

PD 1144

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hereby amended by changing all the RM5.5 Residential Multi-Unit District symbols and indications as shown on Map Number 1-H in the area bounded by:

West Warren Boulevard; a line 359.28 feet west of and parallel to North Ashland Avenue; the alley next south of and parallel to West Warren Boulevard; and a line 419.15 feet west of and parallel to North Ashland Avenue,

to those of an RT4 Residential Two-Flat Townhouse and Multi-Unit District.

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

Reclassification Of Area Shown On Map No. 2-E.

(As Amended)

(Application No. 16827)

IPD 1144

(Common Address: 50 -- 84 E. Congress Pkwy., 51 -- 59 E. Congress Pkwy., 430 -- 438 S. Michigan Ave., 421 -- 425 S. Wabash Ave., 431 -- 445 S. Wabash Ave. And 501 -- 519 S. Wabash Ave.)

[O2009-4836]

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-16 Downtown Mixed-Use District and the DX-12 Downtown Mixed-Use District symbols and indications as shown on Map Number 2-E in the area bounded by:

a line 245.53 feet north of and parallel to East Congress Parkway; a line 172.03 feet east of and parallel to South Wabash Avenue; a line 225.53 feet north of and parallel to East Congress Parkway; the centerline of the alley next east of and parallel to South Wabash Avenue (or a line 180.93 feet east of and parallel to South Wabash Avenue); a line 118.38 feet north of and parallel to East Congress Parkway; a line 172.39 feet west of and parallel to South Michigan Avenue; a line 171.47 feet north of and parallel to East Congress Parkway; South Michigan Avenue; East Congress Parkway; a line 101.02 feet east of and parallel to South Wabash Avenue; a line 140.55 feet south of and parallel to East Congress Parkway; and South Wabash Avenue,

to those of a DX-16 Downtown Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the DX-16 Downtown Mixed-Use District symbols and indications as shown on Map Number 2-E in the area bounded by:

a line 245.53 feet north of and parallel to East Congress Parkway; a line 172.03 feet east of and parallel to South Wabash Avenue; a line 225.53 feet north of and parallel to East Congress Parkway; the centerline of the alley next east of and parallel to South Wabash

Avenue (or a line 180.93 feet east of and parallel to South Wabash Avenue); a line 118.38 feet north of and parallel to East Congress Parkway; a line 172.39 feet west of and parallel to South Michigan Avenue; a line 171.47 feet north of and parallel to East Congress Parkway; South Michigan Avenue; East Congress Parkway; a line 101.02 feet east of and parallel to South Wabash Avenue; a line 140.55 feet south of and parallel to East Congress Parkway; and South Wabash Avenue,

to those of an Institutional Planned Development Number 1144, which is hereby established in the area above described, subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and due publication.

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

Institutional Planned Development No. 1144.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development ("Planned Development") consists of approximately eighty-eight thousand six hundred ninety-five (88,695) square feet (two and three-hundredths (2.03) acres) of net site area which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map (the "Property"). Title to the Property is in Roosevelt University (herein referred to as "R.U." or the "Applicant"). All required disclosures are contained within the economic disclosure statements filed with the City of Chicago in accordance with the applicable requirements. This Institutional Planned Development is divided into three (3) subareas.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant.
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 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 and 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, single control or single designated control. Single control and single designated control for purposes of this

paragraph shall mean that any application to the City for an amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by R.U. 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 applications for any future amendment, modification or change. 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.

4. This plan of development consists of the following eighteen (18) statements: a Bulk Regulations and Data Table; Existing Zoning Map; Property Line Map; General Land-Use Map; Site/Landscape Plan; and Building Elevations prepared by VOA Associates Inc. dated March 18, 2009. Full size sets of the Site and Landscape Plans and Building Elevations are on file with the Department of Zoning and Land Use Planning. 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 following uses shall be permitted on the Property:
 - Subarea A: University, Institutional Uses, Educational, Research, Office, Commercial and Retail
 - Subarea B: University, Institutional Uses, Educational, Research, Office, Residential, Commercial and Retail
 - Subarea C: University, Institutional Uses, Educational, Research, Office, Residential, Commercial, Retail, Sports and Recreation.

Residential shall be defined as temporary housing for students, faculty, and visiting faculty. All other DX-16 Downtown Mixed-Use District uses and such other related uses shall be permitted in all subareas.

6. On-premise business identification signs and temporary signs such as construction and marketing signs, on-premise and other necessary signs shall be permitted within this Institutional Planned Development subject to the review and approval of the Department of Zoning and Land Use Planning. No off-premise signs are permitted within the Planned Development.
7. 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 and approval by the City Council.

8. 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 City of Chicago.
9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Institutional Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration. For purposes of measuring building height, the Chicago Zoning Ordinance shall apply.
10. For purposes of maximum floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$ 0.25) per square feet for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by DZLUP during the actual Part II Review. The fee as determined by DZLUP staff at the time is final and binding on the Applicant and must be paid to the Department of Zoning and Land Use Planning prior to the issuance of any Part II Approval.
12. Subarea C, as identified on the Site Plan, has not been fully designed as of the date of this Institutional Planned Development. Accordingly, prior to issuance by the Department of Zoning and Land Use Planning of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") for any future development within this Institutional Planned Development, except for alterations to existing buildings which do not increase their height or alter their footprints, a site plan for the proposed development shall be submitted to the Commissioner for approval. Site plan approval is intended to assure that specific development proposals conform within this Institutional Planned Development and to assist the City in monitoring ongoing development. Such site plan needs only include the area proposed for development or redevelopment and immediately adjacent public rights-of-way, for which approval is being sought by the Applicant. Except as described herein, no Part II Approval shall be granted until an applicable site plan has been approved.

Upon the issuance of a building permit for any project for which a Part II submittal has been made, the site plan included within such approved Part II submittal shall be deemed to be an integral part of this Institutional Planned Development. After approval of a site plan by the Commissioner, the approved site plan may be changed or modified pursuant to the provisions of Statement Number 14 hereof. In the event of any inconsistency between an approved site plan and the terms of this Institutional Planned Development in effect at the time of approval of such site plan or of the modifications thereto, the terms of this Institutional Planned Development shall govern.

A site plan shall, at a minimum, provide the following information:

- a) boundaries of the development parcel or parcels;
- b) building footprint;
- c) dimensions of all setbacks;
- d) location and depiction of all parking spaces (including relevant dimensions);
- e) location and depiction of all loading berths (including relevant dimensions);
- f) all drives, roadways and vehicular routes;
- g) all landscaping (including species and size);
- h) all pedestrian circulation routes and points of ingress/egress (including sidewalks);
- i) all site statistics applicable to the development parcel or parcels including:
 - 1) floor area and floor area ratio as represented on submitted drawings;
 - 2) number of parking spaces provided;
 - 3) number of loading berths provided; and
 - 4) uses of development of parcels.
- j) Parameters of the building envelope including:
 - 1) maximum building height; and
 - 2) setbacks and vertical setbacks, required and provided.

A site plan shall include such other information as may be necessary to illustrate conformance with this Institutional Planned Development including without limitation, building elevations.

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 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. The

Applicant also agrees to provide a vegetative ("green") roof system on a minimum of twenty-five percent (25%) of the net roof areas of all new buildings. A vegetative ("green") roof system of a minimum of twenty-five percent (25%) (four thousand (4,000) square feet)) of the net flat roof of Subarea A structure shall be installed and maintained.

14. 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 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 a high standard of accessibility. 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 a high standard of accessibility at the time of application for a building permit.
15. The terms, conditions and exhibits of this Institutional Planned Development ordinance may be modified administratively by the Commissioner upon the request of the Applicant 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 to be a minor change in the Institutional Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
16. It is identified in the Chicago Historic Resources Survey as potentially historically significant and has an "orange" rating. Orange (OR) properties possess some architectural feature or historical association that made them potentially significant in the context of the surrounding community. The Applicant agrees to retain, preserve and rehabilitate in-situ, the street (west) facade of the Annex ("Historic Facade") as part of the Project as a condition of the approval of this business planned development. Prior to the issuance of a permit to demolish the rear portion of the Annex, the Applicant shall submit for the review and acceptance of the Historic Preservation Division of the Department of Zoning and Land Use Planning ("D.Z.P."): a report by a licensed structural engineer addressing how the Historic Facade should be supported, braced and protected, in-situ, during the demolition of the rear of the Annex and plans for the excavation and construction of foundations of the Project, with said measures and protections incorporated as part of any proposed work; photographic documentation of the existing conditions of the Historic Facade; and a scope of work for the rehabilitation of the Historic Facade. The rehabilitation of the Historic Facade shall include the rehabilitation, repair and restoration of the terra-cotta tiles, marble cladding, metal spandrels, and decorative metalwork. The D.Z.P. Commissioner may approve changes to the approved scope of work to Historic Facade if consistent with the intent to preserve the Historic Facade and its overall historic character. As part if any future changes to the planned development, the Historic Facade shall be retained and preserved in-situ, including its rooflines. The Wabash Avenue Project shall be setback a minimum of 18 feet, measured from the eastern edge of the Wabash Avenue public right-of-way as depicted on the drawings attached hereto and made a part hereof.

Prior to or as part of the Part II submission, and prior to submitting a permit application for any demolition, excavation, or construction of the Project, the Applicant shall submit for the review and acceptance of the Historic Preservation Division of the Department of Zoning and Land Use Planning an excavation and foundation plan by a licensed structural engineer with recommendations, as necessary, for adjacent building protection and excavation stabilization measures for the Auditorium Building at 50 East Congress Parkway, the Fine Arts Building at 410 South Michigan Avenue, both are designated Chicago Landmark buildings bordering the site to the south and east of the site. Should the demolition application for 425 South Wabash Avenue be submitted prior to the 421 South Wabash Avenue partial demolition application, the engineer's report should also include recommendations for the protection and stabilization measures necessary for the 421 South Wabash Avenue Historic Facade.

In conjunction with the permit process for obtaining a demolition permit for the rear portion of the Fine Arts Annex building and at the discretion of the D.Z.P. Commissioner, the Applicant shall submit for D.Z.P. review, supporting documentation from a lending institution that the Project has financial backing.

17. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
18. Unless substantial construction of the proposed improvements within Subarea A as contemplated in the Institutional Planned Development has commenced within six (6) years following the adoption of this Institutional Planned Development, and is diligently pursued, then this Institutional Planned Development shall expire as to the uncompleted portion. If this Institutional Planned Development expires under the provision of this section, then the zoning of the property shall revert back to DX-16 Downtown Mixed Use District.

[Existing Building and Zoning Information; Property Line Map;
Land-Use Map; Floor Plans; and Building Elevations
referred to in these Plan of Development
Statements printed on pages 68858
through 68887 of this *Journal*.]

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

Institutional Planned Development

Bulk Regulations And Data Table.

Site Area

Gross Site Area:	136,275 square feet (3.128 acres)
Net Site Area:	88,695 square feet (2.03 acres)
Public Right-of-Way:	47,580 square feet (1.0923 acres)
Subarea A:	18,050 square feet (.4144 acre)(20.35% of Net Site Area)
Subarea B:	56,450 square feet (1.30 acres)(63.64% of Net Site Area)
Subarea C:	14,195 square feet (.326 acre)(16.01% of Net Site Area)

Maximum Height

Subarea A:	470 feet (as measured by Chicago Zoning Ordinance)
Subarea B:	240 feet, 9 inches (as measured by Chicago Zoning Ordinance)
Subarea C:	In accordance with future Site Plan

Floor Area Ratio And Buildable Area:

Overall Maximum F.A.R:	16
Overall Maximum Buildable Area:	1,419,120 square feet (88,695 net site area x 16 F.A.R.)

Subarea A:

Net Site Area:	18,050 square feet
Underlying Zoning:	DX-16
DX-16 Buildable Area:	288,800 square feet
Proposed Building square feet:	399,000 square feet

Subarea B:

Net Site Area:	56,450 square feet
Underlying Zoning:	DX-16
DX-16 Buildable Area:	903,200 square feet
Existing As-Built square feet:	608,946 square feet
Remaining Available Buildable Area:	294,254 square feet
Transferred to Subarea A:	110,200 square feet
Remaining Available Buildable Area after transfer to Subarea A:	184,054 square feet

Subarea C:

Net Site Area:	14,195 square feet
Underlying Zoning:	DX-16
DX-16 Buildable Area:	227,120 square feet
Existing As-Built square feet:	0 square feet
Remaining Available Buildable Area:	227,120 square feet

Setbacks:

Subarea A:

Required:	0
Provided:	18 feet, 3 inches setback from the west surface of the Rebori Facade to be instituted above the original cornice line and within the confines of the original 421 South Wabash Avenue footprint

5 feet, 6 inches setback from the north property line to be instituted above the original cornice line of the Rabori Facade and 421 South Wabash Avenue building

Subarea B:

Required: 0
Provided: In accordance with Site Plan

Subarea C:

Required: 0
Provided: In accordance with future Site Plan Approval

Bicycle Spaces:

Minimum: 0 per Chicago Zoning Ordinance
Spaces Provided: 100

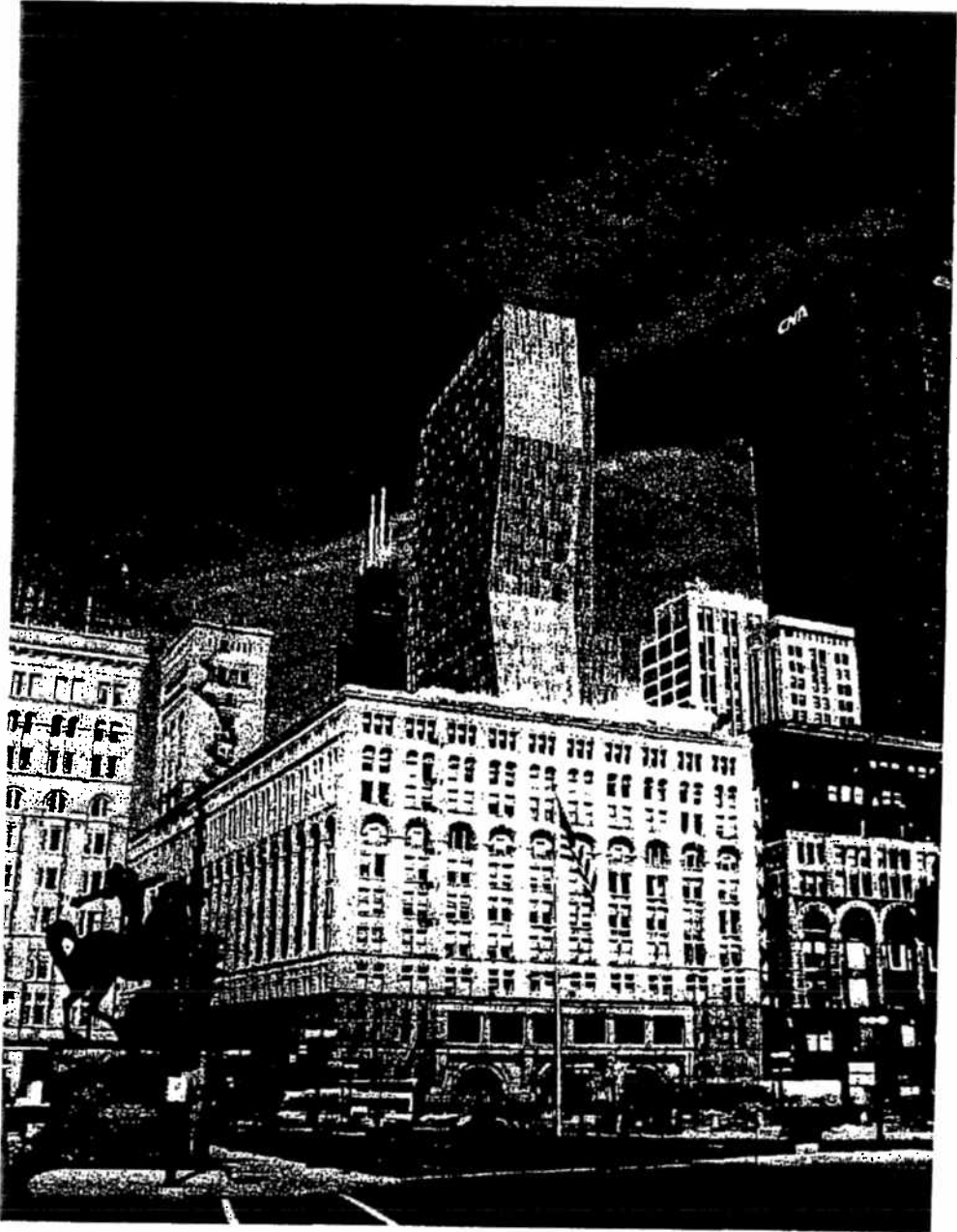
Parking Spaces:

Minimum: 0 per Chicago Zoning Ordinance
Spaces Provided:
Subarea A: 0
Subarea B: 0
Subarea C: 60

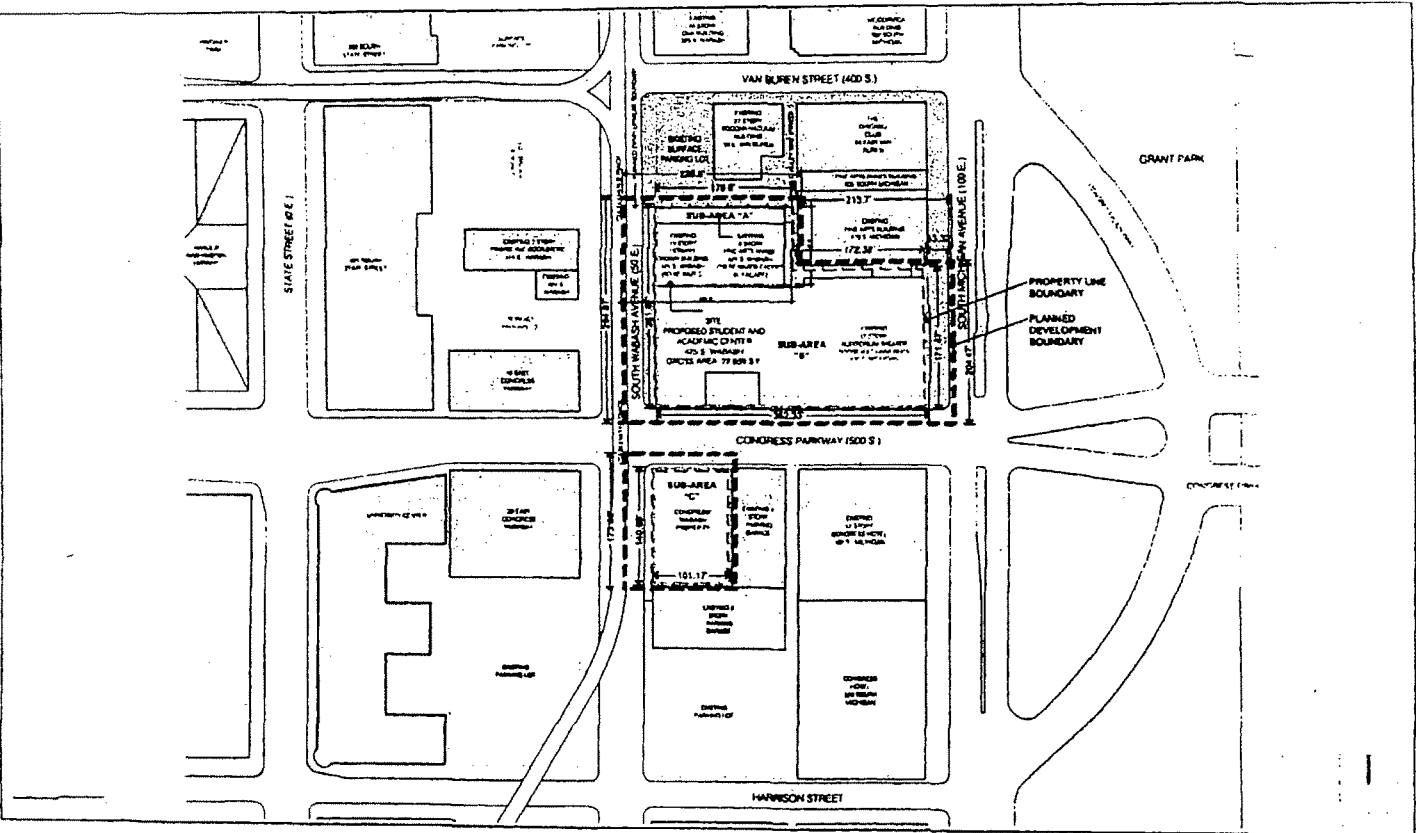
Loading Spaces:

Minimum: 5
Spaces Provided:
Subarea A: 2
Subarea B: 2 (Existing)
Subarea C: In accordance with future Site Plan

Existing Zoning And Building Information/Proposed Residential
Planned Development.



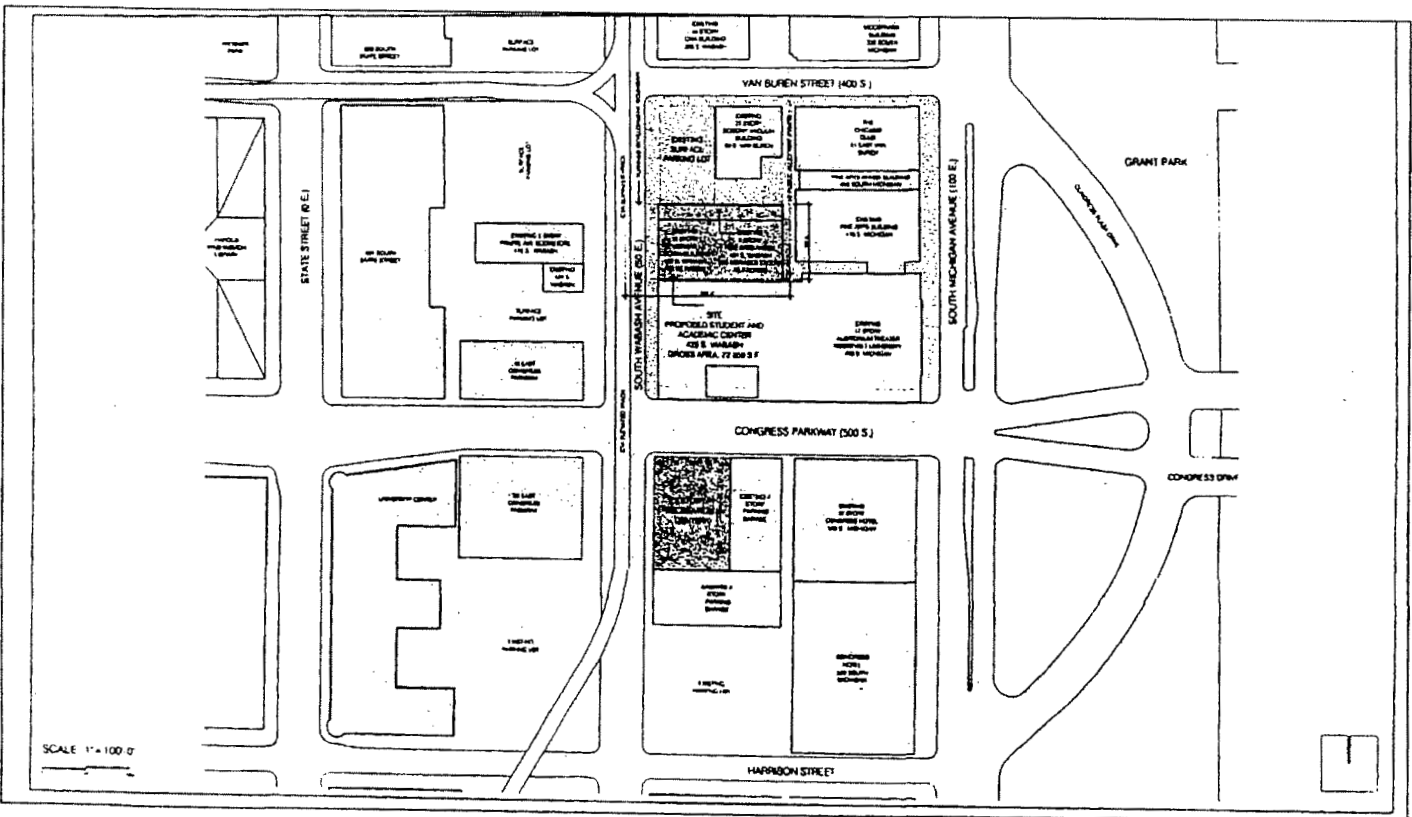
Property Line Map.



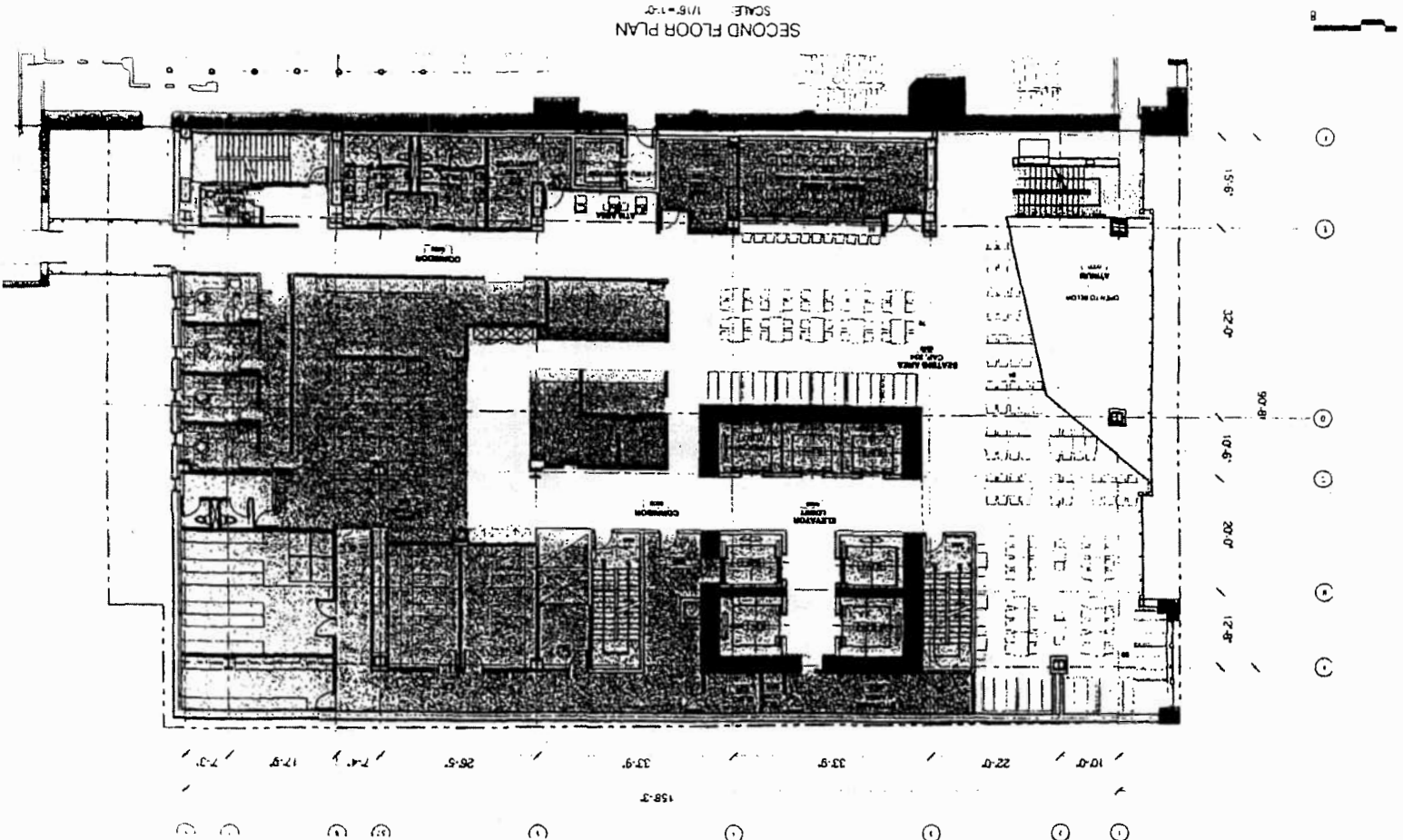
PROPERTY LINE MAP

SCALE 1" = 100.0'

