

PD 1044

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City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

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

October 17, 2007

Mr. Edward D. Williams, AIA
Principal
Solomon Cordwell Buenz
625 N. Michigan Avenue
Chicago, Illinois 60611

**Re: Administrative Relief request for Residential-Business-Central
Area Parking Planned Development No. 1044
215 West Washington Street and 30 North Wells Street**

Dear Mr. Williams:

Please be advised that your request for a minor change to Residential-Business-Central Area Parking Planned Development No. 1044 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you are requesting the following design modifications:

- A painted concrete parapet and frame (the top of the building was to be clad in spandrel glass)
- An exposed truss on the lower portion of the east elevation
- Replace the large perforated metal parking garage openings with fans for ventilation purposes
- Revisions to the west elevation due to the structural shear wall
- Lower the top of the mechanical penthouse to +505'-1"
- Lower the top of the roof to +486'-3 1/2"
- Lower the residential/amenity deck to +140'-3"
- Site plan and ground floor modifications include: the widening of the West Washington St. entrance driveway and two North Wells St. driveways; the shifting of the Calhoun Place loading dock to the west; and the relocation of "back of house" items. Attached to this submittal are CDOT approved drawings dated July 11, 2007. In addition, the CTA has requested that a bollard be positioned near the Wells Street driveway to protect the adjacent CTA elevator. The bollard is included on the Ground Floor Typical Parking Plan.
- Structural and profile change to the typical parking plan
- A smaller penthouse and the addition of an area well for a ComEd vault on the building's roof
- Revisions to the rooftop landscape plan (meets green roof requirements)

The above changes are shown on the following revised drawings prepared by Solomon Cordwell Buenz Architects and dated September 26, 2007:

NEIGHBORHOODS



- North Elevation
- South Elevation
- East Elevation
- West Elevation
- N/S Building Section
- Ground Floor/Typical Parking Plan
- Amenity/Roof Plan

With regard to your request, the Department of Planning and Development has determined that these design changes do not create an adverse impact on the Planned Development or surrounding neighborhood, do not result in an increase in the bulk or density, do not change the character of the development and therefore, would constitute a minor change.

One request item not approved is the deletion of the intermediate slab edge covers shown on each elevation. Due to their function in energy efficiency, the Department of Planning and Development denies the request of their removal.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business-Central Area Parking Planned Development No. 1044, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,



Arnold L. Randall
Commissioner

ALR:MRD:tm

cc: Kathleen Nelson, Terri Haymaker, Mike Marmo, Pat Haynes, DPD files



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

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MEMORANDUM

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

FROM: Lori T. Healey
Lori T. Healey
Commissioner

RE: Journal Correction
Zoning Amendment #15356

DATE: March 12, 2007

I am requesting a Journal Correction for Zoning Amendment Number 15356. The correct boundary description would read as follows with the corrections underlined:

West Washington Street: a line ~~39.64~~ 40.21 feet west of North Wells Street; a line 100.01 feet south of West Washington Street; a line 81.33 feet west of North Wells Street; West Calhoun Place; and a line ~~202.28~~ 201.86 feet west of North Wells Street

LRH:MRD:tm



15356

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 Haithcock, Preckwinkle, Hairston, Lyle, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Rugai, Troutman, Brookins, Zalewski, Chandler, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Austin, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Shiller, Schulter, Moore, Stone -- 40.

Nays -- None.

Alderman E. Smith 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 15356)

RBCAPPD 1044

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 DC-16 Downtown Core District symbols and indications as shown on Map Number 1-F in the area bounded by:

~~West Washington Street; a line 39.64 feet west of North Wells Street; a line 100.01 feet south of West Washington Street; North Wells Street; West Calhoun Place; and a line 202.28 feet west of North Wells Street,~~

to those of a Residential-Business-Central Area Parking Planned Development, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development 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:

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 DC-16 Downtown Core District symbols and indications as shown on Map No. 1-F in the area bounded by:

West Washington Street; a line 40.21 feet west of North Wells Street; a line 100.01 feet south of West Washington Street; a line 81.33 feet west of North Wells Street; West Calhoun Place; and a line 201.86 feet west of North Wells Street

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

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

Residential-Business-Central Area Planned Development Parking.

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business-Central Area Parking Planned Development (the "Planned Development") consists of approximately thirty-two thousand five hundred nine (32,509) square feet (seventy-five hundredths (0.75) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the applicant, Urban Growth Property Limited Partnership.
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 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.
4. This plan of development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map, an Existing Land-Use Map; a Site/Landscape Plan; and Building Elevations prepared by Solomon Cordwell Buenz & Associates, Inc. dated November 16, 2006. A full-size set of the Site/Landscape Plan and the Building Elevations 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: residential uses, retail uses, accessory and non-accessory parking, related and accessory uses, and all other allowed uses in the DC-16 Downtown Core District excluding hotel use.
 6. Business and other identification 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 also shall be permitted subject to the review and approval of the Department of Planning and Development. Off-premise signs shall not be permitted.
 7. Off-street parking and loading facilities shall be provided in accordance with the provisions of this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. 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. Vehicular access to the building from Washington Street shall be limited to ingress only. Both vehicular ingress and egress to and from the building shall be permitted from Wells Street.
 8. In addition to the maximum height of buildings and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
 9. 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. A dog run containing approximately six hundred twenty-five (625) square feet of space shall be provided at the first floor roof level, as depicted on the Typical Parking Floor Plan.
 10. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date of adoption of this Planned Development shall apply; provided, however, that in addition to
-

the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, floor area devoted to mechanical equipment on the roof and floor area devoted to mechanical equipment aggregating one thousand (1,000) square feet or more in a single location regardless of its placement in the building, shall also be excluded.

Pursuant to the Affordable Housing provisions of the 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 of seven hundred thirty-five thousandths (0.735), which represents twenty-three thousand eight hundred eighty-one (23,881) square feet of floor area. 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 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. In the area in which the Property is located, the median cost of land per buildable square foot has been established by the City of Chicago at Twenty-two and no/100 Dollars (\$22.00). Therefore, 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 Four Hundred Twenty Thousand Three Hundred Five and 60/100 Dollars (\$420,305.60) ($\$22.00 \times 23,881 \times 0.80$). Prior to the issuance of permits, the applicant will provide a letter of credit or other security device in an amount equal to the cash contribution. The applicant must comply with all of the applicable sections of the Affordable Housing Provisions of the Zoning Ordinance, which sections are hereby incorporated into this Planned 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 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 17-13-0611 of the Chicago Zoning Ordinance.
12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings 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 buildings 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. The applicant agrees to install a green roof measuring approximately five thousand eight hundred fifty (5,850) square feet, or twenty-five percent (25%) of the net roof area of the proposed building not encumbered by mechanical equipment, as depicted on the Amenity Floor Plan.

13. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new 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. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. Prior to submitting an application for a building permit for the project, the applicant shall submit the report of a licensed structural engineer to the Landmarks Division of the Department of Planning and Development for its acceptance. The report shall include recommendations for protection or stabilization measures to be taken during construction regarding the adjacent Washington Block Building, a designated Chicago landmark, at 40 North Wells Street.
15. Unless substantial construction of the improvements contemplated in this Planned Development has been commenced within six (6) years following adoption of this ordinance, and unless completion thereof is diligently pursued, this Planned Development shall expire and the zoning classification of the Property shall revert to that of a DC-16 Downtown Core District.

[Vicinity Plan; Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site/Landscape Plan; Building Elevation Drawings; Building Section Drawing; Landscape Material Legend; Floor Plans; and Roof Plan referred to in these Plan of Development Statements printed on pages 95514 through 95528 of this *Journal*.]

