

1/20/99

REPORTS OF COMMITTEES

88271

Again, please let the record reflect that I abstain from voting on Application Numbers 12602, 12599 and 12549.

Respectfully submitted,

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

On motion of Alderman Banks, the said proposed ordinance and substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Holt, Lyle, Beavers, Dixon, Buchanan, Balcer, Frias, Olivo, Coleman, Peterson, Murphy, Rugai, DeVille, Munoz, Zalewski, Chandler, Ocasio, Burnett, Burrell, Wojcik, Mell, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 11.

*Nays* -- None.

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

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map Number 2-F.*

(As Amended)

(Application Number 12500)

RB PD No. 701

*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 Planned Development Number 649 symbols and indications as

shown on Map Number 2-F in the area bounded by:

West Congress Parkway; South Clinton Street; West Harrison Street; and South Jefferson Street to the point of beginning,

to those of a Residential Business Planned Development 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.

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

*Residential-Business Planned Development Number 701, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development consists of a net site area of approximately one and eight-tenths (1.8) acres (seventy-nine thousand six hundred five (79,605) square feet) which is controlled by MCZ Development (the "Applicant").
2. The Applicant shall obtain all applicable official reviews, approval 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. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property shall be under single ownership or under single designated control, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. Single designated control shall mean that any application to the City for any amendment to this Planned Development shall be made by either 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

Planned Development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of property within the Planned Development.

4. This Plan of Development consists of these fifteen (15) statements, a Bulk Regulations and Data Table; a Planned Development Boundary and Property Line Map; an Existing Zoning and Land Use Map; and a Site/Landscape Plan, Second Floor Plan, Elevations, Canopy Elevation, Parking Plan, Balcony Details and Building Elevations as prepared by AVATAR, dated December 16, 1998. Full size sets of the Site/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 area delineated herein as Residential-Business Planned Development:
  - multi-family dwelling units including ground floor residential units, accessory parking, business uses allowed under the B7-5 District and related accessory uses provided that business uses in buildings with residential uses shall be located on the first floor above grade, basement areas or the top floor.
6. Residential 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 within the Planned Development subject to review and approval of the Department of Planning and Development. Permanent rooftop signs and billboards are expressly prohibited. Temporary rooftop marketing signs shall be subject to review and approval of the Department of Planning and 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 or within fire lanes. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the

Department of Planning and Development. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development subject to review of the Departments of Transportation and Planning and Development.

8. Total number of parking spaces required for the Residential-Business Planned Development shall be as indicated in the Bulk Regulations and Data Table.
9. In addition to the maximum height of any building or any appurtenance attached thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
10. 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 definitions in the City of Chicago Zoning Ordinance shall apply.
11. 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 and the Site Plan attached hereto and made a part hereof. 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. In addition, awnings, flower boxes and active ground floor uses are strongly encouraged to enhance the pedestrian environment.
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. 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, or a reduction in periphery set backs.

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. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayors Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations 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.
15. Unless substantial construction of the improvements contemplated hereunder by this Planned Development have commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently approved, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration 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 day of which is applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development with respect to any portion of the property expires under the provisions of this section, then the zoning of the portion of the property affected shall automatically revert to that of a B7-5 General Central Business District.

[Existing Zoning and Land-Use Map; Planned Development Boundary and Property Line Map; Site/Landscape Plan; Building Elevation Drawings; Enlarged Parking Plan; Section Through Entry Canopy Drawings; and Balcony Plan and Elevation Balcony Details referred to in these Plan of Development Statements printed on pages 88278 through 88285 of this Journal.]

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

*Residential-Business Planned Development Number 701*

*Bulk Regulations And Data Table.*

Gross Site Area:	88,180 square feet (2.024 acres).
Net Site Area:	Total = Gross Site Area (88,180 square feet) - Area in Service Drives (8,575 square feet) = Net Site Area of 79,605 square feet (1.8 acres).
	Note: Net site area is net of service drives.
Maximum Floor Area Ratio:	4.80.
Maximum Number of Residential Units:	304 units.
Minimum Number of 3-Bedroom Units:	10 units.
Maximum Site Coverage:	Per Site Plan.
Maximum Number of Off-Street Parking Spaces:	304 parking spaces.

