

PD 856

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*Reclassification Of Area Shown On Map Number 1-F.
(As Amended)
(Application Number 13748)*

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 B7-7 General Central Business District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Madison Street; a line \pm 202 feet west of and parallel to North Wells Street; West Calhoun Place; and North Wells Street,

to those of a 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:

Business Planned Development Number 856.

Plan Of Development Statements.

1. The area delineated herein as Business Planned Development Number 856 consists of approximately thirty-six thousand five hundred seventy-seven (36,577) square feet (plus or minus eighty-four hundredths (\pm .84) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map and is owned or controlled by the applicant, Madison Plaza Venture, L.L.C., a Delaware limited liability corporation.
2. All applicable official reviews, approvals or permits which are necessary to implement this plan of development shall be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way 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 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 all the owners of the property, including any condominium association which may be formed to represent all or some of the owners for zoning purposes and any ground lessors.
4. This plan of development consists of fifteen (15) 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 Plan and Building Elevations prepared by Powell/Kleinschmidt dated October 17, 2002, a Landscape Plan prepared by Daniel Weinbach & Partners, Ltd., dated October 17, 2002, and Building Elevations prepared by Skidmore Owings & Merrill dated March 2, 1981. Full-sized copies of the Site Plan, Landscape Plan and the Building Elevations are on file with the Department of Planning and Development. 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 shall be permitted in the area delineated herein as a Business Planned Development: offices, any use permitted in a B7-7 General Central Business District, accessory parking and accessory uses.
6. Business identification signs and temporary signs such as construction and marketing signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Applicant shall not install any roof signs which would otherwise require special use approval under the Chicago Zoning Ordinance.

7. Off-street loading facilities shall be provided in compliance with this planned development subject to the review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the planned development shall be designated and designed for parking for the handicapped.
8. 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. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
9. In addition to the maximum height of the improvements and any appurtenance depicted on the Building Elevations attached hereto, the height of the improvements shall also be subject to limitations approved by the Federal Aviation Administration.
10. The improvements on the property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the loading area, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan and the Building Elevations. Applicant further agrees to install, prior to the completion of the lobby and landscaping improvements contemplated by this planned development, six (6) extended loop lights within the West Madison Street right-of-way between North Wells Street and North Franklin Street. The specifications and exact locations for said light fixtures shall be in accordance with the City's Loop Lighting Plan.
11. 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.

12. The requirements of the planned development may be modified, administratively, by the Commissioner of Planning and Development upon the application for such a modification by the applicant and a determination by the Commissioner of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of the planned development by the Commissioner 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, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E") and the Illuminating Engineering Society ("I.E.S.").
14. Applicant acknowledges that the proposed lobby addition contemplated by this planned development shall function as a winter garden. As such, applicant agrees to keep the winter garden open to the public from 8:00 A.M. to 7:00 P.M. on all days which the building is otherwise open. Further, applicant shall install a plaque(s), approximately two (2) to four (4) feet in size, at each entrance to the winter garden stating the hours of public use. Applicant also agrees not to relocate the Nevelson sculpture currently located at the property for a minimum of ten (10) years from the date of passage of this planned development unless the Nevelson is replaced with an alternate sculpture of significance and appropriate in scale, in applicant's discretion, for the winter garden space contemplated hereby.
15. Unless substantial construction of the lobby addition has commenced within six (6) years following adoption of this planned development and unless completion thereof is diligently pursued, then this planned development shall expire and the zoning of the property shall automatically revert to the preexisting B7-7 General Central Business District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Ground Floor/Plaza Plan; and West Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 101075 through 101079 of this *Journal*.]

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

Business Planned Development Number 856.

