

# PD 1232

**Table of Contents**

**02/05/2014 PD Adoption** ..... **2**

    Ordinance ..... 2

    Statements ..... 2

    Bulk Table ..... 6

    Exhibits ..... 7

17833

74860

JOURNAL--CITY COUNCIL--CHICAGO

2/5/2014

*Reclassification Of Area Shown On Map No. 3-F.*

(As Amended)

(Application No. 17833)

(Common Address: 201 -- 223 W. Scott St. And 1222 -- 1230 N. Wells St.)

[SO2013-7544]

BBPD 1232

*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 amended by changing all the C2-3 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 3-F in the area bounded by:

West Scott Street; North Wells Street; a line 133.00 feet south of and parallel with the south line of West Scott Street; and a line 240.77 feet west of and parallel with the west line of North Wells Street,

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

SECTION 2. This ordinance shall take effect upon its passage and due publication.

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

*Residential-Business Planned Development No. 1232*

*Planned Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 1232 ("Planned Development") consists of approximately 31,988 square feet (0.734 acre) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, Wells and Scott Development Partners LLC.
2. 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 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 than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of these 15 statements; a Bulk Regulations and Data Table; an Existing Site Aerial Map; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; a Green Roof Plan; Building Elevations (East, North, West and South) and a Chicago Builds Green form prepared by Hartshome Plunkard Architecture and dated October 18, 2013, submitted herein.

In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a planned development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development:

- Multi-Unit Residential/Dwelling Units
- Accessory Parking

- Artist Work or Sales Space

- Business Equipment Sales and Service

- Business Support Services (including Employment Agencies)

Communication Service Establishments

Eating and Drinking Establishments

Financial Services (excluding Pawn Shops)

Food and Beverage Retail Sales (excluding only on-site slaughtering)

Medical Service

Office

Personal Service (including all subcategories)

Repair or Laundry Service, Consumer (including all subcategories)

Retail Sales, General

Day Care

Co-Located Wireless Communication Facilities

6. On-premises 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 Housing and Economic Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply; however, in addition to the other exclusions from floor area for purposes of determining FAR permitted by the Zoning Ordinance, all floor area devoted to mechanical equipment in excess of five thousand (5,000) square feet in a contiguous location, regardless of placement in the building, shall be excluded. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 31,988 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is

final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.

10. The Site and Landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development.

Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.

11. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Department of Streets and Sanitation, and the Department of Fleet and Facility Management, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this the Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout 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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Housing and Economic Development. Aspects of the proposed Planned Development that bring it into compliance with the Sustainable Development Policy include the following: The project shall obtain LEED, Energy Star or Chicago Green Homes certification and will include a minimum of 50 percent green roof (11,600 square feet green area).
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a zoning map

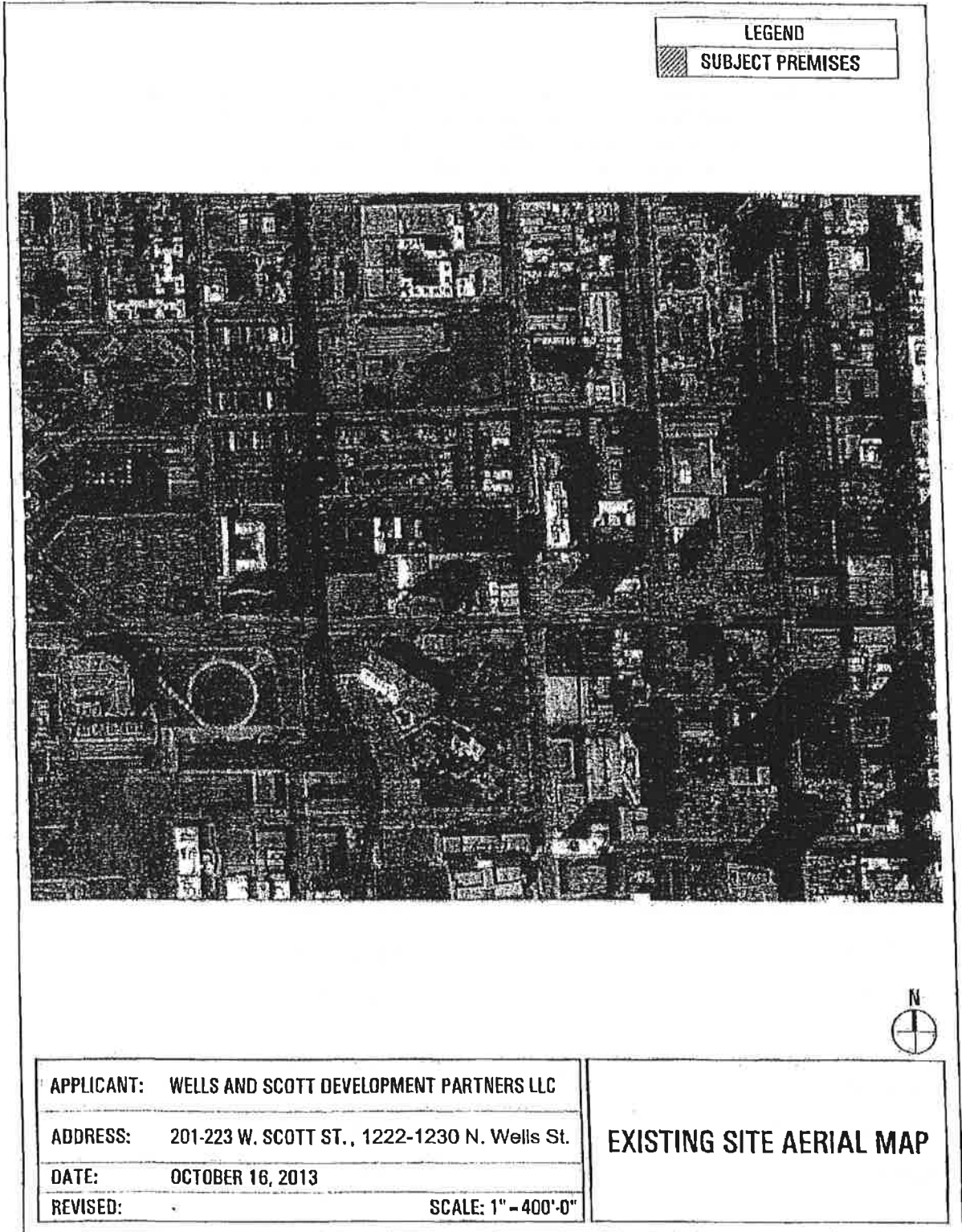
amendment to rezone the Property to a C2-3 Motor Vehicle-Related Commercial District.