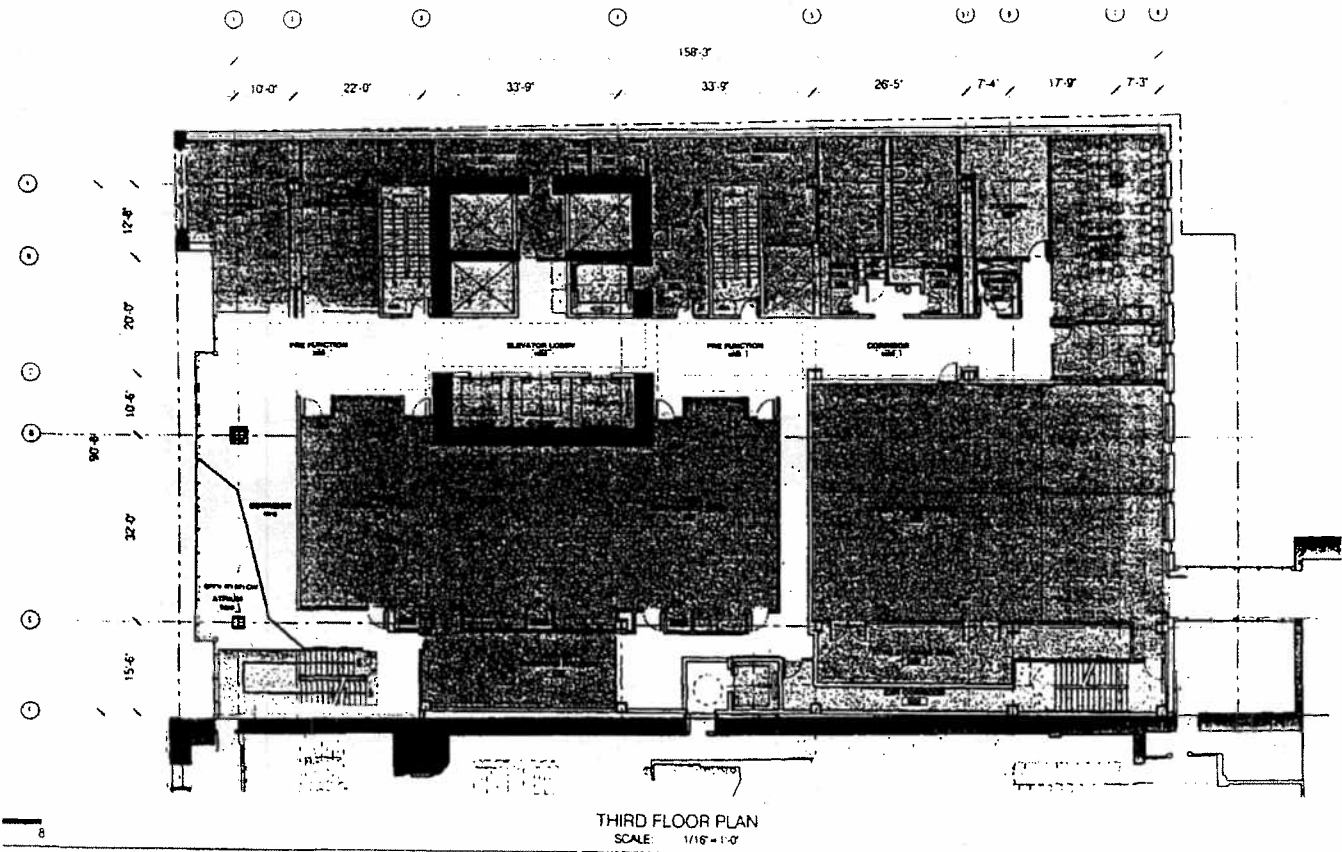
Land-Use Map.



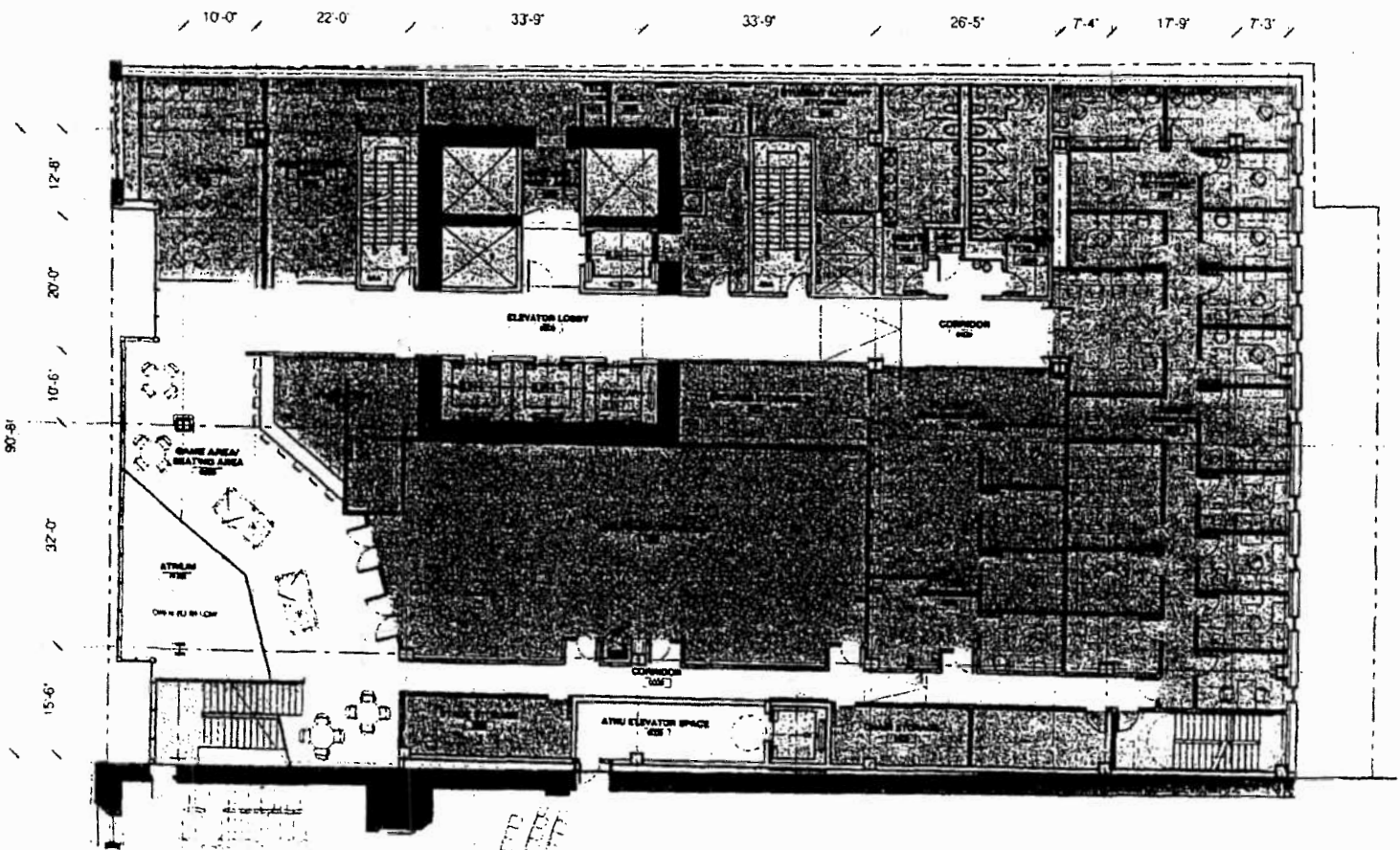
Second Floor Plan.



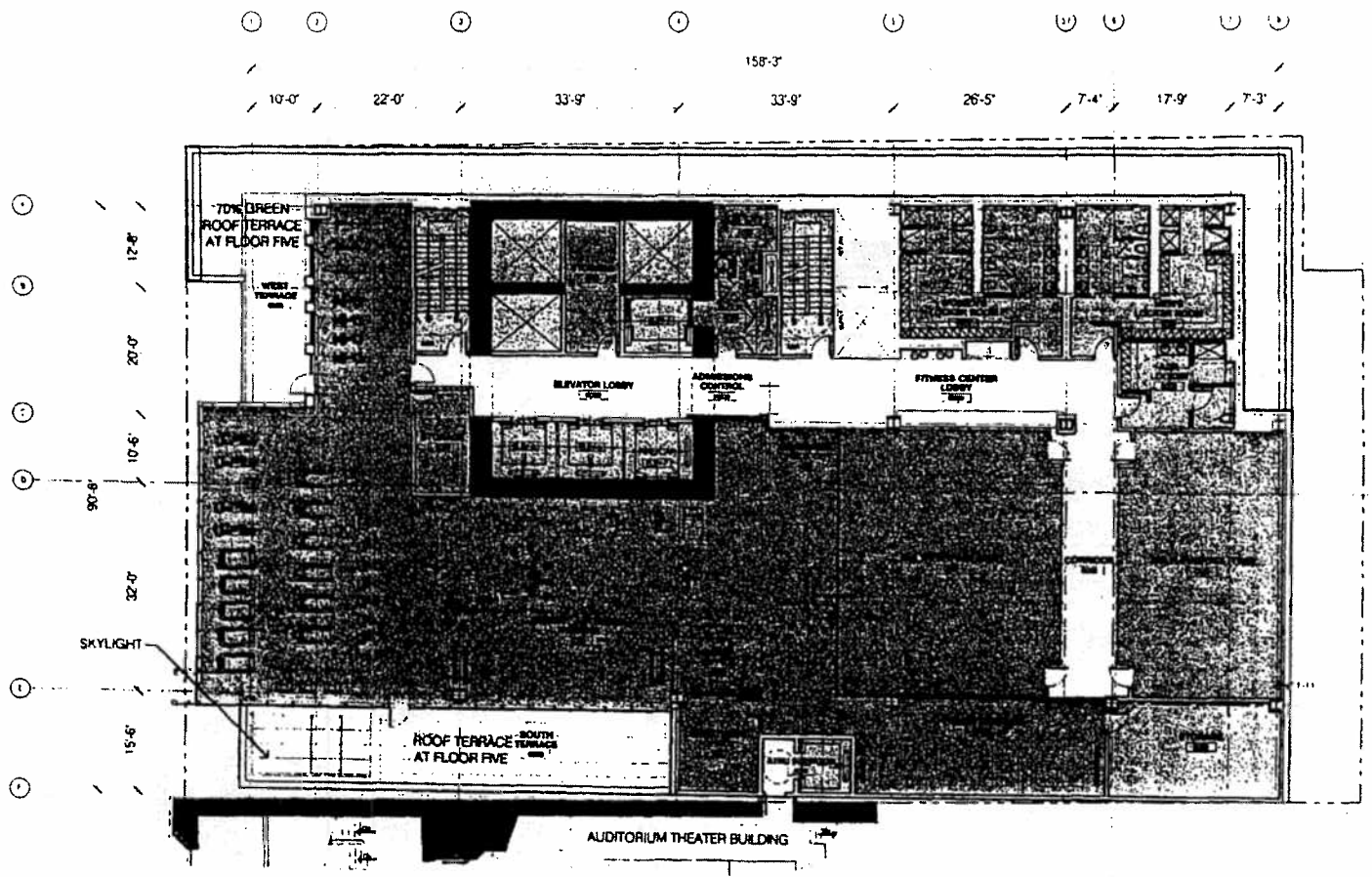
Third Floor Plan.



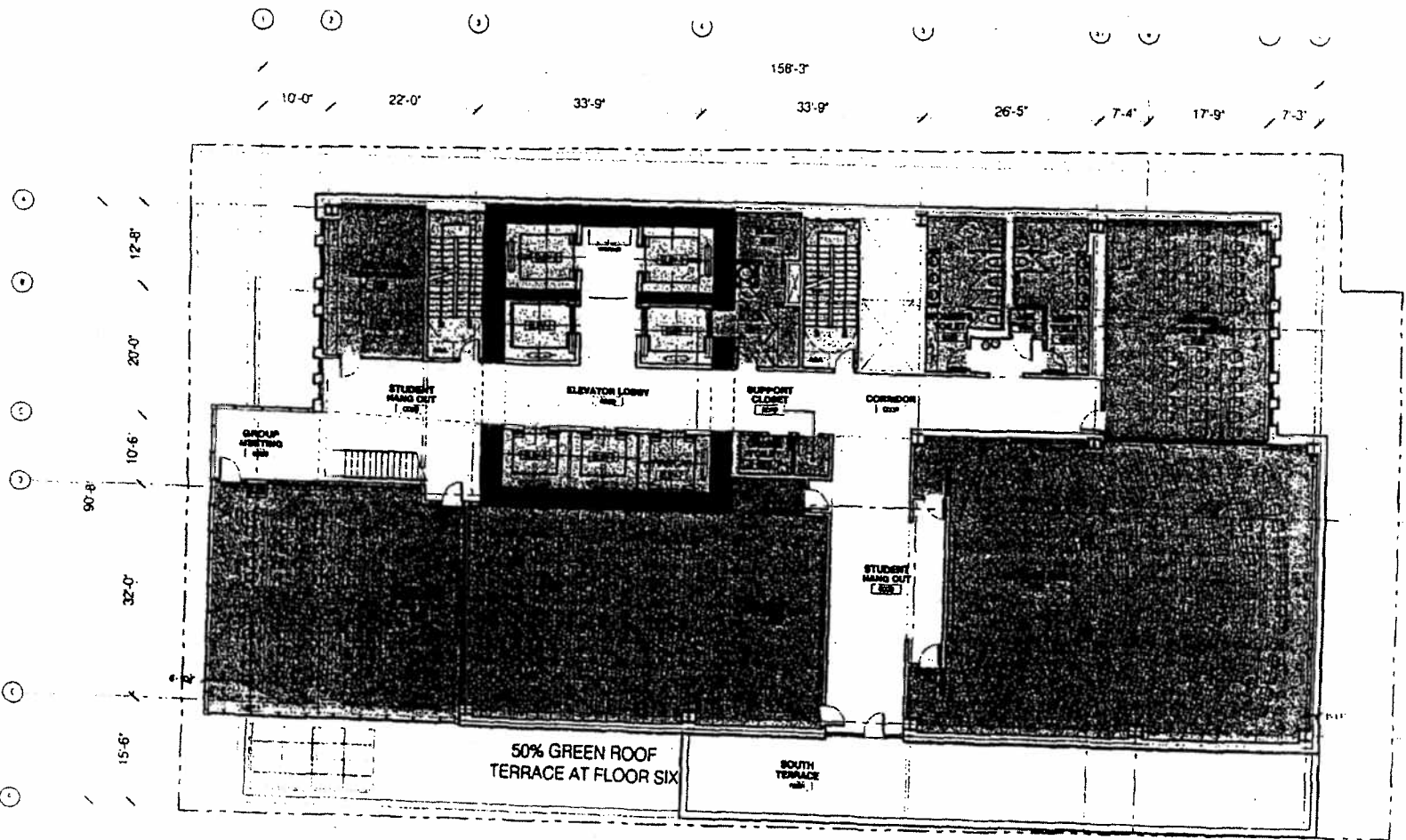
Fourth Floor Plan.



