

20194

12330

JOURNAL--CITY COUNCIL--CHICAGO

12/18/2019

Reclassification Of Area Shown On Map No. 1-E.

(As Amended)

(Application No. 20194)

(Common Address: 51 -- 65 E. Randolph St.)

RBPDP787, 99

[SO2019-6841]

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 Residential-Business Planned Development Number 787 symbols and indications as shown on Map Number 1-E in an area bounded by:

East Randolph Street; North Garland Court; a line 288.83 feet south of and parallel to East Randolph Street; and North Wabash Avenue,

to the designation of Residential-Business Planned Development Number 787, as amended, 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 thereof 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 No. 787, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 787, as amended, consists of approximately 47,346 square feet (1.09 acres). Global Citizenship Experience Lab School has obtained authority to file an application for amendment to this planned development to add a high school as a permitted use. Heritage Shops (SPV) LLC and The Heritage at Millennium Park Condominium Association continue to own and/or control the planned development.

2. All applicable official reviews, approvals or permits are required to be obtained by the applicable property owner or its successors, assignees, or grantees. Any dedication or vacation of streets or alleys, or grants of easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicable property owner 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, applicable property owner, and its successors and assigns and, if different than the applicant or applicable property owner, the legal titleholder and any ground lessors. All rights granted hereunder to the applicant and the applicable property owner shall inure to the benefit of the applicant and the applicable property owner's successors and assigns and if different than the applicant, or applicable property owner then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at any 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 Planned Development Boundary Map; a Site/Landscape Plan and Building Elevations dated June 14, 2001 prepared by Solomon Cordwell Buenz & Associates, Inc. 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 allowed within the area herein delineated as residential-business planned development: all uses permitted in the DC-16 Downtown Core District including, but not limited to, multi-family dwelling units, retail, offices (business or professional) on lower levels, live theater, high school, and parking, accessory and non-accessory, but expressly excluding hotel use.

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, subject to the review and approval of the Department of Planning and Development. Identification signs shall be subject to the provisions of the State Street -- Wabash Avenue Commercial Corridor Sign Ordinance.
7. 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. The applicable property owner agrees to continue to own and maintain that portion of the pedestrian pedway lying beneath the property and extending from North Garland Court to North Wabash Avenue. The applicable property owner agrees to keep the pedestrian pedway open and available for use by the general public during the hours of 6:00 A.M. to 9:00 P.M. daily.
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 (FAR) 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 and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. In particular, accent lighting shall be installed at the roof of the building. Pursuant to a minor change granted February 11, 2003, The Heritage at Millennium Park LLC contributed \$300,000 towards the support of the Chicago Cultural Center in lieu of providing 23,295 square feet of space on the third floor of the building to the Department of Cultural Affairs. Also, the applicable property owner agrees to provide an area within the improvements to accommodate the refuse dumpsters servicing the Garland Building.
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 17-13-0611 of the Chicago Zoning Ordinance.

12. The applicable property owner 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 applicable property owner 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 ("ASHRAE") and the Illuminating Engineering Society ("IES"). Copies of these standards may be obtained from the Department of Planning and Development.
13. The applicable property owner 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 building and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard for accessibility. No approvals shall be granted until the Director of MOPD has approved detailed construction drawings for each building or improvement.
14. Unless substantial construction of the improvements contemplated in this planned development 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 and the zoning of the property shall automatically revert to Residential-Business Planned Development Number 787.

[Proposed Site/Landscape/Ground Floor Plans; Project Site; Context Plan; Project Site; Boundary Map; Existing Site Plan; Basement Plan -- Pedway; North, South, East and West Building Elevations; Building Section Looking West; and Enlarged North, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 12335 through 12349 of this *Journal*.]

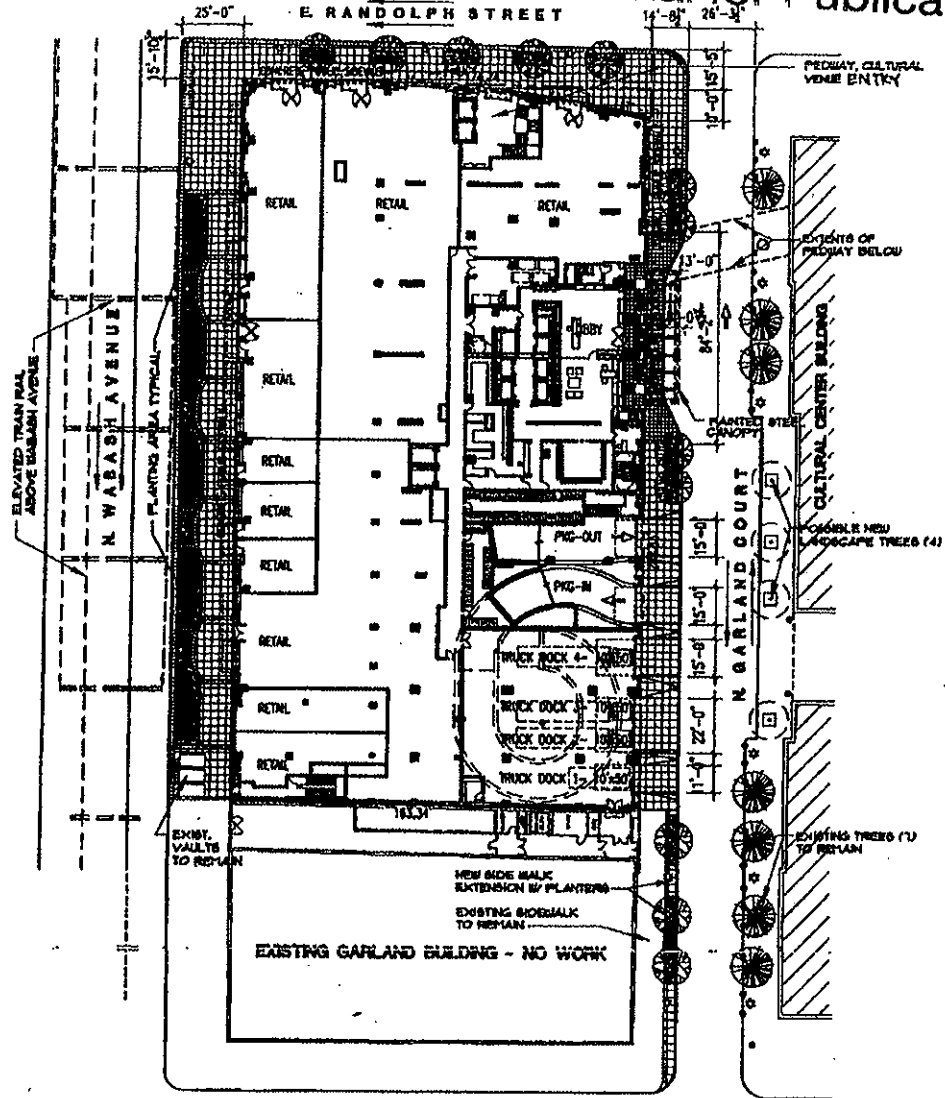
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential-Business Planned Development Number 787.

Final for Publication Bulk Regulations And Data Table.

Net Site Area		Maximum Floor Area Ratio	Maximum Number Of Units
Square Feet	Acres		
47,346	1.09	19.5	365
		Square Feet	Acres
Net Site Area		47,346	1.09
Net Site Area		Maximum Floor Area Ratio	Maximum Number Of Units
Public Right-of-Way	29,489		.68
Gross Site Area		76,835	1.76
Maximum Percent of Site Coverage:			Per Site Plan.
Minimum Required Building Setbacks:			Per Site Plan and Building Elevations.
Maximum Building Height:			Per Building Elevations.
Maximum Number of Off-Street Parking Spaces:			595.
Minimum Number of Accessory Parking Spaces:			1.20 space per dwelling unit.
Maximum Non-Accessory Parking Spaces:			141.
Minimum Number of Off-Street Loading Docks:			4.
Maximum Amount of Retail Space:			101,900 square feet.
Maximum Height of Building (to Roof Above Highest Habitable Floor):			94 feet, 6 inches.

Final for Publication



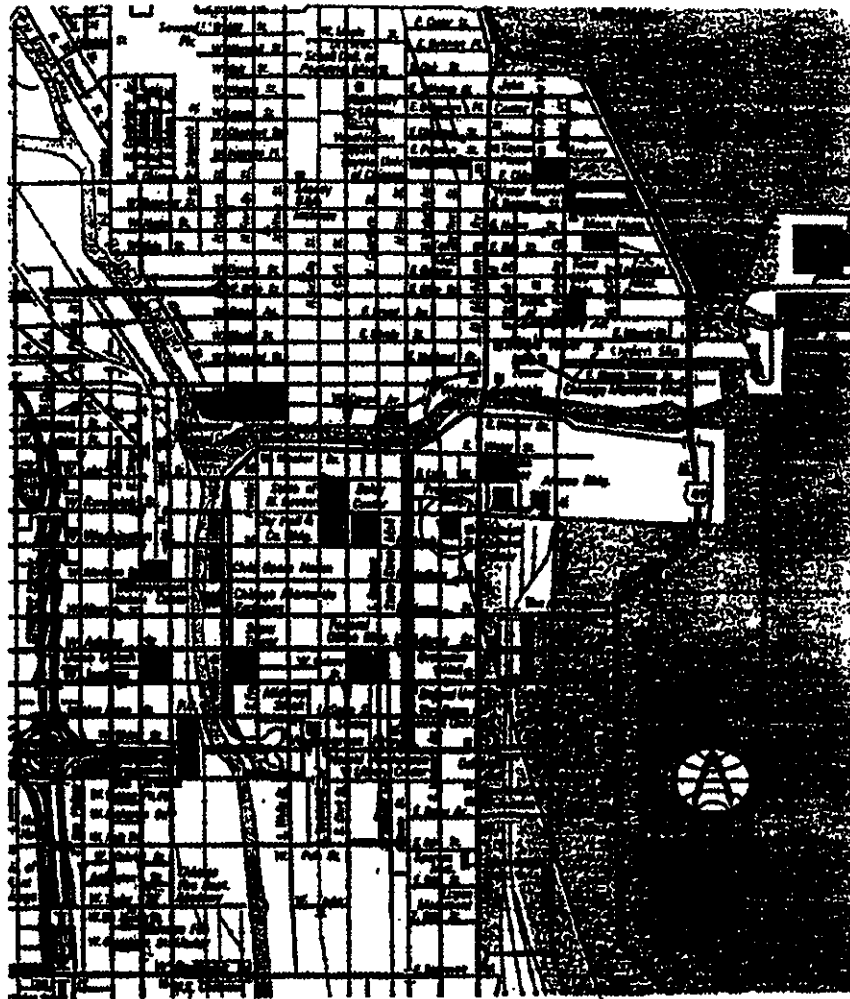
⊕ SITE/LANDSCAPE/GROUND FLOOR PLAN - PROPOSED

Applicant: The Heritage @ Millennium Park

Address: 51-65 East Randolph Street
118-140 North Garland Court
115-139 North Wabash Avenue

