



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 15, 2019

Jack George
Akerman LLP
71 S. Wacker Dr., 47th Floor
Chicago, IL 60606

Re: Minor change request for PD No. 563, 600 N. Michigan Ave. signage

Dear Mr. George:

Please be advised that your request for a minor change to Business Planned Development No. 563, ("PD 563") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 11 of PD 563.

Your client and the owner of all of the property within PD 563, CLFP 600 NMA LP ("Applicant"), is seeking a minor change to allow for the elimination of the Signage Location Plan referenced in the PD. The Planned Development was adopted in 1994 and signage standards have evolved since that time and the Applicant believes the Signage Location Plan is obsolete and antiquated. The Applicant is proposing new signage that does not comply with the Signage Plan however, it does comply with Chapter 17-12 of the Zoning Ordinance. Therefore, the Applicant is requesting that on premise signs shall be permitted in conformance with Chapter 17-12 of the Zoning Ordinance, and subject to our review and approval. Off-premise signs are not permitted in Planned Developments.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed elimination of the 1994 Signage Plan will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 563, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Patrick Murphey
Zoning Administrator

C: Main file

(Continued from page 58794)

At this time, I, along with Alderman Ed Smith, move that this report be deferred and published with the exception of Application Numbers 11395 and 11359, for which I request immediate passage because time is of the essence.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the said proposed ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Mazola, Haithcock, Tillman, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Olivo, Burke, Jones, Coleman, Murphy, Rugai, Troutman, Evans, Munoz, Laski, Miller, Medrano, Ocasio, Watson, E. Smith, Burrell, Bialczak, Suarez, Gabinski, Mell, Austin, Wojcik, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schulter, Moore, Stone -- 48.

Nays -- None.

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

The following are said proposed 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.

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 and B7-6 General Central District symbols and indications as shown on Map No. 1-E in the area bounded by:

North Michigan Avenue; East Ontario Street; North Rush Street; and East Ohio Street,

to the designation of a Business Planned Development which is hereby established in the area above described, subject to the provisions set forth in the Plan of Development herewith attached and made a part hereof 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 Statements referred to in this ordinance read as follows:

Business Planned Development

Plan Of Development -- Statements.

1. The area delineated herein as a Business Planned Development (the "Planned Development") consists of 49,008 square feet of real property and is owned or controlled by the Applicant, 600 Michigan L.L.C., an Illinois limited liability company.
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 right-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 Plan of Development shall be binding upon the Applicant, its affiliates, successors, assigns, grantees and lessees and, if different than the Applicant, the record owners of title of the Property. 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 record owners of title from time to time. Furthermore, at the time any application for an amendment, modification or change (administrative, legislative or otherwise) to this Plan of Development is made for any portion of the Property, the Property shall be under single ownership or control 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 the Plan of Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made by all the owners of the Property unless the right to proceed with an amendment to this Plan of Development or any other change or modification thereto shall have been reserved by a prior owner of any portion of the Property or otherwise delegated by the owner of any portion of the Property to some third party (which reservation or delegation shall be evidenced by appropriate documentation). In such event, the application for an amendment to this Plan of Development or any other modification or change thereto shall be authorized by all such owners, prior owners (to the extent that the right to amend this Plan of Development has been expressly reserved in writing by such prior owners) and third parties (to whom any owner has delegated the right to amend this Plan of Development) and who collectively represent all of the Property and are vested with the authority to proceed with such application, modification or change.

Nothing herein shall be construed to mean that an individual owner of a portion of the Property is relieved of obligations imposed hereunder or deprived of rights granted herein with respect to that portion of the Property owned by such individual or is not subject to City action pursuant to this Plan of Development with respect to such obligations or rights. 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 legal title holder thereof (and its beneficiaries if such title is held in a land trust) and the seller or transferor thereof (and its beneficiaries if title is held in a land trust) shall thereafter be released from any and all obligations or liability hereunder. The term "Applicant" shall not apply to the holder of a mortgage, trust deed or any collateral interest on any portion of the Property or interest therein unless and until such holder shall acquire title through foreclosure or other action associated with such mortgage, trust deed or collateral interest. Upon acquiring title, such holder thereafter shall be subject to the obligations imposed by and vested with the rights granted under this Plan of Development with respect to that portion of the Property owned by such holder.

4. This Plan of Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; an Existing Land-Use Map; a Generalized Land-Use Map; a Site/Landscape Plan prepared by Shaw and Associates

