During interim stages of construction; however, the applicant

will be allowed to access primary service, loading and parking areas constructed below the Plaza by using temporary grade level drives, which may be modified or reconstructed as necessary for the orderly development of the property, subject to the approval of the Commissioner of the Department of Planning. All temporary access drives shall be removed upon development of the portion of the property upon which such drive is located. No more than one permanent curb cut shall be permitted along the Harrison Street frontage; this cut should be located, consistent with the infrastructure requirements and the easement dated August 17, 1933, to the Metropolitan Sanitary District, across from the Franklin Street intersection.

The development of the property shall be substantially consistent with the attached Pedestrian Circulation Plan. All pedestrian circulation areas on the Plaza and the Riverwalk shall include the provision of paved exterior unobstructed walkways of a minimum of 12 feet in width except ramps and stairways. Pedestrian oriented furnishings shall be provided. Such walkways shall be lighted and landscaped. The applicant will participate with the City of Chicago and other community groups and property owners in the development of a conceptual plan for the development of pedestrian areas on the perimeter of the Polk Street right-of-way.

9. Maximum heights of principal structures above Plaza Level in each subarea are as follows:

	Height Of Principal Structures Above Plaza
a) Subarea 1	750 feet
b) Subarea 2	650 feet
c) Subarea 3	250 feet
d) Subarea 4	0

In addition to the height restrictions noted above, the height restrictions of any building or appurtenance attached thereto shall also be subject to:

- (a) Height limitations as certified on F.A.A. Form 7460-1 or successor forms involving the same subject matter and approved by the Federal Aviation Administration; and
- (b) Airport zoning regulations now in effect as established by the Departments of Planning, Aviation, and Law, and approved by the City Council.

10. Business and business identification signs, including 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; however, City Council approval shall also be required for signs described in Section 86.1-11 of the Municipal Code.
11. The applicant, its successors or assignees shall provide an improved permanent 30-foot wide lower riverwalk which, when completed, provides handicapped access from Polk and Harrison Streets and a 15-foot wide upper terrace in a 45-foot wide publicly accessible Riverwalk Zone (Subarea 4) all in substantial accordance with the Typical Riverwalk Plan and the Riverwalk Perspective attached hereto. Construction of temporary and permanent improvements in Subarea 4 may be phased over a period of years but, in any event, shall be substantially completed in accordance with the following schedule:
 - a. The initial development of a principal structure in Development Zone 1B, 2B or 3B shall require a substantially simultaneous completion and subsequent maintenance of a permanent Riverwalk in the abutting section of Subarea 4 and a temporary Riverwalk in the balance of Subarea 4;
 - b. The development of the next principal structure in either Development Zone 1B, 2B or 3B, will require substantially simultaneous completion and subsequent maintenance of a permanent Riverwalk in the abutting section of Subarea 4;
 - c. The substantially, simultaneous completion and subsequent maintenance of the remaining permanent lower and upper terrace section of the Riverwalk shall occur no later than the development of a principal structure in the remaining subarea; provided, however, that regardless of the time of construction of a principal structure in the Development Zone B portion of the remaining subarea, a permanent lower Riverwalk shall be completed and subsequently maintained in said subarea no later than three (3) years following the completion of the second principal structure abutting Subarea 4, as provided in paragraph (b), above.

The temporary Riverwalk improvements required herein shall be an asphalt path approximately 15 feet in width that, when connected with the permanent Riverwalk, will allow pedestrian and handicapped access from Harrison Street to the Polk Street right-of-way. Said temporary Riverwalk should be located within Subarea 4, but may deviate from that location where necessary to accommodate site conditions; so long as the temporary Riverwalk provides an adequate temporary pedestrian path along or near the river. Said walk shall be adequately landscaped. Said temporary Riverwalk adjacent to the remaining undeveloped

Development Zone shall be provided with appropriate screening between said Riverwalk and the undeveloped Development Zone.

The permanent Riverwalk required herein shall be generally consistent in its design, landscaping, paving materials, lighting, pedestrian seating and railings with the Riverwalk Perspective Plan and Typical Riverwalk Plan attached hereto. Vertical access shall be provided to the lower Riverwalk, from the plaza level or from the street level at the time of the construction of the abutting permanent sections of the Riverwalk as follows: by ramp, with a scenic overlook, from Harrison Street; by terraced stairs from the Open Space Zones; and by stairs or ramp from Polk Street. Uses in the Riverwalk Zone shall be limited to a pedestrian promenade, water-oriented recreational uses and limited retail, commercial and service uses. Elevations of the permanent 30-foot wide lower Riverwalk shall not exceed approximately +5 feet above Chicago City Datum (C.C.D.) measured at the edge of the lower Riverwalk and elevations of the 15-foot wide upper Riverwalk (terrace) level, within Subarea 4, shall not exceed approximately +24 feet C.C.D., provided that the upper Riverwalk (terrace) level is subject to such additional increases in height as may be determined to be necessary by the Metropolitan Water Reclamation District of Greater Chicago pursuant to a certain easement granted to its predecessor August 17, 1933.

12. Prior to issuance by the Department of Planning of a determination, pursuant to Sections 11.11-3(b) and 11.11-3(c) of the Chicago Zoning Ordinance that any proposed development of all or any portion of the subject property substantially complies with the provisions of this Planned Development Ordinance ("Part II approval"), a Site Plan shall be submitted to the Department of Planning (the "Department") containing the information described below. The Department of Planning shall advise the applicant for Site Plan approval within fifteen (15) days whether the application is complete. When said Site Plan is complete and if it substantially conforms with the provisions of this Planned Development, the Department shall approve said Site Plan and shall issue written approval thereof to the applicant for Site Plan approval within sixty (60) days of submission of the completed application. If the Department determines within the sixty (60) day period that the Site Plan does not substantially conform with this Planned Development, the Department shall advise the applicant for Site Plan approval, in writing, regarding the reasons for such adverse determination. The Department shall thereafter review any resubmission within fourteen (14) days and make its final determination, in writing, to the applicant for Site Plan approval within said period. Part II approval shall not be issued until and unless such a Site Plan has been approved by the Department; provided, however, that Site Plan approval shall be deemed to occur in the event that the Department of Planning fails to complete its review within the above referenced sixty (60) day period, unless extended by agreement of the applicant for Site Plan approval and the Department. Site Plans may be submitted for all or any part of the planned development, provided that all such submissions are in accordance with the terms of this planned development. Following approval of a Site Plan by the Department, the Site Plan shall be kept on permanent file with the Department and shall be deemed to be an integral part of this planned development ordinance. Changes or modifications to the Site Plans may be made after approval of the

Department, so long as the Site Plan, as so changed or modified, substantially conforms with the provisions of this planned development or with the provisions of the planned development as it may be modified pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. In the event of any conflict between an approved Site Plan and this planned development ordinance, the terms of the ordinance shall govern.

Site Plans shall provide the following information:

Boundaries of development parcel or parcels;

Building footprint or footprints;

Dimensions of all setbacks;

Location and depiction of all parking spaces (including relevant dimensions);

Location and depiction of all loading berths (including relevant dimensions);

All drives, roadways and vehicular routes;

All landscaping (including species and size);

All pedestrian circulation routes and points of ingress/egress (including sidewalks);

All site statistics applicable to the development parcel or parcels including:

F.A.R. as represented on submitted drawings;

Lot coverage as represented on submitted drawings;

Number of parking spaces provided;

Number of loading berths provided; and

Uses of development parcel.

