

PD 860

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The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map Number 1-F.
(As Amended)
(Application Number 13811)

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 C3-5 Commercial-Manufacturing District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Lake Street; a line 150.86 feet east of and parallel to North Jefferson Street; a line 272.19 feet south of and parallel to West Lake Street; and North Jefferson Street,

to those of a C3-6 Commercial-Manufacturing District and a corresponding use district is hereby established in the area above described.

SECTION 2. In the area above described, the City Zoning Ordinance be amended by changing all of the C3-6 Commercial-Manufacturing District symbols to those of a Business Planned Development and a corresponding use district is hereby established.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements attached to this ordinance read as follows:

Business Planned Development Number 860.

Plan Of Development Statements.

1. The area delineated herein as a business planned development consists of a net site area of approximately ninety-four hundredths (.94) acres (forty thousand nine hundred eighty (40,980) square feet) which is controlled by

175 Jefferson, L.L.C. ("Applicant") for purposes of this business planned development.

2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this plan of development. Any dedication or vacation of streets or alleys or easements or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require 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 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. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, 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 modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, or its direct successor, or all the property owners.
4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning and Land-Use Map; a Planned Development Property Line and Boundary Map; a Site Plan; a Landscape Plan; a Roof/Green Roof Plan, a Plaza Landscape Plan; a Planter Sections Plan and Building Elevations, as prepared by Kachoris Altay Architects, Inc. dated December 12, 2002 which are all incorporated herein. This plan of development is in conformity with 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 of a planned development. These and no other zoning controls shall apply to the area delineated herein.
5. The following uses shall be permitted within the areas delineated herein: office and commercial uses, accessory uses, and accessory parking.

6. Identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. No roof signs shall be permitted. Temporary construction and marketing signs shall be permitted within the planned development subject to review and approval of the Department of Planning and Development.
7. Off-street parking shall be provided in compliance with this plan of development subject to review of the Departments of Transportation and Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table. Access to the parking area shall be provided from the alley adjacent to the site.
8. In addition to the maximum height of any building or any appurtenance attached 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. The maximum permitted floor area ratio shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
10. Improvements of the property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the exhibits to this planned development. The building will be constructed with a "green roof" including the mechanical penthouse, but excluding areas occupied by chillers, vents, walkways, hatches, roof penetrations and any other mechanical equipment. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and 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 written request for such 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 is consistent with the nature of the improvements contemplated in this planned development. 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, 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.
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 reasonable efforts to design, construct and maintain all buildings located within this planned development in an energy efficient manner 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."). Copies of these standards may be obtained from the Department of Planning and Development.
14. Unless substantial construction of the improvements contemplated by this planned development 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 property shall automatically revert to that of the preexisting C3-5 Commercial-Manufacturing District.

[Existing Zoning and Land-Use Map; Property Line and Boundary Map; Surrounding Land-Use and Zoning Map; Site Plan; Landscape Plan; Roof/Green Roof Plan; Plaza Landscape Plan; Planter Section Drawings; General Notes and Plant Lists; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 104069 through 104081 of this *Journal*.]

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

Business Planned Development Number 860.

Bulk Regulations And Data Table.

Gross Site Area: 67,631.34 square feet (1.55 acres).

Net Site Area: Total = 40,980 square feet (1.6 acres).

Total = Gross Site Area (67,631.34) - Area in Public and Private Streets and Alleys (26,651.34) = Net Site Area of 40,980 (.94 acres).

Maximum Floor Area Ratio: Total: 10.4.

Maximum Office/Commercial Space: Total: 398,420 square feet.

Maximum Site Coverage: In accordance with Site Plan.

Minimum Number of Off-Street Parking Spaces: 4.