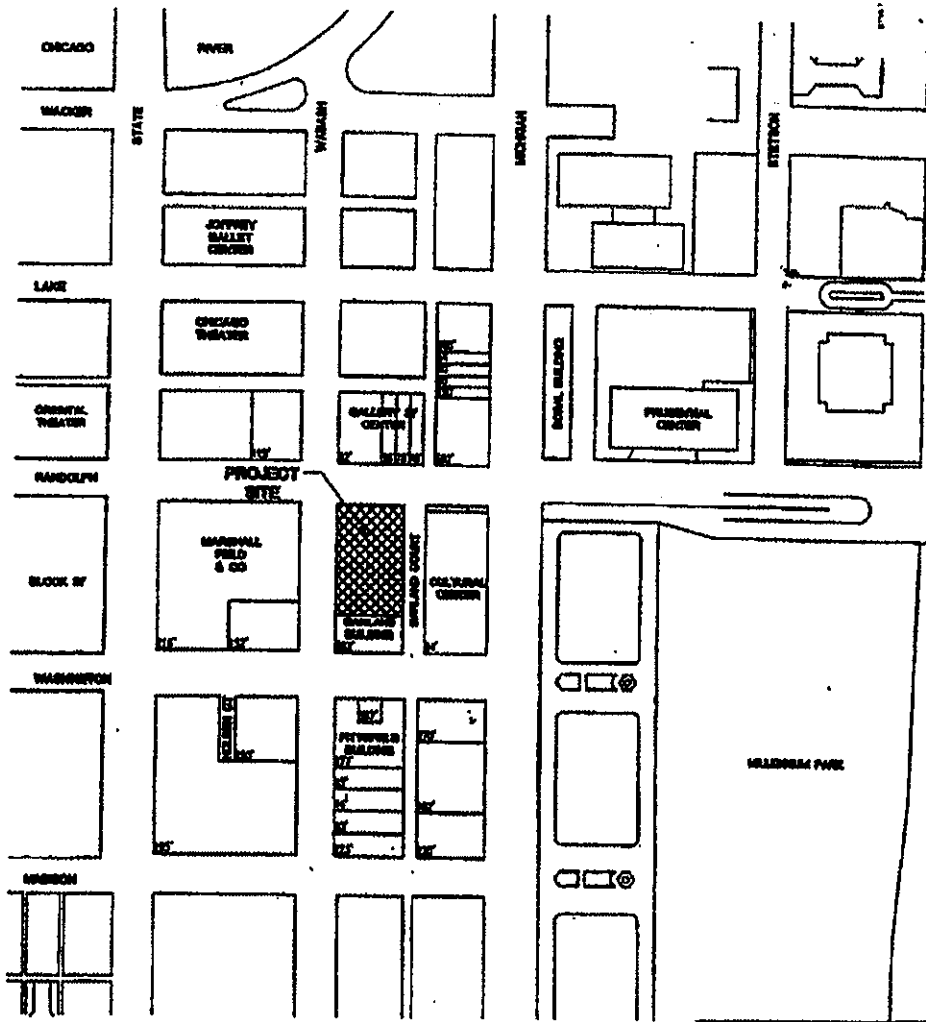
Date: 6.14.2001
9.7.2001 - REVISED

Project Site. **Final for Publication**

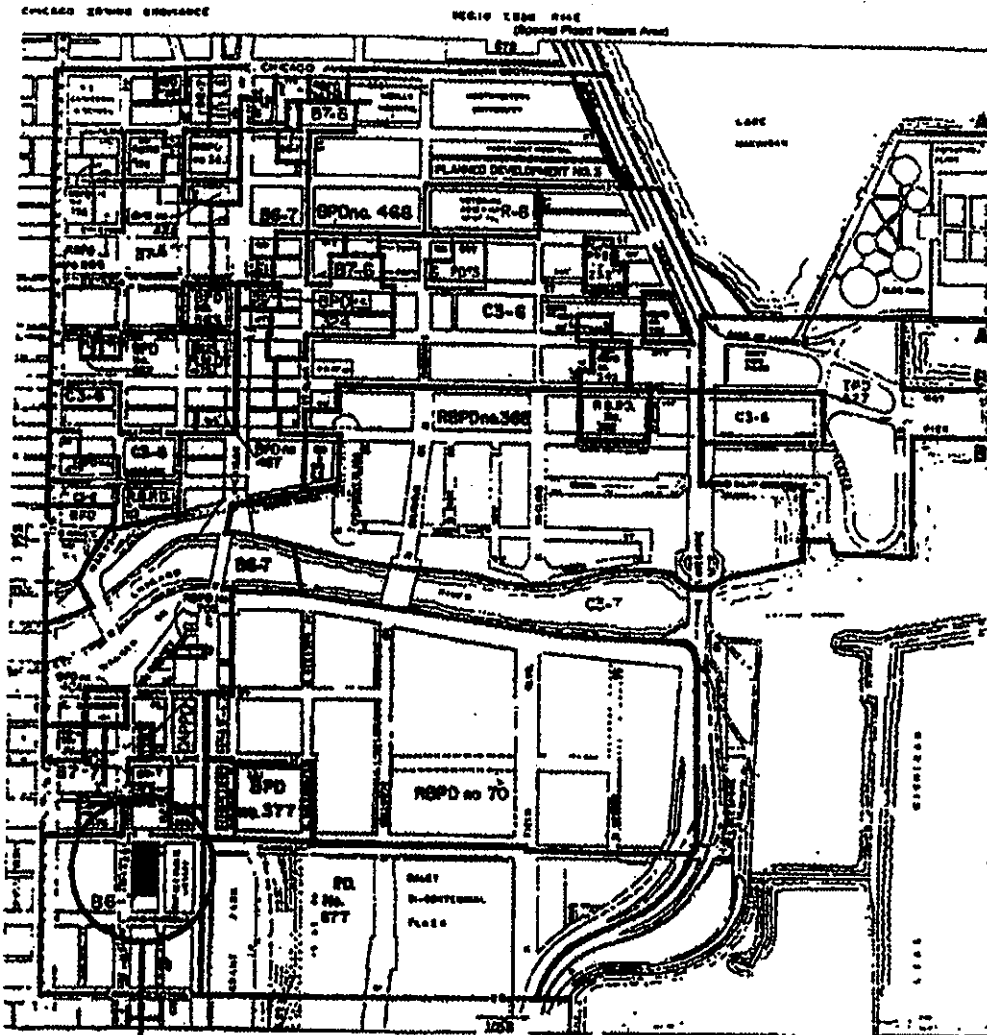


PROJECT SITE —————

Context Plan. Final for Publication



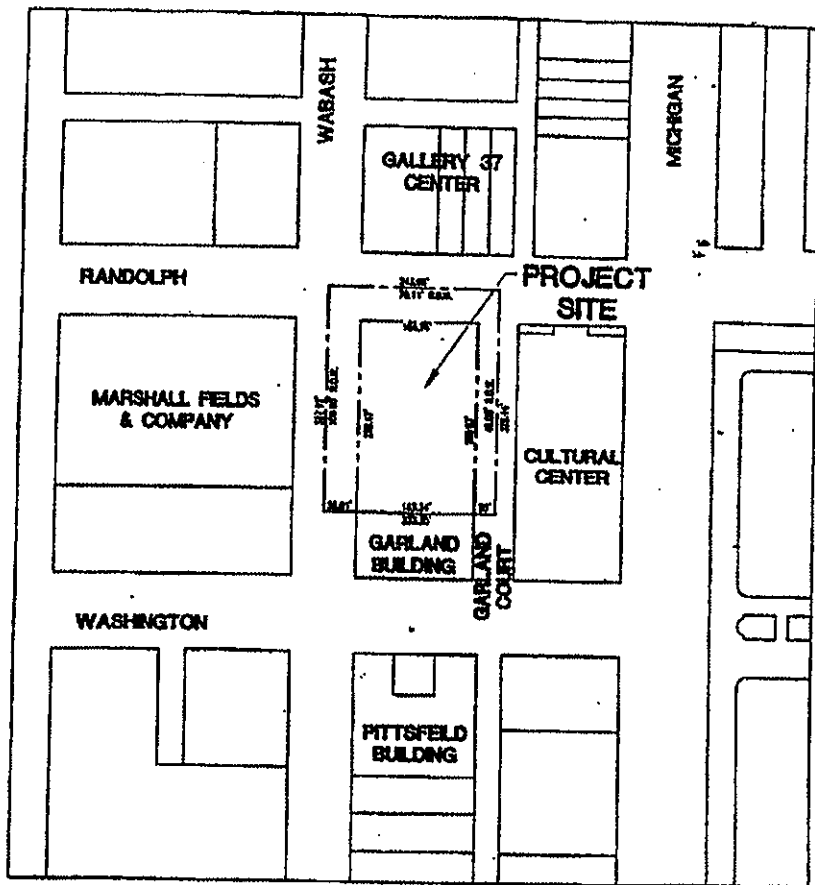
CHICAGO ZONING MAP. Final for Publication



PROJECT SITE

Final for Publication

PLANNED DEVELOPMENT BOUNDARY MAP



⊕ PLANNED DEVELOPMENT BOUNDARY MAP

KEY

————— PROPERTY LINE

----- PLANNED DEVELOPMENT BOUNDARY

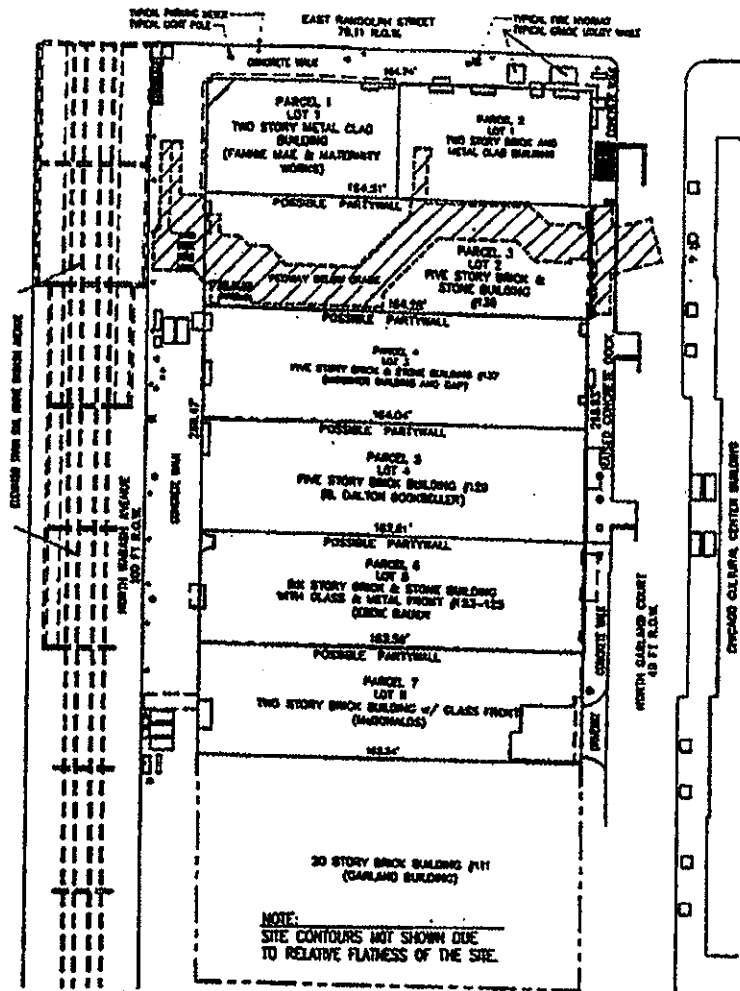
Applicant: The Heritage @ Millennium Park

Address: 51-65 East Randolph Street
119-140 North Garland Court
115-139 North Wabash Avenue

Date: 6.14.2001

Final for Publication

EXISTING SUE FILE.



⊕ SITE PLAN - EXISTING

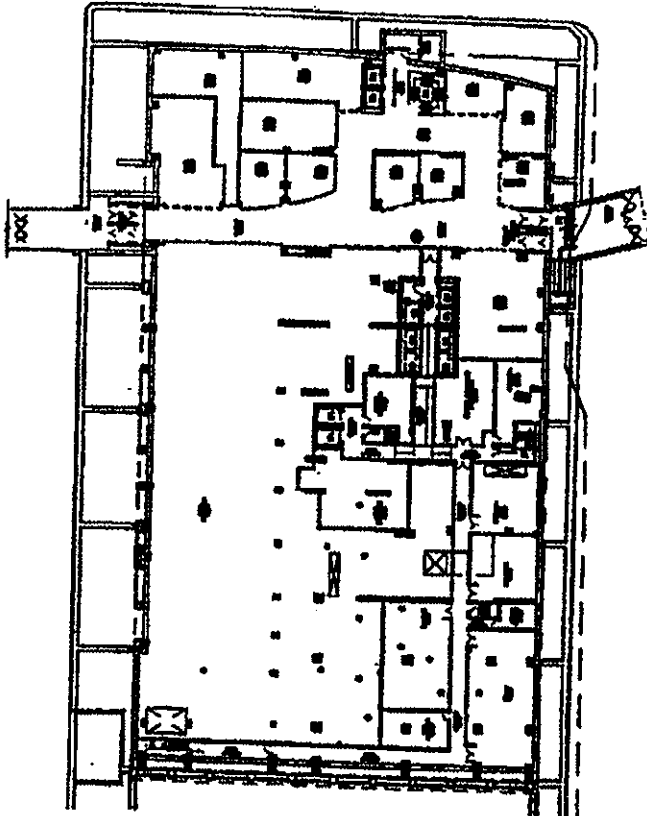
Applicant: The Heritage @ Millennium Park

Address: 51-65 East Randolph Street
118-140 North Garland Court
115-139 North Wabash Avenue

Date: 6.14.2001

Final for Publication

BASEMENT FLOOR PLAN - PEDWAY.



⊕ BASEMENT FLOOR PLAN - PEDWAY

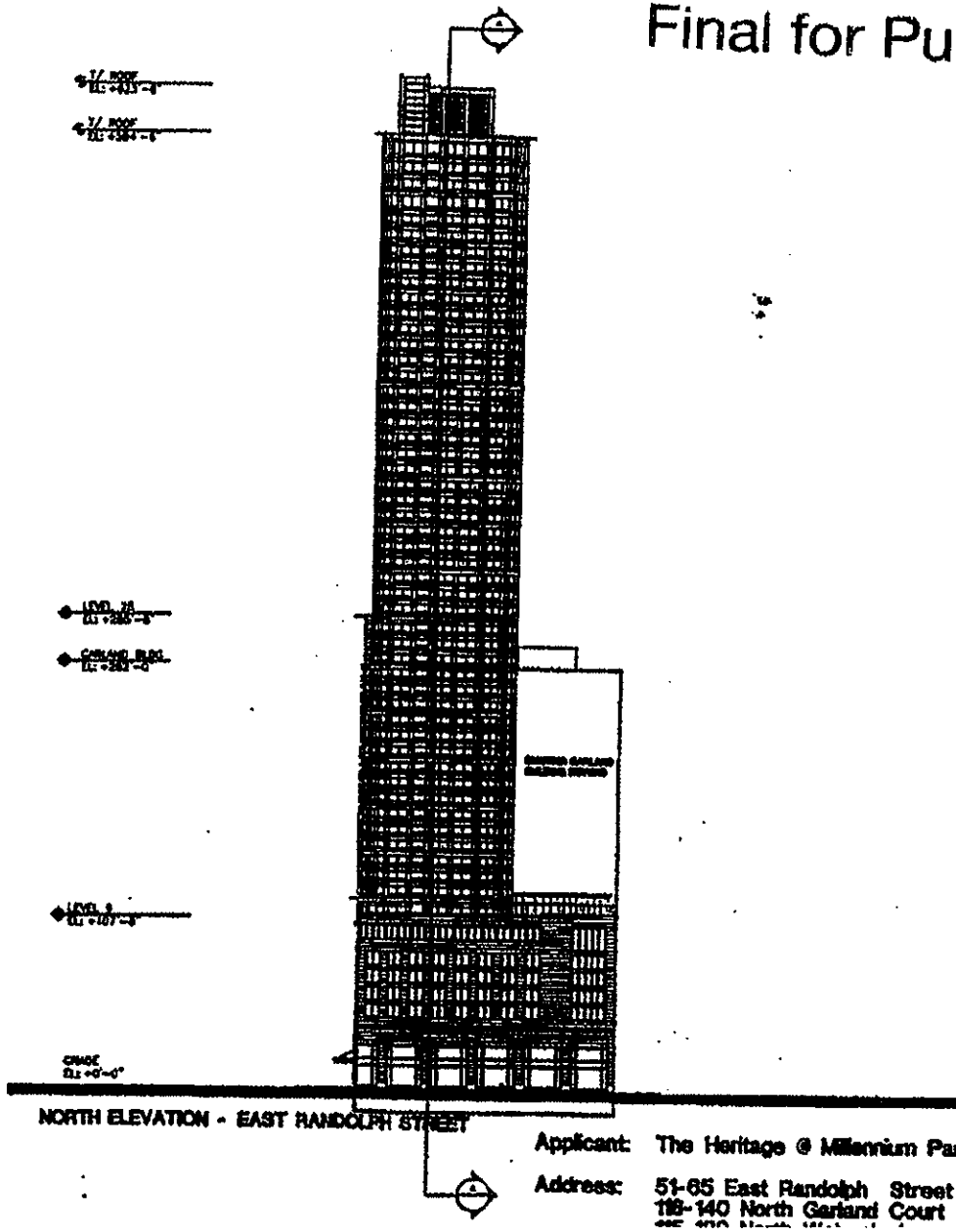
Applicant: The Heritage @ Millennium Park

Address: 51-65 East Randolph Street
118-140 North Garland Court
115-139 North Wabash Avenue

Date: 6.14.2001

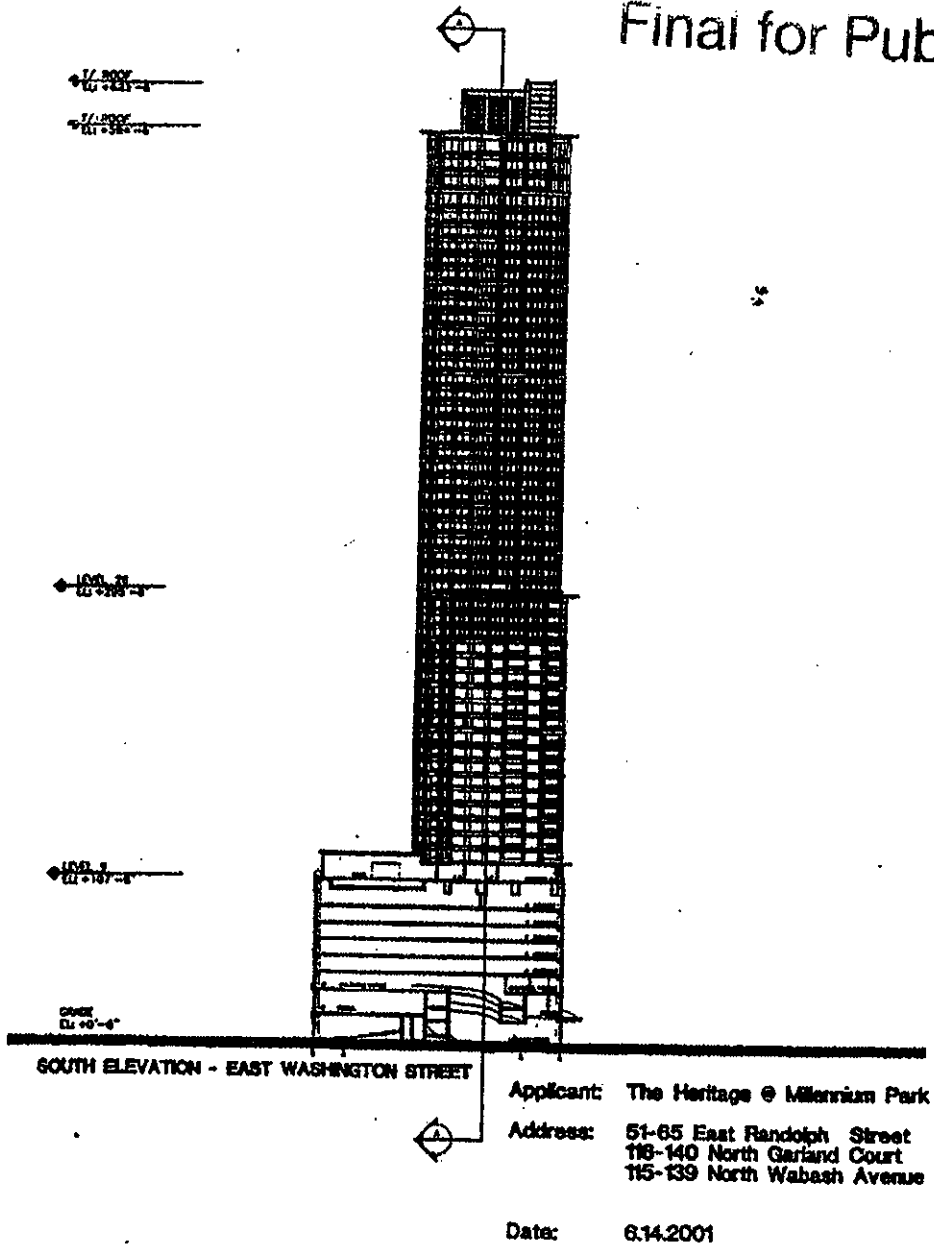
NORTH ELEVATION -- EAST RANDOLPH STREET.

