

Reclassification Of Area Shown On Map No. 1-F.
(Application No. A-8091)
(Common Address: 130 N. Franklin St.)

DC-16

[O2015-139]

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 Central Area Parking Planned Development Number 493 District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Randolph Street; North Franklin Street; West Washington Street; a line 161.70 feet west of and parallel to North Franklin Street; the public alley next south of and parallel to West Randolph Street; and a line 201.96 feet west of and parallel to North Franklin Street,

to those of a DC-16 Downtown Core District.

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

~~*Reclassification Of Area Shown On Map No. 1-H.*
(Application No. A-8080)
(Common Address: 1701 -- 1713 W. Grand Ave.)~~

~~[O2014-9813]~~

~~*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 B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 1-H in the area bounded by:~~

~~West Grand Avenue; a line 119.87 feet west of and parallel to North Paulina Street; West Ferdinand Street; and North Paulina Street,~~

~~to those of a C2-1 Motor Vehicle-Related Commercial District.~~

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



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>

November 17, 2010

Mr. Joseph P. Gattuso
Shefsky & Froelich
111 East Wacker Drive
Suite 2800
Chicago, IL 60601-3713

Re: **One-year sunset extension for Central Area Parking Planned Development No. 493, as amended, 300 West Washington Street and 301 West Randolph Street**

Dear Mr. Gattuso:


Please be advised that your request for a one-year sunset extension to the six-year construction period for Central Area Parking Planned Development No. 493 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. 493 was passed by the City Council on November 3, 2004, and pursuant to Statement No. 12, unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire. You have indicated that several permits have been obtained and although work is under way at the site, several permits must still be obtained.

Please be advised that pursuant to the authority granted by the Chicago Zoning Ordinance and Central Area Parking Planned Development No. 493, I hereby approve a one-year sunset extension from November 3, 2010 to November 3, 2011.

However, Statement 12 also states "Furthermore, in the event that a building has not been constructed on the Property within five (5) years of the date of adoption of this Planned Development, the northern portion of the Property, which portion is commonly known as 301 West Randolph Street, shall be brought into full compliance with the requirements of the Chicago Landscape Ordinance in effect at that time." Since a building has not been constructed within the five year period, the northern portion must be brought into full compliance with the requirements of the Chicago Zoning Ordinance at this time.

Sincerely,


Patricia A. Scudiero
Commissioner

PAS:HG:tm

c: Steve Valenziano, Mike Marmo, Erik Glass, Ron Daye, Main file



11/3/2004

REPORTS OF COMMITTEES

14481
35527

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 14549, 14544, 14547, 14548, 14546, 14543, 14554, 14344 and 14225 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, Stroger, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, 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, 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 Number 1-F

(As Amended)

(Application Number 14481)

CA PPD 493,09

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 Central Area Parking Planned

Development Number 493, as amended, symbols and indications as shown on Map Number 1-F in the area bounded by:

West Randolph Street; North Franklin Street; West Washington Street; a line 161.70 feet west of North Franklin Street; the alley next south of West Randolph Street; and a line 201.96 feet west of North Franklin Street,

to those of Central Area Parking Planned Development Number 493, as amended, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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

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

*Central Area Parking Planned Development
Number 493, As Amended.*

Plan Of Development Statements.

1. The area delineated herein as a Central Area Parking Planned Development (the "Planned Development") consists of approximately sixty-five thousand three hundred eighty-one (65,381) square feet (one and fifty hundredths (1.50) acres) which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned by the applicant, Henry Crown and Company, doing business as CC Industries, Inc.
2. The applicant or its successors, assignees or grantees shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, 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.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors, assignees or grantees 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, assignees or grantees and, if different than the applicant, any legal titleholders 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.

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, Property Line and Right-of-Way Adjustment Map; an Existing Land-Use Map; a Site Plan; a Landscape Plan and a Landscape Planting Legend, prepared by JJR, L.L.C. dated October 21, 2004. A full-size set of the Site Plan, the Landscape Plan and the Landscape Planting Legend is 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.
5. Subject to the Bulk Regulations and Data Table, the following uses shall be permitted in this Planned Development: non-accessory grade level public parking for passenger cars, light vans and pickup trucks and an enclosed attendant booth and related and accessory uses.

The Planned Development as currently approved accommodates two hundred five (205) vehicles in a stacked parking arrangement. In addition to the paved parking area, the Planned Development is improved with an enclosed attendant booth, landscaping along the north and east boundaries and guardrails along the boundaries of the Planned Development. The applicant proposes to add approximately twenty-nine thousand (29,000) square feet of land south of West Court Place to the Planned Development to also be used for parking as permitted herein. This additional land will feature landscaping significantly in excess of that required by the Chicago Landscape Ordinance, provisions for stormwater

management and other elements recommended by the United States Green Building Council's Leadership in Energy and Environmental Design ("L.E.E.D.") initiative. The Planned Development will then accommodate one hundred ninety-nine (199) vehicles, an attendant booth and related improvements as depicted on the Site Plan. The location of the driveways on West Washington Street and West Randolph Street shown on the Site Plan shall not serve as precedent for the location of vehicular access to the Property at such time as a building is proposed to be constructed on the Property or any part thereof.

6. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning Development. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Any 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development. Any vacation or dedication of streets or alleys shall require a separate submittal by the applicant and approval by the City Council. 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 Department of Transportation.
8. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with this Planned Development. Landscaping shall be installed in accordance with the Site/Landscape Plan and maintained in accordance with the parkway tree planting and parking lot landscaping provisions of the Chicago Zoning Ordinance.
9. 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 request of the applicant or its successors, assignees or grantees and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor

area ratio for the total net site area or the maximum number of units for the total net site area established in this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

10. The applicant acknowledges that it is in the public interest to design, construct and maintain all improvements in a manner which promotes and maximizes the conservation of natural resources. The applicant shall use best and reasonable efforts to design, construct and maintain all improvements located within this Planned Development in an energy efficient manner, generally consistent with the 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.
11. The applicant acknowledges that it is in the public interest to design, construct and maintain all improvements in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new 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 drawings for each improvement.
12. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years of the effective date hereof and unless the completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the underlying C3-7 Commercial-Manufacturing District and Central Area Parking Planned Development Number 493, as amended, classifications. Furthermore, in the event that a building has not been constructed on the Property within five (5) years of the date of adoption of this Planned Development, the northern portion of the Property, which portion is commonly known as 301 West Randolph Street, shall be brought into full compliance with the requirements of the Chicago Landscape Ordinance in effect at that time.

[Existing Zoning Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Existing Land-Use Map; Site Plan; Landscape Plan; and Landscape Planting Legend referred to in these Plan of Development Statements printed on pages 35533 through 35538 of this *Journal*.]

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

*Central Area Planned Development
Number 493, As Amended.*

Plan Of Development

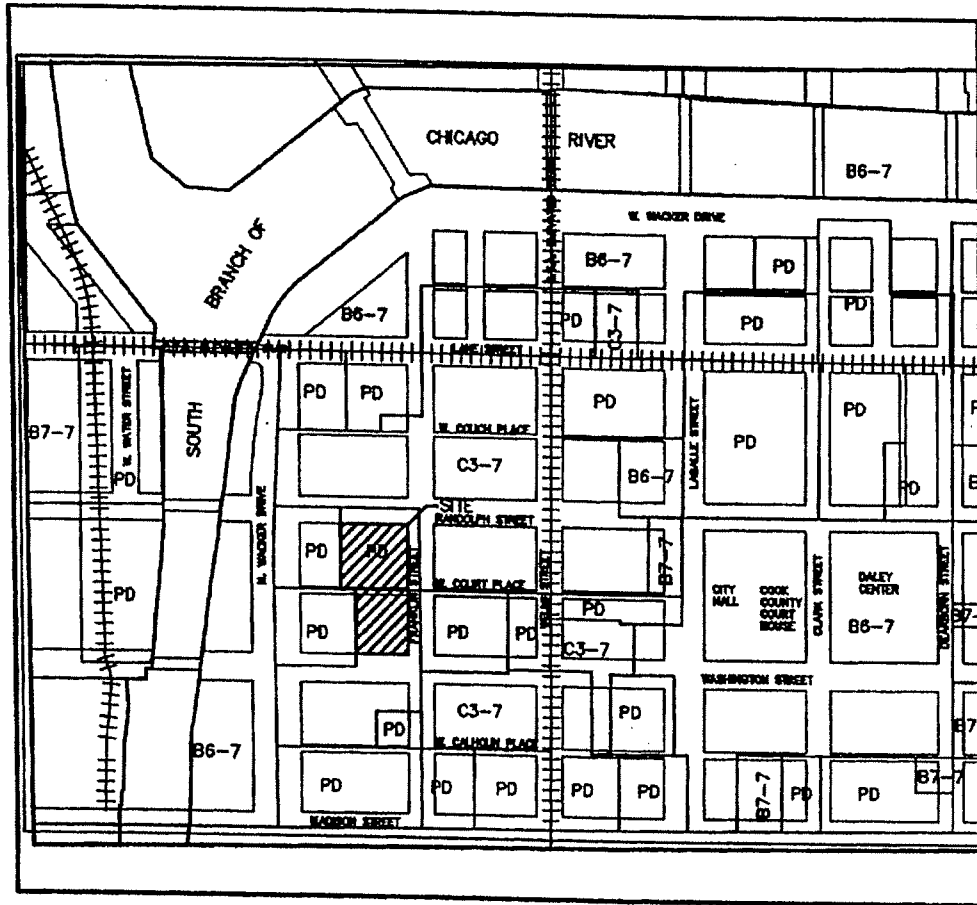
Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Areas Remaining in Public Rights-of-Way

99,856.42 square feet (2.29 acres) = 65,381.73 square feet (1.50 acres) + 34,474.69 square feet (0.79 acres)

Maximum Floor Area Ratio:	1.0
Minimum Setbacks from Property Line:	In accordance with the Site/Landscape Plan
Maximum Number of Parking Spaces:	199
Maximum Percentage of Land Covered:	In accordance with the Site/Landscape Plan

Existing Zoning Map.



