

9/12/90

UNFINISHED BUSINESS

10519
21331

Reclassification Of Area Shown On Map Number 1-F.

PD 505

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

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

West Wacker Drive; North Clark Street; West Haddock Place; and a line 161.28 feet west of and parallel with North Clark Street,

to reflect the establishment of a Business Planned Development 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:

*Business Planned Development.
(As Amended)*

Plan Of Development.

PD 505

1. Legal title to that certain real property (the "Property") which is delineated herein as Business Planned Development and is subject to the use and bulk restrictions of this Business Planned Development is held by American National Bank and Trust Company of Chicago, not personally, but as Trustee under a Trust Agreement known as Trust No. 106925-07 and dated November 1, 1988. The Applicant is the sole beneficiary of said Land Trust and, as such, has the authority to direct the Land Trust to act on the applicant's behalf.

All required disclosures are contained within the Economic Disclosure Statement filed with the City of Chicago in accordance with applicable requirements. The property will be held under single ownership or control or under single designated control by the aforesaid Trust or by its beneficiaries or by the affiliates, successors, assigns, grantees or lessees of said Trust or said beneficiaries.

2. The applicant acknowledges that the applicant, its affiliates, successors, assigns, grantees or lessees shall obtain all official reviews, approvals and permits which may be necessary to implement the development of the Property. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way which may be necessary to implement development of the Property, if otherwise required, shall require a separate submittal on behalf of the applicant, its affiliates, successors, assigns, grantees or lessees, and if otherwise required, approval by the City Council.
3. Business and professional offices, retail uses and all other uses described as permitted uses by the B6-7 Zoning District provisions of the current Chicago Zoning Ordinance, (Sections 8.3-6(B) and 8.4-6 and associated sections referred to therein), shall be permitted upon the Property. Without limiting any use heretofore described as permitted, also permitted upon the property shall be existing parking uses of the Property and earth station transmitting/receiving and transmitting dishes (without limitation upon size). In addition, the following special uses shall be permitted upon the Property: (i) public art galleries and museums; (ii) radio towers, earth station receiving and transmitting dishes and antennae (without regard to size), television towers, telephone exchanges, microwave relay towers, and telephone transmission equipment building; (iii) taverns, including live entertainment and dancing. Unenclosed or partially enclosed taverns are expressly permitted, except that live entertainment and dancing are not permitted in the unenclosed or partially enclosed areas; (iv) day care centers, consistent with Chapter 158 of the Chicago Municipal Code; (v) other special uses consistent with, incidental to and appropriate for the principal permitted and special uses of the building to be constructed on the Property, subject to the approval of the Commissioner of Planning. Said uses may be located at any location and within any portion of any building upon the Property.
4. Off-street parking and off-street loading shall be provided upon the Property in accordance with the Bulk Regulations Table, and shall be subject to the review and approval of the Commissioner of Planning and the Bureau of Traffic Engineering and Operations.
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 in effect at the time of construction 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 and approval of the Bureau of Traffic Engineering and Operations and of the Commissioner of Planning.
6. Business and business identification signs, including temporary, construction and marketing signs, may be permitted upon the Property, subject to the review and approval of the Department of Planning and of the Department of Inspectional Services, which approval shall not be unreasonably withheld.

7. The height of each building located upon the Property and any appurtenances attached thereto shall, in addition to the Bulk Regulation Table, be subject to:
 - (a) Height limitations as certified on Form F.A.A.-177 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and
 - (b) Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law and approved by the City Council.
8. The Property is located south of and directly across West Wacker Drive from the Chicago River, a Chicago inland waterway. Any shadows or wind associated with the development of the Property, as contemplated by this Planned Development, is not anticipated to result in any substantial negative impact on the Chicago River.
9. This Planned Development consists of eighteen (18) Planned Development Statements; an Existing Zoning Map; a Property Line and Planned Development Boundary Map; a Generalized Land Use Map; an Existing Land Use Map; and a Table of Use and Bulk Regulations and Data; a Site Plan prepared by Skidmore, Owings & Merrill, dated July 12, 1990. Full size sets of the Site Plan are on file with the Department of Planning. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
10. The applicant shall make best and reasonable efforts to enter into a mutually acceptable agreement with the owner of the property located at 203 North LaSalle Street (the "Transportation Building") to permit the installation and operation of an internal pedestrian connection between the lobby area of the building to be constructed on the Property and the mezzanine of the Transportation Building. Such internal pedestrian connection shall be installed concurrently with the construction of the building and shall be opened for use by the public at such time as the building is ready for public use. The internal pedestrian connection shall remain open for public use during the regular operating hours of the building to be constructed on the Property.
11. A. The applicant shall make the lobby of the building to be constructed on the Property visible from the street to the extent reasonably possible and open to the public during regular business hours and shall provide within that lobby certain "Public Amenities", which shall include interior landscaping; sculptures or other art displays; public seating and may include, at the sole option of the applicant, one or more of the following features: water features; and exhibition spaces (which may be integrated into the other Public Amenities).

