

PD 829

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City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

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November 28, 2005

Mr. Bernard I. Citron
Schain, Burney, Ross & Citron, Ltd.
222 North LaSalle Street Suite 1910
Chicago, Illinois 60601

RE: Business Planned Development No. 829, 175 West Jackson

Dear Mr. Citron:

Please be advised that your request for a minor change to Business Planned Development No. 829, on behalf of Capo Investments, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Specifically, your client is applying to the City of Chicago for a business license at this location for a day spa for men. Although the Planned Development does not specifically prohibit such a use, the Chicago Zoning Ordinance prohibits a personal service use within 1,000 feet of another personal service use without approval as a special use.

The Department has reviewed the request and has determined that because this property is under the jurisdiction of a Planned Development, a special use permit would not be required. Accordingly, I hereby approve the requested minor change to Business Planned Development No. 829, but no other changes to this development.

Very truly yours,

Lori T. Healey *LTH*
Commissioner

LTH: PAS

cc: DPD Files



*Reclassification Of Area Shown On Map Number 2-F.
(As Amended)
(Application Number 13549)*

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 2-F in the area bounded by:

West Jackson Boulevard; South Financial Place; West Van Buren Street; and South Wells Street,

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 829.

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development, consists of approximately eighty thousand three hundred sixty (80,360) square feet (one and eighty-four hundredths (1.84) acres) and is owned or controlled by the applicant, 175 Jackson, 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/ Streetscape Plan, a Parking Plan, a Roof Plan and Building Elevations (north, south, east and west) prepared by Lucien Lagrange and Associates dated May 16, 2002. Full size sets of the Site/ Streetscape Plan, Roof 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 uses in the B6-7 Restricted Central Business District.
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. 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/Streetscape Plan, Roof Plan and Building Elevations. A minimum of eighteen thousand five hundred (18,500) square feet of roof area shall be designed, installed and maintained with a shallow roof system in substantial conformance with the Roof Plan. The interior landscaping and seating in the atrium areas shall be designed, installed and maintained in substantial conformance with the Site/Streetscape Plan. Both the north/south and the east/west through-block connections depicted on the Site/Streetscape Plan shall be open to the public from Monday through Friday (excluding holidays) from 8:00 A.M. to 7:00 P.M.
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 18.66 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
Through-Block Connection (Indoor)	2.00
Below Grade Parking	0.96
Green Roof	1.11
Decorative Street Lighting	0.17

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 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.
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. If this planned development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of the

pre-existing B6-7 Central Business District.

[Existing Zoning Map; Existing Land-Use Map; Property Line and Boundary Map; Roof Plan; Site/Streetscape Plan; Parking Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 86716 through 86725 of this *Journal*.] --

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

Business Planned Development Number 829.

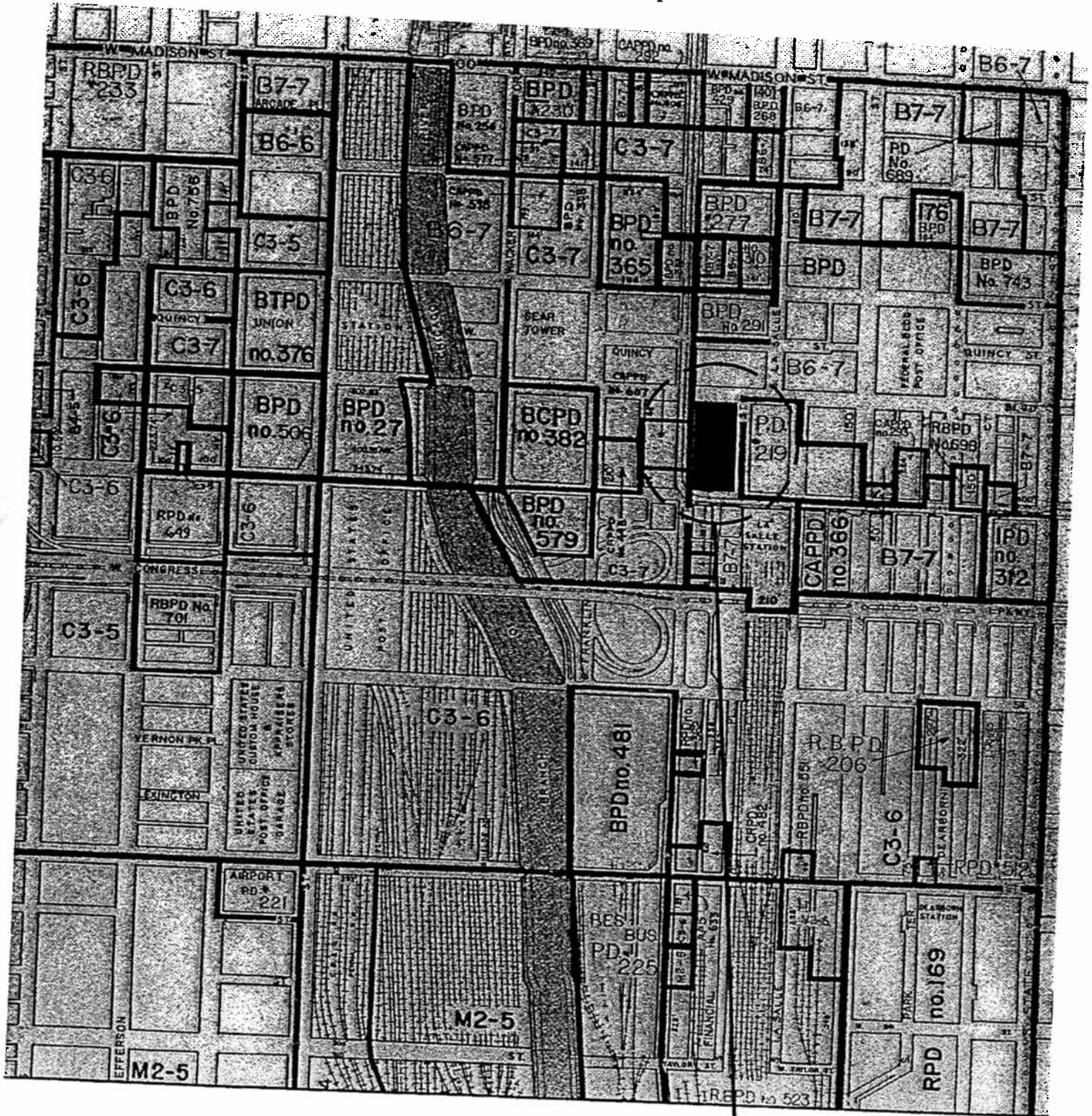
Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area (130,760 gross square feet (3.00 acres)) = Net Site Area (80,360 net square feet (1.84 acres)) + Area Remaining in Public Right-of-Way (50,400 square feet (1.16 acres)).