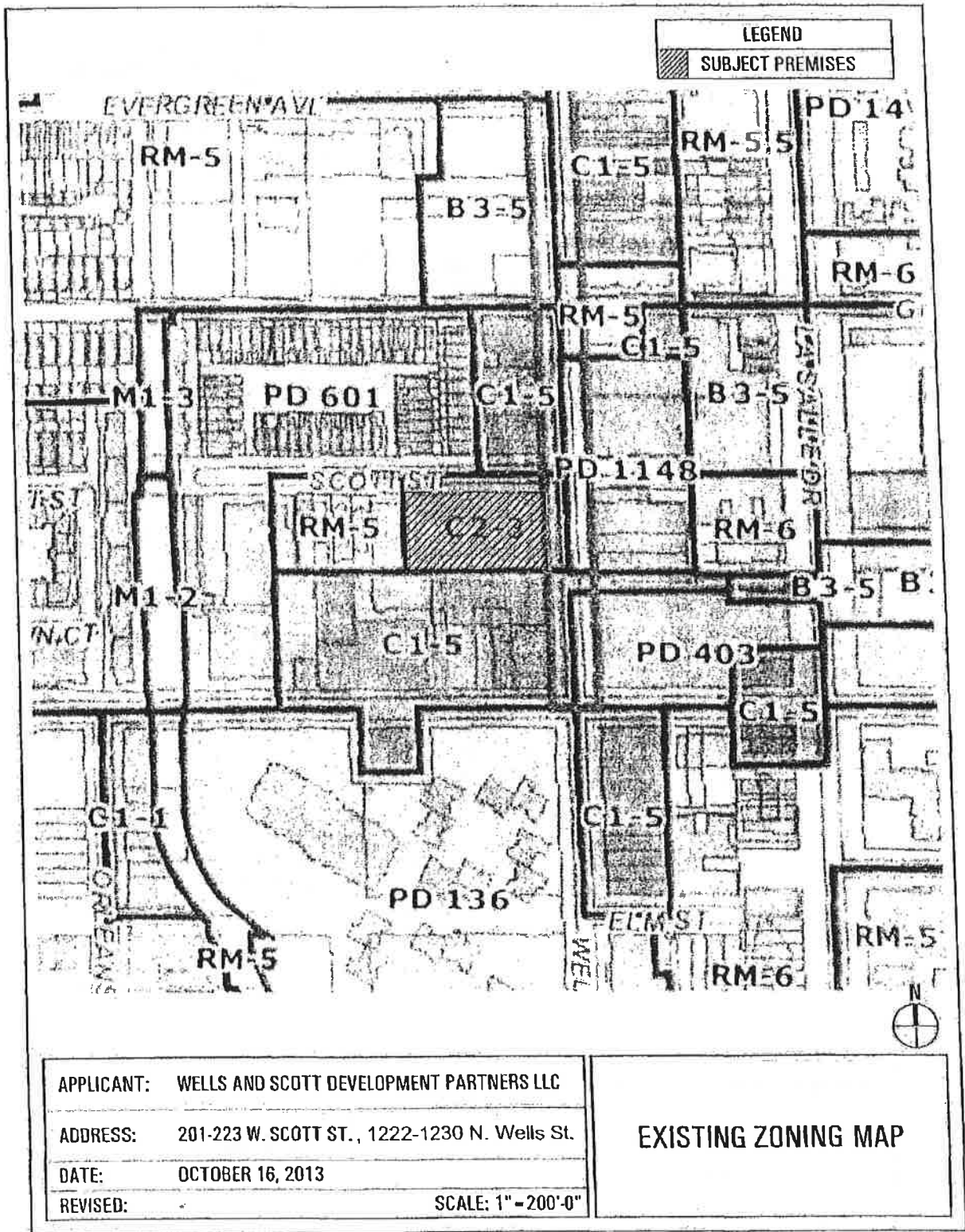
[Existings Site Aerial Map; Existing Zoning Map; Existing Land-Use Map; Panned Development Boundary Map; Site/Landscape Plan; Green Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements Printed on pages 74865 through 74874 of this *Journal*.]

