

# PD 675

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17945

80486

JOURNAL--CITY COUNCIL--CHICAGO

4/30/2014

*Reclassification Of Area Shown On Map No. 1-F.  
(As Amended)  
(Application No. 17968)  
(Common Address: 520 N. Orleans St.)*

[SO2014-1448]

*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 hereby amended by changing all of the Residential Planned Development Number 624 symbols and indications as shown on Map Number 1-F in the area bounded by:

West Grand Avenue beginning at a point 59.16 feet west of North Orleans Street; North Orleans Street; a line 100 feet south of and parallel to West Grand Avenue extended west for a distance of 59.11 feet; and a line west of and parallel to North Orleans Street extended north for a distance of 100.03 feet to West Grand Avenue,

to those of a DX-7 Downtown Mixed-Use District.

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

*Reclassification Of Area Shown On Map No. 4-E.  
(As Amended)  
(Application No. 17945)  
(Common Address: 321 -- 337 E. 21<sup>st</sup> St., 2100 -- 2130 S. Calumet Ave.  
And 2013 -- 2143 S. Calumet Ave.)*

RBPD 675, 09

[SO2014-837]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the Residential-Business Planned Development Number 675 symbols and indications as shown on Map Number 4-E in the area bounded by:

a line approximately 100 feet south of and parallel to the south right-of-way line of East Cullerton Street (or the line thereof extended where no street exists); the west right-of-way line of the Illinois Central Railroad; East Cermak Road; South Calumet Avenue; a line 100.01 feet north of and parallel to the north right-of-way line of East Cermak Road; a line 187.73 feet west of and parallel to the west right-of-way line of South Calumet Avenue; East 21<sup>st</sup> Street; and South Calumet Avenue,

to those of Residential-Business Planned Development Number 675, as amended, 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:

*Business Planned Development No. 675, As Amended.*

*Planned Of Development Statements.*

1. The area delineated herein as Business Planned Development Number 675 ("Planned Development") consists of approximately 310,682.3 net square feet (7.1 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, CenterPoint Properties Trust (Subarea 2), and Digital Lakeside LLC (Subarea 1).
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 (or any subarea of this Planned Development, as applicable) 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, and subject to review and approval by the Department of Business Affairs and Consumer Protection.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Planning and 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 17 statements and the following exhibits: Bulk Regulations Table, Existing Zoning Map, Surrounding Land-Use Map, Planned Development Boundary and Property Line Map, Subarea Map, Site Plan for Subarea 2, Landscape Plan for Subarea 2, Green Roof Plan for Subarea 2, and Building Elevations for Subarea 2 prepared by Archideas and dated April 23, 2014 and the Site Plan for Subarea 1, Landscape Plan for Subarea 1 and Building Elevations for Subarea 1 dated May 20, 1998 (the "Subarea 1 Original Exhibits"). Also incorporated herein by reference with respect to Subarea 1 are the approved administrative relief requests granted on May 28, 1999 and November 17, 1999 and the Site Plans, Landscape Plans and Building Elevations referred to in such approved administrative relief requests (collectively, the "Subarea 1 Administrative Relief"). To the extent that there is a conflict between the Subarea 1 Administrative Relief and the Subarea 1 Original Exhibit, the Subarea 1 Administrative Relief shall control. Except as revised and superseded by the Subarea 1 Administrative Relief, the Subarea 1 Original Exhibits are in full force and effect. The Subarea 1 Original Exhibits as modified by the Subarea 1 Administrative Relief are collectively referred to as the "Approved Subarea 1 Plans".

In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Chicago 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 Business Planned Development:

Subarea 1:

High Technology Office; Electronic Data Storage Center; Data Centers/"carrier hotels" for internet service providers; Retail Sales, General<sup>(1)</sup>; Eating and Drinking Establishments<sup>(1)</sup>; Office<sup>(1)</sup>; Co-Located Wireless Communication Facilities; Parking; Accessory; and other accessory and related uses, including but not limited to rooftop antennas and microwave dishes (excluding taverns).

Subarea 2:

High Technology Office; Electronic Data Storage Center; Data Centers/"carrier hotels" for internet service providers; Retail Sales, General; Eating and Drinking Establishments<sup>(1)</sup>; Office, Co-Located Wireless Communication Facilities; Parking; Accessory; and other accessory and related uses, including but not limited to rooftop antennas and microwave dishes (excluding taverns).

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(1) Subject to Site Plan Review and Approval, as provided in Part 17-13-0800 of the Chicago Zoning Ordinance.

All off-street parking spaces within the Planned Development that serve the Planned Development shall be designated as accessory parking.

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 Planning and 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, floor area in excess of 5,000 square feet devoted to mechanical and/or electrical equipment within the building shall be excluded, regardless of ownership. Mechanical and electrical equipment shall include but not be limited to generators and batteries (and related electrical equipment) used as power or back-up power for permitted uses. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 310,682.3 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 Planning and 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. (Notwithstanding the foregoing, buildings and structures in Subarea 1 existing prior to the approval of this amendment, comprising the former Donnelley Lakeside Press Building at 350 East Cermak Road and the three-level parking structure and generator and storage tank uses along South Calumet Avenue in the northern portion of Subarea 1, shall comply with the approved Subarea 1 Plans). Final landscape plan review and approval will be by the Department of Planning and 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 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. Buildings and structures in Subarea 1 existing prior to the approval of this amendment, comprising the former Donnelley Lakeside Press Building at 350 East Cermak Road and the three-level parking structure and generator and storage tank uses along South Calumet Avenue in the northern portion of Subarea 1, shall comply with the approved Subarea 1 Plans. All proposed or new developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. Aspects of the proposed Planned Development that bring it into compliance with the Sustainable Development Policy include the following: the project in Subarea 2 shall obtain LEED Certification and will include a minimum of 50 percent net area green roof (12,529 square feet total green area).
15. Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) for new development proposed in Subarea 1, the applicant shall submit a site plan, landscape plan and building elevations for the specific subarea(s) for review and approval by the Department of Planning and Development. Review and approval by the Department of Planning and Development is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals need only include that portion of the Property for which approval is being sought by the applicant. If the applicant is seeking approval for a portion of the Property that represents less than an entire subarea, the applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II Approval for new development proposed in Subarea 1 shall be granted until Site Plan approval has been granted. If the Subarea Site Plan Approval Submittals substantially conform to the provisions of the Planned Development, the Department of Planning and Development shall approve the submittal in a prompt and timely

manner. Following approval by the Department of Planning and Development, the approved Subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

After approval of the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of statement Number 12. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and
- statistical information applicable to the subject subarea, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development. It is understood that no additional Site Plan Approval is applicable with respect to development shown on the plans and exhibits referred to in statement 4.

16. Recognizing that data centers are permitted uses in both Subarea 1 and Subarea 2 and that residents in the community adjacent to the Planned Development have expressed concerns about noise levels and air quality relating to mechanical equipment operated as a part of such use, each owner of a data center shall identify an on-site contact for residents to notify respecting such concerns. When specific concerns are identified and are on-going, the owner, through its identified contact, shall arrange meeting(s) among owner's representatives (specifically including on-site property manager), community residents, the Department of Planning and Development and the affected alderman to identify the underlying source(s) for such concerns and review and implement acceptable solutions. This provision shall not modify each property's obligation to comply with applicable laws, ordinances and regulations.
17. 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 Planning and Development shall initiate a zoning map amendment to rezone the property to:

(a) With respect to Subarea 1, Residential-Business Planned Development Number 675 as adopted on May 20, 1998, as amended by administrative change letters dated May 28, 1999 and November 17, 1999, to the extent applicable to Subarea 1.

(b) With respect to Subarea 2, the DX-7 Downtown Mixed-Use District.

[Existing Zoning Map; Surrounding Land-Use Map; Boundary and Property Line Map; Subarea Map; Site/Landscape Plan -- Subarea 2; Roof Plan -- Subarea 2; Building Elevations -- Subarea 2; Site Plan for Subarea 1; Landscape Plan for Subarea 1; and Elevations for Subarea 1 referred to in these Plan of Development Statements printed on pages 80494 through 80509 of this *Journal*.]

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

*Business Planned Development No. 675, As Amended.*

*Bulk Regulation And Data Table.*

Gross Site Area:	350,315.7 square feet
Area in Adjoining Right-of-Way:	39,633.3 square feet
Net Site Area (By Subarea):	
Subarea 1:	249,503.0 square feet
Subarea 2:	61,179.3 square feet
Total Net Site Area:	310,682.3 square feet

Maximum Floor Area Ratio (FAR)  
(By Subarea):

Subarea 1:	5.0
Subarea 2:	10.0
Total Maximum Floor Area Ratio:	6.0

Minimum Number of Off-Street  
Parking Spaces:

Subarea 1:

Office/Commercial: 1.50 spaces/1,000 square feet of floor  
area

Data Center: 0.10 spaces/1,000 square feet of floor  
area

Subarea 2:

Total: 70 spaces

Minimum Number of Loading Berths  
(By Subarea):

Subarea 1: 4 Existing

Subarea 2: 2

Minimum Setbacks from Property  
Lines (By Subarea):

Subarea 1: 0 feet

Subarea 2: In accordance with Site Plan

Maximum Building Height:

Subarea 1: Existing Building

Subarea 2: 310 feet

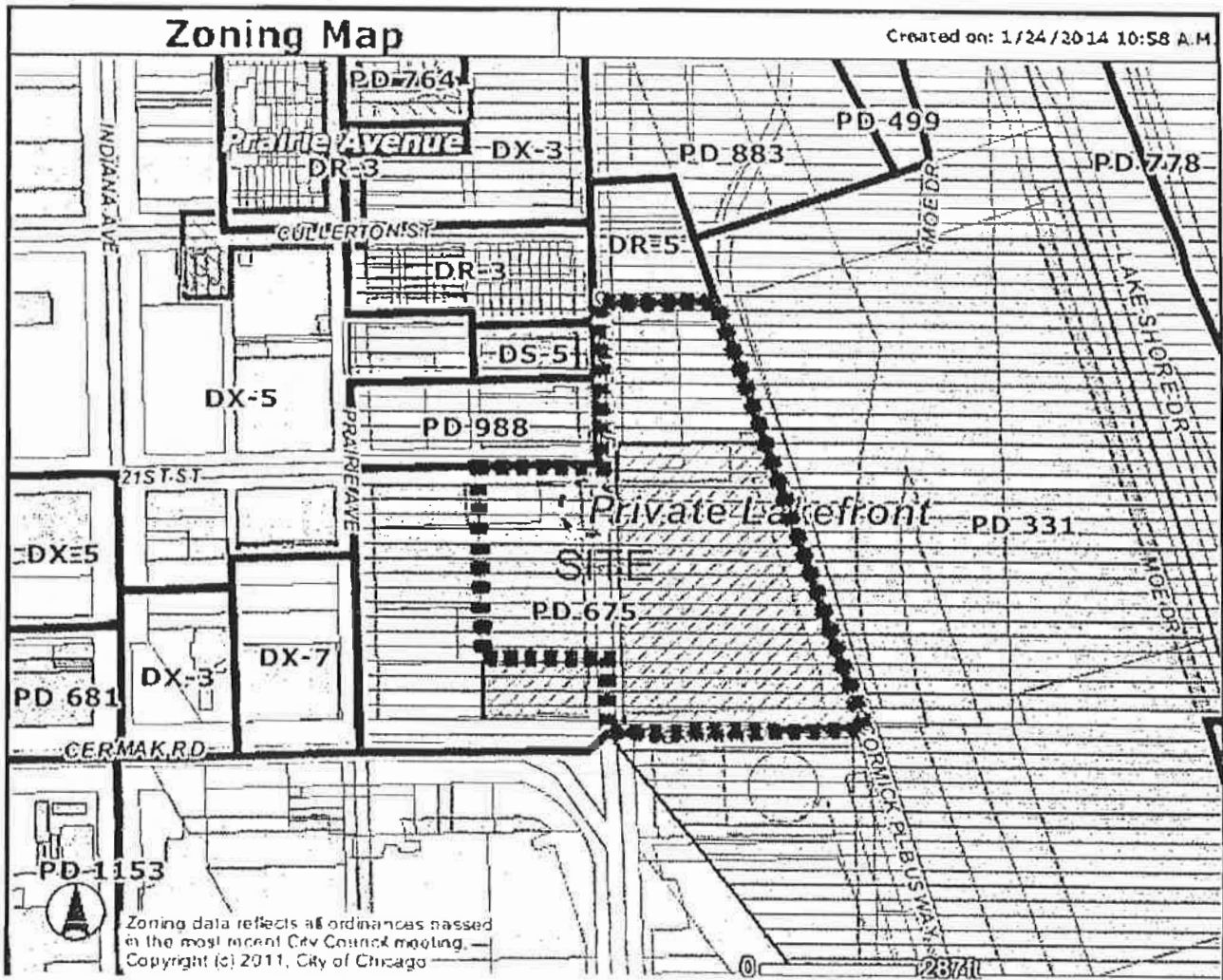
Minimum Bicycle Spaces:

Subarea 2: 7 bicycle spaces

Green Roof:

Subarea 2: 50 percent of net roof area

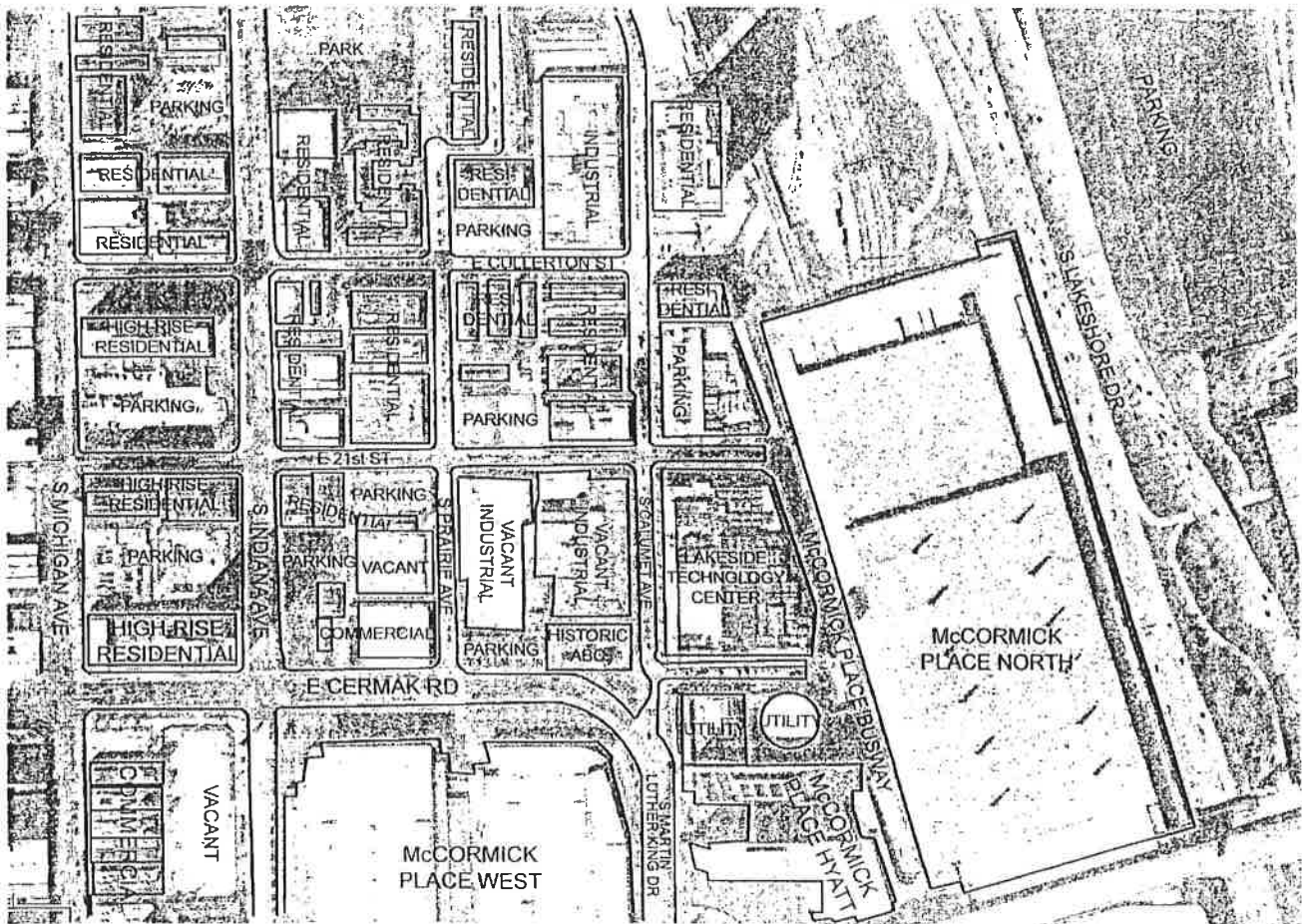
Existing Zoning Map



APPLICANT: CenterPoint Properties Trust  
 ADDRESS: 321-337 E. 21st St.; 2100-2130 S. Calumet Ave.; 2013-2143 S. Calumet Ave.  
 INTRODUCTION DATE: February 5, 2014  
 REVISED / CPC DATE: April 23, 2014



