



City of Chicago
Richard M. Daley, Mayor

Department of Planning

David R. Mosena
Commissioner

Charles Thurow
First Deputy Commissioner

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

May 29, 1990

The Catholic Bishop of Chicago, a Corporation Sole
155 East Superior Street
Chicago, Illinois 60611

Stein & Company Old St. Mary's Inc., an Illinois
Corporation
208 South LaSalle Street
Chicago, Illinois 60601

Dear Mr. Bailey:

Please be advised that your request for a minor change to Central Area Parking/Institutional Planned Development No. 497 on behalf of the Co-Applicants, The Catholic Bishop of Chicago, a Corporation Sole and Stein & Company Old St. Mary's Inc., has been considered by this Department pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. Specifically, you requested minor design changes to the Van Buren Street and Wabash Avenue facade elevations which were approved by the Department of Planning and included as part of the Plan of Development file.

With regard to this requested change to the approved elevations for this combination church and parking garage structure, the Department of Planning has determined that the Van Buren Street and Wabash Avenue facade modifications 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 this development;
2. Increase the maximum floor area ratio for the total net site area;
3. Increase the maximum number of units per acre;



Mr. Bailey

Page 2

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;

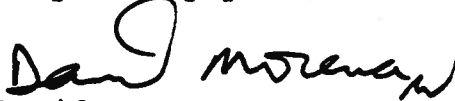
providing, however, that the following condition is adhered to at the time of the Plan of Development Part II submittal:

The detailed facade elevations must be the same as or in substantial conformity with the revised elevation drawings dated 4-9-90 submitted to the Department of Planning for review.

Accordingly, pursuant to the authority granted to me by Section 11.11-3(c) of the Chicago Zoning Ordinance, I hereby authorize and approve the following minor changes to Central Area Parking/Institutional Planned Development No. 497:

The Van Buren Street and South Wabash Avenue facade elevations dated January 11, 1990 and included in the Planned Development file shall be substituted with revised facade elevation plans prepared by McBride and Kelley Architects, Ltd., dated April 9, 1990, copies of which are on file with the Department.

Very truly yours,



David R. Mosena
Commissioner

*Reclassification Of Area Shown On Map
Number 2-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 B6-7 Restricted Central Business District symbols and indications as shown on Map No. 2-E in the area bounded by:

the public alley next west of and parallel to South Wabash Avenue (on the west); East Van Buren Street (on the north); South Wabash Avenue (on the east); and a line 160.88 feet south of and parallel to East Van Buren Street (on the south),

to the designation of Central Area Parking/Institution Planned Development No. _____, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof 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/Institution Planned Development Number #497
(As Amended)*

Plan Of Development

Statements.

1. The area delineated as "Central Area Parking/Institution Planned Development" is owned and controlled by The Catholic Bishop of Chicago, a corporation sole. The air rights over the area are owned or controlled by Stein & Company Old St. Mary's, Incorporated, an Illinois corporation. The co-applicants are The Catholic Bishop of Chicago, a corporation sole and Stein & Company Old St. Mary's, Incorporated.

2. The co-applicants will separately seek all other approvals, such as street or alley vacation, that may be required. The co-applicants intend to seek approval from the Chicago City Council for the vacation of a public alley located within the subject area.
3. This plan of development consists of these statements, an existing zoning map, a planned development and property line boundary map and a generalized land use map and a bulk table. This Plan of Development also includes a site plan and two elevations prepared by McBride and Kelly Architects, Limited, dated January 11, 1990 (the "Development Plan") which shall be kept on file with the Department of Planning.
4. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review and approval of the Commissioner of the Department of Planning.
5. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Public Works and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
6. Business and business identification signs may be permitted within the area delineated herein as "Central Area Parking/Institution Planned Development" subject to the review and approval of the Department of Planning.
7. The proposed structure shall not exceed any federal or local height restrictions.
8. The co-applicants or their successors, assignees or grantees shall obtain all official reviews, approvals and permits.
9. The following uses shall be permitted within the area delineated herein as "Central Area Parking/Institution Planned Development": church, dwelling units related to church use, religious institutions; professional and business offices; retail and related uses; accessory and non-accessory off-street parking.
10. For purposes of determining maximum floor area ratio, the definition in the Chicago Zoning Ordinance shall be applicable; provided, however, that, in addition, all area devoted to non-accessory parking shall be included as floor area in the calculation.
11. All construction upon the subject property shall be in substantial conformance with the Development Plan. The applicant shall provide adequate internal stacking to avoid traffic congestion on both South Wabash Avenue and East Van Buren Street and the ticket dispensers shall be located on the first parking level which is approximately 25 feet 0 inches above street level, with two entry lanes

