



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

January 2, 2020

Edward J. Kus  
Taft Stettinius & Hollister  
111 E. Wacker Dr. Suite 2800  
Chicago, IL 60601

**Re: Minor change denial for PD No. 461, Subarea B, 365 W. Huron St.**

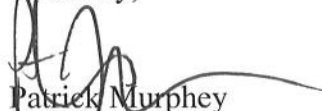
Dear Mr. Kus:

Please be advised that your request for a minor change to Residential Business Planned Development No. 461, ("PD 461"), Subarea B, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 461.

Your client and the owner of all of the property within Subarea B, Morningside Huron, LLC, is seeking a minor change to allow a non-accessory surface parking lot at 365 W. Huron St. Non-accessory parking was a permitted use in Subarea B of PD 461, as approved in Nov., 1988. However, your client amended Subarea B on February 28, 2018, to allow for the development of a multiunit residential building on the site and non-accessory parking was removed from the list of permitted uses. According to your request letter, since your client purchased the property last year, and during the amendment process, the property has been used as a non-accessory parking lot, however, there are no valid driveway permits or licenses on file. According to our records, the last public parking lot license expired on March 15, 2016.

With regard to your request, non-accessory parking is no longer a permitted use at the subject site. In regards to the parking lot's nonconforming status, pursuant to Section 17-15-0304-A of the Zoning Ordinance, if a nonconforming use fails to maintain a valid business license, the use will be considered to have been discontinued. If a nonconforming use is discontinued for 18 months or more, all nonconforming rights are lost and re-establishment of the nonconforming use is prohibited. Therefore, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 461, this minor change request is denied.

Sincerely,

  
Patrick Murphey  
Zoning Administrator

C: Mike Marmo, Erik Glass, Janice Hill, Main file

19430

2/28/2018

REPORTS OF COMMITTEES

68459

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 No. 1-F.*

(As Amended)

(Application No. 19430)

(Common Address: 365 W. Huron St.)

[SO2017-7753]

*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 Residential-Business Planned Development Number 461 symbols (Subarea B) shown on Map Number 1-F in the area generally bounded by:

West Huron Street; a line 157.50 feet east of and parallel to North Sedgwick Street; the alley next south of and parallel to West Huron Street; and North Sedgwick Street,

to the designation of Residential-Business Planned Development Number 461, as amended, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 2. This ordinance takes effect after its passage and due publication.

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

*Residential-Business Planned Development No. 461, As Amended.*

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number 461, as amended ("Planned Development") consists of approximately 79,978 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). This amendment relates to Subarea B which is owned or controlled by the Applicant, Morningside Huron LLC.
2. 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 of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation. The Applicant shall enter into an agreement with the Department of Transportation to implement the provisions of this Statement 3. Such agreement shall be recorded against the Property prior to the issuance of any Part II Approval.

4. This plan of development consists of 18 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; and Building Elevations (North, East, South and West) prepared by Pappageorge Haymes dated February 15, 2018 and submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development Number 461, as amended:

Subarea A: residential; retail; office/commercial; eating and drinking establishments; any permitted use in the DX-7 Downtown Mixed-Use District; wireless communications facilities; accessory parking and accessory and related uses.

Subarea B: multi-unit residential; accessory parking and accessory and related uses.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR for Subarea A identified in the Bulk Regulations and Data Table has been determined using a net site area of 64,196 square feet and a base FAR of 7.0. The permitted FAR for Subarea B identified in the Bulk Regulations and Data Table has been determined using a net site area of 15,782 square feet and a base FAR of 7.0. The Commissioner of the Department of Planning and Development shall have the administrative authority to transfer floor area and adjust the FAR between Subareas A and B.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.

12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. 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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant shall provide full perimeter improvements and restoration of all public way adjacent to the Property, including but not limited to:
  - Full width of streets
  - Full width of alleys
  - Curb and gutter
  - Pavement markings
  - Sidewalks
  - ADA crosswalk ramps
  - Parkway and landscaping

All improvements are contained in the Perimeter Restoration Agreement which must be signed by the Applicant and CDOT Division of Infrastructure Management prior to permitting. Said work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation (CDOT) Construction Standards for work in the Public Way and in compliance with

the Municipal Code of Chicago, Chapter 10-20. Design of said improvements should follow the CDOT Rules and Regulations for Construction in the Public Way as well as the Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and \*(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II Permit Review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof, (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

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\* Editor's Note: Numbering sequence error; (i) missing in original document.

17. The Applicant and City acknowledge and agree that pursuant to that certain Real Estate Purchase and Sale Agreement by and between the Applicant and the City of Chicago, dated September 6, 2016, the requirements of Section 2-45-110 of the Municipal Code (the 2007 Affordable Housing Ordinance) applies to Subarea B. Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance must: (i) develop affordable housing units as part of the residential housing project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) and combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as an exhibit, the Applicant has elected to make a cash payment in lieu of providing on-site affordable housing units in the amount of \$100,000 per unit ("Cash Payment"). At the time of each Part II Review for the Residential Project, Applicant may update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, DPD may adjust the requirements of this Statement (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development. Prior to the issuance of any building permits for the Residential Project, including without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment. The Commissioner of DPD may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.
18. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to Residential-Business Planned Development Number 461 as approved November 16, 1988.

[Affordable Housing Profile Form referred to in these Plan of  
Development Statements unavailable  
at time of printing.]

[Existing Zoning Map; Existing Land-Use Map; Boundary/Property Line Map; Site Plan;  
Landscape Plan; and North, South, East and West Building Elevations referred  
to in these Plan of Development Statements printed on  
pages 68467 through 68476 of this *Journal*.]

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

2/28/2018

## REPORTS OF COMMITTEES

68465

*Planned Development No. 461, As Amended.**Bulk Regulations Table.*

Gross Site Area Total:	130,599 square feet
Subarea A:	103,205 square feet
Subarea B:	27,394 square feet
Area in Public Right-of-Way Total:	50,621 square feet
Subarea A:	39,009 square feet
Subarea B:	11,612 square feet
Net Site Area:	79,978 square feet
Subarea A:	64,196 square feet
Subarea B:	15,782 square feet
Maximum Floor Area Ratio:**	
Subarea A:	6.7
Subarea B:	8.1

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\*\* The Commissioner of the Department of Planning and Development shall have the administrative authority to transfer floor area and adjust the FAR between Subareas A and B.