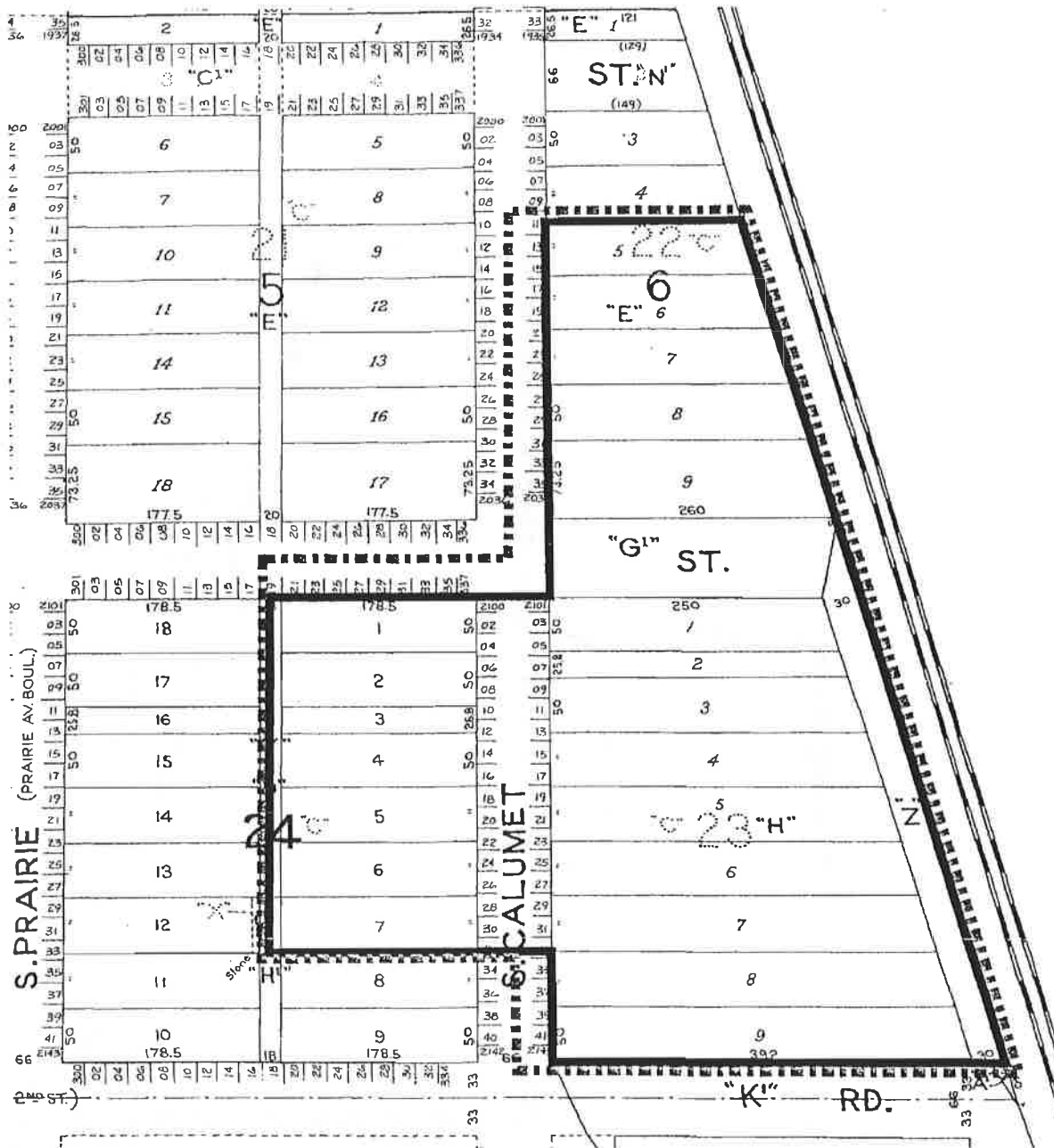
### Surrounding Land Use Map



APPLICANT: CenterPoint Properties Trust  
 ADDRESS: 321-337 E. 21st St.; 2100-2130 S. Calumet Ave.; 2013-2143 S. Calumet Ave.  
 INTRODUCTION DATE: February 5, 2014  
 REVISED / CPC DATE: April 23, 2014



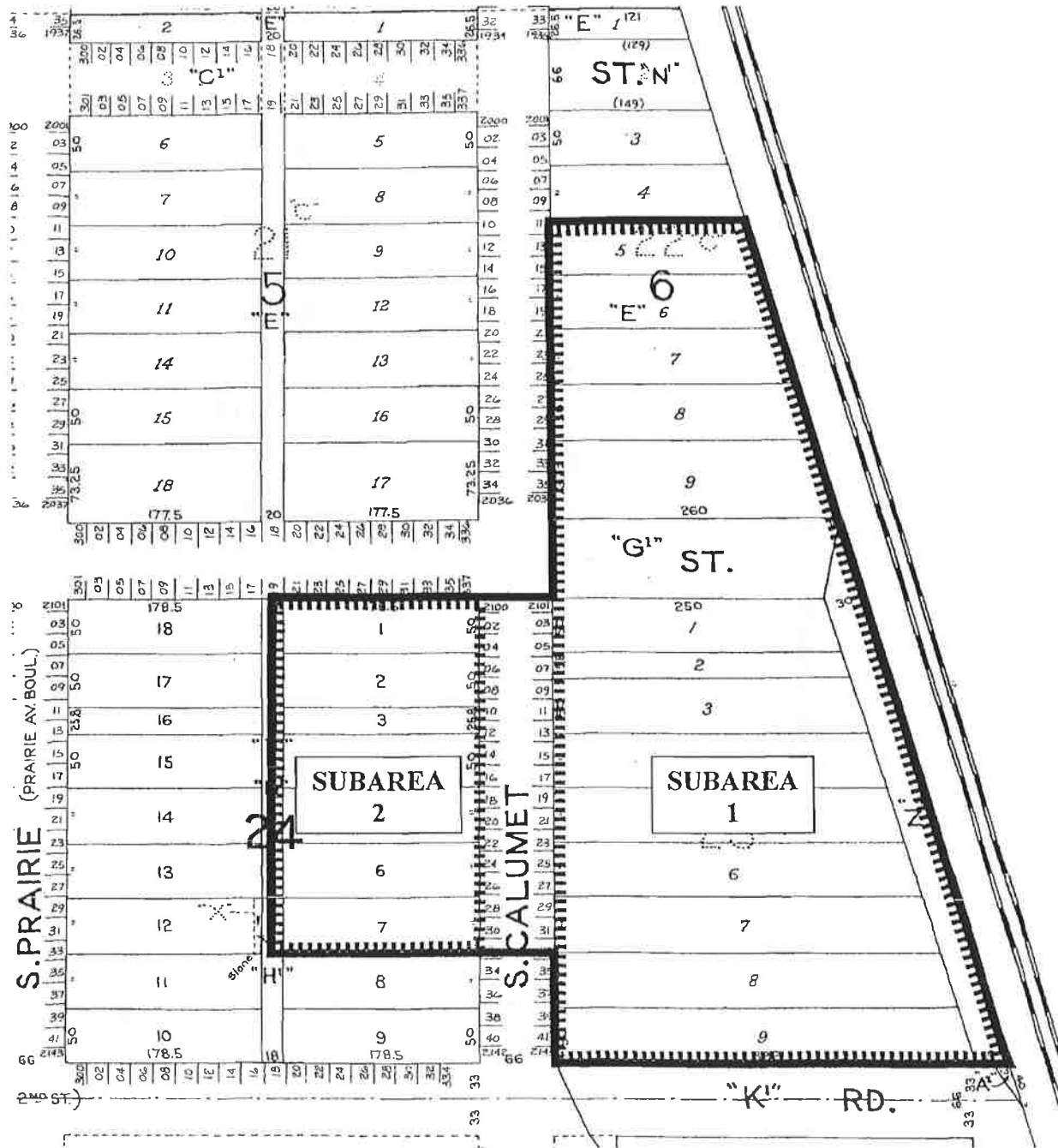
Planned Development Boundary and Property Line Map



APPLICANT: CenterPoint Properties Trust  
 ADDRESS: 321-337 E. 21st St.; 2100-2130 S. Calumet Ave.; 2013-2143 S. Calumet Ave.  
 INTRODUCTION DATE: February 5, 2014  
 REVISED / CPC DATE: April 23, 2014



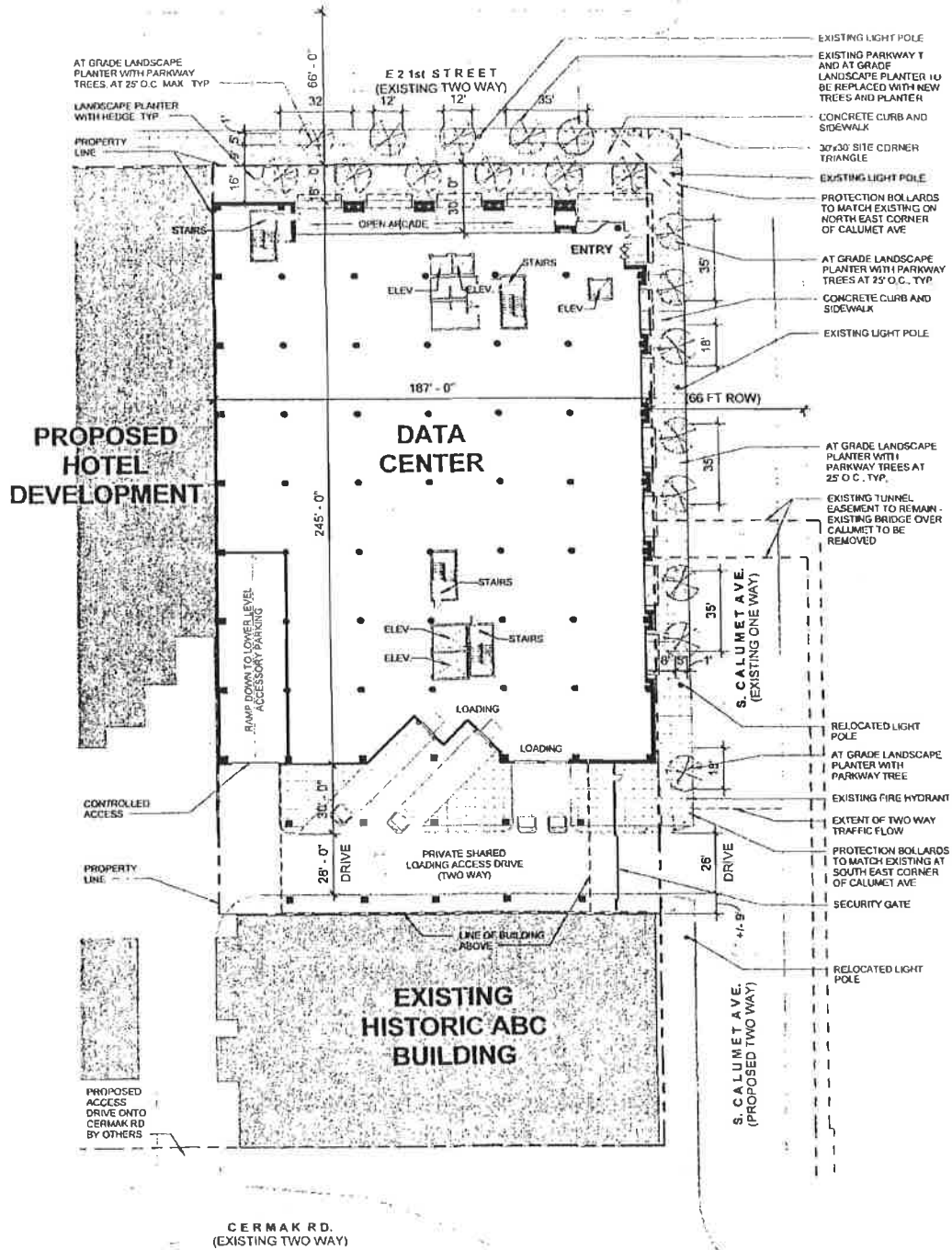
Sub-Area Map



APPLICANT: CenterPoint Properties Trust  
 ADDRESS: 321-337 E. 21st St.; 2100-2130 S. Calumet Ave.; 2013-2143 S. Calumet Ave.  
 INTRODUCTION DATE: February 5, 2014  
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Site/Landscape Plan - SubArea 2



APPLICANT: CenterPoint Properties Trust  
 ADDRESS: 321-337 E. 21st St.; 2100-2130 S. Calumet Ave.; 2013-2143 S. Calumet Ave.  
 INTRODUCTION DATE: February 5, 2014  
 REVISED / CPC DATE: April 23, 2014



