

4/21/99

REPORTS OF COMMITTEES

93201

Minimum Number of Accessory Parking Spaces: 45 garage spaces.
 34 adjacent to north side of building.

Minimum Number of Loading Dock: 4.

Minimum Periphery Setbacks: In substantial conformance with the Site Plan and Riveredge Plan.

Maximum Building Height: In conformance with the Building Elevations subject to review and approval of the Chicago Commission on Landmarks.

Reclassification Of Area Shown On Map Number 1-F.
 (As Amended)
 (Application Number 12491) 659 As Amended

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 Residential Business Planned Development Number 659 symbols and indications as shown on Map Number 1-F in the area bounded by:

West Haddock Place; a line 80.96 feet east of the east line of North Wells Street running south to a point 81.07 feet east of the east line of North Wells Street at the north line of West Lake Street; West Lake Street; and North Wells Street,

to those of Residential Business Planned Development Number 659, as amended, which is hereby established in the area described, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

(Continued on page 93216)

(Continued from page 93200)

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

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

Residential Business Planned Development Number 659, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential Business Planned Development Number 659, as amended, consists of approximately twelve thousand one hundred twenty (12,120) square feet (plus or minus twenty-eight hundredths (\pm 28) acre) of property which is depicted on the attached Planned Development Boundary and Property Line Map and is owned or controlled by the Applicant, 201 North Wells, L.L.C.
2. All applicable official reviews, approvals or permits which are necessary to implement this Plan of Development shall be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets, 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.
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 title holders 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 title holders and any ground lessors. Furthermore, 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 purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto

(administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property, including any condominium association which may be formed to represent all or some of the owners for zoning purposes and any ground lessors.

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; an Existing Land-Use Map; a Site/Landscape Plan; a 23rd Floor Roof Deck Plan and Building Elevations prepared by Fitzgerald Associates, revised as of April 14, 1999. Full sized copies of the Site/Landscape Plan and the Building Elevations are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This 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 in the area delineated herein as Residential Planned Development Number 659, as amended:

multi-family dwelling units, business uses as permitted within the B7-6 District on floors one (1) and two (2) only and accessory uses.
6. Identification signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. Off-street loading facilities shall be provided in compliance with this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. Prior to the issuance of any Part II approval, Applicant shall enter into a written agreement or agreements with a parking operator (or operators) to provide a minimum of one hundred sixty-one (161) off-site parking spaces which shall be made available to residents of the Property. Such agreement or agreements shall have a minimum term of five (5) years.
8. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction 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 and approval of the Departments of Transportation and Planning and Development.

9. In addition to the maximum height of the improvements and any appurtenance depicted on the Building Elevations attached hereto, the height of the improvements shall also be subject to limitations approved by the Federal Aviation Administration.
10. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the loading areas, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan and the Building Elevations. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance. Applicant shall install lighting to illuminate the top of the building on the Property. Applicant acknowledges that the exterior of the building is currently in need of cleaning and repair and Applicant agrees to clean and repair the exterior of the building as part of its conversion to residential use.
11. 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 (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 drawings for each building or improvement.
12. The requirements of the Planned Development may be modified, administratively, by the Commissioner of Planning and Development upon the application for such a modification by the Applicant and a determination by the Commissioner of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner 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.

- 13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").

- 14. Unless substantial interior renovation of the building 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 zoning of the Property shall automatically revert to the pre-existing B6-7 Restricted Central Business District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary Line and Property Line; Site/Landscape Plan; 23rd Floor Roof Deck Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 93221 through 93227. of this Journal.]

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

Residential-Business Planned Development Number 659, As Amended.

Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Area Remaining in Public Rights-of-Way [±24,052 square feet (±.55 acres) = ±12,120 square feet (±.28 acres) + ±11,932 square feet (±.27 acres)].

Maximum Permitted Floor Area Ratio: 21.0 (existing building).

Setbacks From Property
Line:

In substantial conformance with
the Site/Landscape Plan.

Maximum Percentage of
Site Coverage:

In substantial conformance with
the Site/Landscape Plan.

Maximum Number of Dwelling
Units:

293 units.

Minimum Number of Three
or More Bedroom Units:

6.

Minimum Number of Off-
Street Parking Spaces:

0.

Minimum Number of Off-
Street Loading Berths:

2 berths: 1 at 11 feet, 4 inches
in width by 22 feet, 0
inches in depth by 10
feet, 0 inches in
height.

1 at 13 feet, 4 inches
in width by 22 feet, 0
inches in depth by 10
feet, 0 inches in
height.

Maximum Building Height:

In substantial conformance with
the Building Elevations.

*Reclassification Of Area Shown On Map Number 1-F.
(As Amended)
(Application Number 12492)*



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

(Continued on page 93228)

Existing Zoning Map.



