

*Reclassification Of Area Shown On Map No. 4-E.*

(Application No. 17384)

(Common Address: 2100 – 2124 S. Indiana Ave. And 119 – 133 E. 21<sup>st</sup> St.)

[O2011-9714]

DX-5

*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, be amended by changing all of the Planned Development Number 1041 symbols and indications as shown on Map Number 4-E in the area bounded by:

East 21<sup>st</sup> Street; South Indiana Avenue; a line approximately 180 feet north of and parallel to East 22<sup>nd</sup> Street; and the alley next west of and parallel to South Indiana Avenue.

to those of a DX-5 Downtown Mixed-Use District which is hereby established in the area described and a corresponding use 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. 4-F.*~~

~~(Application No. 17390)~~

~~(Common Address: Area Bounded By W. 16<sup>th</sup> St.; S. Federal St.;  
W. 17<sup>th</sup> St.; And S. Clark St.)~~

~~[O2011-9720]~~

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

~~SECTION 1 Title 17 of the Municipal Code, the Chicago Zoning Ordinance, is hereby amended by changing all of the B1-1 Neighborhood Shopping District symbols and indications as shown on Map Number 4-F in the area bounded by:~~

~~West 16<sup>th</sup> Street; South Federal Street; West 17<sup>th</sup> Street; and South Clark Street,~~

~~to those of a DS-5 Downtown Service District.~~

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

~~[Mariano's at West 16<sup>th</sup> and South Clark Street CDC review; Context and Zoning Maps, Site Images, Site Plans and Aerial Views; Ground Floor Plan; Second Floor Plan; Third Floor Plan/Roof Deck; North, South, East and West Elevations; and Perspectives attached to this ordinance printed on pages 20966 through 20977 of this Journal ]~~

~~Reclassification Of Area Shown On Map Number 1-L.  
(Application Number 15871)~~

~~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 M1-1 Limited Manufacturing/Business Park District symbols as shown on Map Number 1-L in the area bounded by:~~

~~West Chicago Avenue; a line 101 feet east of and parallel to North Lotus Avenue; the public alley next south of and parallel to West Chicago Avenue; and North Lotus Avenue,~~

~~to those of a B3-1 Community Shopping District.~~

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

Reclassification Of Area Shown On Map Number 4-E.  
(As Amended)

(Application Number 15546) **RBP 1041**

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 the DX-5 Downtown, Mixed-Use District symbols and indications as shown on Map Number 4-E in the area bounded by:

East 21<sup>st</sup> Street; South Indiana Avenue; a line approximately 180 feet north of and parallel to East 22<sup>nd</sup> Street; and the alley next west of and parallel to South Indiana Avenue,

to the designation of a Residential-Business Planned Development which is hereby established in the area described and a corresponding use district, subject to such use and bulk regulations as set forth in the Residential-Business Planned Development, attached hereto and made a part hereof.

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 Business Planned Development Number 1041.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Business Planned Development ("Planned Development") consists of approximately thirty-nine thousand six hundred forty-six (39,646) square feet (ninety-one hundredths (0.91) acres) of net site area which is depicted on the attached Planned Development Property Line and Boundary Map. The property is controlled by the applicant, Avalon Development Group, L.L.C.
2. The applicant ("Applicant") shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or re-subdivision of parcels, shall require a separate submission 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 and assigns, grantees and lessees, and, if different than the Applicant, the legal titleholders or 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 or any ground lessors. Furthermore, pursuant to the requirements of Article 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 all the owners of the property and any ground lessors, or by a governmental agency with the power of eminent domain which has designated the property for acquisition. An agreement among property owners, the board of directors of any property owners association, or covenant binding property owners, may designate the authorized party for any future amendment, modification or change. The Applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the Applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.

4. This plan of development consists of the following nineteen (19) statements; a Bulk Regulations and Data Table; an Existing Zoning and Land-Use Map; a Property Line and Boundary Map; a Site and Landscape Plan; Green Roof Plan and Conceptual Building Elevations prepared by Fitzgerald & Associates Architects, dated September 21, 2006. Full size sets of the Site/Landscape Plan and Conceptual 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 zoning 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 uses permitted within the area delineated herein as a "Residential Business Planned Development" shall include, but not be limited to, multi-unit residential, accessory parking, retail and commercial uses as permitted within the DX-5 Downtown Mixed-Use District, excluding hotel and office use above the ground floor; accessory uses; and such other related uses.
  6. Identification and other necessary signs, including temporary construction signs, may be permitted within the area delineated herein as a "Residential Business Planned Development", subject to the review and approval of the Department of Planning and Development.
  7. Two (2) off-street loading facilities for deliveries will be provided within this Planned Development. All parking utilized within this Planned Development will be associated with the residential and retail use, subject to the review of the Departments of Transportation and Planning and Development.
  8. Ingress and egress shall be subject to the review and approval of the Department of Transportation -- Bureau of Traffic and the Department of Planning and Development. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. 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.
  9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
  10. The permitted Floor Area Ratio ("F.A.R.") identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of thirty-nine
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thousand six hundred forty-six (39,646) square feet, a base F.A.R. of 5.00 additional F.A.R. for a series of proposed amenities, as follows:

Description	F.A.R.
Base Floor Area Ratio	5.00
Affordable Housing Bonus	1.00
Adopt-a-Landmark Bonus	<u>1.00</u>
Total Floor Area Ratio:	7.00

