



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

September 30, 2011

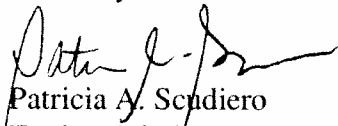
Mr. Bernard I. Citron  
Thompson Coburn LLP  
55 East Monroe Street  
37<sup>th</sup> Floor  
Chicago, Illinois 60603

Re: **Central Area Parking Planned Development No. 997, 178-180 W. Randolph Street**

Dear Mr. Citron:

In response to your request regarding the zoning of 178-180 West Randolph Street, Central Area Parking Planned Development No. 997 ("PD 997") was passed by the City Council on November 1, 2005. On May 19, 2010, an Administrative Relief was granted to allow a temporary curb cut until November 1, 2010. On October 27, 2010, a 60-day extension (from November 1, 2010 to January 1, 2011) was granted to complete the parking lot with the understanding that the landscaping would be completed by June 1, 2011 and a Planned Development amendment application would be filed by December 31, 2010. Both of these administrative relief requests were granted to the property owner, Clovis Investments, LLC, who completed the landscaping and filed Planned Development amendment application number 17198 by the above-referenced deadlines. Therefore, the property at 178-180 West Randolph Street is still zoned Central Area Parking Planned Development No. 997.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

PAS:HG:tm  
C: Rolando Acosta, Main file



City of Chicago  
Richard M. Daley, Mayor

Department of Zoning and  
Land Use Planning

Patricia A. Scudiero  
Commissioner

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>

October 27, 2010

Mr. Joseph F. Zosky  
Operating Manager  
Clovis Investments, LLC  
430 N. Michigan Avenue  
Suite 600  
Chicago, IL 60611

Re: **Administrative Relief for Central Area Parking Planned Development  
Number 997, 174-180 West Randolph Street**

Dear Mr. Zosky:

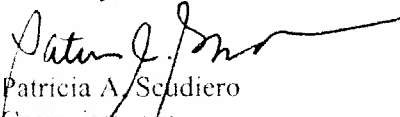
Please be advised that your request for a one-year sunset extension for Central Area parking Planned Development No. 997 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0612-B of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Central Area Parking Planned Development No 997 was passed by the City Council on November 1, 2005 and according to Statement 12, "This Planned Development shall expire upon the earlier of: 1) the first (1<sup>st</sup>) year anniversary of the cessation of use of the property for non-accessory parking; or 2) the fifth (5<sup>th</sup>) anniversary of the effective date of this Planned Development. Upon the expiration of this Planned Development, the Property's zoning shall automatically revert to the DC-16 Downtown Core District classification." Therefore, this Planned Development and the parking lot use will expire on November 1, 2010 and all permits must be in place prior to November 1, 2010.

On May 19, 2010, the Department of Zoning and Land Use Planning granted an Administrative Relief that allowed a temporary curb cut until November 1, 2010. The use of the site for parking was always intended to be a temporary use only. You now anticipate submitting a Planned Development amendment by year's end to develop the site with a new parking garage, retail space and senior residential units.

Please be advised that pursuant to the authority granted by the Chicago Zoning Ordinance and Central Area Parking Planned Development No. 997, I hereby grant you a 60-day extension from November 1, 2010 to January 1, 2011, to complete the parking lot with the understanding that the landscaping will be completed by June 1, 2011, and provided that you file a Planned Development amendment application by December 31, 2010.

Sincerely,

  
Patricia A. Scudiero  
Commissioner

PAS: HG: tm

C: Commissioner Ware, Luann Hamilton, Maureen West, Mike Marmo, Erik Glass, Fred Deters, Main file





City of Chicago  
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May 19, 2010

Mr. Joseph F. Zosky  
Operating Manager  
Clovis Investments, LLC  
430 N. Michigan Avenue  
Suite 600  
Chicago, IL 60611

Re: **Administrative Relief for Central Area Parking Planned Development  
Number 997, 174-180 West Randolph Street**

Dear Mr. Zosky:

Please be advised that your request for a minor change to Central Area Parking Planned Development No. 997 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 10 of the Planned Development.

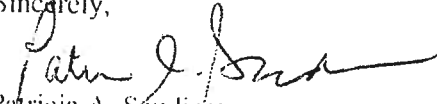
Specifically, you are requesting to allow for a permanent 26 foot curb cut at 174-180 W. Randolph St. On July 29, 2009, the City Council passed an amendment which removed the "Mobility Street" designation along this portion of Randolph St. A revised Layout Plan and Landscape Plan, prepared by Wolff Landscape Architects and dated February 25, 2010, was approved by the Department of Transportation on April 1, 2010.

