

PD 800

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10/03/2001 PD Adoption **2**

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*Reclassification Of Area Shown On Map Number 1-F.
(As Amended)
(Application Number 13309)*

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 Ohio Street; North Wells Street; West Grand Avenue; and the alley next west of and parallel to North Wells Street,

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 a part hereof and to no others.

SECTION 2. This ordinance shall be in full force and effect from and after its passage and due publication.

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

Residential-Business Planned Development Number 800

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number ~~800~~, consists of approximately twenty-four thousand sixty and sixteen hundredths (24,060.16) square feet (fifty-five hundredths (0.55) acres). The property is controlled by the applicant, Grand Wells Development L.L.C., for purposes of the planned development.

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 title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made. Single designated control 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.
4. This Plan of Development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Property Line and Boundary Map; a Site Plan, Landscape Plan -- Ground Level; a Landscape Plan -- 6th Floor Deck; Building Elevations; and Enlarged Base Elevation dated September 13, 2001 prepared by Loewenberg & Associates. Full size sets of the Site Plan, 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 areas delineated herein: residential uses above the ground floor; retail uses as permitted in the B7-5 General Central Business District 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 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 Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
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 most current energy efficiency standards published by the American Society of Heating, Refrigeration 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 proposed within Subarea A 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 pre-existing B7-5 General Central Business District classification.

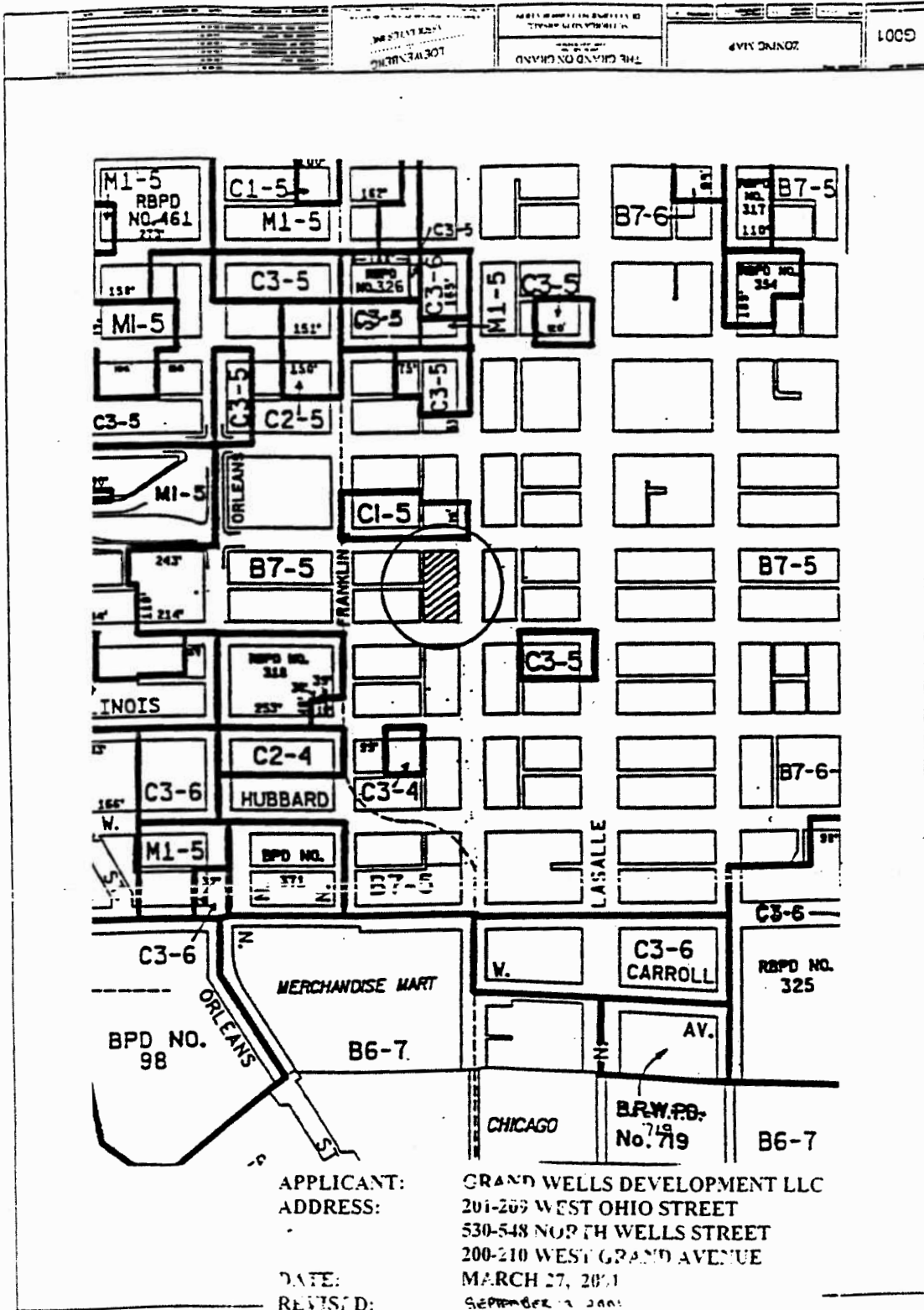
[Zoning Map; Property Line and Planned Development Boundary Map;
Site Plan; Landscape -- Ground Level; Landscape -- Sixth Floor
Deck; Building Elevation Drawings; Enlarged Base Elevation
Drawings; and Existing Building Elevation Drawings
referred to in these Plan of Development
Statements printed on pages 68886
through 68897 of this Journal.]

