

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-E.
(Application No. A-7908)
(Common Address: 4 -- 8 E. Huron St.)

DX-12

[O2015-3452]

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 1003 District symbols and indications as shown on Map Number 1-E in the area bounded by:

the east/west alley north of and parallel to East Huron Street; a line 85.09 feet east of and parallel to North State Street; East Huron Street; and North State Street,

to those of a DX-12 Downtown Mixed-Use District.

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

~~*Reclassification Of Area Shown On Map No. 1-F.*~~
~~(As Amended)~~
~~(Application No. 18383)~~
~~(Common Address: 640 N. Wells St.)~~

[SO2015-4176]

~~*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 DX-7 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-F in the area bounded by:~~

~~West Erie Street; North Wells Street; West Ontario Street; a line 149.18 feet west of and parallel to North Wells Street; the public alley next north of and parallel to West Ontario Street; and the public alley next west of and parallel to North Wells Street,~~

~~to those of a Residential-Business Planned Development.~~



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

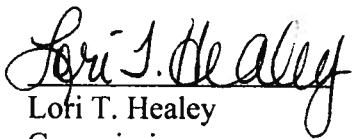
Lori T. Healey
Commissioner

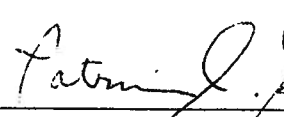
City Hall, Room 1000
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<http://www.cityofchicago.org>

MEMORANDUM

TO: The Honorable William J.P. Banks
Chairman, City Council Committee on Zoning

FROM: 
Lori T. Healey
Commissioner
Department of Planning
and Development


Patricia A. Scudiero
Zoning Administrator
Department of Zoning

RE: Journal Correction
Residential Planned Development # 1003

DATE: July 24, 2006

We are requesting a Journal Correction for Residential Planned Development # 1003 in order to correct the record to reflect the proper development entity. Currently, in Planned Development Statements 2, 3 and 14, a specific entity, "8 East Huron Associates, LLC" is listed. Listing a specific entity is not customary therefore, for the sake of consistency and in this case accuracy (currently and in the future), we ask that "8 East Huron Associates, LLC" be replaced with "Applicant."



BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1: That an ordinance passed by the City Council of the City of Chicago on January 11, 2006 and printed on pages 68336 through 68355 of the *Journal of Proceedings of the City Council* is hereby corrected by striking through the language in Statements 2, 3 and 14 of the ordinance as indicated below and by inserting in lieu thereof the underscored language as follows:

Statement 2 at pages 68336 and 68337

2. All applicable official reviews, approvals or permits required in connection with this Planned Development shall be obtained by ~~8 East Huron Associates, L.L.C.~~ Applicant, its successors, assigns or grantees.

[The remainder of Section 2 is unaffected by the change
and is not included for editorial convenience.]

Statement 3 at page 68337

3. 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 ~~8 East Huron Associates L.L.C.~~ the Applicant, its successors, assigns or grantees.

[The remainder of Statement 3 is unaffected by the change
and is not included for editorial convenience.]

Statement 14 at pages 68340 and 68341

14. 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 modification by ~~8 East Huron Associates, L.L.C. or its designee~~ the Applicant, its successors, assigns or grantees, and after a determination by the Commissioner of Planning and Development that such 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.

[The remainder of Statement 14 is unaffected by the change
and is not included for editorial convenience.]

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

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 13649)

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 DX-12 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-E in the area bounded by:

the east/west public alley next north of and parallel to East Huron Street; a line 85.09 feet east of and parallel to North State Street; East Huron Street; and North State Street,

to the designation of a Residential Planned Development and a corresponding use district is hereby established in the area above described, subject to the use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

Residential Planned Development Number 1003

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number *1003* (the "Planned Development") consists of approximately eight thousand five hundred nine (8,509) net square feet (approximately zero and one hundred ninety-five thousandths (0.195) acres) of real property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, Home Sweet Homes, L.L.C. ("Applicant").
2. All applicable official reviews, approvals or permits required in connection with this Planned Development shall be obtained by 8 East Huron

Associates L.L.C., its successors, assigns or grantees. Any dedication or vacation of streets and alleys, or easements or adjustments of rights-of-way, or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Applicant, its successors, assigns 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 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) shall be made or authorized by 8 East Huron Associates L.L.C.. No consents or approvals are required from any others. 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, interest or obligations therein.

4. This plan of development consists of sixteen (16) statements; a Bulk Regulation and Data Table; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Existing Zoning Map; Site Plan; Landscape Plan -- Ground Floor; Planting Details; Plant List; Roof Plan; Green Roof Plan; Floor Area Bonus Worksheet; and Building Elevations. Full-size copies of the Site Plan; Landscape Plans; Green Roof Plan; Roof Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. The 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 following uses shall be permitted in this Planned Development: residential uses including but not limited to dwelling units and multi-family dwelling units, retail, offices (business and professional), parking, related uses and all uses allowed in the DX-12 Downtown Mixed-Use District. However, the limitations of Section 17-9-0114-B shall not apply.

Following approval of a site plan by the Commissioner, the approved plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development. The approved site plan may be changed or modified pursuant to the minor change provisions of Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 14 of this Plan of Development.