12/13/2006

REPORTS OF COMMITTEES

15356
95513

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

*Residential-Business-Central Area Parking
Planned Development Number 1044.*

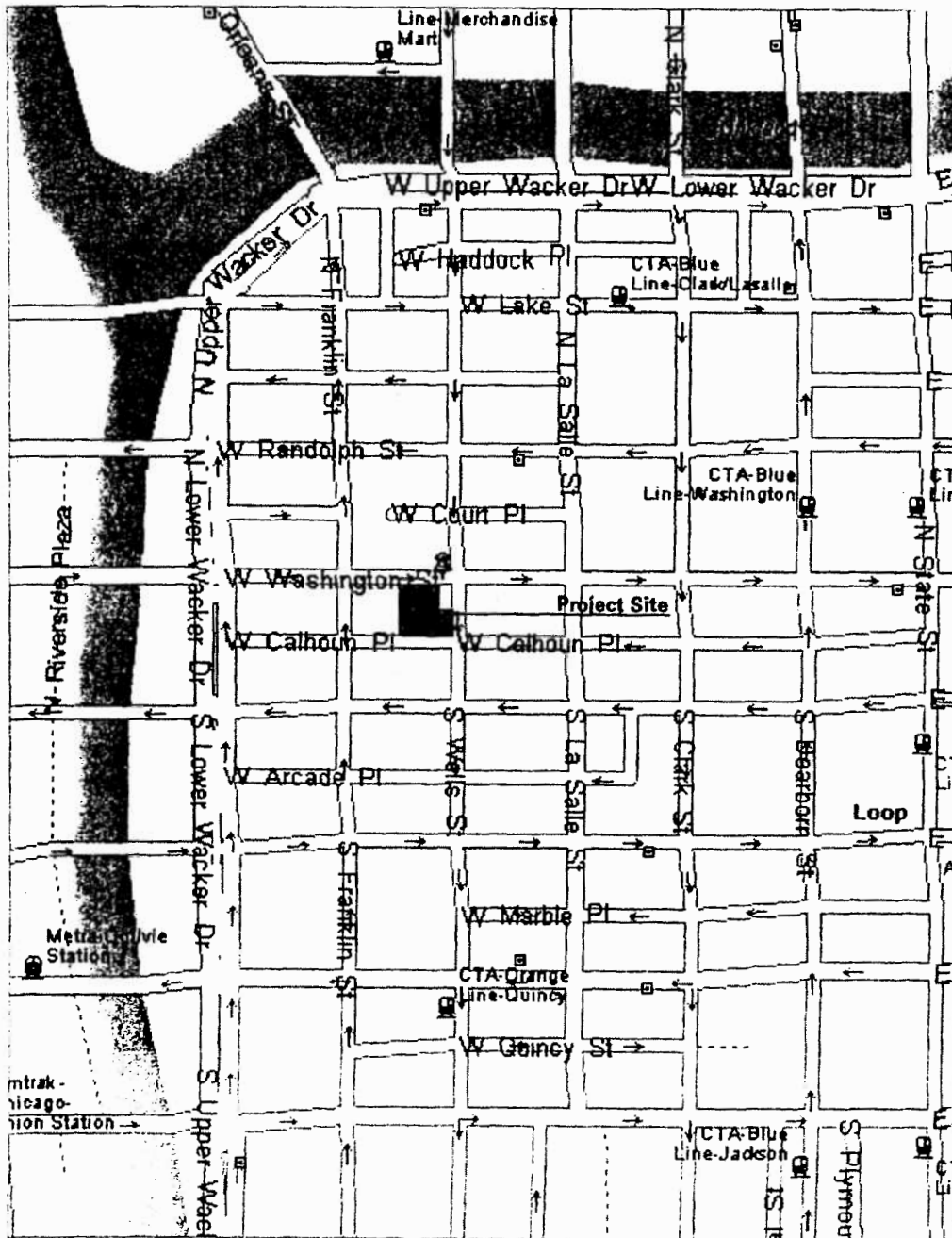
Plan Of Development Bulk Regulation And Data Table.

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

40,974.42 square feet (0.94 acres) = 32,509 square feet (0.75 acres) + 8,465.42 square feet (0.19 acres)

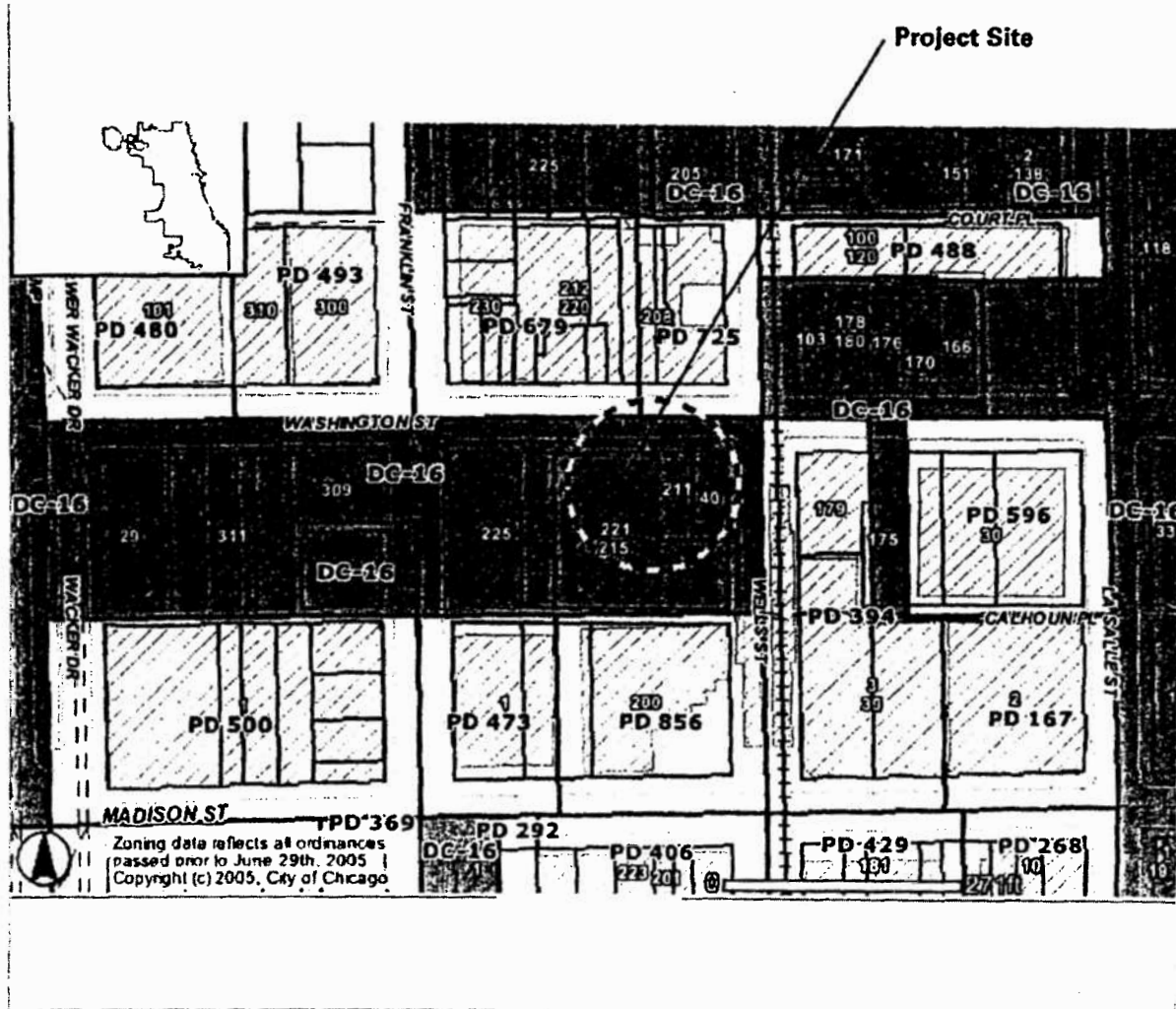
Permitted Uses:	Residential uses, retail uses, accessory and non-accessory parking, related and accessory uses and all other allowed uses in the DC-16 Downtown Core District
Maximum Floor Area Ratio:	16.735
Base Floor Area Ratio:	16.00
Bonus Floor Area Ratio/Affordable Housing:	0.735
Maximum Number of Dwelling Units:	389, which includes 138 efficiency units
Minimum Number of Accessory Off-Street Parking Spaces:	221
Maximum Number of Non-Accessory Off-Street Parking Spaces:	379
Maximum Total Number of Off-Street Parking Spaces:	600
Minimum Number of Off-Street Loading Spaces:	3
Setbacks:	0, in accordance with the Site/Landscape Plan
Maximum Building Height:	495 feet

