



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

September 6, 2012

Rick Ingram
General Counsel and Chief legal Officer
AMI Group, LLC
205 N. Michigan Avenue
Suite 1910
Chicago, IL 60601

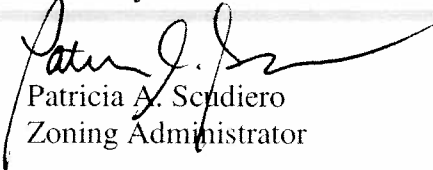
**Re: Continued parking meter storage within Institutional Transportation Planned
Development No. 677, Millennium Parking Garage, Sub area C**

Dear Mr. Ingram:

In response to your recent request, on March 10, 2009, the Department of Zoning issued a letter which allowed a portion of the Millennium Park Garage to be used as a parking meter parts warehouse, counting area for parking meter revenues, and related office space ("sublease purposes"). These sublease purposes were determined to be a permitted accessory use.

This letter is to confirm that the use of a portion of the Millennium Garage for sublease purposes is still valid and in full force and effect. If you have any questions or require any additional information, please contact Teresa McLaughlin of my staff at (312) 744-4891.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

c: Lisa Misher, Main file

A-7800

CHICAGO, April 24, 2012.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, Landmarks and Building Standards, for which a meeting was held on April 17, 2012, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith for the purpose of reclassifying particular areas.

Five ordinances were corrected and amended in their amended form. They are Application Numbers A-7800, 17381, 16988, 16989, and 16882.

One mayoral application amending Titles 2, 8, 13, and 17 of the Municipal Code regarding signs passed the committee unanimously.

At this time, I move for passage of the substitute ordinances transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

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

Yeas -- Aldermen Moreno, Fioretti, Dowell, Burns, Hairston, Sawyer, Jackson, Harris, Beale, Pope, Balcer, Cárdenas, Quinn, Burke, Foulkes, Thomas, Lane, O'Shea, Cochran, Muñoz, Zalewski, Solis, Burnett, Ervin, Graham, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Sposato, Mitts, Cullerton, Laurino, P. O'Connor, M. O'Connor, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, Moore, Silverstein -- 46.

Nays -- None.

Alderman Pope 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 Nos. 1-E And 2-E.

(As Amended)

(Application No. A-7800)

(Common Address: Area Bounded By E. Randolph St., N. Columbus Dr., E. Monroe Dr., S. Lake Shore Dr., E. Van Buren St., S. Michigan Ave. And E. Jackson Dr.)

[SO2012-694]

EPD 677, 001

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Institutional/Transportation Planned Development Number 677 symbols and designation as shown on Map Numbers 1-E and 2-E in the area bounded by:

East Randolph Street; a line 725.3 feet east of Columbus Drive (as measured along the south line of East Randolph Street and perpendicular thereto); East Monroe Drive; South Lake Shore Drive; the centerline of East Van Buren Street as extended east where no street exists; South Michigan Avenue; East Jackson Drive; South Columbus Drive; East Monroe Drive; and North/South Michigan Avenue,

to those of amended Institutional Planned Development Number 677, as approved by the Chicago City Council on November 1, 2006.

SECTION 2. This ordinance takes effect after its passage and approval.

Reclassification Of Area Shown On Map No. 1-G.
 (As Amended)
 (Application No. 17381)
 (Common Address: 2 -- 20 N. Racine Ave., 1164 -- 1170
 And 1200 -- 1212 W. Madison St.)

[SO2011-9711]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the C2-3 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 1-G in the area bounded by:

North Racine Avenue; a line parallel to West Madison Street 99.91 feet north of West Madison Street; a line parallel to North Racine Avenue 89.78 feet west of North Racine Avenue; and West Madison Street,

to those of a B1-5 Neighborhood Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the B1-5 Neighborhood Shopping District and Residential-Business Planned Development Number 931 symbols and indications as shown on Map Number 1-G in the area bounded by:



City of Chicago
Richard M. Daley, Mayor

Department of Zoning

Patricia A. Scudiero
Zoning Administrator

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
(312) 744-2950 (TTY)
<http://www.cityofchicago.org>

March 10, 2009

James McDonald
Chief Assistant Corporation Counsel
Department of Law
City Hall, Room 600
121 North LaSalle Street
Chicago, IL 60602

Re: **Proposed parking meter storage within Institutional Transportation Planned Development No. 677, Millennium Parking Garage, Subarea C**

Dear Mr. McDonald:

In response to your recent inquiry, please be advised that your request for zoning confirmation in regards to the above-referenced Planned Development has been considered by the Department of Zoning and Land Use Planning.


The City of Chicago has entered into that certain Chicago Downtown Public Parking System Concession and Lease Agreement dated as of November 3, 2006 (the "Garages Concession Agreement") with Chicago Loop Parking, LLC ("CLP"). The City has further entered into that certain Chicago Metered Parking System Concession Agreement dated as of December 4, 2008 (the "Metered Parking Concession Agreement") with Chicago Parking Meters, LLC ("CPM").

In connection with the Metered Parking System Concession Agreement, CPM proposes to sublease a portion of Millennium Park Garage from CLP for use as a parking meter parts warehouse, counting area for parking meter revenues, and related office space ("Sublease Purposes").

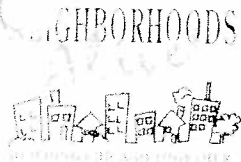
Pursuant to Section 17-9-0201-B of the Chicago Zoning Ordinance and Institutional Transportation Planned Development No. 677, as amended on June 11, 2008, the Department of Zoning and Land Use Planning has determined that the proposed Sublease Purposes are a permitted accessory use.

If you have any additional questions, please contact Heather Gleason at 312.744.0063 for assistance.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:HGM
cc: Heather Gleason, Mike Marmo, DPD files



*Reclassification Of Area Shown On Map Number 22-E.
(Application Number 16577)*

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 22-E in the area bounded by:

East 92nd Street; a line 104 feet west of and parallel to South St. Lawrence Avenue; the public alley next south of and parallel to East 92nd Street; and a line 154 feet west of and parallel to South St. Lawrence Avenue,

to those of an RS3 Residential Single-Unit (Detached House) District.

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map Number 28-A.
(Application Number A-7382)*

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 28-A in the area bounded by:

East 114th Street; South Avenue G; East 115th Street; and South Avenue E,

to those of a B3-1 Community Shopping District.

SECTION 2. This ordinance takes effect after its passage and approval.

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION
OF AREA SHOWN ON MAP NUMBERS 1-E AND 2-E.

(As Amended)
(Application Number 16587)

ITPD 677, aa

(Committee Meeting Held On June 5, 2008)

The Committee on Zoning submitted the following report:

CHICAGO, June 11, 2008.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on June 5, 2008, I beg leave to recommend that Your Honorable Body *Pass* one ordinance transmitted herewith for the purpose of reclassifying a particular area. It is referred to as Application Number is 16587 for the property located at 337 East Randolph Street. This ordinance was corrected and amended in its amended form.

At this time, I move for passage of the amended ordinance.

Respectfully submitted,

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

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

Yeas -- Aldermen, Fioretti, Lyle, Harris, Beale, Pope, Balcer, Cardenas, Olivo, Burke, Foulkes, Thompson, Thomas, Lane, Rugai, Cochran, Brookins, Muñoz, Zalewski, Solis, Ocasio, Burnett, Carothers, Reboyras, Suarez, Mell, Banks, Mitts, Laurino, O'Connor, Levar, Shiller, M. Smith, Stone -- 33.

Nays -- Aldermen Flores, Dowell, Preckwinkle, Hairston, Jackson, Dixon, E. Smith, Waguespack, Colon, Allen, Doherty, Reilly, Daley, Tunney, Schuler, Moore -- 16.

Alderman Carothers 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 of the Institutional/Transportation Planned Development Number 677 symbols and designations on Map Numbers I-E and Number 2-E in the area bounded by:

East Randolph Street; a line 725.3 feet east of Columbus Drive (as measured along the south line of East Randolph Street and perpendicular thereto); East Monroe Drive; South Lake Shore Drive; the centerline of East Van Buren Street as extended east where no street exists; South Michigan Avenue; East Jackson Drive; South Columbus Drive; East Monroe Drive; and South/North Michigan Avenue,

to the designation of Institutional/Transportation Planned Development Number 677, as amended, which is hereby established in the area 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 Statements attached to in this ordinance read as follows:

*Institutional/Transportation Planned Development
Number 677, As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Institutional/Transportation Planned Development Number 677, as amended, consists of the property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"), which comprises the square footage and acreage described in the attached Bulk Regulations and Data Table and is owned by the City of Chicago and the Chicago Park District. The Chicago Park District and the Chicago Children's Museum are referred to collectively as the "Co-Applicants" and the City of Chicago is referred to as the "City". An at-grade portion of the Property identified on this map is subject to an easement which allows the Northeast Commuter Rail Corporation ("Metra") to use it for railroad purposes. Portions of the Property are used for below-grade parking as described below.
2. All applicable official reviews, approvals or permits are required to be obtained by one or more of the Co-Applicants and the City, as applicable. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of one or more of the co-applicants and the City, as applicable, and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Co-Applicants and the City, their successors and assigns and, if different than the Co-Applicants and the City, their successors and assigns and, if different than the Co-Applicants and the City, the legal titleholders and any ground lessors. All rights granted hereunder to the Co-applicants and the City shall inure to the benefit of the Owners' successors and assigns, except as may be limited by agreement between the Co-Applicants and the City and such successors and assigns, and, if different than the Co-Applicants and the City, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-400 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 Statement 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, provided however, any changes or modifications to this planned development only applicable to or in a given subarea need only be made or authorized by the owners and/or any ground lessors of such subarea. 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 including any ground or air rights leases. Prior to any application for any amendment, modification or change (administrative, legislative or otherwise) to this Planned Development that affects the pedestrian bridge connecting the Art Institute of Chicago, as described in Statement 9(b), the consent of the Art Institute of Chicago shall be obtained.

4. This plan of development consists of (i) eighteen (18) statements; (ii) a Bulk Regulations and Data Table; (iii) an Existing Zoning Map; (iv) an Existing Land-Use Map; (v) a Planned Development Boundary and Property Line Map; (vi) a Subarea Map; (vii) a Site/Landscape Plan, a Site Pedestrian Circulation Plan, Site Sections and Elevations for Subarea A; and (viii) the following plans for Subarea D: Surface Site Plan at Park Level/Randolph Street, Surface Site Plan at Concourse Level, Garage Upper Level Site Plan, Garage Lower Level Site Plan and Elevations, all prepared by Krueck & Sexton Architects and last revised May 15, 2008, a Green Roof/Landscape Plan, Landscape Notes and Details and an Existing Tree Inventory, all prepared by Daniel Weinbach & Partners and last revised May 15, 2008, and a Proposed Taxi and Bus Pick-Up/Drop-Off Area Plan (collectively the "Subarea D Plans"). The aforementioned plans and elevations are collectively referred to as the "Plans and Elevations". 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. Full size sets of the Plans and Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated here to and these and no other controls shall apply. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.
5. The Property shall consist of the following subareas, as depicted on the Subarea Map:

Subarea A: The area bounded by East Randolph Street, North Columbus Drive, East Monroe Drive, and South/North Michigan Avenue (excluding, however, the below-grade parking system located within Subarea C, described below).

Subarea B: A line bearing south 88 degrees, 54 minutes, 54 seconds west and located one hundred fifty (150) feet south of the south line of East Randolph Street at its intersection with the east line of Columbus Drive; a line approximately five hundred six (506) feet east of and parallel to the east line of North Columbus Drive; East Randolph Street; a line seven hundred twenty-five and three-tenths (725.3) feet east of North Columbus Drive as measured along the south line of East Randolph Street and perpendicular thereto; East Monroe Drive; South Lake Shore Drive; the centerline of East Van Buren Street as extended east where no street exists; South Michigan Avenue; East Jackson Drive; and South/North Columbus Drive (excluding, however, Subarea C described below).

Subarea C: The below-grade parking system which consists of the following: (i) the Millennium Park Garage, Grant Park North Garage and East Monroe Street Garage, located beneath the area bounded by East Randolph Street; a line seven hundred twenty-five and three-tenths (725.3) feet east of North Columbus Drive as measured along the south line of East Randolph Street and perpendicular thereto; East Monroe Drive; and South/North Michigan Avenue; and (ii) the Grant Park South Garage, located generally beneath the area bounded by East Jackson Drive; a line four hundred seventy and one-hundredth (470.01) feet east of and parallel to South Michigan Avenue; the centerline of East Van Buren Street as extended east where no street exists; and South Michigan Avenue, excluding Subarea D.

Subarea D: The area (surface and subsurface) bounded by East Randolph Street; a line approximately five hundred six (506) feet east of and parallel to the east line of North Columbus Drive; a line bearing south 88 degrees, 54 minutes, 54 seconds west and located one hundred fifty (150) feet south of the south line of East Randolph Street at its intersection with the east line of Columbus Drive; and North Columbus Drive.

6. The following uses shall be permitted in the planned development:

Subarea A: Public park and recreation uses; concessions and restaurants (including liquor sales); stages and rehearsal facilities for musical performances; festivals and other cultural special events; a one thousand five hundred (1,500) seat theater; greenhouse pavilion; above-grade pedestrian bridges; and other accessory uses.

Subarea B: All uses that are permitted in a POS-I (Regional and Community) Zoning District.

Subarea C: (i) below-grade accessory and non-accessory parking; (ii) convenience food vendors, (iii) small convenience kiosks or newsstands, (iv) hand car wash facilities for customers of the Park Garage System, (v) dry-cleaning facilities (provided that such facilities are pick-up and drop-off facilities that deliver items to a location outside of the Subarea C for cleaning and that no dry-cleaning solvents may be used within Subarea C), (vi) car rental facilities, (vii) walk-up automatic

teller machines, (viii) vending machines, (ix) long-term automobile storage and (x) self-storage facilities; and (xi) the sale of other goods or services, but only if otherwise specifically approved by the City in accordance with the terms of a concession and lease agreement between the City and a third party governing the use and operation of such below-grade parking (the "Concession and Lease Agreement"); (xii) below-grade passenger railroad stations, tracks and associated facilities and a bus/service roadway; and (xiii) accessory uses.

Subarea D: Permitted uses in Subarea D shall include all uses that are permitted in Subarea C and all uses that are either permitted or special uses in a POS-I (Regional and Community) Zoning District, including, without limitation, public park and recreation uses, children's museum and accessory uses, field house and recreational facilities, and restaurants (including liquor sales for consumption on the premises).

7. (a) Park, Theater and museum-related identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development and the Park District. Temporary signs, including construction signs or signs for festivals or other special events, also shall be permitted subject to the review and approval of the Department of Planning and Development and the Chicago Park District. Off-premises advertising signs are not permitted.
 - (b) Pursuant to Section 17-12-0502, advertising signs within below-grade parking structures within Sub-Area C shall be exempt from regulation under the Chicago Zoning Ordinance. The erection, placement, establishment, painting, creation and maintenance of such signs shall be in conformance with other generally applicable regulations of the City of Chicago and shall also be subject to the terms and conditions of the Concession and Lease Agreement.
 - (c) Signs displaying parking rate information and similar information with respect to below-grade parking within Subarea C shall be permitted on the entrance/exit ramps connecting to such below-grade parking structures; provided that the erection, placement, establishment, creation and maintenance of such signs shall be as approved and authorized by the City pursuant to the terms and conditions of the Concession and Lease Agreement.
 - (d) Loading facilities shall be provided in compliance with this Planned Development subject to the review and approval of the Department of Transportation and the approval of the Department of Planning and Development. Parking spaces designated and designed to the handicapped shall be provided in accordance with all applicable accessibility codes.
8. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the Chicago Department of Transportation Construction Standard for Work in the Public Way and in compliance with the Municipal Code of

Chicago. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.

9. Design, construction and maintenance of the improvements on the Property shall be in general conformance with the Bulk Regulations and Data Table, as well as the Plans and Elevations. In addition, the development shall be subject to the following:
- (a) Above-Plaza-Level Structures. Within Subarea A, above plaza-level structures (defined for purposes of this Planned Development as plus forty-nine (+49) feet C.C.D. (or Upper Randolph Street)) shall be limited to the minimum size and number necessary to provide for the health, safety, comfort and convenience of the public and shall be designed to be compatible with the urban design guidelines adopted for Grant Park.
 - (b) Streetscaping, Busway And Pedestrian Bridge Improvements. The Co-Applicants shall coordinate the design and timing of construction of all public improvements at the perimeter of the site with the owners of adjacent property. This shall include, without limitation, coordination with the Art Institute of Chicago for the design and timing of construction by the Art Institute of Chicago of the above-grade pedestrian bridge across East Monroe Street, as depicted in the Plans and Elevations.
10. With the exception of the pedestrian bridge connecting Millennium Park and the Art Institute of Chicago (for which Site Plan approval was obtained previously) and Subarea D (provided the construction plans substantially conform to the Subarea D Plans), prior to the issuance by the Department of Planning and Development of a Part II Approval determination pursuant to Section 17-13-0800 of the Chicago Zoning Ordinance of any above-grade improvements contemplated within this Planned Development, the Co-Applicants and the City shall submit plans of such improvements for site and elevation plan and approval by the Department of Planning and Development Review and approval is intended to assure that specific development proposals substantially conform with this Planned Development to assist the City with monitoring ongoing development. Such Site and Elevation Plans need only include that portion of the Property for which approval is being sought.

Site and Elevation Plans shall include such information as shall be determined by the Department of Planning and Development to be necessary to illustrate substantial conformance to this Planned Development. No Part II Approval for any portion of the Property shall be granted until an applicable Site Plan Approval has been approved.

Following approval of Site and Elevation Plans, the approved plans and supporting documentation data and materials shall be kept on file with the Department of Planning and Development and be deemed an integral part of this Planned Development.

After approval of Site and Elevation Plans, the approved Plans may be changed or modified pursuant to Statement 17 hereof. In the event of any inconsistency between approved Plans and the terms of this Planned Development in effect at the time of approval of such Plans or of the modifications or changes thereto, the terms of this Planned Development shall govern.

11. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration. For the purposes of height determination, the definitions in the Chicago Zoning Ordinance apply.
12. For the purposes of Floor Area Ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
13. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Plans and Elevations. Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of the Planned Development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in the planned development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance. Notwithstanding the foregoing, trees required in Subarea D pursuant to the Chicago Zoning Ordinance will be provided either within Subarea D or within other areas of the planned development, as set forth in the Subarea D Landscape Plan. Changes to the Subarea D Landscape Plan shall require site plan approval by the Department in accordance with Statement 10.
14. The Co-Applicants and the City acknowledge that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property, Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
15. The Co-Applicants acknowledge that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all new buildings located within this Planned Development in an energy efficient manner, generally consistent with Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development. The improvements contemplated by the Subarea D Plans contemplate a green roof including a minimum of forty-eight thousand (48,000) square feet of vegetative area (i.e., green space and planters).

16. The City of Chicago established a Part II review fee in the amount of Zero Twenty-five (\$0.25) per square foot for the total buildable square feet (floor area). The Part II Review Fee will be assessed by the Department of Planning and Development during the actual Part II Review. The fee as determined by the Department of Planning and Development staff at that time is final and binding on the Applicant and must be paid to the Department of Planning and Development prior to the issuance of any Part II approval.
17. 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 Co-Applicants and the City 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 purpose 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 17-13-0611-A of the Chicago Zoning Ordinance. It is acknowledged that the demising walls for the interior spaces are illustrative only and that the location and relocation of demising walls or division of interior spaces shall not be deemed to require any further approvals pursuant hereto.
18. Unless substantial construction of the improvements contemplated by this planned development within Subarea D have commenced within six (6) years following the effective date of this planned development, as amended, and unless completion thereof is diligently pursued, then the approvals granted by this planned development for such improvements in Subarea D shall expire and permitted uses in Subarea D shall automatically revert to those uses described in pre-existing Institutional Transportation Planned Development, as approved by the Chicago City Council on November 1, 2006.

[Bulk Regulations and Data Table; Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Subarea Map; Site/Landscape Plan; Site Pedestrian Circulation Plan; Site Sections and Elevations for Subarea A; Surface Site Plan at Park Level/ Randolph Street; Surface Site Plan at Concourse Level; Garage Upper Level Site Plan; Garage Lower Level Site Plan; Building Elevations; Green Roof Plan/Landscape Plan; Landscape Notes and Details; Existing Tree Inventory; and proposed Taxi and Bus Pick-up/Drop-off Area Plan referred to in these Plan of Development Statements printed on pages 28731 through 28754 of this *Journal*.]

6/11/2008

COMMUNICATIONS, ETC.

