

A-7887

53490

JOURNAL--CITY COUNCIL--CHICAGO

5/8/2013

Page one contains one Mayoral text amendment regarding the treatment of lead and asbestos during construction and renovation.

Pages one through nine contain numerous zoning map amendments, including on page seven Document Number O2013-1588 for concept schools in which Alderman Pawar, Alderman Cappleman and Alderman Fioretti voted "No".

Page 10 contains one waiver of a building permit fee.

Page 10 contains ordinances and orders for advertising and business identification signs.

Page 10 contains an ordinance for one sign that failed to meet the Committee's approval and was voted "Do Not Pass".

At this time, I move for passage of the proposed ordinances and substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,  
Chairman.

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

*Yeas* -- Aldermen Fioretti, Dowell, Burns, Hairston, Sawyer, Holmes, Harris, Beale, Pope, Balcer, Cárdenas, Quinn, Burke, Foulkes, Thompson, Thomas, Lane, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Chandler, Solis, Maldonado, Burnett, Ervin, Graham, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Sposato, Mitts, Cullerton, Laurino, P. O'Connor, M. O'Connor, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, Moore, Silverstein -- 49.

*Nays* -- None.

Alderman Pope 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 No. 1-F.*  
(Application No. A-7887)  
(Common Address: 150 N. Riverside Dr.)

DX-16

[O2013-1637]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is

hereby amended by changing all of the Waterway Residential-Business Planned Development Number 785 District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Lake Street; the south branch of the Chicago River; West Randolph Street; and the alley next east of and parallel to North Canal Street,

to those of a DX-16 Downtown Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map No. 1-H.  
(Application No. 17698)  
(Common Address: 540 -- 544 N. Paulina St.)*

[O2013-1594]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RS3 Residential Single-Unit (Detached House) District and C2-2 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 1-H in the area bounded by:

West Ohio Street; North Paulina Street; a line 72 feet south of and parallel to West Ohio Street; and the alley next west of and parallel to North Paulina Street,

to those of a B2-2 Neighborhood Mixed-Use District 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.

*Reclassification Of Area Shown On Map Number No. 1-I.  
(Application No. 16862)  
(Common Address: 3114 W. Carroll Ave.)*

[SO2013-4131]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Lori T. Healey  
Commissioner

City Hall, Room 1000  
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March 1, 2007

Mr. John J. George  
Attorney At Law  
Two First National Plaza  
Suite 400  
20 South Clark Street  
Chicago, IL 60603-1903

Re: **One-year sunset extension for Waterway Residential Planned Development No. 785**  
**400-406, 416-422 West Randolph Street and**  
**403-407, 417-423 West Lake Street**

Dear Mr. George:

Please be advised that your request for a one-year sunset extension to the six-year construction period for Waterway Residential Planned Development No. 785 has been considered by the Department of Planning and Development pursuant to Section 17-13-0612-B of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

Waterway Residential Planned Development No. 785 was passed by the City Council on June 27, 2001 and authorizes the construction of two (2) high-rise residential buildings containing a maximum of 835 dwelling units. The development includes the construction of a platform deck over the active railroad lines utilized by Amtrak and Metra. As a result, it is unlikely that a building permit and substantial construction will be commenced prior to the Planned Development's expiration date of June 27, 2007. At a meeting held on February 7, 2007, your client and the developer of the site, Prime Residential, LLC, informed Alderman Burton F. Natarus that they intended to file an application for an Amendment to the Planned Development as early as March 9, 2007 in order to seek approval of a revised plan of development. A one-year sunset extension will allow Prime Residential, LLC, to present its plans to the community.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Waterway Residential Planned Development No. 785, I hereby approve a one-year sunset extension from June 27, 2007 to June 27, 2008 to begin construction, as authorized by a building permit.

Sincerely,

Lori T. Healey  
Commissioner

LTH:MRD:tm

cc: Alderman Burton Natarus, Kathleen Nelson, Terri Haymaker, Mike Marmo, Pat Haynes, DPD files



Again, please let the record reflect that I abstain from voting on Application Numbers A-4704 and 13320 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

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, Preckwinkle, Hairston, Lyle, Beavers, Beale, Pope, Balcer, Olivo, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schulter, Moore, Stone -- 44.

*Nays* -- None.

Alderman Natarus 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 1-F.*

(As Amended)

(Application Number 13108)

WRPD 785

*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 B6-7 Restricted Central Business District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Lake Street; the south branch of the Chicago River; West Randolph Street; and the alley next east of and parallel to North Canal Street,

to the designation of a Waterway Residential 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:

*Waterway Residential Planned Development Number 785.*

*Plan Of Development Statements.*

1. The area delineated herein as a Waterway Residential-Business Planned Development consists of approximately eighty-five thousand seven hundred thirteen (85,713) square feet (one and ninety-six hundredths (1.96) acres) and is owned or controlled by the applicant, Prime Residential, 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, easements, 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, Boundary and Right-of-Way Adjustment Map; a Site/Landscaping Plan and Building Elevations dated June 14, 2001 prepared by Lucien LaGrange and Associates. Full size sets of the Site/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 "Waterway Residential Planned Development": multi-family dwelling units in elevator buildings, day care centers, restaurants, including live entertainment and dancing, and the serving of liquor in conjunction therewith, retail uses on grade and riverwalk level only as permitted in the B6-7 Restricted Central Business District, related uses and 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. Subject to approval by the Chicago Department of Transportation, the applicant shall install at its own expense a traffic signal on Randolph Street prior to the issuance of the initial occupancy certificate for any residential unit. Further, the applicant shall grant an

easement subject to the approval of the Department of Law for public access over and upon the service drive at the western edge of the site identified on the Site Plan prior to the issuance of the initial occupancy certificate for any residential unit.