A site plan shall, at a minimum, provide the following information with respect to the proposed improvements:

- A. the boundaries of the Property;
- B. the footprint of the improvements;
- C. location and dimensions of all loading berths;
- D. preliminary landscaping plan prepared by a landscape architect with final landscaping plan to be approved at Part II stage;
- E. all pedestrian circulation routes;
- F. the location of any adjacent public improvements;
- G. preliminary elevations of the improvements; and
- H. statistical information applicable to the Property limited to the following:
 - i. floor area and floor area ratio;
 - ii. uses to be established;
 - iii. building heights; and
 - iv. all setbacks, required and provided.

A site plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development.

14. 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 modification by 8 East Huron Associates L.L.C. or its designee and after a determination

6. Identification and other necessary signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs shall be permitted.
7. Off-street parking and loading facilities shall be in compliance with this Planned Development, subject to the review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all parking spaces shall be accessible parking.
8. Any service drive or any other means of ingress or egress, including for emergency vehicles, shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas or within fire lanes. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. 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 Chicago.
9. In addition to the maximum height of the proposed buildings or any appurtenance thereto, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulation and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions of the 2005 Chicago Zoning Ordinance shall apply. In addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor area in excess of five thousand (5,000) square feet devoted to mechanical/electrical equipment in a single location, regardless of placement in the building, maintenance spaces and all trash rooms, shall be excluded.
11. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way, and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site Plan, Landscape Plans, the Building Elevations and the Bulk

Regulation and Data Table. In addition, parkway trees shall be installed, as necessary, and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines, except as provided herein and on the attached plans.

- A. Landscape Ordinance And/Or Guide Relief For North State Street. Whereas the Landscape Ordinance and/or Guide may require up to one hundred (100) square feet of sidewalk planters along North State Street, Applicant shall only be required to install six (6) landscape planters, each planter shall be approximately four (4) feet in diameter, for a total of approximately seventy-five (75) square feet of planters on private property, as more fully detailed on the Landscape Plan -- Ground Floor.
 - B. Dog Run. The project will include a dog run.
 - C. Green Roof. Applicant shall install a vegetated green roof of approximately five thousand five hundred fifty-five (5,555) square feet in substantial conformance with the Green Roof Plan. However, the actual location of the green roof may change, subject to the approval of the Department of Planning and Development.
12. The Applicant acknowledges that it is in the public interest to design, construct and/maintain the project in a manner that promotes, enables and maximizes access throughout the Property. Therefore, at the time when Part II approvals are sought, the 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.
 13. Except for those plans which are approved and are referenced in Statement 4 above, prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II approval") for development or redevelopment of any development parcels within the Planned Development, a site plan for the proposed development, including parking areas and street access, shall be submitted to the Commissioner of the Department of Planning and Development for approval. No Part II approval for work for which a site plan must be submitted to the Commissioner shall be granted until the site plan has been approved by the Commissioner.

by the Commissioner of Planning and Development that such 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 of the Planned Development 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 of the Chicago Zoning Ordinance.

15. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the Property in a 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.
16. Unless substantial construction of any portion of the 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 and the zoning of the Property shall automatically revert to that of the pre-existing DX-12 Downtown Mixed-Use District. No further sunset or "Lapse of Approval" provisions shall apply.

[Floor Area Bonus Worksheet referred to in these Plan
of Development Statements unavailable
at time of printing.]

[Planned Development Boundary and Property Line Map; Existing
Land-Use Map; Existing Zoning Map; Site Plan; Landscape
Plan -- Ground Floor; Planting Details; Plant List; Roof
Plan; Green Roof Plan; and Building Elevation
Drawings referred to in these Plan of
Development Statements printed on
pages 68343 through 68355
of this *Journal*.]

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

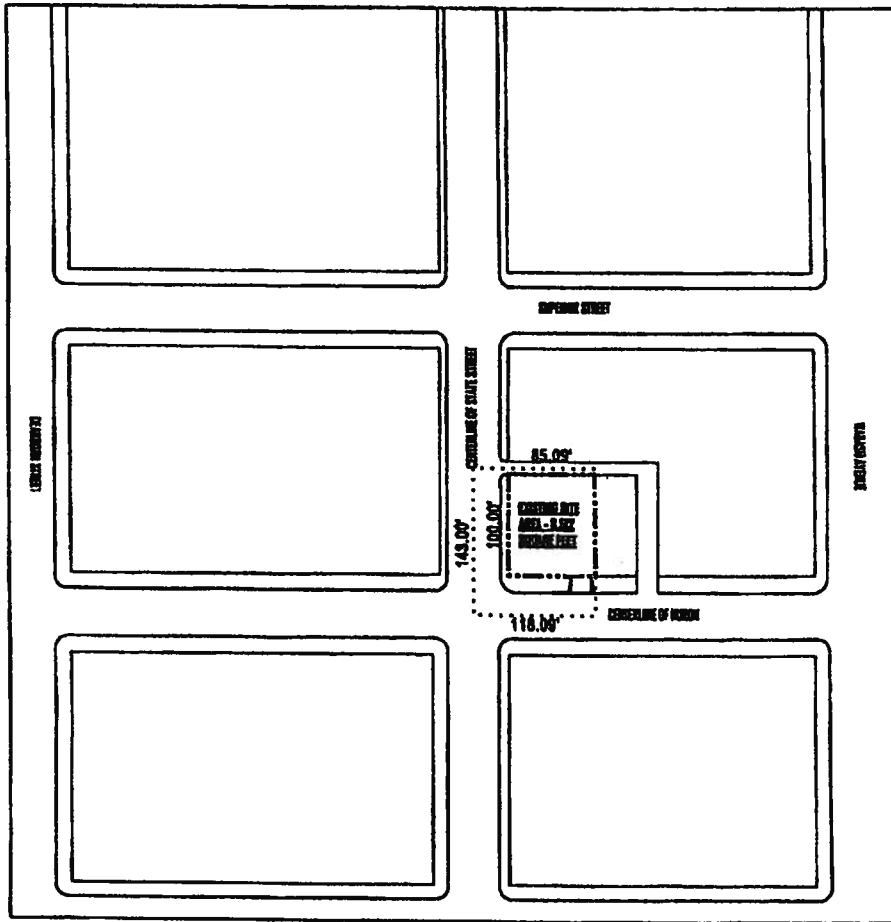
Bulk Regulations And Data Table.