- B. The lobby may be closed to the public to the extent and for such period of time as may be reasonably necessary or appropriate to accommodate the construction, maintenance or repair of such space or the building and after regular business hours.
- C. The use, configuration and operation of the lobby, so long as it is consistent with the provisions of this statement, shall be within the applicant's control.
- D. The applicant's agreement herein to permit the public use of the lobby shall not be construed as permitting any use which interferes with the reasonable operation of the building on the Property or any private use of the Property.
- E. The requirements of this Statement shall be waived or modified administratively, by the Commissioner of the Department of Planning to the minimum extent reasonably necessary to enable the applicant to comply with the provisions of the Chicago Building and Fire/Life Safety Codes and, in so complying, to also satisfy the provisions of this statement to the extent possible.
12. The applicant shall make the best and reasonable efforts to locate a restaurant along the Clark Street frontage of the proposed building on the Property, including open air seating along Clark Street, as weather permits. In winter months, when outdoor dining is not feasible, the applicant shall locate pieces of sculpture, other art displays, or other public amenities in this outdoor seating area in order to continue to provide a strong, active connection between the exterior streetscape and the building.
13. In order to accommodate the approximately 4-foot grade change along the Clark Street frontage of the Property, the open public area along Clark Street will be connected to the Clark Street sidewalk by means of steps. Landscaping, in accordance with the applicant's Site Plan and in compliance with standards contained in *Manual of Tree Planting Standards, Department of Streets and Sanitation, Bureau of Forestry*, will be provided, unless precluded by existing utilities or sidewalk vaults, in the public right-of-way along Clark Street to enhance and compliment the open space and help create a greenway corridor leading to the Chicago River edge. The applicant shall consult with the Department of Planning with respect to the specific nature of such landscaping. The applicant will expend up to \$50,000.00 to rehabilitate the stairwell located on Clark Street near Wacker Drive leading to Lower Wacker Drive.
14. In the event the operators of a commuter and/or tourist boat service are able to obtain all necessary licenses and approvals, the applicant shall make best and reasonable efforts to construct a dock along the Chicago River adjacent to the Property adequate to serve commuter and/or tourist boats travelling on the Chicago River. Further, the applicant shall undertake improvements to or upgrading of parkway areas along the Chicago River edge between Clark Street and LaSalle Street (which may include upgrading of landscaping, pavement or staircases) and maintenance during the normal operating season of such boat service. The total cost of implementing such dock and related improvements shall not exceed \$100,000.00. Applicant shall become obligated to implement such dock

and make related improvements or upgrading at the time a building permit for the building to be constructed on the Property is issued.

15. In the event the operators of a commuter and/or tourist boat service are unable to obtain the licenses and approvals set forth in paragraph 14 above, the applicant will expend an amount not to exceed \$100,000.00 to be used to undertake rehabilitation of park improvements along the river edge in a manner mutually acceptable to the applicant and the Department of Planning.
16. In recognition of the important nexus between the proposed development and the nearby Lake/Clark Street rapid transit station, the applicant shall, within one year from the date of passage by the City Council of the ordinance approving this Planned Development, contribute \$300,000.00 to the City solely for the renovation of the Clark/Lake rapid transit station.
17. The exterior landscaping (including street trees in the adjacent right-of-way) shall be designed and constructed in general conformance with the Site Plan. The landscaping shall be maintained at all times in accordance with the Site Plan. Mature trees of the caliper set forth on the Site Plan, shall be installed in the public way adjacent to the Property in accordance with the standards of the Department of Streets and Sanitation, Bureau of Forestry and the Department of Public Works, Bureau of Street Traffic subject to the approval of the Department of Planning.
18. Unless substantial construction on the proposed building on the Property has commenced within 10 years following adoption of this Planned Development, and unless completion 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 B6-7 District.

