

12/15/99

REPORTS OF COMMITTEES

21893

I beg leave to recommend the passage of eight ordinances which were corrected and amended in their amended form. They are Application Numbers A-4257, 12840, 12779, 12813, 12782, 12182, 12822 and A-4067.

Please let the record reflect that I, William J. P. Banks, abstained from voting and have recused myself on Application Numbers 12857, 12840, 12843 and 12792 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

At this time, I move that this report be immediately passed with the exception of Application Number A-4067, for which we request that it be deferred and published. Again, please let the record reflect that I abstain from voting on Application Numbers 12857, 12840, 12843 and 12792.

Respectfully submitted,

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

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

Yeas -- Aldermen Granato, Haithcock, Tillman, Hairston, Lyle, Dixon, Beale, Pope, Balcer, Frias, Olivo, Burke, Thomas, Coleman, Peterson, Rugai, Troutman, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Austin, Colom, Banks, Allen, Laurino, O'Connor, Doherty, Natarus, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 43.

Nays -- None.

Alderman Hansen 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 12182)

WRPD No 730

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:

starting at a point being 132.53 feet north of the north line of West Ontario Street, a line running northeast 77.70 feet; thence a line 182.74 feet north of and parallel to the north line of West Ohio Street running east for 163.0 feet to the east line of North Kingsbury Street; the west line of North Kingsbury Street running southeast; the north line of West Ohio Street running to the north branch of the Chicago River; and the east line of the north branch of Chicago River to the point of beginning,

to those of a Waterway-Residential 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:

Waterway-Residential Planned Development Number 730

Plan Of Development Statements.

1. The area delineated herein as a Waterway-Residential Planned Development consists of a net site area of approximately zero and eighty hundredths (0.80) acres (thirty-four thousand nine hundred eighty (34,980) square feet) which is controlled by Ontario and Kingsbury Partners ("Applicant").
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 rights-of-way 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, at the time applications

for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, the owners of all the property within the Planned Development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the Planned Development.

4. This Plan of Development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; a Planned Development Boundary and Property Line Map; an Existing Zoning and Land-Use Map; Site Plan; Building Elevations; Building Section; Enlarged Riverwalk Plan; Enlarged Elevations and Balcony Plan, dated November 18, 1999, prepared by Solomon, Cordwell and Buenz; and Landscape Plan as prepared by Solomon, Cordwell and Buenz, dated November 18, 1999, which are all incorporated herein. Full size sets of the Site Plan and Building Elevations, and Landscape Plan 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 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 areas delineated herein: multi-family dwelling units; day care; ground floor retail uses as permitted in the C3-5 District, except for automotive, wholesale, storage and manufacturing uses; accessory parking and related uses.
6. 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 shall be permitted within the Planned Development 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, except as noted on the site plan, 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 Department of Transportation and Department of Planning and Development.

8. 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.
9. The maximum permitted floor area ratio shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
10. Improvements of the property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the (sub)exhibits to this Planned Development. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance and quality of Chicago's waterways, and, wherever possible, establishing a continuous landscaped walkway along Chicago's waterways. To further these goals, the Applicant agrees to set back all the proposed buildings to a minimum of thirty (30) feet from the existing riveredge, except for an area at the south end of the riverwalk as depicted on the Riverwalk Plan. The riveredge setback area shall be landscaped and improved with a pathway extending along the entire River frontage of the site. This setback area shall be open and available for use by the general public, free of charge, during normal

Chicago Park District hours. Notwithstanding any provision of this Planned Development, the requirement that a paved pathway and public access be provided along the riveredge shall not be construed to require the applicant to permit the public use of such pathway or access for any purpose other than pedestrian movement along the riveredge or to restrict the Applicant's ability to close off public access from time to time to prevent the establishment of any public or constructive easements. The design of the Riverwalk Plan will not preclude a future pedestrian connection under the feeder ramp bridge to the south of the Property. The Applicant agrees to cooperate with the City of Chicago and the Illinois Department of Transportation regarding any future pedestrian walkways under the feeder ramp bridge.

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, a reduction in periphery setbacks, an increase in the maximum percent of land covered, or subsequent setback reductions pertaining to individual residential units.

The Applicant agrees to make all best efforts to enter into a commercially reasonable lease with a day care operator so as to establish a day care center on the ground floor. If after four (4) months from the date of issuance of a full building permit said lease has not been entered into, the Applicant agrees to notify the department of Planning and Development of its inability to obtain a commercially reasonable day care operator. The Applicant shall provide the Department of Planning and Development with evidence of marketing efforts made to obtain a commercially reasonable

day care operator. The Department of Planning and Development shall be permitted, for an additional three (3) month period after receipt of said notice, to assist the Applicant in obtaining a commercially reasonable day care operator. After the expiration of said additional three (3) month period, regardless of whether a commercially reasonable day care operator has been obtained, the Applicant shall be deemed to have satisfied its obligation hereunder to locate a commercially reasonable day care operator.

