



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

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April 5, 1995

Mr. John George
Attorney at Law
20 South Clark Street - Suite 400
Chicago, IL 60603

Re: Business Planned Development No. 543
South State Street/East Adams Street

Dear Jack:

In response to your request for verification of permitted uses in Business Planned Development No. 543, please refer to Statement No. 5 of the Plan of Development regarding "Permitted Uses" which includes retail drug stores. Packaged liquor sales would also be permitted if accessory to the drug store use. This interpretation is based on the underlying B6-7 Restricted Central Business District classification regulations which permit: "liquor sales, package goods only, provided such use shall be accessory and is clearly related to the principal use."

Sincerely,

Christine K. Slattery
Deputy Commissioner



3/23/94

UNFINISHED BUSINESS

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11178

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-2 Restricted Commercial District symbols and indications as shown on Map No. 1-J in the area bounded by:

West Chicago Avenue; a line 99 feet west of North Sawyer Avenue; the alley next south of and parallel to West Chicago Avenue; and a line 147 feet west of North Sawyer Avenue,

to those of an R3 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 Number 2-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. 2-E in the area bounded by:

a line 76.62 feet north of and parallel with East Adams Street; a line 153.91 feet east of and parallel with South State Street; East Adams Street; and South State 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 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: PD 543

11178

Business Planned Development No. 543

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development consists of approximately 11,787 square feet (0.27 acres) and is owned or controlled by the Applicant, American National Bank and Trust Company of Chicago, as Trustee, under Trust Number 116920-01.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
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 and any ground lessors. 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 and any ground lessors. 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 and any ground lessors.

Nothing herein shall be construed to mean that any individual owner, or any ground lessors, of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, 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 thirteen (13) 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 Site/Landscape Plan and Elevations Plans, dated February 10, 1994. Full size sets of the Site/Landscape Plan and Elevations Plans are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other controls shall apply to the Property. The 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 within the area delineated herein as "Business Planned Development": general merchandise uses, retail drug stores, food stores, restaurants, department stores, offices, and subject to full compliance with City policy, district cooling facilities. The Applicant agrees to comply with all relevant terms of the forthcoming general policy pertaining to district heating and cooling facilities which is currently being developed by the City of Chicago. The Department of Planning and Development shall not issue any approvals under Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") unless and until the Commissioner of the Department of Environment has confirmed the Applicant's compliance with the City's policy.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Commissioner of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Commissioner of the Department of Planning and Development.
7. Any service drives 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic Engineering and Operations and of the Commissioner of the Department of Planning

- and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation, Bureau of Traffic Operations. The Applicant agrees to pay any costs associated with the temporary closure of any public streets or alleys that are attributable to the proposed development.
8. 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 and Development, Department of Aviation and Department of Law, and approved by the City Council.
 9. For purposes of Floor Area Ratio (F.A.R.) calculation, the definitions in the Chicago Zoning Ordinance shall apply.
 10. The improvements in the Property shall be designed, installed and maintained in general conformance with the Site/Landscape Plan and Elevation Plans dated February 10, 1994. The landscaping (including street trees in the adjacent right-of-way) shall be designed and installed in general conformance with the Site/Landscape Plan dated February 10, 1994. The landscaping shall be maintained at all times in accordance with the Site/Landscape Plan and parkway trees shall be installed and maintained in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Furthermore, the Applicant shall not demolish the existing building on the subject property any sooner than twelve (12) months prior to the commencement of construction of the proposed new building. The Applicant further agrees to grade and seed the site on an interim basis if construction of the new building does not commence within one year after demolition of the existing building is completed.
 11. 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 application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is a minor change that is consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and

Development 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.

12. 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, Refrigerating and Air Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
13. Unless substantial construction has commenced within five (5) 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 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. The Applicant shall be responsible for maintaining the property in good condition at all times, including times when the cooling facility is not operational. In the event the cooling facility ceases operations for a period of twelve (12) consecutive months and the property is not maintained in good condition, then the Applicant shall be responsible for removing any equipment or distribution pipes associated with the district cooling facility.