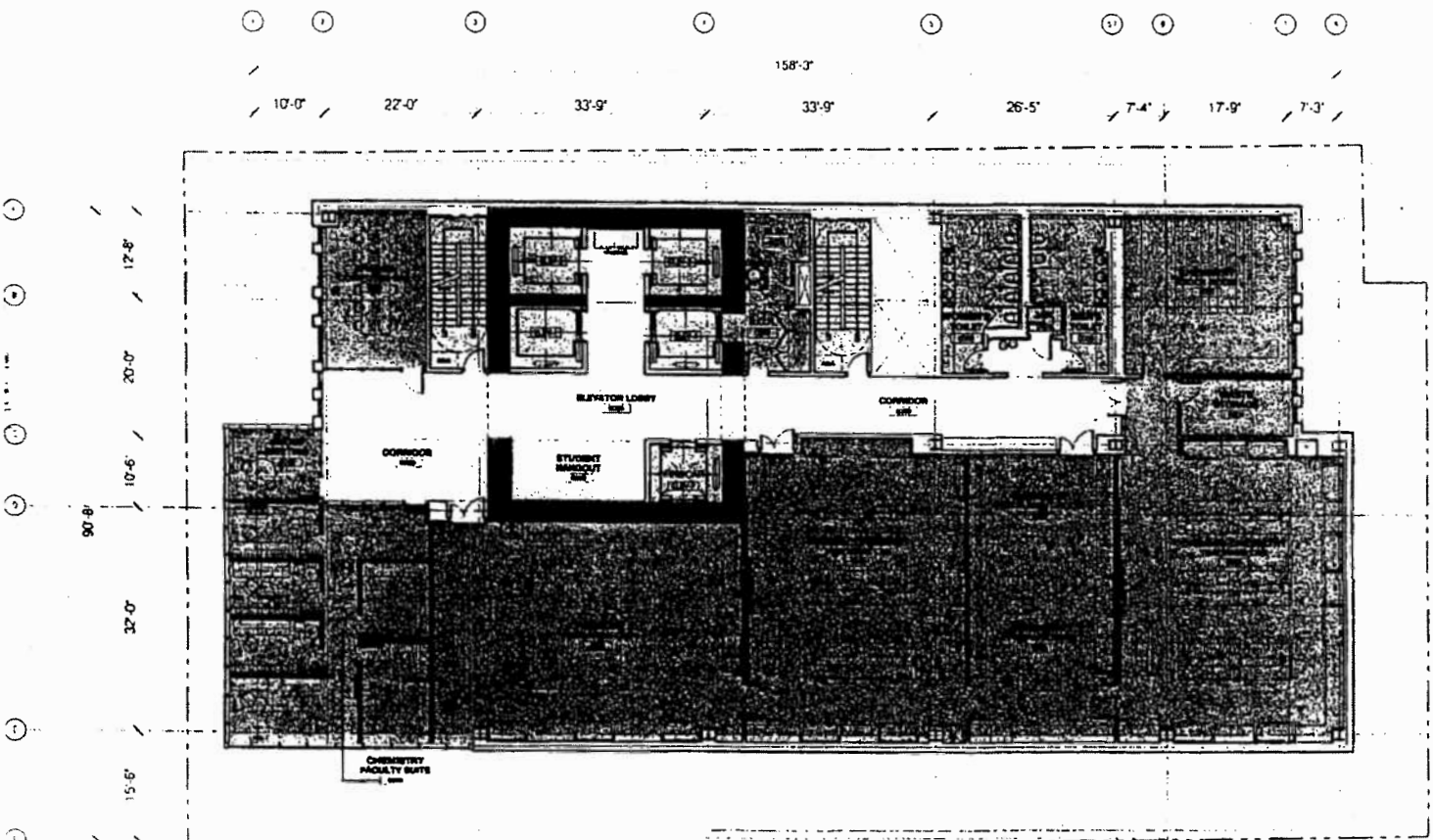
Fifth Floor Plan.



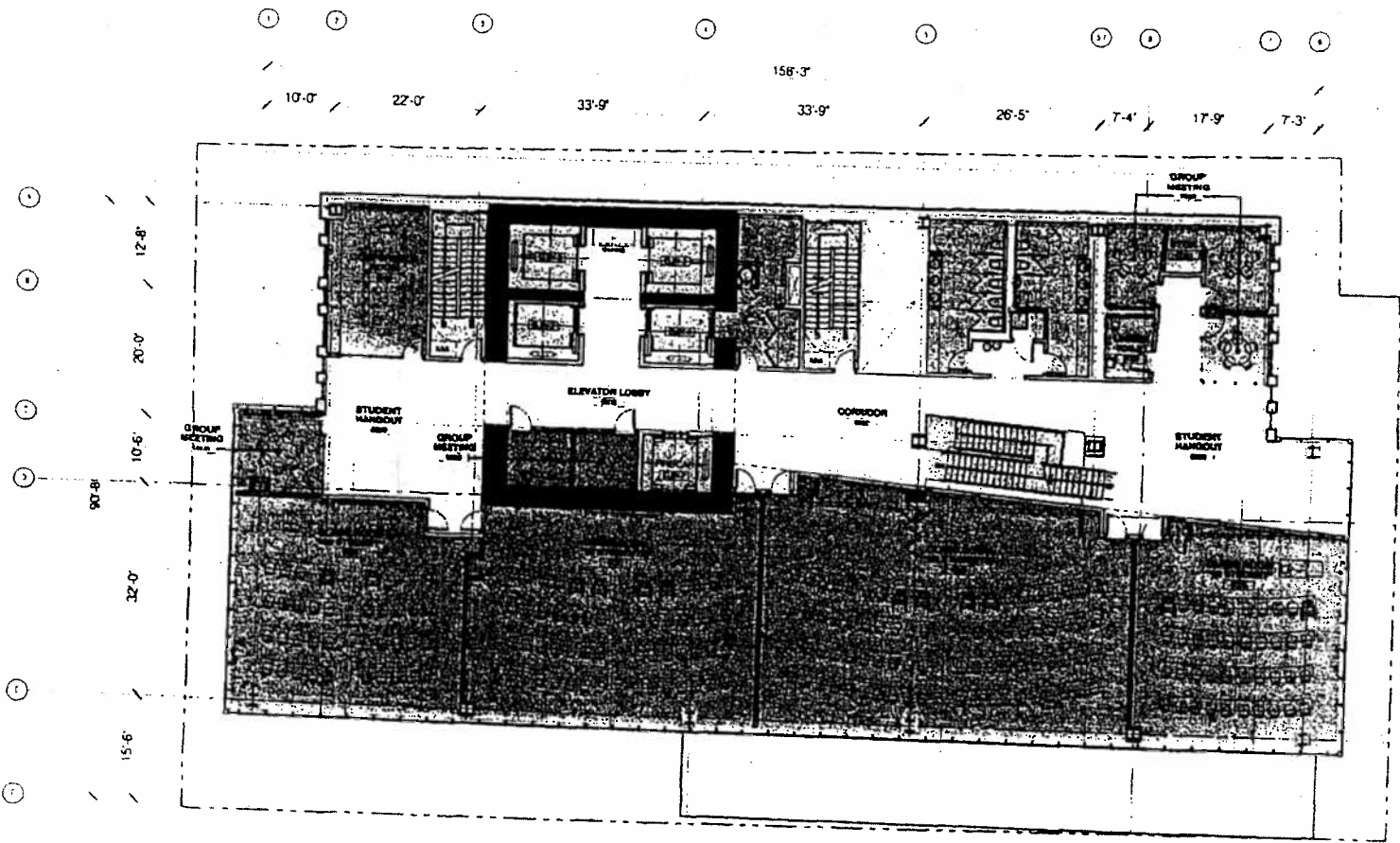
Sixth Floor Plan.



Seventh Floor Plan
(Eighth And Ninth Floors Similar)



Tenth Floor Plan.

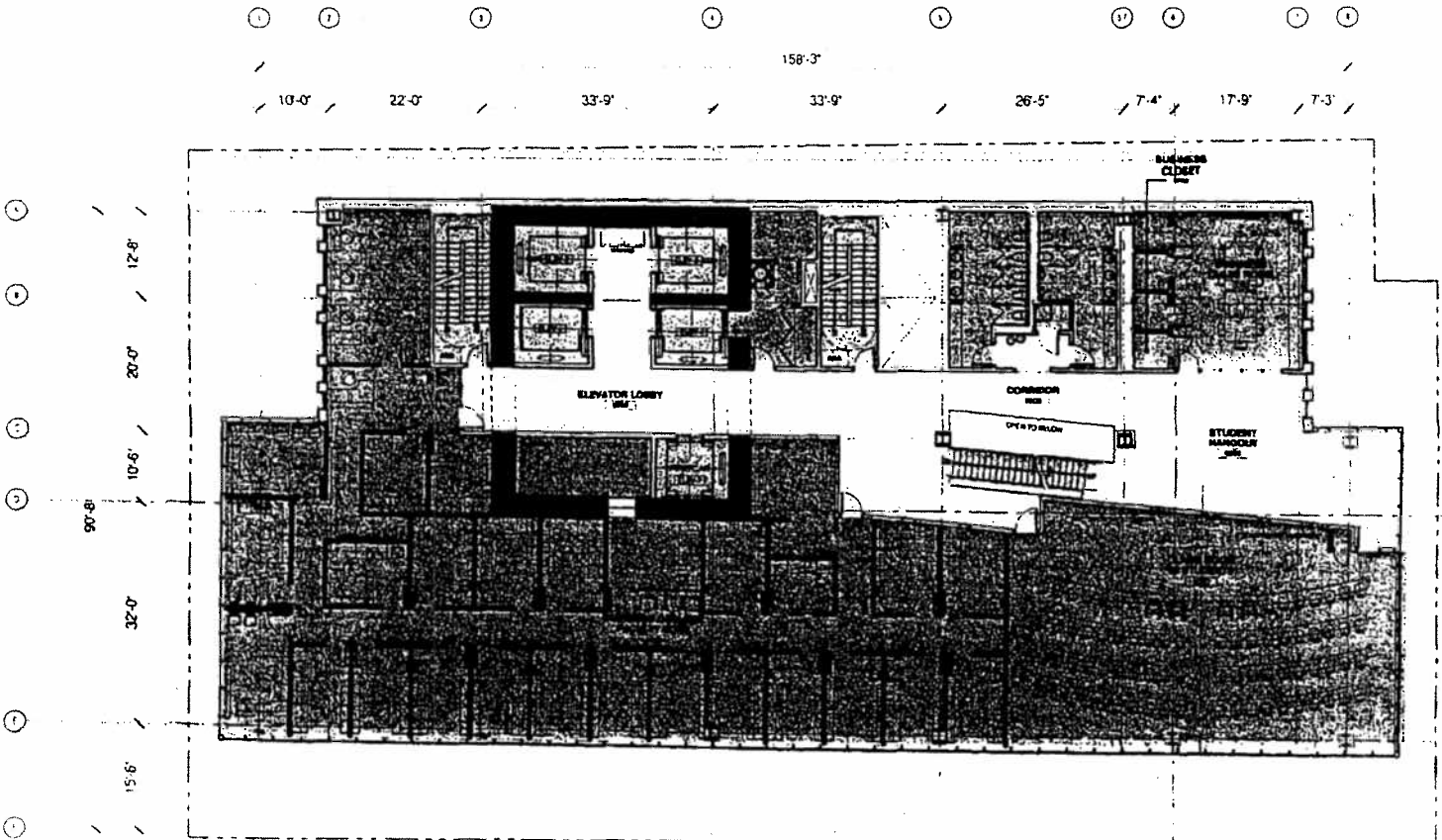


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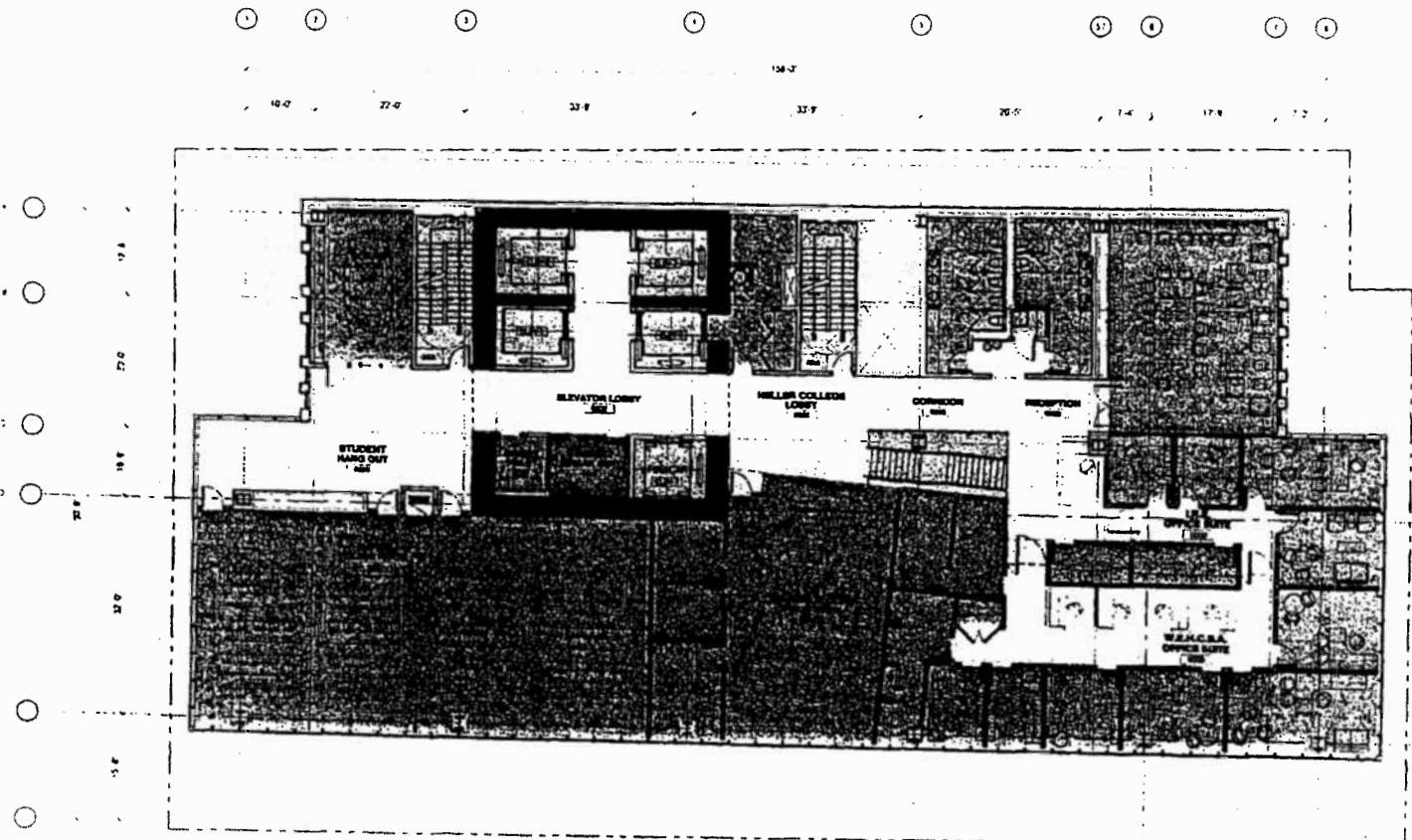
REPORTS OF COMMITTEES

