

*Reclassification Of Area Shown On Map Number 1-G.  
(As Amended)*

*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 B3-2 General Retail District symbols and indications as shown on Map No. 1-G in area bounded by:

West Chicago Avenue; a line 125.10 feet east of and parallel to North Armour Street; the alley next south of and parallel to West Chicago Avenue; and North Armour Street,

to those of a B4-2 Restricted Service 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.

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*Reclassification Of Area Shown On Map Number 2-F.*

PD 506

*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 C3-5 Commercial-Manufacturing District symbols and indications as shown on Map No. 2-F in the area bounded by:

West Van Buren Street; South Clinton Street; West Jackson Boulevard; and South Canal Street,

to the designation of a C3-6 Commercial-Manufacturing District and a corresponding use district is hereby established in the area described above.

**SECTION 2.** Further, that the Chicago Zoning Ordinance be amended by changing all the C3-6 Commercial-Manufacturing District symbols and indications as shown on Map No. 2-F in the area bounded by:

West Van Buren Street; South Clinton Street; West Jackson Boulevard; and South Canal Street,

to the designation 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 3. 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*

PA 506

*Statements.*

1. The area delineated herein as a Business Planned Development (the "Planned Development") consists of 124,573 square feet of real property and is identified in the Boundary and Property Line Map attached hereto as Exhibit "A" (the "Site"). The Site is owned or controlled by the applicant, Heartland/Baryl (North Parcel) Joint Venture, an Illinois general partnership.
2. This Plan of Development consists of seventeen (17) statements, the Boundary and Property Line Map, an Exhibit "B" entitled "Table of Use and Bulk Regulations and Related Controls", an Exhibit "C" entitled "Existing Zoning Map", an Exhibit "D" entitled "Generalized Land Use Plan", an Exhibit "E" entitled "Existing Land Use Map", an Exhibit "F" entitled "Site Plan", an Exhibit "G" entitled "Landscaping Plan", an Exhibit "H" entitled "Proposed Retail Expansion Area", an Exhibit "I" entitled "Ground Floor Plan", and an Exhibit "J" entitled "Garage Elevation". This Plan of Development is applicable to the Planned Development and 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.
3. The following uses shall be permitted within the Planned Development: offices, accessory and non-accessory parking facilities, off-street loading, retail, surface

- and subsurface pedestrian-way connections ("pedways"), those uses permitted within the C3-6 Commercial-Manufacturing District and related uses, including, without limitation, earth stations, transmitting and receiving dishes which may exceed eight (8) feet in diameter, public transportation facilities, health facilities and recreational uses.
4. Exhibit "B" attached hereto sets forth the requirements concerning off-street parking, off-street loading facilities, bulk limitations and related controls pertaining to the Site.
  5. For purposes of floor area ratio ("F.A.R.") calculations, the definitions of "floor area" and "floor area ratio" set forth in the Chicago Zoning Ordinance shall apply. In addition to the other exclusions from "floor area" for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, any and all floor area devoted to heating, ventilation and air conditioning equipment and comprising 5,000 or more square feet in a single location, regardless of placement in the building, shall not be included in a calculation of floor area for purposes of determining F.A.R. Floor area devoted to accessory off-street parking shall also be excluded from "floor area" for purposes of determining F.A.R.
  6. The height restriction of each building constructed on the Site and any appurtenance attached thereto shall be subject to:
    - (a) Height limitations as may be subject to the approval of the Federal Aviation Administration, pursuant to Part 77 of the regulations of the Administrator, Federal Aviation Administration;
    - (b) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council; and
    - (c) Height limitations set forth in the Table of Use and Bulk Regulations and Related Controls attached hereto as Exhibit "B".
  7. The applicant or its successors and assigns shall obtain any and all other approvals, licenses and permits required in connection with this Plan of Development. Any dedication or vacation of streets, alleys or easements or any adjustment of public right-of-way shall require a separate submittal on behalf of the applicant or its successors or assigns and approval by the City Council.
  8. All off-street parking and loading facilities will be provided in accordance with this Plan of Development in accordance with the regulations of the Traffic Engineering and Operations and in compliance with the applicable provisions of the Municipal Code of Chicago. Any service drive or other vehicular ingress or egress shall be adequately designed and paved in accordance with the regulations of the Bureau of Traffic Engineering and Operations and in compliance with the

applicable provisions of the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles.

