

A-8854

1/24/2024

REPORTS OF COMMITTEES

8721

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

Reclassification Of Area Shown On Map No. 2-F.
(Application No. A-8854)
(Common Address: 10 S. Dearborn St.)

[O2023-0004786]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the Planned Development Number 882 symbols and indications as shown on Map Number 2-F in the area bounded by:

West Madison Street; South Dearborn Street; West Monroe Street; and South Clark Street,

to those of a DC-16 Downtown Core District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 2-L.
(Application No. 22307)
(Common Address: 4910 W. Harrison St.)

[O2023-0006383]

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 2-L in the area bounded by:

11/5/2003

REPORTS OF COMMITTEES

14056
11025

Yeas -- Aldermen Flores, Haithcock, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Baker, Cárdenas, Olivo, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Cat-others, Reboyras, Suarez, Matlak, Mell, Austin, Colon, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, Moore, Stone -- 47.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.

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 2-F.
(As Amended)
(Application Number 14056)

Be It Ordained by the City Council of the City of Chicago: BPD 882

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 2-F in the area bounded by:

West Madison Street; South Dearborn Street; West Monroe Street; and South Clark 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 882

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development consists of approximately 127,392 **square** feet (2.92 acres) and is controlled by the Applicant, Bank One Corporation.
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 tide holder 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, then to the owners of record title to all of the Property and **any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-i of the** Chicago **Zoning** Ordinance, the Property, at the time **any** 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 these fourteen Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Property Line Map; a Site&a&cape Plan; Ground Level Building Elevations (Dearborn Street); Ground Level Building Elevations (Monroe Street); Ground Level Building Elevations (Clark Street); Ground Level Building Elevations (Madison Street); Canopy Sections; a Roof Top Sign Plan dated October 16,2003 prepared by Gensler and a Plaza Landscape Plan and Plaza Landscape Plan Details dated October 16,2003 prepared by The Brickman Group, Ltd. 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 f&wing uses shall be permitted within the area delineated herein as "Business Planned Development": all uses permitted in the B7-7 General 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. The roof-top signage identified on the Roof Top Sign Plan is expressly permitted. 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, Bureau of **Traffic**, and the Department of Planning and Development. All work proposed in the Public Way must **be** designed and constructed in accordance with **the Chicago Department of Transportation Construction Standards for Work in the Public Way** and in compliance with the Municipal Code of the City of Chicago. **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 (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, and all **rooftop** floor area devoted to mechanical equipment irrespective of square footage, **shall be excluded.**
10. **The** improvements on **the** Property **shall be** designed, installed and maintained in substantial conformance with **the** Site/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of **the** Chicago Zoning **Ordinance** and corresponding regulations **and guidelines.** The Applicant agrees to construct **and** maintain a through-block connection (**concourse**) within the high-rise **building which** will

be open and available to the public twenty-four hours each day. Subject to the consent of the property owner located to the north of the property (3 First National Plaza) the Applicant shall remove the pedestrian skybridge existing over Madison Street.

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 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.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the Property in a manner generally consistent with the Leadership in Energy and Environmental Design Green Building Rating System (LEED).
13. 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 (MOPD) 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 11.1 **1-3(b)** of the Chicago **Zoning Ordinance** until the Director of MOPD has approved detailed construction **drawings** for
14. Unless substantial **construction** of the improvements contemplated in this Planned Development has commenced within five (5) 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 **B7-7 General** Central Business District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site/Landscape Plan; Building Elevation Drawings; Canopy Sections; Roof Top Sign Plan; Plaza Landscape Plan; and Plaza Landscape Plan Details referred to in these Plan of Development Statements printed on pages 11032 through 11043 of this *Journal*]

