

PD 1161

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16926

Reclassification Of Area Shown On Map No. 1-E.

(As Amended)

(Application No. 16926)

(Common Address: 441 -- 459 E. Ontario St.
And 440 -- 458 E. Ohio St.)

IPD1161

[SO2010-1317]

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-12 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-E in the area bounded by:

East Ontario Street; a line 146.92 feet west of and parallel to North Lake Shore Drive (as measured along the south line of East Ontario Street); East Ohio Street; and a line 448.5 feet west of and parallel to North Lake Shore Drive (as measured along the north line of East Ohio Street),

to those of Planned Development Number 1161, 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 2. 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 Number 1161.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development ("Planned Development") consists of approximately forty-three thousand six hundred fifty-eight (43,658) square feet (one and two thousandths (1.002) 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 Northwestern Memorial Hospital (herein referred to as "N.M.H." 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.
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 as defined in Section 17-8-0400.
4. This plan of development consists of the following seventeen (17) 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 Eckenhoff Saunders Architects, Inc. dated March 18, 2010. 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: day care facility, non-accessory parking limited to institutional uses.
6. The Applicant agrees that this development is subject to the Traffic Management Plan ("T.M.P.") implemented for I.P.D. Number 3. All traffic impacts generated at this site will become part of this T.M.P. and will be evaluated, updated and revised in accordance with the requirements of I.P.D. Number 3.
7. On-premise business identification 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.
8. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or re-subdivision of parcels, shall require a separate submittal on behalf of the Applicant and approval by the City Council.
9. 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

10. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration. For purposes of measuring building height, the Chicago Zoning Ordinance shall apply.
11. For purposes of maximum floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
12. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by D.Z.L.U.P. during the actual Part II Review. The fee as determined by Department of Zoning and Land Use Planning 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.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the building in a manner that promotes the conservation of natural resources. The Applicant shall make reasonable efforts to design, construct and maintain the building 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 intends to seek L.E.E.D. Certification and agrees to install and maintain a vegetative ("green") roof system of approximately thirteen thousand one hundred seventy-eight (13,178) square feet (forty-five percent (45%) of net flat roof area). The Applicant has achieved this maximum square footage by relocating chillers and HVAC equipment from the roof area to the interior on third floor of the structure.
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 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 Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

- 16. 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.
- 17. Unless substantial construction of the proposed improvements as contemplated in this Planned Development has commenced within six (6) years following the adoption of this Planned Development, and is diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provision of this section, then the zoning of the property shall revert back to DX-12 Downtown Mixed-Use District.

[Existing Zoning Map; Aerial Photo; Existing Site Map; Vicinity Site Map; Property Line Map; Proposed Site Plans; North, South, East and West Building Elevations; Ohio Street Elevation; Ohio Street Entry; Ontario Street Elevation; Childcare Center Entry -- Ontario Street; Curtainwall Section, Curtainwall Details; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 89029 through 89049 of this *Journal*.]

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

Planned Development.

Bulk Regulations And Data Table.

Site Area:

Gross Site Area:	58,026 square feet (1.332 acres)
Net Site Area:	43,658 square feet (1.002 acres)
Public Right-of-Way:	14,368 square feet

Maximum Height:

As measured by Chicago Zoning Ordinance:	134 feet, 0 inches
To the top of the elevator penthouse:	172 feet

Floor Area Ratio:

Proposed Maximum F.A.R.:	10.8
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Setbacks:

Required:	0 per Chicago Zoning Ordinance
Provided:	0

Bicycle Spaces:

Minimum:	0 per Chicago Zoning Ordinance
Spaces Provided:	50

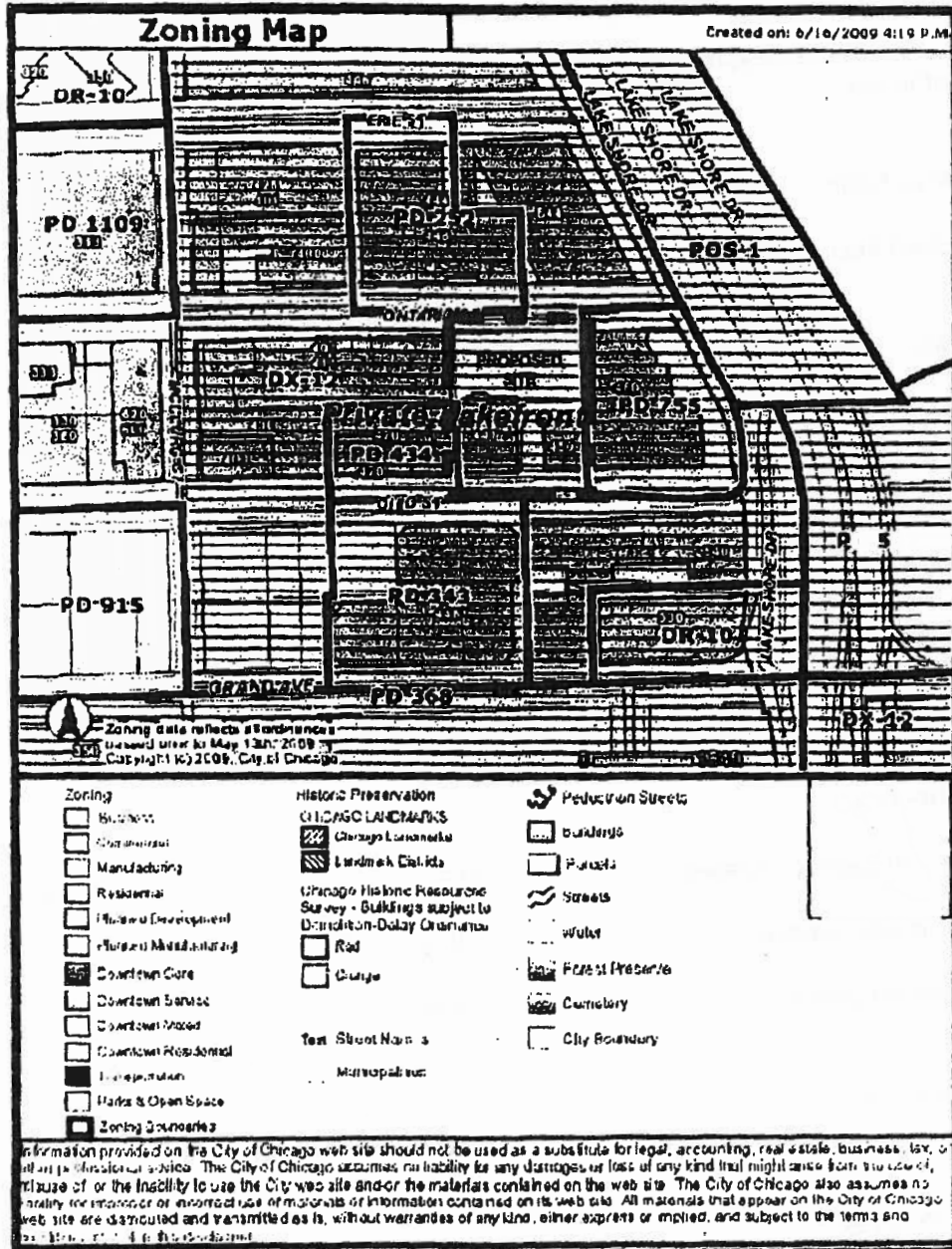
Parking Spaces:

Required Accessory Spaces:	113
Non-Accessory Spaces:	1,005
Total Parking Spaces:	1,118