Final for Publication



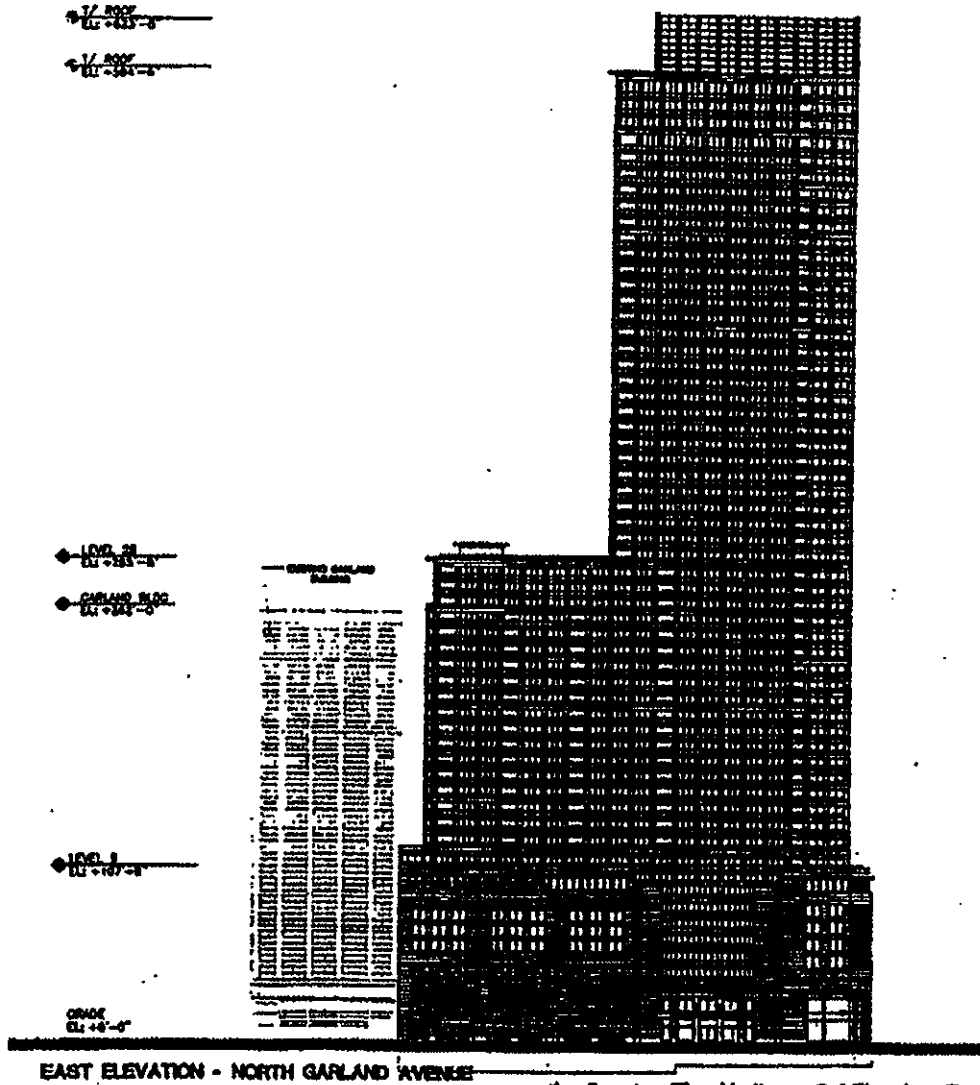
SOUTH Elevation -- East Washington Street.

Final for Publication



Final for Publication

EAST ELEVATION -- NORTH GARLAND AVENUE.



EAST ELEVATION - NORTH GARLAND AVENUE

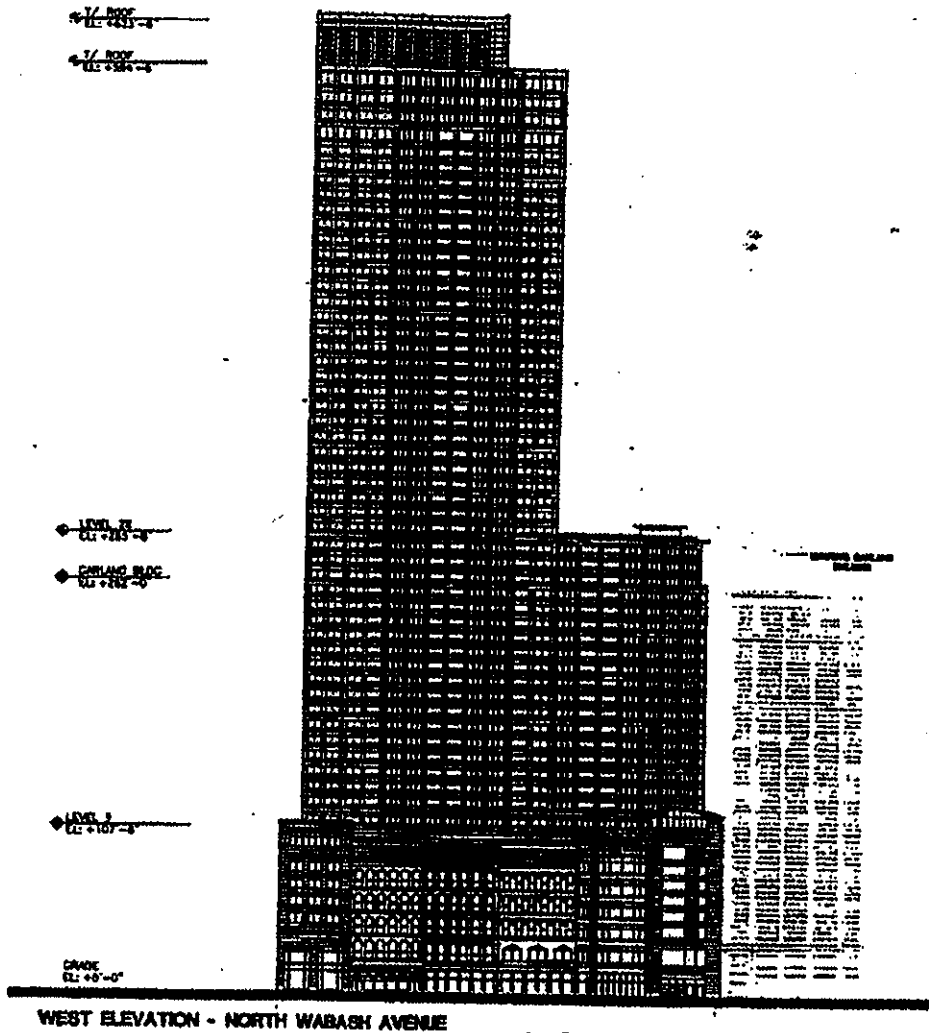
Applicant: The Heritage @ Millennium Park

Address: 51-65 East Randolph Street
115-140 North Garland Court
115-139 North Wabash Avenue

Date: 6.14.2001

Final for Publication

West Elevation — North Wabash Avenue.



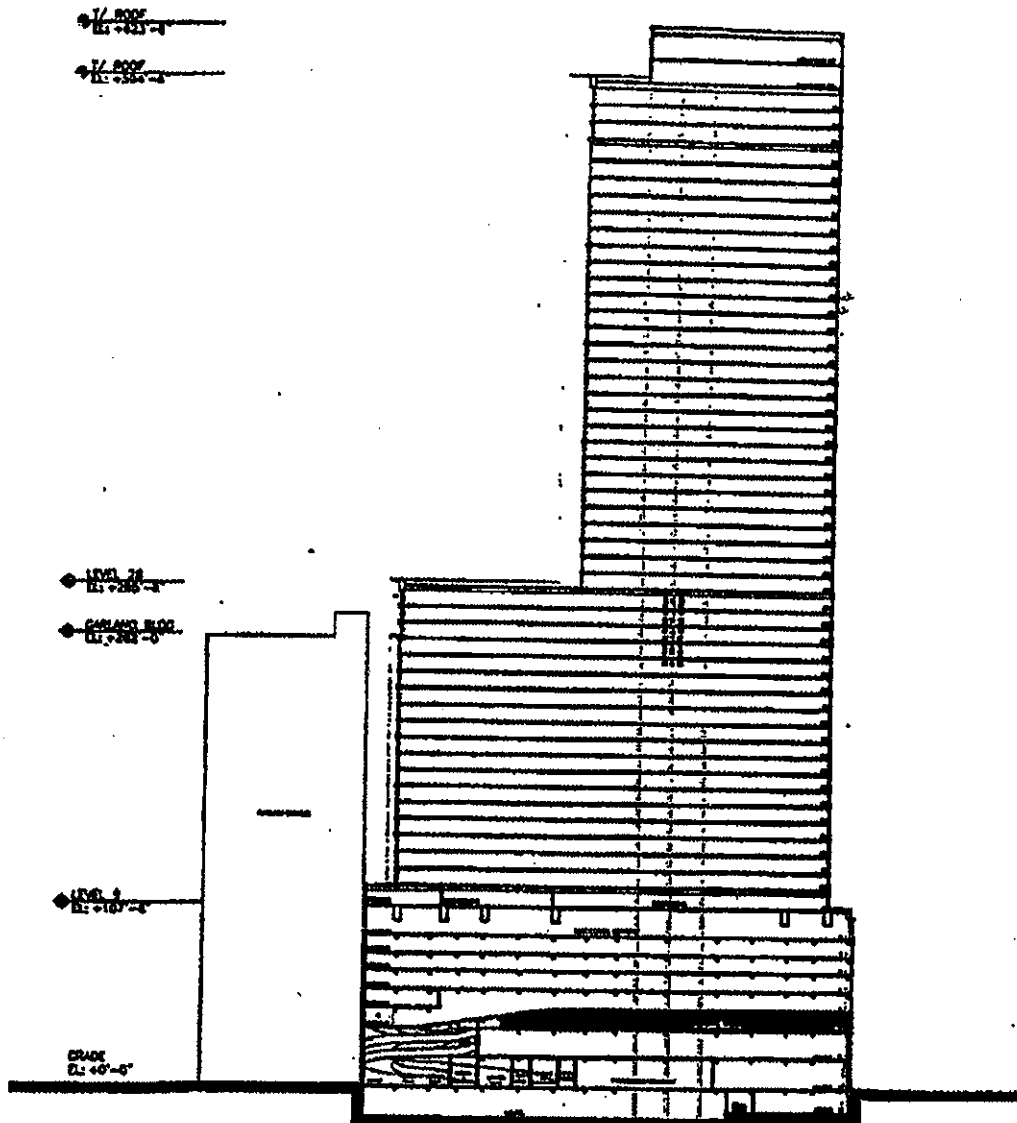
Applicant: The Heritage @ Millennium Park

Address: 51-85 East Randolph Street
115-140 North Garland Court
115-139 North Wabash Avenue

Date: 6.14.2001

Final for Publication

Building Section A-A -- Looking West



BUILDING SECTION A-A - LOOKING WEST

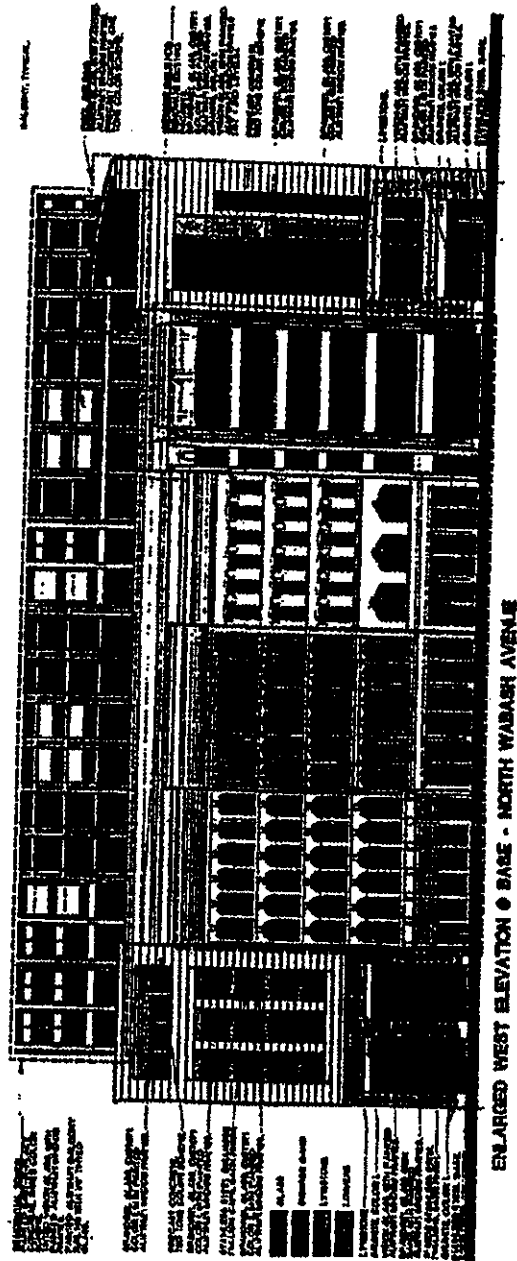
Applicant: The Heritage @ Millennium Park

Address: 51-65 East Randolph Street
113-140 North Garland Court
115-139 North Wabash Avenue

Date: 6.14.2001

Final for Publication

Enlarged West Elevation At Base --
North Wabash Avenue.



The Heritage @ Millennium Park
 61-65 East Randolph Street
 118-140 North Garland Court
 118-138 North Wabash Avenue

Address:

Date: 8.14.2001



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
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>

March 15, 2005

Mr. John J. George
Daley and George
20 South Clark Street, Suite 400
Chicago, IL 60603-1903

RE: Request for minor changes to Residential-Business Planned
Development No. 787, Lakefront Application No. 416
(51 E. Randolph St. - Heritage at Millennium Park)

Dear Mr. George:

Please be advised that your request for minor changes to Residential-Business Planned Development No. 787, on behalf of the developer of the project known at the Heritage at Millennium Park, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of Chicago Zoning Ordinance and Statement No.11 of the Planned Development, as passed by the Chicago City Council June 27, 2001.