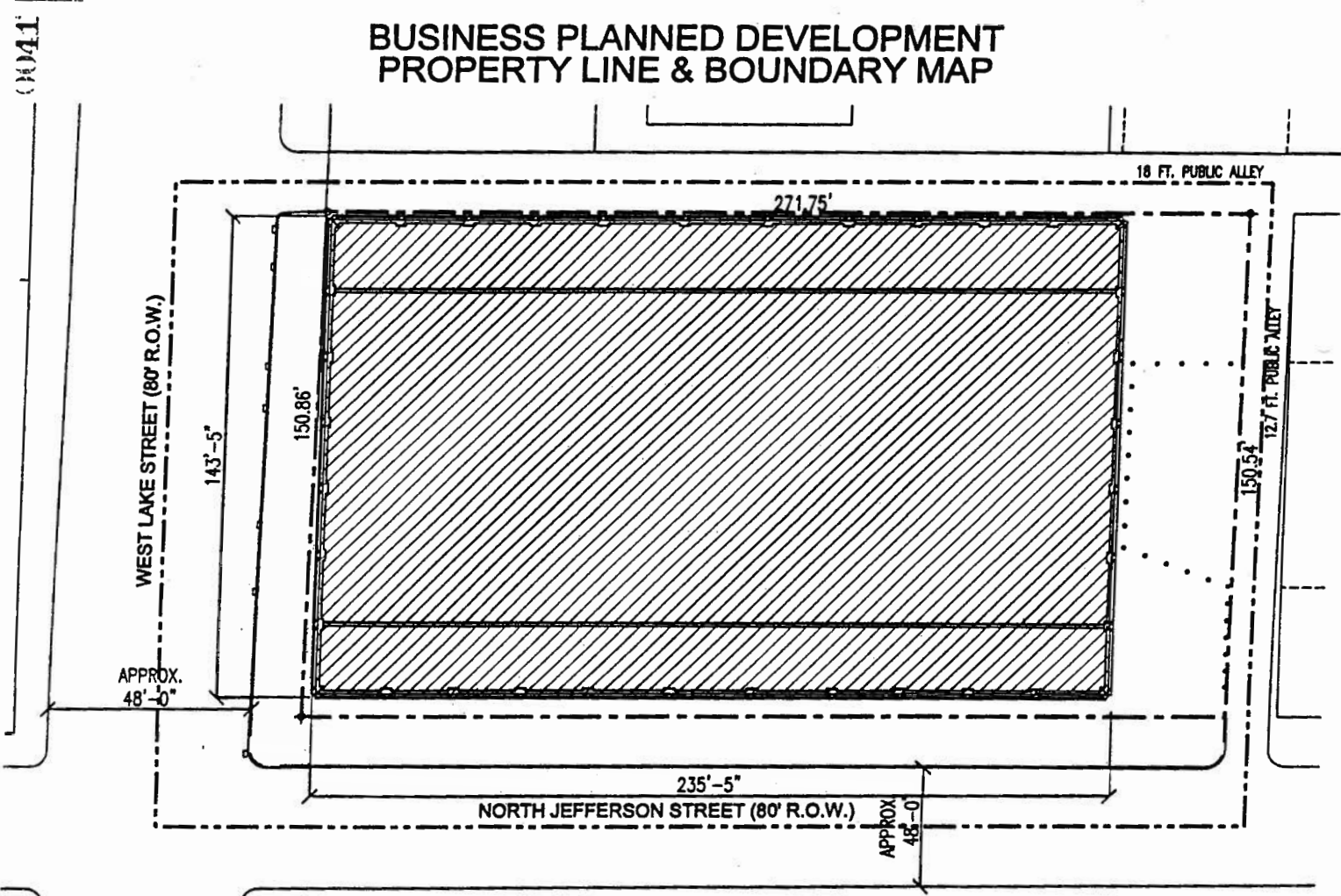
Minimum Number of Loading Docks: 2.

Minimum Buildings Setbacks: In accordance with Site Plan.

Maximum Building Height: In accordance with Building Elevations.

Property Line And Boundary Map.

