

PD 1042

- Table of Contents** **2**
- 12/13/2006 PD Adoption** **2**
 - Ordinance 2
 - Statements 2
 - Bulk Table 6
 - Exhibits 7

12/13/2006

REPORTS OF COMMITTEES

14510
95459

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.

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 14510)

RBPD 1042

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:

East Superior Street; a line approximately 125 feet east of and parallel to North State Street; the east/west public alley next south of and parallel to East Superior Street; and North State Street,

to the designation of a Residential/Business 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 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:

Planned Development Number 1042

Plan Of Development Statements.

1. The area delineated herein ("Property") and designated as Planned Development Number 1042 consists of approximately thirteen thousand two hundred fifty-three (13,253) square feet (approximately zero and thirty-hundredths (0.30) acres) Net Site Area. The Property is owned and controlled by 1-15 East Superior, L.L.C. ("Applicant").
2. Applicant, its successors, assignees or grantees, which may include but shall not be limited to any association(s) formed for purposes of control

and management of any portion of the planned development (collectively hereinafter "Applicant"), shall obtain all applicable official reviews, approvals, or permits that are necessary to implement this planned development. Any administrative adjustment required for a curb cut onto a Class 2 Street, any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, 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, conditions and benefits contained within this planned development shall be binding and advantage the Applicant. Pursuant to the requirements of Section 17-13-0600 of the Chicago Zoning Ordinance, the Property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made.
 4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations Data Table; a Planned Development Boundary and Property Line Map; an Existing Zoning Map; an Existing Land-Use Map; and the following plans prepared by Solomon Cordwell Buenz dated August 17, 2005: Site Plan; First Floor/Landscape Plan; Second Floor Plan; Green Roof Plan; Building Section; North Elevation; South Elevation; East Elevation; and West Elevation. No zoning controls other than this planned development apply to the Property.
 5. The following uses shall be permitted within the Property: residential; commercial; retail; parking; accessory uses; and related uses.
 6. Permanent and temporary signs -- including marketing signs -- shall be permitted at the Property, but signs other than identification signs and directional signs shall be subject to the review and approval of the Department of Planning and Development.
 7. Off-street parking, off-street loading, ingress and egress, emergency vehicle access, and all work in the public way shall be designed, constructed, and paved in compliance with this planned development, the Municipal Code of Chicago, and the regulations of the Chicago Department of Transportation in effect at the time of construction.
 8. In addition to the maximum height of the buildings described in this planned development, the height of any improvement shall be subject to height limitations approved by the Federal Aviation Administration.
 9. The maximum permitted floor area ratio shall be in accordance with the attached Bulk Data and Regulations Table. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning
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Ordinance shall apply. Pursuant to the Affordable Housing provision of the Chicago Zoning Ordinance, the Applicant has asked for a density bonus to increase the F.A.R. 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 at least twenty-five percent (25%) of the total increased 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. The Applicant has agreed to provide a cash payment to the City of Chicago Affordable Housing Opportunity Fund in the amount of Nine Hundred Forty Thousand Nine Hundred Sixty and no/100 Dollars (\$940,960.00) in order to achieve a density bonus equal to three and fifty-five hundredths (3.55) F.A.R., calculated as follows: Nine Hundred Forty Thousand Nine Hundred Sixty and no/100 Dollars (\$940,960.00) divided by Twenty and no/100 Dollars (\$20.00) (eighty percent (80%) of the average price per buildable square foot in the north central area) = forty-seven thousand forty-eight (47,048) bonus square footage purchased through the contribution divided by thirteen thousand two hundred fifty-three (13,253) square feet of lot area = three and fifty-five hundredths (3.55) F.A.R. bonus. At the time of issuance of the Part II for this planned development and prior to the issuance of building permits, the Applicant will enter into an Affordable Housing Agreement with the Chicago Department of Housing or provide a letter of credit or other security in an amount equal to the cash contribution. The Applicant must comply with all of the applicable sections of the Affordable Housing provision of the Zoning Ordinance which sections are hereby incorporated into this planned development. The Affordable Housing Agreement required by Section 17-4-1004E9 is also incorporated into this planned development.

10. Improvements on the Property shall be designed, installed and maintained in substantial conformance with the plans attached hereto and incorporated herein. Landscaping in the public way shall be installed and maintained in accordance with the Chicago Zoning Ordinance or as otherwise approved administratively by the Department of Planning and Development.
 11. 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 written request of the Applicant or its successor associations 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. Any such modification shall be deemed a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
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12. 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 this planned development. 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. No approvals shall be granted by the Director of the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement. Applicant shall provide the required number of Type A and Type B units in the locations and quantities as required by the Chicago Municipal Code.
13. 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 commercially 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. The Applicant shall install and maintain a vegetative (green) roof on at least eight-six percent (86%) of the net roof area (eight thousand four hundred twenty-five (8,425) square feet). Net roof area is defined as the area of flat roof, less those areas devoted to rooftop mechanical equipment, mechanical penthouses, chimneys, areas such as stairs and doorways required for roof access, and any perimeter setback required by code, ordinance or regulation. Applicant shall provide an animal exercise area (commonly known as a "dog run") at the Property.
14. Unless substantial construction has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then the provisions of this planned development shall expire and the zoning of the Property automatically shall revert to the DX-12 District.

[Planned Development Boundary and Property Line Map; Existing Land-Use Map; Existing Zoning Map; Site Plan; Floor Plans; Green Roof Plan; Building Elevation Drawings; Building Section; and Building View Drawing referred to in these Plan of Development Statements printed on pages 95464 through 95476 of this *Journal*.]

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

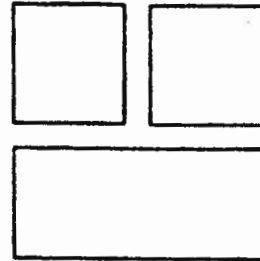
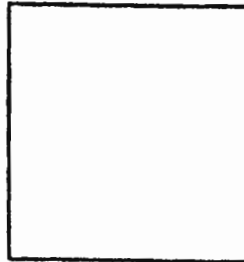
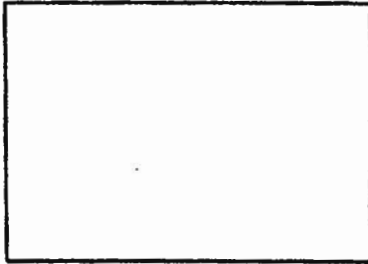
Planned Development Number 1042.

