

Yeas -- Aldermen Flores, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colón, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 47.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

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

Reclassification Of Area Shown On Map Number 1-F.
(Application Number 14873)

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 of the area designated as Central Area Parking Planned Development Number 494 symbols and indications as shown on Map Number 1-F in the area bounded by:

the alley next north and parallel to West Calhoun Place; North Franklin Street; West Calhoun Place; and the alley next west and parallel to North Franklin Street,

to those of a DC-16 Downtown Core District.

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

~~*Reclassification Of Area Shown On Map Number 1-K.*~~
~~(Application Number A-5689)~~

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

10/25/89

UNFINISHED BUSINESS

10528
6437

SECTION 7. This ordinance shall be effective from and after its passage.

[Attachment "A" to this ordinance printed on
page 6438 of this Journal.]

CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY
PARTICULAR AREAS.

On motion of Alderman Banks, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of Proceedings of October 4, 1989, pages 5551 through 5585, recommending that the City Council pass said proposed ordinances amending 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 Rush, Tillman, T. Evans, Bloom, Steele, Beavers, Caldwell, Shaw, Vrdolyak, Huels, Fary, Madrzyk, Burke, Carter, Langford, Streeter, Kellam, Sheahan, Jones, J. Evans, Garcia, Krystyniak, Henry, Soliz, Gutierrez, Butler, E. Smith, Davis, Figueroa, Gabinski, Mell, Austin, Kotlarz, Banks, Giles, Cullerton, O'Connor, Natarus, Eisendrath, Hansen, Levar, Schulter, M. Smith, Orr, Stone -- 45.

Nays -- None.

Alderman Caldwell 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-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 C3-7 Commercial-Manufacturing District and B7-7 General Central Business District symbols and indications as shown on Map No. 1-F in the area bounded by:

(Continued on page 6439)

(Continued from page 6437)

West Calhoun Place; the alley next west of North Franklin Street; the alley next north of West Calhoun Place; North Franklin Street; West Madison Street; and a line 161.84 feet west of North Franklin Street,

to those 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.

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. 494
(As Amended)

Plan Of Development

Statements.

1. The area delineated herein as a Central Area Parking Planned Development (the "Planned Development") consists of approximately 38,376.23 square feet of real property, exclusive of public right-of-ways, is depicted on the attached Property Line Map and is owned or controlled by the applicant, H. M. Walken Company, Incorporated.
2. 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.
3. The periphery of the parking facility shall be landscaped in general conformance with the landscaping plan prepared by Daniel Weinbach & Associates, dated September 7, 1989 and on file with the Department of Planning, so long as the

property is used for a parking facility under the terms of this Planned Development.

4. The property included within this Planned Development is divided into two subareas which are depicted in the attached Property Line, Planned Development Boundary and Subarea Map. Subarea A is to be improved with a surface parking facility containing a maximum of 200 parking spaces. Subarea B is to be improved with a surface parking facility containing a maximum of 40 parking spaces. The zoning classification of the Subarea A shall revert to a B7-7 District if that subarea ceases to be used as a parking facility or upon the third anniversary of the effective date of this Planned Development, whichever event occurs first. The zoning classification of the property included within Subarea B shall revert to that of a C3-7 Zoning District if that subarea ceases to be used as a parking facility or upon the third anniversary of the effective date of this Planned Development, whichever event occurs first. However, with respect to Subarea B, the Commissioner of the Department of Planning may grant up to two one-year renewals of this Planned Development beyond the original three-year period, if the parking facility within that subarea has been operated in a manner consistent with all of the provisions of this Planned Development.
5. Adequate drainage shall be provided so as to permit run-off flow to an established City of Chicago sewer.
6. Adequate lighting shall be maintained at the facility.
7. Any dedication or vacation of streets, 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.
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 the review of the Bureau of Traffic Engineering and Operations and the approval of the Commissioner of Planning.
9. 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.
10. Business and business identification signs shall be permitted within the Planned Development in accordance with the regulations applicable in a B7-7 District.
11. This Plan of Development, consisting of twelve (12) statements; an existing zoning map; a property line, planned development boundary and subarea map including any proposed vacations or dedications of streets, alleys or other public rights-of-way; 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.

