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PD 520

7.4-1 Special Uses -- R1 Single-Family Residence District.

(10) *Cemeteries, including crematories.*

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

CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY PARTICULAR AREAS.

On motion of Alderman Burke, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of July 24, 1991, pages 4294 through 4350, 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 Mazola, Rush, Tillman, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Burke, Coleman, Streeter, Murphy, Rugai, Troutman, Evans, Garcia, Laski, Miller, Medrano, Gutierrez, Hendon, E. Smith, Burrell, Bialczak, Suarez, Gabinski, Mell, Austin, Wojcik, Banks, Giles, Cullerton, Laurino, O'Connor, Doherty, Natarus, Eisendrath, Hansen, Levar, Shiller, Schulter, M. Smith, Stone -- 47.

Nays -- None.

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

Said ordinances, as passed, read as follows (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map Number 1-E.
(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 B6-7 Restricted Central Business District symbols and indications as shown on Map No. 1-E in the area bounded by:

East Superior Street; a line 150 feet east of North Michigan Avenue; a line 109 feet south of East Superior Street; and North Michigan Avenue,

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 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 No. 520

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development (the "Planned Development") consists of approximately 16,350 square feet or 0.375 acres of real property in its net site area (the "Property"). The boundaries of the Property are shown on the attached Property Line and Planned Development Boundary Map. Belgravia Associates, the Applicant, a California limited partnership, is the owner of the building and improvements located on the Property and is the ground lessee, as assignee, of the subject Property pursuant to a ground lease from the ground lessor, National Sporting Goods Association, a Missouri not-for-profit corporation, which ground lease demises the land for a term of years ending January 14, 2082.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the successors and assigns of the Applicant and the Property owners of record title.

Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property and all portions thereof shall, throughout the period this Planned Development is in effect, be held under single ownership or under single designated control. Single designated control, for purposes of this paragraph, shall mean that a single person, corporation, association or other entity has been designated and authorized by the owner or owners of all of the Property as Authorized Agent of the Property for the limited purposes of (1) receiving any and all zoning enforcement-related or other zoning-related communications from the City in relation to and on behalf of the affected Property owner or owners, and (2) making application to the City for any subsequent amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) on behalf and in the name of the affected owner or owners of the Property. Nothing herein shall be construed to mean that any owner of the Property or any portion thereof is relieved of any obligation hereunder or any rights in relation thereto, or may not receive directly such communications or is not subject to City action pursuant to this Planned Development. Nothing herein shall, however, prohibit or in any way restrict the alienation, sale, or any other transfer of all or any portion of the Property or any rights therein.

4. This Plan of Development consists of 14 Statements; an Existing Zoning Map; a Property Line and Planned Development Boundary Map; a Generalized Land Use Map; an Existing Land Use Map; a Table of Use and Bulk Regulations and Related Controls; a Building Massing/Setback Diagram; a Michigan Avenue Elevation and a Superior Street Elevation, which elevations are illustrative examples only and are not literal in character; and a Site Plan/Landscape Plan prepared by DeStefano/Goettsch, Ltd., dated June 13, 1991. Full size sets of the Site Plan/Landscape 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.
5. The permitted uses in the Planned Development are as follows: office and related uses, retail and service establishments, restaurants, including live entertainment and dancing, taverns (except that tavern uses shall not be accessible directly from the public way), telecommunications equipment, structures and installations including parabolic dishes exceeding eight feet in diameter, and other permitted uses pursuant to Section 8.3-7 of the Chicago Zoning Ordinance, except residential uses.

6. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning. Temporary signs such as construction and marketing signs shall be permitted subject to the aforesaid approval.
7. Any dedication or vacation of streets, alleys or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.
8. Off-street parking and loading facilities will be provided in compliance with this Planned Development and shall be subject to the review and approval of the Commissioner of Planning and the Department of Public Works, Bureau of Traffic Engineering and Operations. Primary loading shall be via the loading berths accessed from St. Clair Street. No loading shall be permitted at any time from Michigan Avenue and, prior to the introduction, if any, of a Central Area Transit Circulator utilizing either Superior Street or St. Clair Street in proximity to the Property, no secondary loading during the peak traffic hours of 7:00 A.M. to 9:00 A.M., 12:15 P.M. to 1:15 P.M. and 4:00 P.M. to 6:00 P.M. shall take place off of Superior Street. Responsibility for monitoring and enforcing this condition shall be the obligation of the Applicant which shall take such measures as reasonably appropriate to ensure compliance.