13. 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 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. If substantial construction has not yet begun within the Planned Development within six (6) years of the date of passage of the Planned Development, the zoning of that property shall revert to the B7-5 General Central Business District.

[Planned Development Boundary and Property Line Map; Existing Zoning and Land-Use Map; Site Plan; Building Elevation Drawings; Building Section Drawings; Enlarged Riverwalk Plan; Enlarged Elevations and Balcony Plan referred to in these Plan of Development Statements printed on pages 21900 through 21910 of this Journal.]

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

Waterway-Residential Planned Development Number 730.

Bulk Regulations And Data Table.

Gross Site Area: 40,988 square feet (0.94 acres)

Net Site Area: Total = Gross Site Area (40,988 square feet) - Area in Public and Private Streets and Alleys (6,008 square feet) = Net Site Area of 34,980 square feet (0.80 acres)

Maximum Floor Area Ratio:

7.0.

Maximum Number of Residential Units:

192 units.

Note: There shall be a minimum of eight three bedroom units.

Maximum Site Coverage:

In accordance with site plans.

Minimum Number of Off-Street Parking Spaces:

227 parking spaces. In the event fewer residential units are constructed, the parking ratio of 1.18:1 will be maintained.

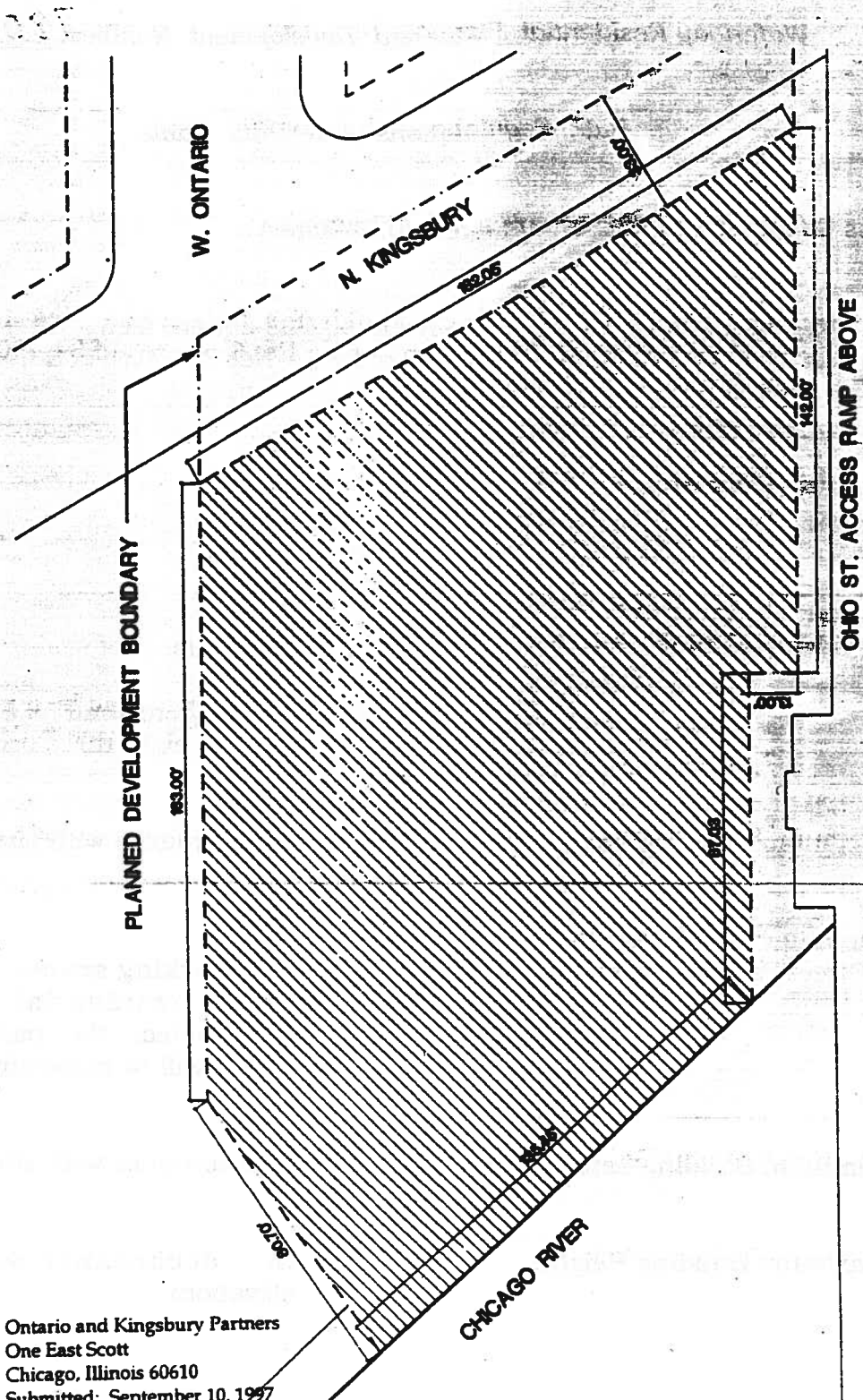
Minimum Building Setbacks:

In accordance with site plans.

