



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4190
312 744-2271 (FAX)
312 744-2578 (TTY)

<http://www.cityofchicago.org>

July 23, 2008

Ms. Mariah F. DiGrino
DLA Piper US LLP
203 North LaSalle Street
Suite 1900
Chicago, IL 60601-1293

Re: Administrative Relief request for Business Planned Development No.
694, 550 West Washington Street

Dear Ms. DiGrino:

Please be advised that your request for a minor change to Business Planned Development No. 694, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you are requesting to allow a reduction in the minimum number of required off-street parking spaces from 29 to 26. On June 22, 2007, the owner of the above-referenced building received a building permit to install a new generator on the first floor parking garage, thereby resulting in the loss of three parking spaces. However, the current number of spaces (26) still exceeds the actual demand.

With regard to your request, the Department of Planning and Development has determined that allowing a reduction in the minimum number of required off-street parking spaces from 29 to 26 does not create an adverse impact on the Planned Development or surrounding neighborhood, does not result in an increase in the bulk or density, does not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 694, I hereby approve this minor change but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall
for Arnold L. Randall
Commissioner

ALR:SA:HG:tm

cc. Bob McKenna, Mike Marmo, Pat Haynes, Erik Glass. DPD files

NEIGHBORHOODS



Yeas -- Aldermen Granato, Haithcock, Preckwinkle, Holt, Beavers, Dixon, Shaw, Buchanan, Balcer, Frias, Burke, Jones, Coleman, Peterson, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Ocasio, Burnett, E. Smith, Wojcik, Suarez, Matlak, Mell, Banks, Giles, Allen, Laurino, O'Connor, Natarus, Bernardini, Hansen, Levar, Shiner, Schulter, M. Smith, Moore, Stone -- 42.

Nays -- None.

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

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 1-F.
(As Amended)
(Application Number 12531)

BPD No. 694

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

a line 176.05 feet north of and parallel to West Washington Street; North Clinton Street; West Washington Street; and the public alley next west of and parallel to North Clinton Street,

to those of a C3-6 Commercial Manufacturing 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 be amended by changing all of the C3-6 Commercial Manufacturing District symbols to those of a 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:

*Business Planned Development Number **694***

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development consists of a net site area of approximately sixty-one hundredths (0.61) acres (twenty-six thousand five hundred twenty-four (26,524) square feet) which is controlled by Fifield Realty Corporation (the Applicant) for purposes of this 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 within this Planned Development shall be binding upon the Applicant, its successors and assigns and if different than the Applicant, 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, or its direct successor, or the owners of all the property or any homeowners association which is formed to represent the property owners.
4. This Plan of Development consists of these fourteen (14) statements, a Bulk Regulations and Data Table; an Existing Land Use and Zoning Map; a Planned Development Property Line and Boundary Map; a Site Plan; Landscape Plan; and Building Elevations, as prepared by BCA Architects dated October 15, 1998; which are all incorporated herein. This Plan of Development is in conformity with 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 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 area delineated herein: office and commercial uses, ground floor retail uses, accessory uses, and accessory parking.
6. Identification signs shall be permitted within the Planned Development subject to review and approval of the Department of Planning and Development. Temporary construction and marketing signs shall be permitted within the Planned Development subject to review and approval of the Department of Planning and Development.
7. Off-street parking shall be provided in compliance with this Plan of Development subject to review of the Departments of Transportation and Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table. Access to the parking area shall be provided from the alley adjacent to the site.
8. The height restriction of any building or any appurtenance attached hereto shall not exceed the height established in the Bulk Regulations and Data Table, and shall also be subject to height limitations established by the Federal Aviation Administration.
9. The maximum permitted floor area ratio for the entire parcel 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 and loading areas, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site Plan and the Landscape Plan 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 correspondence regulations and guidelines. The Applicant shall also cooperate with the staff of the City Transit Authority with the location of a bus stop on the site and shall install at least one (1) bench or similar amenity.
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 the application for such modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development, that such 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. Notwithstanding the provisions of sub-clauses 4 and 5 of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery set backs, an increase in the maximum percent of land covered, or subsequent set back reductions pertaining to individual residential units.
12. The Applicant acknowledges that 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 drawings for each building or improvement.
 13. The Applicant acknowledges that 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. 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 and

the property shall automatically revert to that of the pre-existing C3-6 Commercial-Manufacturing District, unless the City of Chicago exercises its right of reverter as to a portion of the subject property, which right of reverter runs to January 1, 2001, in which instance, this Planned Development shall expire upon the date of the City regaining title to that portion of the subject property.