11. Pursuant to the Affordable Housing provision of the City of Chicago Zoning Ordinance, Title 17 Chapter 17-4-1004, et seq. ("Zoning Ordinance") the Applicant has asked for an increase in the Floor Area Ratio of the property. The Applicant hereby acknowledges that according to Section 17-4-1004D of the Zoning Ordinance, the total floor area devoted to affordable housing units must equal twenty-five percent (25%) of the total increase in floor area allowed under the Affordable Housing Bonus or a cash payment must be made to the City of Chicago Affordable Housing Opportunity Fund based on the increase in allowable floor area multiplied by eighty percent (80%) of the median cost of land per buildable square foot. Based on Section 17-4-1004D, the Applicant has agreed to provide a cash payment to the City of Chicago Affordable Housing Opportunity Fund in the amount of Two Hundred Eighty-five Thousand Four Hundred Fifty-one Dollars (\$285,451). Prior to the issuance of any approvals pursuant to 17-13-0610 of the Municipal Code of Chicago ("Part II"), the Applicant will enter into an Affordable Housing Agreement with the Chicago Department of Housing or provide a receipt from the Department of Housing in an amount equal to the cash contribution at the time of issuance of the Part II letter from the Department of Planning and Development. The Applicant must comply with all of the applicable sections of the Affordable Housing provision of the Zoning Ordinance, which are hereby incorporated into this Planned Development. The Affordable Housing Agreement required by Section 17-4-1004-E9 is also incorporated into this Planned Development.
12. Pursuant to the Adopt-a-Landmark provision of the Chicago Zoning Ordinance, Title 17 Chapter 17-4-1022, et seq. ("Zoning Ordinance") the Applicant has asked for an increase in the Floor Area Ratio of the property. The Applicant hereby acknowledges that according to Section 17-4-1022-B of the Zoning Ordinance, floor area bonuses may be granted in return for payments to property owners of officially designated historic buildings to support specific building restoration projects. Section 17-4-1022-C-1 states that floor area bonuses for qualifying activities are to be based on

financial contributions that reflect the value of property within the geographic area, based on the following formula: Cost of one (1) square foot of floor area equals eighty percent (80%) multiplied by median cost of land per buildable square foot. Based on Section 17-4-1022-C-1, the Applicant has agreed to make cash contribution to the Second Presbyterian Church of Chicago, which is an officially designated historic building in the amount of Two Hundred Eighty-five Thousand Four Hundred Fifty-one Dollars (\$285,451). Pursuant to Section 17-4-1022-B-4, the property owner of the landmark building receiving the funds must enter into an agreement with the City of Chicago and the Commission on Chicago Landmarks regarding the manner in which the funds will be used. All agreements must be in a form approved by the Corporation Counsel.

13. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply except that in addition to other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, floor area devoted to elevator shafts and stairwells located within the parking garage shall be excluded.
14. The Applicant shall retain and maintain the wooden water tower with brick base located on the existing four (4) story brick building as part of the project.
15. The Applicant shall obtain the applicable official reviews, approvals and permits from the various City departments and or committees regarding the use of the public way for any encroachments of public way space including encroachments on, over or under the street, sidewalk, parkway or alley. Such approval and permits shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
16. 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 subject 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. Additionally, Applicant shall provide a green roof identified on the Landscape Plan. The green roof shall be twenty-five percent (25%) of the net roof area (nine thousand sixteen (9,016) square feet). Additionally, Applicant shall provide a dog run as part of the project.

17. The Applicant acknowledges that it is in the public interest to design, construct and maintain the building and all other improvements in a manner that promotes, enables and maximizes universal access throughout the subject property. Plans for all buildings and improvements on subject 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 a high standard of accessibility. No building permit shall be issued by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed.
18. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and after a determination is made by the Commissioner of the Department of Planning and Development that such a modification is minor, 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 this statement 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.
19. Unless substantial construction has commenced within six (6) years following adoption of this Residential Business 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 the prior DX-5 Downtown Mixed-Use District.

[Green Roof Plan referred to in these Plan of Development Statements unavailable at time of printing.]

[Existing Zoning and Land-Use Map; Property Line and Boundary Map; Site and Landscape Plan; Building and Garage Elevation Drawings referred to in these Plan of Development Statements printed on pages 95431 through 95438 of this *Journal*.]

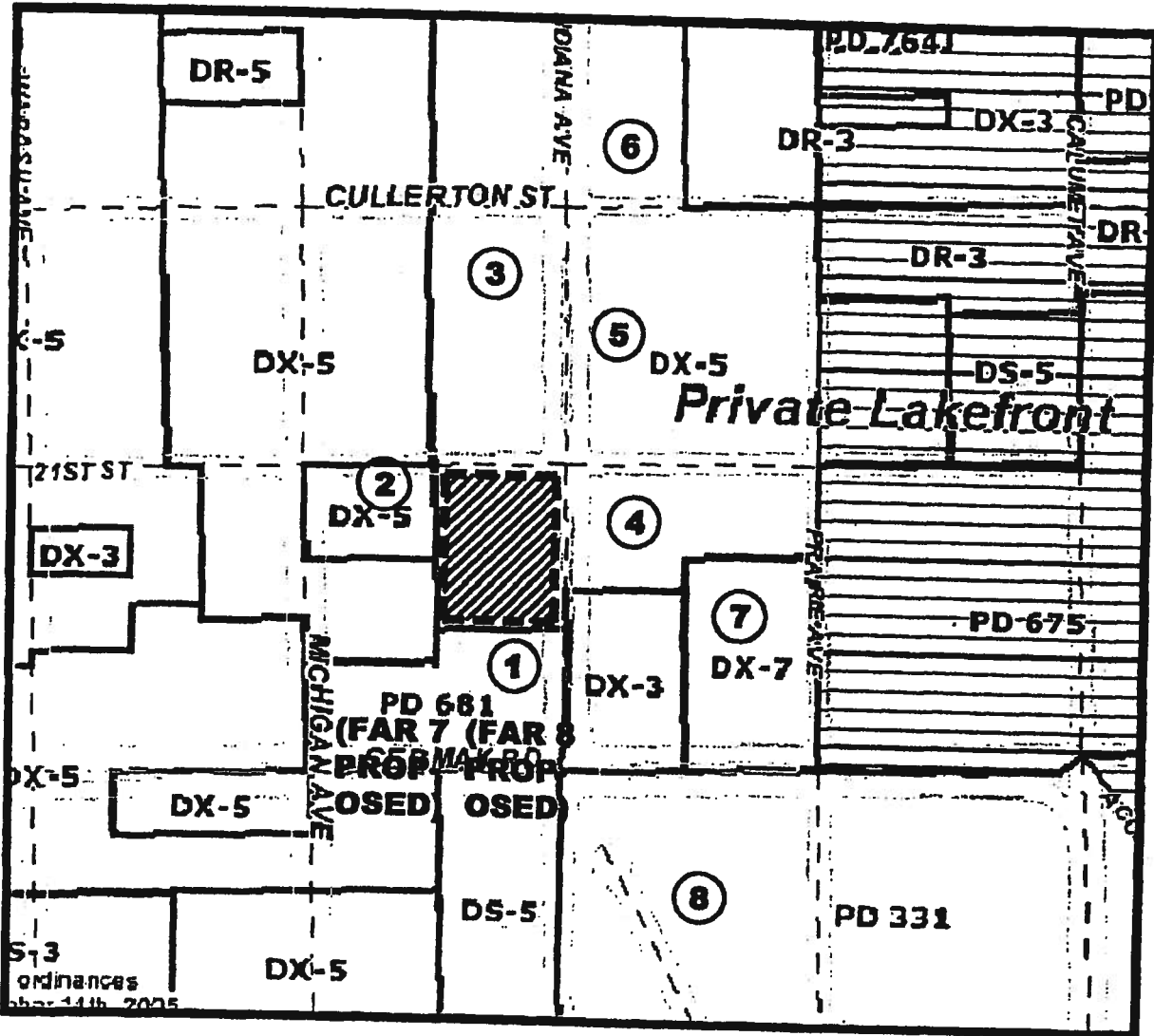
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Residential Business Planned Development.**Bulk Regulations And Data Table.*