dated October 20, 1994; Building Elevation Plans prepared by Beyer Blinder Belle dated October 20, 1994; and Signage Location Plan. Full size sets of the Site/Landscape Plan and the Building Elevation Plans are on file with the Department of Planning and Development. 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 (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 Planned Development: restaurants, retail stores, theaters, offices, off-street loading, those uses permitted within the B7-6 Restricted Central Business District and related uses, including, without limitation, earth stations, transmitting and receiving dishes which may exceed eight (8) feet in diameter and which shall be effectively screened from view from sidewalk level.
6. Business and business identification signs shall be permitted in the Planned Development substantially in conformance with the Signage Location Plan attached hereto, subject to review and approval by the Department of Planning and Development. Temporary signs, such as construction and marketing signs, shall be permitted, subject to review and approval by 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. Vehicular ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic Engineering and Operations and the Department of Planning and Development.
8. The height restriction of any building or appurtenance thereto shall, in addition to the Bulk Regulations and Data Table, be subject to:
 - (a) Height limitations as certified on Form FAA-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 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.") calculations, the definitions of "floor area" and "floor area ratio" set forth in the Chicago Zoning Ordinance shall apply.
- 10. The improvements to the Property contemplated by this Planned Development shall be designed, installed and maintained in general conformance with the Site/Landscaping Plan, Building Elevation Plans and Signage Location Plans attached hereto. The landscaping shall be maintained at all times in accordance with the Site/Landscape Plan and trees shall be installed and maintained in accordance with the applicable provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The Applicant shall take all precautions necessary during demolition and construction to protect and preserve the existing mature trees along Michigan Avenue. In the event that one or more of these trees does not survive, the Applicant shall replace said number with new trees of not less than 6 inches in caliper subject to the approval of the Department of Streets and Sanitation, Bureau of Forestry. 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 (1) 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 (the "Commissioner") 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 consistent with the purposes underlying the provisions hereof. Any such modification of the requirements of this Planned Development by the Commissioner 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.
- 12. The Applicant acknowledges that Michigan Avenue is an important retail corridor of the City's Business District and is of unique significance to the City of Chicago. The Applicant further acknowledges that a vacant, unimproved lot at this location on Michigan Avenue would be undesirable. Accordingly, the Applicant agrees as follows:
 - (a) The Applicant shall use best efforts to keep the improvements currently located on the Property leased to

tenants until such time as the Applicant requires such improvements be vacated to proceed with the development contemplated by this Planned Development.

- (b) Until such time as the Applicant commences demolition of such existing improvements, the Applicant, whether or not such improvements are leased to tenants, shall maintain the exterior of said improvements in good condition and repair.
 - (c) Notwithstanding the fact that the City has issued a demolition permit respecting the existing improvements currently located at the Property, the Applicant agrees not to commence demolition of the existing improvements on the Property until the Applicant has received a commitment for construction financing for the building contemplated by this Planned Development. Following commencement of demolition, the Applicant shall pursue completion of demolition with reasonable diligence.
 - (d) No interim uses shall be permitted on the Property without the prior written approval of the Department of Planning and Development.
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 reasonable efforts to design, construct and maintain all buildings located within this Planned Development where economically feasible 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.").
14. Unless substantial construction of the proposed improvements has commenced within five (5) years following the 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 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 the existing B6-7 Restricted Central Business District and B7-6 General Central Business District classifications.

[Existing Zoning Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Existing Land Use Map; Generalized Land Use Map; Site/Landscape Plan; and Elevation Plans referred to in these Plan of Development Statements printed on pages 58812 through 58822 of this Journal.]

Bulk Regulations, Data Table and Signage Location Plan referred to in these Plan of Development Statements read as follows:

Bulk Regulations And Data Table.

Site Area	Acres	Maximum F.A.R.	Maximum Height Of Building	Maximum Number Of Off-Street Parking Spaces	Minimum Number Of Off-Street Loading Facilities	Maximum Land Coverage	Minimum Periphery Setbacks
Net Site Area	1.125	5.5	120 feet above curb level	None	4	In accordance with Site Plan	In accordance with Site Plan
49,008 square feet							

Gross Site Area = Net Site Area of 49,008 square feet (1.125 acres) plus area of Planned Development in public right-of-way of 46,849 square feet (1.08 acres) = 95,857 square feet (2.21 acres).

