

PD 816

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*Reclassification Of Area Shown On Map Number 2-J.
(Application Number 13566)*

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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 2-J in the area bounded by:

West Fillmore Street; the public alley next east of and parallel to South St. Louis Avenue; the public alley next south of and parallel to West Fillmore Street; and South St. Louis Avenue,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area described above.

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

*Reclassification Of Area Shown On Map Number 3-E.
(As Amended)
(Application Number 13385)*

Be It Ordained by the City Council of the City of Chicago: RBPD 816

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current B6-6 Restricted Central Business District symbols and indications as shown on Map Number 3-E in the area bounded by:

East Walton Street; a line 231 feet east of North Michigan Avenue; a line 107.85 feet south of East Walton Street; and North Michigan 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 attached hereto 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 816.*

Plan Of Development Statements.

1. The area delineated herein as a residential-business planned development (the "Planned Development") consists of approximately twenty-four thousand eight hundred eighty-one (24,881) square feet (zero and fifty-seven hundredths (0.57) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the applicant, Palmolive Building Base, L.L.C.
2. The applicant shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustments of rights-of-way shall require a separate submittal on behalf of the applicant 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 holders 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, 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, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the applicant.
4. This Plan of Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site/Landscape Plan; Landscape Details; and Building Elevations prepared by Booth Hansen Associates, dated February 14, 2002. These and no other zoning controls shall apply to the Property. This Planned

Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The following uses are permitted in the Planned Development:

residential, retail, office and related uses, including restaurants which may serve liquor in conjunction with the serving of food as the principal activity and may include live entertainment and dancing; taverns; telecommunications and broadcast equipment, structures and installations including parabolic dishes; provided that such equipment, structures or installations are appropriately screened and approved by the Commission on Chicago Landmarks; and accessory and non-accessory off-street parking facilities.
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 also shall be permitted subject to the review and approval of the Department of Planning and Development. No advertising signs shall be permitted within the Planned Development.
7. Off-street parking and loading facilities shall be provided in accordance with the provisions of this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. Any service drive 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. Off-street parking facilities will be provided in the below-grade levels of the existing thirty-seven (37) story building within the Planned Development and will be accessed via vehicular elevators and/or other mechanical parking devices within the building to be reached via an entrance from East Walton Street. Off-street loading facilities will be provided within the building at grade and will also be accessed via the East Walton Street entrance. Off-street parking facilities may be operated as valet parking facilities, wherein patrons enter the building and turn custody of their vehicles over to a valet to be parked. Sections 5.8-3, 8.10(2), (3), (4), (6) and (9) of the Chicago Zoning Ordinance shall not apply to the off-street loading facilities and Sections 5.8-3, 8.11(4), (5), (6) and (7) of the Chicago Zoning Ordinance shall not apply to the off-street parking facilities within the Planned Development. Non-accessory parking shall be limited to a maximum number of thirty (30) parking spaces, which shall be leased or

otherwise offered to non-accessory users on a monthly, contractual basis only. No signage shall be permitted in the Planned Development regarding such non-accessory parking use, and in no event shall the number of non-accessory parking spaces exceed the difference between the actual number of dwelling units and the garage capacity. The non-accessory parking function shall be subject to review by the Commissioner of the Department of Planning and Development on or about the first (1st) anniversary of the commencement of operation of the parking garage. The specific design and configuration of the off-street parking and loading facilities within the Planned Development and ingress and egress thereto shall be subject to the review and approval of the Departments of Transportation and Planning and Development.

8. In addition to the maximum height of the building and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with this Planned Development. Landscaping shall be installed in accordance with the Landscape Plan and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.
10. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area or the maximum number of units for the total net site area established in this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
11. 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, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").

12. For purposes of maximum floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor area devoted to mechanical equipment in excess of five thousand (5,000) square feet in a single location, regardless of placement in the building, shall be excluded when determining F.A.R.
13. The Palmolive Building within the Planned Development has been designated a Chicago landmark by the City Council. In order to protect the historic and architectural character of this building, any proposed work on the building is subject to the review of the Commission on Chicago Landmarks, in accordance with the Chicago Landmarks Ordinance. In the event the historic beacon atop the Palmolive Building is restored, its operation shall be prohibited unless and until approval is granted by the Commissioner of the Department of Planning and Development.
14. Unless substantial construction of the improvements contemplated for the Property by this Planned Development has commenced within six (6) years of the effective date hereof and unless the completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the B6-6 Restricted Central Business District classification. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan/Landscape Plan; Landscape Details; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 80425 through 80431 of this Journal.]

