



City of Chicago
Richard M. Daley, Mayor

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

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

July 19, 1990

Mr. John J. George
Attorney at Law
100 West Monroe Street
Chicago, Illinois 60601

Dear Jack:

Re: Central Station
Planned Development No. 499

As we recently discussed, the deadline date for the execution of the agreement pertaining to the Grant Park parcel is fast approaching.

As you know, Statement No. 6 of the planned development specifies that an agreement pertaining to the approximately 70,000 square foot parcel (located north of Roosevelt Road as extended east and owned by the applicant), must be executed in a form satisfactory to the Corporation Counsel within ninety days following planned development adoption. The planned development was adopted by the City Council on April 25, 1990; accordingly, the ninety day period will expire on July 24, 1990. It is our view that the burden of initiating and pursuing execution of said agreement is upon the Applicant. This letter is intended to serve as a reminder of the Applicant's obligation.

Please let me know if the Department of Planning and the Corporation Counsel's office may be of assistance in this matter.

Very truly yours,

Richard Wendy
Deputy Commissioner

cc: David Mosena
Ed Kus





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

June 13, 1990

Mr. John J. George
Daley and George
100 West Monroe
Chicago, Illinois 60603

Dear Mr. George:

Re: Central Station
P.D. No. 499

Please be advised that your request for a minor change to the Central Station Residential/Business Planned Development on behalf of the applicant, Central Station Limited Partnership, has been considered by this Department pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. Specifically, you requested authority to allow non-accessory parking as an interim use. You also indicated that such use was intended but inadvertently omitted from the Planned Development application.

With regard to this requested change to the Planned Development, the Department of Planning has determined that the use of property within the boundaries of the Plan of Development for non-accessory interim parking subject to the conditions stated below would not adversely affect the public health, safety or welfare and 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;
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;

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 Planned Development No. 499 for Central Station:



Mr. John J. George
Page 2

Statement No. 4 of the Plan of Development statements made part of Planned Development No. 499 is hereby revised to include the following language as a new paragraph following the existing text of said statement:

In addition to the foregoing uses permitted by the Planned Development, non-accessory parking as an interim use prior to Master Plan approval shall be a permitted use of the Property. Notwithstanding any other provision of this Planned Development, such interim non-accessory parking shall not require Master Plan approval. The authority to operate such interim non-accessory parking, however, shall terminate with regard to those portions of the Property, subject to an approved Master Plan at the time of approval of such Master Plan unless the approved Master Plan specifically authorizes non-accessory parking as a permitted use.

Such interim non-accessory parking shall be designed and operated to protect the public health, safety and welfare and shall be subject to such site layout, parking design, ingress/egress, landscape screening and other conditions as the Commissioner of the Department of Planning deems appropriate.

The development of such interim non-accessory parking shall not, notwithstanding the provisions of Statement No. 12 of this Planned Development, require site Plan Approval; provided, however, that such development shall require approval pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance.

Very truly yours,

David R. Mosena

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Commissioner



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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;
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5. Increase the maximum percent of land covered for the total net site;

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