Vicinity Plan.



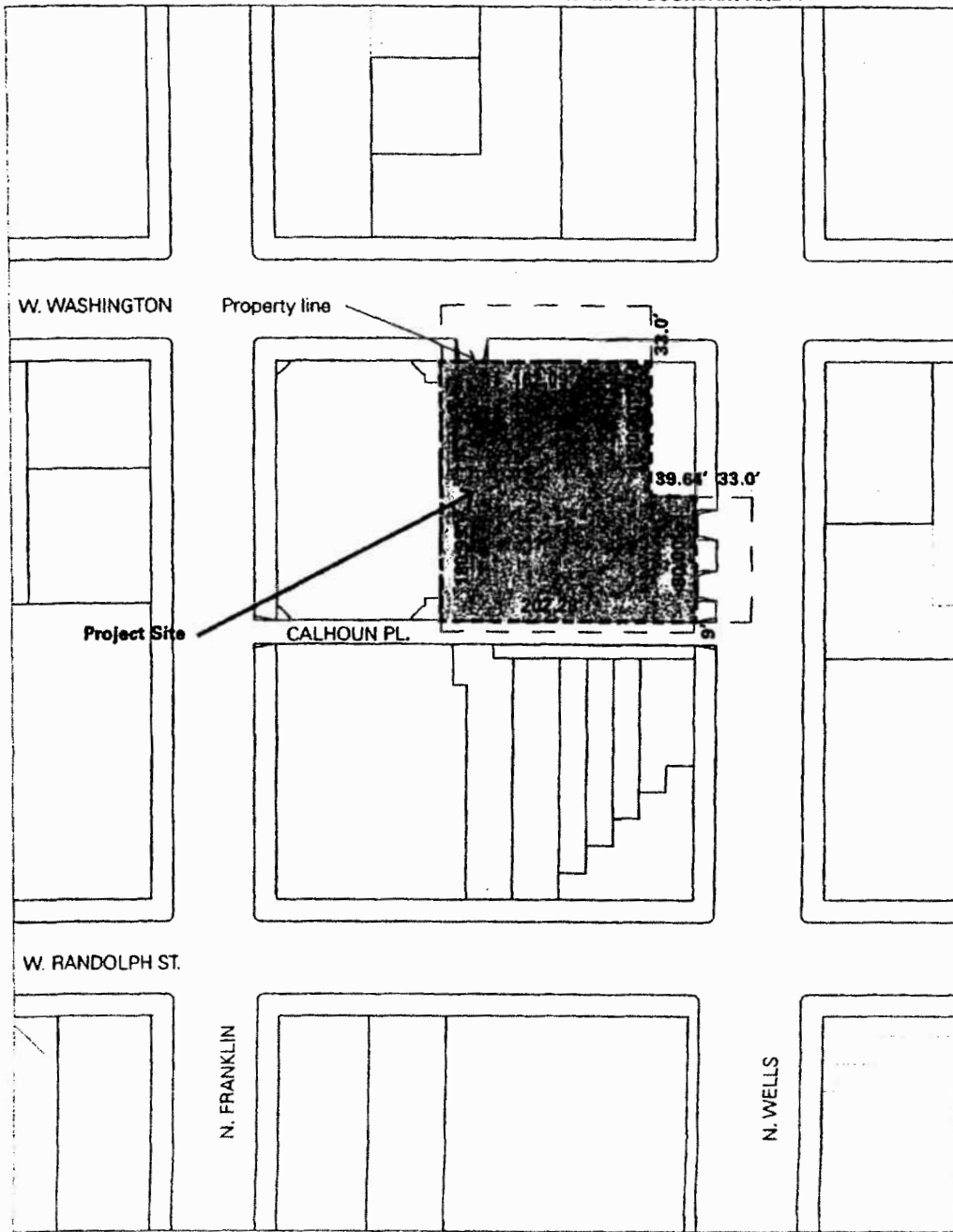
not to scale

Existing Zoning Map.



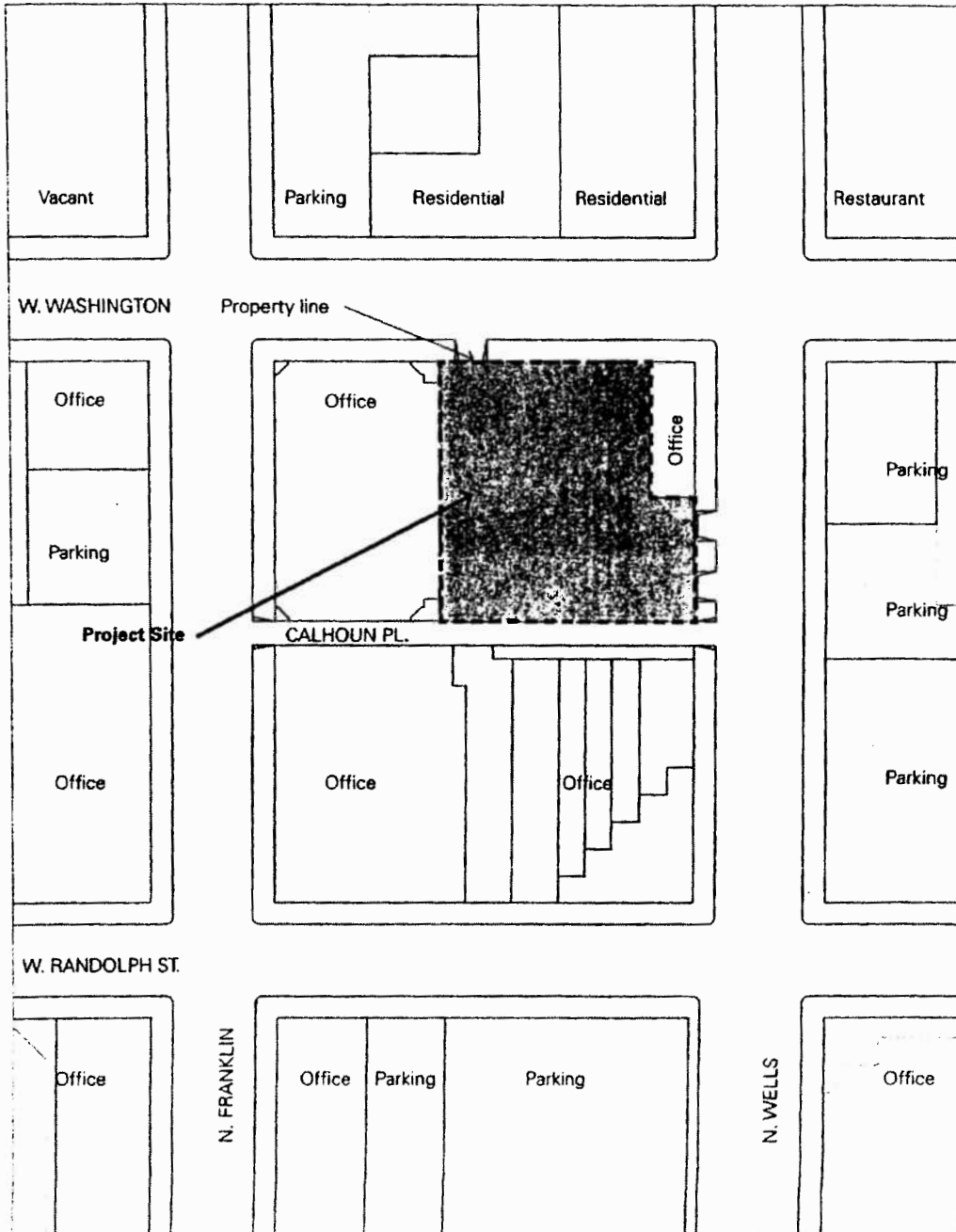
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Planned Development Boundary
And Property Line Map.