Note: If less units are constructed, less parking will be provided so long as the parking ratio of 1:1 will be maintained.

Minimum Loading Docks: 2 loading berths and 1 loading dock.

Minimum Building Setbacks: In accordance with the Site Plan.

Maximum Height: In accordance with Building Elevations.

~~Reclassification Of Area Shown On Map Number 8-E.  
(As Amended)  
(Application Number 12550)~~

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

~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the B2 Restricted Retail District symbols and indications as shown on Map Number 8-E in the area bounded by:~~

~~East 35<sup>th</sup> Street on the north; South Prairie Street on the east; a line approximately 66.4 feet west of and parallel to South Prairie Street on the west; and the public alley on the south,~~

~~to the designation of a C1-3 Restricted Commercial District and a corresponding use district is hereby established in the area above described.~~

~~Reclassification Of Area Shown On Map Number 2-F.  
(As Amended)  
(Application Number 12501)~~

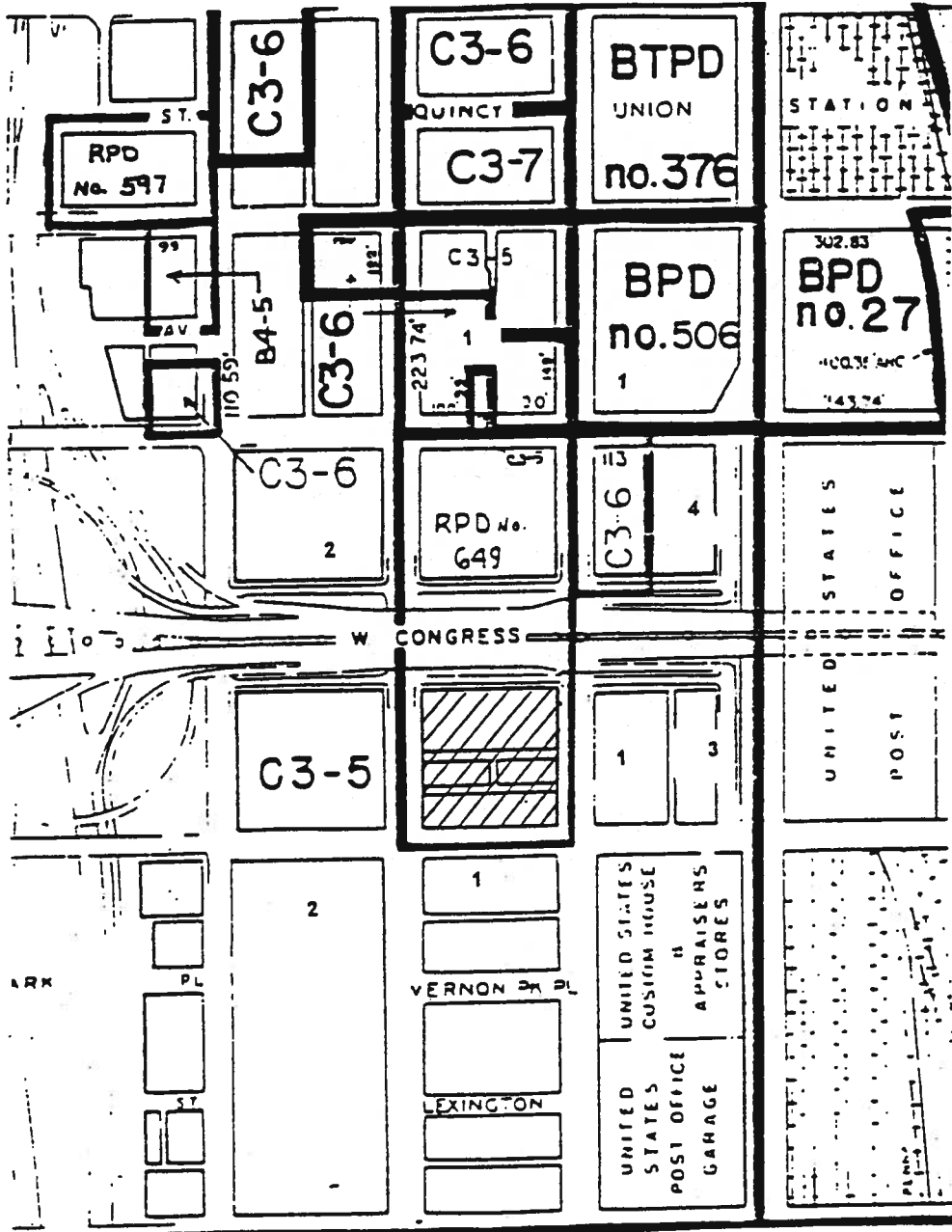
~~Be It Ordained by the City Council of the City of Chicago:~~