Maximum Building Height:

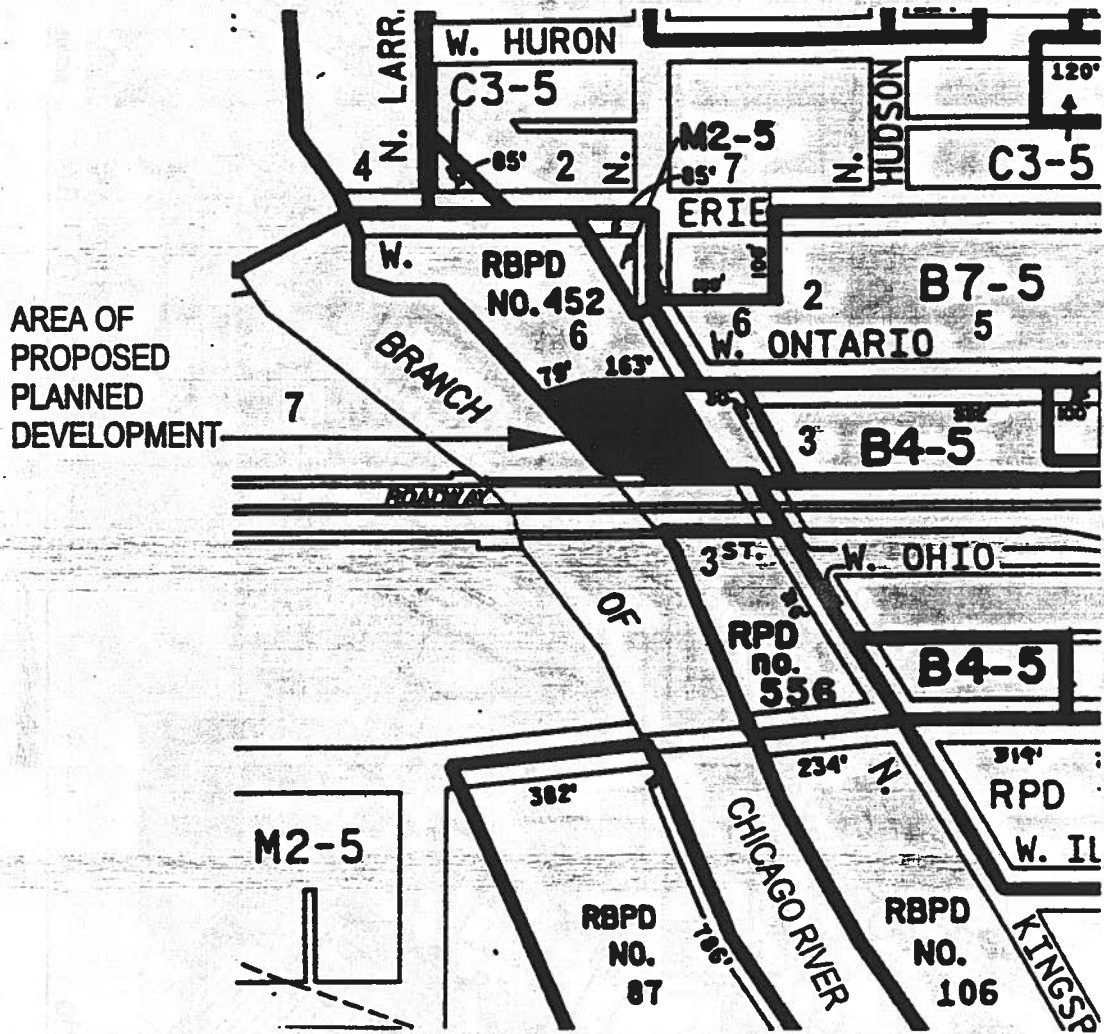
In accordance with building elevations.

Planned Development Boundary And
Property Line Map.