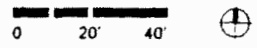
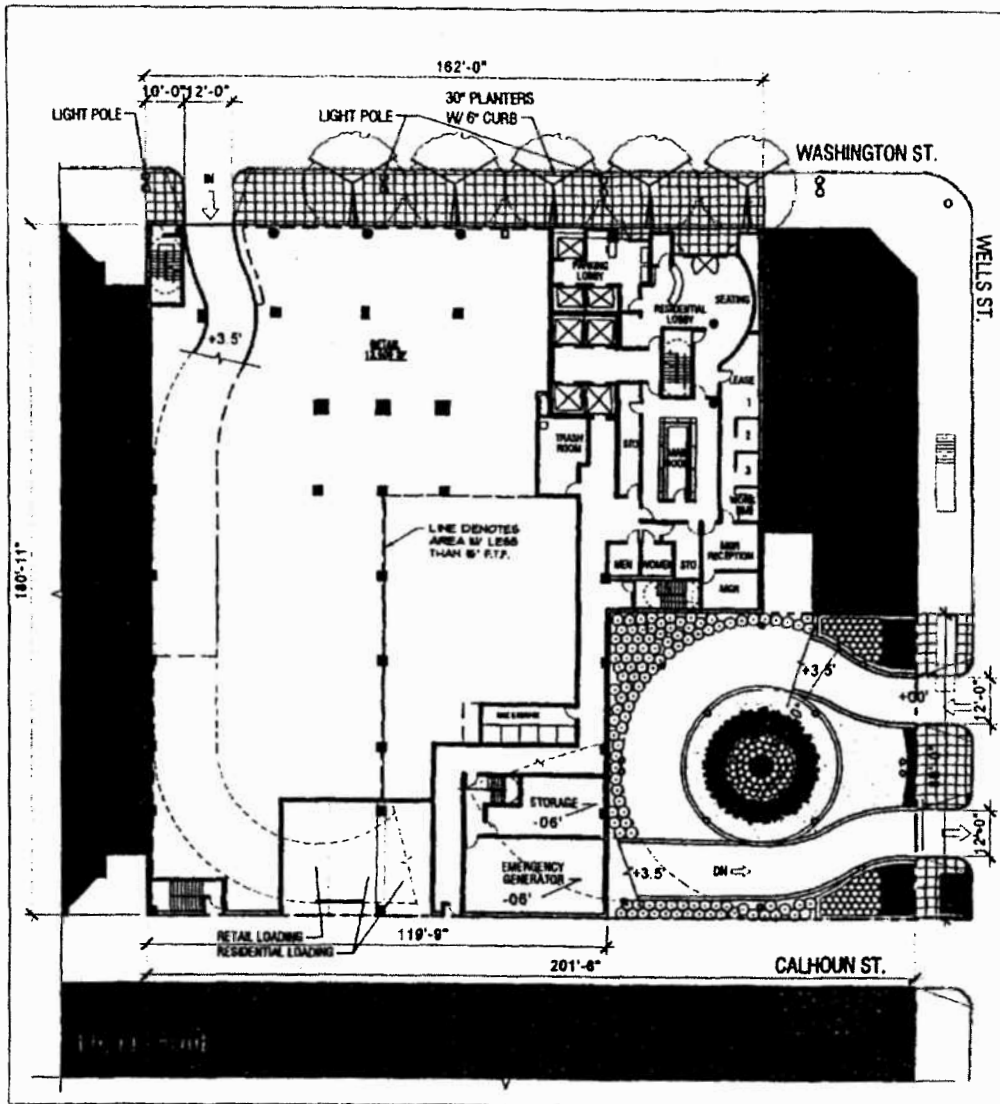
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Existing Land-Use Map.