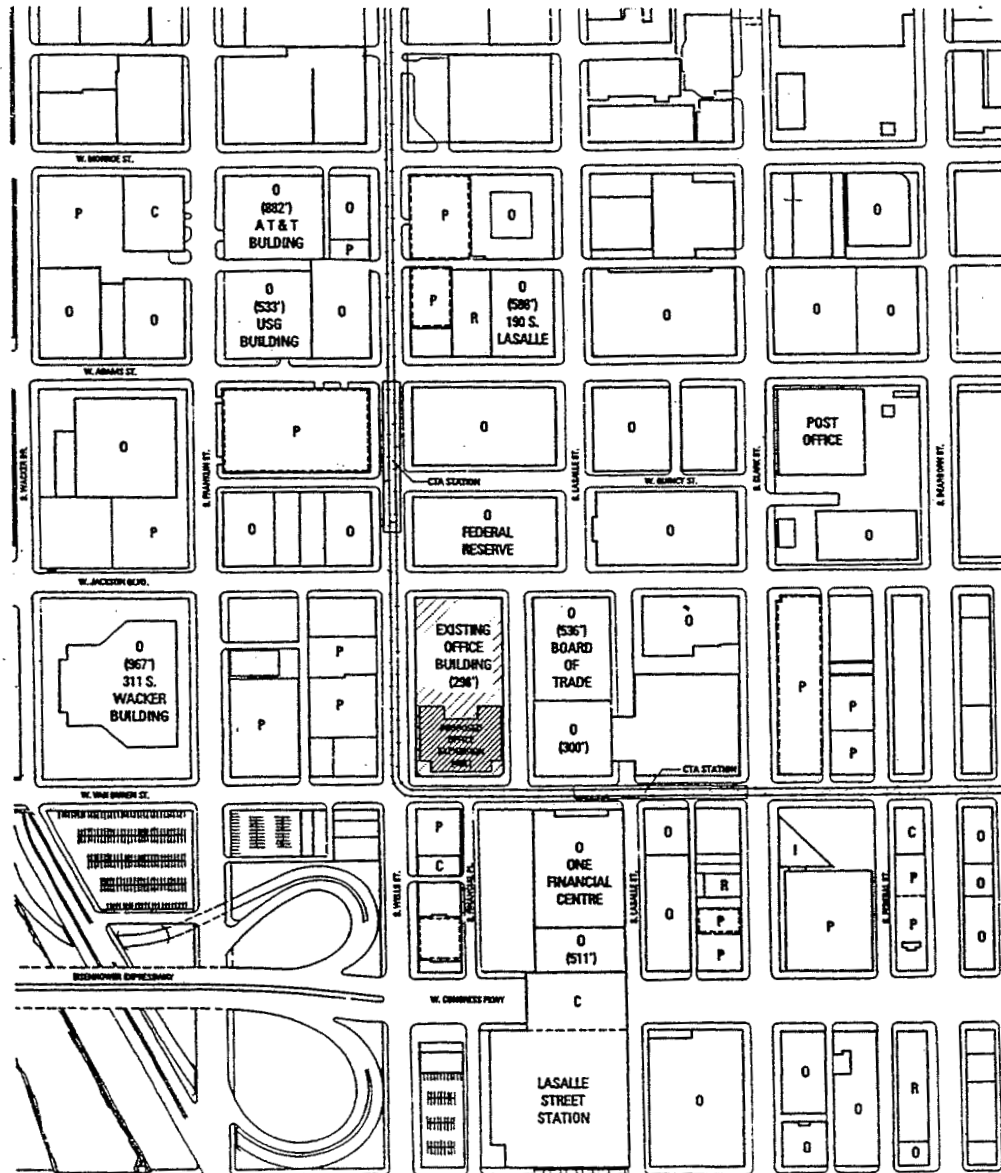
Maximum Permitted Floor Area Ratio:	22.9.
Setbacks From Property Line:	In substantial accordance with the Site Plan.
Minimum Number of Parking spaces:	200 valet and tandem space.
Minimum Number of On-Site	2 (10 feet by 25 feet).
Minimum Number of On-Street Loading Spaces:	9 (subject to approval of C.D.O.T.).
Maximum Building Height:	In substantial accordance with the Building Elevations.