9. Interim surface parking shall be permitted on any portion of the Site from the effective date hereof until construction commences on any such portion. Prior to the commencement of construction of any such open-air surface parking facilities on the Site, the site and landscaping plans for such surface parking facilities shall be approved by the Commissioner of the Department of Planning, which approval shall not be unreasonably withheld or delayed.
10. Business and business identification signs shall be permitted in the Planned Development, subject to review and approval by the Commissioner of the Department of Planning. Temporary signs, such as construction and marketing signs, shall be permitted, subject to review and approval by the Commissioner of the Department of Planning.
11. This Plan of Development may be developed in phases, within the time frames set forth in Statement Number 17 below. The restrictions noted in this Plan of Development relate to the ultimate development of the Site.
12. The minimum size of the loading berths required under this Planned Development shall be 10 by 20 feet. The design of the loading berths shall otherwise conform to the provisions of Section 8.10 of the Chicago Zoning Ordinance.
13. Currently located to the immediate north of the Site is the Chicago Union Station terminal building (the "Terminal"). The Terminal has historical significance. So as to complement the Terminal's architectural style and to create an interrelationship therewith, the proposed office building shown on the Site Plan shall contain set-back expressions from South Canal Street and South Clinton Street, (a) with a depth of approximately 30 feet, at a height of approximately 60 feet above "Canal Street Grade" (as hereinafter defined), and (b) with a depth of approximately 37.5 feet, at a height of approximately 340 feet above Canal Street Grade. Furthermore, the exterior of said proposed office building, from ground level up to at least a height equal to the fourth floor cornice height of the Terminal's existing headhouse, shall be constructed using materials that are predominantly masonry or other materials of equal quality and architectural compatibility with the Terminal. Said proposed office building shall also include a colonnade along Canal Street with scale and spacing substantially similar to the colonnade of the Canal Street frontage of the Terminal's existing headhouse. For purposes of this Plan of Development, "Canal Street Grade" shall mean the grade level of South Canal Street, as measured at the top of the curb at the southwest corner of West Jackson Boulevard and South Canal Street. In the event that the applicant applies for an amendment to this Statement, for any reason, and the Commissioner of the Department of Planning determines that such an amendment is appropriate, then such amendment shall be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

14. The improvements on the Site shall be designed and constructed in general conformance with the Site Plan, Ground Floor Plan and Garage Elevation attached hereto as Exhibits "F", "I" and "J", respectively. The exterior landscaping (including street trees in the adjacent right-of-way) shall be designed and constructed in general conformance with the Landscaping Plan attached hereto as Exhibit "G". Mature trees, similar to those installed as of this date in the public way adjacent to the parking garage on the Site, shall be installed in the public way adjacent to the proposed office building 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. If the applicant applies for an amendment to this Statement, for any reason, and the Commissioner of the Department of Planning determines that such an amendment is appropriate, then such an amendment shall be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
15. If the applicant elects to construct an addition to the existing parking garage, then the applicant shall use best efforts to convert all or a portion of the ground floor frontage of said parking garage along Clinton Street, as approximately shown on Exhibit "H" attached hereto, to retail uses. If the applicant elects to construct an addition to the existing parking garage, then the applicant shall, in conjunction with such expansion, relocate the ticket dispensers situated at the Clinton Street entrance, in order to provide enhanced interior reservoir capacity for automobiles, a distance of approximately sixty (60) feet into the parking garage from their existing location. The express purpose of such modifications shall be to minimize the impact of such parking garage expansion on the proposed light rail transit system. If the applicant applies for an amendment to this Statement, for any reason, and the Commissioner of the Department of Planning determines that such an amendment is appropriate, then such an amendment shall be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
16. The obligations imposed on the applicant under this Planned Development shall be binding on the applicant's successors and assigns.
17. Unless a building permit for the proposed office building shown on the Site Plan is properly applied for and diligently pursued and, once obtained, construction of the improvements is diligently prosecuted to completion, the approvals granted and obligations imposed under this Planned Development shall expire upon the tenth anniversary of the effective date hereof. Notwithstanding the foregoing, if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned development ordinances, 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 later of (a) the effective date of the amendatory ordinance and (b) the date of the City Council's passage of said amendatory ordinance). If this Planned Development expires under the provisions of this Statement, then the zoning of the Property shall automatically revert to that of a C3-6 Commercial-Manufacturing District, subject to the provisions of the

special use permit (Number 44-88 S) issued by the Zoning Board of Appeals pursuant to its meeting of March 18, 1988.