Parameters of the building envelope including:

Maximum building height; and

Vertical setbacks, if any.

Site Plans shall include such other information as may be necessary to illustrate conformance with the Planned Development. The Department shall advise the applicant for Site Plan approval of this information within fifteen (15) days of submission of an application for Site Plan approval.

13. The Plan of Development hereby attached 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 force on the effective date of adoption of this Planned Development.
14. The applicant acknowledges that in order to accommodate the proposed development, certain traffic related improvements are necessary. Accordingly, prior to issuance of Part II approval for any portion of the subject development, the applicant shall offer for dedication to the City for roadway purposes on Harrison and Wells Streets the property described in the Roadway Dedication Plan attached hereto as an exhibit.

Furthermore, prior to the issuance of the First Certificate of Occupancy for any portion of the subject development, the applicant shall have:

- (a) completed or caused the completion of the resurfacing and restriping of the entire width from curb to curb of those portions of both Harrison and Wells Streets adjacent to the boundaries of the property including any road construction necessary in connection with the property dedicated as provided above, all in accord with applicable City standards and the Department of Public Works ("D.P.W.") approval; and
- (b) completed or caused the completion of the adjustment or upgrading of the traffic signal located at the intersection of Franklin Street and Harrison Street in accordance with applicable City standards and D.P.W. approval.

Applicant agrees to participate in discussions with the City, other public transportation agencies and other South Loop property owners concerning transit problems and improvements.

[Existing Zoning and Preferential Street Map; Property Line and Planned Development Boundary Map; Generalized Land Use Plan; Existing Land Use Map; Typical Riverwalk Plan, Elevation and Section; Illustrative Riverwalk View; Open Space/Building Separation Plan; Plaza Level Vehicular Circulation; Lower Level Vehicular Circulation and Service Plan; Mezzanine Level Vehicular Circulation and Service Plan; Pedestrian Circulation Plan; and Roadway Dedication Plan printed on pages 15186 through 15197 of this Journal.]

Business Planned Development Number 481 as adopted June 14, 1989 and Use and Bulk Regulations and Data attached to this Plan of Development read as follows:

Business Planned Development Number 481

Plan Of Development

Statements.

1. The area delineated as a Business Planned Development (the "Planned Development") consists of approximately 374,100 square feet, more or less, or 8.6 acres of real property bounded by: West Harrison Street; South Wells Street; West Polk Street; and the Chicago River, (the "Property"), as identified in the drawing attached hereto entitled "Property Line and Planned Development Boundary Map". The applicant is Franklin Point, Incorporated, One James Center, Richmond, VA 23219. The property is owned by applicant.

The applicant is seeking permission to construct and operate an interim surface parking lot. The lot will accommodate approximately 800 vehicles. In addition to the paved parking area, new improvements, generally consistent with the site plan dated April 13, 1989, to be constructed on the property include: attendant booths, landscaping and guardrails surrounding the lot, four new driveways permitting access from Harrison, Wells and Polk Streets, adequate lighting, interior pedestrian walks, pathways and an intermediate pedestrian access to South Wells Street. The applicant shall submit a schedule for annual maintenance of the landscaping as part of its Part II application.

2. The parking lot will be used for the parking of passenger cars, light vans and pickup trucks. No heavy commercial trucks shall be parked upon said lot at any time.
3. Adequate drainage shall be provided as to permit run-off to flow to an established City of Chicago sewer.
4. Adequate lighting shall be provided at all times.
5. 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.
6. Any dedication or vacation of streets or alleys or easements or any adjustments of the right-of-way shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval of the City Council. The applicant acknowledges that the City of Chicago is contemplating long-term roadway improvements in the vicinity of the Project site, which may require the widening of Wells, Harrison and/or Polk Streets.
7. The permitted uses of the property are set forth in the attached Table of Controls.
8. 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 review of the Bureau of Traffic Engineering and Operations and the approval of the Commissioner of Planning. The cost of any additional traffic control device necessitated at Harrison and Franklin entirely by this use shall be paid by the applicant.
9. 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.
10. Business identification signs shall be permitted within the Planned Development subject to the restrictions of the C3-6 Commercial-Manufacturing District. Temporary signs such as construction and marketing signs may be permitted subject to the aforestated approvals.
11. The zoning classification of the subject property shall revert to a C3-6 Commercial-Manufacturing District, following a period of five (5) years from the adoption of the ordinance creating this Planned Development, or sooner at the election of the applicant, unless the use is renewed or continued through adoption of a subsequent planned development ordinance.

12. This Plan of Development, consisting of thirteen (13) 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. 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.
13. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of Planning.

*Business-Commercial Planned Development Number 481,
As Amended*

Use And Bulk Regulations And Data.

Net Site Area <u>Square Feet</u> Acres	General Description Of Land Use	Maximum F.A.R.	Maximum Percent Of Site Coverage At Plaza Level
349,398 8.02	Permitted uses authorized by the C3-6 Commercial- Manufacturing District of the Chicago Zoning Ordinance,	13.00 ¹	62% ²

¹ Subject to the provisions of paragraph 7.

² No development in Open Space Zones or Building Separation Zones, except that specifically provided for in the above statements, is permitted.

Net Site Area <u>Square Feet</u> Acres	General Description Of Land Use	Maximum F.A.R.	Maximum Percent Of Site Coverage At Plaza Level
--	---------------------------------------	-------------------	--

telecommunication
dishes of any size,
day-care facilities,
non-accessory
parking lots and
garages including
non-accessory surface
parking as an interim
use and a publicly
accessible, landscaped
Riverwalk Zone at
least 45 feet in width.

Gross Site Area = Net Site Area + Area to remain in public right-of-way

$$396,402 (9.10 \text{ acres}) = 349,398 + 47,004$$

Off-Street Parking And Loading:

Minimum Number Of Parking Spaces:

Office: 1 space per 4,000
square feet

Residential: .55 spaces per
dwelling unit

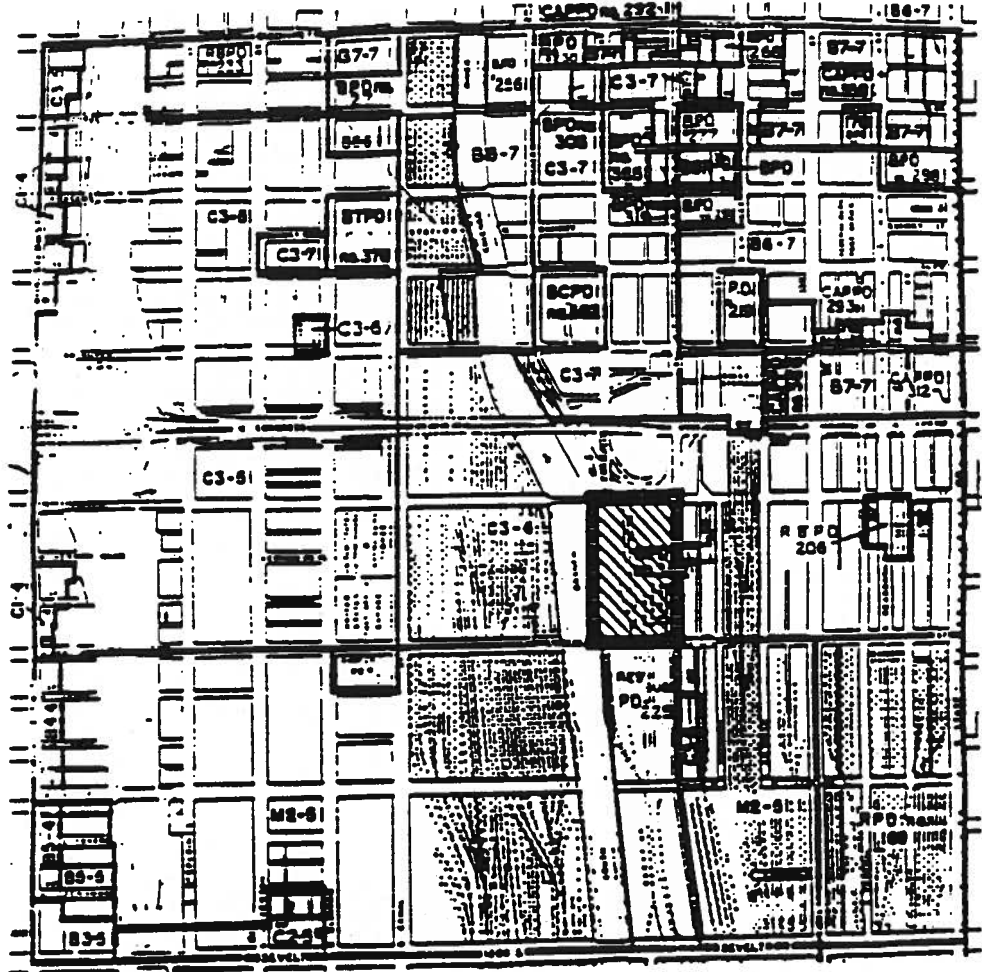
Hotel: 1 space per 4 rooms

Minimum Number Of Loading Berths:

As required by C3-6 Commercial-
Manufacturing Zoning District

Maximum Floor Area: 4,542,174

BUSINESS COMMERCIAL PLANNED DEVELOPMENT
EXISTING ZONING PREFERENTIAL STREET MAP



APPLICANT: Franklin Point, Inc.
 One James Center
 Richmond, Virginia 23219



SUBJECT PROPERTY

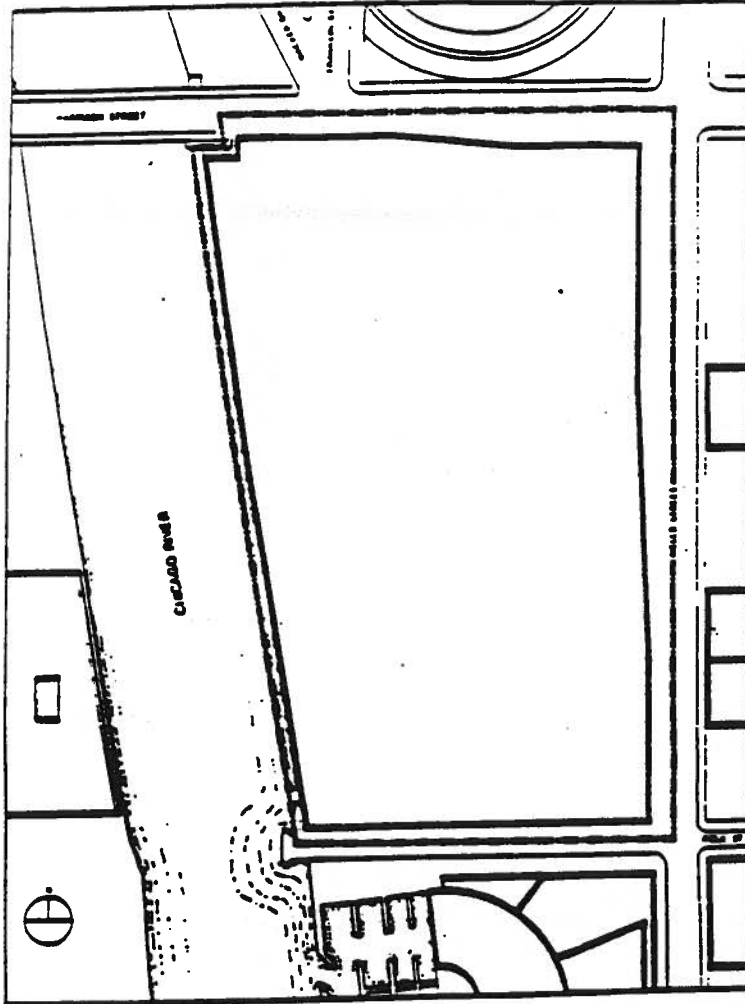
DATE: July 18, 1989

4/25/90

UNFINISHED BUSINESS

15187

**PROPERTY LINE AND PLANNED DEVELOPMENT
BOUNDARY MAP**

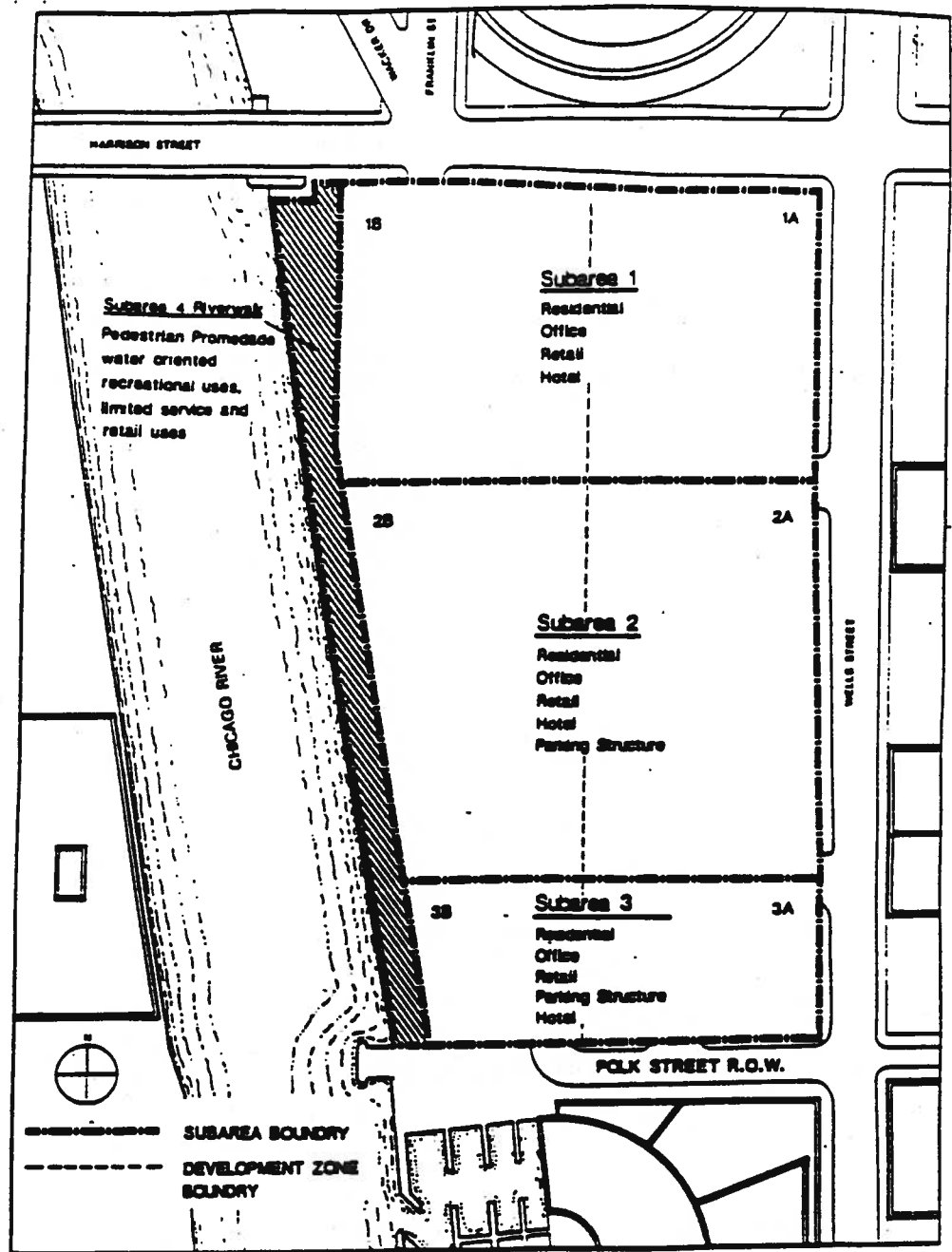


APPLICANT: Franklin Point, Inc.
One James Center
Richmond, Virginia 23219

DATE: July 18, 1989

————— PROPERTY LINE
- - - - - PLANNED DEVELOPMENT
BOUNDARY

GENERALIZED LAND USE PLAN



FRANKLIN POINT

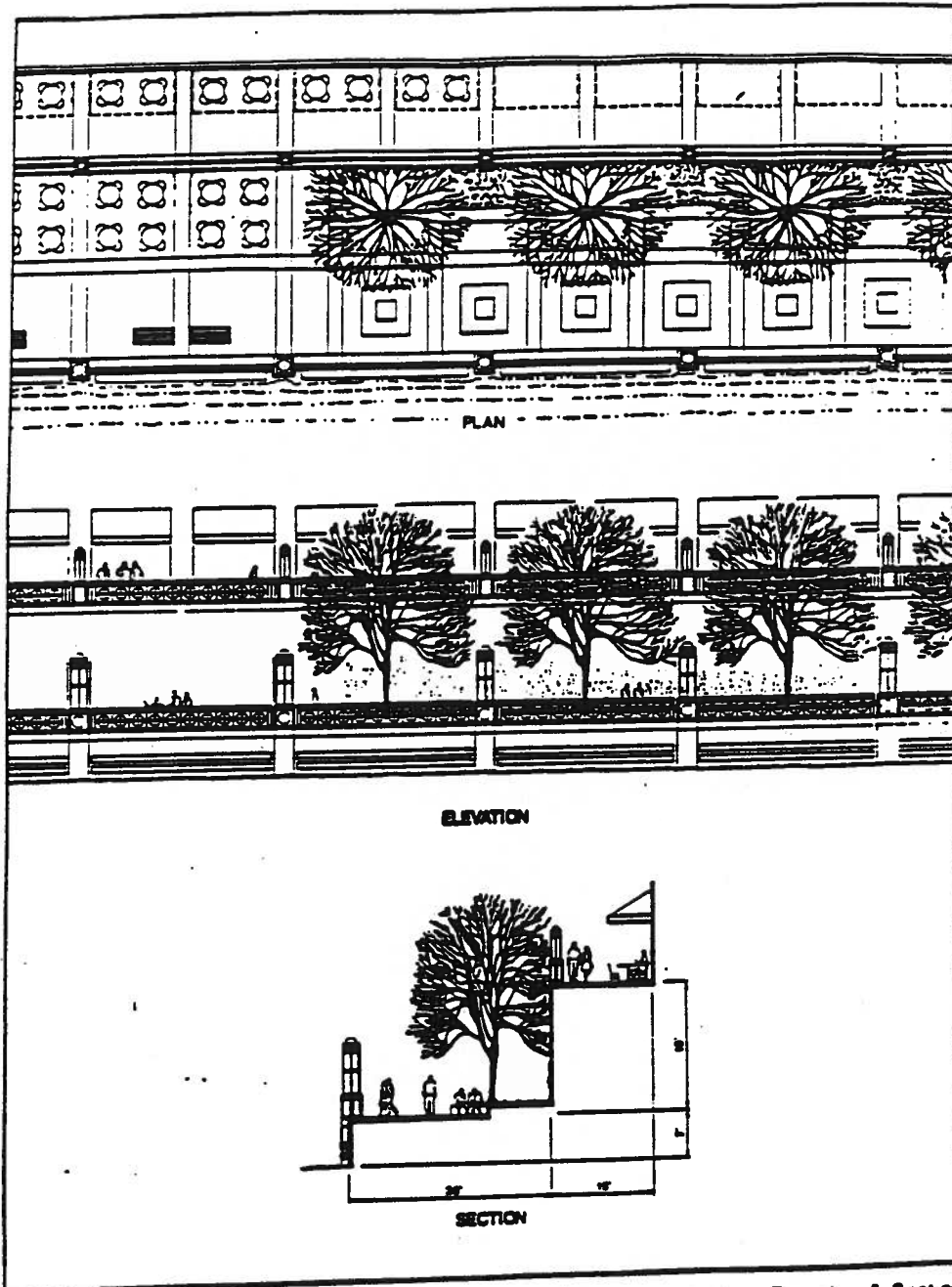
Franklin Point Inc., a Subsidiary of CSX Realty