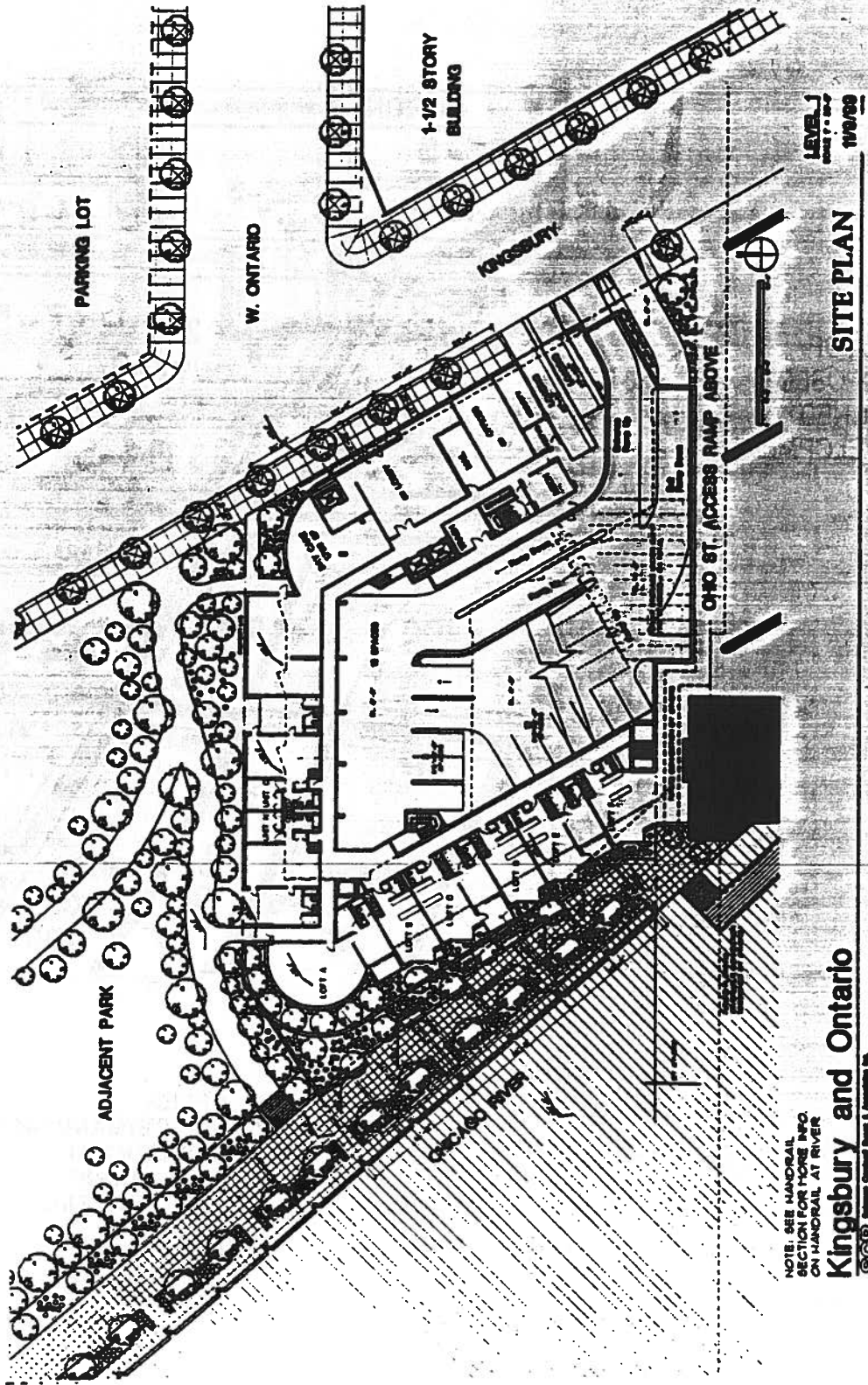
Ontario and Kingsbury Partners
One East Scott
Chicago, Illinois 60610
Submitted: September 10, 1997
Revised: November 18, 1999

Existing Zoning And Land-Use Map.



- 1. OFFICE
- 2. OFFICE/MANUFACTURING
- 3. RESIDENTIAL
- 4. RESTAURANT
- 5. OFFICE/RETAIL
- 6. VACANT
- 7. PARKING

Site Plan.