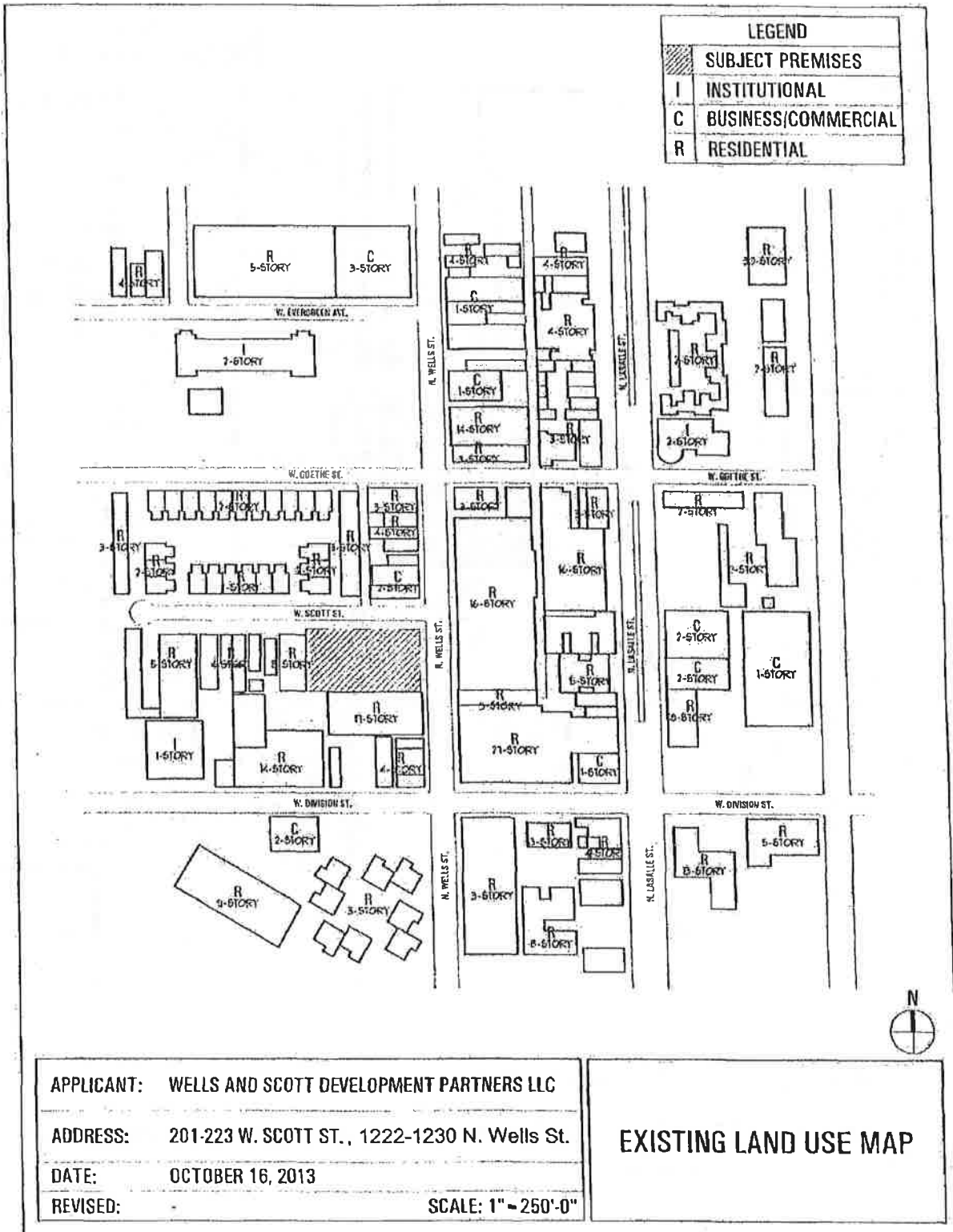
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

