

9/27/2000

REPORTS OF COMMITTEES

42303

Nays -- None.

Alderman Beavers 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 12796)

RBPD 761

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 B7-5 General Central Business District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Hubbard Street; North LaSalle Street; West Kinzie Street; and North Wells Street,

to the designation of a Residential-Business 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 herewith attached and made a part hereof 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-Business Planned Development Number 761.

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development consists of approximately sixty-six thousand six hundred seventy-seven and seven-tenths (66,677.7) square feet (one and fifty-three hundredth (1.53) acres) and is owned or controlled by the applicant, Wells Kinzie, L.L.C.
2. 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 easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a 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 contained 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's successors and assigns and if different than the applicant, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property, at the time any 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. An agreement among property owners, the board of directors or any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.
4. This Plan of Development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Property Line and Boundary Map; a Site/Landscape Plan, a Street Level Park Plan, a Rooftop Deck Landscape Plan, and

Building Elevations dated September 14, 2000 prepared by Solomon Cordwell Buenz & Associates, Inc.. Full size sets of the Site/Landscape Plan, Street Level Park Plan, Rooftop Deck Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.

5. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development": all uses permitted in the B7-5 General Central Business District 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 shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Any service drives 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of the building and any appurtenance 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. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan, Street Level Park Plan, Rooftop Deck Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

In particular, the top of the building shall be illuminated, ticket machines and payment booths shall be located in such manner to provide sufficient internal stacking of vehicles and appropriate warning devices will be located at the garage exits. The landscaped open space area as depicted on the Street Level Park Plan shall be open and available for use by the general public and shall not be gated. Notwithstanding any provision of this Planned Development, the requirement that public access be available to said open space shall not be construed 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 landscaped open space shall contain improvements such as raised planters for seating, water features and special paving.

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 a 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 consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. 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.
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, 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.
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 (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

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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 has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the B7-5 General Business District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Property Line and Boundary Map; Site/Landscape Plan; Street Level Park Plan; Rooftop Deck Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 42309 through 42319 of this Journal.]

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

Residential Planned Development Number 761.

Bulk Regulations And Data Table.

| | Net Site Area | | Maximum Floor Area Ratio | Maximum Number of Dwelling Units | Maximum Percent site Coverage |
|------|---------------|-------|--------------------------------|--|-------------------------------------|
| | Square Feet | Acres | | | |
| Site | 66,677.7 | 1.53 | 7.7 | 453 | Per site plan |