[Existing Zoning and Land-Use Map; Planned Development Boundary and Property Line Map; Site and Landscape Plans; Ground Floor Plans; Schematic Drawing; and Elevation Drawings referred to in these Plan of Development Statements printed on pages 81526 through 81533 of this Journal.]

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

Business Planned Development Number 694.

Bulk Regulations And Data Table

Gross Site Area: 43,212 square feet (.99 acres).

Net Site Area:

Gross Site Area (43,212 square feet)-(Area in Public and Private Streets and Alleys (16,688 square feet)) = Net Site Area of 26,524 square feet (61 acres).

Maximum Floor Area Ratio 14.24.

Maximum Office/Commercial Space: 377,580 square feet.

Maximum Site Coverage: In accordance with site plan.

Minimum Number of
Off - Street Parking Spaces: 29.

Minimum Number of Loading
Docks: 2.

Minimum Building Setbacks: In accordance with the Site Plan.

Maximum Building Height: In accordance with Building
Elevations.

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*Reclassification Of Area Shown On Map Number 1-G.
(Application Number A-4005)*

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 R3 General Residence District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Ohio Street, a line 120 feet east of North Ada Street; the alley next north of West Ohio Street, and a line 144 feet east of North Ada Street,

to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.

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

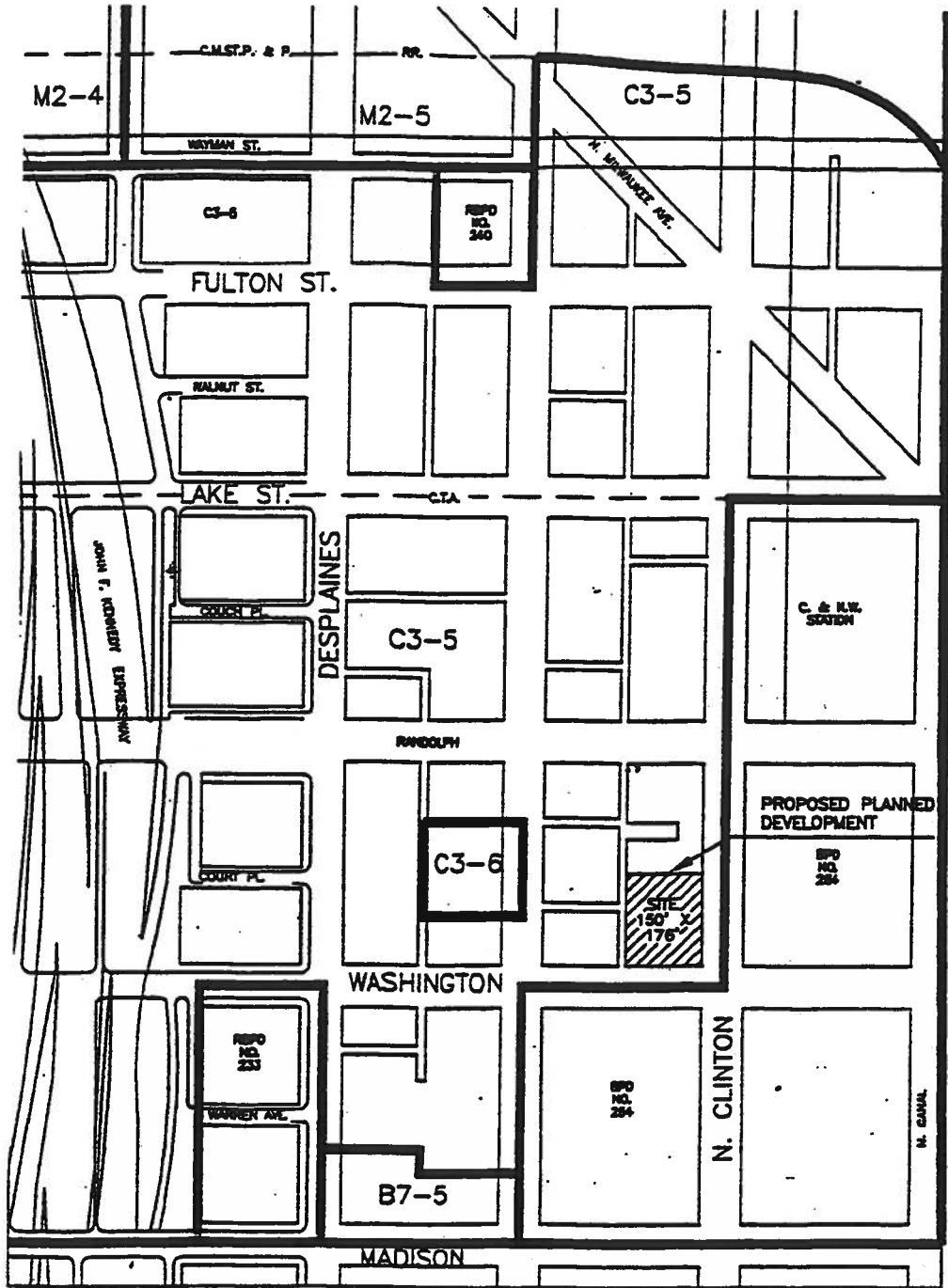
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*Reclassification Of Area Shown On Map Number 1-G.
(Application Number A-4006)*