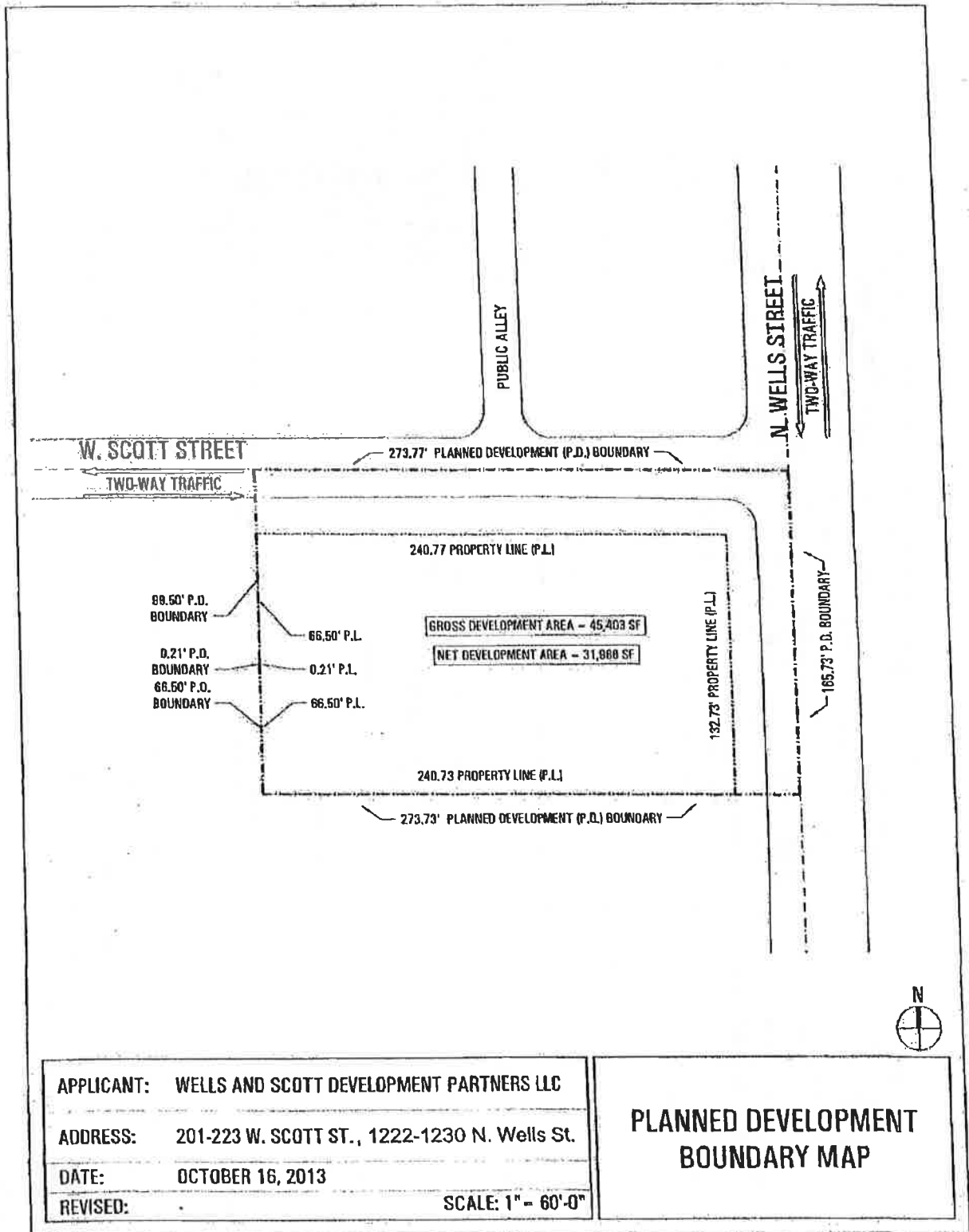
*Bulk Regulations And Data Table.*

Total Gross Site Area:	45,403 square feet
Total Net Site Area:	31,988 square feet
Max Site FAR:	95,964 square feet/31,988 square feet = 3.0 FAR
Number of Residential Units:	71
Number of Off-Street Parking Spaces:	71 spaces
Loading Berths:	(1) 10 feet by 25 feet berth
Setbacks:	Per Site Plan exhibit
Open Space Calculation:	
Residential Floor Unit Terraces (Minimum 40 square feet) =	1,751 square feet
6 <sup>th</sup> Floor Amenity Terrace =	<u>4,505 square feet</u>
Total =	6,256 square feet
Green Roof Area:	11,600 square feet (50% Net Roof Area)
Other Green Features:	Building Certification
Building Height:	+ 63 feet (to underside of roof joists)