Existing Zoning Map.



SITE ZONED B6-7

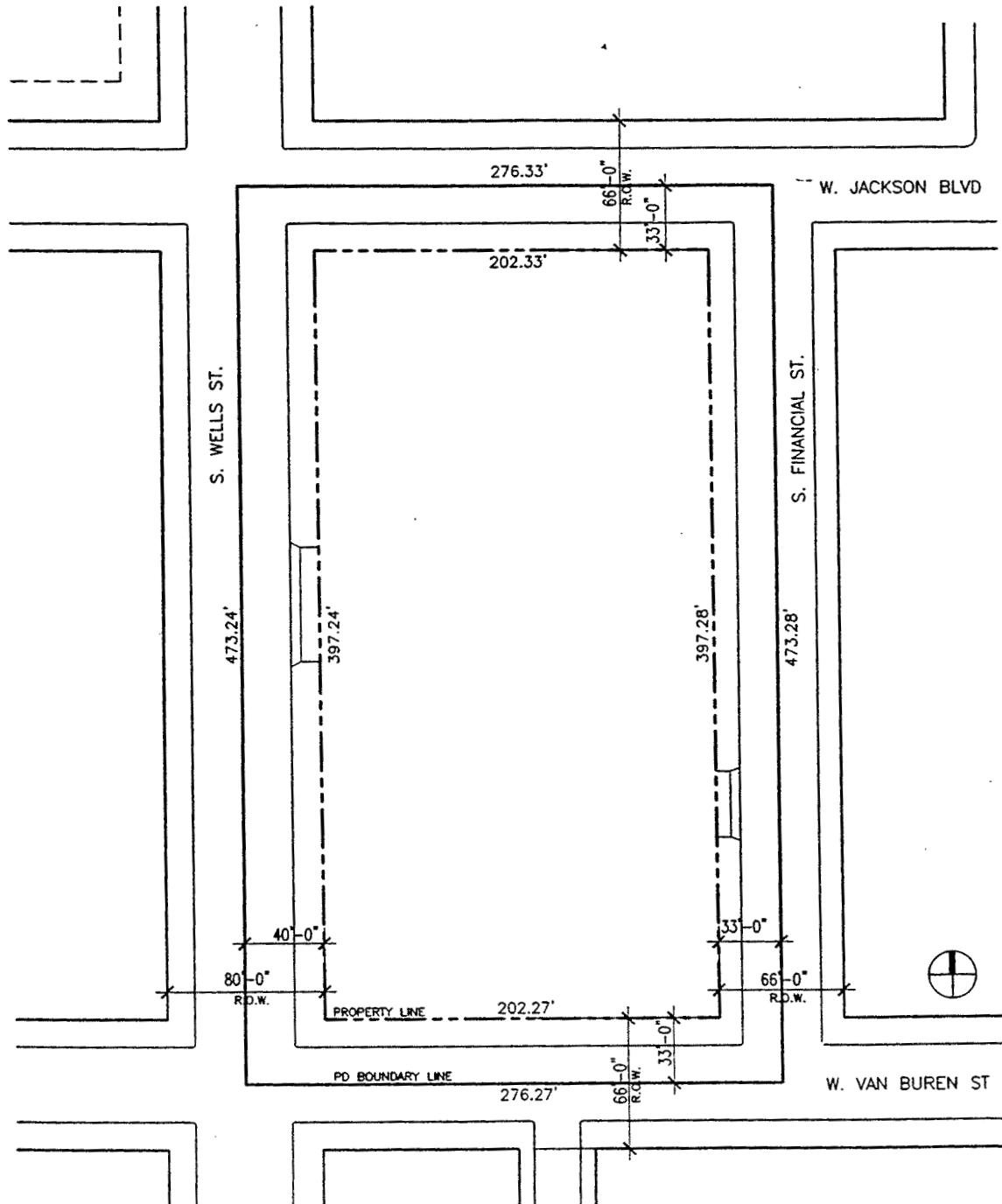
Existing Land-Use Map.



