

No Longer A PD AS Of 5-12-10  
original zoning

5/12/2010

REPORTS OF COMMITTEES

92129

On motion of Alderman Solis, the said proposed ordinances and substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Fioretti, Dowell, Hairston, Lyle, Harris, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, Foulkes, Thompson, Thomas, Lane, Rugai, Cochran, Brookins, Muñoz, Zalewski, Dixon, Solis, Maldonado, Burnett, E. Smith, Graham, Reboyras, Suarez, Waguespack, Mell, Colón, Rice, Mitts, Allen, Laurino, O'Connor, Doherty, Reilly, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 47.

Nays -- None.

Alderman Pope 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 No. 1-G.*

(Application No. A-7598)

(General Address Boundaries: W. Washington Blvd.,  
N. Elizabeth St., W. Madison St. and N. Throop St.)

[O2010-2137]

*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 1106 symbols as shown on Map Number 1-G in the area generally bounded by:

West Washington Boulevard; North Elizabeth Street; West Madison Street; and North Throop Street,

to those of C1-3 Neighborhood Commercial District.

SECTION 2. 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 1106 symbols as shown on Map 1-G in the area generally bounded by:

a line 74.25 feet north of and parallel to West Madison Street; North Throop Street; West Madison Street; and North Ada Street,

to those of C2-3 Motor Vehicle-Related District.

SECTION 3. This ordinance takes effect after its passage and 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)  
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<http://www.cityofchicago.org>

February 17, 2010

Mr. Ivan Kutlesa  
Kutlesa Hernandez Architects  
647 Berkley Drive  
Romeoville, IL 60446

Re: **Administrative Relief request for Residential Business Planned  
Development No. 1106, Subarea B, 1300 West Madison Street**

Dear Mr. Kutlesa:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1106 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 10 of the Planned Development.

The PD was approved on May 14, 2008 with two Subareas, A and B, neither of which have been built as of yet. The properties have been sold separately and your client, 1300 W. Madison LLC, intends to develop the land on Subarea B with ground floor retail and 18 residential units above, as permitted in the PD. The PD states that the required parking spaces for the dwelling units located in Subarea B shall be located in Subarea A. However, both Subareas have been sold separately and your client owns Subarea B only.


You are requesting to:

- Provide 18 parking spaces for the 18 dwelling units to be located in Subarea B on the ground level of Subarea B, rather than within Subarea A, as required in the PD.
- Replace the metal panels on the proposed retail and residential building at 1300 W. Madison St. with a 14-foot limestone base and face brick above to the roofline along W. Madison, N. Ada, and N. Throop Streets. The north alley façade will be a mixture of face brick and metal panel system framing on the upper floors. The building will be LEED certified and will contain a green roof on at least 50% of the net available roof area as per the original PD. A revised Site Plan/Ground Floor Plan, and revised North, South, East and West Elevations, dated January 30, 2009, and prepared by Kutlesa Hernandez Architects shall be inserted into the main file.

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

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1106, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

  
Patricia A. Scudiero  
Commissioner

PAS:HG:tm  
c: Mike Marmo, Erik Glass, Main file





~~Yeas -- Aldermen Flores, Fioretti, Dowell, Preckwinkle, Hairston, Lyle, Harris, Beale, Pope, Balcer, Cardenas, Olivo, Burke, Foulkes, Thompson, Thomas, Lane, Rugal, Cochran, Brookins, Muñoz, Zalewski, Dixon, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Waguespack, Mell, Austin, Colon, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Reilly, Daley, Tunney, Levar, Shiller, Schulter, Moore, Stone -- 48.~~

~~Nays -- None~~

~~Alderman Carothers 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.  
(Application Number 16571)*~~

~~*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 M2-3 Light Industry District symbols as shown on Map Number 1-F in the area generally bounded by:~~

~~a line 80.10 feet north of and parallel to West Hubbard Street; a line 75 feet east of and parallel to North Union Avenue; West Hubbard Street; and North Union Avenue,~~

~~to the designation of a C1-5 Neighborhood Commercial District.~~

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

*Reclassification Of Area Shown On Map Number 1-G.  
(As Amended)  
(Application Number 15919)*

*RBPD 1106*

*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 C1-3 Neighborhood Commercial District and C2-3 Motor Vehicle-Related Commercial District symbols as shown on Map Number 1-G in the area generally bounded by:

West Washington Street; North Elizabeth Street; West Madison Street; and North Throop Street,

to those of a B3-5 Community Shopping District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-5 Community Shopping District symbols as shown on Map 1-G in the area described in Section 1 of this ordinance, and by changing all of the C2-3 Motor Vehicle-Related Commercial District symbols as shown on Map Number 1-G in the area generally bounded by:

a line 74.25 feet north of and parallel to West Madison Street; North Throop Street; West Madison Street; and North Ada Street,

to those of a Residential-Business Planned Development subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 3. This ordinance takes effect after its passage and approval.

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

Residential-Business Planned Development Number 1106

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development ("Planned Development") consists of approximately eighty-eight thousand seven hundred twenty-one (88,721) square feet (two and three-hundredths (2.03) acres) of property located in the general area bounded by West Washington Street; North Elizabeth Street; West Madison Street; North Ada Street; a line 74.25 feet north of and parallel to West Madison Street; and North Throop Street (the "Property"), as more fully depicted on the attached Planned Development Boundary and Property Line Map. The Property is under the single designated control of the applicant, Castlepoint 1260, L.L.C.
2. All applicable official reviews, approvals or permits that are required in connection with the Planned Development shall be obtained or authorized to be obtained by the applicant. Any dedication or vacation of streets, alleys or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal and approval by the City Council.

3. The requirements, obligations and conditions contained within the Planned Development shall be binding upon the applicant, its successors and assigns and, if different from 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 from the applicant, the legal titleholder and any ground lessors of the Property. Pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, any applications for amendments, modifications or changes (administrative, legislative or otherwise) to the Planned Development shall be made or authorized by the applicant or its successors and assigns, or by the owners of or designated controlling party for each subarea. For purposes of this Planned Development, where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein.

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. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "Applicant" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. The plan of development consists of these thirteen (13) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; Planned Development Boundary, Property Line and Subarea Map; Site Plan/Ground Floor Plan, Subarea A; Perimeter Landscape Plan, Subarea A; Roof Plan, Subarea A; North, East, South and West Elevations, Subarea A; North/South Diagrammatic Section -- Looking East, Subarea A; Site Plan/Ground Floor Plan, Subarea B; Perimeter Landscape Plan, Subarea B; Roof Plan, Subarea B; North, East, South and West Elevations, Subarea B; and an East/West Diagrammatic Section -- Looking North, Subarea B, prepared by Antunovich Associates dated April 17, 2008. Full-sized copies of the Building Elevations and Landscape Plan are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. 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. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.
5. The following uses shall be permitted in Subareas A and B of this Residential-Business Planned Development: any Permitted Use in the B3 Community Shopping District, including residential, commercial, accessory parking, and accessory and related uses,

except building material sales, entertainment venues (capacity of one hundred fifty (150) to nine hundred ninety-nine (999) seats), banquet facilities, residential storage warehouses, light equipment sales, vehicle repair, industrial uses and recycling facilities. Non-accessory parking shall not be permitted.

Portions of the Property may be used on an interim basis for construction staging and the storage of construction materials for the various phases of development of the Property.

6. On-premise 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. Off-premise signs are prohibited.
7. All driveways providing ingress and egress shall be adequately designed and paved in accordance with the regulations of the Chicago Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of Chicago. Closure of all or any part of any public street or alley during demolition or construction shall be subject to review and approval of the Chicago Department of Transportation.

The north sixteen (16) feet of Subarea B extending between North Ada Street and North Throop Street shall be reserved as a private service drive for the benefit of the owners and legal occupants of Subarea B, and the owners and legal occupants of the buildings located to the north of Subarea B between North Ada Street and North Throop Street.

8. For purposes of floor area and floor area ratio ("F.A.R.") calculations, the definitions of the Chicago Zoning Ordinance shall apply, except 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 located on the roof, and mechanical equipment within the building that occupies a contiguous area of one thousand (1,000) square feet or more shall be excluded.