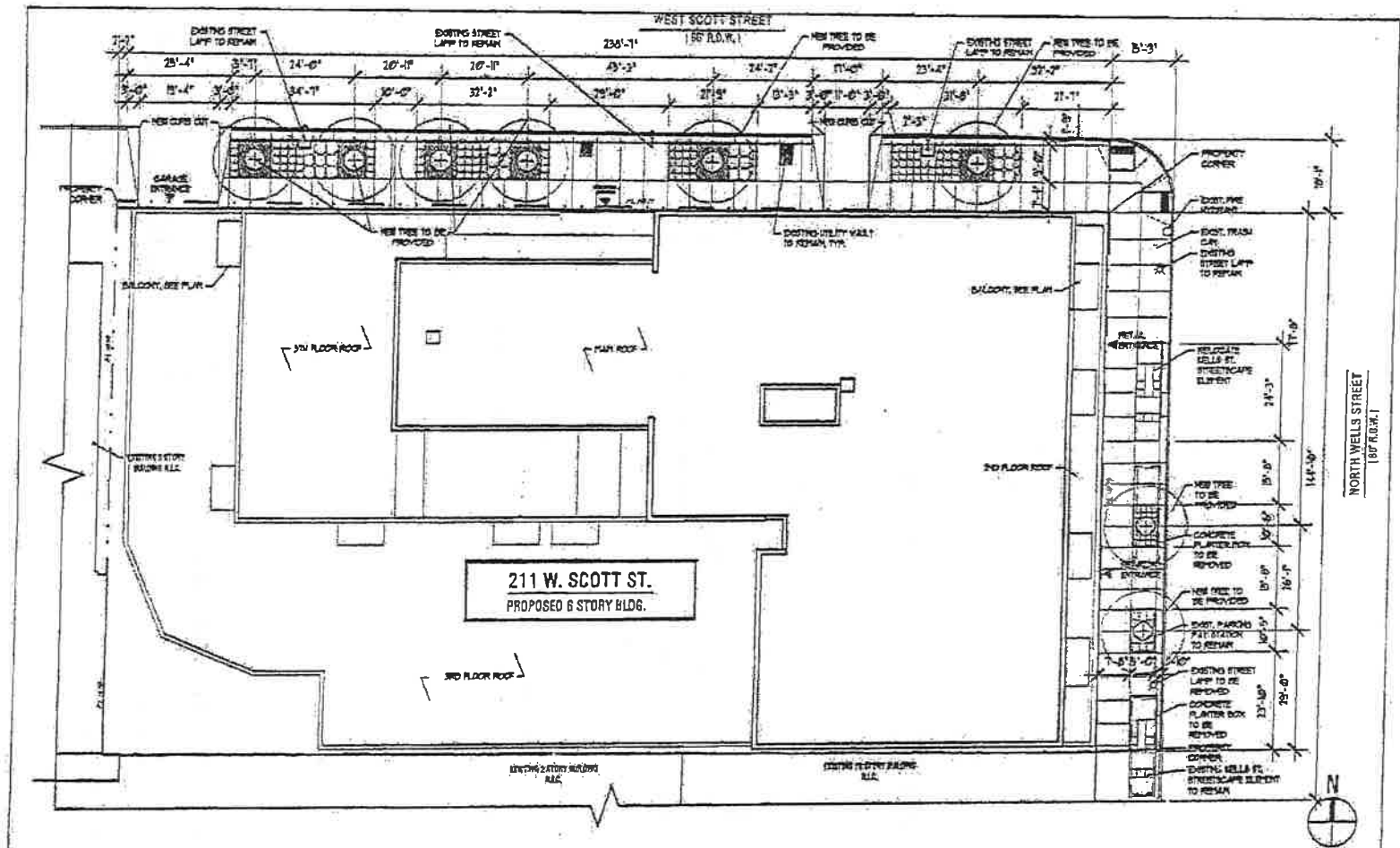






APPLICANT:	WELLS AND SCOTT DEVELOPMENT PARTNERS LLC
ADDRESS:	201-223 W. SCOTT ST., 1222-1230 N. Wells St.
DATE:	OCTOBER 16, 2013
REVISED:	SCALE: 1" = 60'-0"

**PLANNED DEVELOPMENT  
BOUNDARY MAP**



APPLICANT:	WELLS AND SCOTT DEVELOPMENT PARTNERS LLC
ADDRESS:	201-223 W. SCOTT ST. 1222-1230 N. Wells St.
DATE:	OCTOBER 16, 2013
REVISED:	-
SCALE: 1/32" = 1'-0"	