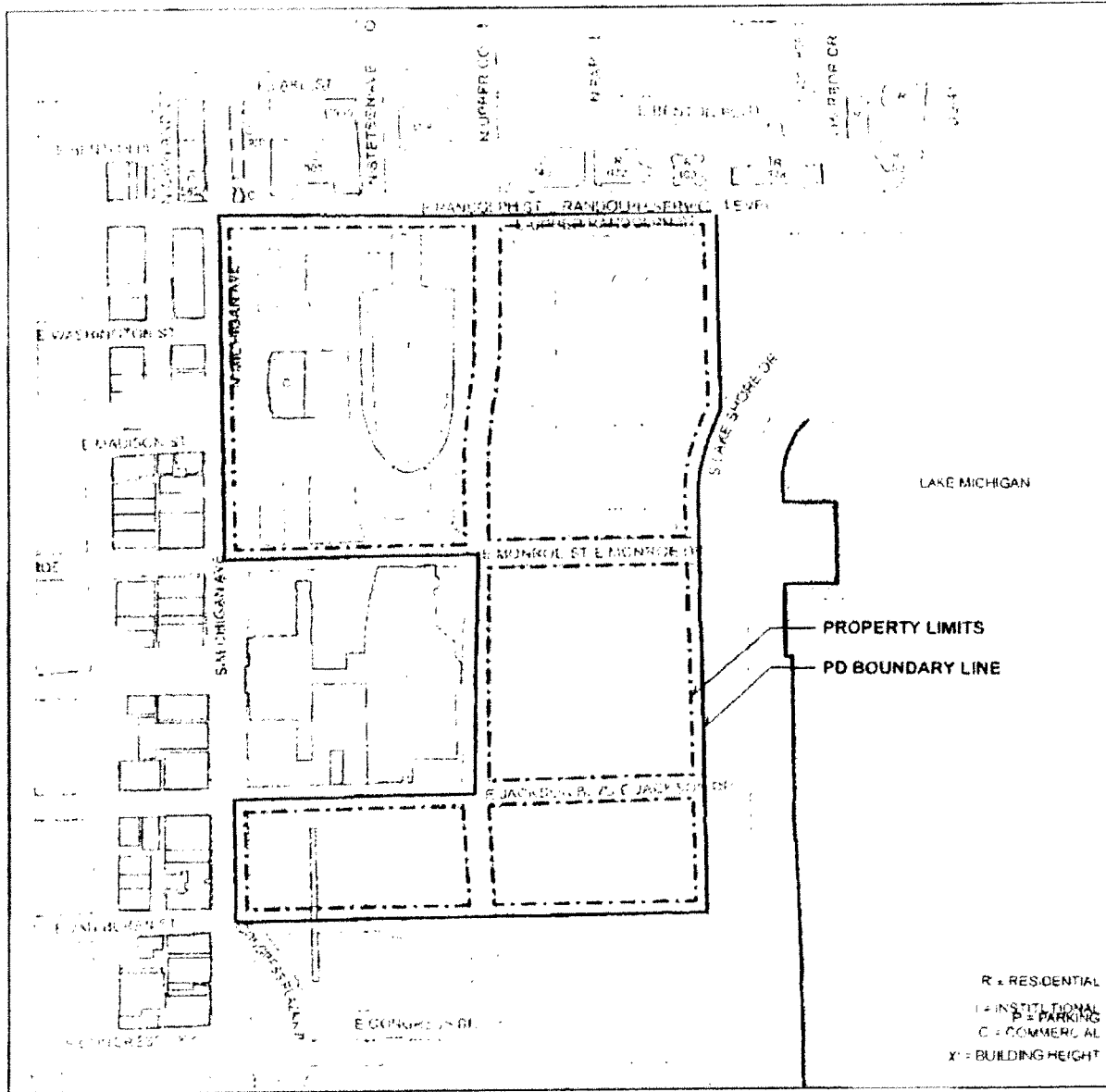
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Institutional/Transportation Planned Development
Number 677, As Amended

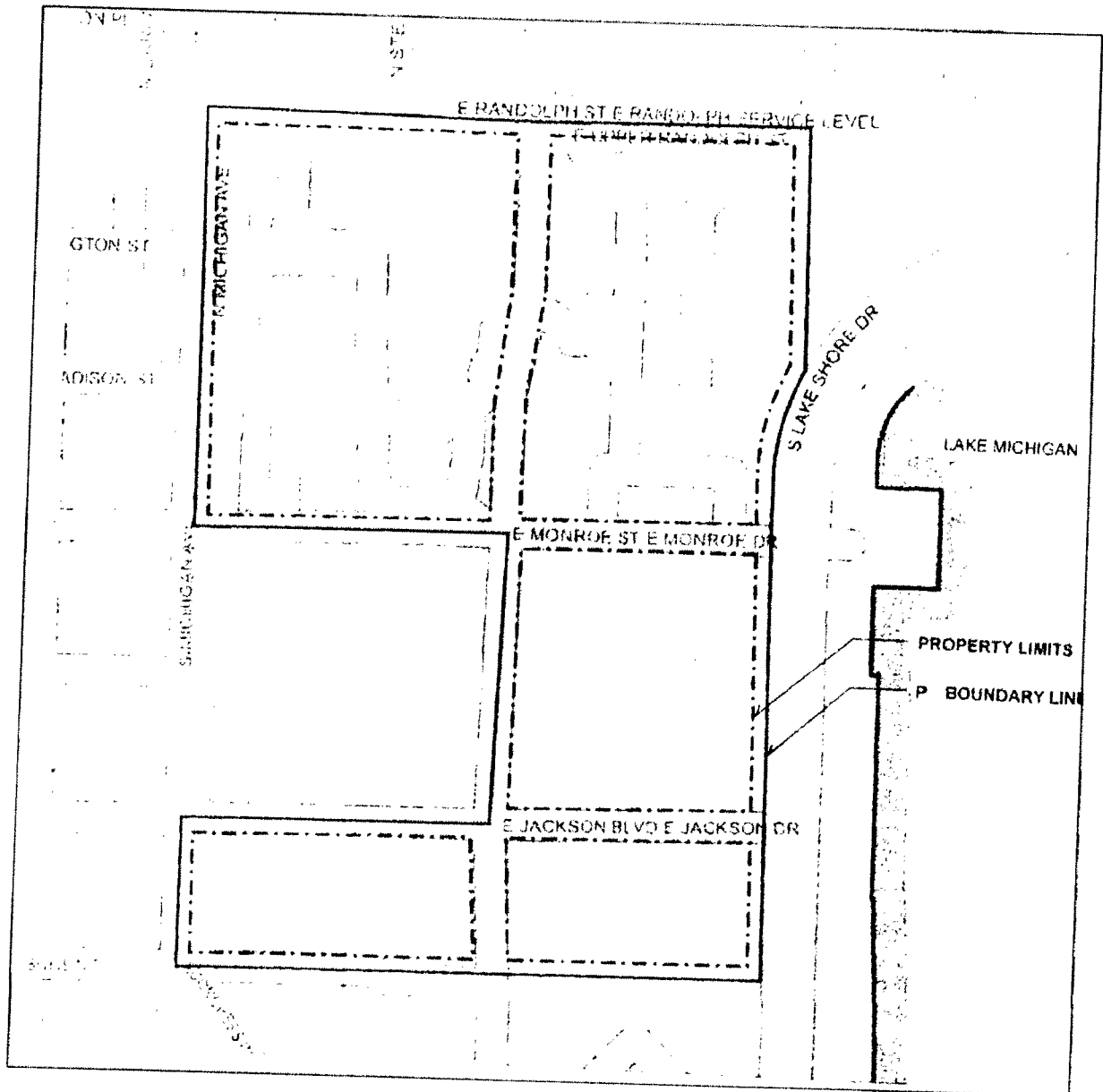
Bulk Regulations And Data Table.

	SUB-AREA A	SUB-AREA B	SUB-AREA C	SUB-AREA D	PROPERTY (TOTAL)
Net Site Area:	1,601,400 sq. ft. (37.0 acres)	2,086,824 sq. ft. (47.91 acres)	Zero (0) ft. above grade; below grade C (0) 1,711,996. (44.92 Acres below-grade)	78,325 sq. ft. (1.80 acres)	3,166,009 sq. ft. (72.71 acres) Grade
Remaining public right-of-way:	330,330 sq. ft. (7.64 acres)	552,373 sq. ft. (12.68 acres)	Not Applicable	37,098 sq. ft. (within Randolph Street)	896,201 sq. ft. (20.57 acres) Grade
Gross Site Area:	1,931,730 sq. ft. (44.62 acres)	2,639,127 sq. ft. (60.59 acres)	1,956,510 sq. ft. (44.92 acres) below-grade	115,423 sq. ft. (2.65 acres)	4,062,510 sq. ft. (92.27 acres) Grade
Maximum Floor Area Ratio:	0.34 (Note: Floor Area calculations based on structures at +49 feet C.C.D. for Upper Randolph St.) Enclosed space below park surface level is not included in calculation)	As permitted by the Chicago Park District per §17-6-0204-A	None (Subarea C is below grade)	0.02 (Note: Floor Area calculations based on structures at +55 feet C.C.D. for Upper Randolph St.) Enclosed space below park surface level is not included in calculation)	0.0385 total for Subarea A and combined, plus floor area permitted by the Chicago Park District in Subarea B per §17-6-0204-A
Maximum Percent of Site Coverage:	As per Site Plan	As allowed in POS-1 Districts	Not Applicable	Per Subarea D Plans	Not Applicable
Minimum off-street, below street-level loading berths:	2	Not Applicable	Not Applicable	2 per Subarea D Plans	Not Applicable
Minimum maximum number of parking spaces:	Not Applicable	As allowed in POS-1 Districts	As approved by the City in accordance with the terms of the Concession and Lease Agreement	200 off-site in Subarea C	Not Applicable
Maximum height:	+70 feet C.C.D.	As allowed in POS-1 Districts	Not Applicable	+75 feet C.C.D. (i.e., 20 feet above Upper Randolph St.)	Not Applicable

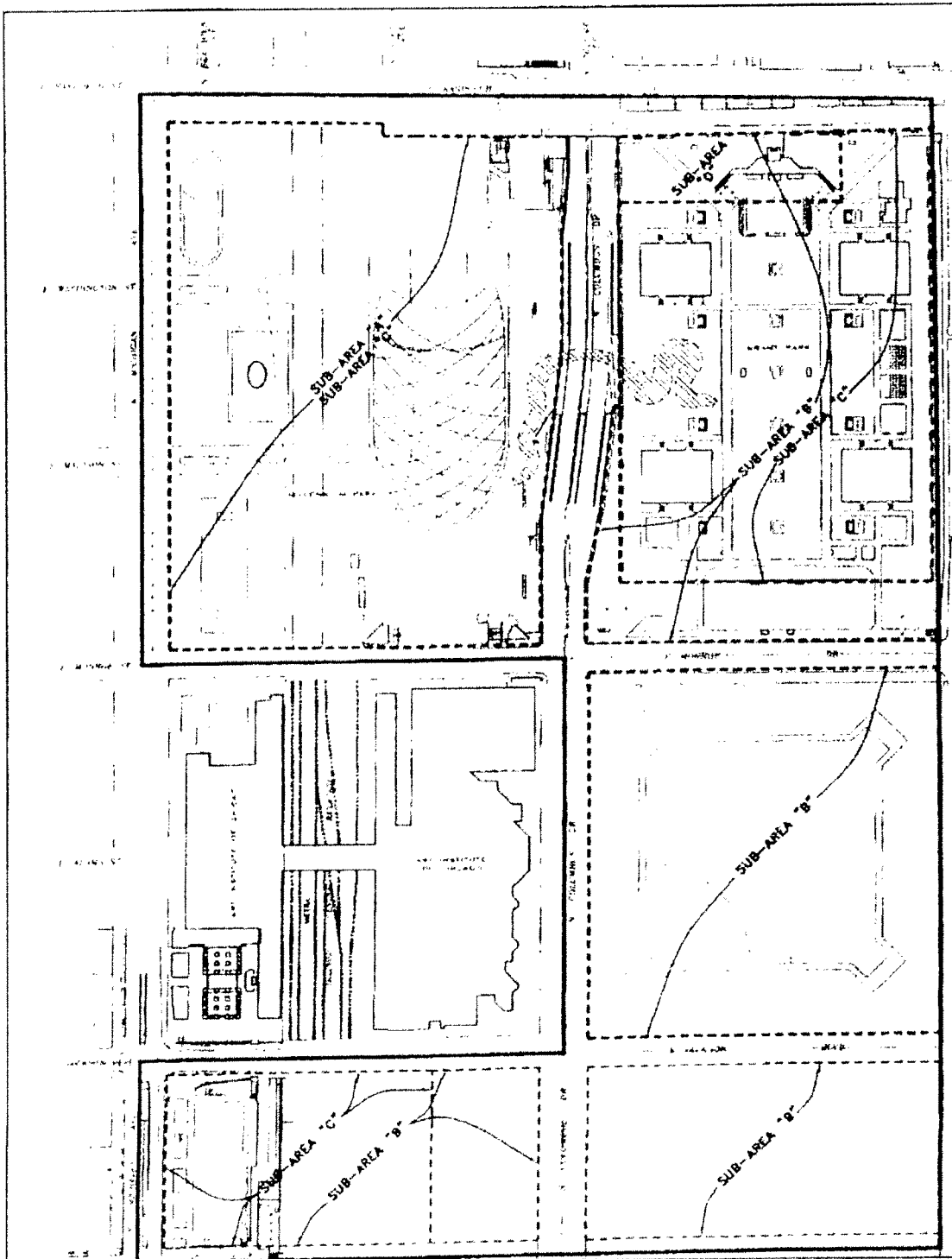
Existing Land-Use Map.



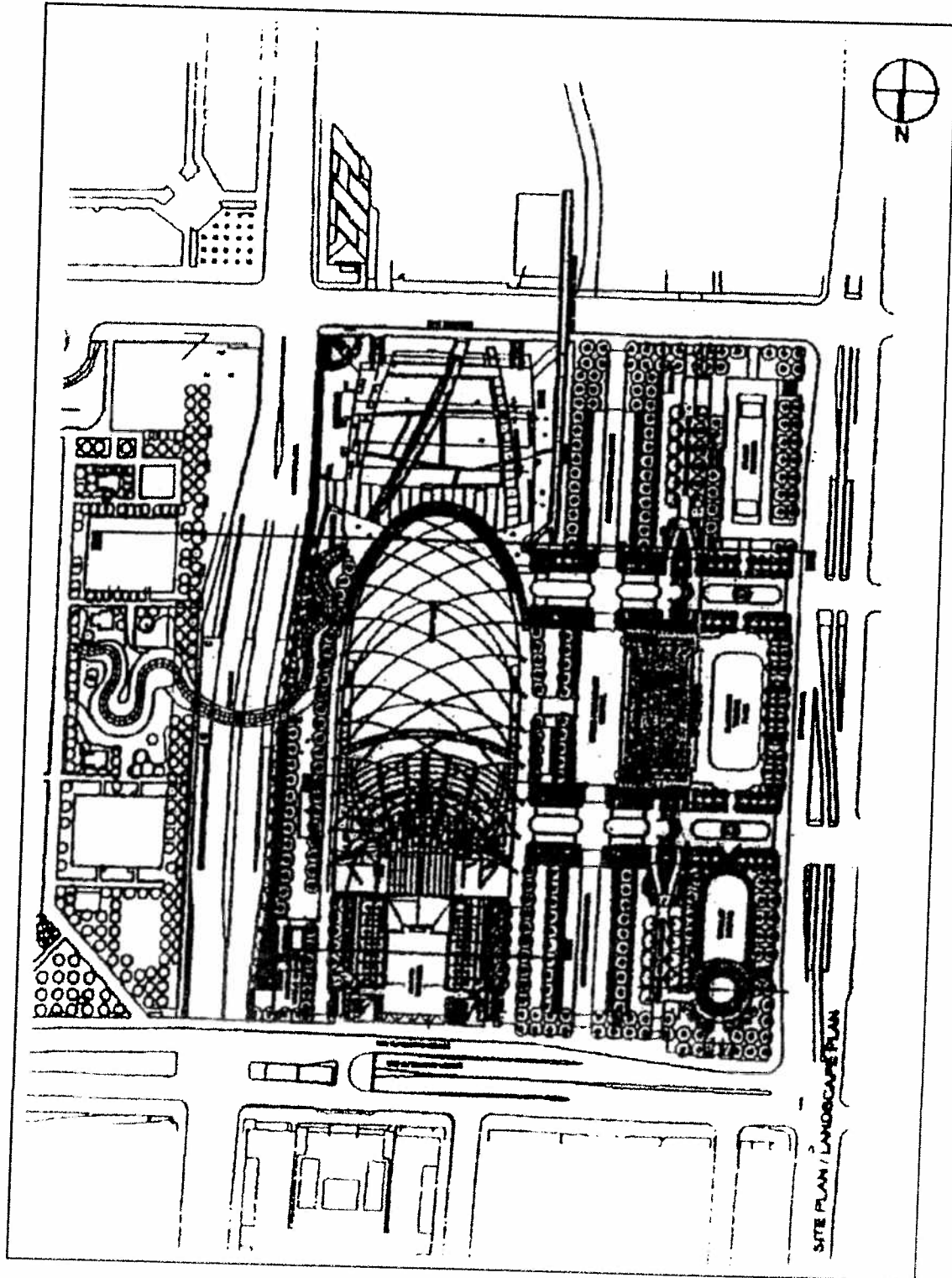
Planned Development Boundary
And Property Line Map.



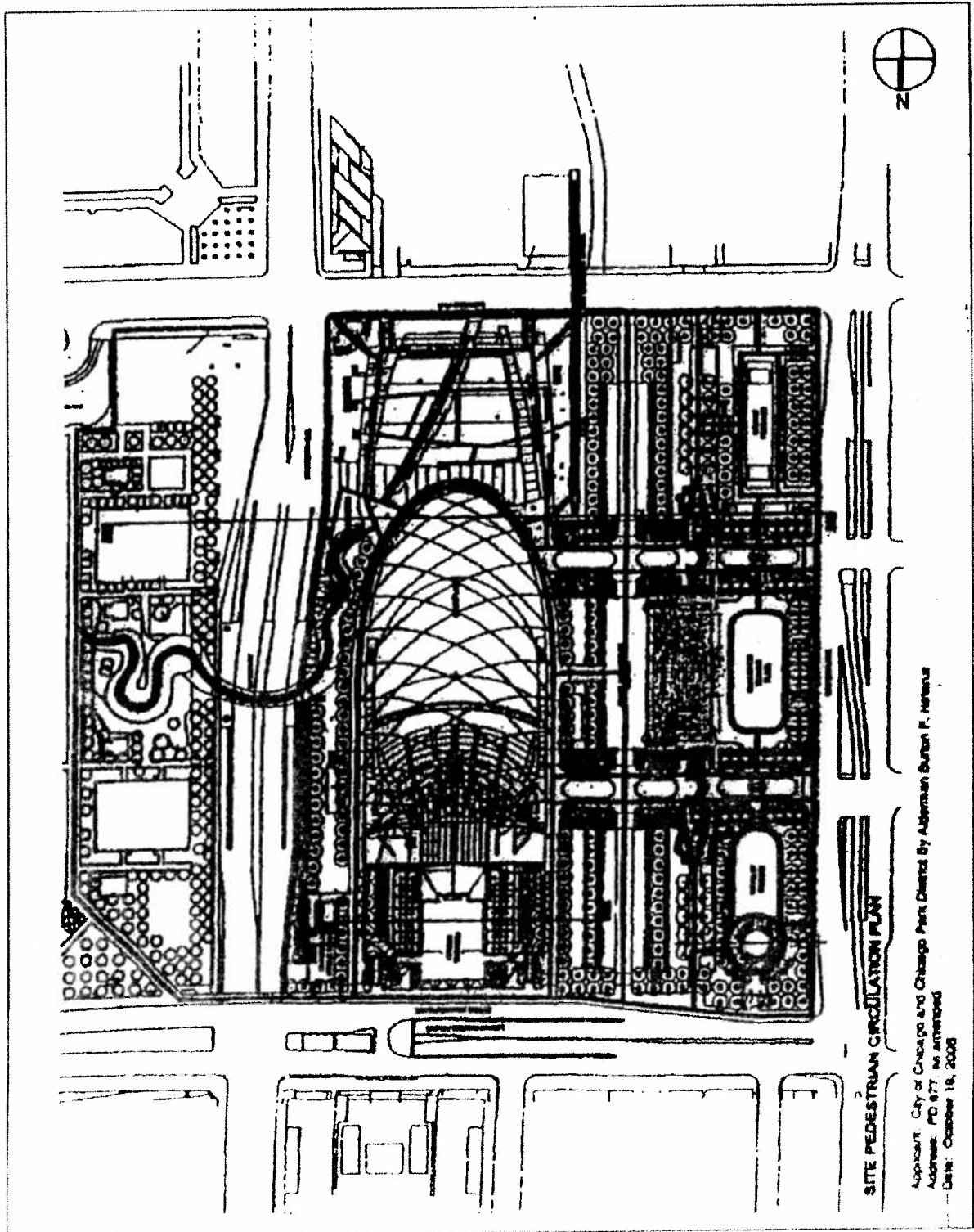
Subarea Map.



Subarea A -- Site Plan/Landscape Plan.



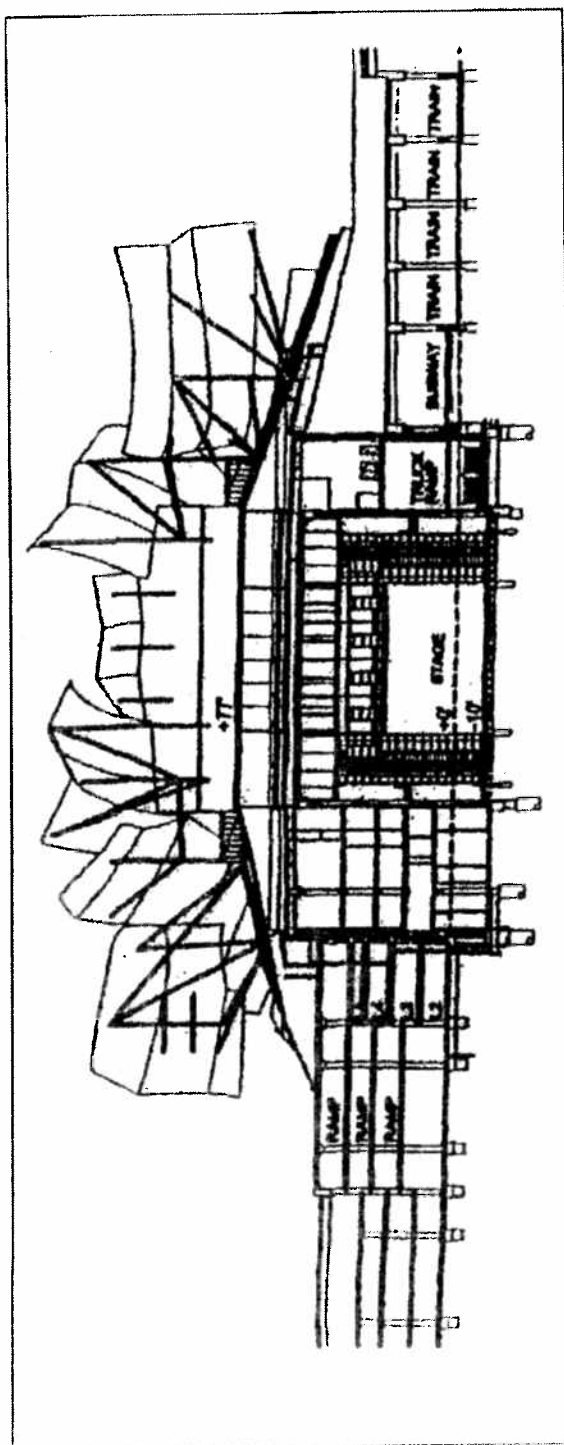
Subarea A – Site Pedestrian Circulation Plan



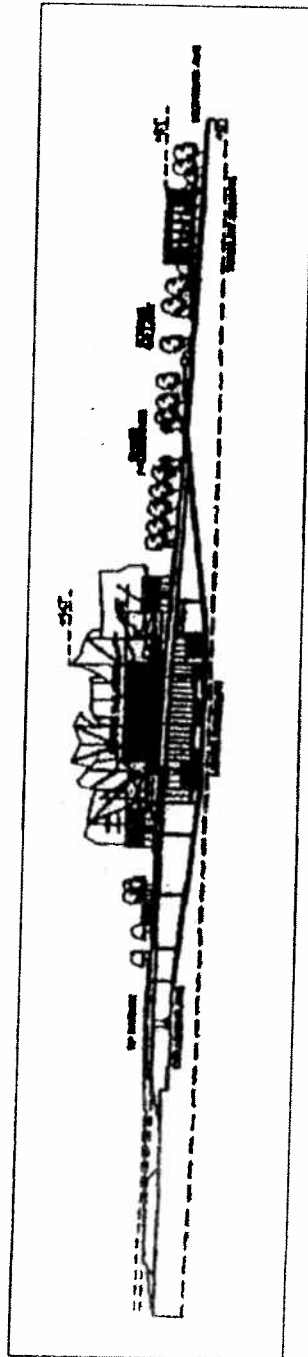
SITE PEDESTRIAN CIRCULATION PLAN

Applicant: City of Chicago and Chicago Park District By Architect Burton F. Hansen
Address: PD #77, as amended
Date: October 16, 2008