APPLICANT: Henry Crown and Company,
d/b/a CC Industries, Inc.
222 North LaSalle Street
Chicago, Illinois 60601

DATE: JULY 21, 2004
REVISED: OCTOBER 21, 2004

LEGEND:

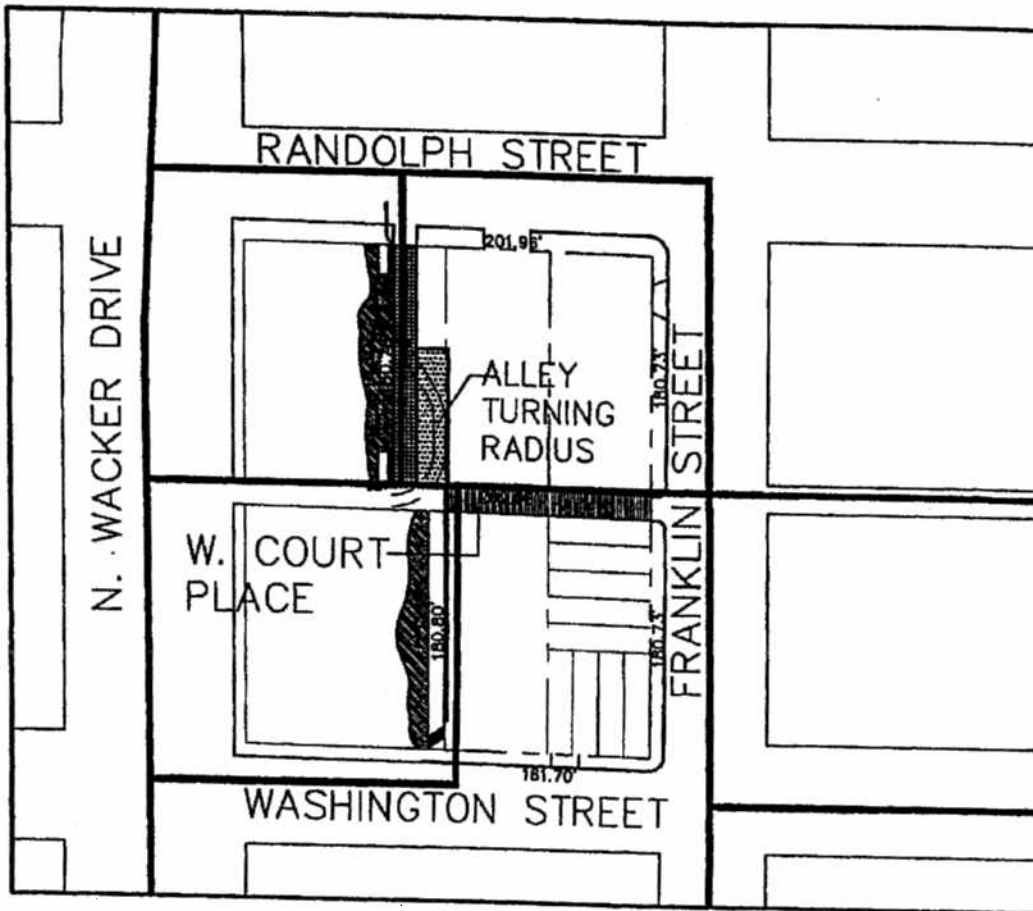


INDICATED PROPERTY FOR
PLANNED DEVELOPMENT



ZONING DISTRICT BOUNDARIES

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








CCD USGS = CITY OF CHICAGO UNITED STATES
GEOLOGICAL SURVEY DATUM = 571.48

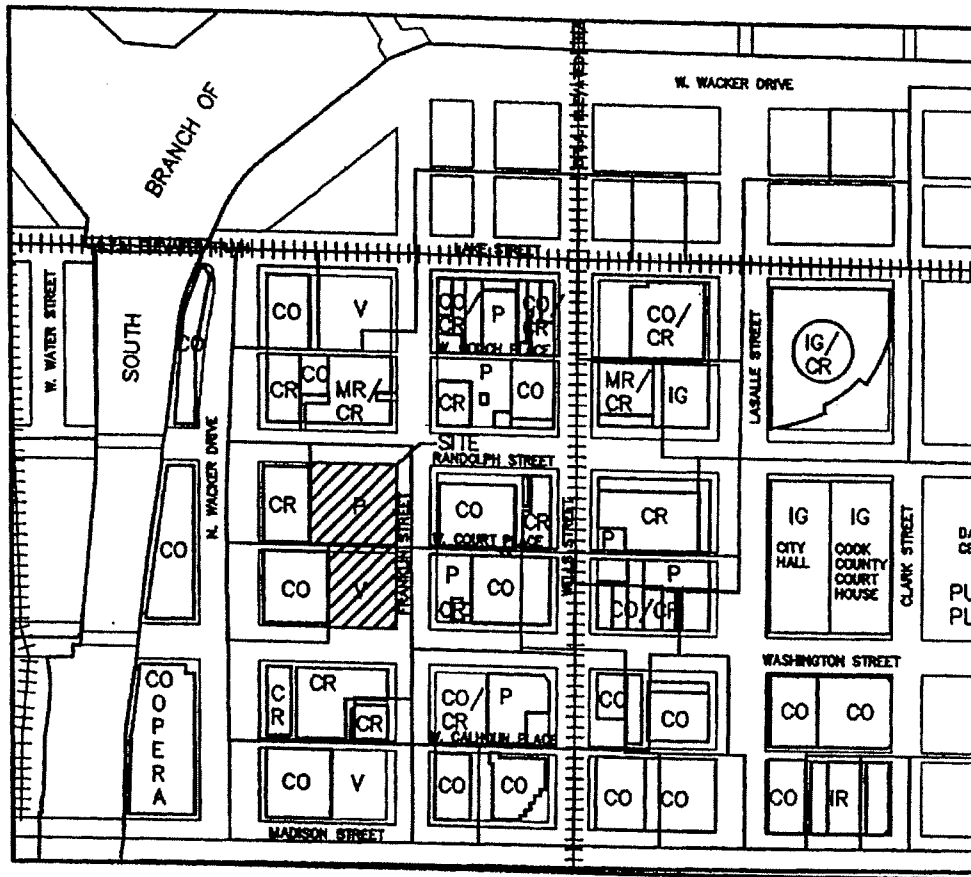
APPLICANT: Henry Crown and Company,
d/b/a CC Industries, Inc.
222 North LaSalle Street
Chicago, Illinois 60601

