



City of Chicago
Richard M. Daley, Mayor

Department of Planning
David R. Moscna
Commissioner
Charles Thurow
First Deputy Commissioner

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

April 5, 1990

488

Mr. Gery Chico
Sidley and Austin
One First National Plaza
Chicago, Illinois 60603

Dear Mr. Chico:

Re: Business Planned Development
No. 488
120 North LaSalle Street

Please be advised that your request for a minor change to Business Planned Development No. 489 on behalf of the applicant, Ahmanson Commercial Development Company, has been considered by this Department pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. Specifically, you requested an increase in the maximum number of parking spaces permitted by the Plan of Development from 260 to 364 spaces. It is our understanding that this increase in the maximum number of parking spaces will not increase the number of floors or total square footage of the garage area.

With regard to this requested increase in total number of parking spaces, the Department of Planning and Public Works have reviewed the submitted addendum to the Barton-Aschman Traffic Study. As a result of this coordinated review, the Department of Planning has determined that increasing the maximum of parking spaces permitted within this proposed building 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 the development;
2. increase the maximum floor area ratio for the total net site area;
3. increase the maximum number of units per acre;
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;



Mr. Gery Chico
Page 2

Accordingly, 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 Business Planned Development No. 489:

The maximum number of parking spaces is hereby increased from 260 to 364.

Very truly yours,



David R. Mosena
Commissioner

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 B6-7 Restricted Central Business District and C3-7 Commercial-Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by:

West Court Place; North LaSalle Street; a line 85.01 feet south of and parallel to West Court Place; the alley next west of and parallel to North LaSalle Street; the alley next south of and parallel to West Court Place; and North Wells Street,

to the designation of a Business Planned Development which is hereby established in the area described above, subject to the 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 Planned Development No. 400
(As Amended)

Plan Of Development

Statements.

1. The area delineated herein as Business Planned Development No. _____ (the "Planned Development") consists of approximately 20,795 square feet (.48 acres) of real property bounded by West Court Place; North LaSalle Street; a line 85.01 feet south of and parallel to West Court Place; the alley next west of and parallel to North LaSalle Street; the alley next south of and parallel to West Court Place; and North Wells Street (the "Property"), as identified in the drawing attached hereto entitled "Boundary and Property Line Map". Legal title to the Property is held by Ahmanson Commercial Development Company, 11111 Santa Monica Boulevard, Suite 2127, Los Angeles, California 90025.

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 adjustments 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: any use permitted in the B6-7 Restricted Central Business District, and C3-7 Commercial-Manufacturing District, non-accessory public parking 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. 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.
6. The height restriction of the development and any appurtenance attached thereto shall be subject to:
 - (1) Height limitations as certified on Form FAA-117 (or on successor form or forms covering the same subject matter) and approved by the Federal Aviation Administration; and
 - (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.
7. The building to be erected pursuant to this planned development ordinance shall be constructed so as not to preclude its being connected to a pedestrian tunnel which may be built at a level beneath LaSalle Street for the purpose of permitting pedestrian traffic between and through City Hall and the proposed building. The applicant and the City acknowledge that the construction of such a tunnel is in the interests of both parties and agree to use all reasonable efforts to cause its development. The applicant shall design and construct the proposed building in a manner which will permit such pedestrian traffic to continue through a lower

level of its building and to connect to a future pedestrian tunnel system at the Wells Street property line of the site. Upon completion of the pedestrian tunnel beneath LaSalle Street and into City Hall, the applicant shall grant an easement to the City for public access through that portion of its property dedicated to pedestrian traffic beneath street level, which easement shall permit public access during normal business hours consistent with the applicant's right to secure and maintain its property. Should the pedestrian tunnel beneath LaSalle Street and into City Hall not be completed by the 20th anniversary of the passage of this planned development ordinance, all of the City's rights to an easement through the applicant's property and the requirement that the building not preclude connection to a future pedestrian tunnel system beneath LaSalle Street and at Wells Street shall lapse. In the event that the pedestrian tunnel system beneath LaSalle Street is completed but within ten (10) years after its completion no pedestrian tunnel system is completed to the Wells Street property line of the applicant's site, all of the City's rights relating to the connection to such a system at the west property line of its site shall lapse.