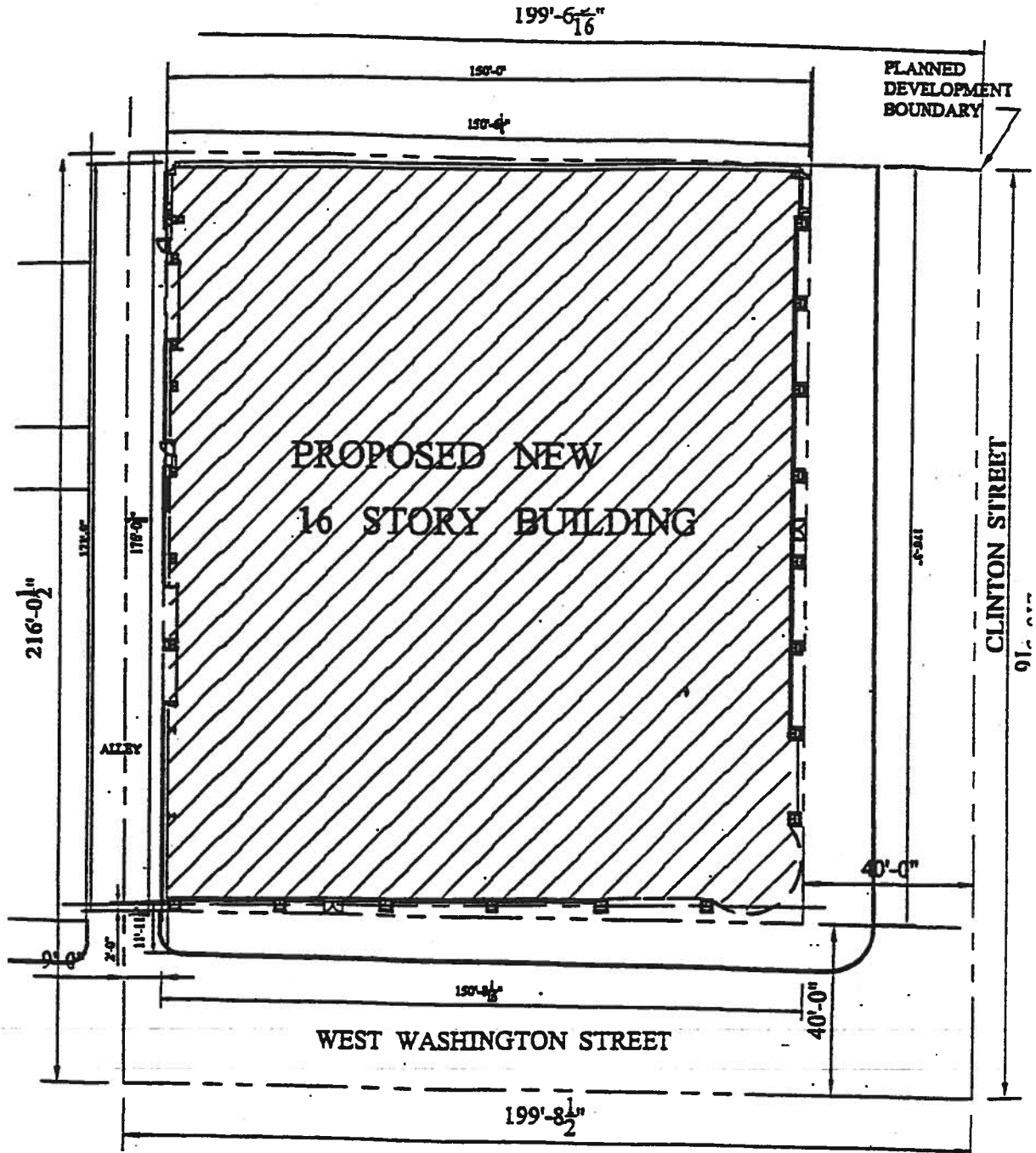
Be It Ordained by the City Council of the City of Chicago:

(Continued on page 81534)

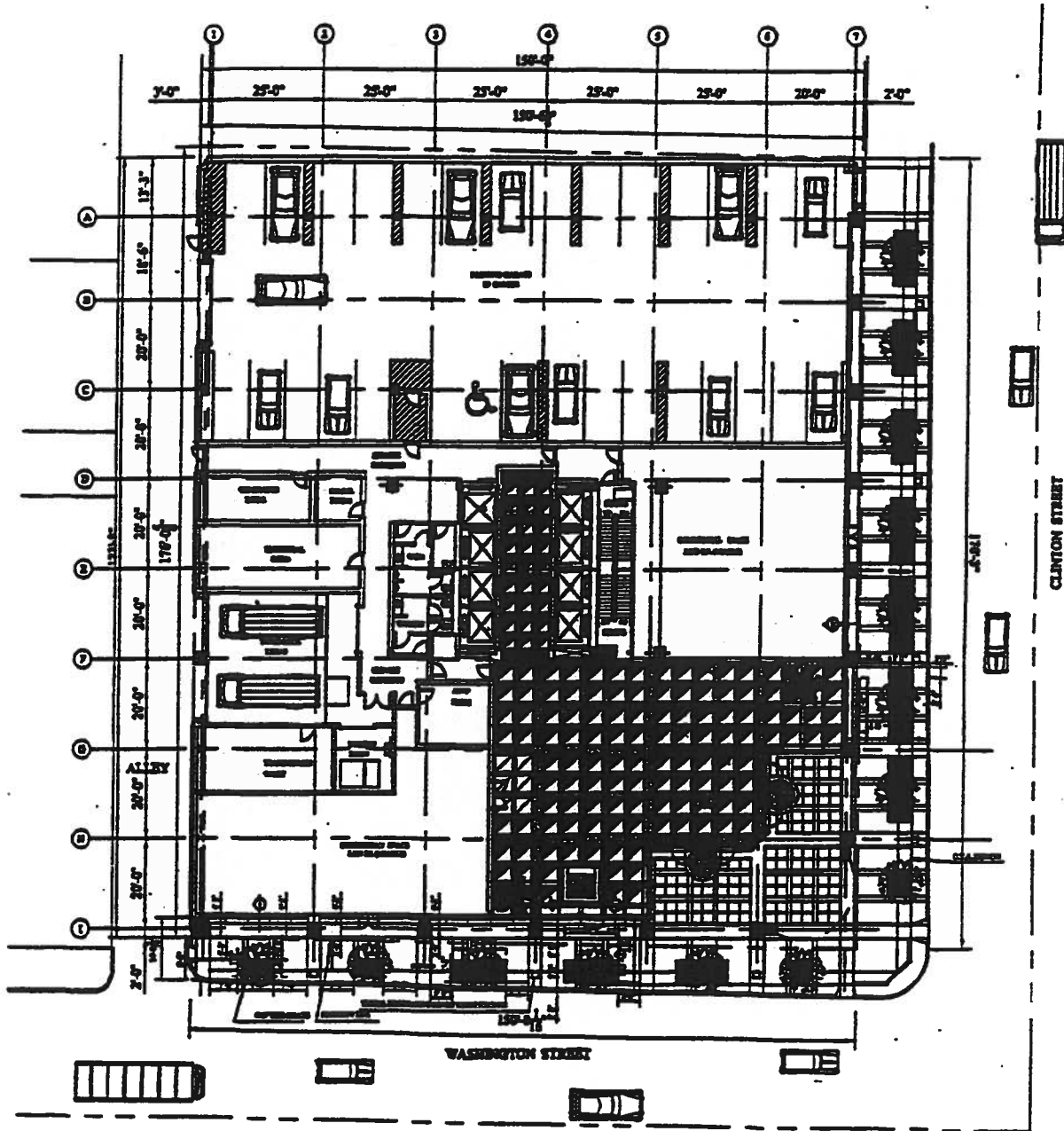
Existing Zoning And Land-Use Map.