12796

42308

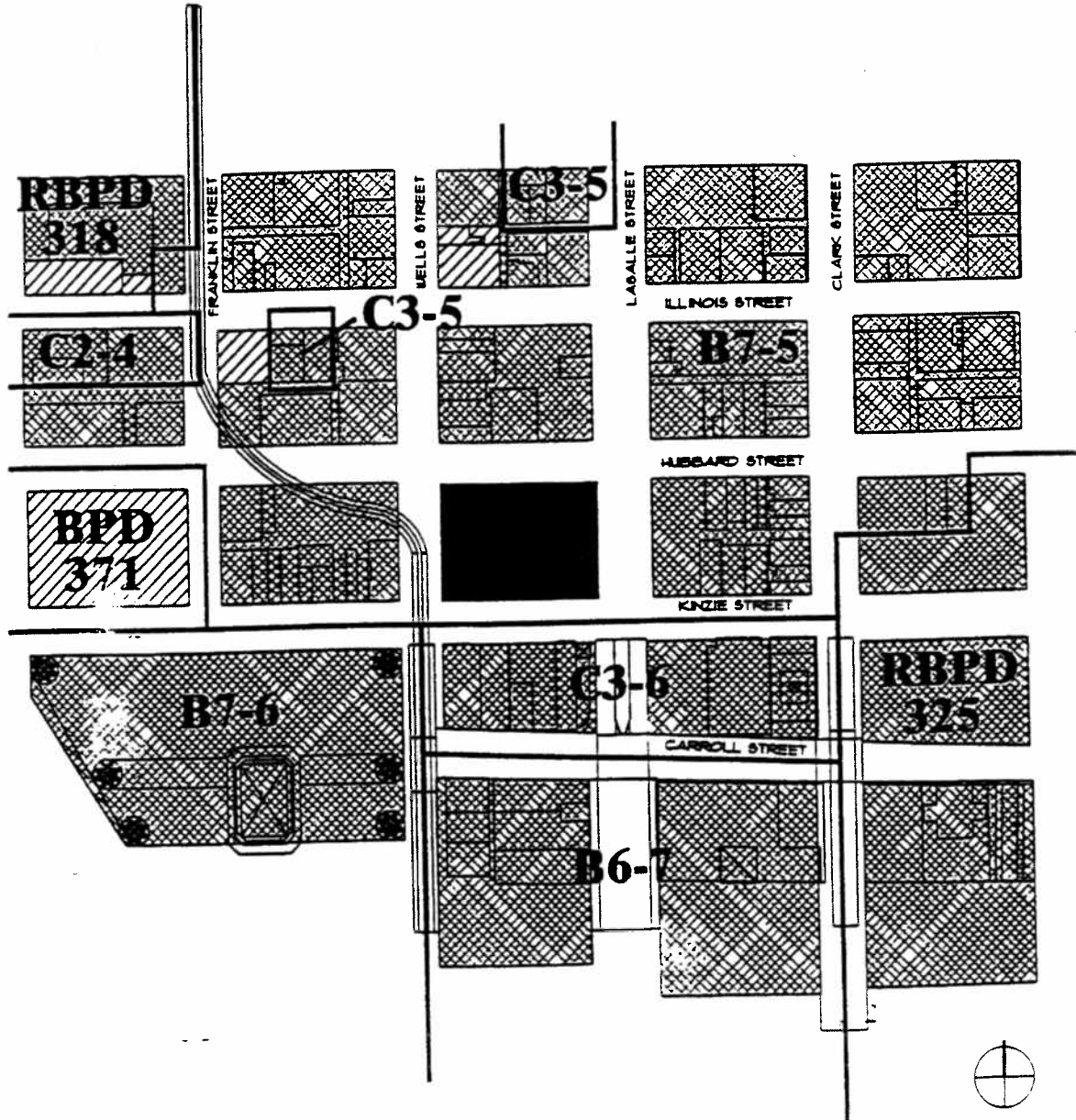
JOURNAL--CITY COUNCIL--CHICAGO

9/27/2000

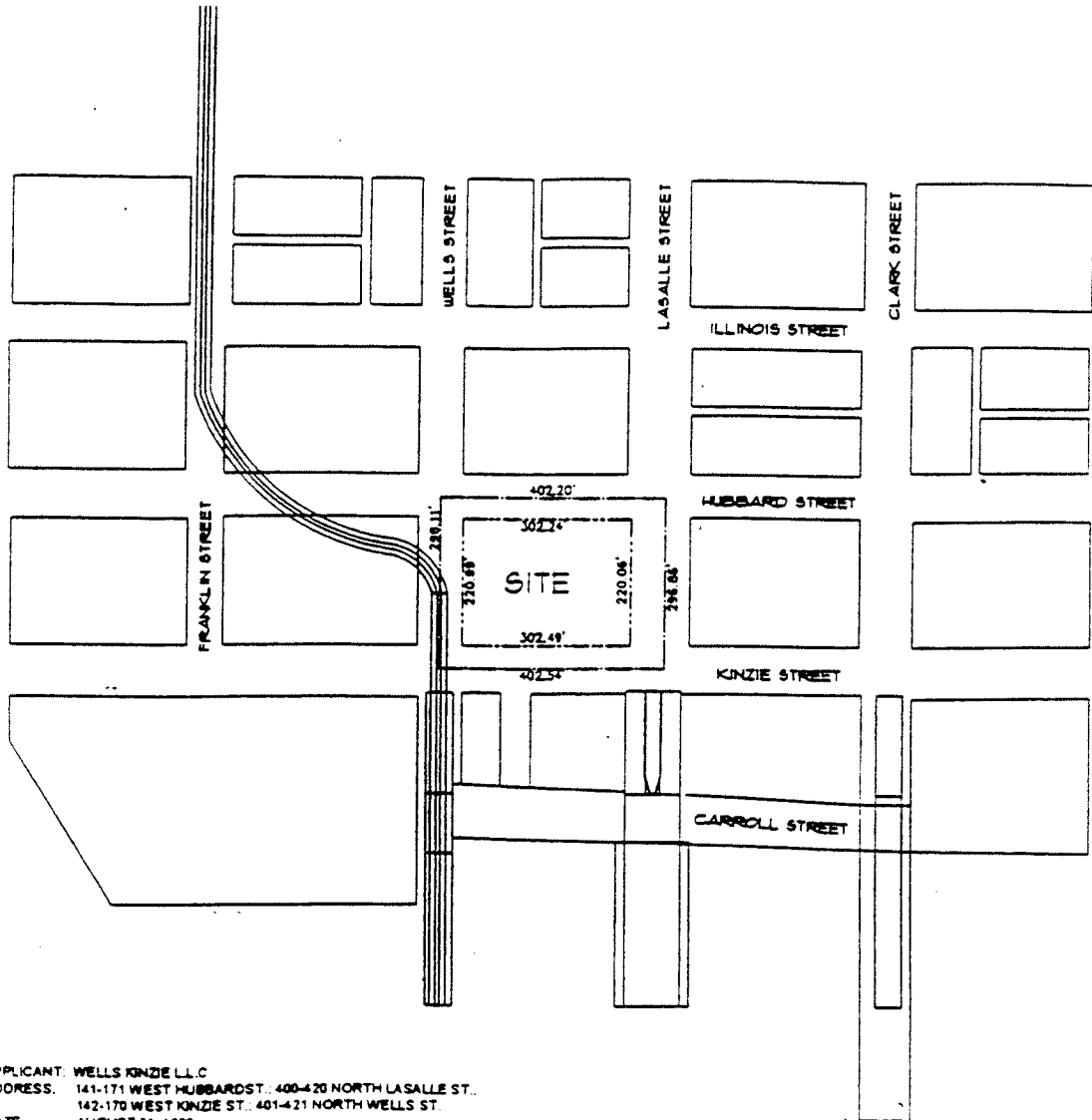
| | Square Feet | Acres |
|---|-----------------------|-------|
| Net Site Area | 66,677.7 | 1.53 |
| Public Rights-of- Way | 53,022.2 | 1.22 |
| Gross Site Area | 119,699.9 | 2.75 |
| Maximum Percentage of Site Coverage: | See Site Plan. | |
| Minimum Required Building Setbacks: | See Site Plan. | |
| Maximum Building Height: | See building section. | |
| Minimum Number of Off-Street Parking: (= 1.63 spaces/dwelling unit) | 738 spaces.* | |
| Maximum Number of Off-Street Parking Spaces: | 847 spaces. | |
| Minimum Number of Off Loading Docks: | 2 loading docks. | |