[Existing Zoning Map, Property Line and Boundary Map, Generalized
Land Use Map, Existing Land Use Area Map and Site Plan
attached to this Plan of Development printed
on pages 21338 through 21342
of this Journal.]

Bulk Regulation Table attached to this Plan of Development reads as follows:

*Bulk Regulation Table
(As Amended)*

Applicant: Jaymont (U.S.A.) Incorporated by its attorneys, Rudnick & Wolfe (per Theodore J. Novak, Kevin J. Rielley and David L. Reifman).

Address: 203 North LaSalle Street, Chicago, Illinois.

Date: June 23, 1989
Revised July 12, 1990.

Net Site Area: 24,088 square feet (0.55 acres).

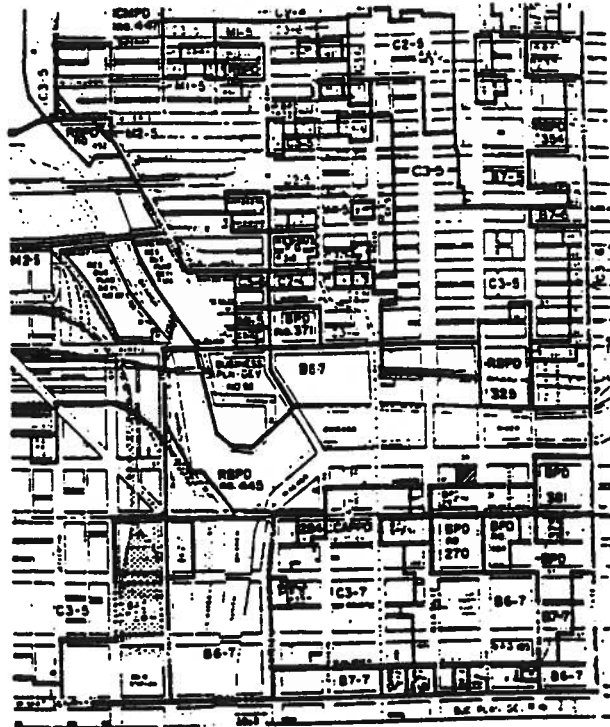
Permitted Uses: Business and professional offices, retail uses and all other uses described as Permitted Uses by the B6-7 and zoning district provisions of the current Chicago Zoning Ordinance, including existing parking uses of the Property and the following special uses: (i) public art galleries and museums; (ii) radio towers, earth station receiving and transmitting dishes and antennae (without regard to size), television towers, telephone exchanges, microwave relay towers, and telephone transmission equipment building; (iii) taverns, including live entertainment and dancing. Unenclosed or partially enclosed taverns are expressly permitted, except that live entertainment and dancing are not permitted in the unenclosed or partially enclosed areas; (iv) day care centers, consistent with Chapter 158 of the Chicago Municipal Code; (v) other special uses consistent with, incidental to and appropriate for the principal permitted and special uses of the building to be constructed on the Property, subject to the approval of the Commissioner of Planning.

Maximum Floor Area Ratio:	27.4 ¹
Maximum Building Height:	600 feet from street level, with architectural expression of Wacker Drive datum zone at 210 -- 265 feet above street level. ²
Maximum Percentage of Building Site Coverage:	100%.
Minimum Number of Levels of Parking:	1.
Minimum Number of Parking Spaces:	30.
Minimum Number of Loading Berths:	6(10 feet X 25 feet).
Minimum Floor Area Related to Retail Use (including restaurant and newsstand):	3,000 square feet.
Minimum Building Setbacks:	None.
Gross Site Area Calculations:	
Net Site Area	24,088 square feet.
Approximate Area to Remain in Public Right-of-Way	19,236 square feet.
Approximate Gross Site Area	43,762 square feet.