11/5/2003

REPORTS OF COMMITTEES

14056
11031

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

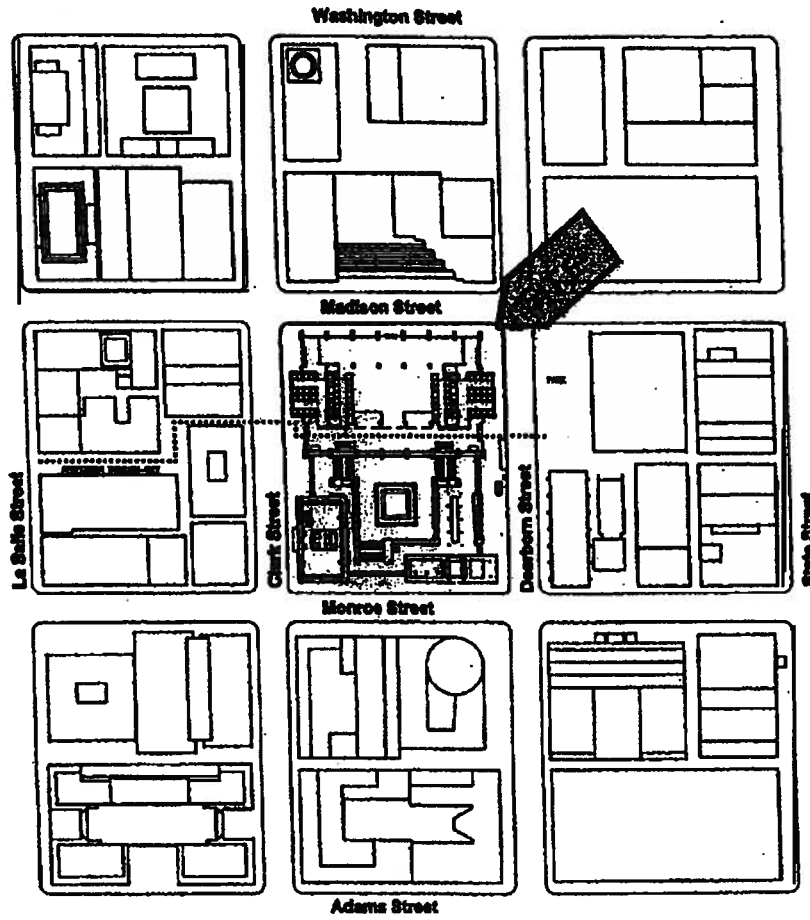
Business Planned Development Number 882

Bulk Regulations And Data Table.

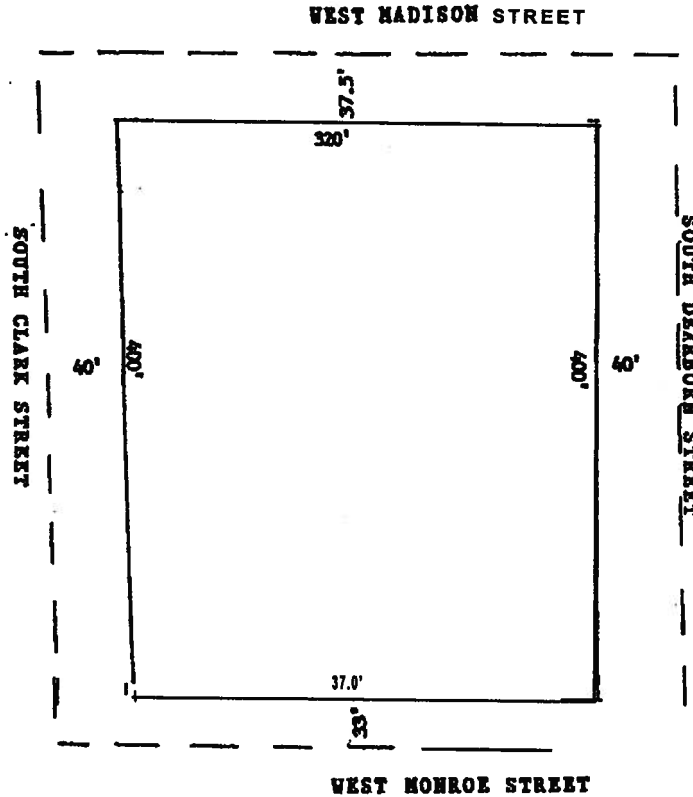
Gross Site Area: 181,952 square feet (4.18 acres) equals Net Site Area, 127,392 square feet (2,92 acres) plus Area in Adjoining Right-of-Way 54,560 square feet (1.25 acres)

Maximum Floor Area Ratio for Total Net Site Area =	15.25
Minimum Number of Off-Street Parking Spaces Provided Off-Site from 20 South Clark Street =	160 spaces with access
Minimum Number of Off-Street Loading Berths:	3 (10 feet, 0 inches by 50 feet, 0 inches)
Maximum Percent of Site Coverage:	Per Site Plan
Minimum Required Building Setbacks:	Per Site Plan
Maximum Permitted Building Height:	850 feet

Existing Land-Use Map.