~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development Number 649 symbols and indications as shown on Map Number 2-F in the area bounded by:~~

(Continued on page 88286)

12550  
12501

Existing Zoning And Land-Use Map.

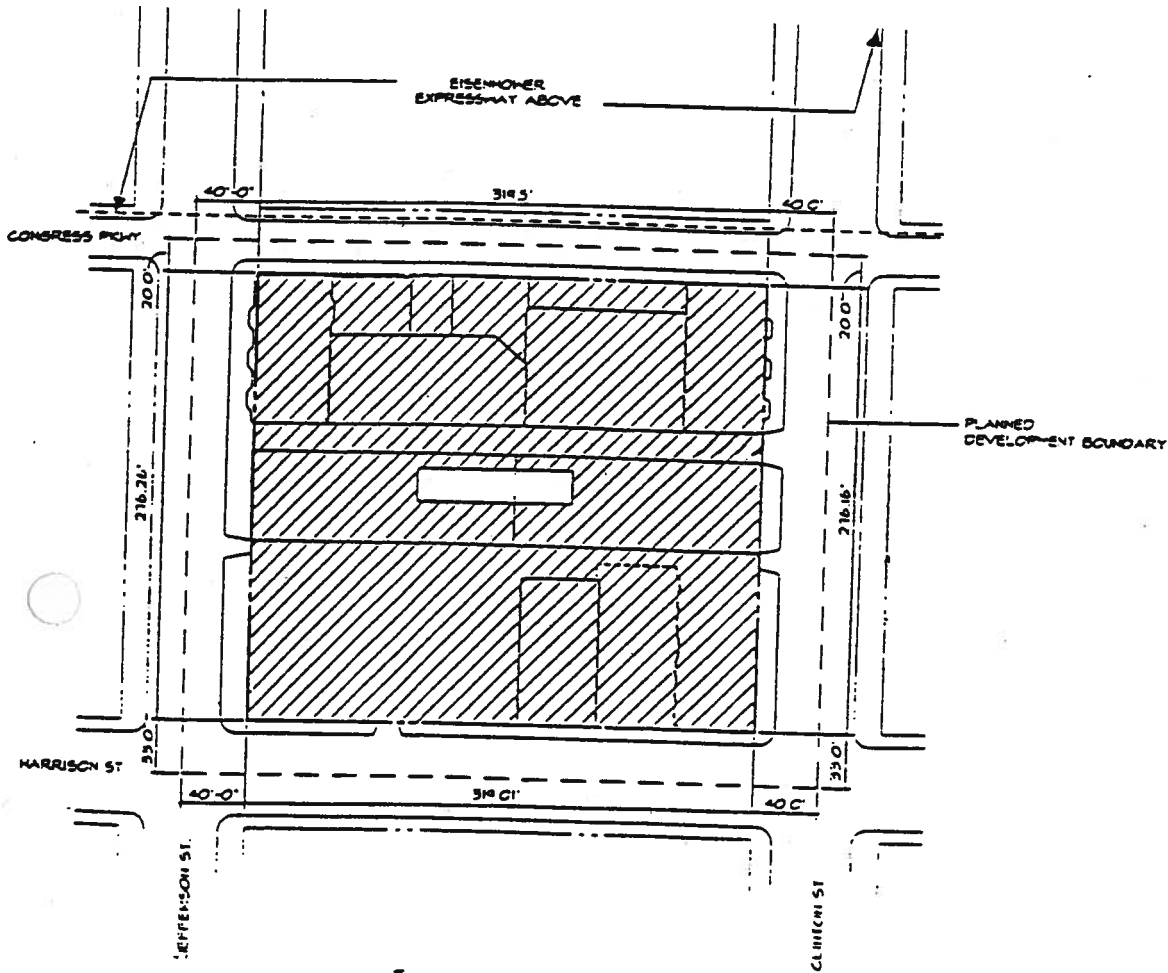