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 except that floor area (for determining the total of square feet of development permitted under this planned development, and for determining F.A.R. and off-street parking and loading requirements) shall not include any space devoted to mechanical equipment (including, without limitation, heating, ventilation and air conditioning equipment) where such space occupies the entire floor of any structure or consists of more than two thousand five hundred (2,500) square feet of contiguous floor area.
10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site/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, planter boxes shall be located within the balconies of the dwelling units. The applicant agrees that if construction of the condominium building on the north portion of the Site has not commenced within one (1) year from issuance of the Certificate of Occupancy for the parking garage, the applicant shall install and maintain temporary landscaping upon the footprint of the condominium building in accordance with an interim landscaping plan approved by the Department of Planning. The applicant agrees to minimize the disturbance to the residents of Randolph Place related to the construction of the platform deck. The applicant agrees to coordinate the hours of construction of the platform deck with the office of the local alderman and the Board of Directors of Randolph Place.
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 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 B6-7 Restricted Central Business District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustments Map; Composite Landscape Plan; Street Level Plan; Riverwalk Level Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 63670 through 63682 of this Journal.]

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

*Waterway Residential-Business Planned Development. No. 785*

*Bulk Regulations And Data Table.*

Maximum/Permitted F.A.R.: 14.18

Gross Site Area = Net Site Area + Area in Public Right-of-Way: 107,388 square feet (gross site area) = 57,138 square feet (net site area) + 28,575 square feet to be vacated + 21,675 square feet (public right-of-way).

Setbacks from Property Line: In substantial conformance with the Street Level Plan and Riverwalk Level Plan.

Maximum Percent of Site Coverage: In substantial conformance with the Street Level Plan and Riverwalk Level Plan.

Maximum Number of Dwelling Units: 835 dwelling units.

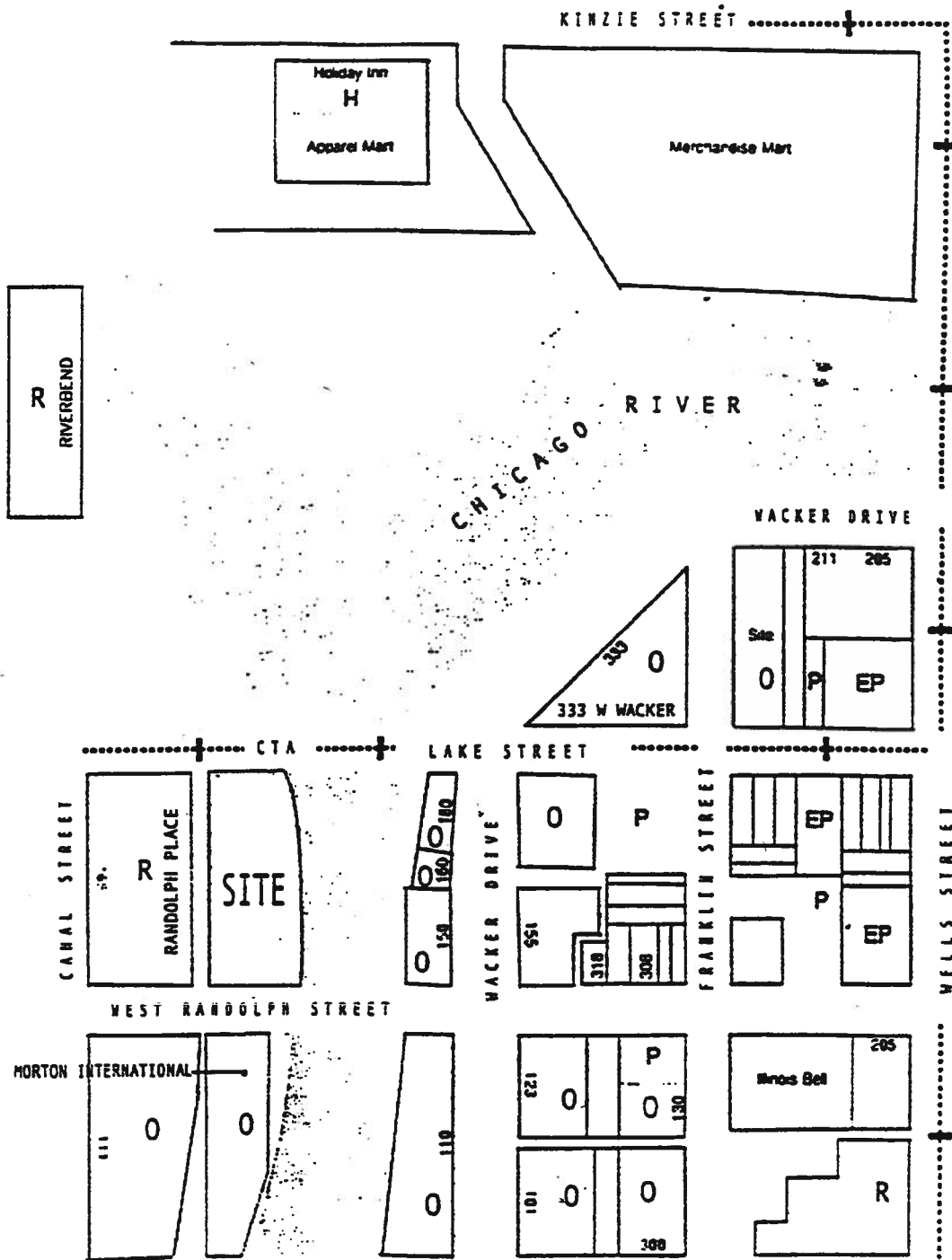
Minimum Number of Parking Spaces: 1 space per dwelling unit.

