

# PD 824

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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 13, 2003

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

RE: Request for a minor change to Business Planned  
Development No. 824 (71 South Wacker Drive)

Dear Mr. George:

Please be advised that your request for a minor change to Business Planned Development No. 824, on behalf of Higgins Development Partners 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.12 of the Planned Development.

Specifically, you requested to reduce the total Floor Area Ratio of the proposed building eliminating the need for the upper green roof bonus as provided in Statement No. 11 of the Planned Development. The green roof bonus request would be reduced from 2.0 to 0.916. A green roof would still be provided on the 8<sup>th</sup> floor bustle roof. The revised actual building Floor Area Ratio of 25.81 would be less than the maximum permitted FAR of 27.75.

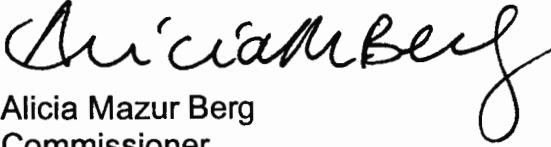
The Department has reviewed the request and has determined that the proposed modification would be appropriate. The building would be constructed utilizing the available bonuses and related FAR's listed in Statement No. 11 of the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change 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 "A" and "B".

Alicia Mazur Berg  
Commissioner

CC: Jack Swenson, Philip Levin, Michael Marmo, Ed Kus, Terri Texley



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

121 North LaSalle Street  
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June 11, 2002

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

RE: Request for a minor change to Business Planned Development  
No. 824 (300 West Monroe/11South Wacker Drive)

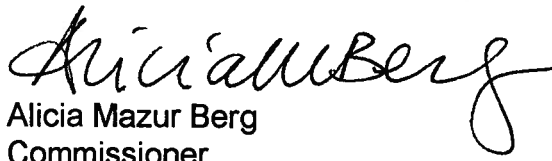
Dear Mr. George:

Please be advised that your request for a minor change to Business Planned Development No. 824, on behalf of Higgins Development Partners 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. 12 of the Planned Development.

Specifically, you requested to increase the number of below-grade parking spaces from 85 on one level to 145 spaces on two levels. With a slight reduction in the number of street-level spaces to 35, the total number of parking spaces in the building would increase from 120 to 180. The additional parking spaces would be accessed from lower Wacker Drive and would not increase the amount of street-level traffic near the site. The Department of Transportation has reviewed this request to increase the number of parking spaces and has no objection.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development, I hereby approve the requested minor change, but no other changes to the Planned Development.

Very truly yours,

  
Alicia Mazur Berg  
Commissioner

CC: Jack Swenson, Philip Levin, Michael Marmo, Ed Kus, Tom Kaeser



*Reclassification Of Area Shown On Map Number 2-F.*  
(As Amended)  
(Application Number 13569)

*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 Business Planned Development Number 308, as amended, Central Area Parking Planned Development Number 577 and C3-7 Commercial-Manufacturing District designations, symbols and indications as shown on Map Number 2-F in the area bounded by:

West Arcade Place; South Franklin Street; West Monroe Street; and South Wacker Drive,

to the designation of a Business Planned Development, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part 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:

*Business Planned Development Number 824.*

*Plan Of Development Statements.*

1. The area delineated herein as a business planned development, consists of approximately sixty-one thousand three hundred forty-eight (61,348) square feet (one and forty-one hundredths (1.41) acres) and is owned or controlled by the applicant, Higgins Development Partners, L.L.C.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees, or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments

of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees, or grantees and approval by the City Council.

3. The requirements, obligations and conditions contained within this planned development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal title 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 then to the owners of record title to all of the property and to 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 all the owners of the property and any ground lessors. An agreement among property owners 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 fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property Line and Boundary Map; a Site Plan; a Landscape Plan; a Roof Landscape Plan; a Lower Level Plan; a South Elevation Lower Level Detail Plan; an East Elevation Lower Level Detail Plan; a West Elevation Lower Level Detail Plan; a North/South Section; and Building Elevations prepared by P.E.I. COBB Freed & Partners and A. Epstein & Sons, International dated April 18, 2002. 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 area delineated herein as "Business Planned Development": all uses permitted as permitted or special uses in the C3-7 Commercial-Manufacturing District. Interim public parking is a permitted use.

6. Business identification signs shall be permitted within the planned development below the second level fifty (50) feet 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. Ingress and egress shall be subject to the review and approval of the Department of Transportation, and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio calculations, the definitions of 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, and all rooftop floor area devoted to mechanical equipment irrespective of square footage, shall be excluded.
10. The improvements in 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. The plaza areas identified on the Landscape Plan shall be open and available for use by the general public, free of charge, from 8:00 A.M. to 7:00 P.M. and such other hours as may be designated by the applicant; provided, however, the applicant may from time to time close off public access to the plaza areas to prevent the establishment of any public, prescriptive or constructive easements to such areas or any portion thereof. Subject to the review and approval of the Commissioner of the Department of Planning and Development, the applicant shall install signage within the plaza areas which indicates that the plaza areas are open for use by the general public.

- 11. The maximum permitted F.A.R. identified in the Bulk Regulations and Data Table has been determined using a base F.A.R. of sixteen and zero-tenths (16.0) and additional F.A.R. for a series of public amenities. The proposed public amenities and the F.A.R. value established based on the current design of the improvements is identified in the following table. The F.A.R. value was derived using the standards established in Sections 8.5-8(5) and (6) of the Chicago Zoning Ordinance.