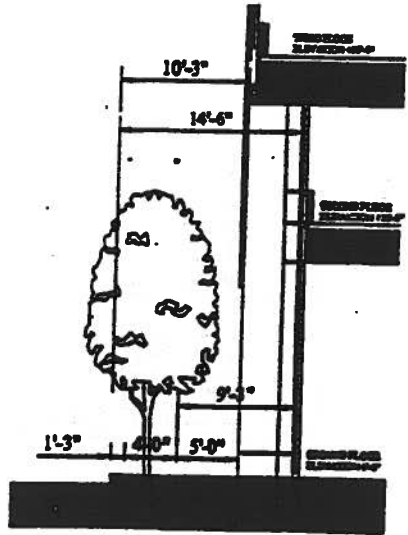
Planned Development Boundary And Property Line Map.



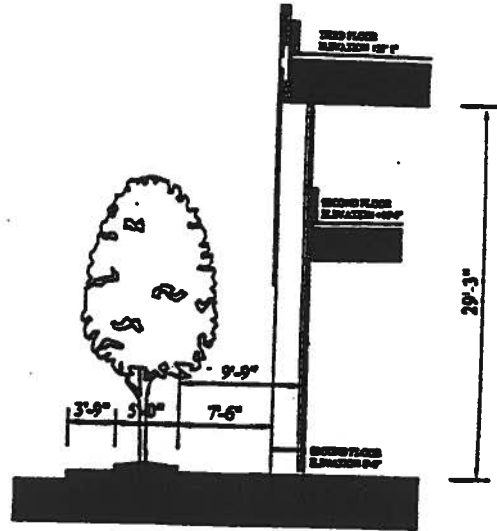
Site And Landscape Plans.
(Ground Floor Plan)



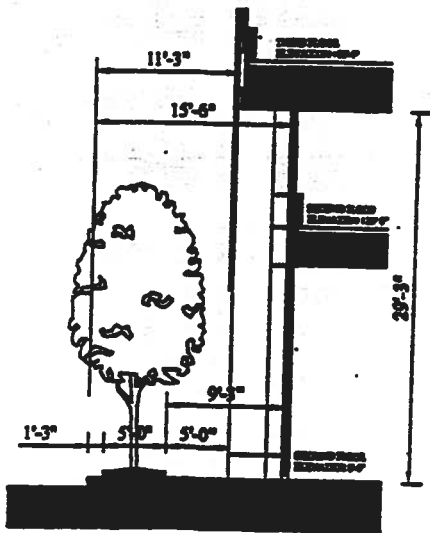
Schematics.