**EXISTING ZONING AND LAND USE MAP**

- 1. PARKING
- 2. OFFICE/MANUFACTURING
- 3. MOTEL
- 4. OFFICE

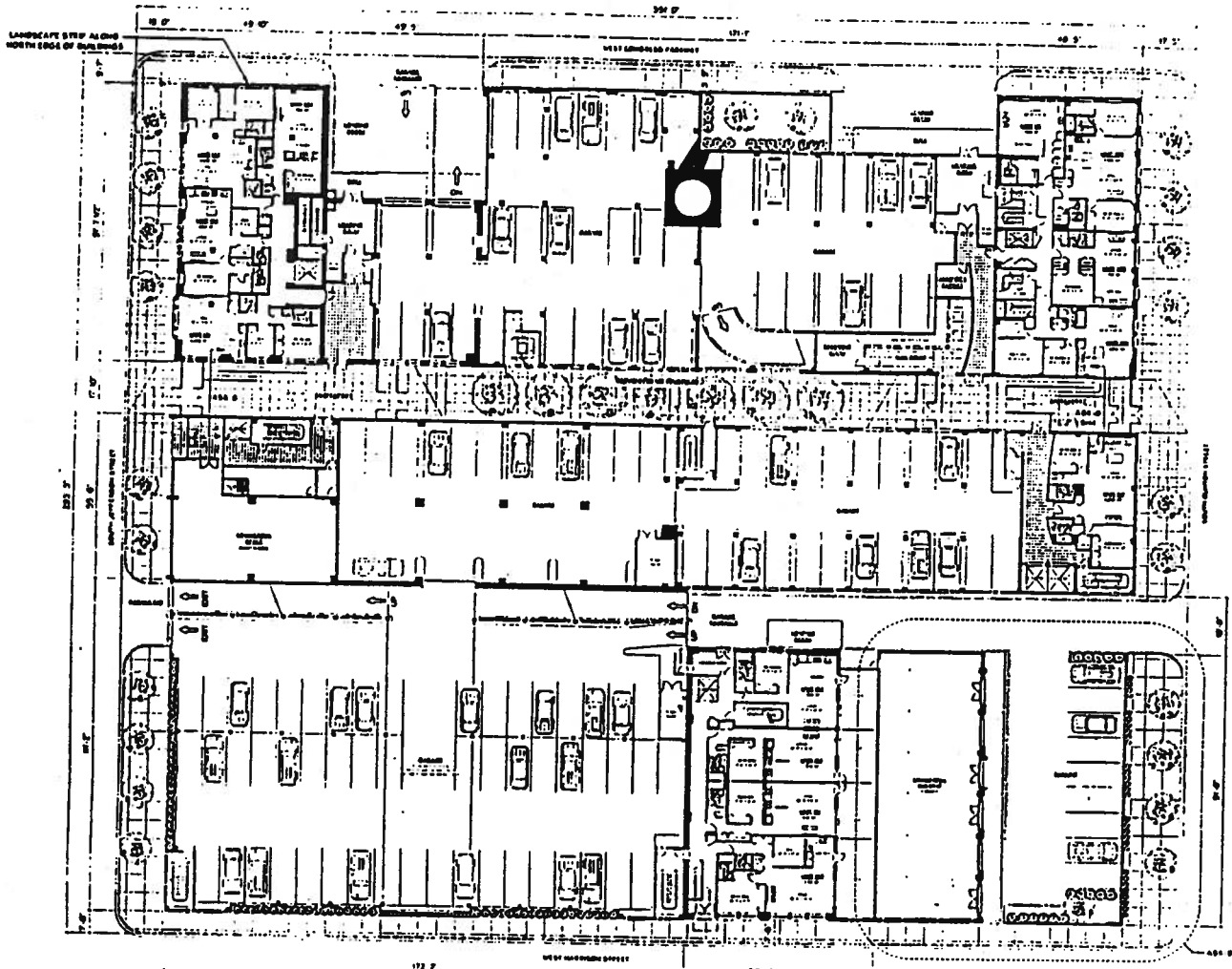
MCZ Development  
 500-522 S. Clinton  
 Chicago, Illinois 60607  
 Submitted: July 29, 1998  
 Revised: January 14, 1999