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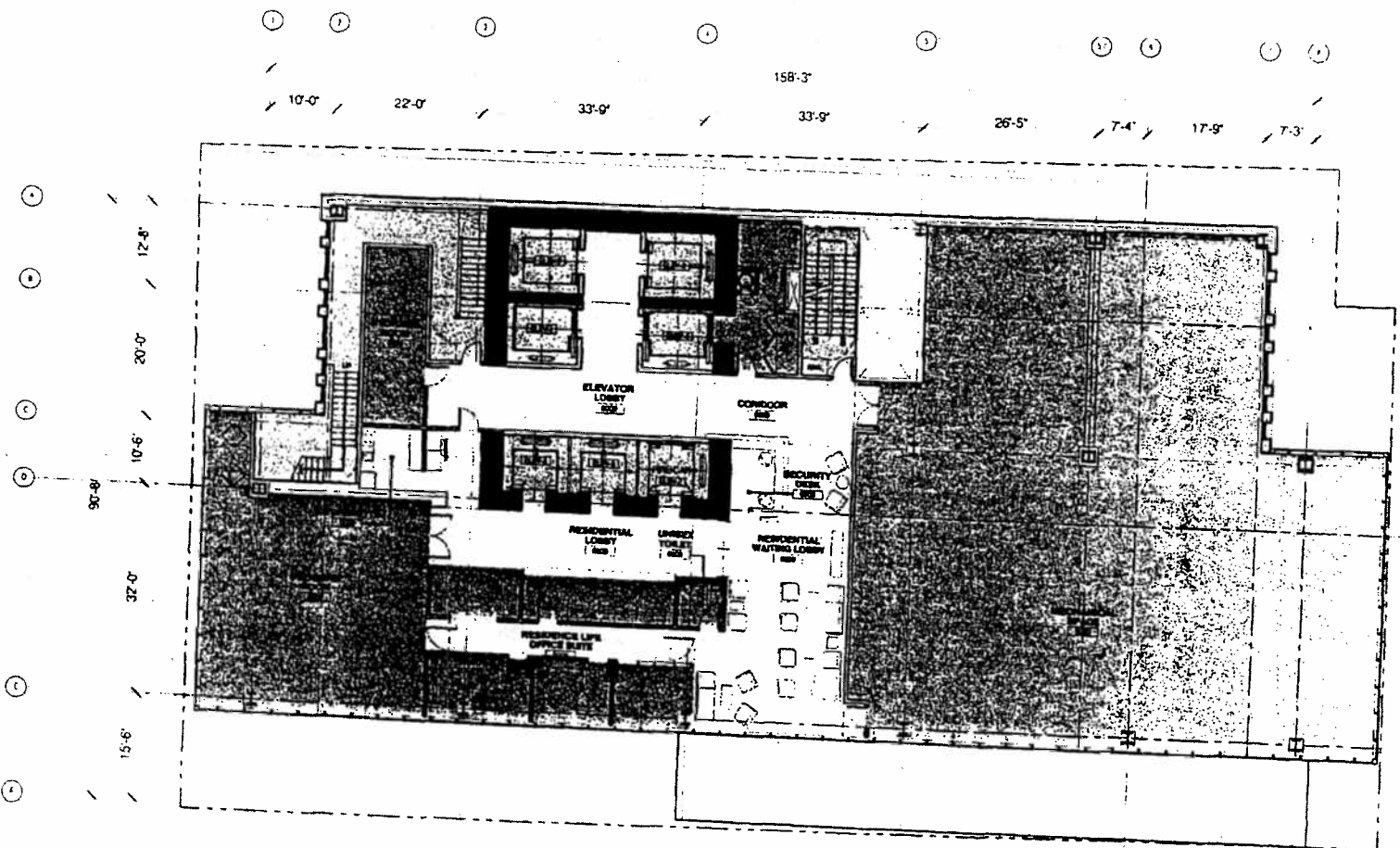
Eleventh Floor Plan.



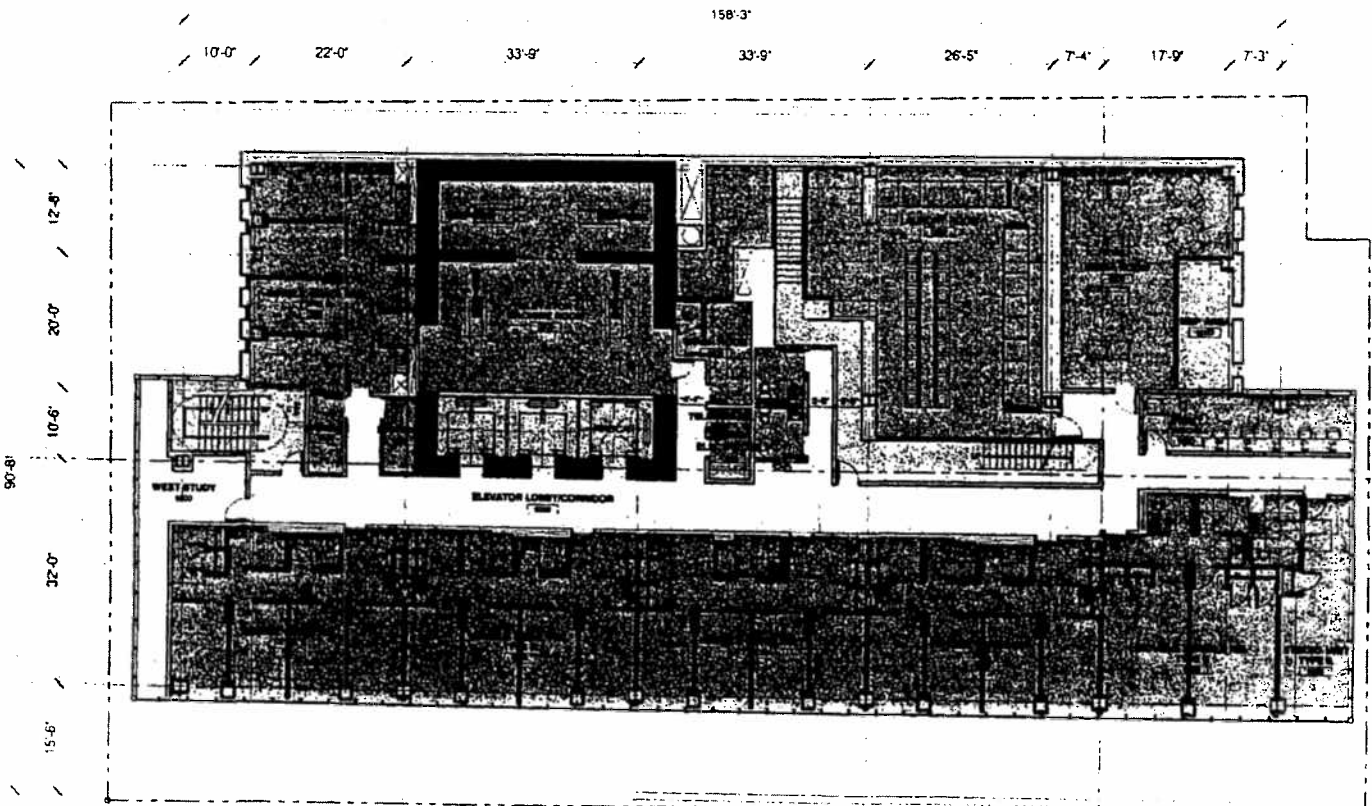
Twelfth Floor Plan.



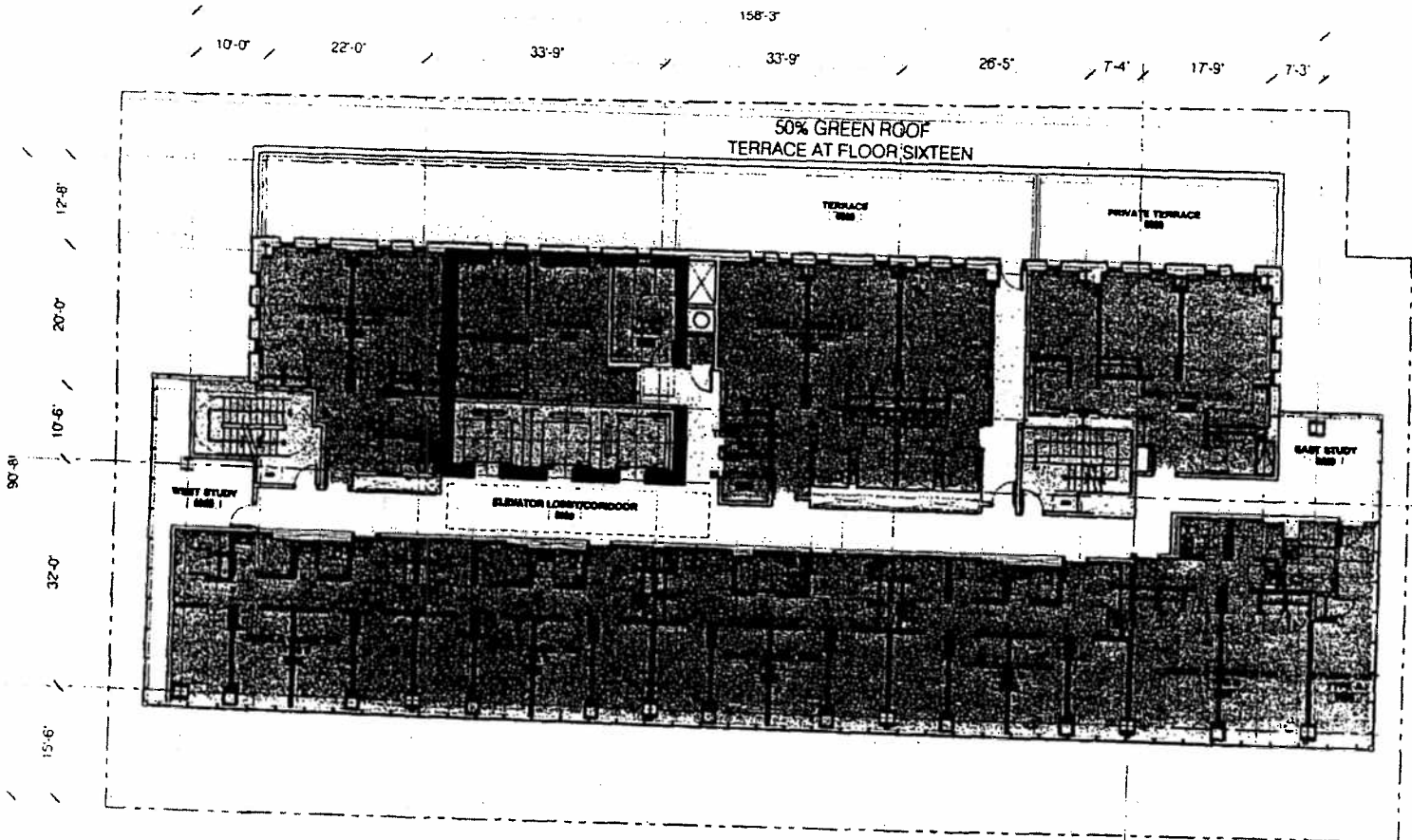
Fourteenth Floor Plan.



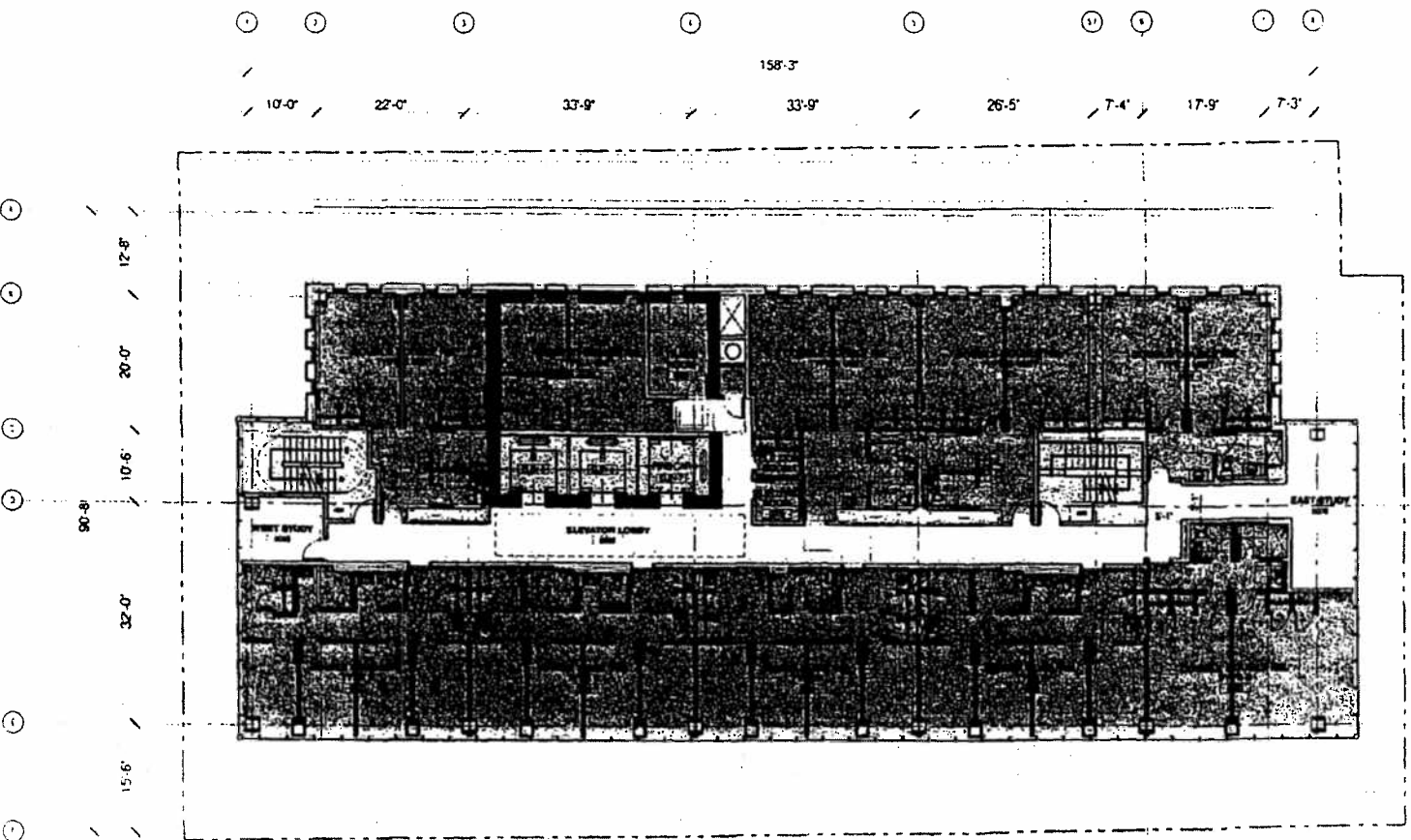
Fifteenth Floor Plan.