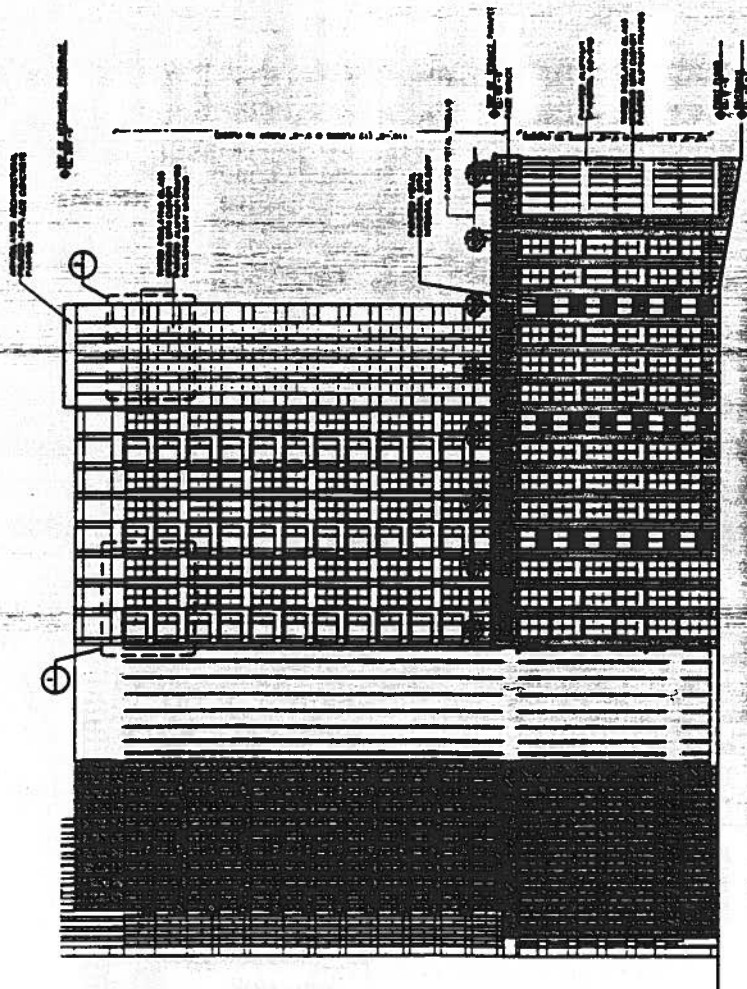


NOTE: SEE HANDBOOK SECTION FOR MORE INFO ON HANDBOOK AT RIVER

Kingsbury and Ontario

SCB
1100 N. LAKE ST. CHICAGO, IL 60610
312.467.1000

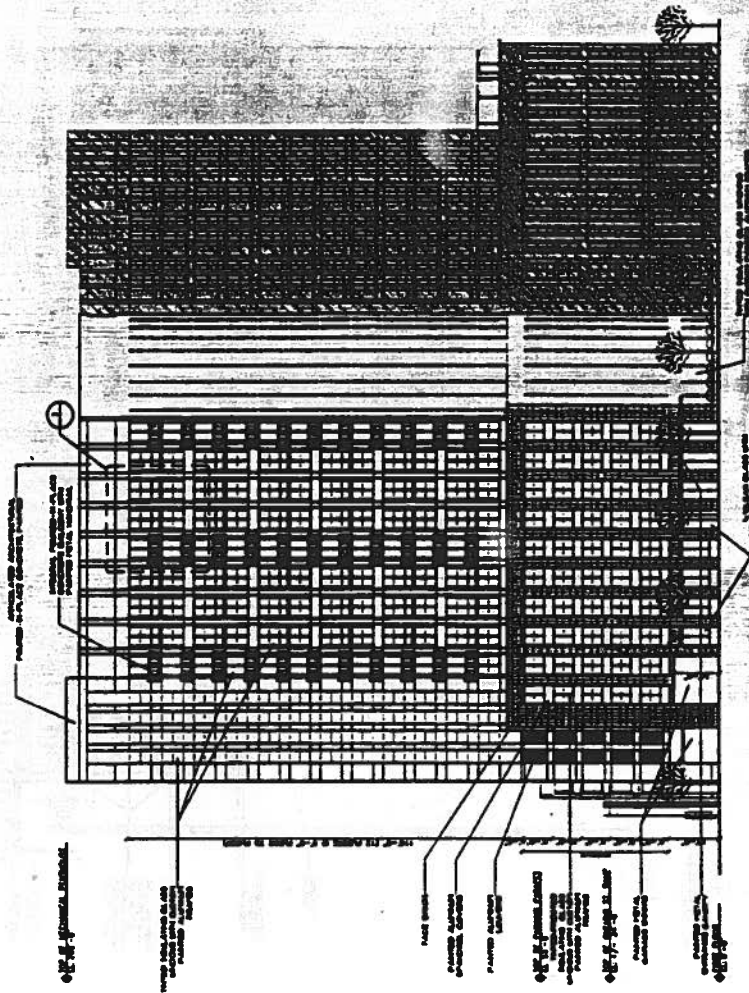
North Building Elevation.



NORTH ELEVATION
 SCALE 1/8" = 1'-0"
 11/5/98
 © George W. ...

Kingsbury and Ontario
 SCB ...