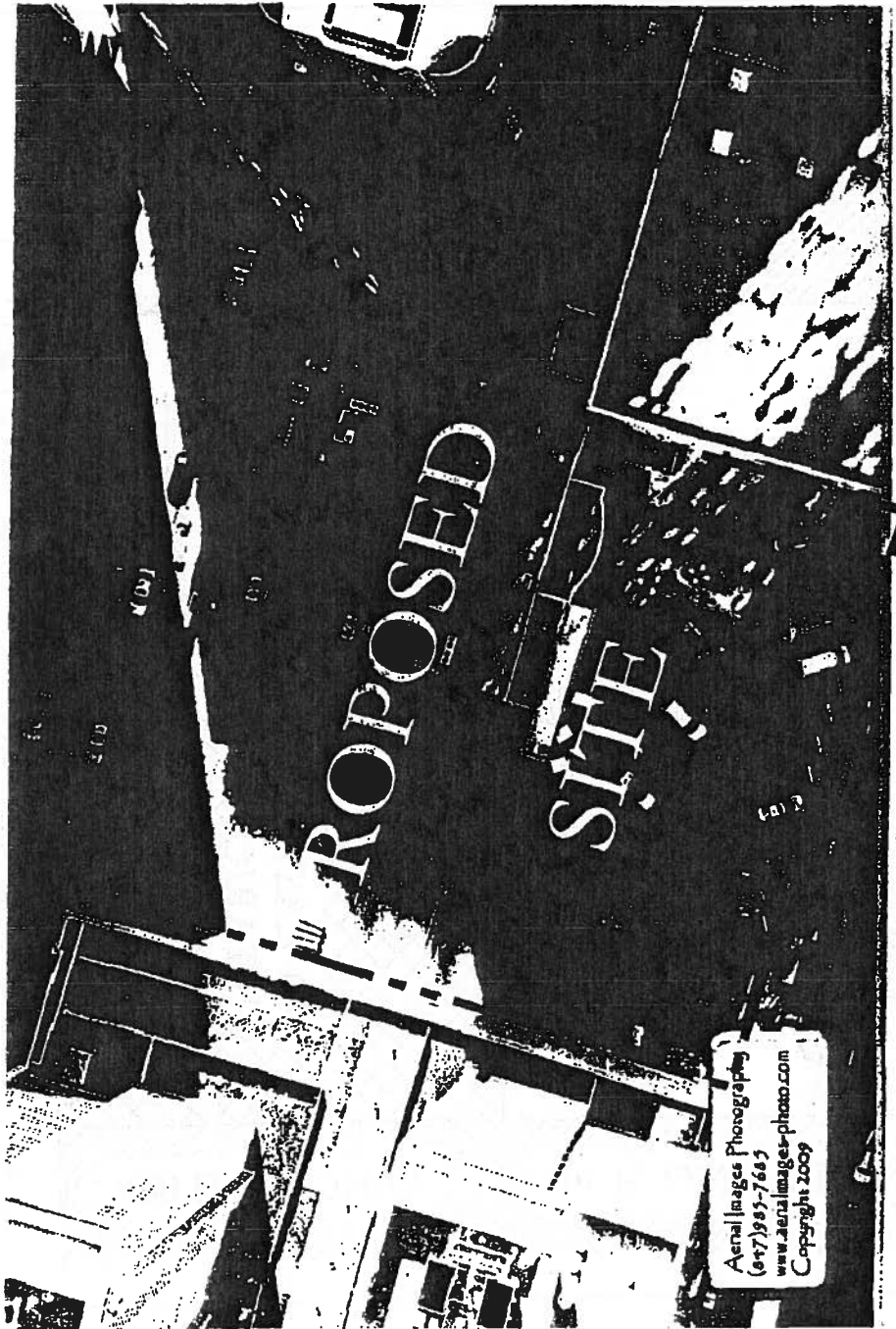
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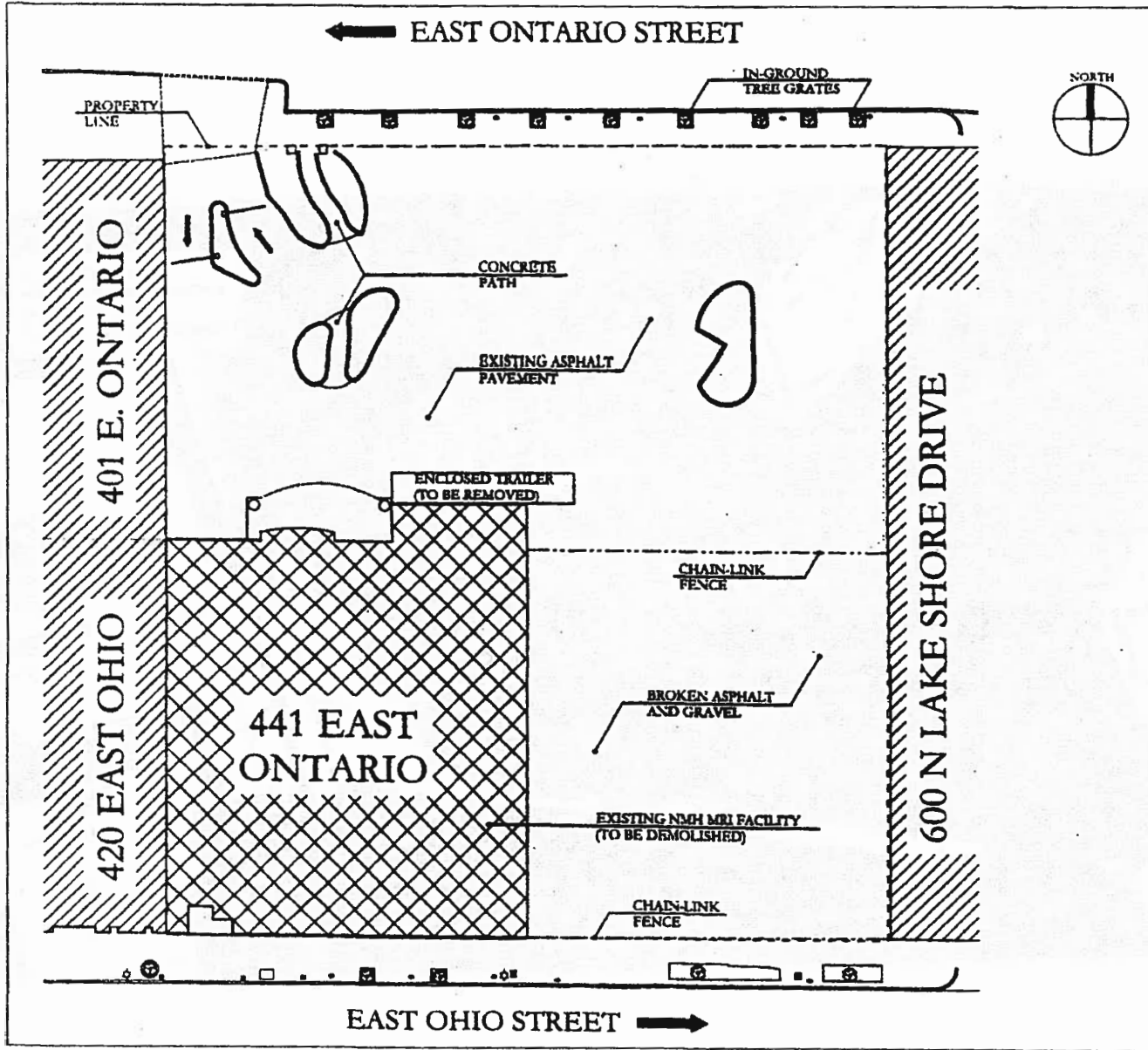
Minimum:	1
Spaces Provided:	1

Existing Zoning Map



Aerial Photo.





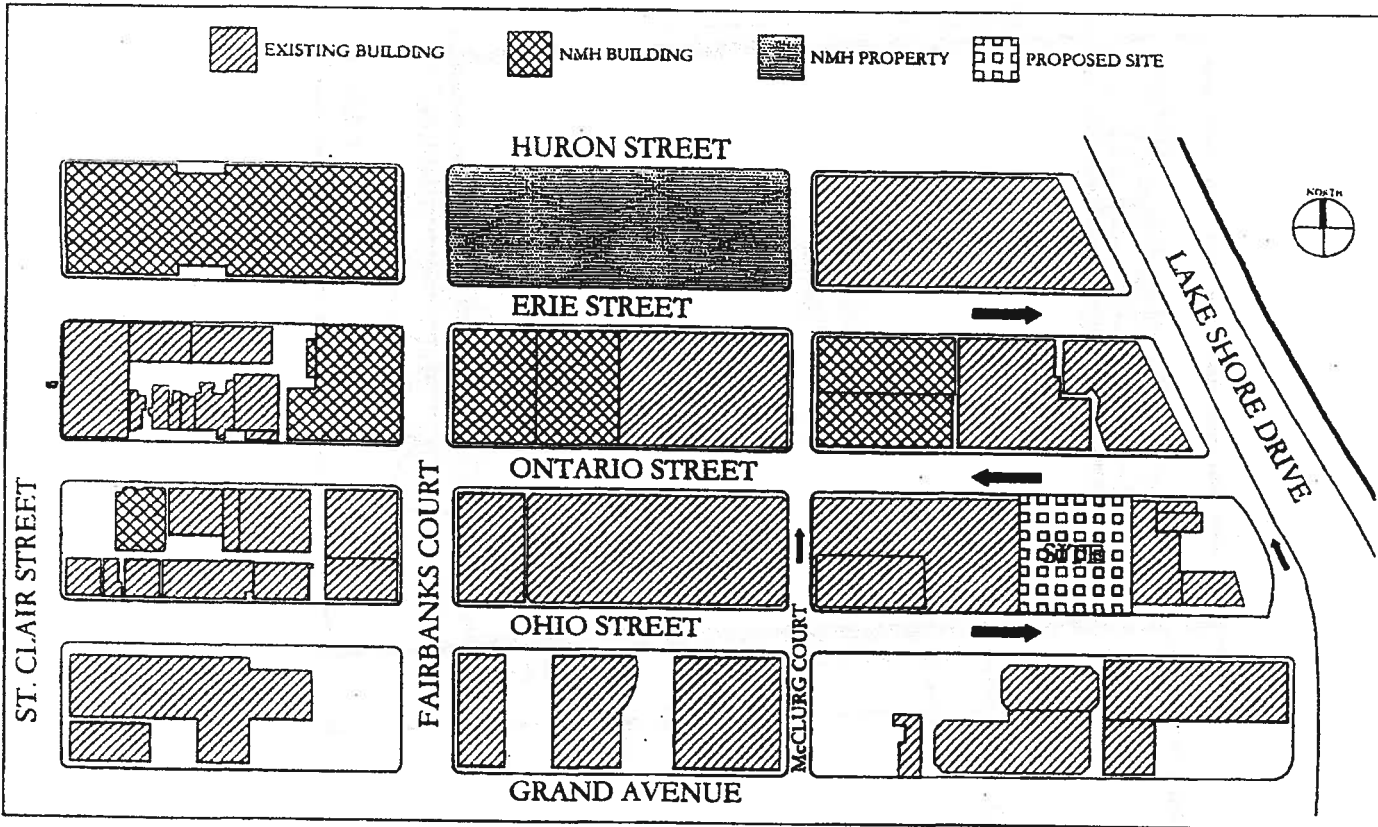
Existing Site Map.

