



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

City Hall, Room 1000
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Chicago, Illinois 60602
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(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

February 28, 2006

Michael DeRouin
Associate principal
FitzGerald Associates Architects
912 West Lake St.
Chicago, Illinois 60607-1707

Re: Request for a minor change to Residential Planned
Development No. 482, Subarea 'B' 170 West Polk
Street, Chicago, Illinois

Dear Mr. DeRouin:


Please be advised that your request for a minor change to Residential Planned Development No.482 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you requested to relocate the green roof area provided that it will be greater than the minimum requirement (4,249 square feet which is 167 square feet more than required) and will be relocated to the main roof for maintenance improved access.

With regard to your request, the Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change pursuant to Section 17-13-061-A of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, Residential Planned Development No. 482, I hereby approve the foregoing minor change as stated, but no other changes to Residential Planned Development No. 482. A landscaping plan for the green roof prepared by Daniel Weinbach and Partners LTD and dated October 27, 2005, is part of this approval.

Very Truly Yours,

Lori T. Healey
Commissioner 

LTH;MD;CVH

cc: Mike Marmo, PD files



9/29/2004

REPORTS OF COMMITTEES

14345
32327

COMMITTEE ON ZONING.

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION
OF AREAS SHOWN ON MAP NUMBERS 2-F,
3-G, 5-I, 7-H, 7-I, 7-J AND 24-I.
(Committee Meeting Held September 15, 2004) *CRPD 482,00*

The Committee on Zoning submitted the following report:

CHICAGO, September 29, 2004.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on September 15, 2004, I beg leave to recommend that Your Honorable Body Pass various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of twenty-six ordinances which were corrected and amended in their amended form. They are Application Numbers A-5421, A-5422, A-5423, A-5426, A-5427, A-5429, A-5430, A-5431, A-5432, A-5433, A-5434, A-5435, A-5437, A-5438, A-5439, A-5441, A-5442, A-5443, A-5444, A-5446, A-5454, 14322, 14345, 14364, 14361 and 14337.

Please let the record reflect that I, William J. P. Banks, abstained from voting and recused myself on Application Numbers 14322, 14423, 14345, 14407, 14172, 14337 and 14390 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

At this time, I move for passage of the ordinances and substitute ordinances transmitted herewith.

Again, please let the record reflect that I abstain from voting on Application Numbers 14322, 14423, 14345, 14407, 14172, 14337 and 14390 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

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 Flores, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Colón, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Shiller, Schulter, M. Smith, Moore, Stone -- 47.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

Alderman Banks invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that while he had no personal or financial interest in the ordinances, he had a familial relationship with the applicants' attorney.

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 2-F.
(As Amended)
(Application Number 14345)

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, be amended by changing all the Commercial-Residential Planned Development Number 482 symbols and indications as shown on Map Number 2-F in the area bounded by:

a line 111 feet north of and parallel to West Polk Street; the alley next east of and parallel to South Wells Street; a line 210.46 feet north of and parallel to West Polk Street; South Financial Place; West Polk Street; and South Wells Street,

to those of Commercial-Residential Planned Development Number 482, as amended, which is hereby established in the area described above, and subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof 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 attached to in this ordinance read as follows:

*Commercial-Residential Planned Development
Number 482, As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Commercial-Residential Plan Development Number 482, as amended, consists of a total lot area of approximately thirty-three thousand one hundred fifty-one (33,151) square feet (seventy-six hundredths (0.76) acres) of property and is owned or controlled by Wells Financial, L.L.C. (the "Applicant").
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this plan of development. Any dedication or vacation of streets or alleys or easements or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require 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 applicable 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. Further, pursuant to the requirements of Section 11.11-1 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 the purposes of this planned development or any other modification or change thereto, (administrative, legislative or otherwise) shall be made by the Applicant, the owners of all property within the planned development or any homeowners association(s) formed to succeed the Applicant for purpose of control and management of any portion of the planned development.
4. This plan of development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Subarea Map; a Subarea B Site/Landscape Plan; a Wells Street Elevation; a Polk Street Elevation; an Alley Elevation; a North Elevation; and Roof Plan, dated August 12, 2004, prepared by Fitzgerald Associates Architects. Full-size sets of the Subarea B Site/Landscape Plan, the Building Elevations and Roof Plan are on file with the Department of Planning and Development. This plan

of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a planned development. These and no other zoning controls shall apply to the area delineated herein.

5. The following uses shall be permitted within the areas delineated herein:

Subarea A: dwelling units totaling one hundred thirty-eight (138) units with accessory uses and accessory parking and loading (existing building);

Subarea B: residential support services (restaurants, with or without service of alcohol; financial services, except pawnshops, consumer loan agencies and payday loan stores; food and beverage retail sales, alcohol sales as accessory use only; no package liquor stores; medical service; offices; personal service; and retail sales, general); dwelling units totaling eighty-eight (88) units with accessory uses and accessory and non-accessory parking and loading (new building).

6. Identification and business 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, shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary sales offices shall be allowed.

7. Any service drives or other ingress or egress including emergency vehicles access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking or storage of garbage receptacles within such paved areas, except as noted on the Site Plan or within fire lanes. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.

Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development subject to the review of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public street or alley during demolition or construction shall be subject to the review 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.

The Applicant shall dedicate upon request of the City of Chicago for the purpose of widening the West Polk Street right-of-way, a parcel of land not more than five (5) feet wide along West Polk Street, extending from South Wells Street to the alley next east of South Wells Street.

8. In addition to the maximum height of any building or any appurtenance attached thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions of the City of Chicago Zoning Ordinance shall apply.
10. The improvements of the property shall be designed, installed and maintained in substantial conformance with the Subarea B Site/Landscape Plan, Building Elevations and the Roof Plan and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Specifically, the Applicant has agreed to a minimum of three thousand seven hundred ninety-three (3,793) square feet of retail/commercial spaces that shall be provided at the ground floor as indicated on the Subarea B Site/Landscape Plan. Also, consistent with the City's policy of promoting green roofs as a means to reduce the urban heat island effect and storm water run-off, the Applicant for a Part II approval under this planned development agrees to:
 - A. install a green roof system, reasonably approved by the Department of Planning and Development at the time of Part II approval (but in no event to be less than four thousand eighty-two (4,082) square feet) in substantial conformance with the Roof Plan;
 - B. provide the Department of Planning and Development with an affidavit from a structural engineer that the eighteen (18) story building will support the weight load of a green roof at the time of a Part II approval; and
 - C. construct roofs for the new building in Subarea B that meet the City's then applicable energy code standards for reflectivity and emissivity. The foregoing requirement shall only apply to those portions of the new roof not covered by a green roof system.
11. The terms, conditions and exhibits of this planned development ordinance may be modified administratively, by the Commissioner of the Department of Planning and Development upon written request for such modification