[Existing Zoning Map, Property Line and Planned Development Boundary Map, Generalized Land Use Map, Existing Land Use Map, Site/Landscape Plan and Elevation Plans attached to this Plan of Development printed on pages 48071 through 48077 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. _____.

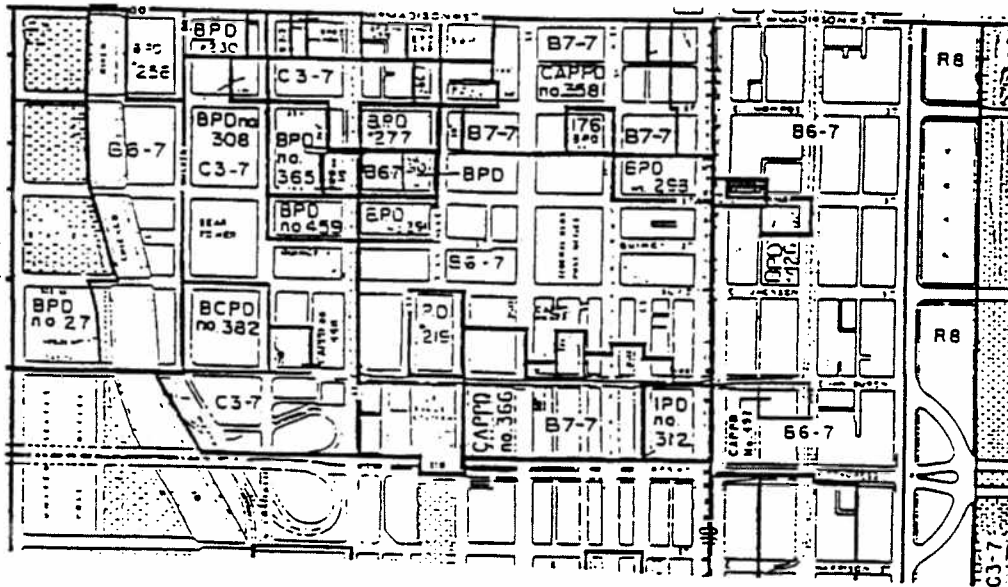
Table Of Use And Bulk Regulations And Related Controls.

Net Site Area	Description Of Permitted Uses	Maximum Floor Area Ratio	Maximum No. Of Dwelling Units	Maximum Percent Of Site Coverage
<u>Square Feet</u> Acres				
<u>11,787</u> 0.27	See Statement Number 5	9.0	0	See Approved Site Plan

Gross Site Area, 22,347 square feet (0.51 acres) = Net Site Area, 11,787 square feet (0.27 acres) + Area in Public Right-of-Way, 10,560 square feet (0.24 acres).

Maximum Floor Area Ratio for Total Net Site Area:	9.0.
Maximum Number of Dwelling Units:	None permitted.
Minimum Number of Off-Street Parking Spaces:	None required.
Minimum Number of Off-Street Loading Berths:	None required.
Maximum Percent of Site Coverage:	In accordance with approved Site Plan.
Minimum Required Building Setbacks:	In accordance with approved Site Plan.
Maximum Permitted Building Height:	In accordance with approved Elevation Plans.,

Existing Zoning Map.