DATE: JULY 21, 2004
REVISED: OCTOBER 21, 2004

LEGEND:

-  ZONING DISTRICT BOUNDARIES
-  PROPERTY LINE
-  STREET/ALLEY TO BE VACATED
-  COMPLETE DEDICATION OF NEW ALLEY
-  PARTIAL DEDICATION OF NEW ALLEY TO 14'-0" ABOVE FINISHED GRADE (APPROX 28.71'-28.00' ABOVE GRADE/ FOR CCD USGS GRADES APPROX. 808.19'-808.48')












Existing Land-Use Map.



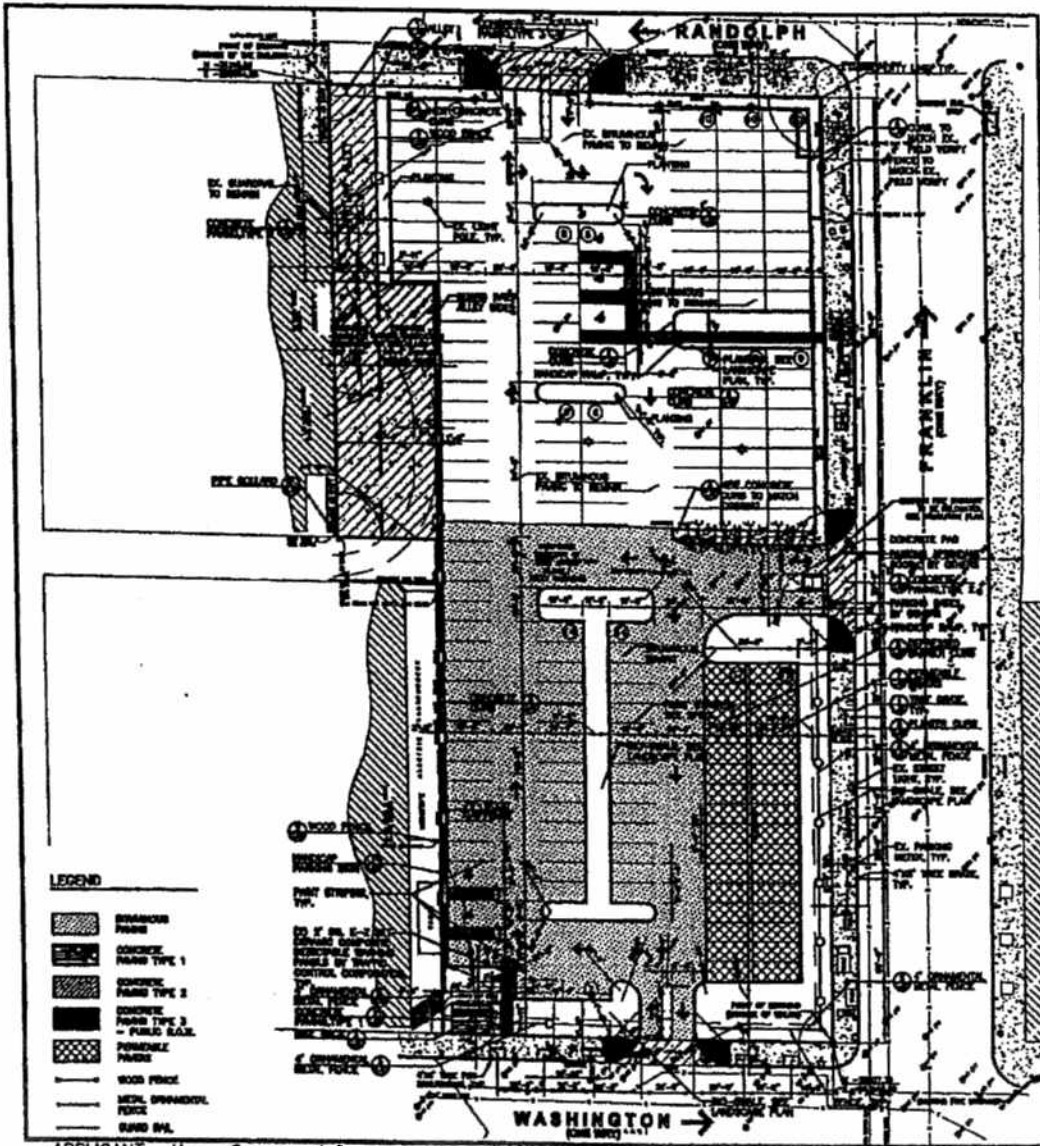
APPLICANT: Henry Crown and Company,
d/b/a CC Industries, Inc.
222 North LaSalle Street
Chicago, Illinois 60601