Gross Site Area:	61,428 square feet (1.41 acre)
Net Site Area:	39,646 square feet (0.91 acres) = Gross Site Area (61,428 square feet) - area in adjoining public streets and alleys (21,782 square feet)
Maximum Floor Area Ratio:	
Base F.A.R.:	5.00
Affordable Housing Bonus:	1.00
Adopt-a-Landmark Bonus:	1.00
Maximum Total F.A.R.:	7.00
Maximum Number of Residential Units:	233 units
Minimum Site Coverage:	35,550
Minimum Number of Off-Street Parking Spaces:	170 spaces
Maximum Number of Off-Street Parking Spaces:	240
Minimum Number of Bicycle Parking Spaces:	50 spaces
Minimum Number of Loading Berths:	2 at 10 feet width by 25 feet length by 14 feet height
Minimum Building Setbacks:	In accordance with Site Plan
Maximum Building Height:	360 feet

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Existing Zoning And Land-Use Map.



INDICATED PROPERTY  
FOR PLANNED  
DEVELOPMENT

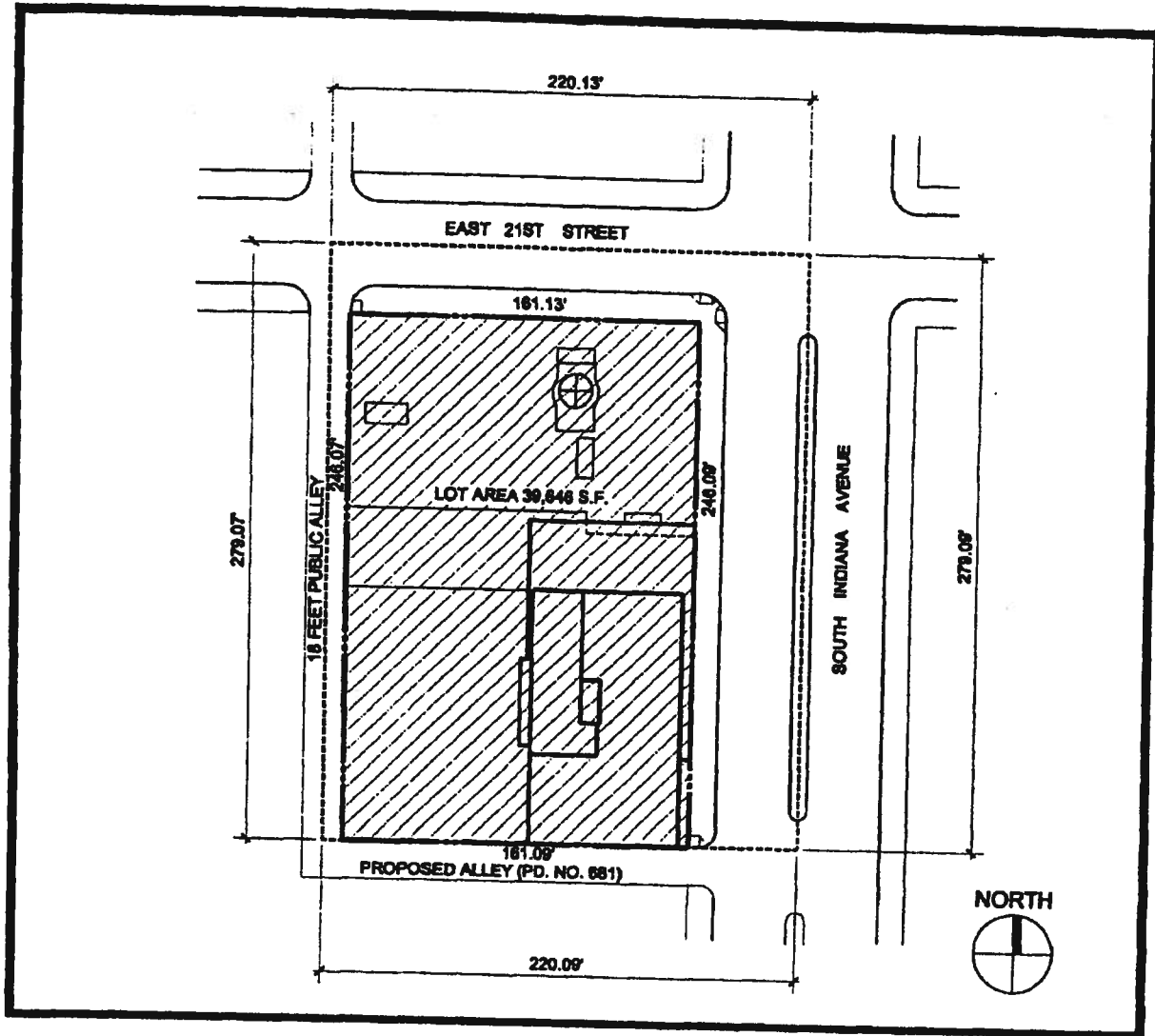


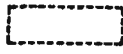


ZONING DISTRICT  
BOUNDARIES

KEY

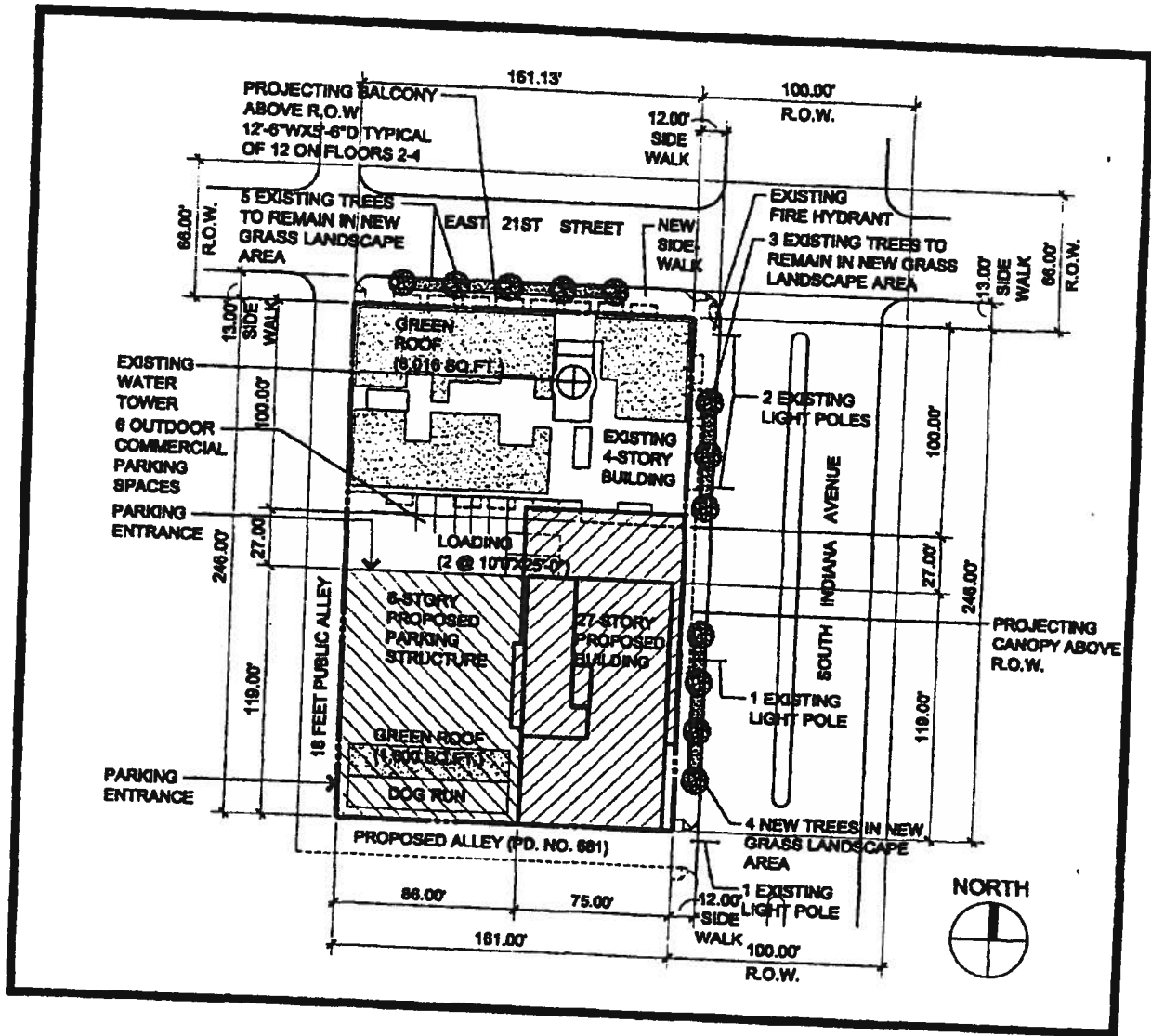
1. 1-story restaurant (35-story tower proposed)
2. 26-story residential tower w/ 1st floor retail
3. 30-story residential tower
4. 6-story office building
5. 5-story residential building w/ 1st floor retail
6. 13-story residential building w/ 1st floor retail
7. 1-story Lakeside Bank
8. McCormick Place West Building

Property Line And Boundary Map.