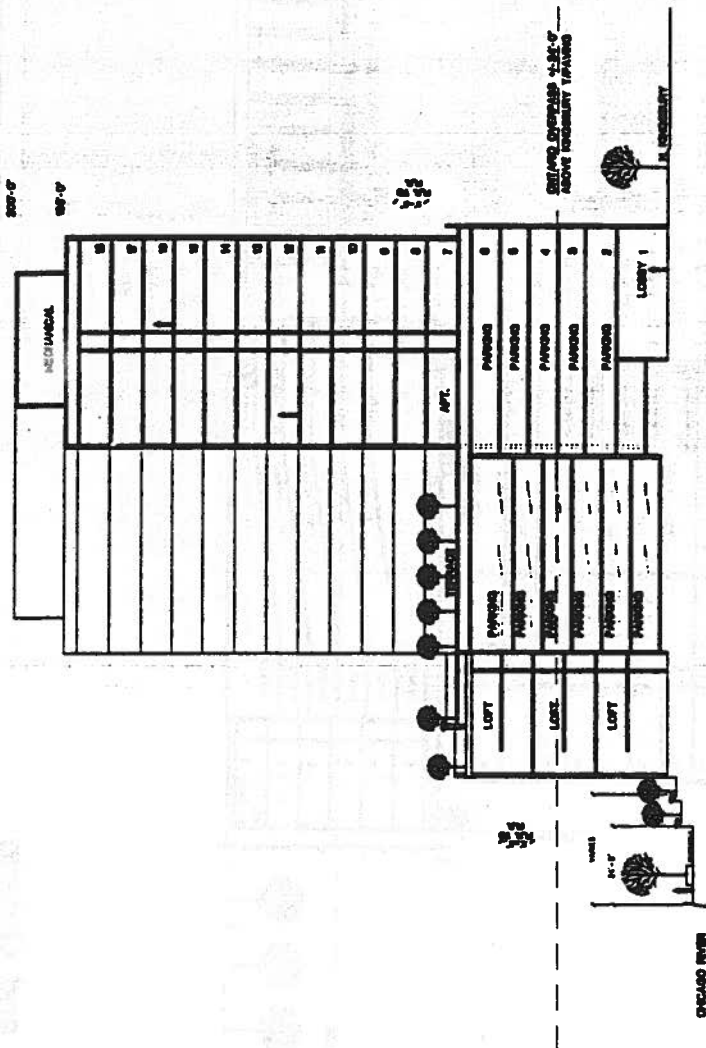
East Building Elevation.



EAST ELEVATION
 SCALE 1/8"
 11/5/99
 © 1999

Kingsbury and Ontario
 SCB
 1000
 1000
 1000

Building Section.
(Page 1 of 2)