Minimum Number of Off-Street Loading Berths: 5 berths (10 feet by 25 feet).

Maximum Building Height: In substantial conformance with Building Elevations.



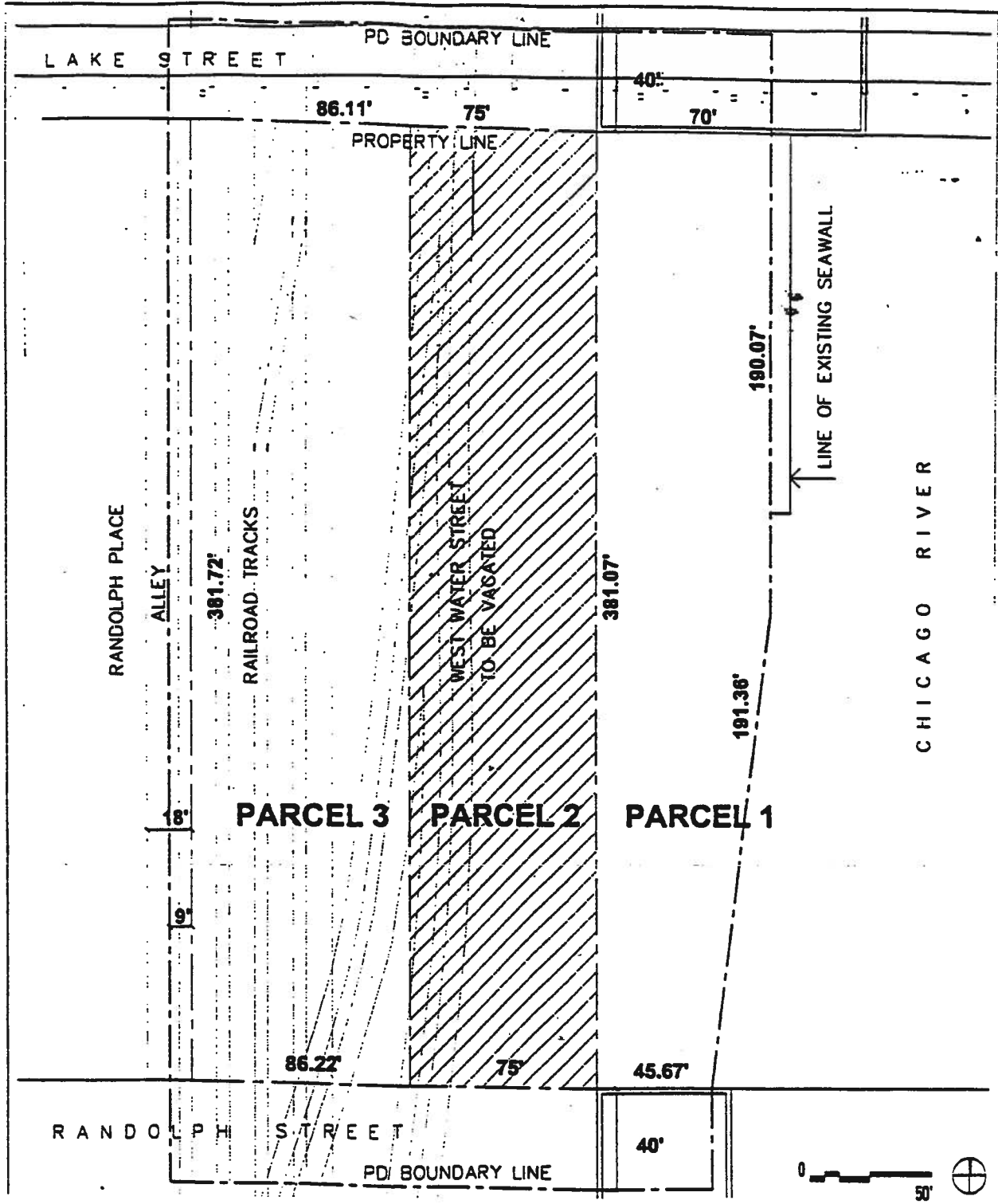
Existing Land-Use Map.