12. 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.

[Existing Zoning Map, Boundary and Subarea Map, Generalized Land Use Map and Existing Land Use Map printed on pages 6444 through 6447 of this Journal.]

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

*Central Area Parking Planned Development No. _____
(As Amended)*

Use And Bulk Regulations And Data.

Net Site Area:

Subarea A:	30,188.23 square feet (.69 acres).
Subarea B:	8,188.00 square feet (.19 acres).
Total:	38,376.23 square feet (.88 acres).

Gross Site Area Calculations:

Total Net Site Area:	38,376.23 square feet (.88 acres).
plus area to remain in public right-of-way:	20,684.52 square feet (.52 acres).
Gross Site Area:	59,060.75 square feet (1.36 acres).

General Description of Land Use:	At grade and below public parking.
Maximum Floor Area Ratio:	Subarea A -- 1.0. Subarea B -- 1.0.
Maximum Percentage of Site Coverage:	100%.
Minimum Setbacks:	None.
Maximum Number of Off Street Parking Spaces:	Subarea A -- 200. Subarea B -- 40. Total -- 240.

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

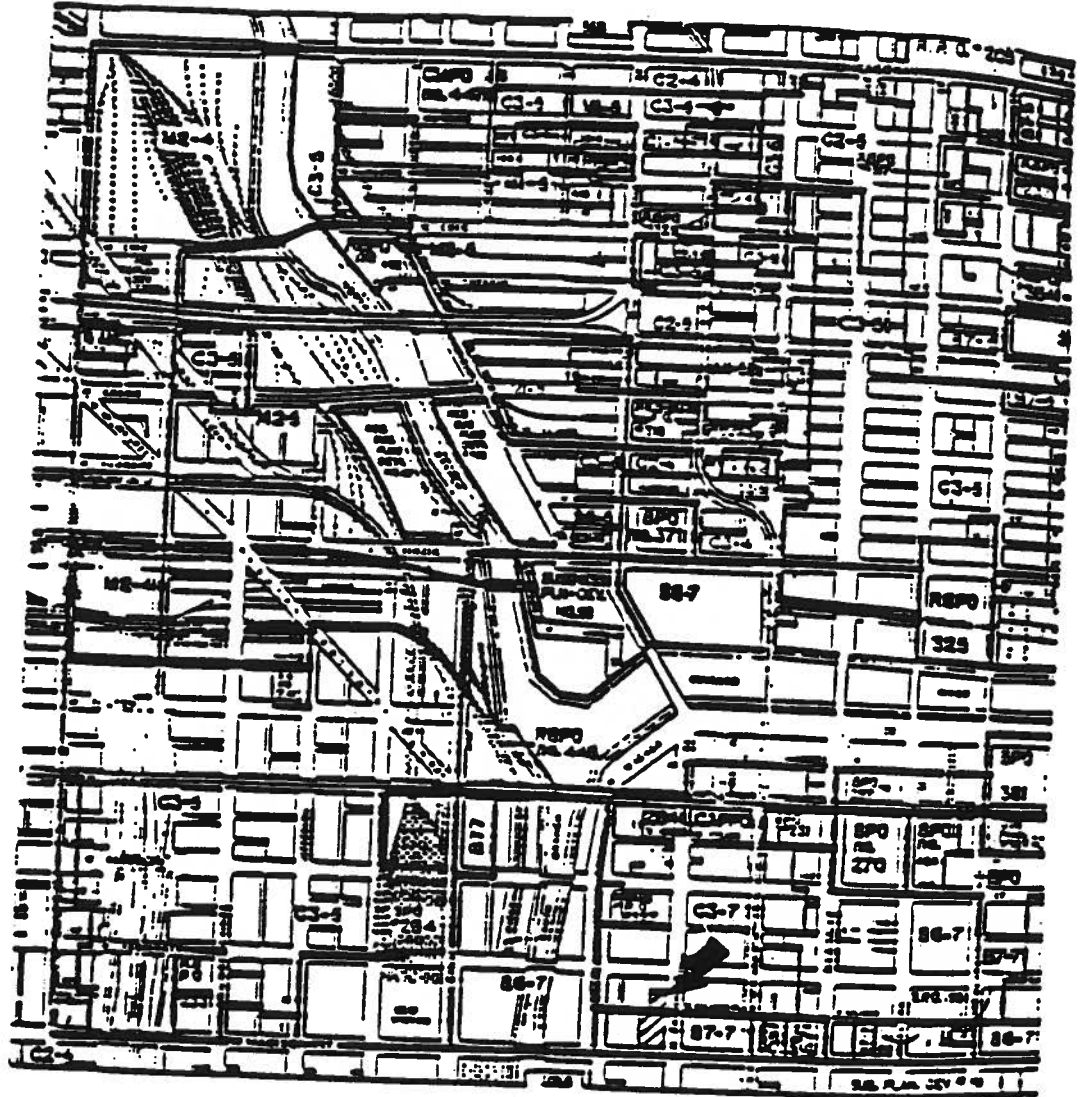
Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential-Business Planned Development No. 375 symbols and indications as shown on Map No. 1-F in the area bounded by:

West Wacker Drive; a line 200.86 feet east of and approximately parallel to North Clark Street; a line 148.32 feet south of and approximately parallel to West Wacker Drive; a line 80.37 feet west of and approximately parallel to North Dearborn Street; a line 163.53 feet north of and approximately parallel to West Lake Street; North Dearborn Street; West Lake Street; and North Clark Street,

to reflect the establishment of Residential-Business Planned Development No. 375, as amended, which is hereby established in the area above described, subject solely to such use and bulk regulations as are set forth in the Plan of Development including attachments, which Plan of Development is attached hereto and made a part hereof and to no others.

CENTRAL AREA PARKING PLANNED DEVELOPMENT
EXISTING ZONING MAP



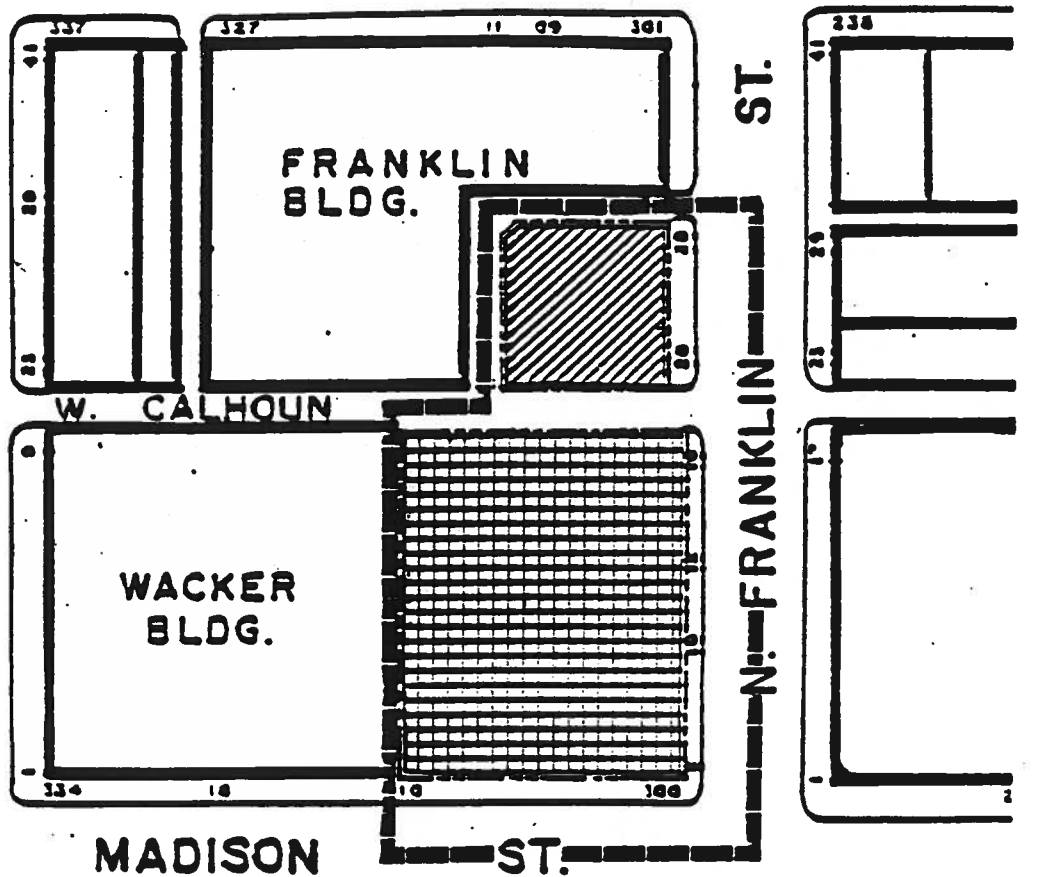
Applicant: E. M. Wallen Company, Inc.
 One North Wacker Drive
 Suite 200
 Chicago, Illinois 60606





