

(Continued from page 5167)

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-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 B7-5 General Central Business District symbols and indications as shown on Map No. 1-F in the area bounded by:

North Clark Street; West Superior Street; the alley next west of and parallel to North Clark Street; and a line 89.06 feet south of and parallel to West Superior Street,

to those of a B7-6 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 2-E.

BPD 586

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:

East Adams Street; South Michigan Avenue; a line 105.87 feet south of East Adams Street; and the alley next west of South Michigan Avenue,

to those of a Business 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 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. 586

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development (the "Planned Development") consists of approximately 18,182.11 square feet (.42 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, the Equitable Life Assurance Society of the United States.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its designee.
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 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 fourteen (14) Statements; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Generalized Land-Use Map; an Existing Land Use Map; and a Table of Use and Bulk Regulations and Related Controls. 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 are permitted in the Planned Development subject to the restrictions in Statement 12 and in the Table of Use and Bulk Regulations:

Business and professional offices and other uses as permitted in the B6-7 Restricted Central Business District on the effective date hereof.
6. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs also 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. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the Planned Development shall be designated and designed for parking for the handicapped.
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. 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 and Development.

10. In addition to the maximum heights of the buildings 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 limitations as certified and approved by the Federal Aviation Administration; and
 - (B) airport zoning regulations as established by the Department of Planning and Development, the Department of Aviation and the 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. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II approval") for any substantial redevelopment of the Property, excluding those redevelopment projects which involve only interior work or re-cladding of the existing building, a site plan for the proposed development (the "Site Plan") shall be submitted to the Commissioner of the Department of Planning and Development (the "Commissioner") for approval. Review and approval of the Site Plan by the Commissioner is intended to assure that specific development proposals conform with this Planned Development. No Part II approval for work for which a Site Plan must be submitted to the Commissioner shall be granted until the Site Plan has been approved.

If the Site Plan substantially conforms with the provisions of the Planned Development, the Commissioner shall approve said plan in writing within thirty (30) days of the submission of a complete application for approval thereof. If the Commissioner determines within said thirty (30) day period that the Site Plan that was submitted does not substantially conform with the provisions of the Planned Development, the Commissioner shall advise the Applicant in writing of the reasons for disapproval thereof no later than

fourteen (14) days after the expiration of the thirty (30) day period. The Commissioner shall thereafter make a final written determination on any resubmission within fourteen (14) days of its filing.

Following approval of a Site Plan by the Commissioner, the approved plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Planned Development.

After approval by the Commissioner of a Site Plan, the approved plan may be changed or modified pursuant to the provisions of Statement 14.

In the event of an inconsistency between the approved Site Plan and the terms of this Planned Development in effect at the time of approval of such plan or of modifications thereto, the terms of the Planned Development shall govern.

A Site Plan shall, at a minimum, provide the following information:

- 1) The boundaries of the Property;
- 2) The footprint of the improvements;
- 3) Location and dimensions of all parking spaces and loading berths;
- 4) All drives and vehicular routes;
- 5) All proposed landscaping, including species and size;
- 6) All pedestrian circulation routes;
- 7) Elevations of the improvements; and
- 8) All statistical information applicable to the Property, including:
 - a) Floor area and floor area ratio;
 - b) Number of parking spaces to be provided;
 - c) Uses to be established;
 - d) Building heights; and
 - e) All setbacks.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development. An application for approval of a Site Plan shall be deemed complete if the Applicant submits to the Commissioner an application for approval which contains all the information listed immediately above and the Commissioner does not advise the Applicant in writing within ten (10) working days of the submission thereof that the submitted application is incomplete and the specific information required to render the application complete.

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 constructed within this Planned Development after the effective date hereof 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. The requirements of this Planned Development 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 a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of these Statements 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.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Generalized Land-Use Map; and Existing Land-Use Map referred to in these Plan of Development Statements printed on pages 5183 through 5186 of this Journal.]