The maximum permitted F.A.R. in Subarea A is 5.0 and the maximum permitted F.A.R. in Subarea B is 3.0. There shall be no transfer of F.A.R. between subareas.

It is hereby acknowledged that all parking located on the Property is accessory parking and shall not be counted in the calculation of the F.A.R. for the improvements to be located on the Property. The required parking spaces for the dwelling units located in Subarea B shall be located in Subarea A.

9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the Site Plans, Landscape Plans, Roof Plans and Building Elevations attached hereto and made a part of this Planned Development. Building height shall be measured as set forth in Section 17-17-0311 of the Chicago Zoning Ordinance.

Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of the Planned Development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this Planned Development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.

10. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon written application and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by the 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-A of the Chicago Zoning Ordinance.
11. The Applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. The Applicant shall design, construct and maintain the buildings located within the Planned Development as L.E.E.D. certified buildings. The Applicant has agreed to install a green roof on at least fifty percent (50%) of the net available roof area of Subareas A and B (approximately thirty-nine thousand nine hundred twenty-five (39,925) square feet of green roof).
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 universal access throughout the Property. Plans for the 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. Substantial construction of the development contemplated by this Planned Development must commence within six (6) years following City Council approval of this Planned Development. If a building permit is not obtained, or completion of the improvements is not diligently pursued, this Planned Development shall expire and the zoning of the Property located in Subarea A shall revert to the classification of C1-3 Community Shopping District, and the zoning of the Property in Subarea B shall revert to the pre-existing classification of a C2-3 Motor Vehicle-Related Commercial District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Subarea Map; Subareas A and B Site Plan/Ground Floor Plans; Subareas A and B Landscape Plans; Subareas A and B Green Roof Plans; Subareas A and B North, South, East and West Elevations; and Subareas A and B Diagrammatic Sections referred to in these Plan of Development Statements printed on pages 28215 through 28233 of this *Journal*.]

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

*Bulk Regulations And Data Table.*

Net Site Area:

Subarea A:	75,386 square feet
Subarea B:	13,335 square feet
Total:	88,721 square feet

Area in Public Right-of-way:

Subarea A:	47,411 square feet
Subarea B:	14,545 square feet
Total:	61,956 square feet

Gross Site Area:

Subarea A:	122,797 square feet
Subarea B:	27,880 square feet
Total:	150,677 square feet

Floor Area Ratio:

Subarea A:

Subarea B: 3.0

Permitted Uses: Any permitted use in the B3 Community Shopping District, including residential, commercial, accessory parking, and accessory and related uses, except building material sales, entertainment venues (capacity of 150 -- 999 seats), banquet facilities, residential storage warehouse, light equipment sales, and recycling facilities. Non-accessory parking shall not be permitted.

Setback from Property Line:

Subarea A: 0 feet

Subarea B: 0 feet -- south property line  
16 feet -- north property line  
5 feet -- east and west property line

Maximum Number of Dwelling Units:

Subarea A: 318

Subarea B: 32

Minimum Number of Parking Spaces: 343

Minimum Number of Loading Berths: 3

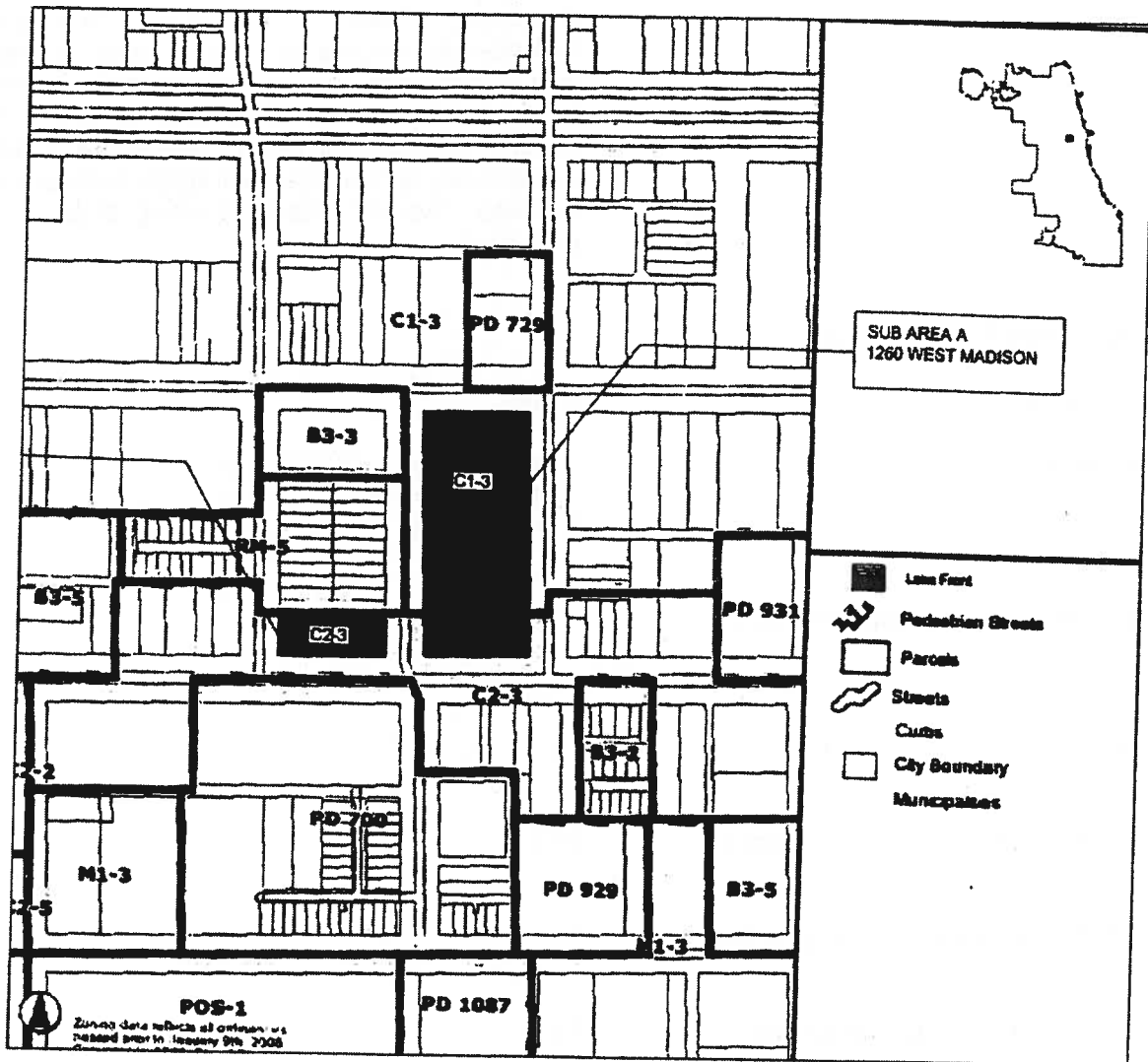
Minimum Number of Bicycle Spaces: 50

Maximum Building Height:

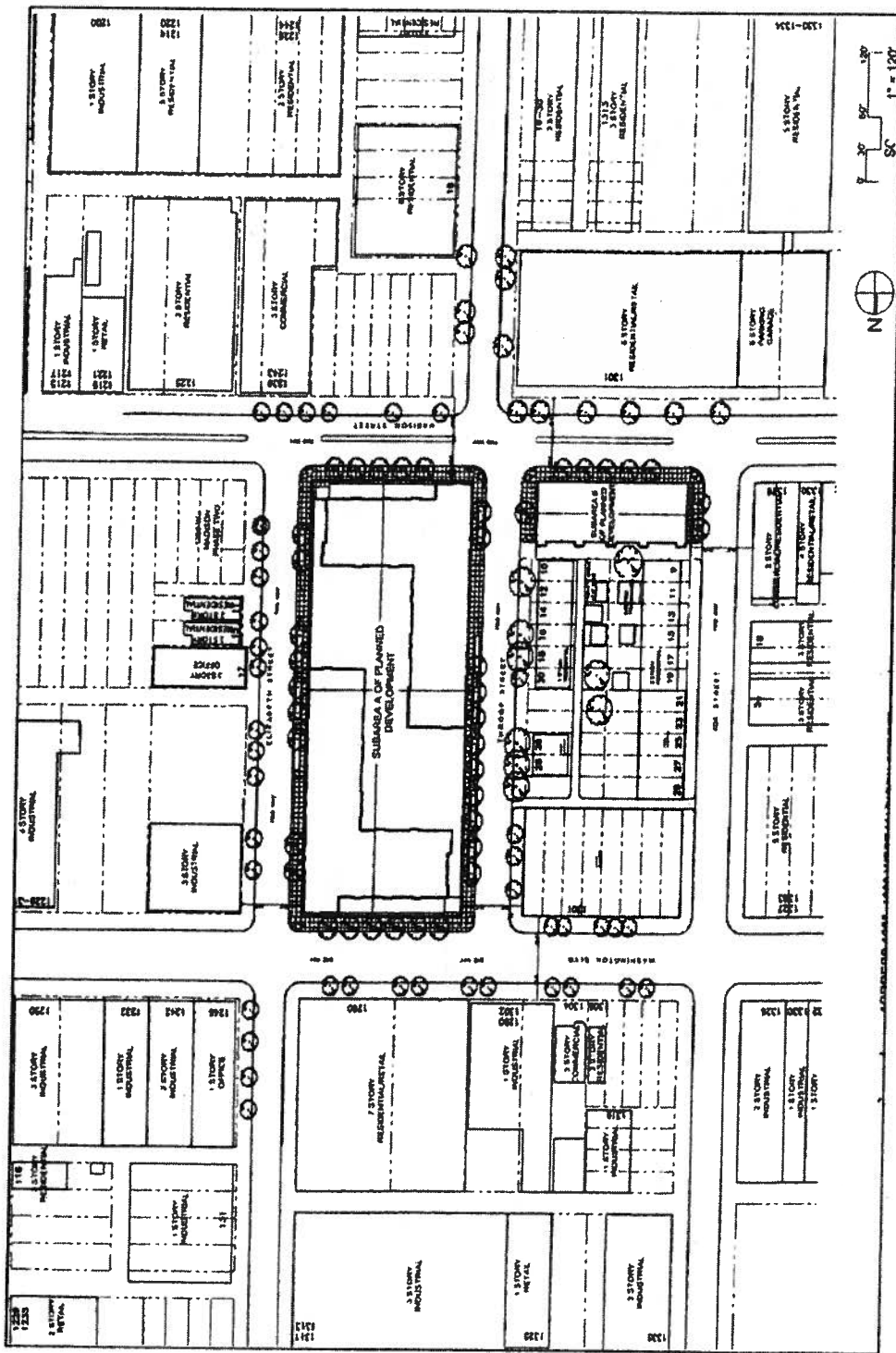
Subarea A: 90 feet (as measured to the ceiling of the highest occupied floor, and 102 feet as measured to the highest enclosed space)

Subarea B: 48 feet (as measured to the ceiling of the highest occupied floor, and 52 feet, 2 inches as measured to the highest enclosed space)

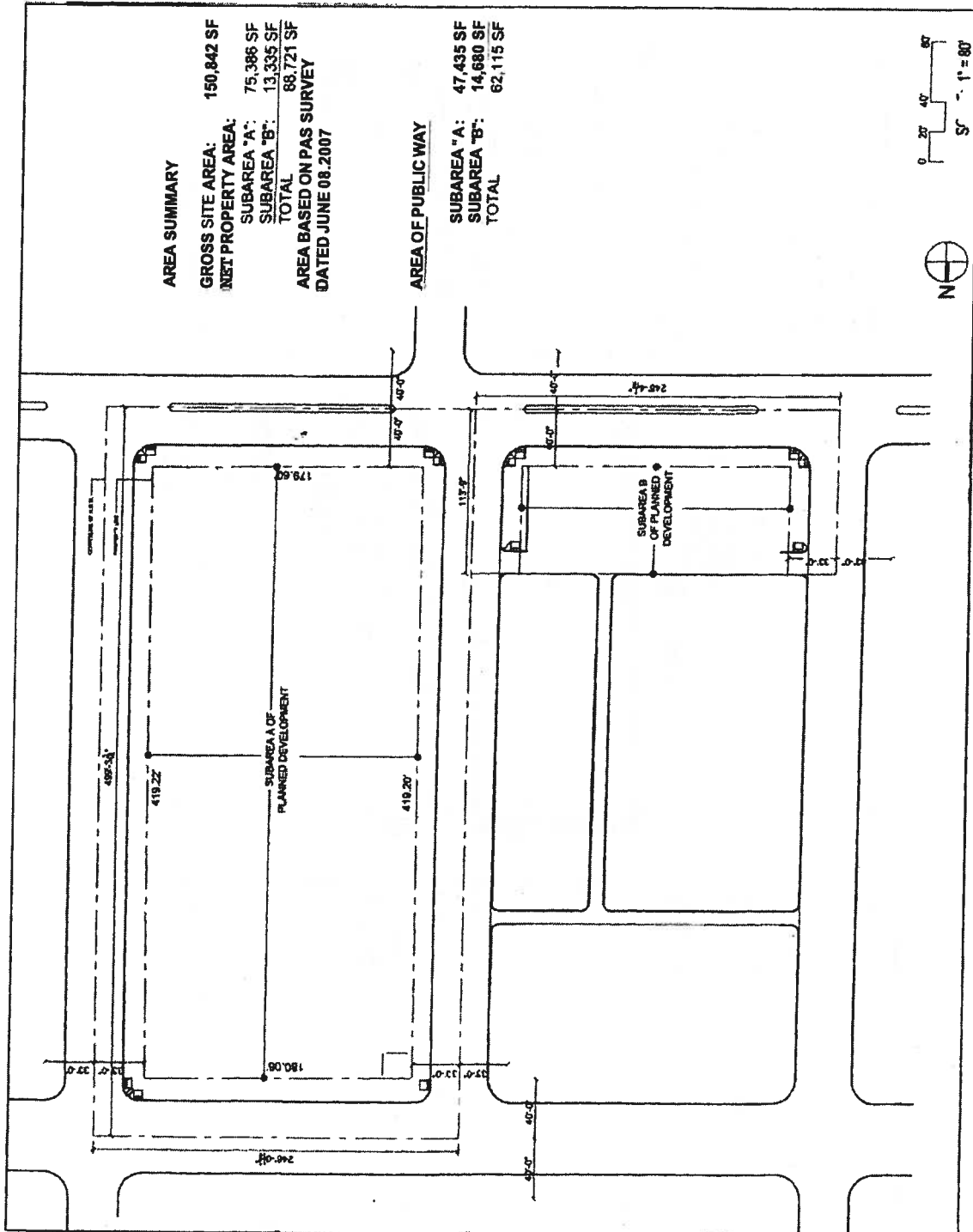
Existing Zoning Map



Existing Land-Use Map.