BUSINESS PLANNED DEVELOPMENT PROPERTY LINE & BOUNDARY MAP

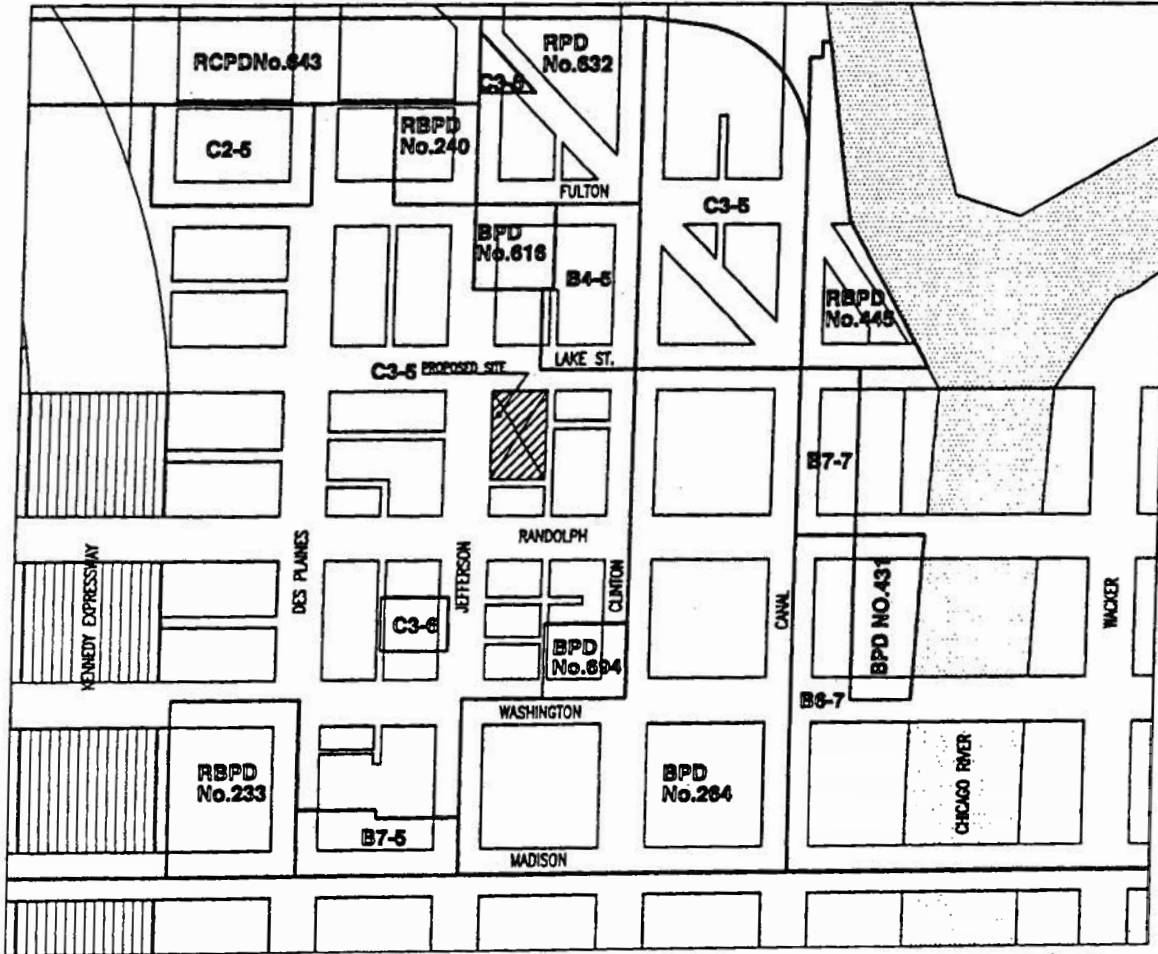


175 JEFFERSON L.L.C.
 20 NORTH WACKER DRIVE
 CHICAGO, ILLINOIS 60606
 SUBMITTED: SEPTEMBER 27, 2002
 REVISED: DECEMBER 12, 2002

BUILDING 
 PROPERTY LINE 
 PLANNED DEVELOPMENT BOUNDARY 



BUSINESS PLANNED DEVELOPMENT SURROUNDING LANDUSE & ZONING MAP



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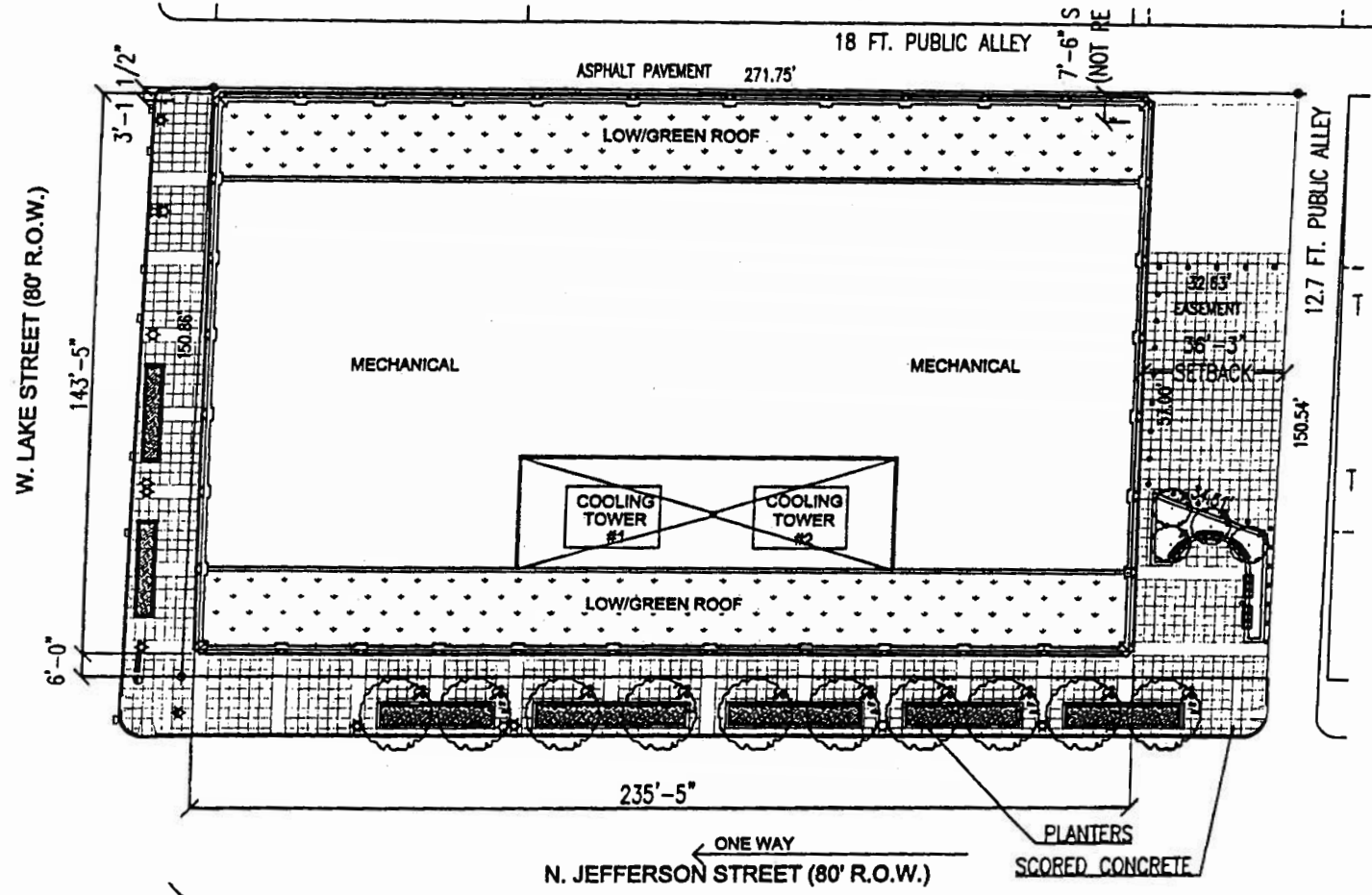
2/5/2003