LEGEND:

— PLANNED DEVELOPMENT BOUNDARY

■ SUBJECT PROPERTY



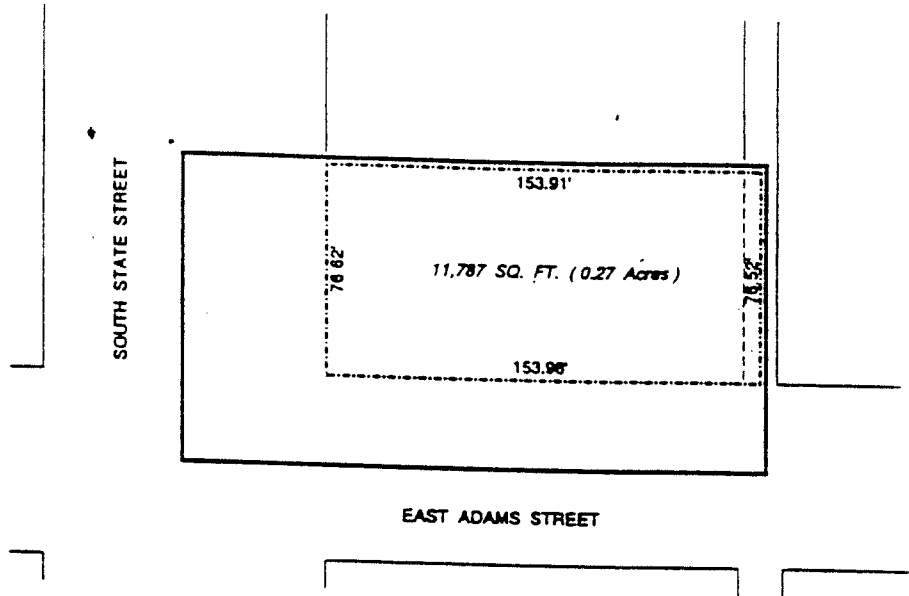
APPLICANT: AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as trustee utia No. 116920-01

ADDRESS: 135 - 141 SOUTH STATE STREET
2 - 14 EAST ADAMS STREET

DATE: OCTOBER 6, 1993

REVISED: FEBRUARY 10, 1994

Property Line And Planned Development Boundary Map.



LEGEND:

- PLANNED DEVELOPMENT BOUNDARY
- - - 153.98' DIMENSIONED PROPERTY LINE

NOTE: No vacations, dedications, or right-of-way adjustments are proposed in this plan.



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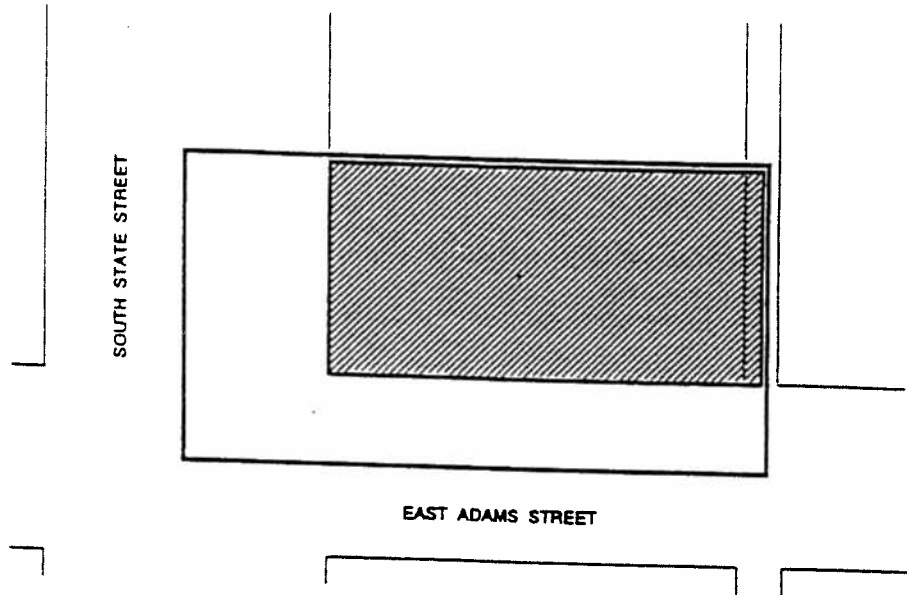
REVISED: FEBRUARY 10, 1994

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Generalized Land Use Map.