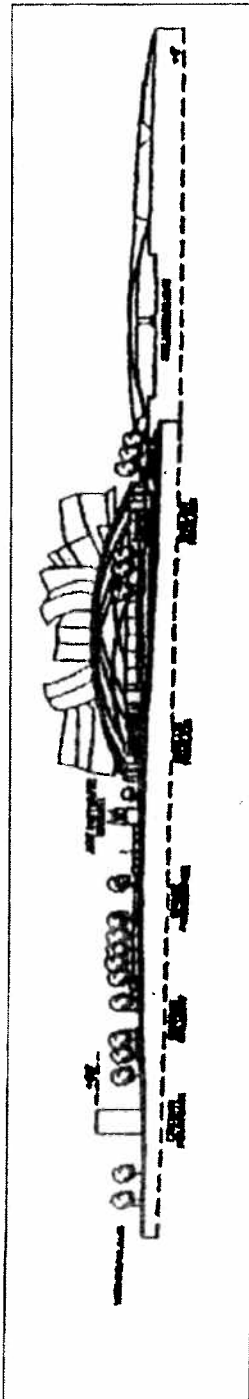
Subarea A -- Site Section Through Harris Theater.
(Looking South)



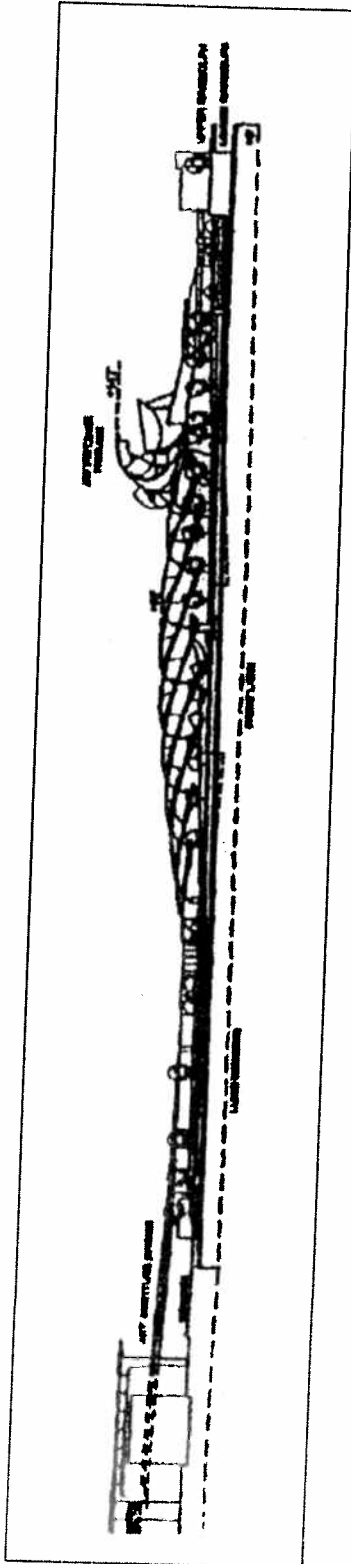
Subarea A -- North Elevation.
(Randolph Street)



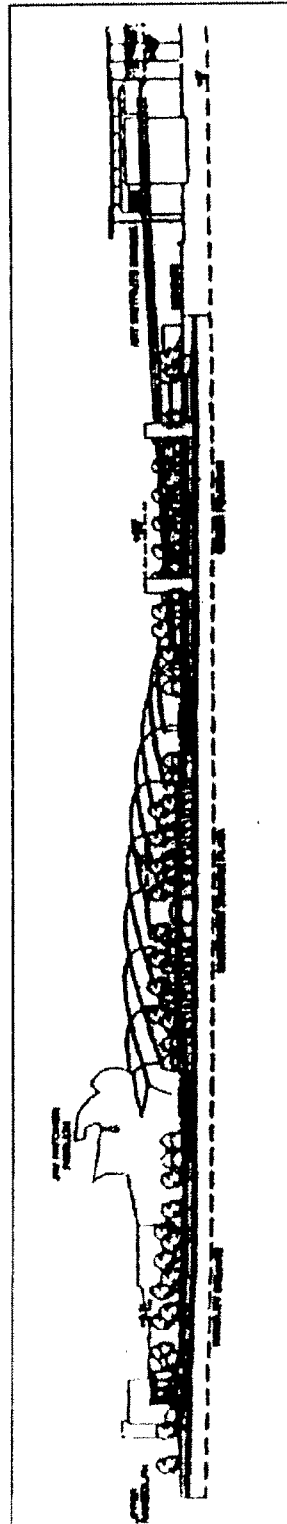
Subarea A – South Elevation.
(Monroe Street)



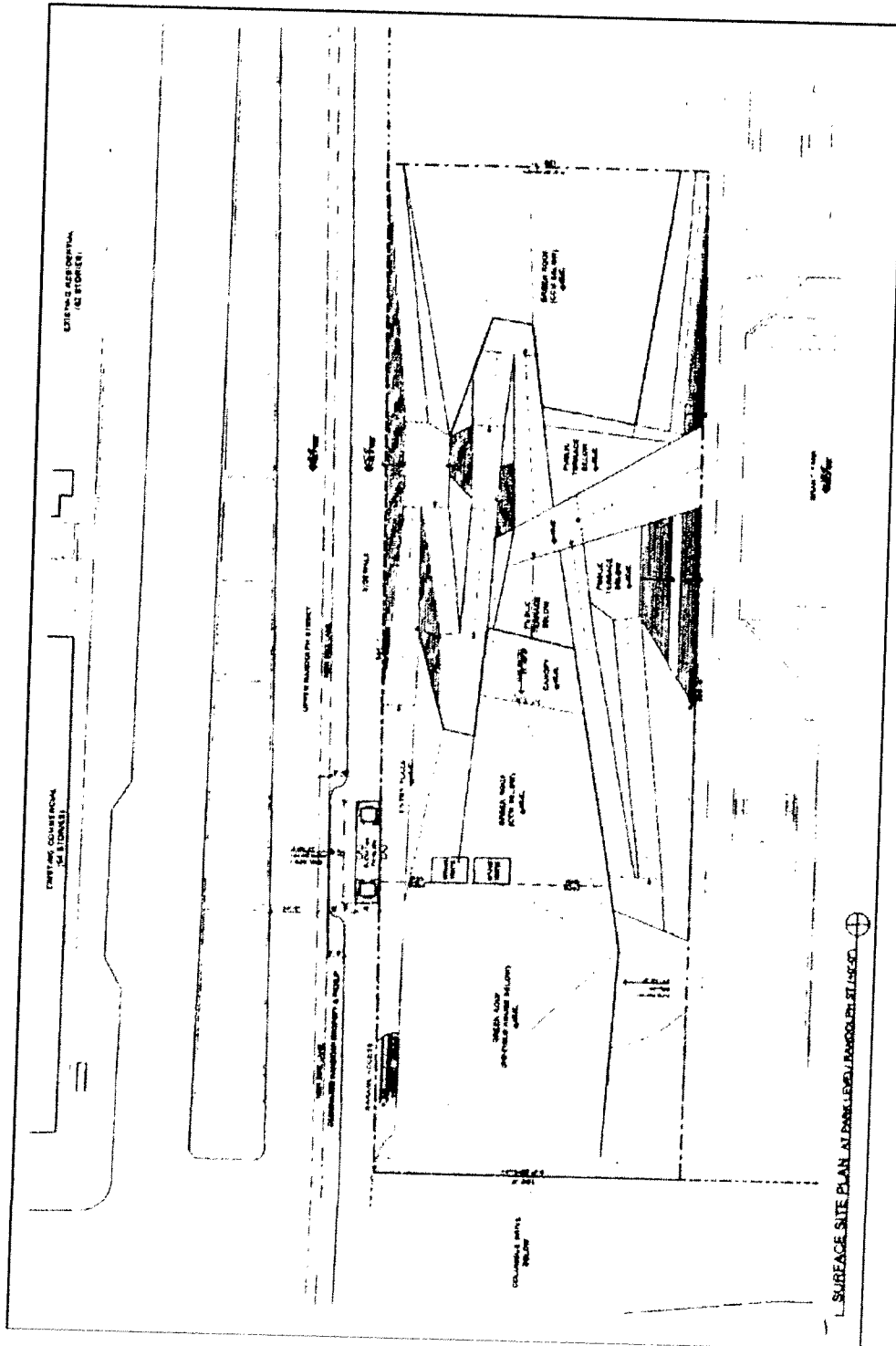
Subarea A – East Elevation
(Columbus Drive)



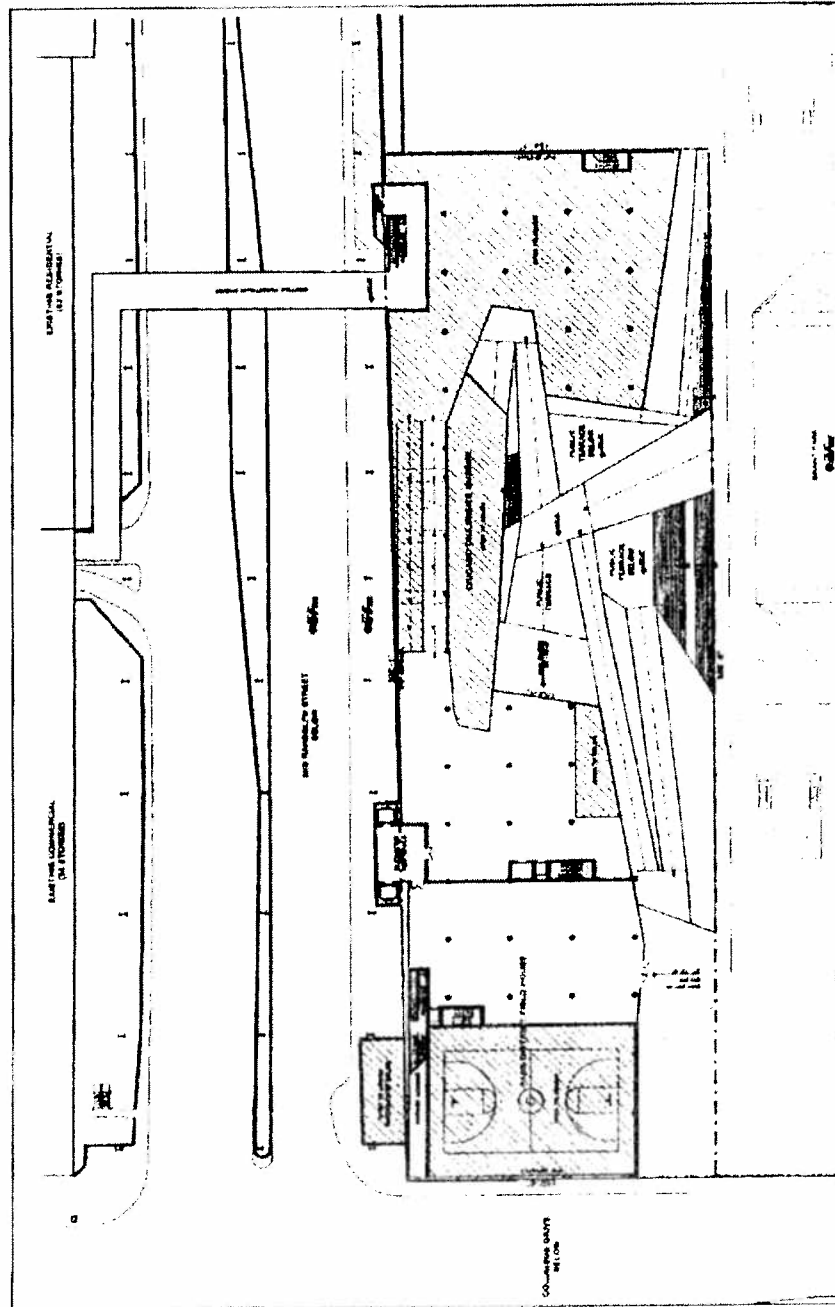
Subarea A – West Elevation.
(Michigan Avenue)



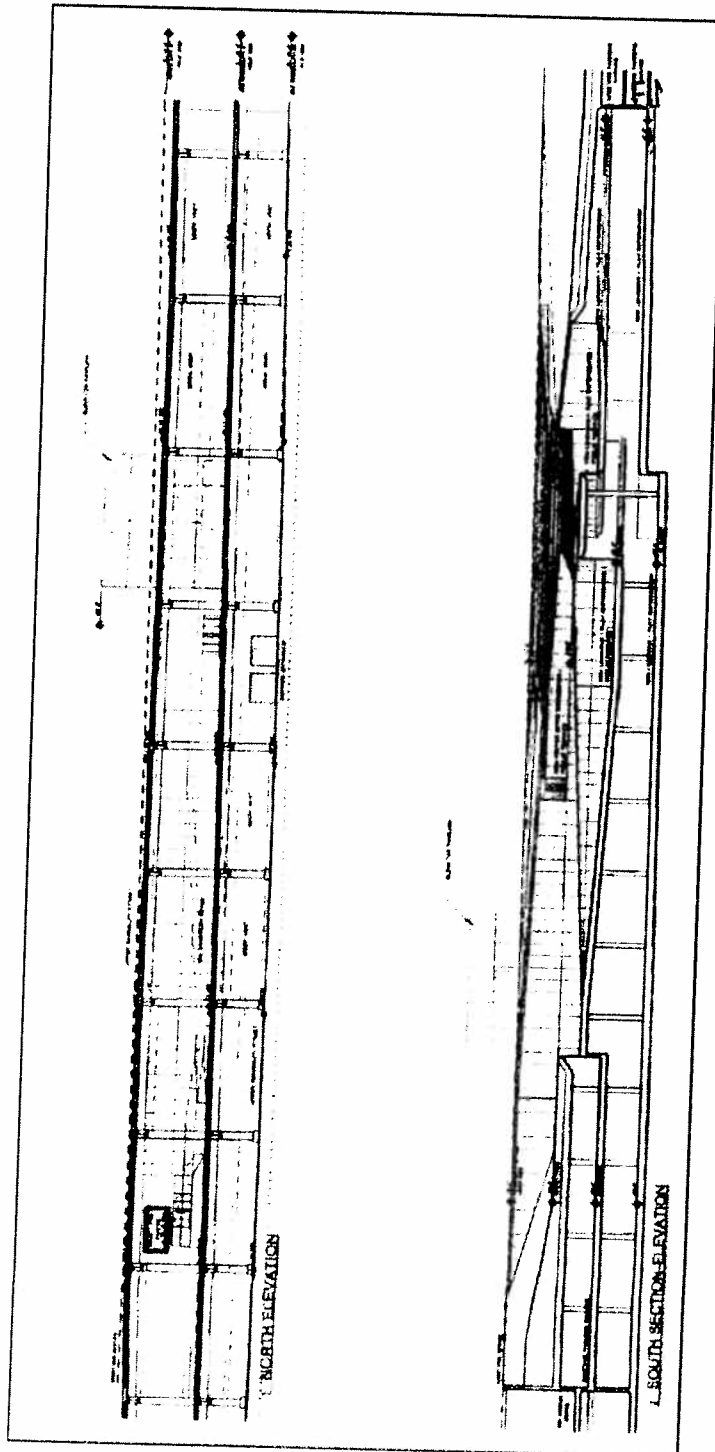
Surface Site Plan At Park Level/Randolph Street.



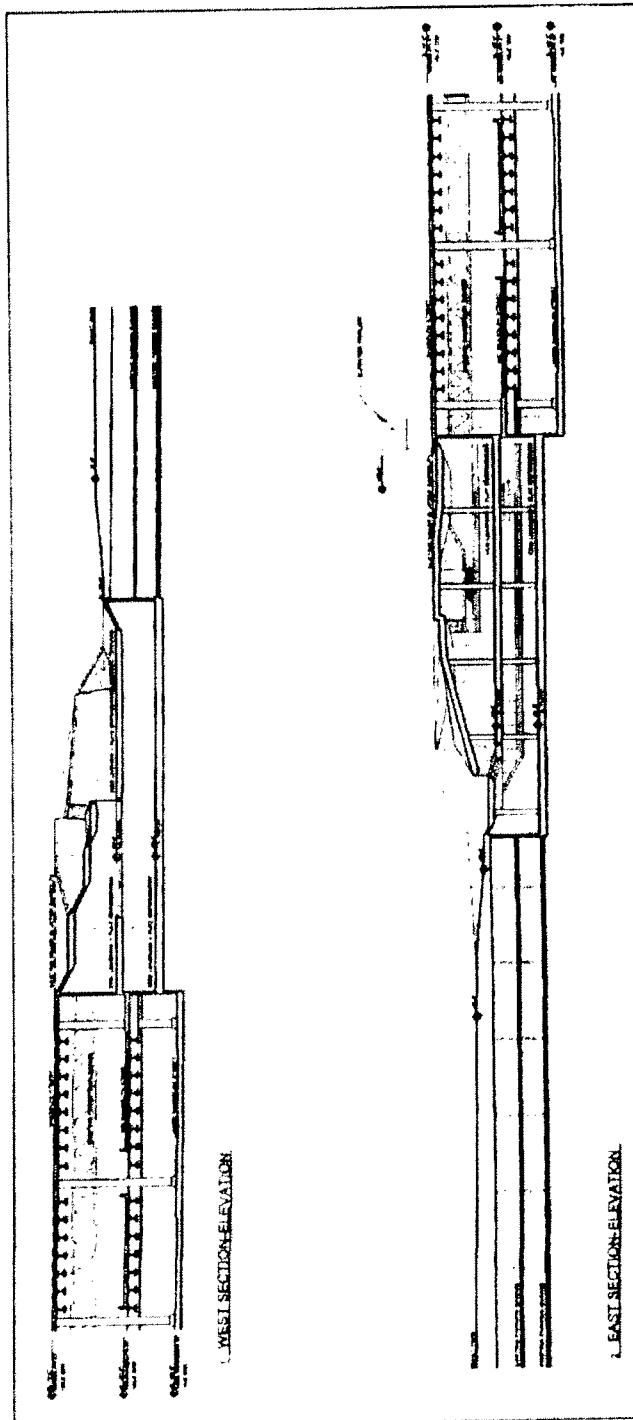
Surface Site Plan At Concourse Level.



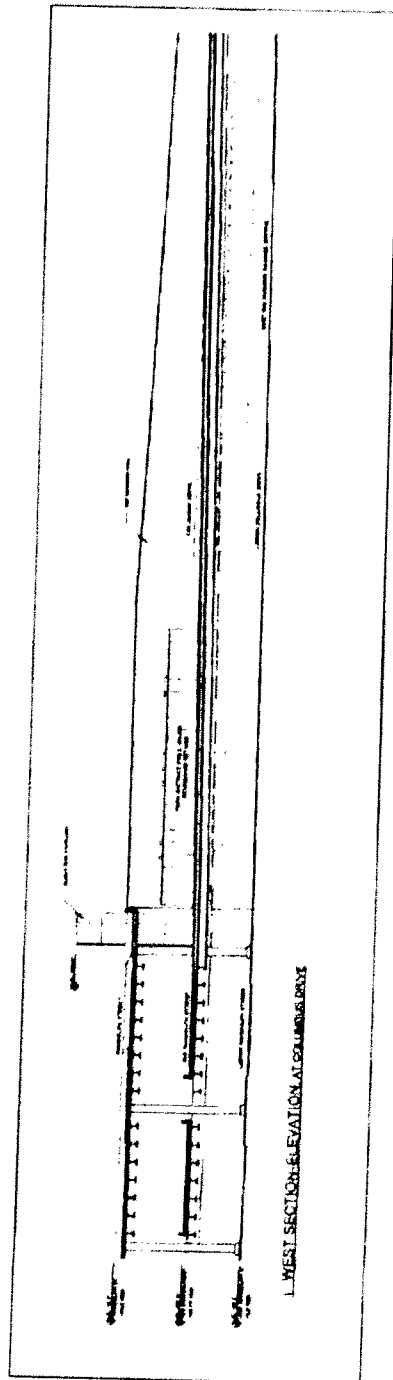
Building Elevations.
(Page 1 of 3)



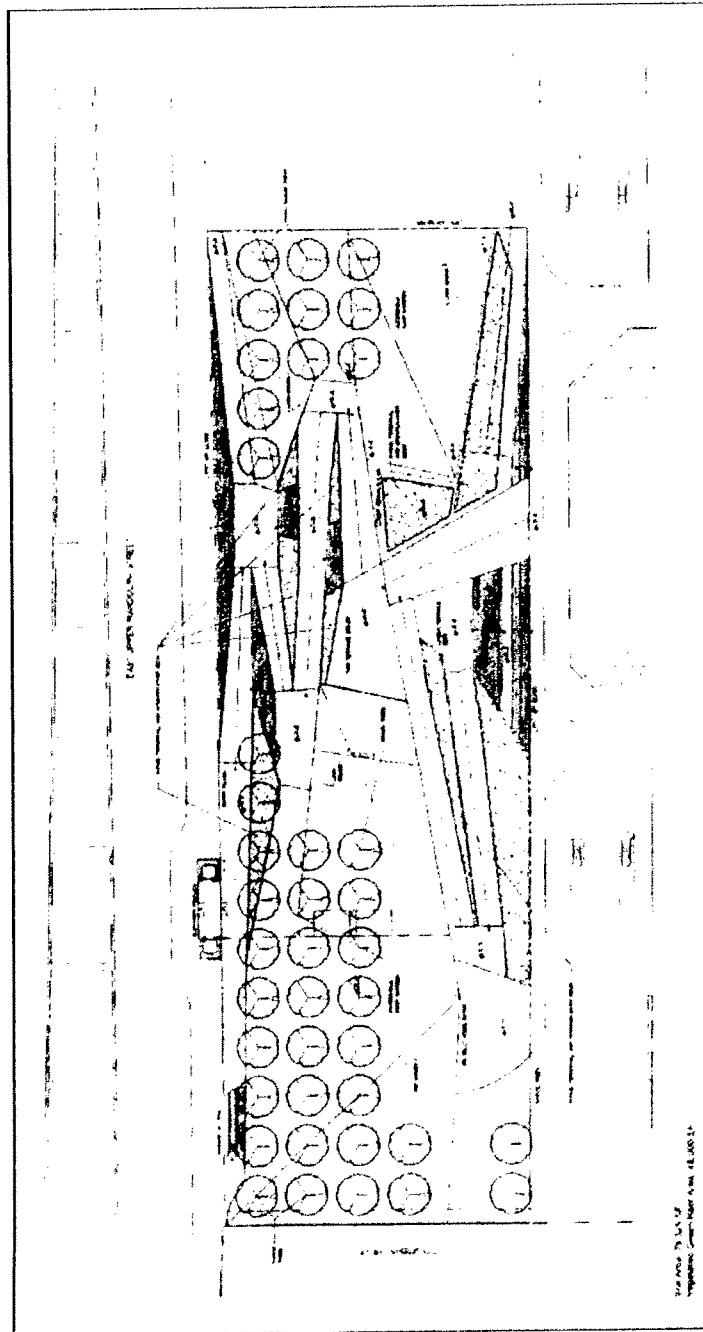
Building Elevations.
(Page 2 of 3)