REPORTS OF COMMITTEES

104071

Surrounding Land-Use And Zoning Map.

BUSINESS PLANNED DEVELOPMENT LANDSCAPE PLAN



2/5/2003

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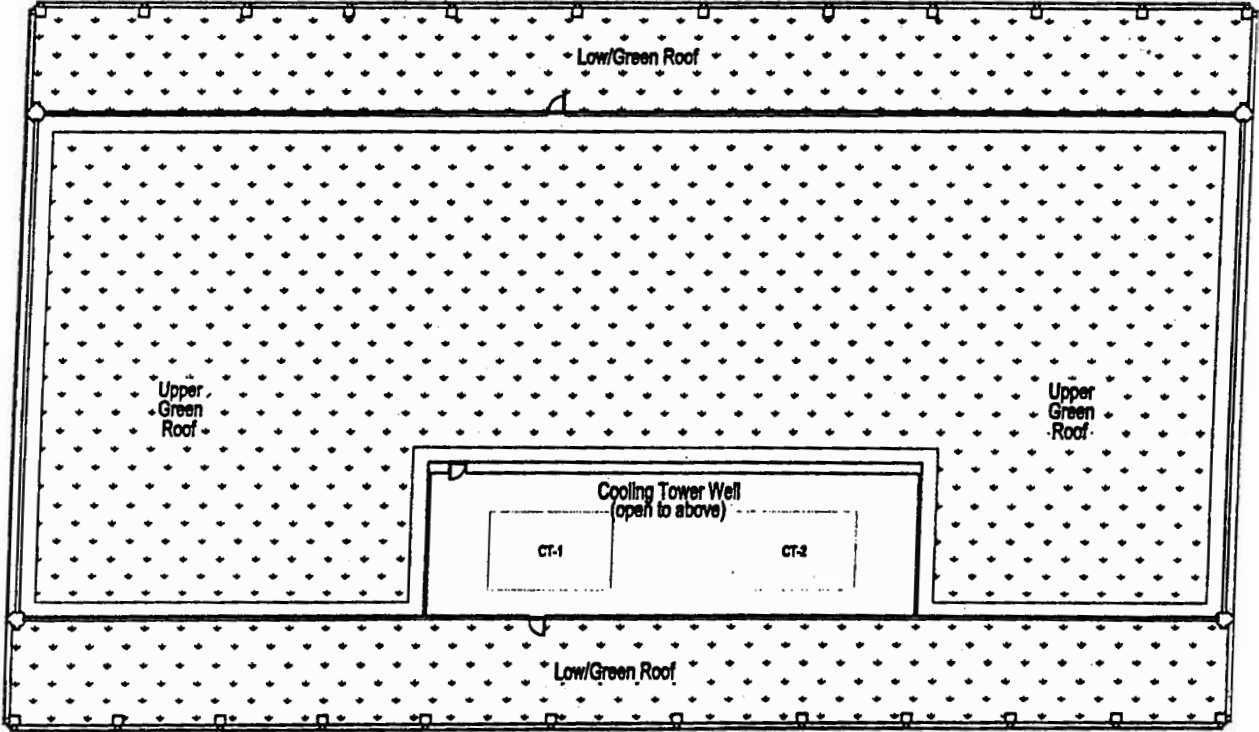
Landscape Plan.