by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvement contemplated in this planned development. Any such modification of the requirements of this 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 11.11-3(c) 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, 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 the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawing for each building or improvement.
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 use commercially reasonable efforts to design, construct and maintain all buildings located within the property in a manner generally consistent the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating for any construction in Subarea B of this planned development.
14. Unless substantial construction of the improvements for Subarea B contemplated in this planned development has commenced within six (6) years following adoption of this planned development and unless completion thereof is diligently pursued, then this planned development shall expire and the property shall automatically revert to that of Commercial-Residential Planned Development Number 482.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Subarea Map; Subarea B Site/Landscape Plan; Wells Street Elevation (west); Polk Street Elevation (south); Alley Elevation (east); North Elevation; and Roof Plan referred to in these Plan of Development Statements printed on pages 32335 through 32343 of this *Journal*.]

9/29/2004

REPORTS OF COMMITTEES

14345
32333

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

*Commercial-Residential Planned Development
Number 482, As Amended.*

Bulk Regulations And Data Table.

Gross Site Area:	51,438 square feet (1.18 acres)
Net Site Area:	33,151 square feet (0.76 acres)*
Subarea A:	21,451 square feet (0.49 acres)
Subarea B:	11,700 square feet (0.27 acres)*
Area in Public Right-of-Way:	18,287 square feet (0.42 acres)
Maximum Floor Area Ratio:	8.35 F.A.R. (276,810 square feet)
Subarea A:	7.72 F.A.R. (165,608 square feet)
Subarea B:	9.50 F.A.R. (111,202 square feet)
Maximum Number of Residential Units:	
Subarea A:	138 units (existing)
Subarea B:	88 units (proposed)

* Includes 510 square feet of area to be dedicated for the widening of West Polk Street.

**Minimum Number of
Off-Street Parking
Spaces to be Provided:**

Total 133 spaces

Subarea A:

50 spaces

Subarea B:

83 spaces

**Minimum Number of Off-Street
Loading Docks:**

Total 2 spaces

Subarea A:

1 loading space

Subarea B:

1 loading space

Minimum Set Backs:

Subarea A:

As existing

Subarea B:

In accordance with Subarea B Site/
Landscape Plan.**Maximum Site Coverage:**

Subarea A:

As existing

Subarea B:

In accordance with Subarea B Site/
Landscape Plan**Maximum Building Height:**

Subarea A:

As existing

Subarea B:

210 feet at the top of the penthouse

Business/Retail Space:

Subarea A:

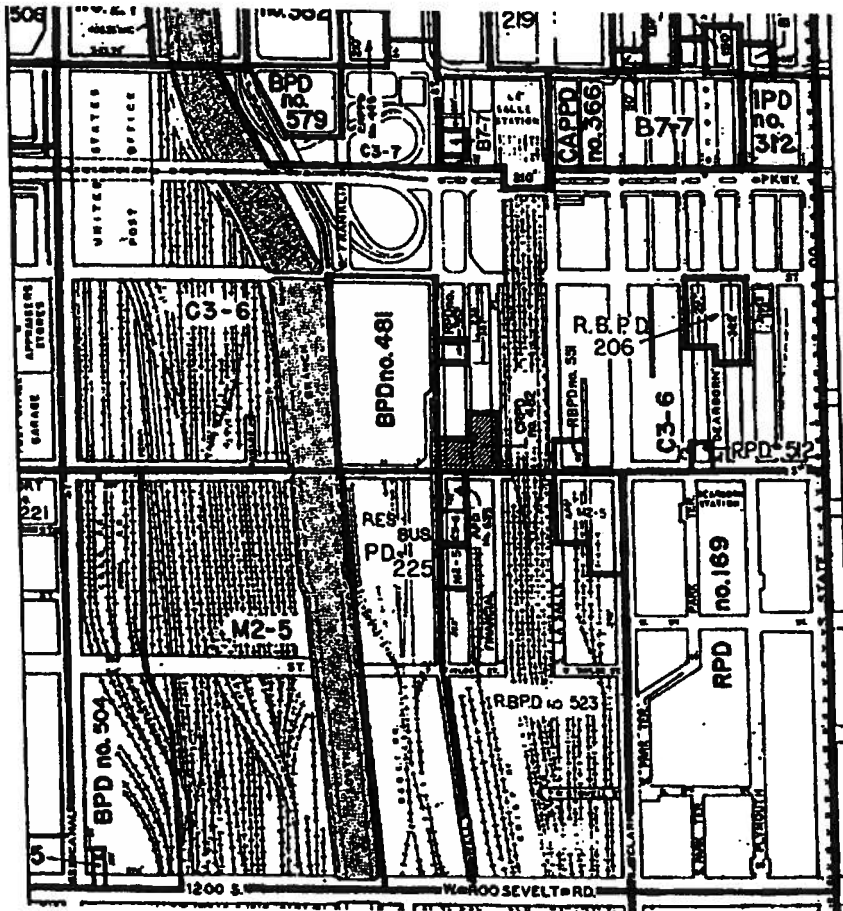
As existing

Subarea B:

Minimum of 3,793 square feet

Existing Zoning Map.