In the event of the introduction of a Central Area Transit Circulator utilizing either Superior Street or St. Clair Street in proximity to the Property, the foregoing loading prohibitions shall remain in effect and, in addition, if the Department of Public Works, Bureau of Street Traffic, determines that introduction of such transit circulator in St. Clair Street creates a substantial conflict with the loading access of the Property, the Applicant will cooperate with the Bureau of Street Traffic to resolve such conflict, including retention of independent consultants, by installation of appropriate controls, such as turntable, signalling devices, striping, signage or other operational controls as the Department of Public Works, Bureau of Street Traffic, may reasonably request.

9. Any service drives 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 area. 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.

10. Height restriction of any building or any appurtenance thereto, shall, in addition to the Table of Use and Bulk Regulations, be subject to:
 - a) height limitations as certified on Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
 - b) airport zoning regulations as established by the Department of Planning, the Department of Aviation and the Department of Law and approved by the City Council.
11. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions 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, all floor area in excess of 5,000 square feet devoted to mechanical equipment in a single location, regardless of placement in the building, shall be excluded.
12. This Planned Development herein shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Planning and in effect on the date hereof.
13. The improvements on the Property, including the ground floor retail areas, the office lobby, and all entrances and exits to the loading area, shall be designed and constructed in general conformance with the Site Plan/Landscape Plan. In addition, the design and construction of the improvements on the Property shall be subject to the following conditions:
 - a) the existing three-story structure on the Property shall be retained and shall constitute the base of the intended office tower;
 - b) the office tower shall be designed and constructed in general conformance with the illustrative elevations referenced in Statement No. 4, provided, however, that changes or deviations from said elevations may be made so long as the following principals are adhered to:
 - i) the office tower shall be architecturally integrated with the base to form a single structure of three distinct but related elements -- base (which may be

- the existing three-story structure), shaft (which may be a two-story mechanical floor and 22 typical office floors), top of the structure (which may be the final six floors);
- ii) the base shall be reclad, the dominant character of which shall be a masonry material consistent with the similar base materials of existing Michigan Avenue structures;
 - iii) the shaft shall be articulated, such as in a vertical fluting or horizontal ribbon expression, and will extend the masonry character of the base as a principal (not less than 20%) cladding element of the Michigan Avenue and Superior Street facade compositions and which will be so composed as to exclude as components thereof painted concrete and glass elements which are either mirrored or highly reflective;
 - iv) the top of the structure shall incorporate design elements of the base and shaft so as to form an integrated whole;
 - v) materials and design (including architectural detail) shall be of high quality which is consistent with and reflective of high quality buildings along Michigan Avenue.
- c) the ground floor of the Property's frontage along Michigan Avenue and Superior Street shall be devoted to retail uses or entrances to the retail space, provided that an entrance to the office tower may be established along Superior Street;
- d) the exterior landscaping shall be designed, constructed and maintained in general conformance with the Site Plan/Landscape Plan. As indicated in the plan note on the Site Plan/Landscape Plan, the existing mature trees shall be maintained in compliance with the Landscape Ordinance of the City of Chicago adopted March 13, 1991. If one or more of such existing trees does not survive the construction process, it shall be replaced with a tree or trees of not less than six (6) inches in caliper, subject to and 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 and subject to the approval of the Department of Planning;

- e) the Applicant shall, for a period of five (5) years from the adoption of this ordinance, be responsible for watering and fertilizing parkway trees required to be provided by the Landscape Plan and for routine care of the parkway lawn. Routine care of the parkway lawn shall include periodic watering, weeding and mowing;
 - f) the requirements of this statement may be modified administratively by the Commissioner of the Department of Planning upon the request of the Applicant and after a determination by the Commissioner of the Department of Planning that such a modification is consistent with the nature of the improvements contemplated in this Planned Development. Such a modification shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3 (c) of the Chicago Zoning Ordinance.
14. Unless substantial construction of the proposed structure has commenced within ten (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 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 Restricted Central Business District.