SCHMATIC SECTION AT WASHINGTON ST. ①



SCHMATIC SECTION AT CLINTON ③

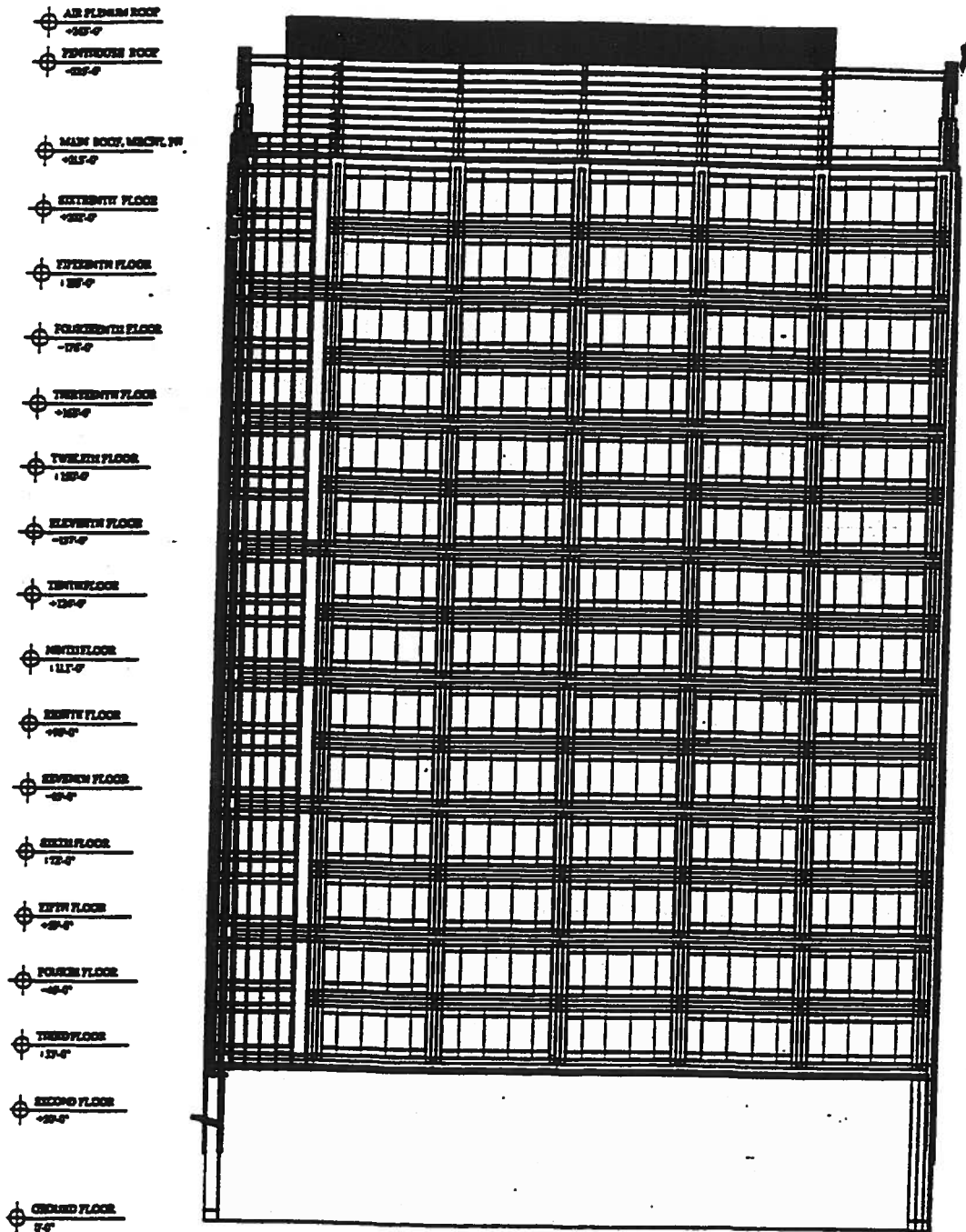