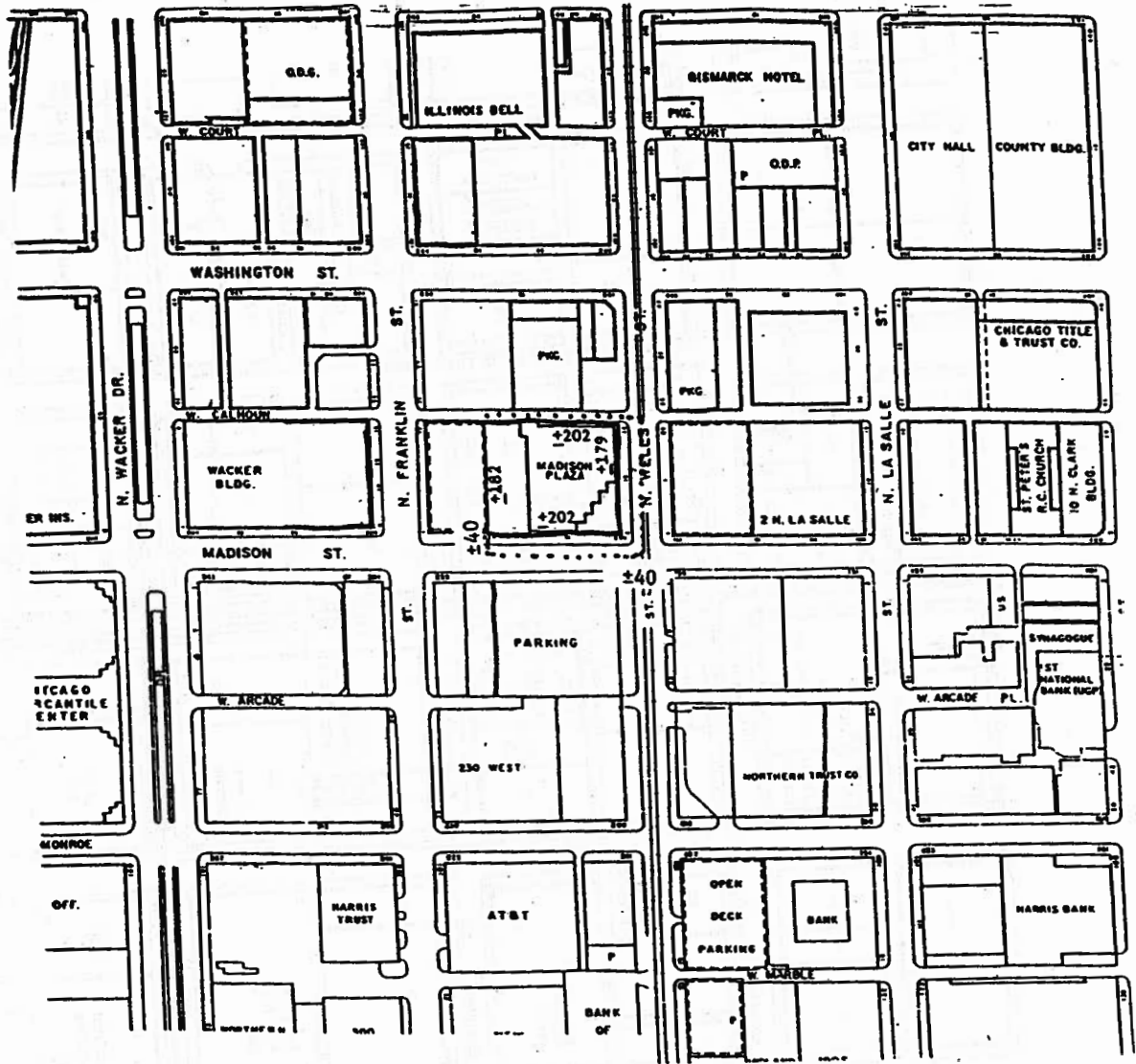
Plan Of Development

Bulk Regulations And Data Table.