Bulk Regulations and Date Table referred to in these Plan of Development Statements reads as follows:

*Business Planned Development 586**Plan Of Development**Use And Bulk Regulations And Data.*

General Description of Land Use:	See Statement No. 5.
Maximum Permitted Floor Area Ratio:	24.0
Gross Site Area, 31,683.19 square feet (.73 acres) = Net Site Area, 18,182.11 square feet (.41 acres) + Area Remaining in Public Right-of-Way, 13,501.08 square feet (.31 acres).	
Setbacks from Property Line:	None. Setbacks of any redevelopment project for which a Site Plan has been approved under this Planned Development shall be maintained in general conformance with that Site Plan and the Plan of Development Statements.
Maximum Percentage of Site Coverage:	100%. The Site Coverage of any redevelopment project for which a Site Plan has been approved under this Planned Development shall be maintained in general conformance with that Site Plan.
Minimum Number of Off-Street Parking:	None.
Minimum Number of Off-Street Loading Berths:	No berths.

Reclassification Of Area Shown On Map Number 2-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 symbols and indications as shown on Map No. 2-E in the area bounded by:~~

~~East Adams Street; the alley next west of South Michigan Avenue; a line 105.79 feet south of East Adams Street; South Michigan Avenue; a line 225.39 feet south of East Adams Street; the alley next west of South Michigan Avenue; a line 96.16 feet north of East Jackson Boulevard; and South Wabash Avenue,~~

~~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 force and effect from and after its passage and due publication.~~

~~Plan of Development Statements referred to in this ordinance read as follows:~~

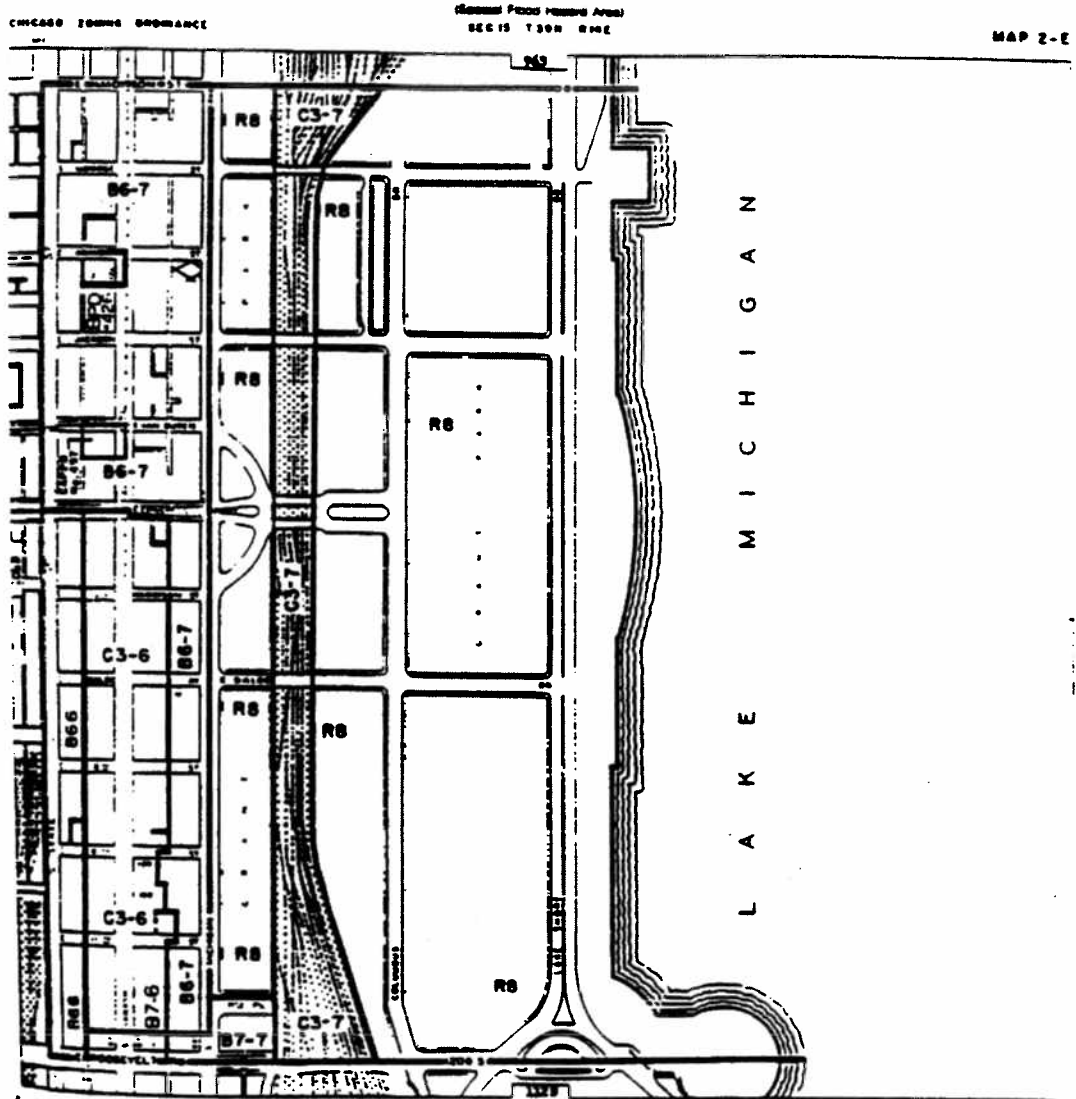
Institutional Planned Development.