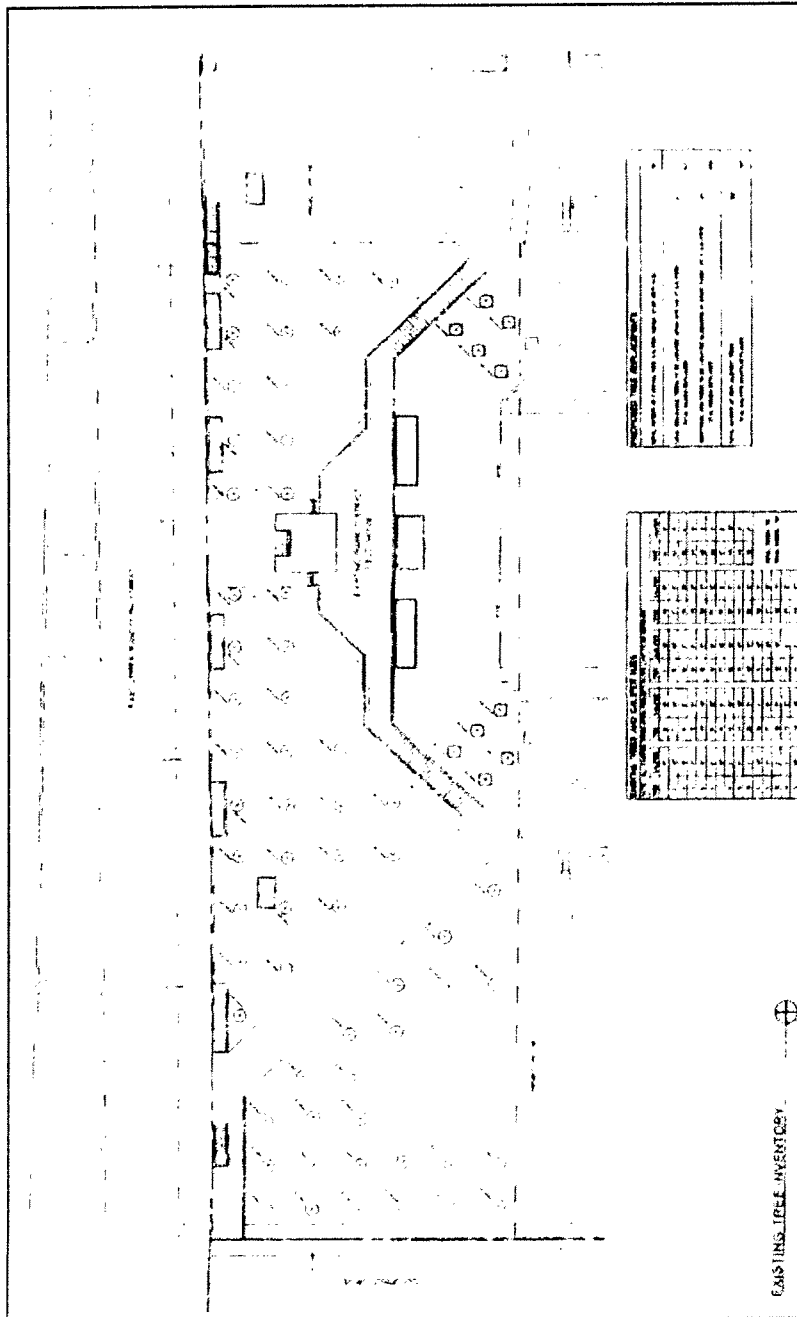
Building Elevations.
(Page 3 of 3)



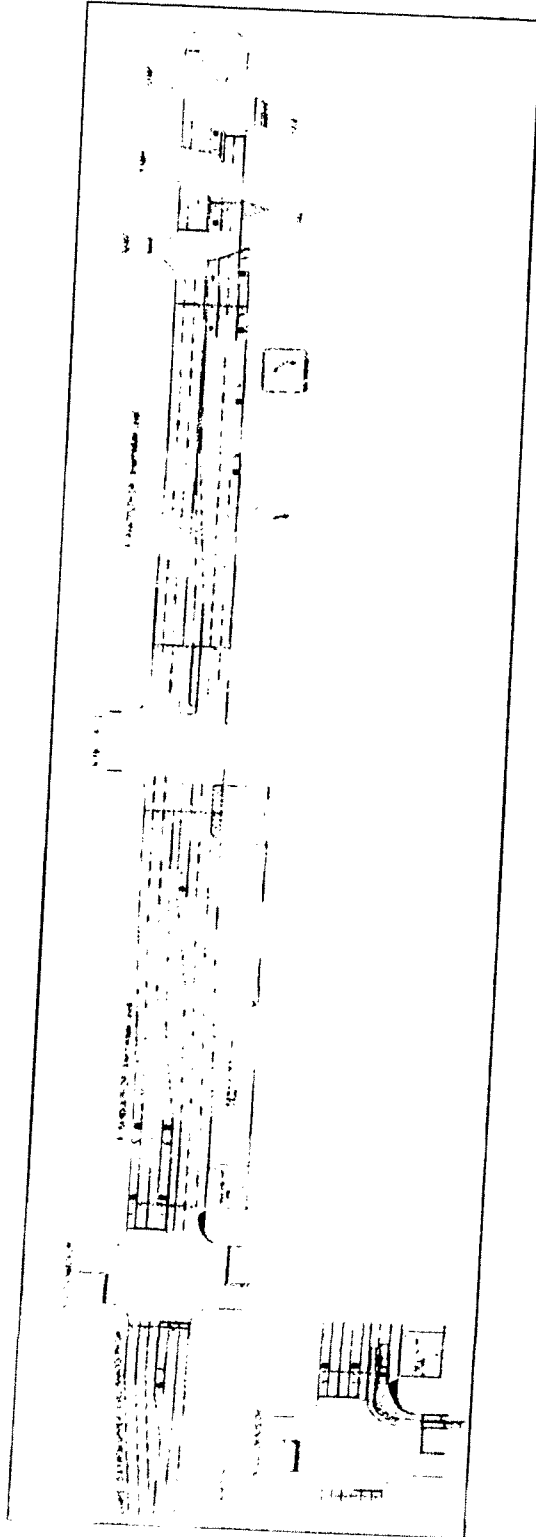
Green Roof Plan/Landscape Plan.



Existing Tree Inventory.



Proposed Taxi And Bus Pick-Up/Drop-Off Area Plan.



At this time, I move for passage of the ordinances and substitute ordinances transmitted herewith.

Again, please let the record reflect that I abstain from voting on Application Numbers 15813, 15863, 15821, 15776, 15789 and 15576 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

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

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

Yeas -- Aldermen Flores, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Brookins, Muñoz, Zalewski, Chandler, Solís, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schuler, M. Smith, Moore, Stone -- 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 Numbers 1-E And 2-E.

(As Amended)

(Application Number A-7041) *ITPD 677, QQ*

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 Institutional/Transportation Planned Development Number 677, as amended, and all POS-1 District symbols and designations on Map Numbers 1-E and Number 2-E, in the area bounded by:

East Randolph Street; a line 725.3 feet east of Columbus Drive (as measured along the south line of East Randolph Street and perpendicular thereto); East Monroe Drive; South Lake Shore Drive, the centerline of East Van Buren Street as extended east where no street exist; South Michigan Avenue; East Jackson Drive; South Columbus Drive; East Monroe Drive; and South/North Michigan Avenue,

to the designation of Institutional/Transportation Planned Development Number 677, as amended, which is hereby established in the area 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 Statements referred to in this ordinance read as follows:

Plan Of Development Statements.

1. The area delineated herein as Institutional/Transportation Planned Development Number 677, as amended, consists of the property which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Map (the "Property"), which comprises the square footage and acreage described in the attached Bulk Regulations and Data Table and is owned by the City of Chicago and the Chicago Park District ("Co-Applicants"). An at-grade portion of the Property identified on this map is subject to an easement which allows the Northeast Commuter Rail Corporation ("Metra") to use it for railroad purposes. Portions of the Property are used for below-grade parking as described below.
2. All applicable official reviews, approvals or permits are required to be obtained by one or both of the Co-Applicants, as applicable. 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 Co-Applicants and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the Co-Applicants, their successors and assigns and, if different than the Co-Applicants, the legal titleholders and any ground lessors. All rights granted hereunder to the Co-Applicants shall inure to the benefit of the Co-Applicants' successors and assigns, except as may be limited by agreement between Co-Applicants and such successors and assigns, and, if different than the

Co-Applicants, the legal titleholder 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. Prior to any applying for any amendment, modification or change (administrative, legislative or otherwise) to this planned development that affects the pedestrian bridge connecting to the Art Institute of Chicago, as described in Statement 9(b), consent of the Art Institute of Chicago shall be obtained.

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 Map; a Subarea Map; a Site Plan/Landscape Plan; a Site Pedestrian Circulation Plan; and Cross-Sections and Elevations prepared by Spectrum Strategies dated October 19, 2006 (collectively, the "Plans and Elevations"). 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. Full size sets of the Plans and Elevations 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.
5. The Property shall consist of the following subareas, as depicted on the Subarea Map:

Subarea A: The area bounded by East Randolph Street, North Columbus Drive, East Monroe Drive, and South/North Michigan Avenue,

Subarea B: The area bounded by East Randolph Street, a line seven hundred twenty-five and three-tenths (725.3) feet east of North Columbus Drive as measured along the south line of East Randolph Street and perpendicular thereto; East Monroe Drive; South Lake Shore Drive; the centerline of East Van Buren Street as extended east where no street exists; South Michigan Avenue; East Jackson Drive; and South/North Columbus Drive,

Subarea C: The below-grade parking system which consists of the following: (i) the Millennium Park Garage, Grant Park North Garage and East Monroe Street Garage, located beneath the area bounded by East

Randolph Street, a line seven hundred twenty-five and three-tenths (725.3) feet east of North Columbus Drive as measured along the south line of East Randolph Street and perpendicular thereto; East Monroe Drive; and South/North Michigan Avenue; and (ii) the Grant Park South Garage, located generally beneath the area bounded by, East Jackson Drive, a line four hundred seventy and one hundredths (470.01) feet east of and parallel to South Michigan Avenue; the centerline of East Van Buren Street as extended east where no street exists; and South Michigan Avenue.

6. The following uses shall be permitted in the planned development:

Subarea A: public park and recreation uses; concessions and restaurants (including liquor sales); stages and rehearsal facilities for musical performances; festivals and other cultural special events; a one thousand five hundred (1,500) seat theater; greenhouse pavilion; above-grade pedestrian bridges; and other accessory uses.

Subarea B: all uses that are permitted in a POS-1 (Regional and Community) Zoning District.

Subarea C: (i) below-grade accessory and non-accessory parking; (ii) convenience food vendors, (iii) small convenience kiosks or newsstands, (iv) hand car wash facilities for customers of the Parking Garage System, (v) dry-cleaning facilities (provided that such facilities are pick-up and drop-off facilities that deliver items to a location outside of the Subarea C for cleaning and that no dry-cleaning solvents may be used within Subarea C), (vi) car rental facilities, (vii) walk-up automatic teller machines, (viii) vending machines, (ix) long-term automobile storage and (x) self-storage facilities; and (xi) the sale of other goods or services, but only if otherwise specifically approved by the City in accordance with the terms of a concession and lease agreement between the City and a third party governing the use and operation of such below-grade parking (the "Concession and Lease Agreement"); (xii) below-grade passenger railroad stations, tracks and associated facilities and a bus/service roadway; and (xiii) accessory uses.

7. (a) Park and Theater-related identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development and the Park District. Temporary signs, including construction signs or signs for festivals or other special events, also shall be permitted subject to the review and approval of the Department of Planning and Development and the Chicago Park District.

(b) Pursuant to Section 17-12-0502, advertising signs within below-grade parking structures within Sub-Area C shall be exempt from regulation under the Chicago Zoning Ordinance. The erection, placement, establishment, painting, creation and maintenance of such signs shall be in conformance with other generally applicable regulations of the City of Chicago and shall also be subject to the terms and conditions of the Concession and Lease Agreement.

(c) Signs displaying parking rate information and similar information with respect to below grade parking within Subarea C shall be permitted on the entrance/exit ramps connecting to such below-grade parking structures; provided that the erection, placement, establishment, creation and maintenance of such signs shall be as approved and authorized by the City pursuant to the terms and conditions of the Concession and Lease Agreement.

(d) Loading facilities shall be provided in compliance with this planned development subject to the review and approval of the Department of Transportation and the approval of the Department of Planning and Development. Parking spaces designated and designed for the handicapped shall be provided in accordance with all applicable accessibility codes.

8. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation of effect at the time of construction and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
9. Design, construction and maintenance of the improvements on the Property shall be in general conformance with the Bulk Regulations and Data Table, as well as the Site Plan/Landscape Plan, the Cross-sections and the Plans and Elevations. In addition, the development shall be subject to the following:
 - (a) Above-Plaza-Level Structures. Within Subarea A, above plaza-level structures (defined for purposes of this Planned Development as plus forty-nine (+49) feet C.C.D (or Upper Randolph Street)) shall be limited to the minimum size and number necessary to provide for the health, safety, comfort and convenience of the public and shall be designed to be compatible with the urban design guidelines adopted for Grant Park.

(b) Streetscaping, Busway And Pedestrian Bridge Improvements. The Co-Applicants shall coordinate the design and timing of construction of all public improvements at the perimeter of the site with the owners of adjacent property. This shall include, without limitation, coordination with the Art Institute of Chicago for the design and timing of construction by the Art Institute of Chicago of the above-grade pedestrian bridge across East Monroe Street, as depicted in the Plans and Elevations.

10. With the exception of the pedestrian bridge connecting Millennium Park and the Art Institute of Chicago (for which Site Plan approval was obtained previously), prior to the issuance by the Department of Planning and Development of a Part II Approval determination pursuant to Section 17-13-0800 of the Chicago Zoning Ordinance of any above-grade improvements contemplated within this planned development, the Co-Applicant shall submit plans of such improvements for site and elevation plan and approval by the Department of Planning and Development. Review and approval is intended to assure that specific development proposals substantially conform with this planned development and to assist the City with monitoring ongoing development. Such Site and Elevation Plans need only include that portion of the Property for which approval is being sought.

Site and Elevation Plans shall include such information as shall be determined by the Department to be necessary to illustrate substantial conformance to this Planned Development. No Part H Approval for any portion of the Property shall be granted until an applicable Site Plan Approval has been approved.

Following approval of Site and Elevation Plans, the approved plans and supporting documentation data and materials shall be kept on file with the Department and be deemed an integral part of this Planned Development.

After approval of Site and Elevation Plans, the approved Plans may be changed or modified pursuant to Statement 13 hereof. In the event of any inconsistency between approved Plans and the terms of this planned development in effect at the time of approval of such Plans or of the modifications or changes thereto, the terms of this planned development shall govern.

11. The Co-Applicants acknowledge that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard

of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

12. The Co-Applicants acknowledge 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 and 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.") and Development Part II approval process.
13. 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 Co-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 17-13-0611-A of the Chicago Zoning Ordinance.
14. Unless substantial construction of the improvements contemplated by this planned development within Subarea A have commenced within six (6) years following the effective date of this planned development, as amended, and unless completion thereof is diligently pursued, then the approvals granted by this planned development for such improvements in Subarea A shall expire and permitted uses in Subarea A shall automatically revert to those uses described in pre-existing Institutional Transportation Planned Development, as approved by the Chicago City Council on June 10, 1998.

[Bulk Regulations and Data Table; Existing Zoning Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site Plan/Landscape Plan; Pedestrian Circulation Plan; Site Sections and Elevation Plans referred to in these Plan of Development Statements printed on pages 90447 through 90458 of this Journal]

11/1/2006

REPORTS OF COMMITTEES

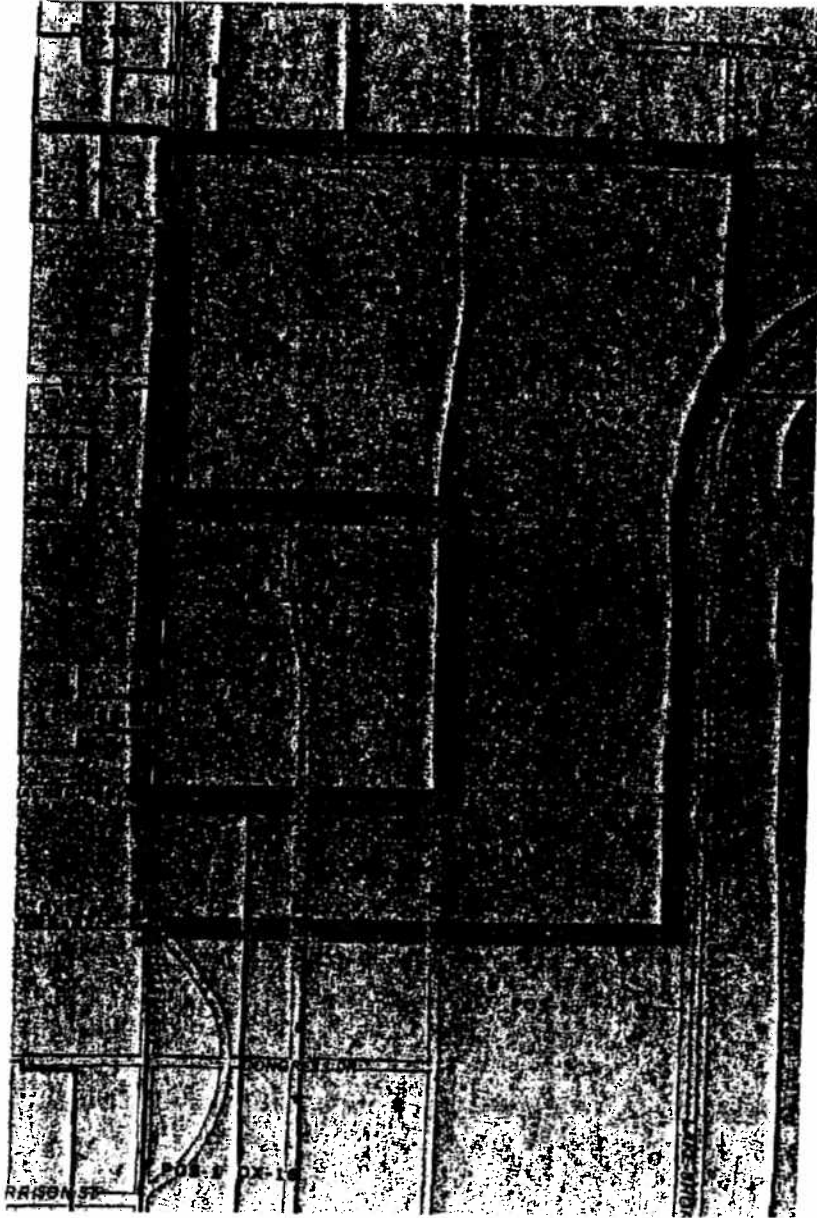
A-7041
90447

*Institutional/Transportation Planned Development
Number 677, As Amended.*

Bulk Regulations And Data Table.

	SUB-AREA A	SUB-AREA B	SUB-AREA C	PROPERTY
Net Site Area :	1,001,430 sq.ft. (23.0 acres)	2,165,179 sq.ft. (49.71 acres)	C(i) 1,790,321 C(ii) 244,514 (46.71 acres) below-grade	3,166,609 sq.ft. (72.71 acres) @ Grade
Remaining public right of-way:	306,830 sq.ft. (7.04 acres)	589,361 sq.ft. (13.53 acres)	Not Applicable	8,961,912 sq.ft. (20.57 acres)
Gross Site Area:	1,308,260 sq.ft. (30.03 acres)	2,754,540 sq.ft. (63.24 acres)	2,034,835 sq.ft. (46.71 acres) below-grade	4,062,800 sq.ft. (93.27 acres) @ Grade
Maximum Floor Area Ratio:	0.04 (Note: Floor Area calculations based on structures at +49 feet C.C.D (or Upper Randolph Street) and enclosed space below park surface level is not included in calculation)	As allowed in POS-1 Districts	Not Applicable	Not Applicable
Maximum Percent of Site Coverage:	As per Site Plan	As allowed in POS-1 Districts	Not Applicable	Not Applicable
Minimum off-street, below street-level loading berths:	2	Not Applicable	Not Applicable	Not Applicable
Minimum/maximum number of parking spaces:	Not applicable	As allowed in POS-1 Districts	As approved by the City in accordance with the terms of the Concession and Lease Agreement	Not Applicable
Maximum bandshell height:	+70 feet C.C.D	As allowed in POS-1 Districts	Not Applicable	Not Applicable

Existing Zoning Map.