[Exhibits "A" through "J" attached to this Plan of Development printed on pages 21349 through 21359 of this Journal.]

*Reclassification Of Area Shown On Map Number 2-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 R4 General Residence District symbols and indications as shown on Map No. 2-G in the area bounded by:

a line 193 feet south of and parallel to West Polk Street; the alley next east of South Carpenter Street; a line 293 feet south of and parallel to West Polk Street; and South Carpenter Street.

to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.

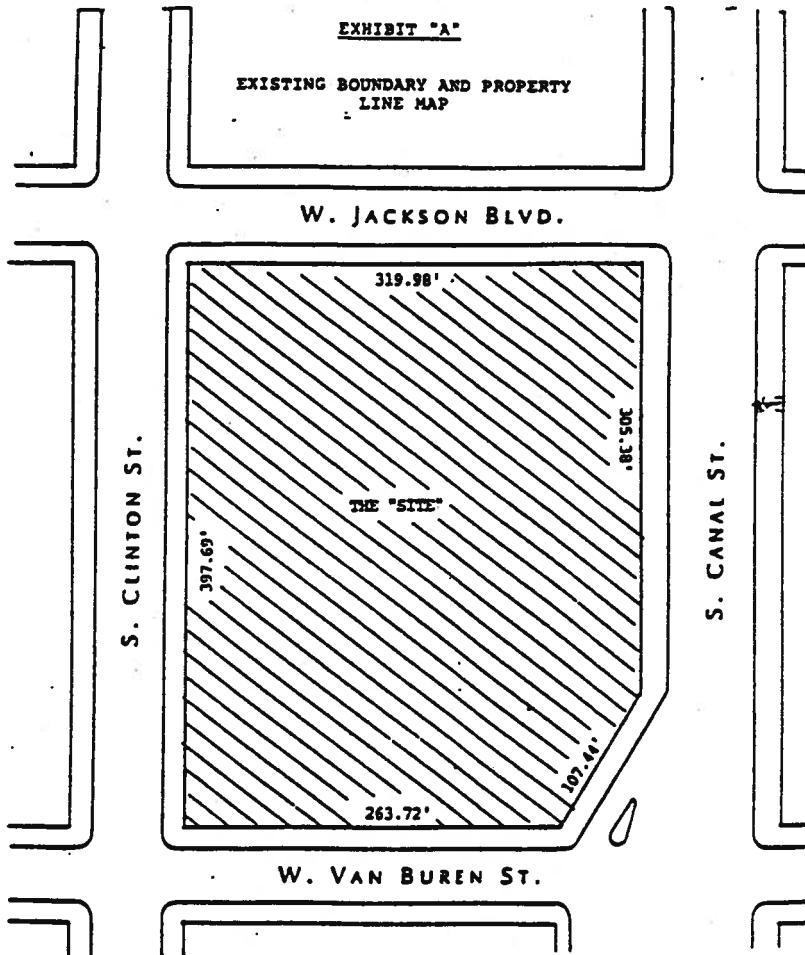
SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Numbers  
5-F And 7-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 R5 General Residence District, C1-3 Restricted Commercial District and Institutional Planned Development No. 158 symbols and indications as shown on Map No. 5-F and on Map No. 7-F in the area bounded by:

(Continued on page 21360)



APPLICANT: Heartland/Beryl (North Parcel) Joint Venture  
222 South Indiana Avenue  
Chicago, Illinois 60616

DATE: July 12, 1990

EXHIBIT 1  
(Page 1 of 2)

Table of Use and  
Bulk Regulations and Related Controls

Net Site Area Sq. Ft.	Acres	General Description of Land Uses	Maximum L.A.R.	Maximum Floor Area of Office Building	Maximum Height of Office Building	Maximum Height of Parking Garage	Minimum Floor Area Devoted to Retail	Maximum Number of Off-Street Parking Spaces	Minimum Number of Accessory Off-Street Parking Spaces for Office Building	Minimum Number of Off-Street Loading Facilities
124,573	2.86	offices, accessory and non-accessory parking facilities, off-street loading, retail, surface and subsurface pedestrian-way connections, those uses permitted in a C3-6 Commercial-Manufacturing District and related uses, including, without limitation, earth stations, transmitting and receiving dishes which may exceed eight (8) feet in diameter, public transportation facilities, health facilities and recreational uses.	14.55	1,205,000 square feet.	655 feet above "Canal Street Grade."	100 feet above "Canal Street Grade."	10,000 square feet.	2,500	204	7