Bulk Regulations And Data Table.

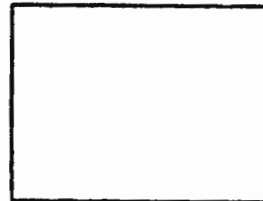
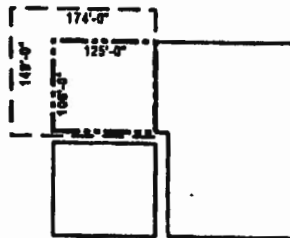
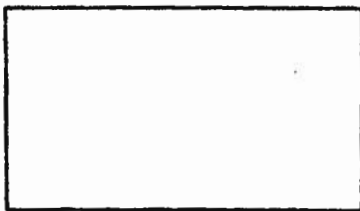
1.	Net Site Area:	13,253 square feet (approximately 0.30 acres)
2.	Maximum Floor Area Ratio:	18.43
	DX-12 Floor Area Ratio:	12.00
	Affordable Housing Bonus:	3.55
	Green Roof Bonus:	0.96
	Upper Level Setback Bonus:	1.92
3.	Maximum Number of Dwelling Units:	135
4.	Minimum Number of Off-Street Parking Spaces:	135
5.	Minimum Number of Off-Street Loading Spaces:	1
6.	Minimum Setbacks (upper level setbacks per plans):	
	North:	0 feet, 0 inches
	South:	2 feet, 0 inches
	East:	0 feet, 0 inches
	West:	407 feet, 0 inches
7.	Maximum Building Height:	407 feet, 0 inches

Planned Development Boundary
And Property Line Map.

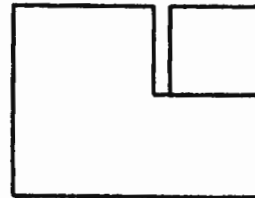
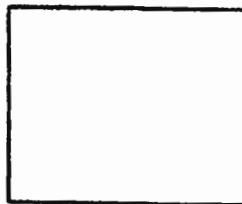
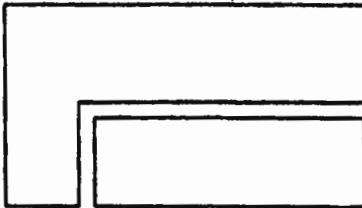
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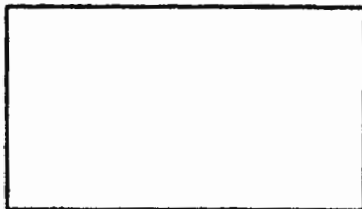
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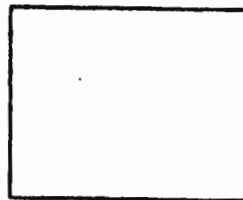
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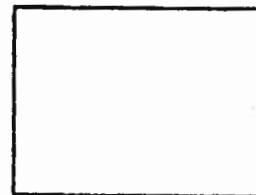
E. ERIE