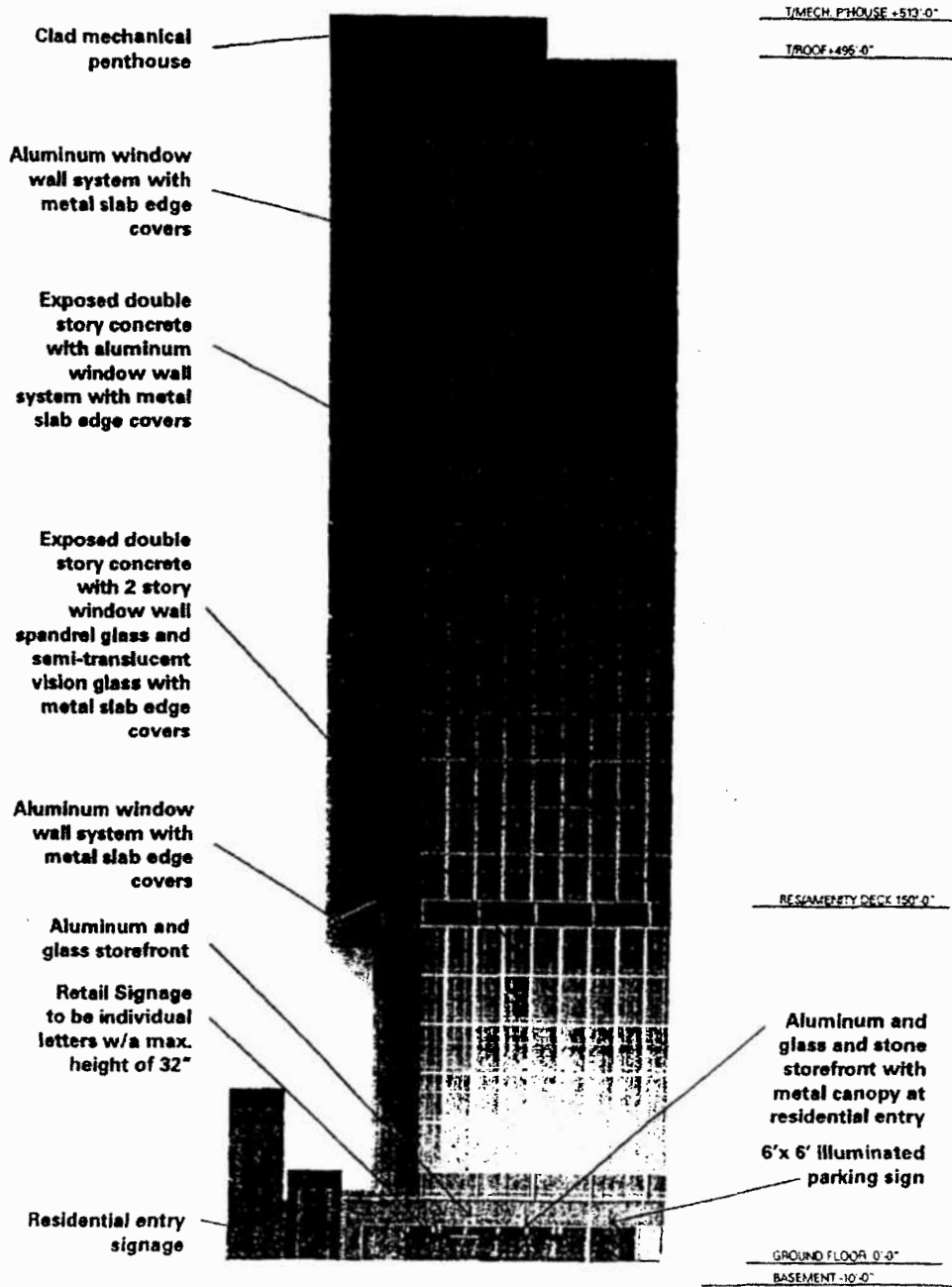


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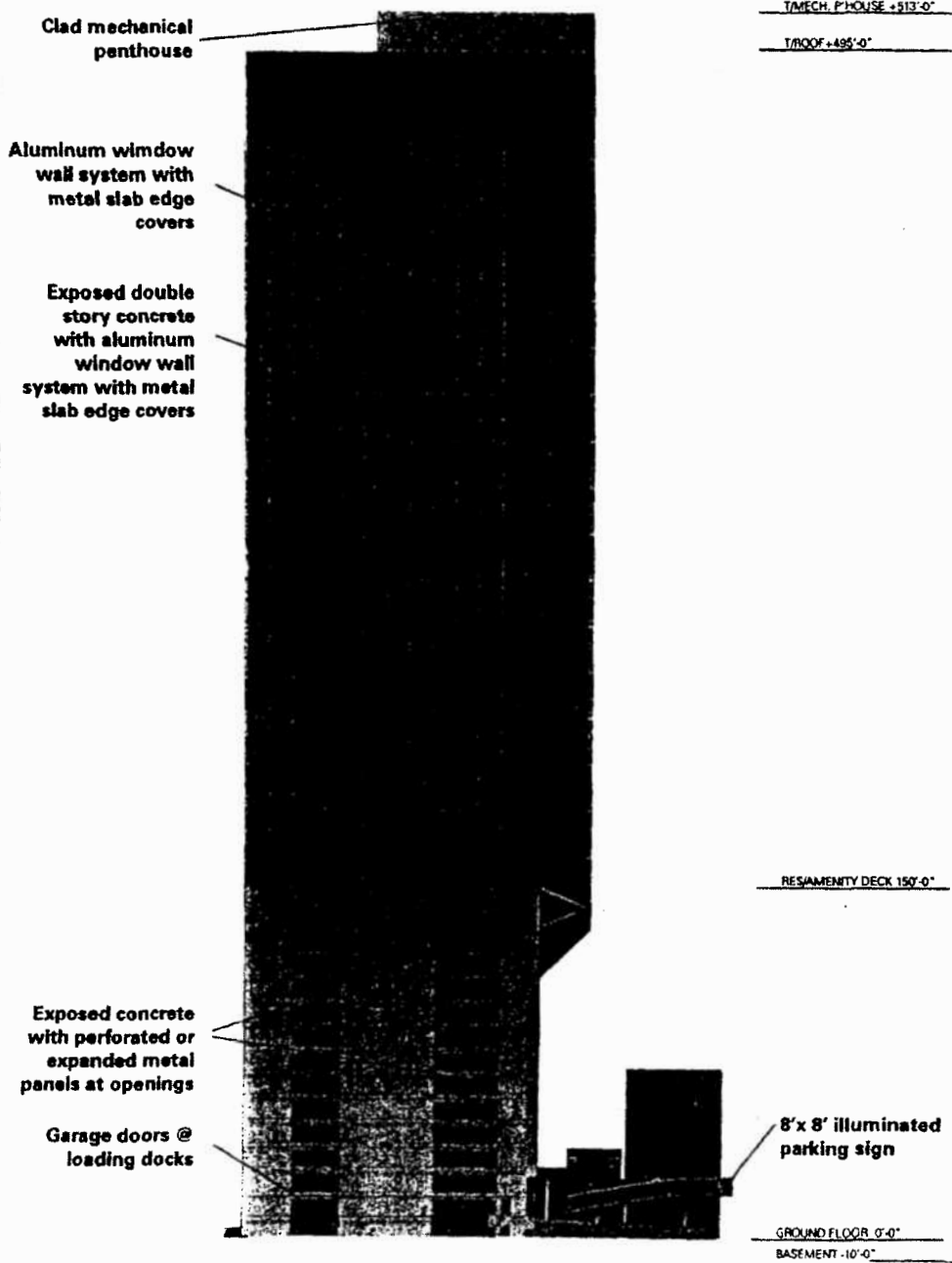
Site/Landscape Plan.



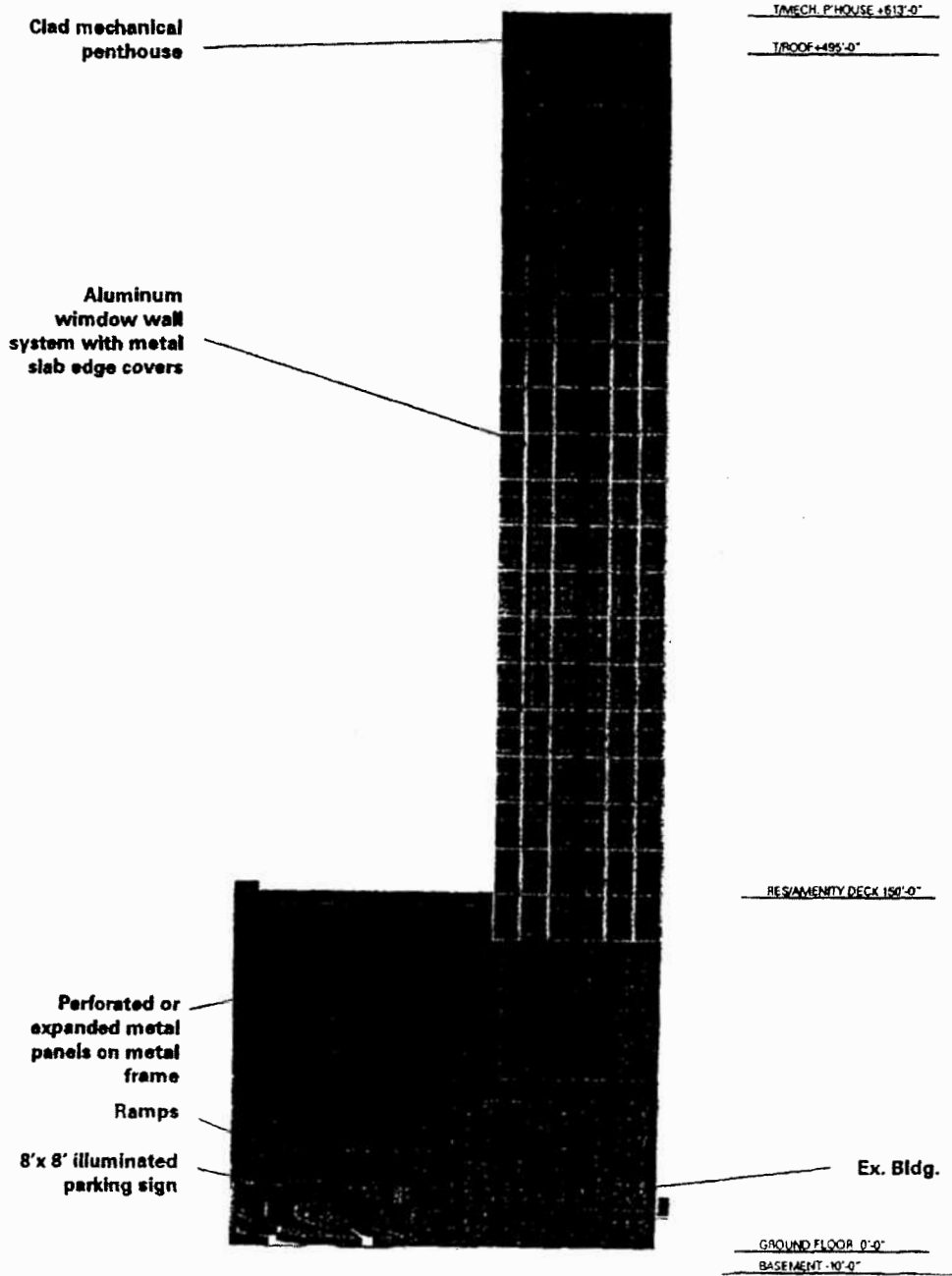
North Elevation.