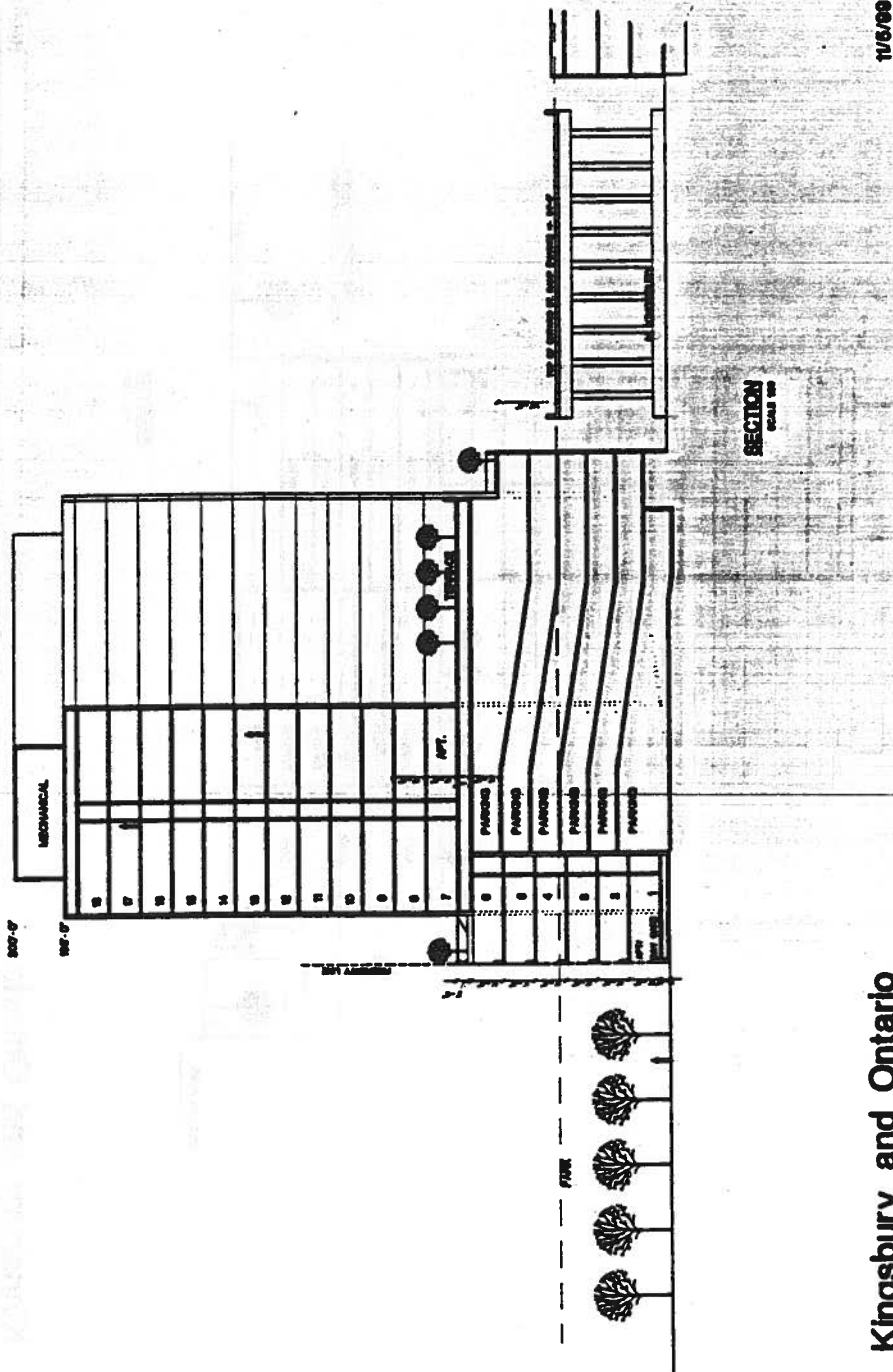


SECTION
SCALE 1/8" = 1'-0"

Kingsbury and Ontario
SCB ARCHITECTS & ENGINEERS INC.
1000 SHEPPARD AVENUE EAST, SUITE 100
SCARBOROUGH, ONTARIO M1S 1T5
TEL: (416) 291-1111
FAX: (416) 291-1112

11/6/00
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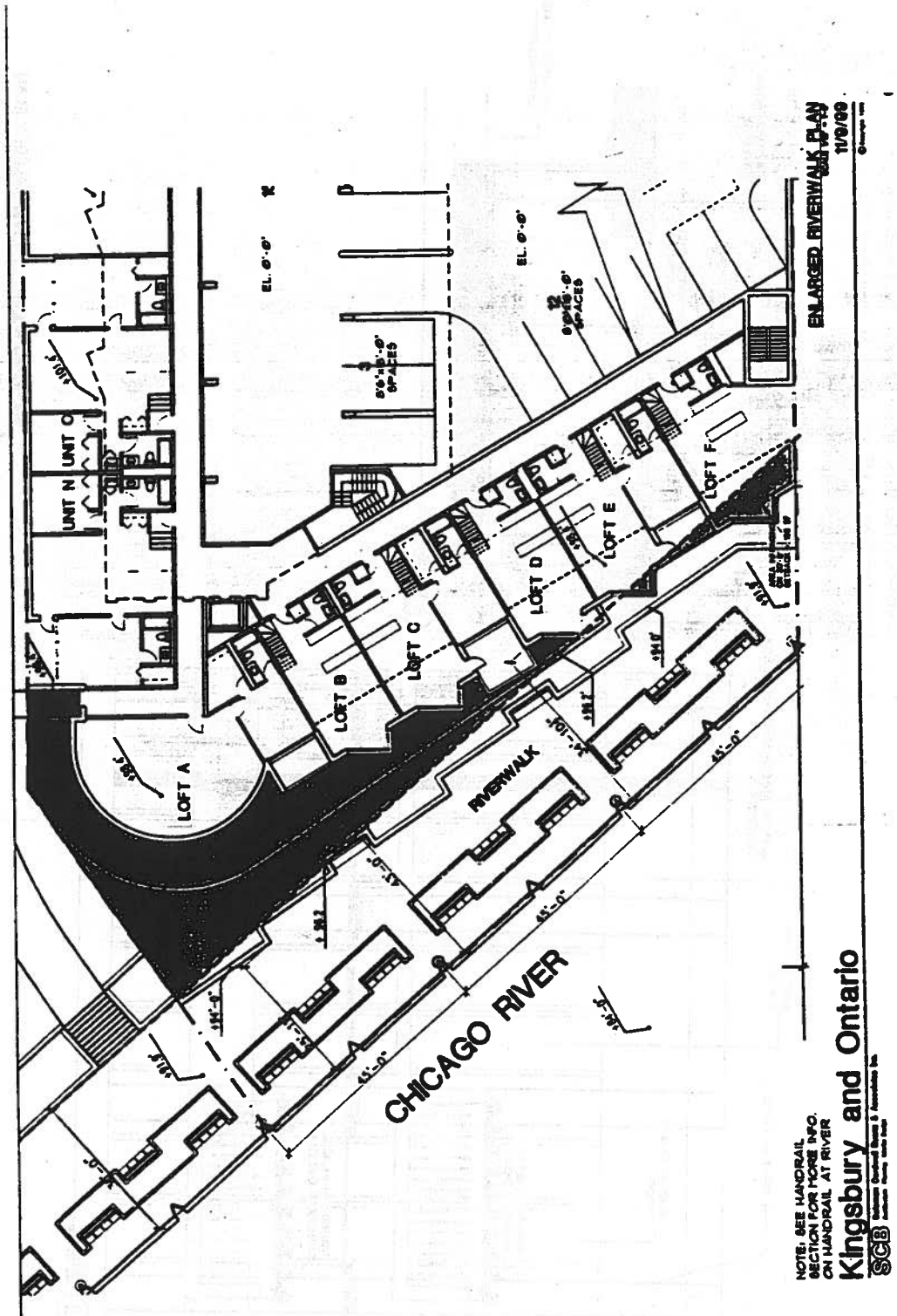
Building Section.
(Page 2 of 2)