8. Off-street parking and loading facilities shall be provided in compliance with this Plan of Development and shall be subject to the review and approval of the Commissioner of Planning; provided, however, that the loading facilities shall also be subject to the review and approval of the Commissioner of Public Works. All entrances and exits to and from the parking garage portion of the proposed building shall be located on Wells Street.
9. The building proposed to be constructed contains a bay on the LaSalle Street frontage which projects over the public way, which projection over the public way shall not exceed 8.75 feet, starting at approximately the eighth story.
10. The applicant, at its expense, shall repave Court Place, between LaSalle Street and Wells Street, according to City standards.
11. For purposes of Floor Area Ratio (F.A.R.) calculations, all the definitions in the Chicago Zoning Ordinance shall apply except that in addition to the other exclusions from floor area, mechanical equipment floor space exceeding 5,000 square feet in a single location regardless of placement in the building shall not be included in the floor area. For the purpose of calculating F.A.R., no space devoted to off-street parking and loading shall be included.
12. 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.
13. 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.

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; an existing 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.
15. 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.

[Existing Zoning Map, Boundary and Property Line Map, Generalized Land Use Map and Existing Land Use Map printed on pages 5681 through 5684 of this Journal.]

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

Business Planned Development No. _____
(As Amended)

Plan Of Development

Use And Bulk Regulations And Data.

Net Site Area Square Feet/Acres	General Description Of Land Use	Maximum Floor Area Ratio	Maximum Percentage Of Site Coverage
20,795 / .48	Any use permitted in the B6-7 Restricted Central Business District and C3-7 Commercial- Manufacturing District, non-accessory public parking and earth station receiving dishes	21.0	100%

Gross Site Area = Net Site Area: 20,795 square feet (.48 acres)
 plus area to remain in public right-of-way: 10,613.66 square
 feet (.24 acres) = 31,408.66 (.72 acres)

Off-Street Parking And Loading Controls:

Minimum number of off-street parking spaces:	0
Maximum number of off-street parking spaces:	260
Minimum number of off-street loading berths:	2

Bulk Regulations:

Minimum setbacks:	
Wells Street:	20 feet at the first story above grade only, except that columns or piers supporting upper stories are permitted
All other boundaries:	0

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

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

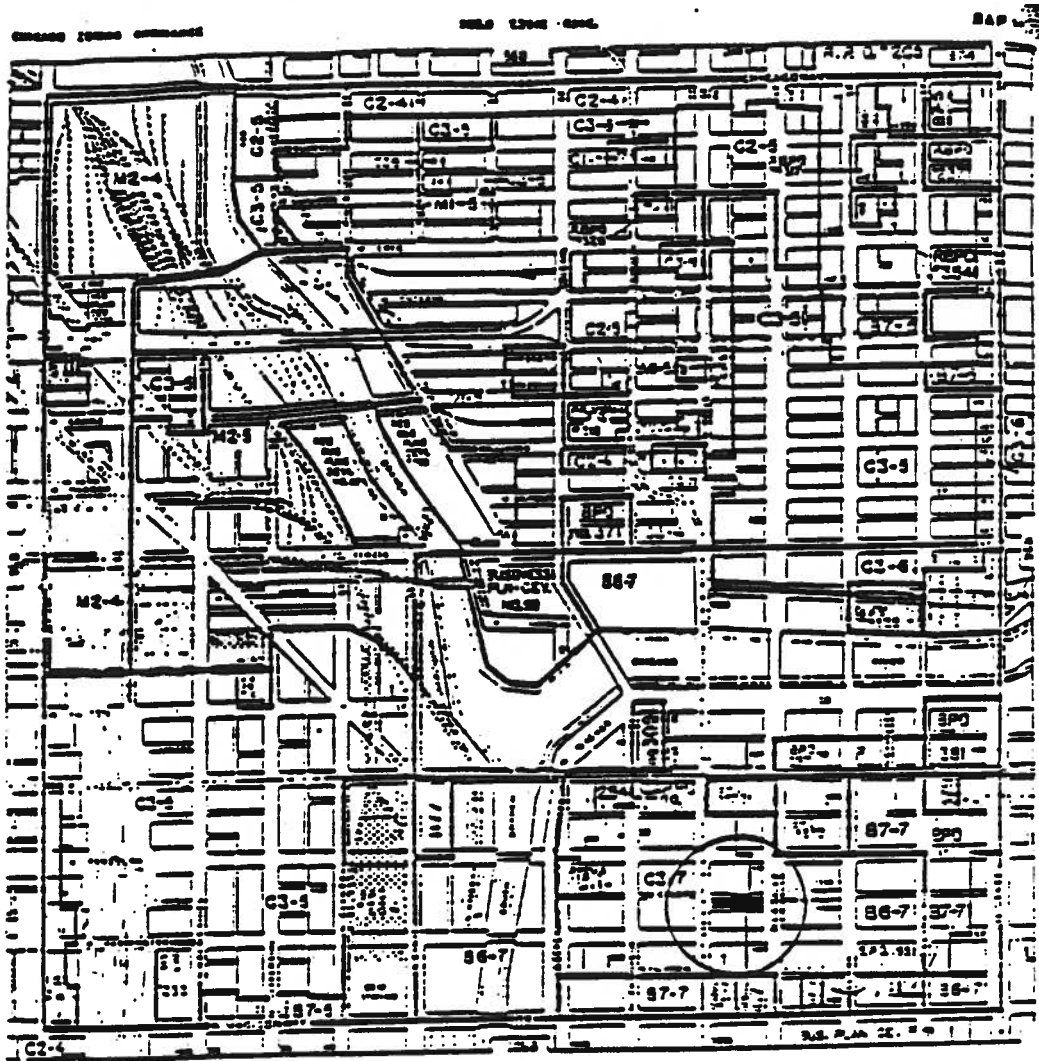
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B7-7 General Central Business District and the B6-7 Restricted Central Business District symbols and indications as shown on Map No. 1-F in the area bounded by:

West Randolph Street; North State Street; West Washington Street; North Dearborn Street; a line 51.17 feet south of West Court Place; a line 54 feet east of North Dearborn Street; a line 54.50 feet south of West Court Place; a line 80.02 feet east of North Dearborn Street; the center line of West Court Place; and North Dearborn Street,

to the designation of a Business 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.

(Continued on page 5685)

EXISTING ZONING MAP



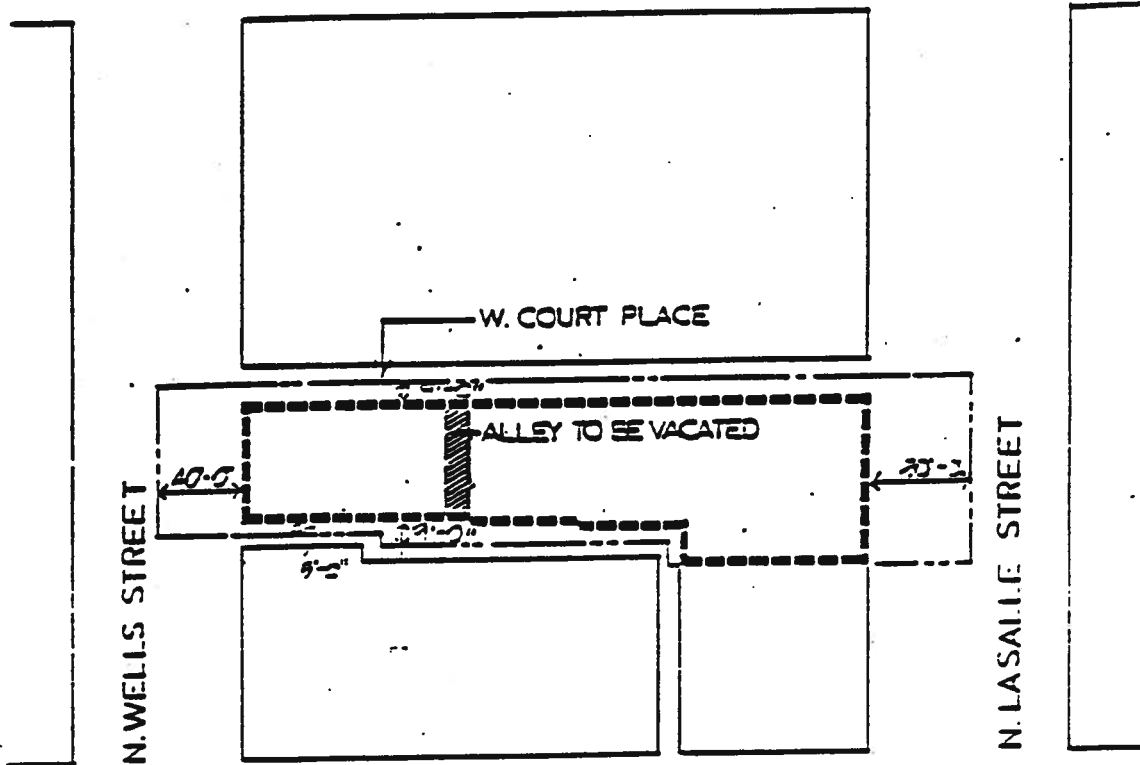
Subject Property Shaded

Applicant: Ahmanson Commercial Development Company
11111 Santa Monica Boulevard, Suite 2127
Los Angeles, California 90025