Public Amenity	F.A.R. Value
Plaza	1.62
Below Grade Parking and Loading	1.39
Arcade	1.44
Above Grade Setbacks	4.00
Green Roof	2.00
Concealed Parking (ground level)	0.43

Provided, however, that the applicant can substitute other bonusable amenities as identified in Sections 8.5-8(5) and (6) of the Chicago Zoning Ordinance with the review and approval of the Commissioner of the Department of Planning and Development.

- 12. 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.

13. 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, 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.
14. 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.
15. 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 and the zoning of the property shall automatically revert to the pre existing Business Planned Development Number 308 as approved May 14, 1986 classification, the pre-existing Central Area Parking Planned Development Number 577 as approved April 15, 1995 classification and the pre-existing C3-7 Commercial-Manufacturing District classification.

[Existing Land-Use Map; Existing Zoning Map; Planned Development Boundary and Property Line Map; Landscape Plan; Site Plan; Roof Landscape Plan; Lower Level Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 84783 through 84796 of this *Journal*.]

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

*Bulk Regulations And Data Table.*

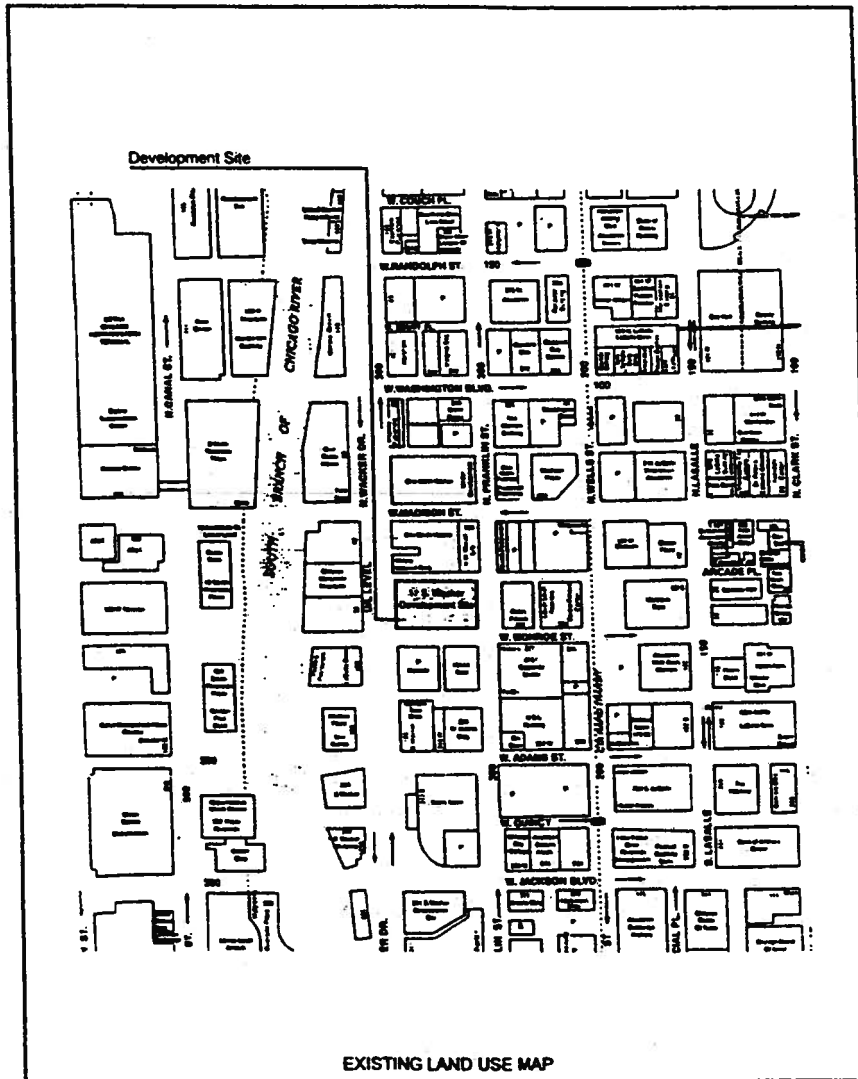
Gross Site Area: 91,752 square feet  
 Net Site Area: 61,348 square feet  
 Area in Public Way: 30,404 square feet

Net Site Area Square Feet	Acres	Maximum F.A.R.	Maximum Percentage Site Coverage
61,348	1.41	27.75	In accordance with approved site plan

Gross Site Area, 91,752 square feet (2.10 acres) = Net Site Area, 61,348 square feet (1.41 acres) + Area in Public Right-of-Way, 30,404 square feet (0.70 acres)

Maximum Off-Street Loading Space: 6.  
 Minimum Off-Street Parking Spaces: 120.  
 Minimum Periphery Setbacks: Per Site Plan.  
 Maximum Building Elevation: Per Building Elevation.

Existing Land-Use Map.