Planned Development Boundary  
And Property Line Map.



PLANNED DEVELOPMENT BOUNDARY AND  
PROPERTY LINE MAP

Site/Landscape Plan.



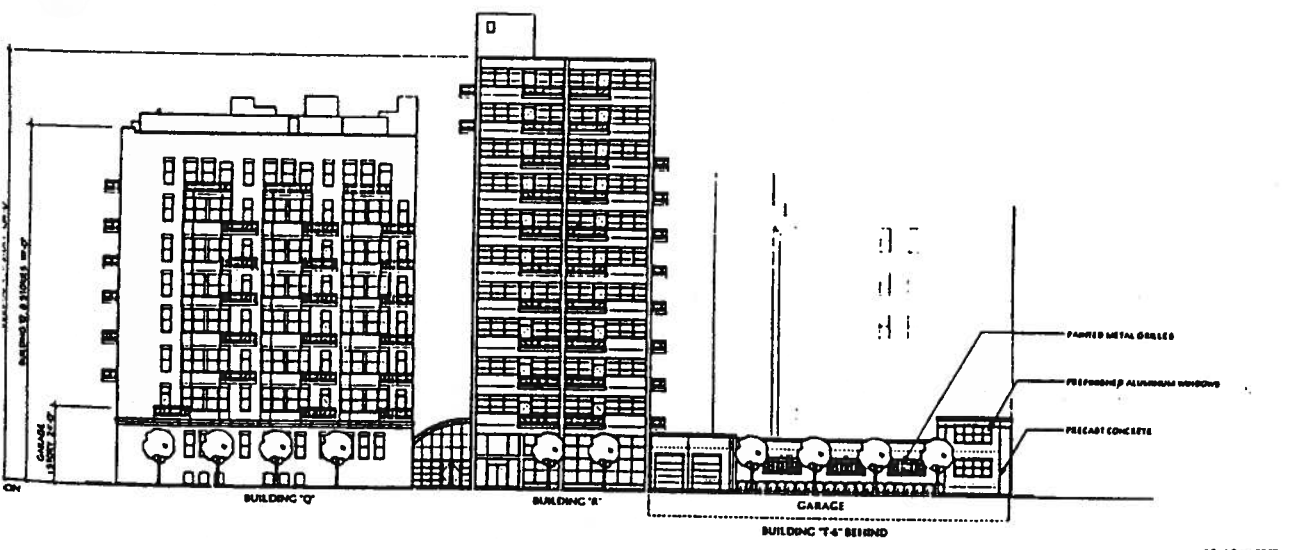
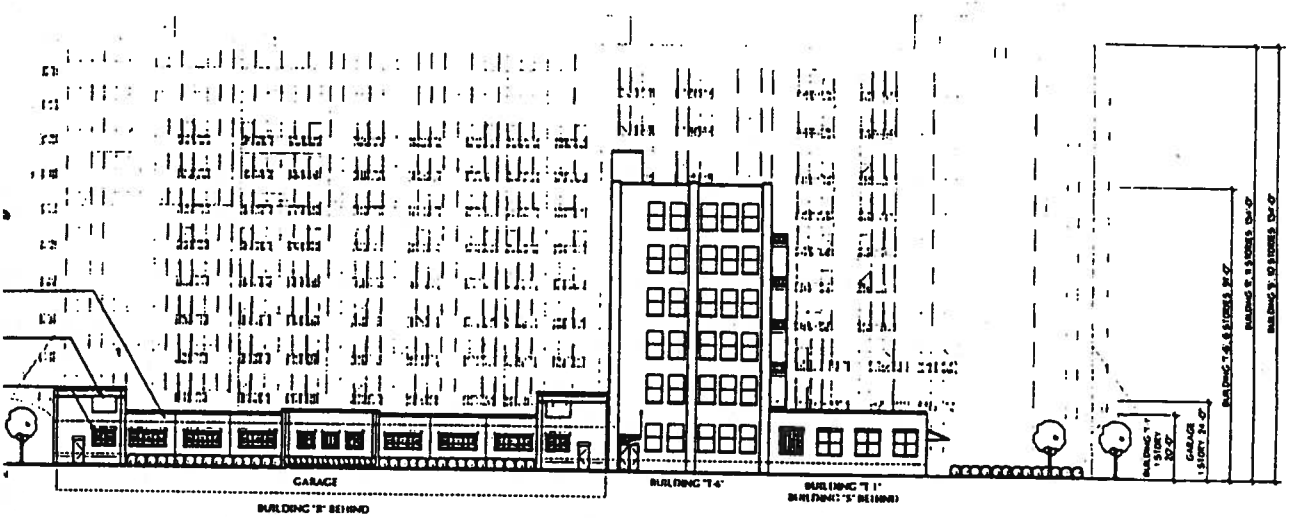
SITE/LANDSCAPE PLAN