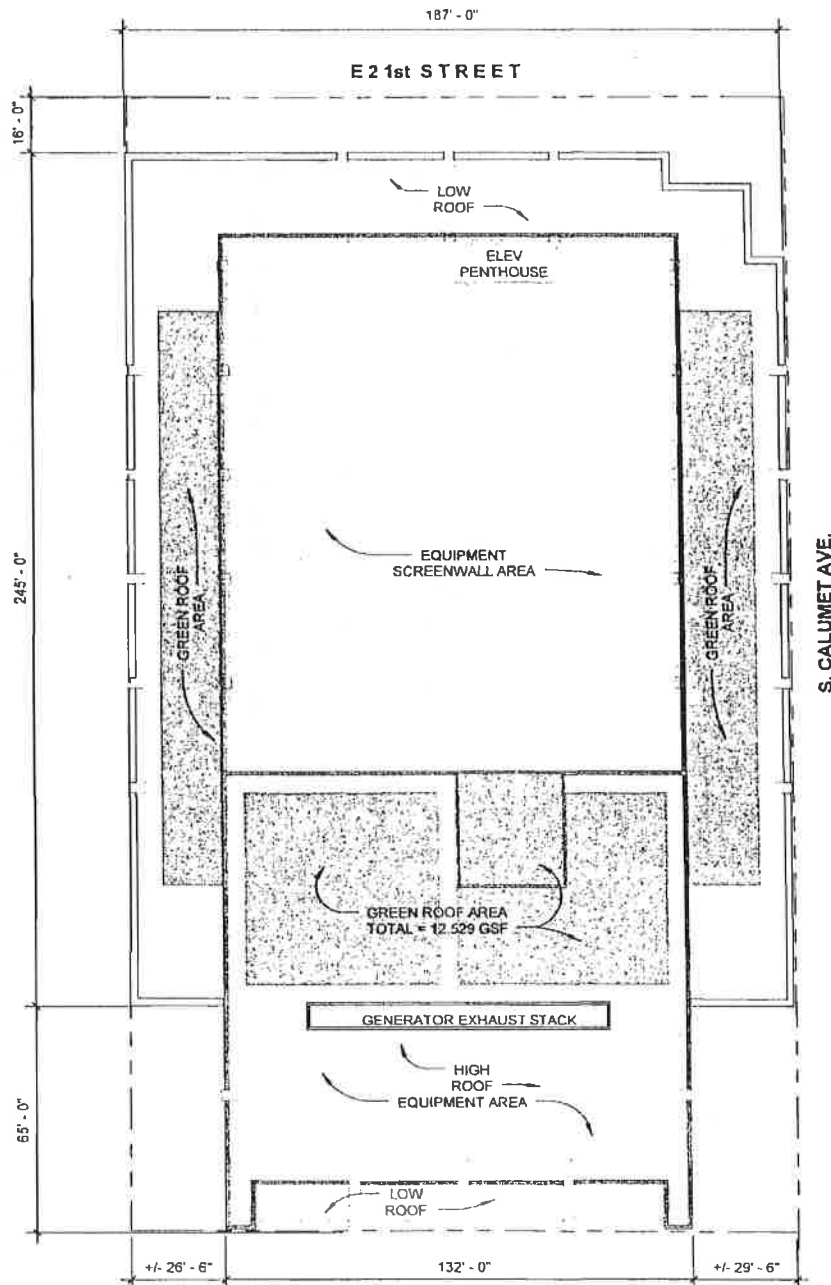
### Roof Plan - SubArea 2

Green Roof Area Calculation

Gross Roof Area = 56,307 GSF

Net Roof Area = 25,058 GSF

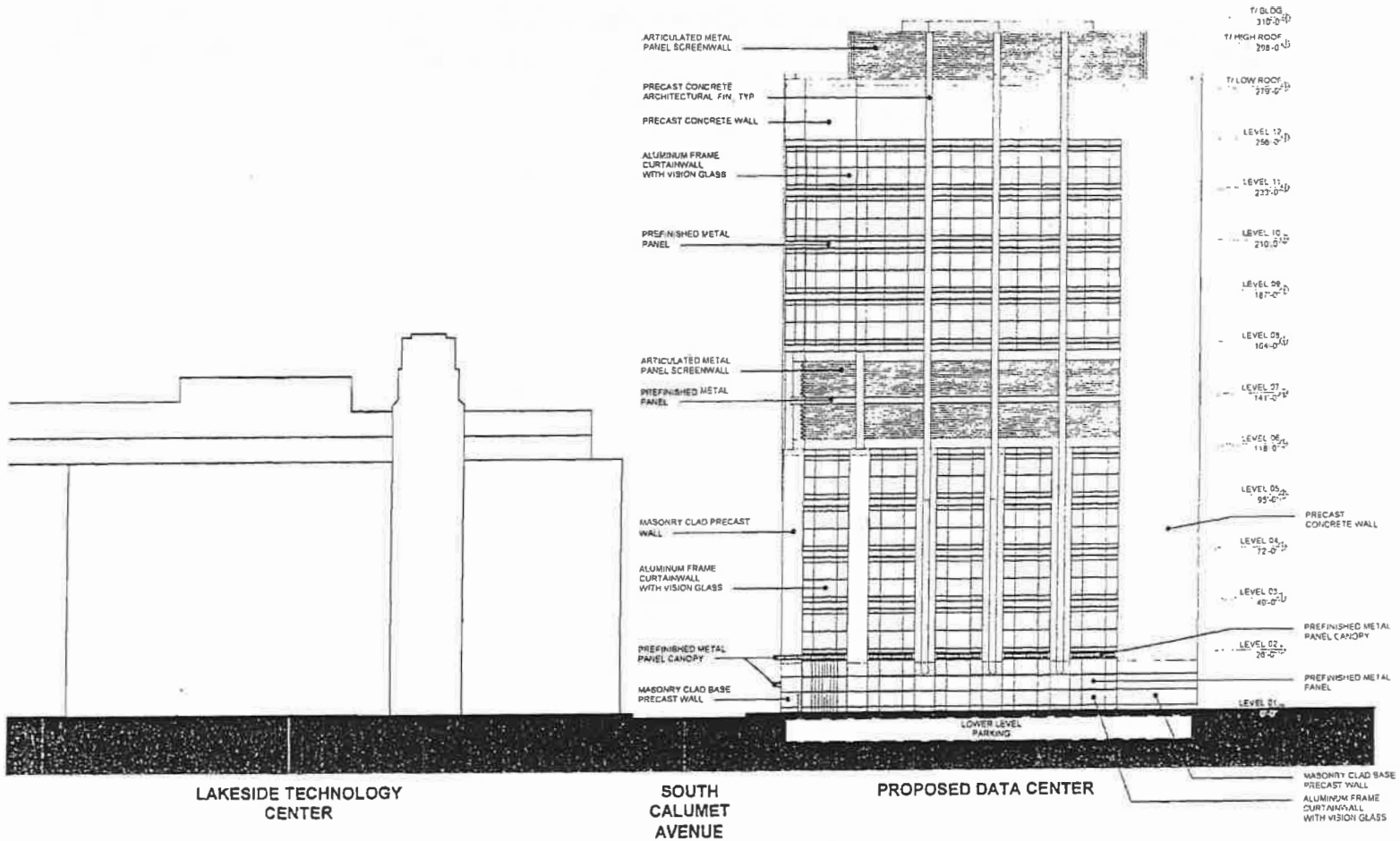
Total Green Roof Area = 12,529 GSF (50% of Net Area)



APPLICANT: CenterPoint Properties Trust  
ADDRESS: 321-337 E. 21st St.; 2100-2130 S. Calumet Ave.; 2013-2143 S. Calumet Ave.  
INTRODUCTION DATE: February 5, 2014  
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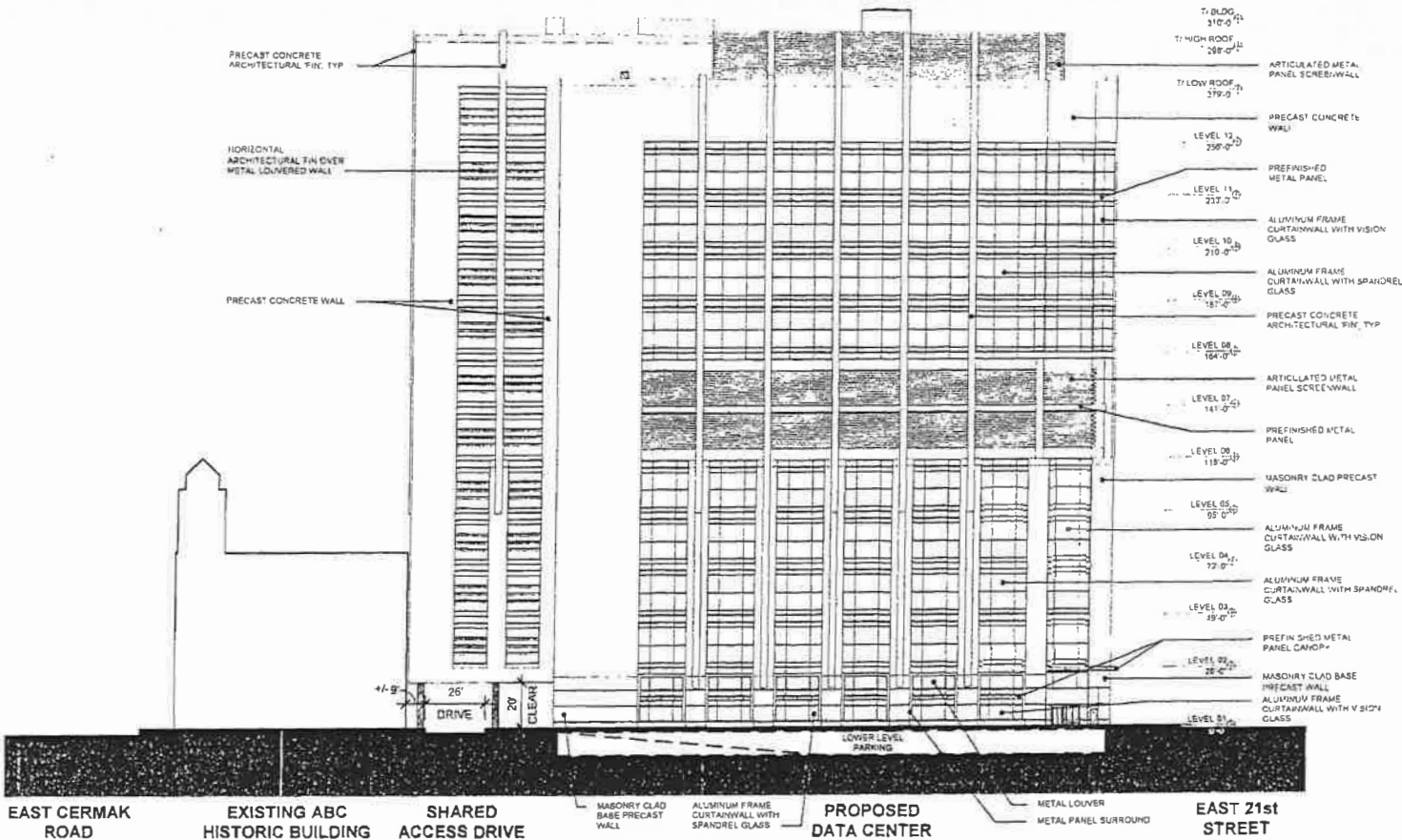
### Building Elevations – SubArea 2



North Massing Elevation – E. 21<sup>st</sup> Street

APPLICANT: CenterPoint Properties Trust  
 ADDRESS: 321-337 E. 21st St.; 2100-2130 S. Calumet Ave.; 2013-2143 S. Calumet Ave.  
 INTRODUCTION DATE: February 5, 2014  
 REVISED / CPC DATE: April 23, 2014

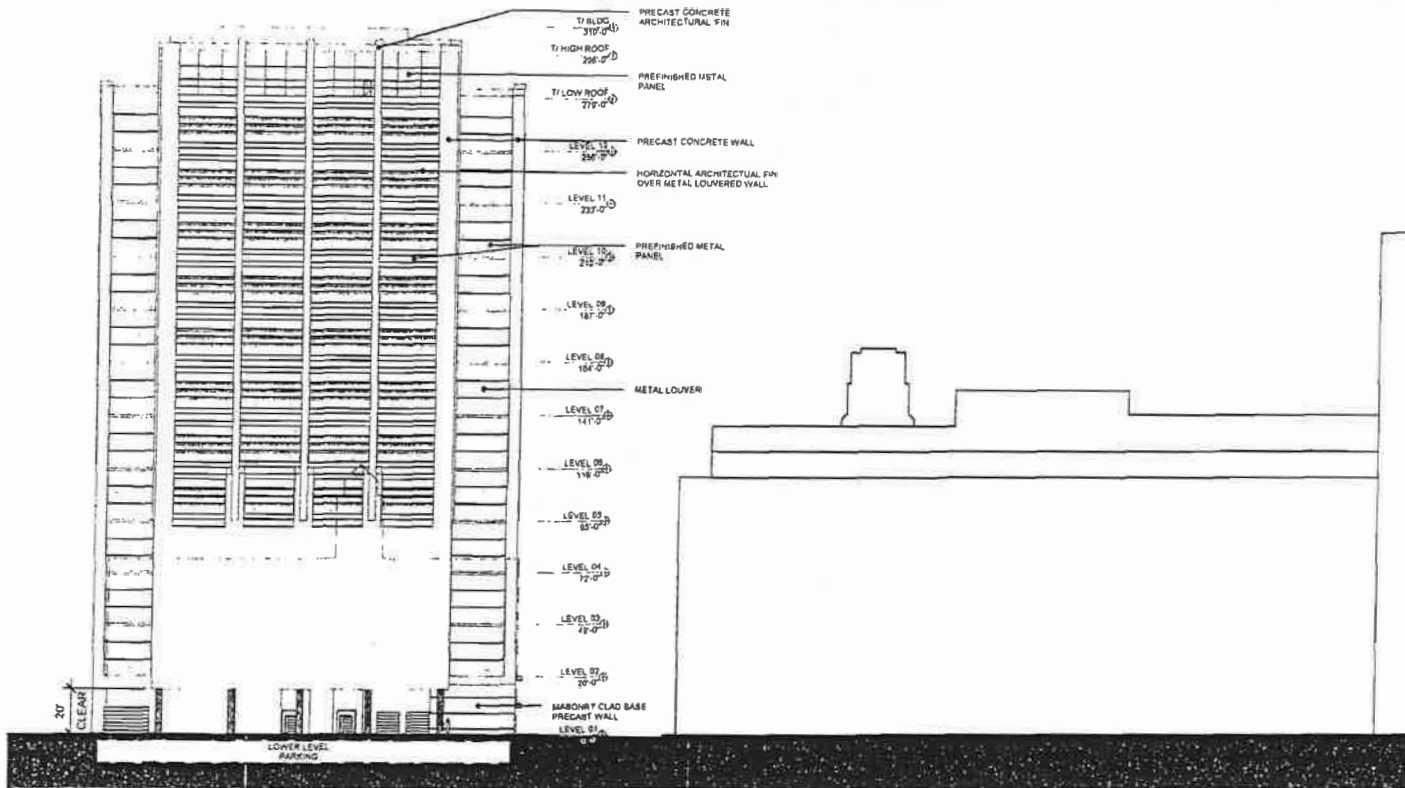
### Building Elevations – SubArea 2



East Massing Elevation – S. Calumet Ave.