[Generalized Land Use Map referred to in this Plan
of Development unavailable at
time of printing.]

[Existing Zoning Map, Property Line and Planned Land Use Map,
Existing Land Use Map, Conceptual Site and Landscaping
Plan, and illustrations attached to this Plan of
Development printed on pages 5466
through 5473 of this Journal.]

Table of Use and Bulk Regulations and Related Controls attached to this
Plan of Development reads as follows:

Business Planned Development No. _____

Table Of Use And Bulk Regulations And Related Controls.

Net Site Area	Generalized Description Of Area Permitted Uses	Maximum Floor Area Ratio
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Square Feet
Acres

16,350
0.375

In accordance with
Statement No. 5 of the
Planned Development

22.2

Gross Site Area = Net site area, 16,350 square feet + Area to remain in public right-of-way, 15,600 square feet = 31,950 square feet (0.733 acres).

Maximum Floor Area Ratio = 22.2

Minimum Required Setbacks: In accordance with the Building Massing/Setback Diagram

Minimum and Maximum Number of Off-Street Parking Spaces = 0

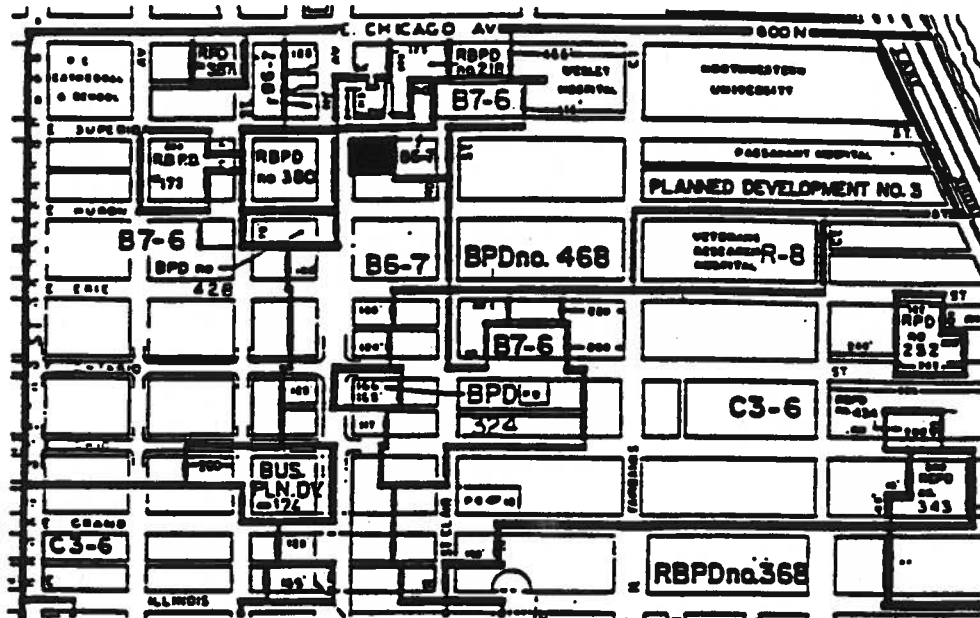
Minimum Number of Off-Street Loading Berths = 2

Maximum Building Height = 460 feet

Minimum Grade Level Retail Square Footage = 6,500 square feet

BUSINESS PLANNED DEVELOPMENT NO. _____

EXISTING ZONING MAP



LEGEND:

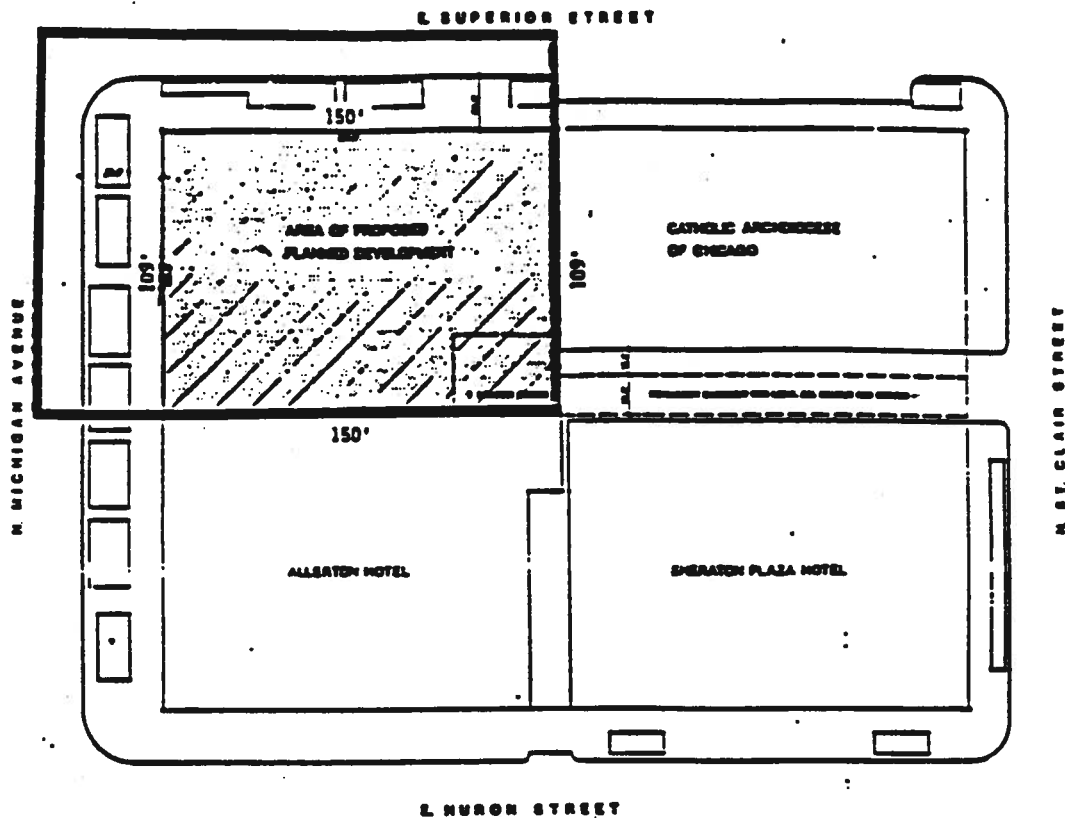
 Subject Property



APPLICANT: Belgravia Associates
ADDRESS: 717 N. Michigan Avenue
DATE: 15 January 1991
REVISED: 13 June 1991

BUSINESS PLANNED DEVELOPMENT NO. _____

PROPERTY LINE AND PLANNED LAND USE MAP



LEGEND:

Planned Development Boundary

109' Dimensioned Property Line

For permitted uses, see Statement No. 5

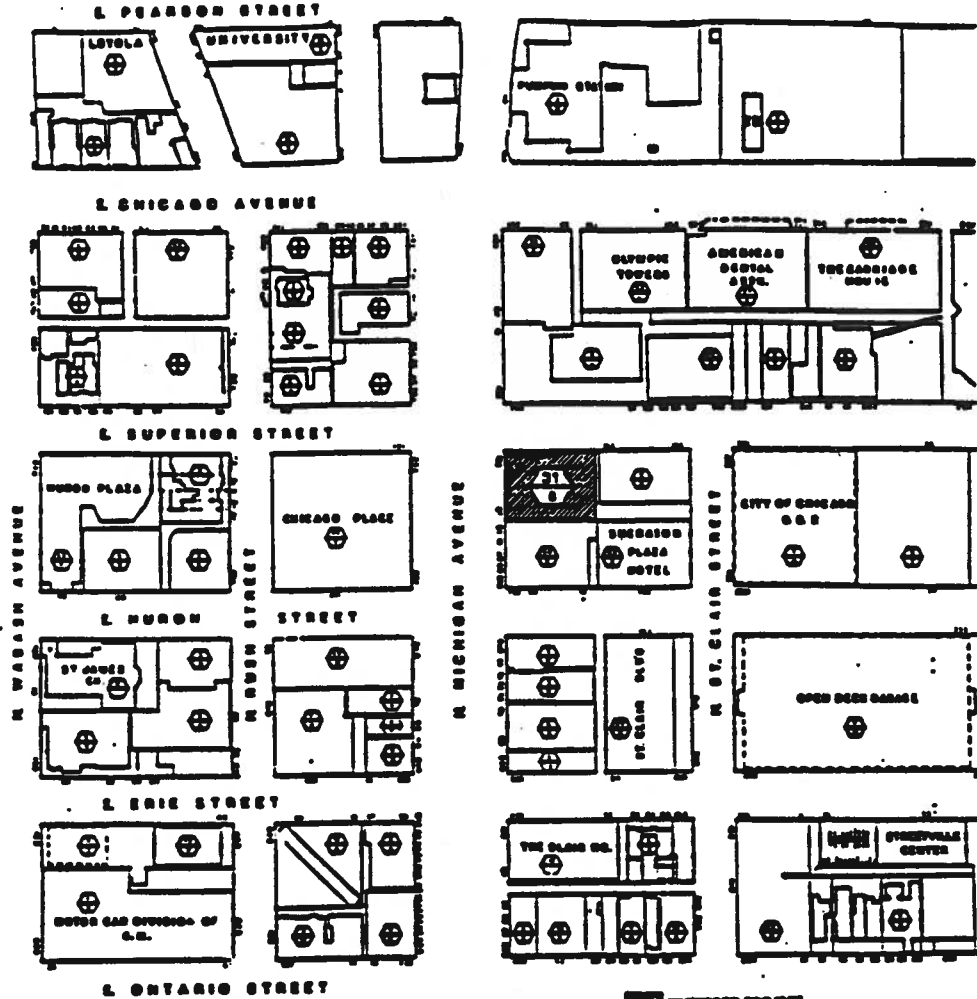
Note: No Right-Of-Way adjustments are planned.