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

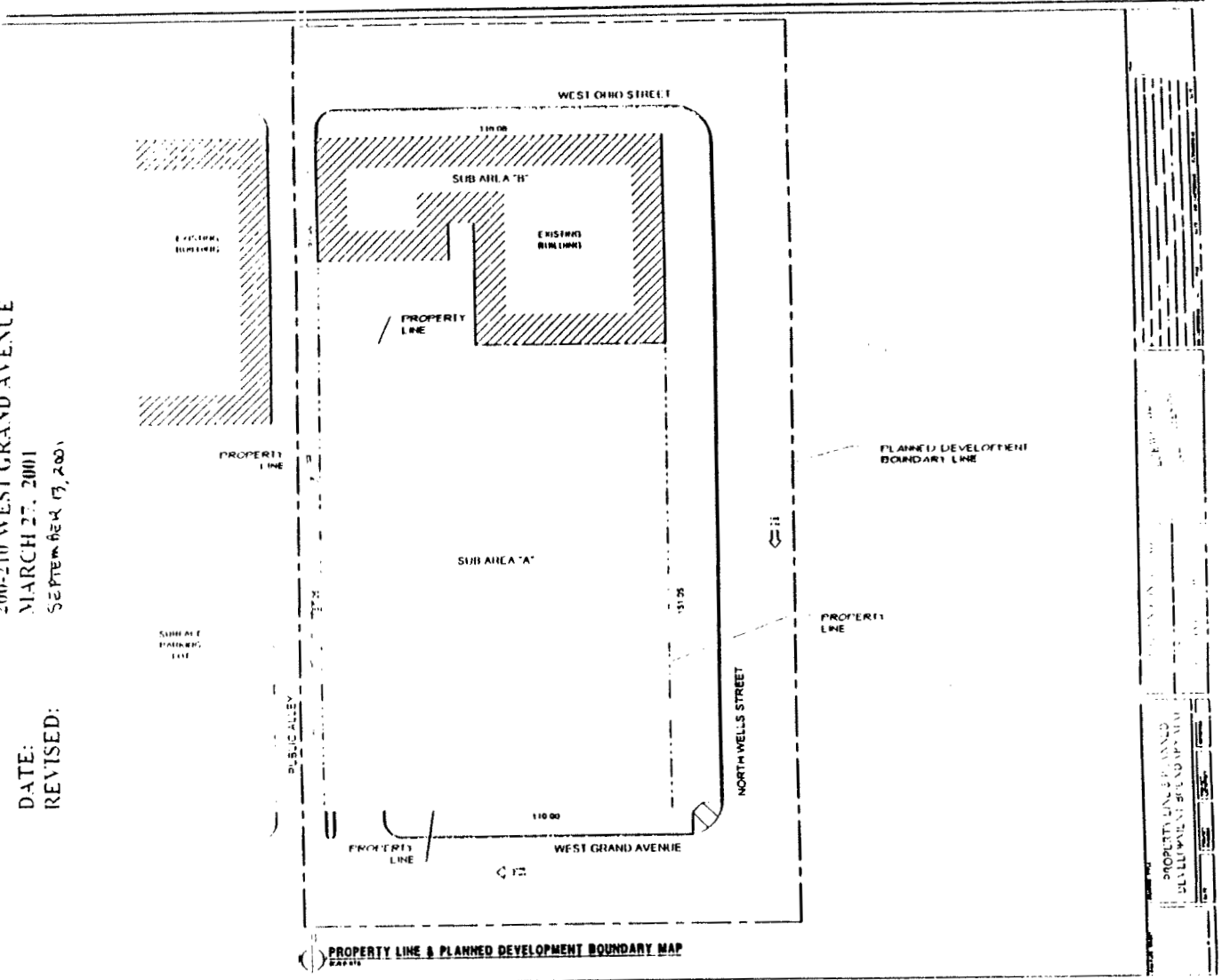
*Residential/Business Planned Development Number 800**Bulk Regulations And Data Table.*

Maximum Floor Area Ratio:	7.7.
Net Site Area:	24,060 square feet.
Gross Site Area:	45,835 square feet.
Maximum Number of Dwelling Units:	121.
Subarea A:	111.
Subarea B:	10.
Maximum Percent of Site Coverage:	Per Site Plan.
Minimum Required Building Setbacks:	Per Site Plan.
Maximum Building Height:	Per Building Elevation.
Minimum Number of Off Street Parking Spaces:	
Subarea A:	121.
Minimum Number of Street Loading Spaces:	
Subarea A:	2.
Subarea B:	1.

Zoning Map.