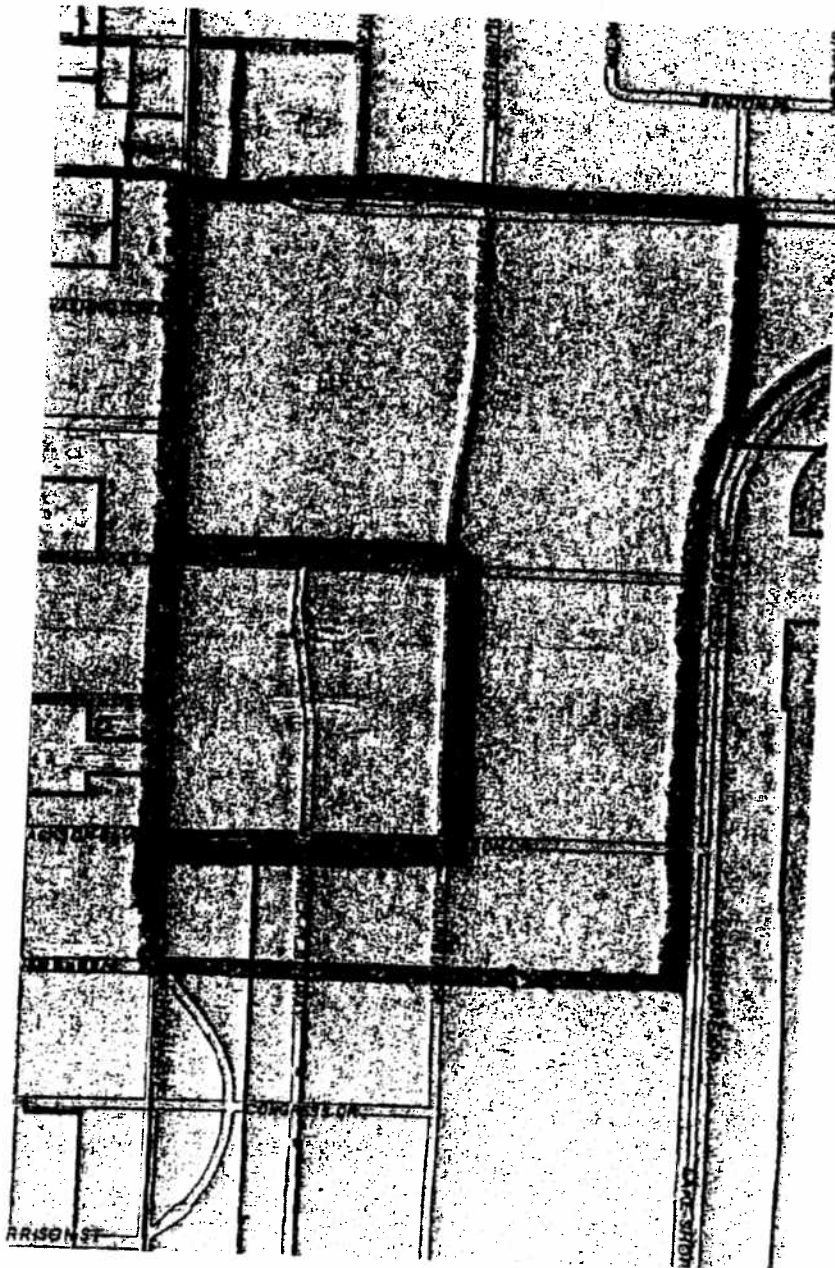


11/1/2006

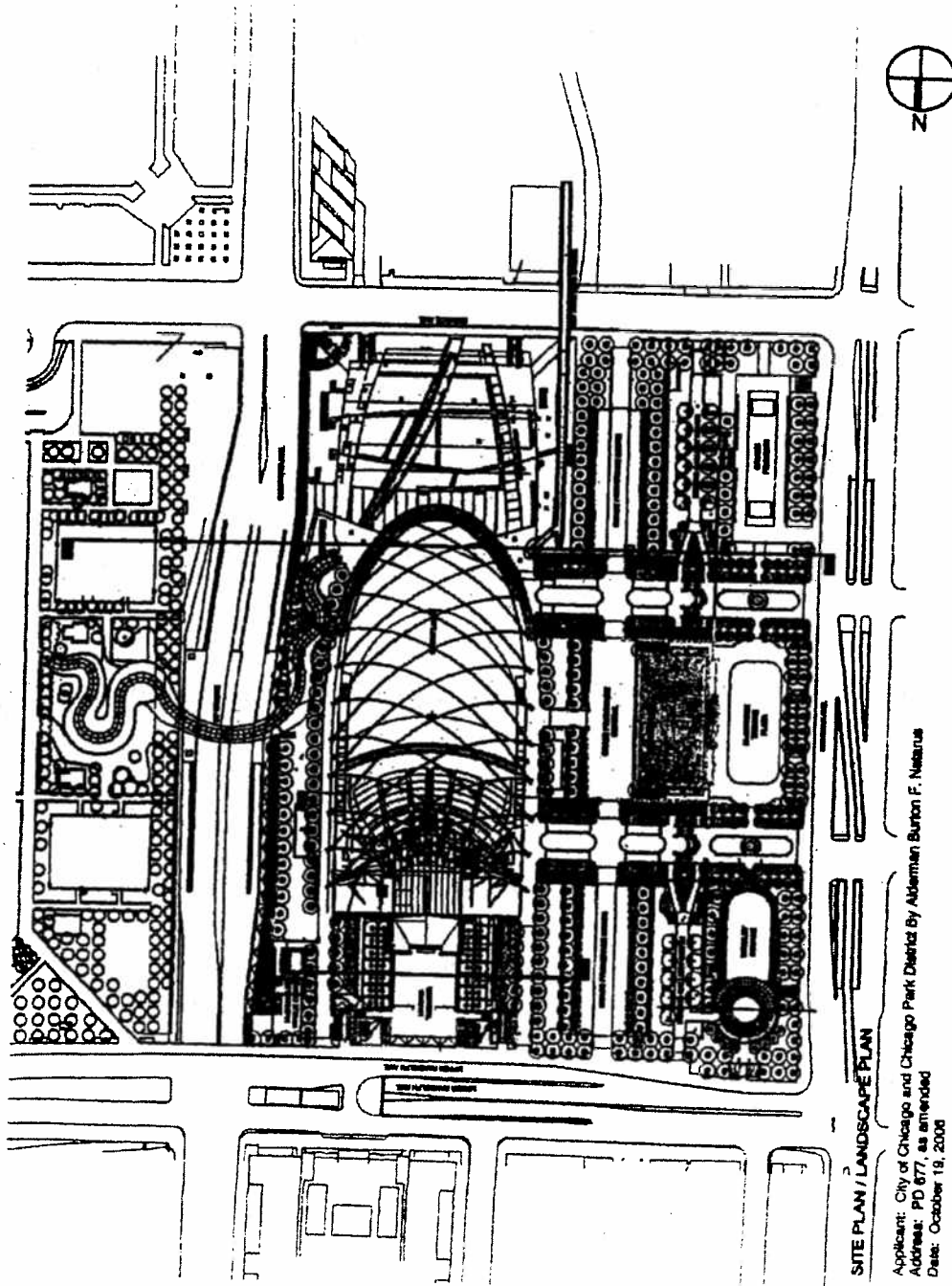
REPORTS OF COMMITTEES

90449

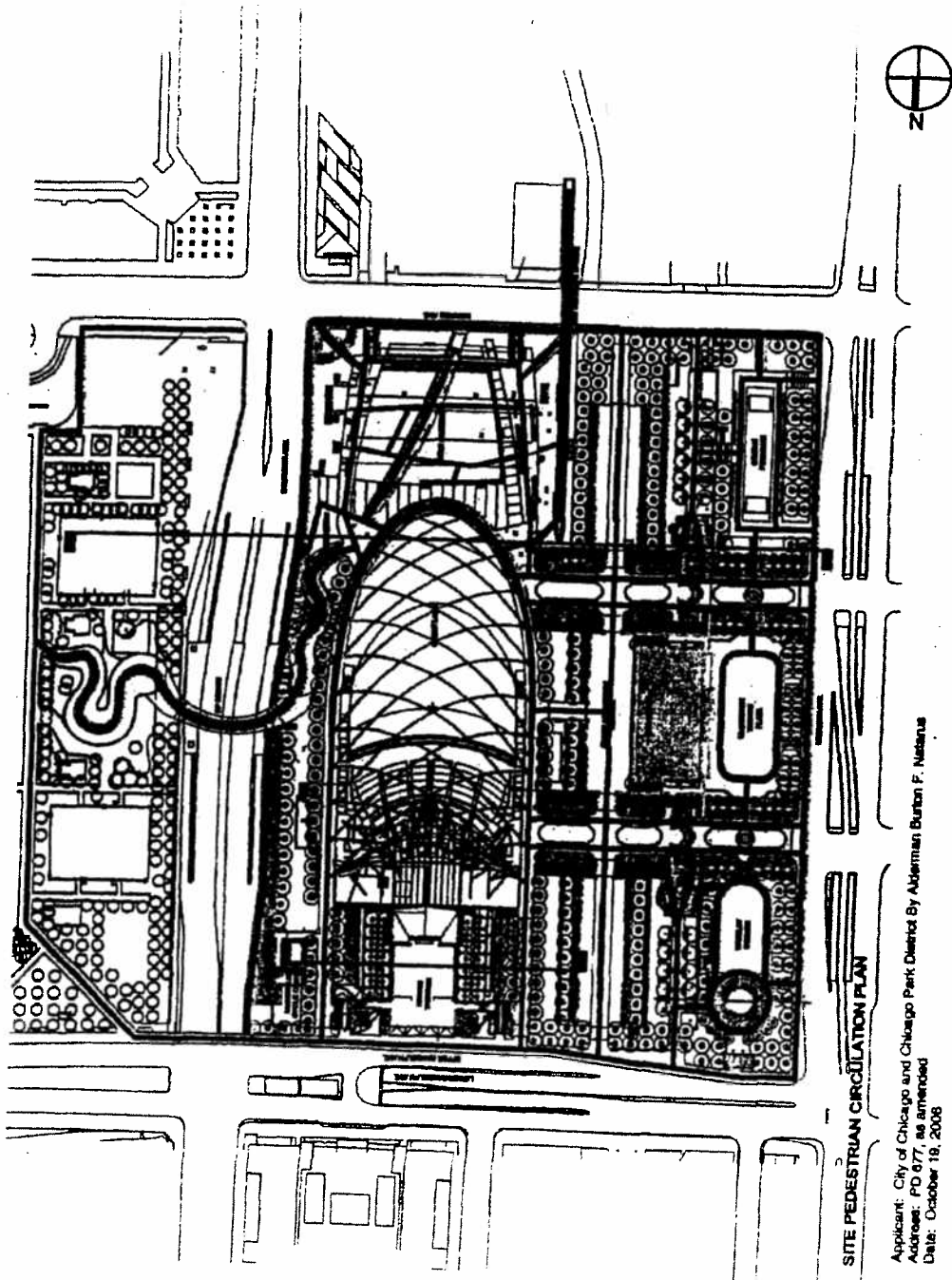
Planned Development Boundary, Property Line
And Right-Of-Way Adjustment Map.



Site Plan/Landscape Plan.



Site Pedestrian Circulation Plan.



SITE PEDESTRIAN CIRCULATION PLAN

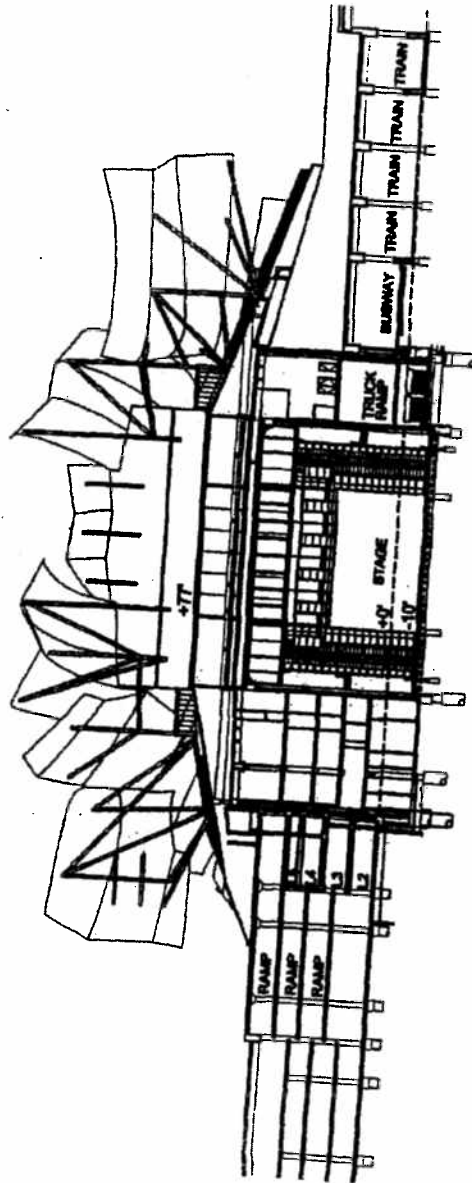
Applicant: City of Chicago and Chicago Park District By Alderman Burton F. Niesara
Address: PD 877, as amended
Date: October 19, 2008

11/1/2006

REPORTS OF COMMITTEES

90453

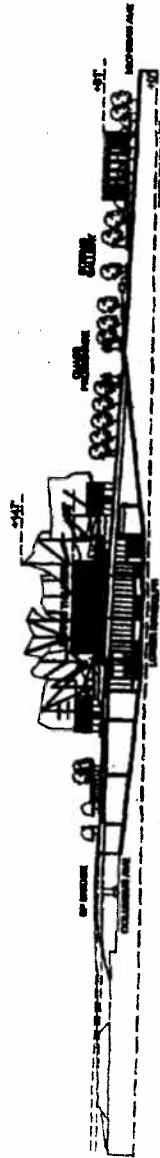
Site Section Through Harris Theater.
(Looking South)



SITE SECTION THROUGH HARRIS THEATER (LOOKING SOUTH)

Applicant: City of Chicago and Chicago Park District By Alderman Burton F. Nabrus
Address: PD 877, as amended
Date: October 19, 2008

North Elevation.
(Randolph Street)



NORTH ELEVATION (RANDOLPH STREET)

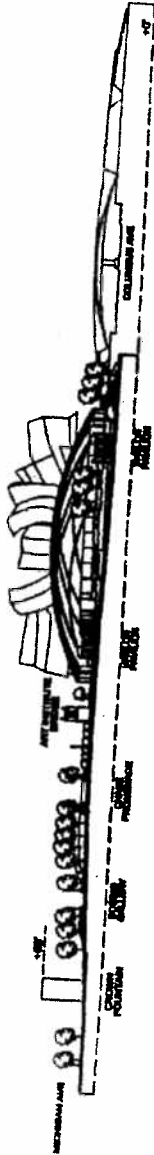
Applicant: City of Chicago and Chicago Park District By Alderman Burton F. Nelsius
Address: PD 677, as amended
Date: October 19, 2006

11/1/2006

REPORTS OF COMMITTEES

90455

South Elevation.
(Monroe Street)



SOUTH ELEVATION (MONROE STREET)

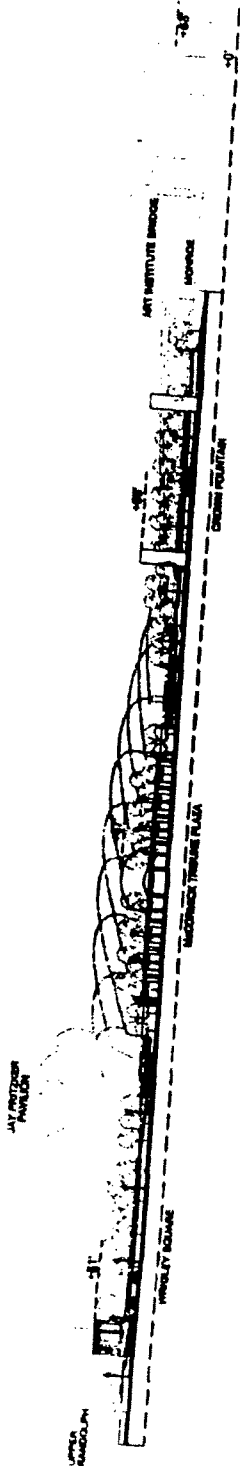
Applicant: City of Chicago and Chicago Park District By Alderman Burton F. Nathan
Address: PD 677, as amended
Date: October 19, 2006

9/13/2006

REPORTS OF COMMITTEES

84951

West Elevation (Michigan Avenue).



A-4049

19/99

REPORTS OF COMMITTEES

5799

for which we request that they be deferred and published. Again, please let the record reflect that I abstain from voting on Application Numbers 12711, 12689, 12707 and 12708 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

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

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

Yeas -- Aldermen Granato, Haithcock, Preckwinkle, Hairston, Dixon, Beale, Pope, Balcer, Frias, Olivo, Burke, Thomas, Peterson, Murphy, Rugai, Troutman, Ville, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Giles, Allen, Doherty, Natarus, Daley, Shiller, Schulter, M. Smith, Moore, Stone -- 42.

Nays -- None

Alderman Natarus 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 Areas Shown On Map
Numbers 1-E And 2-E.
(As Amended)
(Application Number A-4049)*

ITPD 677

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 Institutional/Transportation Planned Development Number 677 and R8 General Residence District symbols and indications as shown on Map Numbers 1-E and 2-E in the area bounded by:

East Randolph Drive; East Columbus Drive; East Monroe Drive; and South Michigan Avenue,

to the designation of Institutional/Transportation Planned Development Number 677, as amended, 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 Statements referred to in this ordinance read as follows:

*Institutional/Transportation Planned Development Number 677,
As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Institutional/Transportation Planned Development Number 677, as amended, consists of approximately one million forty-four thousand one hundred (1,044,100) square feet (twenty-four and zero-tenths (24.0) acres) of property which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Map and is owned by the City of Chicago and the Chicago Park District, an Illinois municipal corporation. An at-grade portion of the property identified on this map is subject to an easement which allows The Metropolitan Rail Authority ("Metra") to use it for railroad purposes.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicants. 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's and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicants, their successors and assigns and, if different than the Applicants, the legal title holders and any ground lessors. All rights granted hereunder to the Applicants shall inure to the benefit of the Applicant's successors

and assigns and, if different than the Applicants, 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 of change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.

4. This Plan of Development consists of thirteen (13) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary, Property Line and Right-of-Way Map; a Site Plan/Landscape Plan, a Site/Pedestrian Circulation Plan and Cross-Sections and elevations prepared by McDonough Associates, Inc./Skidmore, Owings and Merrill L.L.P. and Hammond Beeby Rupert Ainge Architects, dated March 11, 1999 (the "Plans and Elevations"). 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. Full size sets of the Plans and Elevations 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.
5. The following uses shall be permitted in the Planned Development:
 - public park and recreation uses; concessions and restaurants (including liquor sales); stages and rehearsal facilities for musical performances, festivals and other cultural special events; a one thousand five hundred (1,500) seat theater; below-grade accessory and non-accessory parking, below-grade passenger railroad stations, tracks and associated facilities and a bus/service roadway, and accessory uses.
6. Park and theater-related identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development and the Park District. Temporary signs, including construction signs or signs for festivals or other special events, also shall be permitted subject to the review and approval of the Department of Planning and Development and the Chicago Park District.

7. Loading facilities shall be provided in compliance with this Planned Development subject to the review and approval of the Department of Transportation and the approval of the Department of Planning and Development. Parking spaces designated and designed for the handicapped shall be provided in accordance with all applicable accessibility codes.
8. 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 paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the Bulk Regulations and Data Table, and general conformance with the Site Plan/Landscape Plan, Elevations, and Cross-Sections. In addition, the development shall be subject to the following:
 - (a) Above-plaza-level Structures. Above plaza-level structures shall be limited to the minimum size and number necessary to provide for the health, safety, comfort and convenience of the public. This shall include a greenhouse-pavilion situated south of Randolph Street which would serve as both the landscaped entrance to the Music and Dance Theater and as year-round publicly accessible space to visitors of the park. The greenhouse-pavilion shall be approximately five thousand (5,000) square feet in size and rise a maximum of eighty-nine (89) feet ("C.C.D."). The design shall be compatible with the urban design guidelines adopted for Grant Park.
 - (b) Streetscaping and Busway Improvements. The Applicants shall coordinate the design and timing of construction of all public improvements at the perimeter of the site with the owners of adjacent property.
10. The Applicants acknowledge that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property.

Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

11. The Applicants acknowledge 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 Applicants 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.") and Development Part II approval process.
12. 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 modification by the Applicants 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 contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
13. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years following the effective date of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the zoning of the property shall automatically revert to the pre-existing Institutional Transportation Planned Development as approved by the Chicago City Council on June 10, 1998.

[Existing Zoning Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site/Landscape Plan; Site/Pedestrian Circulation Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 5806 through 5817 of this Journal.]

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

Institutional/Transportation Planned Development Number 677, As Amended.

Bulk Regulations And Data Table.

Net Site Area:	1,044,100 square feet (24.0 acres).
Area to Remain in Public Rights-of-Way:	276,170 square feet (6.34 acres).
Gross Site Area:	1,320,100 square feet (30.34 acres).
Maximum Floor Area Ratio: (Note: enclosed space below park surface level is not included towards Floor Area calculations)	0.01.
Maximum Percent of Site Coverage:	0.01.
Minimum Number of Off-Street, Below Street-Level Loading Berths:	2.
Minimum Number of Parking Spaces:	4,300.
Maximum Number of Parking Spaces:	5,000.

Maximum Bandshell
Structure Height:

+70 feet Chicago City Datum.

Maximum Greenhouse-
Pavilion:

+89 feet Chicago City Datum (40
feet from upper Randolph Street).

*Reclassification Of Area Shown On Map Number 1-G.
(Application Number 12710)*

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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 1-G in the area bounded by:

a line 240.5 feet north of West Ohio Street; North May Street; a line 147.5 feet north of West Ohio Street; and the alley next west of North May Street,

to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.

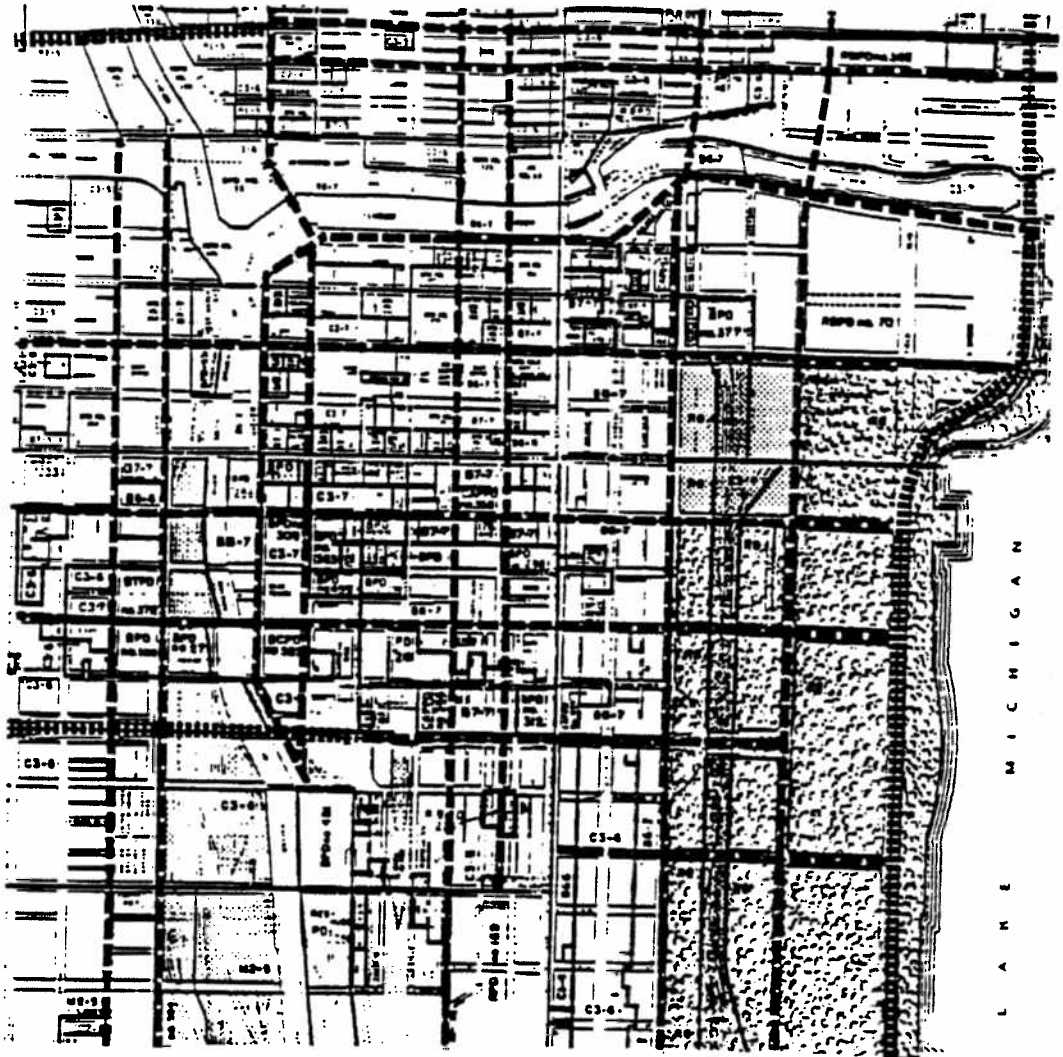
SECTION 2. This ordinance shall be in full force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 2-G.
(Application Number 12640)*







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

(Continued on page 5718)

Existing Zoning Map.