February 8, 1990

Generalized Land Use Plan

Argus Real Estate Partners, Lorain Associates

TYPICAL RIVERWALK PLAN, ELEVATION & SECTION

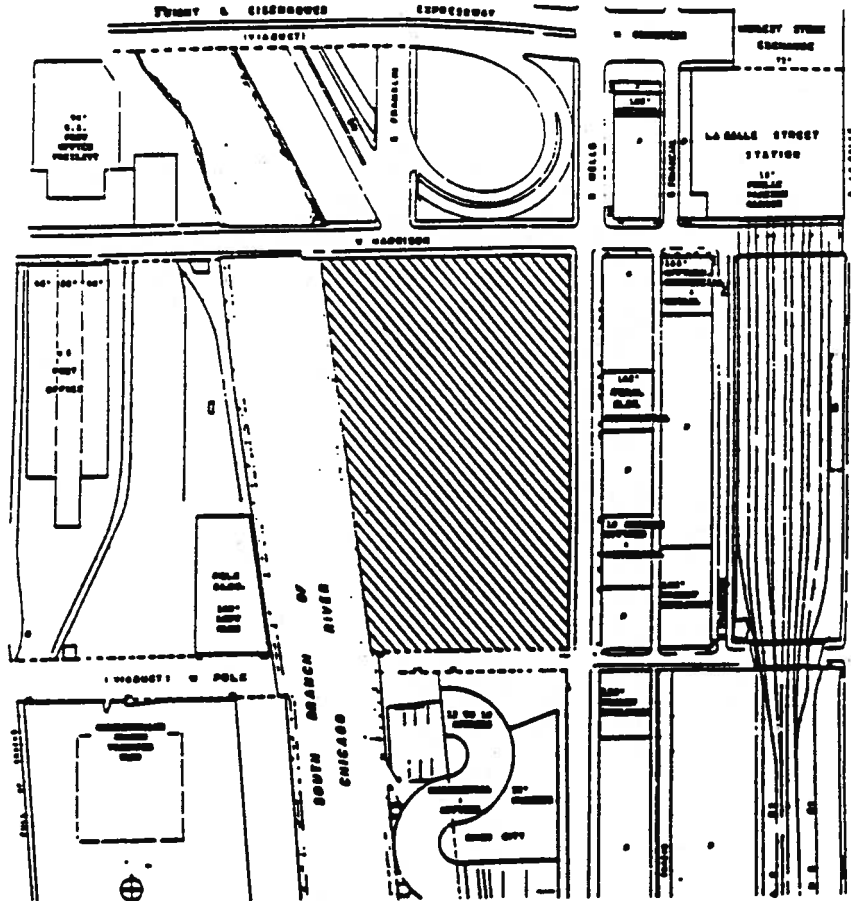


FRANKLIN POINT
Franklin Point Inc., a Subsidiary of CSX Realty

Typical Riverwalk Plan, Elevation & Section
Argue Real Estate Partners, Loran Associates