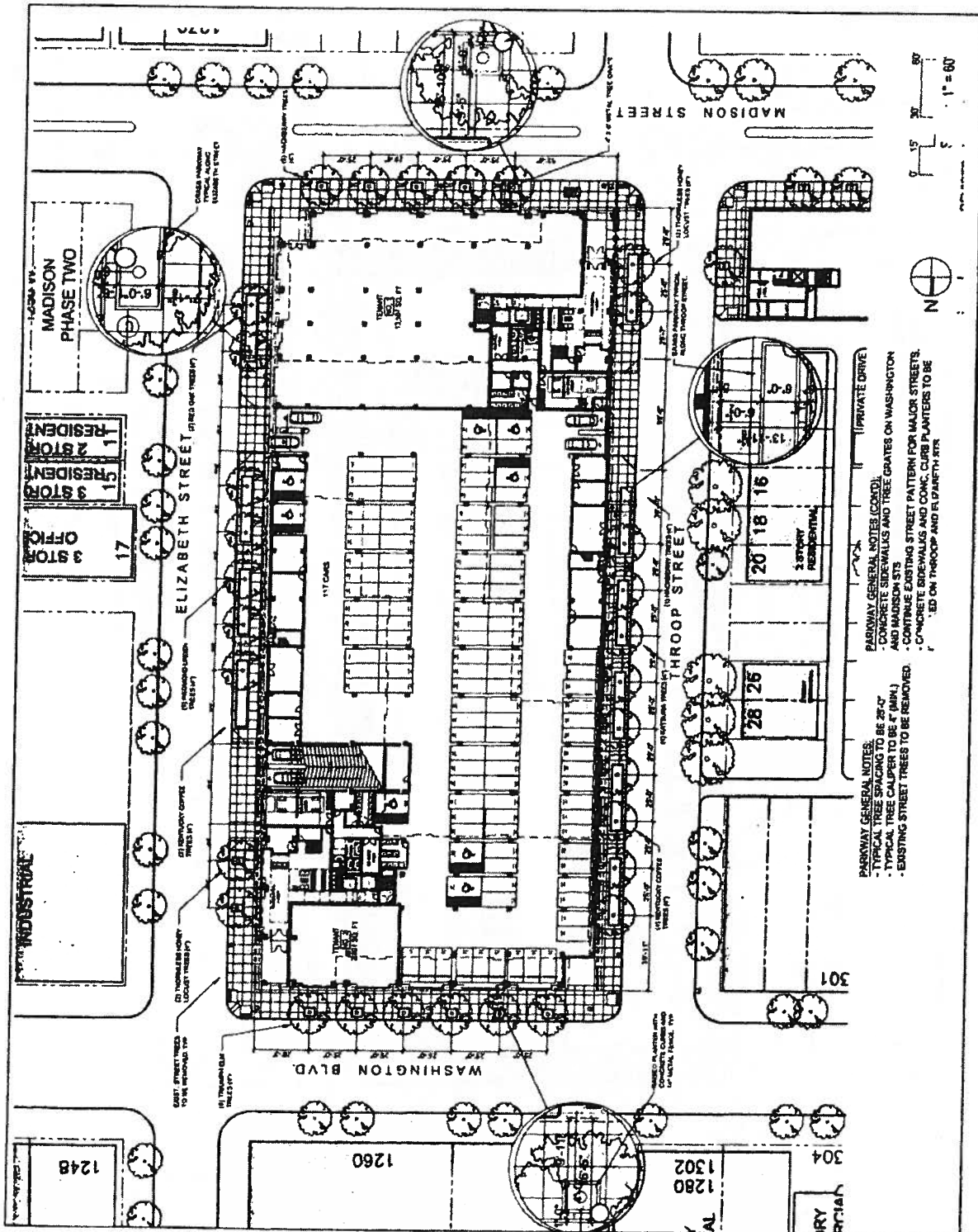


Planned Development Boundary, Property Line And Subarea Map.



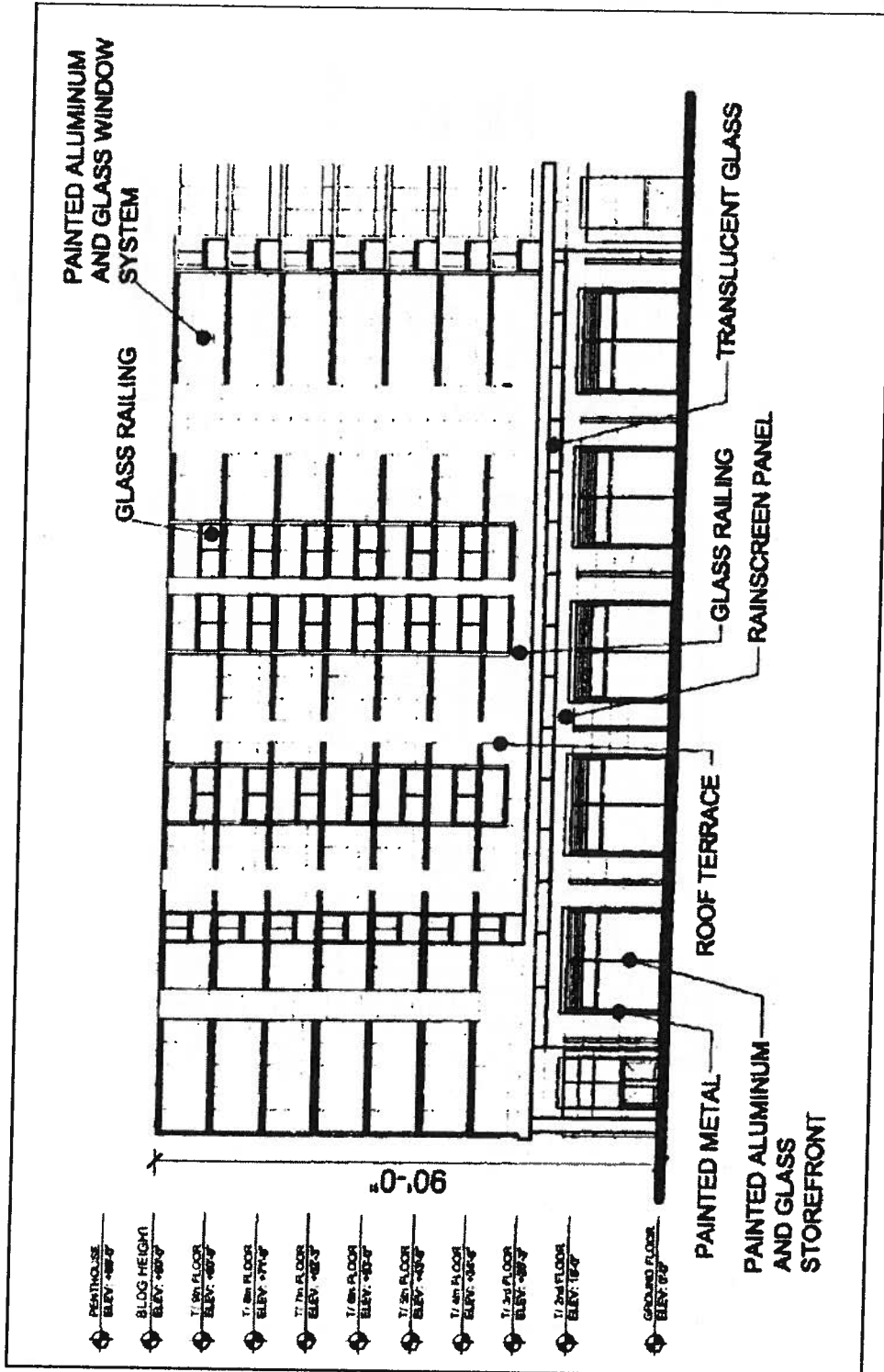


Subarea "A -- Landscape Plan.