**SITE/ LANDSCAPE  
PLAN**

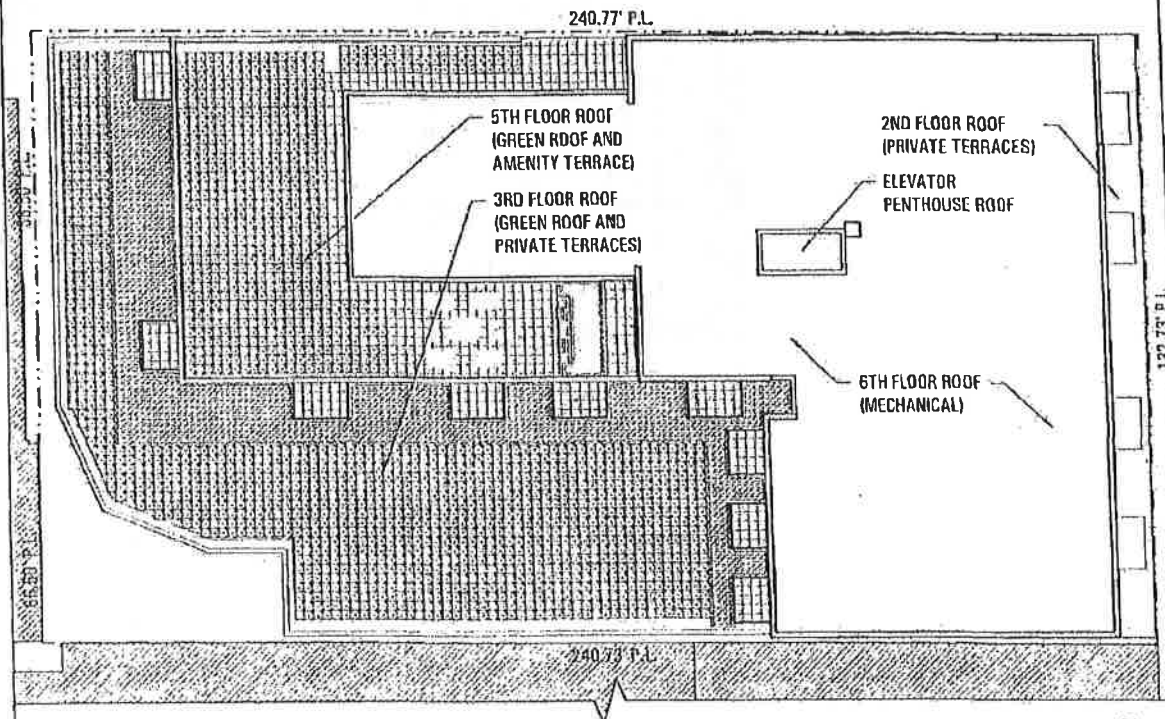
2/5/2014

REPORTS OF COMMITTEES

74869

GREEN ROOF CALCULATION	
GROSS ROOFTOP AREA -	29,760 SF
LESS ESTIMATED NET ROOFTOP AREA -	4,800 SF
LESS ESTIMATED PRIVATE TERRACE AREA -	1,760 SF
ESTIMATED NET ROOF AREA -	23,200 SF
ESTIMATED HARDSCAPED	
OUTDOOR AMENITY AREA -	1,660 SF
ESTIMATED GREEN ROOF AREA -	11,600
ESTIMATED GREEN ROOF % -	50%