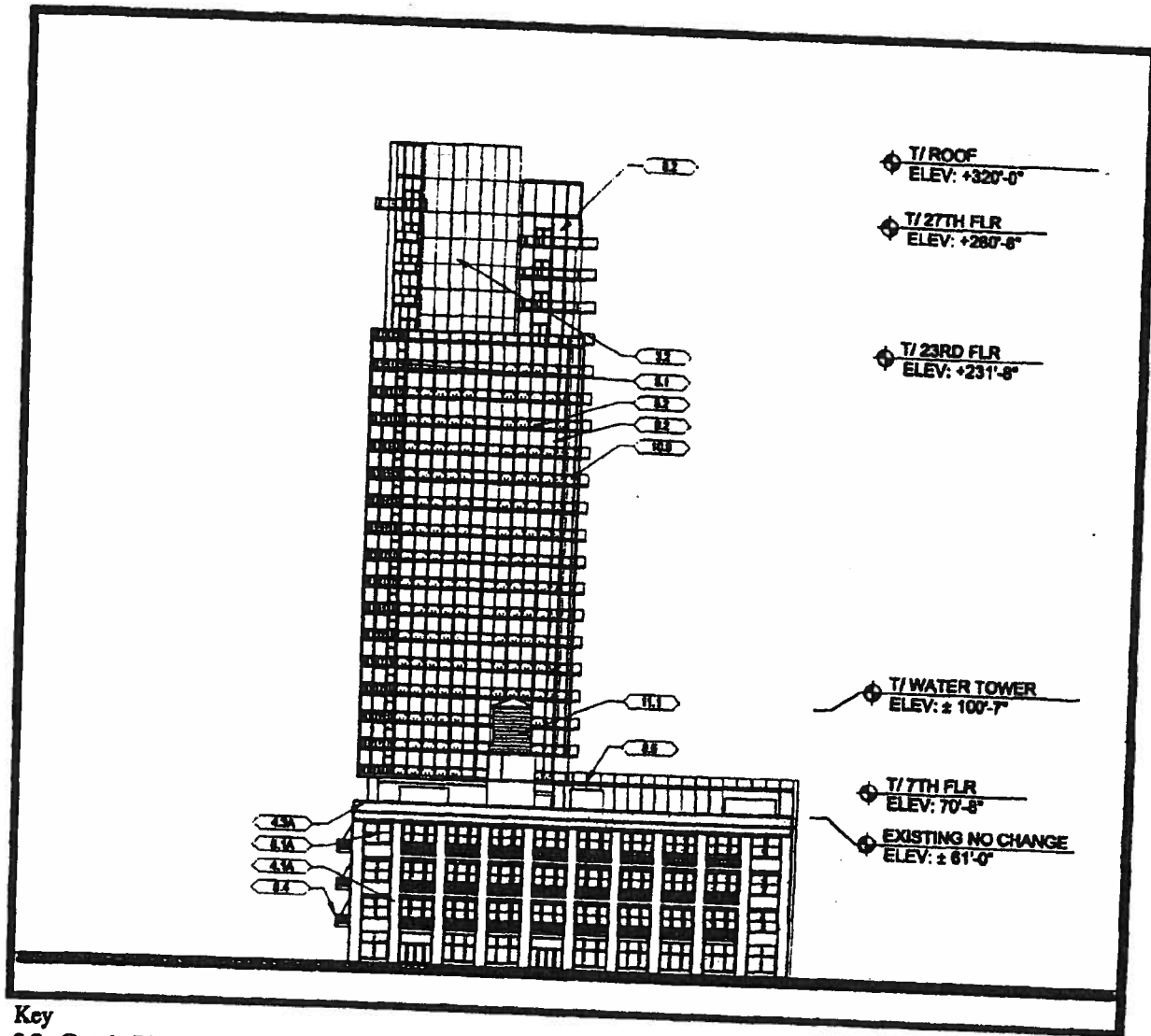
-  PLANNED DEVELOPMENT BOUNDARY LINE
-  INDICATED PROPERTY FOR PLANNED DEVELOPMENT
-  PROPERTY LINES

Site And Landscape Plan.



--- PROPERTY LINES

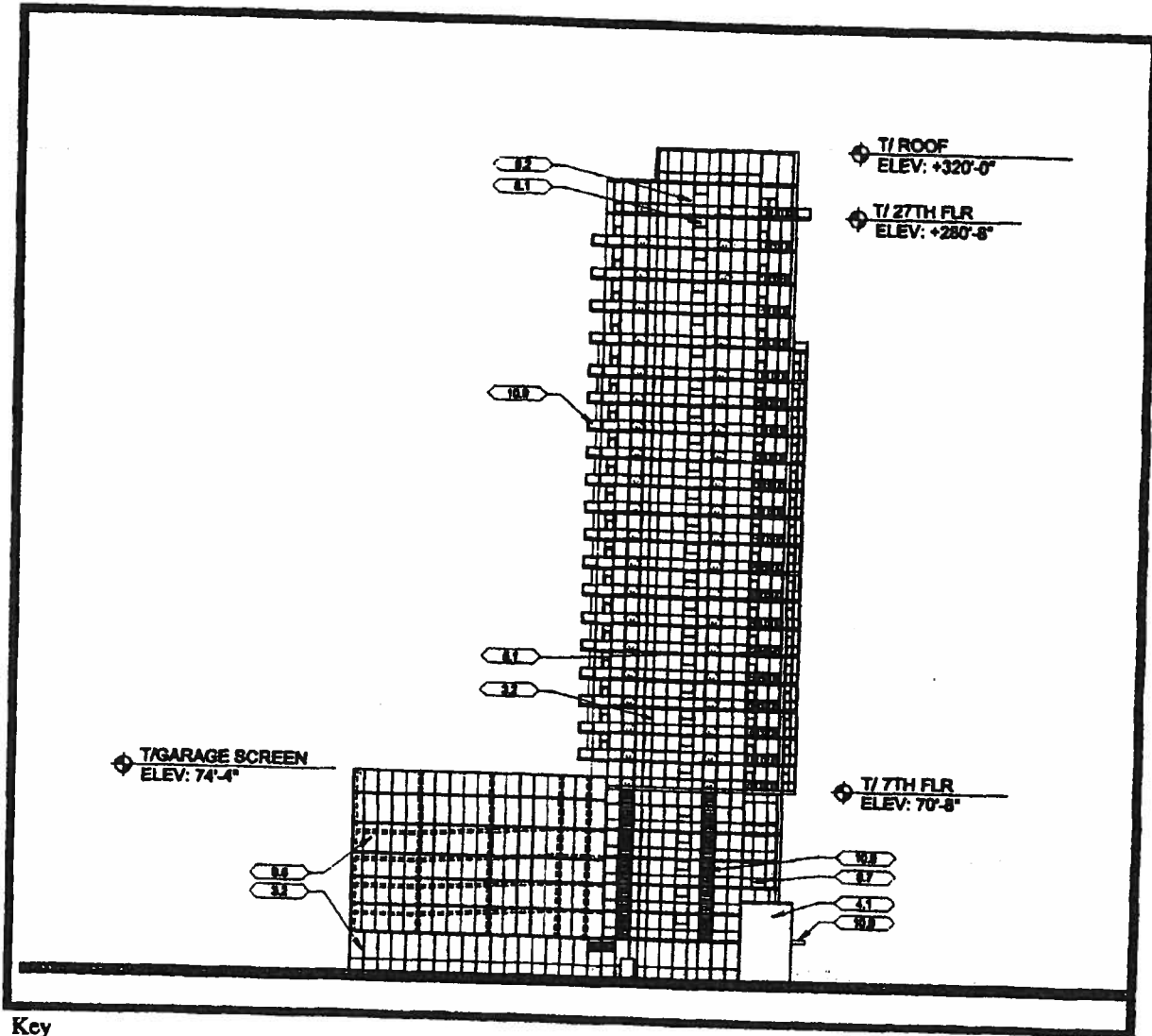
North Elevation.