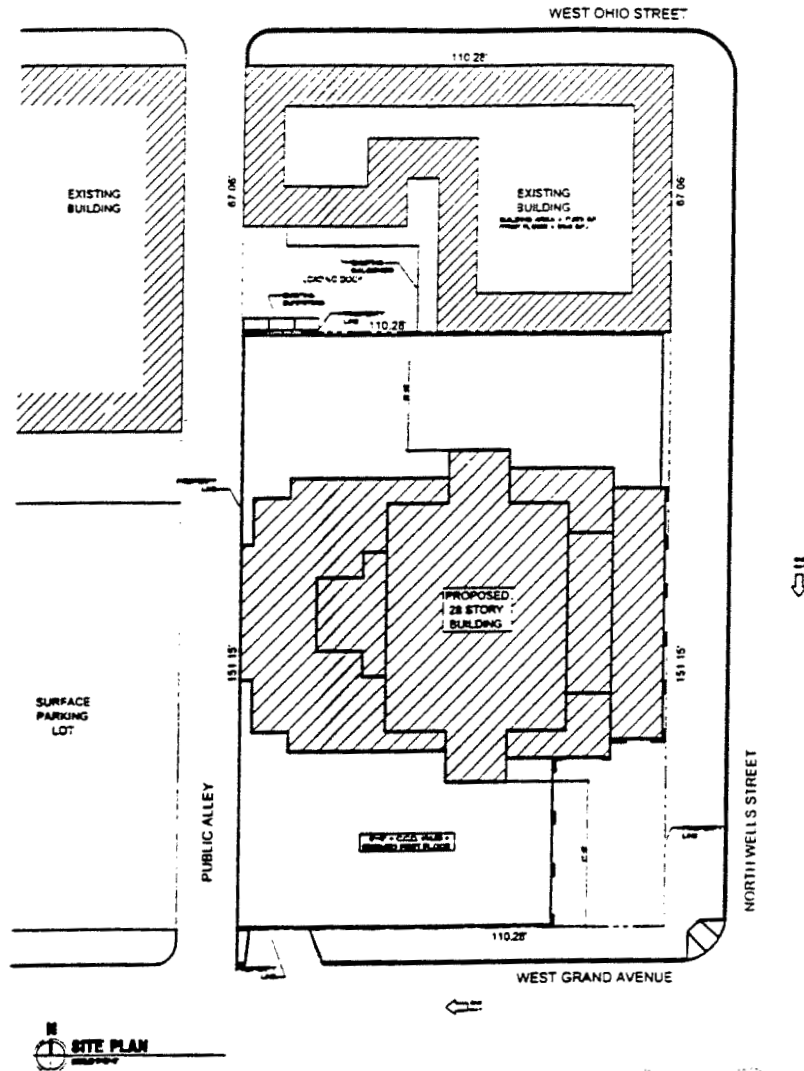
Property Line And Planned Development Boundary Map.



PROPERTY LINE & PLANNED DEVELOPMENT BOUNDARY MAP

100' by 100' x 200'
 1002 27 2001
 MARCH 27, 2001
 SEPT 27, 2001
 DATE: MARCH 27, 2001
 REVISED: SEPT 27, 2001
 APPLICANT: GRANT DEVELOPMENT LLC
 ADDRESS: 201 WEST OHIO STREET
 201 WEST OHIO STREET
 200 WEST GRAND AVENUE
 200 WEST GRAND AVENUE
 200 WEST GRAND AVENUE
 200 WEST GRAND AVENUE

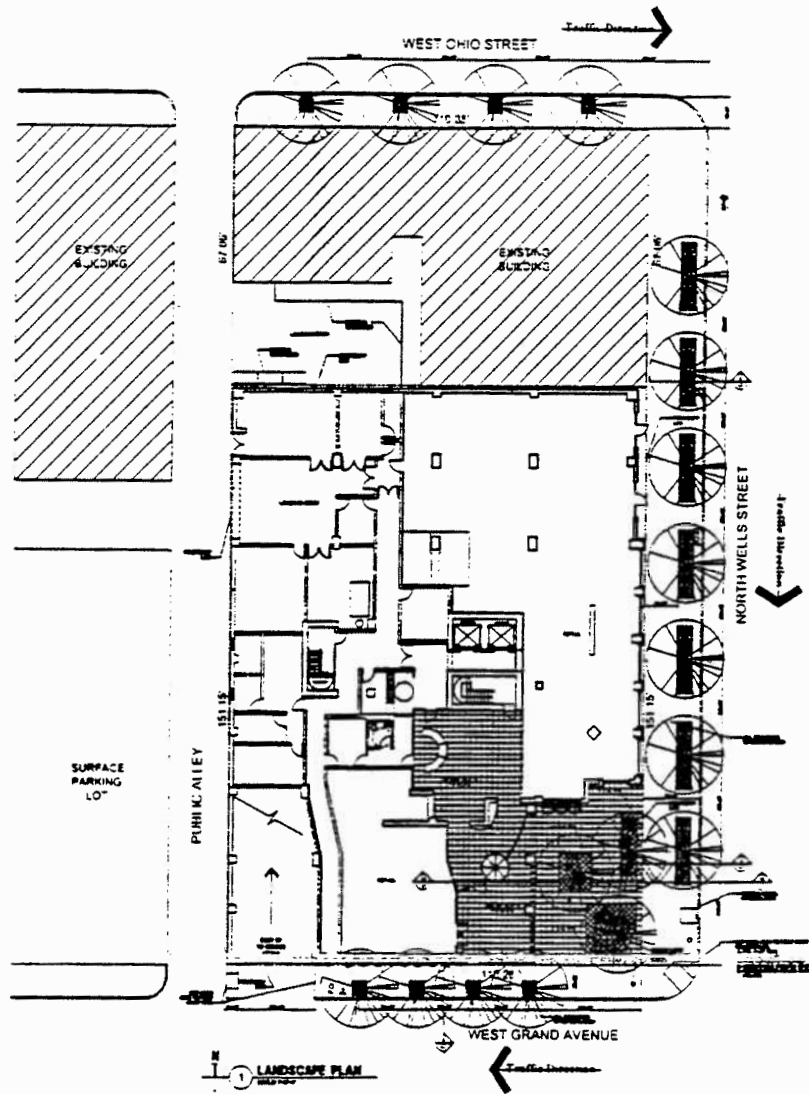
Site Plan.