DATE: JULY 21, 2004
REVISED: OCTOBER 21, 2004

LEGEND:

	PLANNED DEVELOPMENT BOUNDARIES		MULTI-UNIT RESIDENTIAL
	INDICATED PROPERTY FOR LAND DEVELOPMENT		PARKING
	COMMERCIAL/OFFICE		VACANT
	COMMERCIAL/RETAIL		PROPERTY LINE
	INSTITUTIONAL/GOVERNMENT		BUILDING OUTLINE
	INSTITUTIONAL/RELIGIOUS		

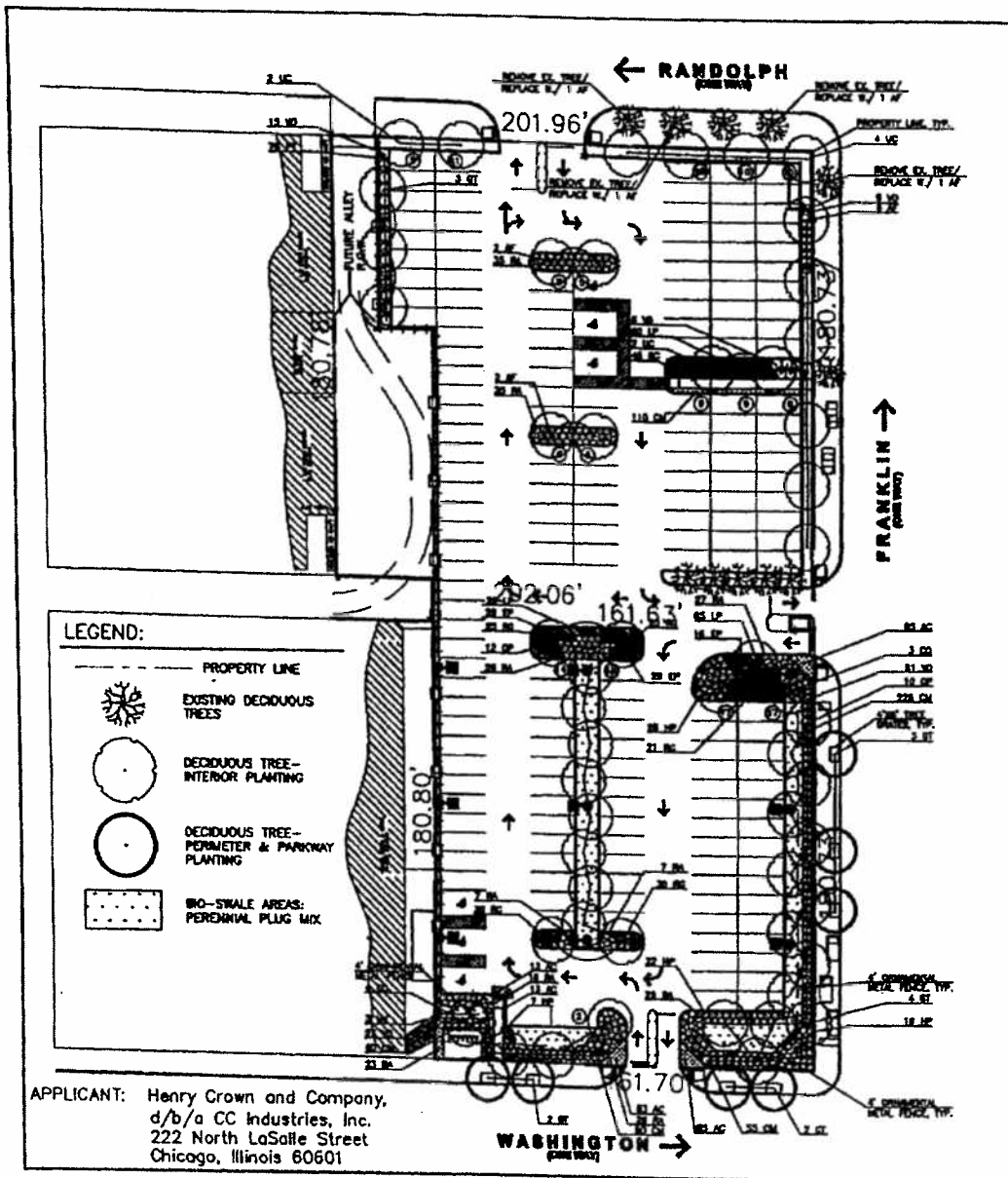
Site Plan.



APPLICANT: Henry Crown and Company,
d/b/a CC Industries, Inc.
222 North LaSalle Street
Chicago, Illinois 60601

DATE: JULY 21, 2004
REVISED: OCTOBER 21, 2004

Landscape Plan.





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. Stephen P. Sandler
Gould and Ratner
Eighth Floor
222 North LaSalle Street
Chicago, IL 60602

Re: 309-23 West Randolph Street
Central Area Parking Planned
Development No. 493

Dear Mr. Sandler:

Please be advised that your request for a minor change to Central Area Parking Planned Development No. 493 on behalf of CC Industries, Incorporated 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 Sub-area B site as a grade-level public parking lot be extended for an additional three year period. Planned Development No. 493, as approved on October 25, 1989, allowed for the use of the Sub-area B site for parking purposes for a period of three years with up to two one-year renewals beyond the three year period.