4/14/2010

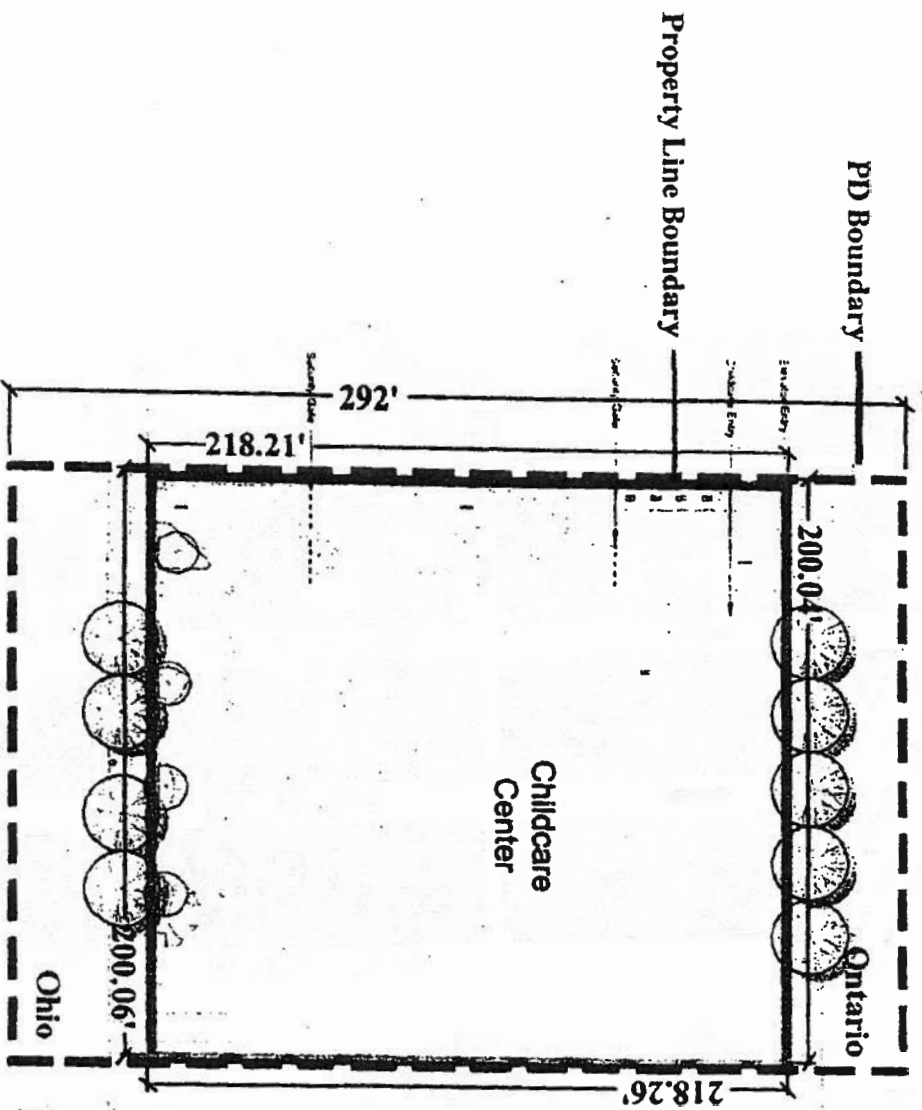
REPORTS OF COMMITTEES

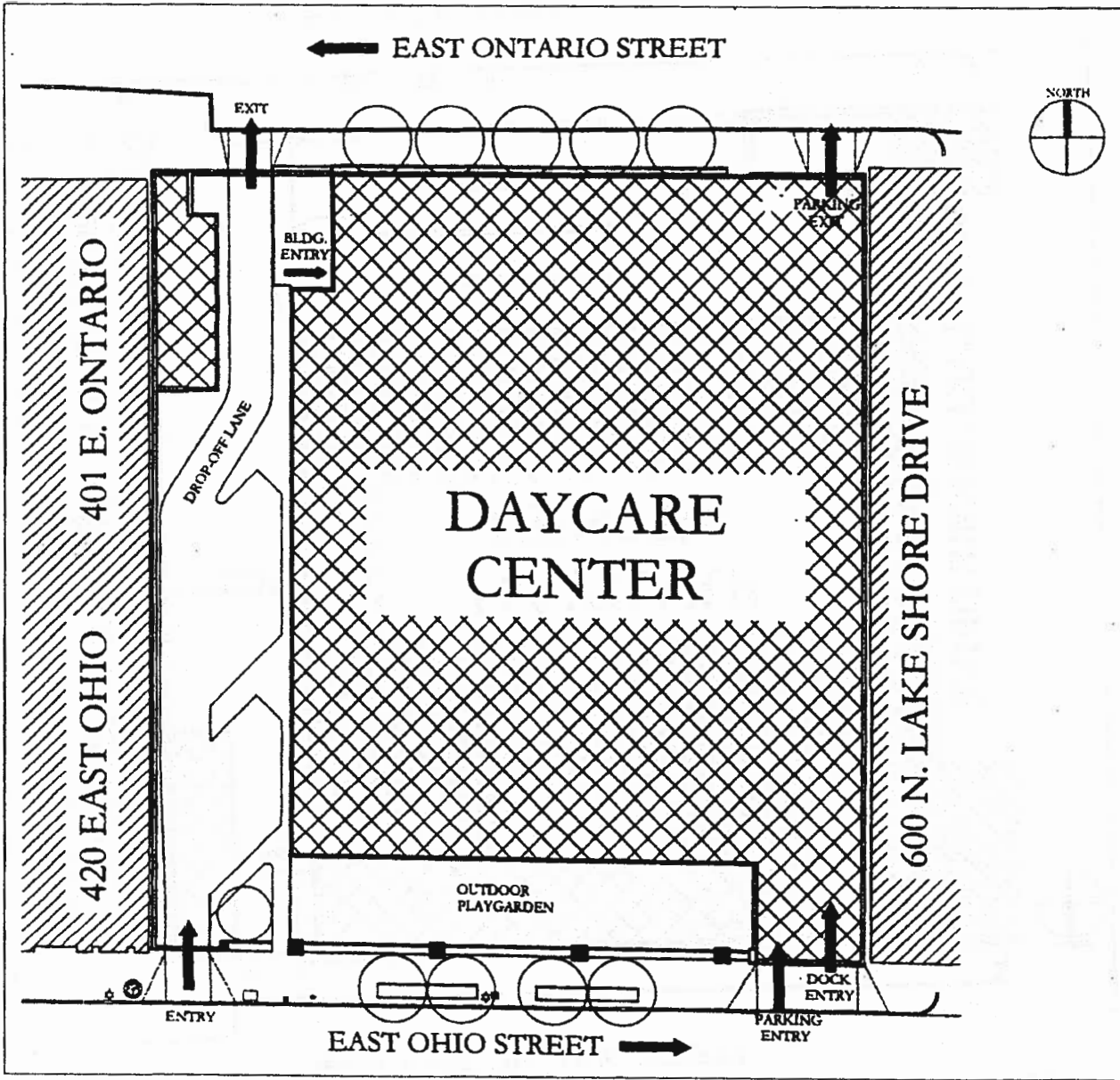
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Vicinity Site Map.



Property Line Map.





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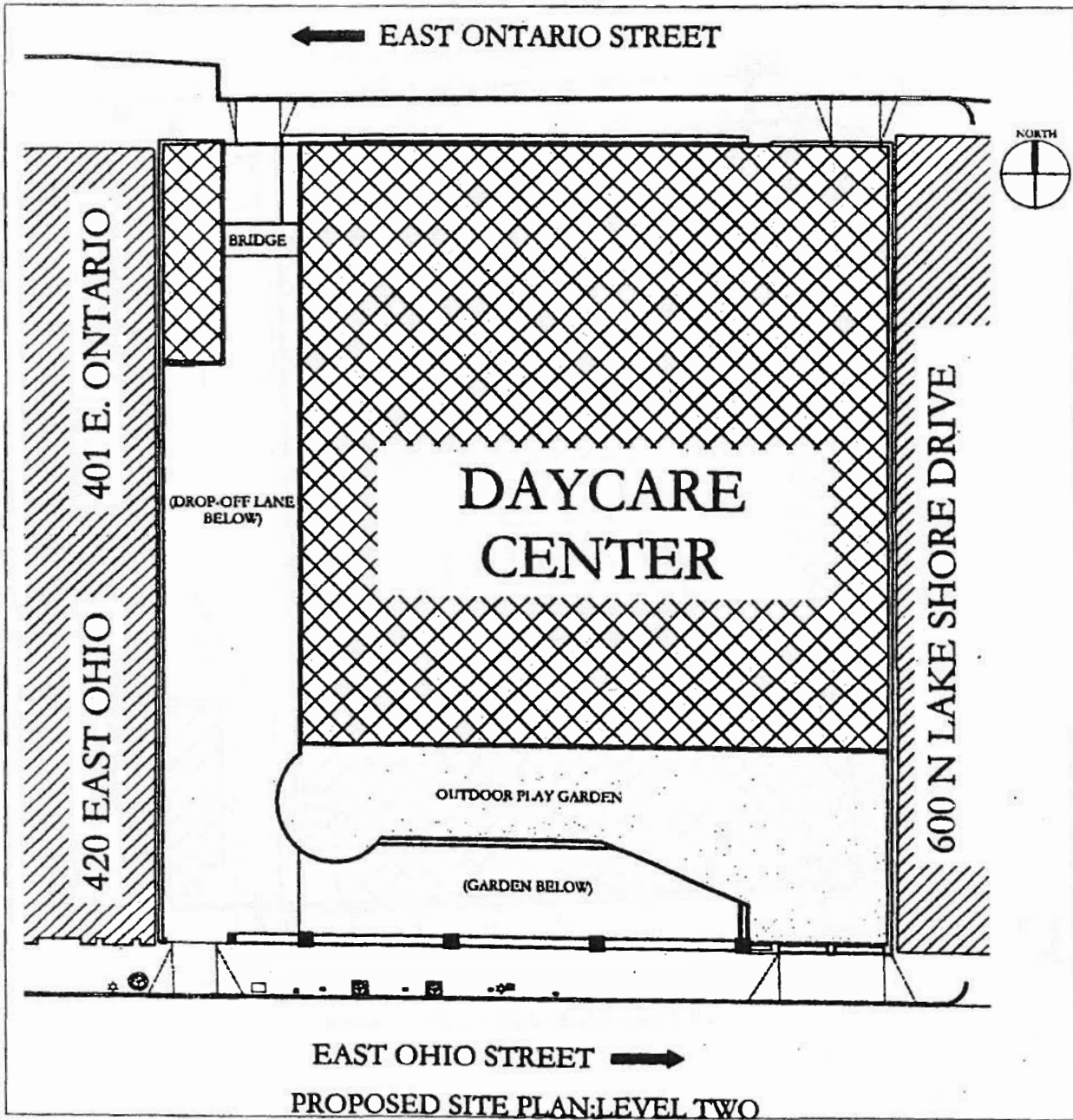
4/14/2010