February 8, 1990

EXISTING LAND USE MAP



APPLICANT: Franklin Point, Inc.
 One James Center
 Richmond, Virginia 23219

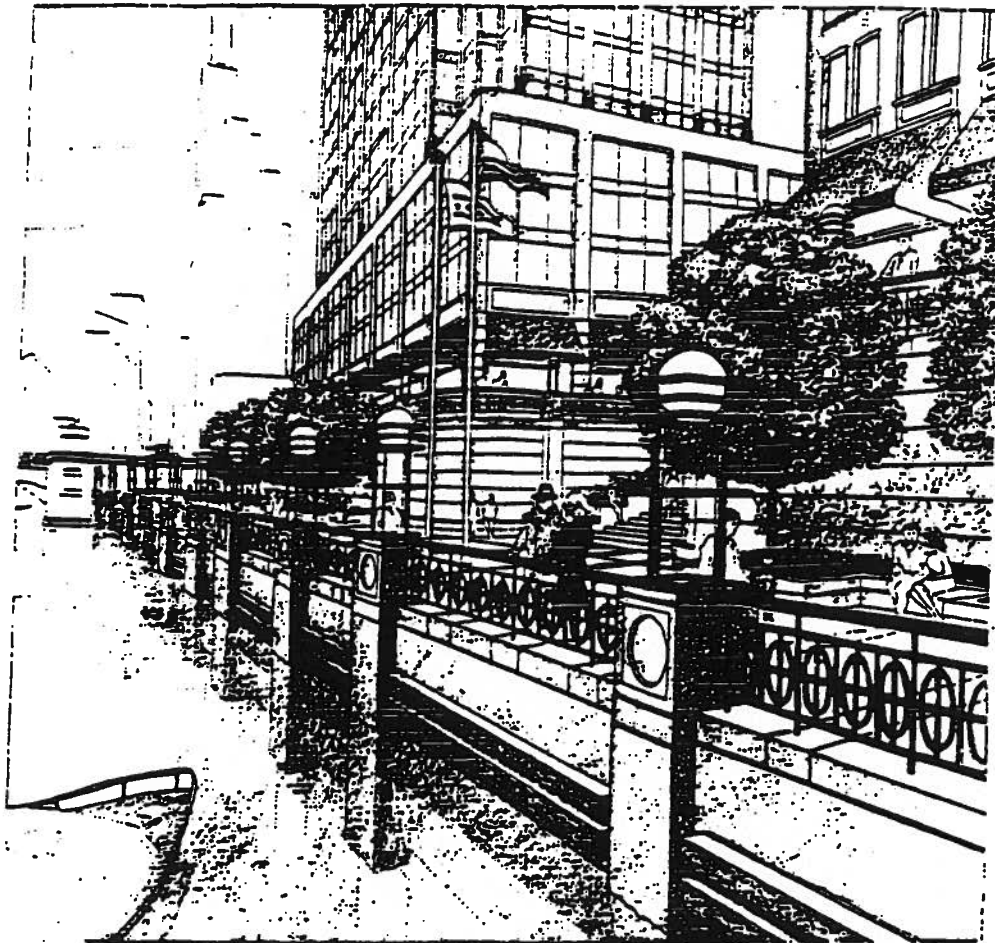
DATE: July 18, 1989



SUBJECT PROPERTY

P = PUBLIC PARKING LOT

ILLUSTRATIVE RIVERWALK VIEW



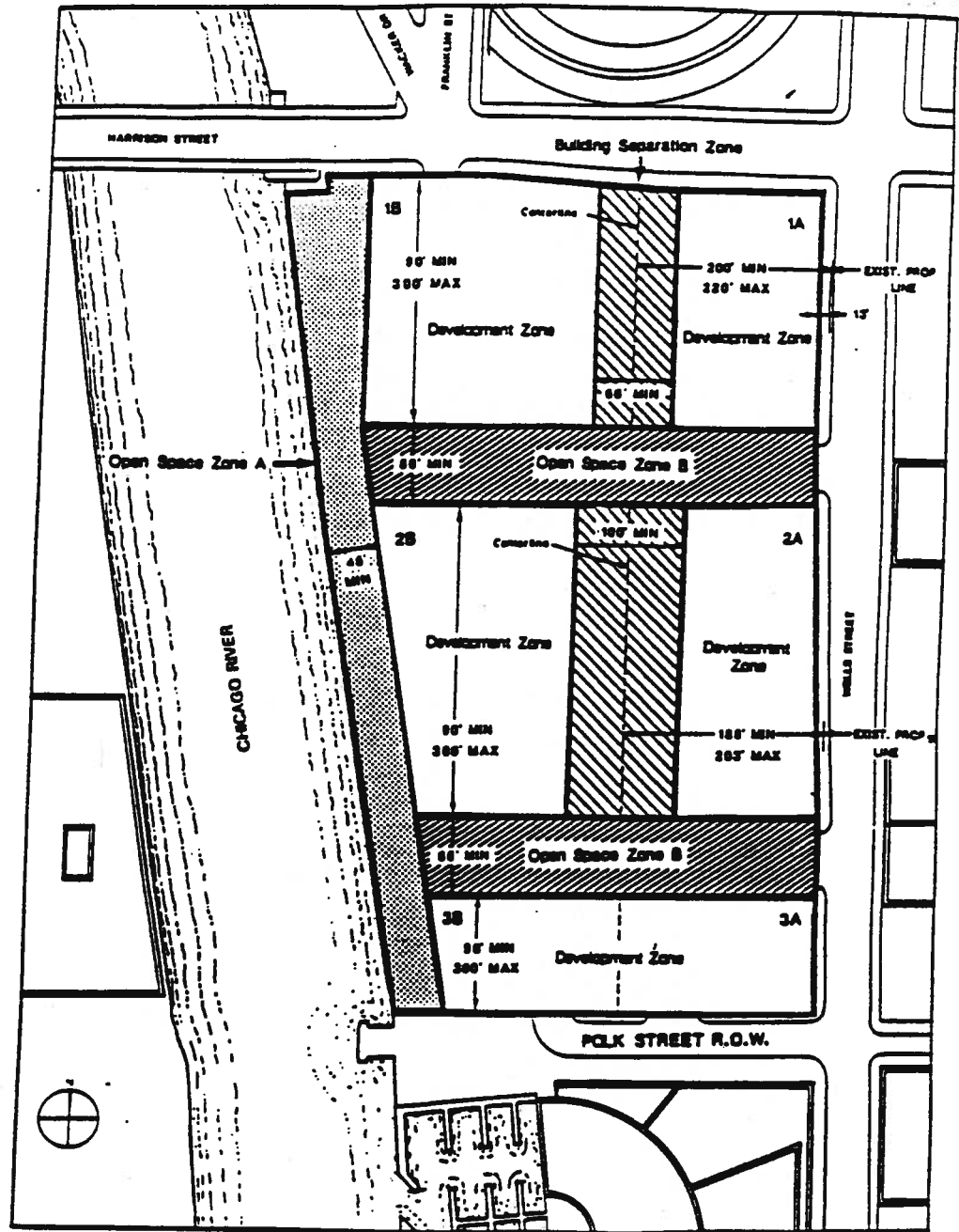
FRANKLIN POINT

Franklin Point Inc., a Subsidiary of CSX Realty

Illustrative Riverwalk View

Argus Real Estate Partners, Lohan Associates

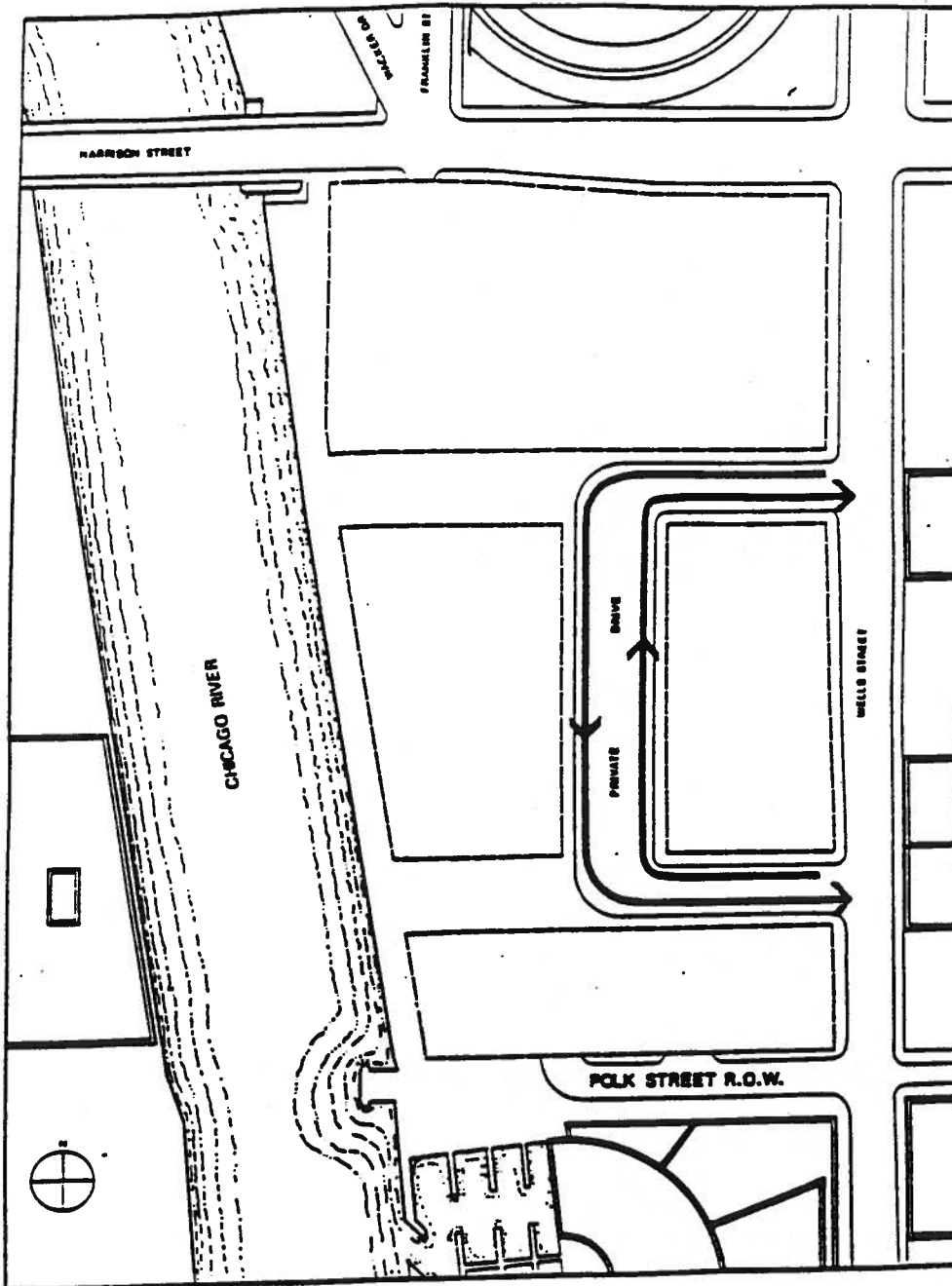
OPEN SPACE/BUILDING SEPARATION PLAN



FRANKLIN POINT
 Franklin Point Inc. a Subsidiary of CSX Realty
 February 8, 1990

Open Space/Building Separation Plan
 Argus Real Estate Partners, Lohan Associates