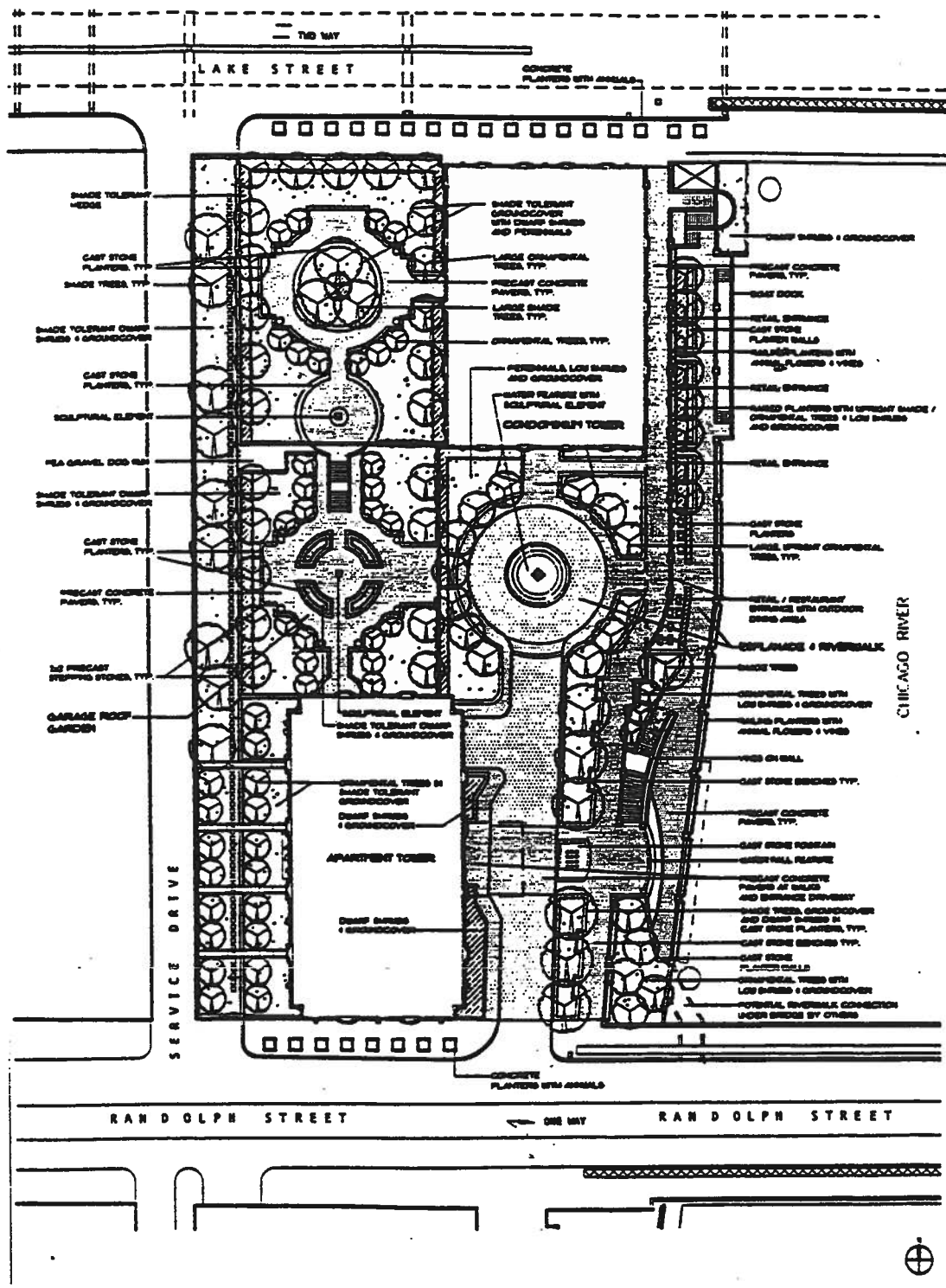
R = RESIDENTIAL : H = HOTEL : P = PARKING : O = OFFICE

N.T.S.

Planned Development Boundary, Property Line And  
Right-Of-Way Adjustments Map.