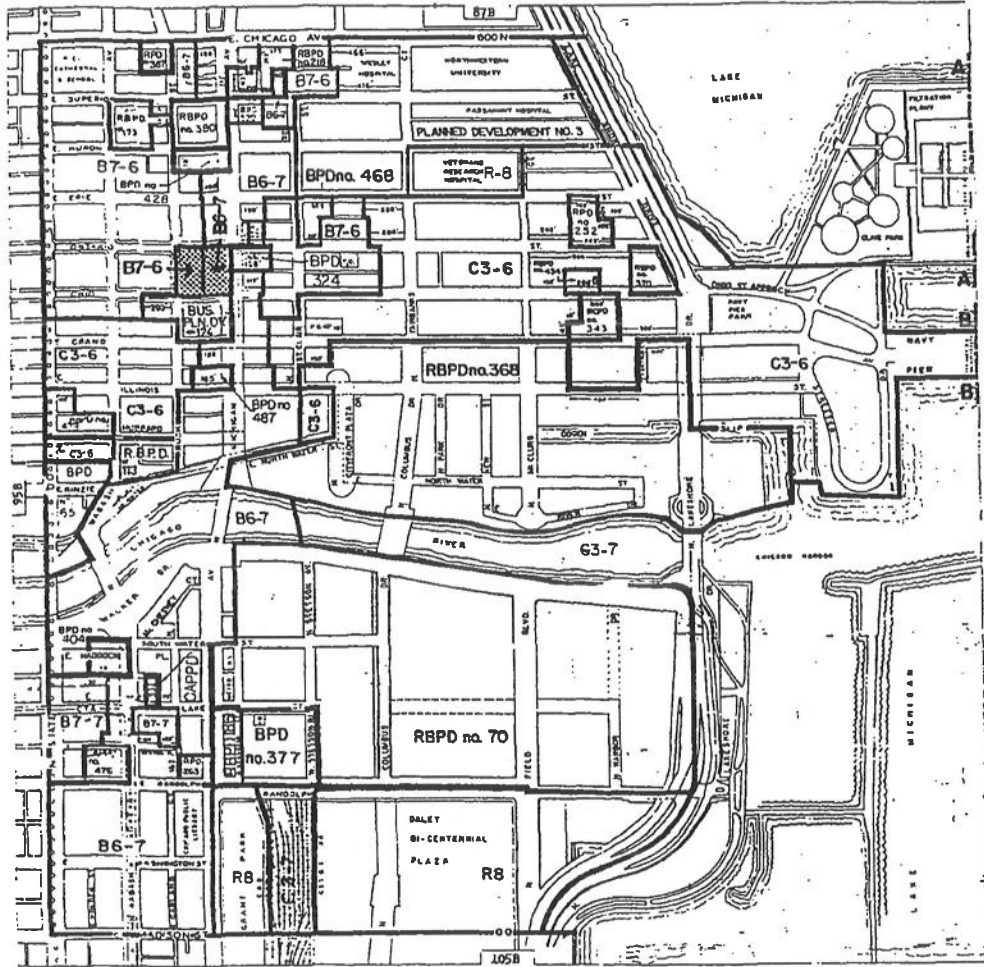
*600 North Michigan Avenue Signage
Location Plan.*

The attached signage criteria reflects illuminated and non-illuminated exterior signage for 600 North Michigan Avenue. In addition to signage identified below and attached exhibits, tenant may display materials and graphics behind building glass line. Lettering behind the glass line may include tenant identification not more than two times on any given elevation and not to exceed 2 feet, 0 inches in height. Said lettering shall not be internally illuminated, moving, or neon. The restaurant space will allow color signage behind the glass. In addition to said signage (outline below) tenants may put identification at entry. Said identification shall not have letter which exceeds 2 feet, 0 inches in height.

- General:** All signage will be of the highest quality construction and materials. Materials shall be compatible in color and finish with the building architecture.
- 1R:** This tenant identification is reserved for the three major tenants along Michigan Avenue, and the two major tenants on Ontario and Rush Streets. Said signage shall be over the entry portals of tenant space along Michigan Avenue. Signage will be of the highest quality metal finish with back lit white light illumination. Lettering on cornice line along Ontario Street elevation shall be compatible in scale with building's architecture and cornice. Signage shall not protrude below window line, on bottom, and above cornice on top.
- 1B:** Design intent of sign is to illustrate films currently playing at the cinema house. This sign shall be internally lit in white light.
- 2B:** Illuminated signage for theatre facing east/west "only" not to exceed height of cornice line. Sign shall be no wider than 36 inches. All lettering shall be in white light.
- 1G:** Retractable Awnings:

This will also be available to tenants for signage purposes. Awnings will feature tenant identification not to exceed 4 feet, 0 inch letters.
- Art Work:** Location and size of art work to be chosen by the development architect subject to the review and approval of the Department of Planning and Development.

Existing Zoning Map.