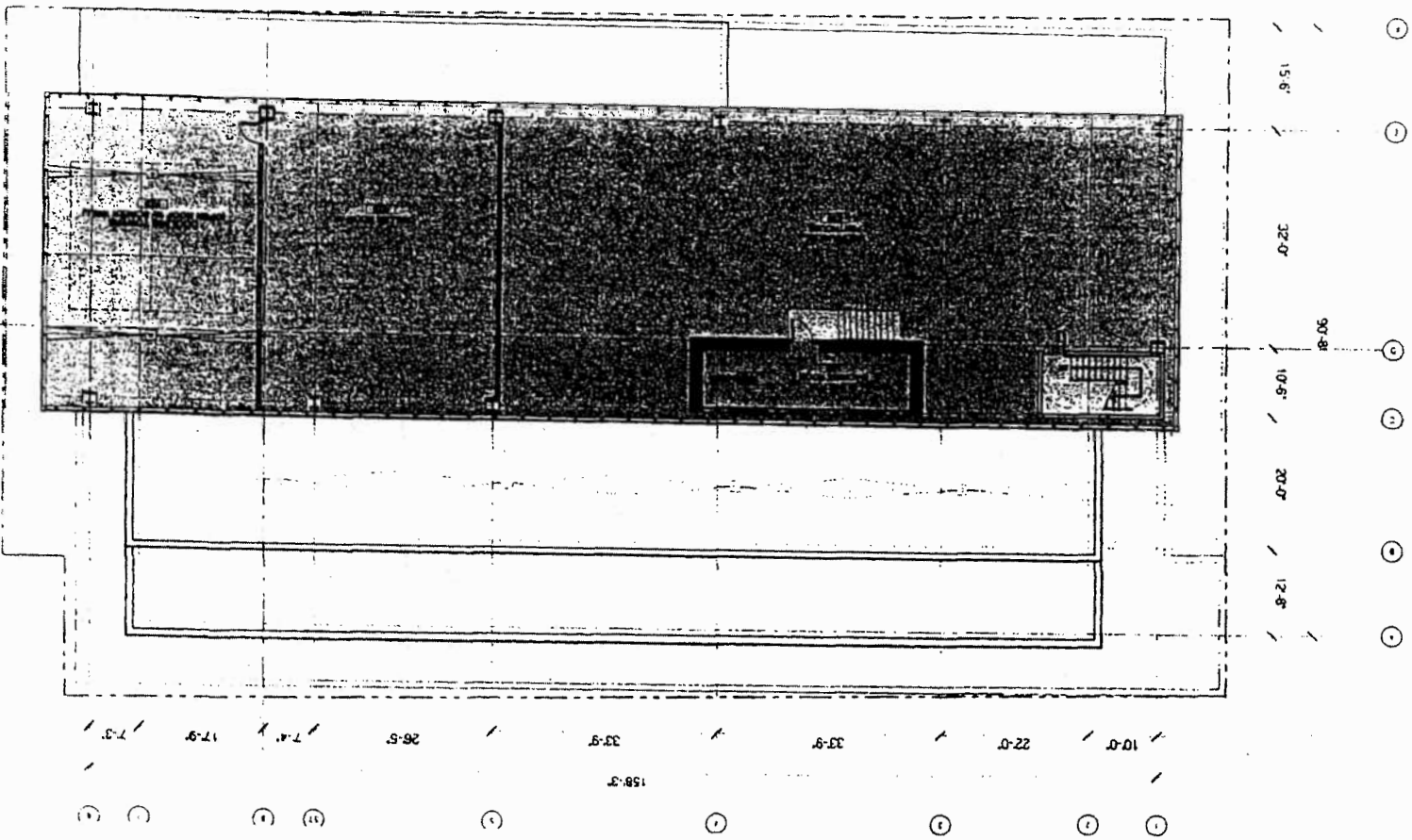
Sixteenth Floor Plan.



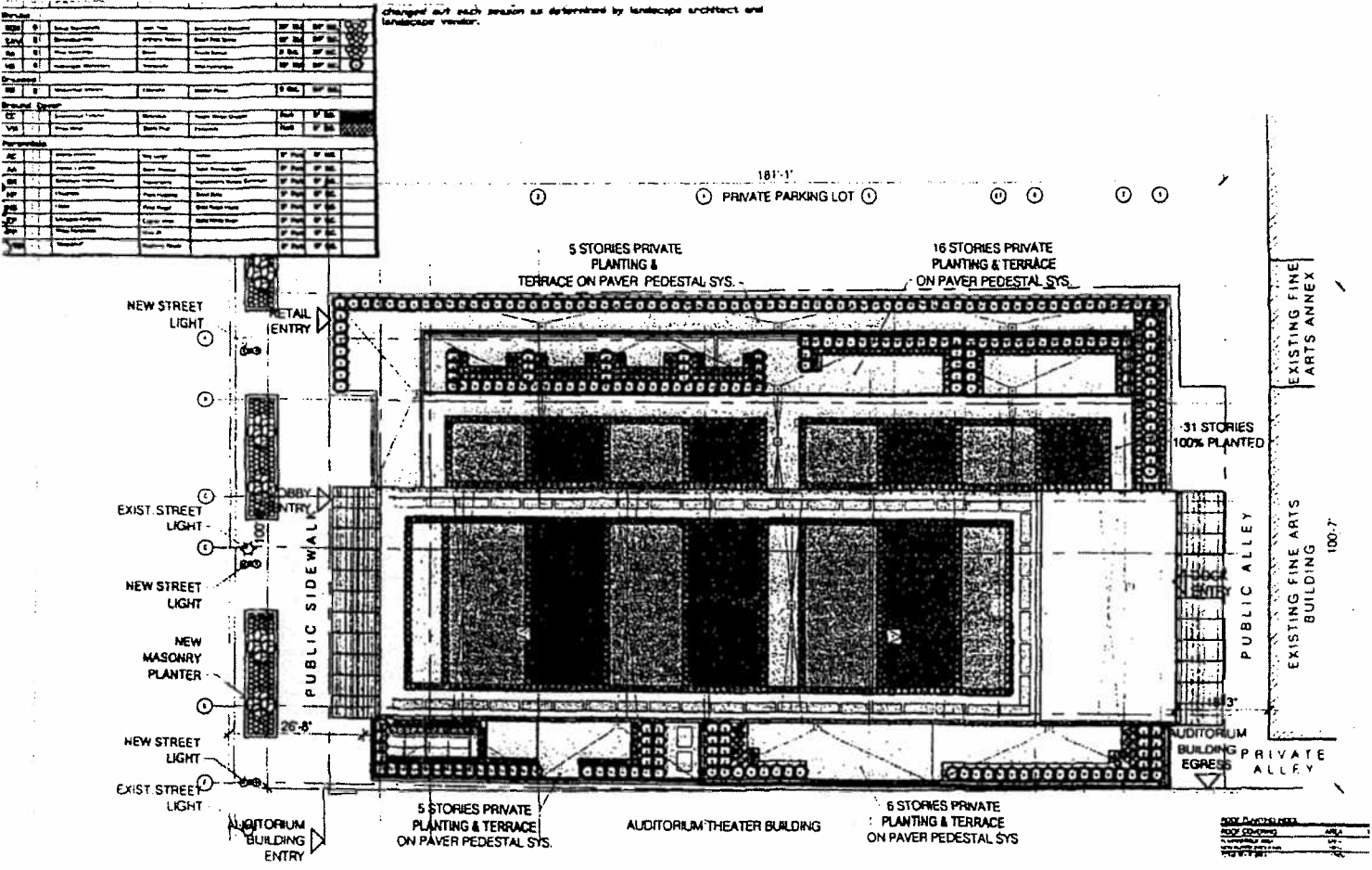
Typical Floor Plans -- Seventeen Through Thirty-One.



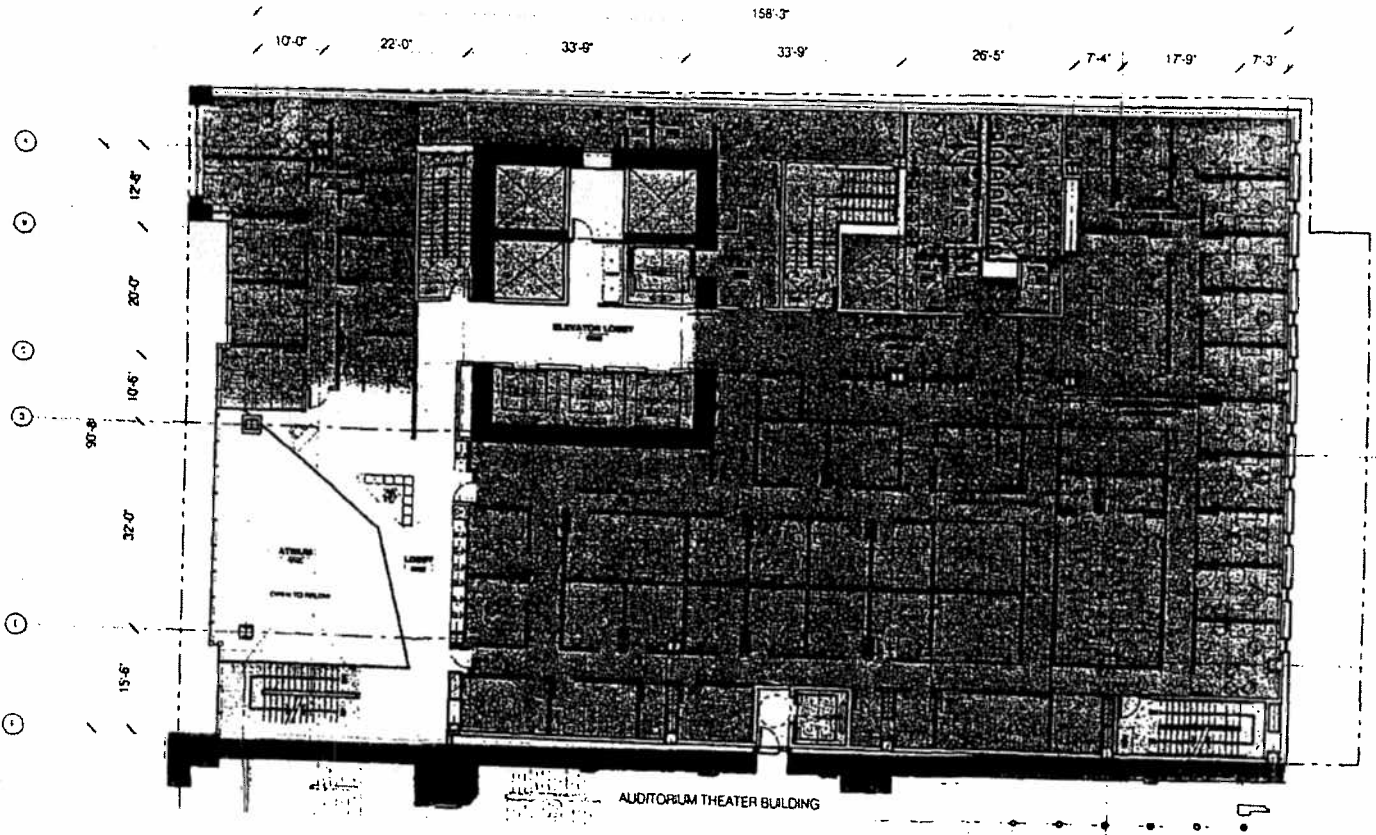
Thirty-Second Floor Plan.



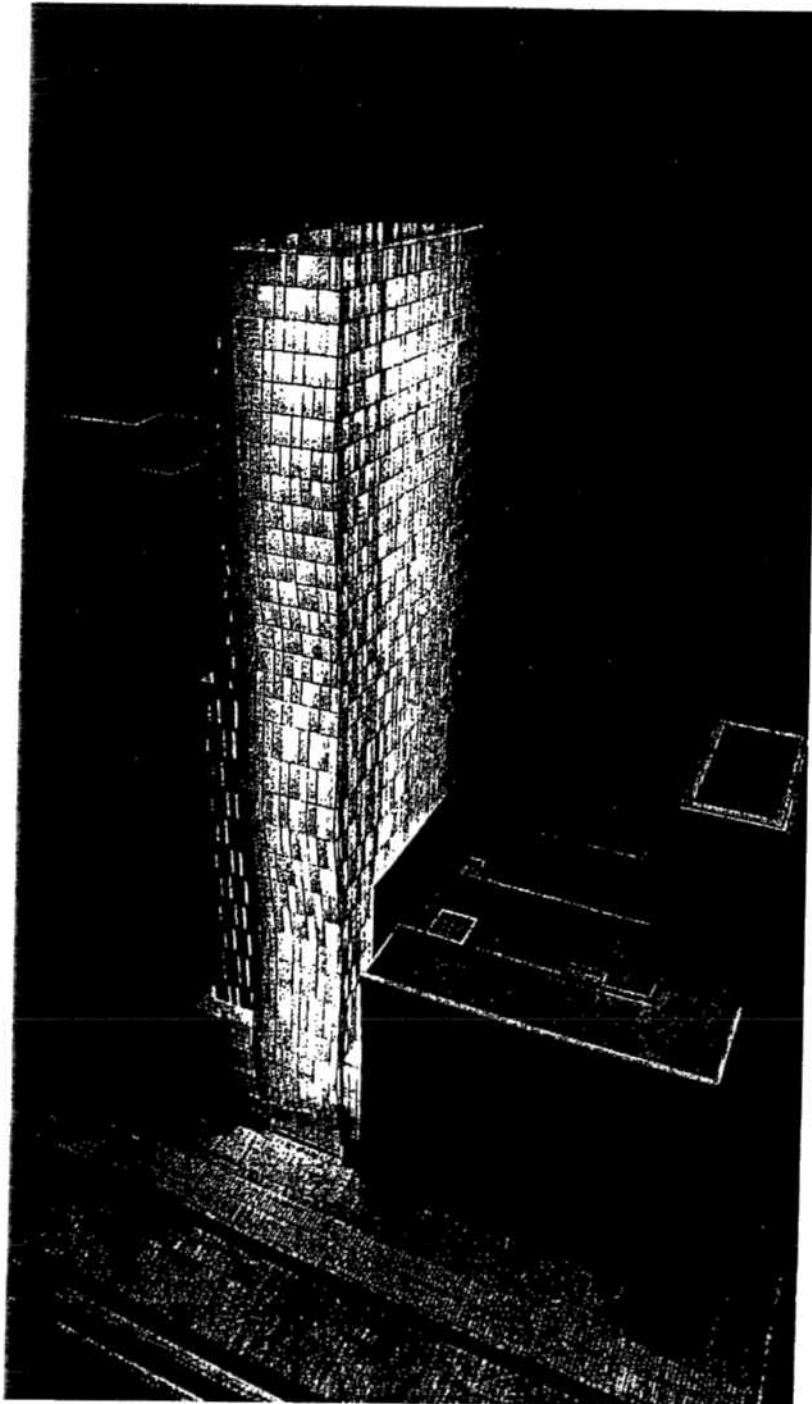
Auditorium Theater Building.