Key

- |  |                                     |                            |
|--|-------------------------------------|----------------------------|
| 3.2 Cast in Place Concrete w/<br>Pigmented Coating | 5.4 Projecting Metal Balcony        | 10.1 Signage               |
| 4.1 Face Brick                                     | 8.1 Aluminum Window                 | 10.6 Louver                |
| 4.1a Existing Face Brick                           | 8.1a Aluminum Replacement Window    | 10.8 Canopy                |
| 4.3 Cast Stone Coping                              | 8.2 Aluminum Window Wall System     | 10.9 Glass Balcony Railing |
| 4.3a Existing Stone Coping                         | 8.3 Aluminum Storefront             | 11.1 Existing Water Tower  |
| 5.1 Metal Railing                                  | 8.5 Overhead Garage Door            |                            |
| 5.2 Aluminum Slab Edge and<br>Column Cover         | 8.6 Translucent Fenestration System |                            |
|  | 8.7 Translucent Glass Window        |                            |

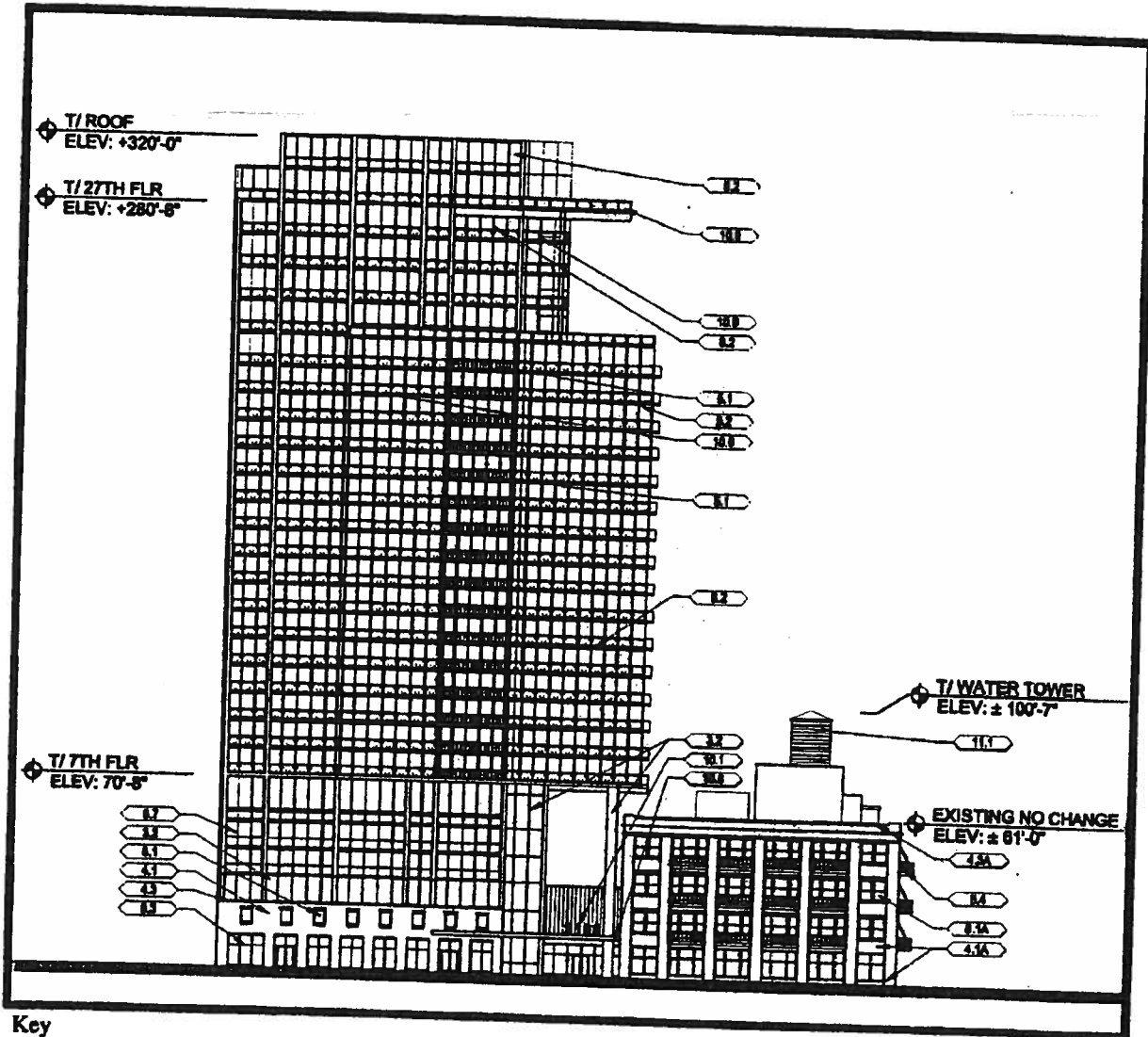
South Elevation.