N

SCALE

111

Building Elevation.  
(Page 1 of 2)



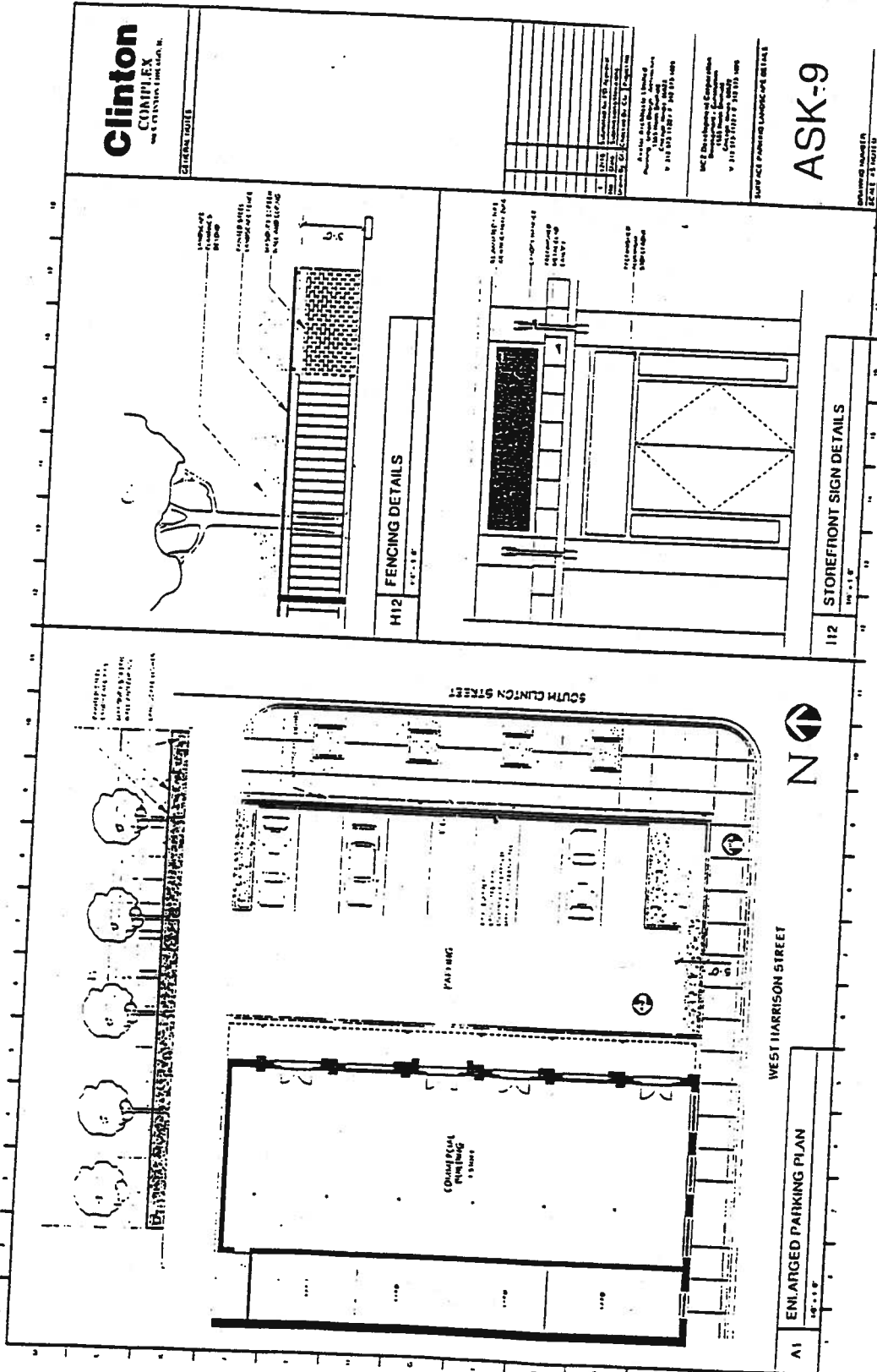
- FABRICATED METAL GRILLES
- PRECAST ALUMINUM WINDOW