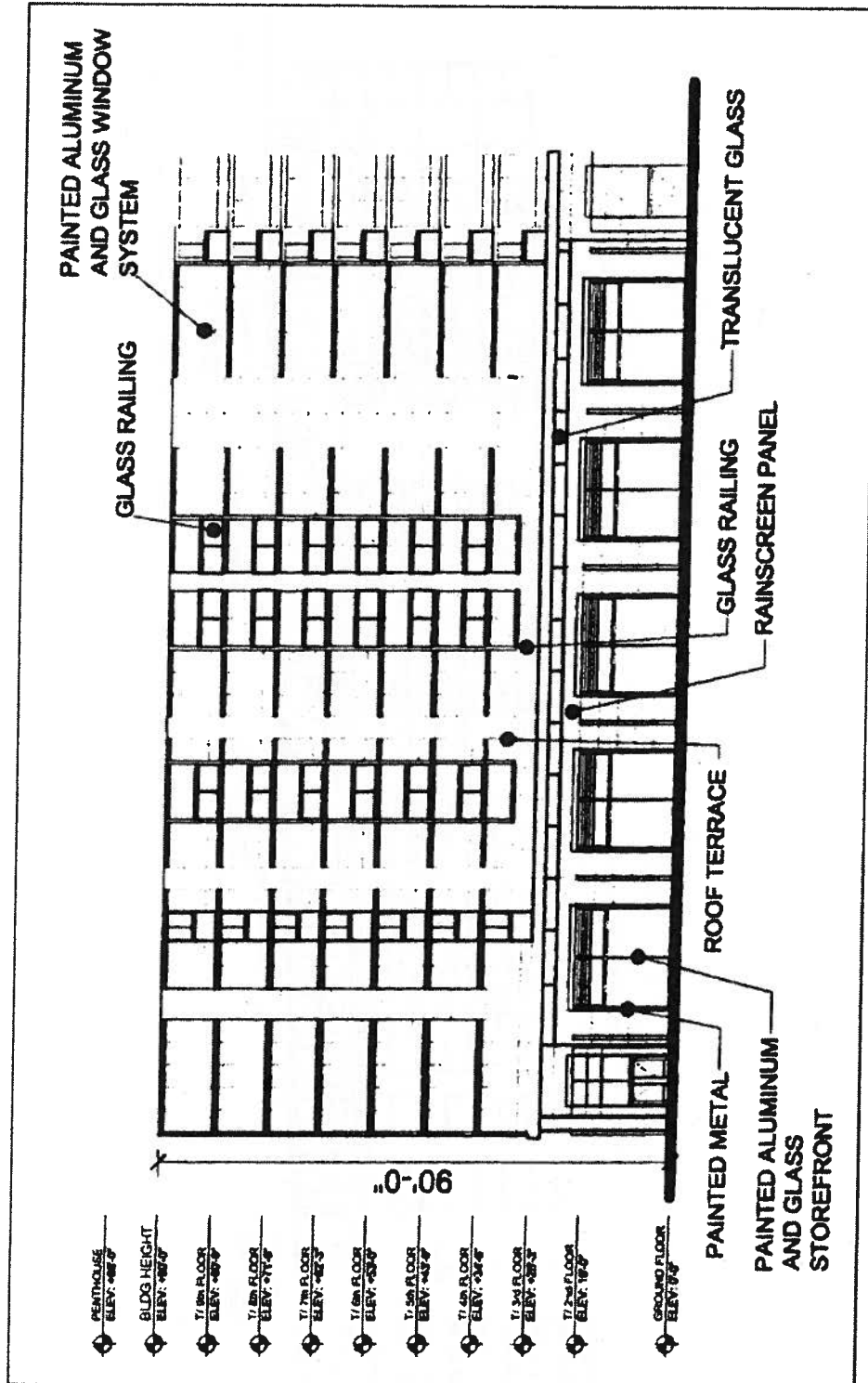




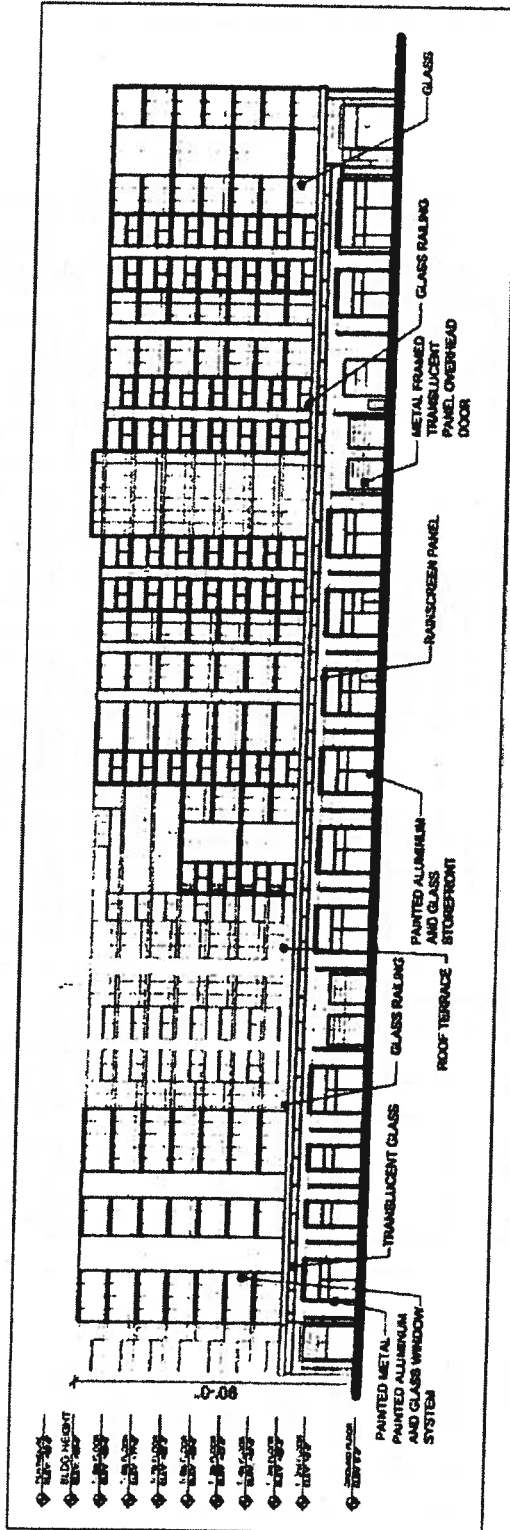
Subarea "A" -- North Elevation.



Subarea "A -- South Elevation.

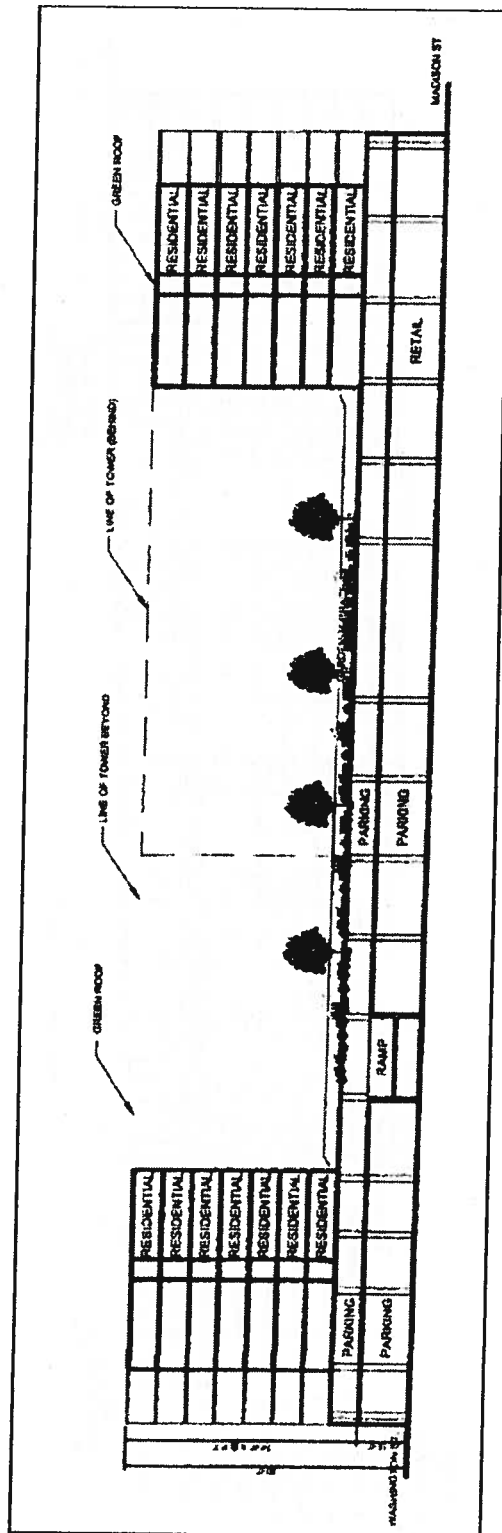


Subarea "A" - East Elevation.