**Maximum Building Height:**

Subarea A:	Existing four-stories
Subarea B:	138 feet

**Minimum Number of Parking Spaces:**

Subarea A:	64
Subarea B:	45

**Minimum Number of Bicycle Parking Spaces:**

Subarea A:	0
Subarea B:	25

**Minimum Number of Loading Berths:**

Subarea A:	5
Subarea B:	1

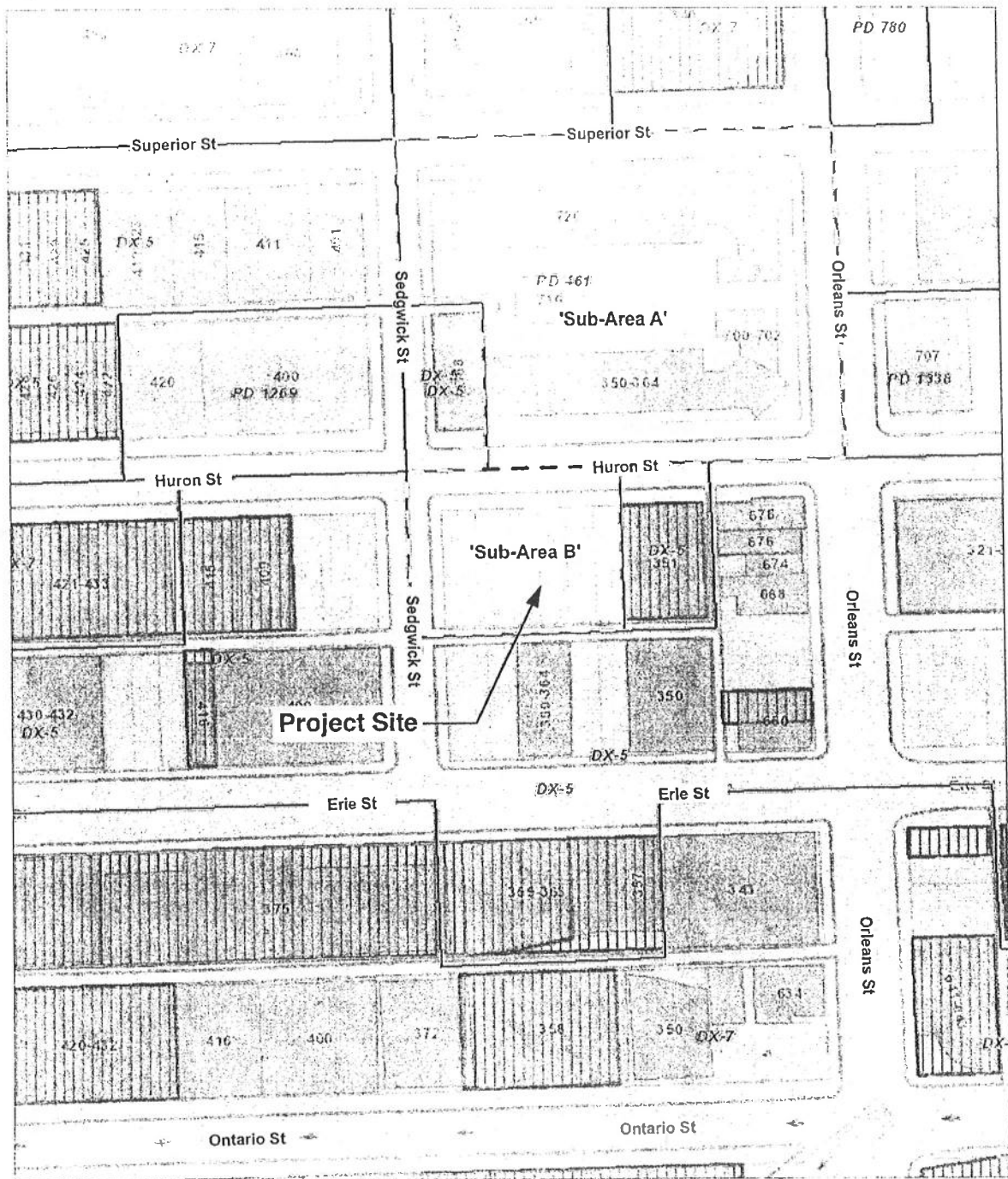
**Maximum Number of Dwelling Units:**

Subarea A:	212
Subarea B:	45

**Minimum Setbacks:**

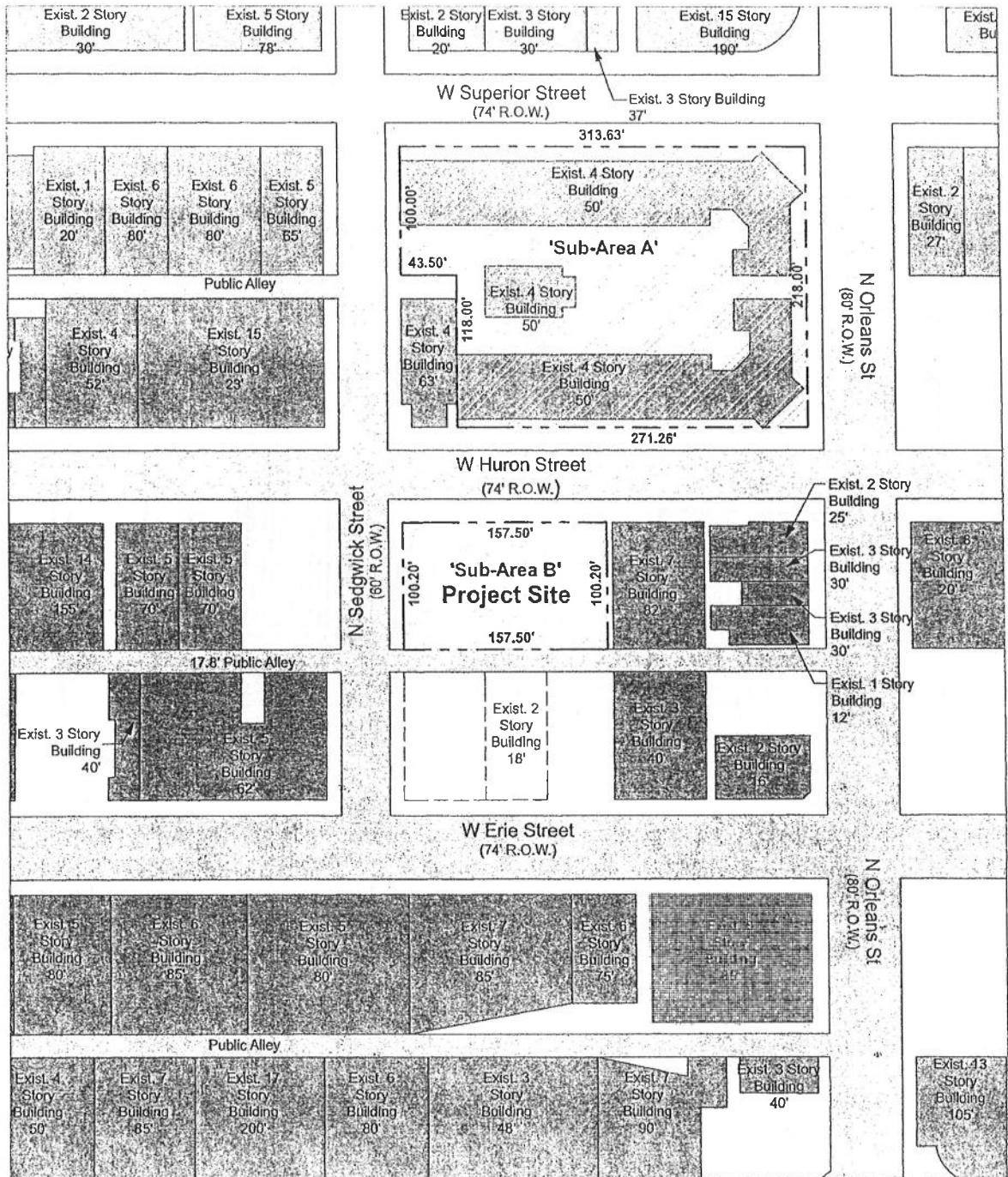
In accordance with the Site Plan

FINAL FOR PUBLICATION



<p><b>PAPAGEORGE HAYMES</b></p> <p>papageorgehaymes partners architect</p> <p>640 N. LaSalle, Suite 400 Chicago, IL 60654 312.337.3344 FAX: 204.6988</p>	<p>Applicant: <b>Morningside Huron, LLC</b></p> <p>Address: 365 W. Huron St. Chicago, IL 60654</p> <p>Introduced: November 8, 2017</p> <p>Plan Commission Date: February 15, 2018</p>	<p>Existing Zoning Map</p> <p style="text-align: right;">N ⊕</p>
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FINAL FOR PUBLICATION