1. Net Site Area:	8,509 square feet (.915 acres)
2. Maximum Floor Area Ratio:	16.5
3. Maximum Percentage of Land Coverage: (Excludes Impervious Surfaces):	100%
4. Maximum Number of Dwelling Units:	74 dwelling units
5. Minimum Number of Off-street Parking Spaces:	1 space/dwelling unit
6. Minimum Number of Bike Parking Spaces:	1 space/2 parking spaces
7. Minimum Periphery Setbacks:	
-- North at alley	0 feet, 0 inch
-- South at Huron Street	0 feet, 0 inch
-- East at property line	0 feet, 0 inch
-- West at State Street	0 feet, 0 inch
8. Maximum Building Height: (based on average sidewalk elevations)	310 feet (plus 35 feet for mechanical penthouse, roof mechanical units, roof access stairs and similar appurtenances)
9. Number of Off-Street Loading Berths	1 space (10 feet by 25 feet)

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary because of technical reasons, subject to approval of the Department of Planning and Development.

These regulations relate to the ultimate development within the planned development area. Interim stages of development may exceed these permitted standards, subject to the approval of the Department of Planning and Development.

Planned Development Boundary
And Property Line Map.



Applicant: Home Sweet Homes, LLC
 2-8 East Huron Street
 701-711 North State Street

Date: May 01, 2002
Revised: November 17, 2005

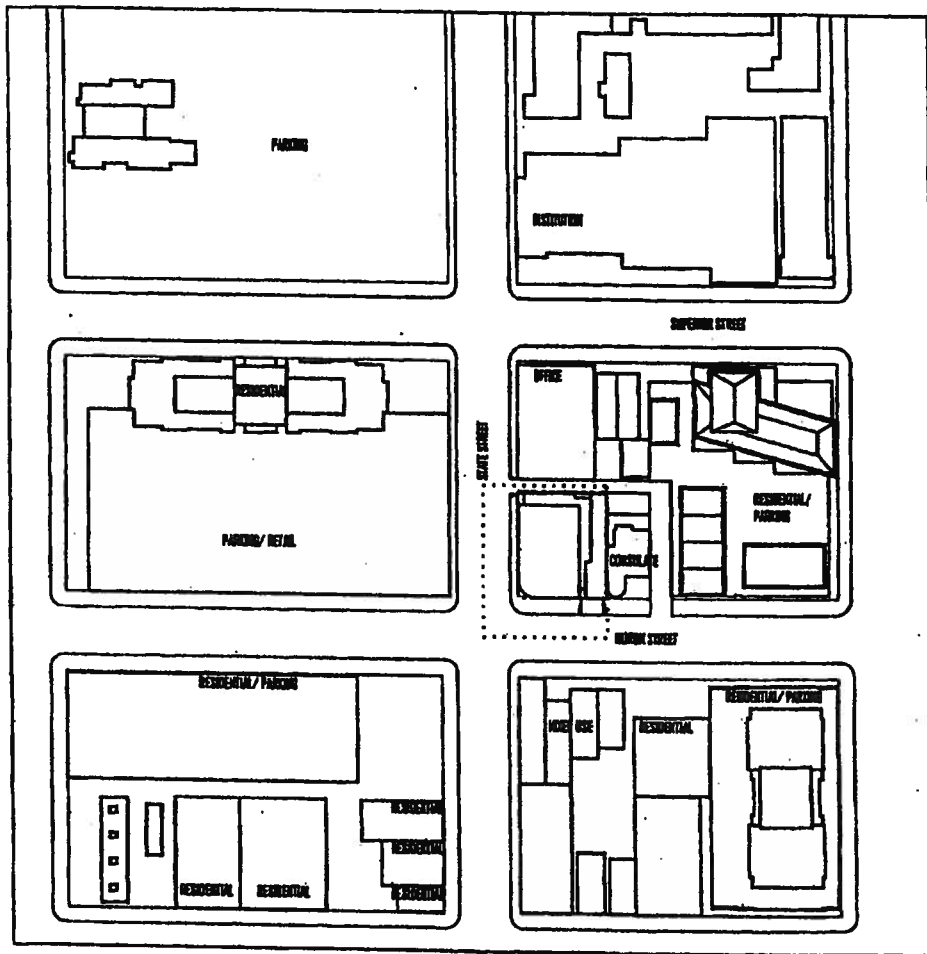
LEGEND

PROPERTY LINE ————
 PLANNED DEVELOPMENT BOUNDARY - - - - -

North



Existing Land-Use Map.