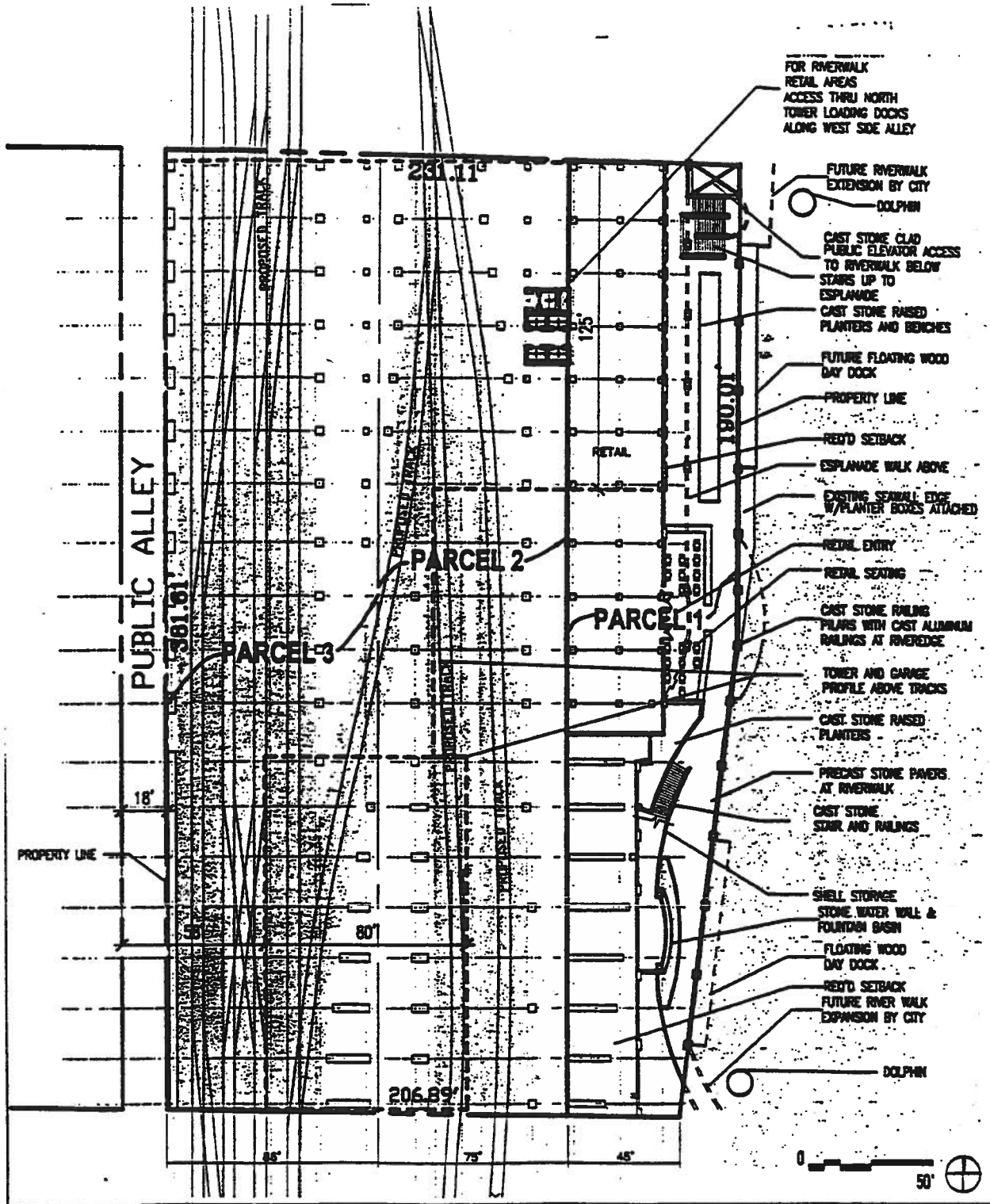


Composite Landscape Plan.



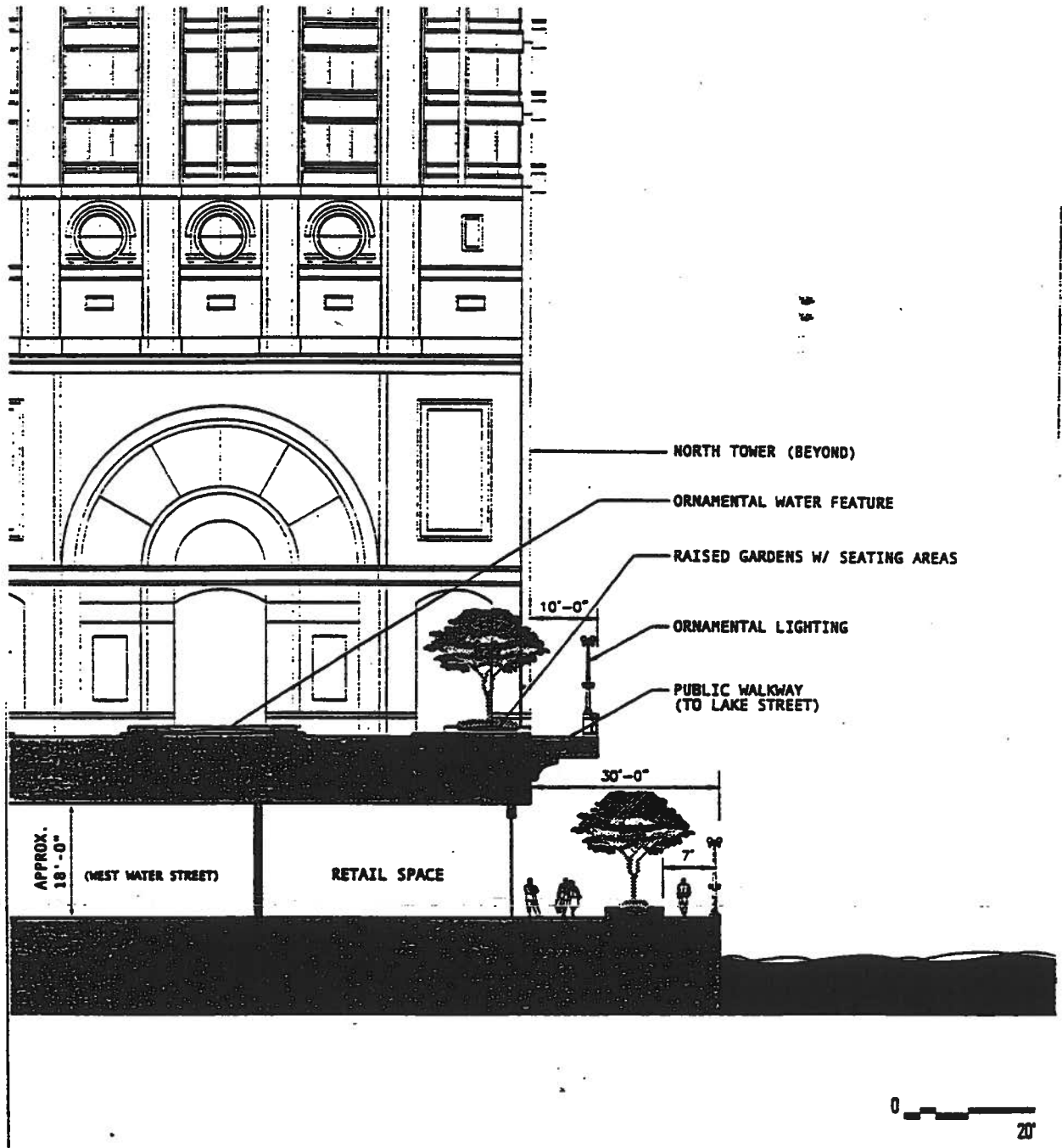


Riverwalk Level Plan.