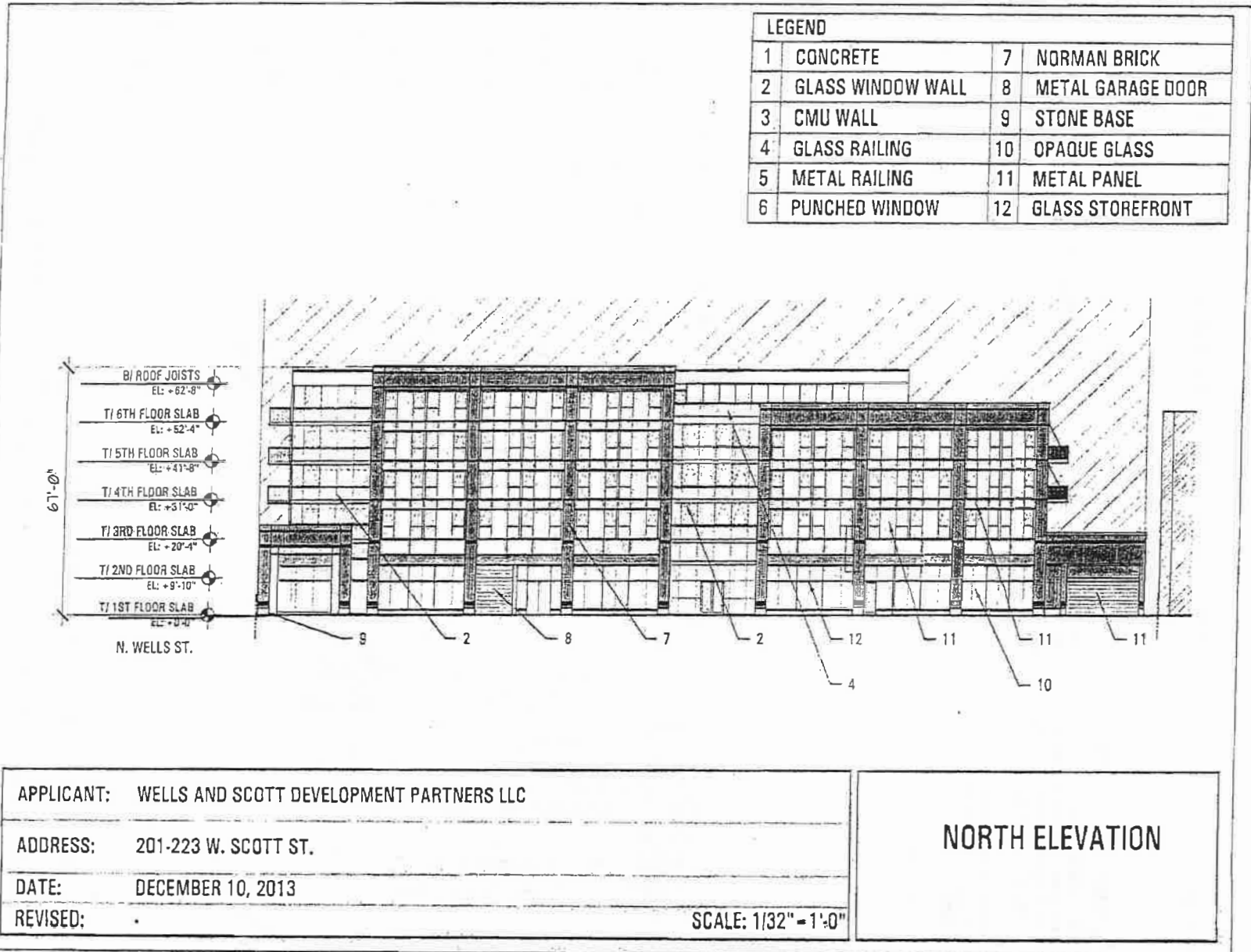
LEGEND	
	- GREEN ROOF TRAY
	- PEDESTAL PAVER - COLOR #1



APPLICANT:	WELLS AND SCOTT DEVELOPMENT PARTNERS LLC
ADDRESS:	201-223 W. SCOTT ST., 1222-1230 N. Wells St.
DATE:	OCTOBER 16, 2013
REVISED:	

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

### GREEN ROOF PLAN



APPLICANT:	WELLS AND SCOTT DEVELOPMENT PARTNERS LLC
ADDRESS:	201-223 W. SCOTT ST.
DATE:	DECEMBER 10, 2013
REVISED:	

NORTH ELEVATION

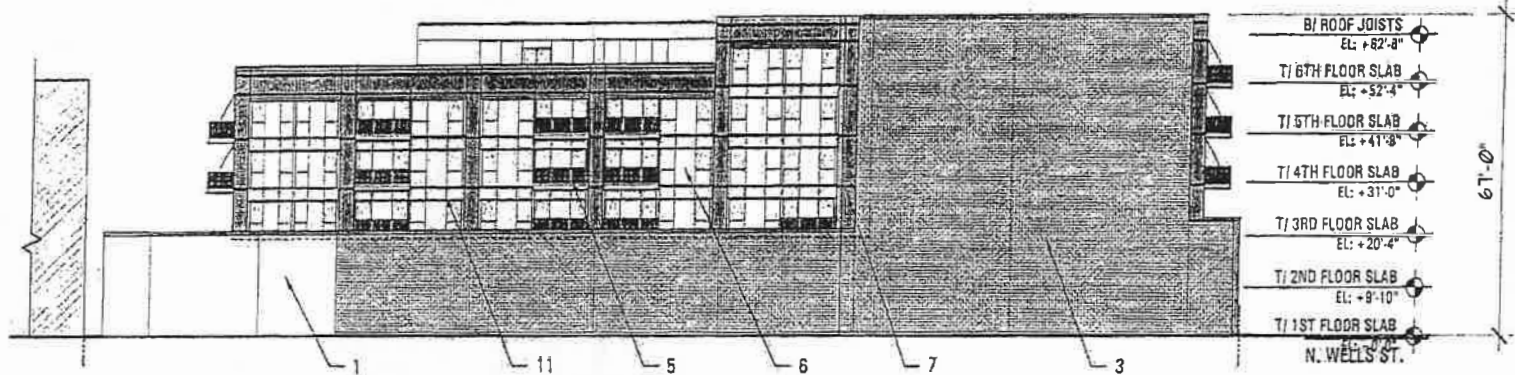
SCALE: 1/32" = 1'-0"

2/5/2014

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74872

LEGEND			
1	CONCRETE	7	NORMAN BRICK
2	GLASS WINDOW WALL	8	METAL GARAGE DOOR
3	CMU WALL	9	STONE BASE
4	GLASS RAILING	10	OPAQUE GLASS
5	METAL RAILING	11	METAL PANEL
6	PUNCHED WINDOW	12	GLASS STOREFRONT