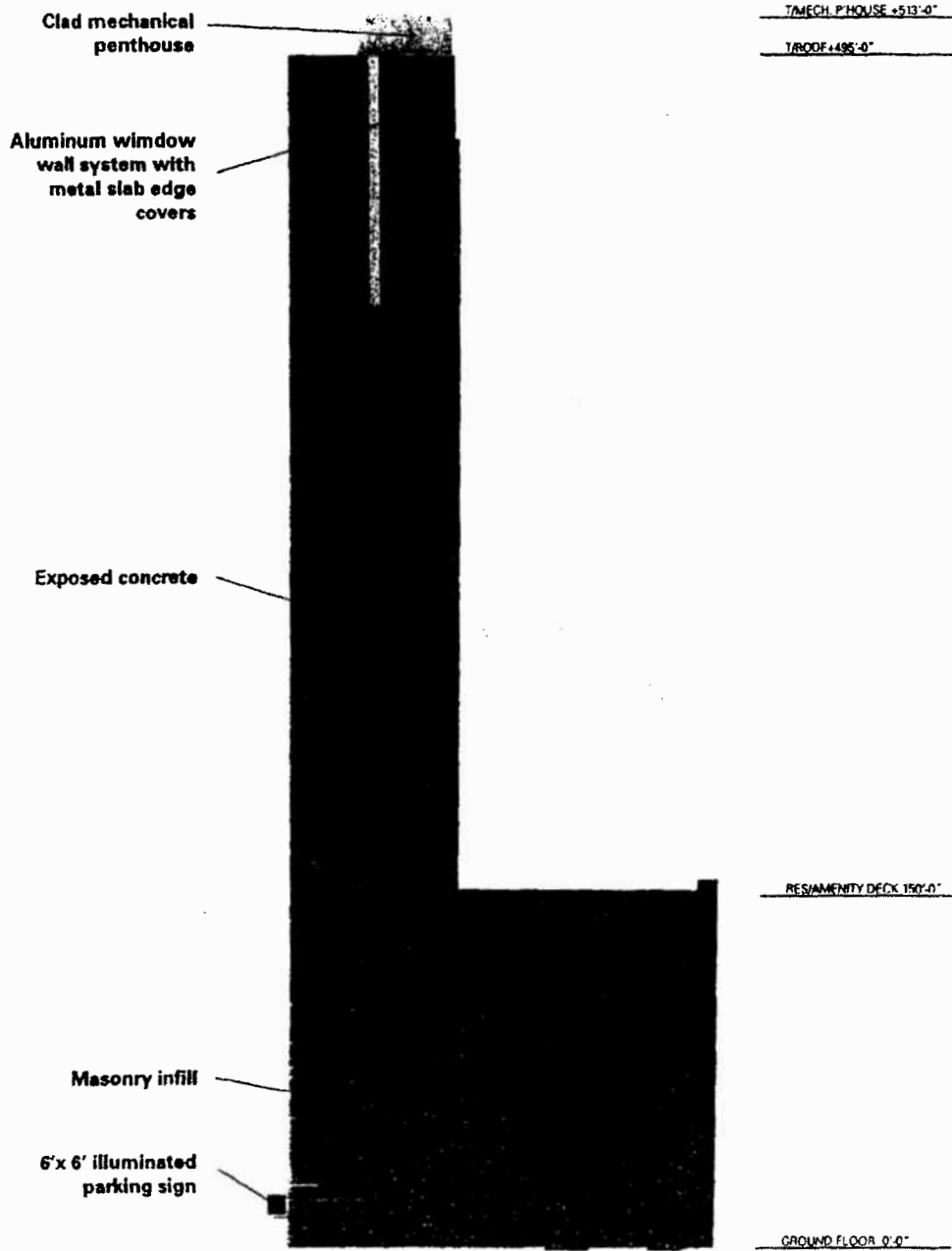
South Elevation.



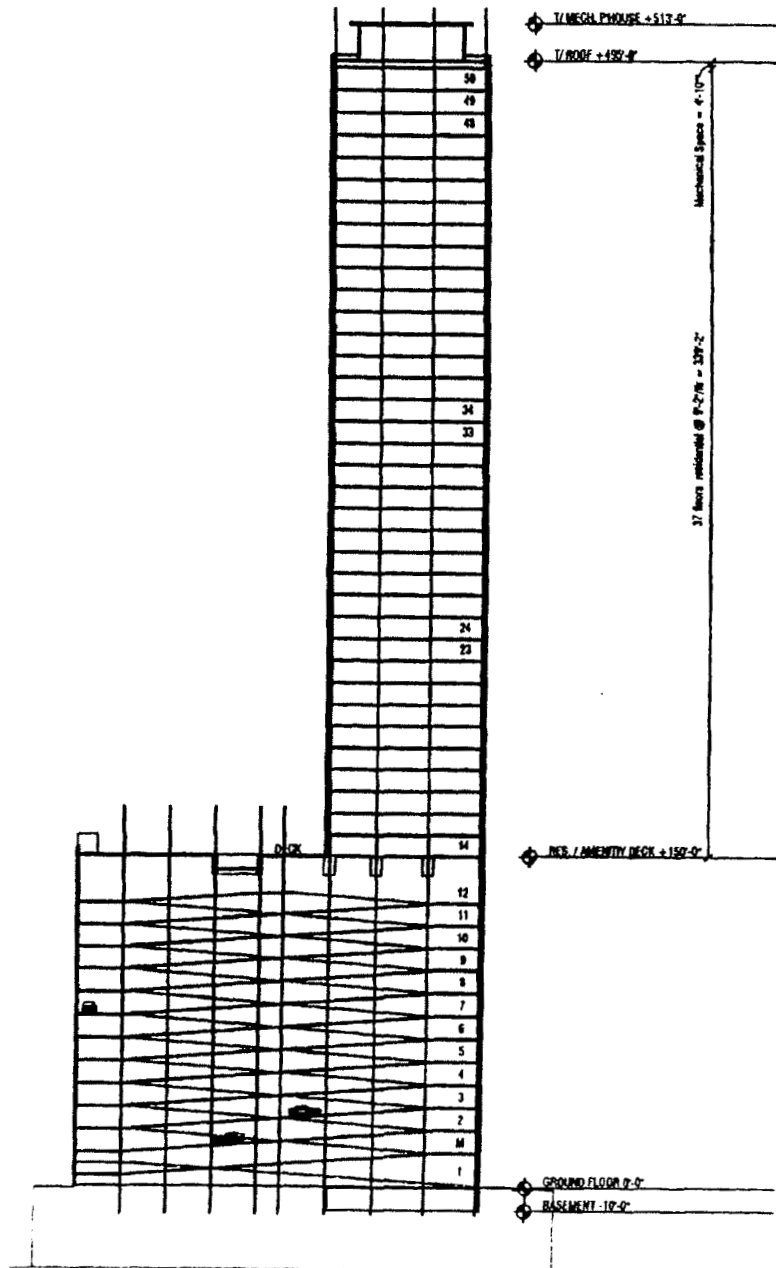
East Elevation.