Legend

-  Subject Site
-  Zoning Boundaries

Existing Zoning Map

Applicant: 201 N. Wells, L.L.C.
 505 North Lake Shore Drive
 Suite 214
 Chicago, IL 60611
 Date: July 29, 1998

Existing Land-Use Map.



Existing Land Use Map

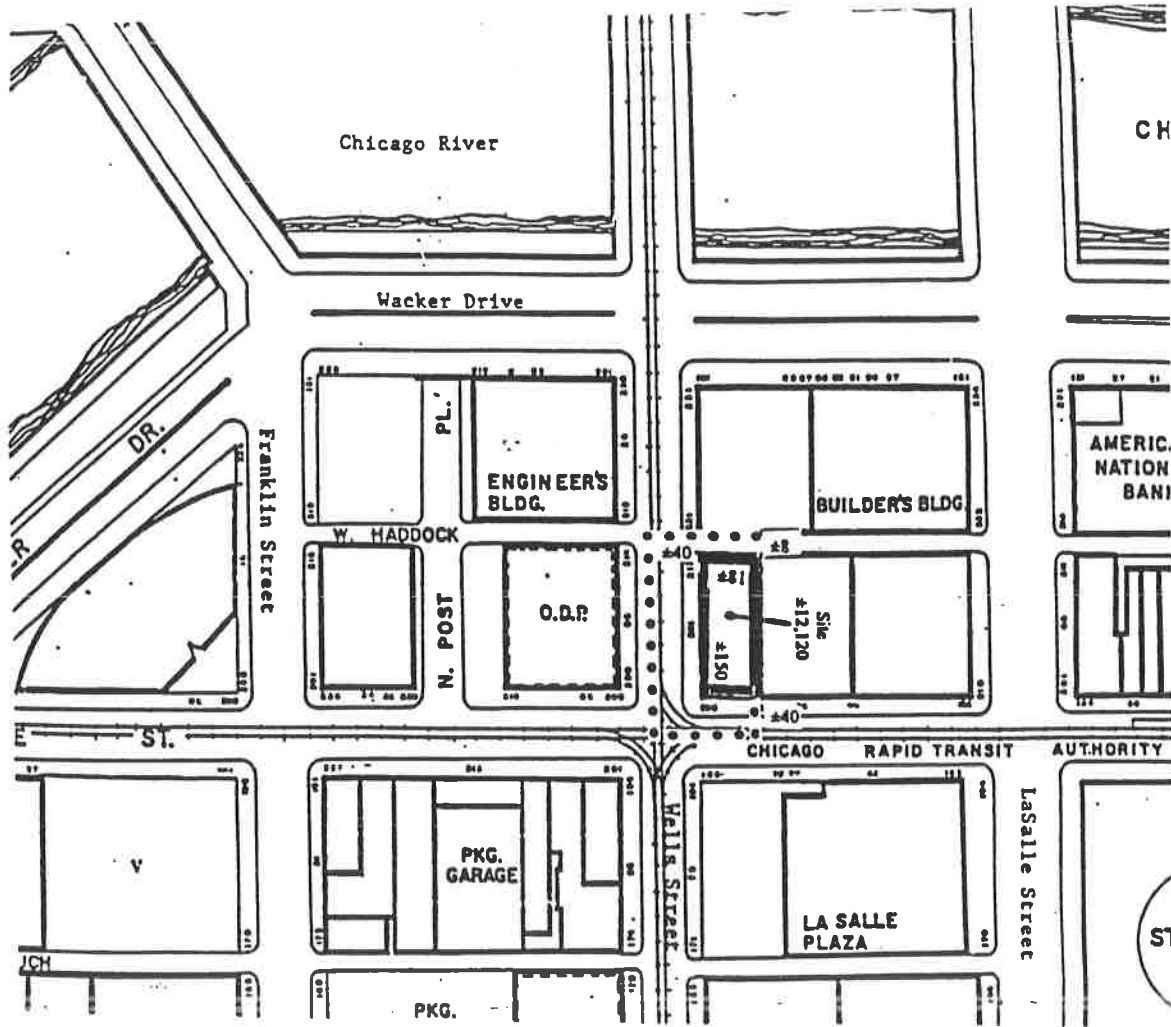
Legend

————— Subject Property

Applicant: 201 N. Wells, L.L.C.
 505 North Lake Shore Drive
 Suite 214
 Chicago, IL 60611

Date: July 29, 1998
 Revised: April 14, 1999

Planned Development Boundary Line
And Property Line Map.