Date: May 10, 1989

BUSINESS PLANNED DEVELOPMENT
BOUNDARY & PROPERTY LINE MAP

W. RANDOLPH STREET



W. WASHINGTON STREET



PROPERTY LINE
PLANNED DEVELOPMENT BOUNDARY

Applicant: Ahmanson Commercial Development Company
 11111 Santa Monica Boulevard, Suite 2127
 Los Angeles, California 90025

Date: May 10, 1989

GENERALIZED LAND USE MAP

W RANDOLPH STREET

W. COURT PLACE

N. WELLS STREET

N. LASALLE STREET

W. WASHINGTON STREET



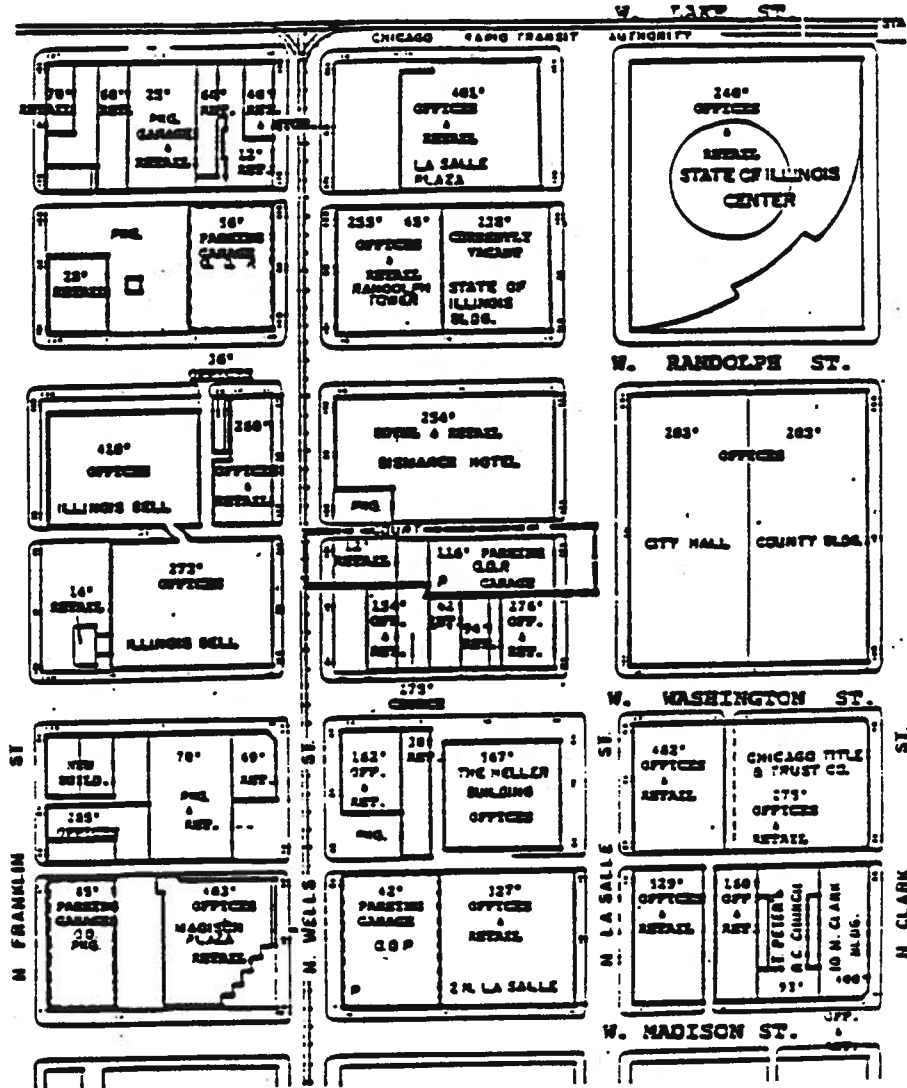
PLANNED DEVELOPMENT BOUNDARY

Any use permitted in the M-7, Restricted Central Business District and the C-7, Commercial-Manufacturing District, and Accessory Parking and Earth station receiving dishes



Applicant: Ahmanson Commercial Development Company
11111 Santa Monica Boulevard, Suite 2127
Los Angeles, California 90025
Date: May 10, 1989

EXISTING LAND USE MAP



PLANNED DEVELOPMENT BOUNDARY

APPLICANT: Abmanson Commercial
 Development Company
 1111 Santa Monica Boulevard, Suite 2127
 Los Angeles, California 90025
DATE: May 10, 1989



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April 5, 1990

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Sidley and Austin
One First National Plaza
Chicago, Illinois 60603

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No. 489
120 North LaSalle Street

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Commissioner