Specifically, you requested to modify those provisions of the Minor Change letter dated September 17, 2001, which eliminated the 141 spaces of Non-accessory parking as a permitted use in the Planned Development while increasing the total number of permitted parking spaces, all accessory, from 595 to 602. You have now requested to reinstate Non-accessory Parking (maximum 141 spaces) as a permitted use in the Planned Development as was provided in the original Ordinance, while retaining the maximum total of 602 parking spaces (Accessory and Non-accessory).

The Department has reviewed the request and has determined that the proposed modification would be appropriate. The use of up to 141 of the 602 parking spaces in the development for Non-accessory Parking was contemplated in the original Planned Development, as approved June 27, 2001. Furthermore, since there would no longer be parking access from N. Wabash Ave., only N. Garland Ct., traffic effects would be less than contemplated in the Planned Development.

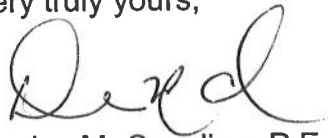
I want to remind you that, as per Statement No. 6 of the Planned Development, all signage in this Planned Development is subject to the review and approval of the Department of Planning and Development and is also subject to the provisions of the State Street -



Wabash Avenue Commercial Corridor Sign Ordinance, and that the Planned Development lies within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. Any parking signage submitted for approval should be unobtrusive and integrated into the building's design.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change to this Planned Development, allowing a maximum of 141 spaces of Non-accessory Parking as a permitted use..

Very truly yours,

A handwritten signature in black ink, appearing to read "Denise M. Casalino". The signature is fluid and cursive, with the first name being the most prominent.

Denise M. Casalino, P.E.
Commissioner

DMC:SRP:fwd

cc: Michael Marmo, Tom Smith, Terri Haymaker, Planned Development files

JOHN J. GEORGE
ATTORNEY AT LAW
TWO FIRST NATIONAL PLAZA
SUITE 400
20 SOUTH CLARK STREET
CHICAGO, ILLINOIS 60603-1903

(312) 726-8797

January 27, 2005

Fred

BY MESSENGER

Denise M. Casalino, P.E.
Commissioner
Department of Planning and Development
City Hall – Room 1000
121 North LaSalle Street
Chicago, Illinois 60602

In re: Residential-Business Planned Development No. 787
The Heritage at Millennium Park
Randolph Street / Wabash Avenue

Dear Commissioner Casalino:

The final phase of the interior build-out of The Heritage at Millennium Park is nearing completion. I hope that you will agree with me that the building and improvements are a tasteful addition to the Chicago Skyline.

It has come to my attention that the public parking component of the building requires further administrative action.

As you are aware, Statement No. 5 of Residential-Business Planned Development No. 787 approved by the Chicago City Council on June 27, 2001 specifically allows non-accessory parking as a permitted use.

The Bulk Regulations and Data Table appended to RBPDP No. 787 specifically limits the maximum number of non-accessory parking spaces to 141 parking spaces.

Subsequent to the approval of RBPDP No. 787 but prior to the commencement of construction of the building, the Developer determined to eliminate an approved drive-way curb-out on Wabash Avenue and expand the ground floor retail space. The reconfiguration of the garage resulted in an increase of the number of parking spaces from 595 spaces to 602 spaces. At that time, it was the Developer's belief that all of the spaces could be marketed as accessory to the building.

On September 17, 2001, the Commissioner of the Department of Planning and Development granted the Developer's request to substitute a Revised Site/Landscape Plan dated September 7, 2001 in place of the approved Site/Landscape Plan. Unfortunately, the minor change issued on September 17, 2001 referenced the Developer's belief that the non-accessory parking use should be eliminated.

It is now clear that the non-accessory parking use is essential to the building and is beneficial to its neighbors. Several of the older neighboring buildings provide no parking for their tenants or guests. The provision of non-accessory parking spaces within The Heritage will alleviate congestion on the surrounding streets and will benefit neighboring businesses.

Since the Chicago City Council has already authorized a non-accessory parking use at The Heritage with the maximum number of spaces not to exceed 141 spaces, I respectfully request that the Commissioner of the Department of Planning and Development acknowledge the non-accessory parking use as a permitted use, provided the number of spaces does not exceed 141 spaces of the total of 602 spaces.

Please feel free to contact me if you should have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "John J. George". The signature is stylized with large, overlapping loops and a long horizontal stroke at the end.

John J. George

cc: Hon. Burton F. Natarus
Mr. Richard Hanson
Mr. John Lahey
Mr. Matthew M. Walsh, Jr.

JJG:mal



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

February 11, 2003

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

RE: Request for minor changes to Residential-Business Planned Development No. 787 (Heritage at Millennium Park - Southeast corner of East Randolph Street and North Wabash Avenue)

Dear Mr. George:

Please be advised that your request for minor changes to Residential-Business Planned Development No. 787, on behalf of The Heritage at Millennium Park, LLC, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No.11 of the Planned Development.

Specifically, you requested to:

1. Revise the Garland Court landscape plan in order to accommodate the exit doors of the adjacent Garland Building; and
2. Allow for the contribution of \$300,000 towards the support of the Chicago Cultural Center in lieu of providing 23,295 square feet of space in the building to the Department of Cultural Affairs pursuant to Statement No. 10 of the Planned Development. The contribution would be provided over a five year period as identified in your request letter (copy attached).

The Department has reviewed the request and has determined that the proposed modifications would be appropriate. The Department of Cultural Affairs has indicated its concurrence with the proposed contribution and the payment schedule.



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor changes but no other changes to this Planned Development.

Very truly yours,

A handwritten signature in black ink that reads "Alicia Mazur Berg". The signature is written in a cursive style with a large, looping initial "A" and a long, sweeping tail on the "g".

Alicia Mazur Berg
Commissioner

CC: Jack Swenson, Philip Levin, Michael Marmo, Ed Kus, Terri Texley, Brian Goeken, Lois Weisberg



December 20, 2002

Richard A. Hanson
Principal

Ms. Alicia Berg, Commissioner
Department of Planning and Development
Room 1000 - City Hall
121 North LaSalle Street
Chicago, Illinois 60602

RE: The Heritage at Millennium Park

Dear Commissioner:

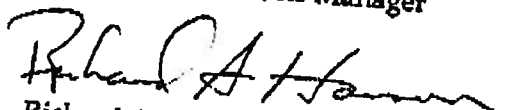
The purpose of this letter is to confirm our agreement regarding the support of The Heritage at Millennium Park, LLC ("The Heritage") with respect to The Chicago Cultural Center. The Heritage has agreed to contribute a total of \$300,000 to be paid in annual installments as follows:

2003	40,000
2004	50,000
2005	60,000
2006	70,000
2007	80,000
<u>Total</u>	<u>\$ 300,000</u>

In return for this contribution we will receive 350 family MOSAIC Memberships for a five year period beginning in 2005 and ending in 2009. These memberships will be given to the residents of The Heritage property as they move into the building commencing in 2005.

If you have any questions please contact me at 312-266-1002.

Very truly yours,
FOR THE HERITAGE AT MILLENNIUM PARK, LLC
MESA MPT, LLC, its Manager


Richard A. Hanson

445 WEST ERIE
SUITE 210
CHICAGO, ILLINOIS 60610
TEL: 312-266-1002
FAX: 312-288-1045



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

January 14, 2003

Richard Hansen
Heritage at Millennium Park, LLC
Mesa Development
445 W. Erie, Suite 210
Chicago, IL 60610

Dear Mr. Hansen:

This letter is confirming the Department of Planning and Development's acceptance of the Heritage at Millennium Park LLC contribution to the Chicago Cultural Center, as proposed in your letter dated December 20, 2002. This proposal was forwarded to the Department of Cultural Affairs (DCA), who also agrees to the arrangement as you have outlined. A representative of DCA will be contacting you shortly to finalize the schedule and process to receive the contribution, with regards to the method of contribution transactions, acknowledgments and MOSAIC memberships

Thank you for your cooperation in resolving this matter. Please contact Terri Texley, at (312) 744-0771, if you need additional information.

Sincerely,

A handwritten signature in cursive script that reads "Alicia Mazur Berg".

Alicia Mazur Berg
Commissioner

cc: Lois Weisberg





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

September 17, 2001

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

RE: Request for minor changes to Residential-Business Planned
Development No. 787 (The Heritage at Millennium Park - Randolph
Street/Wabash Avenue)

Dear Mr George:

Please be advised that your request for minor changes to Residential-Business Planned Development No. 787 on behalf of The Heritage at Millennium Park LLC, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you requested that the driveway curb-cut on Wabash Avenue providing access to the parking garage be eliminated and replaced with expanded ground-level retail space. In addition, you requested that the proposed non-accessory parking use be eliminated and that all of the parking within the building be accessory to the uses within the building. With the removal of internal ramps and the ability to include additional spaces, you further requested that the maximum number of parking space permitted within the building be increased by seven spaces from 595 spaces to 602 spaces.

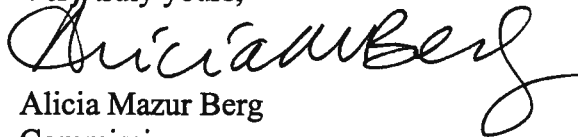
The Department has reviewed the request and has determined that the 602 spaces would sufficiently serve both the 365 dwelling units and the retail and entertainment space to be provided on the lower floors of the building. Further, the elimination of the Wabash Avenue driveway would eliminate a potential pedestrian/automobile conflict on this pedestrian oriented street.

Accordingly, pursuant to the authority granted by the Chicago Zoning



Ordinance, I hereby approve the requested minor changes but no other changes to this Planned Development. The attached Revised Site/Landscape Plan dated September 7, 2001, is made part of this approval.

Very truly yours,

A handwritten signature in cursive script that reads "Alicia Mazur Berg". The signature is written in black ink and is positioned to the right of the typed name.

Alicia Mazur Berg
Commissioner

CC: Jack Swenson
Philip Levin
Michael Marmo
Ed Kus

JOHN J. GEORGE
ATTORNEY AT LAW
TWO FIRST NATIONAL PLAZA
SUITE 400
20 SOUTH CLARK STREET
CHICAGO, ILLINOIS 60603-1903

(312) 726-8797

September 10, 2001

BY MESSENGER

Hon. Alicia Mazur Berg
Commissioner
Department of Planning
City Hall – Room 1000
121 N. LaSalle Street
Chicago, Illinois 60602

In re: Residential-Business Planned Development
The Heritage at Millennium Park

Dear Commissioner Berg:

On behalf of my client, The Heritage at Millennium Park, LLC, I respectfully request that a minor change be granted to the provisions of Residential-Business Planned Development No.787 in order to authorize the substitution of the enclosed Site/Landscape/Ground Floor Plan ("Site Plan") for the approved Site Plan.

The modifications reflected on the enclosed Site Plan are as follows:

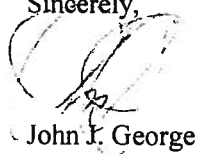
1. The elimination of the curb-cut on North Wabash Avenue. The curb-cut has been eliminated from the Site Plan because all non-accessory parking has been eliminated from the project design.
2. The inclusion of an additional Planting Area on North Wabash Avenue in the location previously occupied by the curb-cut.

The elimination of the public parking component from the project has resulted in increased efficiencies within the accessory parking garage. The increased efficiencies permit a total of 602 accessory parking spaces to be created. The total of 602 spaces exceeds by 7 spaces the maximum number of off street parking spaces (595) permitted under the approved Planned Development and, therefore, the Applicant respectfully requests that the Department approve this minor change to the Planned Development.

The granting of the proposed administrative change is authorized by Statement No. 11 of the Planned Development and Section 11.11-3(C) of the Chicago Zoning Ordinance. The Applicant respectfully submits that the proposed modifications to the Planned Development are minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development.

Please feel free to contact me if you should have any questions concerning this request.

Sincerely,



John J. George

cc: Hon. Burton F. Natarus
Mr. Richard A. Hanson
Mr. John Lahey

JJG:mal

13293

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION
OF PARTICULAR AREAS.

(Committee Meeting Held June 26, 2001)

The Committee on Zoning submitted the following report:

CHICAGO, June 27, 2001.

To the President and Members of the City Council:

RBPD 787

Reporting for your Committee on Zoning, for which a meeting was held on June 26, 2001, I beg leave to recommend that Your Honorable Body Pass various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of twelve ordinances which were corrected and amended in their amended form. They are Application Numbers A-4637, A-4638, A-4639, A-4640, A-4663, A-4664, A-4636, 13108, 13244, 13293, 13296 and 13328.

Please let the record reflect that I, William J. P. Banks, abstained from voting and recused myself on Application Numbers A-4704 and 13320 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

At this time, I move for passage of the ordinances transmitted herewith.

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 and substitute 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, Burke, 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, Schuler, Moore, Stone -- 45. -

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-E.

(As Amended)

(Application Number 13293)

RBP D 787

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-E in the area bounded by:

East Randolph Street; North Garland Court; a line 288.83 feet south of and parallel to East Randolph Street; and North Wabash Avenue,

to those of a Residential-Business Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the plan of development herewith attached and made apart 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 787.

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development consists of approximately forty-seven thousand three hundred forty-six (47,346) square feet (one and nine hundredths (1.09) acres) and is owned or controlled by the applicant, The Heritage at Millennium Park, 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 rights-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 titleholder 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 Planned Development Boundary Map; a Site/Landscape Plan and Building Elevations dated June 14, 2001 prepared by Solomon Cordwell Buenz & Associates, Inc. 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 "Residential Planned Development": all uses permitted in the B6-7 Restricted Central Business District including, but not limited to, multi-family dwelling units, retail, offices (business and professional) on lower levels, live theater and parking, accessory and non-accessory, but expressly excluding hotel use.
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, subject to the review and approval of the Department of Planning and Development. Identification signs shall be subject to the provisions of the State Street -- Wabash Avenue Commercial Corridor Sign Ordinance.
7. 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. The applicant agrees to continue to own and maintain that portion of the pedestrian pedway lying beneath the property and extending from North Garland Court to North Wabash Avenue. The applicant agrees to keep the pedestrian pedway open and available for use by the general public during the hours of 6:00 A.M. to 9:00 P.M. daily.
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 and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. In particular, accent lighting shall be installed at the roof of the building. The applicant agrees to transfer the approximately twenty-three thousand two hundred ninety-five (23,295) square foot area identified on the Third Floor Plan as cultural venue space to the City of

Chicago Department of Cultural Affairs pursuant to the provisions of the letter agreement dated June 22, 2001. Also, the applicant agrees to provide an area within the improvements to accommodate the refuse dumpsters servicing the Garland Building.

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 of the improvements contemplated in this planned development 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 and the zoning of the property shall automatically revert to the B6-7 Restricted Central Business District.

[Project Site; Context Plan; Existing Zoning Plan; Planned Development Boundary Map; Existing Site Plan; Proposed Site/Landscape/Ground Floor Plan; Floor Plan Drawings; Building Elevation Drawings; Building Section Drawings; and Enclosed Building Base Drawings referred to in these Plan of Development Statements printed on pages 63727 through 63746 of this Journal.]