APPLICANT: Moorland/Beryl (North Parcel) Joint Venture  
2722 South Indiana Avenue  
Chicago, Illinois 60616

DATE: July 12, 1990

EXHIBIT "B"  
(Page 2 of 2)

Table of Use and  
Bulk Regulations and Related Controls

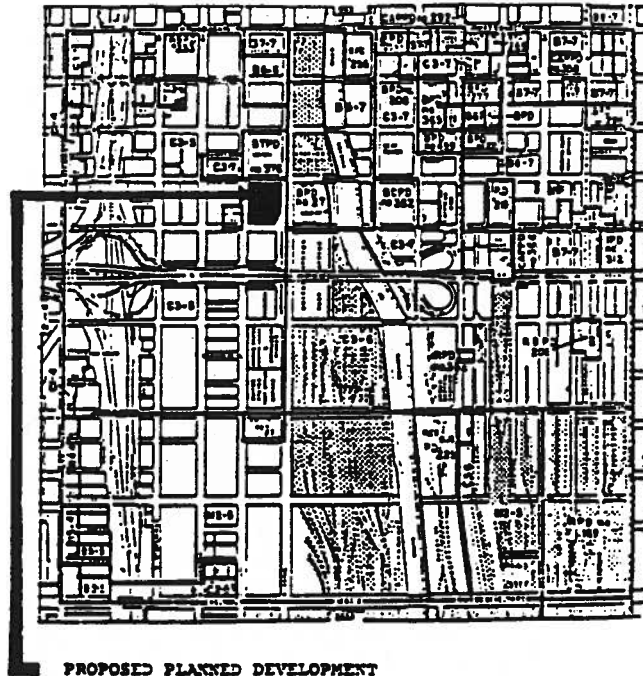
Maximum Land Coverage	Minimum Periphery Setbacks for Office Building from South Canal Street and from South Clinton Street		Minimum Periphery Setback for Office Building from West Van Buren Street	
	Local	Minimum Setback	Local	Minimum Setback
In accordance with the Site Plan attached hereto.	Approximately 60 feet above "Canal Street Grade."	30 feet	Approximately 100 feet above "Canal Street Grade."	207 feet
	Approximately 340 feet above "Canal Street Grade."	37.5 feet		

APPLICANT: Heartland/Beryl (North Parcel) Joint Venture  
2222 South Indiana Avenue  
Chicago, Illinois 60616

DATE: July 12, 1990

EXHIBIT "C"

EXISTING ZONING MAP

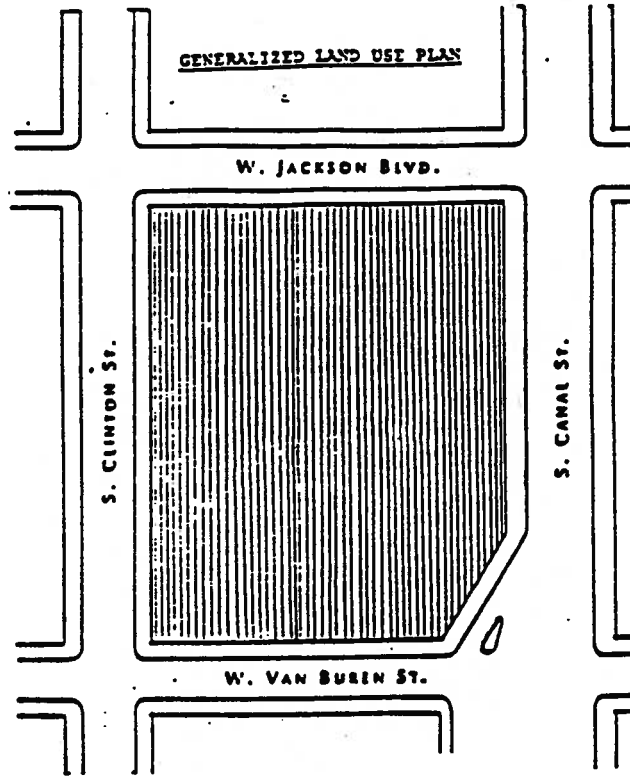


PROPOSED PLANNED DEVELOPMENT

APPLICANT: **Mariland/Baryl (North Parcel) Joint Venture**  
2222 South Indiana Avenue  
Chicago, Illinois 60616