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BUSINESS PLANNED DEVELOPMENT NO. _____

EXISTING LAND USE MAP



LEGEND:

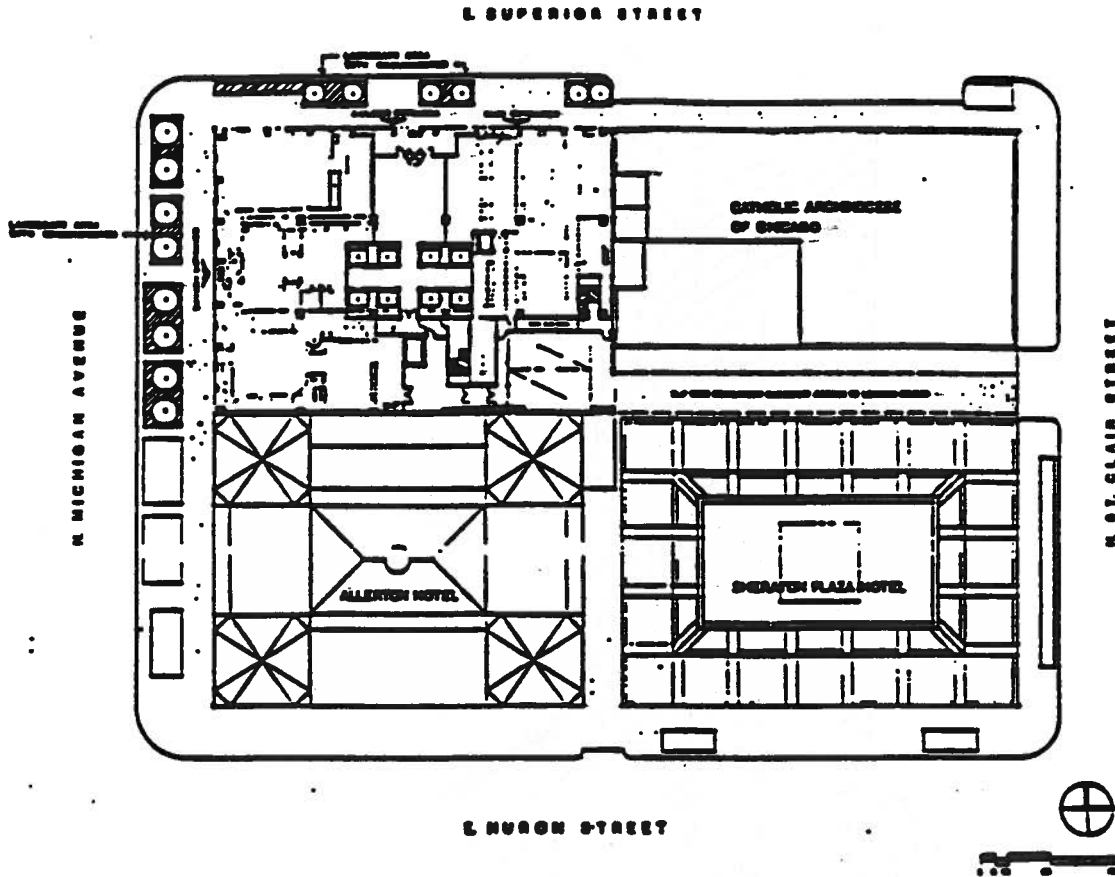
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⊕	RETAIL	⊕	OFFICE/RESID		
⊕	RETAIL/OFFICE	⊕	FOOD/OFFICE		
⊕	RETAIL/RESID	⊕	FOOD		
⊕	RETAIL/FOOD	⊕	APARTMENT		
⊕	RETAIL/HOTEL	⊕	HOSPITAL		
⊕	RETAIL/OFFICE/RESID	⊕	MUSEUM		
⊕	RETAIL/OFFICE/HOTEL	⊕	HOTEL		
⊕	UTILITIES	⊕	PARKING LOT		
⊕	POW. STATION	⊕	PARKING GARAGE		
		⊕	EDUCATIONAL		