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

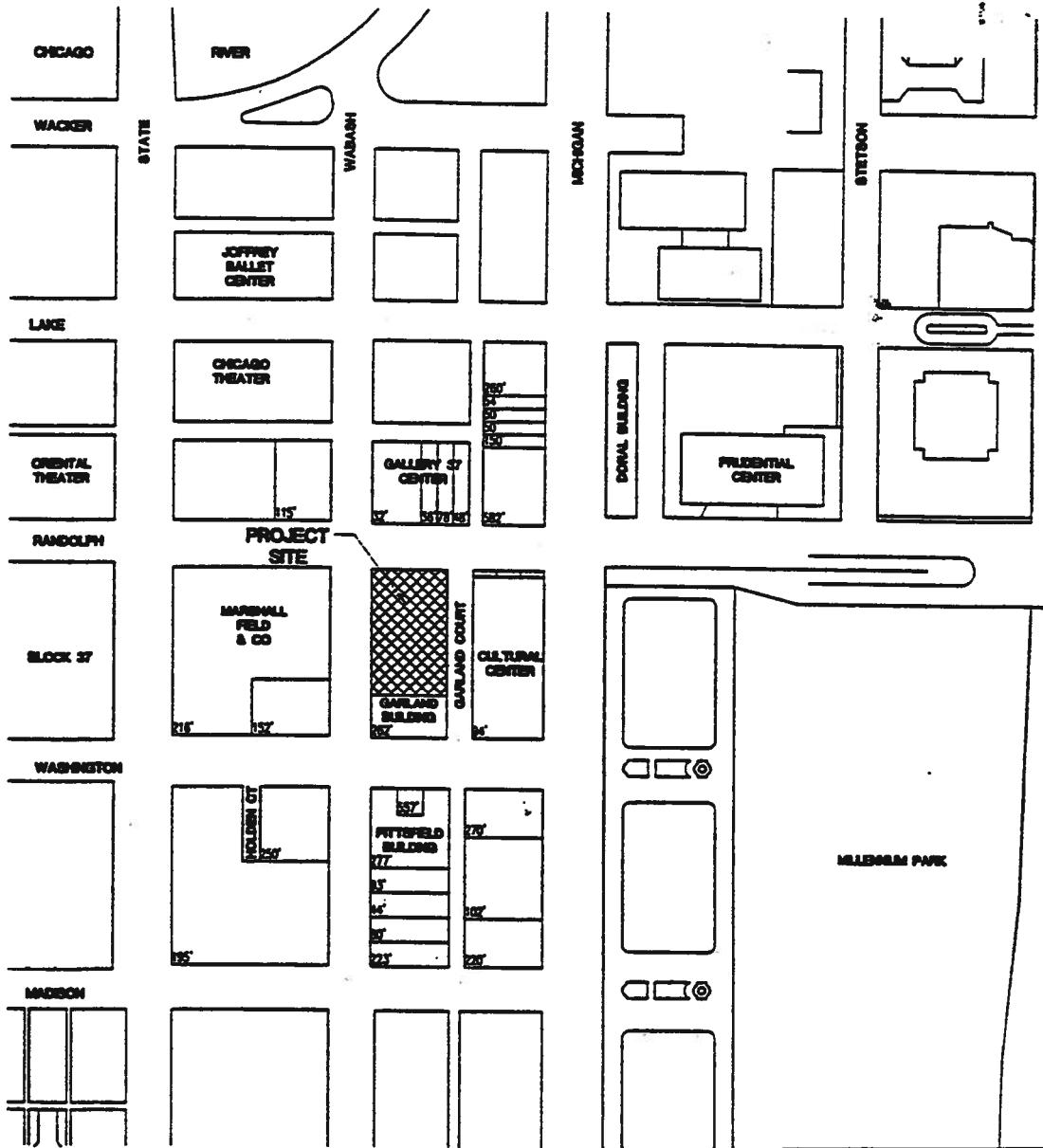
Residential-Business Planned Development Number 787.

Bulk Regulations And Data Table.

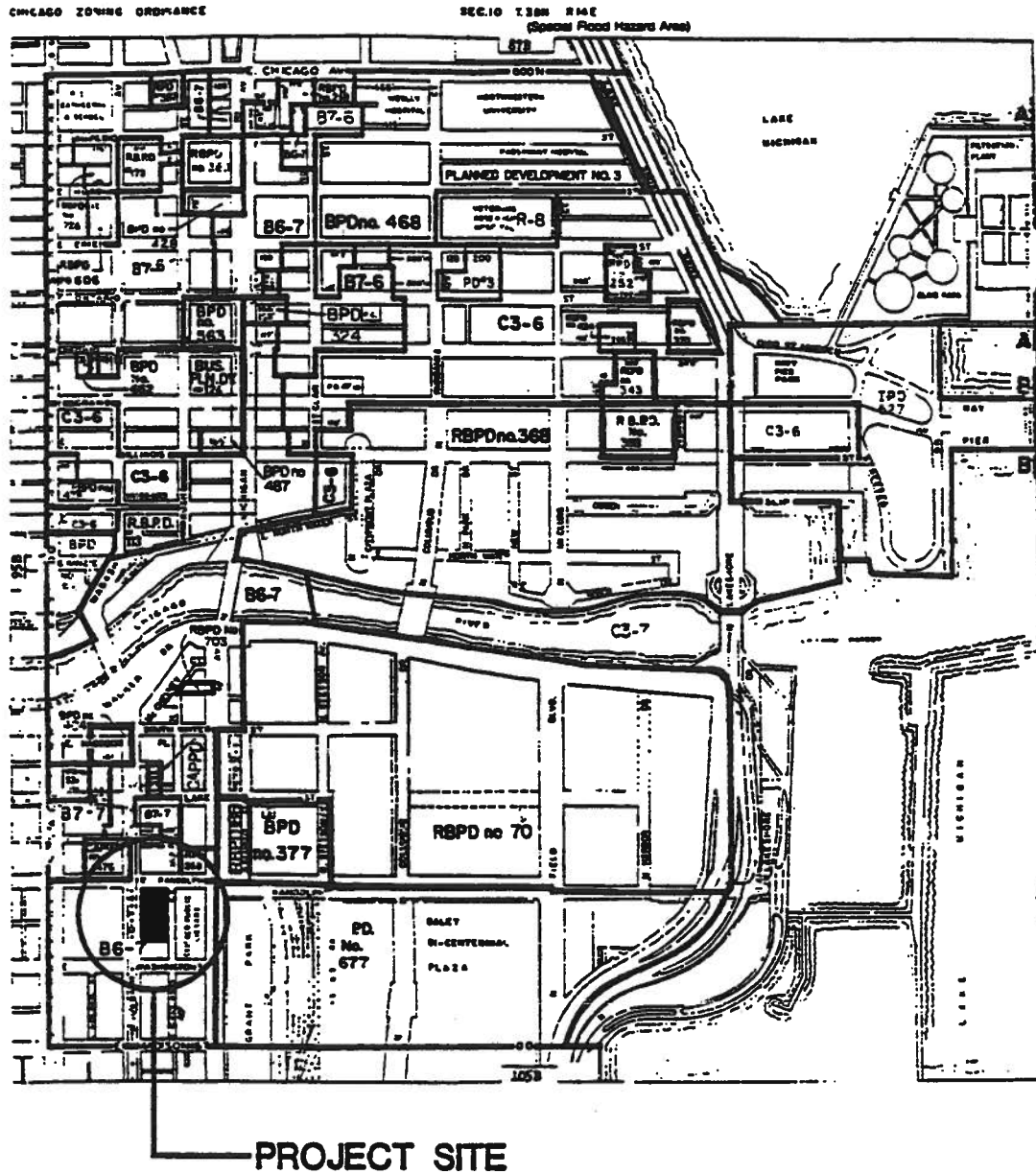
Net Site Area		Maximum Floor Area Ratio	Maximum Number Of Units
Square Feet	Acres		
47,346	1.09	19.5	365
		Square Feet	Acres
Net Site Area		47,346	1.09

Net Site Area	Maximum Floor Area Ratio	Maximum Number Of Units
Public Right-of-Way 29,489		.68
Gross Site Area	76,835	1.76
Maximum Percent of Site Coverage:		Per Site Plan.
Minimum Required Building Setbacks:		Per Site Plan and Building Elevations.
Maximum Building Height:		Per Building Elevations.
Maximum Number of Off-Street Parking Spaces:		595.
Minimum Number of Accessory Parking Spaces:		1.20 space per dwelling unit.
Maximum Non-Accessory Parking Spaces:		141.
Minimum Number of Off-Street Loading Docks:		4.
Maximum Amount of Retail Space:		101,900 square feet.
Maximum Height of Building (to Roof Above Highest Habitable Floor):		94 feet, 6 inches.

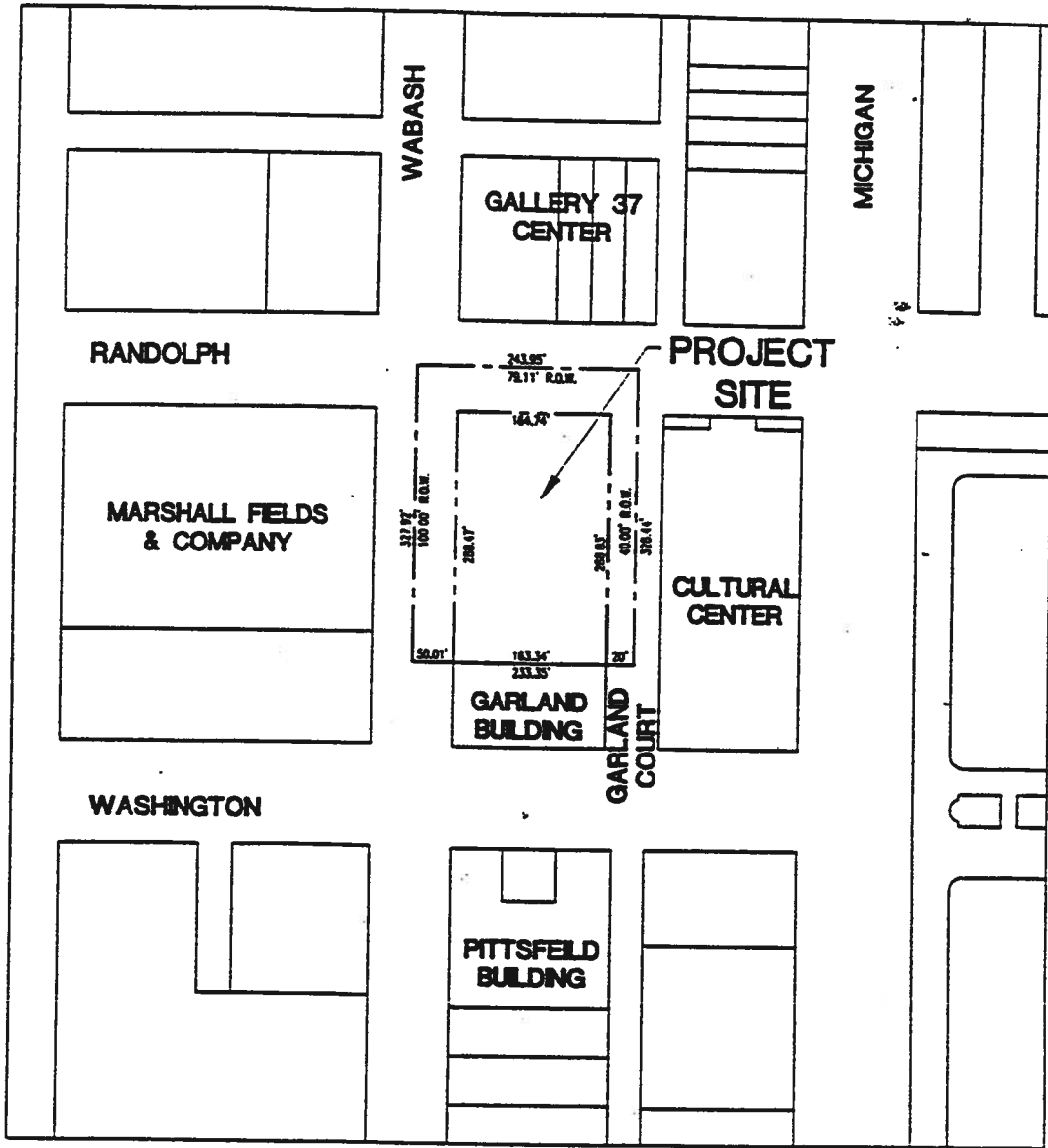
Context Plan.



Existing Zoning Plan.



Planned Development Boundary Map.



⊕ PLANNED DEVELOPMENT BOUNDARY MAP

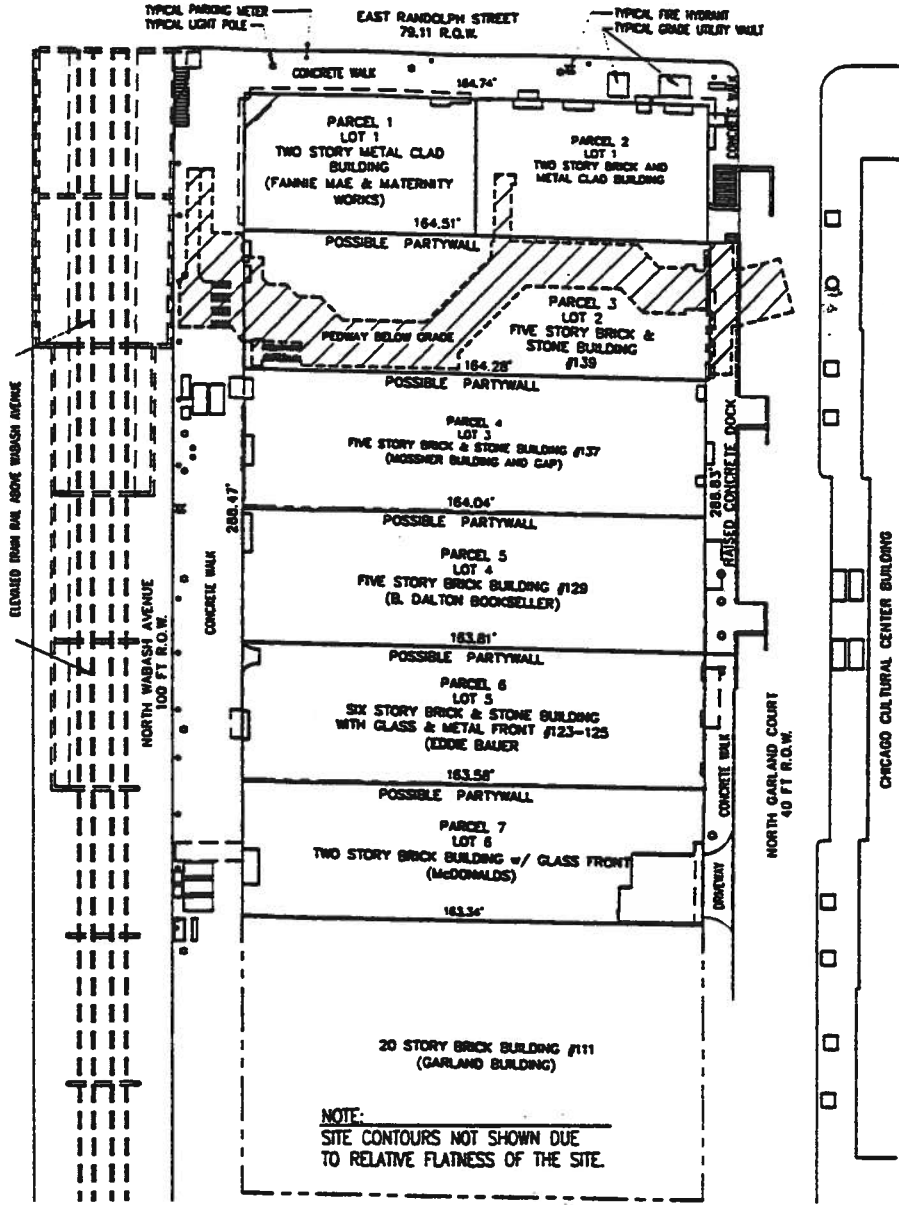
- KEY**
- PROPERTY LINE
 - - - - - PLANNED DEVELOPMENT BOUNDARY

Applicant: The Heritage @ Millennium Park

Address: 51-65 East Randolph Street
116-140 North Garland Court
115-139 North Wabash Avenue

Date: 6.14.2001

Existing Site Plan.