APPLICANT: CenterPoint Properties Trust  
 ADDRESS: 321-337 E. 21st St., 2100-2130 S. Calumet Ave.; 2013-2143 S. Calumet Ave.  
 INTRODUCTION DATE: February 5, 2014  
 REVISED / CPC DATE: April 23, 2014

### Building Elevations – SubArea 2



PROPOSED DATA CENTER  
(HISTORIC ABC BUILDING SHOWN DASHED IN  
FOREGROUND)

SOUTH CALUMET  
AVENUE

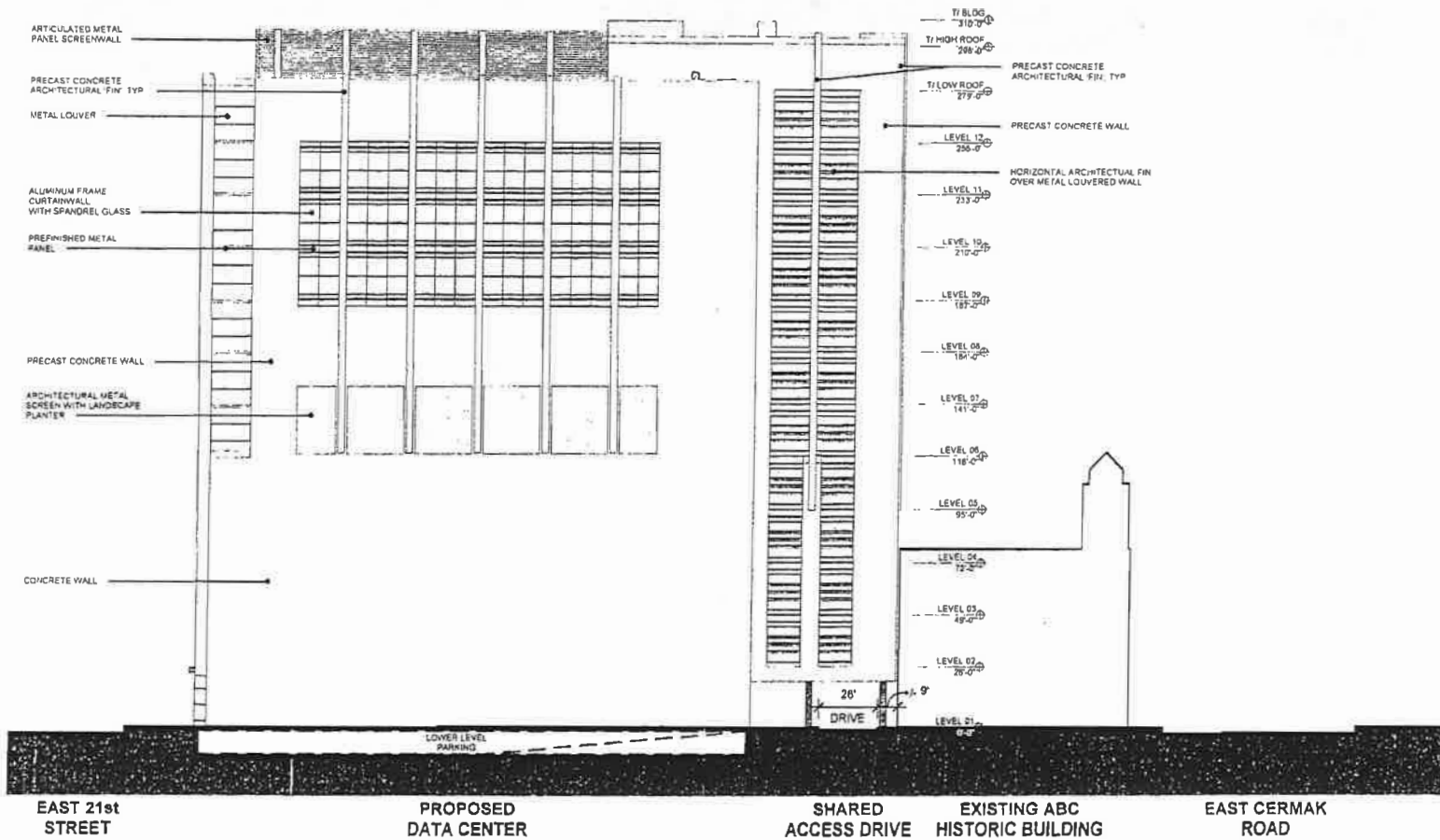
LAKESIDE TECHNOLOGY  
CENTER

### South Massing Elevation

APPLICANT:  
ADDRESS:  
INTRODUCTION DATE:  
REVISED / CPC DATE:

CenterPoint Properties Trust  
321-337 E. 21st St.; 2100-2130 S. Calumet Ave.; 2013-2143 S. Calumet Ave.  
February 5, 2014  
April 23, 2014

### Building Elevations – SubArea 2

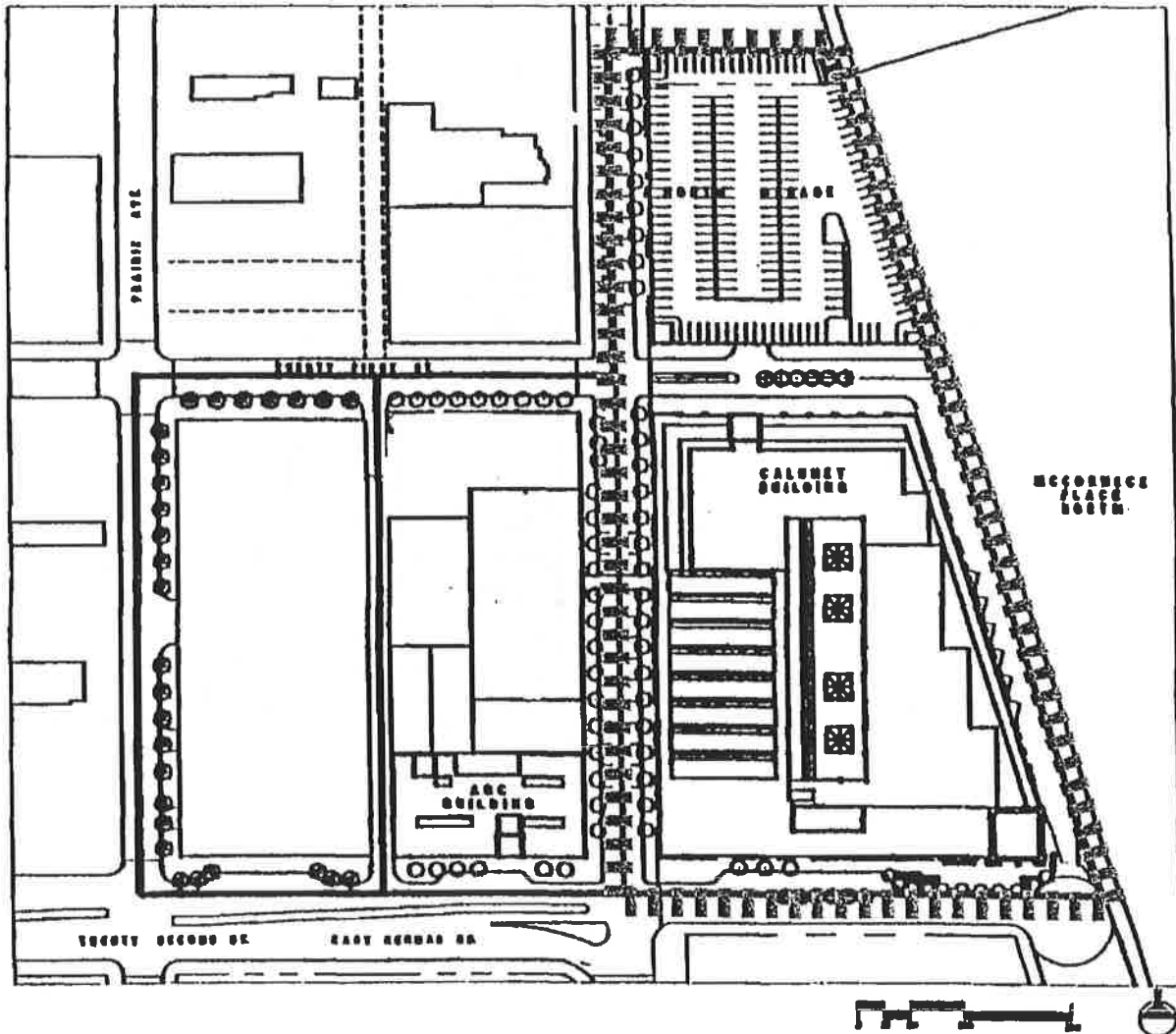


East Massing Elevation

APPLICANT:  
 ADDRESS:  
 INTRODUCTION DATE:  
 REVISED / CPC DATE:

CenterPoint Properties Trust  
 321-337 E. 21st St., 2100-2130 S. Calumet Ave., 2013-2143 S. Calumet Ave.  
 February 5, 2014  
 April 23, 2014

## Site Plan for Subarea 1

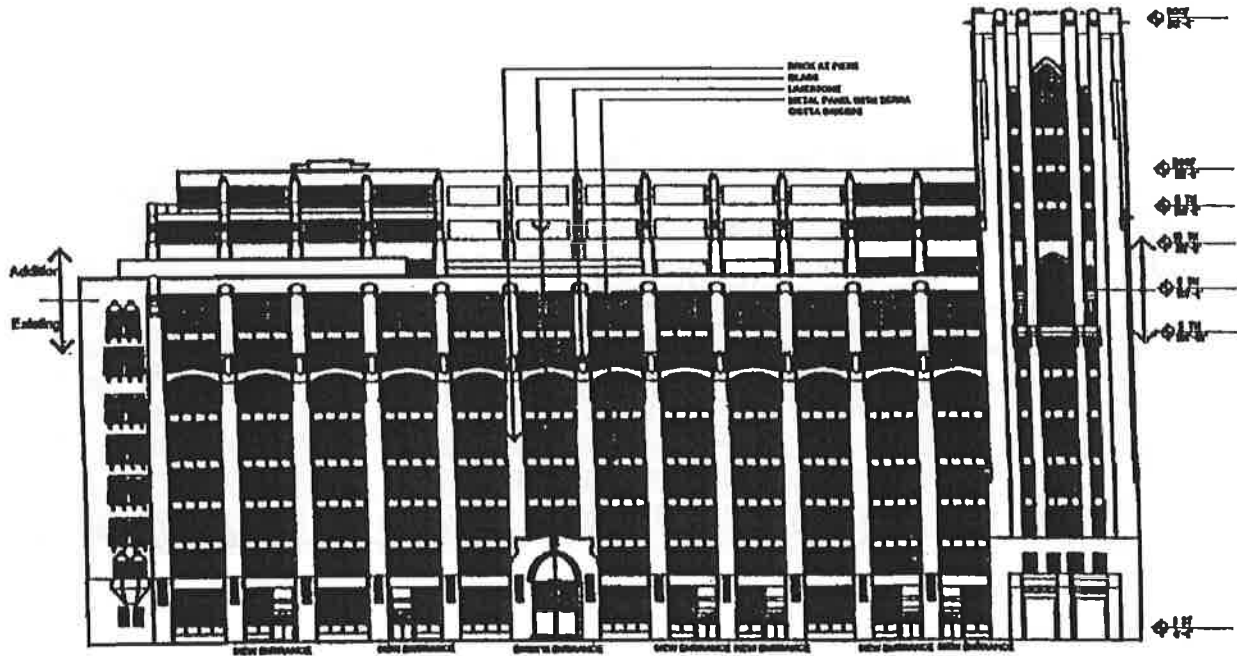


Also incorporated herein by reference with respect to Subarea 1 are the approved administrative relief requests granted on May 28, 1999 and November 17, 1999 and the Site Plans, Landscape Plans and Building Elevations referred to in such approved administrative relief requests (collectively, the "Subarea 1 Administrative Relief"). To the extent that there is a conflict between the Subarea 1 Administrative Relief and the above Exhibit, the Subarea 1 Administrative Relief shall control.

APPLICANT: CenterPoint Properties Trust  
 ADDRESS: 321-337 E. 21st St.; 2100-2130 S. Calumet Ave.; 2013-2143 S. Calumet Ave.  
 INTRODUCTION DATE: February 5, 2014  
 REVISED / CPC DATE: April 23, 2014



Elevation for Subarea 1  
(1 of 4 – South Elevation)

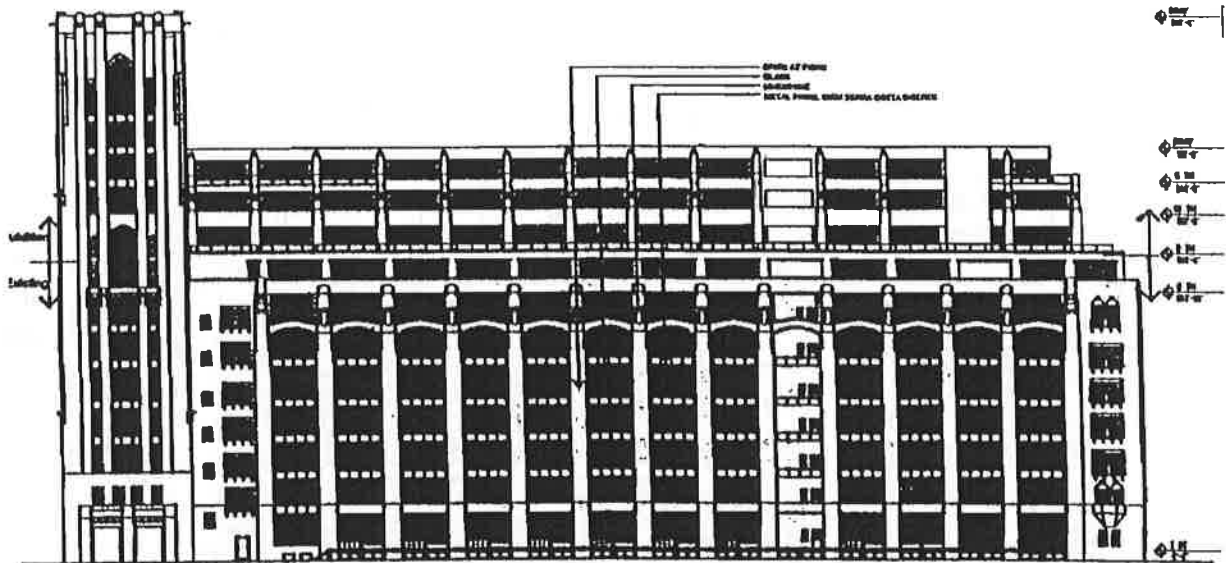


① South Elevation

Also incorporated herein by reference with respect to Subarea 1 are the approved administrative relief requests granted on May 28, 1999 and November 17, 1999 and the Site Plans, Landscape Plans and Building Elevations referred to in such approved administrative relief requests (collectively, the "Subarea 1 Administrative Relief"). To the extent that there is a conflict between the Subarea 1 Administrative Relief and the above Exhibit, the Subarea 1 Administrative Relief shall control.