- PRECAST CONCRETE

SCALE 1/8" = 1'-0"  
1 1/2" / 30

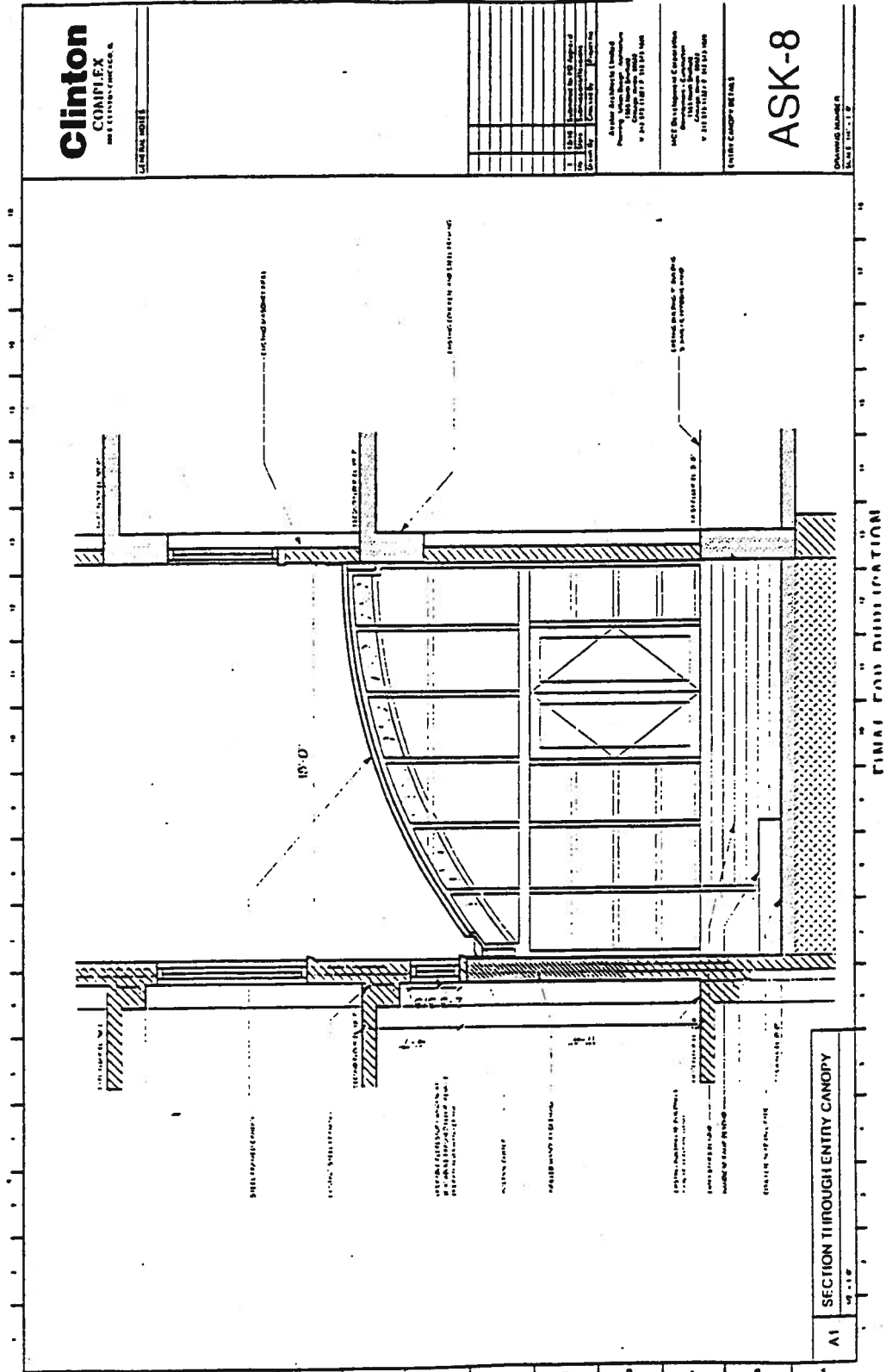
Building Elevation.  
(Page 2 of 2)