 EXISTING LAND-USE AREA MAP

APPLICANT: Belgravia Associates
ADDRESS: 717 N. Michigan Avenue
DATE: 15 January 1991

BUSINESS PLANNED DEVELOPMENT NO. _____

CONCEPTUAL SITE AND LANDSCAPING PLAN

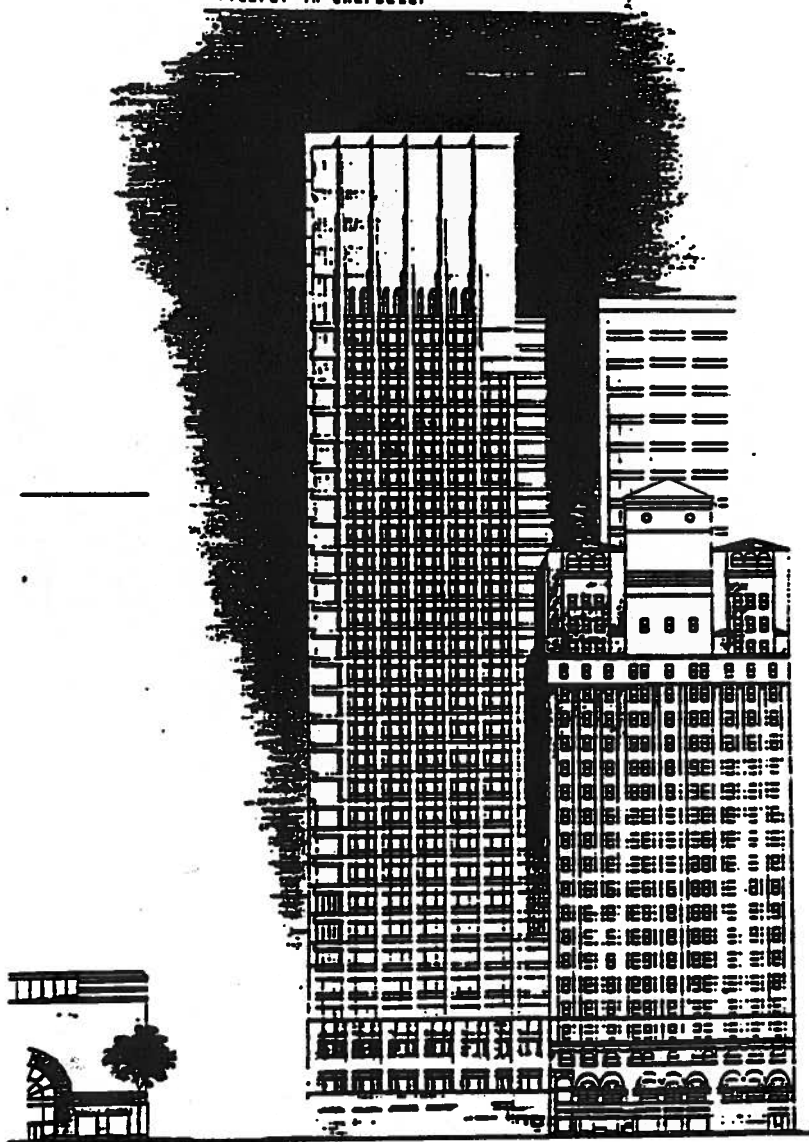


Note: This plan prepared by DeStefano/Guetsch, Ltd. dated 13 June 1991 is on file at larger scale in the Department of Planning, 10th floor, City Hall.