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

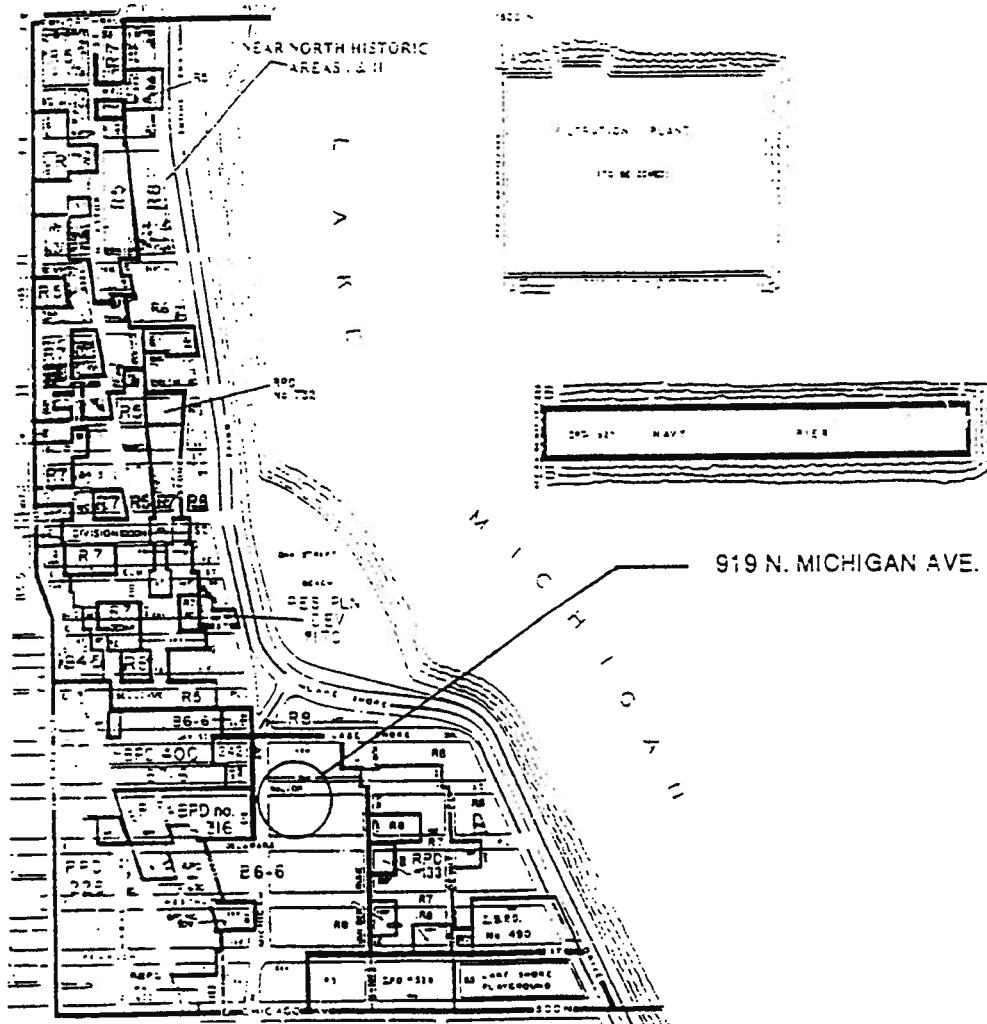
Residential Business Planned Development Number 816.