¹ For purposes of maximum floor area calculations, space devoted to mechanical equipment which exceeds 5,000 square feet in any single location shall not be counted as floor area and non-accessory parking, if any, shall not be counted as floor area.

² Height measurements are made from street level, at the center line of the front entrance of the building to be constructed on the Property.

EXISTING ZONING MAP

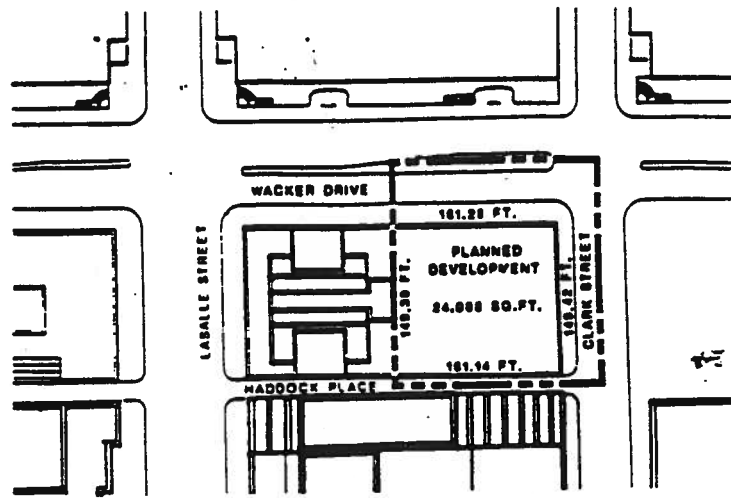


LEGEND

-  PLANNED DEVELOPMENT
-  ZONING BOUNDARIES

Applicant: Isymco (U.S.A.) Incorporated
by its attorneys, Rudnick & Wolfe
(Per Theodore J. Novak)
Address: 203 North LaSalle Street, Chicago, IL
Date: June 23, 1989
Revised: July 12, 1990

PROPERTY LINE AND PLANNED DEVELOPMENT BOUNDARY MAP

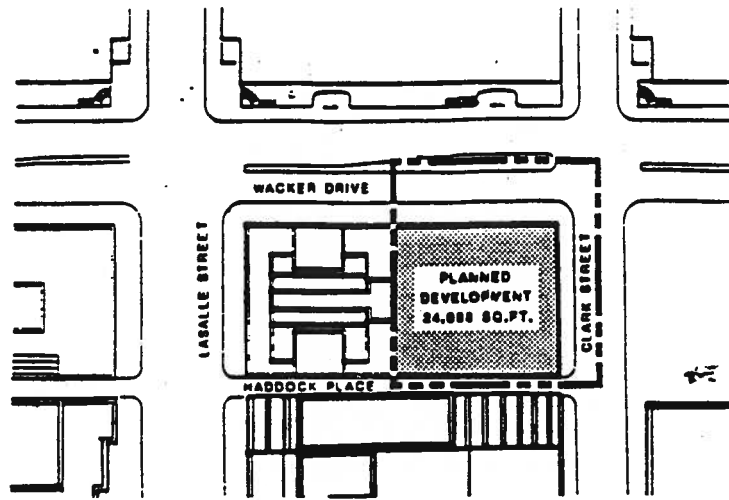


LEGEND

- PROPERTY LINE
- - - PLANNED DEVELOPMENT BOUNDARY

Applicant: Iymont (U.S.A.) Incorporated
by its attorneys, Endrick & Wolfe
(Per Theodore J. Novak)
Address: 203 North LaSalle Street, Chicago, IL
Date: June 23, 1989
Revised: July 12, 1990