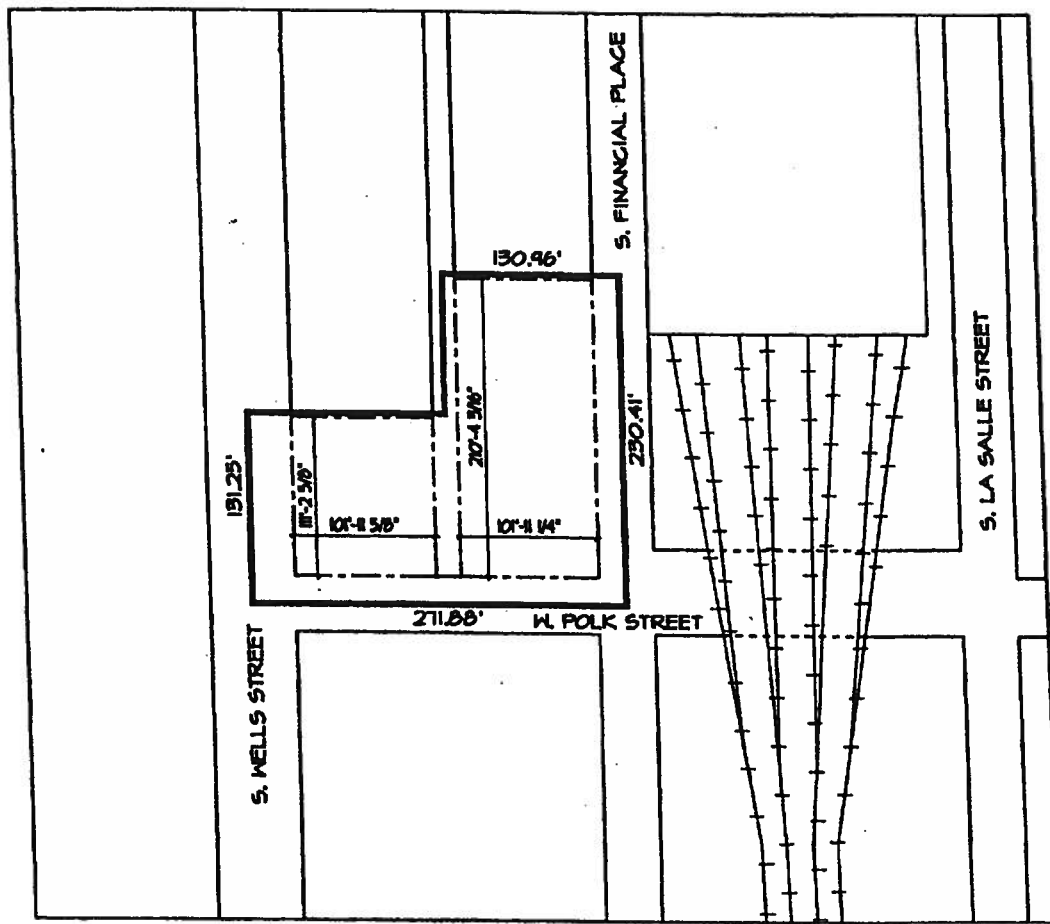
COMMERCIAL-RESIDENTIAL PLANNED DEVELOPMENT NO.482 AS AMENDED
EXISTING ZONING MAP



INDICATES PROPERTY FOR
PLANNED DEVELOPMENT 

Planned Development Boundary
And Property Line Map.

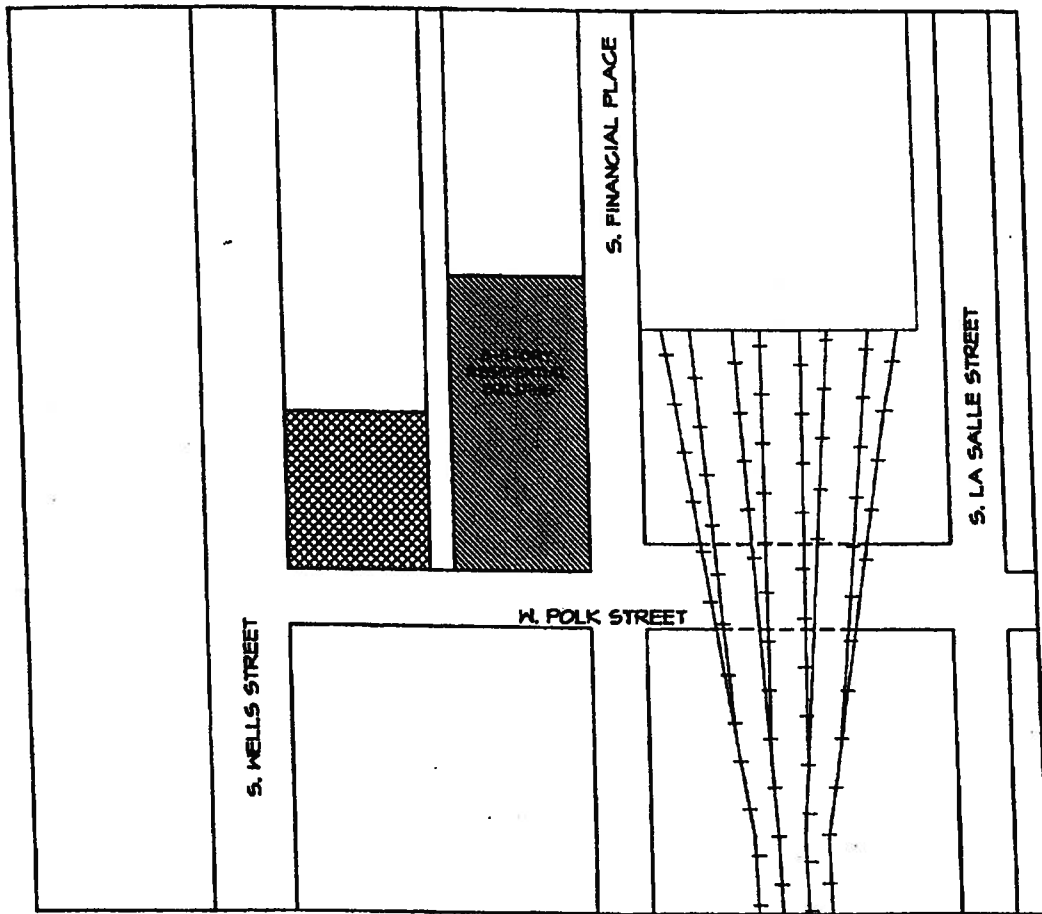
COMMERCIAL-RESIDENTIAL PLANNED DEVELOPMENT NO.482 AS AMENDED
PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP



PLANNED DEVELOPMENT BOUNDARY 
PROPERTY LINES 

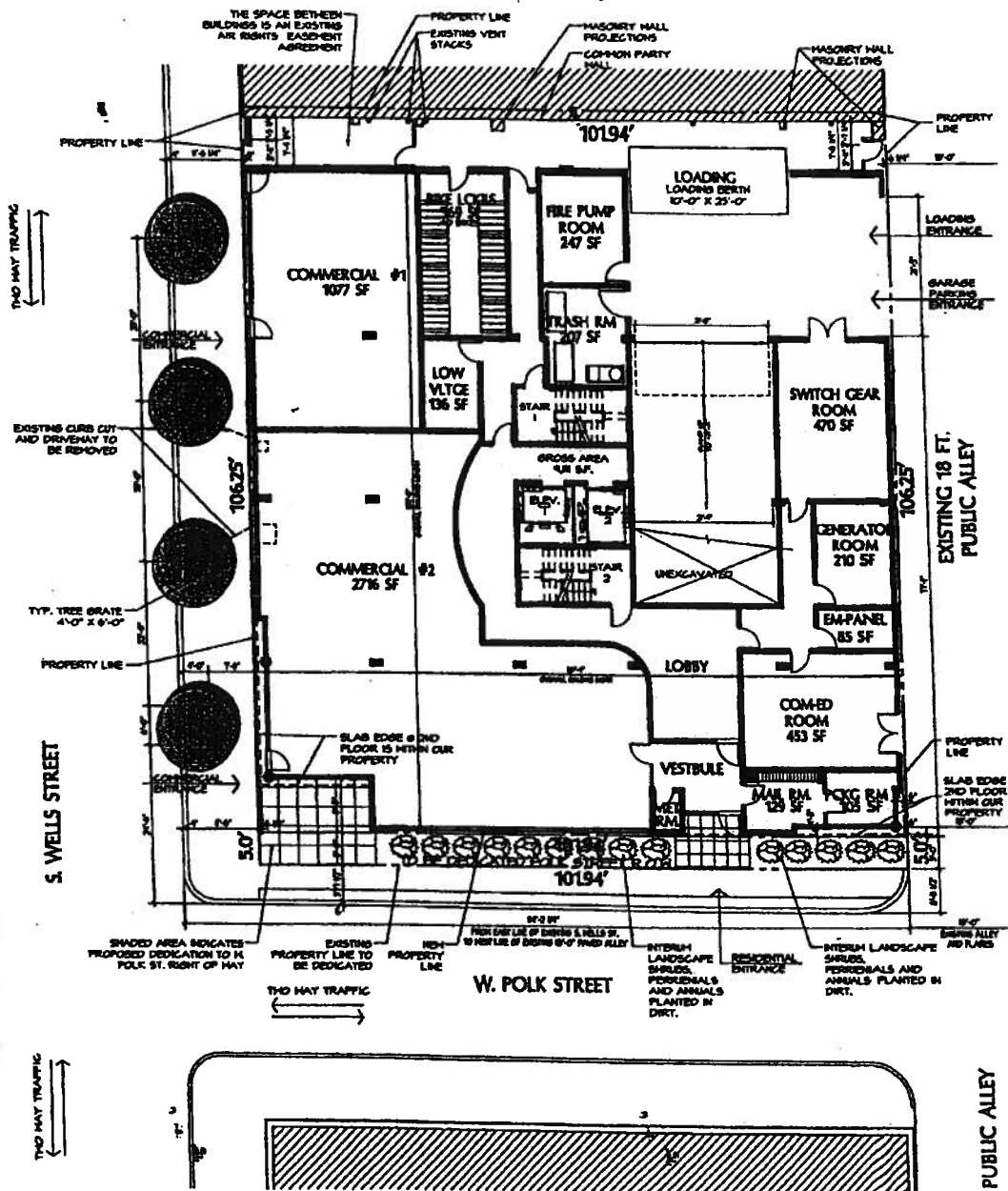
Subarea Map.

COMMERCIAL-RESIDENTIAL PLANNED DEVELOPMENT NO. 482 AS AMENDED
SUB AREA MAP



SUB AREA A- RESIDENTIAL 
SUB AREA B- RESIDENTIAL
AND COMMERCIAL 

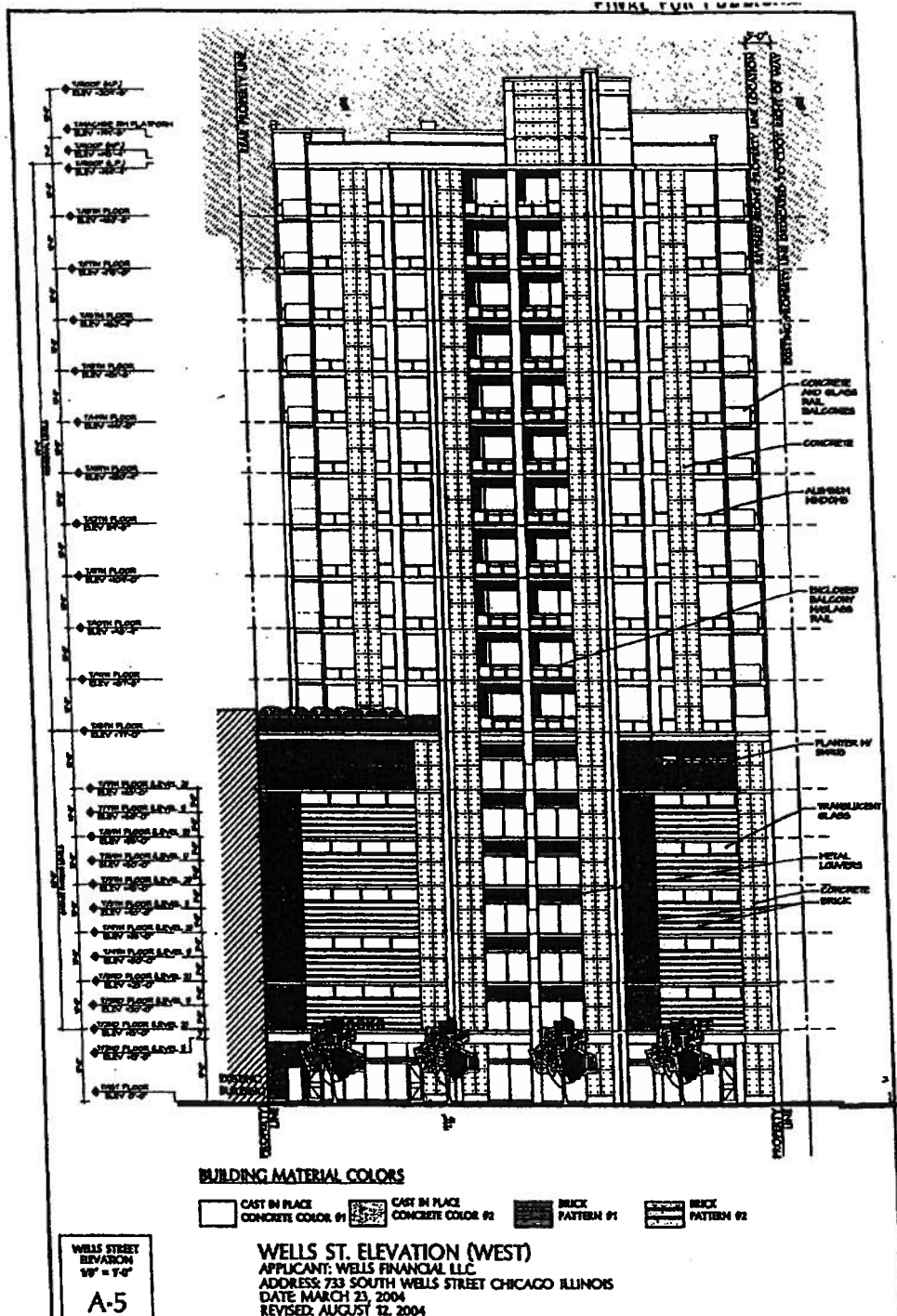
Subarea B Site/Landscape Plan.