Planned Development Boundary and Property Line Map

Legend

- Planned Development Boundary Line
- Property Line

Applicant: 201 N. Wells, L.L.C.
 505 North Lake Shore Drive
 Suite 214
 Chicago, IL 60611

Date: July 29, 1998
 Revised: April 14, 1999

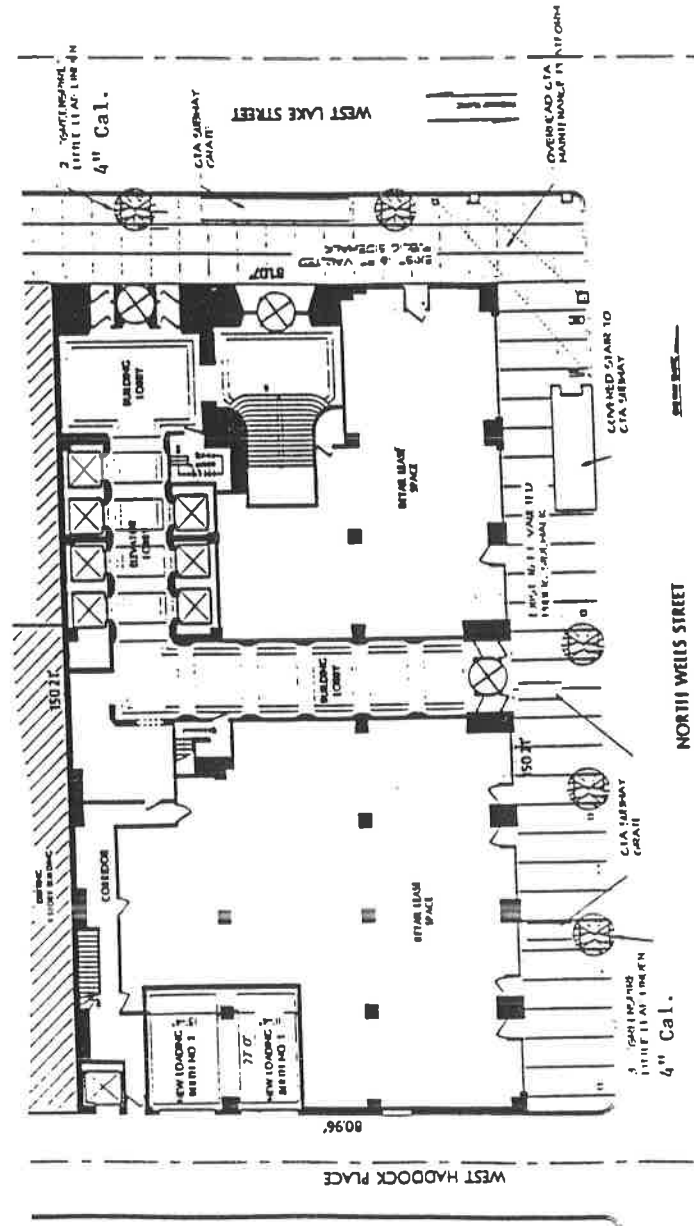
Site/Landscape Plan.

