

12/2/98

REPORTS OF COMMITTEES

86549

June 10, 1998.

Pages 71038 -- 71040 -- by deleting from Section 4 the dates "August 16, 1997 through August 15, 1998" and inserting in lieu thereof the dates "August 16, 1998 through August 15, 1999".

July 8, 1998.

Page 73299 -- by deleting the measurement "fifty-eight thousand three hundred eighty-three (58,383) square feet" appearing on the twenty-first and twenty-second lines from the top of the page and substituting in lieu thereof the measurement "forty thousand two hundred ninety (40,290) square feet".

Page 73303 -- by deleting in its entirety the Bulk Regulations and Data Table and inserting in lieu thereof the corrected Bulk Regulations and Data Table for Residential-Central Area Parking Planned Development Number 679, which reads as follows:

*Residential-Central Area Parking Planned
Development Number 679.*

Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area, 56,406.80 square feet (1.29 acres) =
Net Site Area, 40,290 square feet (0.92 acres) + Area
Remaining in Public Right-of-Way, 16,116.80 square
feet (0.37 acres).

Maximum Permitted Floor Area Ratio:	16.0.
Maximum Number of Dwelling Units:	193 units.
Minimum Number of Off-Street Parking Spaces:	One per dwelling unit.
Maximum Number of Off-Street Parking Spaces:	691.
Maximum Percent Site Coverage:	In accordance with the Site Plan.
Minimum Building Setbacks:	In accordance with the Site Plan.
Minimum Number of Off-Street Loading Berths:	One.
Maximum Building Height:	275 feet.

COMMITTEE ON ECONOMIC AND CAPITAL DEVELOPMENT.

**APPROVAL OF AMENDED DESIGNATION OF
MADISON/WESTERN REDEVELOPMENT AREA.**

The Committee on Economic and Capital Development submitted the following report:

7/8/98

REPORTS OF COMMITTEES

73299

Reclassification Of Area Shown On Map Number 1-F.

(As Amended)

(Application Number 12307)

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

a line 180.82 feet north of West Washington Street; a line 100.87 feet west of North Wells Street, as measured along the south line of West Court Place; West Washington Street; and North Franklin Street,

to those of a Residential-Central Area Parking Planned Development which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto 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 referred to in this ordinance read as follows:

Residential-Central Area Parking Planned Development Number 679

Plan Of Development Statements.

1. The area delineated herein as a Residential-Central Area Parking Planned Development (the "Planned Development") consists of approximately fifty-eight thousand three hundred eighty-three (58,383) square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, City Center Lofts, L.L.C.

2. The Applicant shall obtain all necessary official reviews, approvals or permits. 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 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 (including any condominium association which is formed) and, if different that 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 (including any condominium association which is formed) and, if different that 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 the owners of all the Property, the Applicant or the board of directors of any condominium association which is formed.
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; and a Site/Landscape Plan and Building Elevations all prepared by Hartshorne and Plunkard, Ltd., dated June 16, 1998. 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 are permitted in the Planned Development: multi-family dwellings units; ground-level retail, office and commercial uses; and accessory and non-accessory parking.

6. 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 also shall be permitted subject to the review and approval of the Department of Planning and Development. No advertising signs shall be permitted within the Planned Development.
7. Off-street parking shall be provided in compliance with this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development.
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 heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the heights of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The improvements of the Property, the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan, Rooftop Landscape Plan and building elevations. In addition, parkway trees, as indicated on the Site/Landscape Plan, shall be maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.
11. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area or the maximum number of dwelling units for the total net site area established in this Planned Development. Any such modification shall be deemed 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 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 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 of 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. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years of the date of City Council approval of this Planned Development ordinance, then the zoning of the Property shall automatically revert to that of a C3-7 Commercial-Manufacturing District classification.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan/Landscape Plan; Enlarged Rooftop Landscape Plan; South Elevation (Washington Street); West Elevation (North Franklin Street); and North Elevation referred to in these Plan of Development Statements printed on pages 73304 through 73311 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development

7/8/98

REPORTS OF COMMITTEES

12307

73303

Statements reads as follows:

Residential-Central Area Parking Planned Development Number 679.

Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way:

74,499.80 square feet (1.71 acres) = 58,383 square feet (1.34 acres) + 16,116.80 square feet (.37 acres)

Maximum Permitted Floor Area Ratio:	16.0.
Maximum Number of Dwelling Units:	193 units.
Minimum Number of Off-Street Parking Spaces:	1 per dwelling unit.
Maximum Number of Off-Street Parking Spaces:	691.
Maximum Percent Site Coverage:	In accordance with the Site Plan.
Minimum Building Setbacks:	In accordance with the Site Plan.
Minimum Number of Off-Street Loading Berths:	1.
Maximum Building Height:	275 feet.