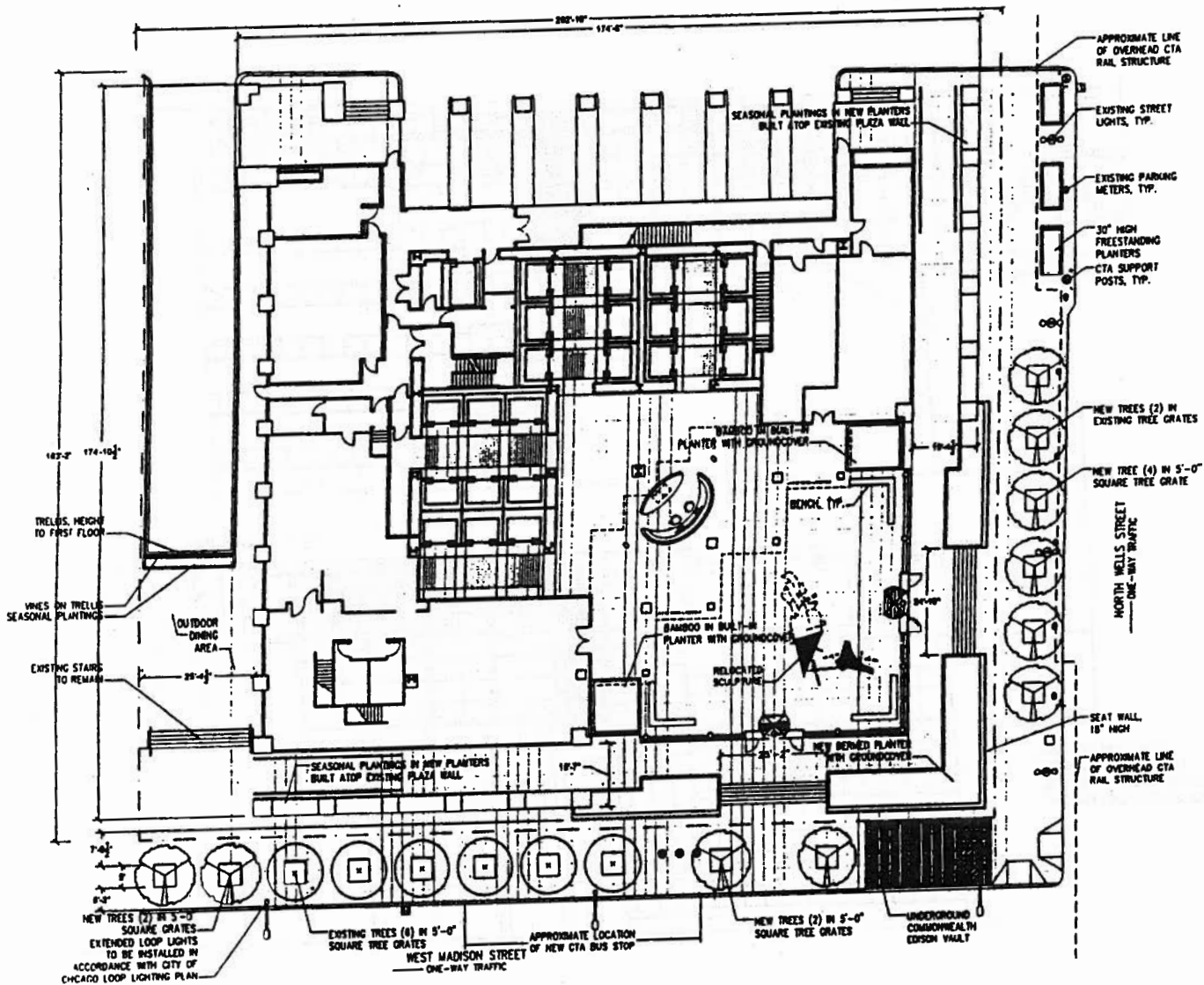
Gross Site Area = Net Site Area + Area Remaining in Public Rights-of-Way
±53,664 square feet (±1.23 acres) = ±36,577 square feet (±.84 acres) + ±17,087
square feet (±.39 acres).

Maximum Permitted Floor Area Ratio:	27.15.
Setbacks From Property Line:	In substantial conformance with the Site Plan.
Maximum Percentage of Site Coverage:	In substantial conformance with the Site Plan.
Minimum Number of Off- Street Parking Spaces:	94 spaces.
Minimum Number of Off- Street Loading Areas:	7 berths.
Maximum Building Height:	In substantial conformance with the Building Elevations.

Planned Development Boundary
And Property Line Map.



Ground Floor/Plaza Plan.



APPROXIMATE LINE OF OVERHEAD CTA RAIL STRUCTURE

EXISTING STREET LIGHTS, TYP.

EXISTING PARKING METERS, TYP.

30" HIGH FREESTANDING PLANTERS

CTA SUPPORT POSTS, TYP.

NEW TREES (2) IN EXISTING TREE GRATES

NEW TREE (4) IN 5'-0" SQUARE TREE GRATE

NORTH WELLS STREET TRAFFIC

SEAT WALL, 18" HIGH

APPROXIMATE LINE OF OVERHEAD CTA RAIL STRUCTURE

UNDERGROUND COMBOWEALTH EDISON VAULT

NEW TREES (2) IN 5'-0" SQUARE TREE GRATES

EXISTING TREES (4) IN 5'-0" SQUARE TREE GRATES

APPROXIMATE LOCATION OF NEW CTA BUS STOP

WEST MADISON STREET

ONE-WAY TRAFFIC

SEASONAL PLANTINGS IN NEW PLANTERS BUILT ATOP EXISTING PLAZA BALL

BAMBOO IN BUILT-IN PLANTER WITH GROUNDCOVER

RELICATED SCULPTURE

NEW BERRIED PLANTER WITH GROUNDCOVER

BENCH, TYP.