THE RENOVATION OF
201 NORTH WELLS STREET
CHICAGO, ILLINOIS
201 N WELLS, LLC

9858

DATE: 04/21/99
SCALE: AS SHOWN
PROJECT NO: 93224

A-00



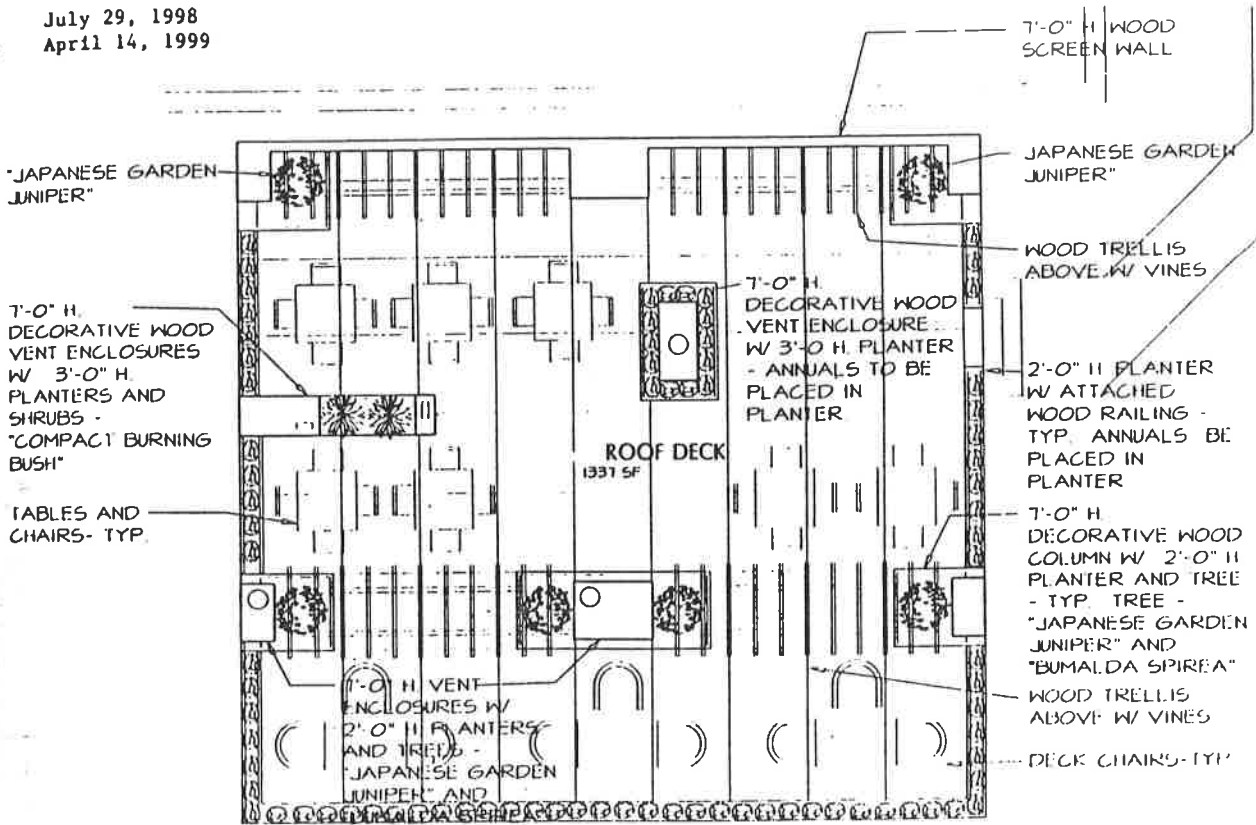
SITELANDSCAPE PLAN



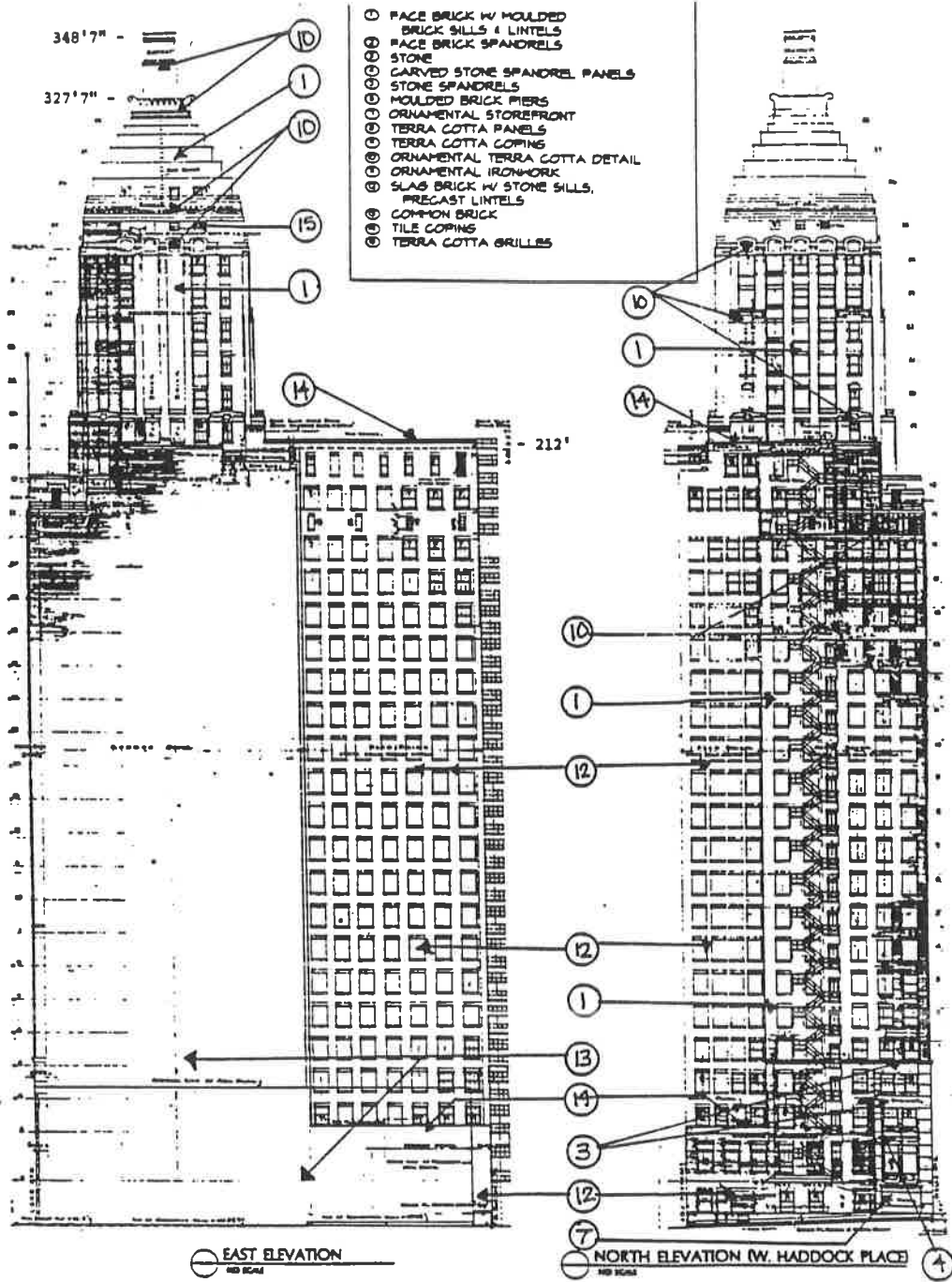
23rd Floor Roof Deck Plan.