104073

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BUSINESS PLANNED DEVELOPMENT ROOF/GREEN ROOF PLAN



104074

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Roof/Green Roof Plan.

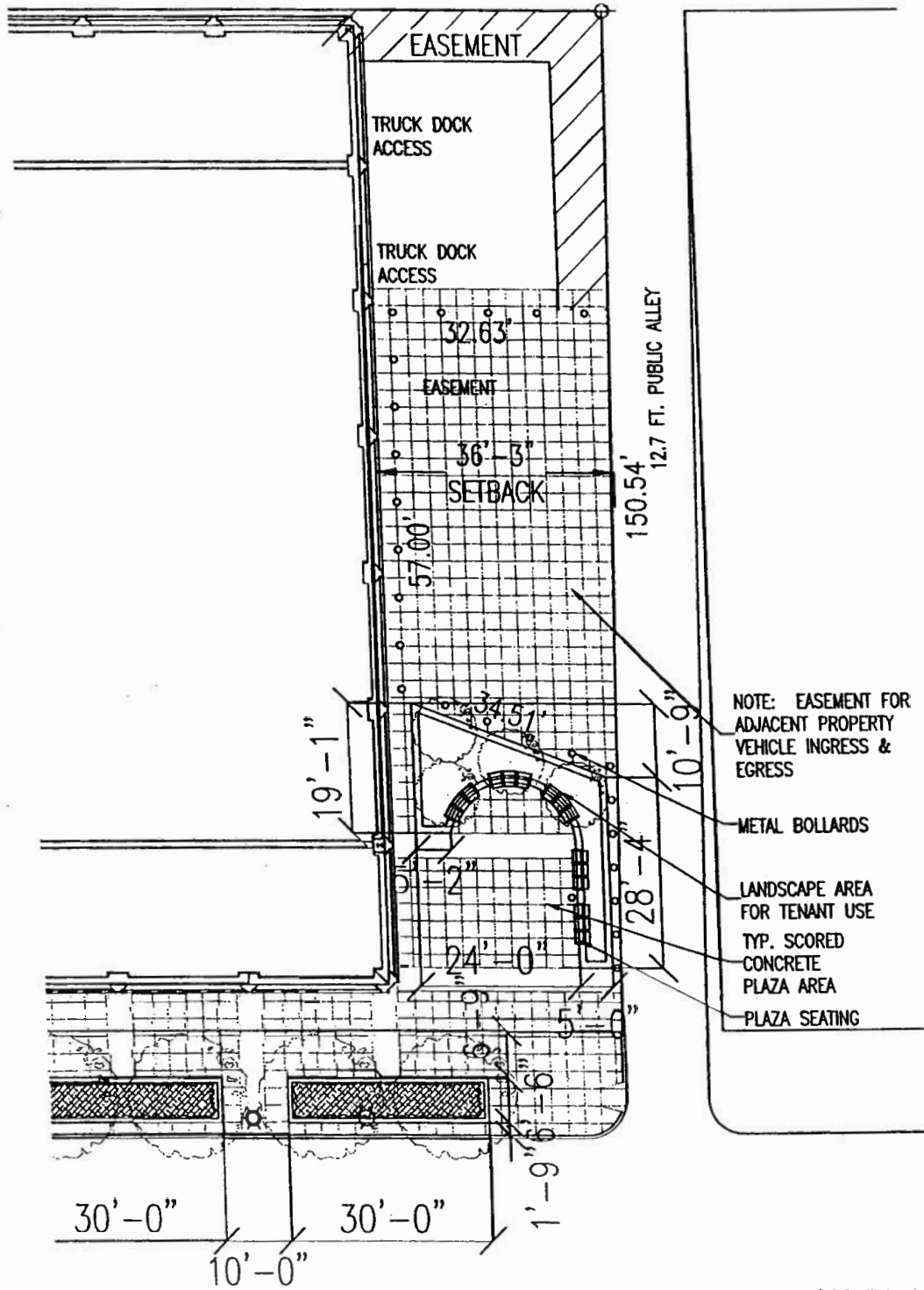
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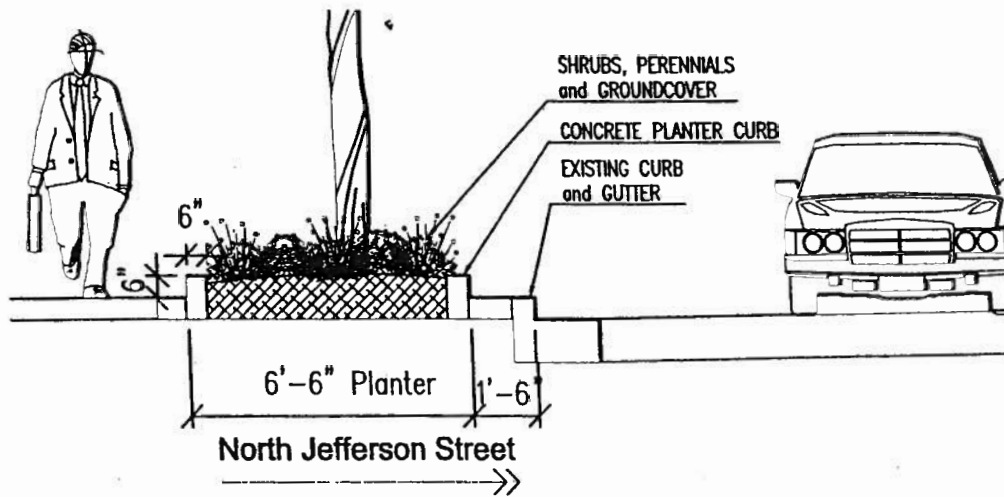
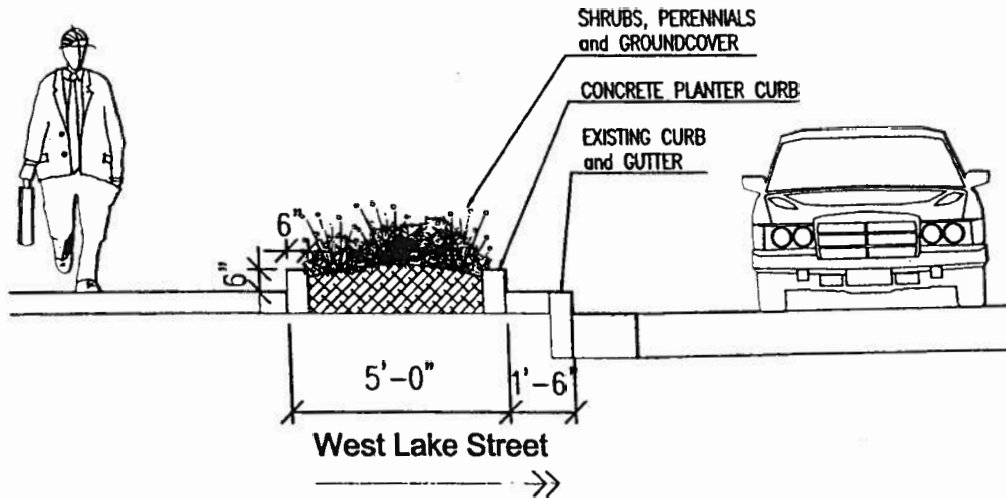
NOTE: ROOF AREA DEVOTED TO "GREEN ROOF"
EXCLUDES THE COOLING TOWER WELL, CHILLERS,
VENTS, WALKWAYS, HATCHES, ROOF
PENETRATIONS AND ANY OTHER MECHANICAL
EQUIPMENT.