GENERALIZED LAND USE MAP

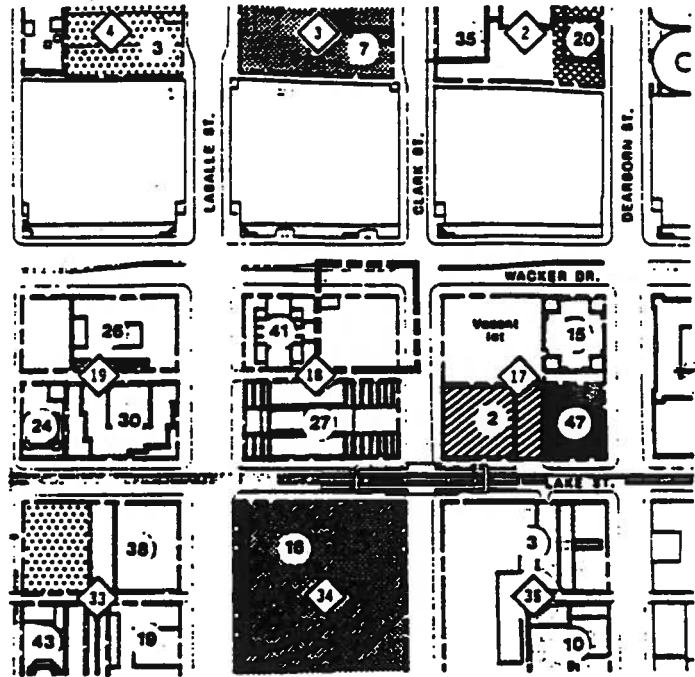


LEGEND

- PROPERTY LINE
- - - PLANNED DEVELOPMENT BOUNDARY
-  BUSINESS, OFFICE, RETAIL AND SUCH OTHER USES PERMITTED BY THIS PLANNED DEVELOPMENT

Applicant: Jaymont (U.S.A.) Incorporated
 by its attorneys, Rudnick & Wolfe
 (Per Theodore J. Novak)
 Address: 203 North LaSalle Street, Chicago, IL
 Date: June 23, 1989
 Revised: July 12, 1990

EXISTING LAND USE AREA MAP



LEGEND

- OFFICE
- GOVERNMENTAL
- RETAIL
- RESIDENTIAL
- HOTEL
- PARKING

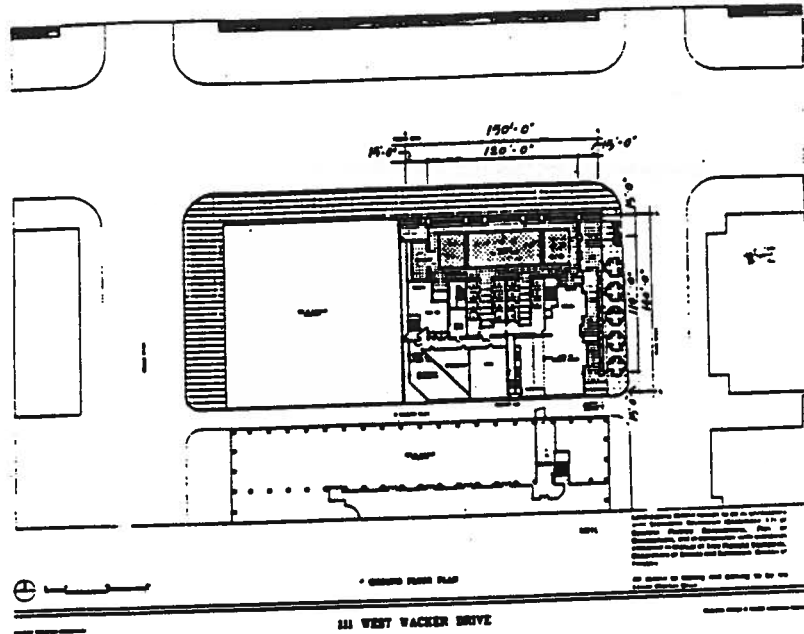
- 3 BLOCK NO.
- 7 NO. OF FLOORS
- LOT LINE
- .-.- PLANNED DEVELOPMENT BOUNDARY

Applicant:

Address:
Date:
Revised:

Jaymont (U.S.A.) Incorporated
 by its attorneys, Rudnick & Wolfe
 (Per Theodore J. Movak)
 203 North LaSalle Street, Chicago, IL
 June 23, 1989
 July 12, 1990

SITE PLAN



Applicant:

Jaymont (U.S.A.) Incorporated
by its attorneys, Rudnick & Wolfe
(Per Theodore J. Novak)

Address:

203 North LaSalle Street, Chicago, IL

Date:

June 23, 1989

Revised:

July 12, 1990