Proposed Site Plan -- Level One.

4/14/2010

REPORTS OF COMMITTEES

89035



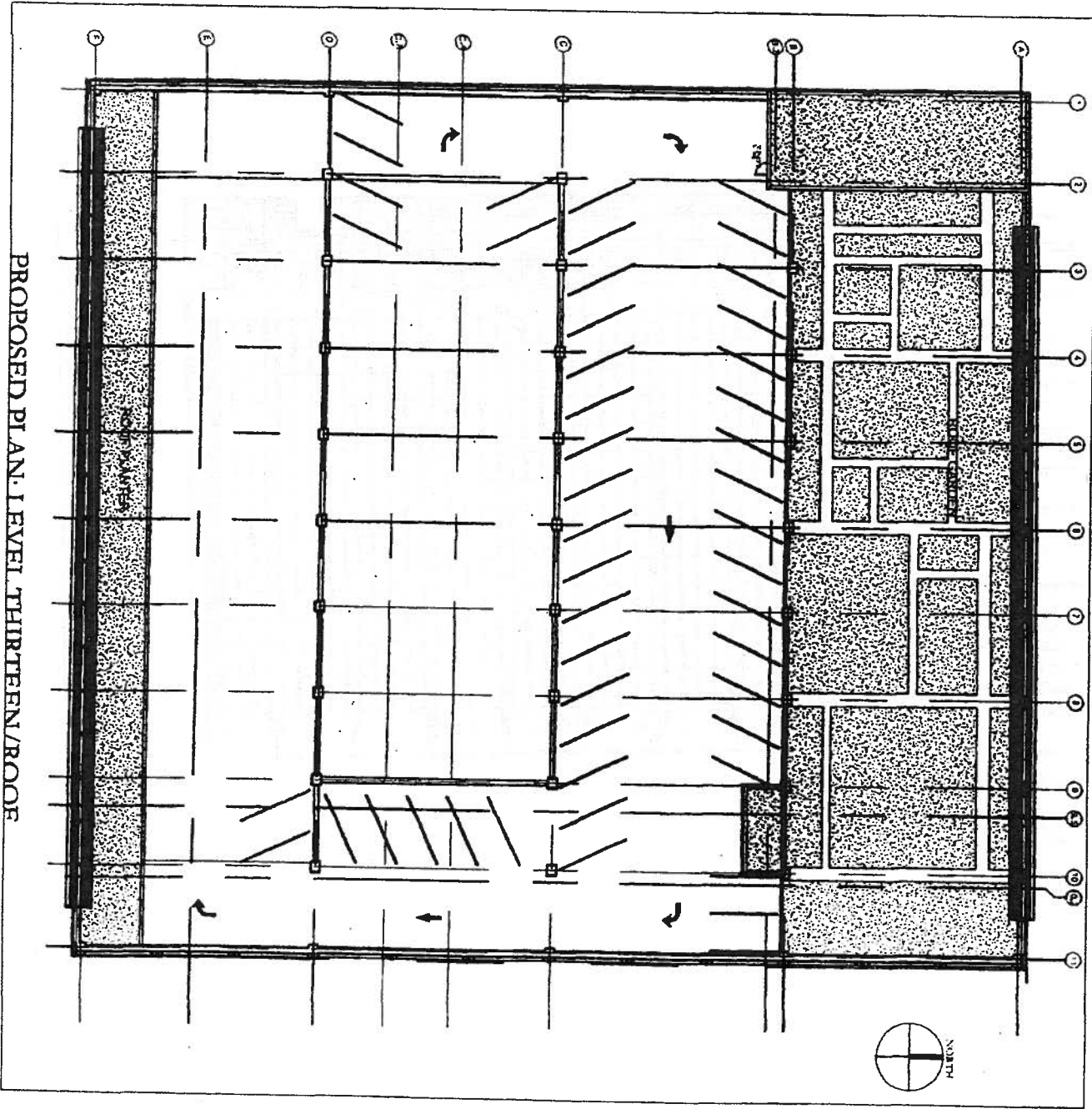
Proposed Site Plan -- Level Two.

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Proposed Plan -- Level Thirteen/Roof.