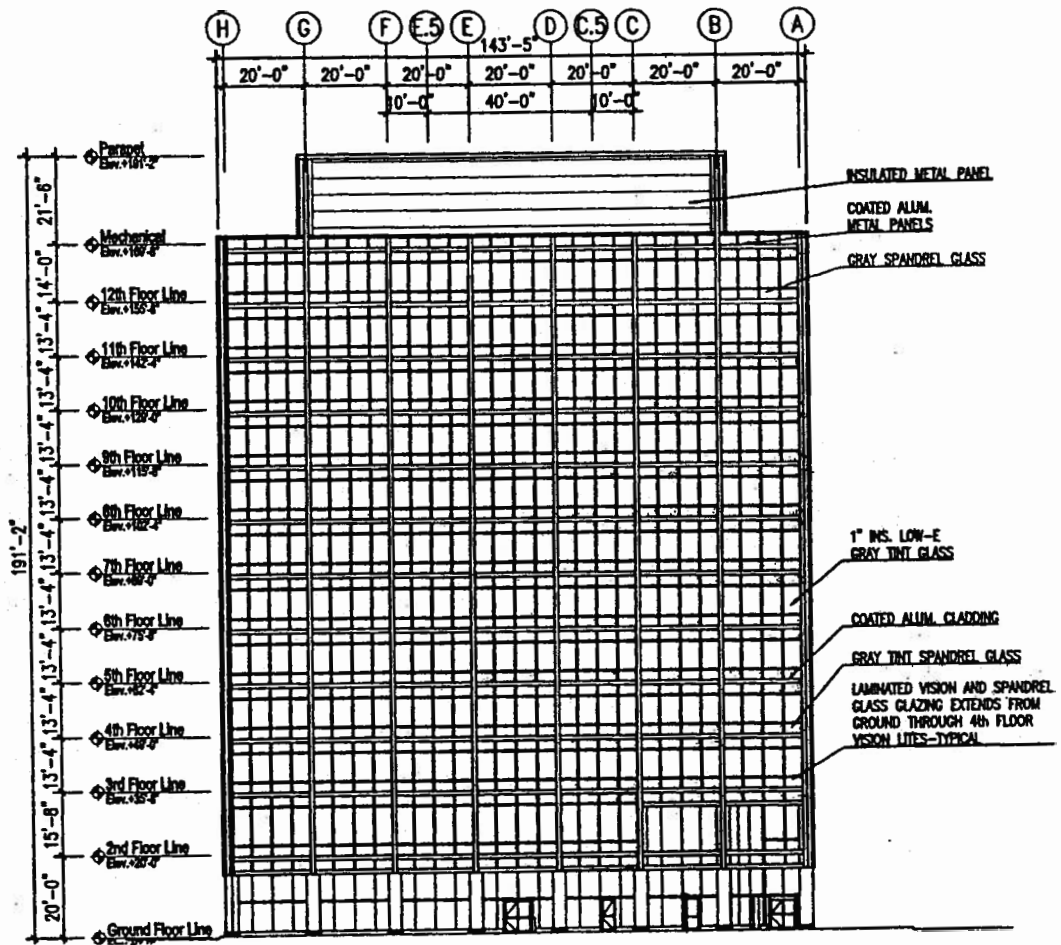
Plaza Landscape Plan.