pappageorgehaymes partners  
architect

640 N. LaSalle, Suite 400  
Chicago, IL 60654  
312.337.3344 FAX 204.8988

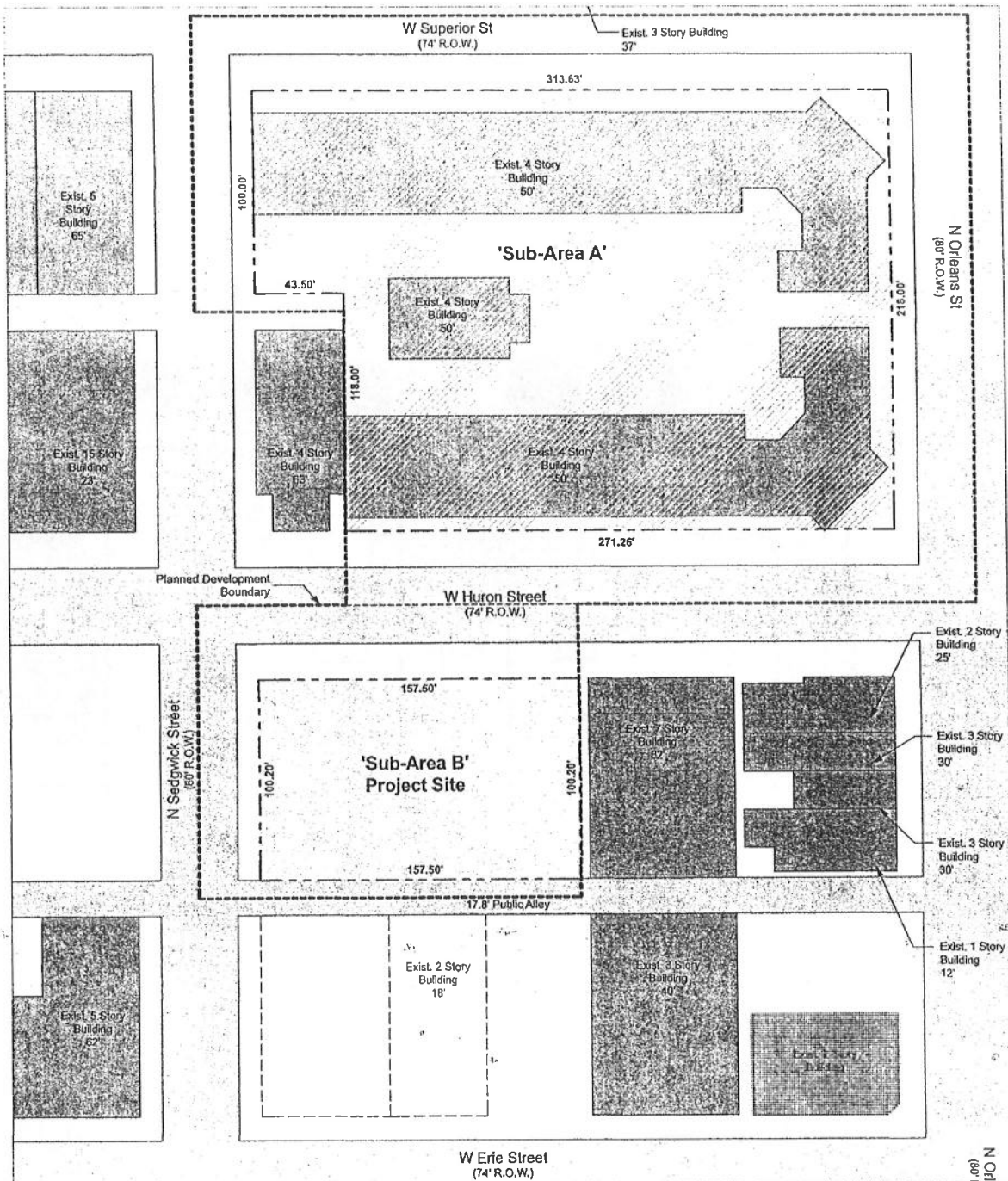
Applicant: Morningside Huron, LLC  
Address: 365 W. Huron St.  
Chicago, IL 60654  
Introduced: November 6, 2017  
Plan Commission Date: February 15, 2018

Existing Land Use Map

Scale: 1" = 100'



FINAL FOR PUBLICATION



**PAPPAGEORGE HAYMES**  
 pappageorgehaymes partners  
 architect  
 649 N. LaSalle, Suite 400  
 Chicago, IL 60654  
 312.337.3344 FAX 204.8984

Applicant: **Morningside Huron, LLC**  
 Address: 365 W. Huron St.  
 Chicago, IL 60654  
 Introduced: November 8, 2017  
 Plan Commission Date: February 15, 2018

**PD Boundary/Property Line Map**  
 Scale: 1/64" = 1'-0"







FOR PUBLICATION

365 W Huron  
Chicago, Illinois

Site Plan



CITY OF CHICAGO  
Department of Transportation  
Plan Review Committee

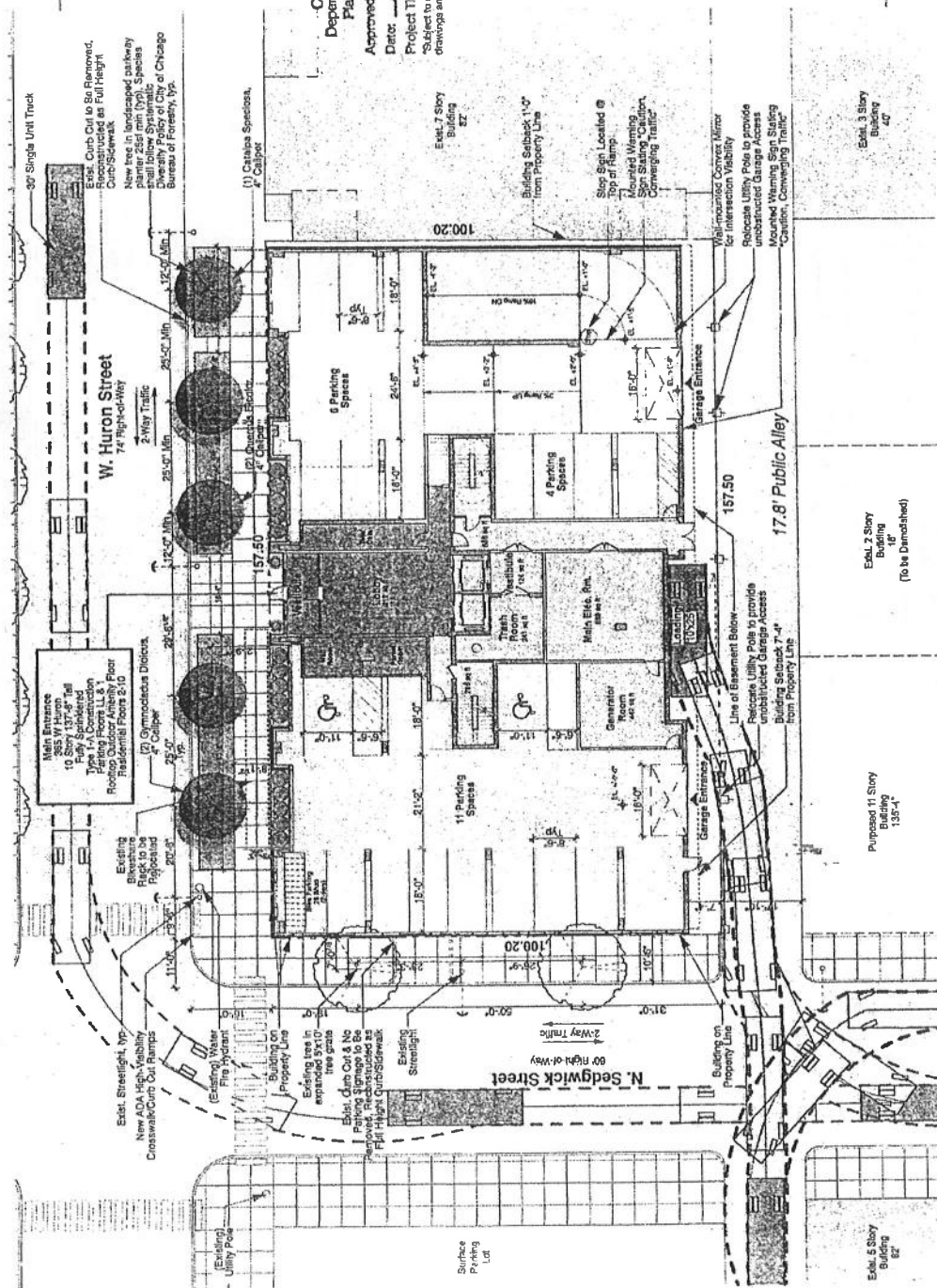
Approved By: [Signature]  
 Date: 2/14/18