Central Area Parking Planned Development No 997 was passed by the City Council on November 1, 2005 and according to Statement 12, "This Planned Development shall expire upon the earlier of: 1) the first (1<sup>st</sup>) year anniversary of the cessation of use of the property for non-accessory parking; or 2) the fifth (5<sup>th</sup>) anniversary of the effective date of this Planned Development. Upon the expiration of this Planned Development, the Property's zoning shall automatically revert to the DC-16 Downtown Core District classification. Upon application by the Applicant, the term of this Planned Development may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown." Therefore, this Planned Development and the parking lot use will expire on November 1, 2010. All permits must be in place prior to November 1, 2010.

With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing a temporary curb cut until November 1, 2010, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Central Area Parking Planned Development No. 997, I hereby approve a temporary curb cut until November 1, 2010, but no other changes to this Planned Development.

Sincerely,

  
Patricia A. Scudiero  
Commissioner

PAS: HG: tm

C:\attachment: Maureen West, Mike Marmo, Erik Glass, Fred Deters, Main file



11/1/2005

REPORTS OF COMMITTEES

14802  
60391

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-E.  
(As Amended)  
(Application Number 14802)*

*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 current DC-16 Downtown Core District symbols and indications as shown on Map Number 1-E in the area bounded by:

West Couch Place; a line 161.08 feet east of North Wells Street; West Randolph Street; and a line 80.00 feet east of North Wells Street,

to those of Central Area Parking Planned Development Number 997 which is hereby established in the area described above and subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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

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

*Central Area Parking Planned Development Number 997.*

*Plan Of Development Statements.*

1. The area delineated herein as Central Area Parking Planned Development Number 997 (the "Planned Development") consists of approximately thirteen thousand three hundred seventy-eight and twenty-hundredths (13,378.20) square feet (thirty-one hundredths (0.31) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is controlled by Clovis Investments, L.L.C. (the "Applicant") for purposes of filing this Planned Development.
2. The Applicant shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 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) is made or authorized by the Applicant, its successors and assigns or any property owner's association which is formed.
4. This plan of development consists of these twelve (12) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site Plan/Landscape Plan; and a Randolph Street Elevation, all dated September 15, 2005. Full-size copies of the Site Plan/Landscape Plan exhibit are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.
5. The Property within the Planned Development is indicated on the Planned Development Boundary and Property Line Map. Subject to the Bulk Regulations and Data Table and subject to the other statements contained herein, the permitted uses on the Property shall be non-accessory parking and related uses.
6. Temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department of Planning and Development. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Advertising signs shall not be permitted within the Planned Development.
7. Off-street parking shall be provided in compliance with this Planned Development subject the review and approval of the Department of Transportation.
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 such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.

9. The improvements depicted on the Site Plan/Landscape Plan, the landscaping along adjacent rights-of-way and all entrances and exits to and from the parking areas shall be designed, constructed and maintained in substantial conformance with the Site Plan/Landscape Plan.
10. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, appropriate and consistent with the nature of the improvements contemplated in this planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements 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.
11. The Applicant acknowledges 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.
12. This Planned Development shall expire upon the earlier of: 1) the first (1<sup>st</sup>) year anniversary of the cessation of use of the property for non-accessory parking; or 2) the fifth (5<sup>th</sup>) anniversary of the effective date of this Planned Development. Upon the expiration of this Planned Development, the Property's zoning shall automatically revert to the DC-16 Downtown Core District classification. Upon application by the Applicant, the term of this Planned Development may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Site/Landscape Plan; and Randolph Street Elevation referred to in these Plan of Development Statements printed on pages 60395 through 60398 of this *Journal*.]