APPLICANT: Belgravia Associates
ADDRESS: 717 N. Michigan Avenue
DATE: 15 January 1991

Illustration.

Applicant: Belgrave Associates
Address: 717 N. Michigan Avenue
Date: 15 January 1991
Revised: 13 June 1991
Note: Elevations are illustrative
examples only and are not
literal in character

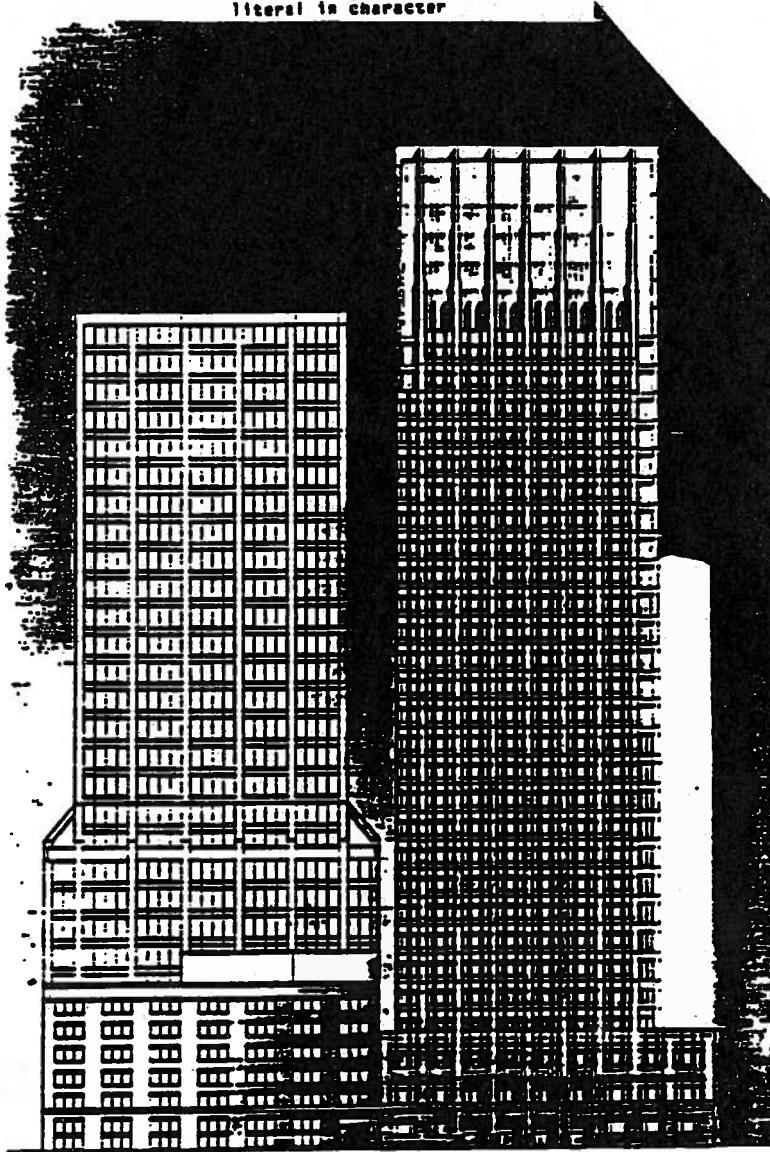


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LAMSON & COMPANY ARCHITECTS NORTH MICHIGAN AVENUE CHICAGO ILLINOIS 60611

Illustration.