Project Title: 365 N. Hwy 81

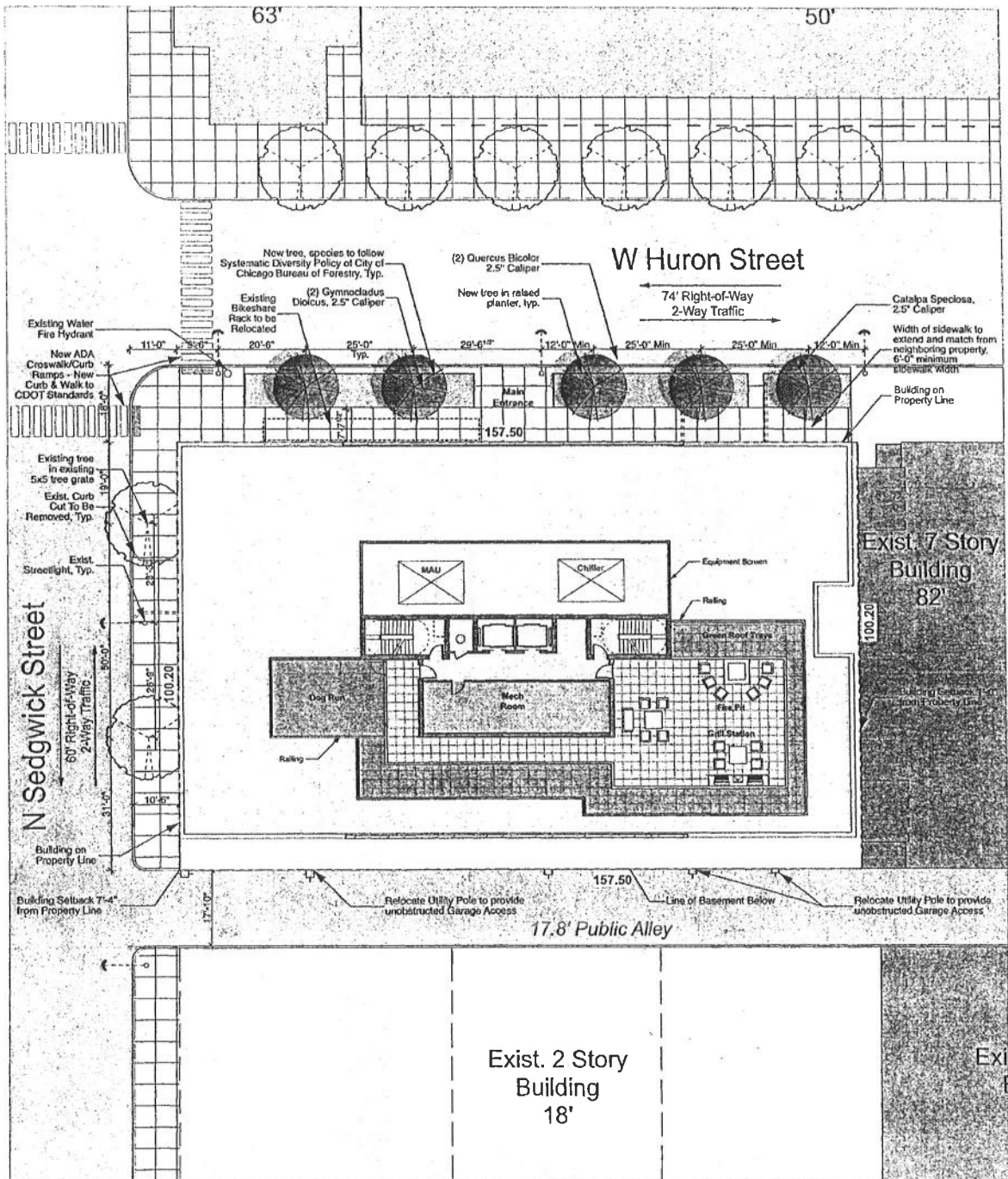


**Independent business partners**

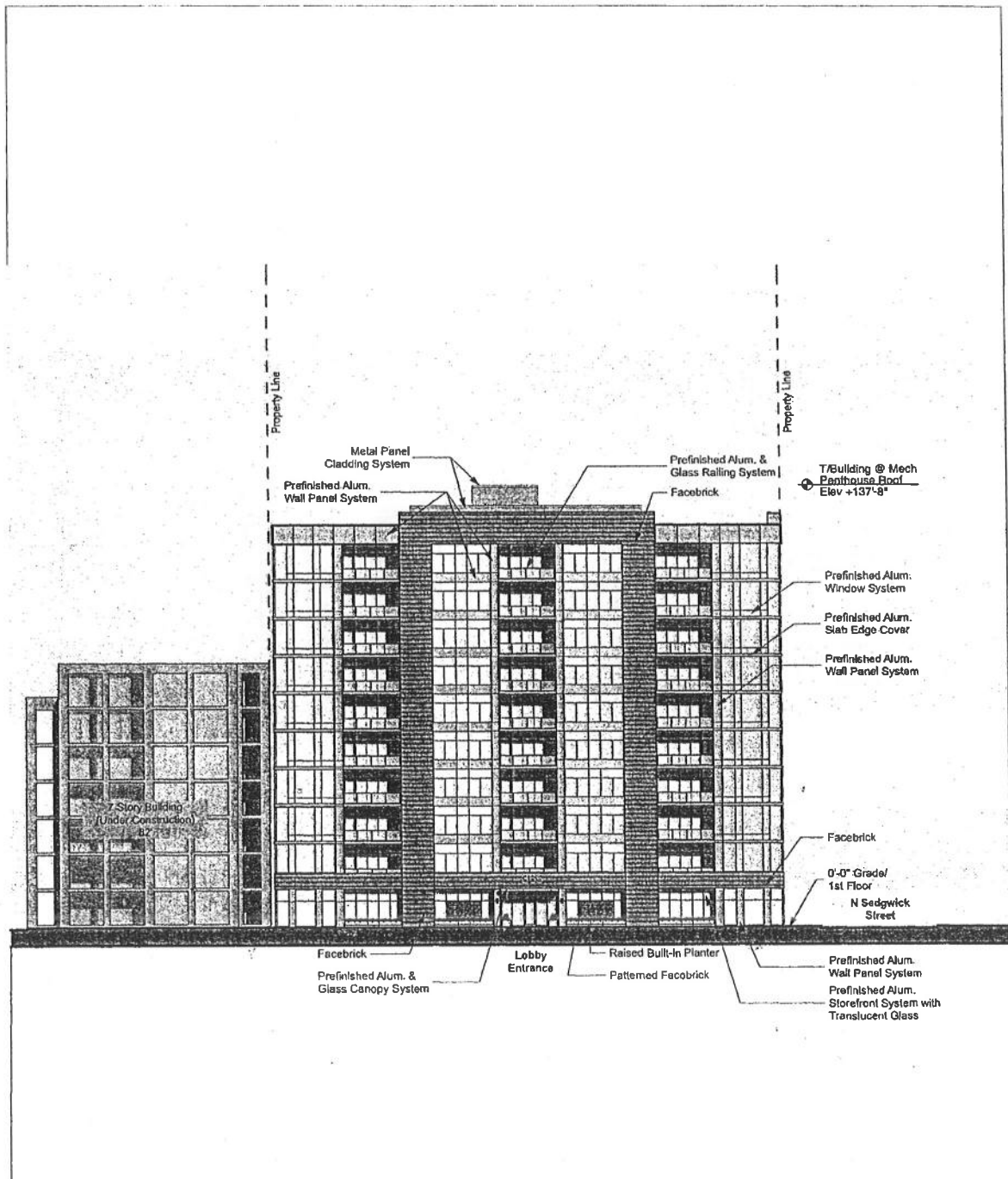
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FOR PUBLICATION