N. STATE



N. WABASH

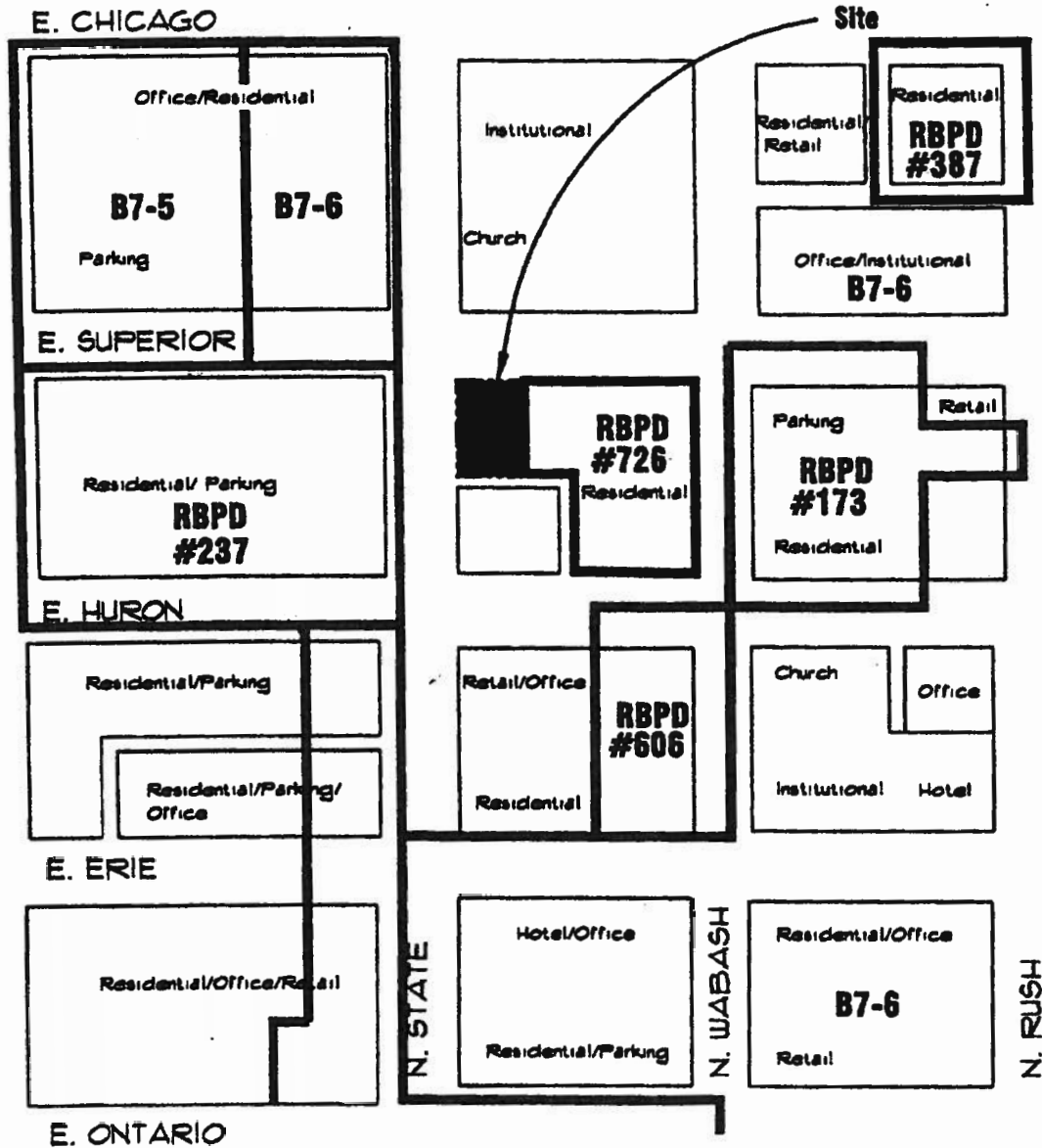


N. RUSH

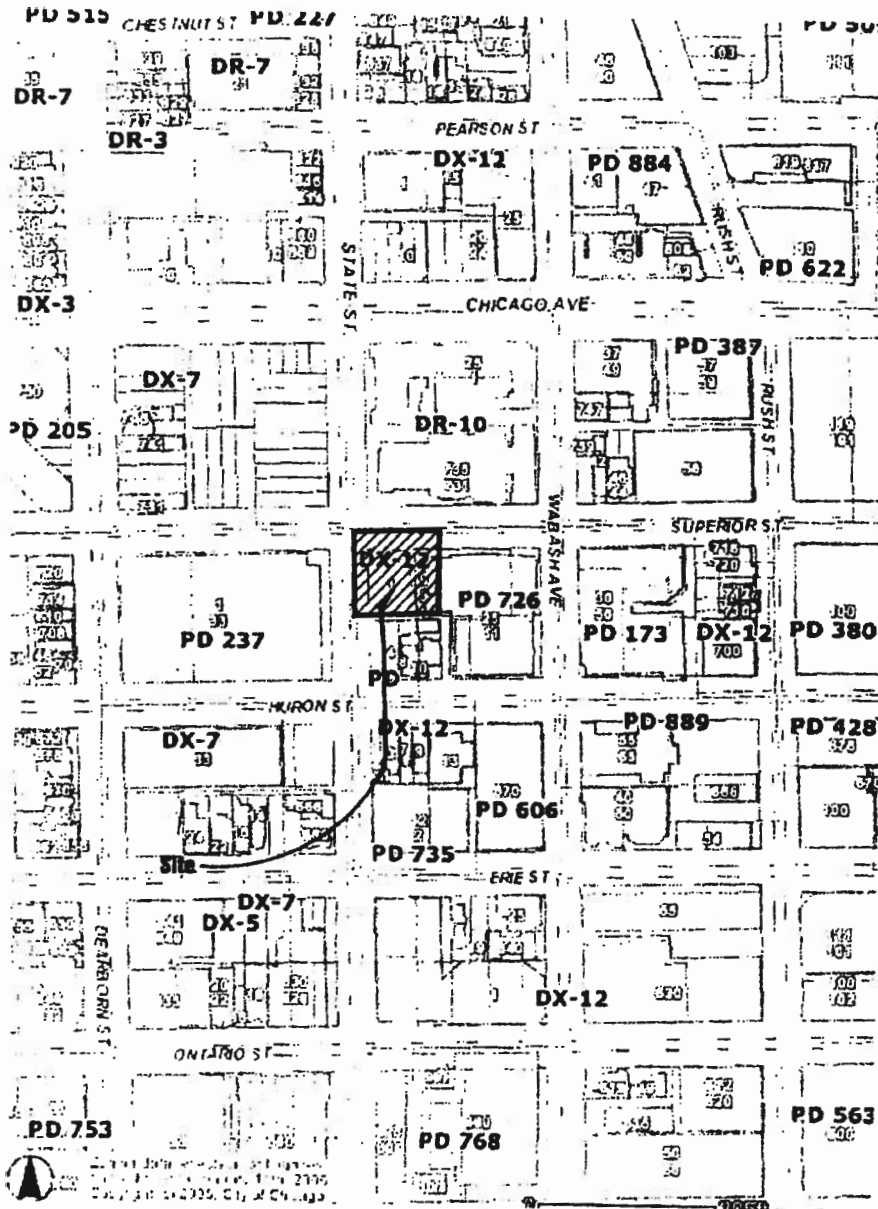
E. ONTARIO

Legend:

Existing Land-Use Map.



Existing Zoning Map.