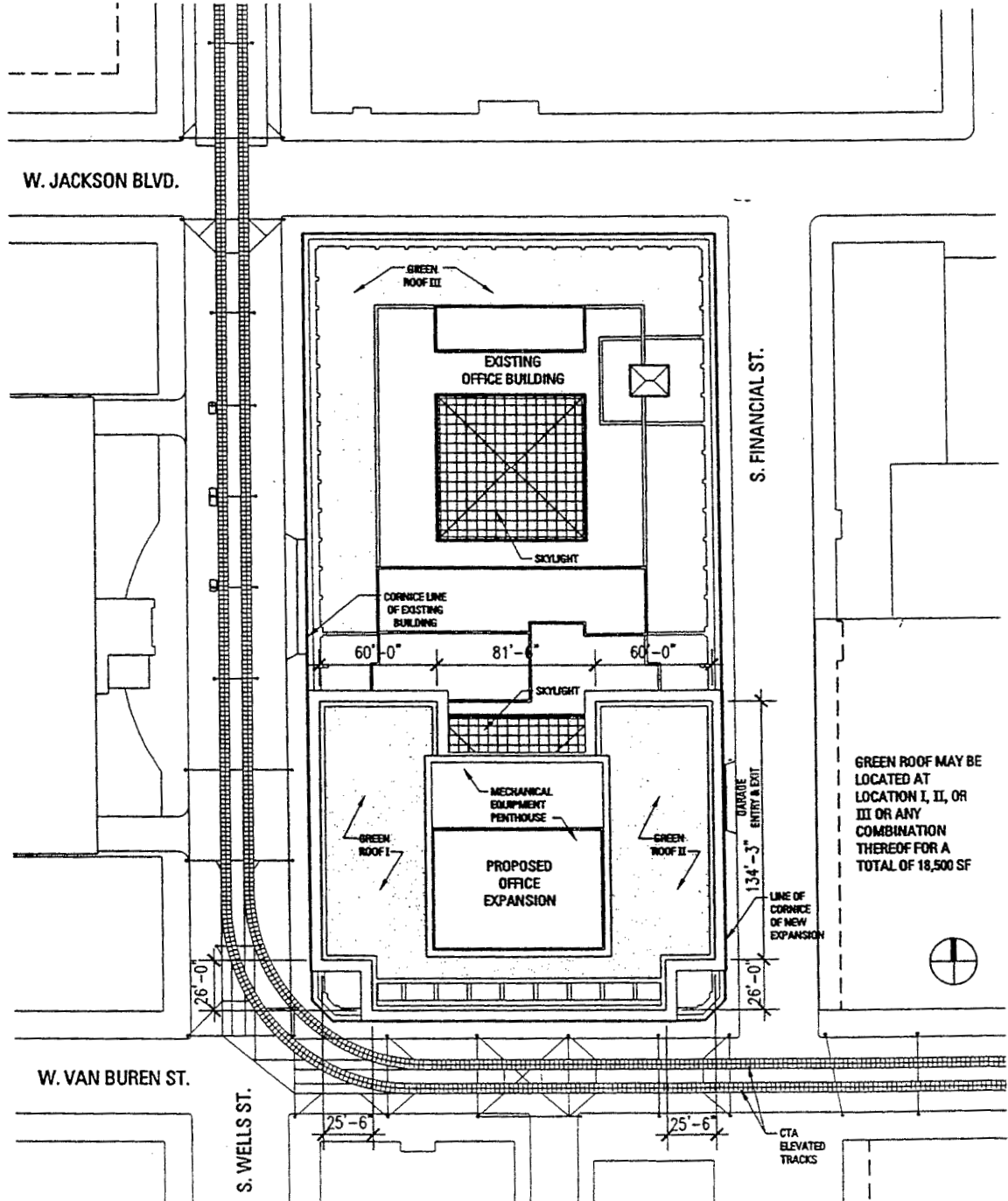
R = RESIDENTIAL : I = INSTITUTIONAL : P = PARKING : O = OFFICE : C = COMMERCIAL : (X') = HEIGHT OF BUILDING
 NOTE: BUILDING HEIGHTS SHOWN AT NEIGHBORING SITES ARE APPROXIMATE AND ARE FOR GENERAL REFERENCE



