

Yeas -- Aldermen Flores, Haithcock, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Baker, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colon, Mitts, Banks, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore -- 48.

Nays -- None.

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

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map Number 1-E.
(Application Number A-5287)

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the following symbols and indications as shown on Map Number 1-E in the area described as follows:

from Institutional Planned Development Number 53 1 in the area bounded by:

East Haddock Place; a line 136 feet east of North State Street; East Lake Street; and North State Street,

to those of a B7-7 General Central Business 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 1-E.
(As Amended)
(Application Number A-5290)

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



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

October 3, 1994

Ms. Bridget O'Keefe
Sidley and Austin
One First National Plaza
Chicago, IL 60603

Re: Fourth request for a minor change to Planned
Development No. 531 Commonwealth Edison
East Lake TDC

Dear Ms. O'Keefe:

The Department of Planning and Development has considered your request on behalf of the Commonwealth Edison Company for a minor change to Planned Development No. 531. Specifically, you requested an additional 45-day extension of the time period within which the City Council must approve a Redevelopment Agreement for this site. Planned Development No. 531 requires that approval of the Redevelopment Agreement occur by December 8, 1993. Three previous extensions of this time period (until October 4, 1994) were approved as minor changes on November 30, 1993; and March 4, 1994; and June 3, 1994.

Your request for an additional extension is necessary to finalize Council approval of the Redevelopment Agreement. Approval of your request would in no way alter Commonwealth Edison's existing obligation to execute a Redevelopment Agreement with the City and to provide civic art in showcase windows, erect historic plaques, and contribute \$100,000 for upgrading of the existing median, as described in Planned Development No. 531.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 531, Statement Number 15, I hereby approve the requested 45-day extension until November 18, 1994, as a minor change, but no other changes to Planned Development No. 531.

Sincerely,


Valerie B. Jarrett
Commissioner

cc: Chris Slattery
Michael Mettler
Kathy Ransford
Marc Lenz
Phil Levin
Jessica Feldman





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

November 30, 1993

Ms. Bridget O'Keefe
Sidley and Austin
One First National Plaza
Chicago, IL 60603

Re: Request for a minor change to Planned
Development No. 531-Commonwealth Edison East
Lake TDC

Dear Ms. O'Keefe:

The Department of Planning and Development has considered your request on behalf of the Commonwealth Edison Company for a minor change to Planned Development No. 531 and hereby approves your request pursuant to the authority granted by Statement Number 15 of the approved Planned Development.

Specifically, you requested a ninety day extension of the time period within which the City Council must approve a Redevelopment Agreement for the site. The Planned Development requires that approval of the Redevelopment Agreement occur within 6 months of the passage of the ordinance which was approved by the City Council on June 9, 1993. Although this deadline would be December 8, 1993, the Planned Development Ordinance allows for an extension to this time period.

Your request for relief included a statement that Commonwealth Edison has been working diligently on finalizing the Redevelopment Agreement with the City and that a ninety day extension would be sufficient to resolve all outstanding issues.

With regard to your request, the Department of Planning and Development has determined that a ninety day extension to allow for execution of a Redevelopment Agreement would constitute a minor change to Planned Development No. 531.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 531, Statement Number 15, I hereby approve the foregoing minor change, but no other changes to Planned Development No. 531.

Sincerely,

Valerie B. Jarrett
Commissioner

cc: Chris Slattery
Philip Levin
Will Tippens
Mary Edwards



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

November 30, 1993

Ms. Bridget O'Keefe
Sidley and Austin
One First National Plaza
Chicago, IL 60603

Re: Request for a minor change to Planned
Development No. 531-Commonwealth Edison East
Lake TDC

Dear Ms. O'Keefe:

The Department of Planning and Development has considered your request on behalf of the Commonwealth Edison Company for a minor change to Planned Development No. 531 and hereby approves your request pursuant to the authority granted by Statement Number 15 of the approved Planned Development.

Specifically, you requested a ninety day extension of the time period within which the City Council must approve a Redevelopment Agreement for the site. The Planned Development requires that approval of the Redevelopment Agreement occur within 6 months of the passage of the ordinance which was approved by the City Council on June 9, 1993. Although this deadline would be December 8, 1993, the Planned Development Ordinance allows for an extension to this time period.

Your request for relief included a statement that Commonwealth Edison has been working diligently on finalizing the Redevelopment Agreement with the City and that a ninety day extension would be sufficient to resolve all outstanding issues.

With regard to your request, the Department of Planning and Development has determined that a ninety day extension to allow for execution of a Redevelopment Agreement would constitute a minor change to Planned Development No. 531.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 531, Statement Number 15, I hereby approve the foregoing minor change, but no other changes to Planned Development No. 531.

Sincerely,

Valerie B. Jarrett
Commissioner

cc: Chris Slattery
Philip Levin
Will Tippens
Mary Edwards



- (17) Launderettes, [Automatic, self-service only] *Coin-operated facilities*. [employing not more than two persons in addition to one owner or manager, provided that laundry machines shall not exceed ten pounds capacity each.]

SECTION 4. This ordinance shall be in full force and effect from and after its passage and due publication.