Key

- |  |                                     |                            |
|--|-------------------------------------|----------------------------|
| 3.2 Cast in Place Concrete w/<br>Pigmented Coating | 5.4 Projecting Metal Balcony        | 10.1 Signage               |
| 4.1 Face Brick                                     | 8.1 Aluminum Window                 | 10.6 Louver                |
| 4.1a Existing Face Brick                           | 8.1a Aluminum Replacement Window    | 10.8 Canopy                |
| 4.3 Cast Stone Coping                              | 8.2 Aluminum Window Wall System     | 10.9 Glass Balcony Railing |
| 4.3a Existing Stone Coping                         | 8.3 Aluminum Storefront             | 11.1 Existing Water Tower  |
| 5.1 Metal Railing                                  | 8.5 Overhead Garage Door            |                            |
| 5.2 Aluminum Slab Edge and<br>Column Cover         | 8.6 Translucent Fenestration System |                            |
|  | 8.7 Translucent Glass Window        |                            |

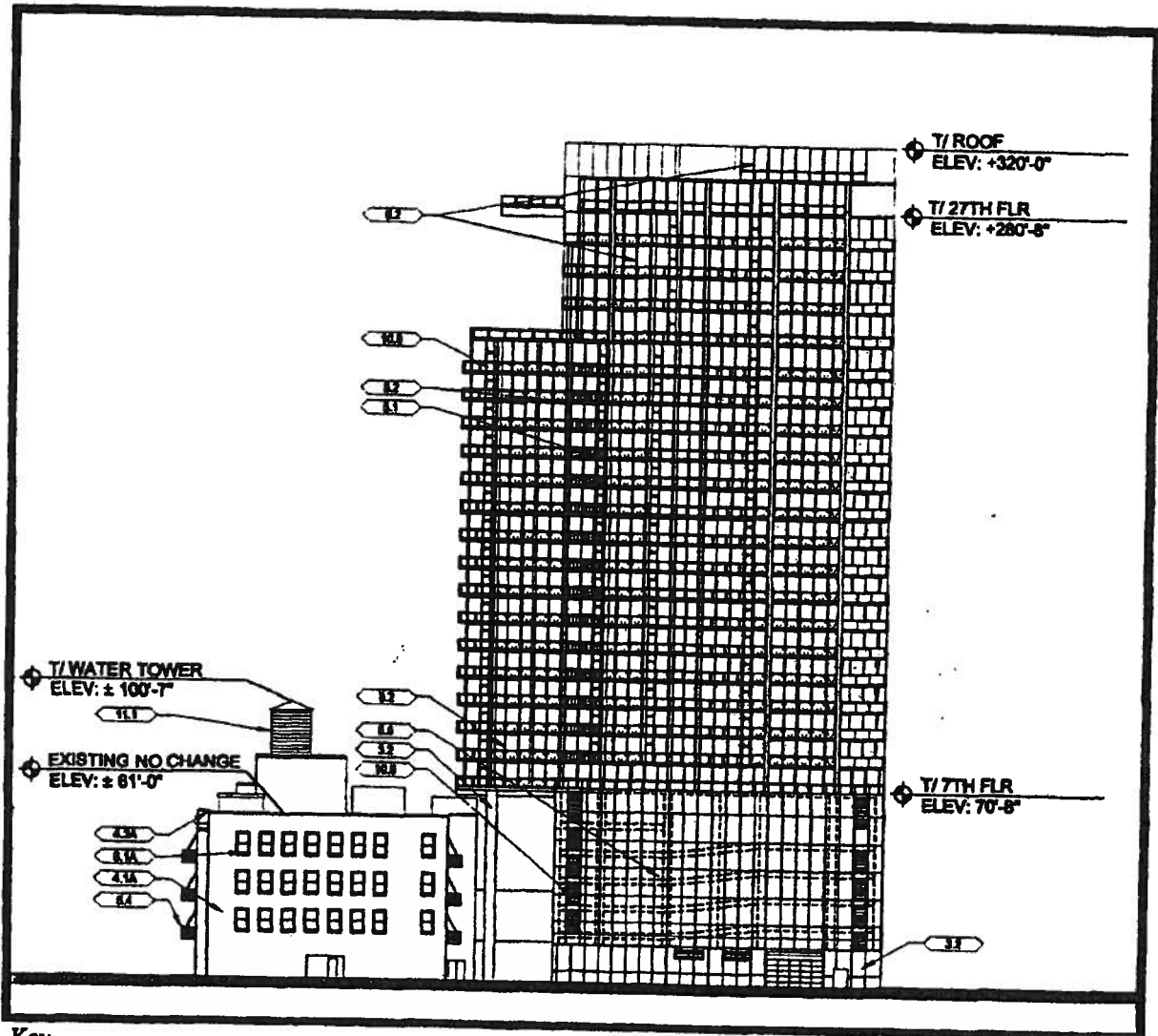
East Elevation.