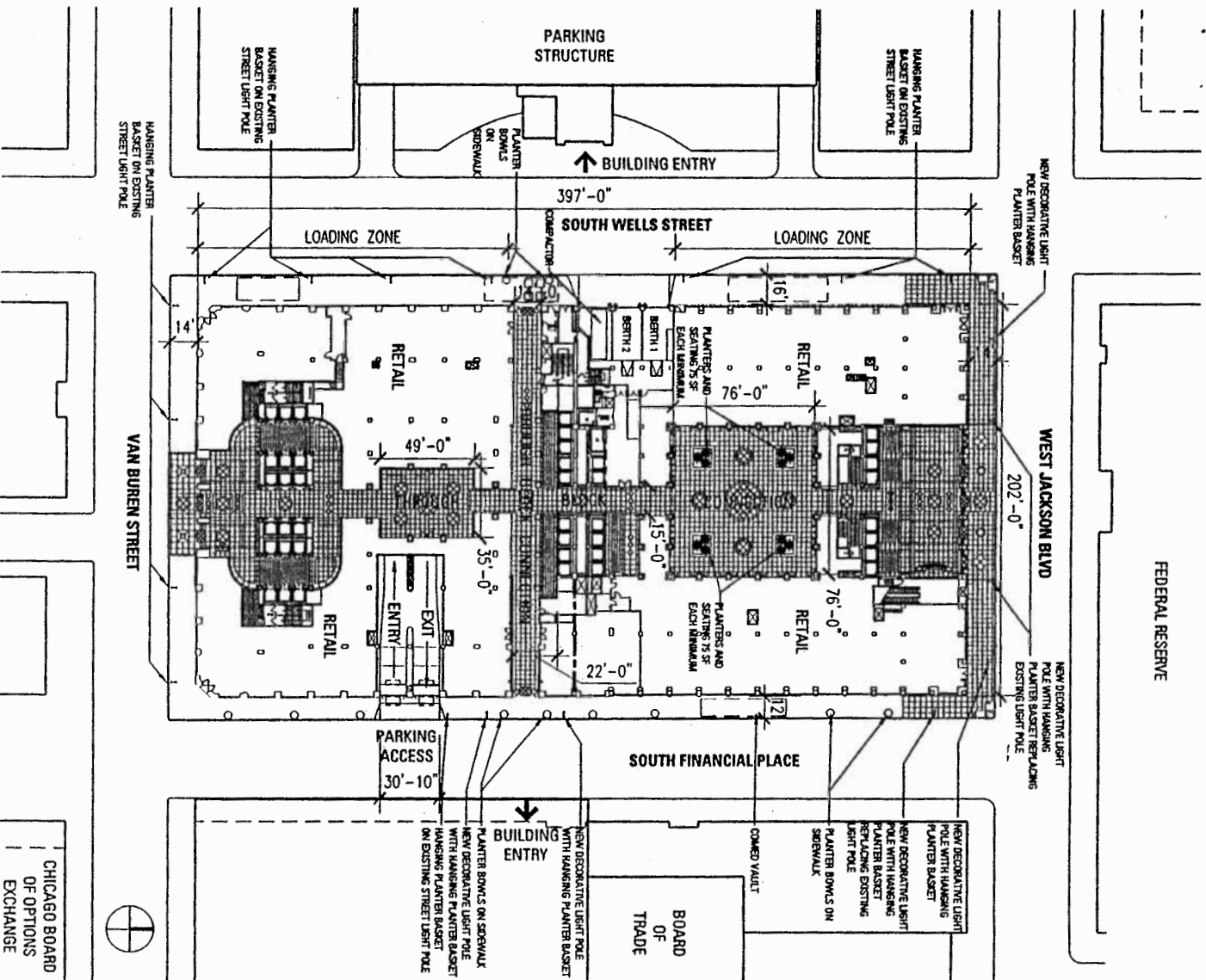
Property Line And Boundary Map.



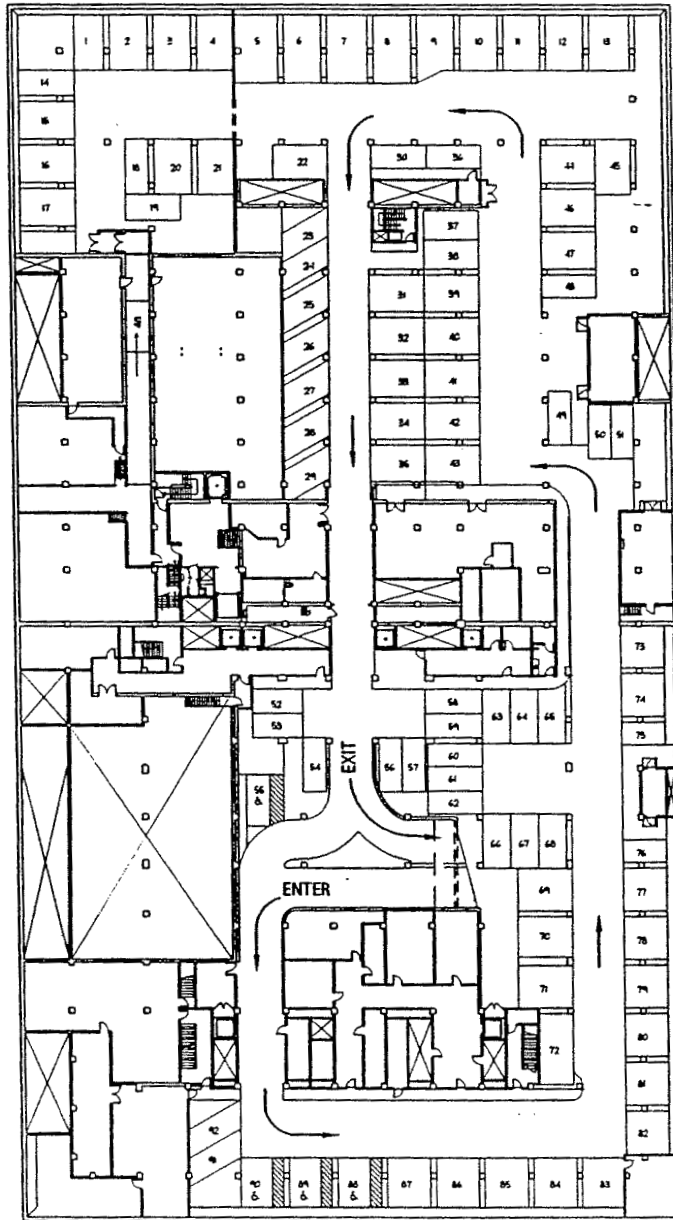
Roof Plan.



Site/Streetscape Plan.

