

Please let the record reflect that I, William J. P. Banks, abstained from voting and have recused myself on Application Numbers 12625, 12291 and 12628. Alderman Richard Mell invoked Rule 14 of the City Council's Rules of Order and Procedure on Application Number 12628.

Again, please let the record reflect that I abstain from voting on Application Numbers 12625, 12291 and 12628.

Respectfully submitted,

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

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

Yeas -- Aldermen Granato, Haithcock, Preckwinkle, Holt, Lyle, Beavers, Dixon, Powell, Buchanan, Balcer, Frias, Olivo, Burke, Coleman, Peterson, Murphy, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schuler, M. Smith, Moore, Stone -- 46.

Nays -- None.

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

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

Reclassification Of Area Shown On Map Number 1-F.
(As Amended)

(Application Number 12618) **BIPD 706**

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B7-7 General Central Business District symbols and indications as shown

on Map Number 1-F in the area bounded by:

West Couch Place; North State Street; West Randolph Street; and a line 123.98 feet west of North State Street,

to the designation of a Business-Institutional Planned Development which is hereby established in the area above described, subject to such use and bulk regulations set forth therein.

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

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

*Business-Institutional Planned Development
Number 706, As Amended.*

Plan Of Development Statements.

1. The area delineated herein as a Business-Institutional Planned Development (the "Planned Development") consist of approximately twenty-two thousand three hundred fifty-three (22,353) net square feet (zero and fifty-one hundredths (0.51) acres) (the "Property") and is owned or controlled by the applicant, The Art Institute of Chicago, an Illinois not-for-profit corporation (the "Applicant").
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees (collectively, "Affiliates"). Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision or parcels, shall require separate submittal on behalf of the Applicant or its Affiliates and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its Affiliates and, if different than the Applicant, the legal title holder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Affiliates and, if different than the Applicant, the legal title holder or 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. For purposes of this paragraph, single designated control shall mean that any application to the City of Chicago (the "City") for any amendments 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 these fifteen (15) statements, plus a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; a Site and Landscape Plan, Floor Plans and Building Elevation Plans, each dated February 11, 1999 prepared by Booth/Hansen & Associates. Full-size sets of the Site and Landscape Plan and Building Elevations are on file with the Department of Planning and Development ("D.P.D."). The Planned Development and the Redevelopment Agreement (hereinafter defined) are applicable to the area delineated hereto and no other zoning controls shall apply to the Property. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of the City of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. D.P.D. and Applicant hereby acknowledge and agree that the Project is subject to the Block 36, Central Loop Project Redevelopment Agreement Art Institute of Chicago (the "Redevelopment Agreement") by and between The Art Institute of Chicago and City of Chicago. To the extent a conflict exists between this Planned Development and the Redevelopment Agreement the terms and conditions of the Redevelopment Agreement shall apply.
6. The following uses shall be permitted within the area delineated herein as "Business-Institutional Planned Development": all uses permitted in the B7-7 General Central Business District.
7. Business identification signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development subject to the review and approval of D.P.D.
8. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the City of Chicago Department of Transportation ("C.D.O.T.") in effect at the time

of construction and in compliance with the Municipal Code, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of C.D.O.T. and D.P.D.

9. In addition to the maximum height of any building or any appurtenance thereto prescribed in this Planned Development, the height of any improvements shall also be subject to limitations as approved by the Federal Aviation Administration.
10. For the purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. The improvements to the Property shall be designated, installed and maintained in substantial conformance with the Plans dated February 11, 1999.
12. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development (the "Commissioner"), upon the application for such a modification by the Applicant and after a determination by the Commissioner that such a 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 this statement by the Commissioner of the D.P.D. 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. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the D.P.D.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes and enables universal access through 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. 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.

- 15. Unless substantial construction of the project contemplated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, then this Planned Development shall expire and thereafter the zoning of the Property shall automatically revert to that of the pre-existing B7-7 General Central Business District.

[Existing Zoning Map; Planned Development Property Line and Boundary Map; Site Plan/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 91316 through 91322 of this Journal.]