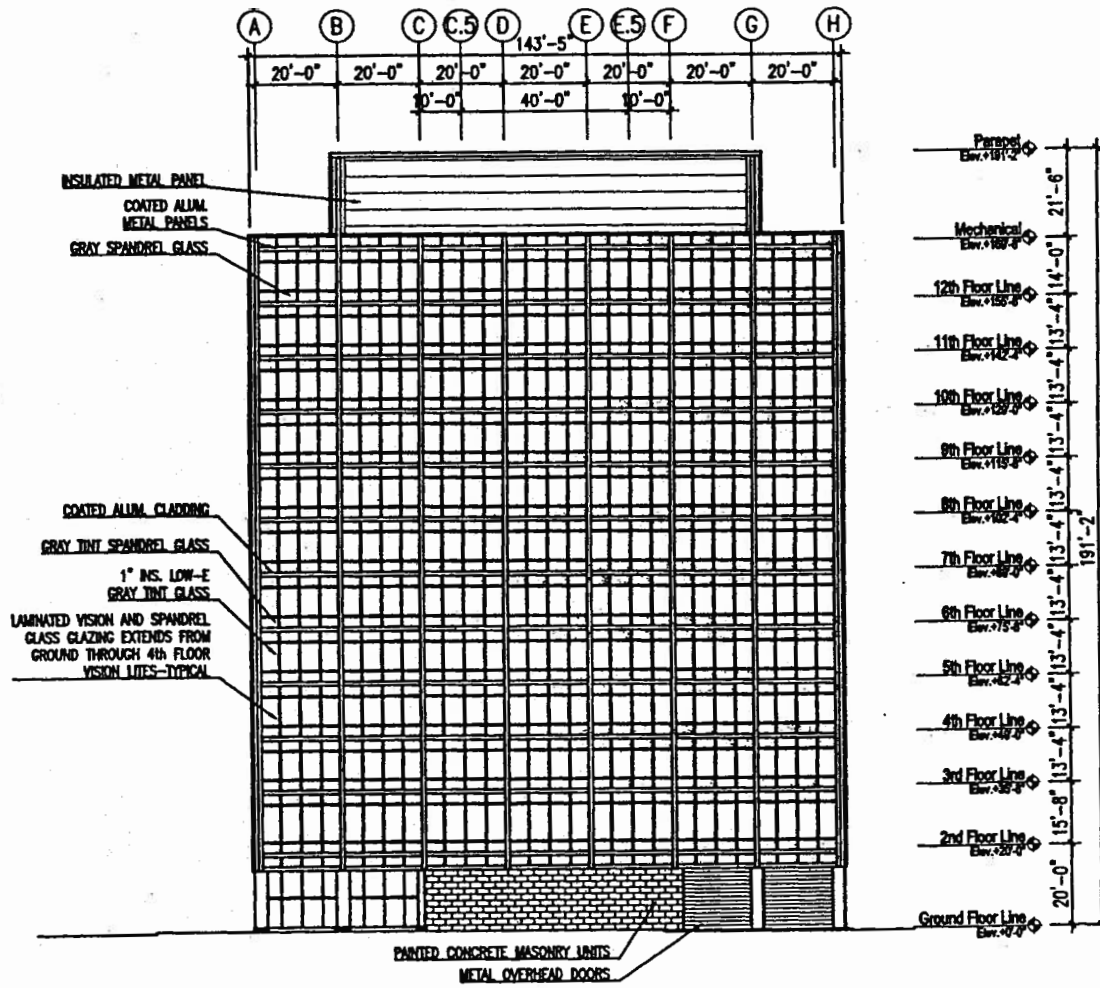
Planter Sections.