LEGEND:

— PLANNED DEVELOPMENT BOUNDARY

▨ SUBJECT PROPERTY

NOTE: For detail see Statement No. 5; Use and Bulk Regulations and Related Controls; and approved Site / Landscape Plans and Elevation Plans.



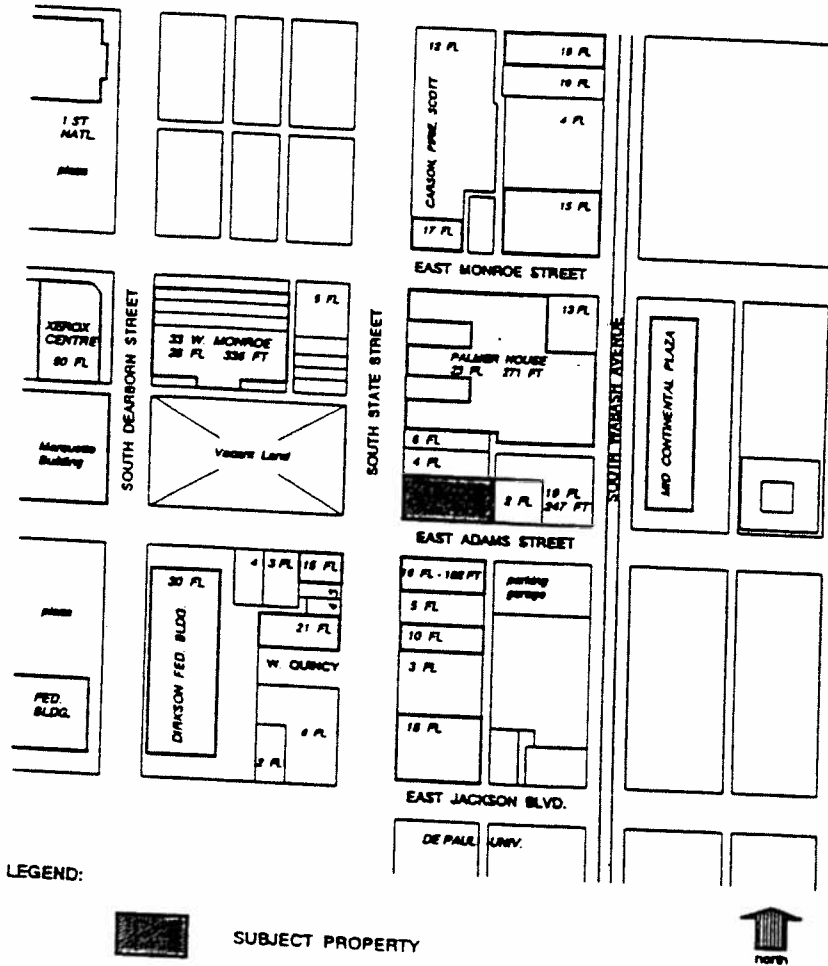
APPLICANT: AMERICAN NATIONAL BANK AND TRUST COMPANY
OF CHICAGO as trustee via No. 116920 - 01

ADDRESS: 135 - 141 SOUTH STATE STREET
2 - 14 EAST ADAMS STREET

DATE: OCTOBER 6, 1993

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Existing Land Use Map.
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LEGEND:



SUBJECT PROPERTY



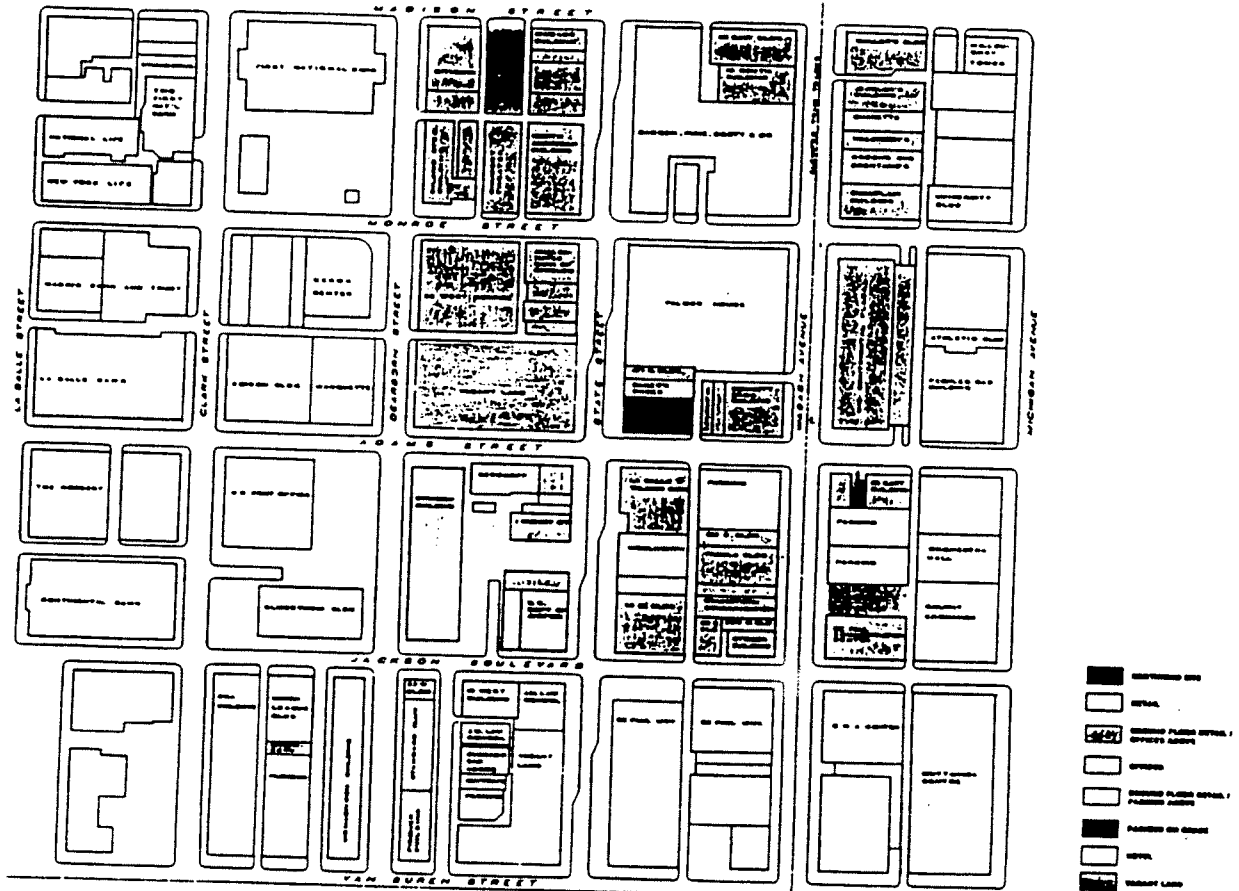
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Existing Land Use Map.
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EXISTING LAND USE PLAN