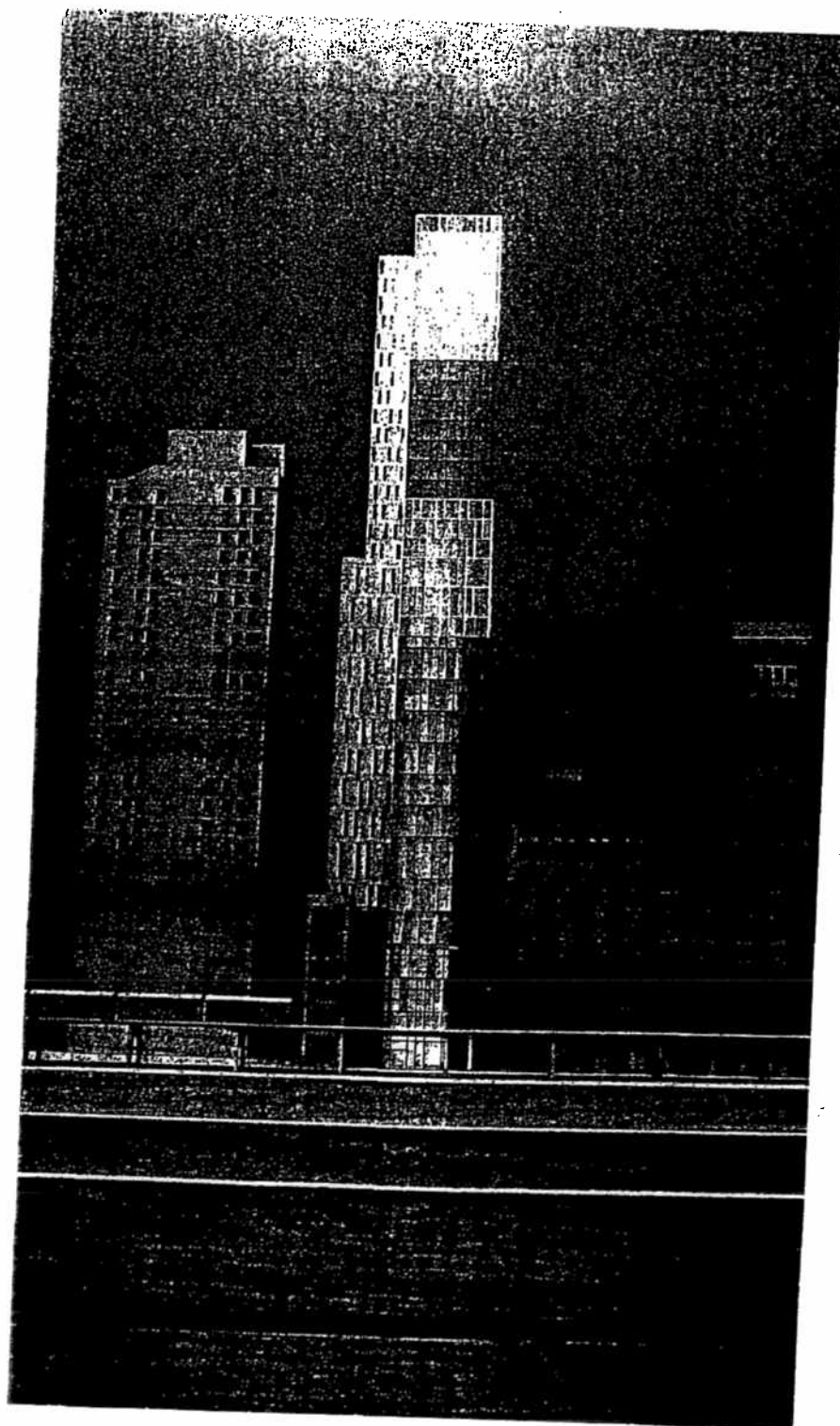
Mezzanine Plan.



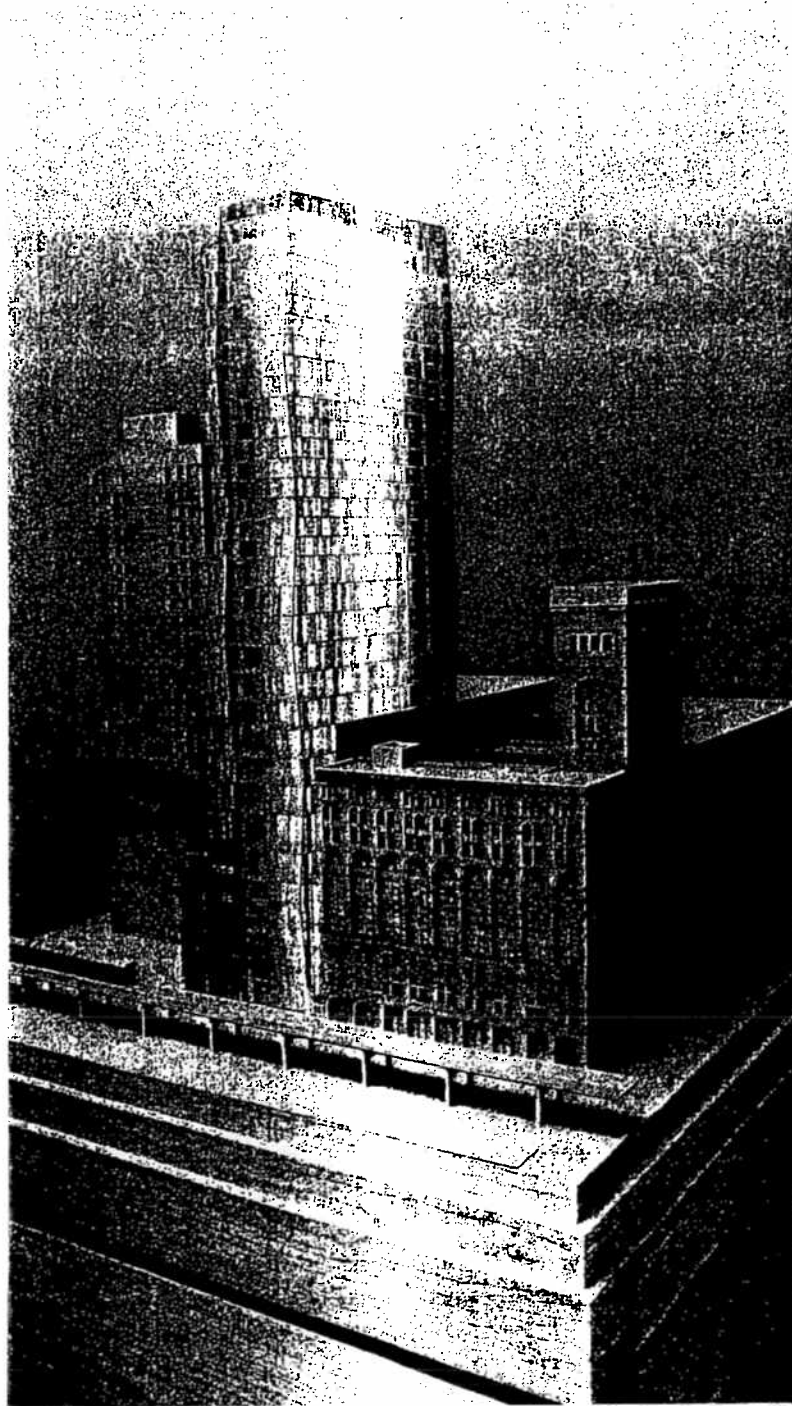
Roosevelt University Student And Academic Center.
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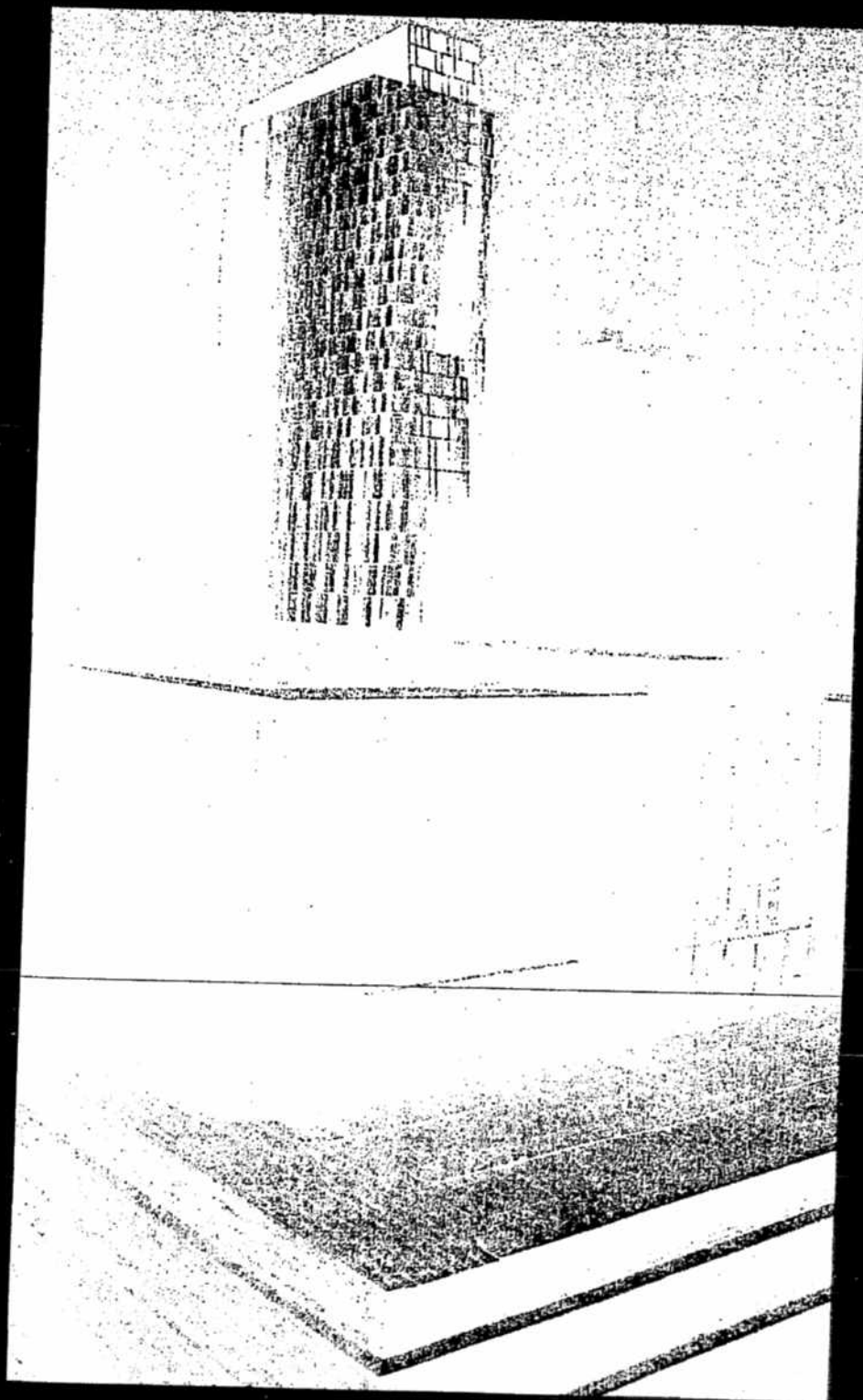
Roosevelt University Student And Academic Center.
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Roosevelt University Student And Academic Center.
(Page 3 of 4)

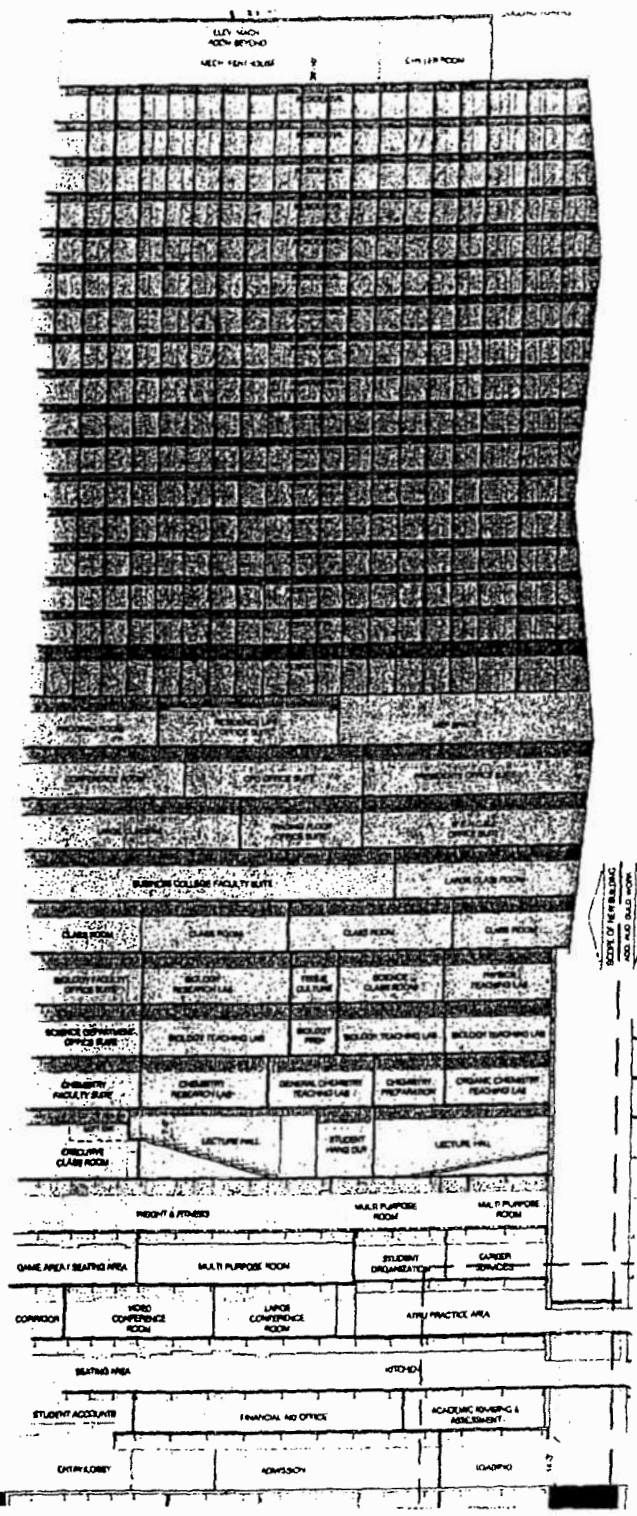


Roosevelt University Student And Academic Center.
(Page 4 of 4)