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

Business-Institutional Planned Development Number 706, As Amended.

Bulk Regulations And Data Table.

	Net Site Area Square Feet/ Acres	Maximum Floor Area Ratio	Minimum Off-Street Parking	Minimum Off-Street Loading
Total:	22,353/0.51.	14.	0.	2.

Gross Site Area = Net Site Area + Area in Public Right-of-Way	42,688 square feet (0.98 acres) = 22,353 square feet (0.51 acres) + 20,335 square feet (0.47 acres).
Minimum Number of Parking Spaces:	0.
Minimum Number of Loading Berths:	2.
Maximum Floor Area Ratio:	14.
Maximum Percent of Site Coverage:	100%.
Minimum Required Building Setbacks:	None Required.
Maximum Permitted Building Heights:	In accordance with the Building Elevations.

*Reclassification Of Area Shown On Map Number 2-H.
(Application Number 12608)*

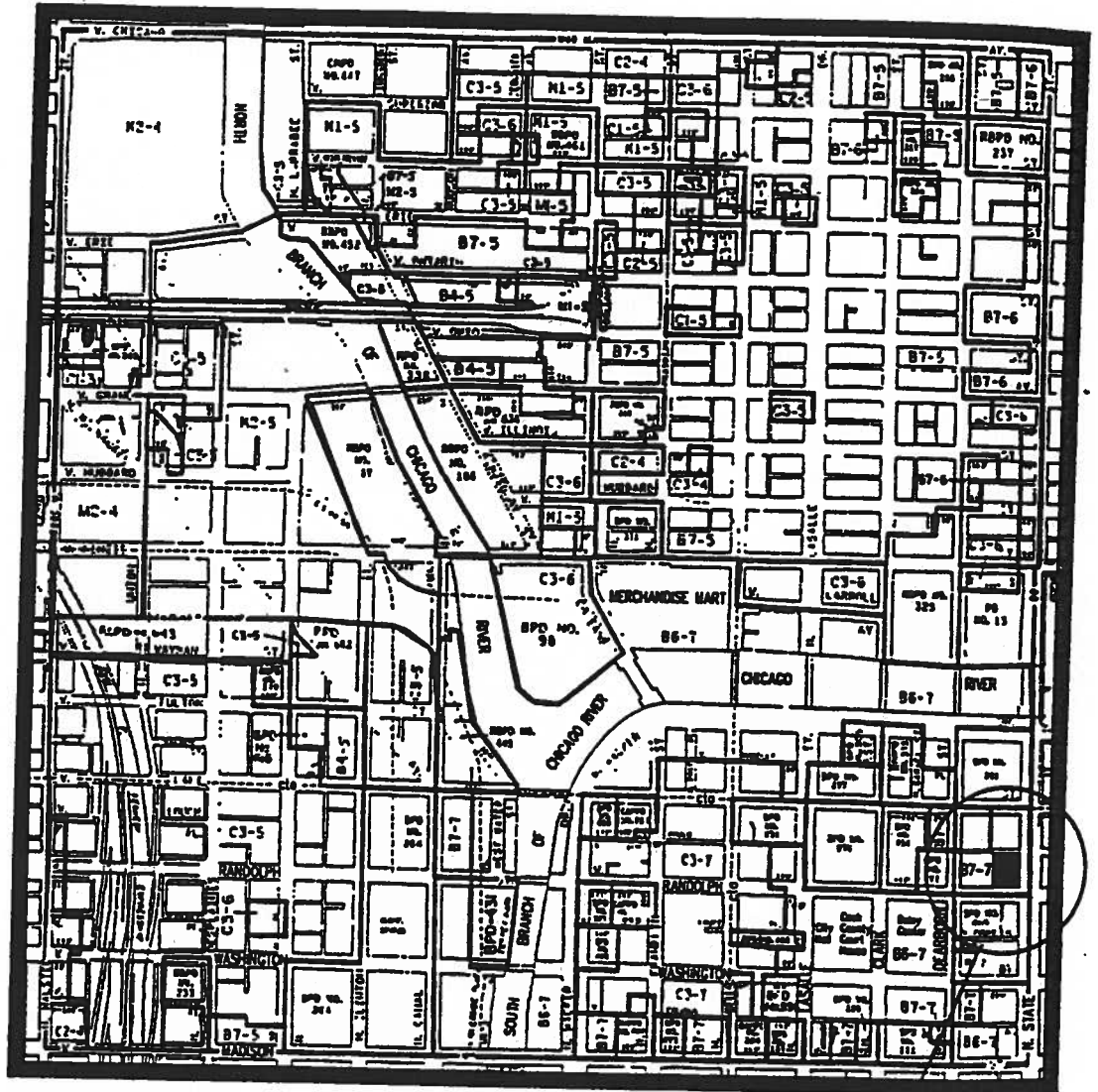
Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R5 General Residence District symbols and indications as shown on Map Number 2-H in the area bounded by:

a line 352.40 feet west of and parallel to South Paulina Street; the alley next north of and parallel to West Adams Street; a line 252.05 feet west of and parallel to South Paulina Street; and West Adams Street,

(Continued on page 91323)

Existing Zoning Map.



EXISTING ZONING MAP

SUBJECT PROPERTY
 EXISTING CITY OF
 CHICAGO ZONING MAP
 1-F.



BOOTHANSEN

Booth Hansen Associates
 Architects/Planners
 555 S. Dearborn Street
 Chicago, IL 60605

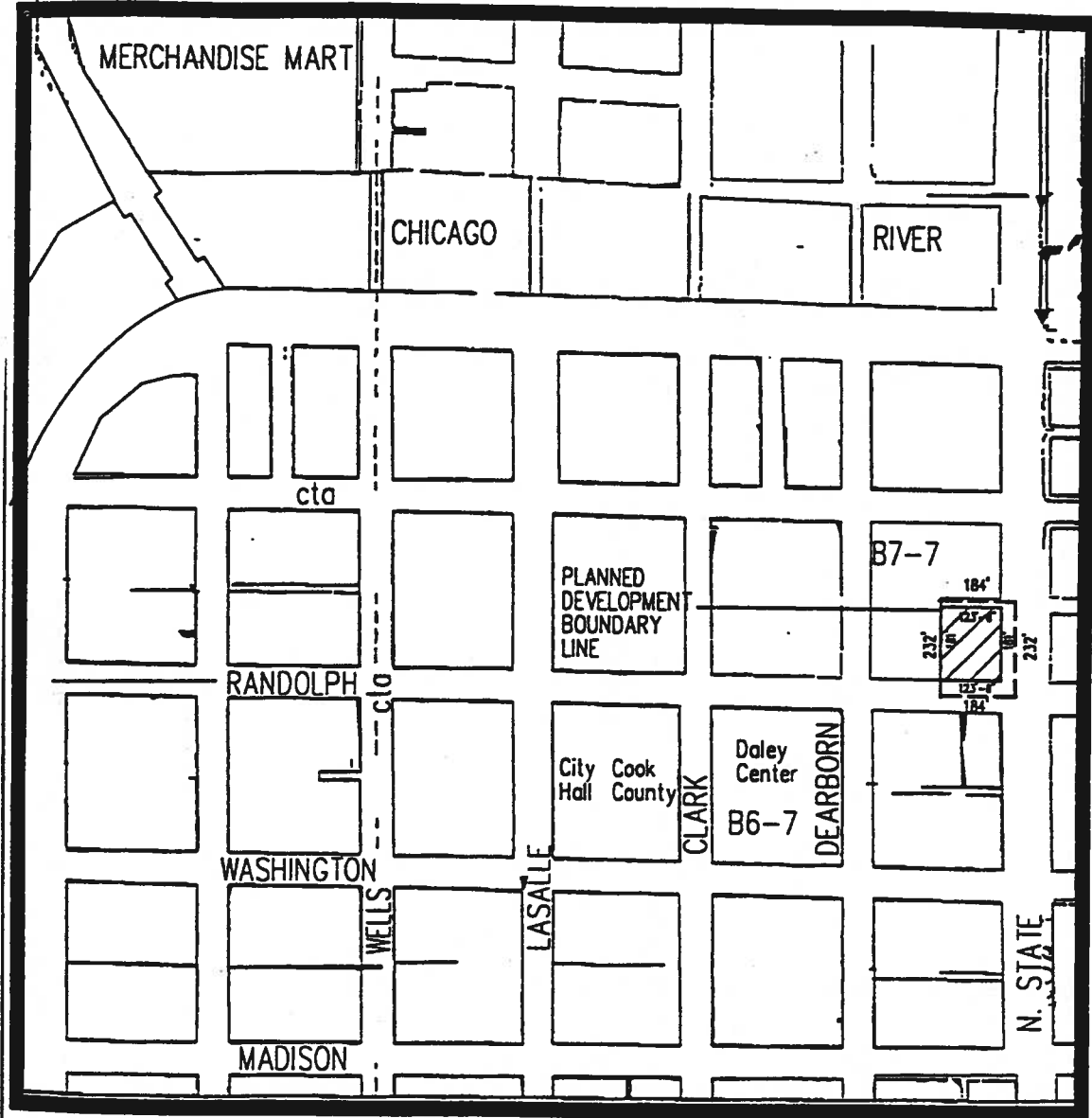
BLOCK 36 PROPERTIES

Applicant: The Art Institute of Chicago
 Date: February 11, 1999

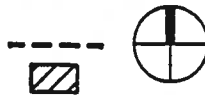
PROJECT NO.	9823
DRAWN BY	AC
CHECKED BY	HS
SCALE	NTS
DATE	02.0999

02

Planned Development Property Line
And Boundary Map.



PLANNED DEVELOPMENT, PROPERTY
LINE, & BOUNDARY MAP



BOOTHANSEN
Booth Hansen Associates
Architects/Planners
335 N. Dearborn Street
Chicago, IL 60607

BLOCK 36 PROPERTIES
Applicant: The Art Institute of Chicago
Date: February 11, 1999