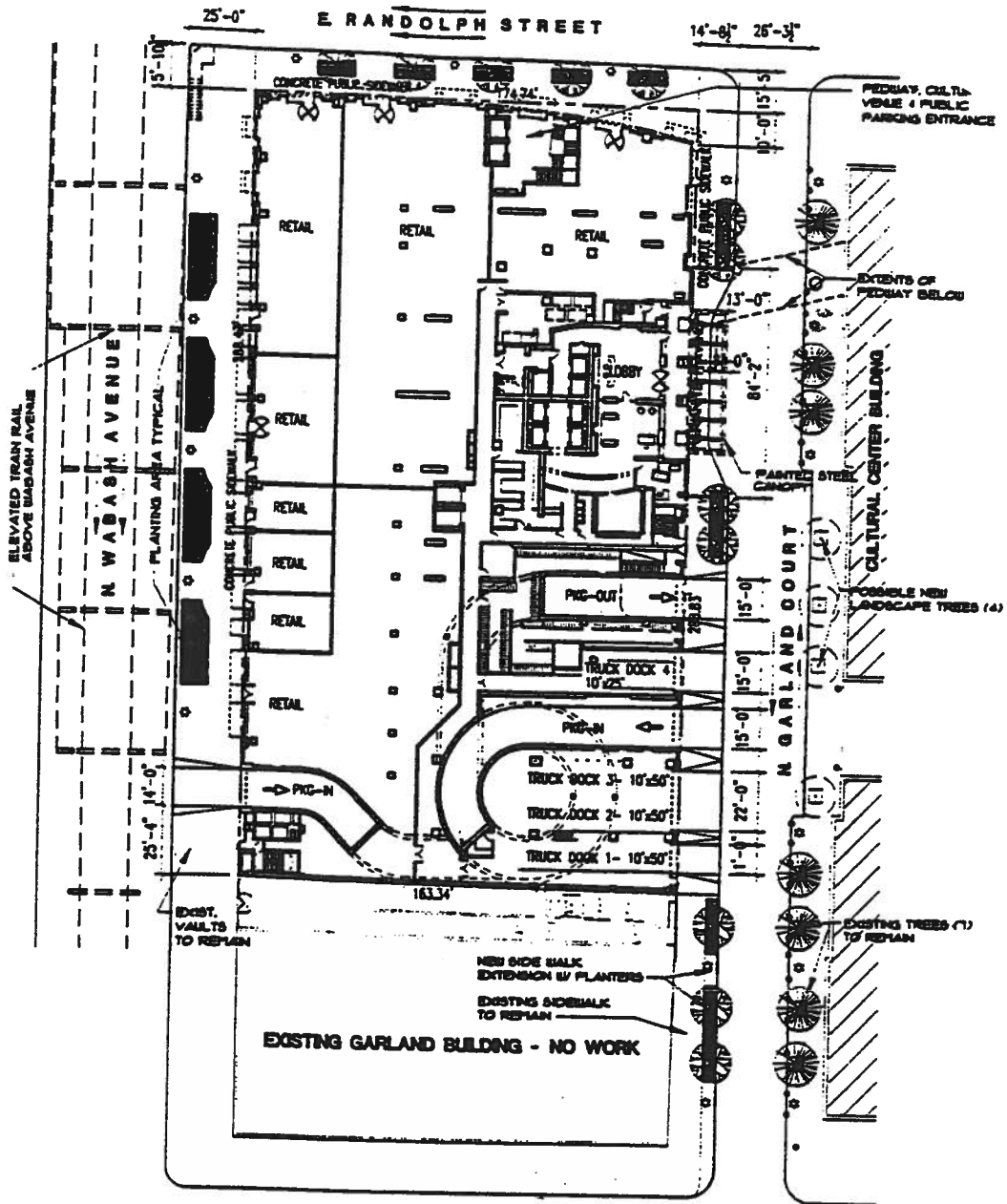
⊕ SITE PLAN - EXISTING

Applicant: The Heritage @ Millennium Park

Address: 51-65 East Randolph Street
118-140 North Garland Court
115-139 North Wabash Avenue

Date: 6.14.2001

Proposed Site/Landscape/Grand Floor Plan.



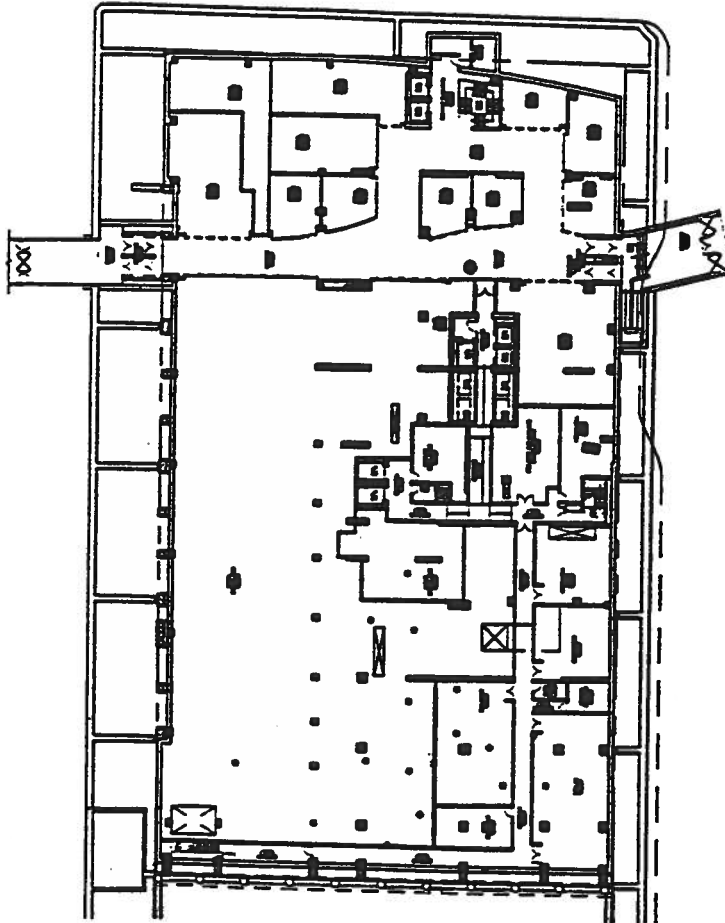
⊕ SITE/LANDSCAPE/GROUND FLOOR PLAN - PROPOSED

Applicant: The Heritage @ Millennium Park

Address: 51-65 East Randolph Street
116-140 North Garland Court
115-139 North Wabash Avenue

Date: 6.14.2001

Basement Floor Plan -- Pedway.



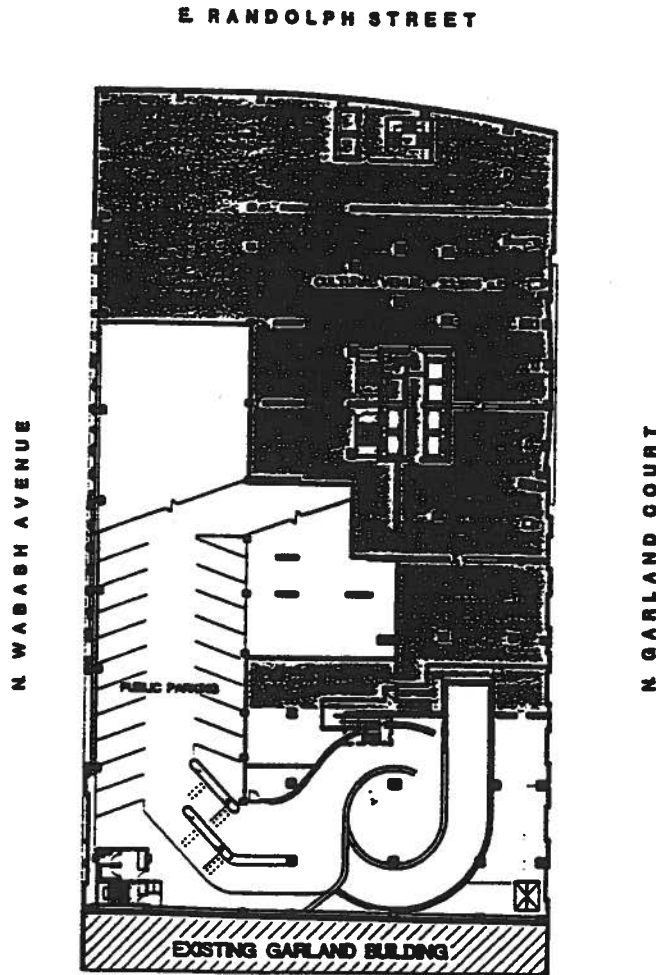
⊕ BASEMENT FLOOR PLAN - PEDWAY

Applicant: The Heritage @ Millennium Park

Address: 51-65 East Randolph Street
116-140 North Garland Court
115-139 North Wabash Avenue

Date: 6.14.2001

Third Floor Plan -- Cultural Venue.



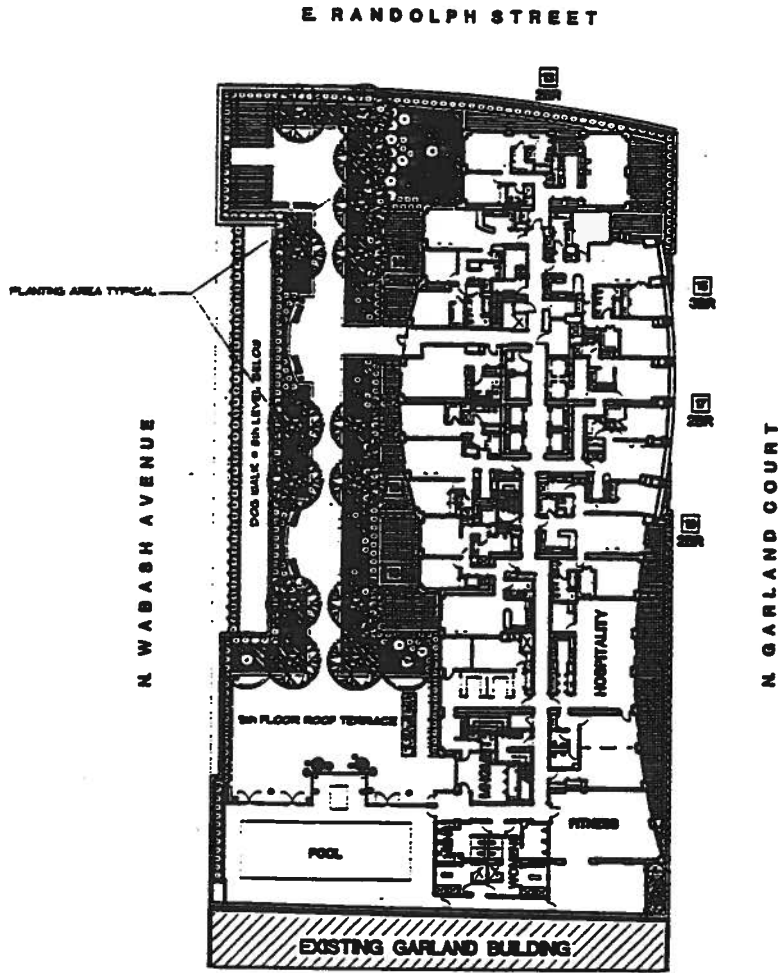
⊕ 3rd FLOOR PLAN - CULTURAL VENUE

Applicant: The Heritage @ Millennium Park

Address: 51-65 East Randolph Street
116-140 North Garland Court
115-139 North Wabash Avenue

Date: 6.14.2001

Ninth Floor Plan.



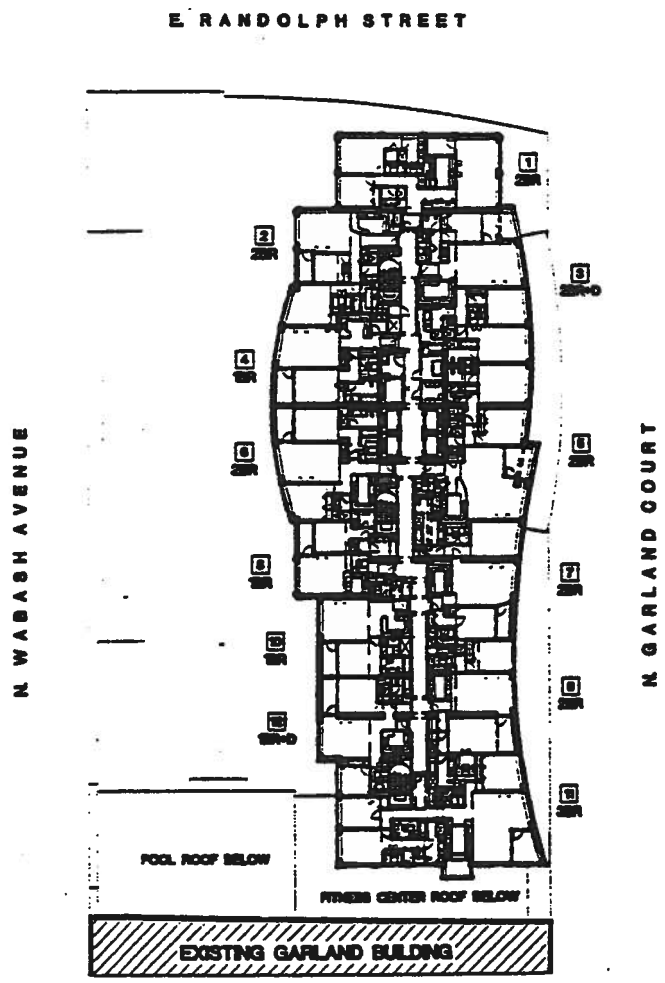
⊕ 9th FLOOR PLAN

Applicant: The Heritage @ Millennium Park

Address: 51-65 East Randolph Street
116-140 North Garland Court
115-139 North Wabash Avenue

Date: 6.14.2001

Lower Tower Floor Plan.