Plan Of Development

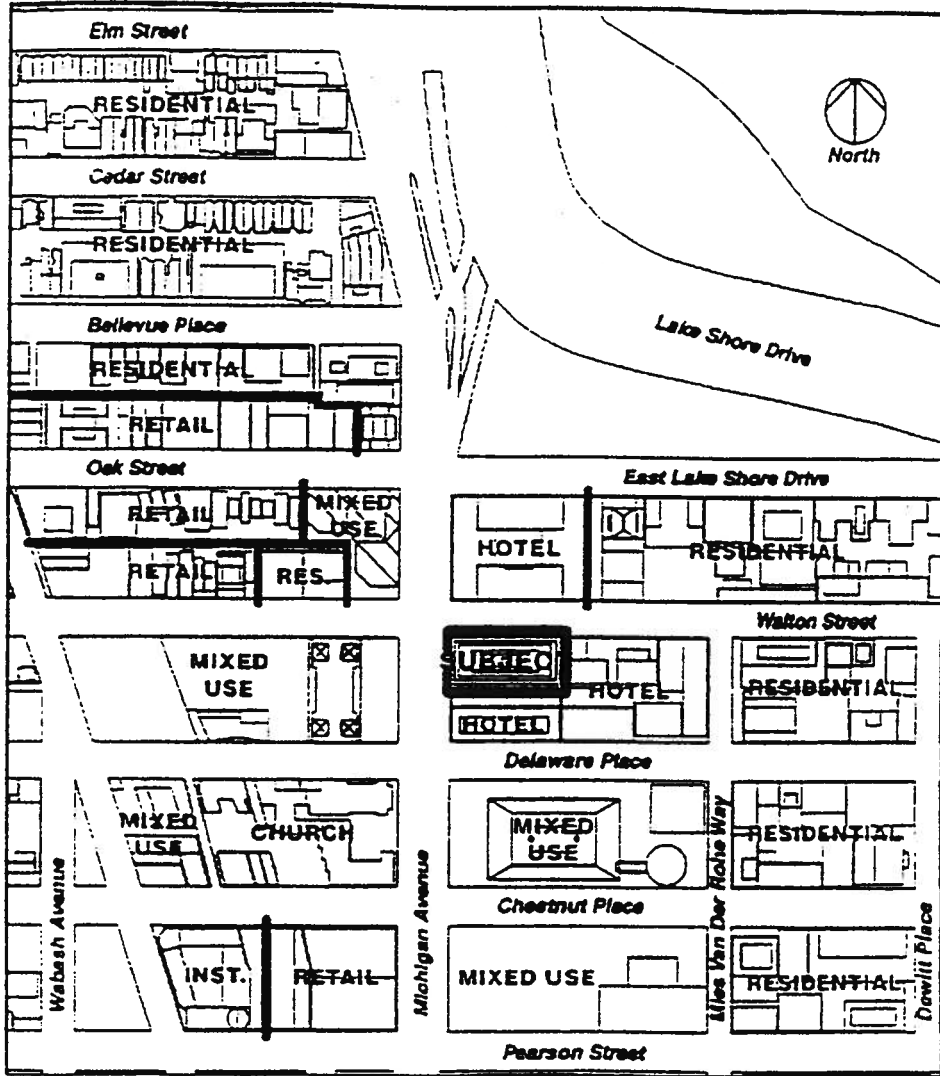
Bulk Regulations And Data Table.

Gross Site Area	Net Site Area	Area Remaining In Public Right- Of-Way
41,429 square feet (0.95 acres)	= 24,881 square feet (0.57 acres)	+ 16,548 square feet (0.38 acres)
Maximum Permitted Floor Area Ratio:	17.20.	
Maximum Number of Dwelling Units:	140.	
Maximum Percent Site Coverage:	In accordance with the Site Plan.	
Minimum Building Setbacks:	In accordance with the Site Plan.	
Minimum Number of Accessory Off-Street Parking Spaces:	One parking space per dwelling unit, provided in accordance with Statement 7.	
Maximum Number of Non-Accessory Parking Spaces:	30 parking spaces.	
Minimum Number of Off-Street Loading Berths:	Two, provided in accordance with Statement 7.	
Maximum Building Height:	In accordance with the Building Elevations.	