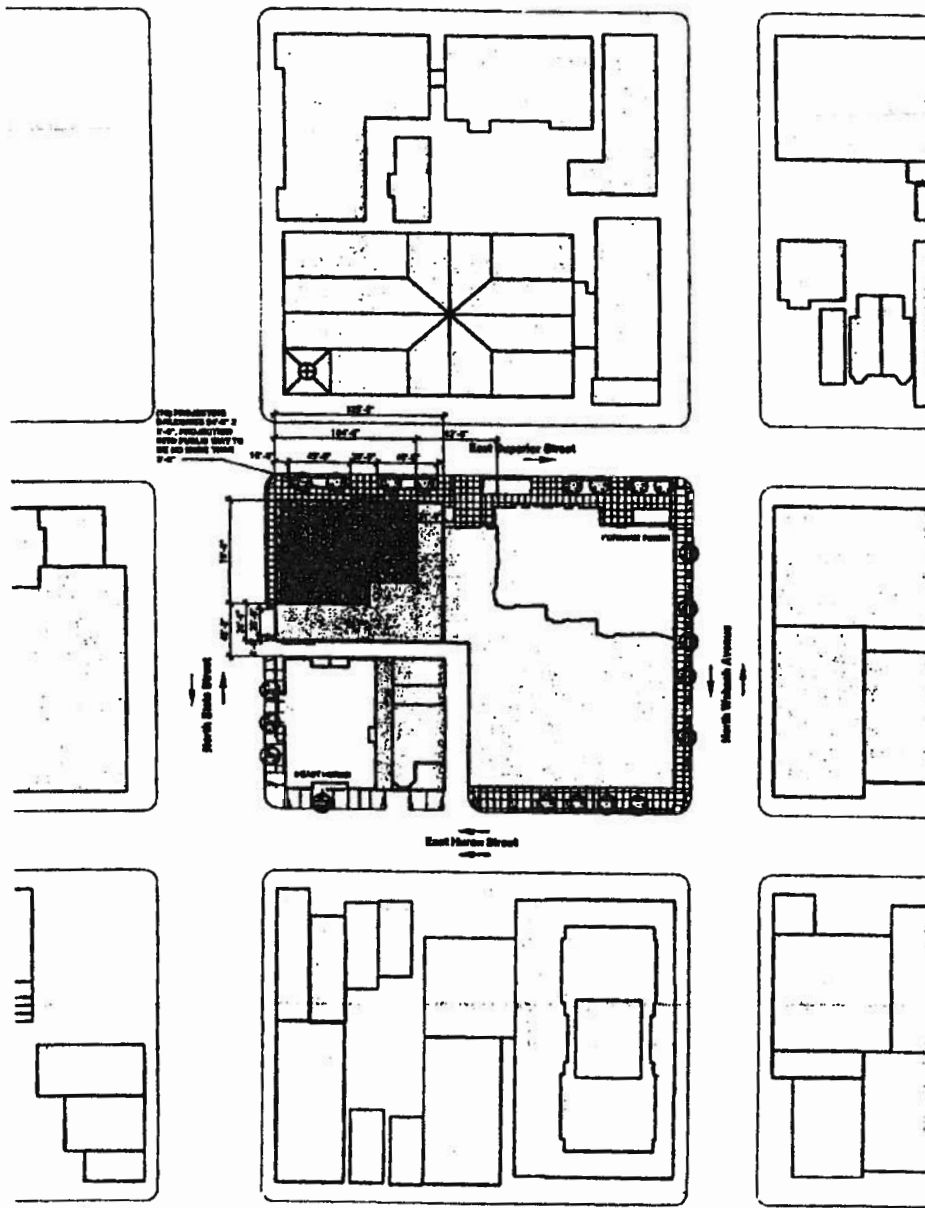


NTS



03

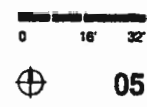
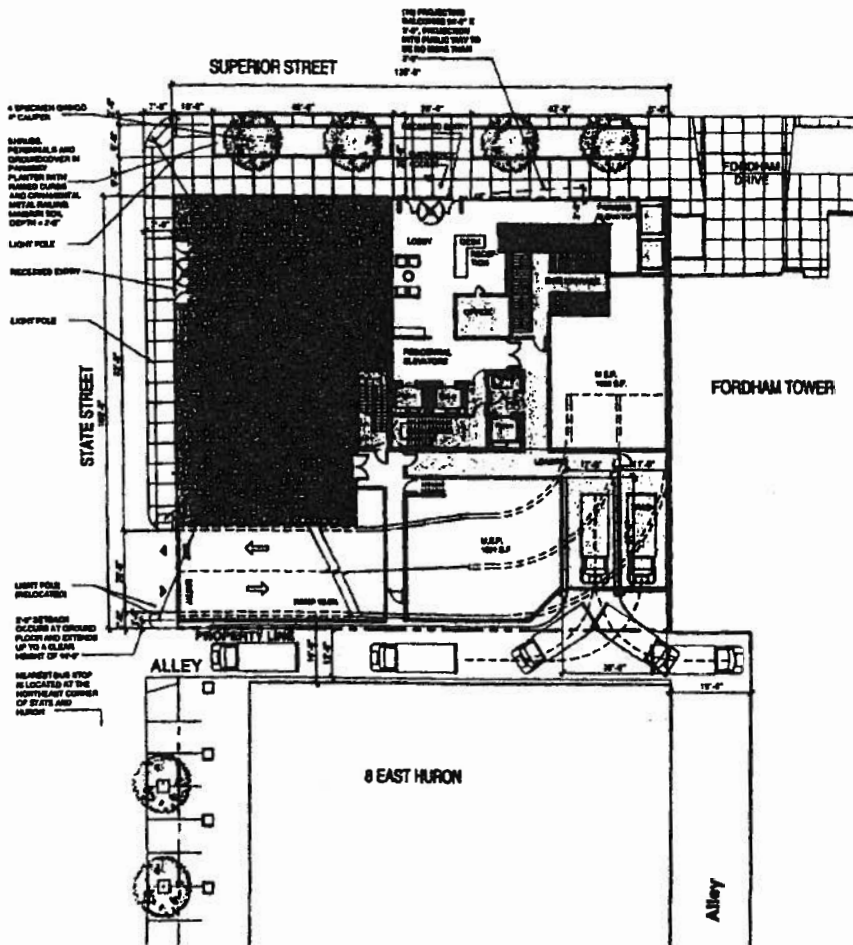
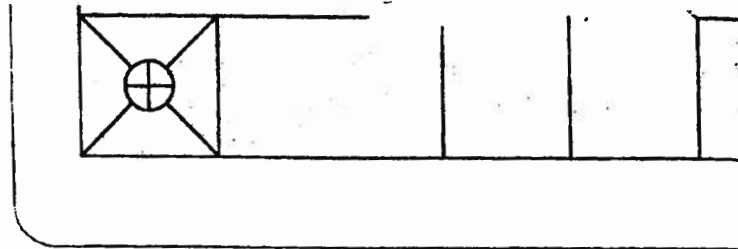
Site Plan.