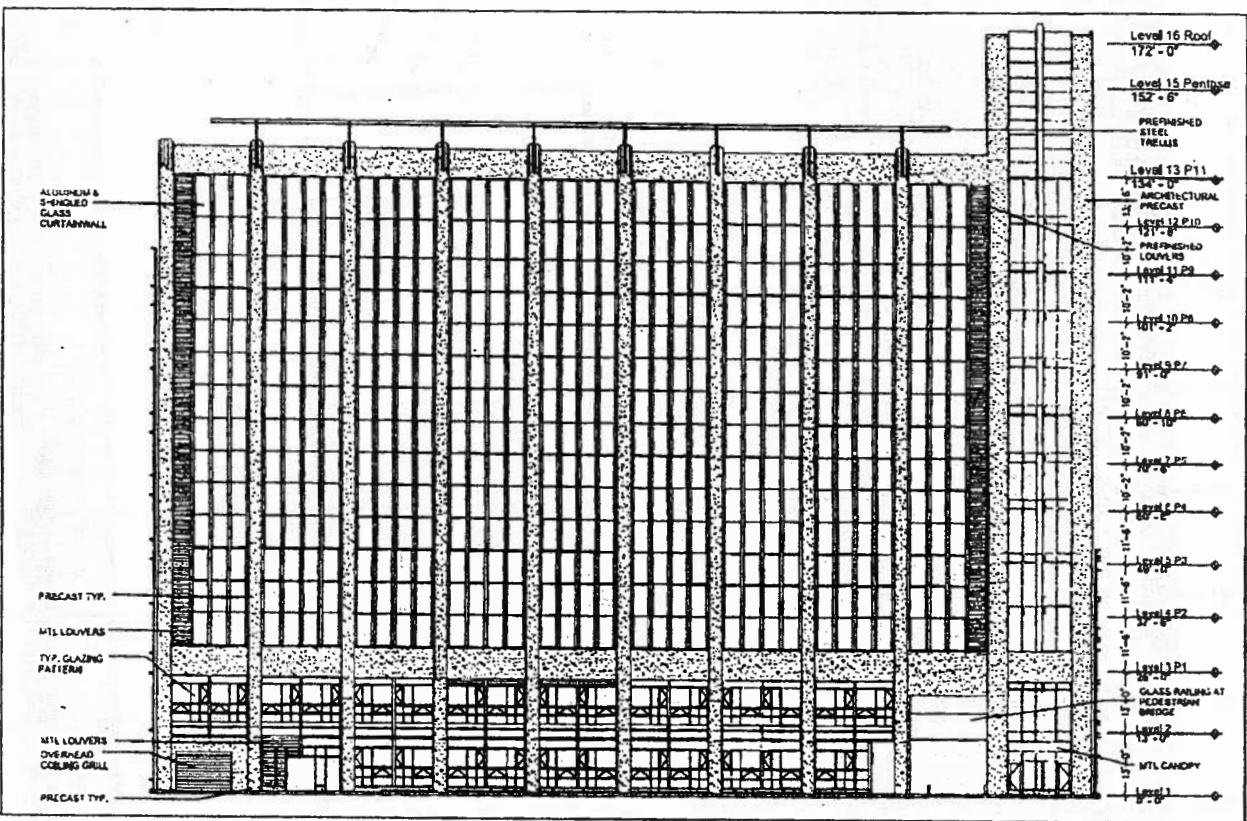


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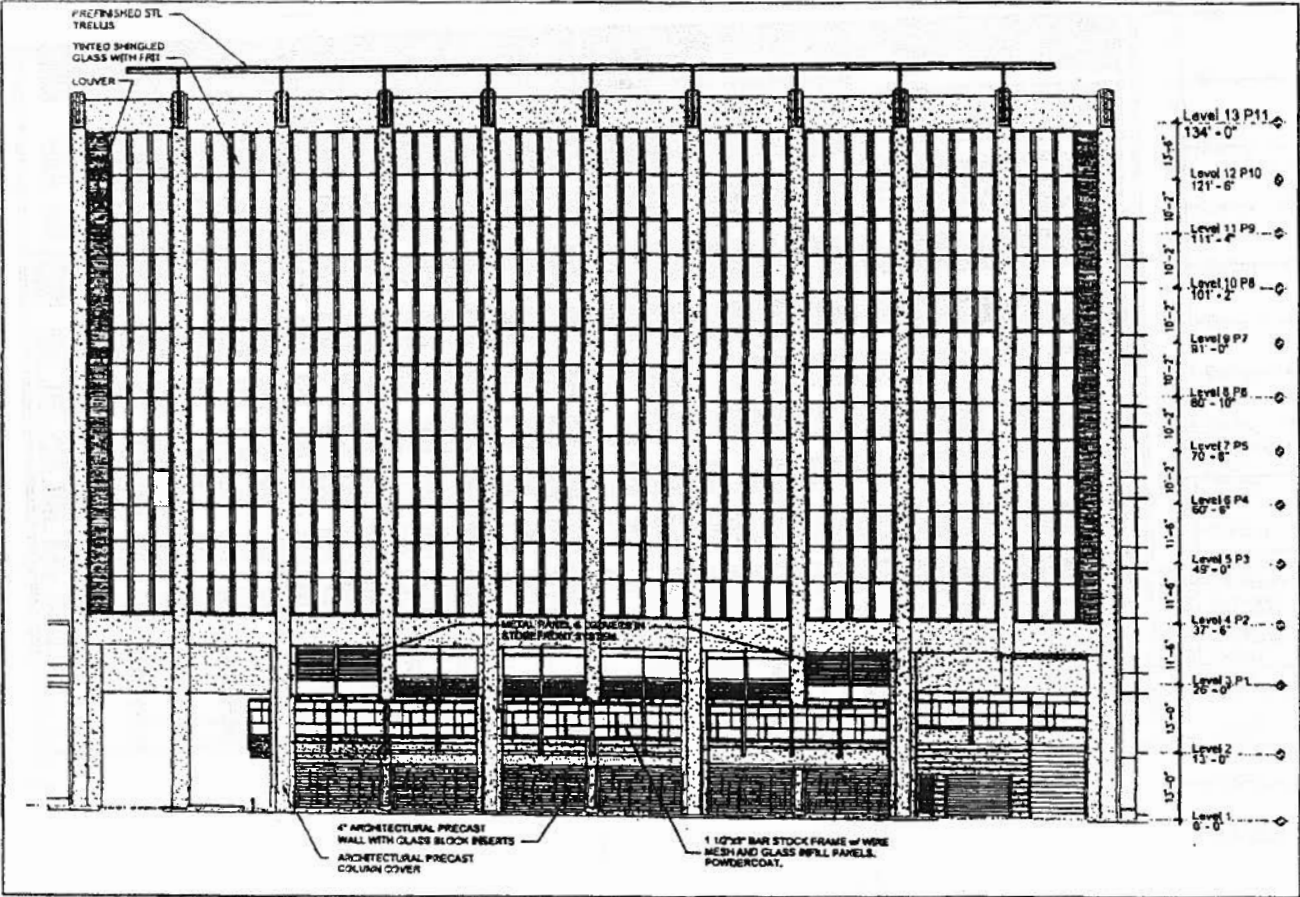
REPORTS OF COMMITTEES

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North Elevation.



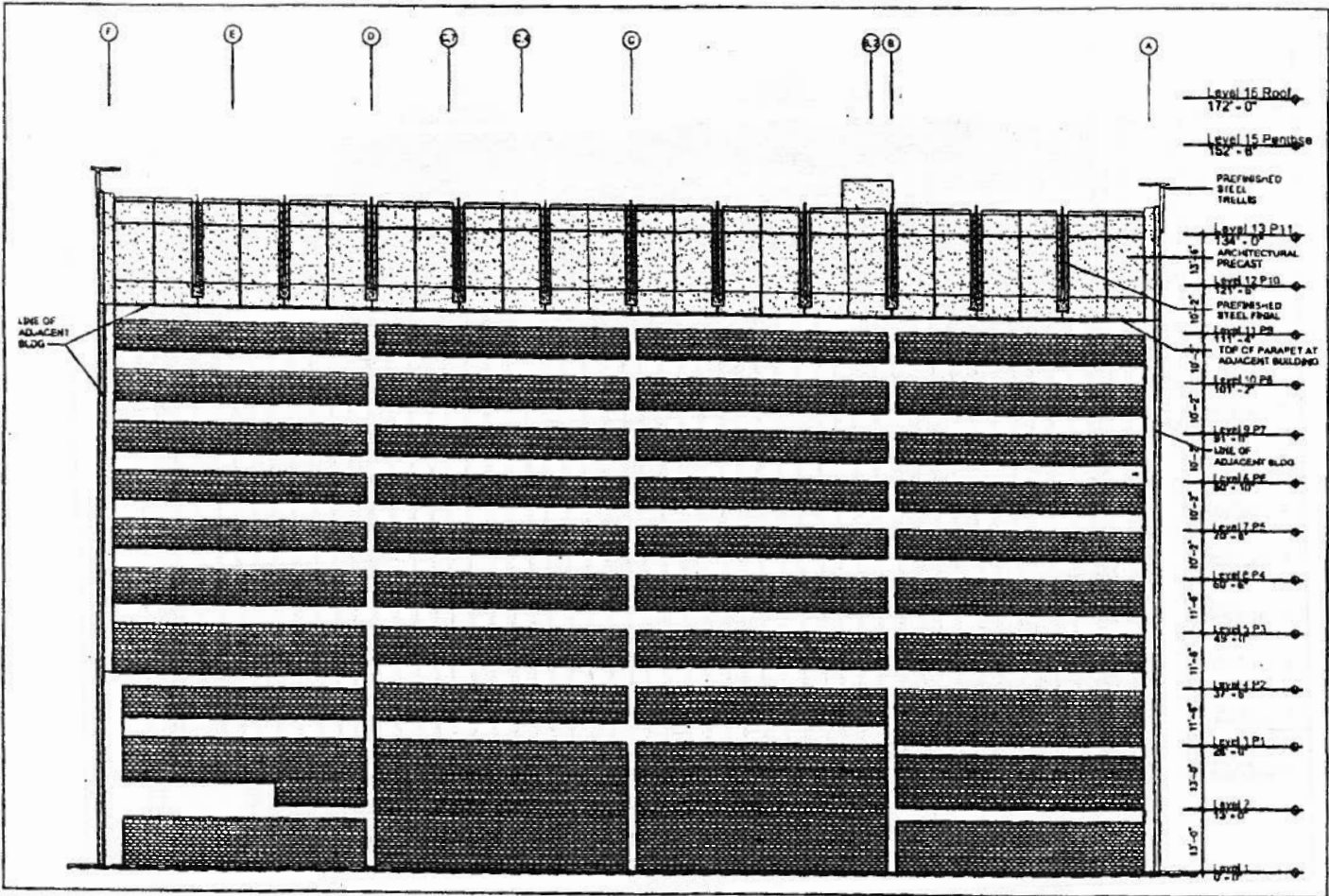
South Elevation.