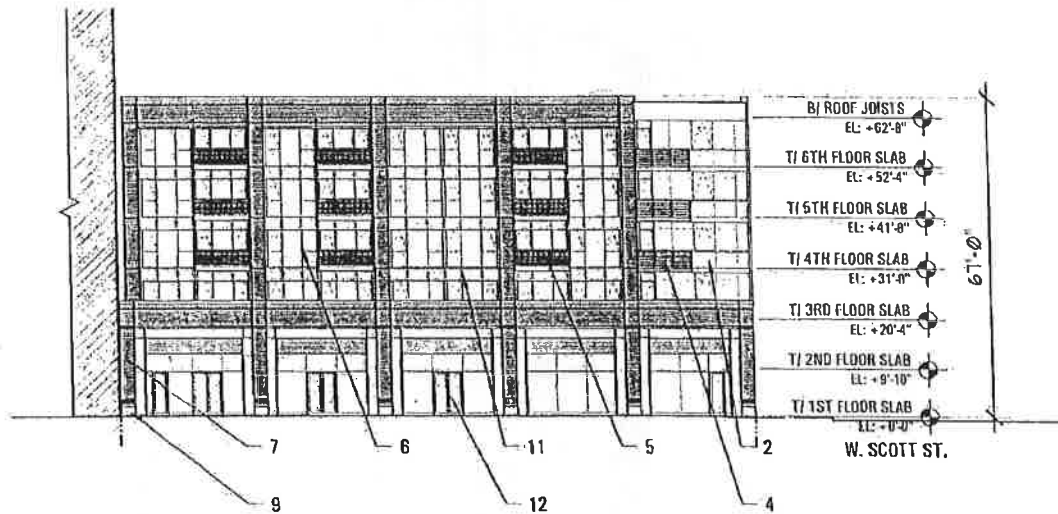


APPLICANT:	WELLS AND SCOTT DEVELOPMENT PARTNERS LLC
ADDRESS:	201-223 W. SCOTT ST.
DATE:	DECEMBER 10, 2013
REVISED:	

SOUTH ELEVATION

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

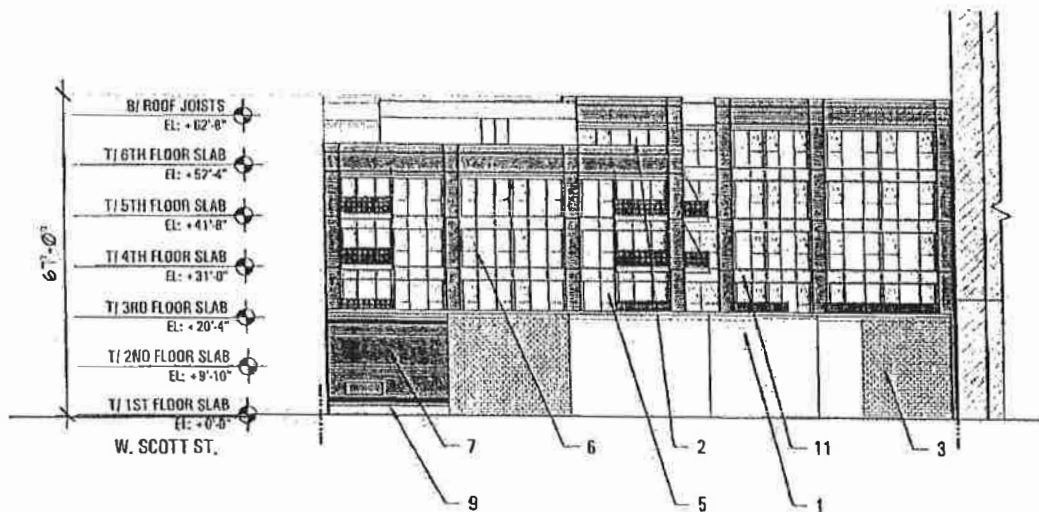
LEGEND	
1	CONCRETE
2	GLASS WINDOW WALL
3	CMU WALL
4	GLASS RAILING
5	METAL RAILING
6	PUNCHED WINDOW
7	NORMAN BRICK
8	METAL GARAGE DOOR
9	STONE BASE
10	OPAQUE GLASS
11	METAL PANEL
12	GLASS STOREFRONT



**APPLICANT:** WELLS AND SCOTT DEVELOPMENT PARTNERS LLC  
**ADDRESS:** 201-223 W. SCOTT ST.  
**DATE:** DECEMBER 10, 2013  
**REVISED:**

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

LEGEND	
1	CONCRETE
2	GLASS WINDOW WALL
3	CMU WALL
4	GLASS RAILING
5	METAL RAILING
6	PUNCHED WINDOW
7	NORMAN BRICK
8	METAL GARAGE DOOR
9	STONE BASE
10	OPAQUE GLASS
11	METAL PANEL
12	GLASS STOREFRONT



**APPLICANT:** WELLS AND SCOTT DEVELOPMENT PARTNERS LLC  
**ADDRESS:** 201-223 W. SCOTT ST.  
**DATE:** DECEMBER 10, 2013  
**REVISED:**

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

**WEST ELEVATION**