APPLICANT: GRAND WELLS DEVELOPMENT LLC
 ADDRESS: 201-209 WEST OHIO STREET
 530-548 NORTH WELLS STREET
 200-210 WEST GRAND AVENUE
 DATE: MARCH 27, 2001
 REVISED: SEPTEMBER 13, 2001

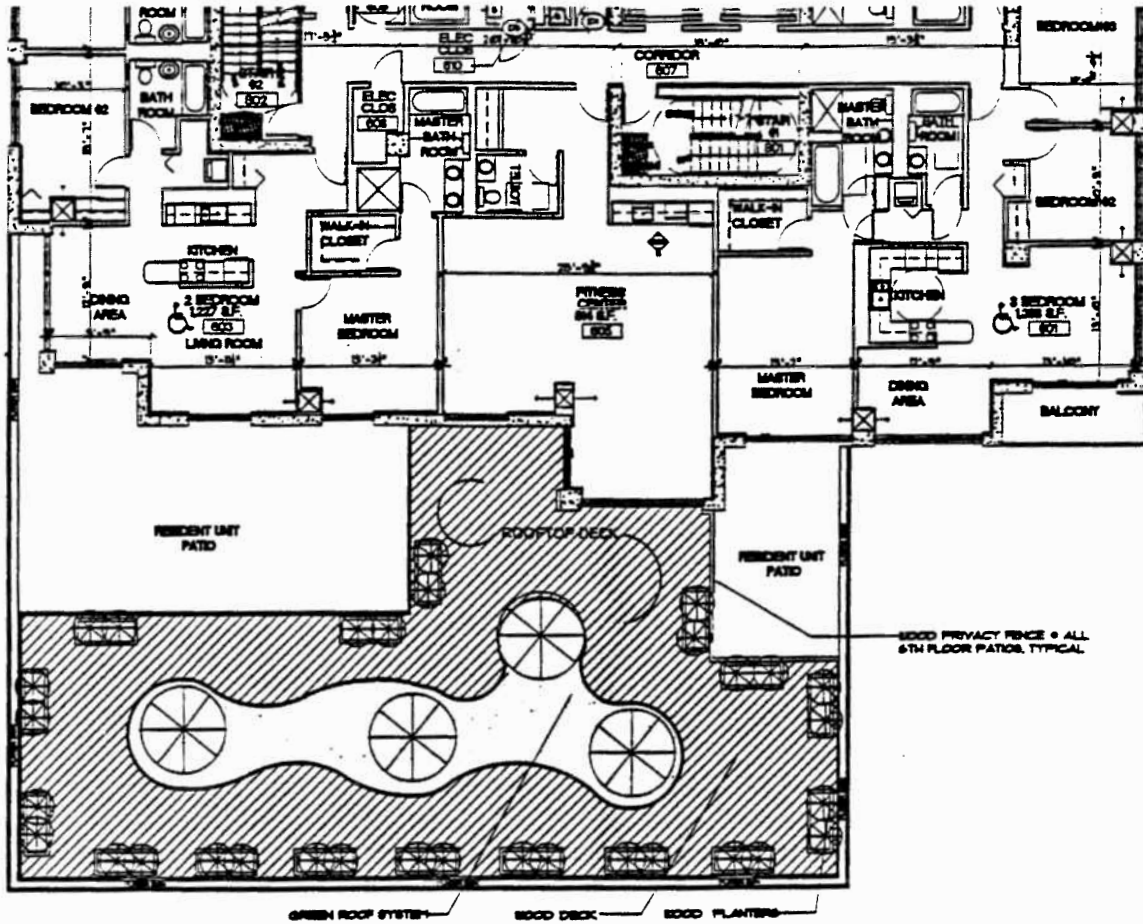
Landscape -- Ground Level.