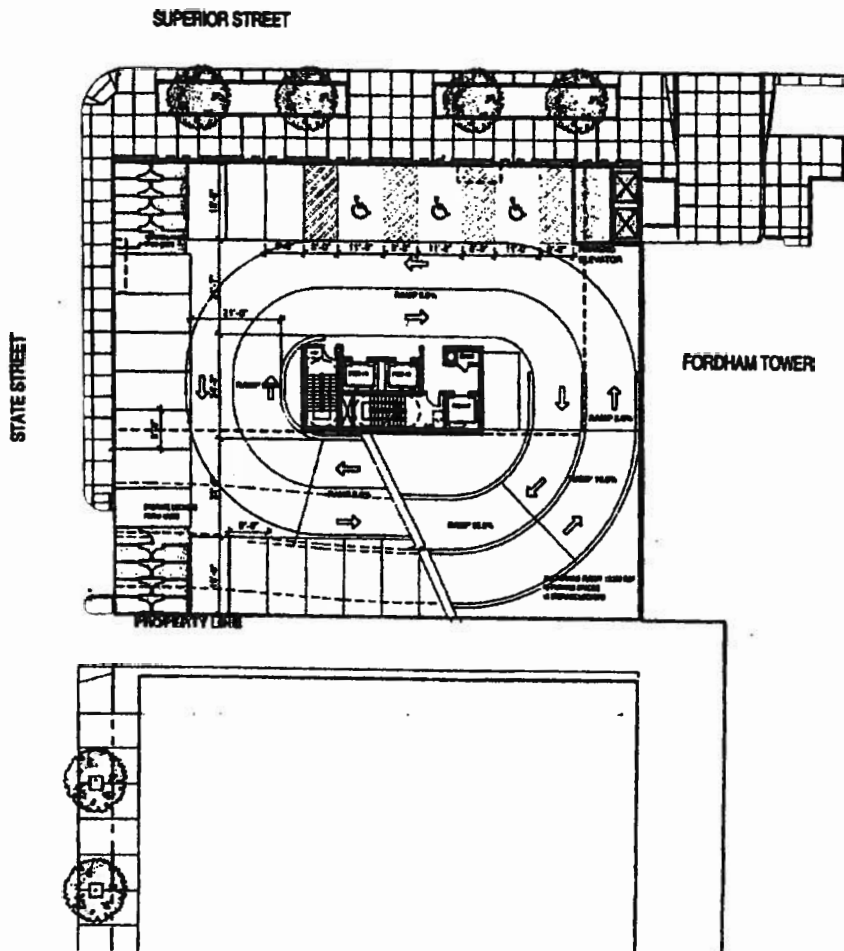
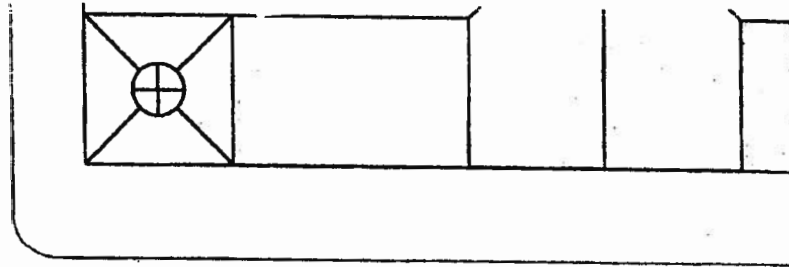
0 50' 100'

⊕ 04

First Floor/Landscape Plan.



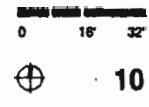
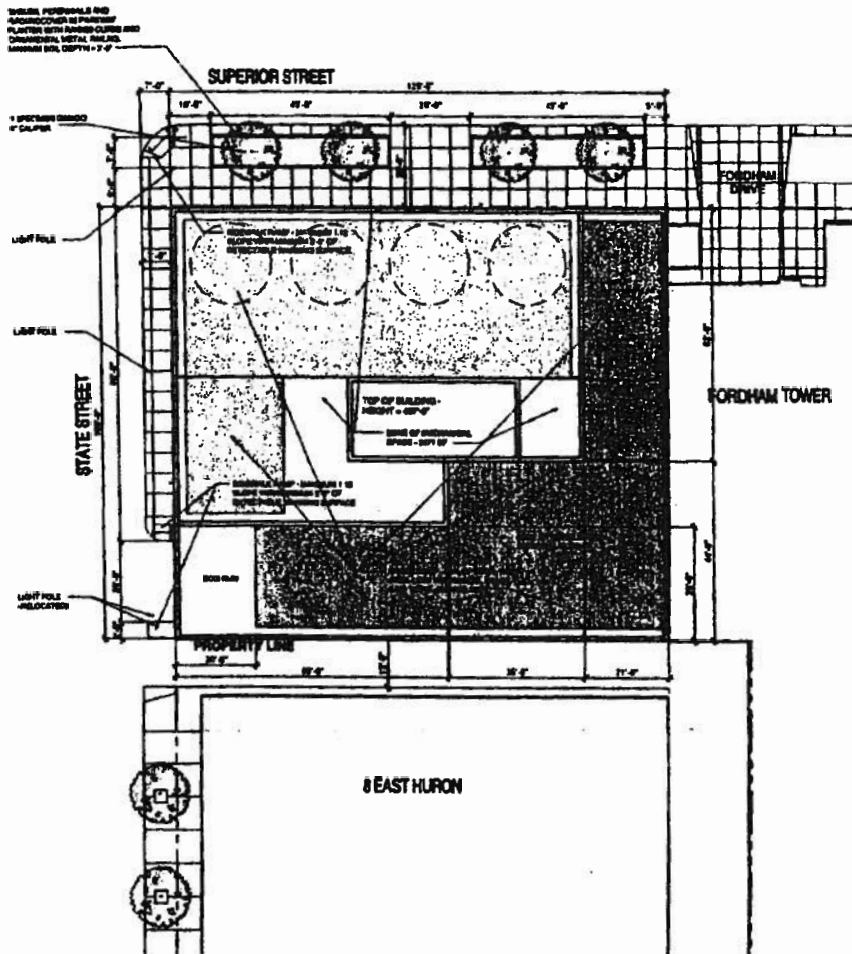
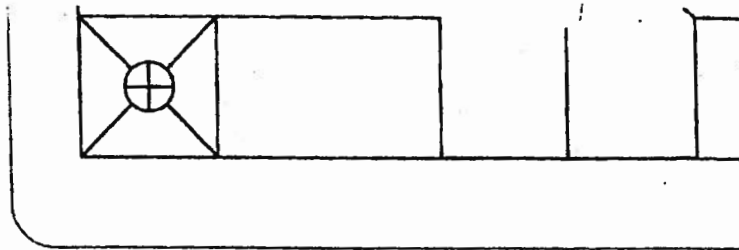
Second Floor Plan.