Applicant: Home Sweet Homes, LLC
 2-8 East Huron Street
 701-711 North State Street

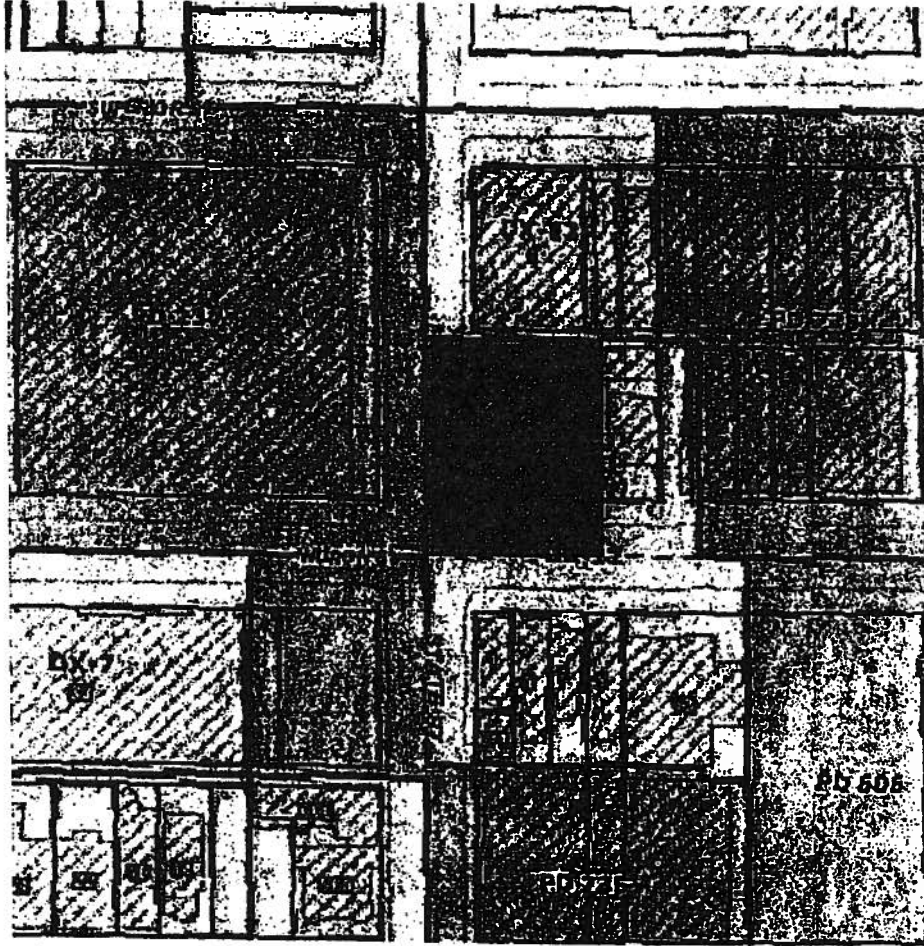
Date: May 01, 2002
Revised: November 17, 2005

LEGEND
 PLANNED DEVELOPMENT BOUNDARY



Existing Zoning Map.

Chicago Zoning Ordinance



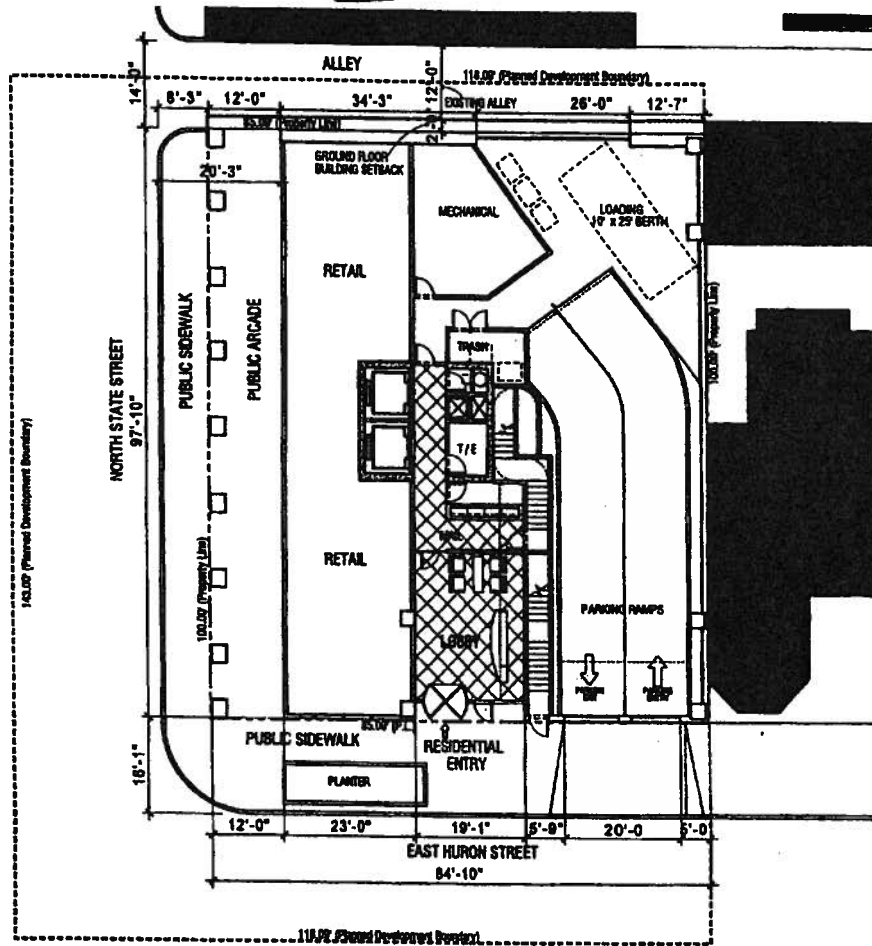
Applicant: Home Sweet Homes, LLC
2-8 East Huron Street
701-711 North State Street