PROJECT NO.	9823
DRAWN BY	AC
CHECKED BY	HS
SCALE	NTS
DATE	02.09.99

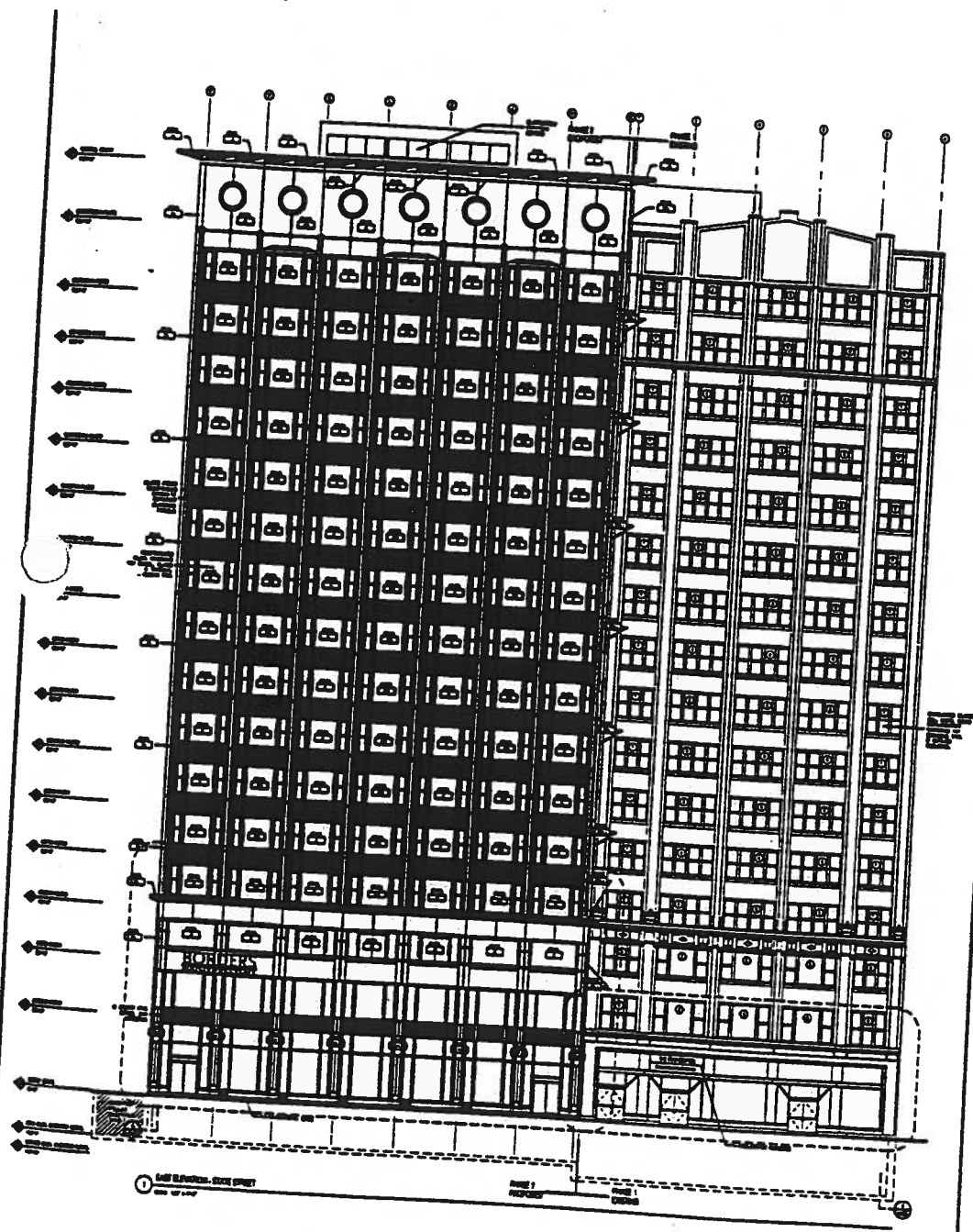
01

2/10/99

REPORTS OF COMMITTEES

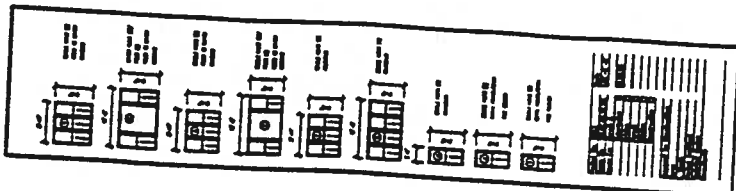
91319

East Building Elevation.



800'