SCHMATIC SECTION AT WASHINGTON ST. ②

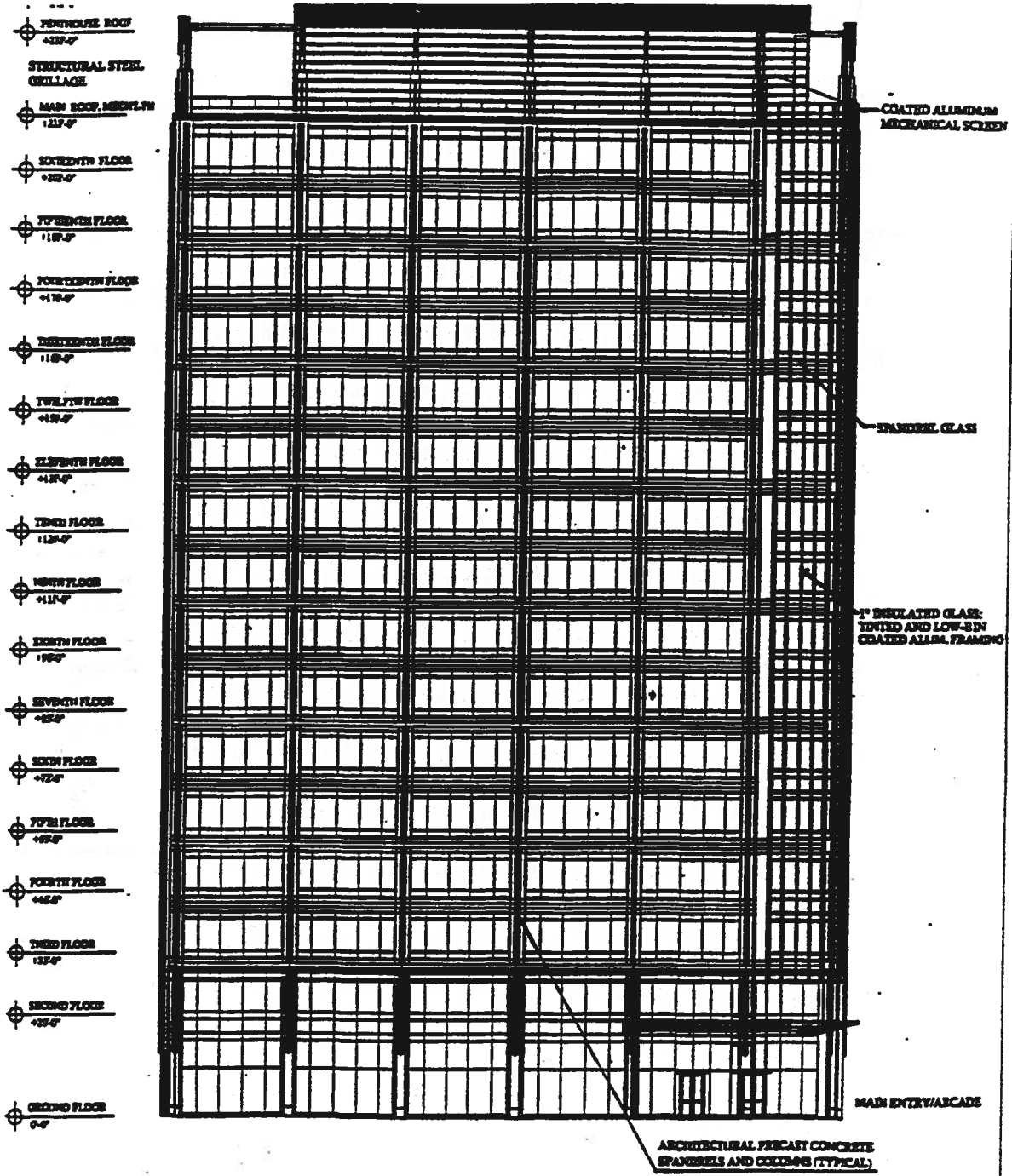
TREE SPECIES (2 1/2" CALIPER MINIMUM)