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

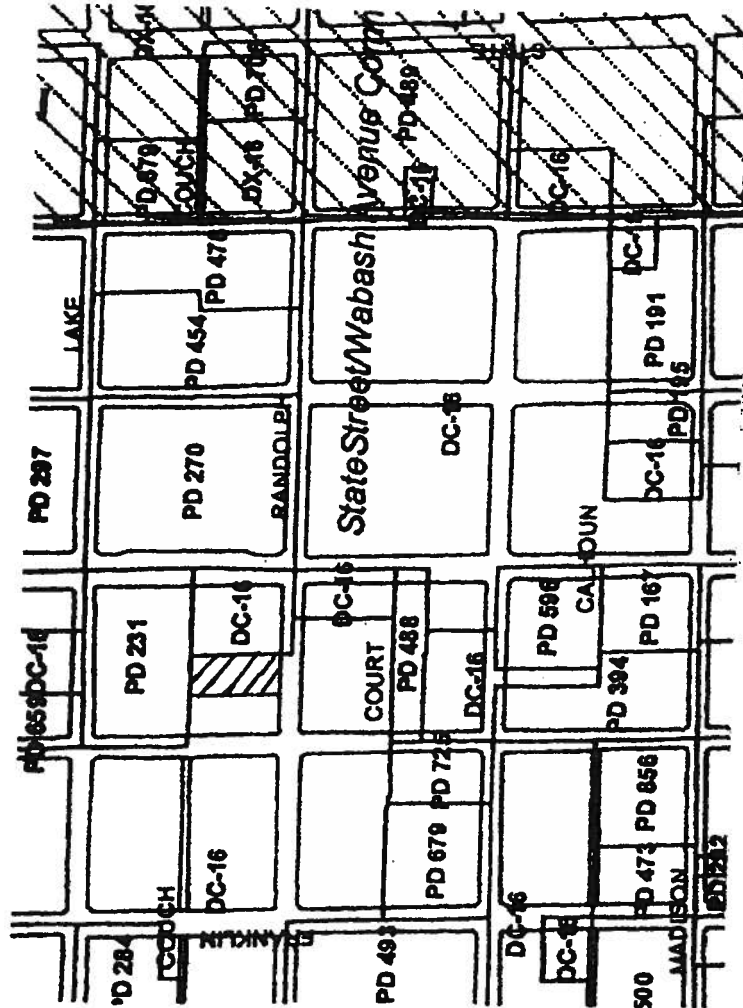
*Central Area Parking Planned Development Number* 997.

*Bulk Regulations And Data Table.*

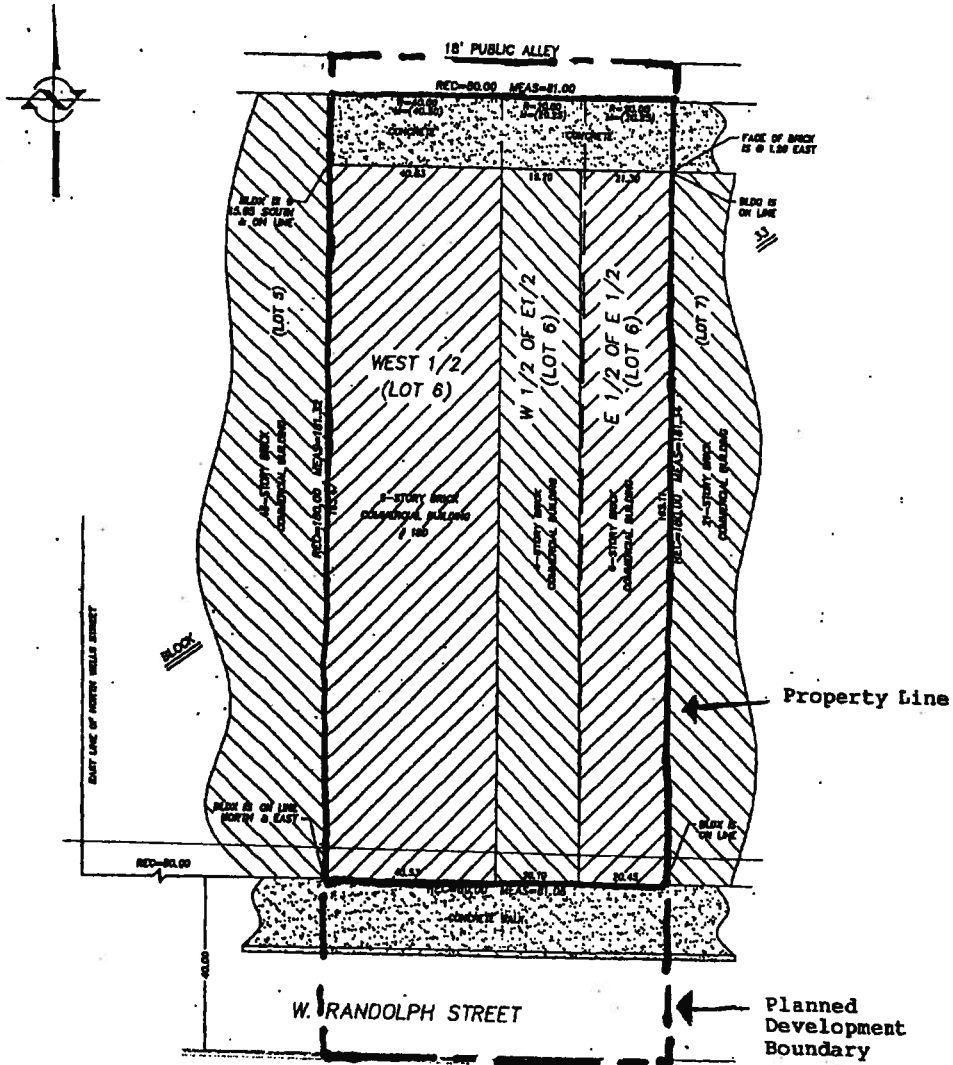
Gross Site Area, 17,350.40 square feet (0.40 acres) = Net Site Area, 13,378.20 square feet (0.31 acres) + Area Remaining in Public Right-of-Way, 3,972.20 square feet (0.09 acres)