and three exit lanes. Entrances to the parking facility shall be provided on East Van Buren Street and South Wabash Avenue, and exiting from the parking facility is provided onto South Wabash Avenue; all in accordance with the Development Plan. Internal signage and graphics shall be provided to direct motorists through the parking structure. Good quality materials shall be used throughout the structure. Landscaping shall be provided as shown on the Development Plan on South Wabash Avenue sidewalk.

12. The information in the table attached hereto sets forth the data concerning the generalized land use plan of the area delineated herein as "Central Area Parking/Institution Planned Development" and illustrates that the development of such area will be in general accordance with the intent and purpose of the Chicago Zoning Ordinance.
13. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Planning.
14. Unless substantial construction upon the contemplated 12-story parking garage has commenced within 10 years following adoption of this planned development, and unless completion of said garage is thereafter diligently pursued, then this planned development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this planned development shall expire upon the expiration of such shorter time period as provided for by said amendatory ordinance (the first day of which as applied to this planned development shall be the effective date of the amendatory ordinance). If this planned development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of a C3-7 zoning district.

[Existing Zoning and Street System Map, Property Line and
Right-Of-Way Adjustment Map, and Generalized
Land Use Plan attached to this Plan of
Development printed on pages
12730 through 12732
of this Journal.]

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

Planned Development Use And Bulk Regulations And Data.

Net Site Area	General Description Of Land Uses	Maximum Floor Area Ratio	Maximum Percentage Of Land Coverage At Grade
<u>Square Feet</u> Acres			
<u>27,522</u> 0.632	Church space, dwelling units related to church use; religious institutions; professional and business offices; retail and related uses; accessory and non-accessory off-street parking.	11.739	100%

Gross Site Area:	Net Site Area:	27,522 square feet	(0.632 acres)
	Public Rights-of-Way:	17,279 square feet	(.379 acres)
	TOTAL:	44,801 square feet	(1.029 acres)

Off-Street Parking: Accessory parking shall be provided at 1 stall per 12 church seats or 36 stalls. Additional non-accessory parking shall be permitted; not to exceed 769 spaces.

Off-Street Loading: No off-street loading is required.

Ground Floor Setbacks:	East Van Buren Street	-- 0
	South Wabash Avenue	-- 0
	South property line	-- 0
	Public alley on the west	-- 0

Maximum Height of
Building: 186 feet above Chicago City Datum.

Reclassification Of Area Shown On Map Number 3-G.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B2-2 Restricted Retail District symbols and indications as shown on Map No. 3-G in the area bounded by:

a line 82.5 feet north of West Haddon Avenue; the alley next east of and parallel to North Ashland Avenue or the line thereof extended where no alley exists; West Haddon Avenue; and North Ashland Avenue,

to those of a C2-1 General Commercial District and a corresponding use district is hereby established in the area above described.