	<u>QUANTITY</u>
SKYLINE HONEY LOCUST	5
WHITEHOUSE FLOWERING PEAR	5
COLUMNAR SUGAR MAPLE	4
TOTAL:	14 TREES

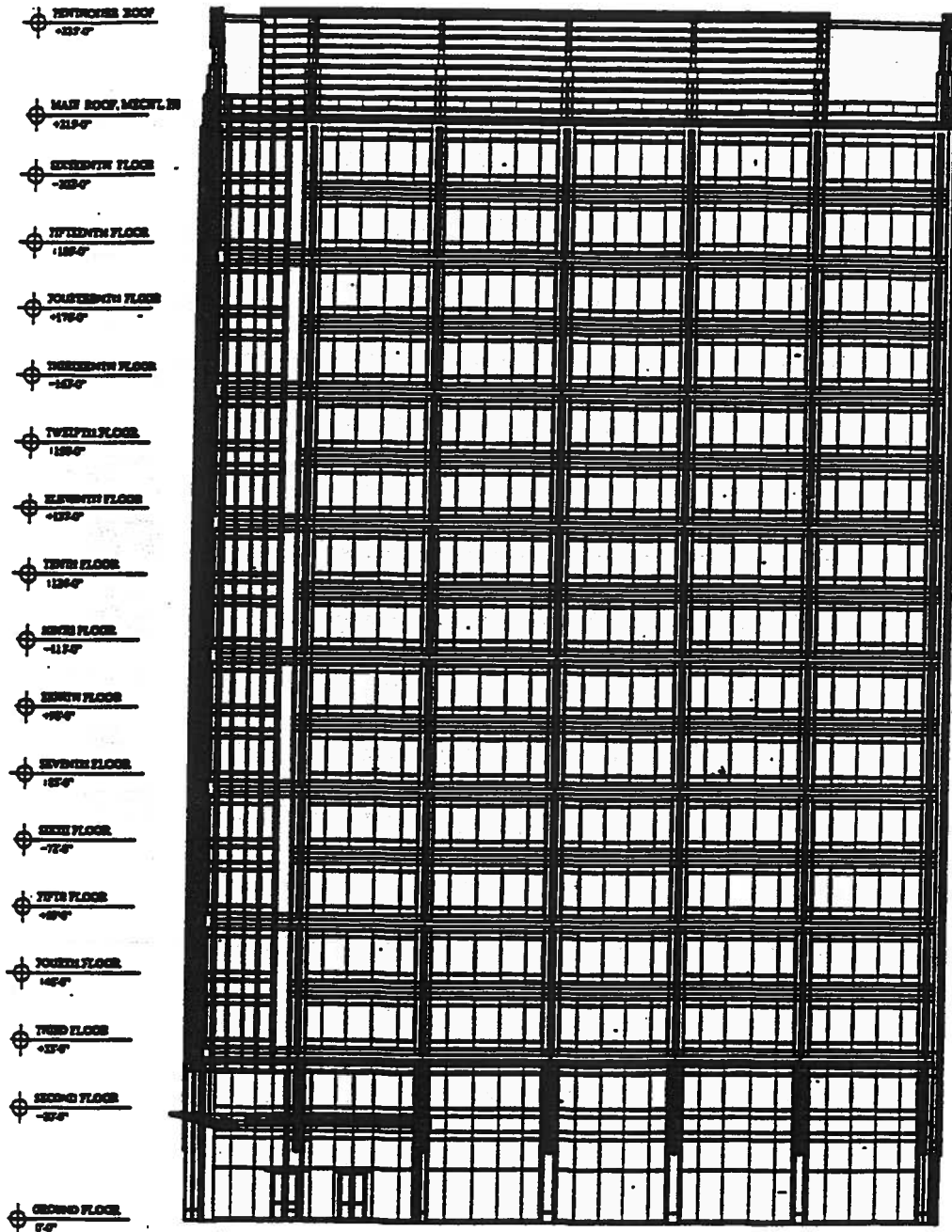
North Elevation.



South Elevation.



East Elevation.



West Elevation.