PEI COBB FRIED & PARTNERS Architects LLP  
 A. EPSTEIN AND SONS INTERNATIONAL, INC

300-330 West Monroe Street; 21-38 South Wacker Drive  
 24-40 South Franklin Street; 301-321 West Archer Place

1 FEBRUARY 2002  
 REVISED 16 APRIL 2002

HIGGINS DEVELOPMENT PARTNERS, LLC

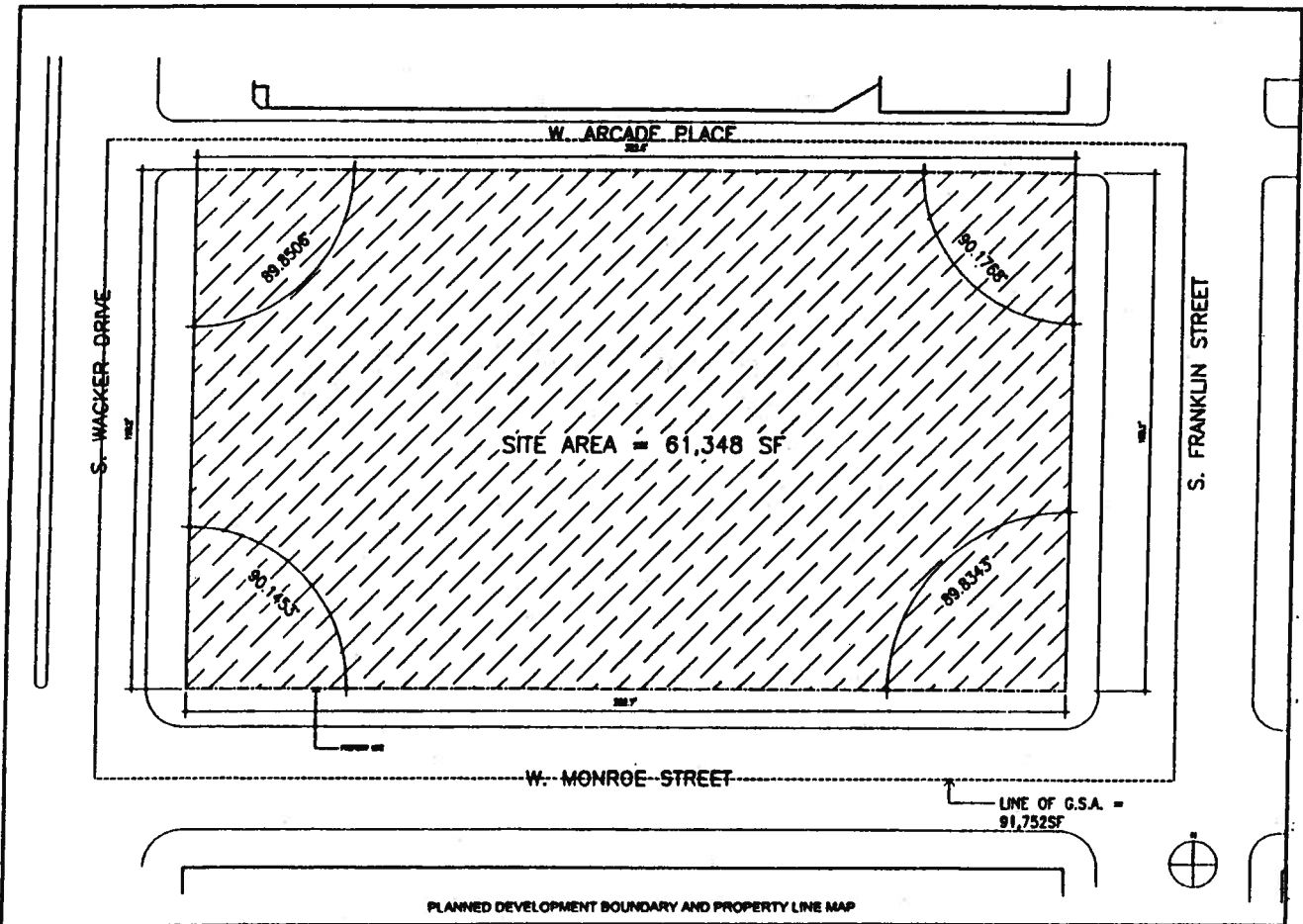


5/1/2002

REPORTS OF COMMITTEES

84785

Planned Development Boundary  
And Property Line Map.