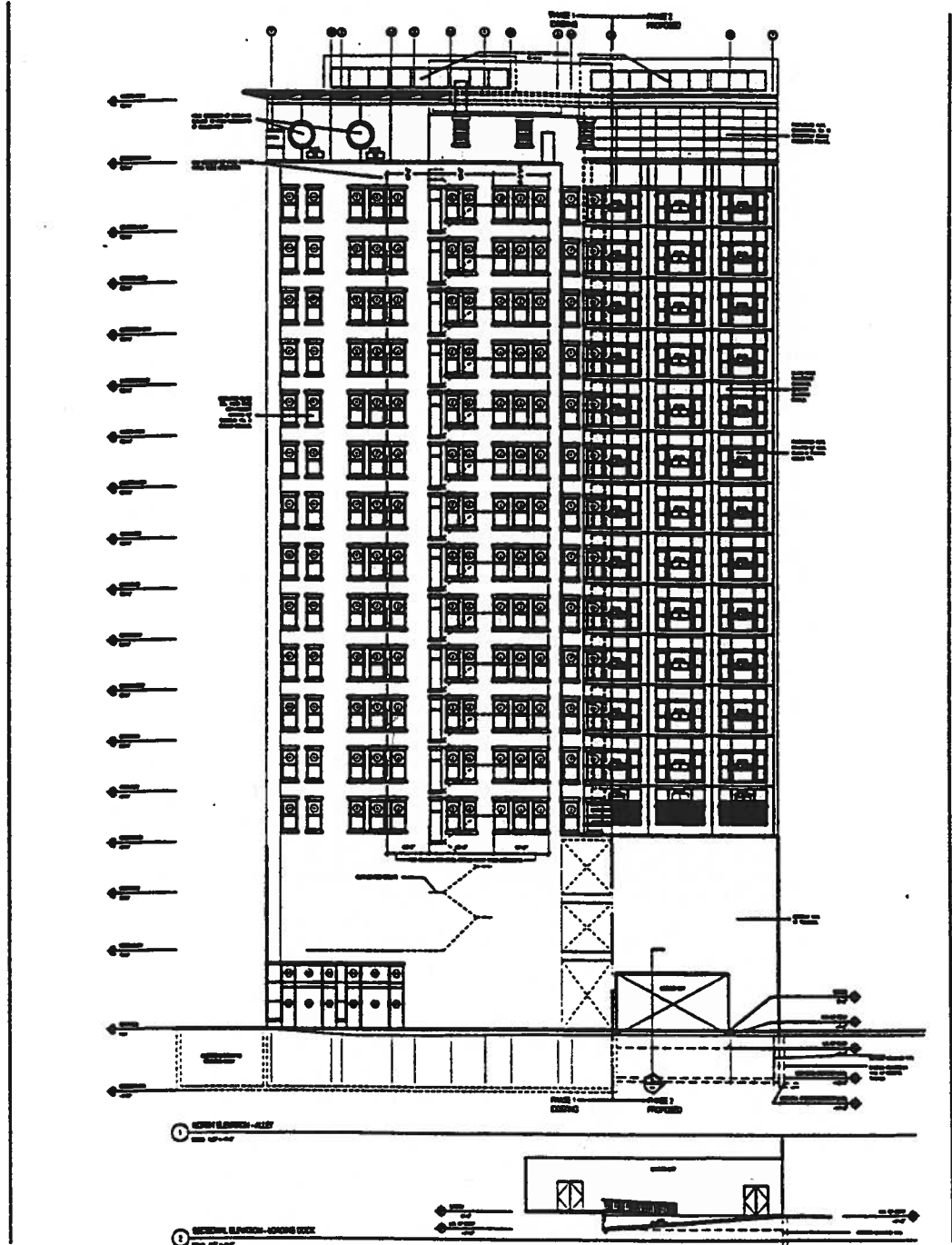
North Arrow



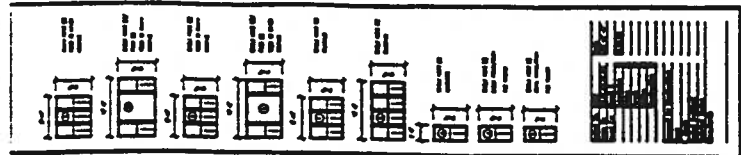
BLOCK 36
PROPERTIES
of Cook and DuSable
Chicago, Ill.

EAST
ELEVATION A4.1

North Building Elevation.