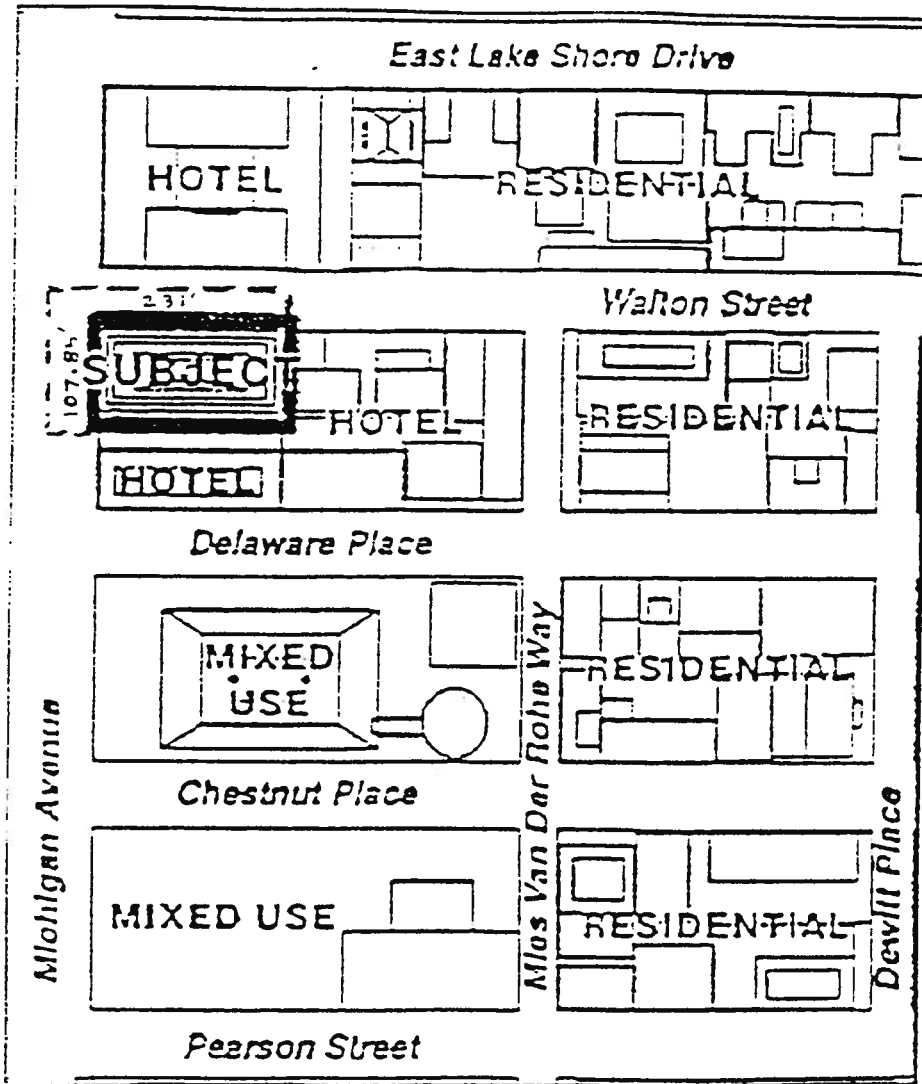
Existing Zoning Map.



Existing Land-Use Map.



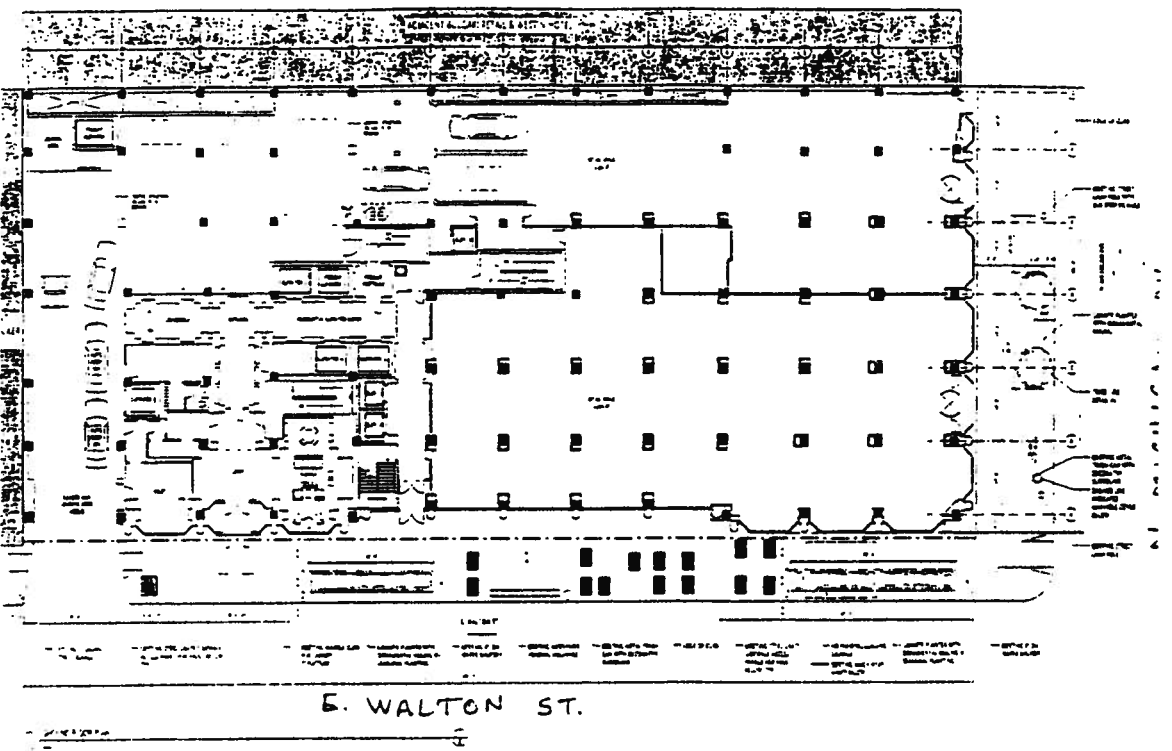
Planned Development Boundary
And Property Line Map.