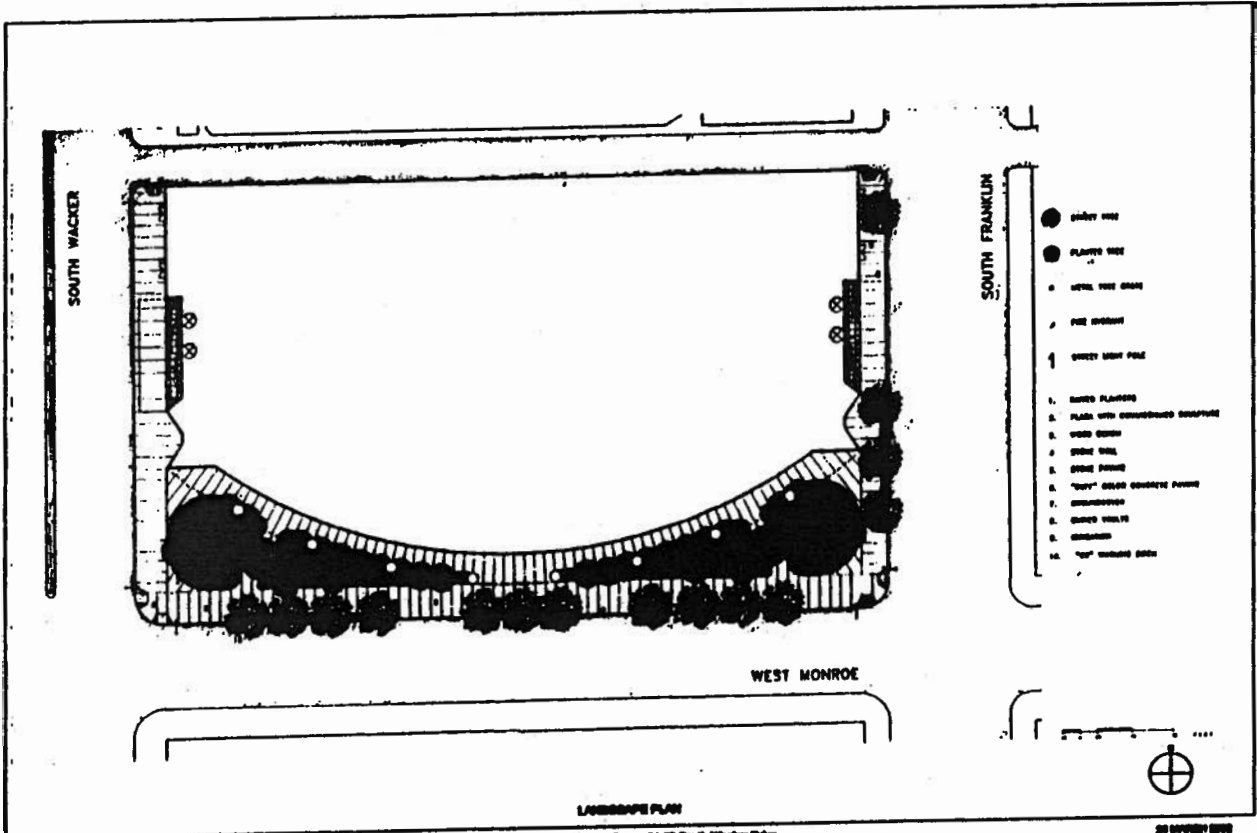


PER CORB FRIED & PARTNERS Architects LLP  
A EPSTEIN & BONS, INTERNATIONAL, INC

300-330 West Monroe Street; 21-39 South Wacker Drive  
24-40 South Franklin Street; 301-331 West Arcade Place  
HIGGINS DEVELOPMENT PARTNERS LLC

1 FEBRUARY 2002  
REVISED 18 APRIL 2002

Landscape Plan.

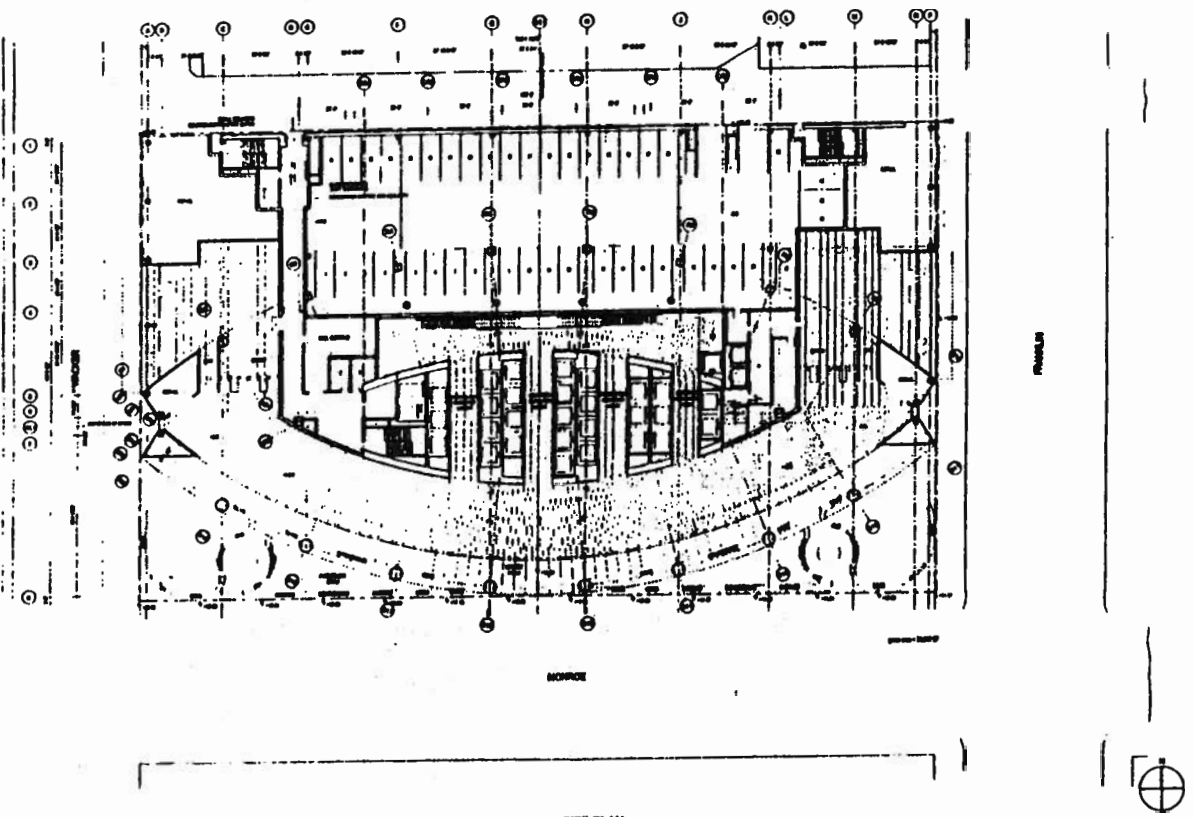


THE GREEN GROUP & ASSOCIATES Architects and Landscape Architects

22400 West Monroe Street (1-40) South Wacker Side  
25-40 South Franklin Street 201-011 West Avenue Plaza  
PROGRESS DEVELOPMENT PARTNERS LLC

REVISED 12/2001

Site Plan.