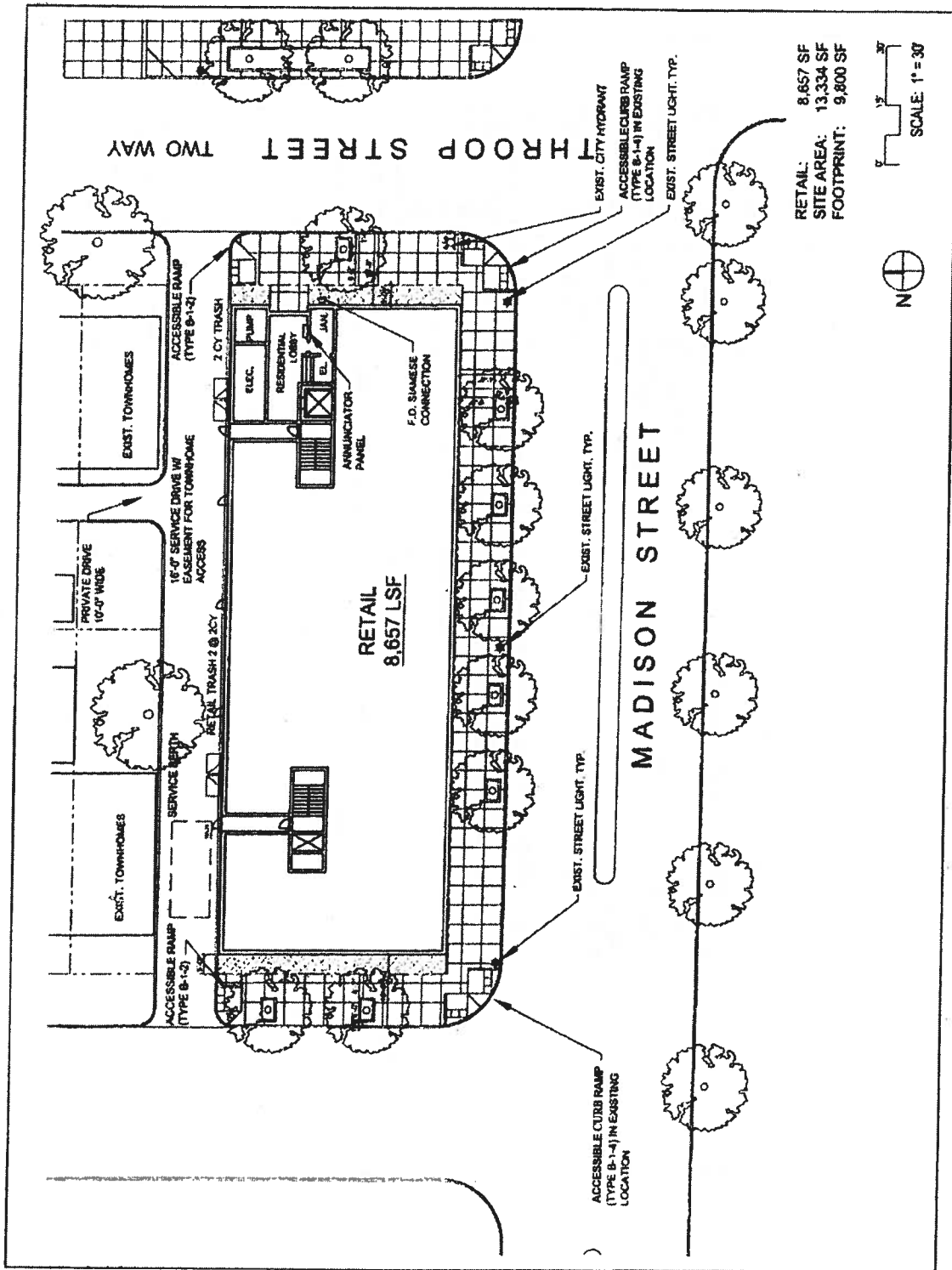




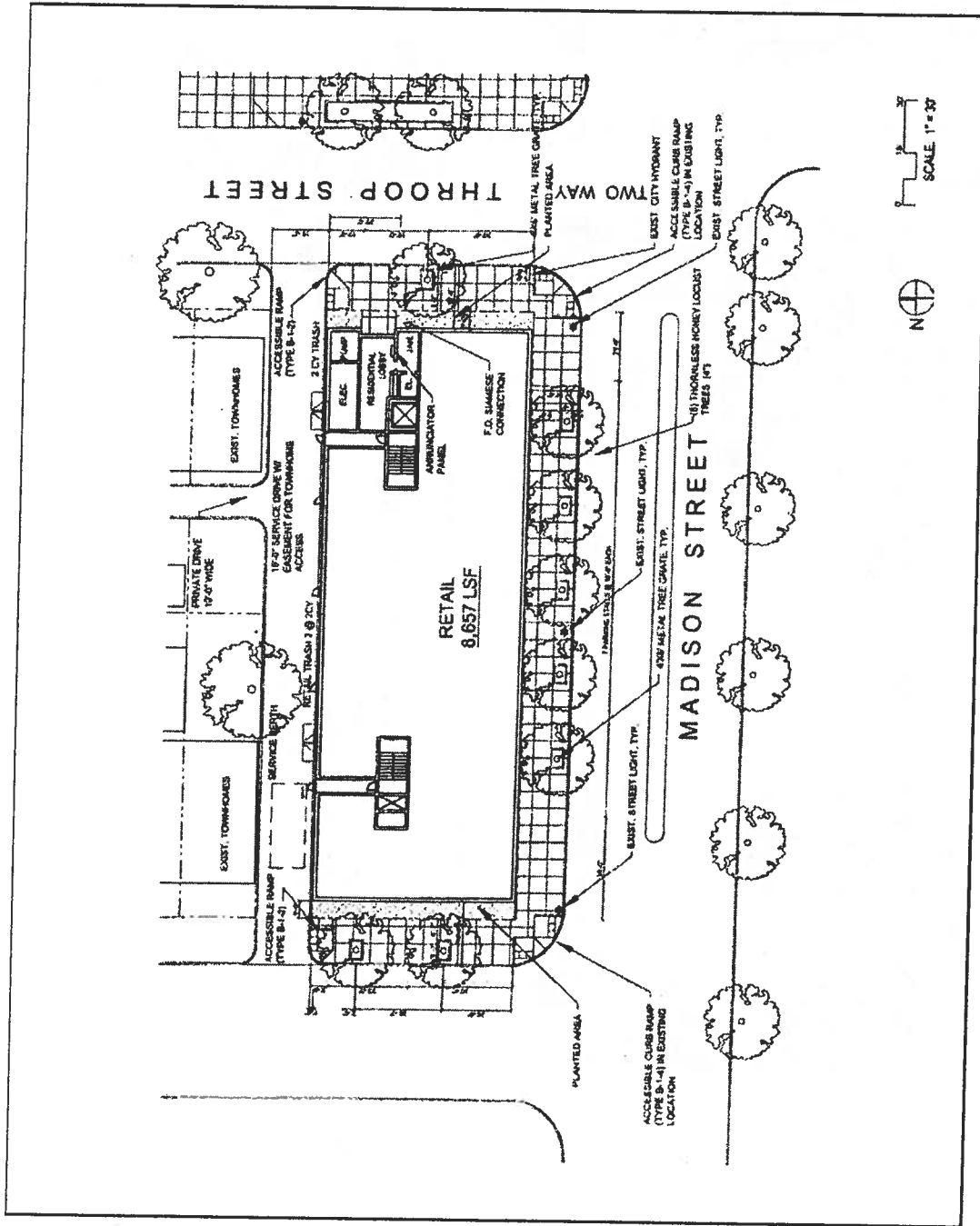
Subarea "A" Diagrammatic Section.