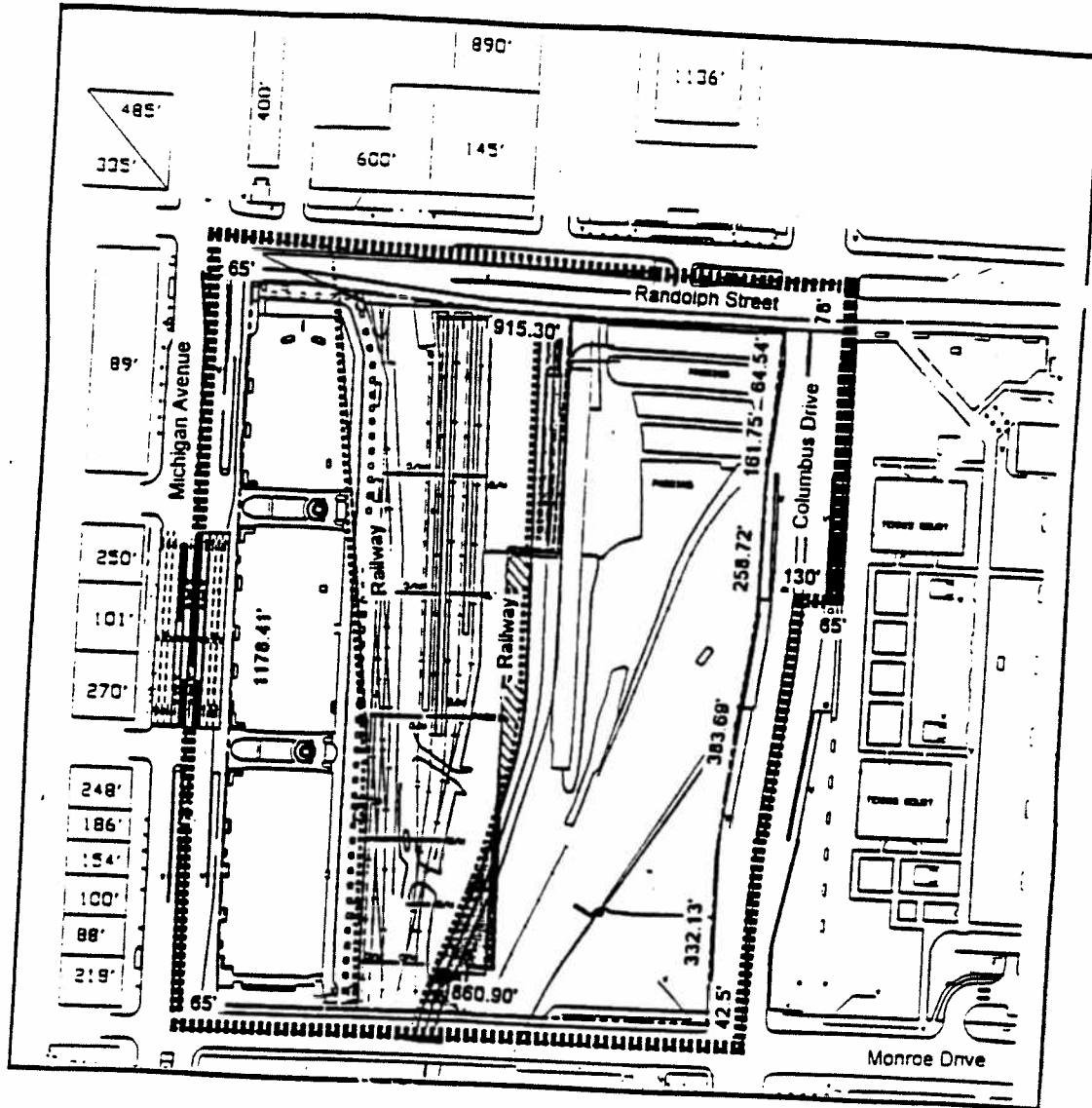


Existing Zoning Map






-  Proposed Planned Development
-  Zoning Districts
-  Preferential Streets
-  Expressways
-  Subject Property
-  Parks

Applicant: City of Chicago
 Address: 121 North LaSalle Street
 Date: March 11, 1999

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

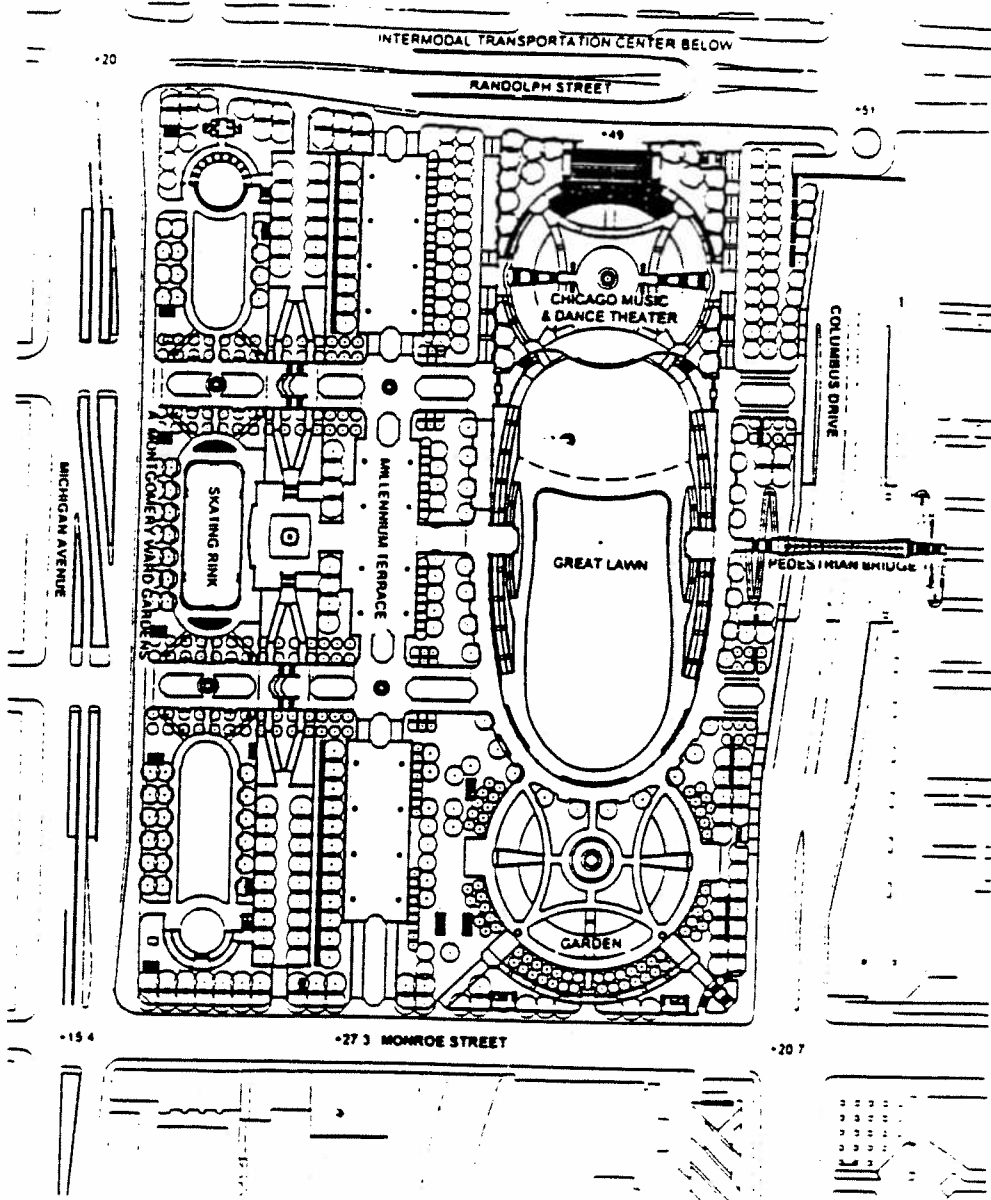


LEGEND

-  Planned Development Boundary
-  Dimensional Property Line
- For Permitted Uses See Statement No. 3
-  Railway Right-of-Way Adjustments
-  Railway
-  Roadway

Applicant: City of Chicago
 Address: 121 North LaSalle Street
 Date: March 11 1999

Site/Landscape Plan.



Applicant: City of Chicago
 Address: 30 North LaSalle Street
 Date: December 8, 1998
 Revised: March 11, 1999

Site/Pedestrian Circulation Plan.

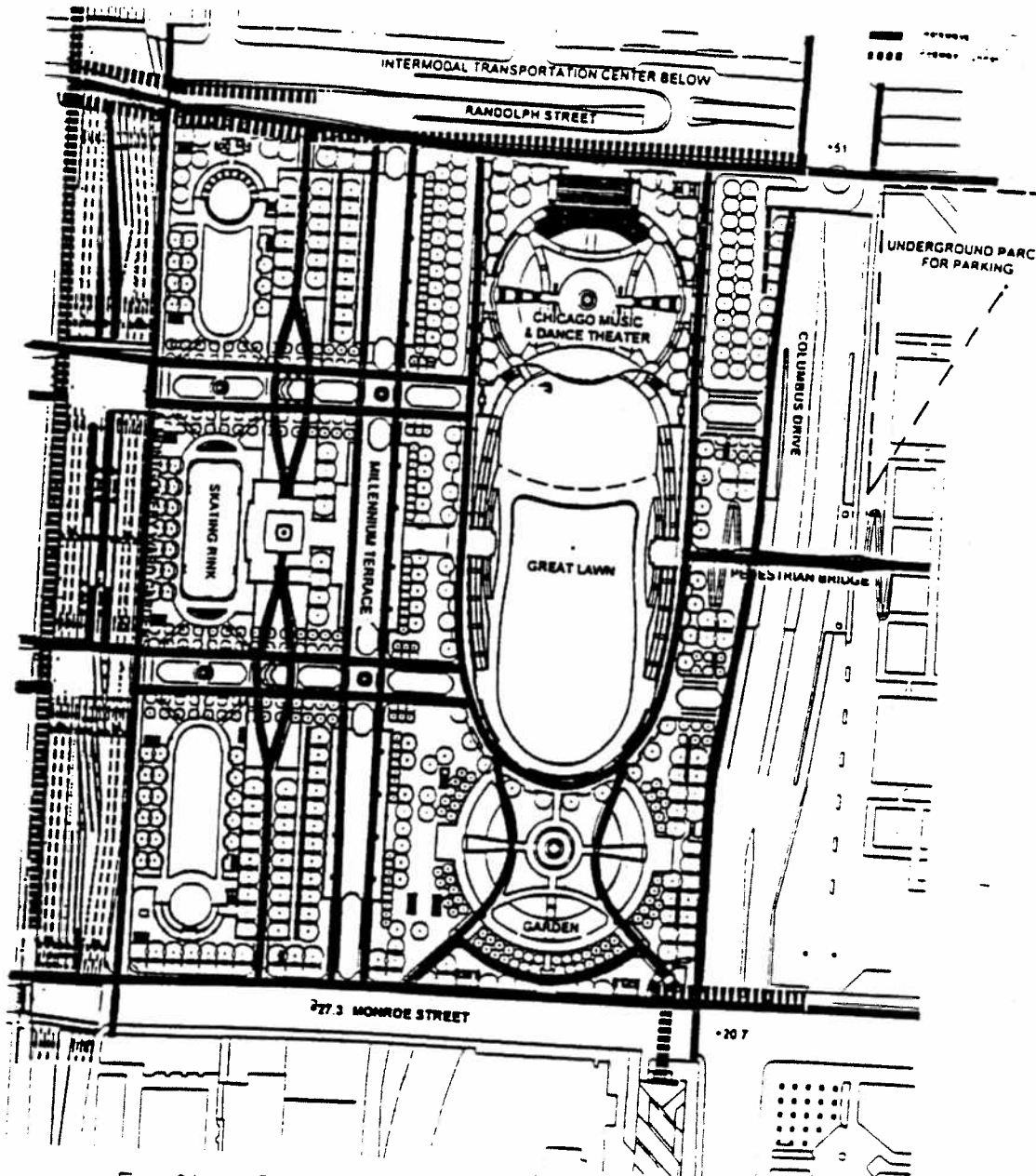
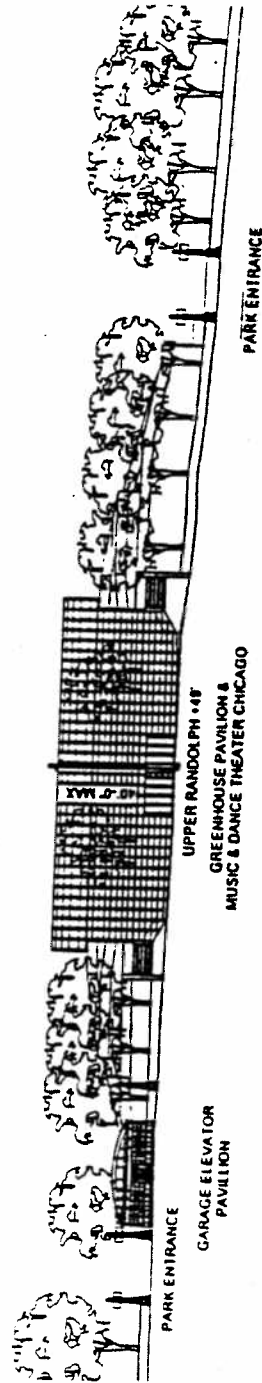


Figure 3d: Site Pedestrian Circulation Plan

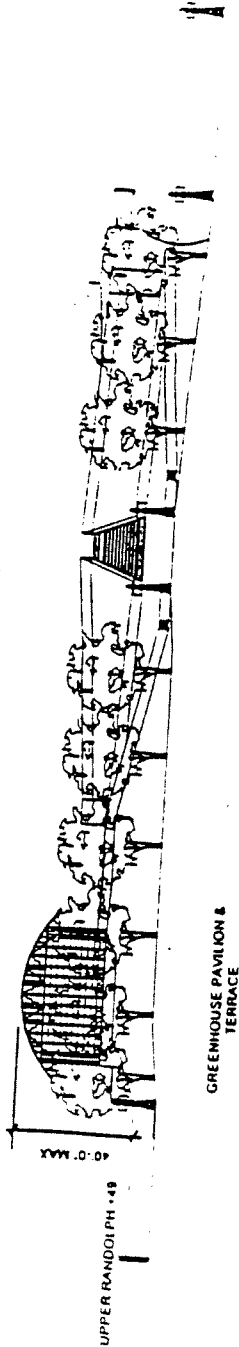
Applicant: City of Chicago
Address: 30 North LaSalle Street
Date: March 11, 1999

Building Elevations.
(1 of 8)



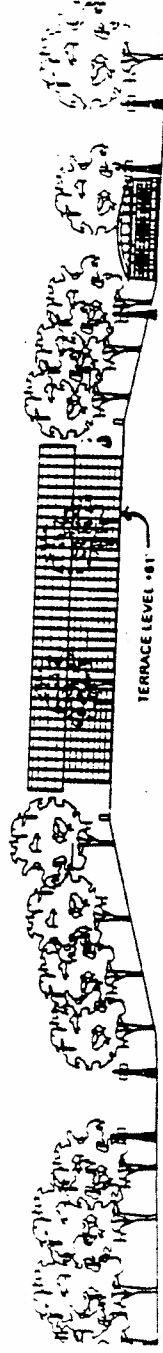
Applicant: City of Chicago
Address: 30 North LaSalle Street
Date: December 8, 1998
Revised: March 11, 1999

Building Elevations.
(2 of 8)



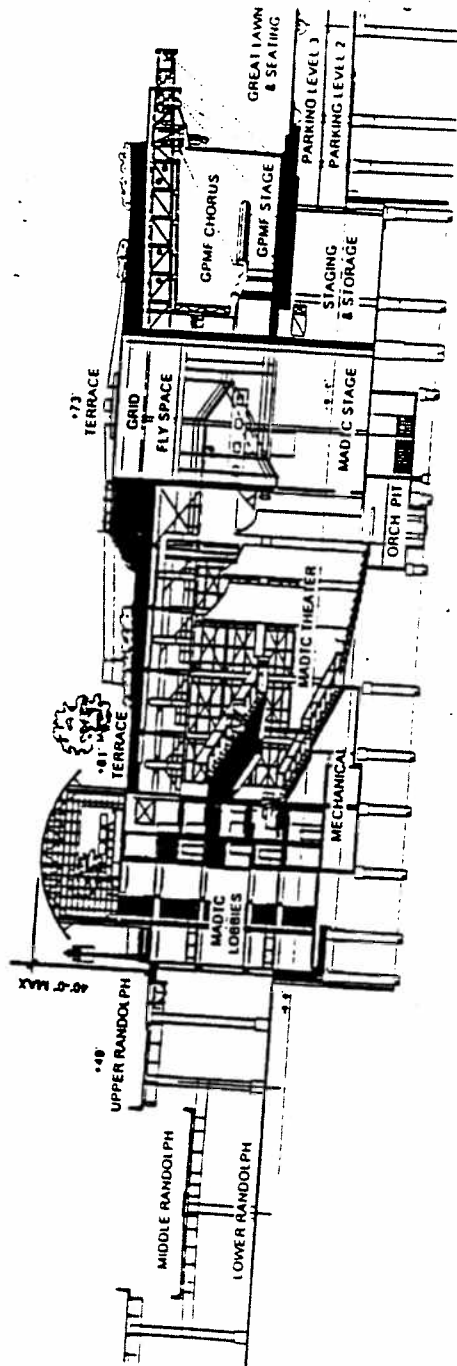
Applicant: City of Chicago
Address: 30 North LaSalle Street
Date: December 8, 1998
Revised: March 11, 1999

Building Elevations.
(3 of 8)



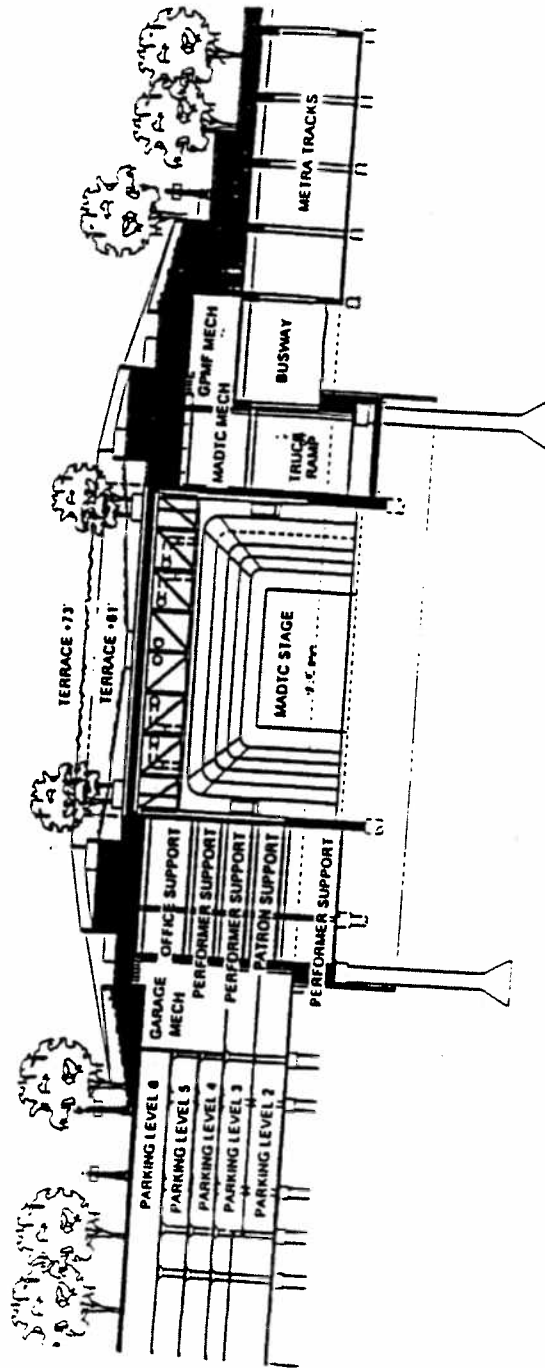
Applicant: City of Chicago
Address: 30 North LaSalle Street
Date: December 8, 1998
Revised: March 11, 1999

Building Elevations.
(4 of 8)



Applicant: City of Chicago
 Address: 30 North LaSalle Street
 Date: December 8, 1998
 Revised: March 11, 1999

Building Elevations.
(5 of 8)



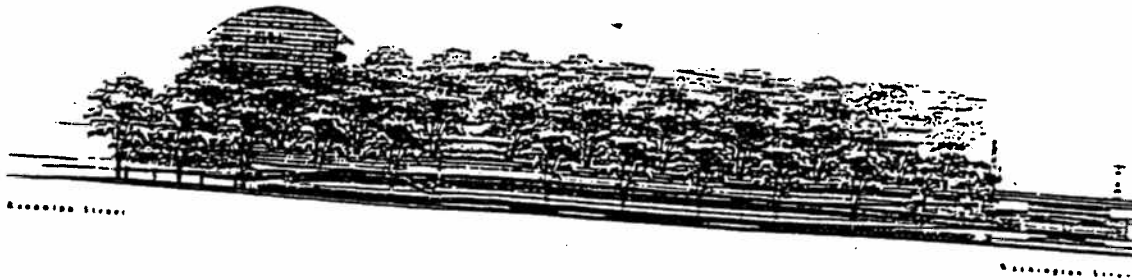
Applicant: City of Chicago
Address: 30 North LaSalle Street
Date: December 8, 1998
Revised: March 11, 1999

6/9/99

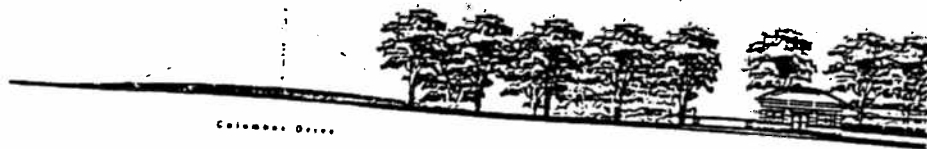
REPORTS OF COMMITTEES

5815

Building Elevations.
(6 of 8)



Michigan Ave. Elevation looking East



Randolph Street Elevation looking South

Applicant : City of Chicago
Address: 121 North LaSalle
Date: March 11, 1999

Building Elevations.
(7 of 8)



Michigan Street

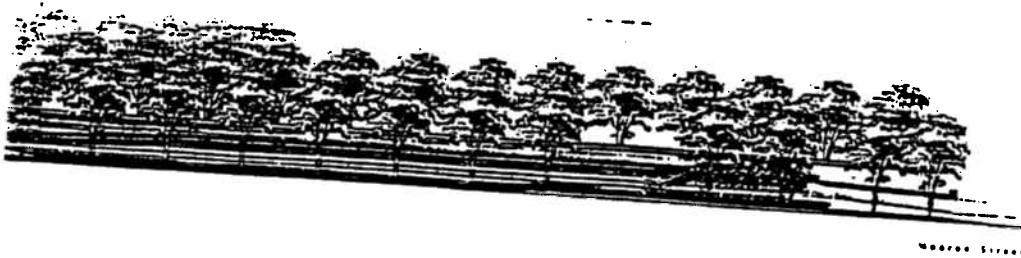
Michigan Ave. Elevation looking East



Randolph Street Elevation looking South

Applicant : City of Chicago
Address: 121 North LaSalle
Date: March 11, 1999

Building Elevations.
(8 of 8)



Michigan Ave. Elevation looking East



Randolph Street Elevation looking South

Applicant : City of Chicago
Address: 121 North LaSalle
Date: March 11, 1999

6/10/98

REPORTS OF COMMITTEES

71715

*Reclassification Of Area Shown On Map Numbers 1-E And 2-E.
(As Amended)
(Application Number A-3938)*

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 C3-7 Commercial Manufacturing District and R8 General Residence District symbols and indications as shown on Map Numbers 1-E and 2-E in the area bounded by:

East Randolph Drive; Columbus Drive; East Monroe Drive; and Michigan Avenue,

to the designation of an Institutional/Transportation 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 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:

*Institutional/Transportation Planned Development Number 677 LF 371
As Amended.*

Plan Of Development Statements.