PD 531

CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY
AREA SHOWN ON MAP NUMBER 1-E.

On motion of Alderman Banks, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of May 19, 1993, pages 32859 through 32873, recommending that the City Council pass a proposed ordinance to amend the Chicago Zoning Ordinance by reclassifying a particular area shown on Map Number 1-E.

On motion of Alderman Banks, the said proposed ordinance was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Mazola, Haithcock, Tillman, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Madrzyk, Burke, Jones, Streeter, Murphy, Rugai, Troutman, Evans, Munoz, Laski, Miller, Medrano, Ocasio, Watson, Burrell, Bialczak, Suarez, Mell, Austin, Wojcik, Banks, Giles, Allen, O'Connor, Doherty, Natarus, Eisendrath, Hansen, Levar, Shiller, Schuler, M. Smith, Moore, Stone -- 46.

Nays -- Alderman E. Smith -- 1.

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

The following is said ordinance as passed:

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 B7-7 General Central Business District symbols and indications as shown on Map No. 1-E in the area bounded by:

East Haddock Place; a line \pm 136 feet east of North State Street; East Lake Street; and North State Street,

to those of an Institutional Planned Development which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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

Plan of Development attached to this ordinance reads as follows:

Institutional Planned Development.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development (the "Planned Development") consists of approximately 38,688.10 square feet (.89 acres) of property which is depicted on the attached Planned Development Boundary and Property Line and Right-of-Way Adjustment Map (the "Property"). Commonwealth Edison Company (the "Applicant") owns the Property, with the exception of a \pm 1,000 square feet segment of a public street which is proposed to be vacated.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single

designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property.

Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of 16 Statements; an Existing Zoning Map; a Planned Development Boundary and Property Line and Right-of-Way Adjustment Map; a Generalized Land Use Map; an Existing Land Use Map; a Table of Use and Bulk Regulations and Related Controls; a Site Plan prepared by Skidmore, Owings & Merrill dated February 18, 1993 (the "Site Plan"); and South and West Elevations prepared by Skidmore, Owings & Merrill dated February 18, 1993 (the "Elevations"). Reduced copies of the Site Plan and Elevations are attached hereto and full sized copies are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses shall be permitted in the Planned Development subject to the restrictions in Statement 12 and in the Table of Use and Bulk Regulations: Public Utility Uses, Public Service Uses and Off-Street Parking.
6. Permanent business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary business identification signs as related to the Applicant's exhibitions shall be permitted subject to the review and approval of the Department of Planning and Development. Temporary construction signs shall be permitted subject to the review and approval of the Department of Planning and Development.

7. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.
8. This will be an unmanned facility with no parking and loading berths required on-site. Three (3) permissive, accessory off-street parking spaces will be provided within the building; the design of such spaces shall be subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.
9. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation 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. The location of the service entrances shall be in substantial conformance with the Site Plan.
10. In addition to the maximum height of the building and any appurtenance attached thereto prescribed in this Planned Development, the height of the improvements and any appurtenance attached thereto also shall be subject to:
 - (A) Height limitation as certified and approved by the Federal Aviation Administration; and
 - (B) Airport zoning regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.
11. This Planned Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and Development and in effect on the date hereof.
12. The improvements on the Property including the landscaping along the adjacent rights-of-way, the location of the service entrances, and all entrances and exits to and from the parking area shall be located, designed, constructed and maintained in substantial conformance with the Site Plan and the Elevations. In addition, the improvements on the Property shall be subject to the following regulations:

A) Landscaping:

Trees will be provided along the State and Lake Street frontages as depicted on the attached Site Plan subject to the approval of the Chicago Bureau of Forestry. The size and type of trees used shall be in compliance with the most recent version of the State Street Development Plan and Urban Design Guidelines or any specifications which are issued by the Department of Planning and Development to implement such plan. Parkway trees depicted on the Site Plan shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.

B) Architectural Treatment Of Improvements:

The State Street facade will feature four tall light columns, their lantern capitals, a curved screen backdrop and three display windows with an ornamental stainless steel grill placed in front. The windows will hold a permanent display of art which will be chosen in accordance with specifications developed by the Applicant after consultation with the Greater State Street Council and the Department of Cultural Affairs. Such specifications must be reviewed and approved by the Department of Planning and Development. The State Street facade shall be constructed primarily of glass (clear and specialty glasses), stainless steel and painted aluminum structural and framing elements and a granite base.

The Lake Street facade shall be constructed primarily of limestone, a granite base and an upper copper wall. The elevation will be divided by an ornamental stair tower, enclosed in clear glass with stainless steel and painted aluminum frames. A series of bronze plaques created by local artists will commemorate events of Chicago's past and will be located at the pedestrian level of the facade. The number of plaques and the events depicted thereon will be based on specifications developed by the Applicant. Such specifications must be reviewed and approved by the Department of Planning and Development.

The north wall along Haddock Place and the eastern facade facing the Harold Washington College shall be of masonry construction.