Planned Development Boundary 

Date: May 01, 2002
Revised: November 17, 2005



Site Plan.



Applicant: Home Sweet Homes, LLC
 2-8 East Huron Street
 701-711 North State Street

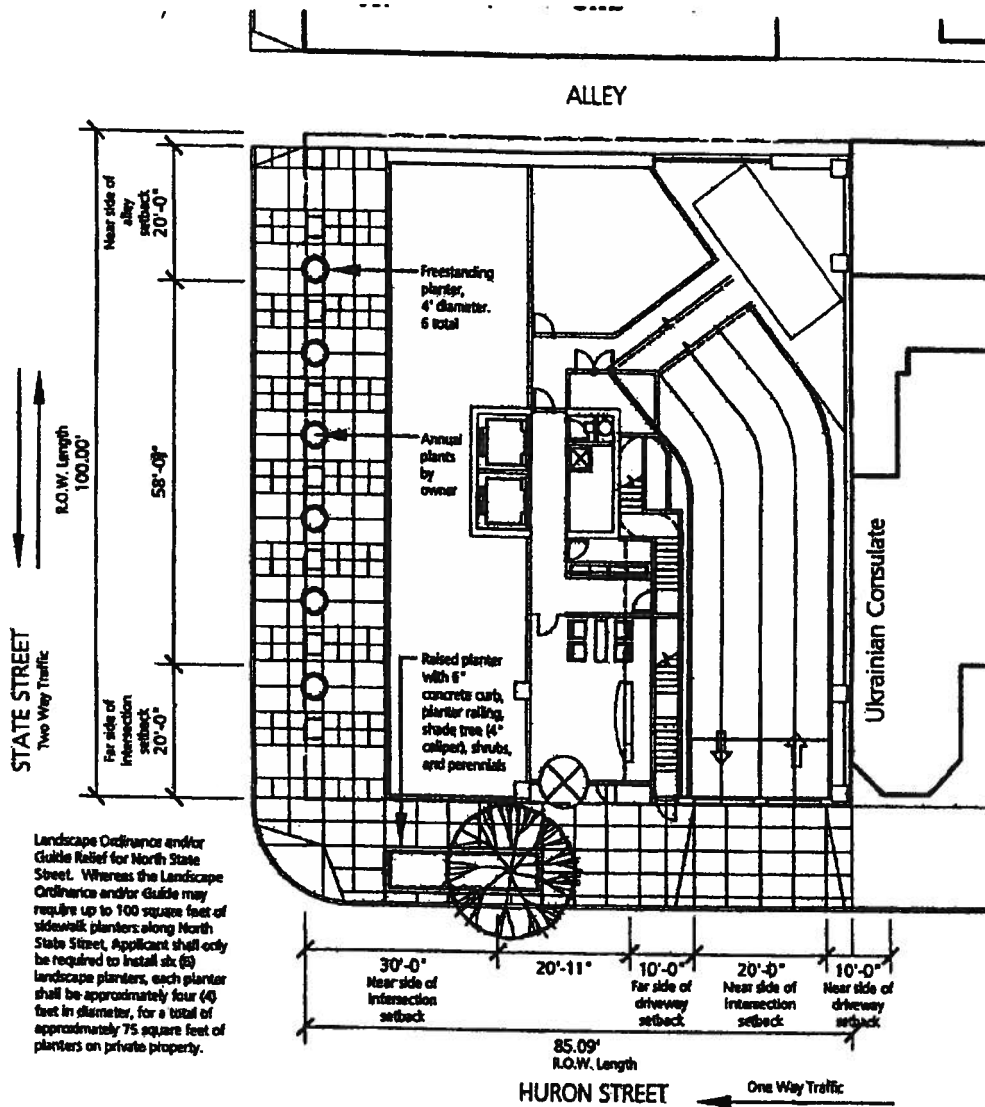
Date: May 01, 2002
Revised: November 17, 2005



North



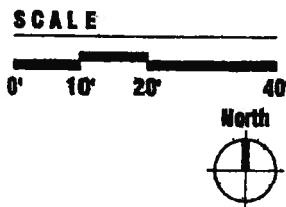
Landscape Plan -- Ground Floor.