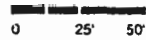
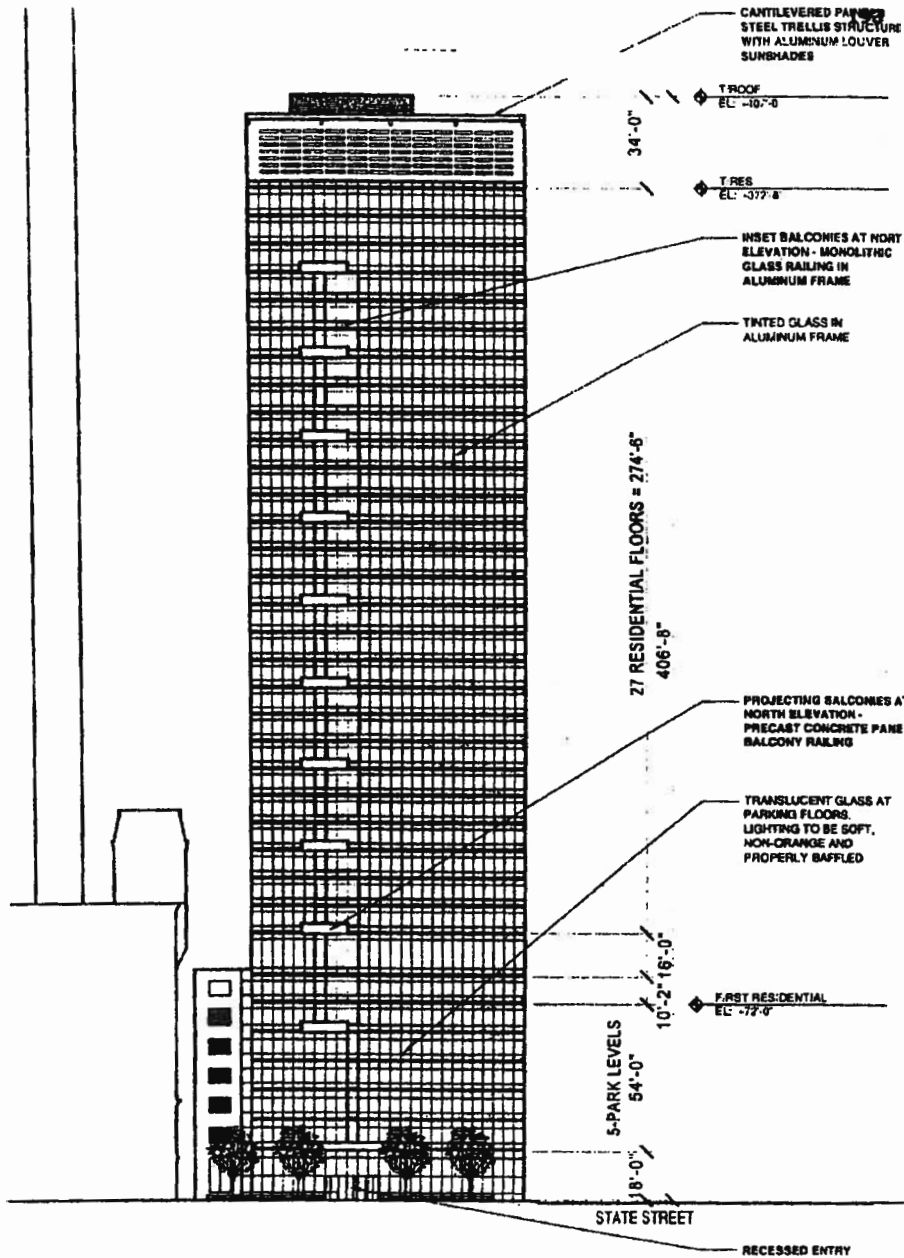
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⊕ 06

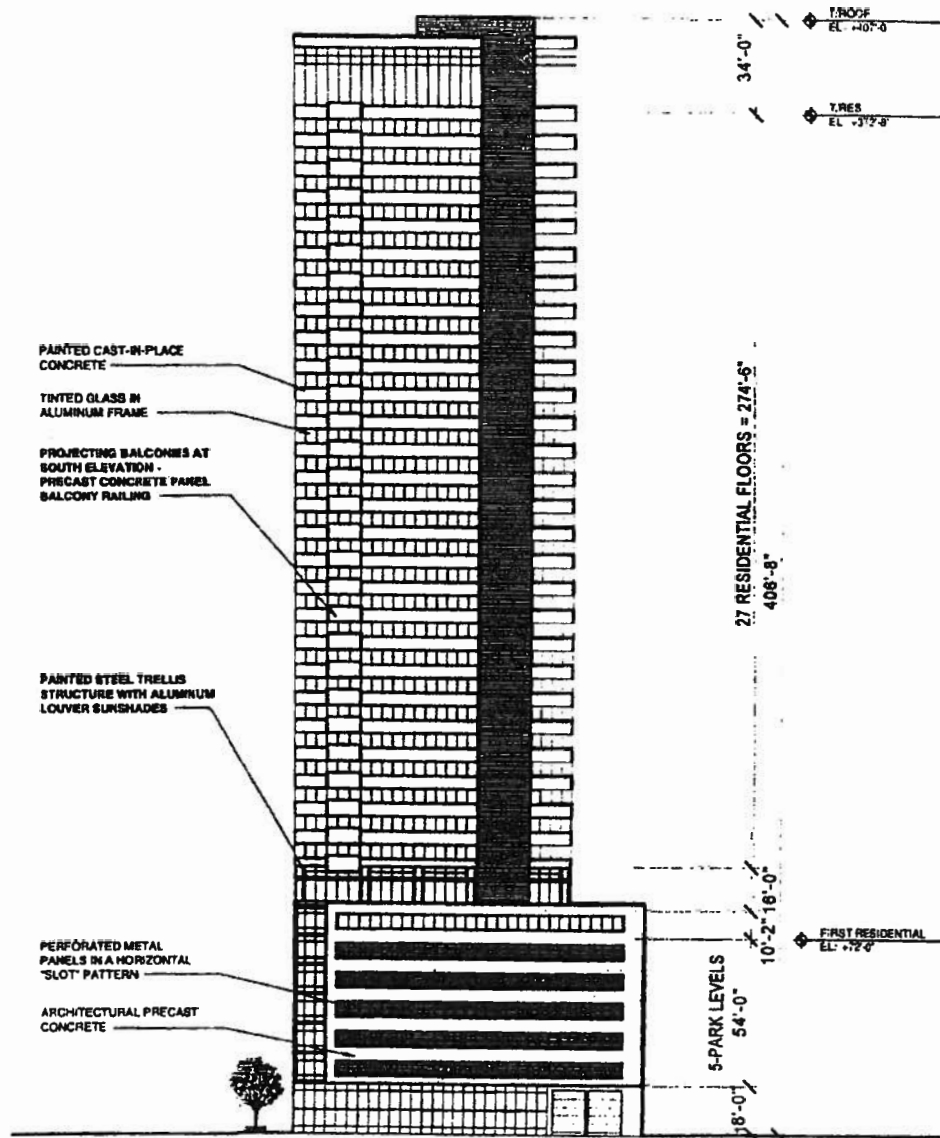
Green Roof Plan.