NOT FOR PUBLICATION



pappageorgehaymes partners  
architect

640 N. LaSalle, Suite 400  
Chicago, IL 60654  
312.337.3344 FAX 204.8988

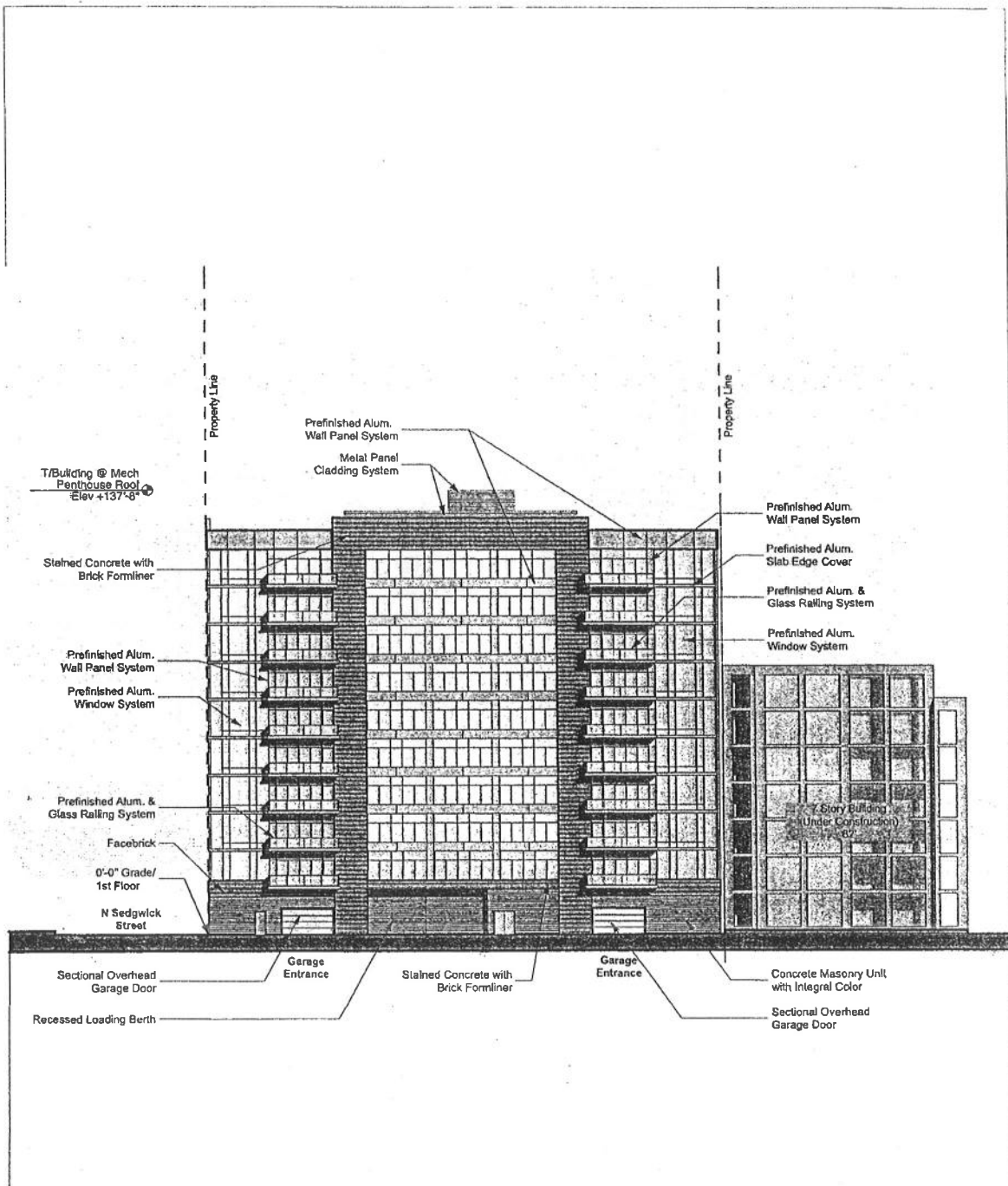
Applicant: Morningside Huron, LLC  
Address: 365 W. Huron St.  
Chicago, IL 60654  
Introduced: November 8, 2017  
Plan Commission Date: February 15, 2018

North Elevation

Scale: 1" = 40'