* All required spaces not utilized on a daily basis for residential uses may be rented out on a daily basis provided that the number of parking spaces rented on a daily basis shall not include a minimum parking ratio of .55 spaces per unit.

Existing Land-Use Map.



Planned Development Property
Line and Boundary Map.



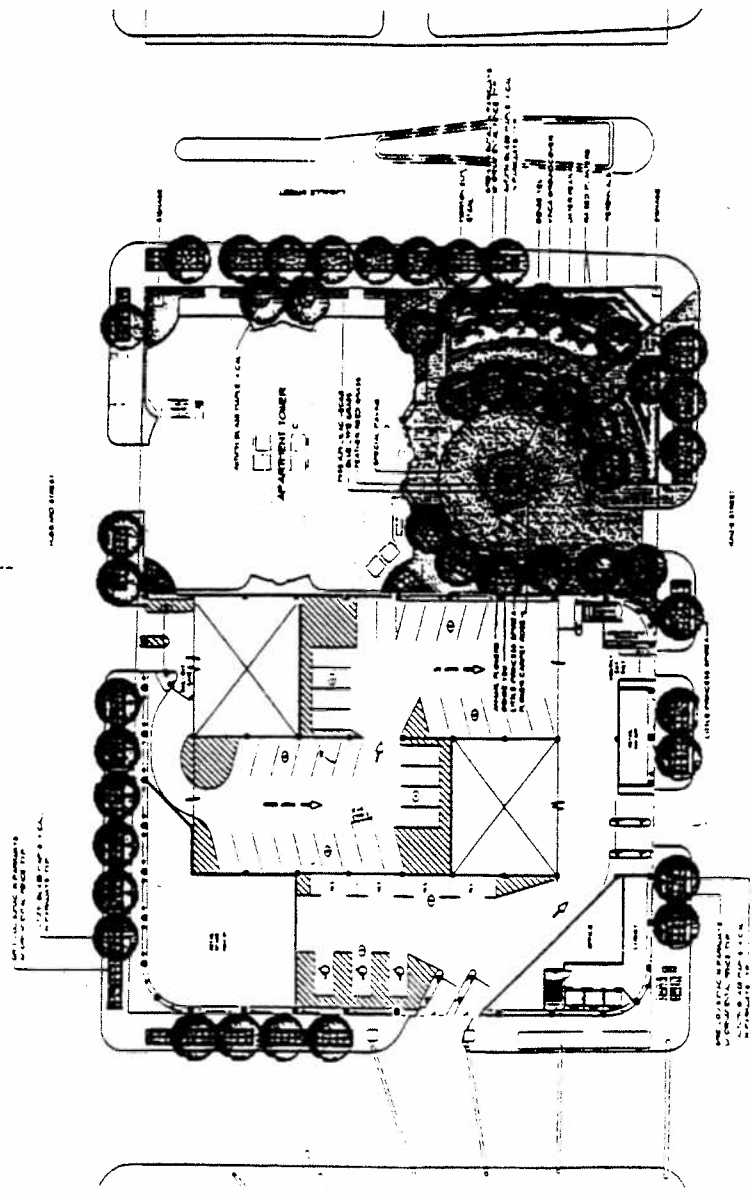
APPLICANT: WELLS KINZIE LLC
 ADDRESS: 141-171 WEST HUBBARD ST., 400-420 NORTH LASALLE ST.,
 142-170 WEST KINZIE ST., 401-421 NORTH WELLS ST.
 DATE: AUGUST 31, 1999
 REVISED: SEPTEMBER 14, 2000