Enlarged Parking Plan.



Section Through Entry Canopy.



Clinton  
COMPLEX  
and CIVIL ENGINEERS

CLINTON 2001E

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50	1/2" x 1/2" x 1/2" ANGLE IRON	10'-0" RADIUS

ARTHUR J. BISHOP & ASSOCIATES  
ARCHITECTS  
1100 NORTH LA SALLE STREET  
CHICAGO, ILL. 60610  
TEL: 312.527.1100  
FAX: 312.527.1101

ASK-8  
DRAWING NUMBER  
SCALE: 1/4" = 1'-0"

A1 SECTION THROUGH ENTRY CANOPY  
1/20/99

FINAL FOR SUBMITTAL





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>

December 20, 1999

Mr. Bernard Citron  
Shain, Burney, Ross and Citron, Ltd.  
Suite 1910  
222 North LaSalle Street  
Chicago, Illinois 60601-1102

**RE:** Request for minor changes to Residential Planned  
Development No. 701  
500-522 South Clinton Street (Clinton Complex)

Dear Mr. Citron:

The Department of Planning and Development has considered your request for minor changes on behalf of MCZ Development Inc., to Residential Planned Development No. 649 pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 13 of Residential Planned Development No. 701.

Specifically, you requested the following modifications:

1. A reduction in the total number of units from 304 to 271 and a commensurate reduction in the total number of parking spaces from 304 to 271.
2. A reduction in the number of 3-bedroom units from 10 to 6 (3% to 2%) because of difficulty in marketing larger units at this location.
3. The elimination of a small retail building in the southeast portion of the site and replacement with a landscaped and fenced parking lot.
4. Elimination of a two-level garage at the southwest corner of the site and replacement with a below-grade level of parking and a surface level which would be landscaped and fenced.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute minor changes pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. The proposed changes will not change the character of the development. The proposed revisions would slightly reduce the density of the

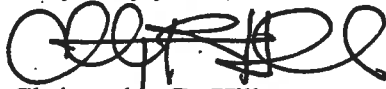
NEIGHBORHOODS



project, but the minimum parking ratio of one space per unit would remain. The two parking areas along Harrison Street would be appropriately landscaped and screened. Finally, the Department acknowledges your client's attempt to market the larger units and their willingness to maintain a minimum of six 3-bedroom units in the development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 701, I hereby approve the foregoing minor changes, but no other changes to Residential Planned Development No. 701.

Very truly yours,



Christopher R. Hill  
Commissioner

cc: Jack Swenson  
Philip Levin  
Michael Marmo  
Paul Woznicki