Applicant: Belgrave Associates
 Address: 717 N. Michigan Avenue
 Date: 15 January 1991
 Revised: 13 June 1991
 Note: Elevations are illustrative
 examples only and are not
 literal in character



7 1 7

ARCHITECTS & ENGINEERS ARCHITECTS & ENGINEERS ARCHITECTS & ENGINEERS

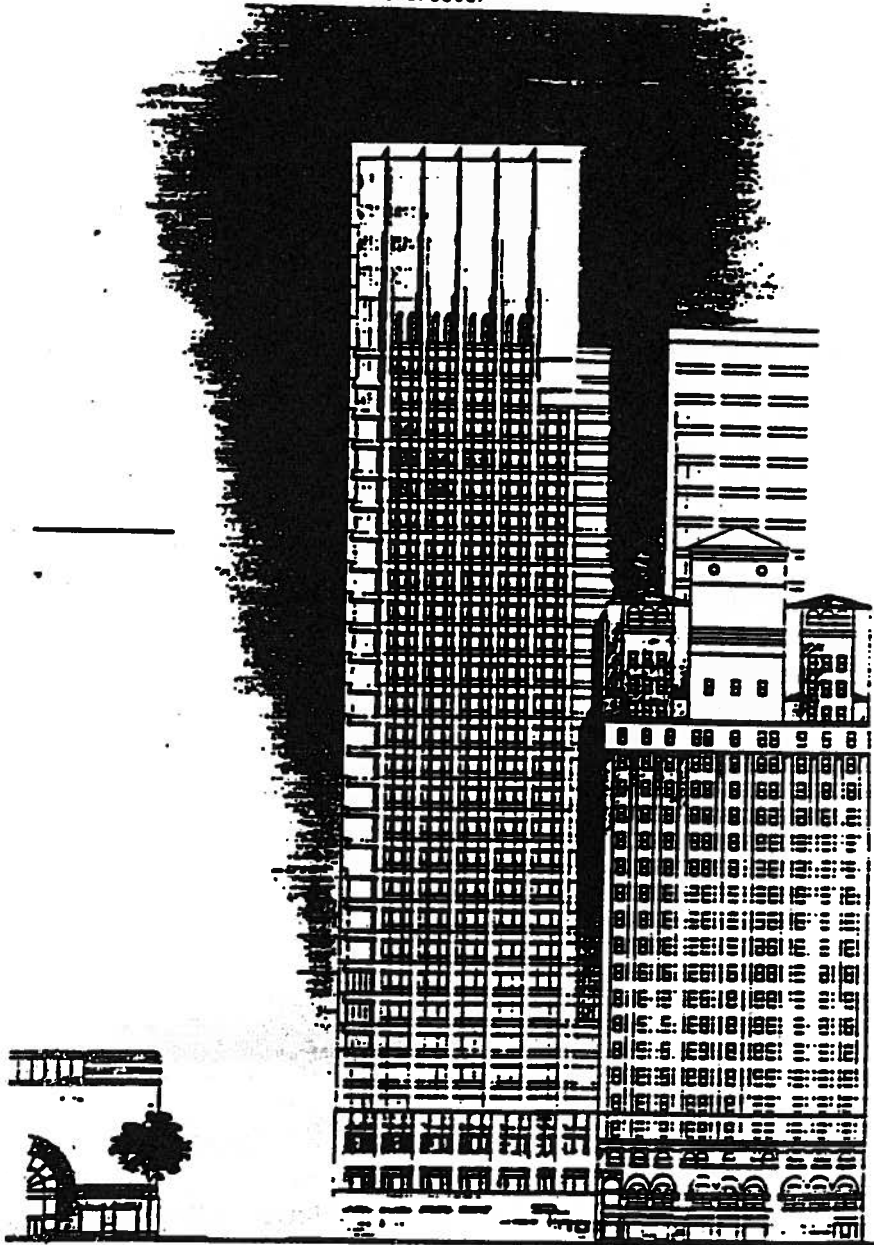
9/11/91

UNFINISHED BUSINESS

5473

Illustration.

Applicant: Belgrave Associates
Address: 717 N. Michigan Avenue
Date: 15 January 1991
Revised: 13 June 1991
Note: Elevations are illustrative
examples only and are not
literal in character



7 1 7

LOREN & BERTRAM TRUST NORTH MICHIGAN AVENUE DEVELOPING SOCIETY