Legend

- PLANNED DEVELOPMENT BOUNDARY
- DIMENSIONED PROPERTY LINE

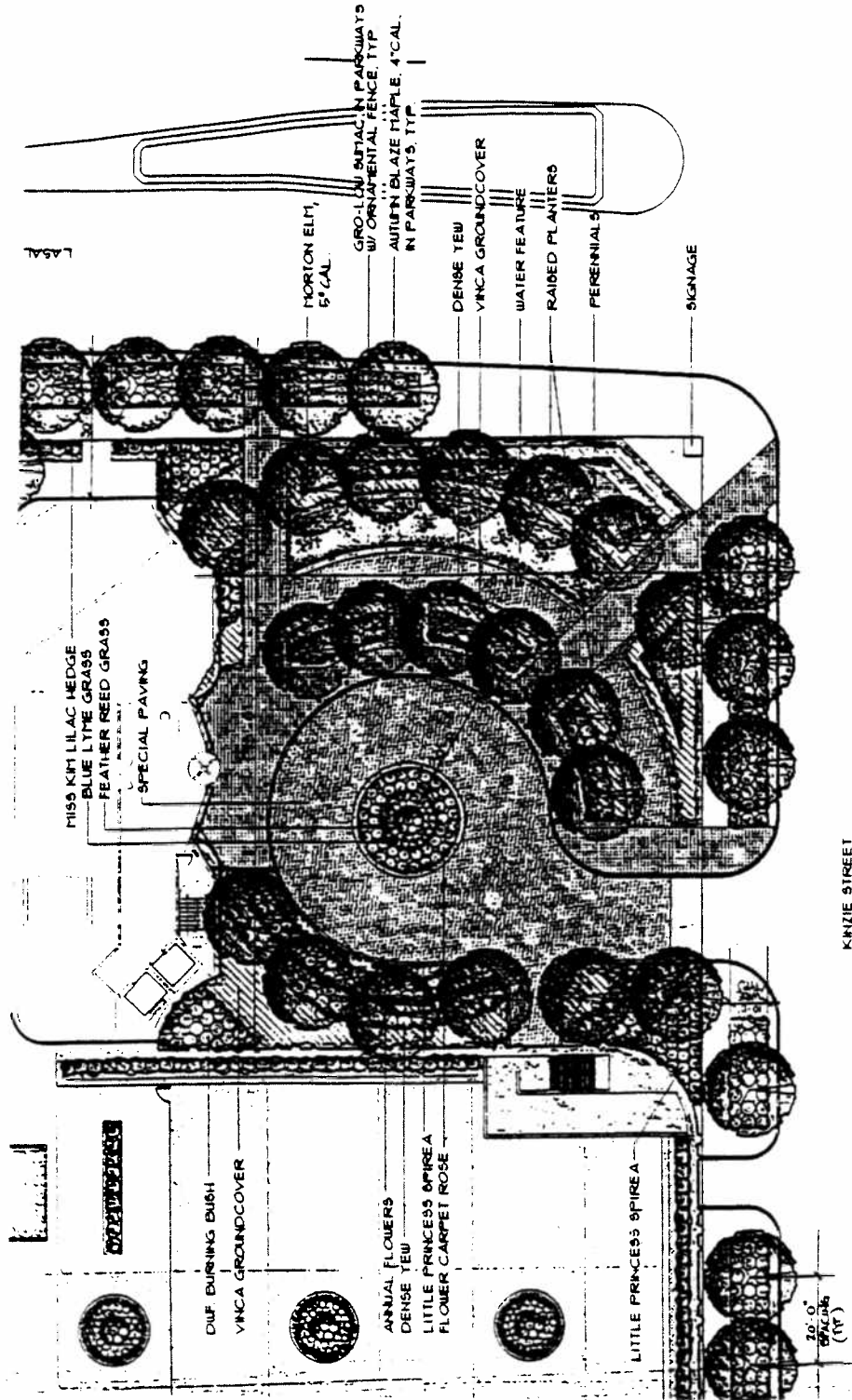


Site/Landscape Plan.