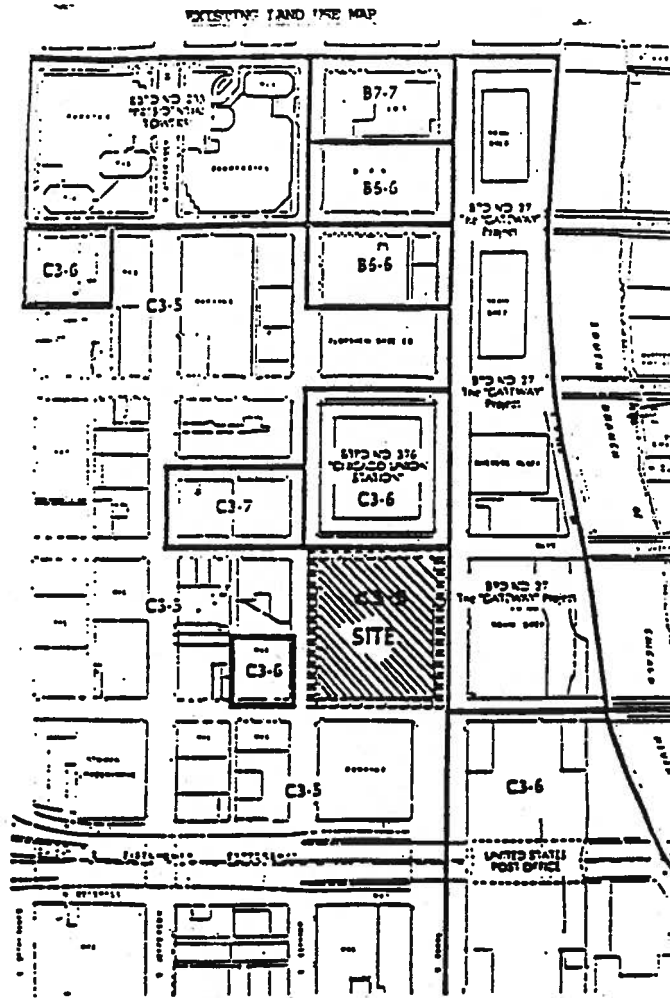
DATE: July 12, 1990

EXHIBIT "D"



APPLICANT: Heartland/Beryl (North Parcel) Joint Venture  
2222 South Indiana Avenue  
Chicago, Illinois 60616

DATE: July 12, 1990

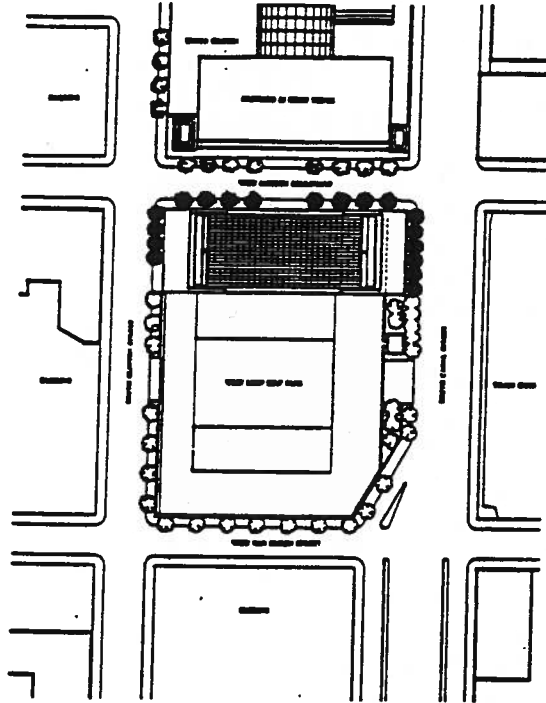


APPLICANT: Heartland/Beryl (North Parcel) Joint Venture  
2222 South Indiana Avenue  
Chicago, Illinois 60616