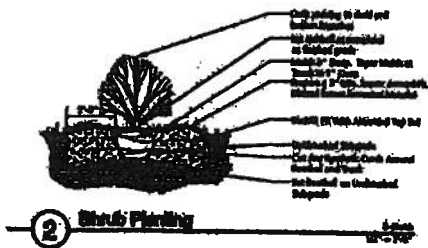
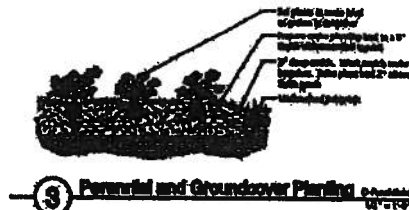
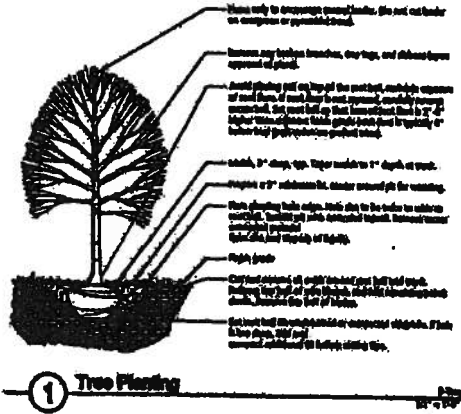
Landscape Ordinance and/or Guide Relief for North State Street. Whereas the Landscape Ordinance and/or Guide may require up to 100 square feet of sidewalk planters along North State Street, Applicant shall only be required to install six (6) landscape planters, each planter shall be approximately four (4) feet in diameter, for a total of approximately 75 square feet of planters on private property.

Applicant: Home Sweet Homes, LLC
2-8 East Huron Street
701-711 North State Street

Date: May 01, 2002
Revised: November 17, 2005



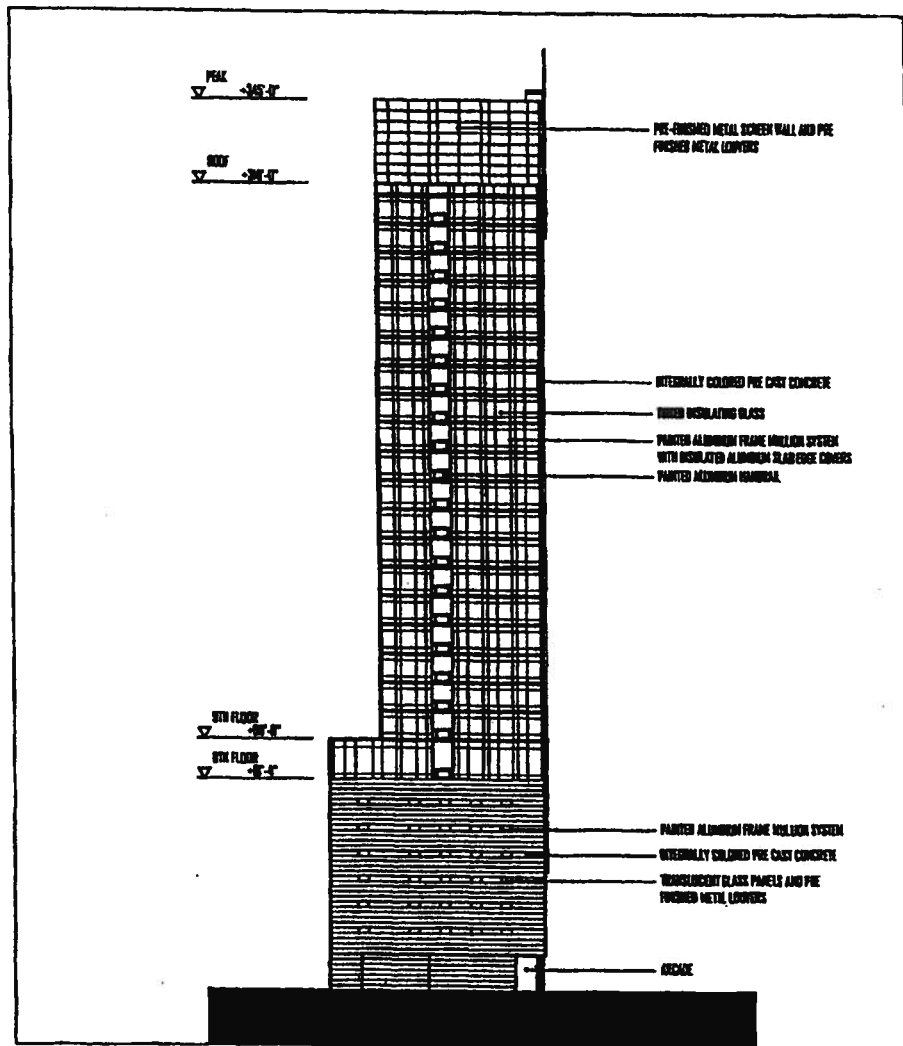
Planting Details.