Plan Of Development Statements.


- ~~1. The area delineated herein as an Institutional Planned Development (the "Planned Development") consists of approximately 72,995 square feet (1.675 acres) of property which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map (the "Property") and is owned or controlled by the Applicant, The Orchestral Association.~~
- ~~2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. 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.~~
- ~~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~~

(Continued on page 5187)

Existing Zoning Map.

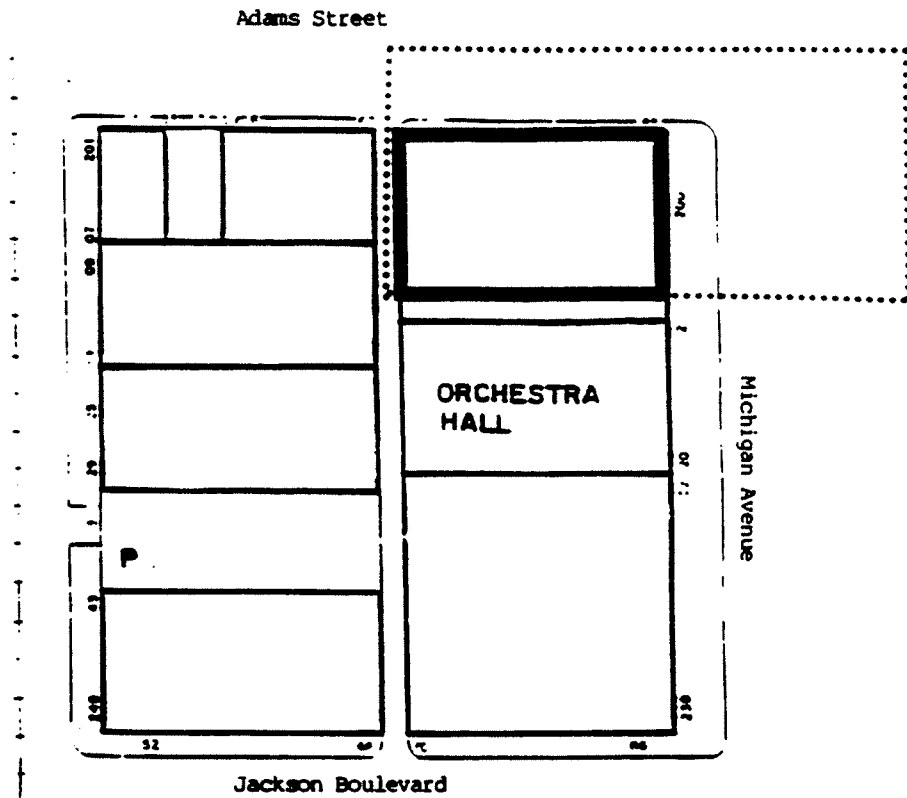


APPLICANT: The Equitable Life Assurance
 Society of the United States
 455 North Cityfront Plaza Drive
 Chicago, Illinois 60611

SUBJECT SITE 

DATE: September 14, 1994

Planned Development Boundary And
Property Line Map.



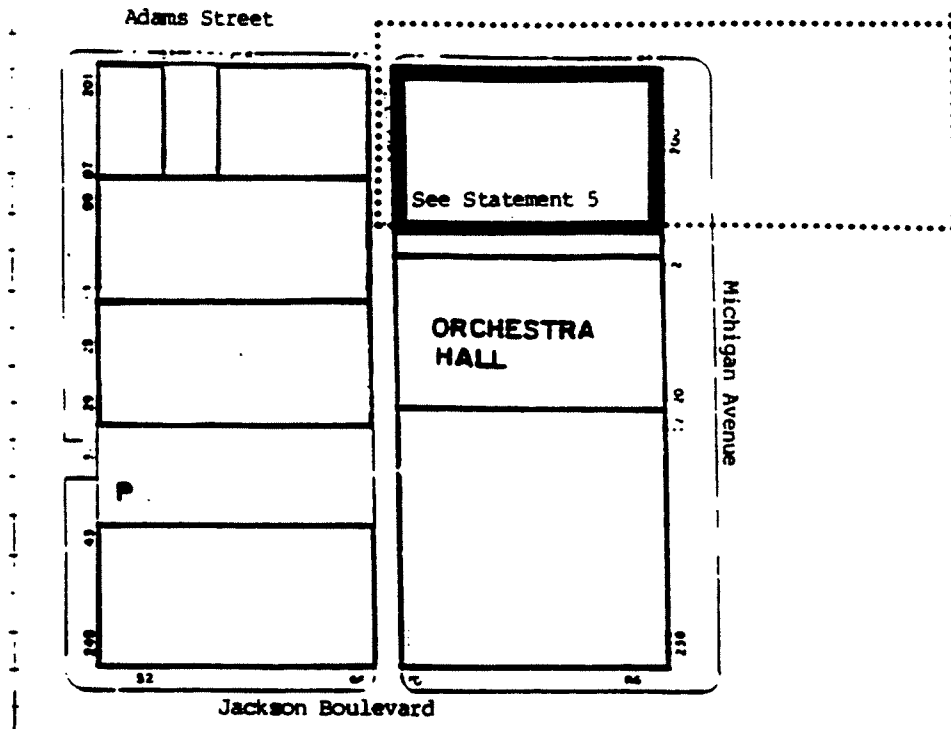
APPLICANT: The Equitable Life Assurance
 Society of the United States
 455 North Cityfront Plaza Drive
 Chicago, Illinois 60611

..... PLANNED DEVELOPMENT BOUNDARY

DATE: September 14, 1994

————— PROPERTY LINE

Generalized Land Use-Map.