DATE: July 12, 1990



EXHIBIT "G"  
The Landscaping Plan



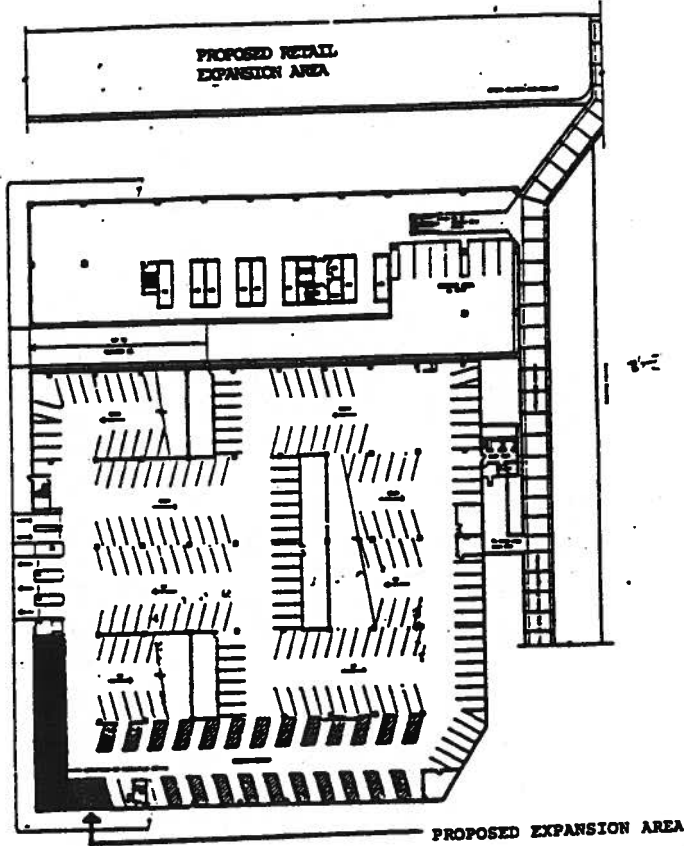
○	Existing Landscaping is not Shaded.
●	Proposed Landscaping is Shaded.

APPLICANT: Heartland/Baryl (North Parcel)  
 Joint Venture  
 2222 South Indiana Avenue  
 Chicago, Illinois 60616

DATE: July 12, 1990

All proposed street trees to meet Bureau of Forestry standards and to be a minimum of 3.5 to 4 inch caliper.
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EXHIBIT "H"



APPLICANT: Beartland/Baryl (North Parcel)  
Joint Venture  
2222 South Indiana Avenue  
Chicago, Illinois 60616

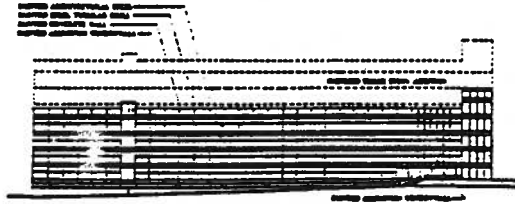
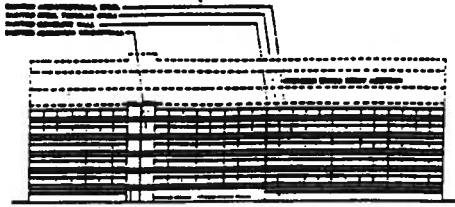
DATE: July 12, 1990

9/12/90

# UNFINISHED BUSINESS

EXHIBIT "J"

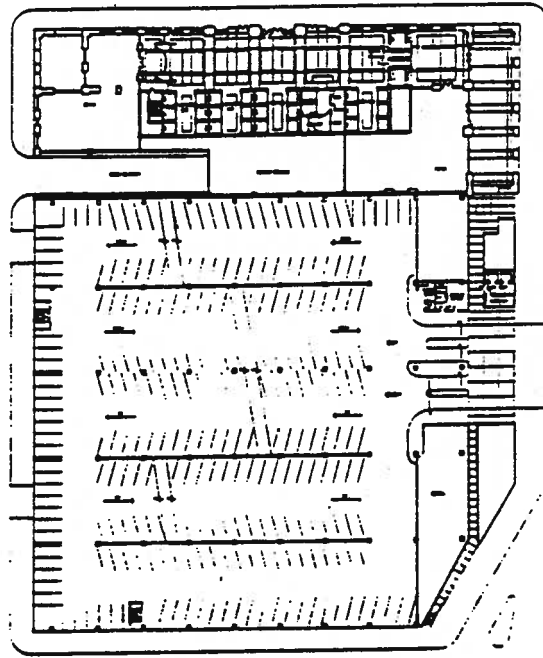
Garage Elevation



**APPLICANT:** Hartland/Baryl (North Parcel) Joint Venture  
2222 South Indiana Avenue  
Chicago, Illinois 60616

**DATE:** July 12, 1990

EXHIBIT "I"  
Ground Floor Plan



Proposed Ground Floor Plan for the Proposed  
Office Building and the Parking Garage

APPLICANT: Heartland/Baryl (North Parcel) Joint Venture  
2222 South Indiana Avenue  
Chicago, Illinois 60616

DATE: July 12, 1990