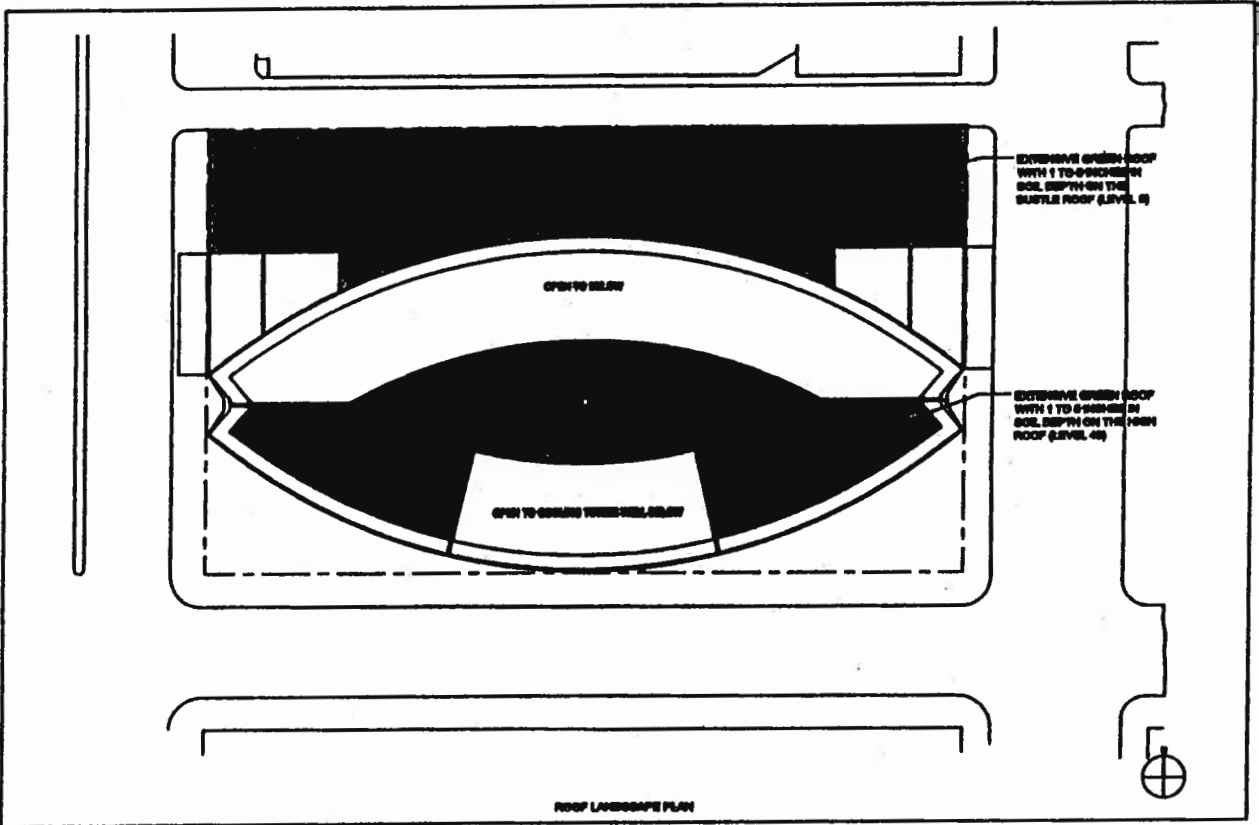


SITE PLAN

PERCIBER FRIED & PARTNERS Architects LLP  
LEPSTER & BONS, INTERNATIONAL, INC

300-330 West Morris Street; 21-38 South Wacker Drive  
24-49 South Franklin Street; 301-331 West Arcade Place  
HIGGINS DEVELOPMENT PARTNERS LLC

Roof Landscape Plan.