|  |  |
|--|--|
| Maximum Permitted Floor Area Ratio:          | 0.10   |
| Permitted Uses:                              | Non-accessory parking and related uses                       |
| Setbacks From Property Line:                 | In substantial conformance with the Site Plan/Landscape Plan |
| Maximum Percentage of Site Coverage:         | In substantial conformance with the Site Plan/Landscape Plan |
| Maximum Number of Off-Street Parking Spaces: | 75   |

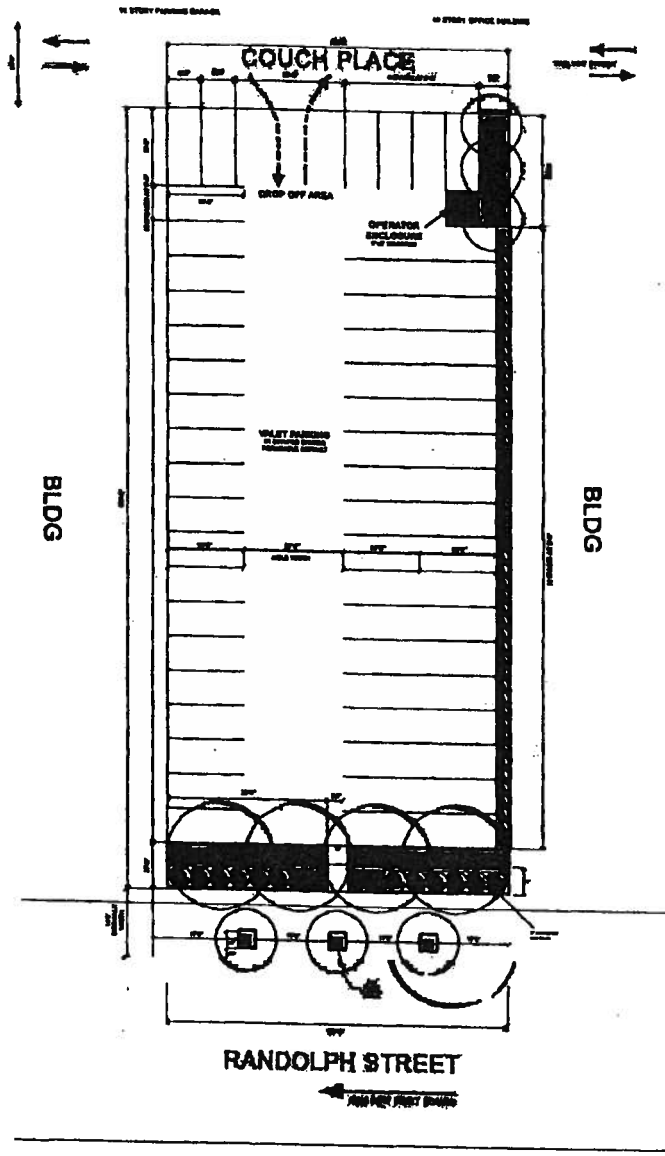
Existing Zoning Map.



Planned Development Boundary And Property Line Map.



Site/Landscape Plan.



174-180 W. RANDOLPH

Randolph Street Elevation.