PLAZA LEVEL VEHICULAR CIRCULATION



FRANKLIN POINT

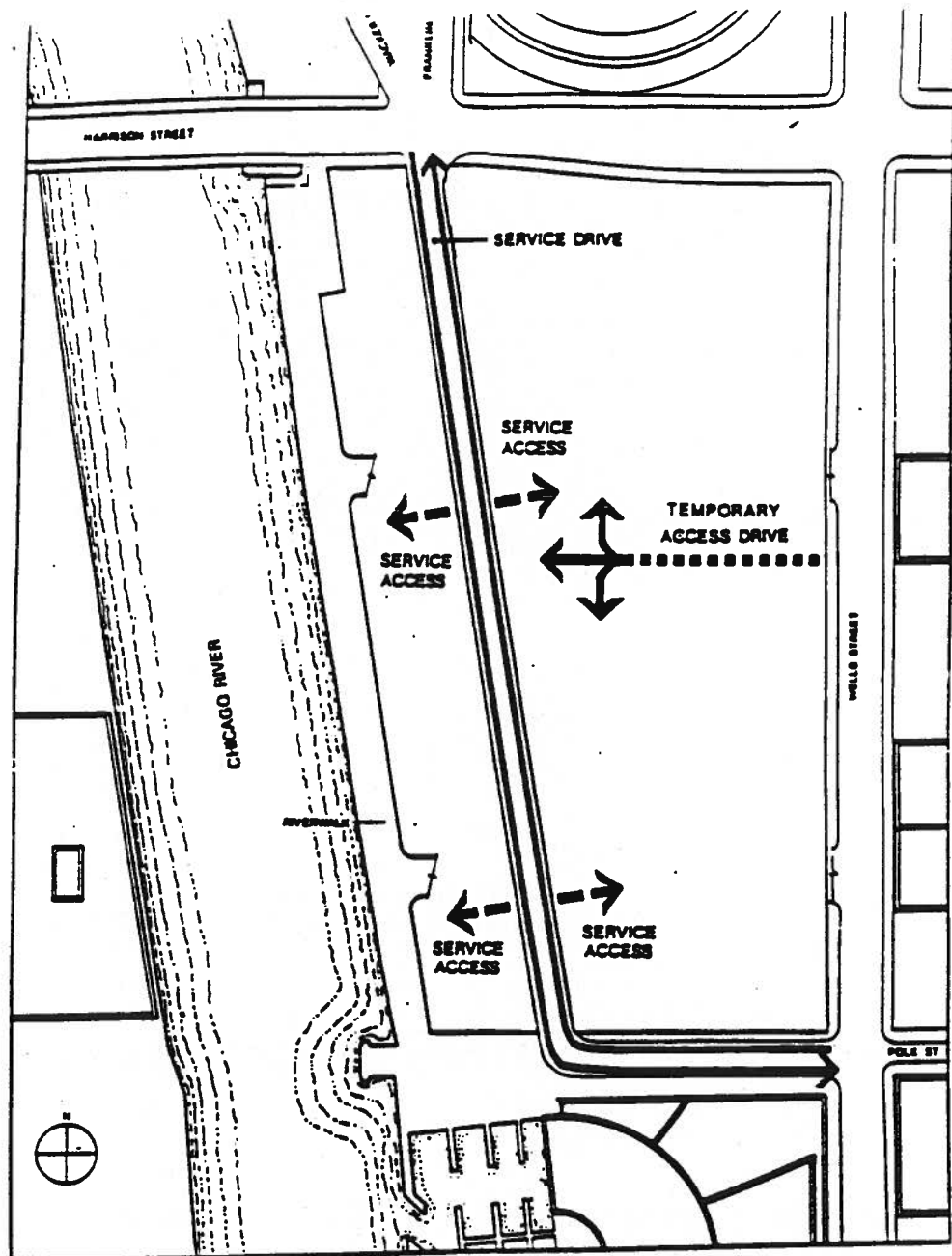
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February 8, 1990

Plaza Level Vehicular Circulation

Argus Real Estate Partners, Lonan Associates

LOWER LEVEL VEHICULAR CIRCULATION AND SERVICE PLAN



FRANKLIN POINT

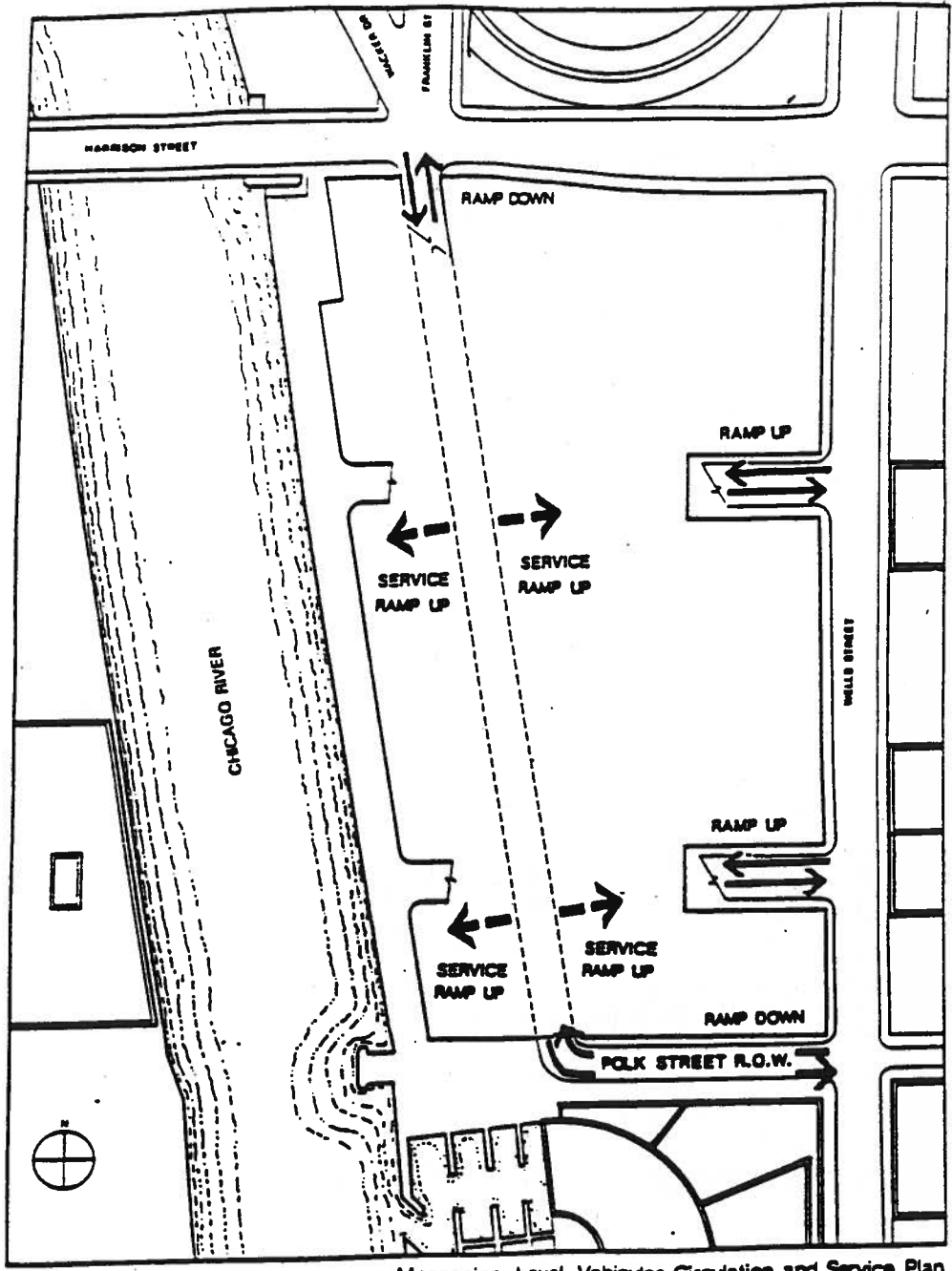
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Lower Level Vehicular Circulation and Service Plan