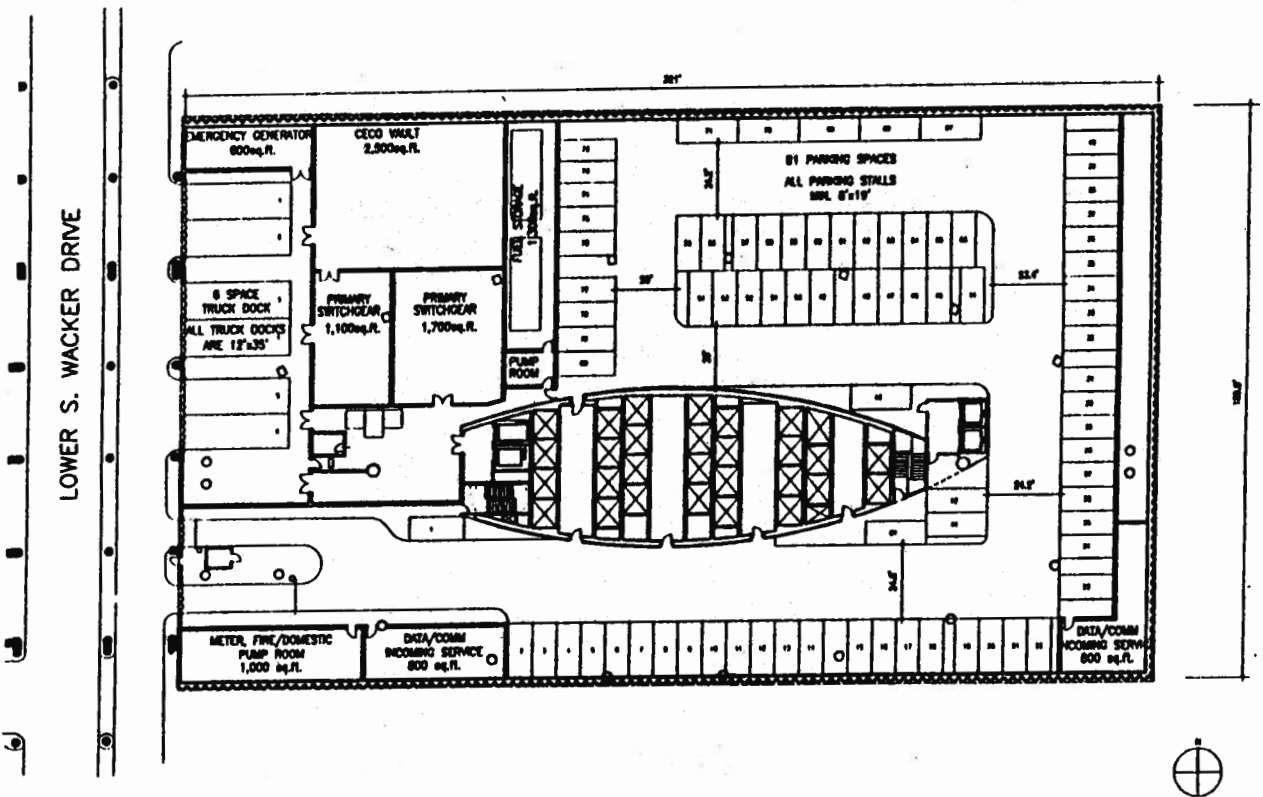
ROOF LANDSCAPE PLAN

200 GREEN DESIGN & ENGINEERING Architects PC  
430 NORTH LA SALLE, CHICAGO, IL 60610

200-200 West Madison Street, 21-21 South Water Street  
24-24 South Franklin Street, 201-201 West Adams Place  
INDIGRO DEVELOPMENT PARTNERS LLC

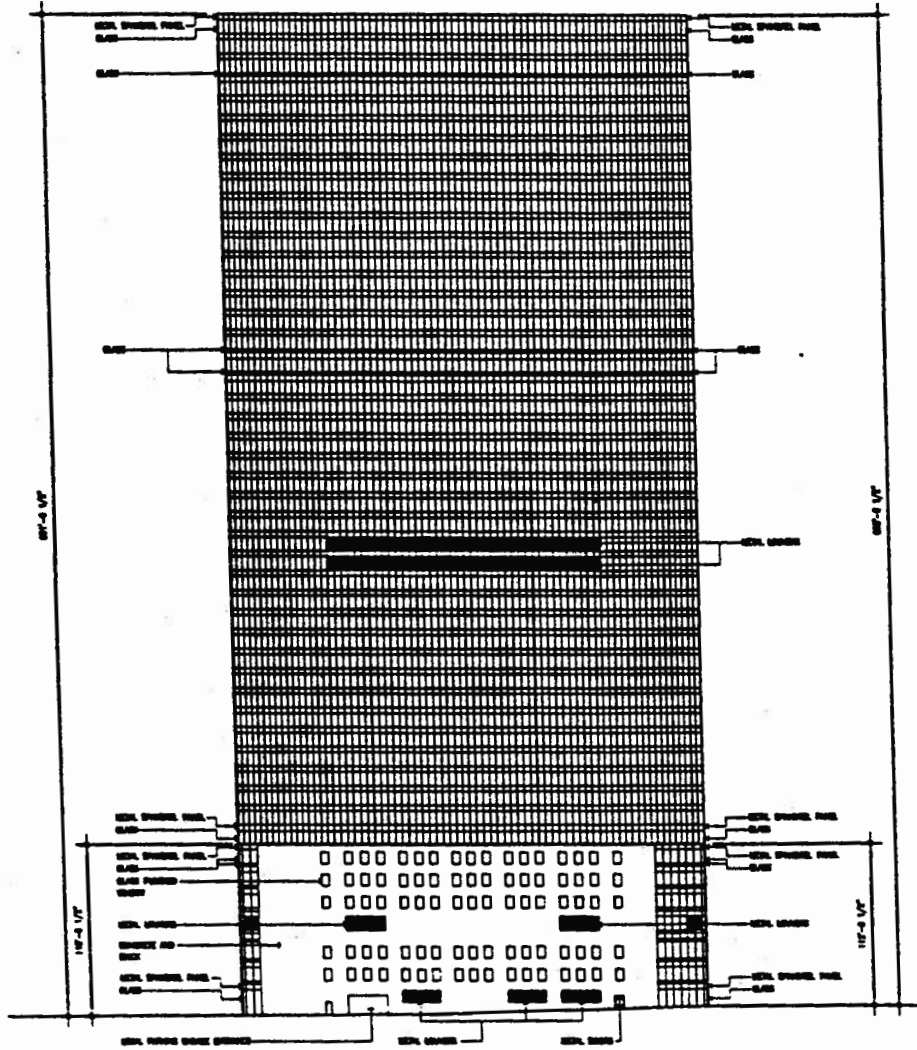
DATE: 5/1/02

Lower Level Plan.