C) Modification Of Requirements:

The terms, conditions and exhibits of this Planned Development Ordinance may be modified, administratively by the

Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate, consistent with the nature of the development of the Property contemplated in this Planned Development Ordinance and will not result in a floor area ratio in excess of that provided by this Planned Development Ordinance. Any such modification shall be deemed to be a minor change in the Planned Development Ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
14. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within ten years following adoption of this Planned Development, and unless completion thereof is 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 Amending Ordinance (the first day of which as applied to this Planned Development shall be the effective date of the Amending Ordinance). If this Planned Development expires under the provision of this section, then, the zoning of the Property shall automatically revert to a B7-7 General Central Business District.
15. The development authority contained in this Planned Development Ordinance including, without limitation, the authority to issue building permits, site plan approvals, approvals pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance and similar approvals, shall not become effective until and unless a Redevelopment Agreement has been executed by the Applicant and the City of Chicago and approved by the City Council. In the event that execution or approval of such an agreement has not occurred within six months following the date of adoption of this Planned Development Ordinance, then, unless extended by mutual written agreement of the City (through the Commissioner of the Department

of Planning and Development) and the Applicant (through its authorized representative), this Planned Development Ordinance shall expire and the zoning of the Property shall automatically revert to the previously existing B7-7 General Central Business District.

16. The Applicant agrees that it shall not demolish any improvements located on the Property any sooner than twelve (12) months before the commencement of construction of the project. Between the time the site is cleared and construction commences, the Applicant shall install a wooden fence at the property line a minimum of 6 feet in height to effectively screen the site.

[Existing Zoning Map, Planned Development Boundary and Property Line and Right-of-Way Adjustment Map, Generalized Land Use Map, Existing Land Use Map, Site Plan and Elevation Drawings attached to this Plan of Development printed on pages 34074 through 34080 of this Journal.]

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

Institutional Planned Development

Plan Of Development

Use And Bulk Regulations And Data.

General Description of Land Use:

Public utility uses, public service uses and off-street parking.

Maximum Permitted F.A.R.:

5.0.

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way:

$\pm 38,688.10$ square feet * = $\pm 20,110.8$ square feet * + 18,577.30 square feet.

Setbacks from Property Line:

In general conformance with the Site Plan.

Maximum Percentage of Site Coverage:

100% site coverage -- In general conformance with the Site Plan.

Maximum Building Height:

125 feet above grade to the top of the screen.

Minimum Number of Off-Street Parking:

0 spaces.

Maximum Number of Off-Street Parking:

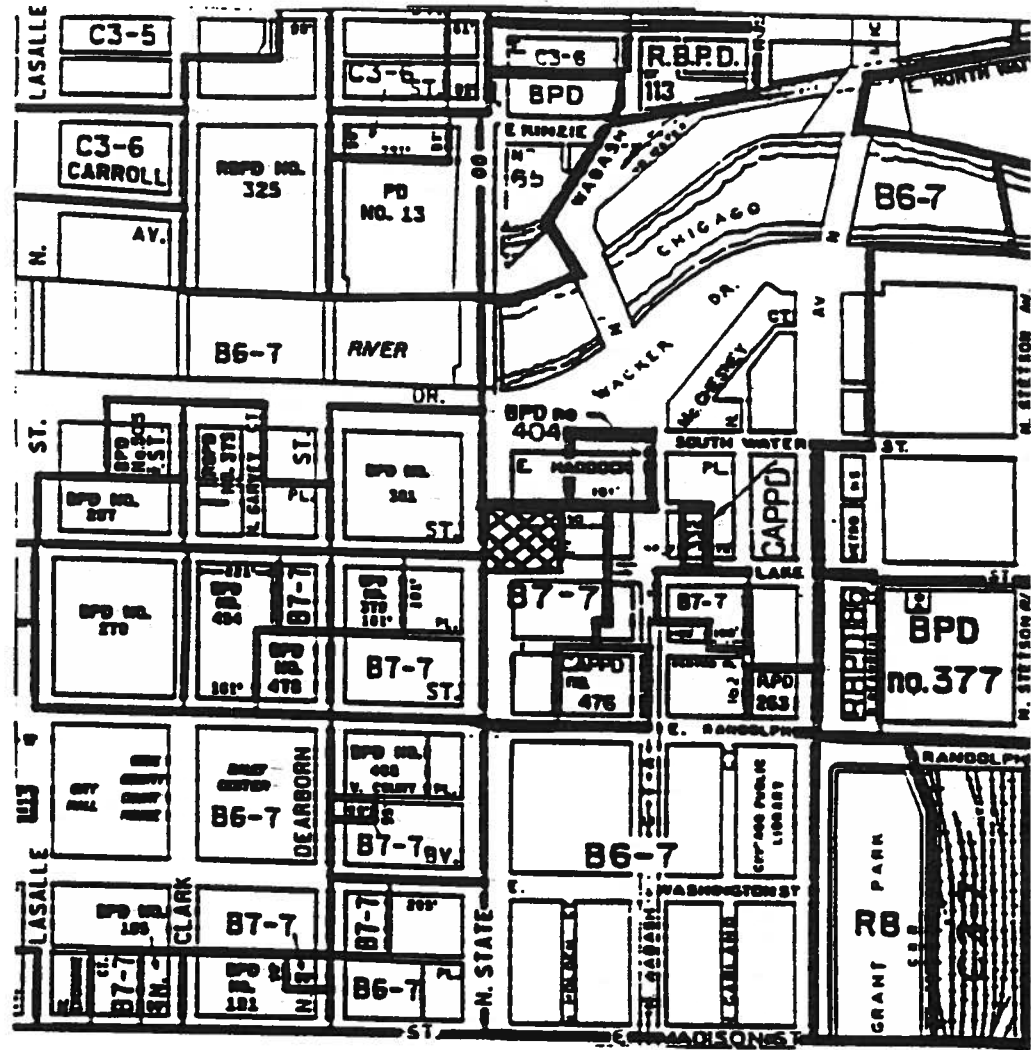
0 spaces required/three (3) permissive accessory parking spaces will be provided.