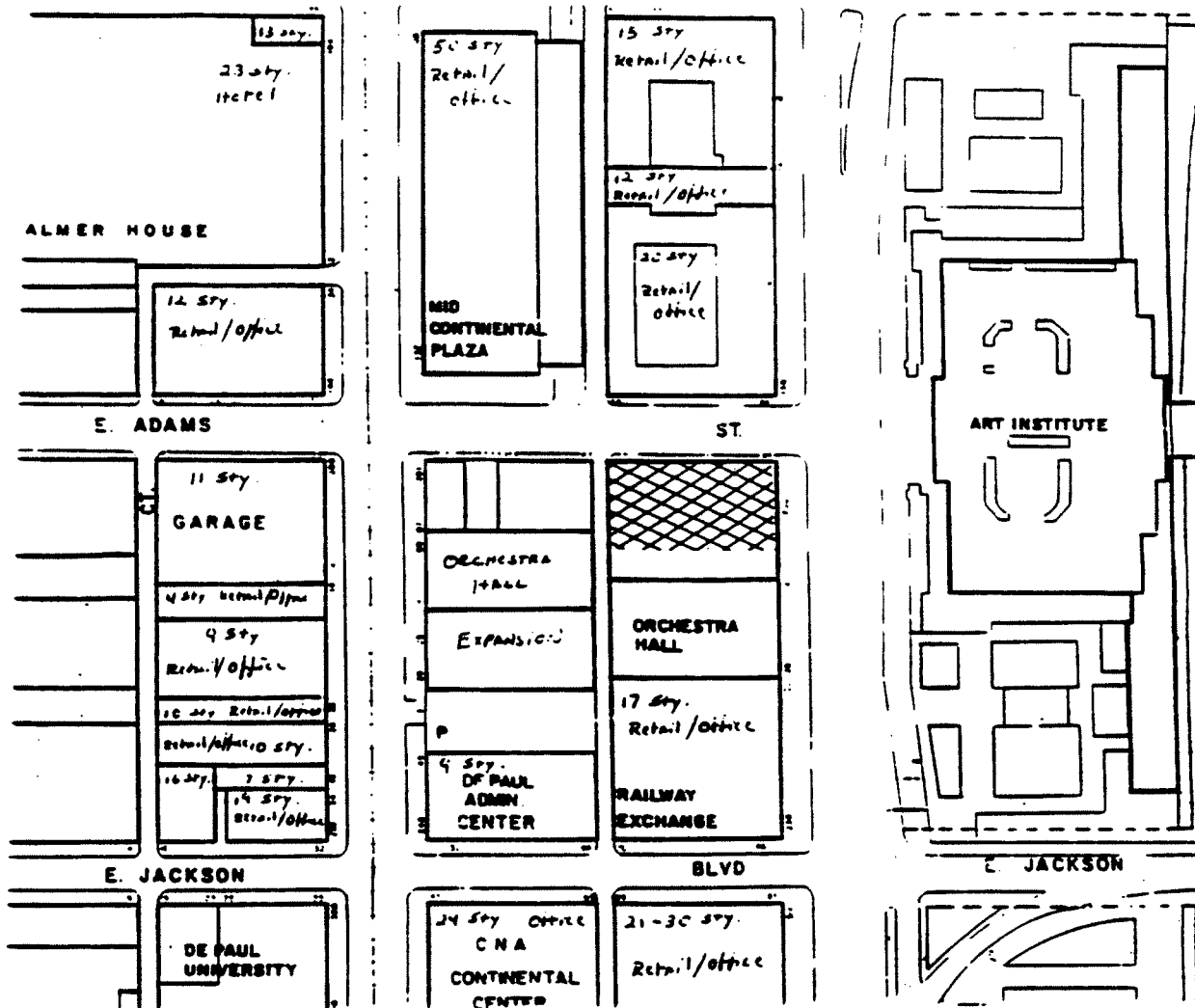
APPLICANT: The Equitable Life Assurance
Society of the United States
455 North Cityfront Plaza Drive
Chicago, Illinois 60611

DATE: September 14, 1994

..... PLANNED DEVELOPMENT BOUNDARY

————— PROPERTY LINE

Existing Land Use-Map.



SUBJECT SITE

APPLICANT: The Equitable Life Assurance
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 Chicago, Illinois 60611

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