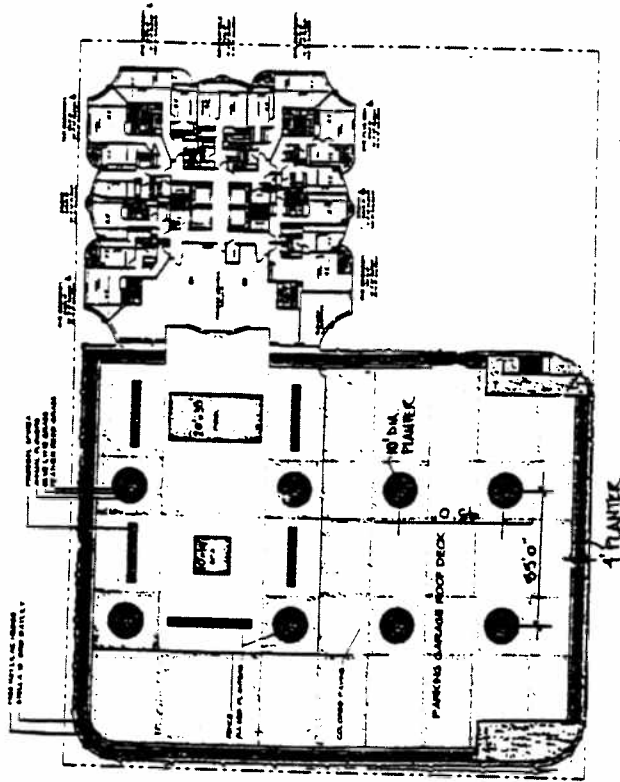
APPLICANT WELLS KINZIE L C
 ADDRESS 141 171 WEST HUBBARD ST. 400 420 NORTH LA SALLE ST.
 142 170 WEST KINZIE ST. 401 421 NORTH WELLS ST
 DATE: AUGUST 31 1999
 REVISED SEPTEMBER 14 2000

Street Level Park Plan.



APPLICANT WELLS KINZIE LLC
 ADDRESS 141-171 WEST HUBBARD ST. 400 470 NORTH LASALLE ST.
 142 170 WEST KINZIE ST. 401 421 NORTH WELLS ST
 DATE AUGUST 31, 1999
 REVISED SEPTEMBER 14, 2000

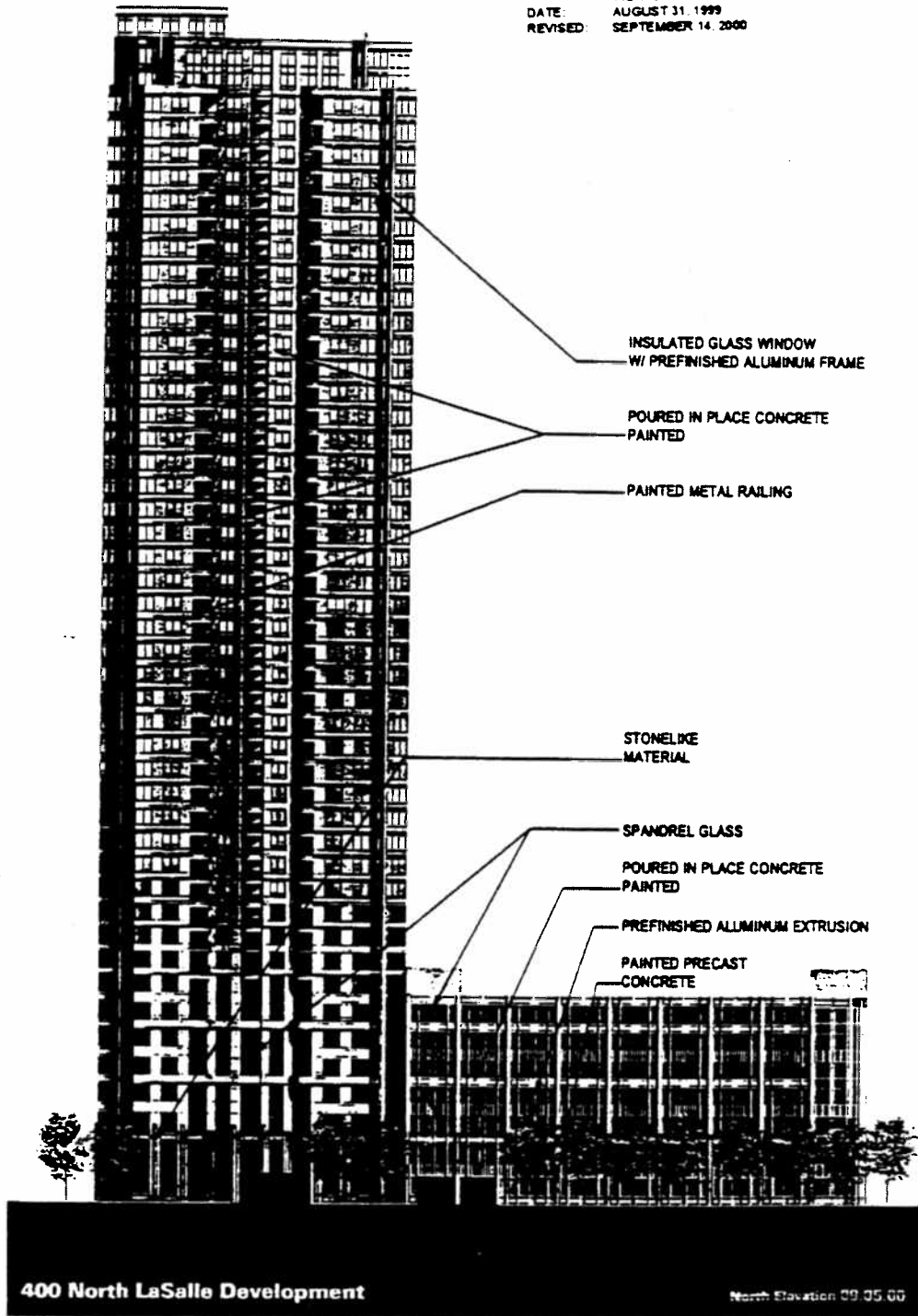
Rooftop Deck Landscape Plan.