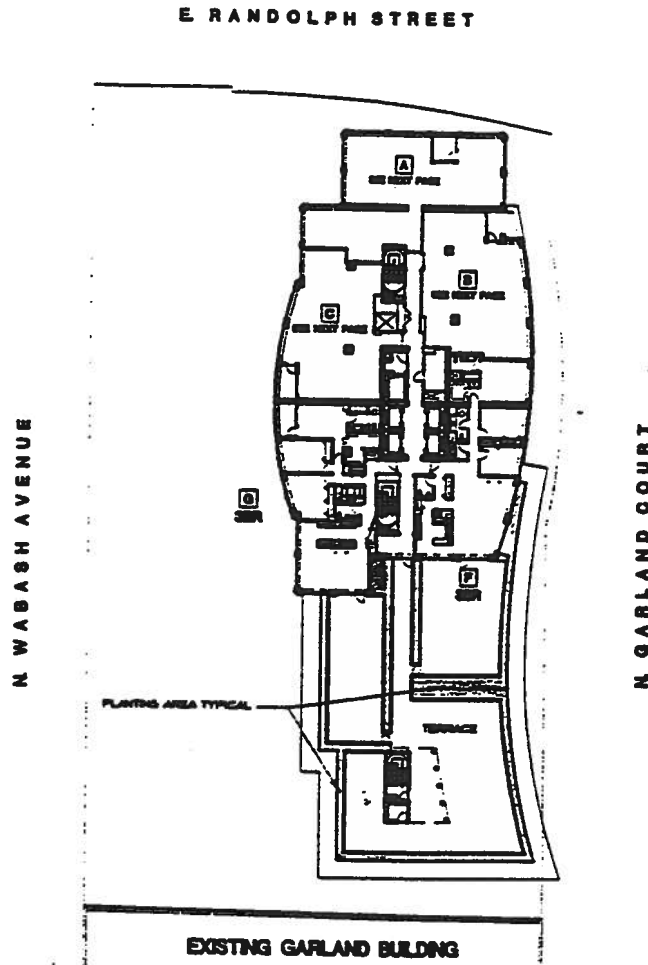
⊕ LOWER TOWER FLOOR PLAN

Applicant: The Heritage @ Millennium Park

Address: 51-65 East Randolph Street
115-140 North Garland Court
115-139 North Wabash Avenue

Date: 6.14.2001

Twenty-Eighth Floor Roof Terrace.



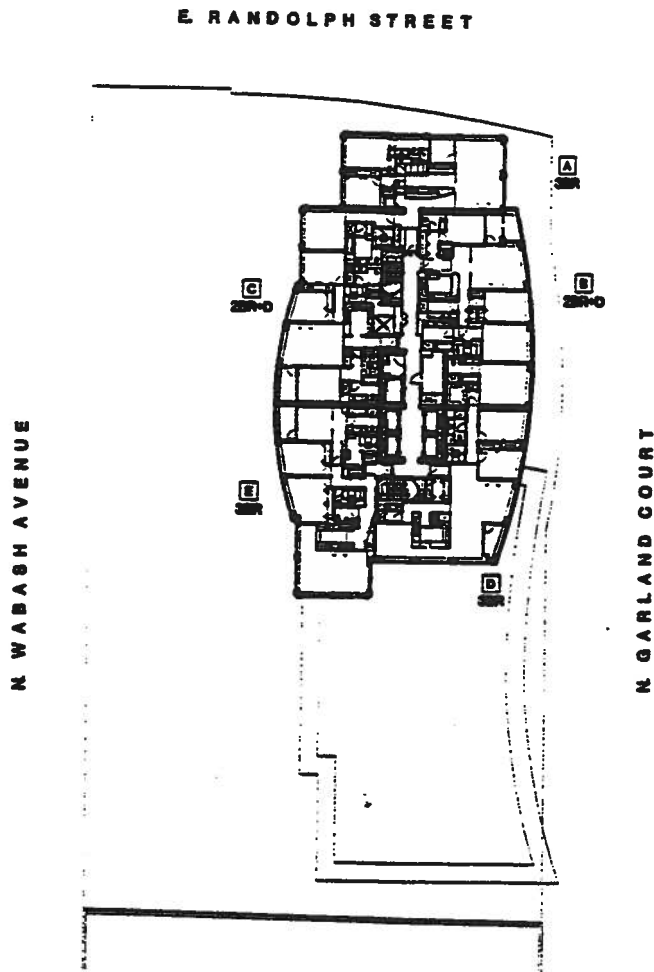
⊕ 28th FLOOR ROOF TERRACE

Applicant: The Heritage @ Millennium Park

Address: 51-65 East Randolph Street
116-140 North Garland Court
115-139 North Wabash Avenue

Date: 6.14.2001

Upper Tower Floor Plan.



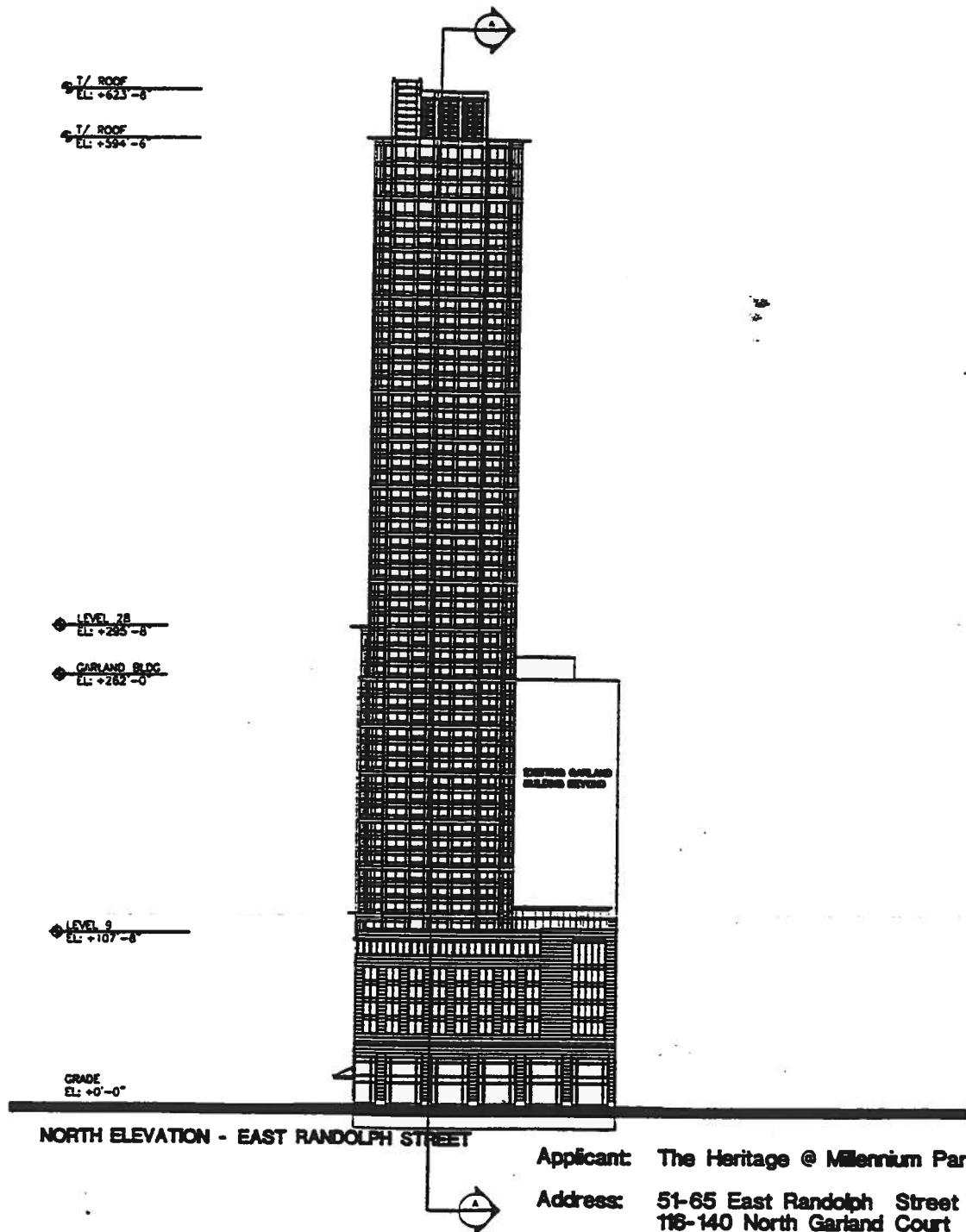
⊕ UPPER TOWER FLOOR PLAN

Applicant: The Heritage @ Millennium Park

Address: 51-65 East Randolph Street
116-140 North Garland Court
115-139 North Wabash Avenue

Date: 6.14.2001

North Elevation -- East Randolph Street.

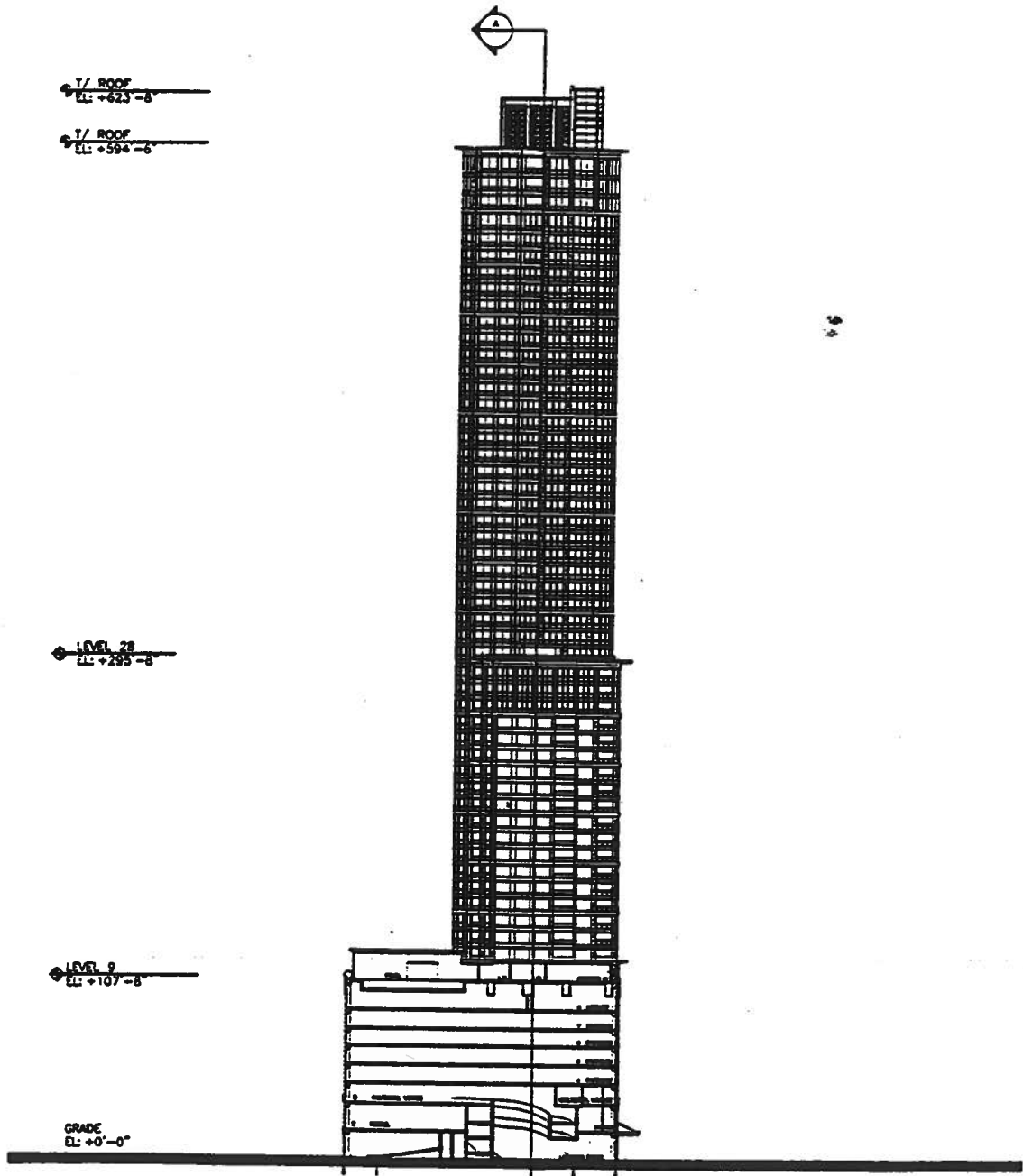


Applicant: The Heritage @ Millennium Par

Address: 51-65 East Randolph Street
116-140 North Garland Court
115-139 North Wabash Avenue

Date: 6.14.2001

South Elevation -- East Washington Street.



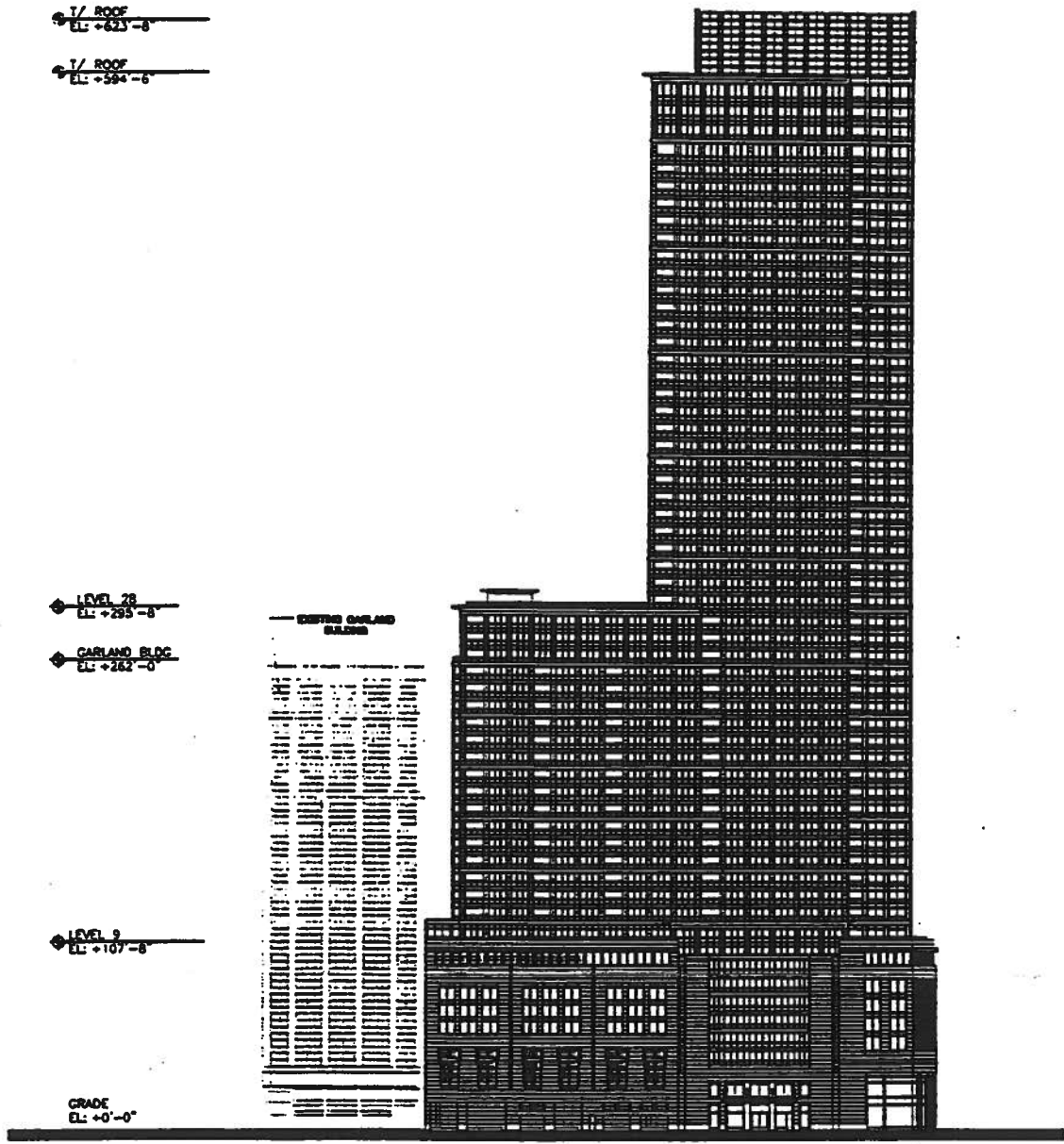
SOUTH ELEVATION - EAST WASHINGTON STREET

Applicant: The Heritage @ Millennium Park

Address: 51-65 East Randolph Street
116-140 North Garland Court
115-139 North Wabash Avenue

Date: 6.14.2001

East Elevation -- North Garland Avenue.