West Elevation.



Section Looking West.

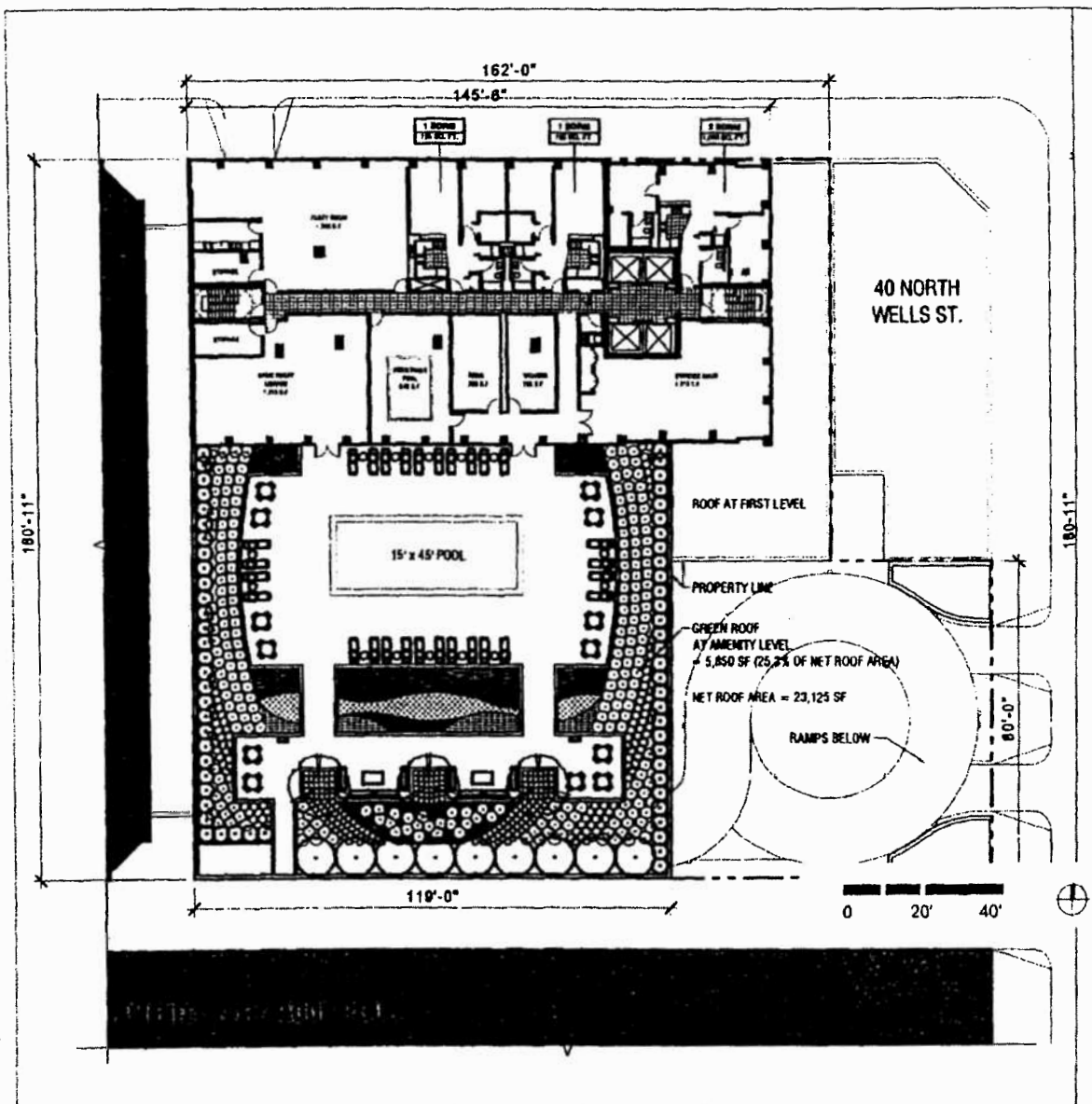


Landscape Material Legend.