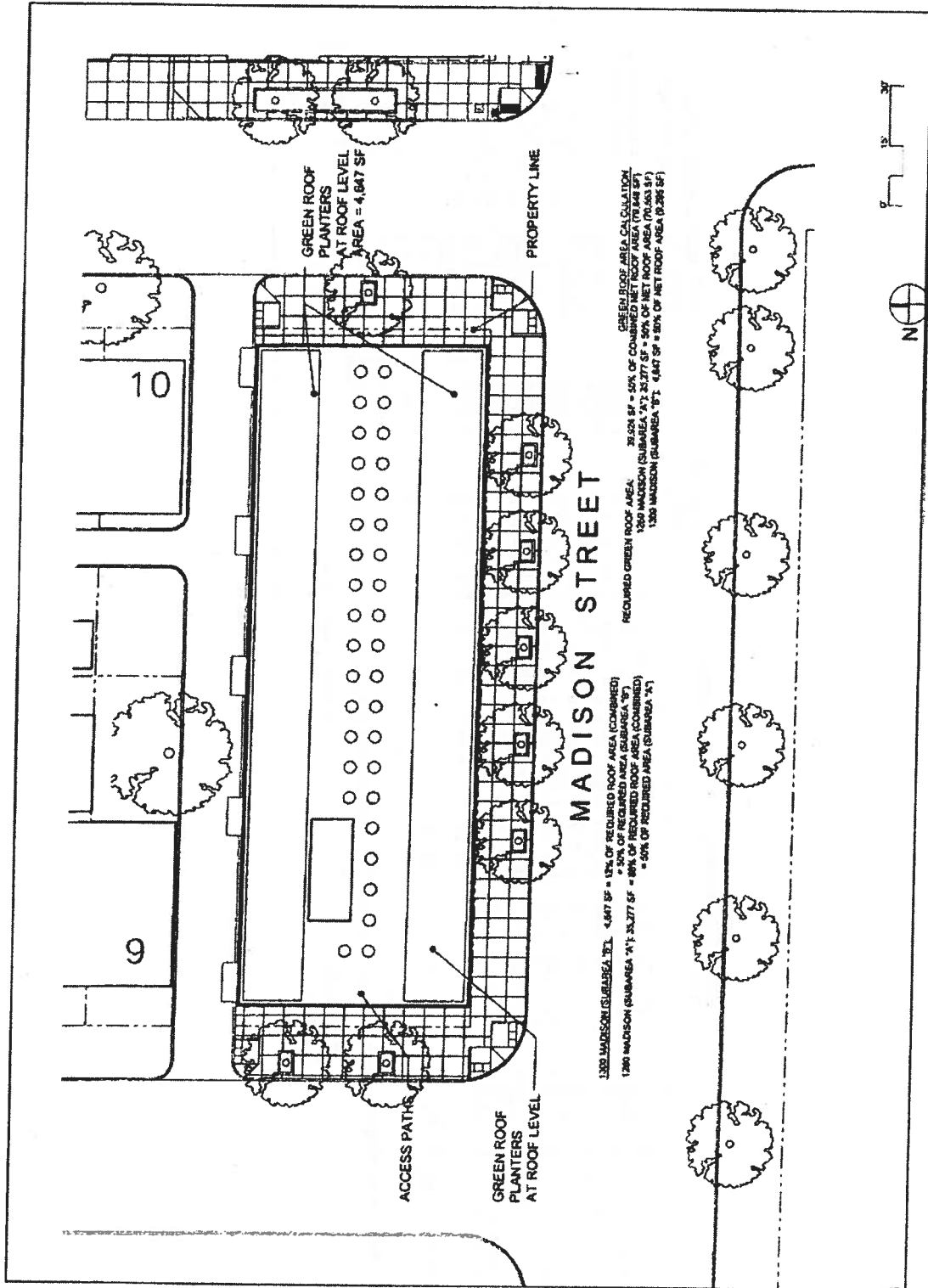
Subarea "B" -- Site Plan/Ground Floor Plan.



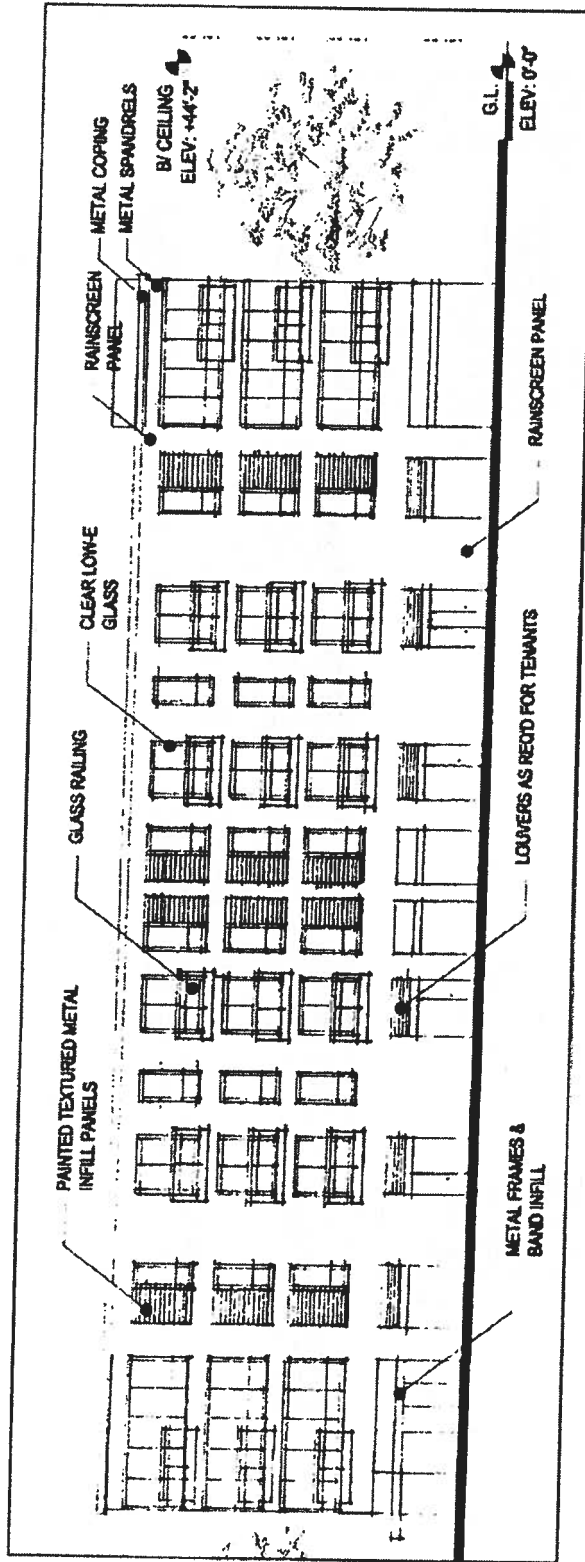
Subarea "B" -- Landscape Plan.



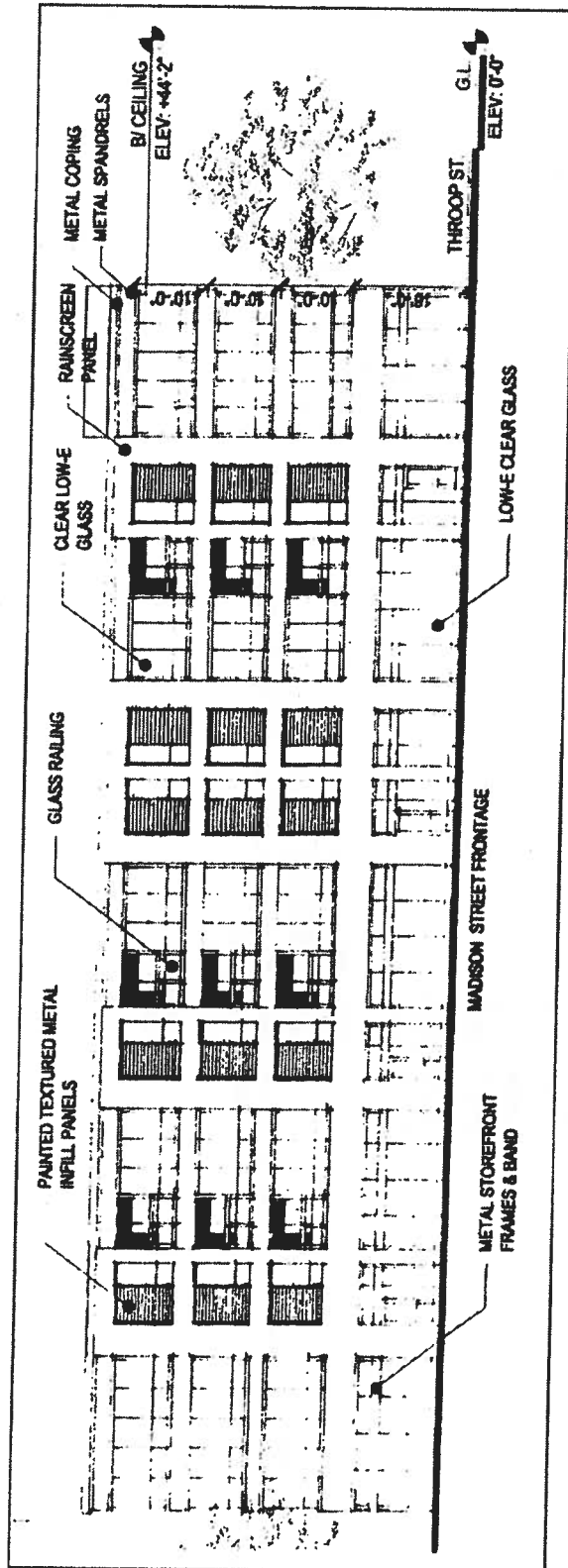
Subarea "B" -- Roof Plan.