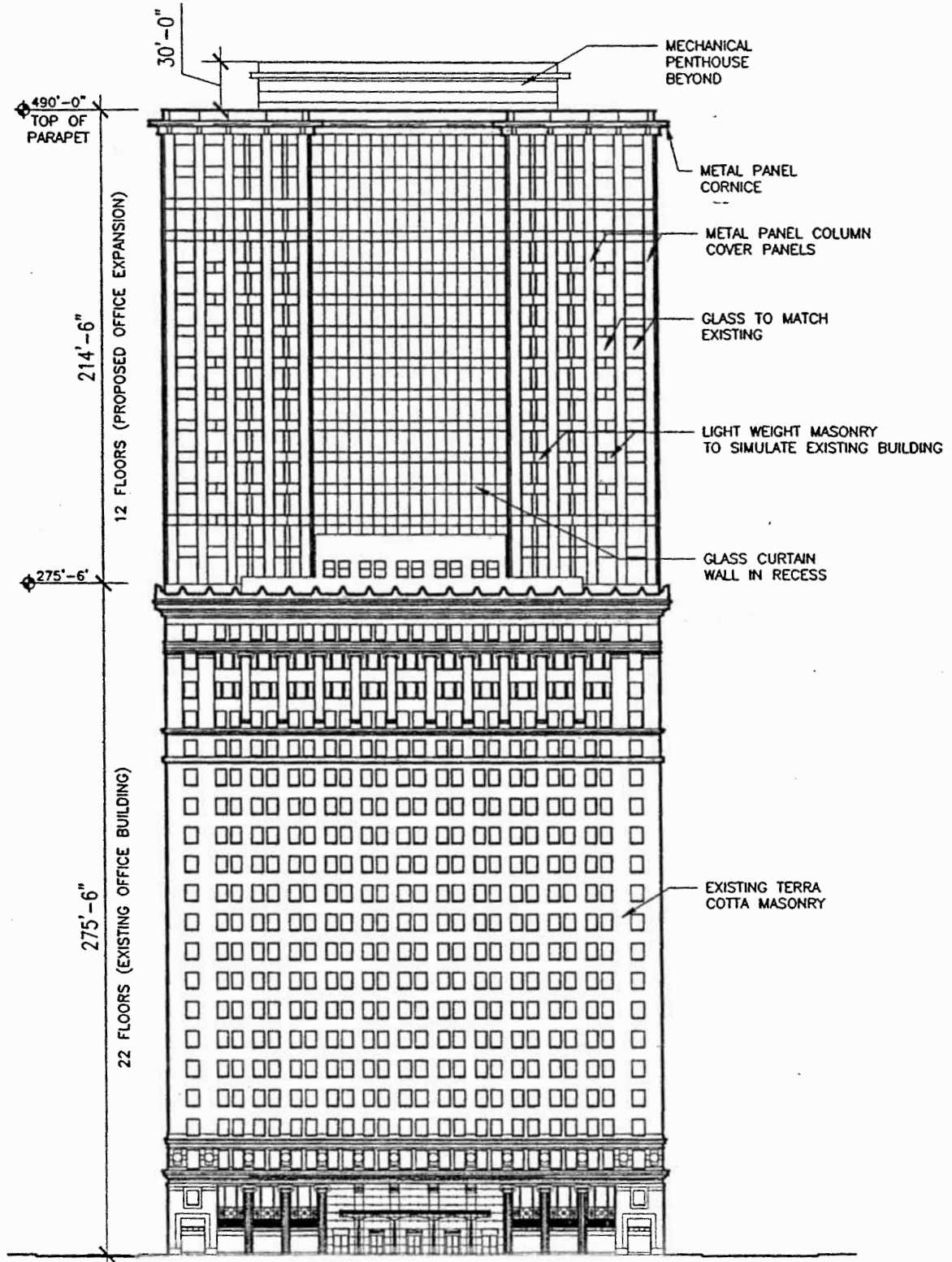


Parking Plan.