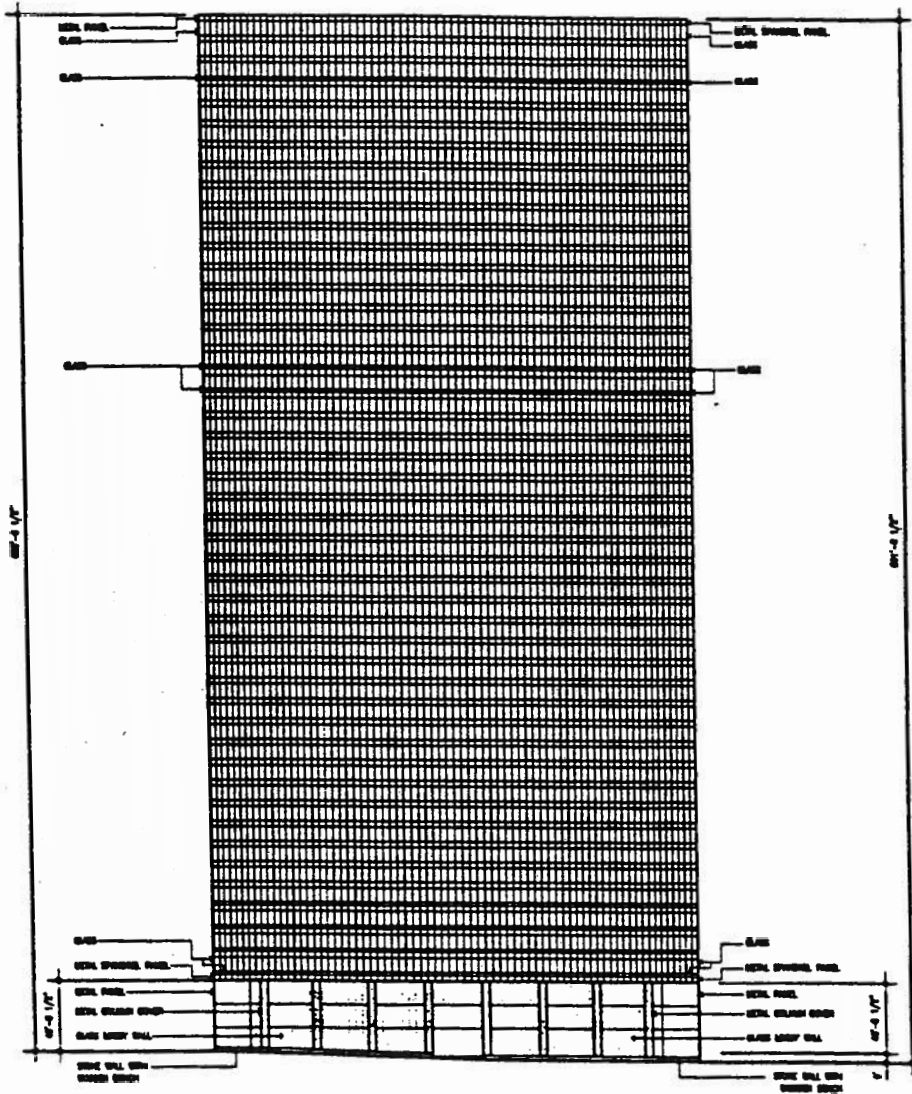
LOWER LEVEL PLAN

North Building Elevation.



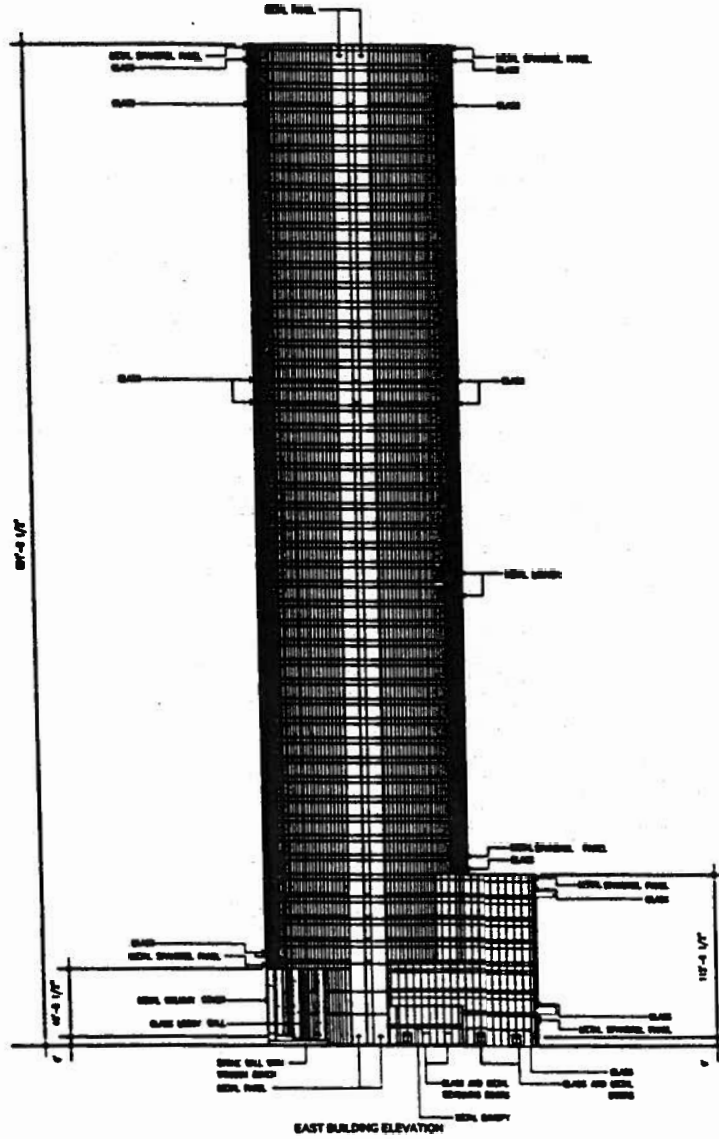
NORTH BUILDING ELEVATION

South Building Elevation.