1. The area delineated herein as an Institutional/Transportation Planned Development (the "Planned Development") consists of approximately one hundred million forty-four thousand one hundred (1,044,100) square feet (twenty-four and zero-tenths (24.0) 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 by the City of Chicago and the Chicago Park District, an Illinois municipal corporation. An at-grade portion of the property identified on this map is subject to an easement which allows Metra to use it for railroad purposes.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicants. 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 Applicants and approval by the City Council.
3. The requirements, obligations and conditions contained within the Planned Development shall be binding upon the Applicants, the successors and assigns and, if different than the Applicants, the legal title holders and any ground lessors. All rights granted hereunder to the Applicants shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicants, 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 applicants for amendments, modifications or changes (administrative or 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.
 4. This Plan of Development consists of thirteen (13) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; a Generalized Land-Use Map; a Conceptual Site Plan, a Conceptual Landscape Plan, a Site Pedestrian Circulation Plan and Cross-Sections prepared by McDonough Associates, Inc./Skidmore, Owings and Merrill L.L.P., dated May 14, 1998. 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. Full size sets of the 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 control shall apply.
 5. The following uses shall be permitted in the Planned Development: public park and recreation uses; concessions and restaurants (including liquor sales); stages and rehearsal facilities for musical performances, festivals and other cultural special events; below-grade accessory and non-accessory parking, below-grade passenger railroad stations, tracks and associated facilities and a bus/service roadway and accessory uses.
 6. Business and park-related identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development and the Park District. Temporary signs, including construction signs or sign for festivals or other

special events also shall be permitted subject to the review and approval of the Department of Planning and Development.

7. Loading facilities shall be provided in compliance with this Planned Development subject to the review and approval of the Department of Transportation and the approval of the Department of Planning and Development. Parking spaces designated and designed for the handicapped shall be provided in accordance with all applicable accessibility codes.
8. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation of 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 paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic and the Department of Planning and Development.
9. The improvements on the Property, shall be designed, constructed and maintained in substantial conformance with the Bulk Regulations and Data Table, and general conformance with the Conceptual Site Plan, the Conceptual Landscape Plan and Cross-Sections. In addition, the development shall be subject to the following:
 - (a) Above-Ground Structures. Above-ground structures shall be limited to the minimum size and number necessary to provide for the health, safety, comfort and convenience of the public. The design shall be compatible with the urban design guidelines adopted for Grant Park. A minimum of two (2) public meetings shall be held by the Applicants within three (3) months of City Council approval of this Planned Development Ordinance regarding these structures.
 - (b) Streetscaping and Busway Improvements. The Applicants shall coordinate the design and timing of construction of all public improvements at the perimeter of the site with owners of adjacent property.
10. The Applicants acknowledge that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to

ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

11. The Applicants acknowledge 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.") and Development Part II approval process.
12. 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 Applicants 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.
13. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years following the effective date of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the pre-existing R8 General Residence District and C3-7 Commercial Manufacturing District classifications.

[Zoning District and Preferential Street Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Generalized Land-Use Map; Conceptual Site Plan; Conceptual Landscape Plan; Site Pedestrian Circulation Plan; Ground Level Plan; and Cross Sections A, B, C and D referred to in these Plan of Development Statements printed on pages 71720 through 71737 of this Journal.]

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

*Institutional/Transportation Planned Development Number 677
As Amended.*

LF 371







Bulk Regulations And Data Table.

Net Site Area:	1,044,100 square feet (24.0 acres).
Area to Remain in Public Rights-of-Way:	276,000 square feet (6.34 acres).
Gross Site Area:	1,320,100 square feet (30.34 acres).
Maximum Floor Area Ratio: (Note: enclosed space below park surface level is not included toward Floor Area calculations)	0.04.
Maximum Percent of Site Coverage:	0.04.
Minimum Number of Off-Street, Below Street-Level Loading Berths:	2.
Minimum Number of Parking Spaces:	4,600.
Maximum Number of Parking Spaces:	5,000.
Maximum Bandshell Structure Height:	+70 feet C.C.D.

Zoning District And Preferential Street Map.

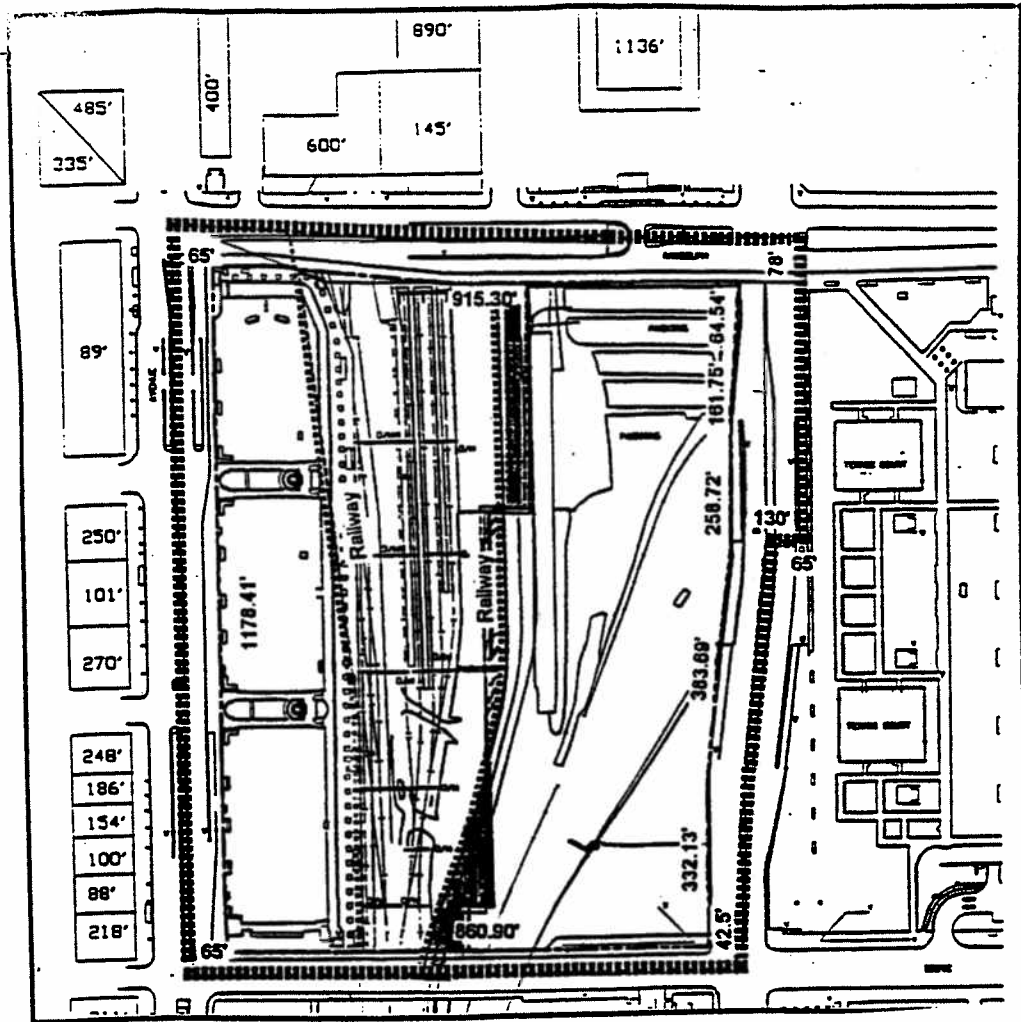


LEGEND:

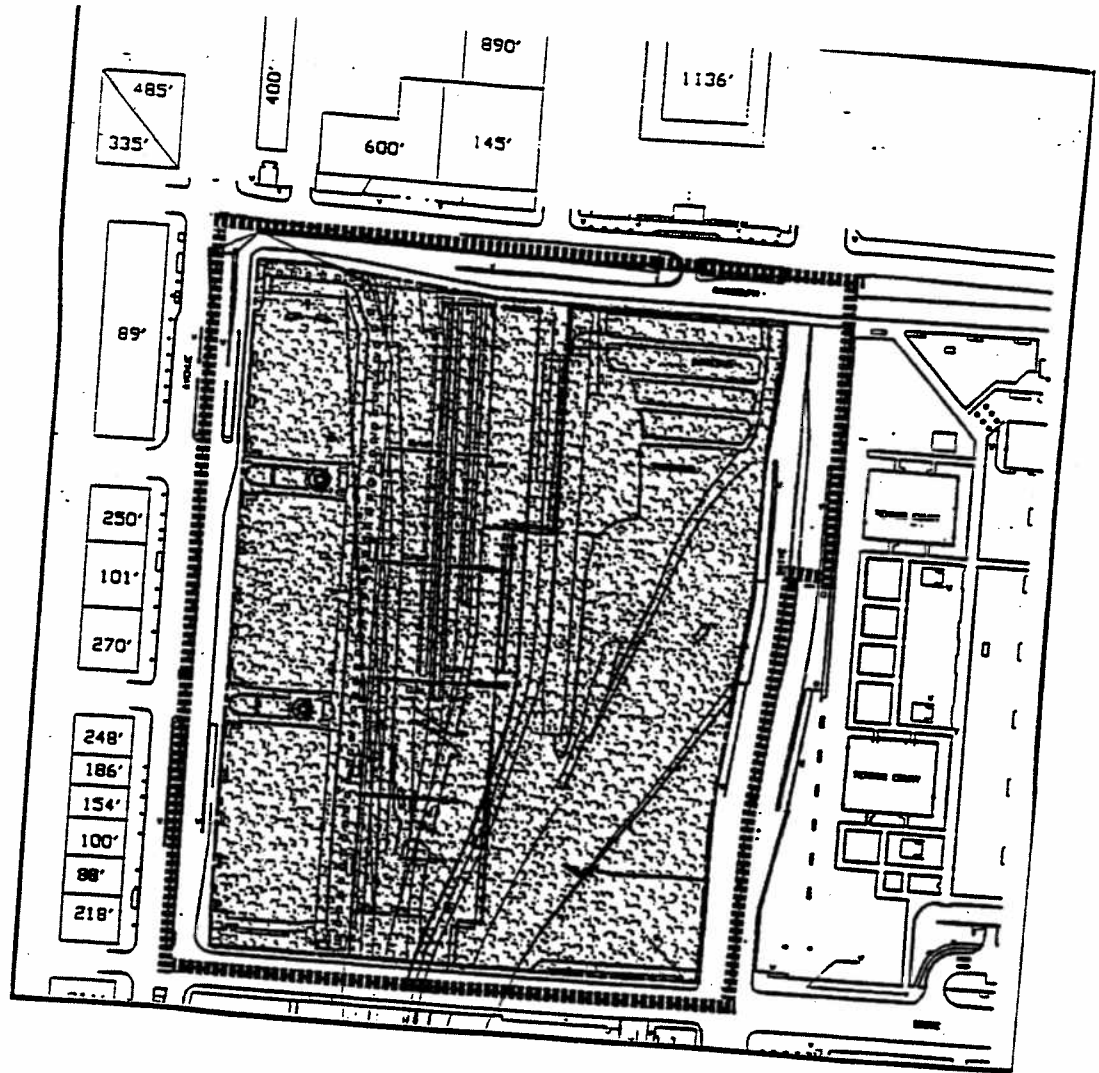
-  Proposed Planned Development
-  Zoning Districts
-  Preferential Streets
-  Expressways
-  Subject Property
-  Parks

Applicant: City of Chicago
 Address: 30 North LaSalle Street
 Date: May 14, 1998

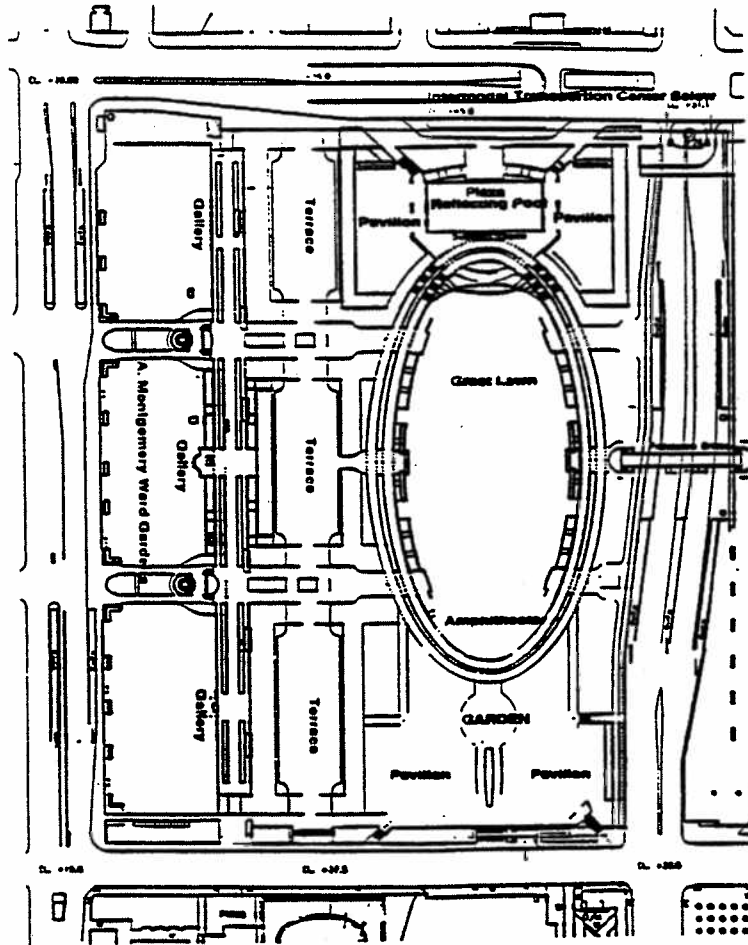
Planned Development Boundary, Property Line And
Right-Of-Way Adjustment Map.



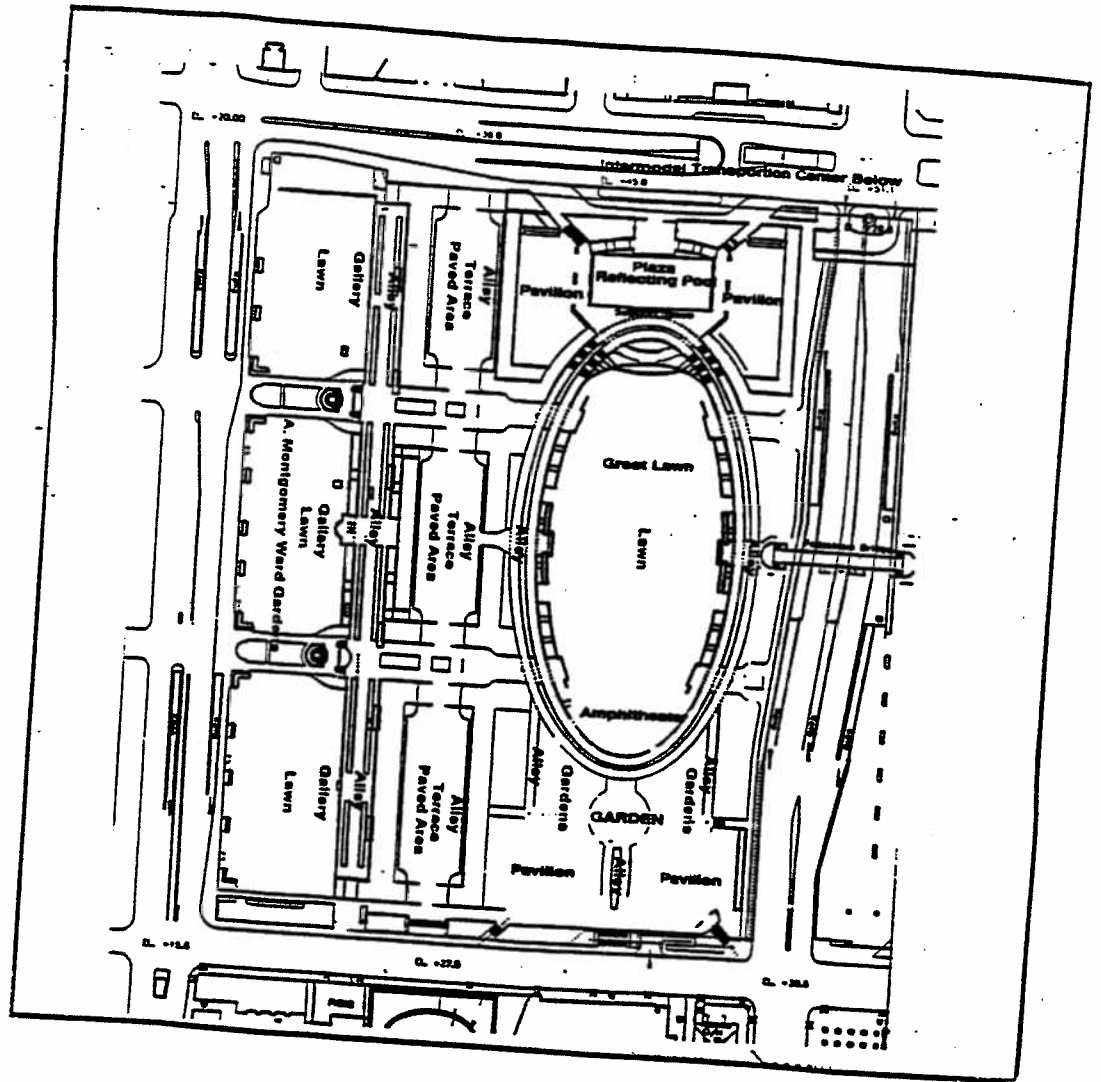
Generalized Land-Use Map.



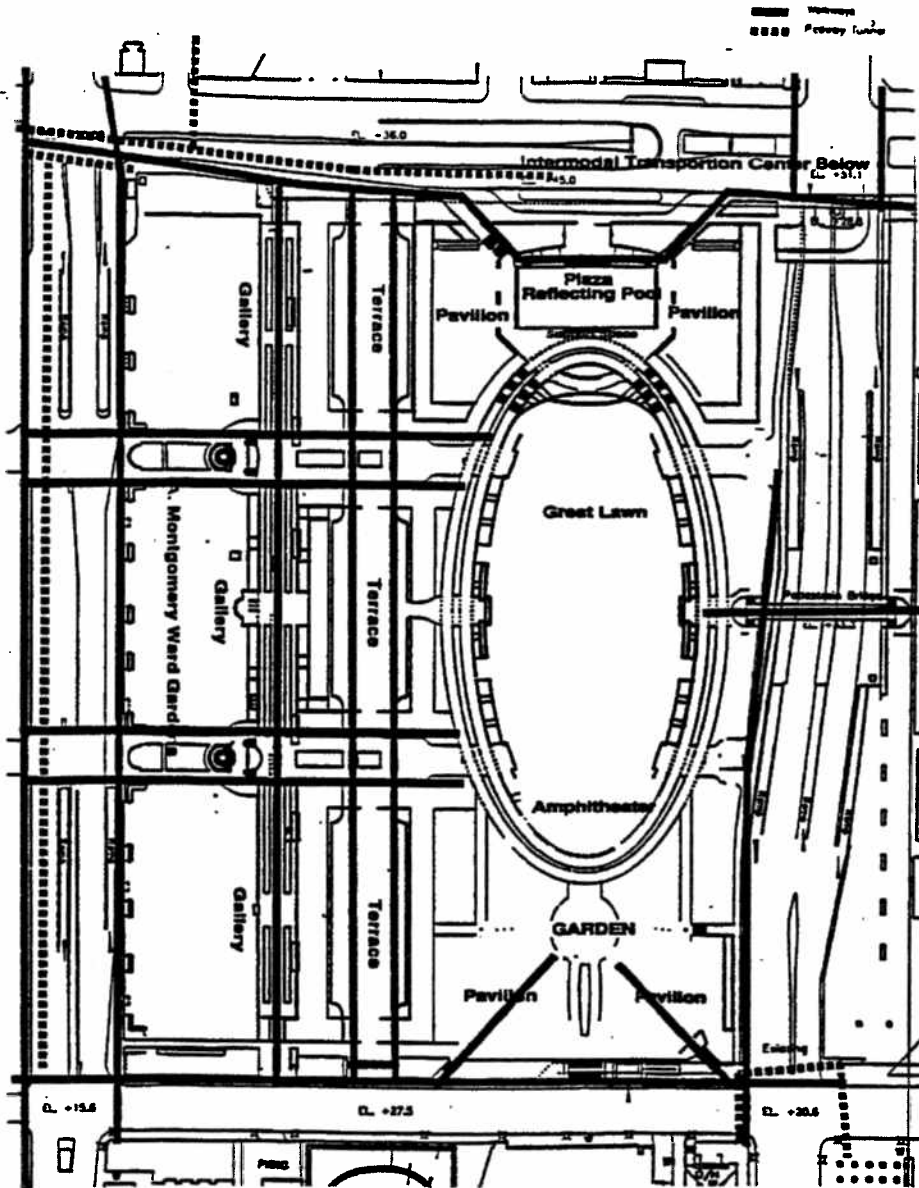
Conceptual Site Plan.