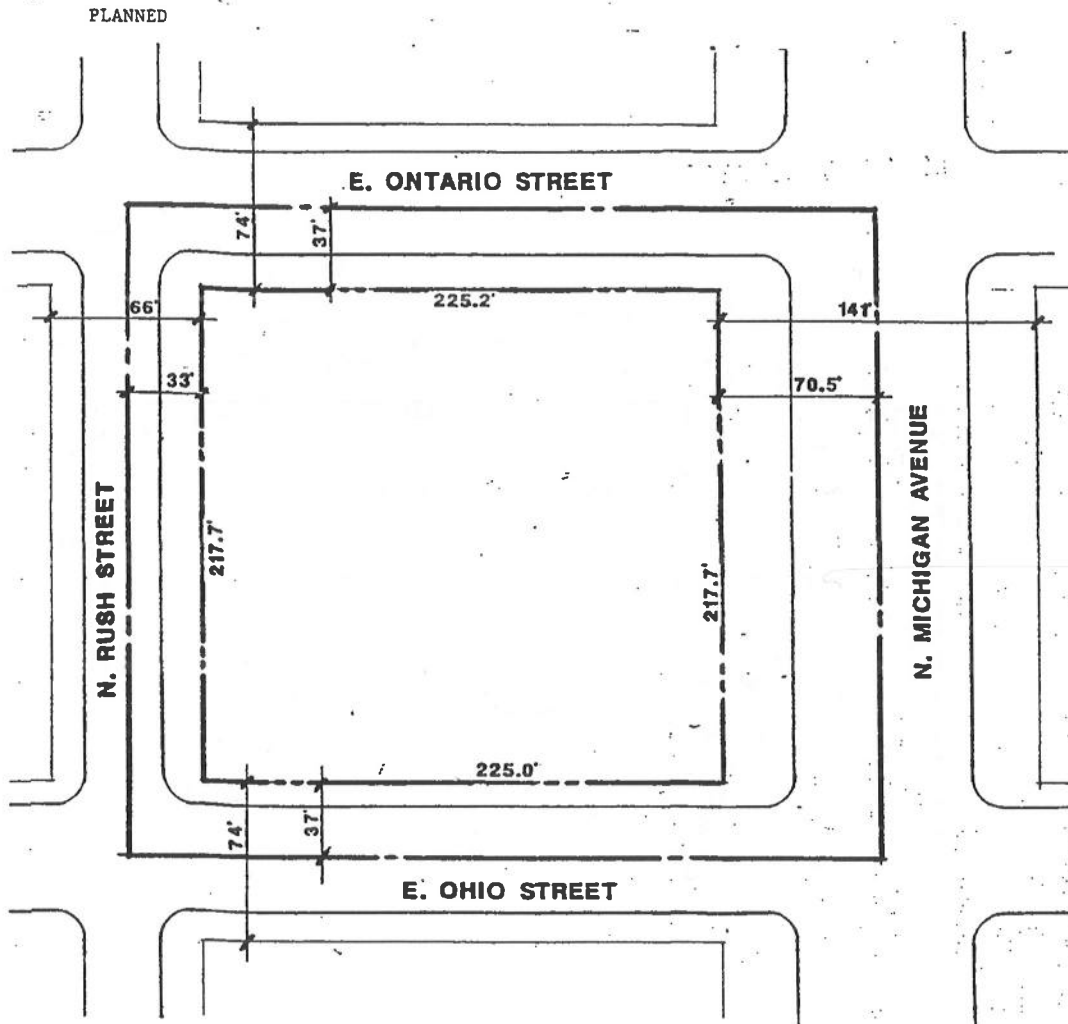
-  Zoning Districts
-  Business Planned Development



APPLICANT: 600 Michigan L.L.C.
200 South Wacker Drive, Suite 4000
Chicago, Illinois 60606

DATE: October 20, 1994

Planned Development Boundary, Property Line And Right-Of-Way Adjustment Map.



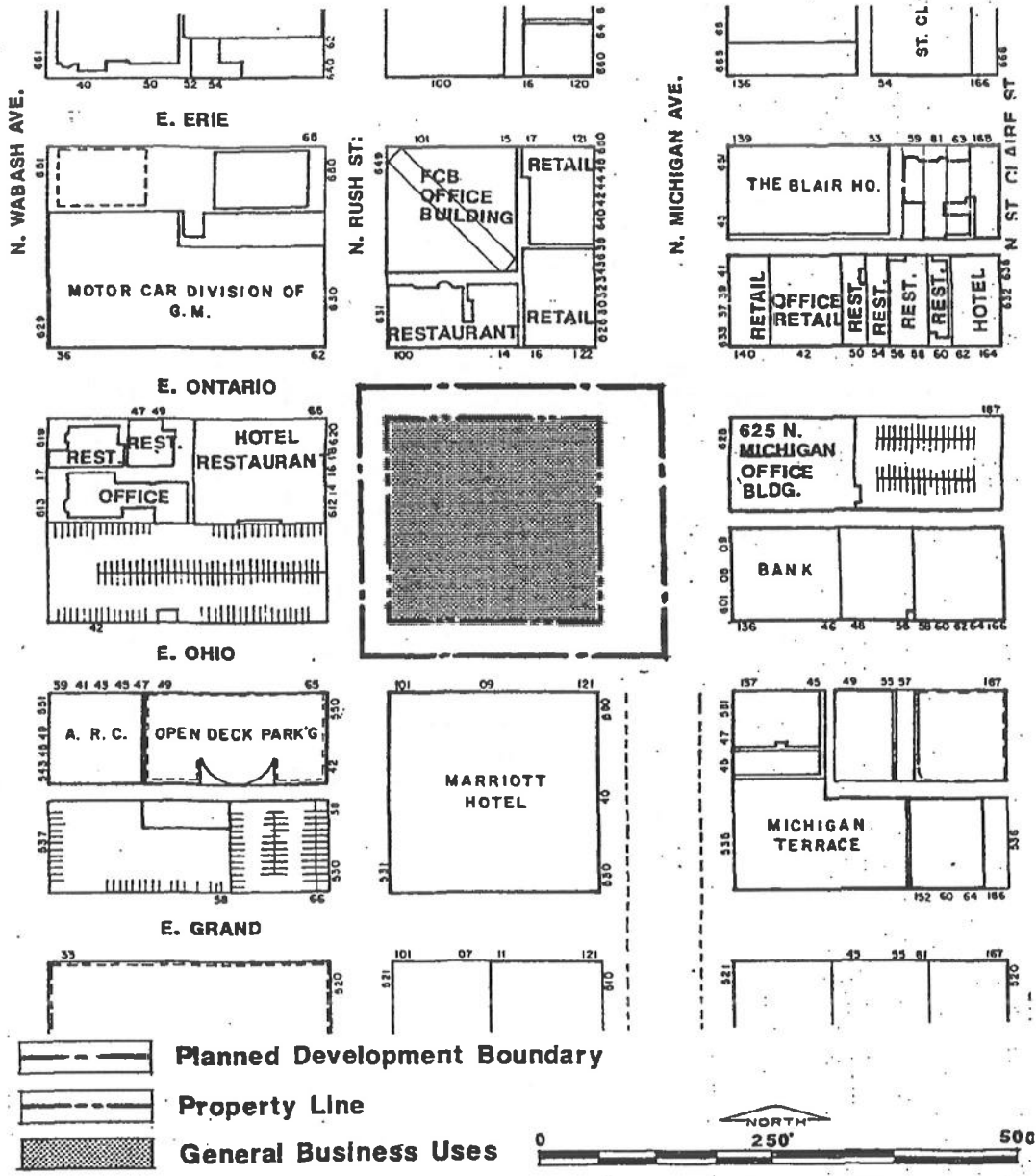
-  Planned Development Boundary
-  Property Line