APPLICANT: WELLS KIRZIE L.L.C.
ADDRESS: 141-171 WEST HUBBARD ST., 400-420 NORTH LASALLE ST.,
142-178 WEST KIRZIE ST., 401-421 NORTH WELLS ST.
DATE: AUGUST 31, 1999
REVISED: SEPTEMBER 14, 2000

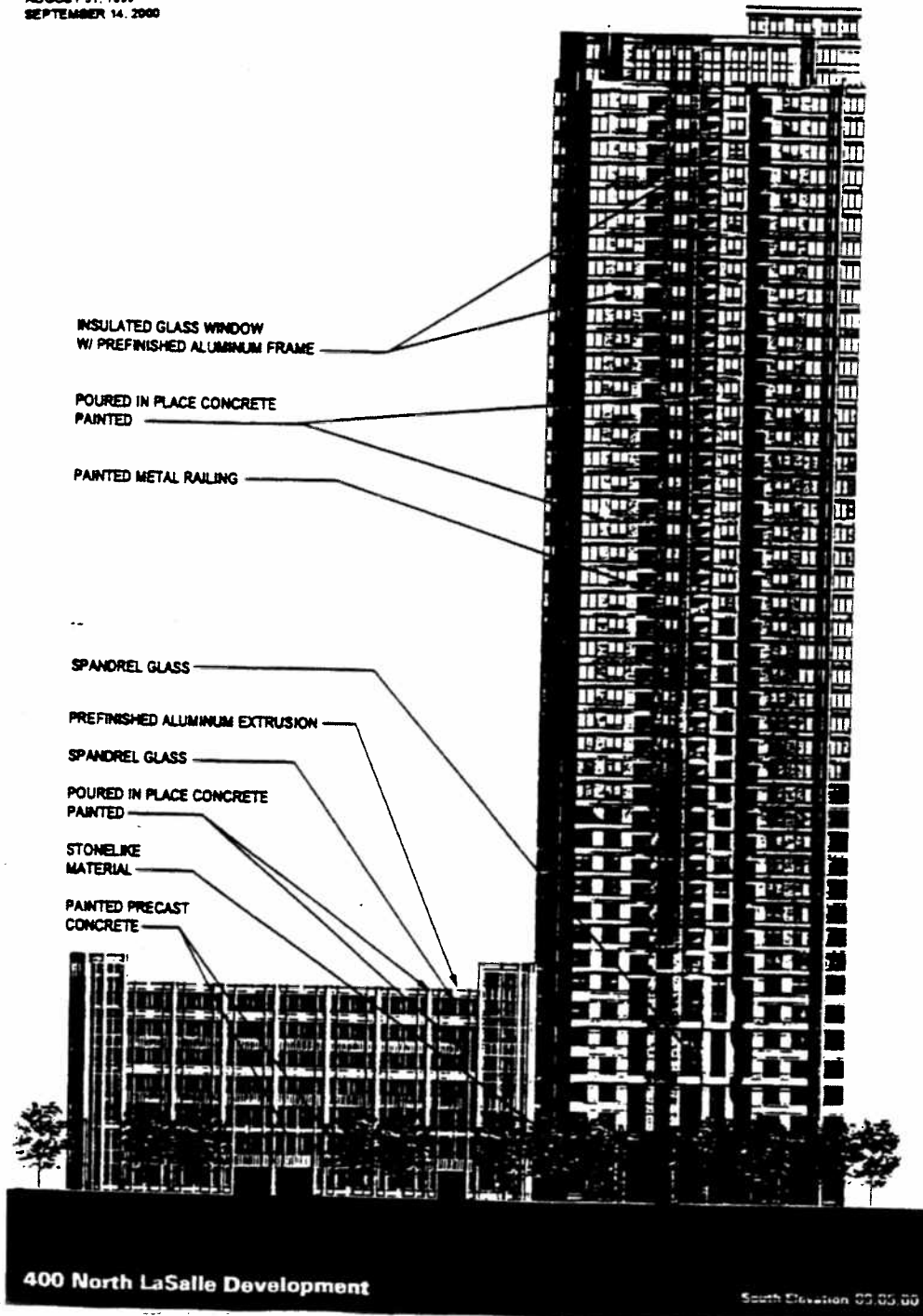
North Building Elevation.