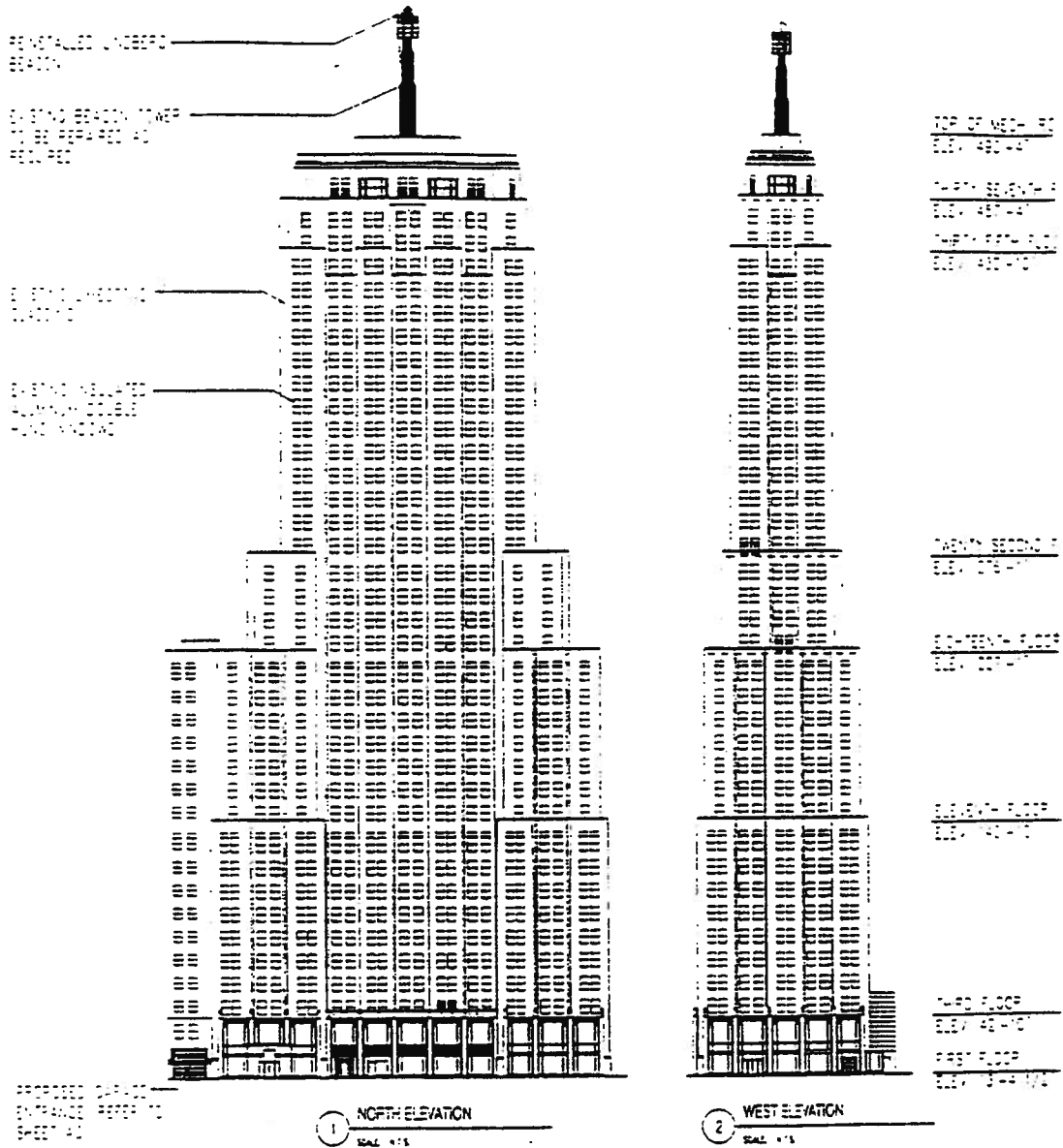
PLANNED DEVELOPMENT BOUNDARY - - -

PROPERTY LINE ———

Site Plan/Landscape Plan.



Building Elevations North/West.



Building Elevations South/East.