APPLICANT: CenterPoint Properties Trust  
 ADDRESS: 321-337 E. 21st St.; 2100-2130 S. Calumet Ave.; 2013-2143 S. Calumet Ave.  
 INTRODUCTION DATE: February 5, 2014  
 REVISED / CPC DATE: April 23, 2014

**Elevation for Subarea 1  
(2 of 4 – East Elevation)**

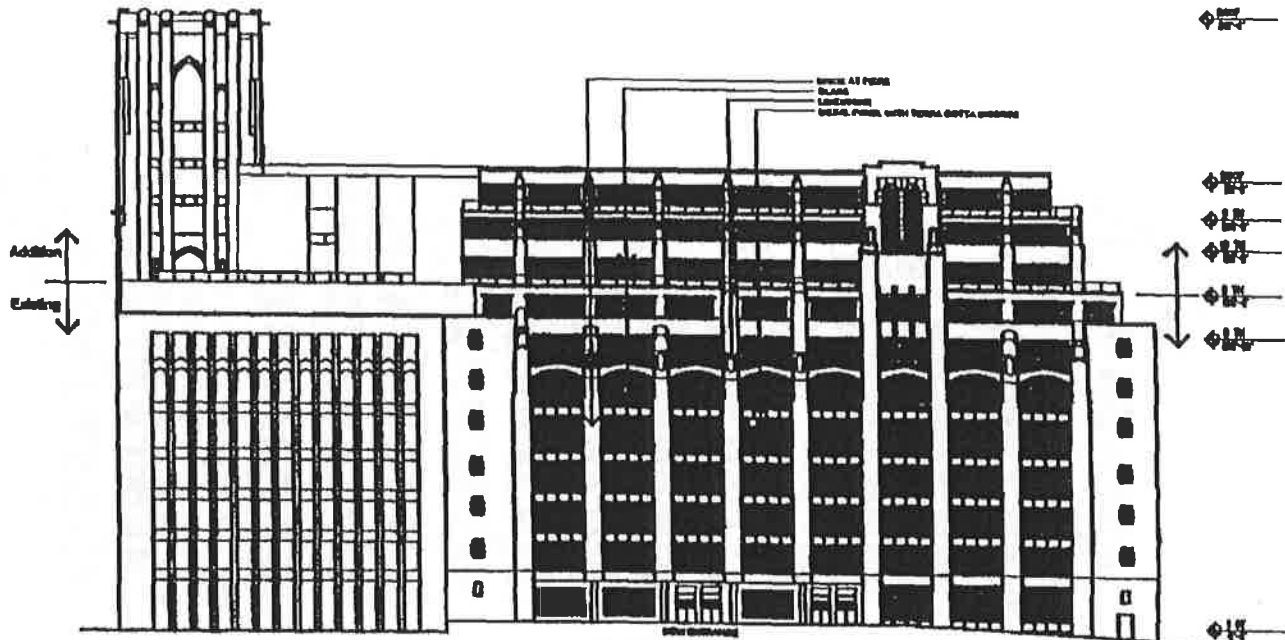


② East Elevation

Also incorporated herein by reference with respect to Subarea 1 are the approved administrative relief requests granted on May 28, 1999 and November 17, 1999 and the Site Plans, Landscape Plans and Building Elevations referred to in such approved administrative relief requests (collectively, the "Subarea 1 Administrative Relief"). To the extent that there is a conflict between the Subarea 1 Administrative Relief and the above Exhibit, the Subarea 1 Administrative Relief shall control.

APPLICANT:	CenterPoint Properties Trust
ADDRESS:	321-337 E. 21st St.; 2100-2130 S. Calumet Ave.; 2013-2143 S. Calumet Ave.
INTRODUCTION DATE:	February 5, 2014
REVISED / CPC DATE:	April 23, 2014

**Elevation for Subarea 1  
(3 of 4 – North Elevation)**

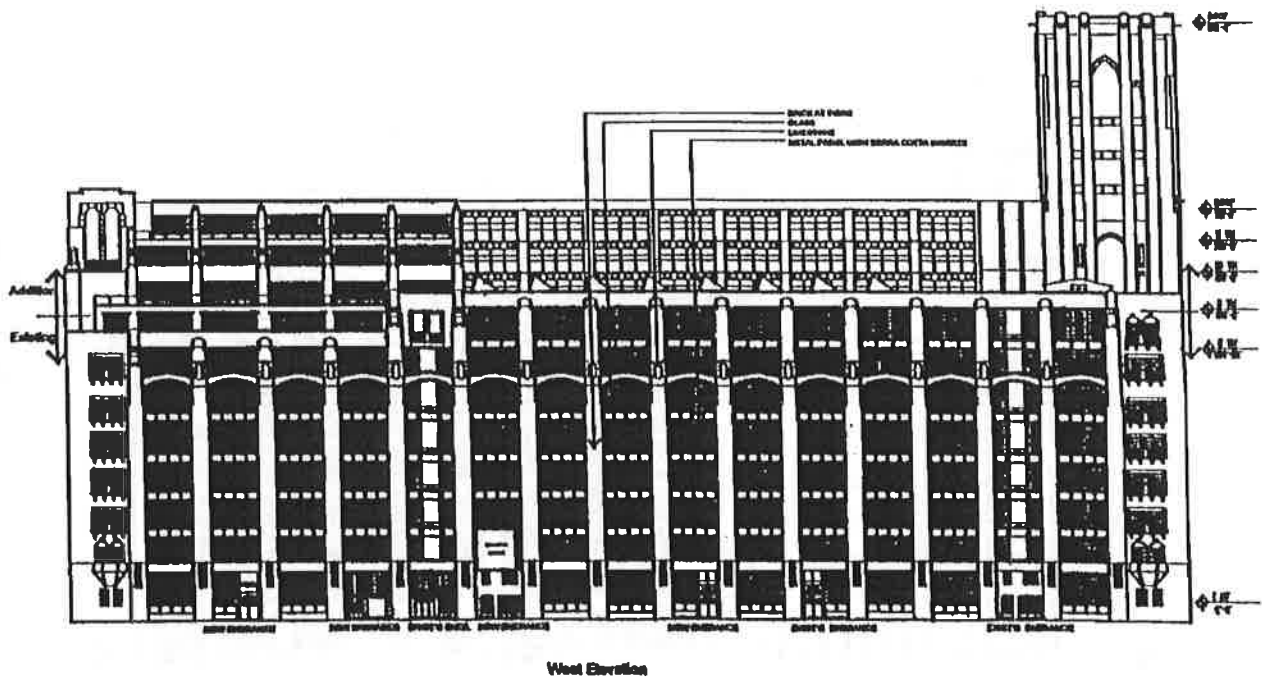


③ North Elevation

Also incorporated herein by reference with respect to Subarea 1 are the approved administrative relief requests granted on May 28, 1999 and November 17, 1999 and the Site Plans, Landscape Plans and Building Elevations referred to in such approved administrative relief requests (collectively, the "Subarea 1 Administrative Relief"). To the extent that there is a conflict between the Subarea 1 Administrative Relief and the above Exhibit, the Subarea 1 Administrative Relief shall control.

APPLICANT:	CenterPoint Properties Trust
ADDRESS:	321-337 E. 21st St.; 2100-2130 S. Calumet Ave.; 2013-2143 S. Calumet Ave.
INTRODUCTION DATE:	February 5, 2014
REVISED / CPC DATE:	April 23, 2014

**Elevation for Subarea 1  
(4 of 4 – West Elevation)**



Also incorporated herein by reference with respect to Subarea 1 are the approved administrative relief requests granted on May 28, 1999 and November 17, 1999 and the Site Plans, Landscape Plans and Building Elevations referred to in such approved administrative relief requests (collectively, the "Subarea 1 Administrative Relief"). To the extent that there is a conflict between the Subarea 1 Administrative Relief and the above Exhibit, the Subarea 1 Administrative Relief shall control.

APPLICANT: CenterPoint Properties Trust  
 ADDRESS: 321-337 E. 21st St.; 2100-2130 S. Calumet Ave.; 2013-2143 S. Calumet Ave.  
 INTRODUCTION DATE: February 5, 2014  
 REVISED / CPC DATE: April 23, 2014

November 17, 1999

Ms. Donna J. Pugh  
Holleb and Coff  
55 East Monroe Street  
Suite 4100  
Chicago, Illinois 60603-5890

**RE: Request for minor changes to Residential-Business Planned  
Development No. 675 (R.R. Donnelley Building- 350 East Cermak)**

Dear Ms. Pugh:

Please be advised that your request for minor changes to Residential-Business Planned Development No. 675 on behalf of Core Location, L.L.C. has been considered by the Department of Planning and Development pursuant to Section 11.11-3c of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

In your letter, you requested additional modifications to the Planned Development to allow for the redevelopment of the former Donnelley Press Building in Subarea 1 for a telecommunication "carrier hotel" for Internet service providers. These requested modifications are in addition to the minor changes approved on May 28, 1999. Specifically, you requested the following:

1. Replacement of the May 28, 1999 Site and Landscape Plans with revised plans dated October 28, 1999 depicting a 3-level parking garage fronting Calumet Avenue and a series of back-up generators and associated above and below-ground fuel storage tanks directly east of the garage.
2. Modifications to the North Parking Structure Elevations and the elimination of ground floor retail space in the garage. The originally proposed 5-story, 59' 10" high, 950 space garage would be replaced with a 3-level, 25' high, 183 space garage to serve the "carrier hotel" use in the Donnelley Press Building.

In addition, with the elimination of residential use in the Press Building, you are requesting the elimination of the accessory retail space in the garage. In lieu of providing the retail space, the attached Landscape Plan depicts extensive landscaping in the garage setback space as well as a trellis system on the west and south elevations for climbing vines.



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Christopher R. Hill  
Commissioner

121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)

<http://www.ci.chi.il.us>

NEIGHBORHOODS



The Department of Planning and Development has determined that the requested modifications to RBDP No. 675 would constitute minor changes. The Department would have no issues with the generator and storage tank uses providing the area is appropriately screened from view from the east and approval is received from the Department of Environment. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and RBDP No. 675, I hereby approve the foregoing minor changes but no other changes to RBDP No. 675.

The revised Site Plan, Landscape Plan, North Parking Structure Elevations, and Standby Power-Feeder Support Cage-East Elevations, dated October 28, 1999 are made a part of this approval. All other provisions of RBDP No. 675 shall remain as adopted on May 20, 1998 and in accordance with all pertinent administrative changes approved on May 28, 1999.

Sincerely,



Christopher R. Hill  
Commissioner

cc:

Jack Swenson  
Paul Woznicki  
Philip Levin  
Michael Marmo



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Christopher R. Hill  
Commissioner

121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)

<http://www.ci.chi.il.us>

May 28, 1999

Ms. Donna J. Pugh  
Holleb and Coff  
55 East Monroe Street  
Suite 4100  
Chicago, Illinois 60603-5890

**RE:** Request for minor changes to Residential-Business Planned  
Development No. 675 (R.R. Donnelley Building- 350 East Cermak)

Dear Ms. Pugh:

Please be advised that your request for minor changes to Residential-Business Planned Development No. 675 on behalf of Core Location, L.L.C. has been considered by the Department of Planning and Development pursuant to Section 11.11-3c of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

In your letter, you requested modifications to the Planned Development to allow for the redevelopment of the former Donnelley Press Building in Subarea 1 for a telecommunication "carrier hotel" for internet service providers. Specifically, you requested the following modifications:

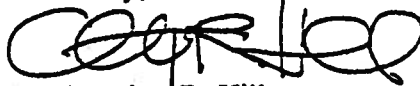
1. Addition to the minimum parking requirements on the Bulk Regulations and Data Table specifying a parking ratio of 0.2 spaces per 1,000 square feet for a "High Technology Carrier Hotel" use. While this use would be permitted by the existing Planned Development, the parking demand generated by this specific use would be less than other permitted uses.
2. A reduction of the minimum number of required loading berths in Subarea 1 from 6 to 4 provided that the carrier hotel use occupies a minimum of 75 percent of the total square footage of the existing building.
3. Revisions to the Site Plan, Landscape Plan and Building Elevations which depict modified entrance locations, removal of references to residential entries, conversion of some entrances to windows, depiction of a surface parking lot on the northern portion of the subarea in place of a parking garage (although the potential remains to construct a garage on the site in the future), and inclusion of a note on the Building Elevations that the additional floors on top of the building remain as potential future construction.



The Department of Planned and Development has determined that the requested modifications to RBDP No. 675 would constitute minor changes. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and RBDP No. 675, I hereby approve the foregoing minor changes but no other changes to RBDP No. 675.

The revised Site Plan, Landscape Plan, Building Elevations, and the Bulk Regulations and Data Table dated May 6, 1999 are made a part of this approval. All other provisions of RBDP No. 675 shall remain as adopted on May 20, 1998.

Sincerely,



Christopher R. Hill  
Commissioner

cc: Susan Connelly  
Paul Woznicki  
Philip Levin  
Michael Marmo

*Reclassification Of Area Shown On Map Number 3-H.  
(Application Number A-3918)*

*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 C1-2 Restricted Commercial District symbols and indications as shown on Map Number 3-H in the area bounded by:

a line 415 feet north of and parallel to West Augusta Boulevard; the alley next east of and parallel to North Damen Avenue; West Augusta Boulevard; and North Damen Avenue,

to those of a B4-2 Restricted Service District and a corresponding use district is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map Number 4-E.  
(As Amended)  
(Application Number 12173)*

*R B P D No. 675  
LF 347*

*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 C3-5 Commercial-Manufacturing District, B4-5 Restricted Service District and M2-5 General Manufacturing District symbols and indications as shown on Map Number 4-E within the area bounded by:

a line approximately 100 feet south of and parallel to East Cullerton Street; the Illinois Central Railroad right-of-way; East Cermak Road; South Prairie Avenue; East 21<sup>st</sup> Street; and South Calumet Avenue,

to those of a B7-7 General Central Business District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B7-7 General Central Business District symbols and indications as shown on Map Number 4-E within the area bounded by:

a line approximately 100 feet south of and parallel to East Cullerton Street; the Illinois Central Railroad right-of-way; East Cermak Road; South Prairie Avenue; East 21<sup>st</sup> Street; and South Calumet Avenue,

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

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 675.*

*LF 347*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential-Business Planned Development (the "Planned Development"), consists of approximately four hundred nine thousand four hundred sixty-three (409,463) net square feet (nine and four-tenths (9.4) acres) of property located in the area bounded by a line approximately one hundred (100) feet south of and parallel to East Cullerton Street, the Illinois Central Railroad right-of-way, East Cermak Road, South Prairie Avenue, East 21<sup>st</sup> Street, and South Calumet Avenue, which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is controlled by the Applicant, Landmark America L.L.C., a Maine limited liability company.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant, 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 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 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 and any ground lessors. However, 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, interest or obligations therein.
4. This Plan of Development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development and Property Line Boundary Map; an Existing Land-Use Map; a Site Plan; a Subarea Exhibit; a Landscape Plan; and Building Elevations for Subarea 1 and Subarea 2. Full-sized copies of the Site Plan, Landscape Plan and 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 uses permitted in the area delineated herein as a Residential-Business Planned Development shall be business and professional offices, parking, restaurants, theaters, hotels, dwelling units, interim surface parking subject to the City landscape ordinance, accessory uses, and other uses permitted in the B7-7 General Central Business District, except service stations, motor vehicle sales, surface parking lots and warehousing establishments. All off-street parking spaces that serve the Planned Development, as identified in these Plan of Development Statements, the Bulk Regulations and Data Table, the Site Plan and other applicable documents provided to the Department of Planning and Development, shall be designated as accessory parking.
6. Business 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. 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. Any changes to ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
8. In addition to the maximum height of the buildings and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the Site Plan, Landscape Plan, and Building Elevations for Subarea 1 and Subarea 2 and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Ground floor setback areas within Subarea 3 shall be landscaped. Landscaping for Subarea 3 shall be provided consistent with the City landscape ordinance requirements and in conformity with the remainder of the Planned Development, as identified in the Landscape Plan. Applicant shall cooperate with the City to incorporate additional landscaping and open space within the Planned Development as possible based upon the design program, at such time as the hotel complex located in Subarea 3 is developed.
10. Subarea 3, to be developed as a hotel complex as designated on the Site Plan, may be improved with a hotel with a maximum of one thousand (1,000) rooms, including ancillary service, conference, food service, restaurant and other accessory uses. The design of the hotel complex may include a base or podium the height and setbacks of which shall be contextually consistent with the designs of other buildings located along East Cermak Road and South Prairie Avenue and set back a minimum of twenty (20) feet from the property line along East Cermak Road and South Prairie Avenue and ten (10) feet from the property line along East 21<sup>st</sup> Street. A separate hotel component that may sit upon such base or podium shall be set back a minimum of twenty (20) feet from the podium base along East Cermak Road, South Prairie Avenue, East 21<sup>st</sup> Street and the alley next west of South Calumet Avenue. The floor area of the hotel

complex shall not exceed five hundred ninety-nine thousand eight hundred fifty (599,850) square feet (based upon a floor area ratio of seven and five-tenths (7.5) and a site area of seventy-nine thousand nine hundred eighty (79,980) square feet), and the height of the hotel shall not exceed two hundred sixty (260) feet. The final design of the development on Subarea 3 shall be subject to the review and approval of the Department of Planning and Development prior to Part II submittal for Subarea 3.