APPLICANT: WELLS KNIZIE LLC
ADDRESS: 141-171 WEST HUBBARD ST., 400-420 NORTH LASALLE ST.,
142-170 WEST KNIZIE ST., 401-421 NORTH WELLS ST.
DATE: AUGUST 31, 1999
REVISED: SEPTEMBER 14, 2000



South Building Elevation.

APPLICANT: WELLS KNIZE LLC
ADDRESS: 141-171 WEST HUBBARD ST.; 480-420 NORTH LA SALLE ST.;
142-170 WEST KNIZE ST.; 491-421 NORTH WELLS ST.
DATE: AUGUST 31, 1999
REVISED: SEPTEMBER 14, 2000



East Building Elevation.

APPLICANT: WELLS KINZIE L.L.C.
ADDRESS: 141-171 WEST HUBBARD ST., 400-420 NORTH LA SALLE ST.,
142-170 WEST KINZIE ST., 401-421 NORTH WELLS ST.
DATE: AUGUST 31, 1999
REVISED: SEPTEMBER 14, 2000

INSULATED GLASS WINDOW
W/ PREFINISHED ALUMINUM FRAME

POURED IN PLACE CONCRETE
PAINTED

PAINTED METAL RAILING

SPANDREL GLASS

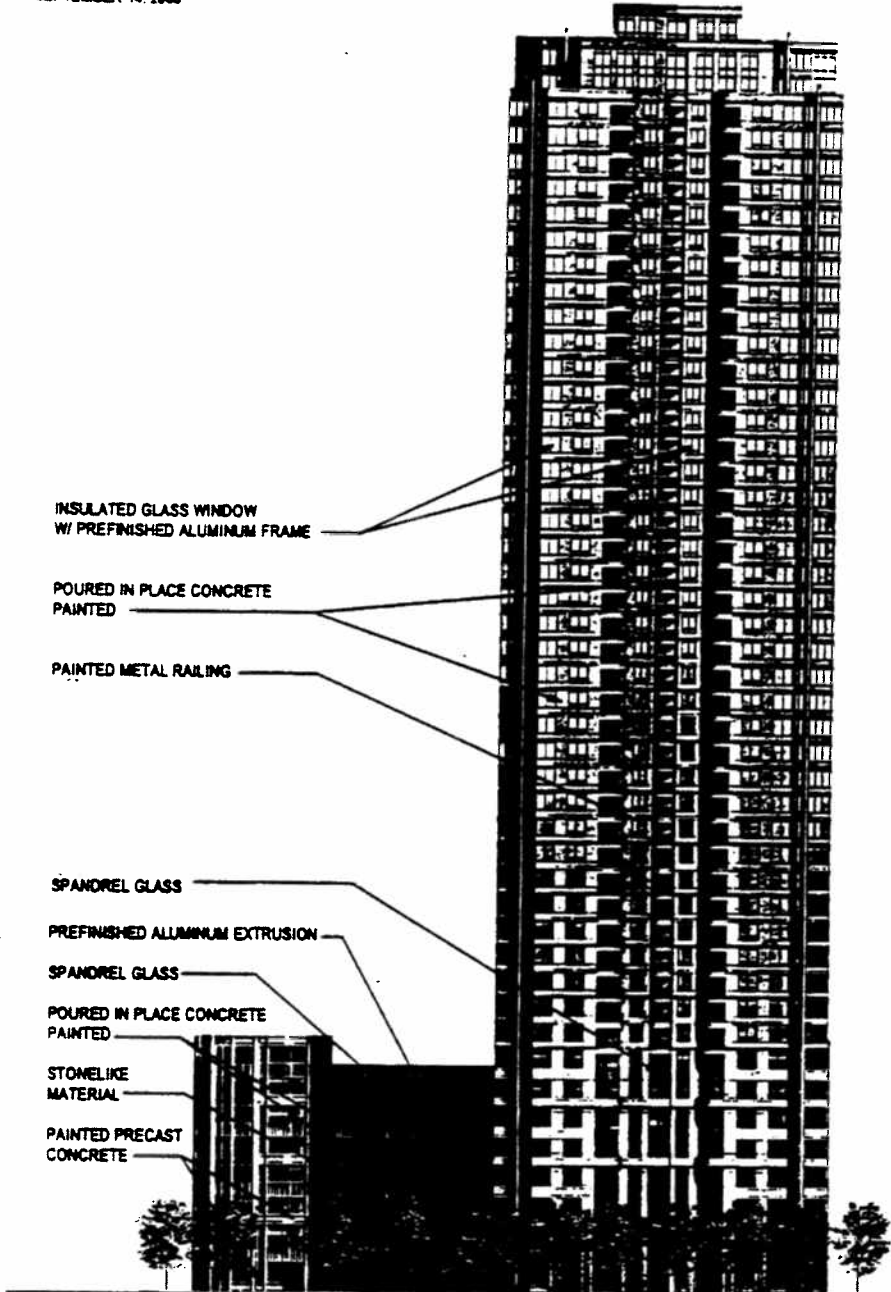
PREFINISHED ALUMINUM EXTRUSION

SPANDREL GLASS

POURED IN PLACE CONCRETE
PAINTED

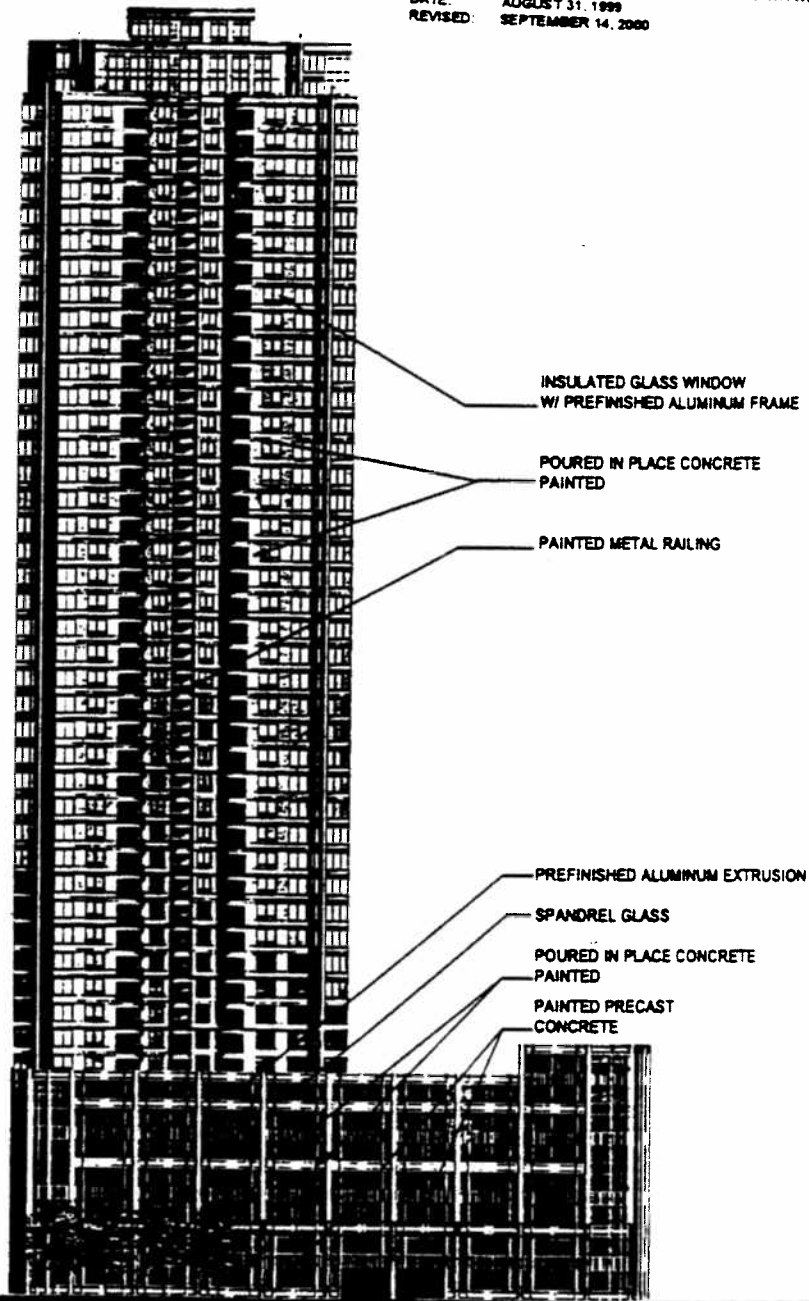
STONELIKE
MATERIAL

PAINTED PRECAST
CONCRETE



West Building Elevation.

APPLICANT: WELLS KINZE L.L.C.
 ADDRESS: 141-171 WEST HUBBARD ST.; 400-420 NORTH LA SALLE ST.;
 142-170 WEST KINZE ST.; 401-421 NORTH WELLS ST.
 DATE: AUGUST 31, 1999
 REVISED: SEPTEMBER 14, 2000



Building Sections.

APPLICANT: WELLS KINZE L.L.C.
ADDRESS: 141-171 WEST HURDARD ST.; 400-220 NORTH LASALLE ST.;
142-170 WEST KINZE ST.; 401-421 NORTH WELLS ST.
DATE: AUGUST 31, 1999
REVISED: SEPTEMBER 14, 2000