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 200 South Wacker Drive, Suite 4000
 Chicago, Illinois 60606

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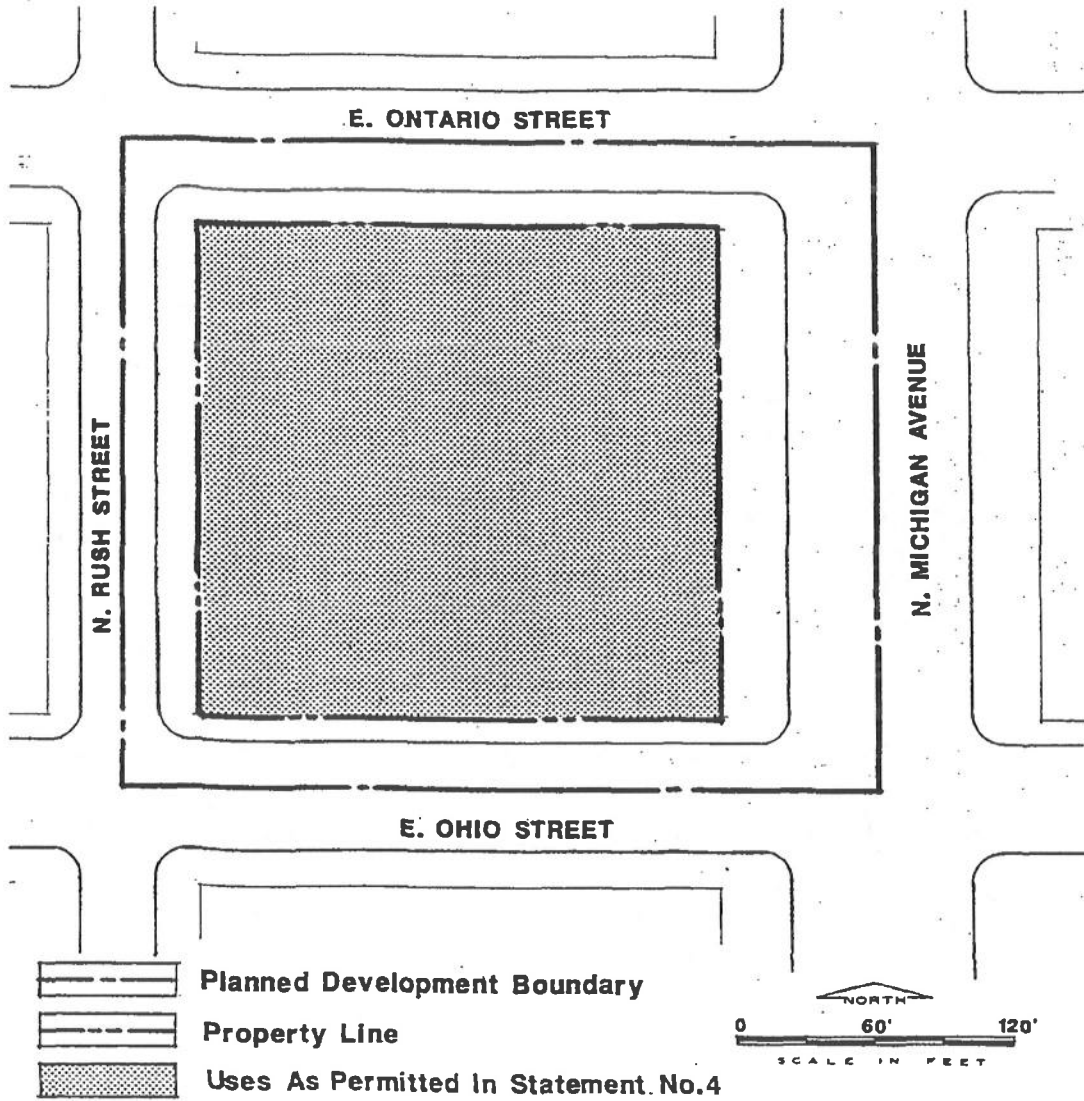
Existing Land-Use Map.