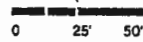
North Elevation.



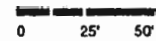
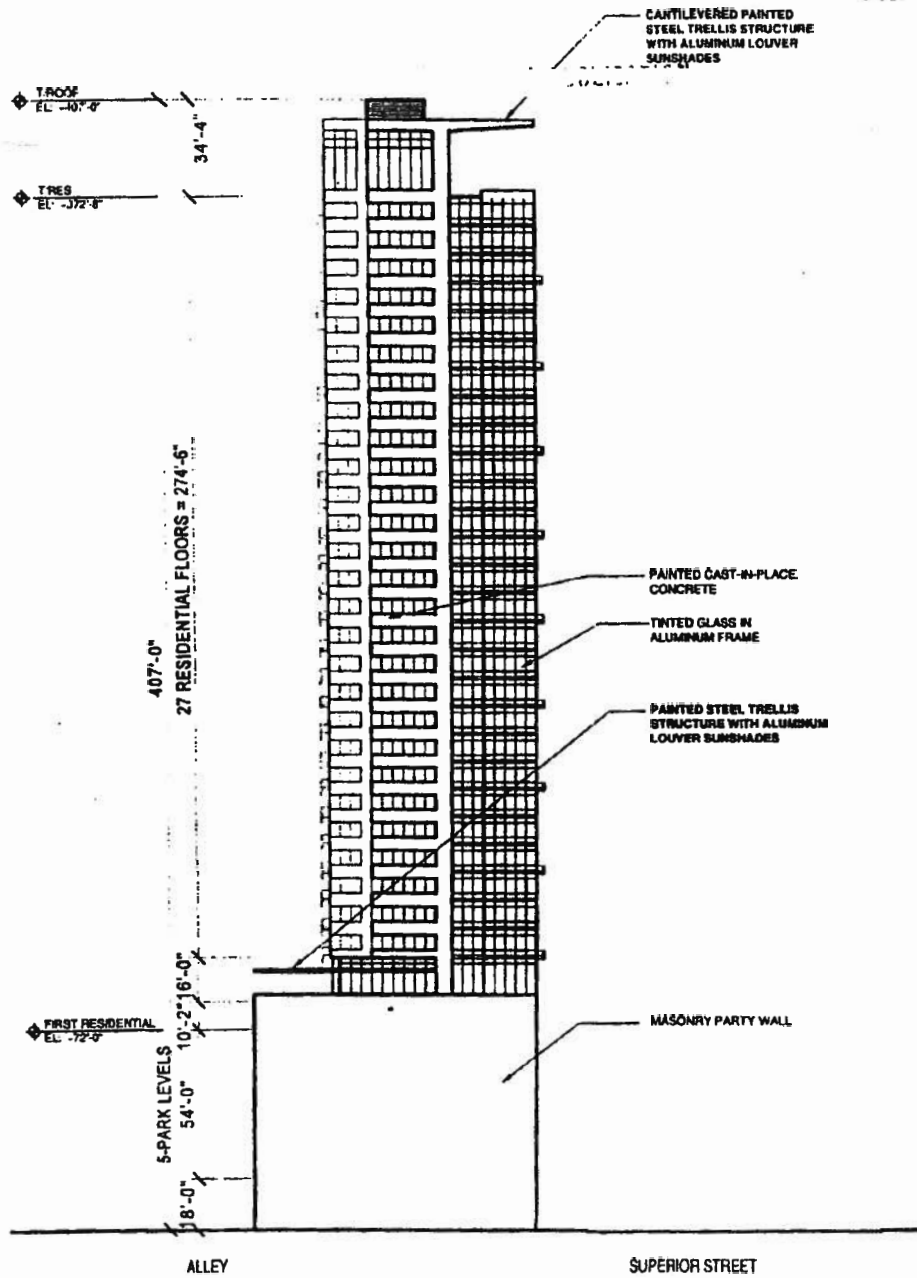
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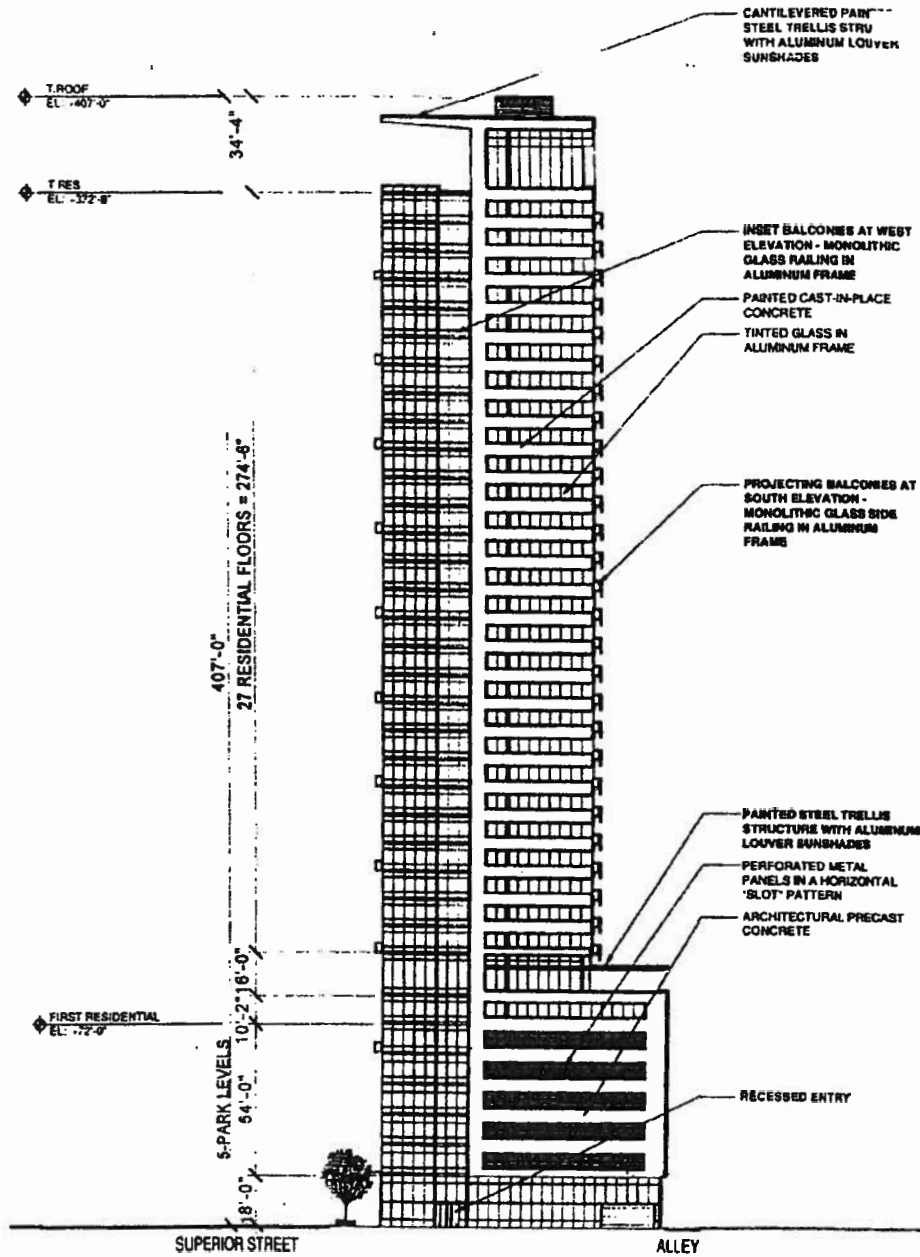
STATE STREET