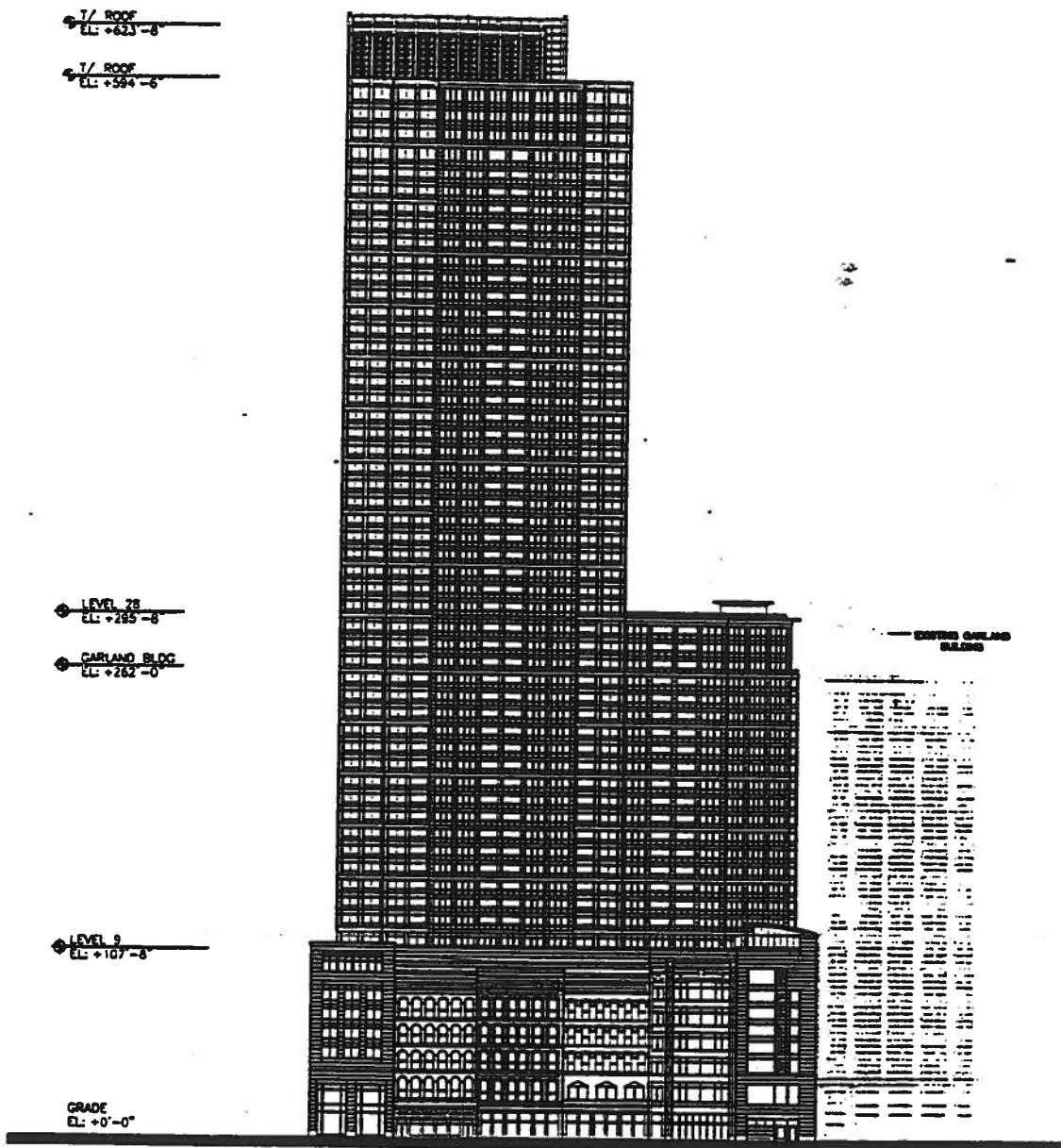
EAST ELEVATION - NORTH GARLAND AVENUE

Applicant: The Heritage @ Millennium Park

Address: 51-65 East Randolph Street
116-140 North Garland Court
115-139 North Wabash Avenue

Date: 6.14.2001

West Elevation -- North Wabash Avenue.

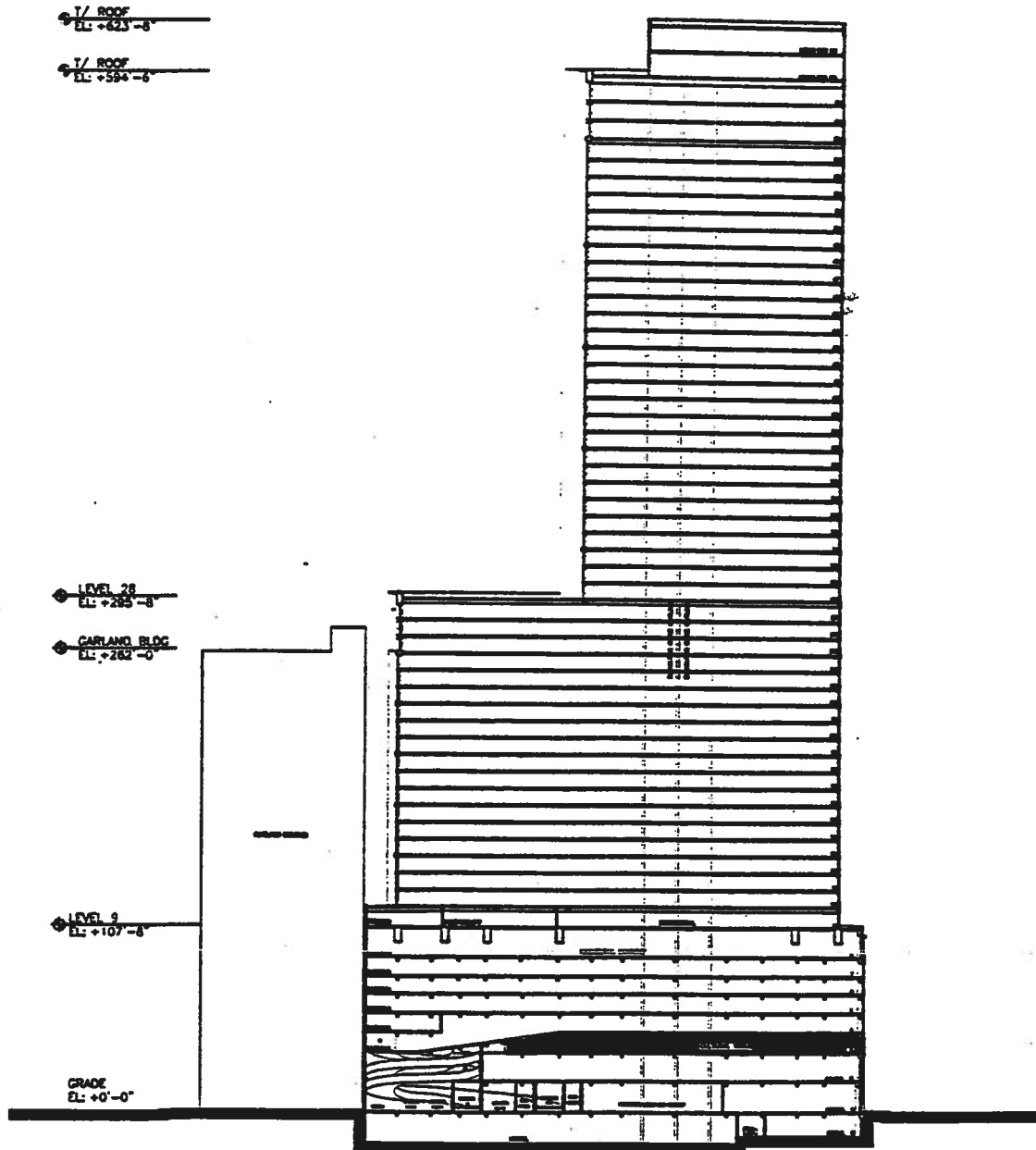


WEST ELEVATION - NORTH WABASH AVENUE

Applicant: The Heritage @ Millennium Park
Address: 51-65 East Randolph Street
116-140 North Garland Court
115-139 North Wabash Avenue

Date: 6.14.2001

Building Section A-A -- Looking West.



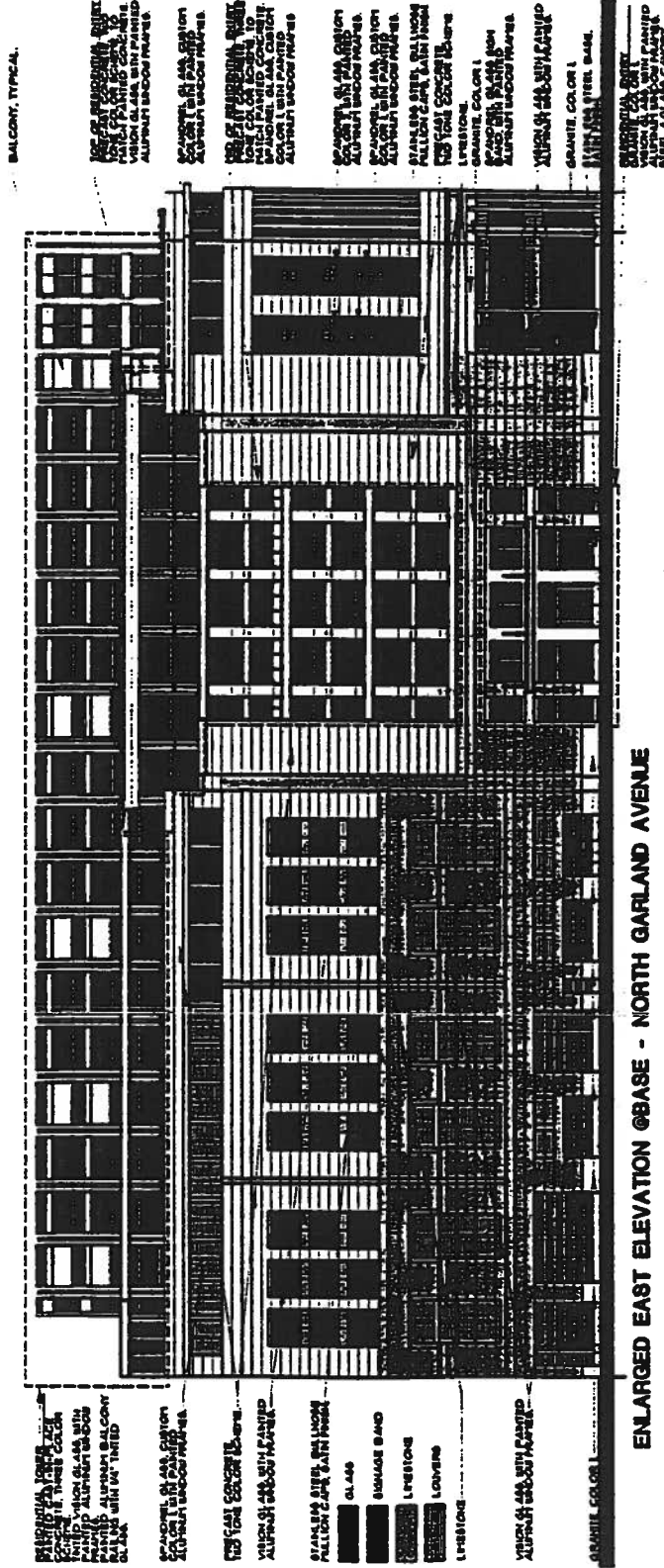
BUILDING SECTION A-A - LOOKING WEST

Applicant: The Heritage @ Millennium Park

Address: 51-65 East Randolph Street
116-140 North Garland Court
115-139 North Wabash Avenue

Date: 6.14.2001

Enlarged East Elevation At Base --
North Garland Court.



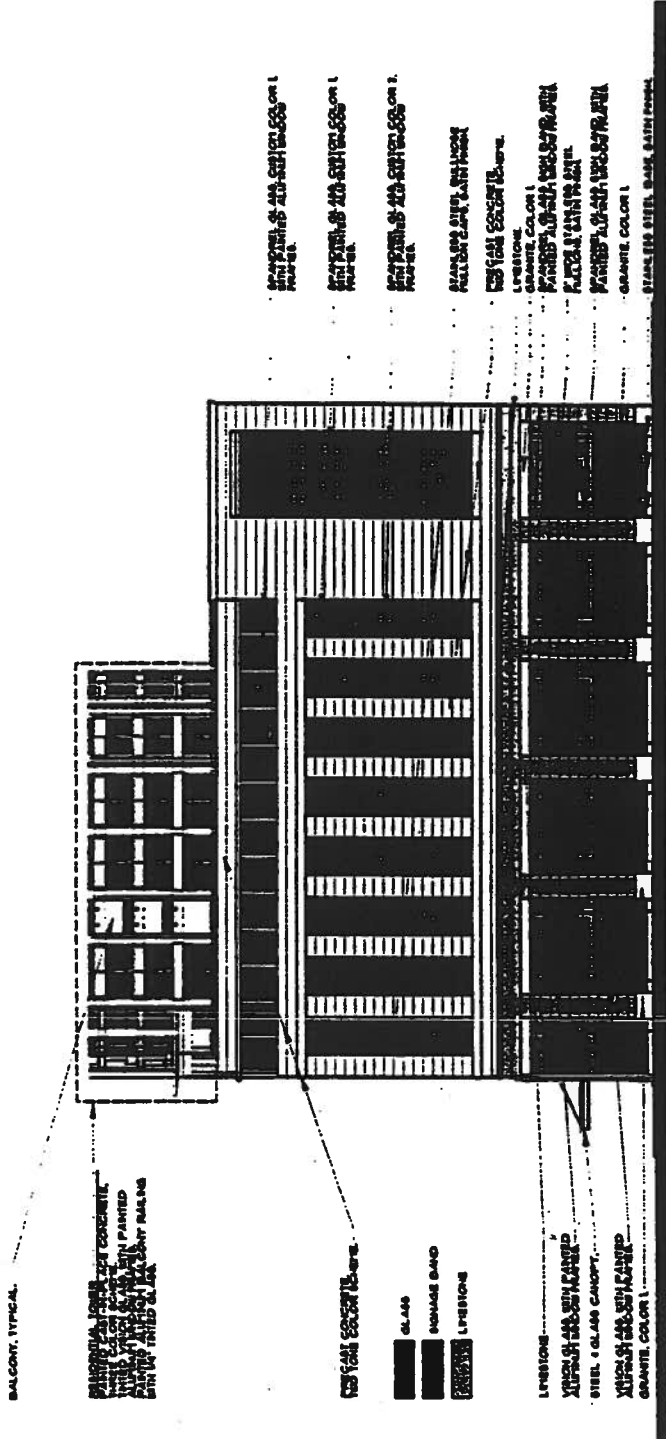
Applicant: The Heritage @ Millennium Park

Address: 51-65 East Randolph Street
116-140 North Garland Court
115-139 North Wabash Avenue

Date: 6.14.2001

ENLARGED EAST ELEVATION @BASE - NORTH GARLAND AVENUE

Enlarged North Elevation At Base --
East Randolph Street.



ENLARGED NORTH ELEVATION @ BASE - EAST RANDOLPH STREET

Applicant: The Heritage @ Millennium Park

Address: 61-65 East Randolph Street
116-140 North Garland Court
116-139 North Wabash Avenue

Date: 6.14.2001