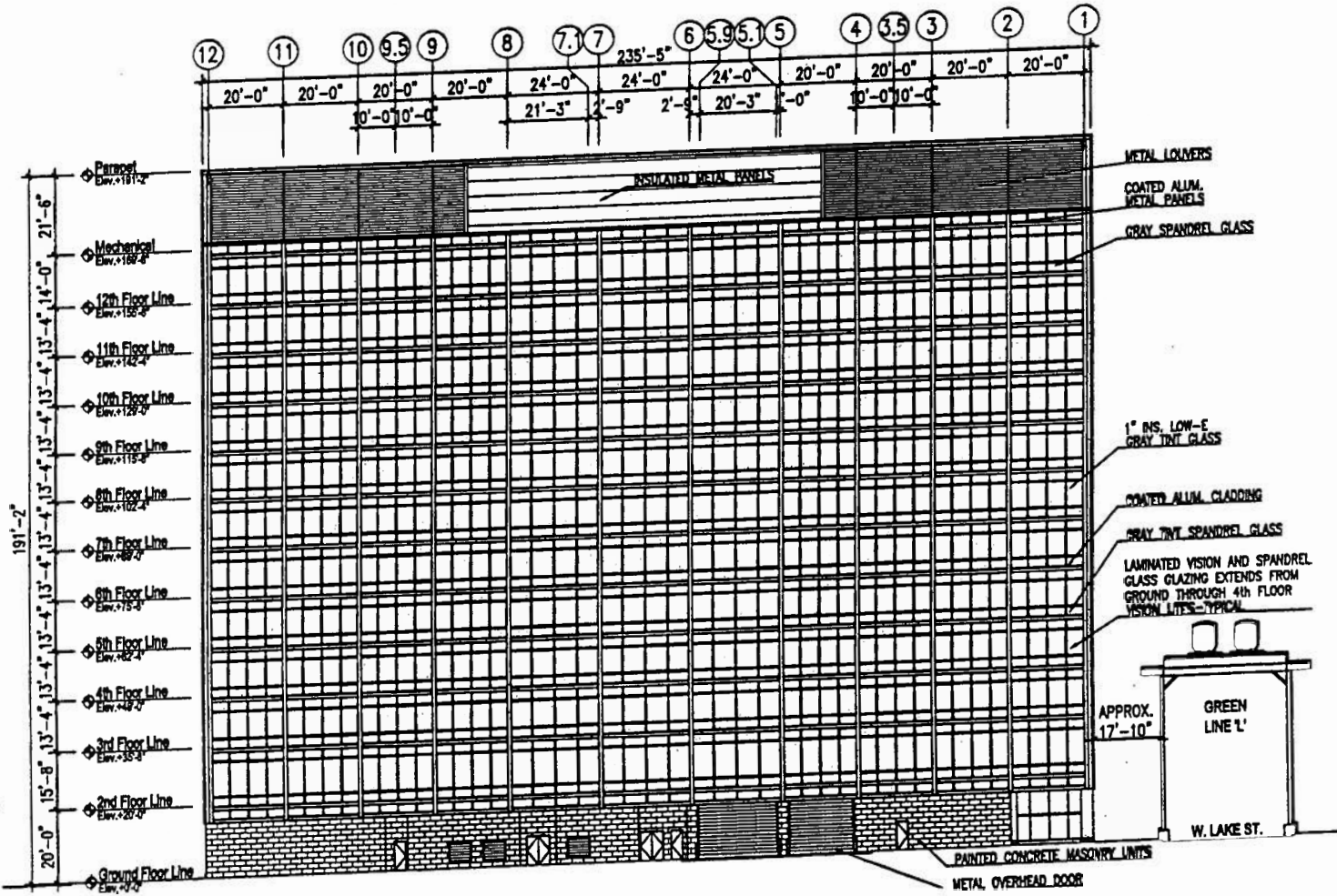
North Building Elevation.



South Building Elevation.



East Building Elevation.



2/5/2003

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104081

West Building Elevation.