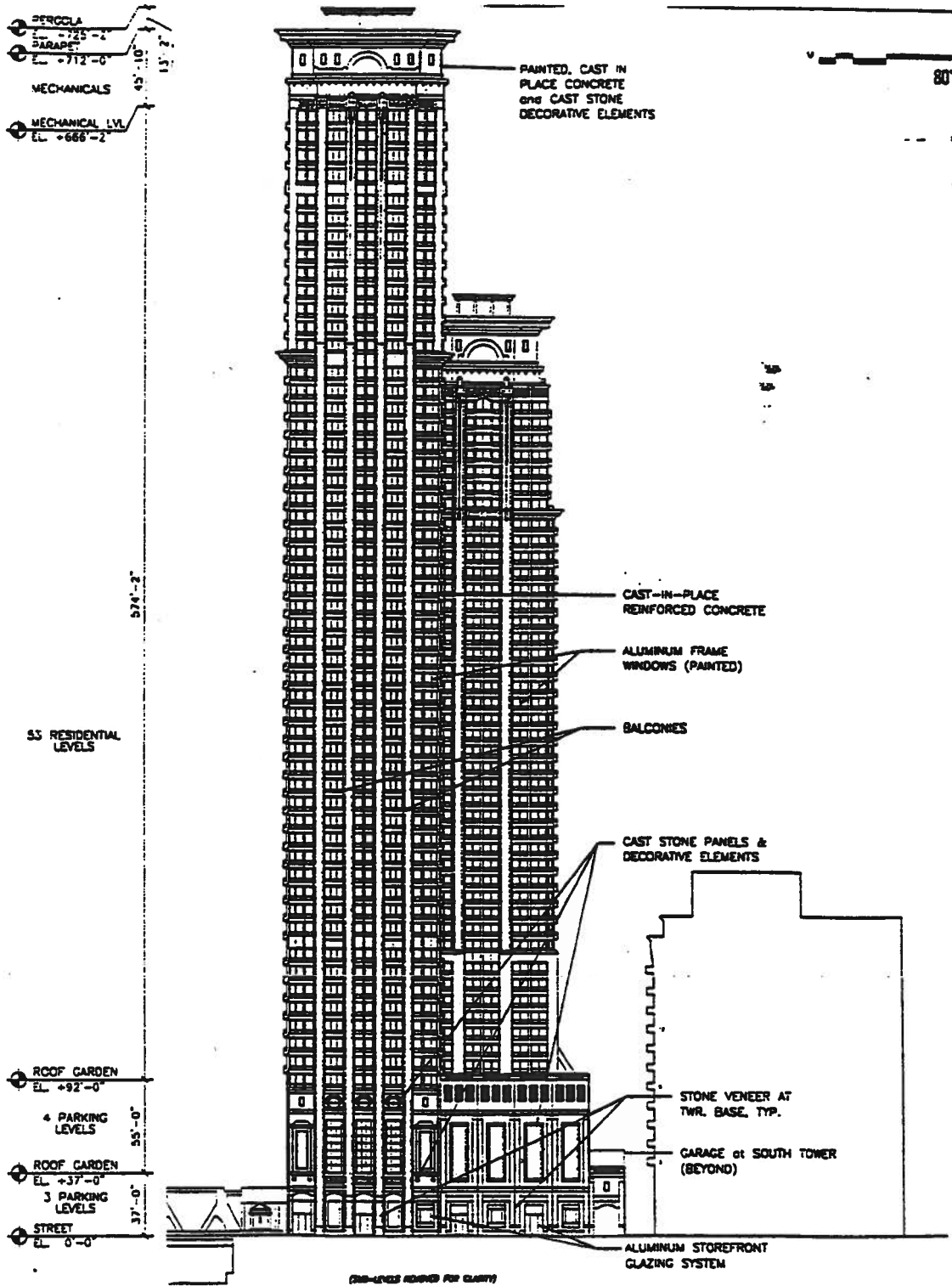




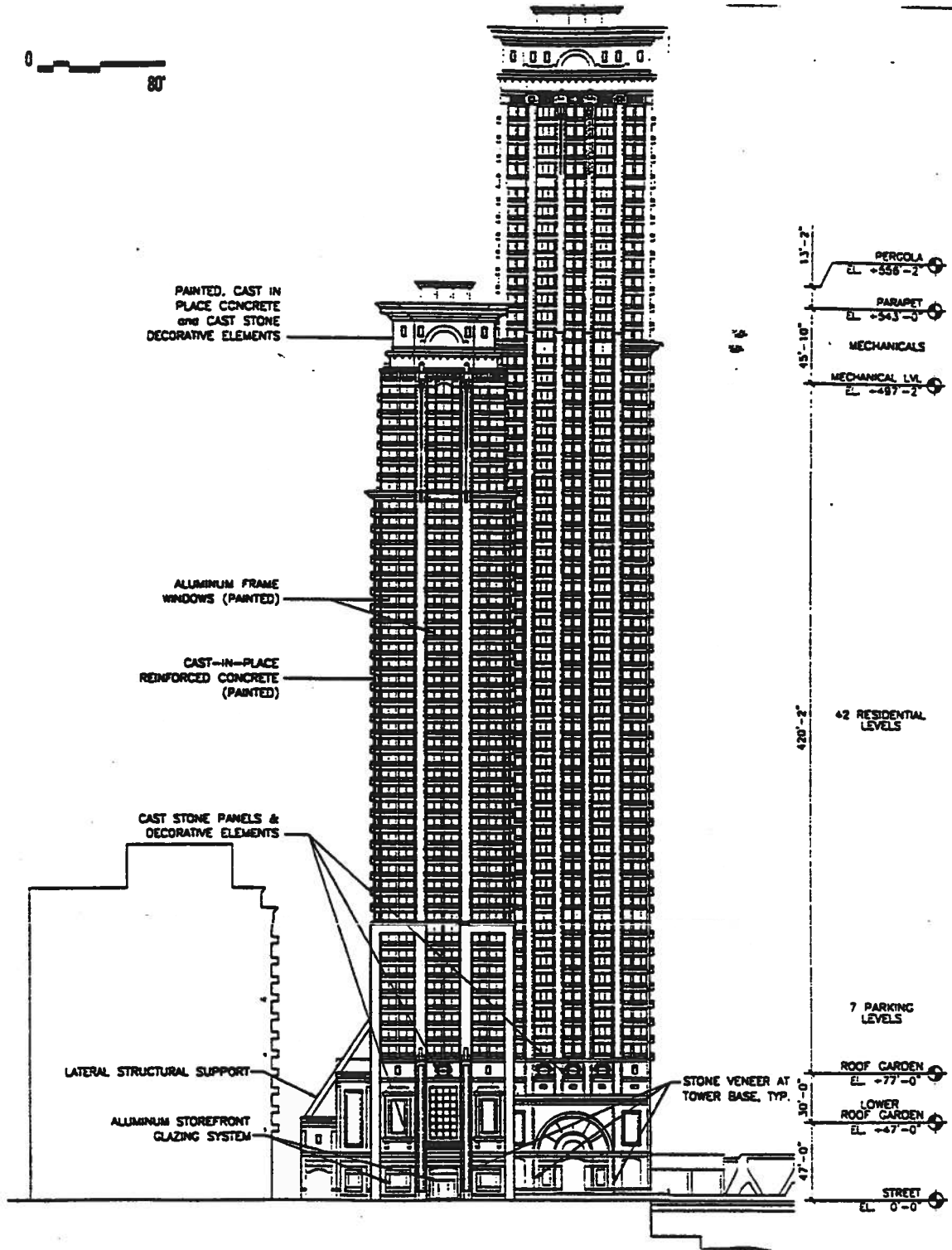