Minimum Number of Off-Street Loading Berths:

0 berths.

* Includes $\pm 1,000$ square feet of Haddock Place to be vacated.

Existing Zoning Map.



Legend



Planned Development



Zoning Boundaries

Applicant:

Commonwealth Edison Company

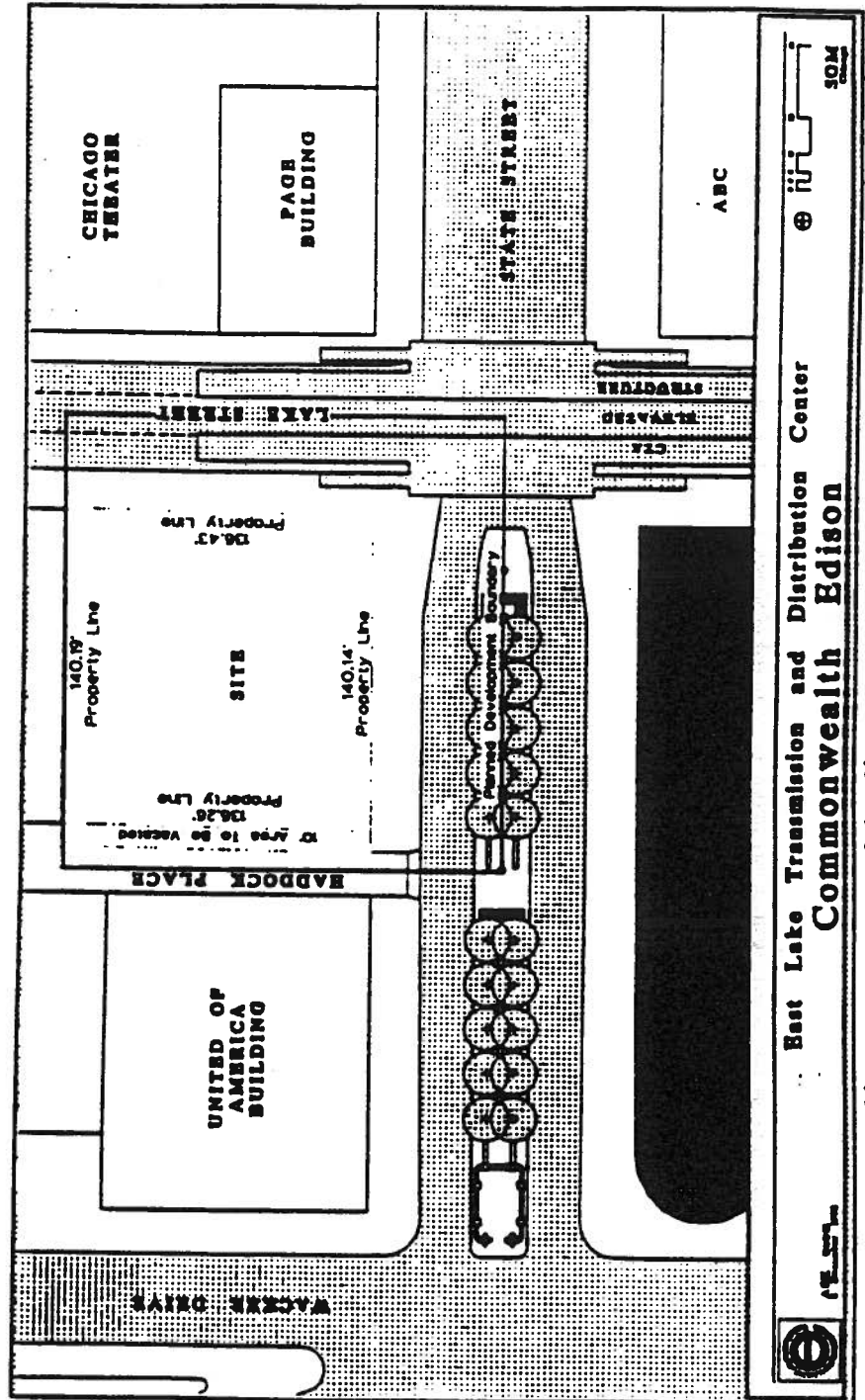
Address:

One First National Plaza, Chicago IL 60618

Date:

December 8, 1992

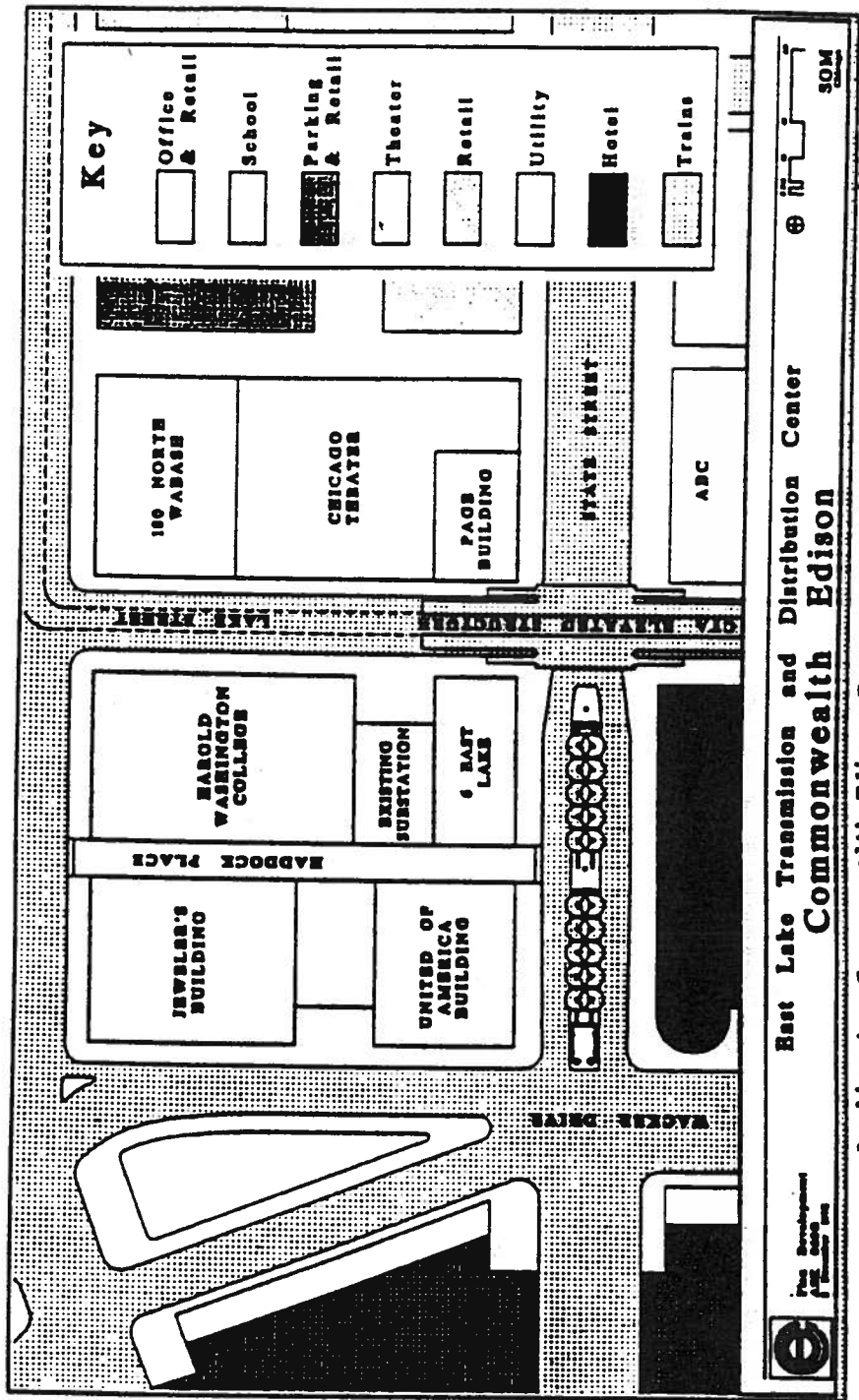
Property, Boundaries And Right-Of-Way Adjustment Map.