SUBJECT PROPERTY

Date: July 18, 1989

**CENTRAL AREA PARKING PLANNED DEVELOPMENT
 PLANNED DEVELOPMENT BOUNDARY
 AND SUB AREA MAP**

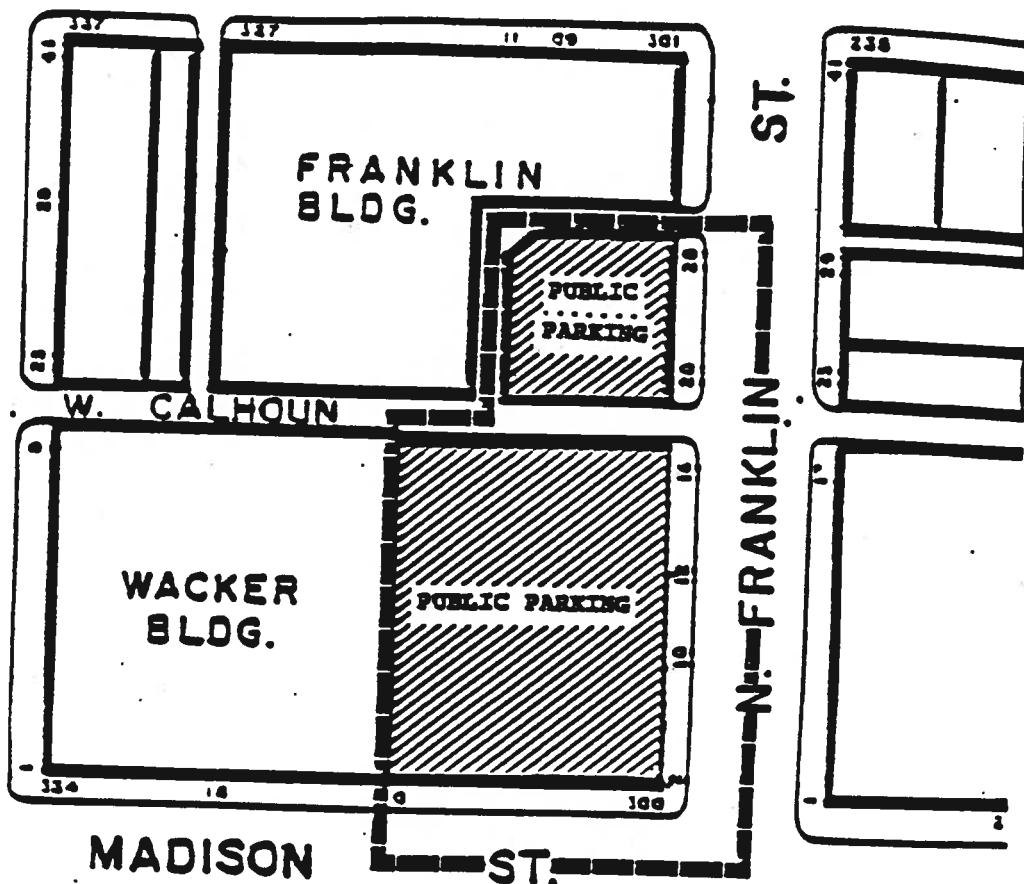


- PROPERTY LINE
- PLANNED DEVELOPMENT BOUNDARY
-  SUB AREA A
-  SUB AREA B

Applicant: H. M. Walker Company, Inc.
 One North Wacker Drive
 Suite 200
 Chicago, Illinois 60606