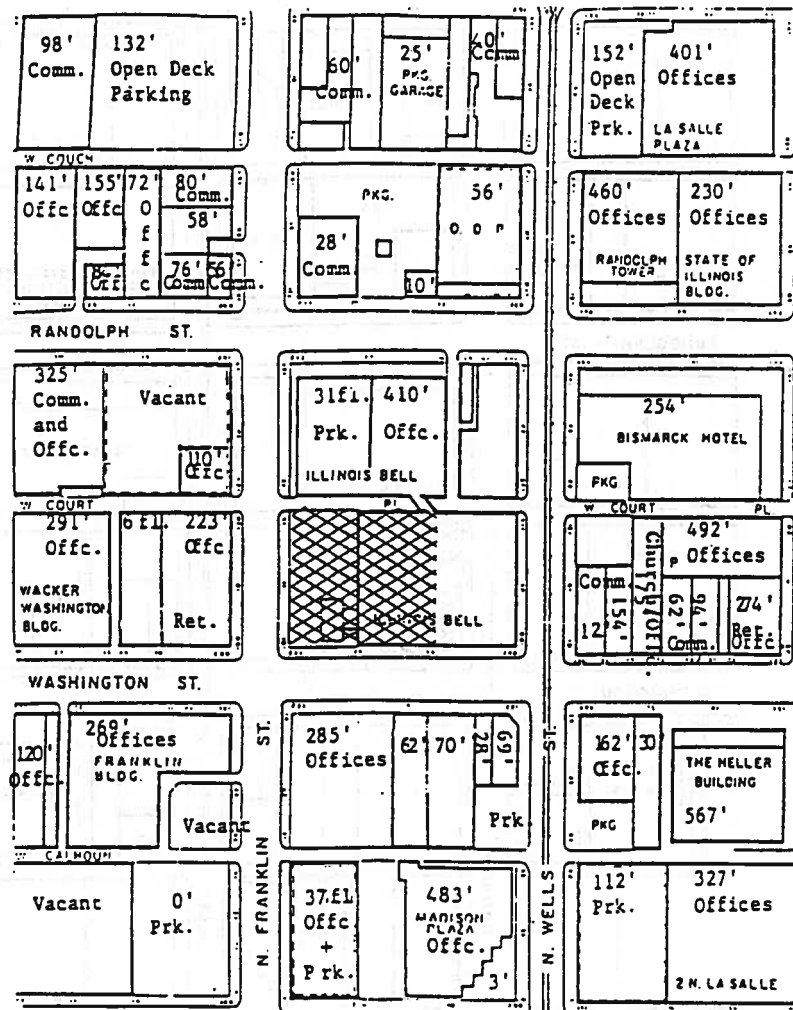
This is a detailed street map of Chicago, Illinois, showing the city grid, major roads, and various police districts. The map is labeled with district numbers such as M2-4, C3-5, B7-5, and B6-7. It also shows the names of streets like Michigan Avenue, Lake Shore Drive, and the Chicago River. The map is oriented with North at the top.

SUBJECT PROPERTY



Date: February 5, 1998
Revised: June 16, 1998

Existing Land-Use Map.



Applicant: City Center Lofts, L.L.C.
230 W. Washington St.
Chicago, Illinois 60606