FINAL FOR PERMITTING

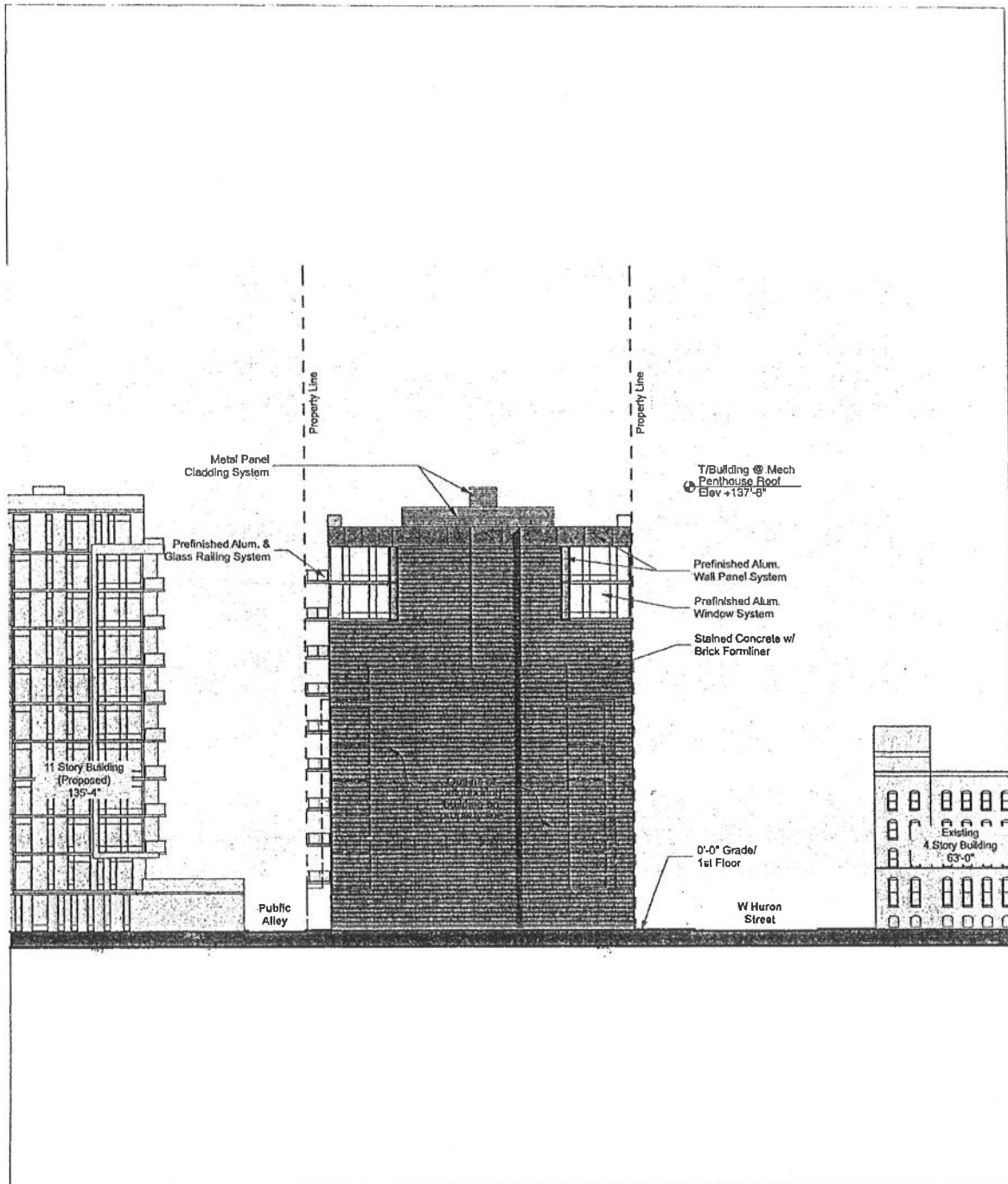


pappageorgehaymes partners  
architect  
640 N. LaSalle, Suite 400  
Chicago, IL 60654  
312.337.3344 FAX 204.8998

Applicant: Morningside Huron, LLC  
Address: 365 W. Huron St.  
Chicago, IL 60654  
Introduced: November 8, 2017  
Plan Commission Date: February 15, 2018

South Elevation  
Scale: 1" = 40'

FOR PUBLICATION



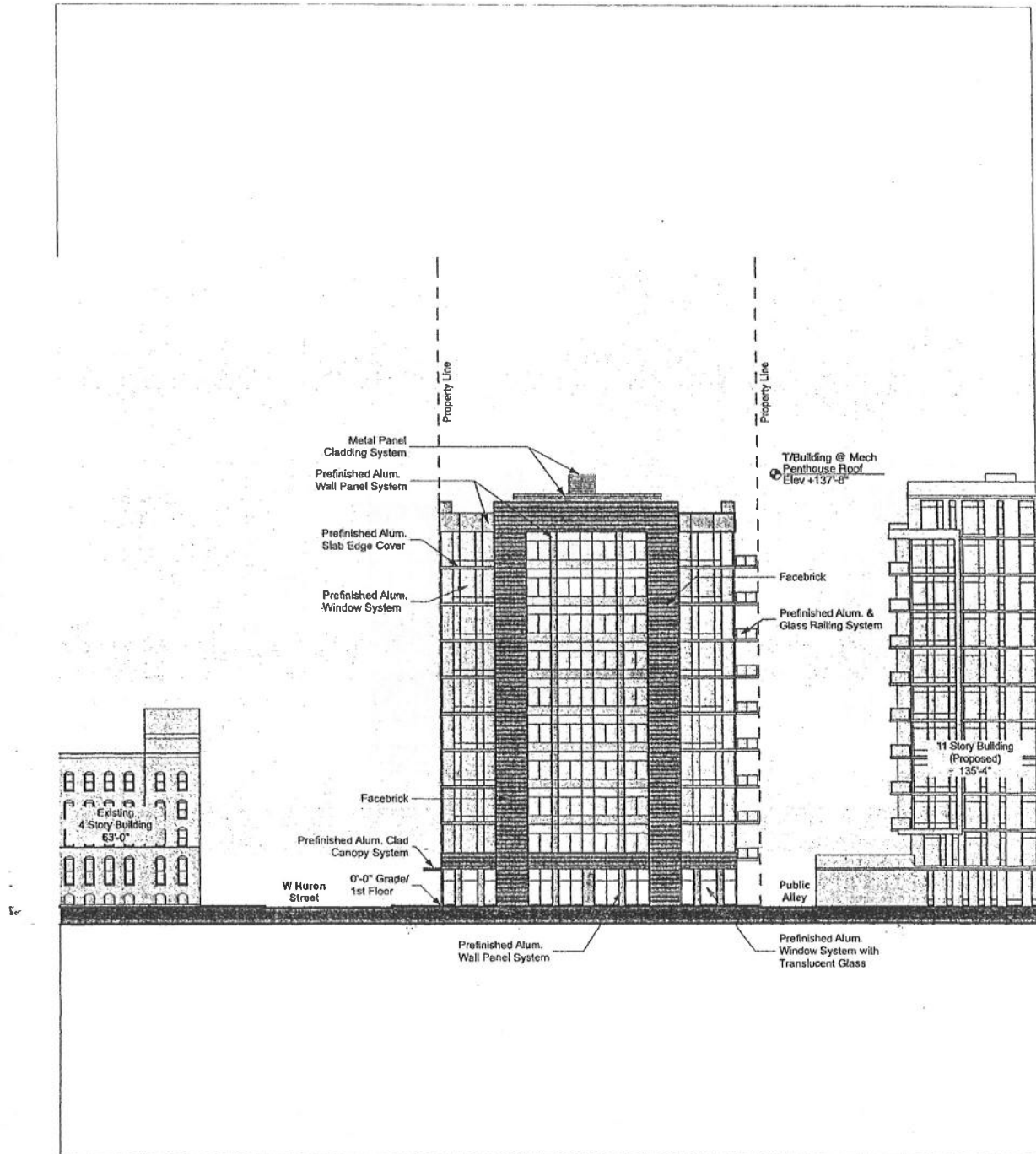
pappageorgehaymes partners  
architect  
640 N. LaSalle, Suite 400  
Chicago, IL 60654  
312.337.3344 FAX 204.8988

Applicant: **Morningside Huron, LLC**  
Address: 365 W. Huron St.  
Chicago, IL 60654  
Introduced: November 8, 2017  
Plan Commission Date: February 15, 2018

#### East Elevation

Scale: 1" = 40'

PUBLICATION



pappageorgehaymes partners  
architect

640 N. LaSalle, Suite 400  
Chicago, IL 60654  
312.337.3344 FAX 204.8988

Applicant: Morningside Huron, LLC  
Address: 365 W. Huron St.  
Chicago, IL 60654  
Introduced: November 8, 2017  
Plan Commission Date: February 15, 2018

West Elevation

Scale: 1" = 40'



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Valerie B. Jarrett  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4471 (Voice)  
(312) 744-2578 (TDD)  
(312) 744-6550 (FAX)

September 19, 1994

Mr. Joseph A. Cari, Jr.  
Coffield Ungaretti and Harris  
Chicago, IL 60602

Re: 340 West Huron Street  
Planned Development No. 461

Dear Mr. Cari:

Please be advised that your request for a minor change to Planned Development No. 461 on behalf of Superior Street Redevelopment Limited Partnership has been considered by the Department of Planning and Development pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and is hereby approved subject to the condition described herein.

Specifically, you requested that the use of the site as a grade-level public parking lot be extended for an additional three year period. Administrative relief for Planned Development No. 461, approved November 15, 1989, allowed for the use of the site for parking purposes for a period of three years with up to two one-year renewals beyond the three year period. This approval would expire November 15, 1994.