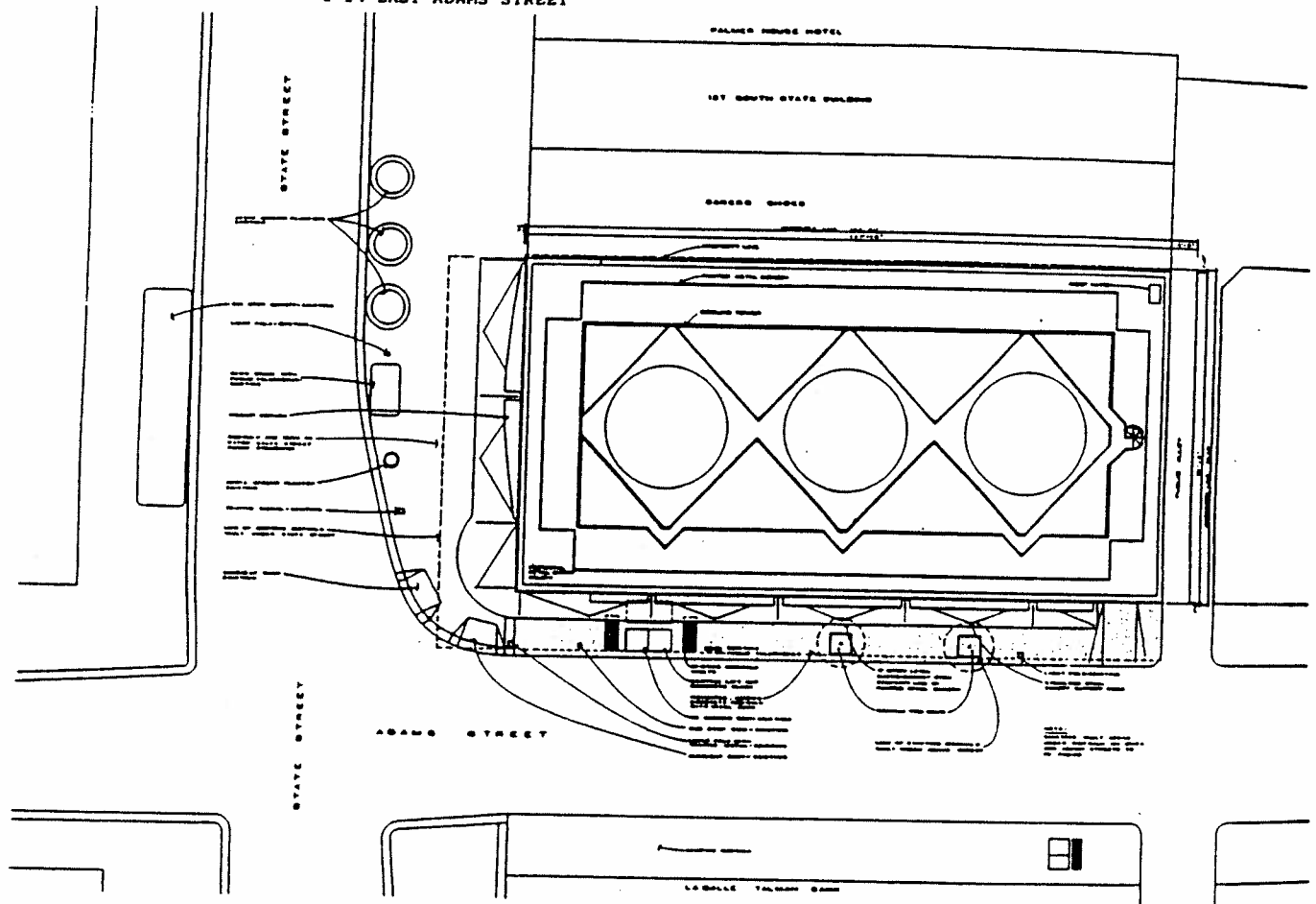
Northwind



Site/Landscape Plan.

APPLICANT: AMERICAN NATIONAL BANK AND TRUST COMPANY
 OF CHICAGO as Trustee utu No. 116920-01
 ADDRESS: 135-141 SOUTH STATE STREET
 2-14 EAST ADAMS STREET