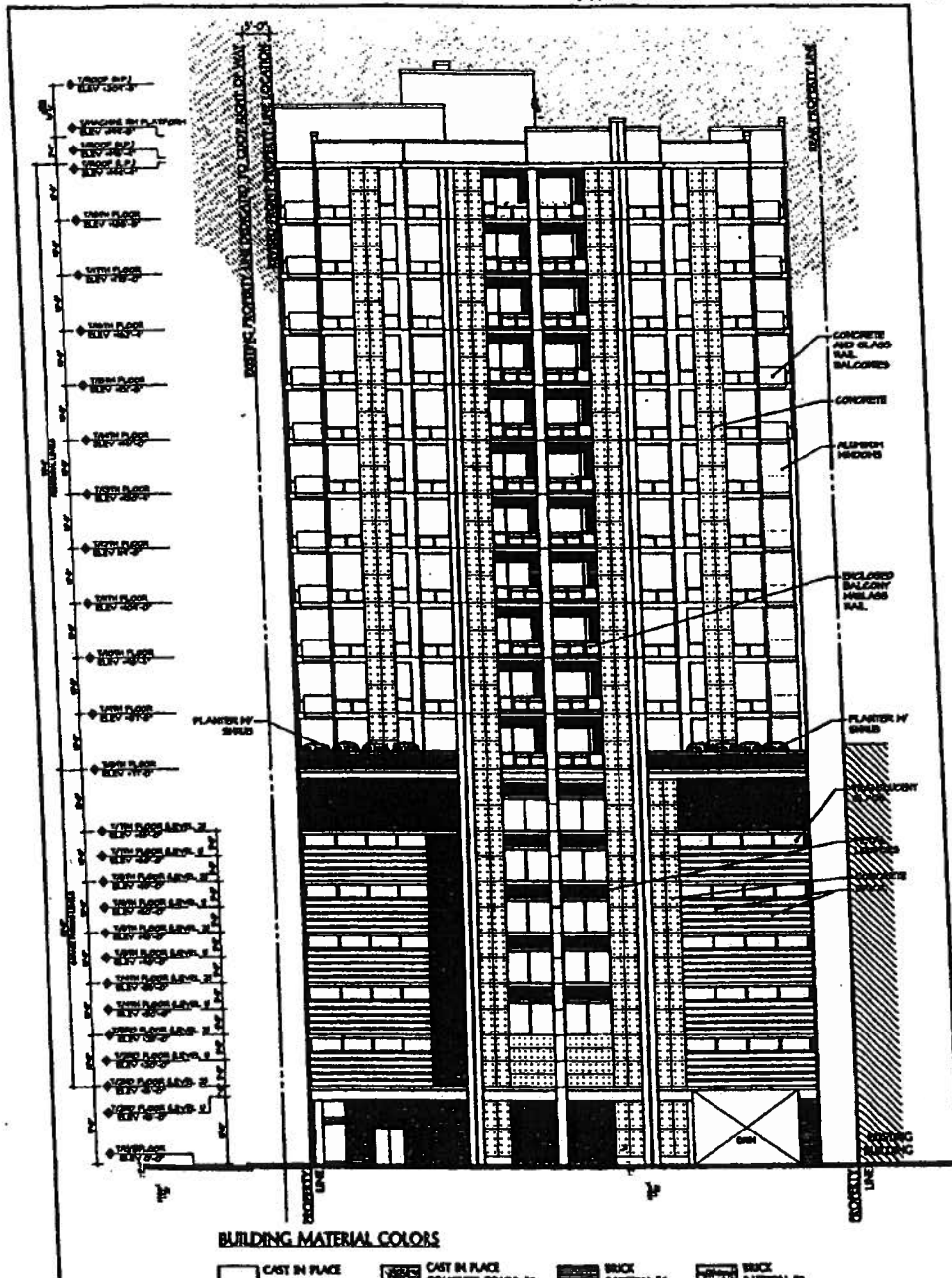
SUB AREA B SITE/ LANDSCAPE PLAN
 APPLICANT: WELLS FINANCIAL LLC
 ADDRESS: 733 SOUTH WELLS STREET CHICAGO ILLINOIS
 DATE: MARCH 23, 2004
 REVISED: AUGUST 12, 2004



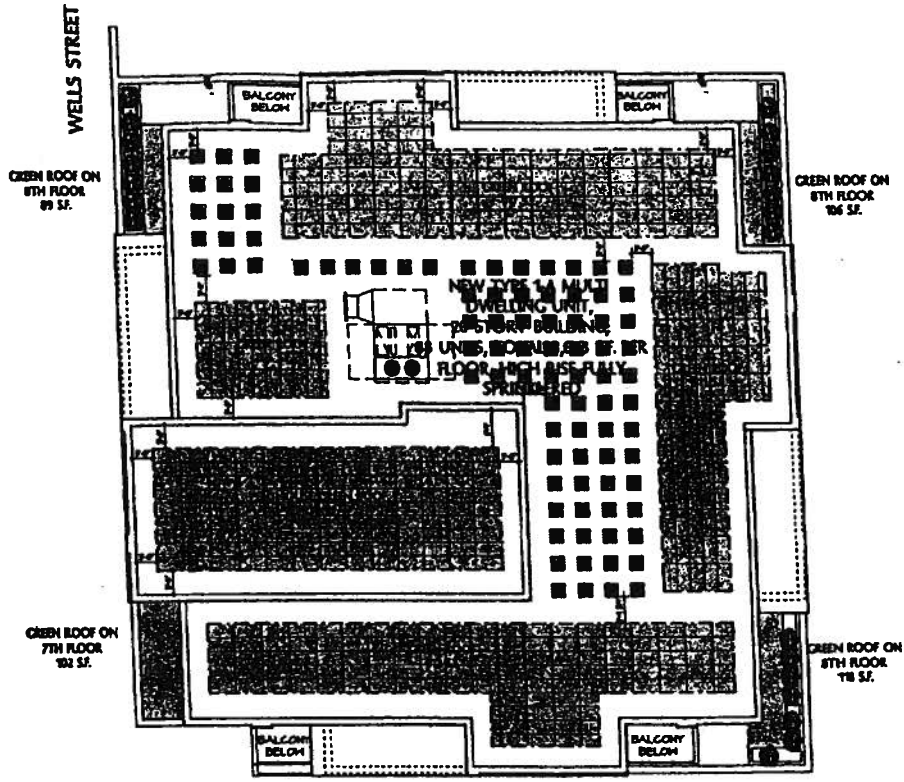
Wells Street Elevations.
(West)



Alley Elevation.
(East)



Roof Plan.