Key

- |  |                                     |                            |
|--|-------------------------------------|----------------------------|
| 3.2 Cast in Place Concrete w/<br>Pigmented Coating | 5.4 Projecting Metal Balcony        | 10.1 Signage               |
| 4.1 Face Brick                                     | 8.1 Aluminum Window                 | 10.6 Louver                |
| 4.1a Existing Face Brick                           | 8.1a Aluminum Replacement Window    | 10.8 Canopy                |
| 4.3 Cast Stone Coping                              | 8.2 Aluminum Window Wall System     | 10.9 Glass Balcony Railing |
| 4.3a Existing Stone Coping                         | 8.3 Aluminum Storefront             | 11.1 Existing Water Tower  |
| 5.1 Metal Railing                                  | 8.5 Overhead Garage Door            |                            |
| 5.2 Aluminum Slab Edge and<br>Column Cover         | 8.6 Translucent Fenestration System |                            |
|  | 8.7 Translucent Glass Window        |                            |

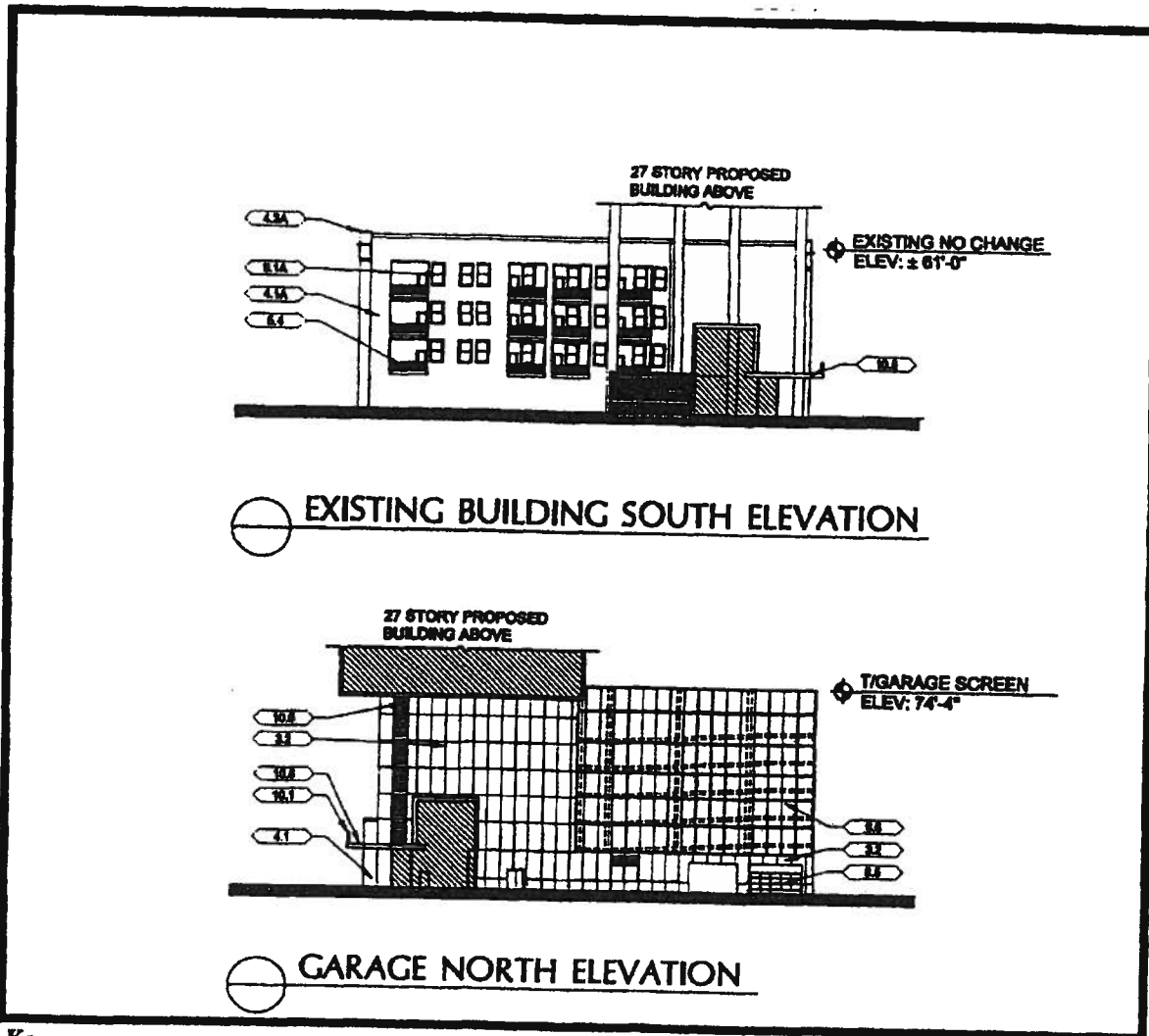
West Elevation.



Key

- |  |                                     |                            |
|--|-------------------------------------|----------------------------|
| 3.2 Cast in Place Concrete w/<br>Pigmented Coating | 5.4 Projecting Metal Balcony        | 10.1 Signage               |
| 4.1 Face Brick                                     | 8.1 Aluminum Window                 | 10.6 Louver                |
| 4.1a Existing Face Brick                           | 8.1a Aluminum Replacement Window    | 10.8 Canopy                |
| 4.3 Cast Stone Coping                              | 8.2 Aluminum Window Wall System     | 10.9 Glass Balcony Railing |
| 4.3a Existing Stone Coping                         | 8.3 Aluminum Storefront             | 11.1 Existing Water Tower  |
| 5.1 Metal Railing                                  | 8.5 Overhead Garage Door            |                            |
| 5.2 Aluminum Slab Edge and<br>Column Cover         | 8.6 Translucent Fenestration System |                            |
|  | 8.7 Translucent Glass Window        |                            |

Existing Building South Elevation  
And Garage North Elevation.



Key

- 3.2 Cast in Place Concrete w/ Pigmented Coating
- 4.1 Face Brick
- 4.1a Existing Face Brick
- 4.3 Cast Stone Coping
- 4.3a Existing Stone Coping
- 5.1 Metal Railing
- 5.2 Aluminum Slab Edge and Column Cover

- 5.4 Projecting Metal Balcony
- 8.1 Aluminum Window
- 8.1a Aluminum Replacement Window
- 8.2 Aluminum Window Wall System
- 8.3 Aluminum Storefront
- 8.5 Overhead Garage Door
- 8.6 Translucent Fenestration System
- 8.7 Translucent Glass Window

- 10.1 Signage
- 10.6 Louver
- 10.8 Canopy
- 10.9 Glass Balcony Railing
- 11.1 Existing Water Tower