Applicant: 201 N. Wells, L.L.C.
505 North Lake Shore Drive
Suite 214
Chicago, IL 60611

Date: July 29, 1998
Revised: April 14, 1999



Building Elevations.
(Page 2 of 2)



Reclassification Of Area Shown On Map Number 1-F. R B P D
 (As Amended) 659
 (Application Number 12185)

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 C3-7 Commercial-Manufacturing District symbols and indications as shown on Map Number 1-F in the area bounded by:

starting at a point being the south line of West Haddock Place; a line 80.96 feet east of the east line of North Wells Street running south to a point 81.07 feet east of the east line of North Wells Street at the north line of West Lake Street; the north line of West Lake Street; and the east line of North Wells Street to the point of beginning,

to those of a B6-7 Restricted Central Business District and a corresponding use district is hereby established in the area above described.

SECTION 2. In the area above described, the Chicago Zoning Ordinance shall be amended by changing all of the B6-7 Restricted Central Business District symbols and indications to those of a Residential Business Planned Development and a corresponding use district is hereby established.

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

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

Residential-Business Planned Development Number 659, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development consists of a net site area of approximately twenty-seven (27) acres (twelve

thousand one hundred twenty (12,120) square feet) which is controlled by Chicago Urban Properties, Inc. ("Applicant") for purposes of this Residential-Business Planned Development.

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 right-of-ways 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 owners of all the property within the Planned Development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the Planned Development, the legal title holder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, 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 purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, the owners of all the property within the Planned Development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the Planned Development. No amendment may be sought without written approval by the homeowners association.
4. This Plan of Development consist of these fourteen (14) statements, a Bulk Regulations and Data Table; a Planned Development Boundary and Property Line Map; an Existing Zoning and Land-Use Map; Building Elevations dated December 11, 1997, prepared by Booth, Hansen Architects; and a Site/Plan Landscape Plan as prepared by Booth, Hansen Architects, dated December 11, 1997, which are all incorporated herein. Full size sets of the Site Plan/Landscape Plan and Building Elevations 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 in 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:

Multi-Family Dwelling Units; business uses as permitted within the B7-6 District on floors one and two only; accessory and non-accessory parking; and related uses.

6. Identification and business 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 with the Planned Development subject to review and approval of the Department of Planning and Development. The standards for the B6-7 District will apply to signs within the Planned Development.
7. Any service drives or other ingress or egress including emergency vehicle 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. 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 review of the Departments of Transportation and Planning and Development.
8. In addition to the maximum height of any building or any appurtenance attached thereto the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
10. Improvements of the property, including landscaping and all entrances and exits to the parking garage shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site Plan/Landscape Plan and Building Elevations attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the

Landscape Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The applicant shall clean the exterior of the building. Installation of parkway landscaping is subject to review and permit by any departments or agencies required to approve same.

11. The applicant acknowledges that the area surrounding the proposed Residential-Business Planned Development does not have sufficient public open space. The applicant accordingly agrees to contribute Seventy-six Thousand Seven Hundred Thirty-four and no/100 Dollars (\$76,734.00) to the Chicago Park District for public open space improvements in the immediate area. Payment for each phase of development shall be required at the time of issuance of building permits for the project.
12. 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 the 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 is consistent with the nature of the improvements contemplated in this planned development. Any such modification of the requirements of this statement 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.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use reasonable efforts to design, construct and maintain all buildings located within this planned development in an energy efficient manner consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
14. If substantial interior construction and exterior cleaning of the building has not yet begun within the Planned Development within four (4) years of the date of passage of the Planned Development, the zoning of that property shall revert to the B6-7 Restricted Central Business District. The four-year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that there is good cause for such an extension.