PENTHOUSE GREEN ROOF AREA	936 S.F.
MAIN GREEN ROOF AREA	2731 S.F.
8TH FLOOR GREEN ROOF AREA	313 S.F.
7TH FLOOR GREEN ROOF AREA	102 S.F.
TOTAL GREEN ROOF AREA	4,082 S.F.
TOTAL GREEN ROOF AREA / ROOF AREA	4,082 / 8534 = 48 %

POLK STREET



ROOF PLAN
 APPLICANT: WELLS FINANCIAL LLC
 ADDRESS: 733 SOUTH WELLS STREET CHICAGO ILLINOIS
 DATE: MARCH 23, 2004
 REVISION: ALL RIGHTS RESERVED

Business Planned Development

Plan Of Development

Use And Bulk Regulations And Data.

Net Site Area		General Description Of Land Use	Maximum Floor Area Ratio	Maximum Percent Of Site Coverage
Square Feet	Acres			
374,100	8.6	Grade Level Public Non-accessory Parking	.85	85%

Gross Site Area = Net Site Area + Area to remain in the Public Right-of-Way

Off-Street Parking Spaces: 800

Maximum Floor Area Ratio: .85

Minimum Setbacks:

- Harrison Street -- 5 feet
- Wells Street -- 5 feet
- Polk Street -- 5 feet
- Chicago River -- 75 feet

Site Coverage: 85%

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

PD 482

Be It Ordained by the City Council of the City of Chicago:

(Continued on page 2253)

COMMUNITY LAW LIBRARY

(Continued from page 2249)

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C3-6 Commercial-Manufacturing District symbols and indications as shown on Map No. 2-F in the area bounded by

a line 111 feet north of and parallel to West Polk Street; the alley next east of and parallel to South Wells Street; a line 210.46 feet north of and parallel to West Polk Street; South Financial Place; West Polk Street; and South Wells Street,

to those of a Commercial-Residential Planned Development which is hereby established in the area described above, and subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and no others.

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

Plan of Development attached to this ordinance reads as follows:

Commercial-Residential Planned Development No. 482

Plan Of Development

Statements.

1. The area delineated herein as Commercial-Residential Planned Development (the "Planned Development") consists of approximately 32,789 square feet of real property exclusive of right-of-ways, which is depicted in the Property Line Map and is owned or controlled by the applicant, the Joram Company, 225 West Ohio Street, Chicago, Illinois 60610.
2. The applicant or its successors, assignees or grantees shall obtain all official City reviews, approvals and permits required in connection with this Plan of Development.
3. Any dedication or vacation of streets or alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.

Joram Co

4. The following uses shall be permitted within the Planned Development: commercial, retail, residential, live/work, related uses and parking, subject to such limits, maximum and minimum, as are set forth in the table of use and bulk regulations and related controls and made a part of this Plan of Development.
5. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Streets and Sanitation 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 paved areas. Ingress and egress shall be subject to the review of the Bureau of Traffic Engineering and Operations and the approval of the Commissioner of Planning.
6. The height restriction of the development and any appurtenance attached hereto shall be subject to:
 - (1) Height limitations as certified on Form FAA-117 (or on successor form or forms covering the same subject matter) and approved by the Federal Aviation Administration; and
 - (2) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council; and
 - (3) Height limitations as approved by the Federal Aviation Agency, pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Agency.
7. Off-street parking and loading facilities will be provided on a staged basis in compliance with this Plan of Development and shall be subject to the review and approval of the Commissioner of Planning, the Bureau of Traffic Engineering and Operations, the Chicago Plan Commission and the City Council Committee on Zoning.
8. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the Planned Development, and illustrates that the development of such area will be in accordance with the intent and purpose of this Plan of Development.
9. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Departments of Planning and Zoning. Temporary signs such as construction and marketing signs may be permitted subject to the aforesaid approvals.
10. This Plan of Development, consisting of eleven (11) statements: an existing zoning map; a boundary and property line map including any proposed vacations or dedications of streets, alleys, or other public properties; a generalized land use

map; and a table of use and bulk regulations and related controls, is applicable to the area delineated herein. These and no other controls shall apply to the area delineated herein. This Plan of Development is in conformity with the intent and purpose of the Chicago Zoning Ordinance and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.

11. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning.

[Generalized Land Use Plan, Existing Zoning and Preferential Street Map and Property Line and Planned Development Boundary Map attached to the Plan of Development printed on pages 2257 through 2259 of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

Commercial-Residential Planned Development No. _____

Plan Of Development

Use And Bulk Regulations And Data.

Net Site Area		General Description Of Land Use	Maximum Floor Area Ratio	Maximum Percent Of Site Coverage
Sq. Ft.	Acres			
32,789	.75	Commercial, retail, 140 residential and/ or live/work units, related uses and parking	6.09	75%

Gross Site Area = Net Site Area plus Area of Public Right-of-Way.

51,075.77 square feet (1.17 Acres) = 32,788.92 square feet (.75 Acres) + 18,286.85 square feet (.42 Acres)

Minimum Off-Street Parking Spaces: 37

Maximum Off-Street Parking Spaces: 60*

Minimum Off-Street Loading Berths: 1

Maximum Floor Area Ratio: 6.09

Minimum Setbacks: None

Maximum Site Coverage: 75%

* Required parking will be provided on a staged basis with a minimum of 37 spaces at the commencement of the use and a maximum of 60 spaces or a lesser amount no later than four years after the effective date of this ordinance, to be determined by the Commissioner of Planning with the approval of the Chicago Plan Commission and the City Council Committee on Zoning. If it is determined that an additional number of parking spaces above the minimum required by this planned development is required, such additional parking spaces may be provided with off-site leased spaces within a 1,000-foot radius of the site area.