Date: July 18, 1989

CENTRAL AREA PARKING PLANNED DEVELOPMENT GENERALIZED LAND USE MAP



----- PLANNED DEVELOPMENT BOUNDARY

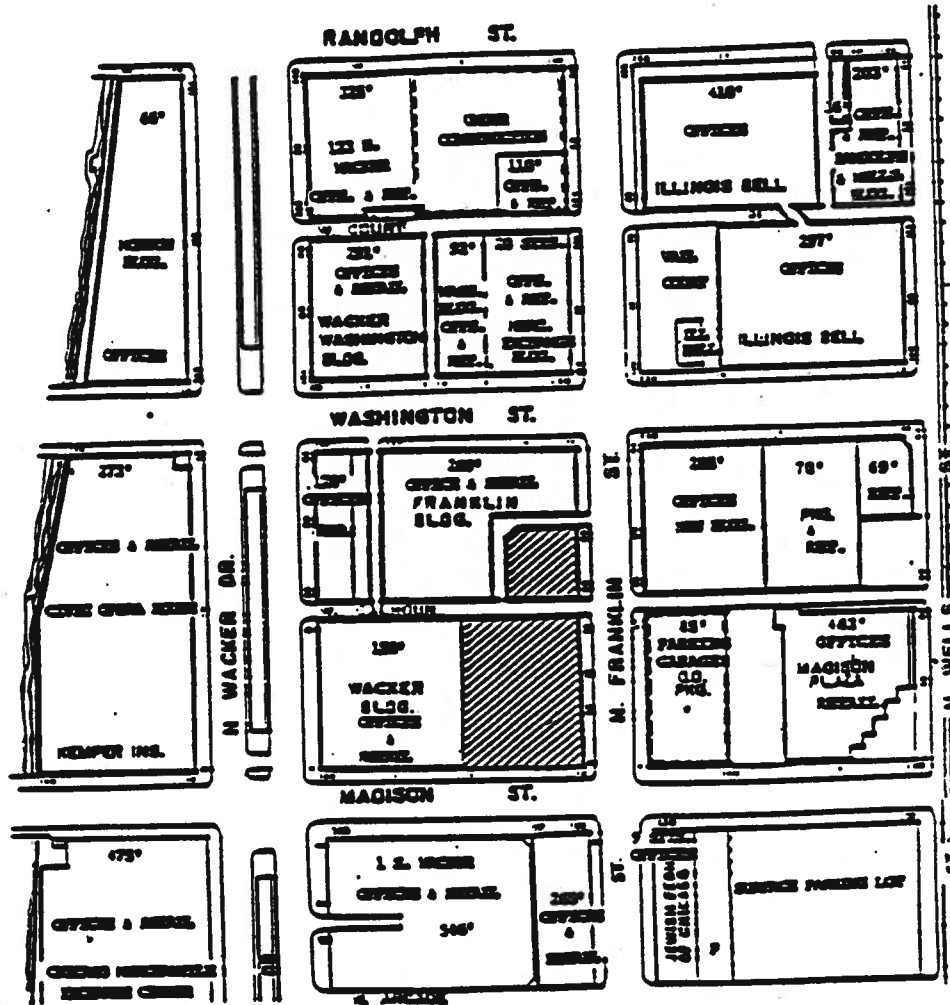


SUBJECT PROPERTY

Applicant: E. M. Walker Company, Inc.
One North Wacker Drive
Suite 200
Chicago, Illinois 60606

Date: July 18, 1989

CENTRAL AREA PARKING PLANNED DEVELOPMENT EXISTING LAND USE MAP



SUBJECT PROPERTY

Applicant: E. M. Wallon Company, Inc.
 One North Wacker Drive
 Suite 200
 Chicago, Illinois 60606

ALL MEAL SPACE IS AT GROUND LEVEL
 UNLESS OTHERWISE NOTED

Date: July 18, 1989



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

September 7, 1993

Mr. Rolando Acosta
Sidley and Austin
One First National Plaza
Chicago, Il 60603

Re: Two North Franklin Street
Planned Development No. 494

Dear Rolando:

Please be advised that your request for a minor change to Central Area Parking Planned Development No. 494 on behalf of The Walken Company has been considered by the Department of Planning and Development pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and is hereby approved subject to the conditions described herein.