Date: February 5, 1998

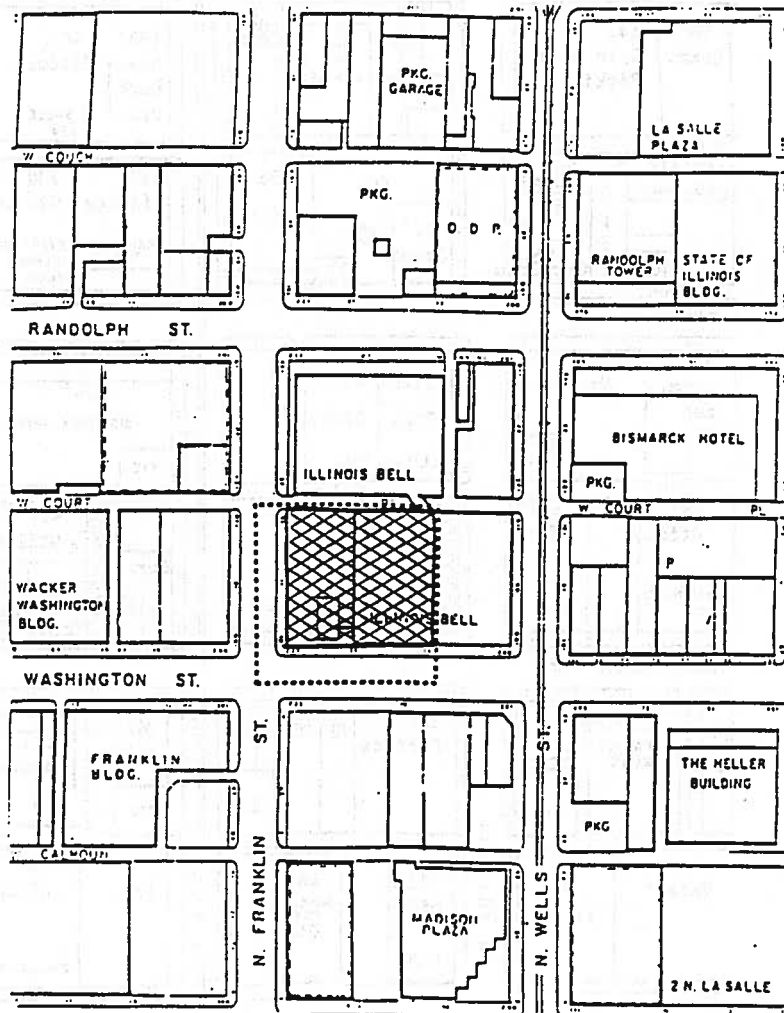
Revised: June 16, 1998

SUBJECT PROPERTY

Comm.: Commercial
Ret.: Retail
Offc.: Offices
Prk.: Parking



Planned Development Boundary And
Property Line Map.



Applicant: City Center Lofts, L.L.C.
230 W. Washington St.
Chicago, Illinois 60606

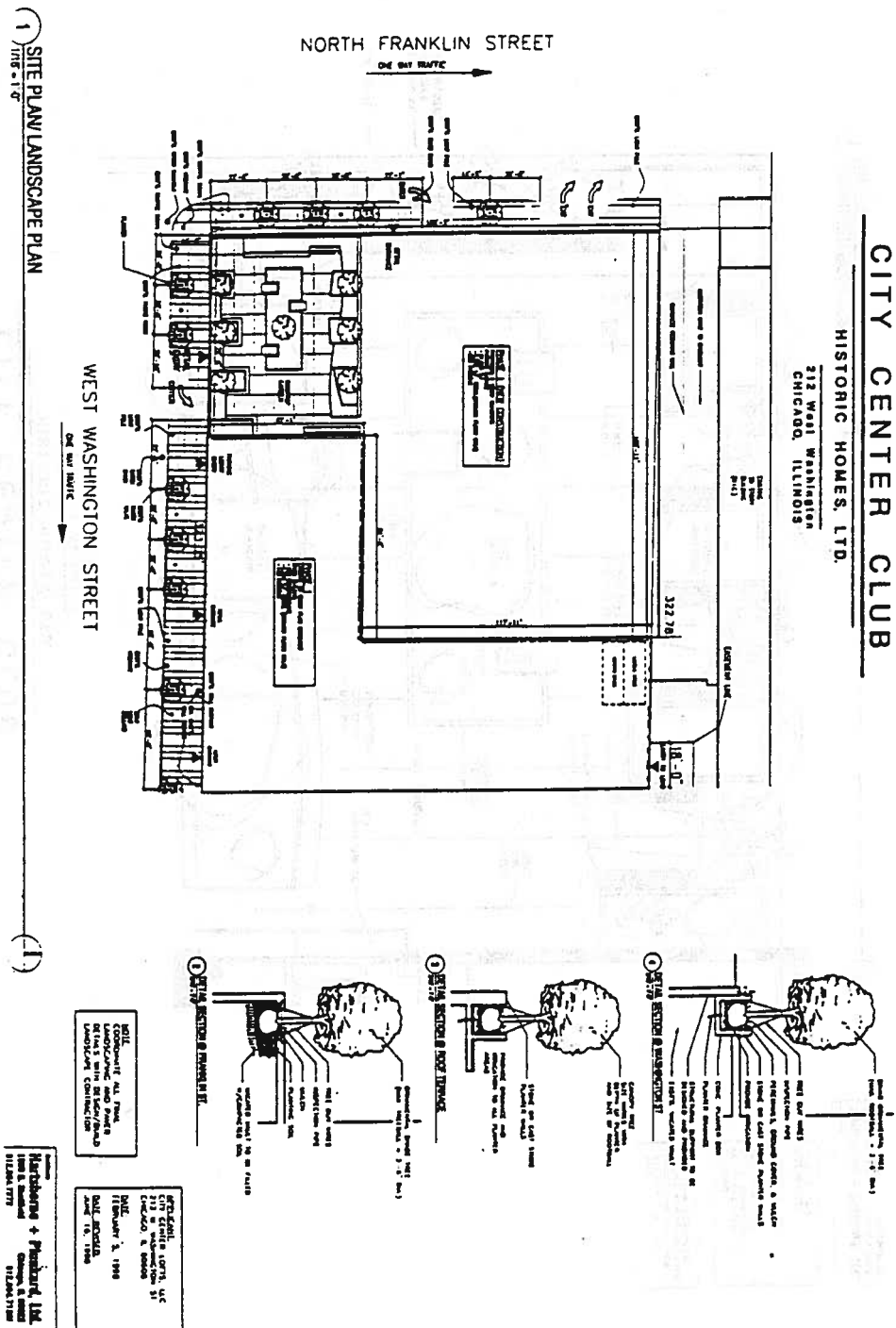
Date: February 5, 1998

Revised: June 16, 1998

PLANNED DEVELOPMENT BOUNDARY

PROPERTY LINE _____

Site Plan/Landscape Plan.



North Elevation.