~~Reclassification Of Land Shown On Map No. 2-H~~

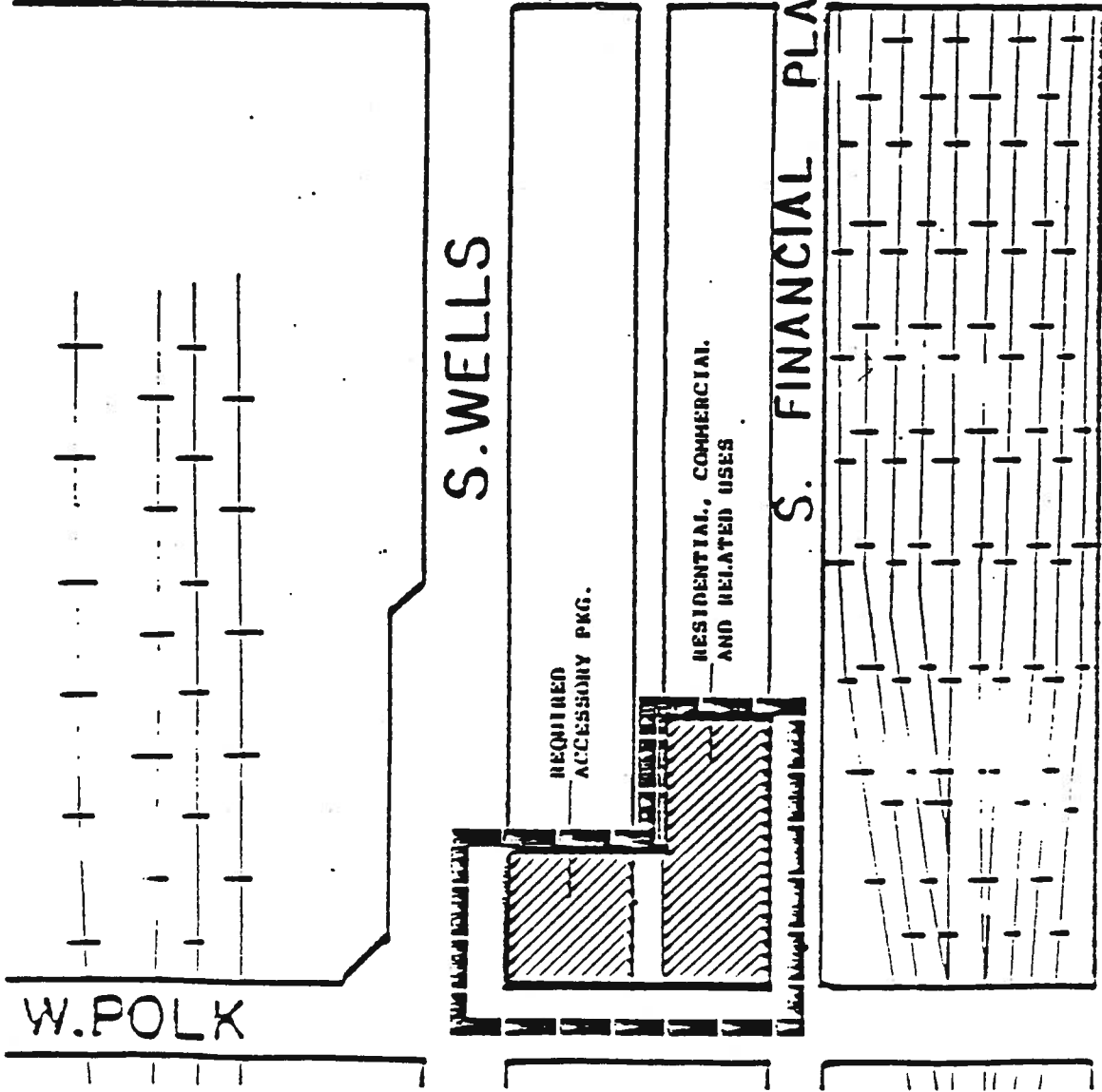
Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indicators as shown on Map No. 2-H in area bounded by