APPLICANT: 600 Michigan L.L.C.
 200 South Wacker Drive, Suite 4000
 Chicago, Illinois 60606

DATE: October 20, 1994

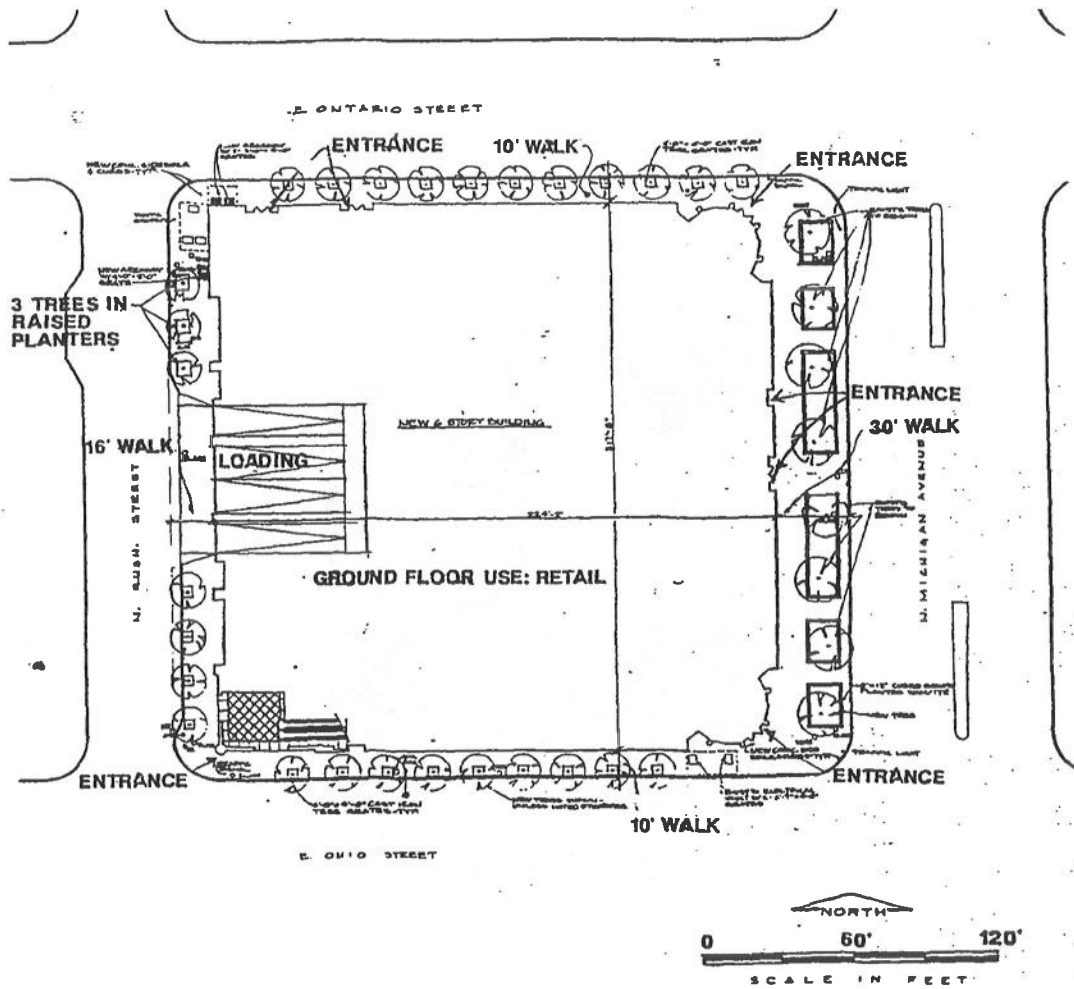
Generalized Land-Use Map.



APPLICANT: 600 Michigan L.L.C.
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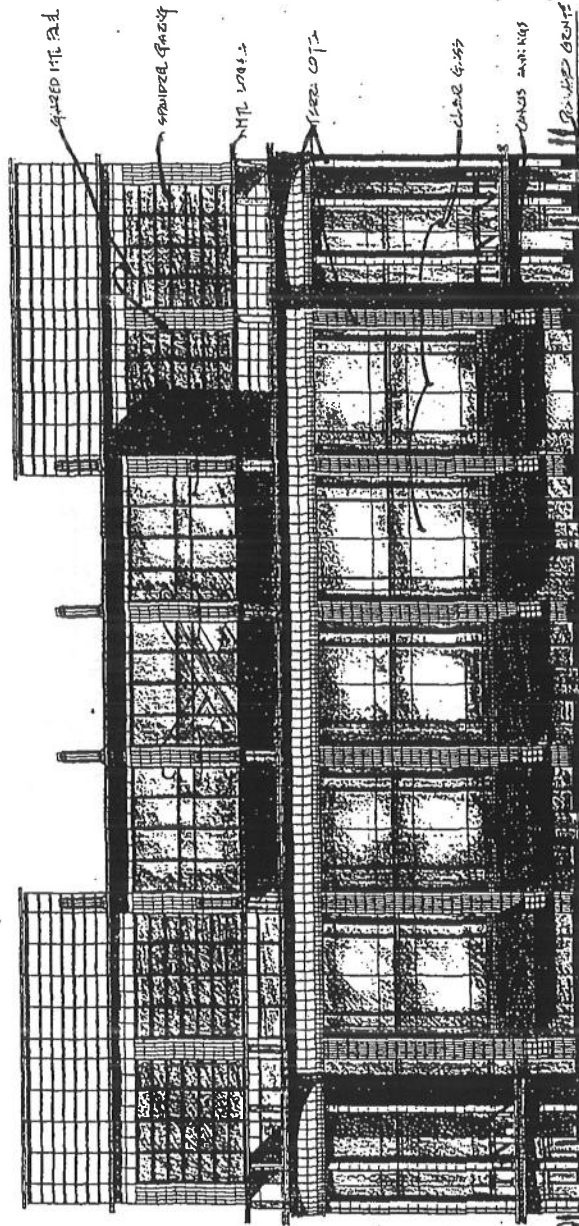
Site/Landscape Plan.