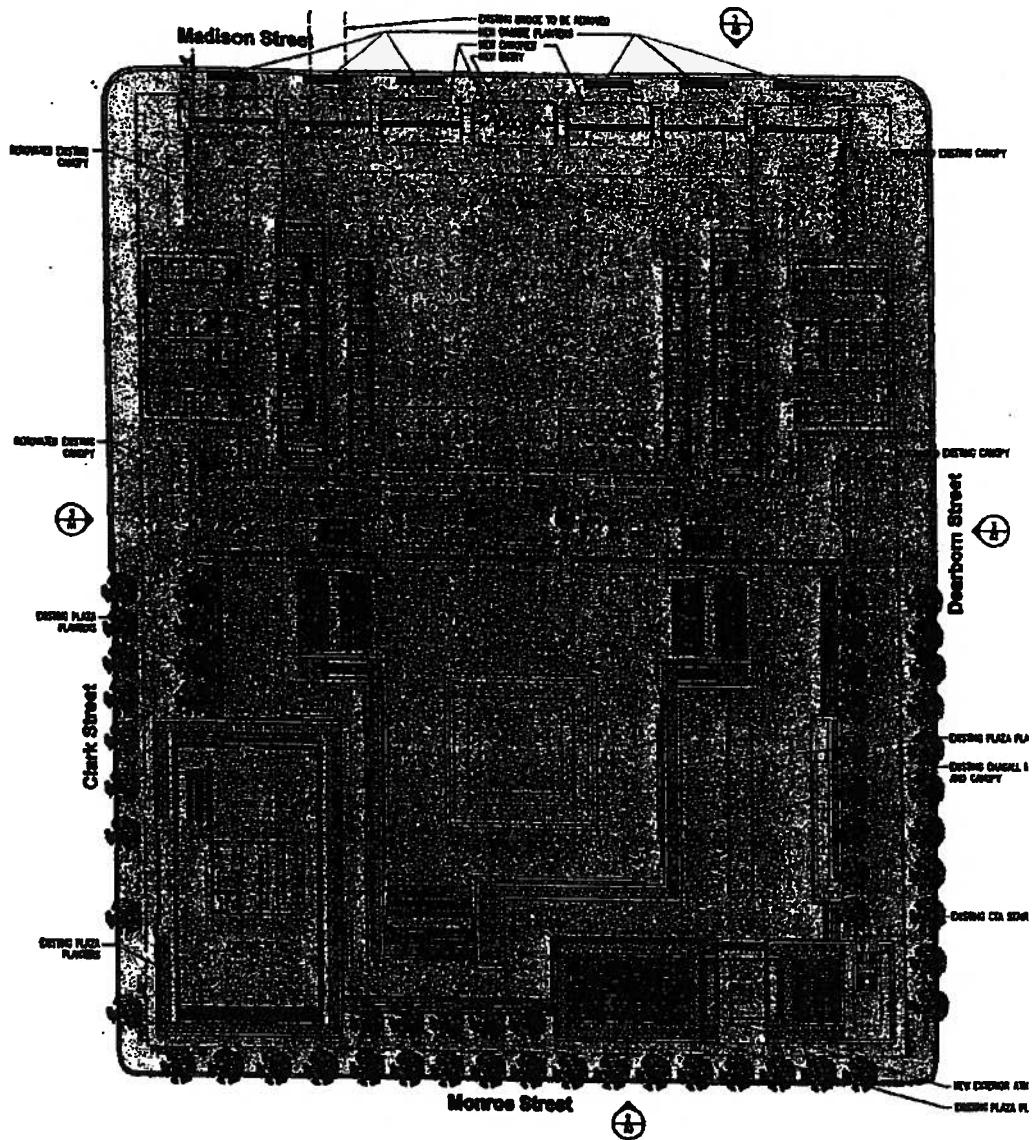
Planned Development Boundary
And Property Line Map.