11. The requirements of the Planned Development may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant or legal title holder of the Property and a determination by the Commissioner of the Department 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 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 and maximizes the conservation of energy resources. The Applicant shall use its 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, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promote, 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.

- 14. Applicant shall cooperate with the City to accommodate a reasonable routing and location of shuttle bus service to McCormick Place so long as such shuttle bus service does not interfere with the normal operations of, or preclude the improvements within the proposed project area identified in, the Planned Development.
  
- 15. Unless substantial construction of the improvements contemplated by 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; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first (1<sup>st</sup>) day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the Property shall automatically revert to the pre-existing classifications of M2-5 General Manufacturing and B4-5 Restricted Service Districts.

[Existing Zoning Map; Planned Development and Property Line Boundary Map; Existing Land-Use Map; Site Plan; Subarea Exhibit; Landscape Plan; Landscape Details; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 69873 through 69886 of this Journal.]

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

*Residential-Business Planned Development* No 675  
*Plan Of Development* LF 347  
*Bulk Regulations And Data Table.*

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way (± 518,627 square feet = ± 409,463 square feet + 109,164 square feet in public right-

of-way).

Subarea 1 Net Site Area: 249,503 square feet.

Subarea 2 Net Site Area: 79,980 square feet.

Subarea 3 Net Site Area: 79,980 square feet.

Maximum Permitted  
Floor Area Ratio:

Entire Planned  
Development: 6.0.

Subarea 1: 5.0.

Subarea 2: 7.5.

Subarea 3: 7.5.

Maximum Number of  
Residential Units:

Subarea 1: 460.

Subarea 2: 44.

Maximum Number of  
Hotel Rooms:

Subarea 3: 1,000.

Minimum Number of  
Off-Street Parking  
Spaces:

Use	Required Number Of Parking Spaces
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Residential:	1 space per residential unit.
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Retail:	2.35 spaces per 1,000 square feet of floor area.
---------	--------------------------------------------------

Office/Commercial:	1.5 spaces per 1,000 square feet of floor area.
--------------------	-------------------------------------------------

Restaurant: 5 spaces per 1,000 square feet of floor area.

Hotel: 0.35 spaces per guest room.

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

Subarea 1:	6.
Subarea 2:	3.
Subarea 3:	Per Chicago Zoning Ordinance.

**Maximum Percentage  
of Land Covered:**

Subarea 1:	95%.
Subarea 2:	98%.
Subarea 3:	91%.

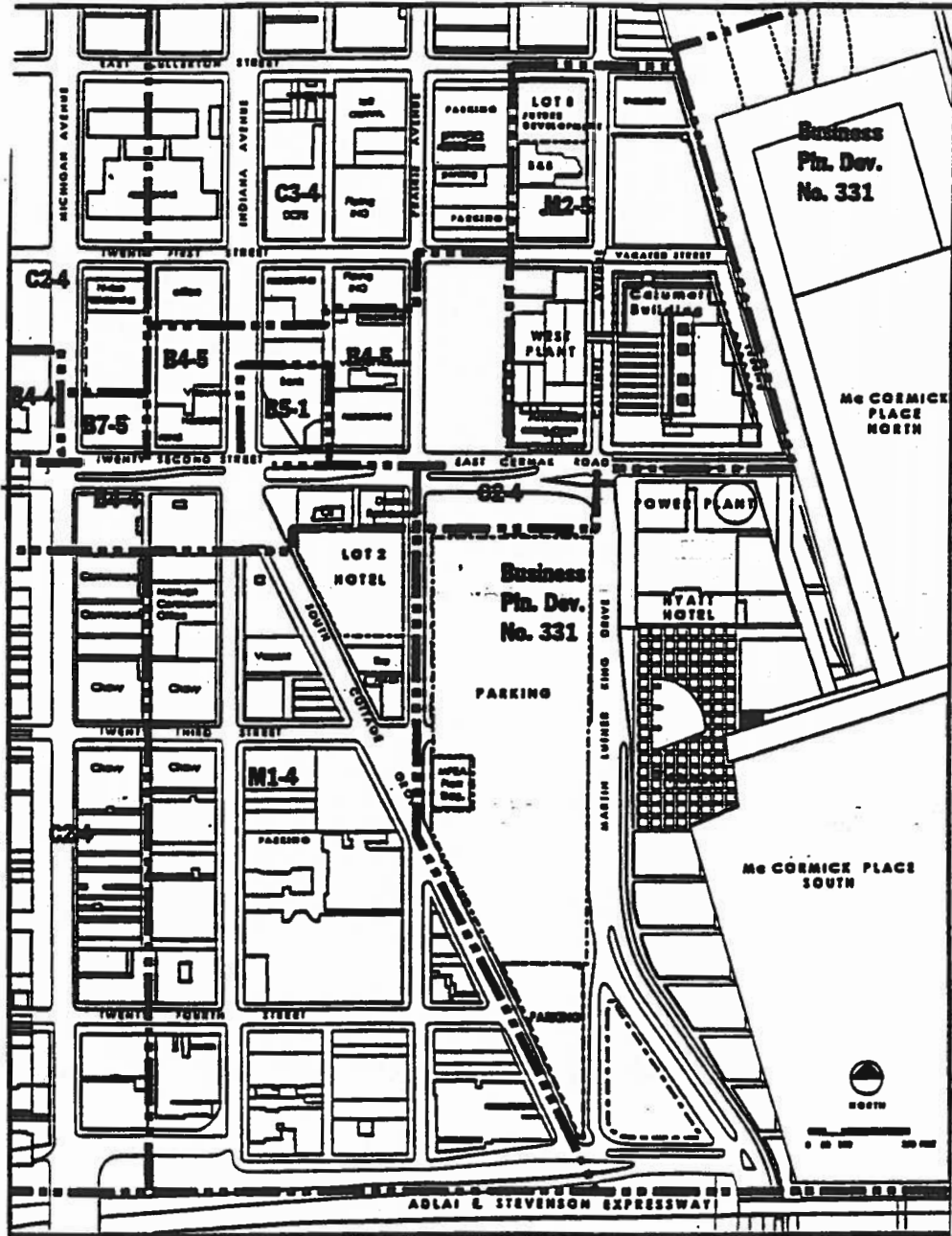
**Minimum Setbacks  
from Property Line:**

Subarea 1:	0 feet.
Subarea 2:	0 feet.
Subarea 3:	10 feet.

**Maximum Building  
Height:**

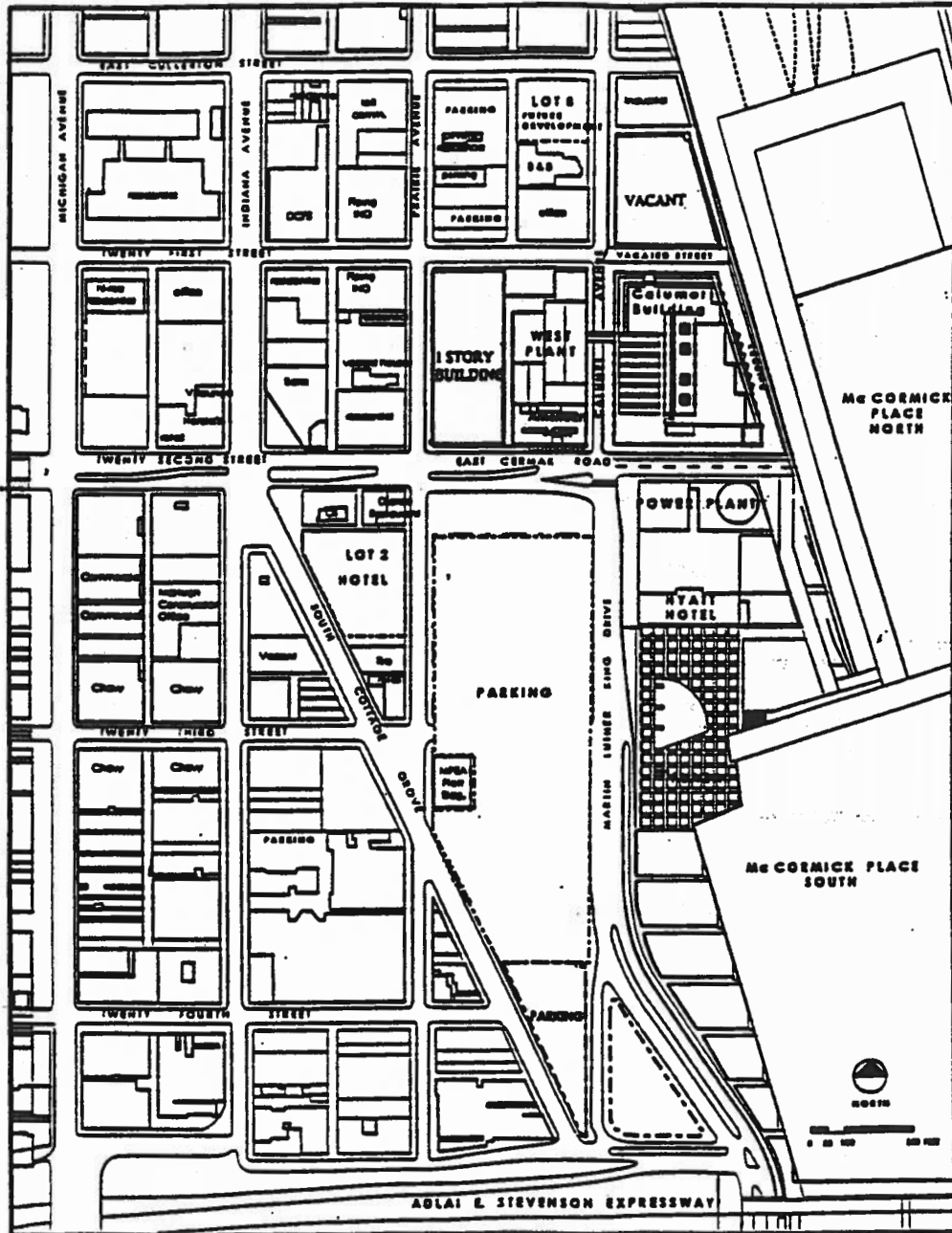
Subarea 1:	In accordance with Building Elevations.
Subarea 2:	In accordance with Building Elevations.
Subarea 3:	260 feet

Existing Zoning Map.