EXHIBIT
LANDSCAPE - GROUND LEVEL



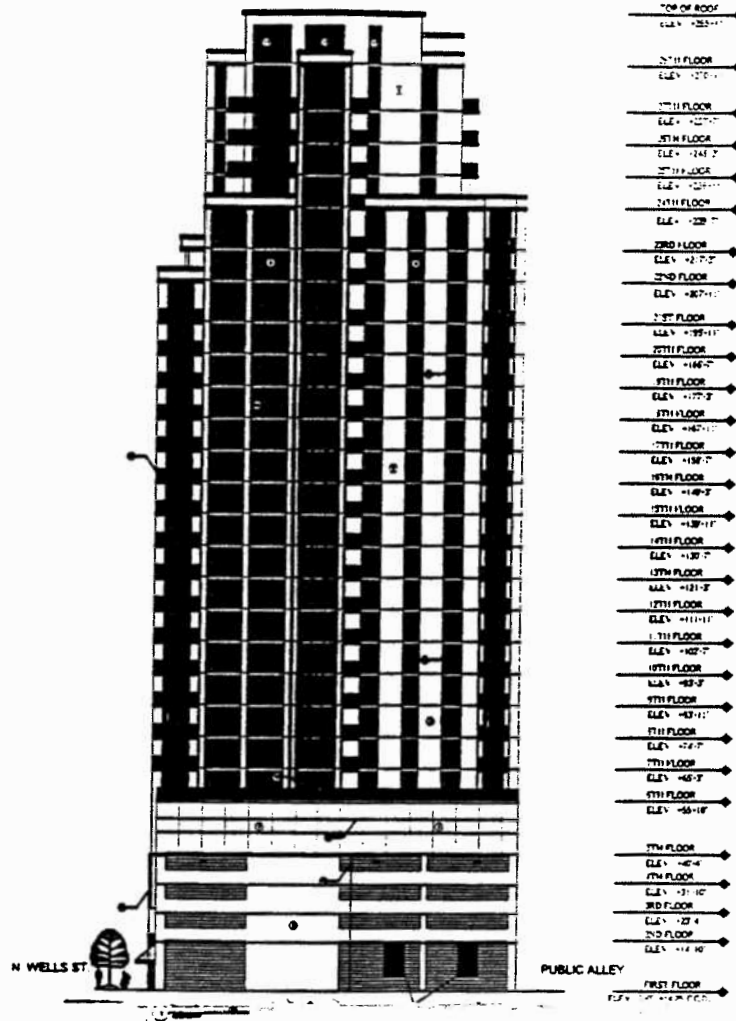
APPLICANT: GRAND WELLS DEVELOPMENT LLC
ADDRESS: 201-209 WEST OHIO STREET
530-548 NORTH WELLS STREET
200-210 WEST GRAND AVENUE
DATE: MARCH 27, 2001
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Landscape -- Sixth Floor Deck.



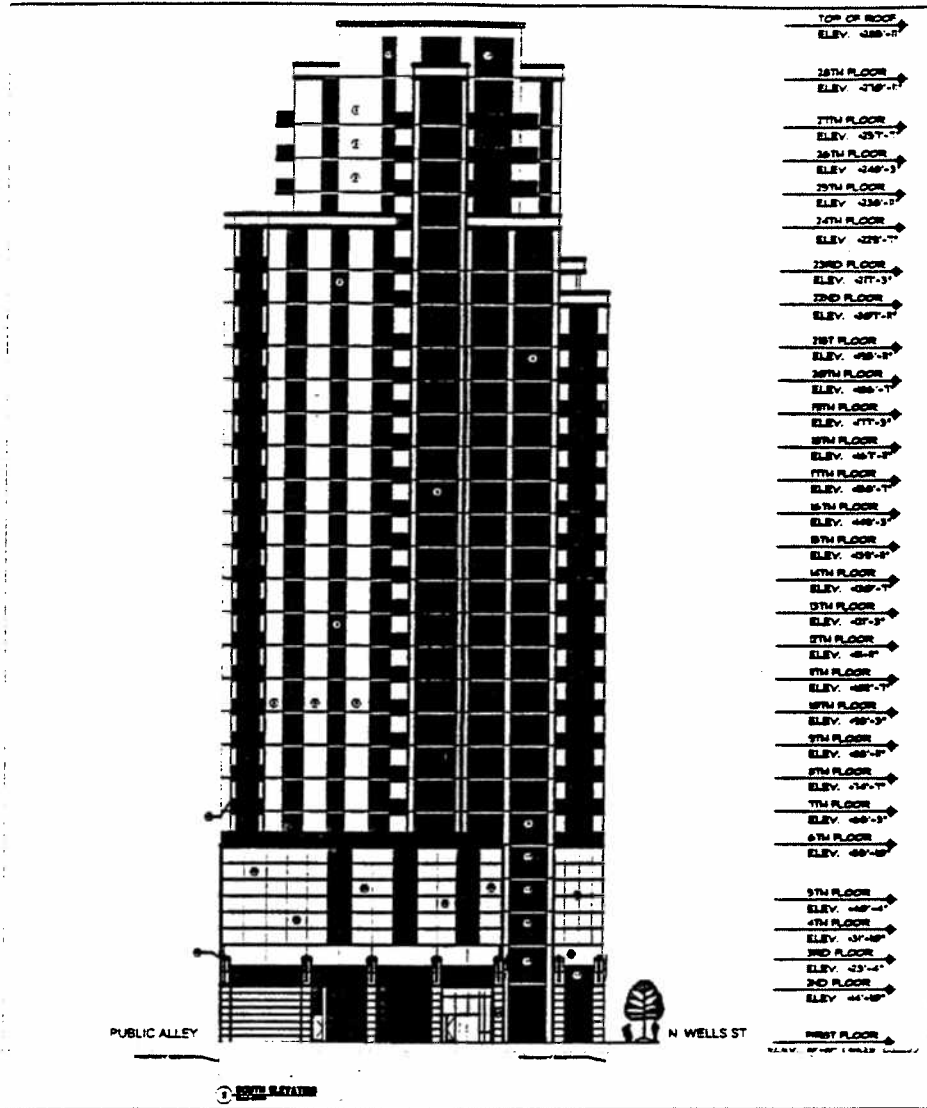
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North Building Elevation.