With regard to your request, the Department of Planning and Development has determined that the extension of the use of the property included with Sub-area B of Planned Development No. 493, for grade-level parking only for an additional three year period extending to October 25, 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 Hitchcock Design Group dated August 30, 1988.

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 October 26, 1994 to October 25, 1997.

Sincerely,

Valerie B. Jarrett
Commissioner



12005

Maximum Permitted Floor Area Ratio:	2.9.
Setbacks from Property Line:	In substantial conformance with the Site/Landscape Plan.
Maximum percentage of Site Coverage:	In substantial conformance with the Site/Landscape Plan.
Maximum Number of Dwelling Units:	196 units.
Minimum Number of Off-Street Parking:	196 spaces.
Minimum Number of Off-Street Loading Berths:	2 berths.
Maximum Height:	In substantial conformance with the Building Elevations.

—
*Reclassification Of Area Shown On Map Number 1-F.
(As Amended)
(Application Number 12005)*

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 symbols and indications as shown on Map Number 1-F as Central Area Parking Planned Development Number 493 and a C3-7 Commercial-Manufacturing District located within the area bounded by:

(Continued on page 43258)

(Continued from page 43247)

West Randolph Street; North Franklin Street; West Court Place; and a line approximately 202 feet west of and parallel to North Franklin Street,

to those of a Central Area Parking Planned Development Number 493, as amended, 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:

*Central Area Parking Planned Development
Number 493, As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Central Area Parking Planned Development Number 493, as amended (the "Planned Development"), consists of approximately thirty-six thousand (36,000) net square feet of property located at 309 -- 323 West Randolph Street, which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned by the Applicant, CC Industries, Inc., a Delaware corporation.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant, its successors, assignees or grantees 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 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. However, 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.

4. This Plan of Development consists of ten (10) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; and a Site/Landscape Plan. A full sized copy of the Site/Landscape Plan is 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.
5. The uses permitted in the area delineated herein as Central Area Parking Planned Development Number 493, as amended, shall be non-accessory grade-level public parking for passenger cars, light vans and pickup trucks and an enclosed attendant booth. The Planned Development as currently approved accommodates one hundred fifty-five (155) vehicles; one hundred forty (140) in regular spaces and fifteen (15) in reserved spaces. In addition to the paved parking area, the Planned Development is improved with an enclosed attendant booth, landscaping along the north and east boundaries of the Property, and guard rails along the boundaries of the Property. The Applicant is seeking permission to demolish the existing building located on the southeast portion of the Property and to add fifty (50) parking spaces to the parking lot.
6. 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 the Department of Planning and Development.
7. 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. Any changes to ingress and egress shall be subject to the

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

*Central Area Parking Planned Development
Number 493, As Amended.*

Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area, \pm 55,418 square feet = Net Site Area, \pm 36,000 square feet
 \pm Area Remaining in Public Right-of-Way, \pm 19,418 square feet.

Maximum Permitted Floor Area Ratio:	16.0.
Setbacks from Property Line:	In accordance with the Site/Landscape Plan.
Maximum Number of Parking Spaces:	205.
Maximum Percentage of Land Covered:	In accordance with the Site/Landscape Plan.

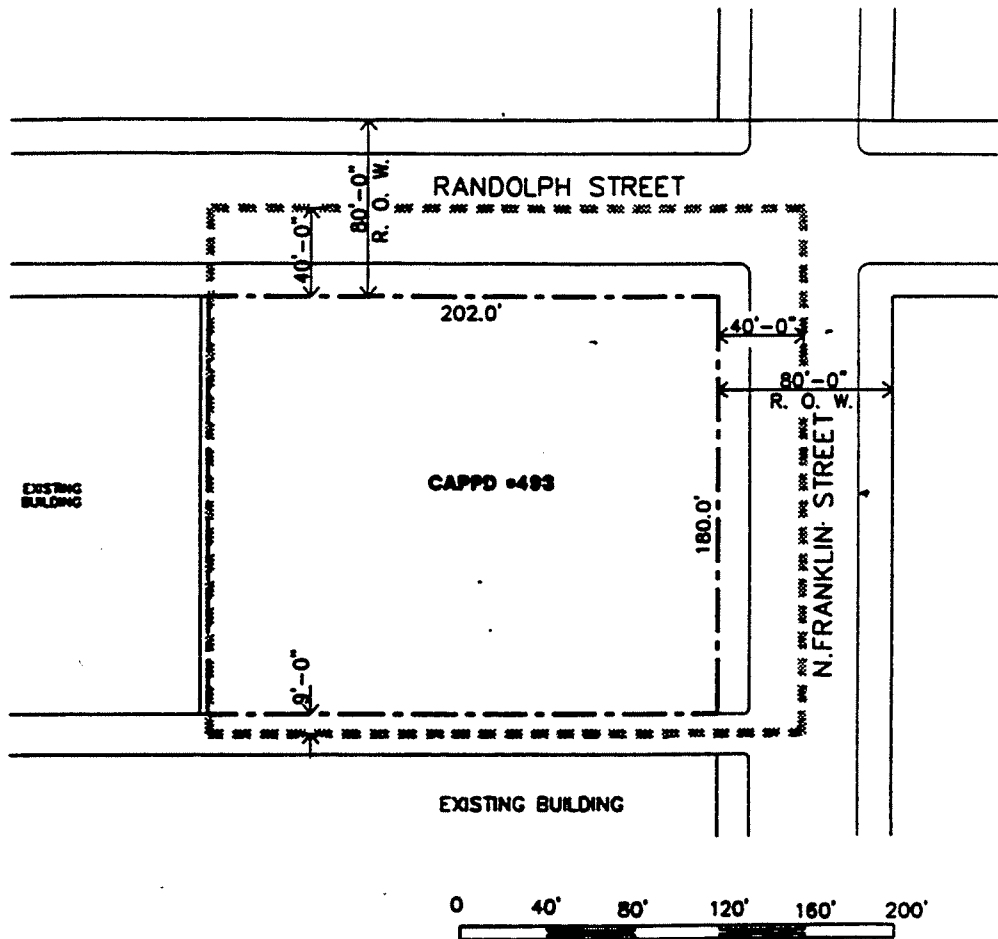
*Reclassification Of Area Shown On Map Number 2-F
(As Amended).
(Application Number 11999)*