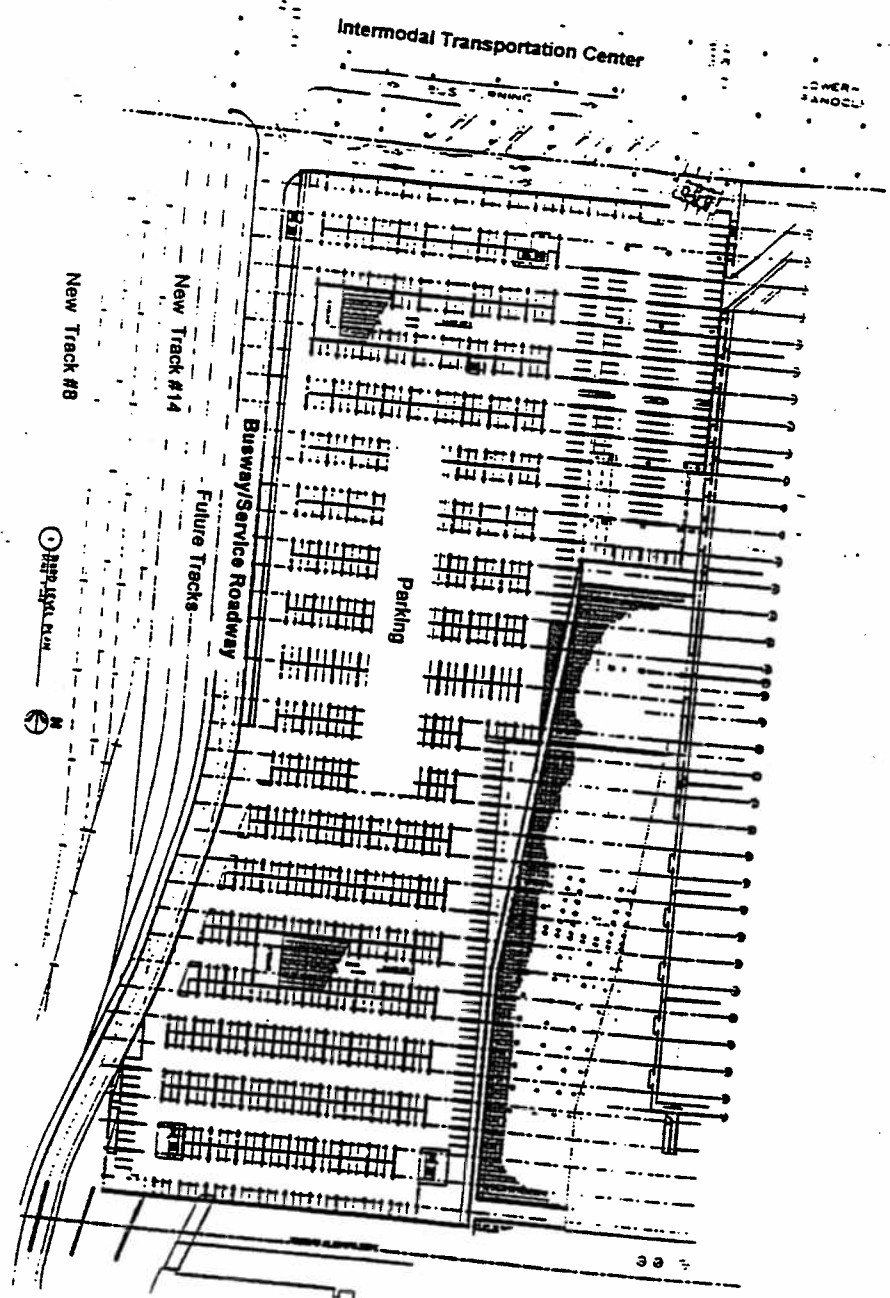
Conceptual Landscape Plan.



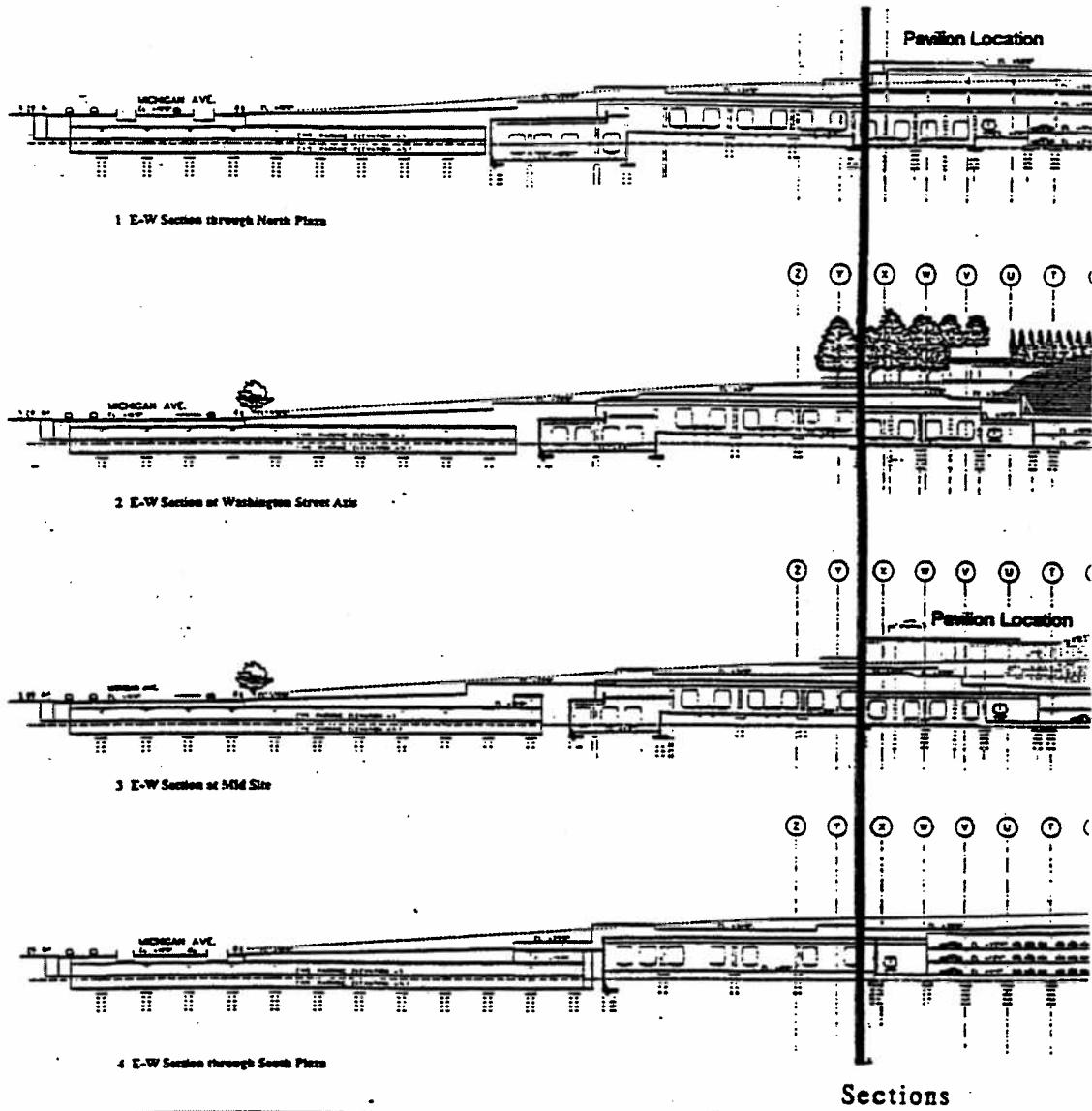
Site Pedestrian Circulation Plan.



Ground Level Plan.



Cross Section A.

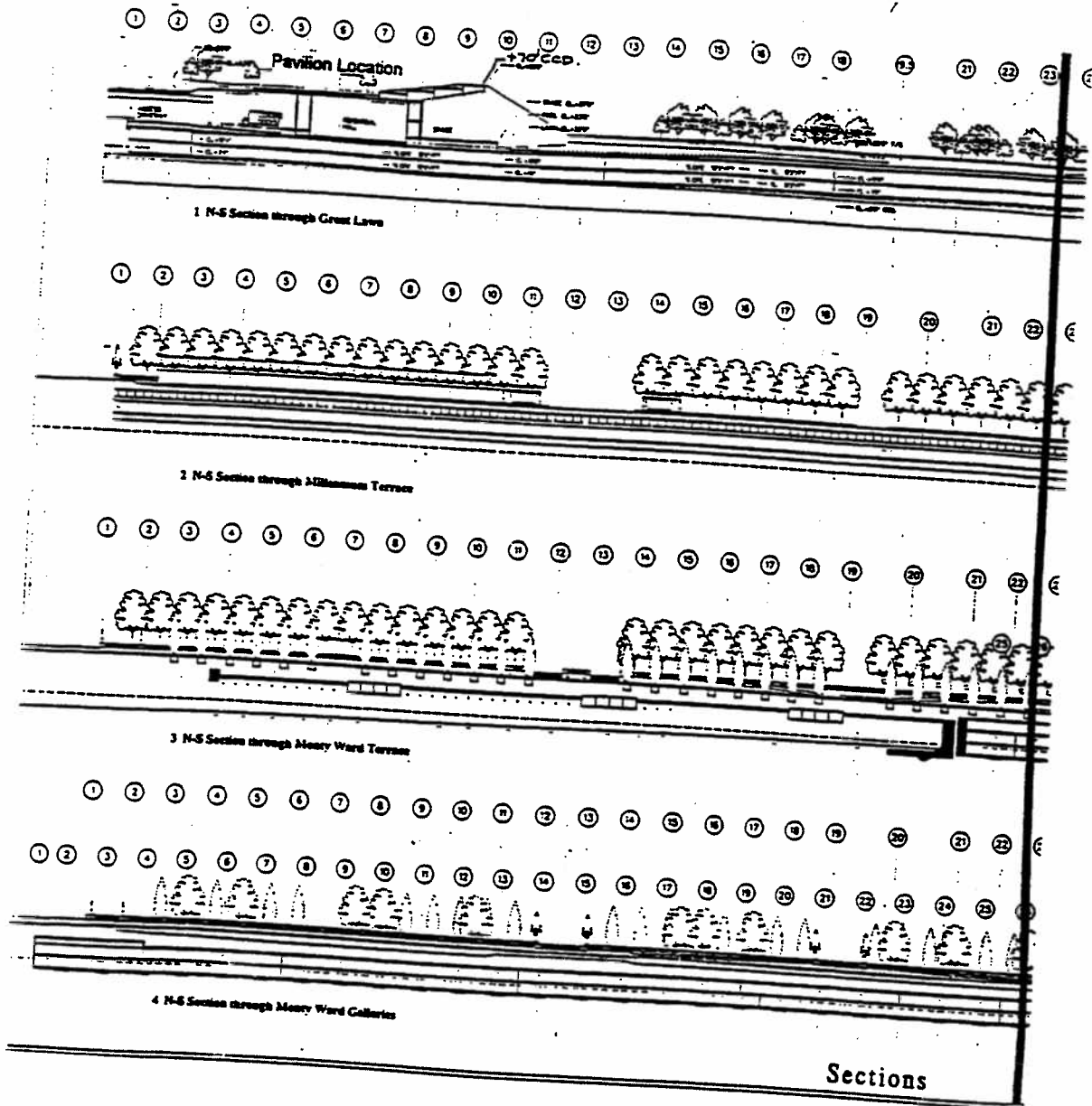


6/10/98

REPORTS OF COMMITTEES

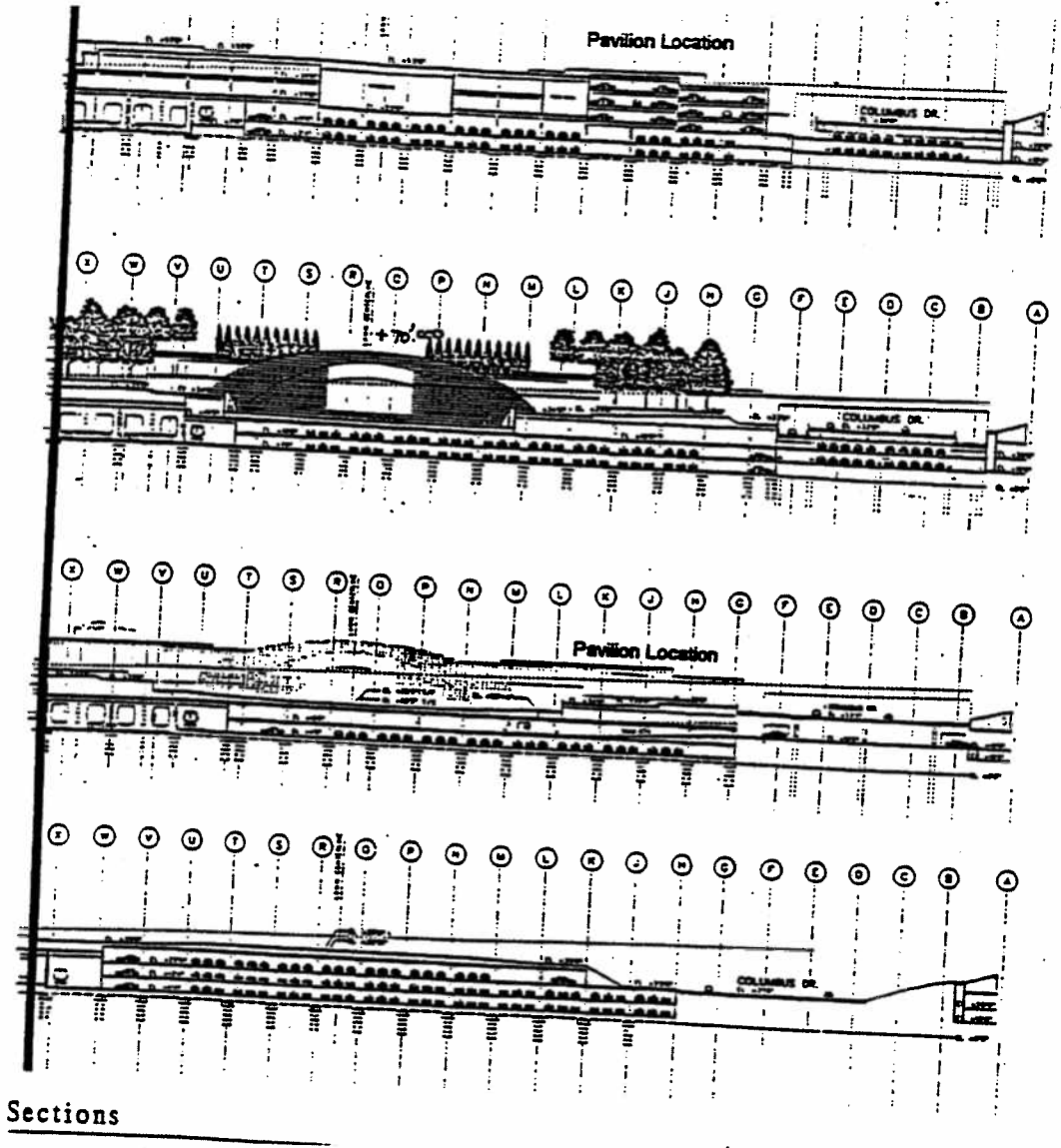
71729

Cross Section C.

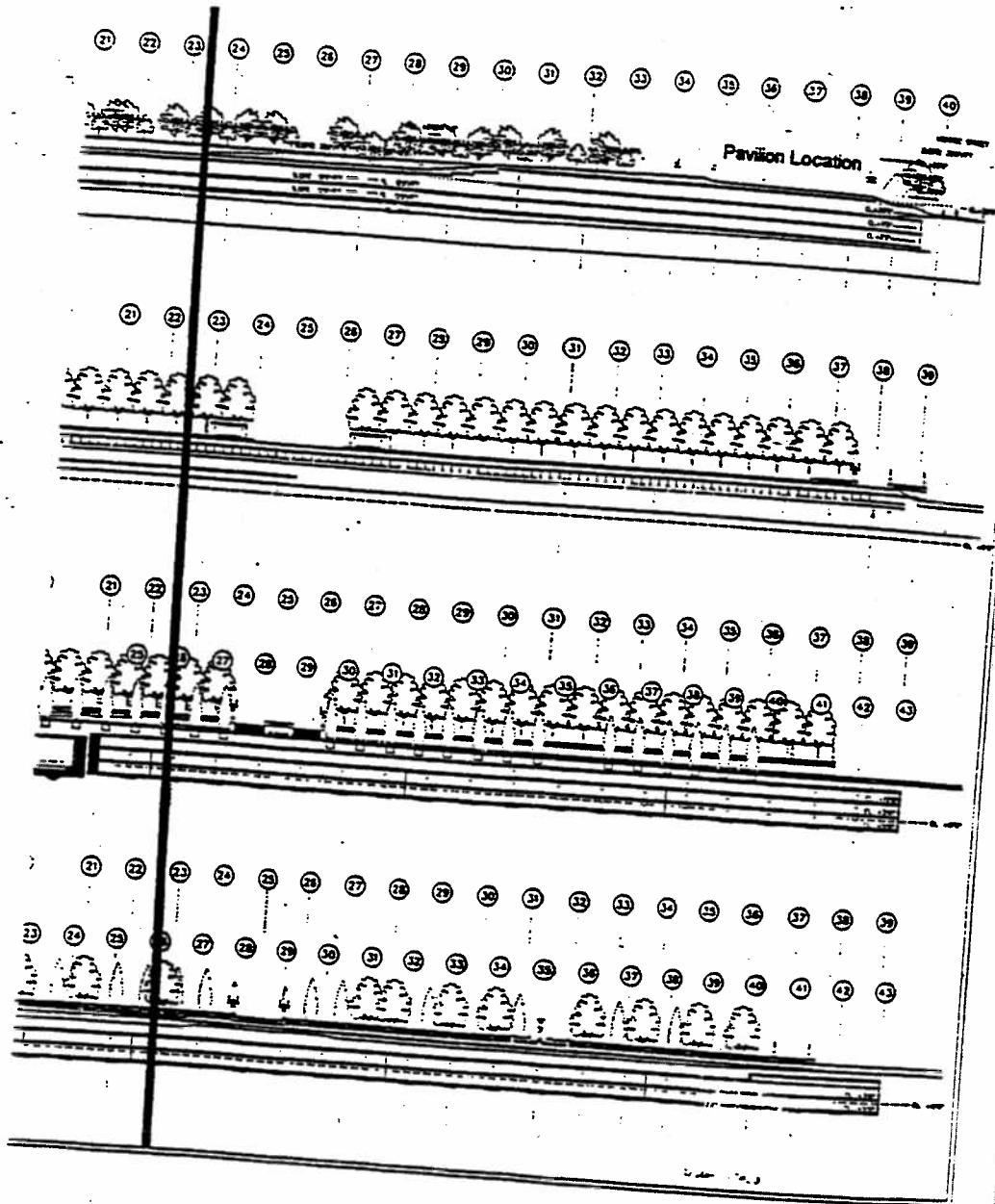


Sections

Cross Section B.



Cross Section D.



At this time, I move for passage of the ordinances and substitute ordinances transmitted herewith.

Again, please let the record reflect that I abstain from voting on Application Numbers 15813, 15863, 15821, 15776, 15789 and 15576 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

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

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

Yeas -- Aldermen Flores, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 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 Numbers 1-E And 2-E.

(As Amended)

(Application Number A-7041) *ITPD 677, QQ*

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 Institutional/Transportation Planned Development Number 677, as amended, and all POS-1 District symbols and designations on Map Numbers 1-E and Number 2-E, in the area bounded by:



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

January 11, 2002

Mrs. Eileen J. Carey
Executive Director
Public Building Commission
50 West Washington Street
Room 200
Chicago, IL 60602

RE: Request for a Minor Change to Institutional Planned
Development No. 677 and Lakefront Application No. 371
(Millennium Park)

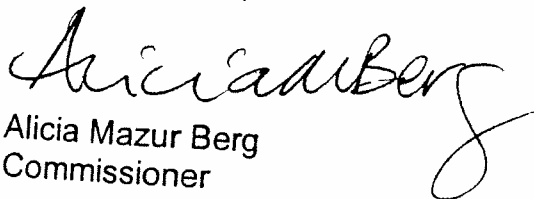
Dear Mrs. Carey:

Please be advised that your request for a minor change to
Institutional Planned Development No.677 and Lakefront Application
No.371 has been considered by the Department of Planning and
Development pursuant to Section 11.11-3(c) of Chicago Zoning
Ordinance and Statement No. 11 of the Planned Development.

Specifically, you requested a reduction of the minimum number of
required parking spaces from 4,300 to 3,960 spaces for the
Millennium Park development. The 4,300 space total includes 340
spaces which were proposed to be constructed on an adjacent parcel
on the east side of Columbus Drive directly south of Randolph Street.
This triangular parcel, is not, however, included within the boundaries
of the Planned Development even though the parking spaces
proposed to be constructed on the site were inadvertently included in
the total number of spaces for the entire Planned Development. The
actual number of spaces to be constructed within the boundaries of
the Planned Development (3,960 spaces) would not be changed as a
result of this request.

Accordingly, pursuant to the authority granted by the Chicago Zoning
Ordinance, I hereby approve the requested minor change, but no
other changes to this Planned Development.

Very truly yours,


Alicia Mazur Berg
Commissioner

CC: Jack Swenson, Ed Kus, Philip Levin, Michael Marmo, Carmen Vidal-Halett

30RHOODS