Applicant: Home Sweet Homes, LLC
 2-8 East Huron Street
 701-711 North State Street

Date: May 01, 2002
Revised: November 17, 2005

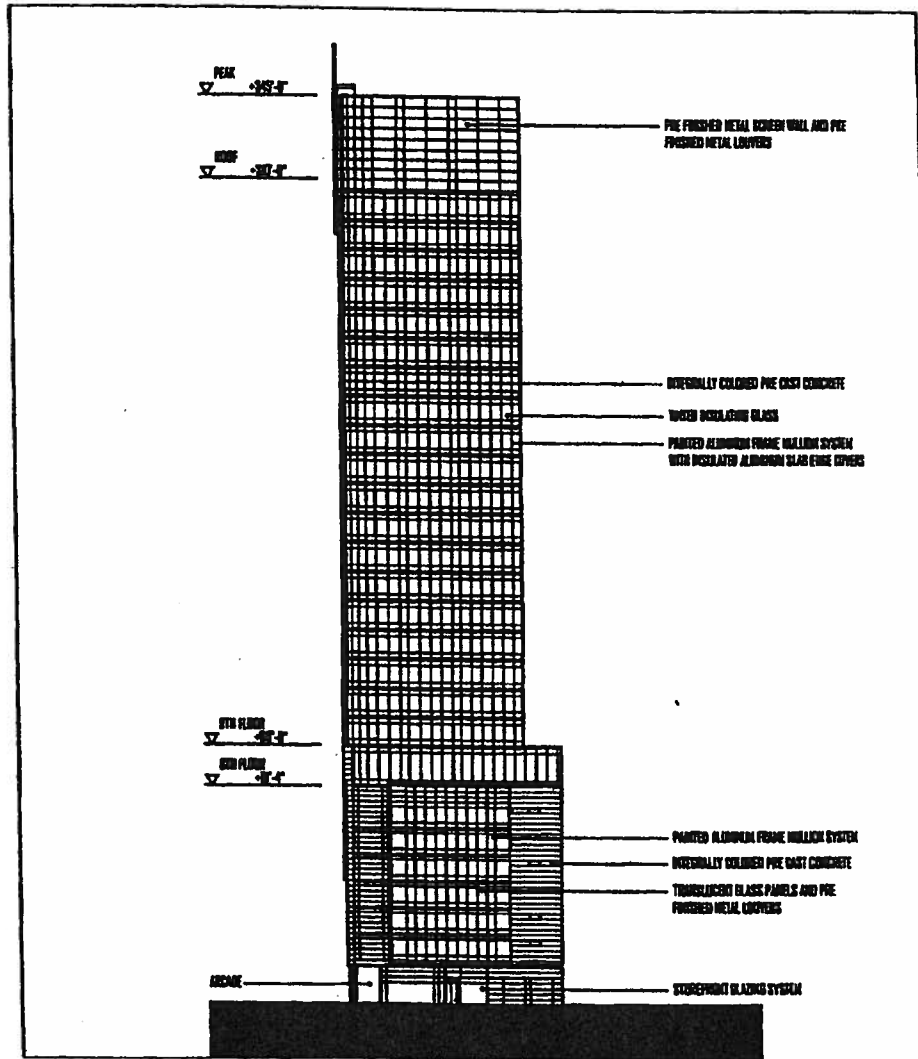
Building Elevation (North).



Applicant: Home Sweet Homes, LLC
2-8 East Huron Street
701-711 North State Street

Date: May 01, 2002
Revised: November 17, 2005

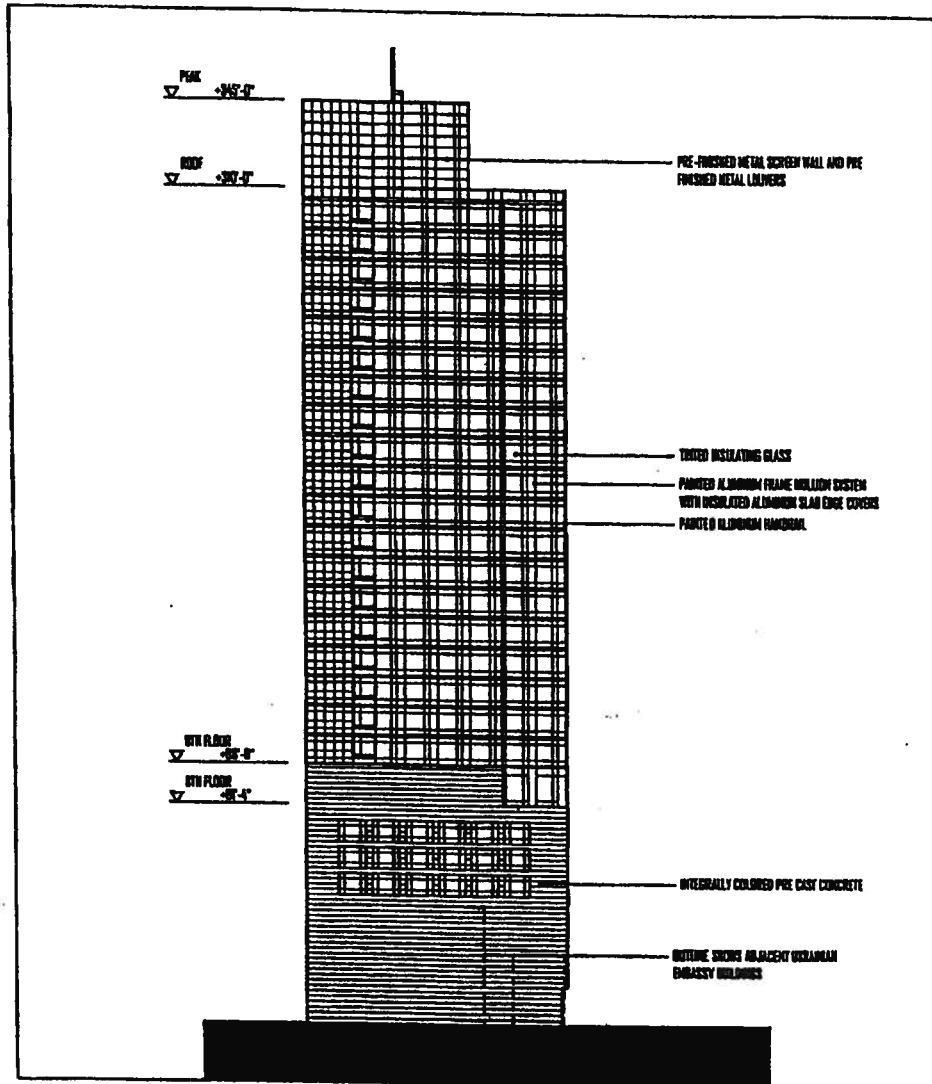
Building Elevation (South).