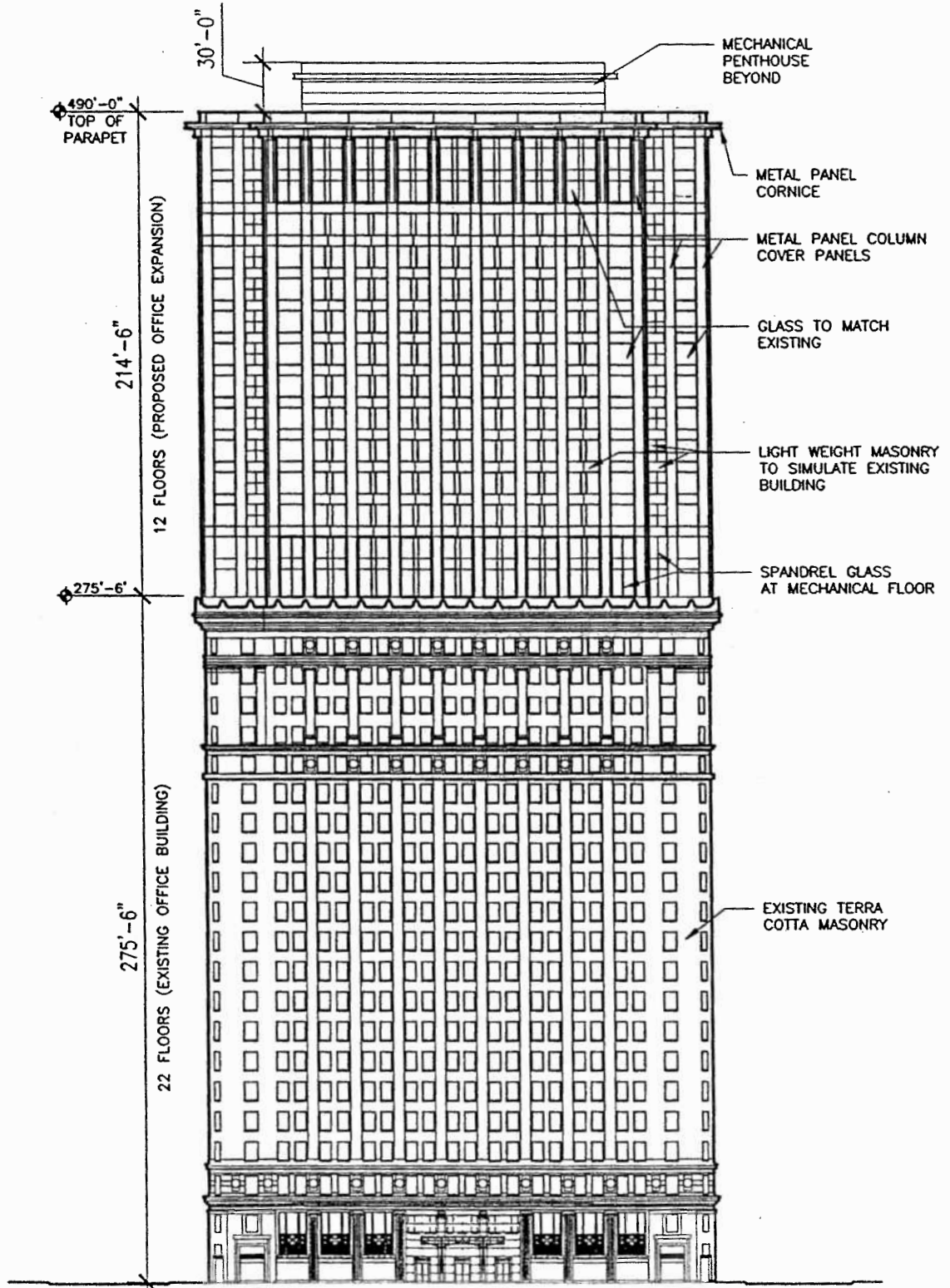
92 INDIVIDUAL/SINGLE PARKING SPACES
(200 VALET & TANDEM PARKING SPACES)

North Elevation.