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 C3-6 Commercial-Manufacturing District symbols and indications as shown on Map Number 2-F in the area bounded by:

(Continued on page 43266)

Planned Development Boundary And Property Line Map.



herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

In addition, I beg leave to recommend the passage of three ordinances which were corrected and amended in their corrected form: Application Numbers A-2673, 10544 (Plan of Development) and 10499 (Plan of Development). Also, with reference to Application Number 10499, Alderman Eisendrath submitted a resolution, which the committee passed unanimously and accepted into the record.

Please let the record reflect that the committee unanimously voted do not pass on Application Number A-2648.

This recommendation was concurred in by the respective members of the committee with no dissenting votes.

At this time, I motion that this report be deferred and published with the exception of Application Number 10544. In this particular situation, time is of the essence.

Respectfully submitted,

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

C.A.P.P.D. # 493

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

Yeas -- Aldermen Rush, Tillman, T. Evans, Bloom, Steele, Beavers, Caldwell, Shaw, Vrdolyak, Huels, Fary, Madrzyk, Burke, Carter, Langford, Streeter, Kellam, Sheahan, Jones, J. Evans, Garcia, Krystyniak, Henry, Soliz, Gutierrez, Butler, E. Smith, Davis, Figueroa, Gabinski, Mell, Austin, Kotlarz, Banks, Giles, Cullerton, O'Connor, Natarus, Eisendrath, Hansen, Levar, Schulter, M. Smith, Orr, Stone -- 45.

Nays -- None.

Alderman Caldwell 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 the C3-7 Commercial-Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by:

West Randolph Street; North Franklin Street; a line 100 feet south of and parallel to West Randolph Street; a line 80.86 feet west of and parallel to North Franklin Street; West Court Place; a line 202 feet west of and parallel to North Franklin Street,

to the designation of a Central Area Parking 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. 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:

*Central Area Parking Planned Development
(As Amended)*

Plan Of Development

Statements.

1. The area delineated herein as "Central Area Parking Planned Development" consists of the property located at 309 -- 323 West Randolph Street, which totals approximately 29,994.74 square feet or .6886 acres.

The attached Property Line Map identifies two portions of the property: Subarea A and Subarea B. Subarea A is held in trust by LaSalle National Bank under a trust agreement dated September 17, 1957 and known as Trust No. 20770. Subarea B is held in trust by American National Bank and Trust Company of Chicago under a trust agreement dated January 5, 1970 and known as Trust No. 29285. CC Industries, Incorporated is the sole beneficiary of both trusts.

2. The applicant is seeking permission to establish a surface parking lot on the subject property which is presently vacant. Prior to their demolition, a 2-story parking structure of approximately 160 parking spaces occupied Subarea A and a 5-story building occupied Subarea B. The replacement lot will accommodate 155 vehicles; 140 in regular spaces and 15 in reservoir spaces. In addition to the paved parking area, new improvements include an attendant booth, landscaping the north and east boundaries of the property, and guardrails along the north, east

and south boundaries. The landscape plan is subject to review and approval by the Commissioner of Planning prior to Part 2 P.D. approval. These improvements are designated on the parking plan attached hereto.

3. The parking facility shall be used for the parking of passenger cars, light vans and pickup trucks.
4. The zoning classification of the property included within Subarea B shall revert to that of a C3-7 Zoning District if that Subarea ceases to be used as a parking facility or upon the third anniversary of the effective date of this Planned Development, whichever event occurs first. However, with respect to Subarea B, the Commissioner of the Department of Planning may grant up to two, one-year renewals of this Planned Development beyond the original three-year period, if the parking facility within that Subarea has been operated in a manner consistent with all of the provisions of this Planned Development.
5. Adequate drainage shall be provided so as to permit runoff to flow to an established City of Chicago sewer.
6. Adequate lighting will be maintained at the facility.
7. Ingress and egress will be provided by one driveway on West Randolph Street and one driveway on North Franklin Street. All driveways will comply with the driveway ordinance of the City of Chicago.
8. The applicant or its successors, assignees, or grantees shall obtain all required Chicago reviews, approvals and permits in connection with this Plan of Development.
9. Any dedication or vacation of streets or alleys or easements or any adjustment 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.
10. The permitted uses of the property are set forth in the attached Table of Controls.
11. Business signs and business identification signs may be permitted within the Planned Development in accordance with the regulations applicable in a C3-7 Zoning District.
12. The zoning classification of the subject property will revert to C3-7 following the termination of the site as a parking facility.
13. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as the Planned Development, and illustrates that the development of such area will be in accordance with the intent and purpose of the Plan of Development.