Kingsbury and Ontario
SCB Structural Consulting & Architecture Inc.
1000 North Dearborn Street, Suite 200, Chicago, IL 60610

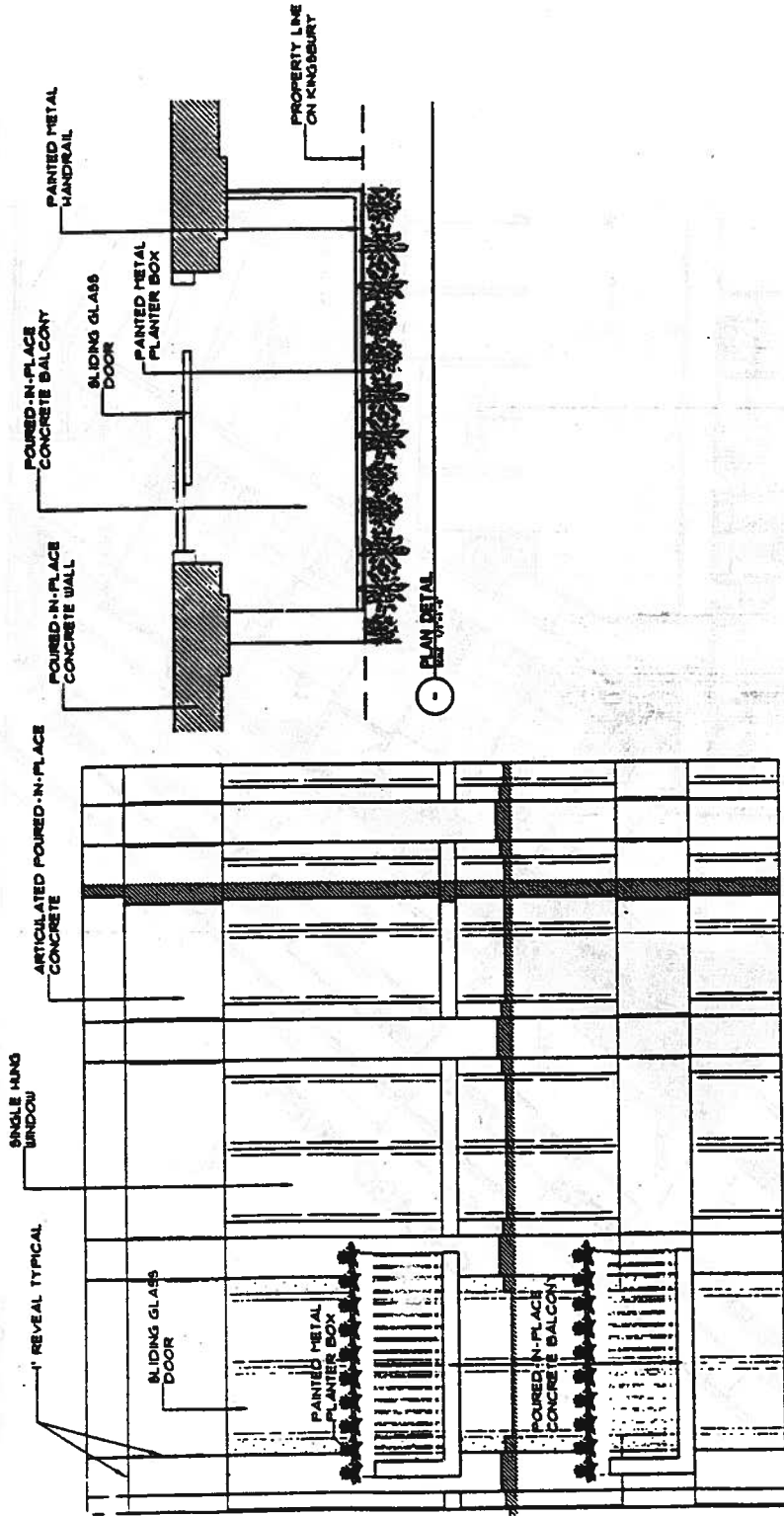
11/6/99

Enlarged Riverwalk Plan.



ENLARGED RIVERWALK PLAN
 11/9/99
 NOTE: SEE HANDRAIL SECTION FOR MORE INFO ON HANDRAIL AT RIVER
Kingsbury and Ontario
 SCB

Enlarged Elevations And Balcony Plan.



3 DETAIL

ENLARGED ELEVATIONS AND BALCONY PLAN

11/9/99
Chicago, Ill.

Kingsbury and Ontario
SCB ARCHITECTS
1111 N. LAUREL ST. CHICAGO, ILL. 60610