APPLICANT: 600 Michigan L.L.C.
 200 South Wacker Drive
 Suite 4000
 Chicago, Illinois 60606

DATE: October 20, 1994

East Elevation -- North Michigan Avenue.
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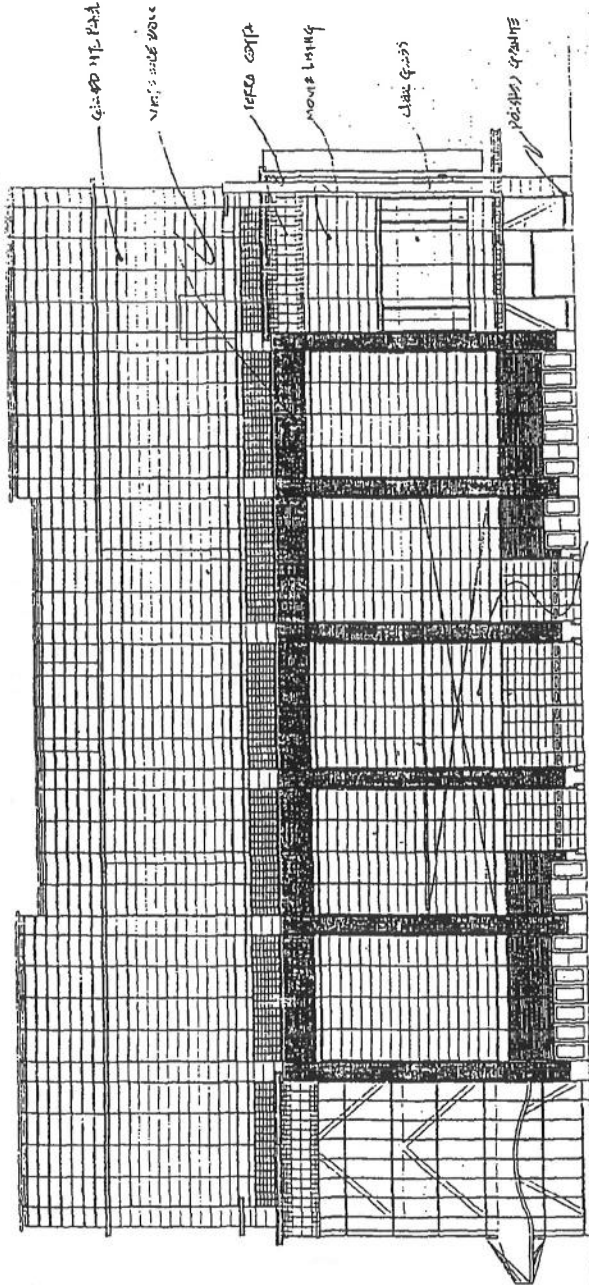
600 North Michigan Avenue
Chicago, Illinois

Shaw
And
Blinder
Belle
Associates, Inc.