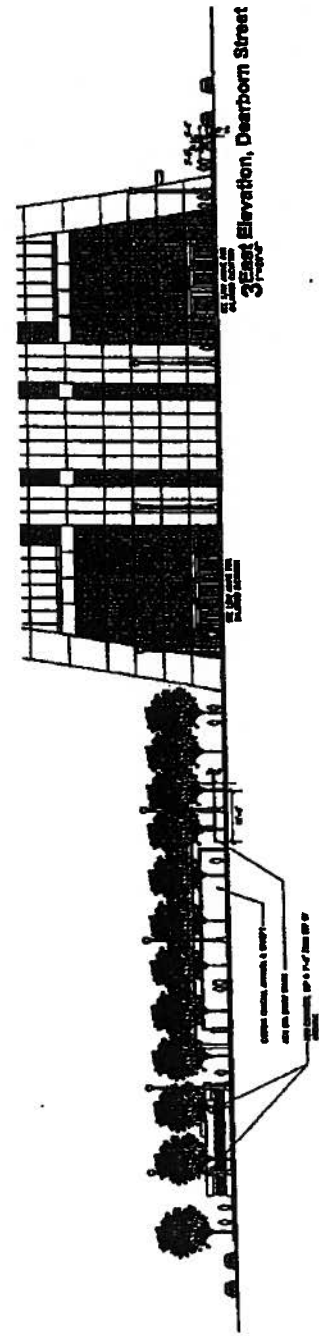
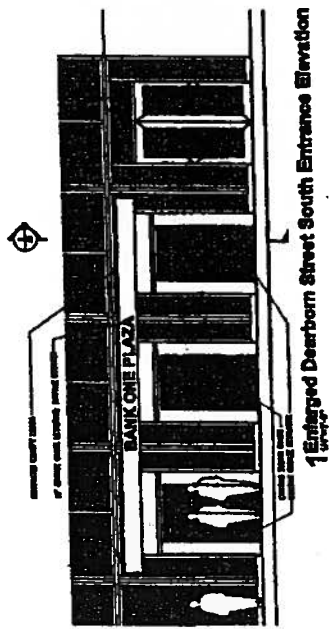
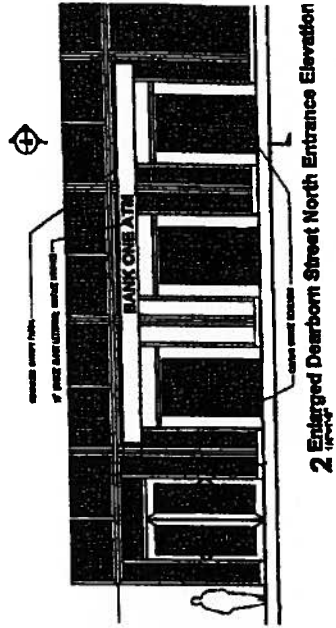
PLANNED DEVELOPMENT BOUNDARY - - - - -
 PROPERTY LINE - - - - -

APPLICANT:	BANK ONE CORPORATION
ADDRESS:	43-73 WEST MADISON STREET 1-41 SOUTH CLARK STREET 44-74 WEST MONROE STREET 2-40 SOUTH DEARBORN STREET
DATE:	JULY 25, 2003
REVISED:	OCTOBER 16, 2003

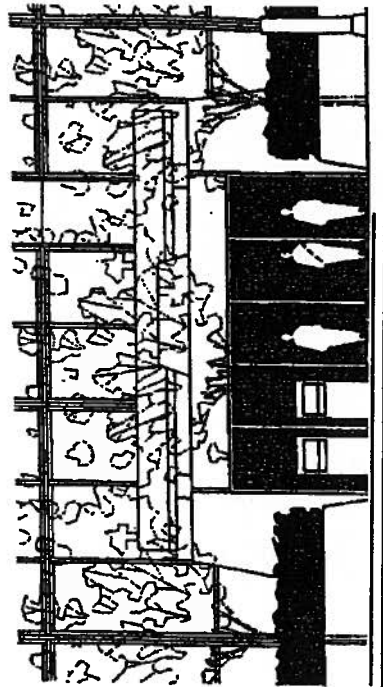
Site/Landscape Plan.