With regard to your request, the Department of Planning and Development has determined that the extension of the use of the property included with Planned Development No. 461 for grade-level parking only for an additional three year period extending to November 15, 1997, would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance, provided that the existing landscaping is maintained in accordance with the Landscape Plan on file at the Department of Planning and Development prepared by Daniel Weinbach and Partners, Ltd., dated August 17, 1993.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, the termination date of the use of this property as a grade-level parking lot, subject to the aforesaid condition, is hereby extended from November 16, 1994 to November 15, 1997.

Sincerely,

Valerie B. Jarrett  
Commissioner





City of Chicago  
Richard M. Daley, Mayor

**Department of Planning**

David R. Mosena  
Commissioner

Charles Thurow  
First Deputy Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4471

November 16, 1989

Mr. Graham C. Grady  
Zoning Administrator  
Room 800 - City Hall  
Chicago, Illinois 60602

Dear Mr. Grady:

Re: Interim Use, Part II Submittal  
Residential-Business Planned Development No. 461  
Proposal: Non-Accessory Parking Lot  
Location: 340 West Huron Street

The attached Part II Submittal, reviewed in accordance with the "Rules, Regulations and Procedures in relation to Planned Developments", proposes the construction of a surface level parking lot in Sub-Area "A".

The above referenced Planned Development was approved by the City Council on November 16, 1988. On January 26, 1989, a Part II Submittal for the Planned Development was submitted to the Department for review and approval. Subsequently a fire destroyed the buildings located on Sub-Area "A" of the development. The property is presently vacant and unimproved.

Pursuant to Section 11.11-3 (c) of the Zoning Ordinance, the Department has determined that the proposed change from Planned Development No. 461 to allow an interim non-accessory parking lot is a minor change and (1) does not result in a change in the character of the development (because non-accessory parking was a permitted use under P.D. No. 461, the proposed use is for a specified temporary period of time and no adverse impact is expected to occur on the neighboring areas), (2) does not increase the maximum floor area, (3) does not increase the maximum number of dwelling units, (4) does not reduce any setbacks and (5) does not increase land coverage.

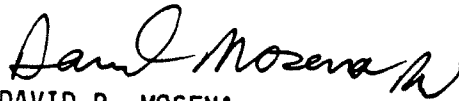
The applicant has agreed to provide and maintain landscaping on the periphery of Sub-Area "A" in general conformance with a landscape plan prepared by Chalet Nursery dated November 16, 1989 which is on file with the Department of Planning.



Mr. Graham C. Grady  
Page 2

Accordingly the Department of Planning hereby authorizes as an interim use a maximum of 253 non-accessory parking spaces upon Sub-Area "A" of R.B.P.D. No. 461 for an initial period of (3) three years. The Commissioner of Planning may authorize two one-year extensions if he determines after giving consideration to the guidelines contained in Section 11.11-2 (a) through (m) of the Zoning Ordinance, that each such extension is warranted and would not have an adverse impact on public health, safety or welfare. The parking lot is required to be designed in accord with provisions of the Chicago Zoning Ordinance with the approval of the Bureau of Traffic Engineering and Operations.

Very truly yours,

A handwritten signature in black ink, appearing to read "David R. Mosena". The signature is fluid and cursive, with a large, stylized initial "D".

DAVID R. MOSENA  
Commissioner

11/16/88

UNFINISHED BUSINESS

19449

*Reclassification Of Area Shown On Map No. 1-F.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-5 Restricted Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by

West Superior Street; North Orleans Street; West Huron Street; a line 157.70 feet east of and parallel to North Sedgwick Street; the alley next south of West Huron Street; North Sedgwick Street; West Huron Street; a line 273.44 feet west of and parallel to North Orleans Street; the alley next north of West Huron Street; North Sedgwick Street,

to the designation of a C3-5 Commercial-Manufacturing District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the C3-5 Commercial-Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by

West Superior Street; North Orleans Street; West Huron Street; a line 157.70 feet east of and parallel to North Sedgwick Street; the alley next south of West Huron Street; North Sedgwick Street; West Huron Street; a line 273.44 feet west of and parallel to North Orleans Street; the alley next north of West Huron Street; North Sedgwick Street,

to the designation of a Residential-Business Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no other.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

*Residential-Business Planned Development. No. 461*

*Plan Of Development.*

*Statements.*

1. The area delineated herein as Residential-Business Planned Development (the "Planned Development") consists of approximately 79,973 square feet (or 1.83 acres) of real property owned or under the control of American National Bank and Trust Company of Chicago as Trustee under Trust No. 103999-05. The beneficiary of American National Bank and Trust Company Trust No. 103999-05 is the Superior Street Redevelopment Limited Partnership.
2. The applicant or its successors, assignees or grantees shall obtain all official City reviews, approvals and permits required in connection with this Plan of Development.
3. Any dedication or vacation of streets or alleys or easements or any adjustments of rights-of-way shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
4. The following uses shall be permitted within the Planned Development:  
  
Residential, retail, office/commercial, restaurants, health club facilities, off-street parking (accessory and non-accessory), earth station receiving dishes, accessory uses and any permitted use allowed under a C3-5 Commercial-Manufacturing District,  
  
subject to such limits, maximum and minimum, as are set forth in the table of use and bulk regulations and related controls made a part of this Plan of Development.
5. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Streets and Sanitation 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 of the Bureau of Traffic Engineering and Operations and the approval of the Commissioner of Planning.
6. The height restriction of the development and any appurtenance attached hereto shall be subject to:



*Reclassification Of Area Shown On Map No. 1-F.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-5 Restricted Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by

West Superior Street; North Orleans Street; West Huron Street; a line 157.70 feet east of and parallel to North Sedgwick Street; the alley next south of West Huron Street; North Sedgwick Street; West Huron Street; a line 273.44 feet west of and parallel to North Orleans Street; the alley next north of West Huron Street; North Sedgwick Street,

to the designation of a C3-5 Commercial-Manufacturing District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the C3-5 Commercial-Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by

West Superior Street; North Orleans Street; West Huron Street; a line 157.70 feet east of and parallel to North Sedgwick Street; the alley next south of West Huron Street; North Sedgwick Street; West Huron Street; a line 273.44 feet west of and parallel to North Orleans Street; the alley next north of West Huron Street; North Sedgwick Street,

to the designation of a Residential-Business Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no other.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

- a. Height limitations as certified on Form FAA-117 (or on successor form or forms covering the same subject matter) and approved by the Federal Aviation Administration;
  - b. Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council; and
  - c. Height limitations as approved by the Federal Aviation Agency pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Agency.
7. Off-street parking and loading facilities will be provided in compliance with this Plan of Development which has been reviewed and approved by the Commissioner of Planning in light of the building's landmark status and the City's intent to preserve the architectural character of the exterior of the building.
8. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use of the Planned Development, and illustrates that the development of such area will be in accordance with the intent and purpose of this Plan of Development.
9. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Departments of Planning and Zoning. Temporary signs such as construction, marketing and special event or art exhibit signs may be permitted subject to the aforestated approvals.
10. This Plan of Development, consisting of twelve (12) statements; an existing zoning map; a boundary and property line map; a generalized land use map; and a table of use and bulk regulations and related controls, is applicable to the area delineated herein. These and no other controls shall apply to the area delineated herein. This Plan of Development is in conformity with the intent and purpose of the Chicago Zoning Ordinance and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
11. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning.
12. The exterior facade design of the parking garage structure to be built on Sub-area B shall be consistent and in harmony with the River North Urban Design/Gallery District Plan and the design of the Brunswick-Balke-Collender Factory Complex located in Sub-area A of the Planned Development site. The exterior facade design of the parking garage structure shall be subject to the approval of the Department of Planning consistent with the aforementioned criteria with such approval not to be unreasonably withheld by the Department of Planning.