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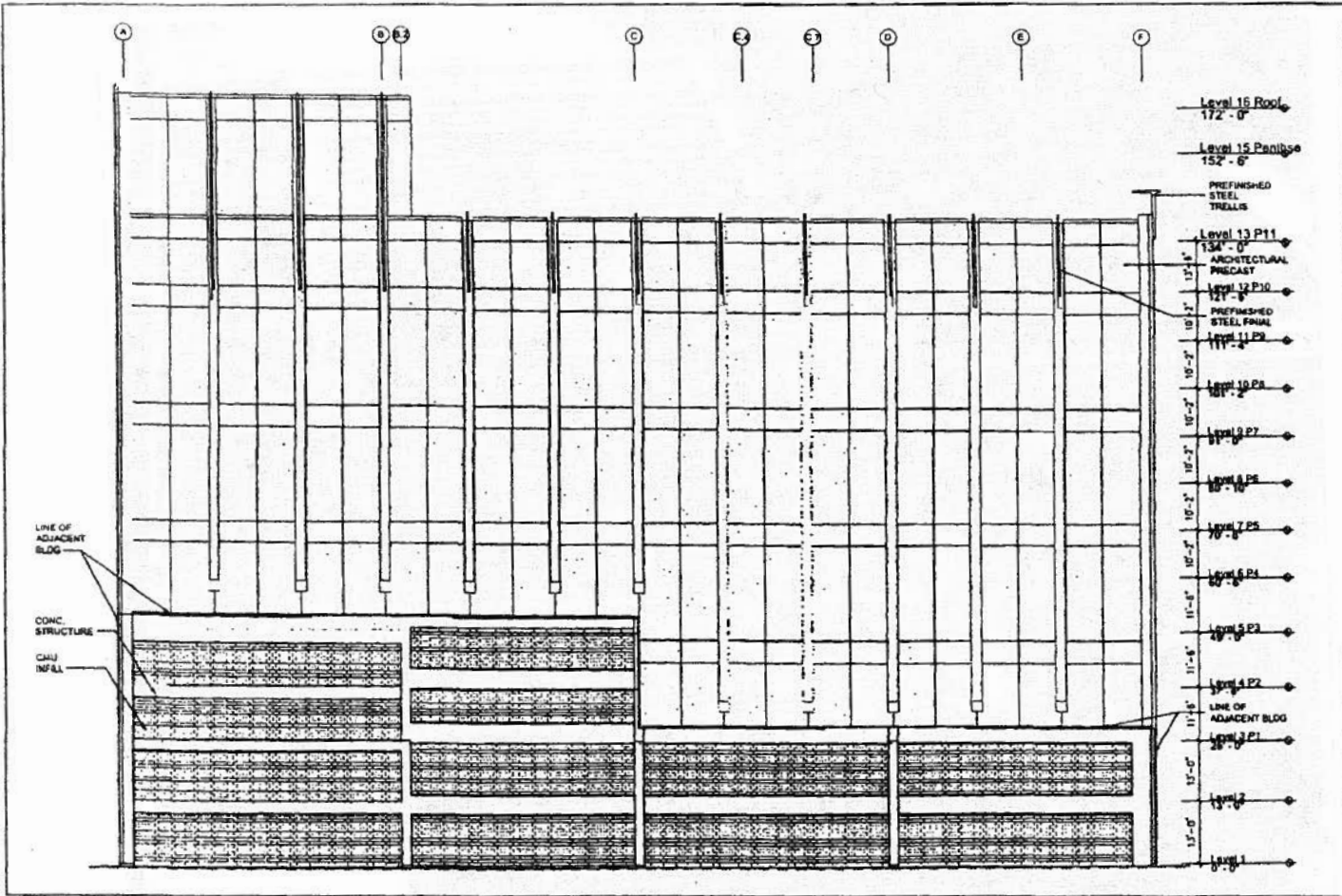
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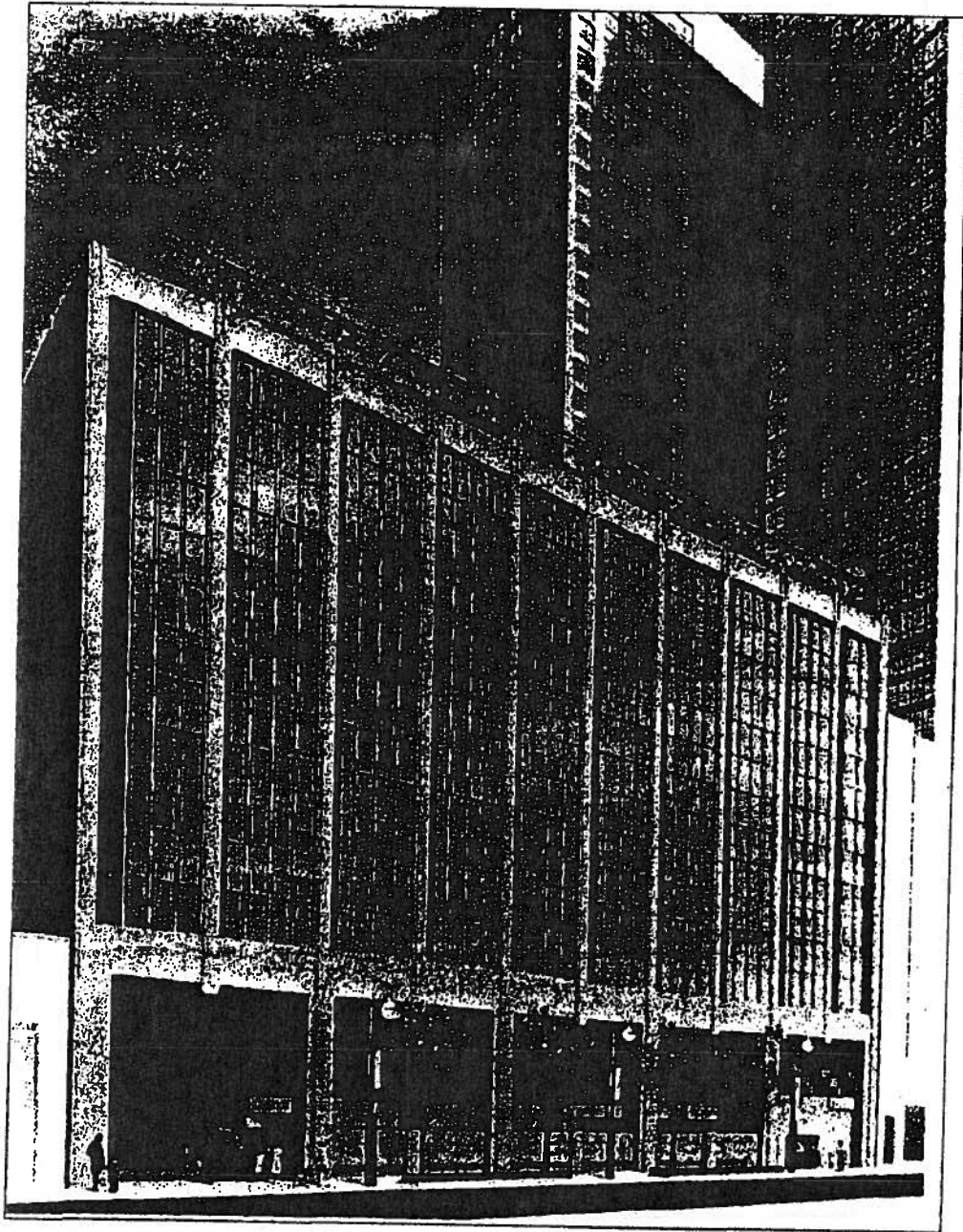


East Elevation.

West Elevation.



Ohio Street Elevation.