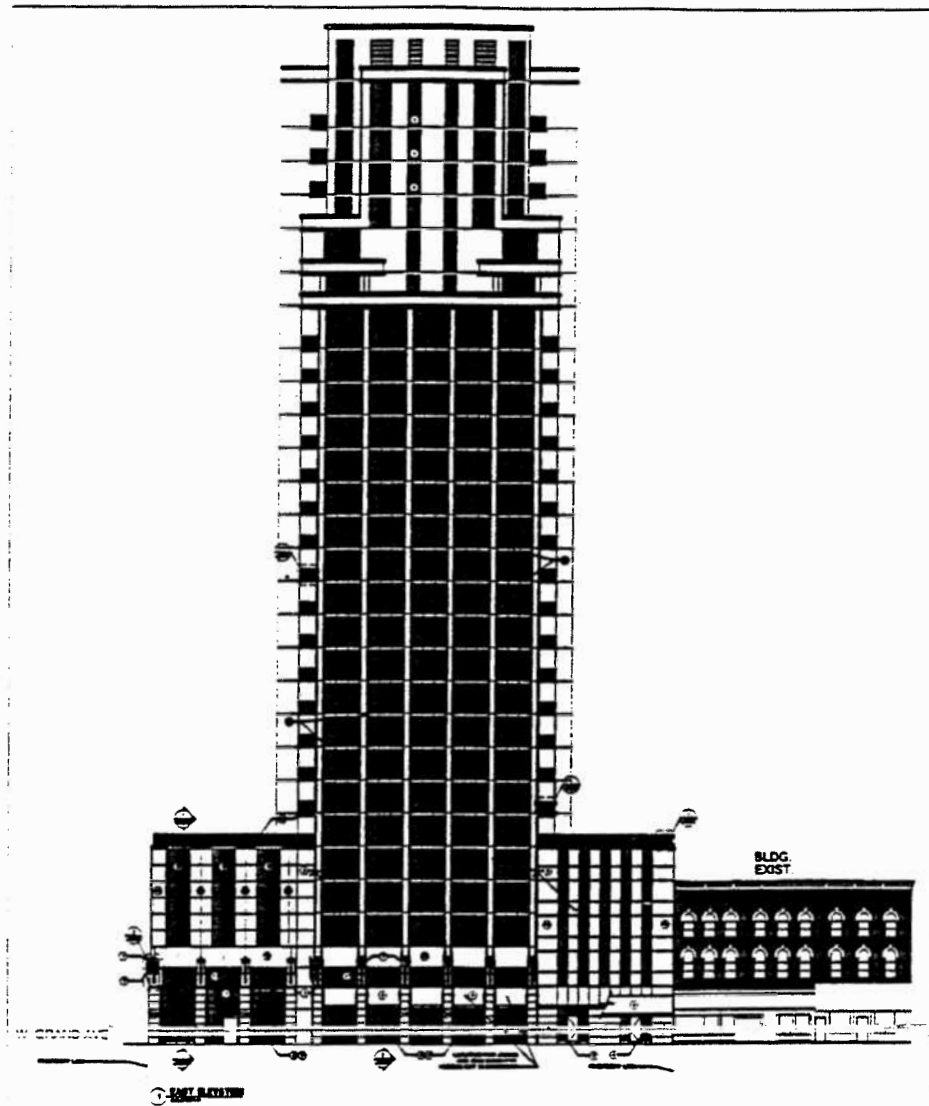
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South Building Elevation.



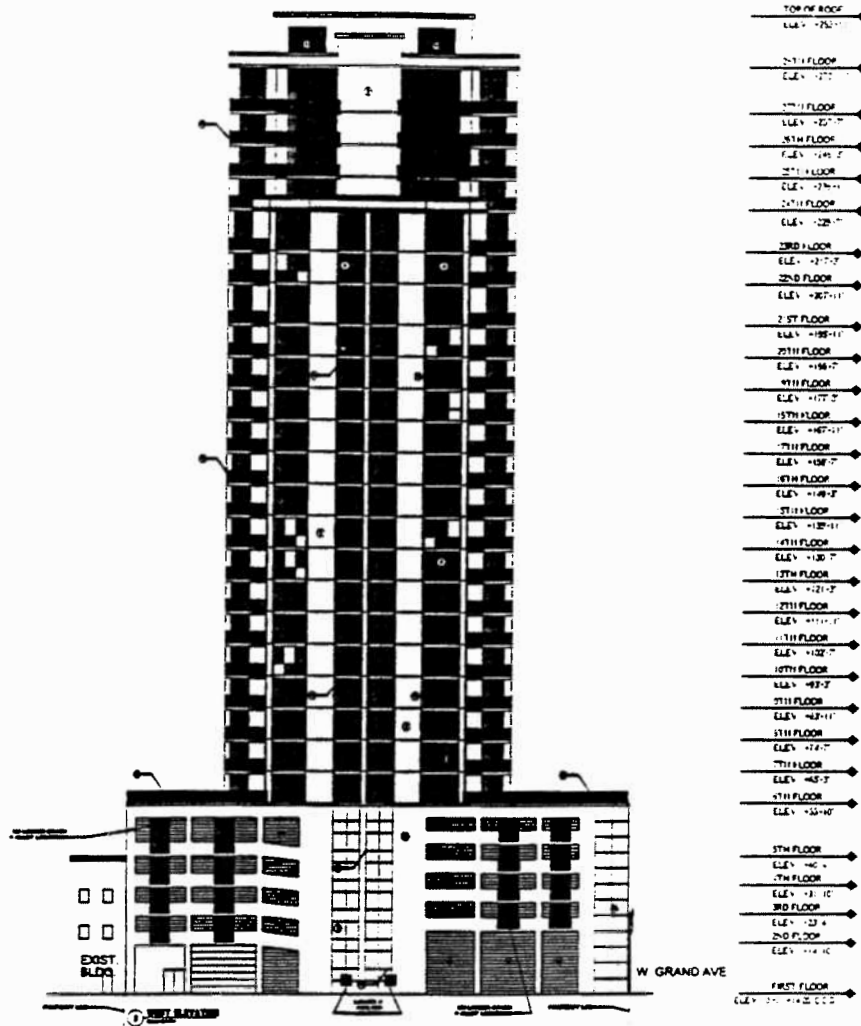
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East Building Elevation.