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

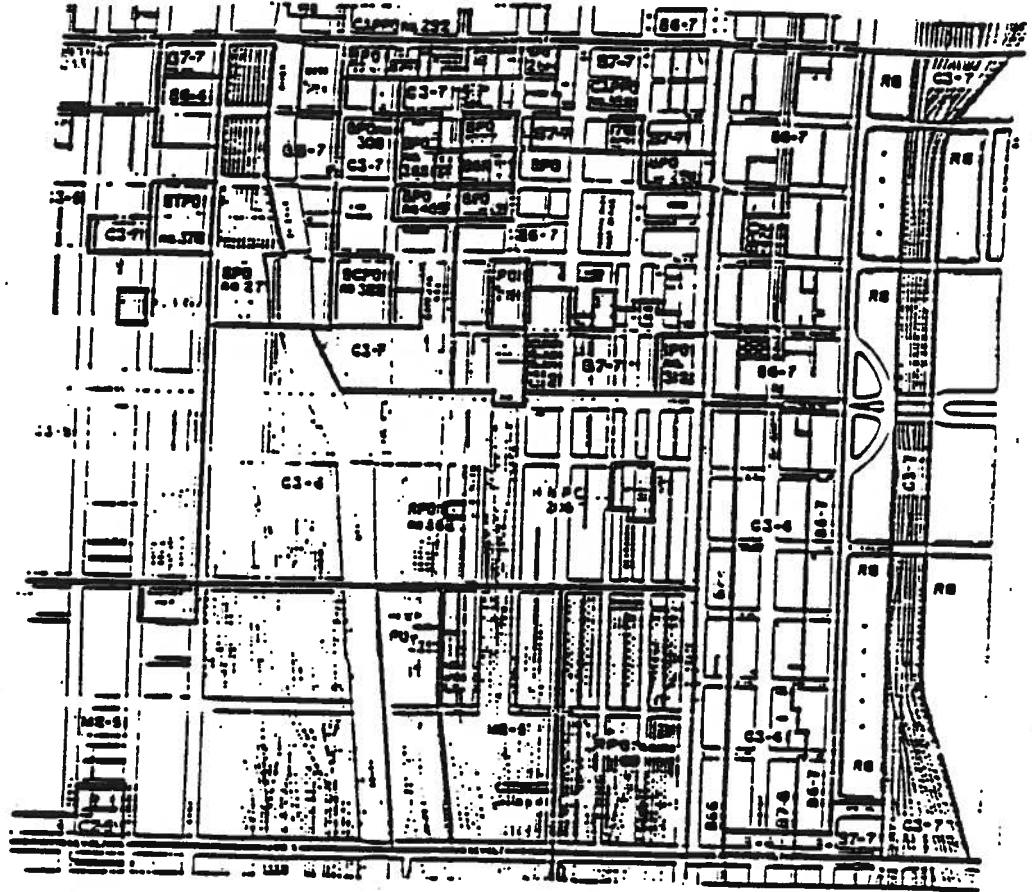
Reclassification Of Area Shown On Map Number 6-G.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 6-G in area bounded by:

(Continued on page 12733)

CENTRAL AREA PARKING PLANNED DEVELOPMENT
EXISTING ZONING AND STREET SYSTEM



LEGEND



CENTRAL AREA PARKING PLANNED DEVELOPMENT



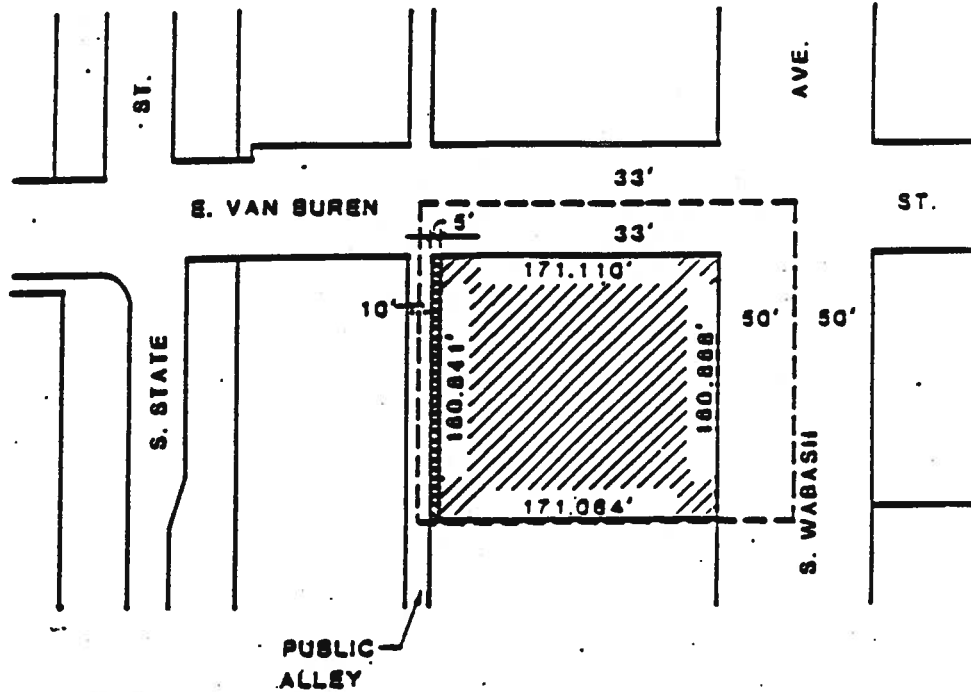
ZONING DISTRICT BOUNDARIES

CO APPLICANT: The Catholic Bishop of Chicago, a
 Corporation Sole
 155 East Superior
 Chicago, Illinois 60611

Stein & Company Old St. Mary's Inc.,
 an Illinois Corporation
 208 South LaSalle Street
 Chicago, Illinois 60601


DATE: November 9, 1989
 REVISED: January 11, 1990

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT



LEGEND

----- PLANNED DEVELOPMENT BOUNDARY.