BOOTH-HANSEN
ARCHITECTS
157 N. LAUREL ST.
CHICAGO, ILL. 60610



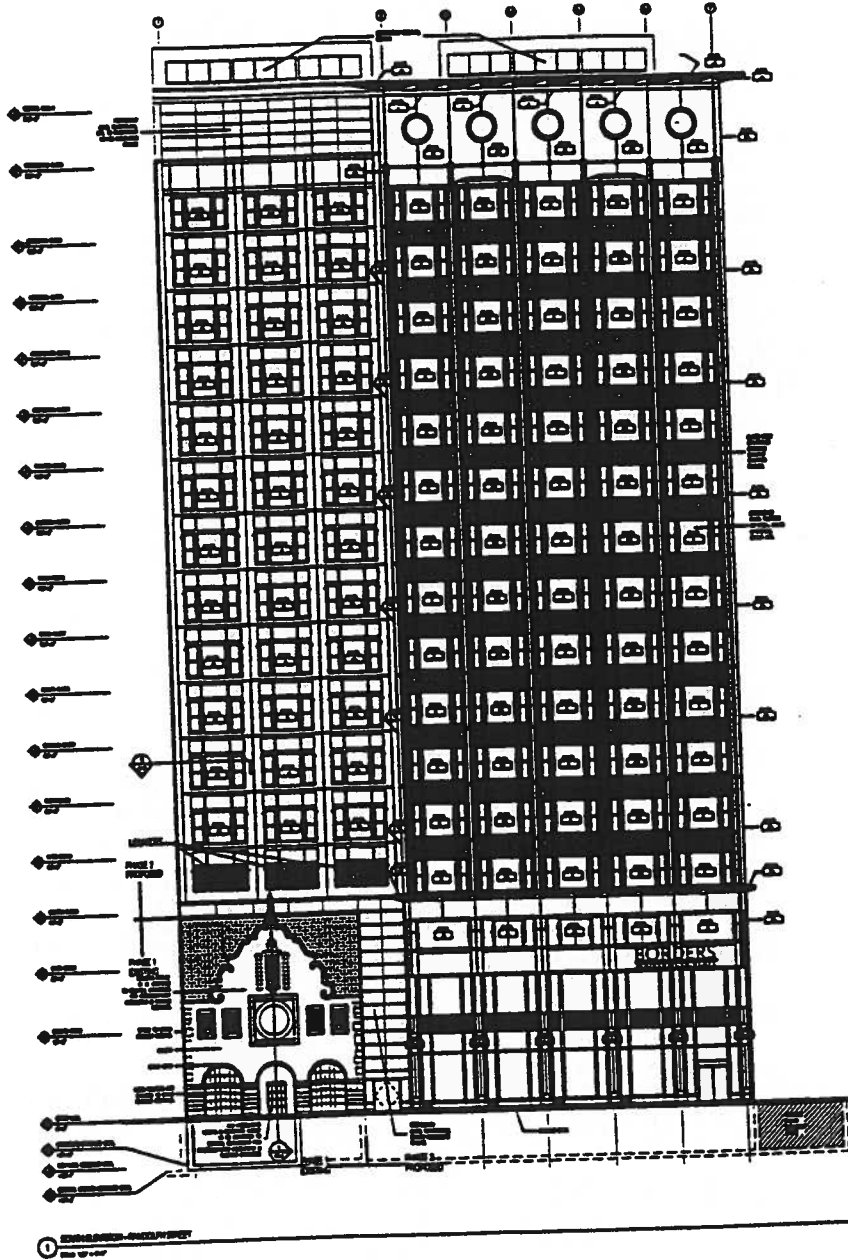
BLOCK 16
PROPERTIES
24 East of Franklin
St. Chicago, Ill.
NORTH
ELEVATION
A4.4

2/10/99

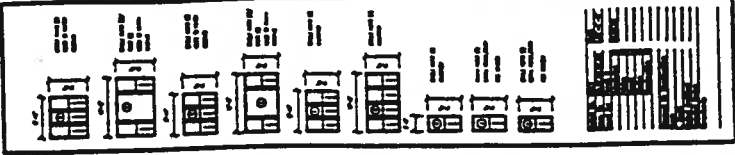
REPORTS OF COMMITTEES

91321

South Building Elevation.