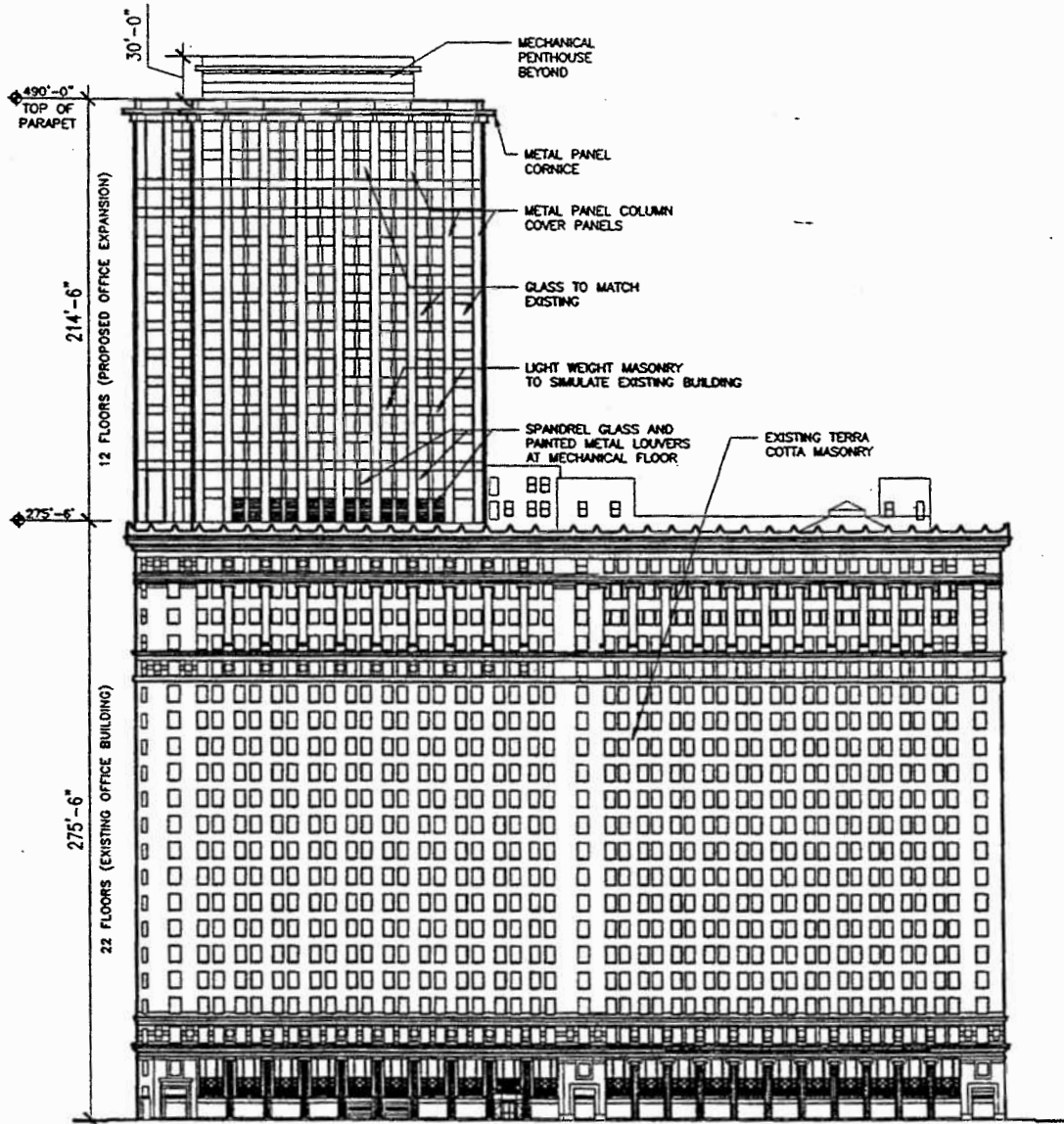
W. JACKSON BOULEVARD

South Elevation.



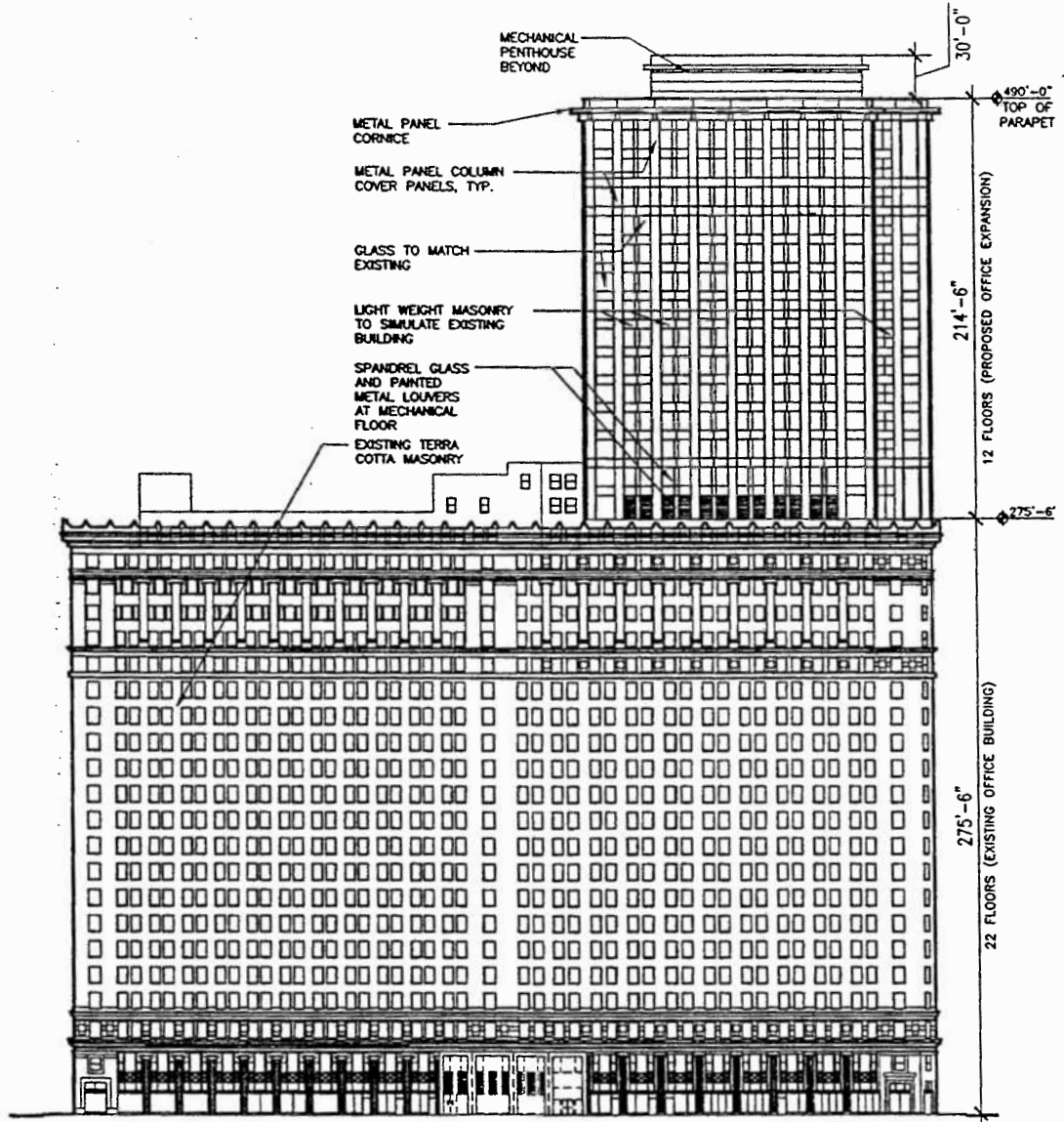
W. VAN BUREN STREET

East Elevation.



S. FINANCIAL STREET

West Elevation.



S. WELLS STREET