East Elevation.

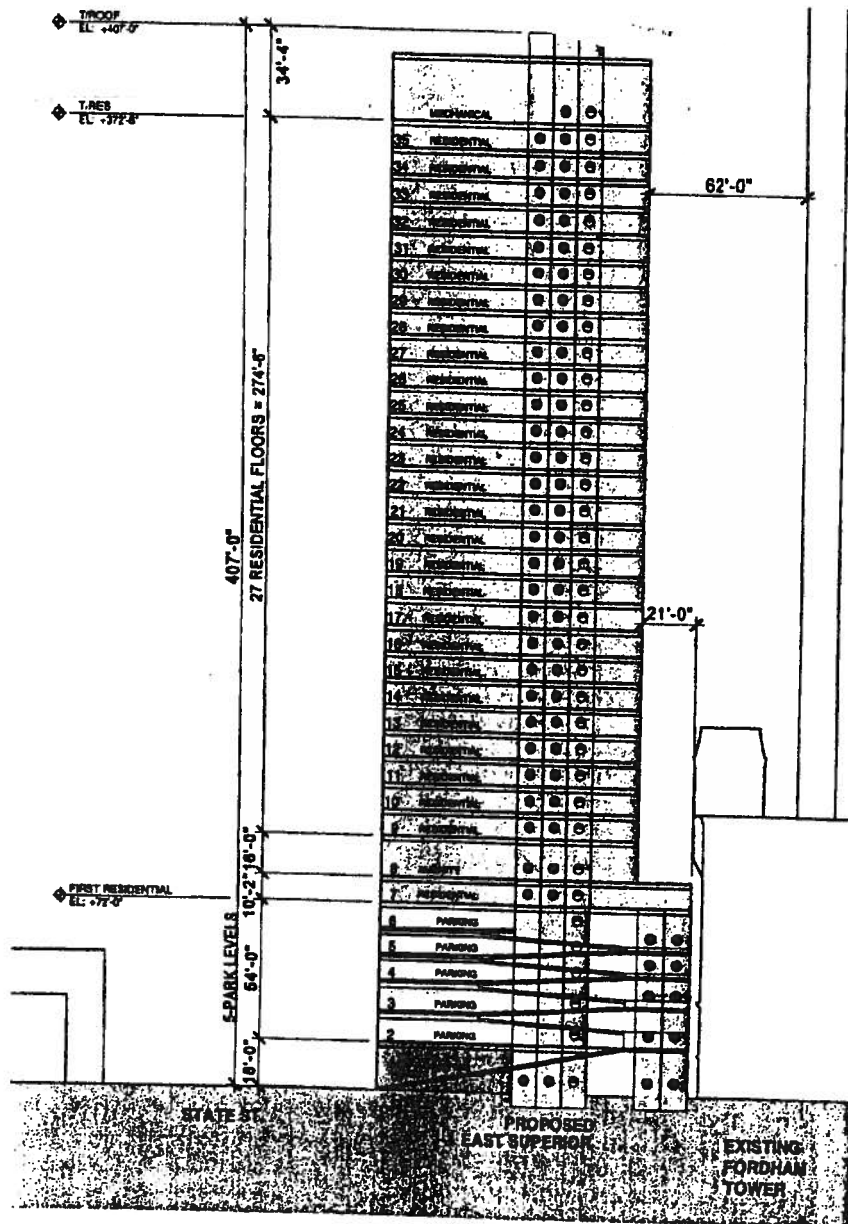


West Elevation.



Graphic scale bar showing 0, 25, and 50 feet.

Building Section.



0 25 50

Building View.