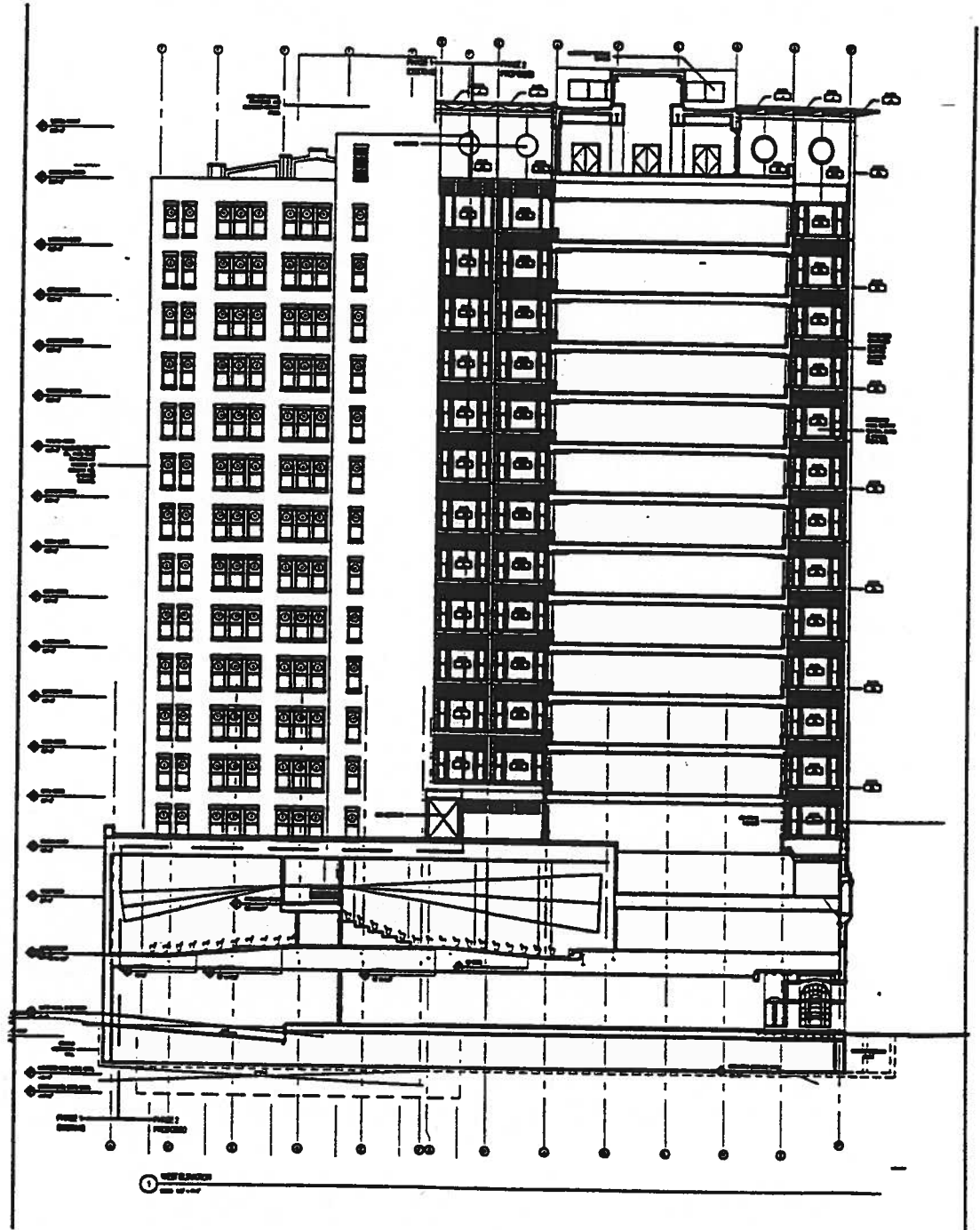


BOOTHANSEN
 ARCHITECTS
 1000 15th St. N.W.
 Seattle, WA 98109
 Phone: 206.462.1100
 Fax: 206.462.1101

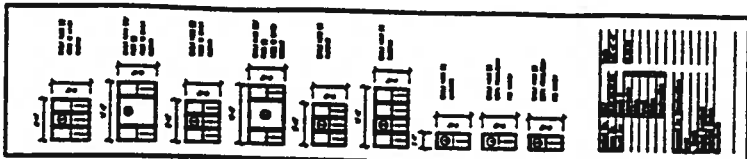


BLOCK 36 PROPERTIES
 21st Ave. S. & Broadway
 Seattle, WA
SOUTH BUILDING
A4.2

West Building Elevation.



BOOTHANSEN
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 100 N. LAUREL ST.
 CHICAGO, ILL. 60610
 TEL: 312.427.1000
 FAX: 312.427.1001



**BLOCK 16
 PROPERTIES
 21 West and South
 Chicago, IL**

**WEST
 ELEVATION A4.3**