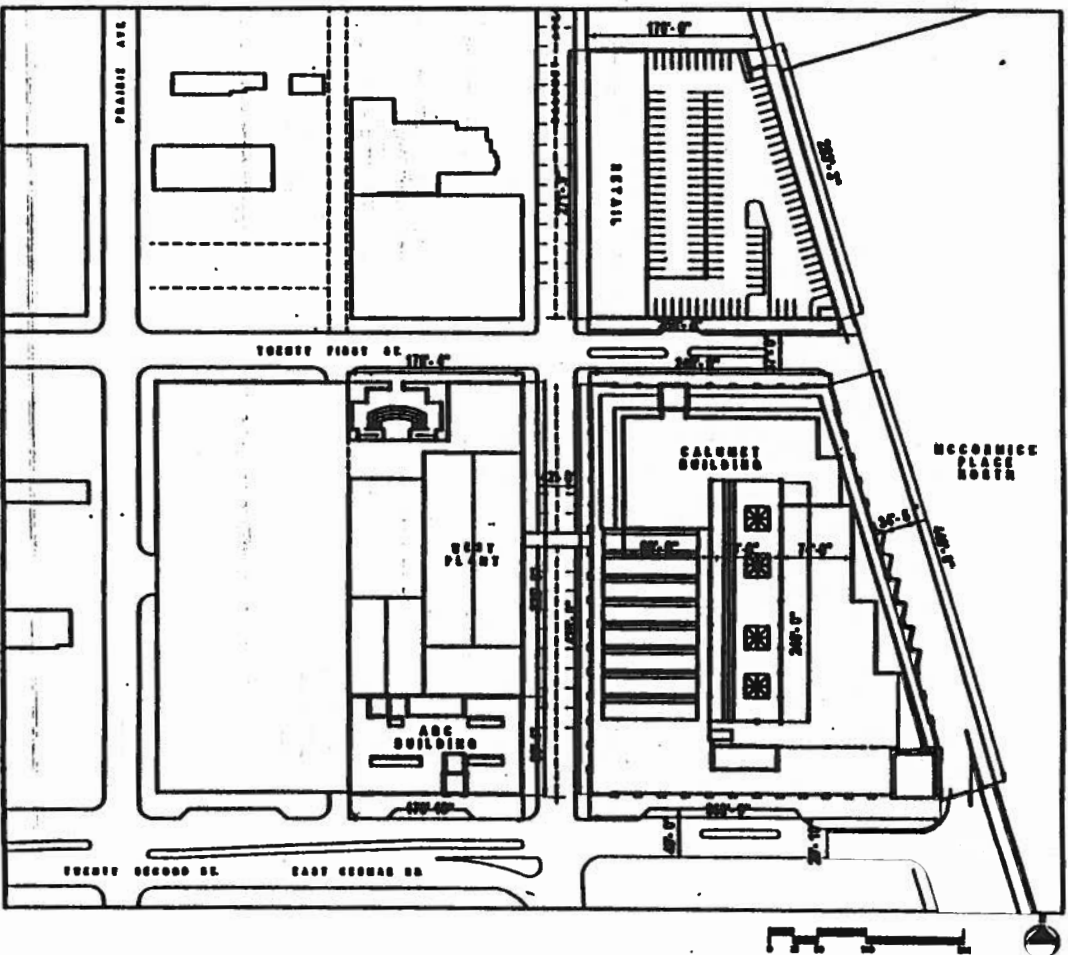




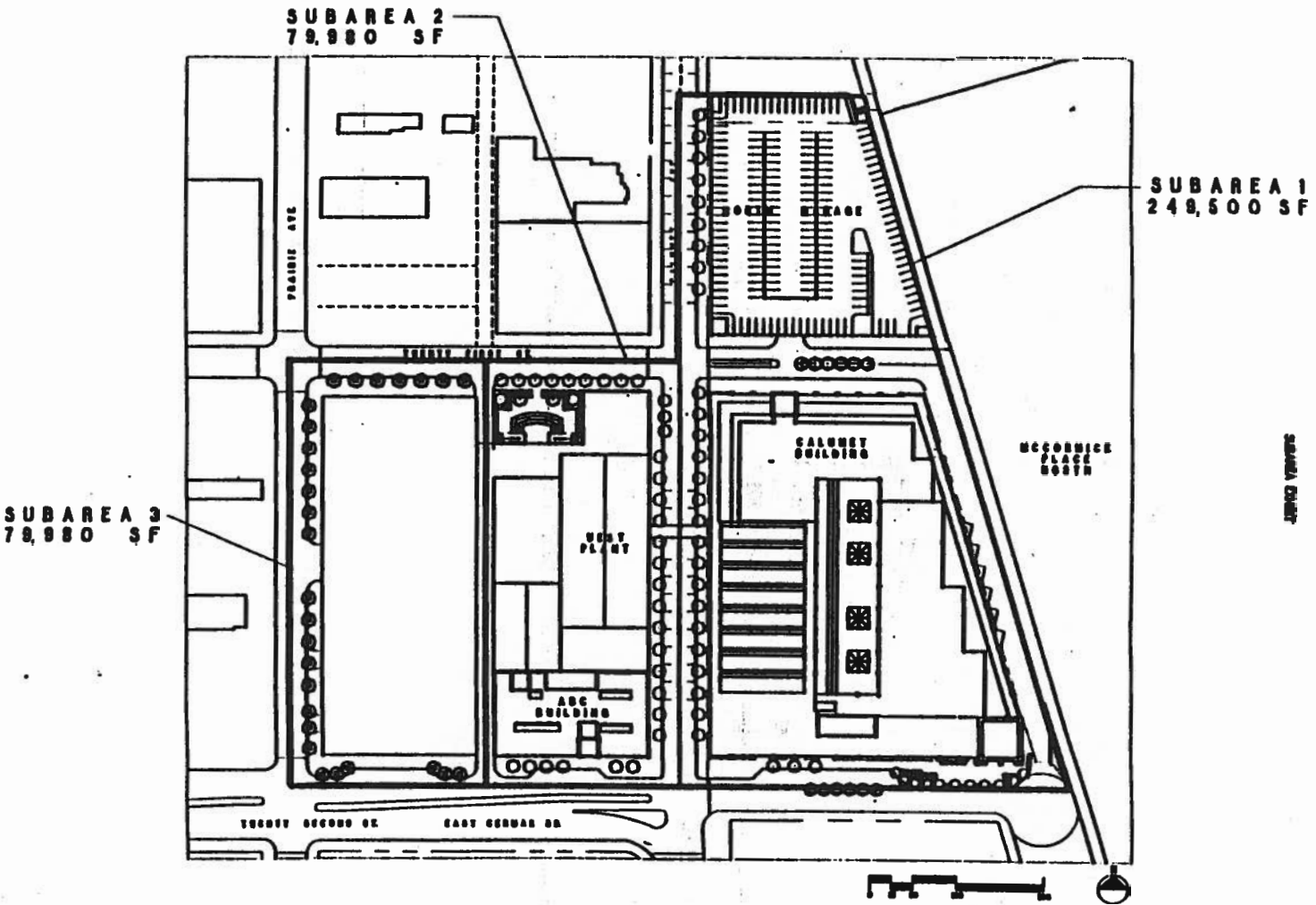
Existing Land-Use Map.



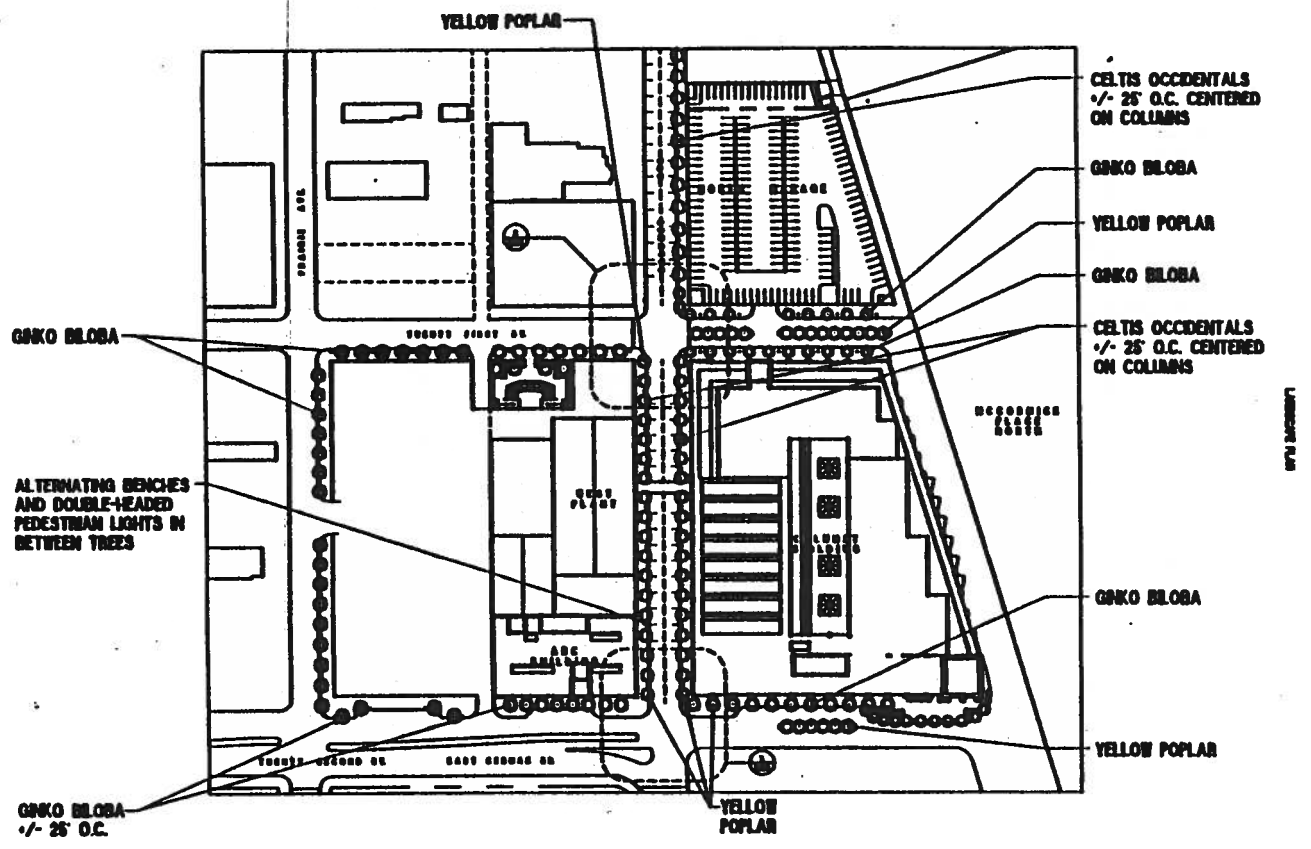
Site Plan.



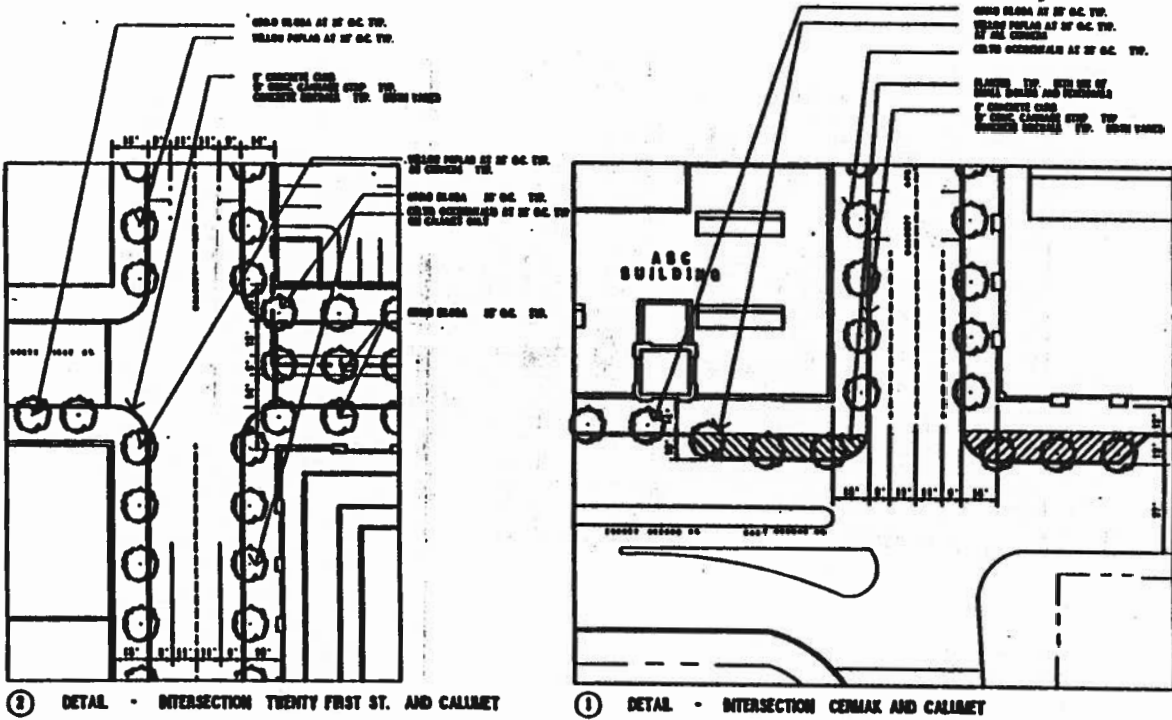
Subarea Exhibit.



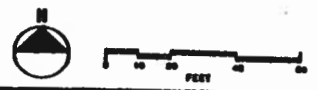
Landscape Plan.



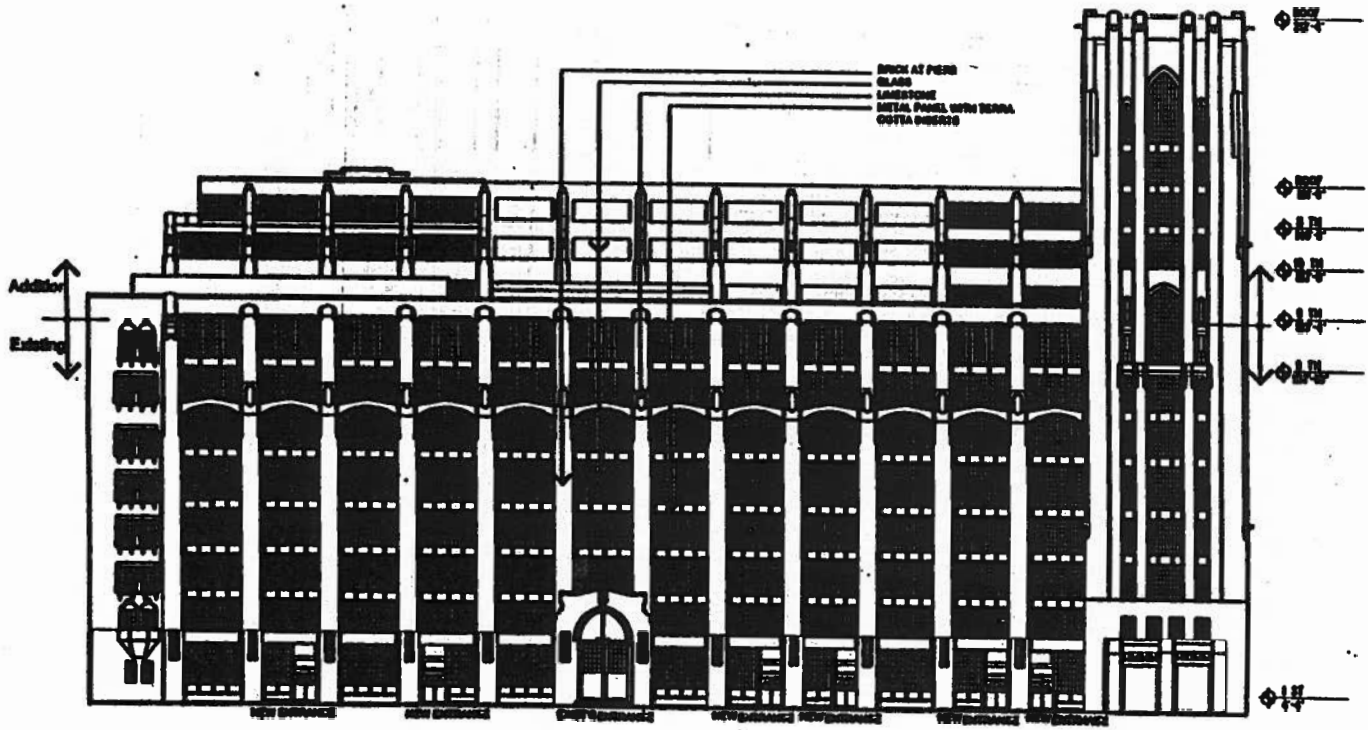
Landscape Details.



SEE SPECIFICATIONS FOR  
 MATERIALS AND  
 CONSTRUCTION  
 DETAILS.