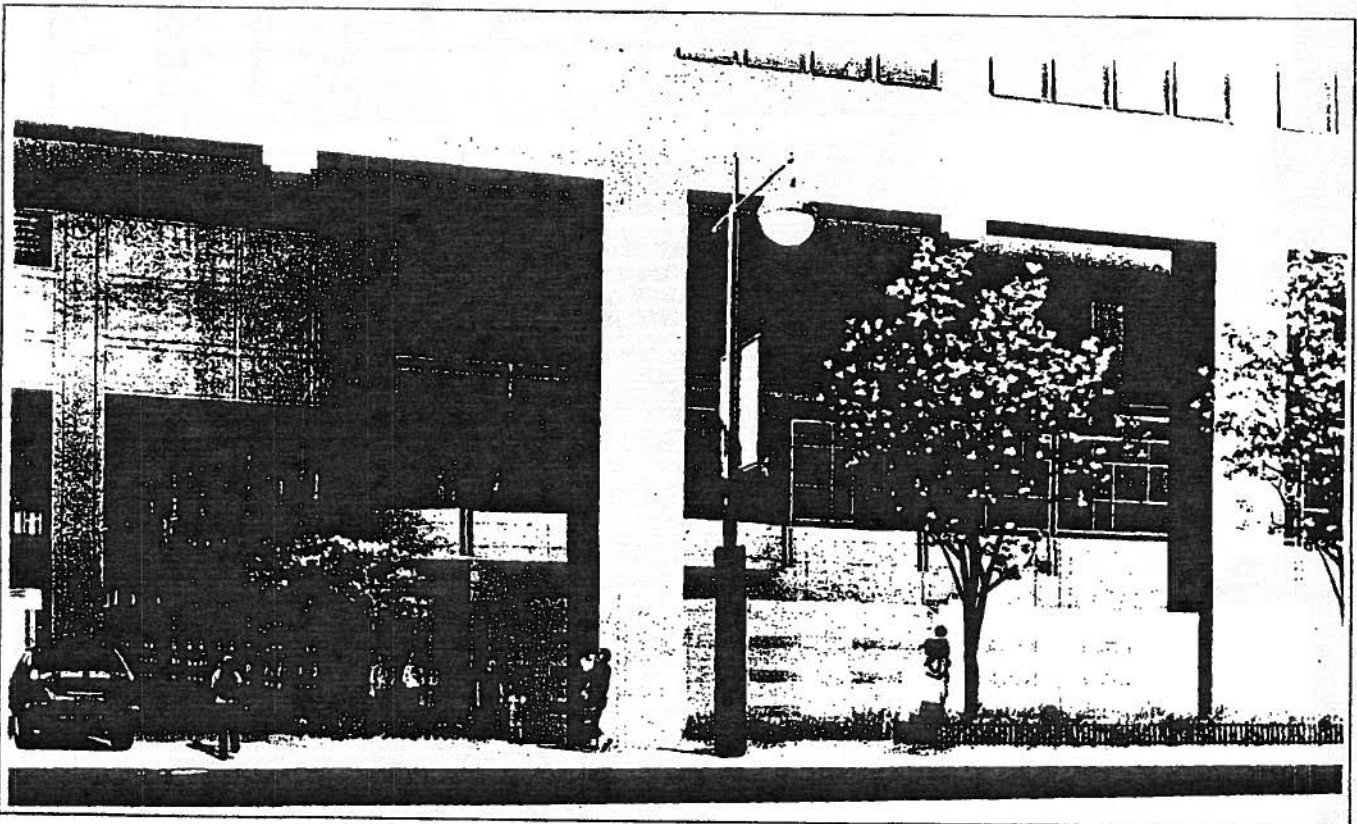


89042

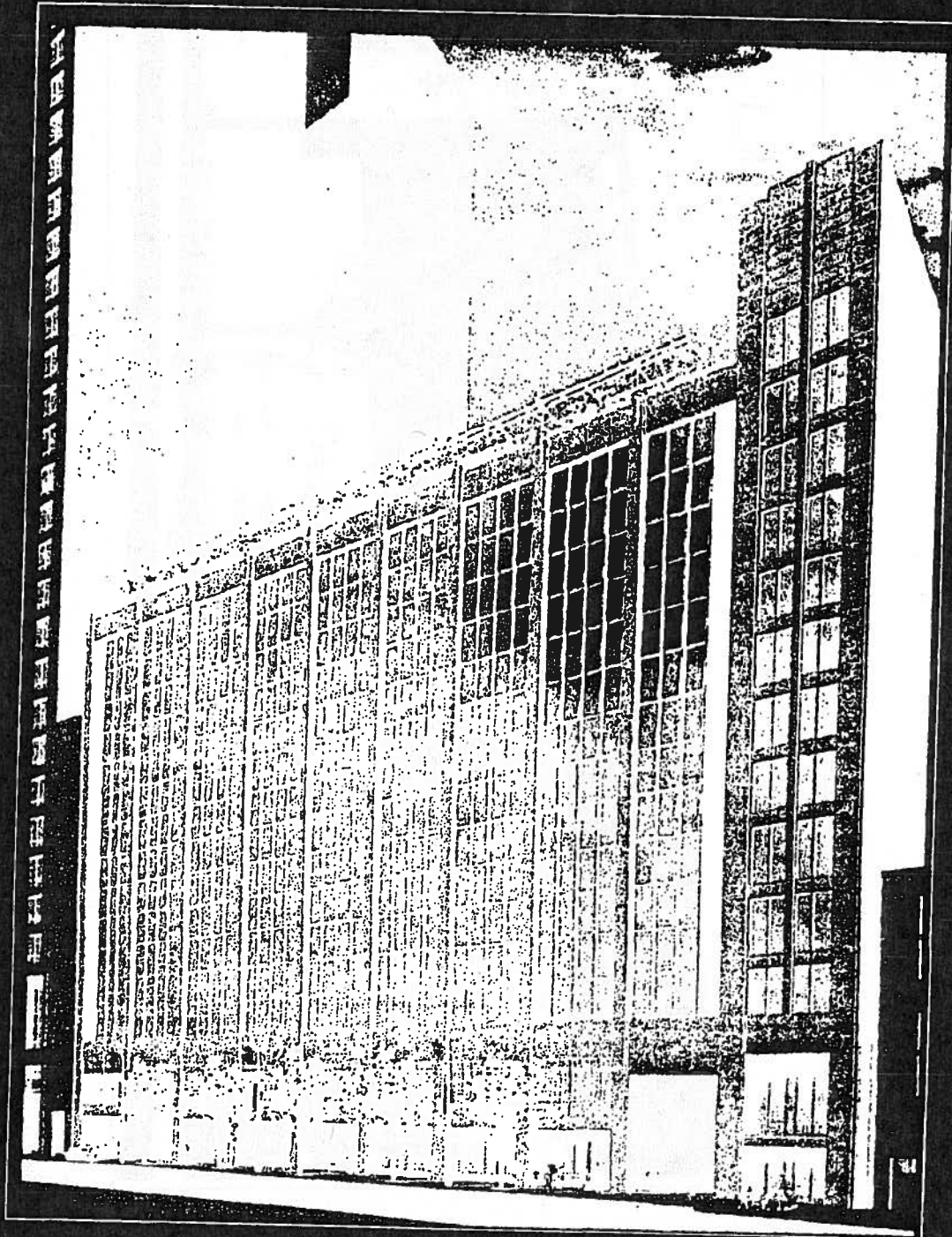
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Ohio Street Entry.



Ontario Street Elevation.

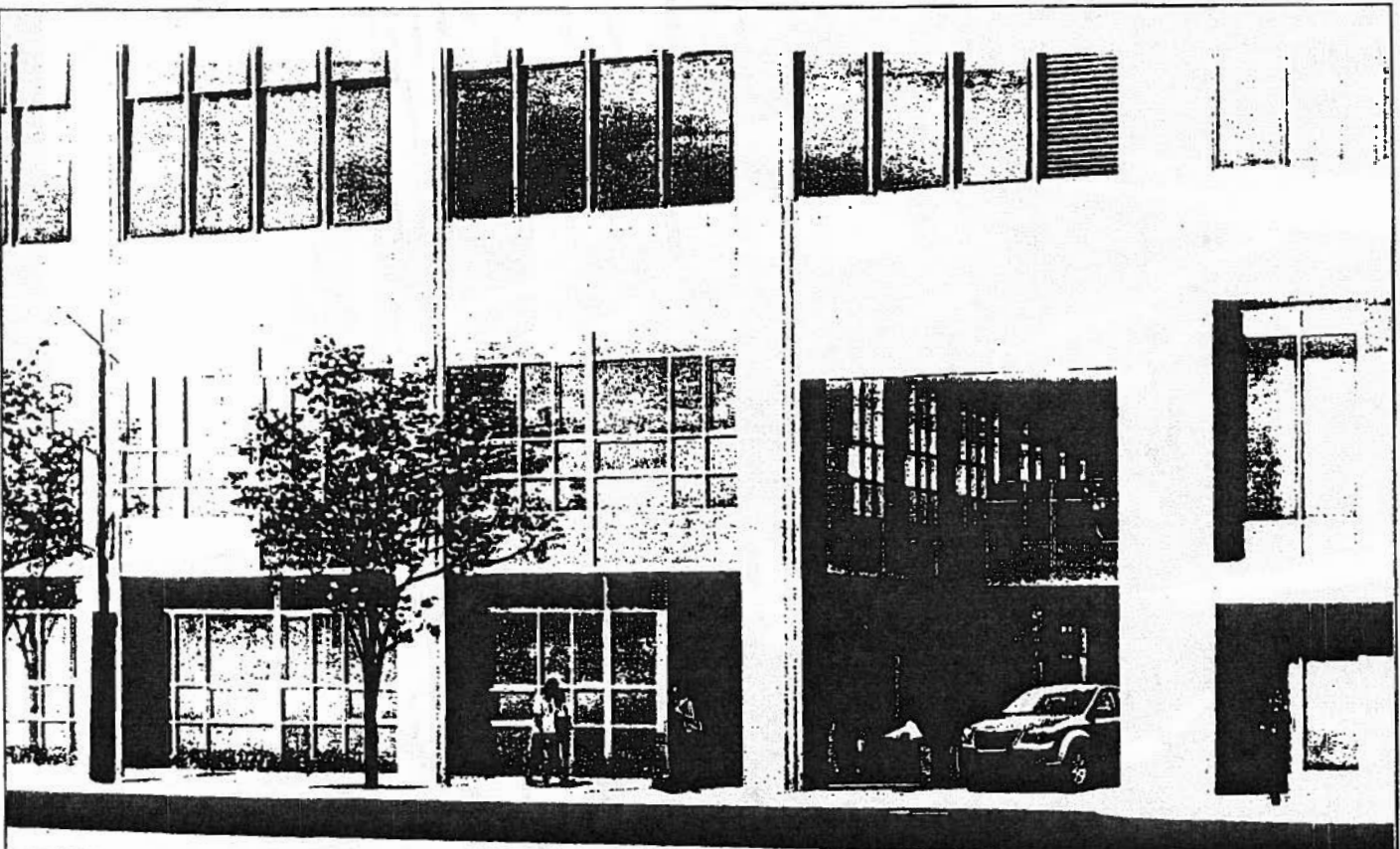


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Childcare Center Entry -- Ontario Street.