Applicant: Home Sweet Homes, LLC
2-8 East Huron Street
701-711 North State Street

Date: May 01, 2002
Revised: November 17, 2005

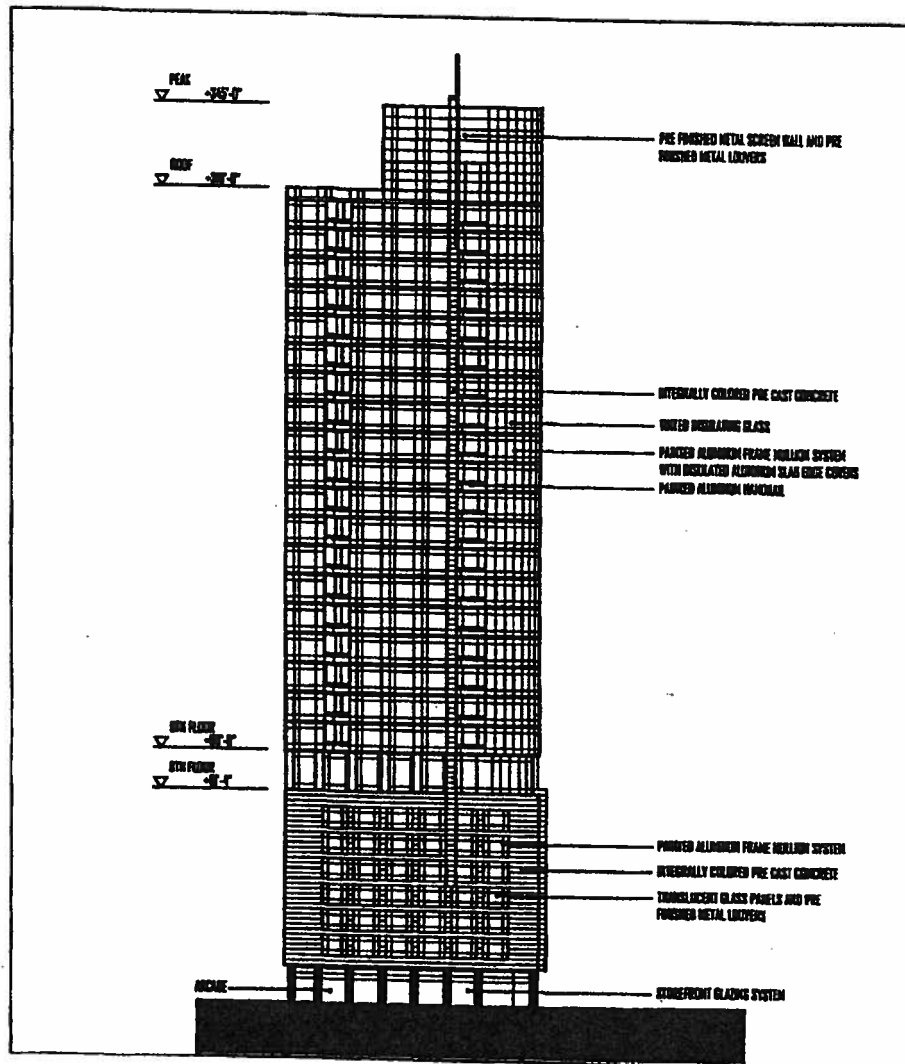
Building Elevation (East).



Applicant: Home Sweet Homes, LLC
2-8 East Huron Street
701-711 North State Street

Date: May 01, 2002
Revised: November 17, 2005

Building Elevation (West).



Applicant: Home Sweet Homes, LLC
2-8 East Huron Street
701-711 North State Street

Date: May 01, 2002
Revised: November 17, 2005