1000 North Dearborn Street
Chicago, Illinois 60610
Tel. 312-329-1000
Fax 312-329-1001

OCTOBER 20, 1994

West Elevation -- Rush Street.
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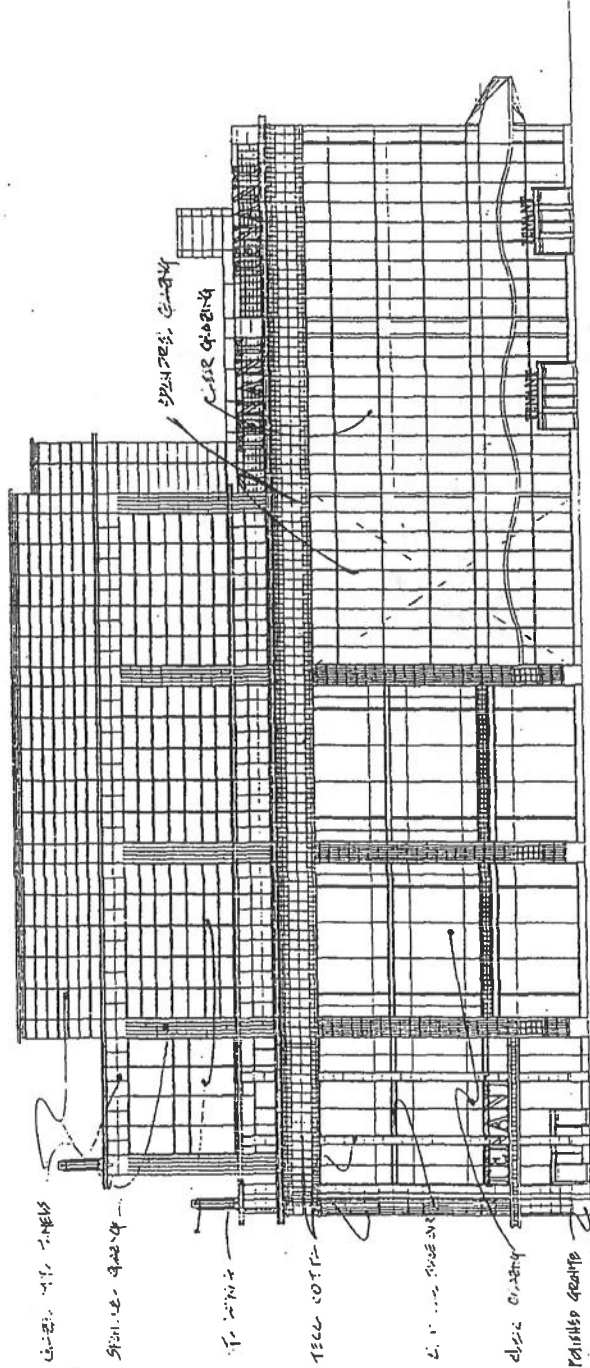
600 North Michigan Avenue
Chicago, Illinois

OCTOBER 20, 1994

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And
Associates, Inc.
Chicago, Illinois

Beyer
Blinder
Belle
Chicago, Illinois

North Elevation -- Ontario Street.
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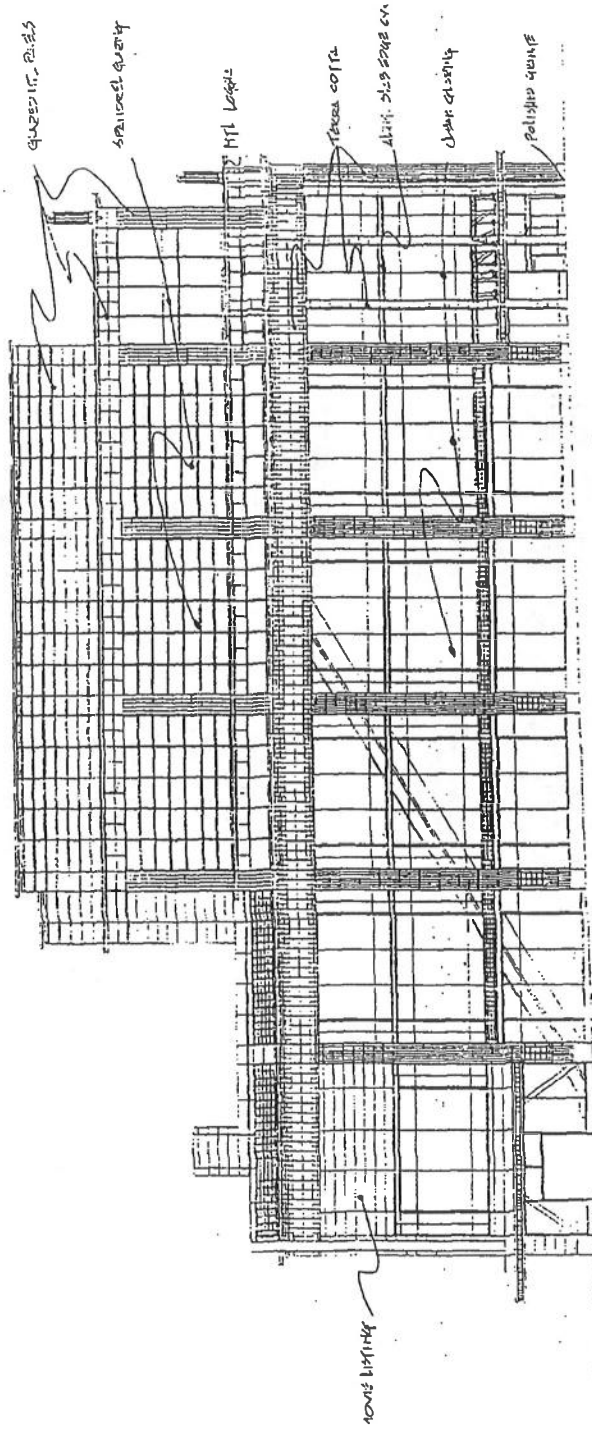
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South Elevation -- Ohio Street.
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South Elevation -- Ohio Street.
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