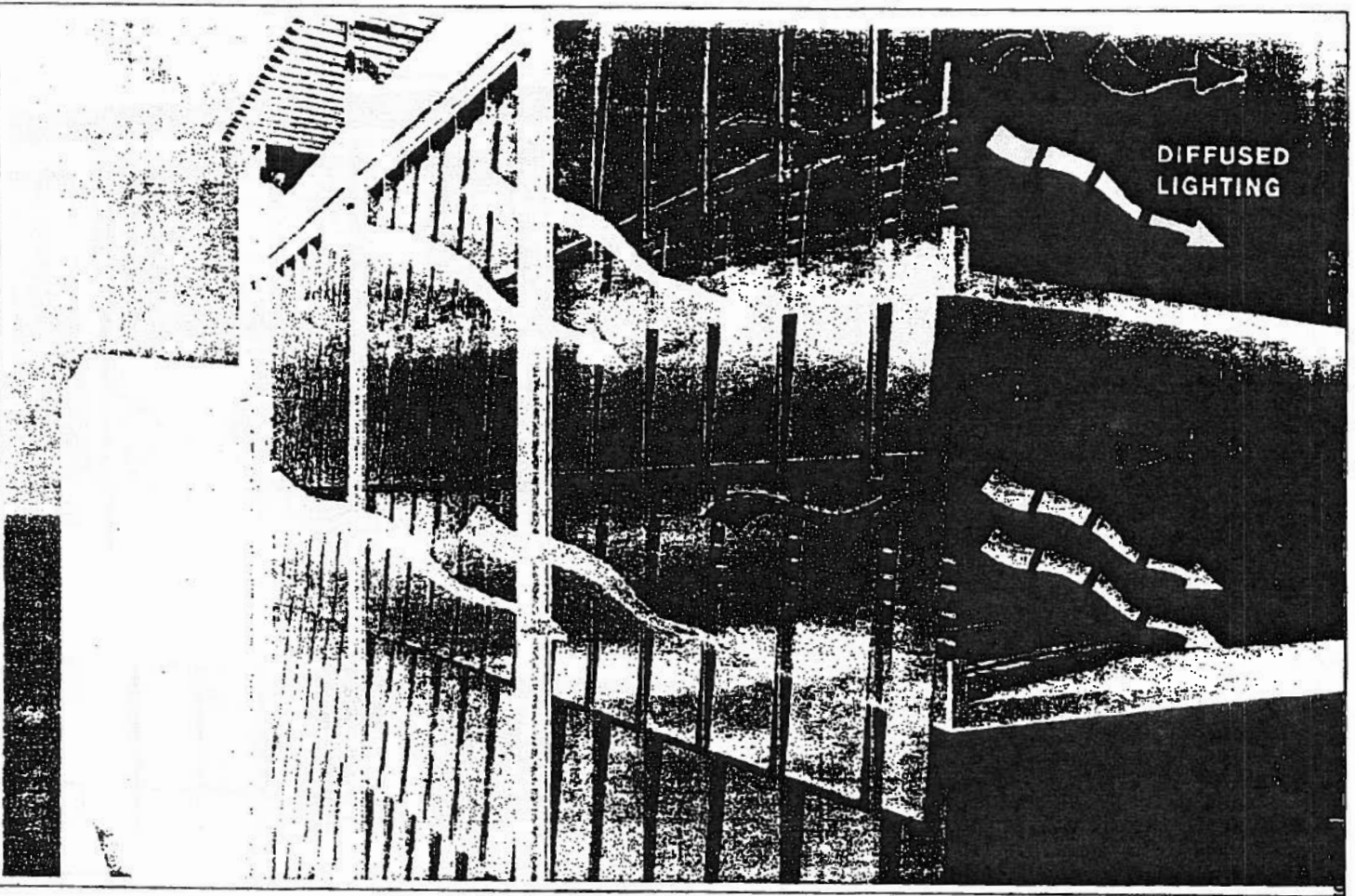


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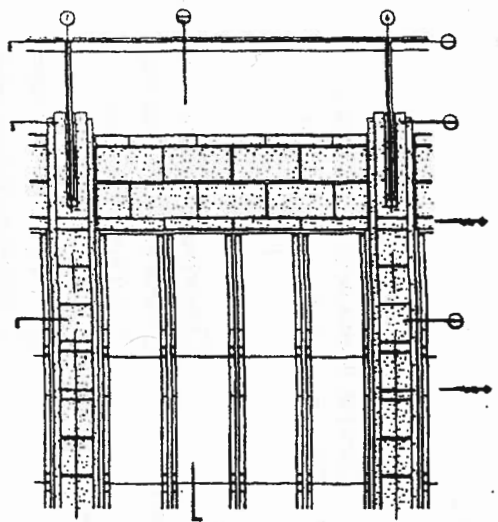
REPORTS OF COMMITTEES

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Curtainwall Section.

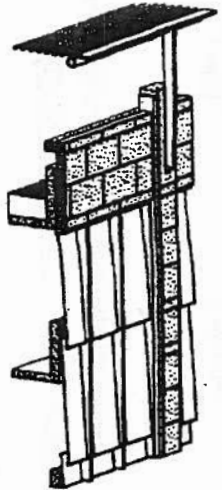


Curtainwall Details.



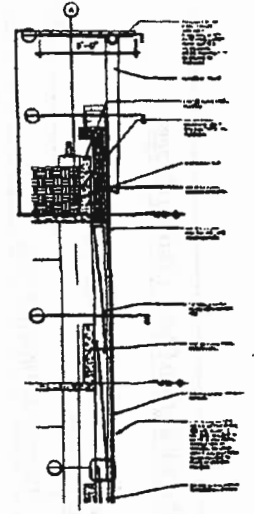
North Elevation Detail

NTS



3D Section View

NTS



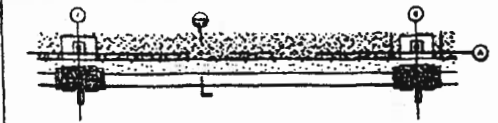
Section Detail

NTS



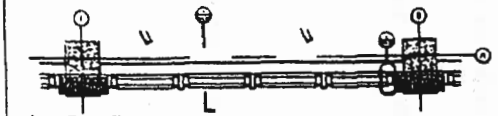
Plan Detail

NTS



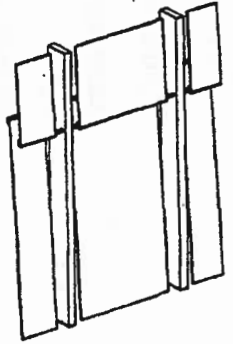
Plan Detail

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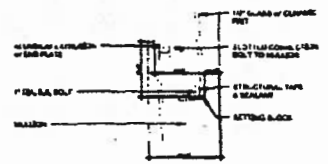
Plan Detail

NTS



Shingled Glass Clip 3D

NTS



Shingled Glass Jamb Connection Detail

NTS



Shingled Glass Jamb Connection Plan Detail

NTS

Chicago Builds Green.
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Project Name:

** Street Number (if the address only includes one street number, please fill only the cell "From"):*

Project Location: Select Street Type:

Ward No: Community Area No:

Project Type: Check applicable:

Planned Development Redevelopment Agreement Zoning Change

PD No: RDA No: From: To:

Public project Landmark

Project Size: Total land area in sq.ft.: Total building(s) footprint in sq.ft.: Total vehicular use area in sq.ft.:

DPD Project Manager: Enter First Name Last Name

BG/GR Matrix: Select project category:

Financial Incentives: Check applicable:

TIF Empowerment Zone Grant Class L
 GRIF Ind. Dev. Revenue Bonds Class 6b
 SBIF Bank Participation Loan DOH
 Land Sale Write Down

Density Bonus: Check applicable:

Public plaza & pocket park Water features in a plaza or pocket park
 Chicago Riverwalk improvements Setbacks above the ground floor
 Winter gardens Lower level planting terrace
 Indoor through-block connection Green roof
 Sidewalk widening Underground parking and loading
 Arcades Concealed above-ground parking

Chicago Builds Green.
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		Required per Zoning Code or Green Roof/Building Green Matrix	To be Provided by the development:
<i>Please fill, if applicable</i>			
Landscaping:			
7' Landscape Setback	Square footage:	6,856	13,178
Interior Landscape Area	Square footage:	0	0
No. of Interior Trees		0	0
No. of Parkway Trees		9	9
Open Space:			
River Setback	Square footage:	0	0
Private Open Space	Square footage:	0	0
Privately developed Public Open Space	Square footage:	0	0
Stormwater Management (At-grade volume control):			
Permeable paving	Square footage:	0	0
Raingarden	Check applicable:	<input type="checkbox"/>	
Filter strip	Check applicable:	<input type="checkbox"/>	
Bioswale	Check applicable:	<input type="checkbox"/>	
Detention pond	Check applicable:	<input type="checkbox"/>	
Native landscaping	Square footage:	0	0
Rain-water collection cistern/barrel	Gallons:	0	0
Total impervious area reduction	Square footage:	12,027	12,027
Other sustainable surface treatments:			
Green roof	Square footage:	0	13,178
Energy Star roof	Square footage:	0	0
High-albedo pavement	Square footage:	0	0
Transportation:			
No. of accessory parking spaces		113	113
Total no. of parking spaces (Accessory + Non- Acc.)			1,118
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)		0	0
No. of bicycle parking		0	50
Within 600 ft of CTA or Metra station entrance	Check if applicable:		<input checked="" type="checkbox"/>

Chicago Builds Green.
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Building Certification:

- | | | |
|----------------------------------|--------------------------|-------------------------------------|
| Energy Star building | <input type="checkbox"/> | <input type="checkbox"/> |
| LEED certification | <input type="checkbox"/> | |
| LEED Certified | | <input checked="" type="checkbox"/> |
| LEED Silver | | <input type="checkbox"/> |
| LEED Gold | | <input type="checkbox"/> |
| LEED Platinum | | <input type="checkbox"/> |
| Chicago Green Homes | <input type="checkbox"/> | |
| Chicago Green Homes (one-star) | | <input type="checkbox"/> |
| Chicago Green Homes (two-star) | | <input type="checkbox"/> |
| Chicago Green Homes (three-star) | | <input type="checkbox"/> |

Energy efficiency strategies not captured above:

IE: Other than Energy Star Roof - or Energy Star Building Certification

The project will feature a displacement ventilation distribution system which will provide occupant comfort while utilizing a heat recovery wheel air handler to increase system efficiency. In addition, we are exploring the use of a closed loop geothermal system to provide 100 tons of cooling capacity for the childcare portion of the project. High efficiency, condensing boilers would provide additional heat as required.

Other sustainable strategies and/or Project Notes:

We are providing a vented translucent glass facade for natural ventilation and illumination to the garage. We are also incorporating outdoor playgrounds into a dense, mixed use building. Plantings on the green roof and in the parkway will be predominantly native species. In pursuing LEED certification, low-emitting building materials are selected throughout, materials with recycled content will be emphasized and construction waste material will be diverted from landfill as much as possible.

In addition to a green roof system, the Applicant will also do the following: provide 50 bicycle parking spaces; install light timers and switches for energy conservation purposes and to minimize night light pollution on the rooftop parking deck; and implement new security procedures to ensure speedy response to car alarm noise concerns to mitigate potential noise pollution.

The Applicant will also provide 9 new trees on both the Ontario and Ohio Street frontages: 5 trees in grates on Ontario Street and 4 trees in planters along the Ohio Street frontage.