[Planned Development Boundary and Property Line Map; Existing Zoning and Land-Use Map; Building Elevation Drawing; and Site Plan/Landscape Plan referred to in these Plan of Development Statements printed on pages 60261 through 60264 of this Journal.]

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

Residential-Business Planned Development Number 659, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:	24,051.76 square feet (.55 acres)
Net Site Area:	Total Gross Site Area (24,051.76 square feet) - Area in Public and Private Streets and Alleys (11,931.76 square feet) = Net Site Area of 12,120 square feet (.27 acres)
Maximum Floor Area Ratio:	18.6.
Maximum Number of Residential Units:	179 units.
Maximum Commercial/Retail Space:	30,000 square feet.
Maximum Site Coverage:	In accordance with Site Plan/Landscape Plan.
Minimum Number of Off-Street Parking Spaces:	104 parking spaces to be accessed by valet service.

Minimum Number of Accessory Parking Spaces:	78.
Minimum Number of Loading Docks:	1.
Minimum Building Setbacks:	In accordance with site plan.
Maximum Building Heights:	In accordance with elevations.
Applicant/Developer:	Chicago Urban Properties, Inc. 201 North Wells Street 17 th Floor Chicago, Illinois 60601

*Reclassification Of Area Shown On Map Number 1-F.
(Application Number 12197)*

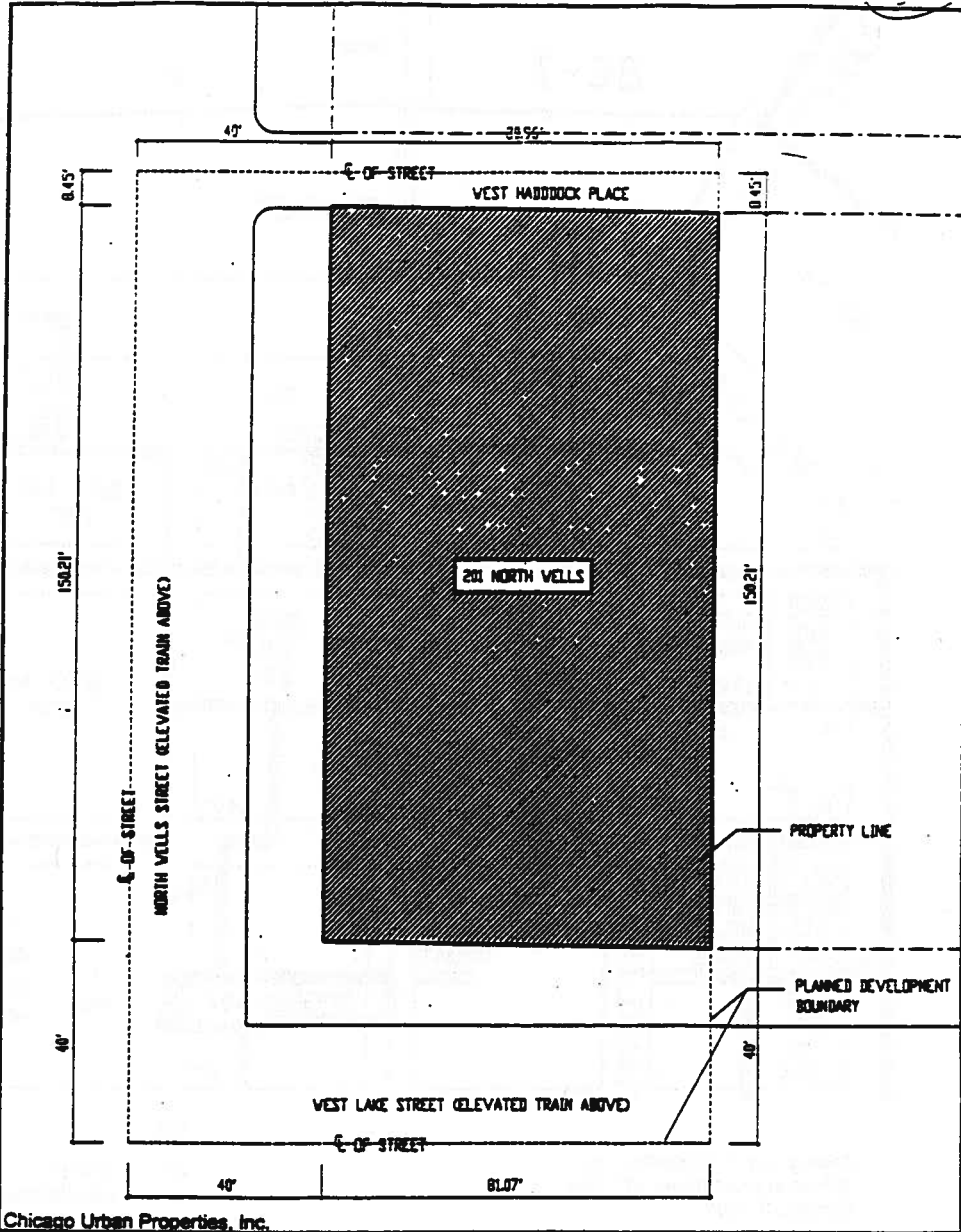
Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-5 Restricted Manufacturing District symbols and indications as shown on Map Number 1-F in area bounded by:

West Huron Street; the alley next east of and parallel to North Hudson Avenue; a line 100.0 feet south of and parallel to West Huron Street; and North Hudson Avenue,

(Continued on page 60264)

Planned Development Boundary
And Property Line Map.



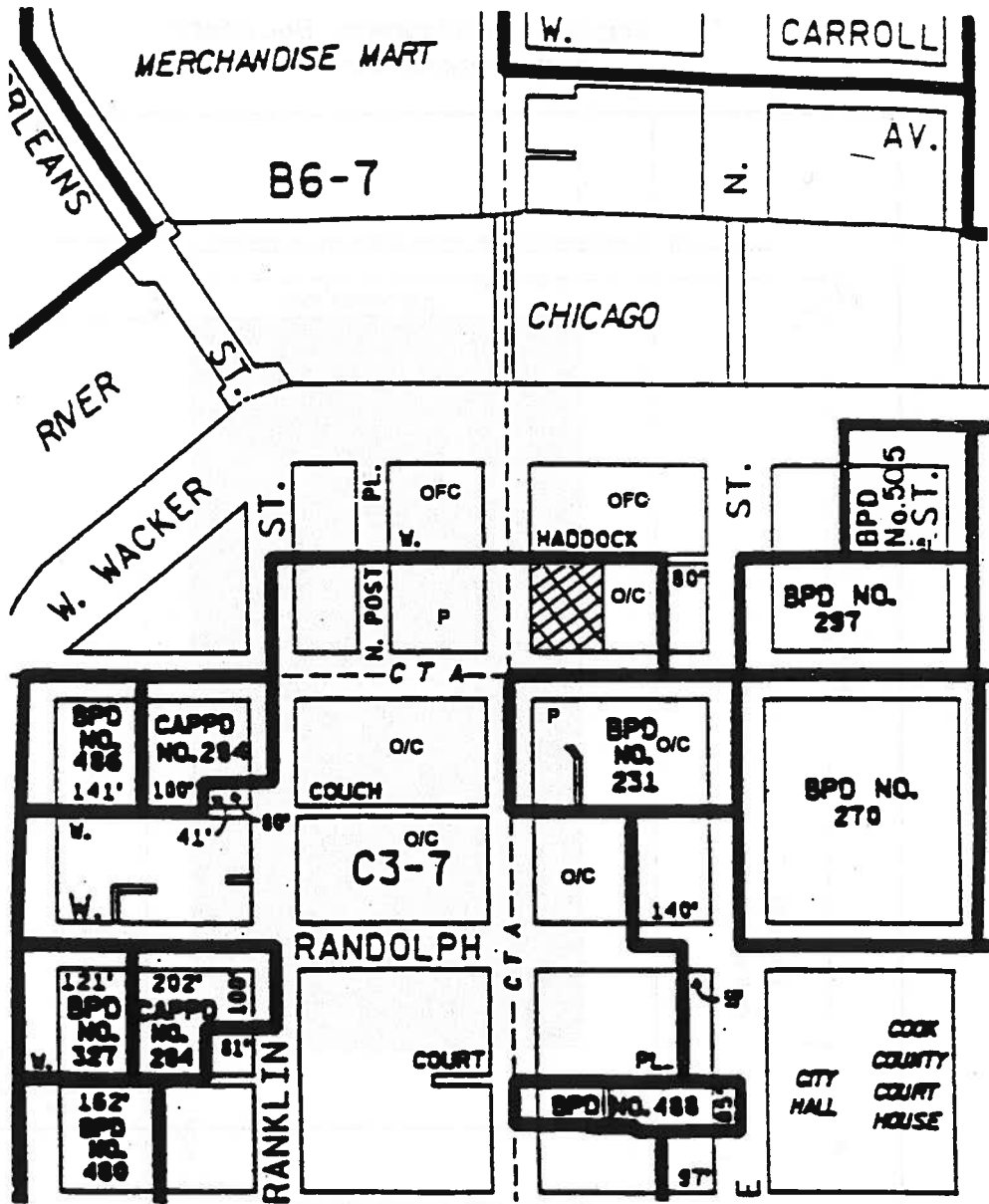
Chicago Urban Properties, Inc.
201 North Wells Street, 17th Floor
Chicago, IL 60601

Submitted: September 10, 1997
Revised: December 11, 1997



PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

Existing Zoning And Land-Use Map.