14. 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.

[Property Line Map printed on page 6309
of this Journal.]

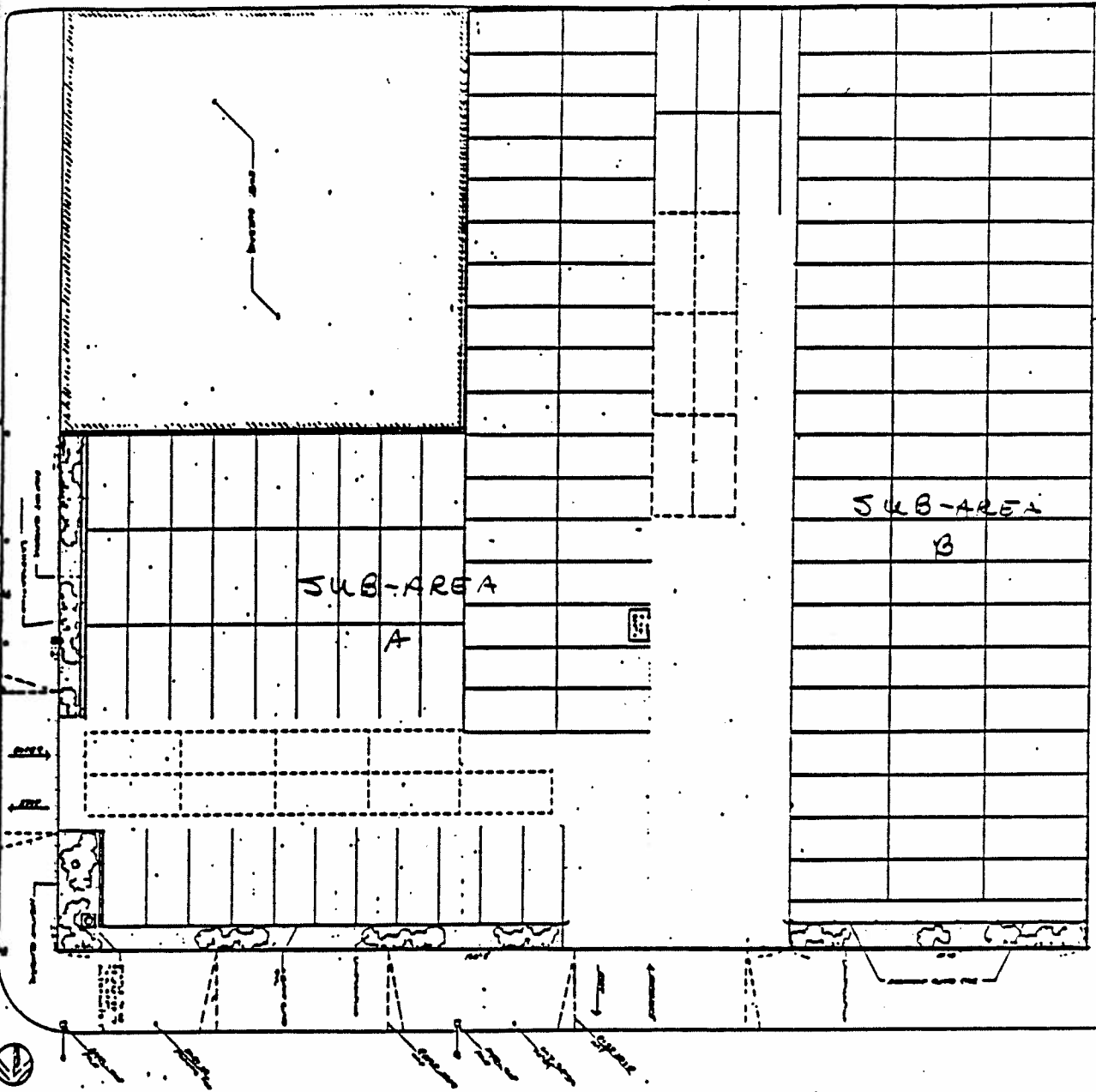
Use and Bulk Regulations and Data (Table of Controls) attached to this Plan of Development reads as follows:

Central Area Parking Planned Development

Use And Bulk Regulations And Data.

Net Site Area:	29,994.74 square feet
Gross Site Area =	44,768.22 square feet
Net Site Area +	29,994.74 square feet
Area of Public Street	14,773.48 square feet
General Description of Land Use:	Grade-level public parking facility
Maximum Number of Parking Spaces:	155
Maximum Area of Business and Commercial Space:	29,994.74 square feet
Maximum Floor Area Ratio:	.1
Maximum Percentage of Land Covered:	10%

PROPERTY LINE MAP



RANDOLPH STREET

ATTENDANT PARKING

REVISED 10/11/89

FRANKLIN / RANDOLPH PARKING LOT
 CHICAGO ILLINOIS

FRANKLIN / RANDOLPH PARKING LOT

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