~~(Continued on page 2258)~~

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN

W.HARRISON



S. WELLS

S. FINANCIAL PLACE

S. LA SALLE

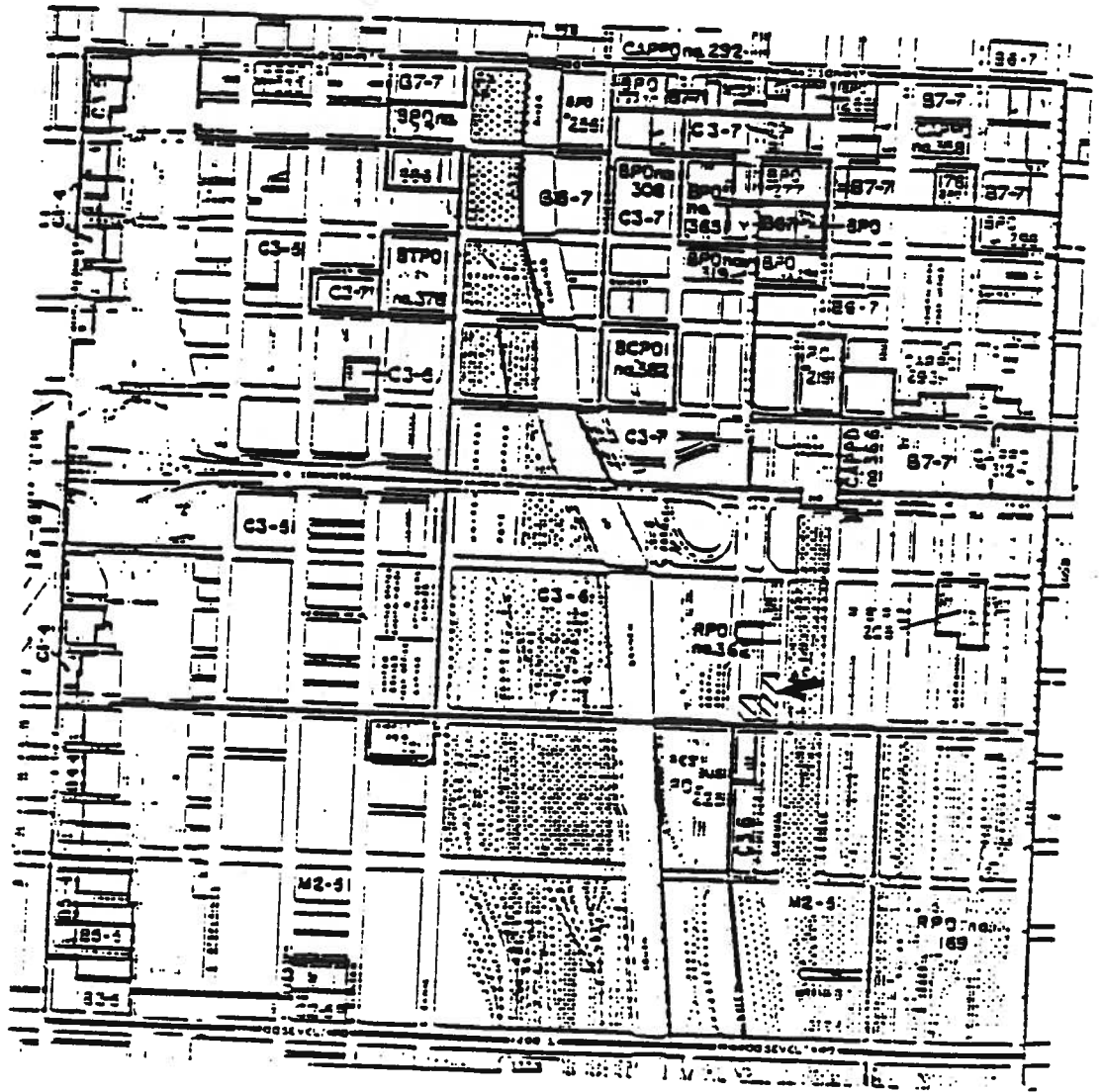
W. POLK

APPLICANT: The Jordan Company
200 West Ohio Street
Chicago, Illinois 60610

DATE: February 15, 1989

PROPERTY LINE
PLANNED DEVELOPMENT BOUNDARY

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
EXISTING ZONING AND PREFERENTIAL STREET M



APPLICANT: The Joram Company
125 West Ohio Street
Chicago, Illinois 60610

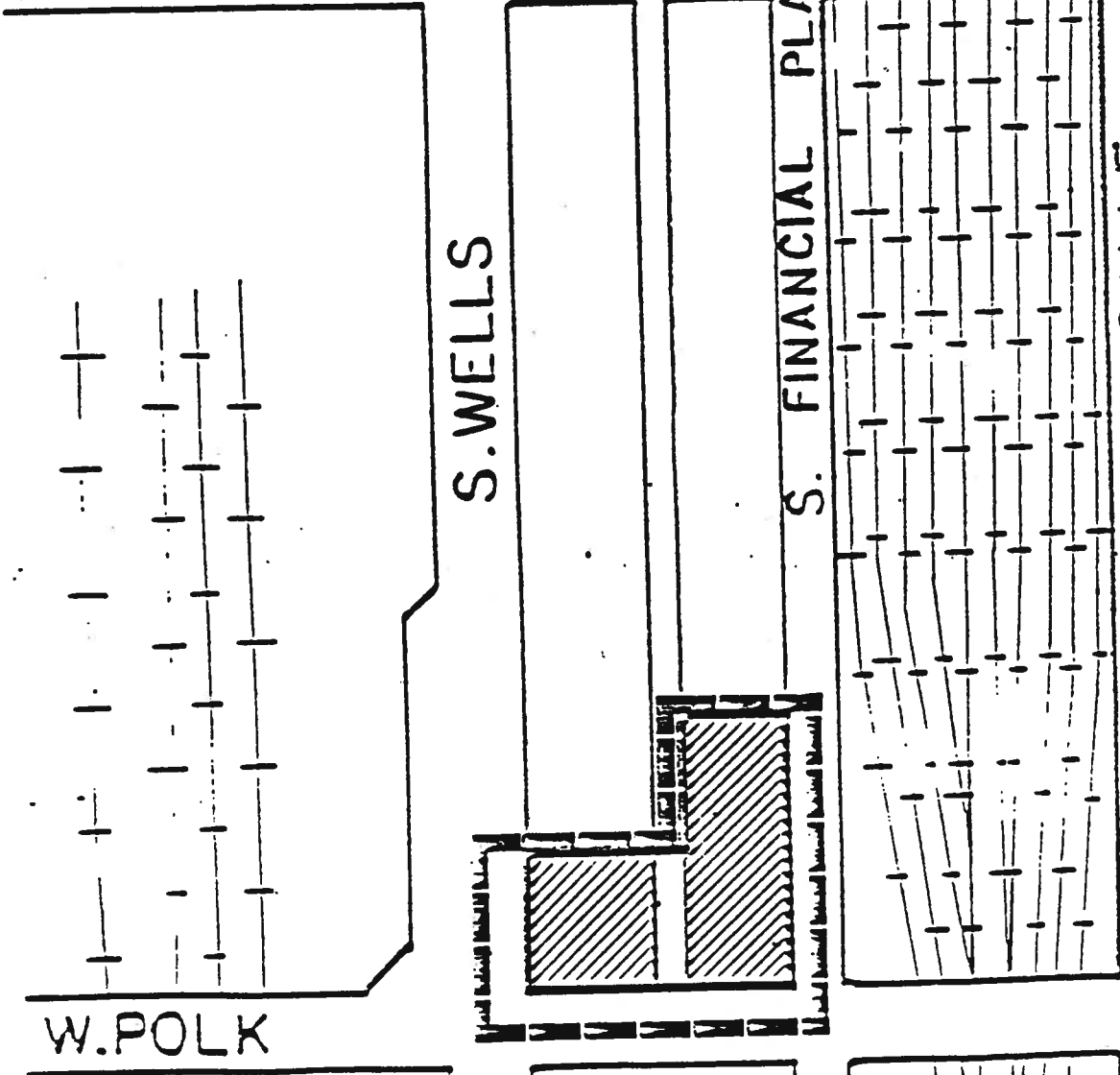
DATE: February 13, 1989



SUBJECT PROPE

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
PROPERTY LINE AND PLANNED DEVELOPMENT
BOUNDARY MAP

W.HARRISON



W.POLK

APPLICANT: The Josten Company
 125 West Ohio Street
 Chicago, Illinois 60610

DATE: February 15, 1989

————— PROPERTY LINE
 - - - - - PLANNED DEVELOPMENT
 BOUNDARY