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West Building Elevation.



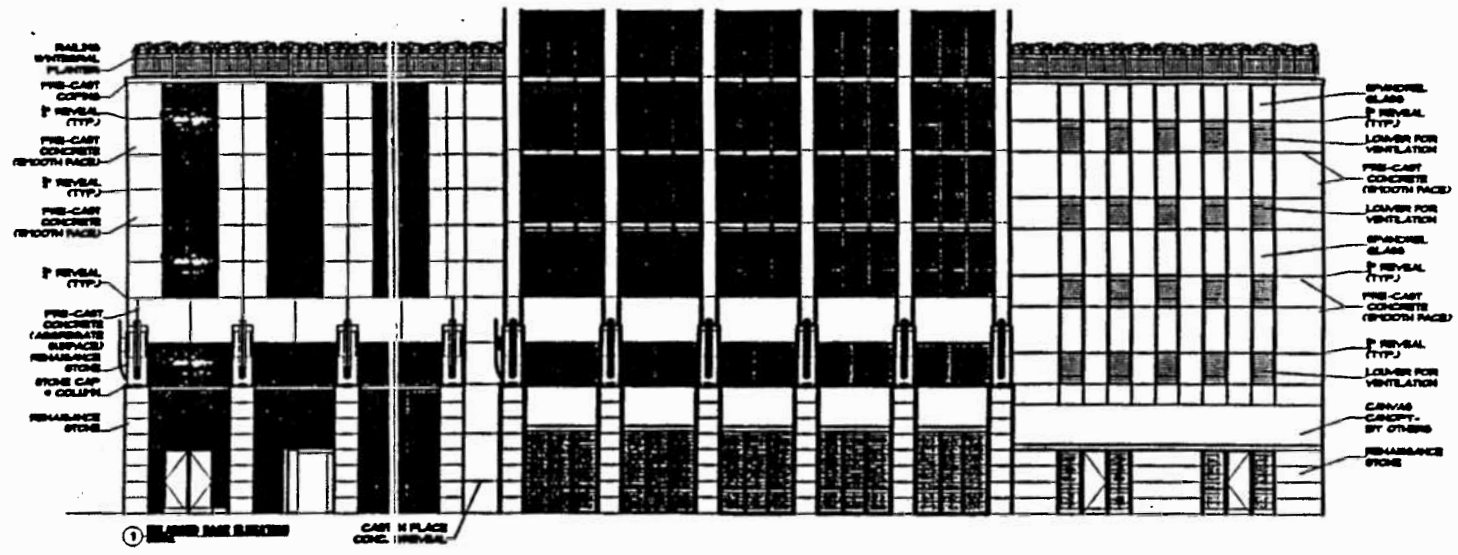
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REPORTS OF COMMITTEES