 CHURCH SPACE, DWELLING UNITS RELATED TO CHURCH USE, RELIGIOUS INSTITUTIONS; PROFESSIONAL AND BUSINESS OFFICES, RETAIL AND RELATED USES; ACCESSORY AND NON-ACCESSORY OFF-STREET PARKING.

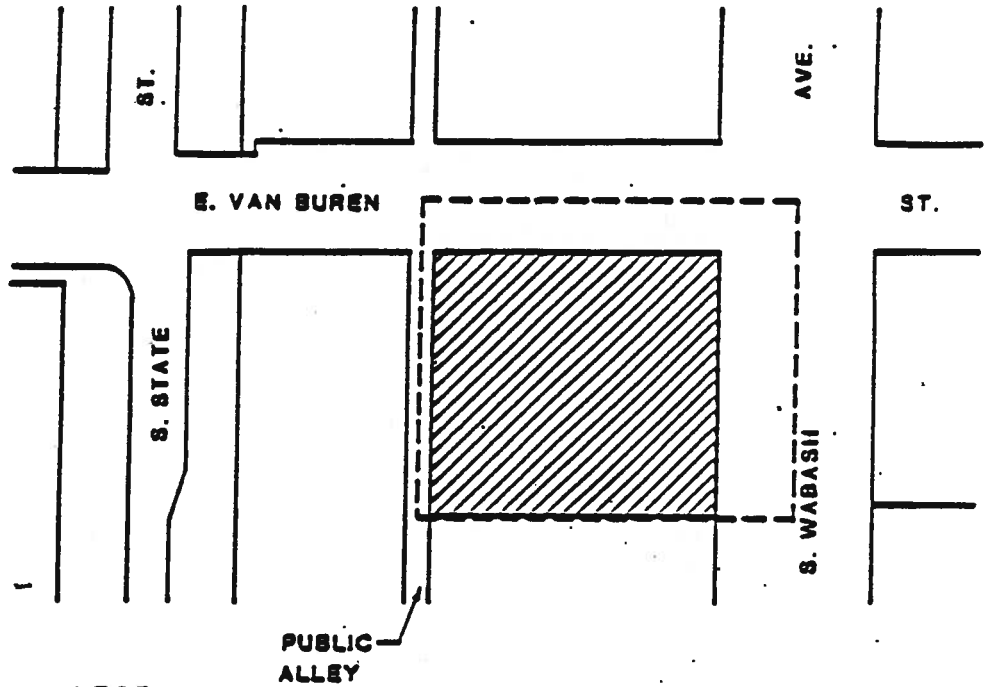
 ALLEY TO BE VACATED.

Co-Applicants: The Catholic Bishops of Chicago, a Corporation Sole
158 East Superior, Chicago, Illinois 60611

Stain & Company Old St. Mary's Inc., an Illinois Corporation
208 South LaSalle Street, Chicago, Illinois 60601

DATE: November 9, 1989.

- 1400
GENERALIZED LAND USE PLAN



LEGEND

----- PLANNED DEVELOPMENT BOUNDARY.



CHURCH SPACE, DWELLING UNITS RELATED TO CHURCH USE,
RELIGIOUS INSTITUTIONS; PROFESSIONAL AND BUSINESS OFFICES
RETAIL AND RELATED USES; ACCESSORY AND NON-ACCESSORY
OFF-STREET PARKING.

Co-Applicants: The Catholic Bishop of Chicago, a Corporation Sole
158 East Superior, Chicago, Illinois 60611

State & Company Old St. Mary's Inc., an Illinois Corporation
208 South LaSalle Street, Chicago, Illinois 60601

DATE: November 9, 1989

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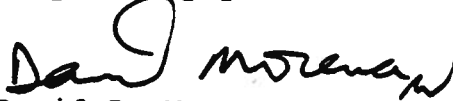
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