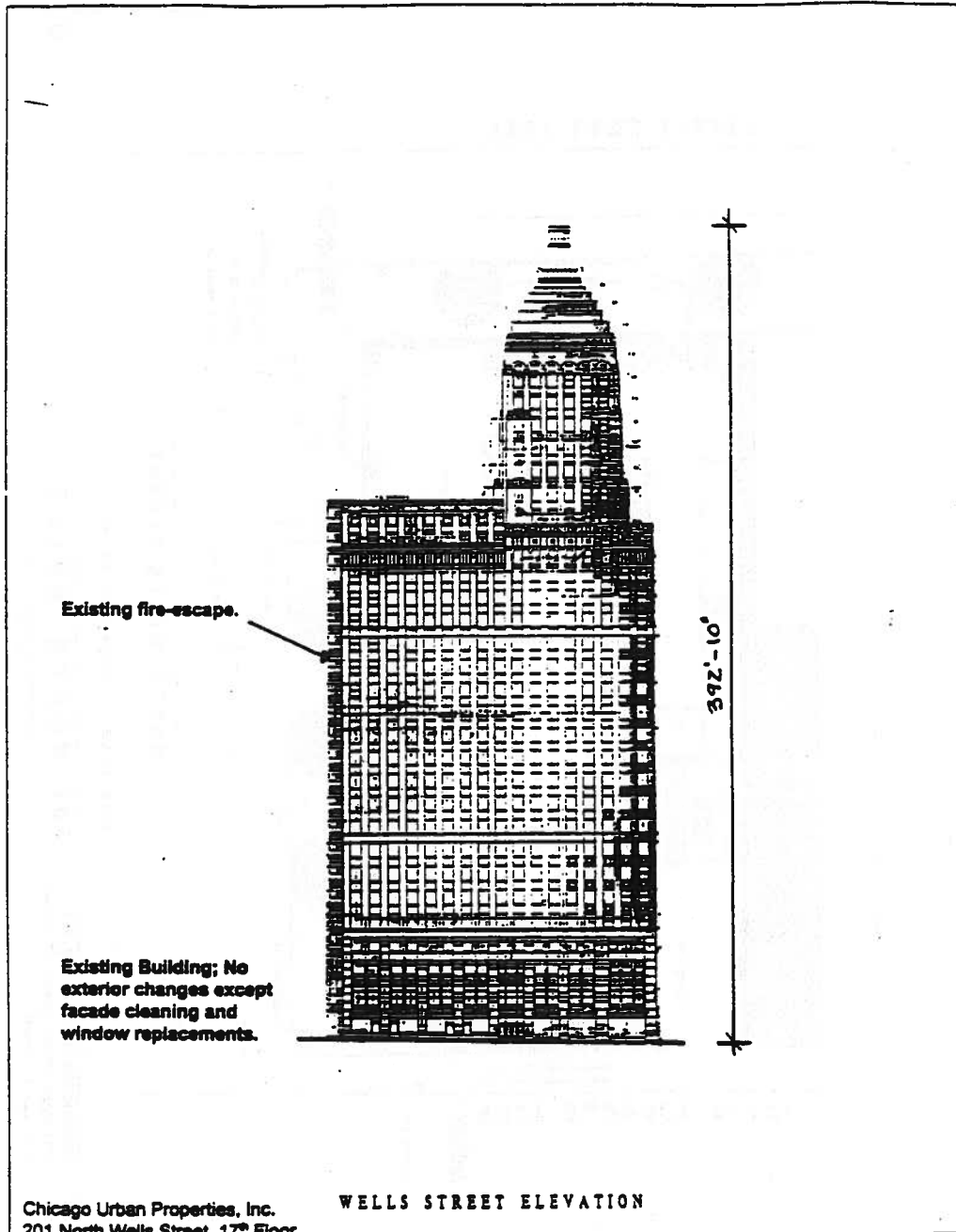
Key:

- OFC = OFFICE
- O/C = OFFICE/COMMERCIAL
- P = PARKING

Chicago Urban Properties, Inc.
 201 North Wells Street, 17th Floor
 Chicago, IL 60601

Submitted: September 10, 1997
 Revised: December 11, 1997

Building Elevation.



Chicago Urban Properties, Inc.
201 North Wells Street, 17th Floor
Chicago, IL 60601

201 NORTH WELLS

Submitted: September 10, 1997
Revised: December 11, 1997

BOOTH/EANSEN & ASSOCIATES
Chicago, Illinois