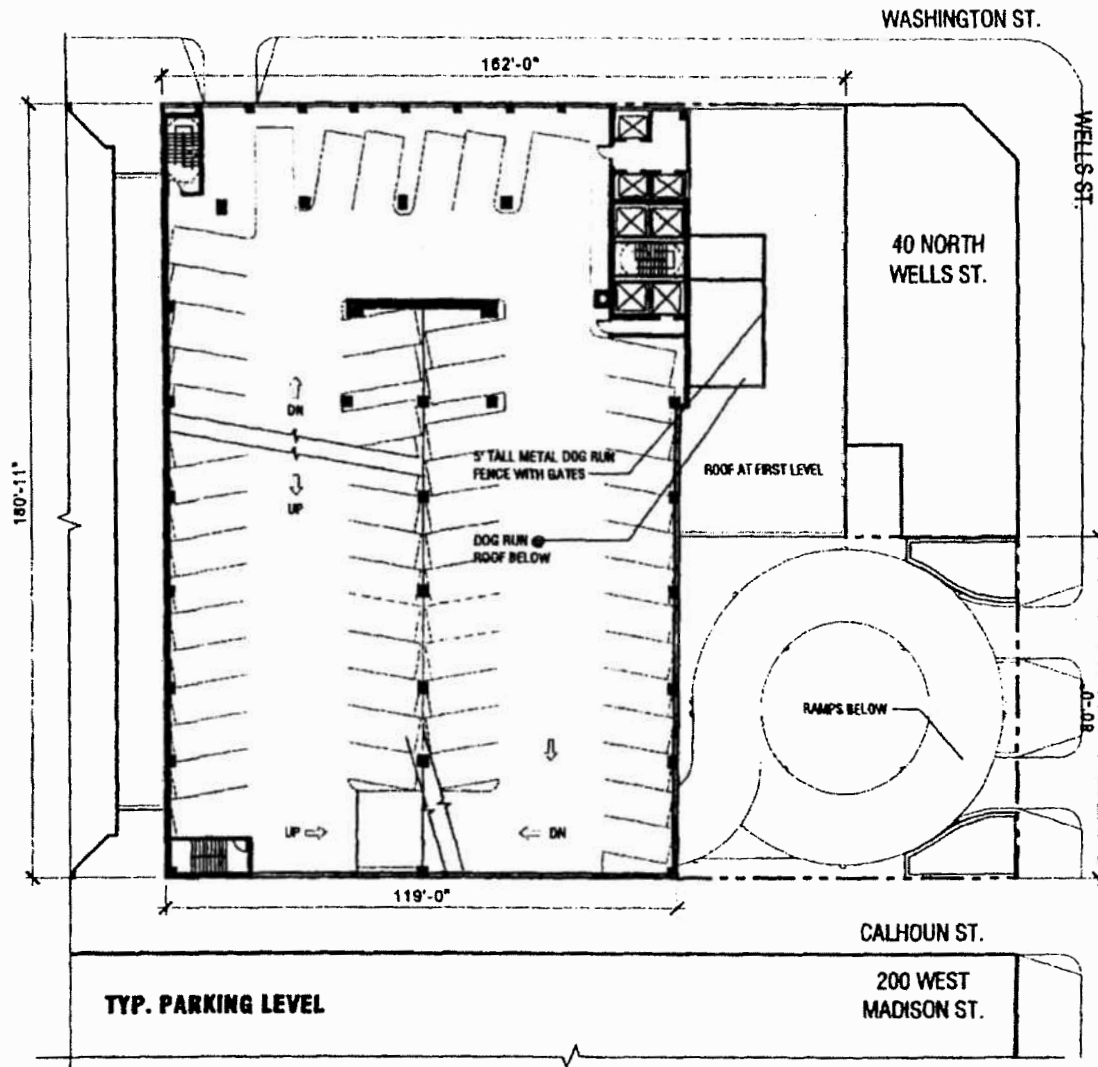
PLANT LIST					
CODE	BOTANICAL NAME	COMMON NAME	SIZE	TOTAL	ADDITIONAL NOTES
DECIDUOUS TREES					
BP	BETULA POPULIFOLIA 'WHITESPIRE SR.'	WHITESPIRE SR. GRAY BIRCH	12' HEIGHT x 8' WIDTH	3	CLUMP FORM, 3 TRUNKS
GD	GYMNOCLODUS DIOICA	KENTUCKY COFFEETREE	4" CALIPER	5	BRANCHED UP 6'
VP	VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	8' HEIGHT x 6' WIDTH	9	CLUMP FORM
DECIDUOUS SHRUBS					
CR	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	30" HEIGHT x 24" SPREAD	37	
HB	HYDRANGEA MACROPHYLLA 'BAUMER'	ENDLESS SUMMER HYDRANGEA	24" HEIGHT x 24" SPREAD	177	
IV	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	24" HEIGHT x 24" SPREAD	23	
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	5' HEIGHT x 4' SPREAD	2	
VD	VIBURNUM DETATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	3' HEIGHT x 30" SPREAD	61	
PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS					
CK	CALAMAGROSTIS ACUT. 'KARL FOERSTER'	FEATHER REED GRASS	1 GALLON	108	SPACED 24" O.C.
GS	GERANIUM SANGUINEUM 'STRIATUM'	LANCASTRIENSE BLOODY CRANESBILL	1 GALLON	280	SPACED 15" O.C.
HD	HEDERA HELIX 'THORNDALE'	THORNDALE ENGLISH IVY	3" POT	192	SPACED 18" O.C.
HG	HOSTA 'GREAT EXPECTATIONS'	GREAT EXPECTATIONS HOSTA	1 GALLON	183	SPACED 18" O.C.
HH	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GALLON	130	SPACED 18" O.C.
HS	HELICTOTRICHON SEMPERVIRENS	BLUE OATS GRASS	1 GALLON	130	SPACED 18" O.C.
LS	LEUCANTHEMUM x SUPERBUM 'RYAN'S WHITE'	RYAN'S WHITE SHASTA DAISY	1 GALLON	30	SPACED 18" O.C.
NF	NEPETA x FAASSENI	FAASSEN'S CATMINT	1 GALLON	90	SPACED 18" O.C.
PV	PHLOX x 'PURPLE VOLCANO'	PURPLE VOLCANO PHLOX	1 GALLON	54	SPACED 18" O.C.



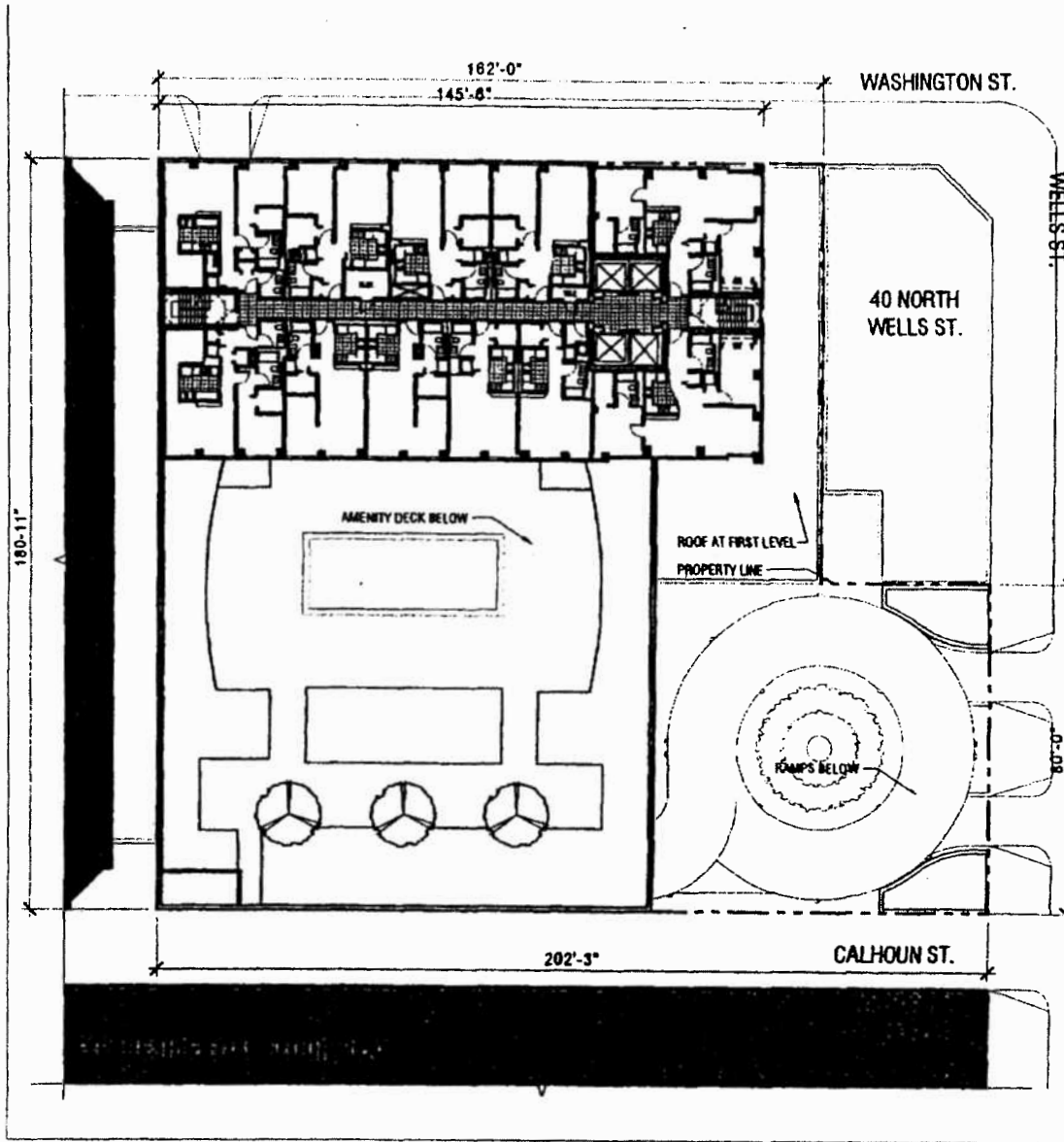
Amenity Floor Plan.



Typical Parking Floor Plan.



Typical Residential Floor Plan.



Roof Plan.