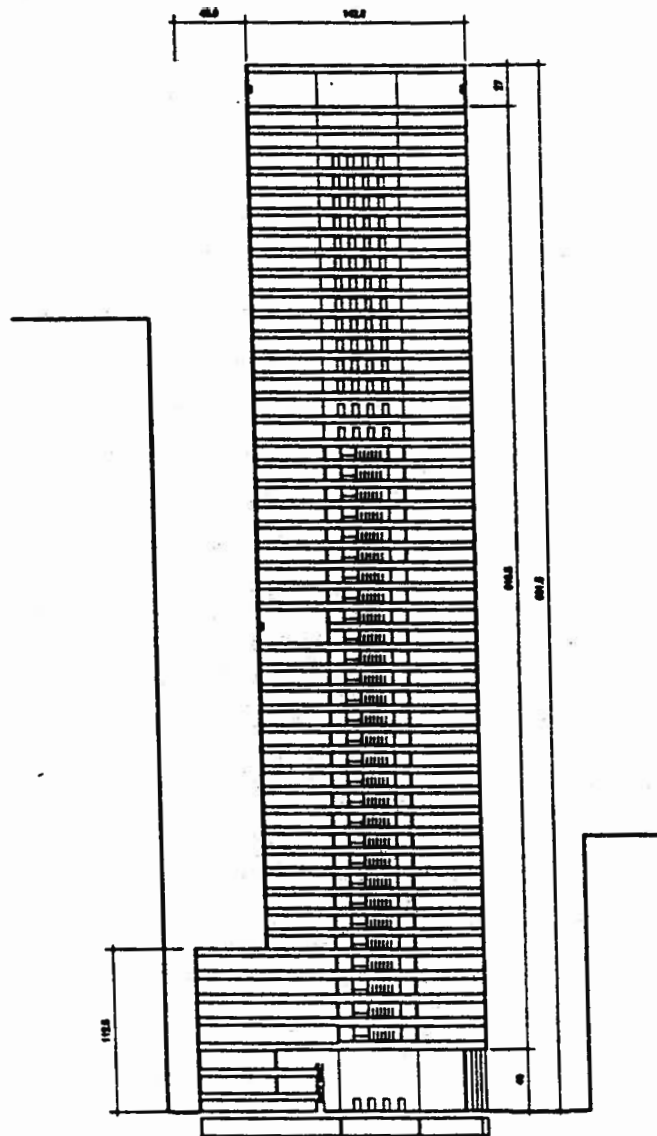
SOUTH BUILDING ELEVATION

East Building Elevation.



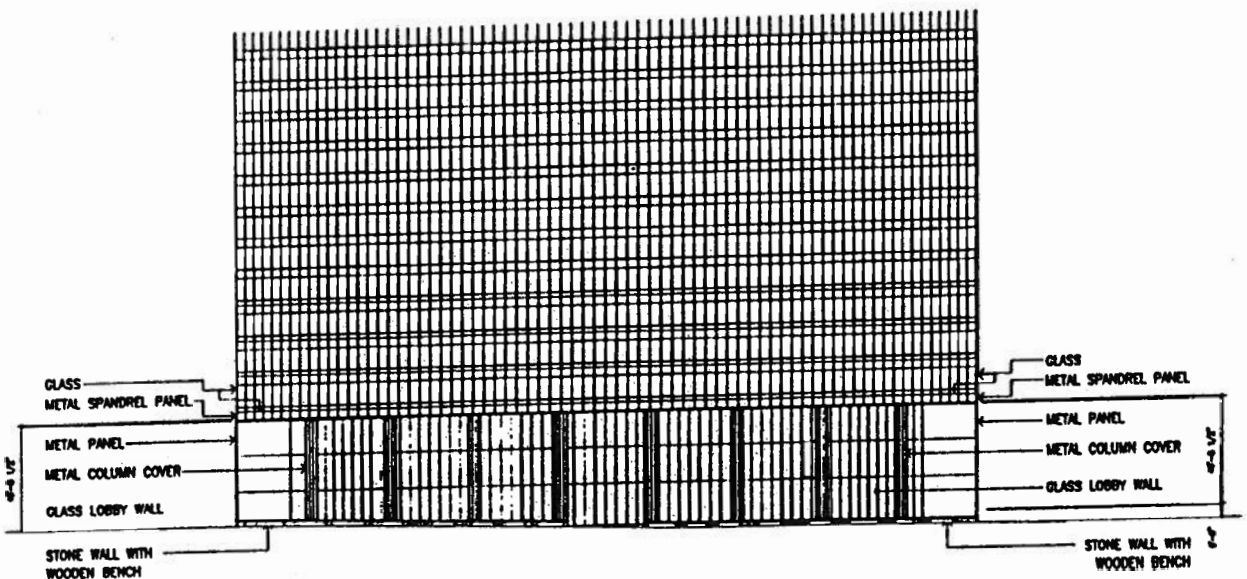


North/South Section.



NORTH-SOUTH SECTION

South Building Elevation /  
Lower Level Detail.



SOUTH BUILDING ELEVATION - LOWER LEVEL DETAIL