Argus Real Estate Partners, Lohan Associates

February 8, 1990

MEZZANINE LEVEL VEHICULAR CIRCULATION AND SERVICE PLAN



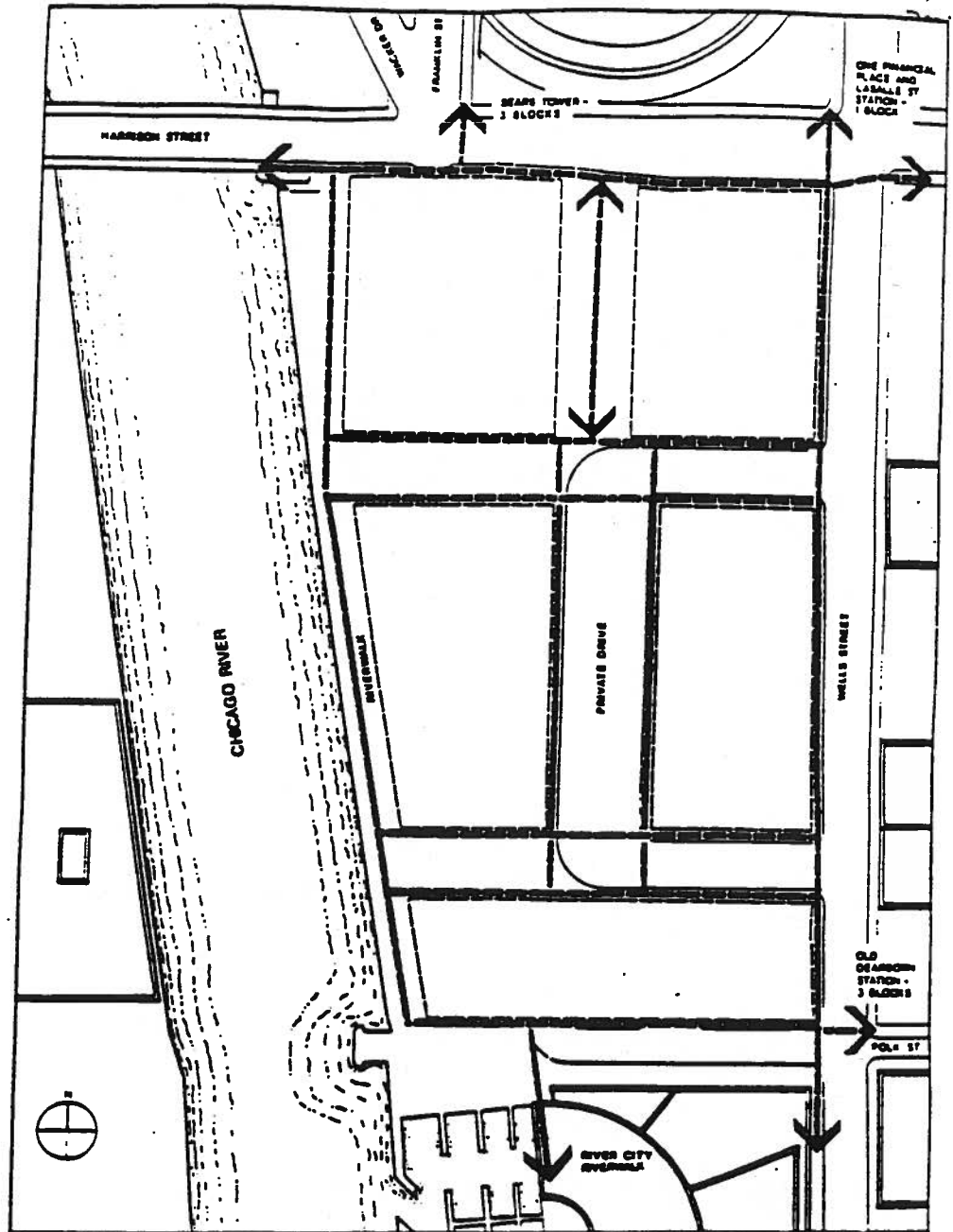
FRANKLIN POINT

Mezzanine Level Vehicular Circulation and Service Plan

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February 8, 1990

Argus Real Estate Partners, Lohan Associates

PEDESTRIAN CIRCULATION PLAN

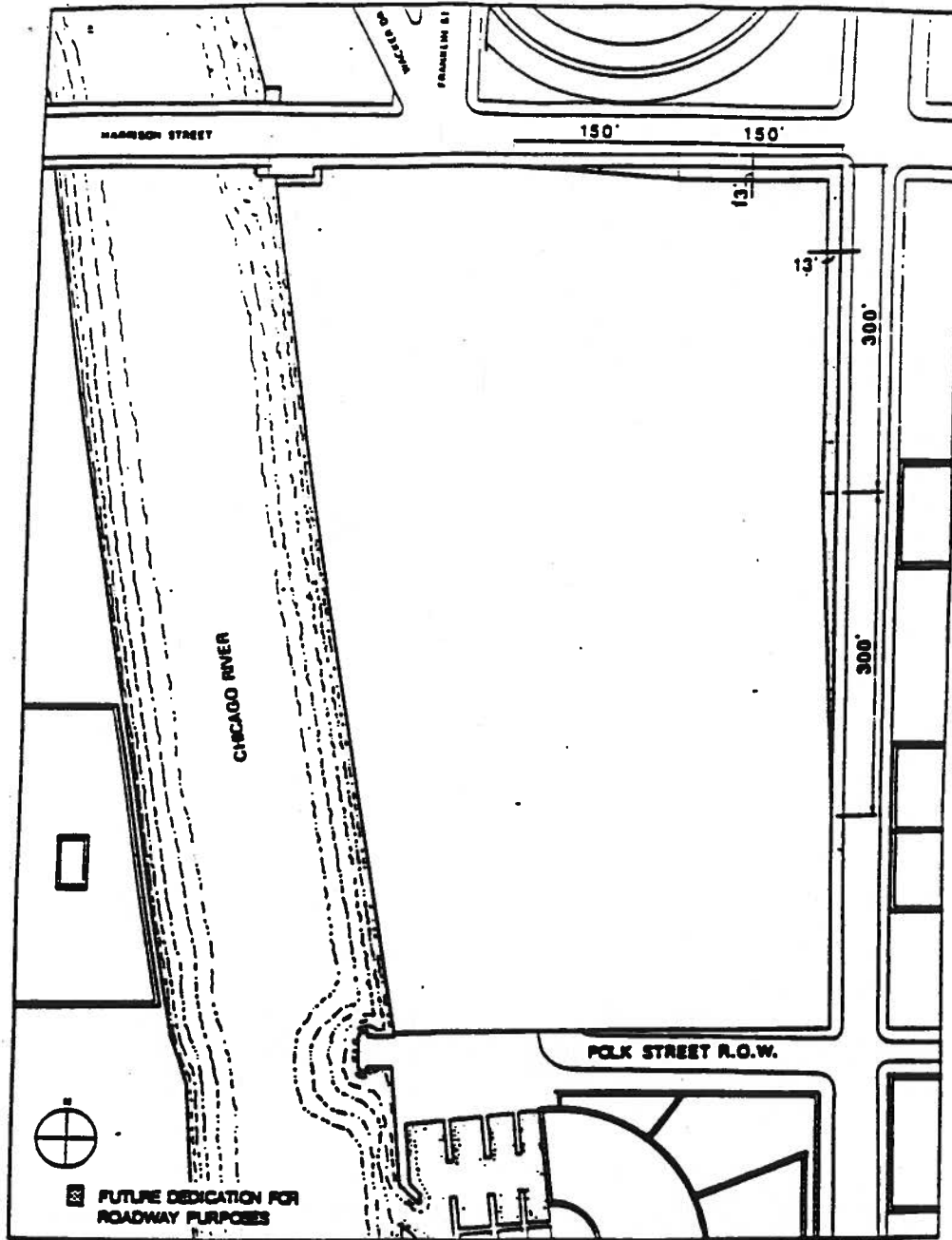


FRANKLIN POINT
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Pedestrian Circulation Plan
 Argus Real Estate Partners, Lorain Associates

February 8, 1990

ROADWAY DEDICATION



FRANKLIN POINT

Roadway Dedication Plan

Franklin Point Inc., a Subsidiary of CSX Realty

Argus Real Estate Partners, Lohan Associates

February 8, 1990