Detail Section.



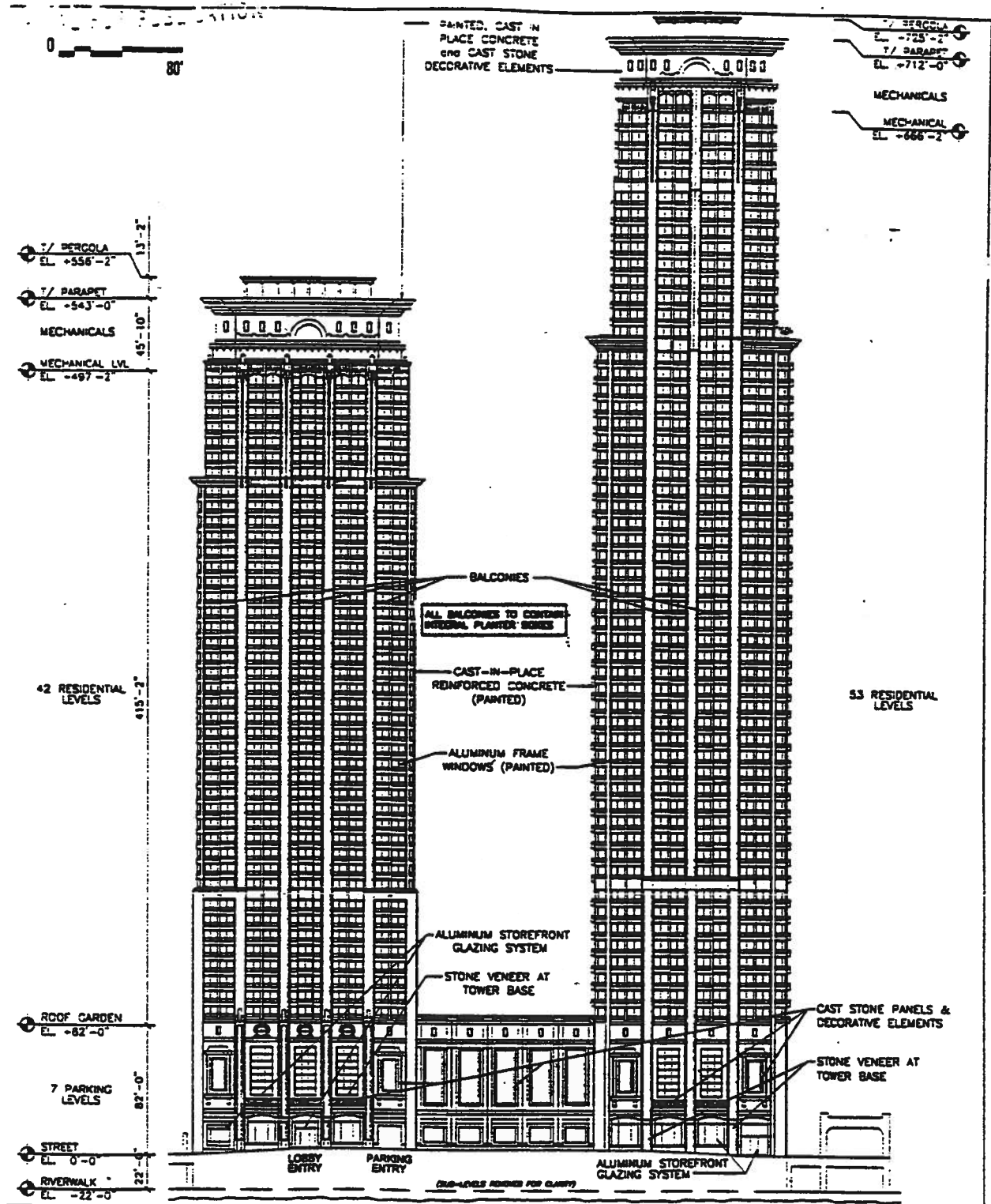
North Elevation.