WELL (2) IN BUILT-IN PLANTER WITH GROUNDCOVER

200'-0"

174'-0"

182'-0"

174'-10 1/2"

TRELLIS, HEIGHT TO FIRST FLOOR

VINES ON TRELLIS SEASONAL PLANTING

EXISTING STAIRS TO REMAIN

OUTDOOR DINING AREA

25'-0"

18'-0"

7'-0"

6'-0"

NEW TREES (2) IN 5'-0" SQUARE GRATES

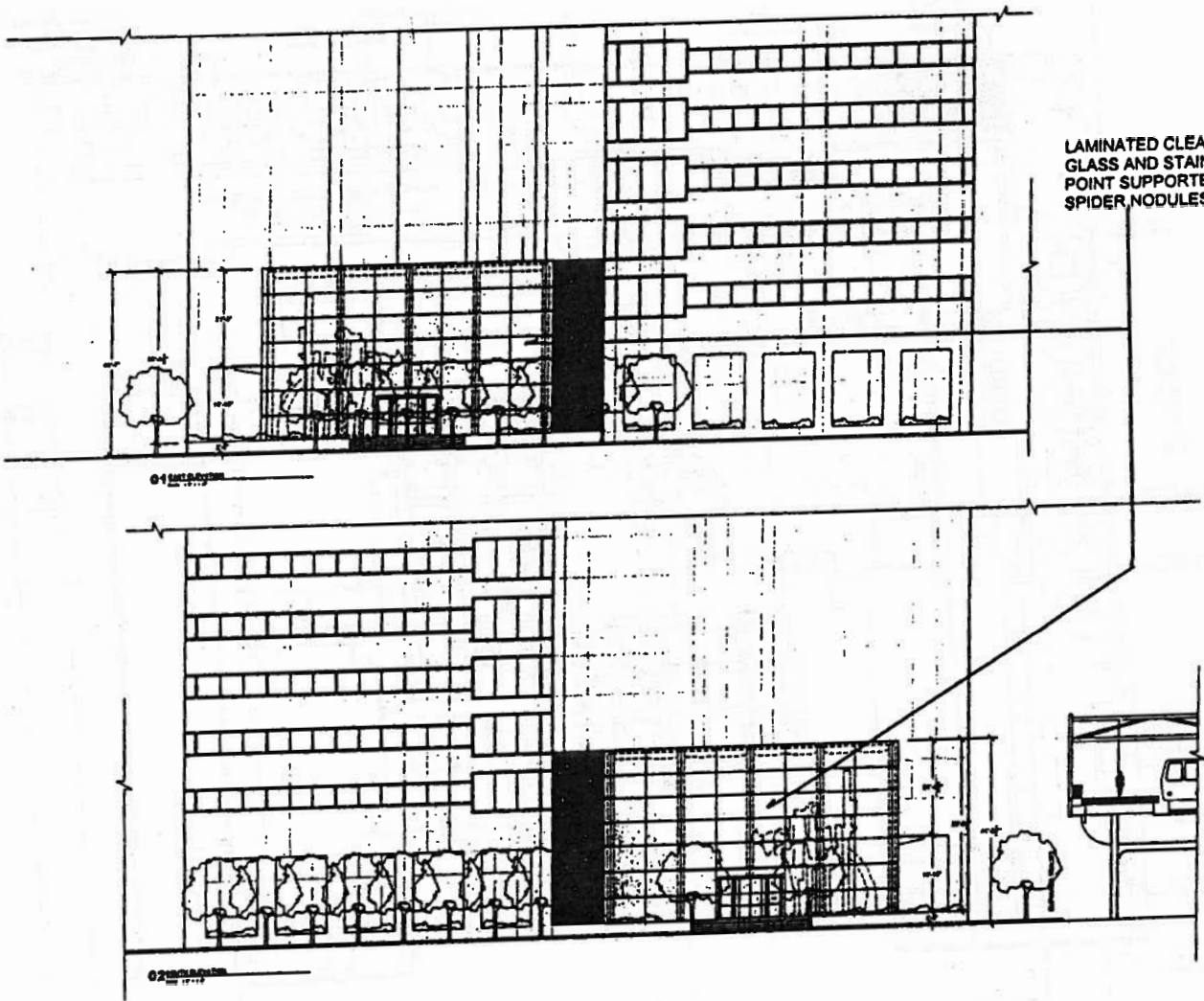
EXTENDED LOOP LIGHTS TO BE INSTALLED IN ACCORDANCE WITH CITY OF CHICAGO LOOP LIGHTING PLAN

12/4/2002

REPORTS OF COMMITTEES

101079

West Elevation.



LAMINATED CLEAR VISION
GLASS AND STAINLESS STEEL
POINT SUPPORTED
SPIDER NODULES