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

*Residential-Business Planned Development No. \_\_\_\_\_*

*Plan Of Development*

*Use And Bulk Regulations And Data.*

Subarea	Net Site Area Sq. Ft. (Acres)	Land Use Permitted	Max. Floor Area Ratio	Max. % Of Site Coverage
A	64,196 (1.47)	Residential, retail office/commercial, restaurants, accessory uses, earth station receiving dishes and any permitted uses as are allowed in a C3-5 Commercial-Manufac- turing District	7.0	100
B	15,777 (.36)	Off-street parking (accessory and non- accessory), retail, commercial, health club facilities and any permitted uses as are allowed in a C3-5 Commercial- Manufacturing District (Maximum Height of Structure 85 feet).	7.0	100
Total Net Site Area*	79,973 (1.83)	*includes 5,291 square feet associated with to be vacated alley in Subarea A		

Gross Site Area = Net Site Area: 79,973 square feet (1.83 acres) plus area remaining in public right of way: 50,621.00 square feet (1.16 acres) = 130,594 square feet (2.99 acres)

Off-street parking and loading:

Subarea A: Minimum number of off-street loading berths: 5  
Subarea B: Minimum number of off-street parking spaces: 204

Bulk regulations: Subarea A: Maximum number of dwelling units: 212  
Subarea B: Maximum height of proposed structure: 85 feet

[Generalized Land Use Map, Boundary and Property Line Map  
and Existing Zoning Map printed on pages 19455  
through 19457 of this Journal.]

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*Reclassification Of Area Shown On Map No. 1-F.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Business Planned Development No. 371 symbols and indications as shown on Map No. 1-F in the area bounded by

West Hubbard Street; North Franklin Street; West Kinzie Street; and North Orleans Street,

to the designation of a Residential-Business 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 thereof and to no others.

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


Plan of Development attached to this ordinance reads as follows:

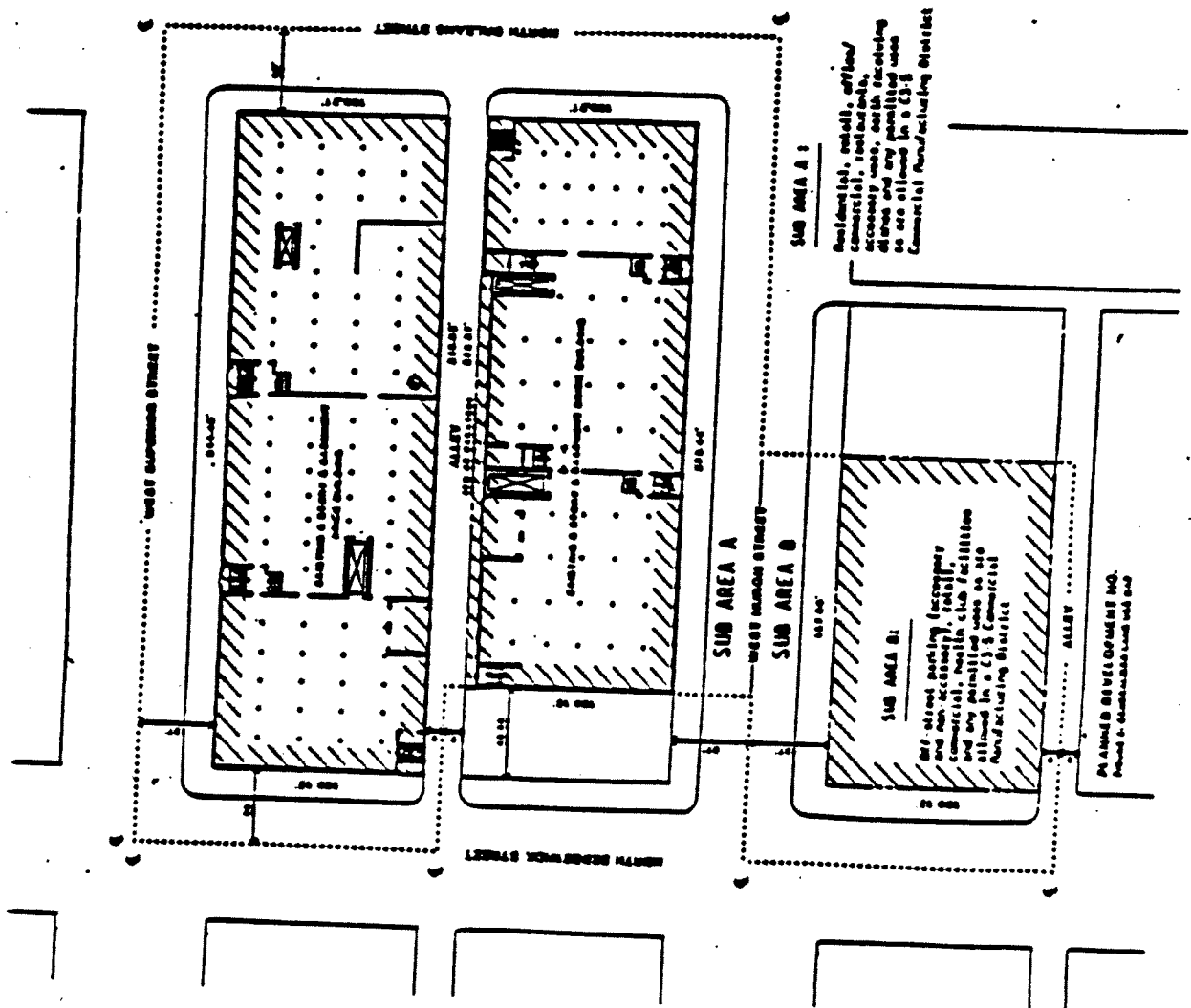
*Residential-Business Planned Development**Statements:*

1. The area delineated herein as "Residential-Business Planned Development" is owned or controlled by John L. Marks.
2. All applicable official reviews, approvals or permits are required to be obtained by the owner or his successors, assignees, or grantees.
3. Use of land will consist of residential units, hotel rooms, office and commercial uses, commercial recreational uses, including a swimming pool and health club, an earth station receiving dish, accessory and non-accessory off-street parking and related uses.
4. Any dedication or vacation of streets or re-subdivision of parcels shall require a separate submittal on behalf of the owner and approval by the City Council.
5. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
6. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, shall be adequately designed and paved in accord with the regulations of the Department of Public Works 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 permitted within such paved areas.
7. Identification and business identification signs may be permitted within the area delineated herein as Residential-Business Planned Development, subject to the review and approval of the Commissioner of the Department of Planning. Advertising signs are permitted.
8. The height restriction of any building or any appurtenance attached hereto shall be subject to:
  - a. height limitations as certified on form FAA-117, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration; and

(Continued on page 19458)

**Generalized Land Use Plan.**

<p><b>MURON / SUPERIOR DEVELOPMENT</b></p> <p>COMMERCIAL / RESIDENTIAL DEVELOPMENT LOCATED AT NORTH COLUMBIA, BIRMINGHAM, AND ADJACENT STRAITS IN COLUMBIA, ALABAMA</p>	<p><b>PLANNED DEVELOPMENT</b></p>	<p>APPLICANT: PARKING STREET AIRPORT SERVICE CORPORATION 100 NORTH BLANK STREET COLUMBIA, ALABAMA 36810</p>	<p><b>PLANNED DEVELOPMENT SITE</b></p> <p>DATE: <u>July 25, 1988</u></p>	<p><b>GENERALIZED LANDUSE MAP</b></p> <p>NOT ***** SOURCE OF DATA ORIGIN: OWNER OR HIS PROPERTY OWNERS</p>	
<p>City of Birmingham, Alabama</p>					



## Boundary And Property Line Map.