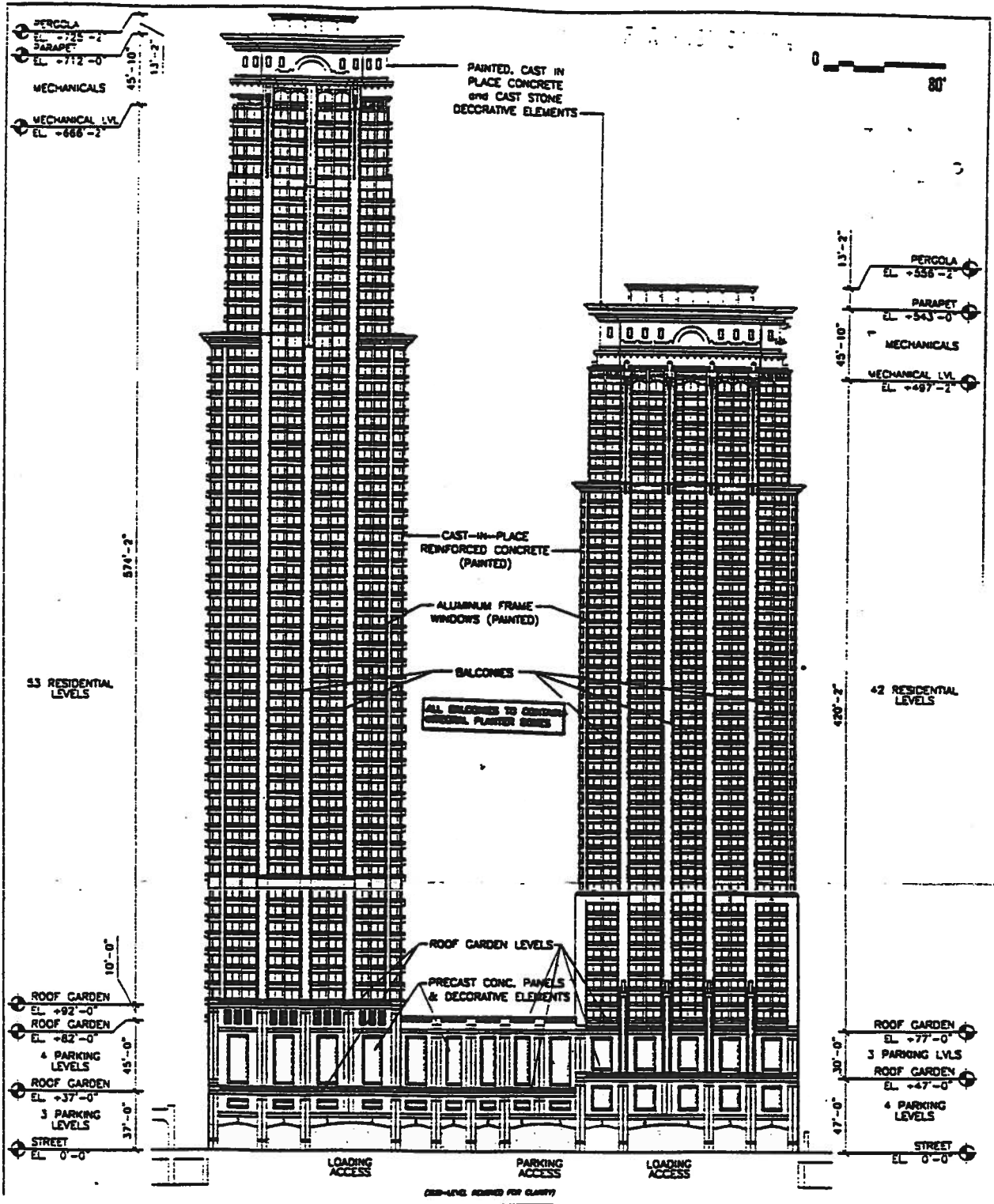
South Elevation.



East Elevation.



West Elevation.



River Front Elevation.