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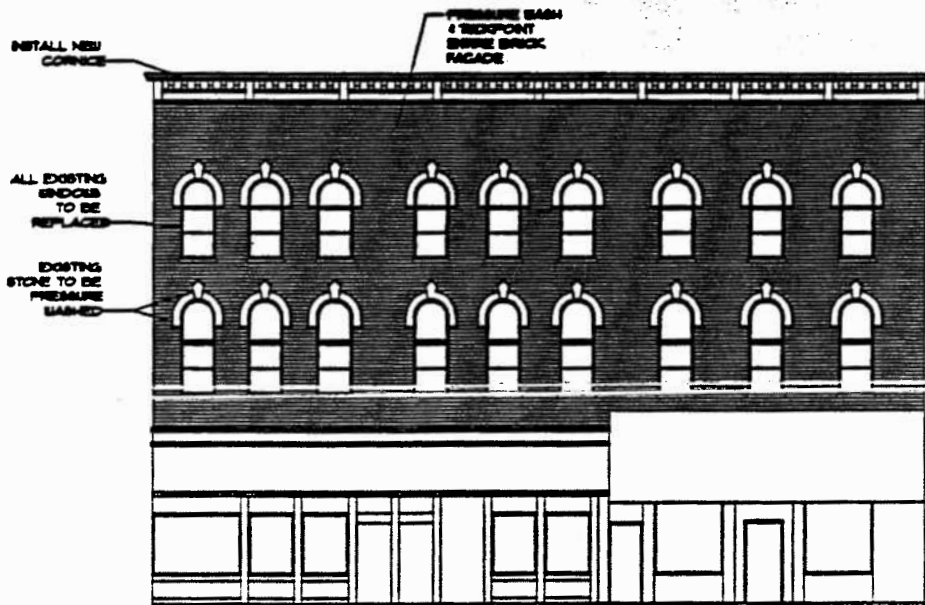
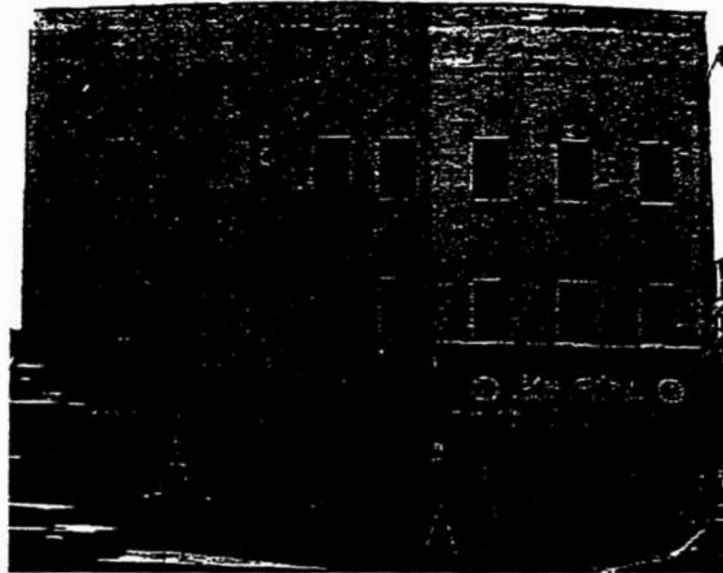
Enlarged Base Building Elevation.



MATERIAL NOTE:
 POURED IN PLACE CONCRETE - PAINTED, VERY LIGHT GREY
 PRECAST CONCRETE - BARE, MEDIUM GRAY W/ BLUE TONES, SMOOTH FACE
 PRECAST BAND & LOWER BASE - COMPLEMENTARY COLOR W/ AGGREGATE FACE
 RENAISSANCE STONE - SLIGHTLY DARKER THAN PRECAST W/ MATCHING TONES

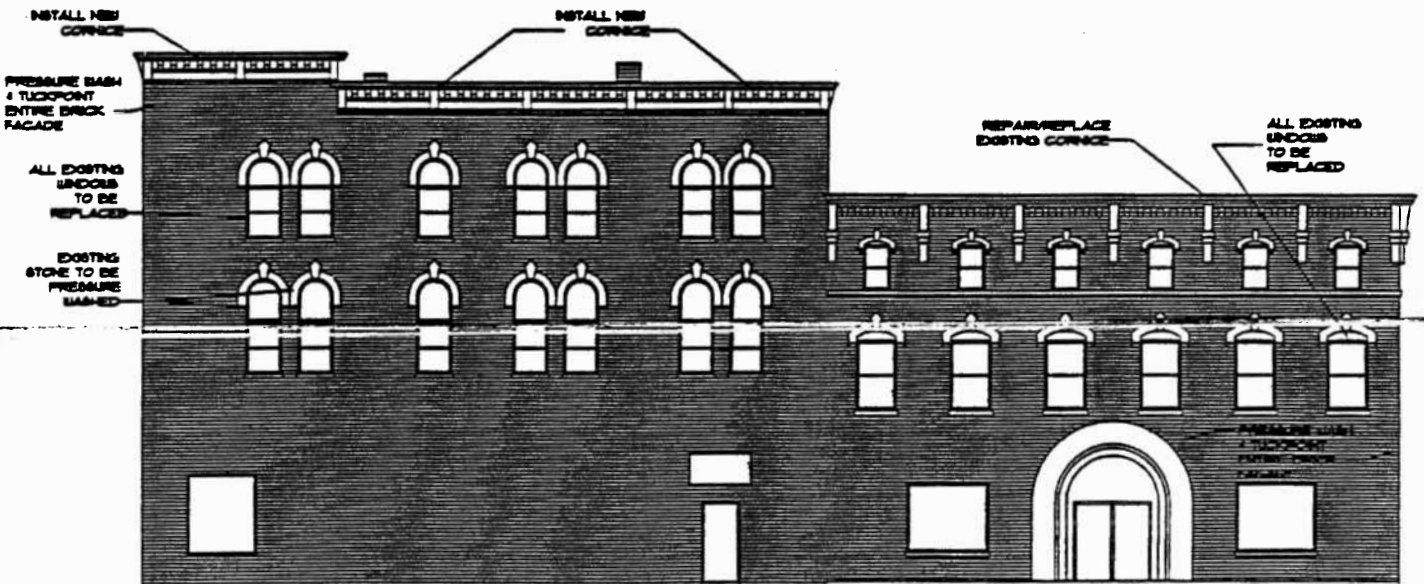
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Existing Building Elevations.
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Existing Building Elevations.
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