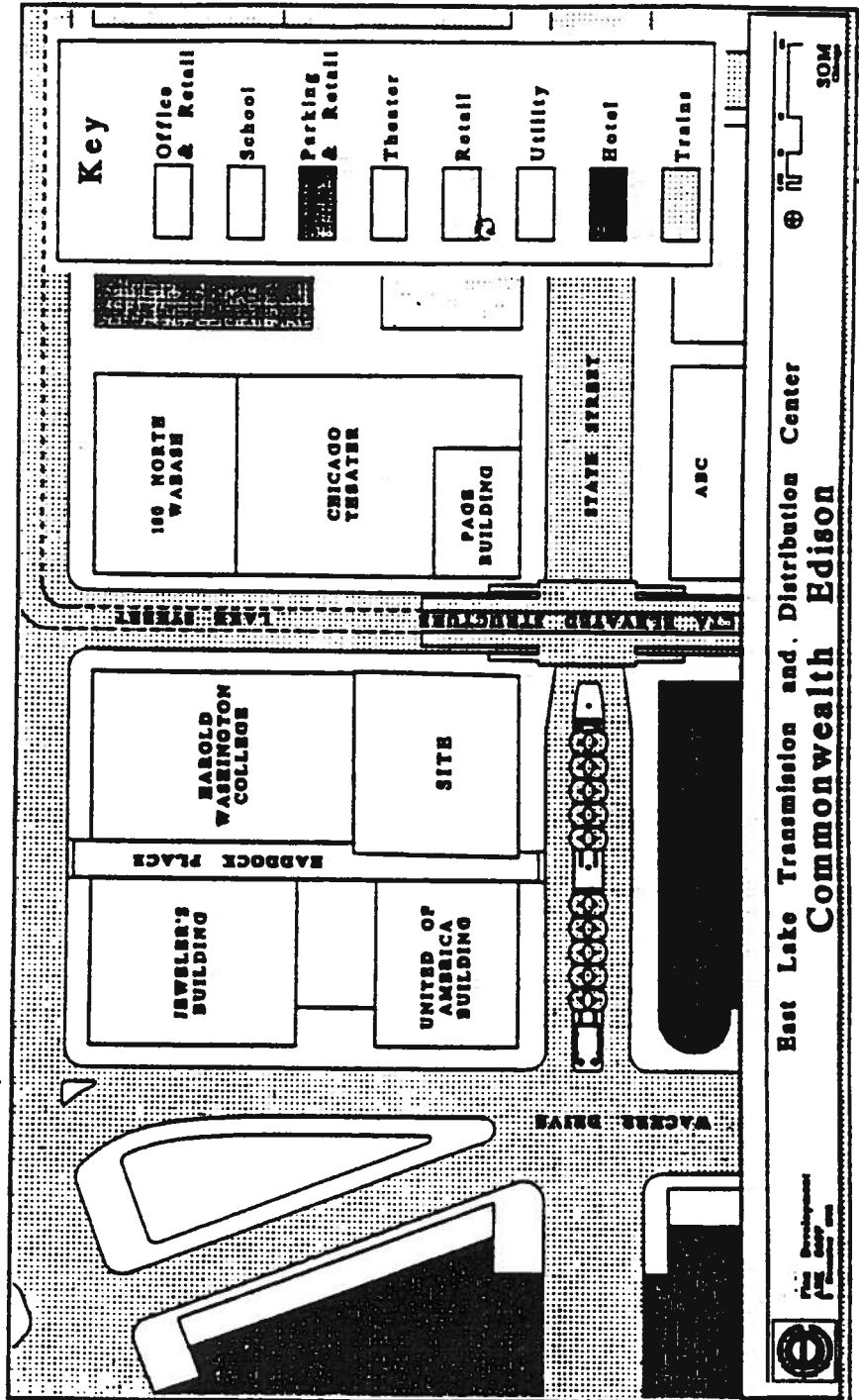
East Lake Transmission and Distribution Center
Commonwealth Edison

Applicant: Commonwealth Edison Company
 Address: One First National Plaza, Chicago, Illinois 60603
 Date: December 8, 1992

Existing Land Use Map.



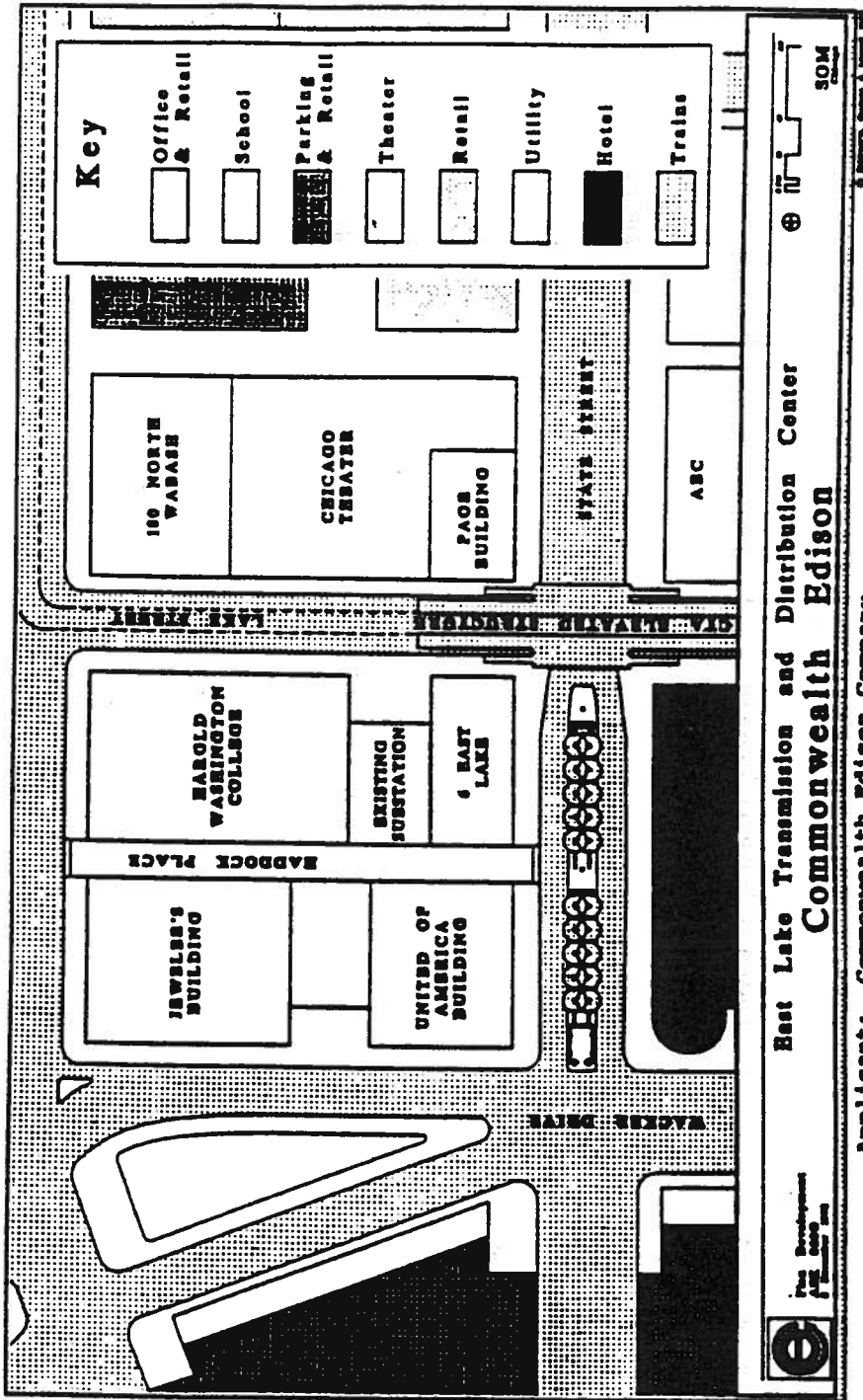
General Land Use Map.