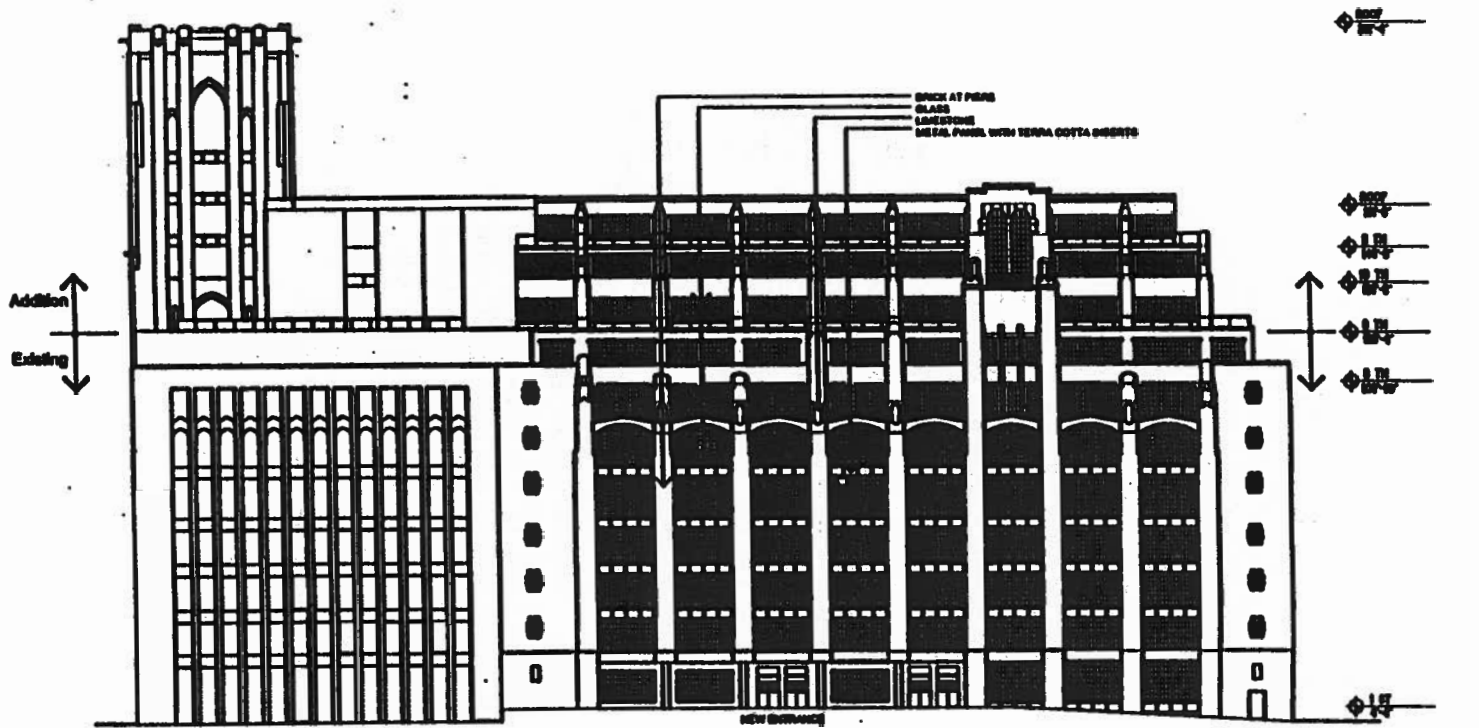
Building Elevations.  
(Page 1 of 7)



① South Elevation

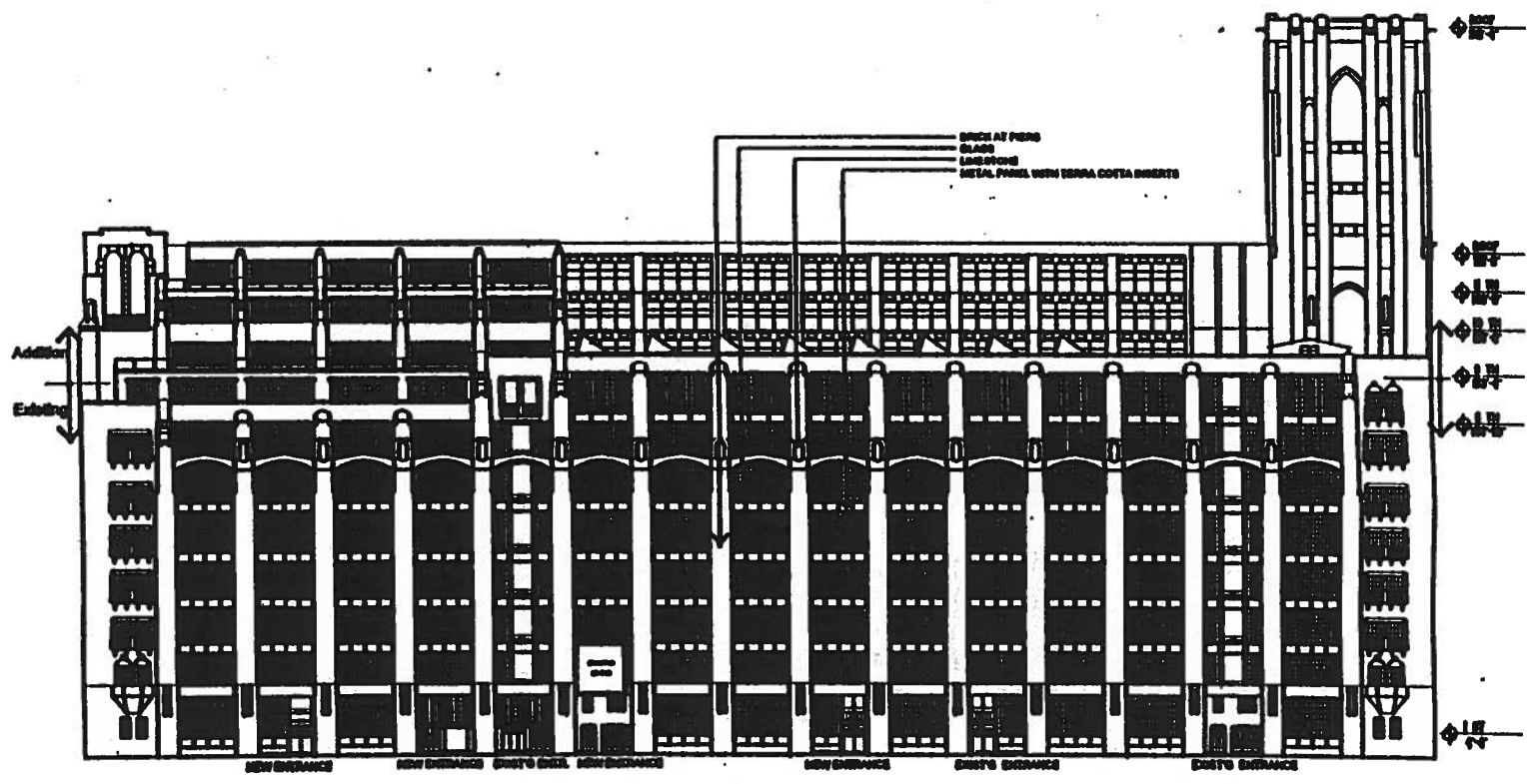


Building Elevations.  
(Page 3 of 7)

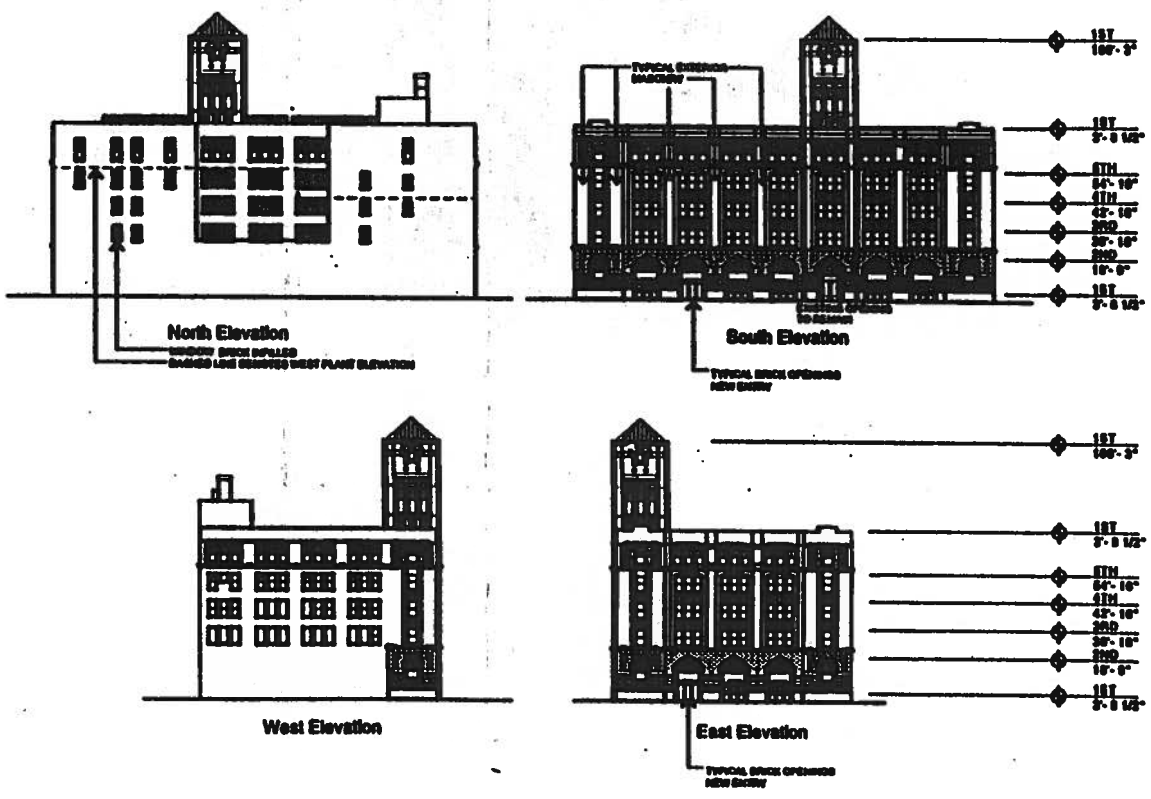


3 North Elevation.

Building Elevations.  
(Page 4 of 7)



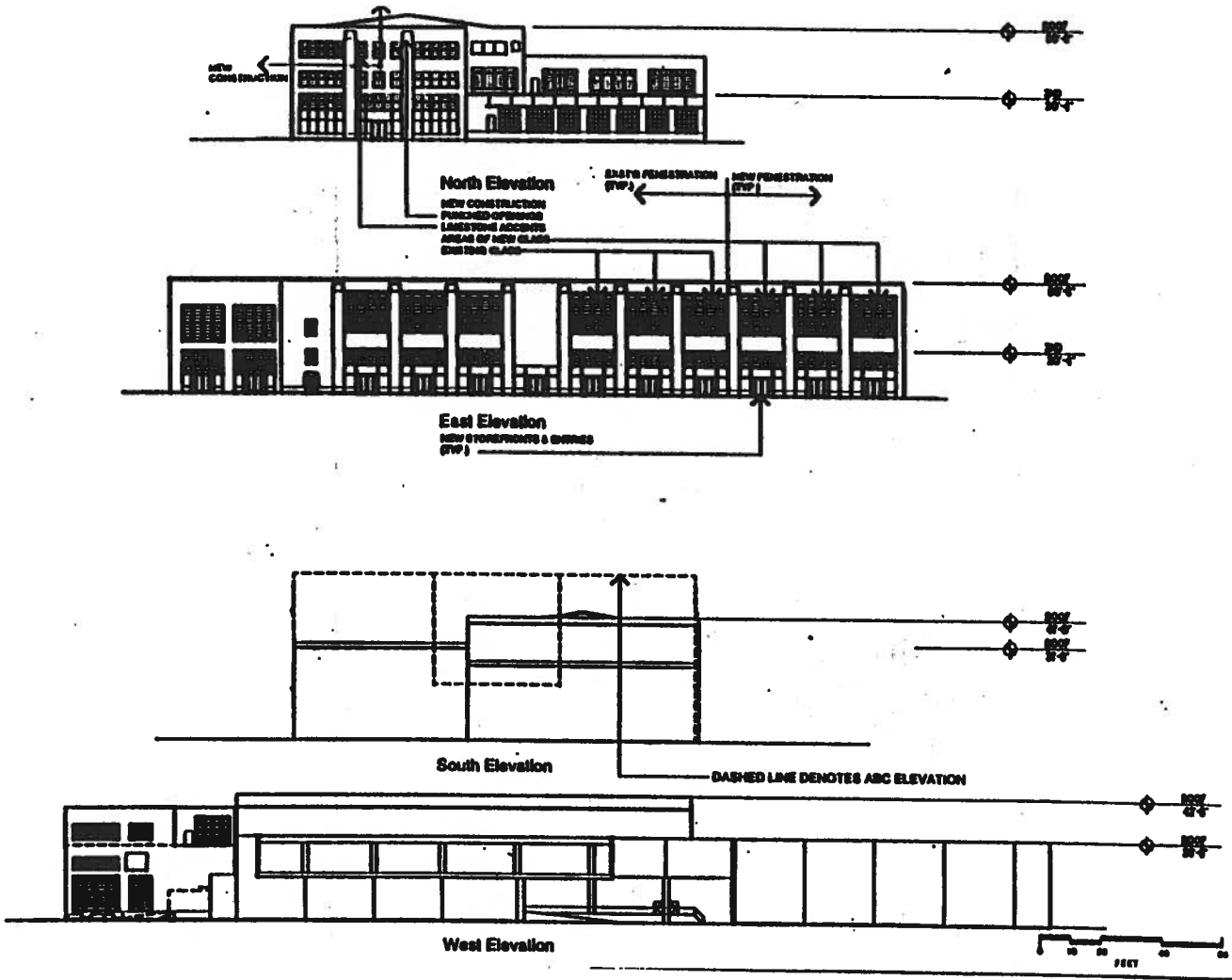
Building Elevations.  
(Page 5 of 7)



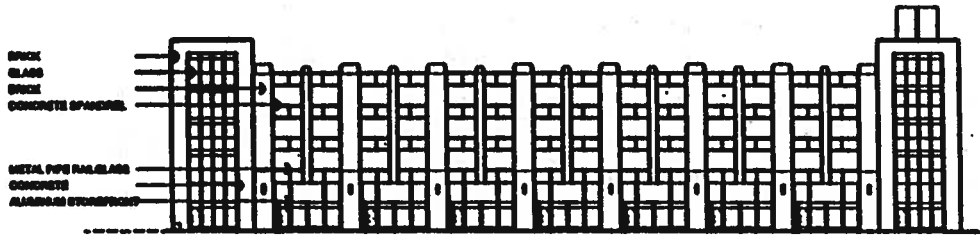
ABC Building - Elevations



Building Elevations.  
(Page 6 of 7)

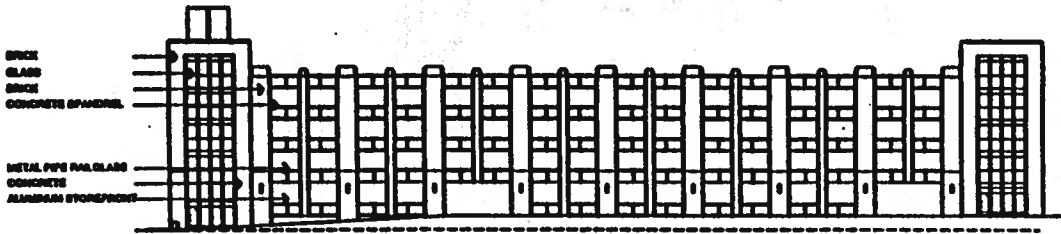


Building Elevations.  
(Page 7 of 7)



West Elevation

- TOP OF PARAPET 28'-0"
- FIFTH FLOOR 44'-0"
- FOURTH FLOOR 38'-0"
- THIRD FLOOR 32'-0"
- SECOND FLOOR 26'-0"
- FIRST FLOOR 20'-0"
- BASEMENT FLOOR 14'-0"



South Elevation

- TOP OF PARAPET 28'-0"
- TOP OF PARAPET 28'-0"
- FIFTH FLOOR 44'-0"
- FOURTH FLOOR 38'-0"
- THIRD FLOOR 32'-0"
- SECOND FLOOR 26'-0"
- FIRST FLOOR 20'-0"
- BASEMENT FLOOR 14'-0"