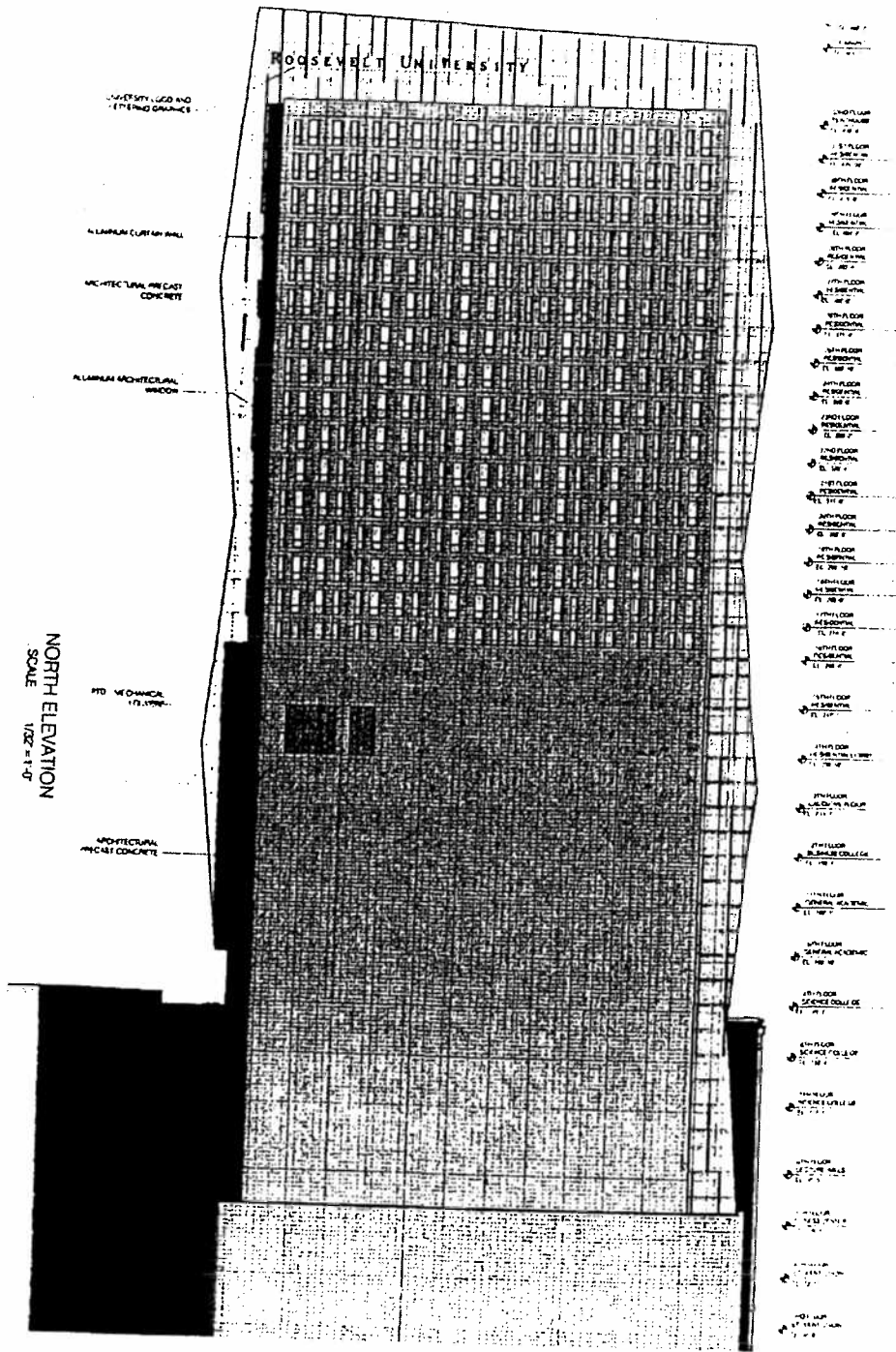
TYPICAL BUILDING SECTION
SCALE 1/2" = 1'-0"

- ROOF SLAB
EL. 156'-0"
- FLOOR MACHINE ROOM
EL. 147'-0"
- 2ND FLOOR
MECH. ROOM
EL. 142'-0"
- 3RD FLOOR
RESIDENTIAL
EL. 137'-0"
- 4TH FLOOR
RESIDENTIAL
EL. 132'-0"
- 5TH FLOOR
RESIDENTIAL
EL. 127'-0"
- 6TH FLOOR
RESIDENTIAL
EL. 122'-0"
- 7TH FLOOR
RESIDENTIAL
EL. 117'-0"
- 8TH FLOOR
RESIDENTIAL
EL. 112'-0"
- 9TH FLOOR
RESIDENTIAL
EL. 107'-0"
- 10TH FLOOR
RESIDENTIAL
EL. 102'-0"
- 11TH FLOOR
RESIDENTIAL
EL. 97'-0"
- 12TH FLOOR
RESIDENTIAL
EL. 92'-0"
- 13TH FLOOR
RESIDENTIAL
EL. 87'-0"
- 14TH FLOOR
RESIDENTIAL
EL. 82'-0"
- 15TH FLOOR
RESIDENTIAL
EL. 77'-0"
- 16TH FLOOR
RESIDENTIAL
EL. 72'-0"
- 17TH FLOOR
RESIDENTIAL
EL. 67'-0"
- 18TH FLOOR
RESIDENTIAL
EL. 62'-0"
- 19TH FLOOR
RESIDENTIAL
EL. 57'-0"
- 20TH FLOOR
RESIDENTIAL
EL. 52'-0"
- 21ST FLOOR
RESIDENTIAL
EL. 47'-0"
- 22ND FLOOR
RESIDENTIAL
EL. 42'-0"
- 23RD FLOOR
RESIDENTIAL
EL. 37'-0"
- 24TH FLOOR
RESIDENTIAL
EL. 32'-0"
- 25TH FLOOR
RESIDENTIAL
EL. 27'-0"
- 26TH FLOOR
RESIDENTIAL
EL. 22'-0"
- 27TH FLOOR
RESIDENTIAL
EL. 17'-0"
- 28TH FLOOR
RESIDENTIAL
EL. 12'-0"
- 29TH FLOOR
RESIDENTIAL
EL. 7'-0"
- 30TH FLOOR
RESIDENTIAL
EL. 2'-0"
- 31ST FLOOR
RESIDENTIAL
EL. 0'-0"



SCALE OF THIS SECTION
1/2" = 1'-0"

Typical Building Section



NORTH ELEVATION
SCALE 1/32" = 1'-0"

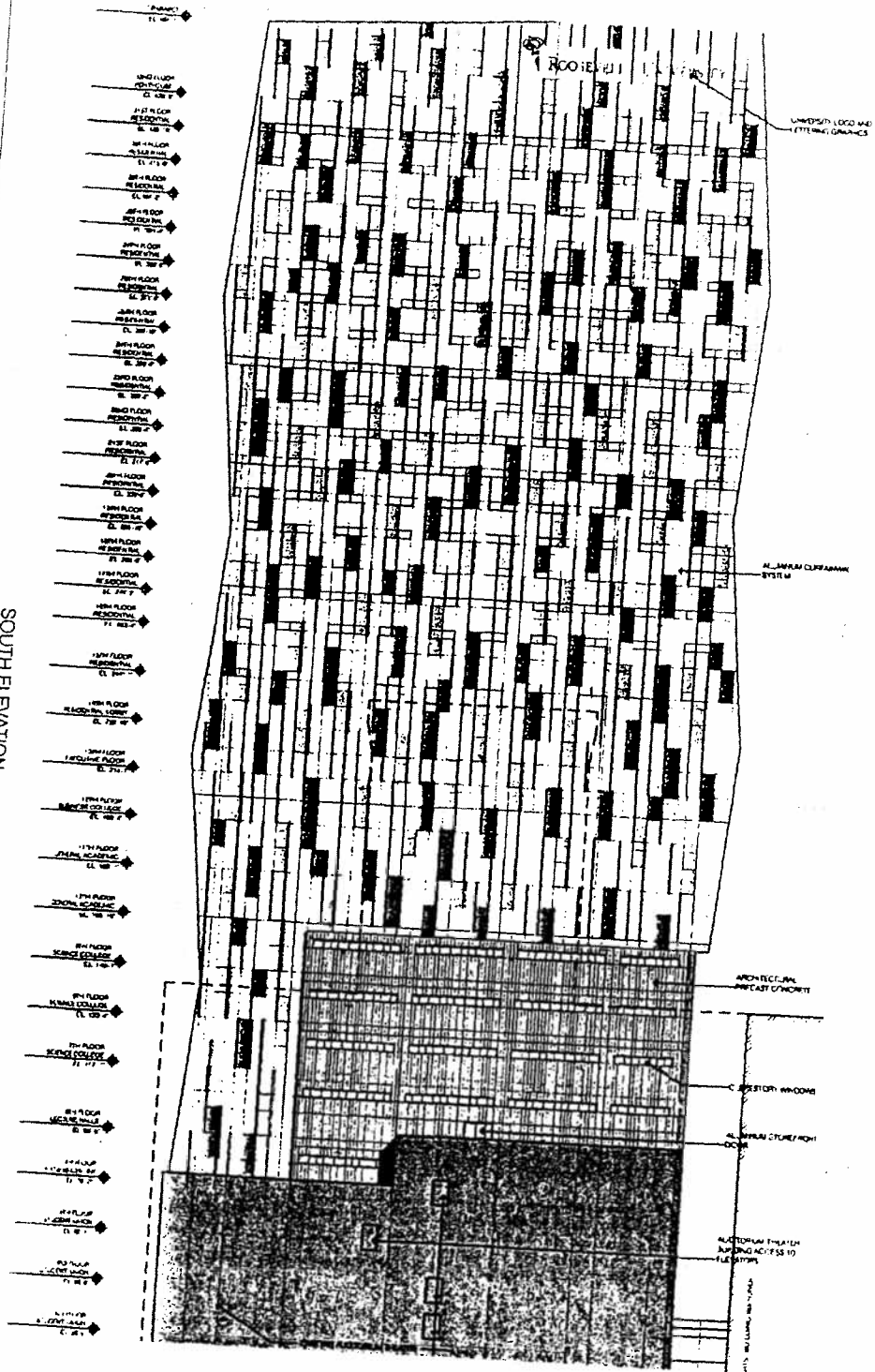
North Elevation.

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68884

SOUTH ELEVATION
SCALE 1/2" = 1'-0"



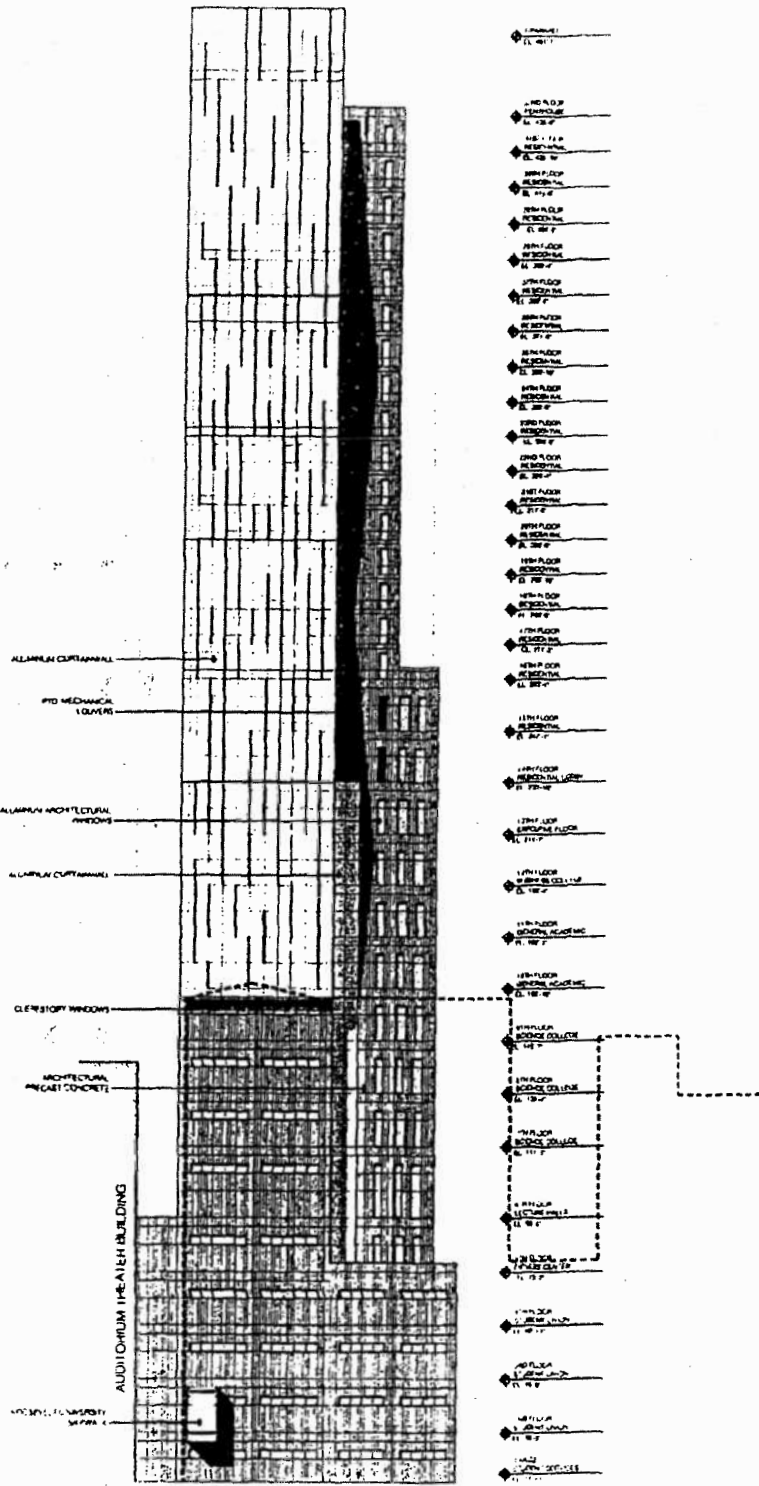
South Elevation.

REPORTS OF COMMITTEES

68885

7/29/2009

EAST ELEVATION
SCALE: 1/32" = 1'-0"



East Elevation.

West Elevation

WEST ELEVATION
SCALE: 1/32" = 1'-0"