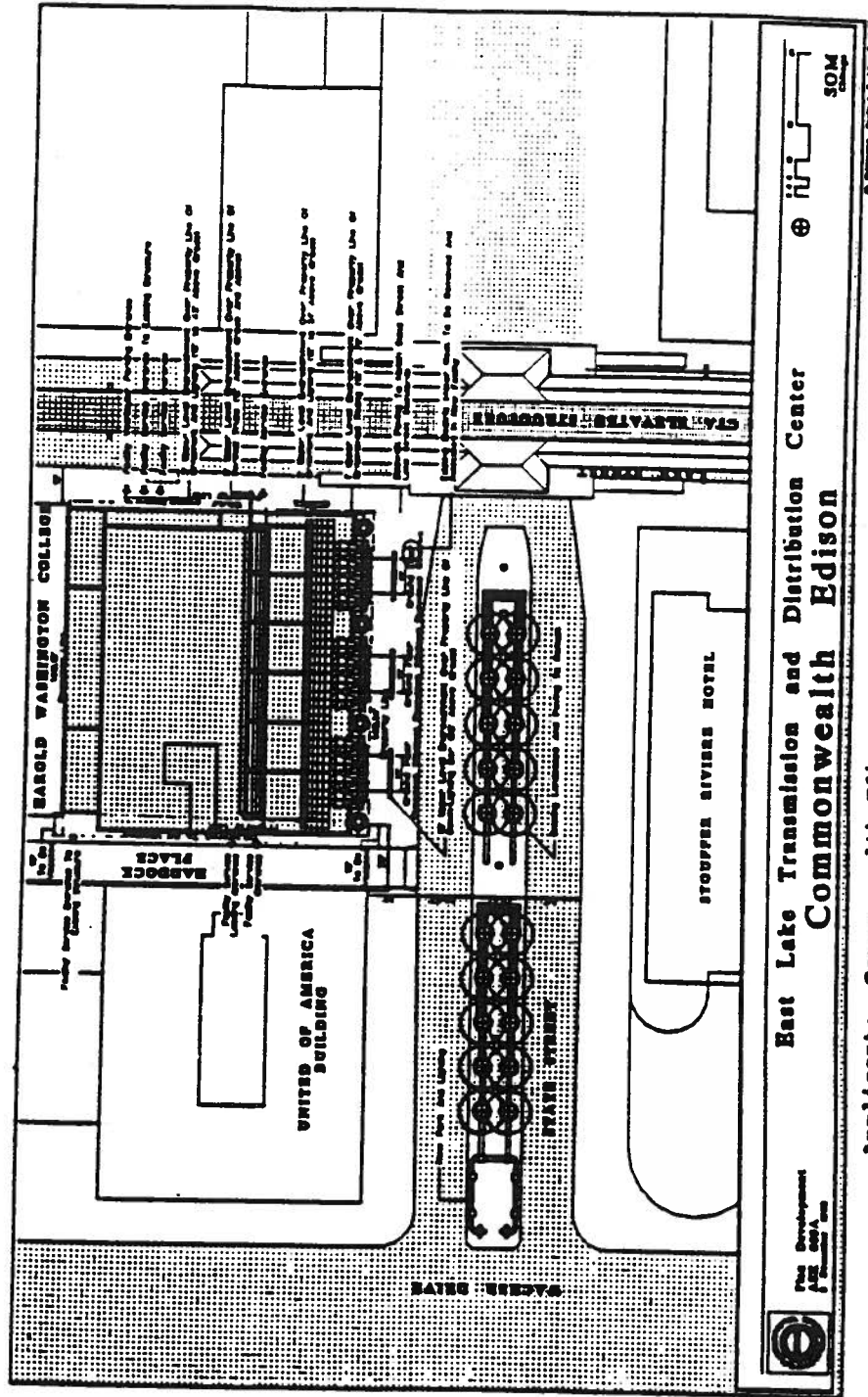
Best Lake Transmission and Distribution Center
Commonwealth Edison