DATE: OCTOBER 6, 1993
 REVISED: FEBRUARY 10, 1994



SITE / LANDSCAPE PLAN

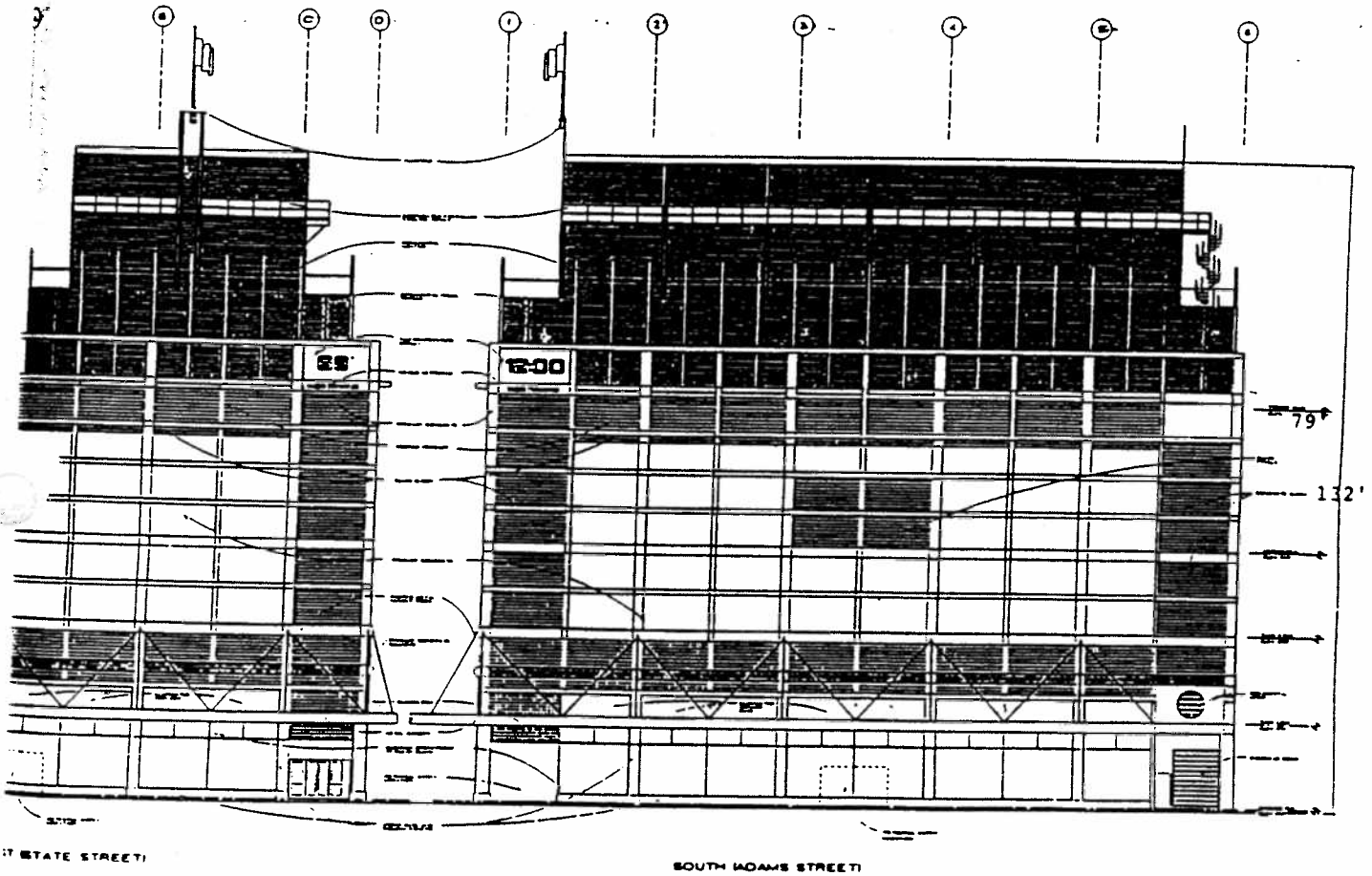
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Elevation Plans.



SOUTH STATE STREET

SOUTH ADAMS STREET

NOTATIONS

APPLICANT: AMERICAN NATIONAL BANK AND TRUST COMPANY
 OF CHICAGO as Trustee utg No. 116920-01
 ADDRESS: 135-141 SOUTH STATE STREET
 2-14 EAST ADAMS STREET
 DATE: OCTOBER 6, 1993
 REVISED: FEBRUARY 10, 1994

Northwind