Specifically, you requested that the use of the Sub-area B site as a grade-level public parking lot with 40 spaces be extended for two one-year periods. Planned Development No. 494, as approved on October 25, 1989, allowed for the use of the site for parking purposes for a period of three years with up to two one-year renewals beyond the three year period.

With regard to your request, the Department of Planning and Development has determined that the extension of the use of the property included within Subarea B of Planned Development No. 494, for grade-level parking only for two one-year periods extending to October 25, 1994, would constitute a minor change pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance, provided that the existing fence is upgraded by December 1, 1993 in accordance with the Landscape Plan on file at the Department of Planning and Development prepared by Daniel Weinbach and Partners, Ltd., dated August 17, 1993.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, the termination date of the use of this property as a grade-level parking lot, subject to the aforesaid conditions, is hereby extended from October 25, 1992 to October 25, 1994.

Sincerely,

Valerie B. Jarrett
Commissioner





of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

J.F. Boyle, Jr.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-6550 (FAX)
(312) 744-2578 (TT/TDD)

March 24, 1997

Mr. Rolando R. Acosta
Alzheimer & Gray
10 South Wacker Drive
Suite 4000
Chicago, Illinois 60606

Re: Two North Franklin Street
Central Area Parking Planned Development No. 494

Dear Mr. Acosta:

Please be advised that your request for a minor change to Central Area Parking Planned Development No. 494 on behalf of The Walken Company has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and is hereby approved subject to the conditions described herein.

Specifically, you requested that the use of the Sub-area B site as a grade-level public parking lot with 40 spaces be permitted to continue without dates of expiration. Planned Development No. 494, as approved on October 25, 1989, allowed for the use of the site for parking purposes for a period of three years with up to two one-year renewals beyond the three year period.

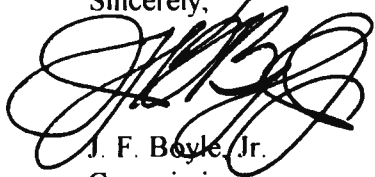
With regard to your request, the Department of Planning and Development has determined that the continuation of the use of the property included within Sub-area B of Planned Development No. 494, for grade-level parking, would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance, provided that the fencing and landscaping that has been provided is maintained in good condition and in accordance with the Landscape Plan on file at the Department of Planning and Development prepared by Daniel Weinback and Partners, Ltd., dated August 17, 1993. Since beginning operation, this surface parking facility has had minimal impact upon the flow of traffic and pedestrians along Franklin Street.

An American Celebration



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing minor change, but no other changes to Central Area Parking Planned Development No. 494.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'J. F. Boyle, Jr.', is written over the typed name.

J. F. Boyle, Jr.
Commissioner

Originated by:

Chris Slattery
Christine K. Slattery
Deputy Commissioner

cc: Paul Woznicki
Philip Levin
Michael Marmo



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

November 18, 1994

Mr. Rolando Acosta
Sidley and Austin
One First National Plaza
Chicago, Illinois 60603

Re: Two North Franklin Street
Planned Development No. 494

Dear Rolando:

Please be advised that your request for a minor change to Central Area Parking Planned Development No. 494 on behalf of The Walken Company has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and is hereby approved subject to the conditions described herein.

Specifically, you requested that the use of the Sub-area B site as a grade-level public parking lot with 40 spaces be extended until October 25, 1996. Planned Development No. 494, as approved on October 25, 1989, allowed for the use of the site for parking purposes for a period of three years with up to two one-year renewals beyond the three year period.

With regard to your request, the Department of Planning and Development has determined that the extension of the use of the property included within Subarea B of Planned Development No. 494, for grade-level parking only until October 25, 1996, would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance, provided that the fencing and landscaping that has been provided is maintained in good condition and in accordance with the Landscape Plan on file at the Department of Planning and Development prepared by Daniel Weinbach and Partners, Ltd., dated August 17, 1993.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, the termination date of the use of this property as a grade-level parking lot, subject to the aforesaid conditions, is hereby extended from October 25, 1994 to October 25, 1996.

Sincerely,


Valerie B. Jarrett
Commissioner

cc: Paul Woznicki