Applicant: Commonwealth Edison Company
 Address: One First National Plaza, Chicago, Illinois 60603
 Date: December 8, 1992

Existing Land Use Map.

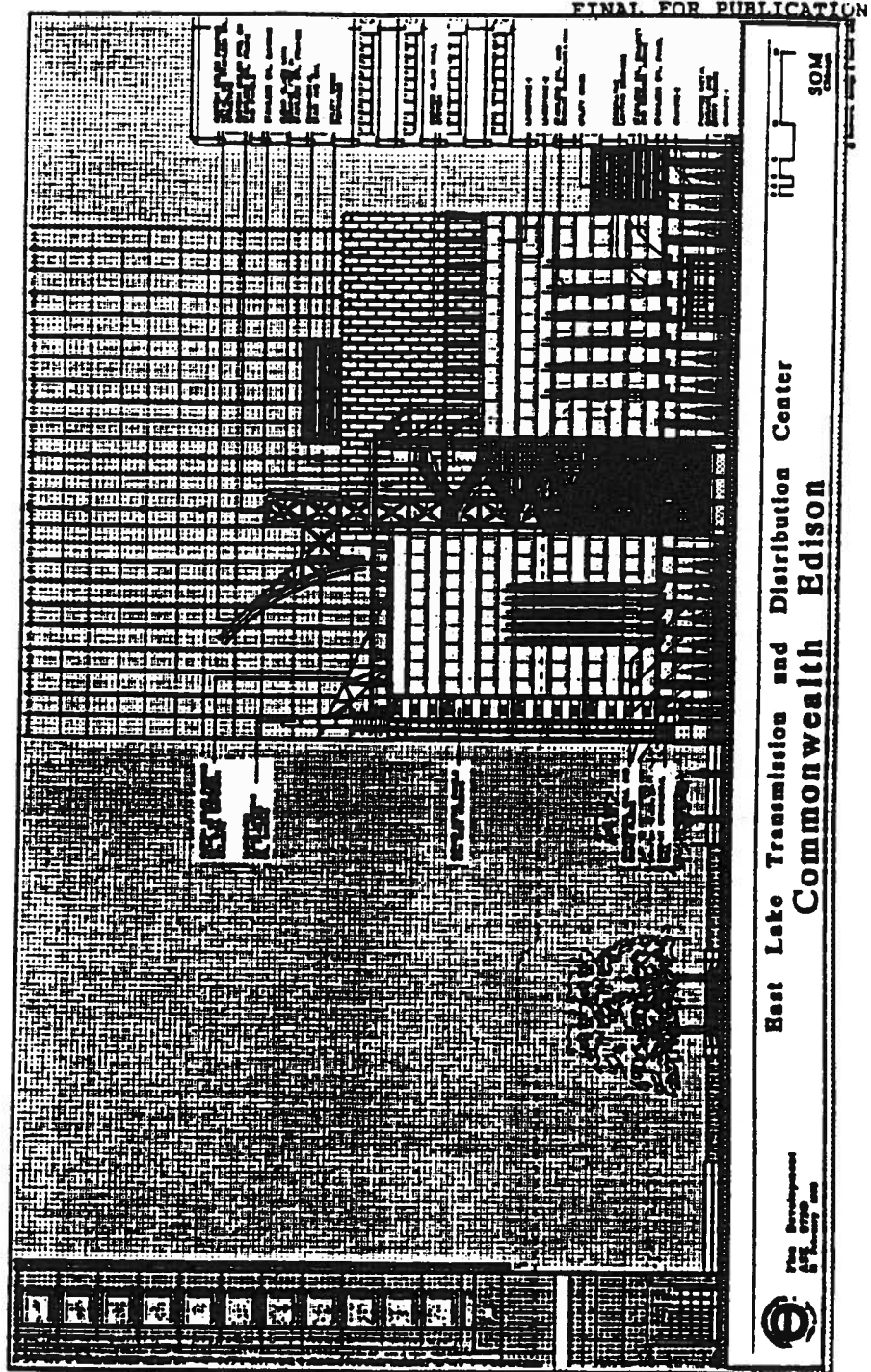


Site Plan.



Applicant: Commonwealth Edison Company
 Address: One First National Plaza, Chicago, Illinois 60603
 Date: December 8, 1992

South Elevation.



West Elevation.