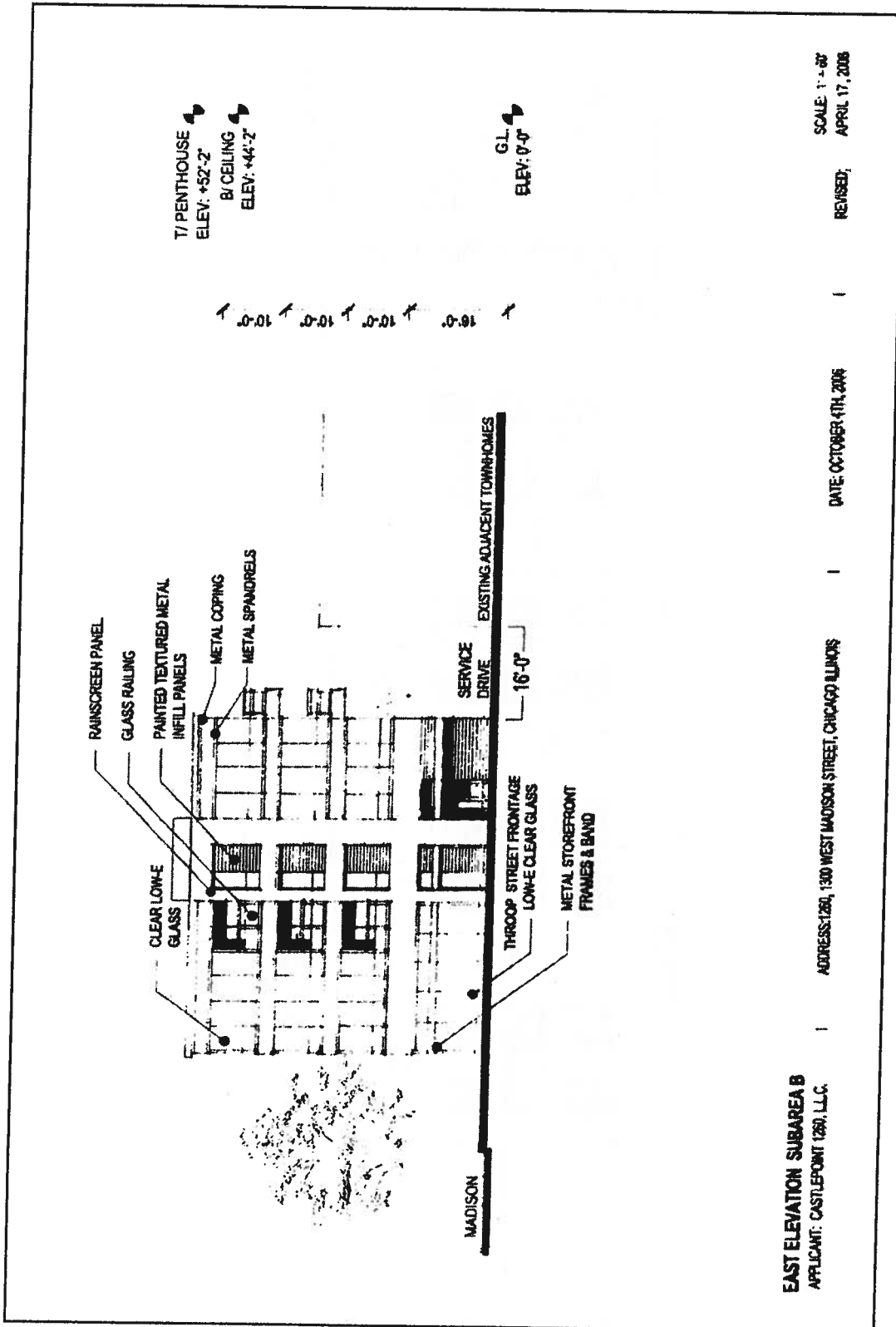
Subarea "B" - North Elevation.



Subarea "B" -- South Elevation.



Subarea "B" -- East Elevation.



EAST ELEVATION SUBAREA B  
APPLICANT: CASTLEPOINT 1260, L.L.C.

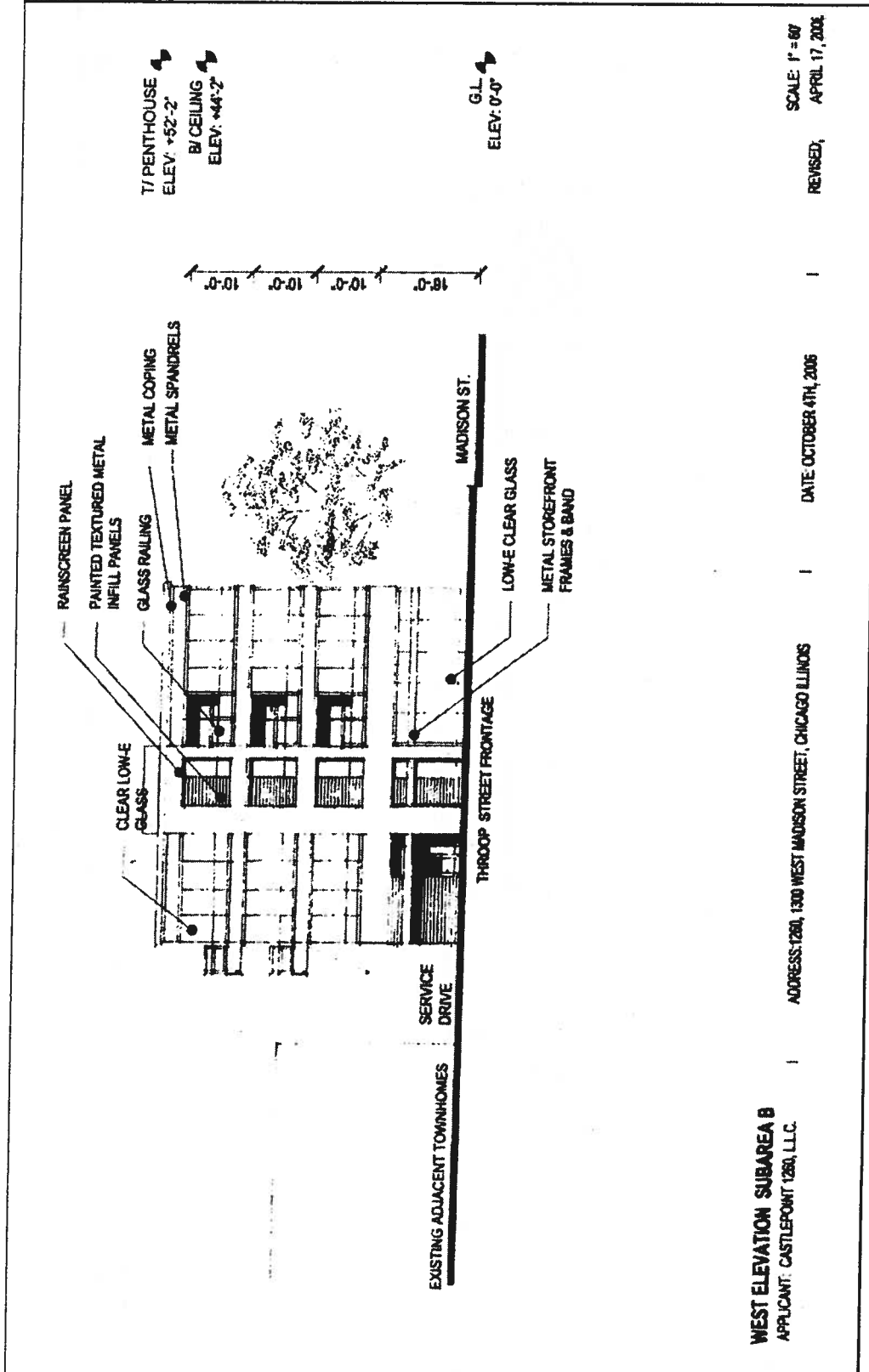
ADDRESS: 1260, 1300 WEST MADISON STREET, CHICAGO ILLINOIS

DATE: OCTOBER 4TH, 2006

REVISION:

SCALE: 1/8"  
APRIL 17, 2008

Subarea "B" -- West Elevation.



Subarea "B" -- Diagrammatic Section.