Ground Level Building Elevations
(Dearborn Street).



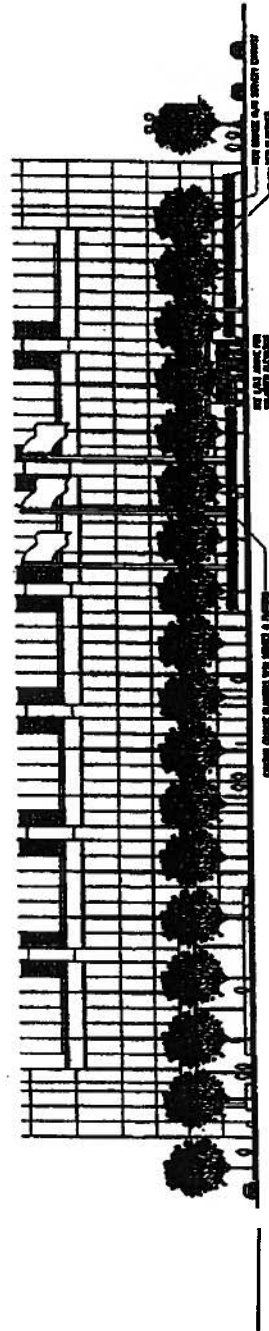
Ground Level Building Elevations
(Monroe Street).



Elev:

1 Enlarged Monroe Street

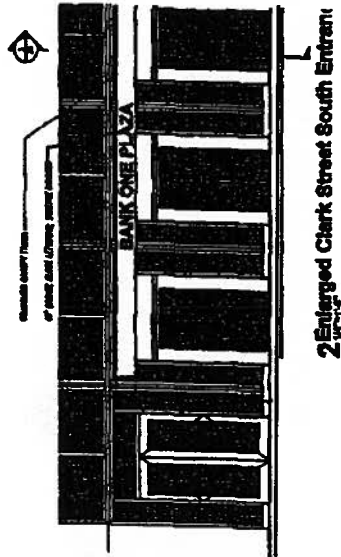
SEE PLAN, SECTION



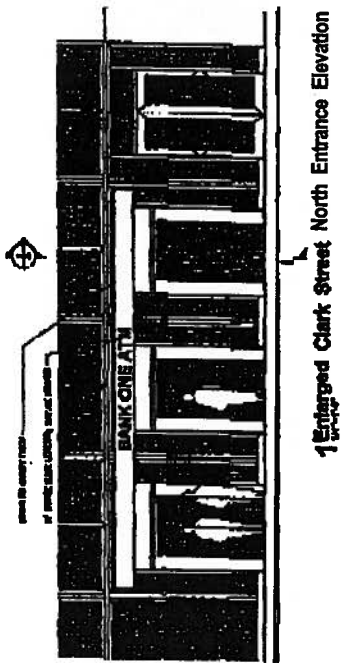
SEE PLAN, SECTION

SEE PLAN, SECTION

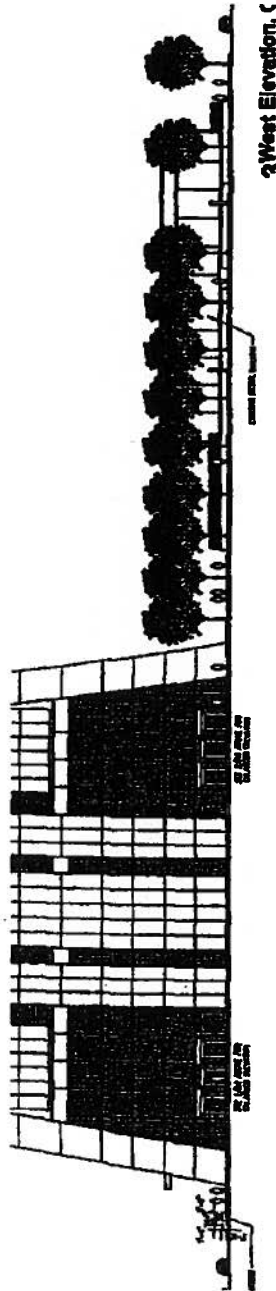
Ground Level Building Elevations
(Clark Street).



2 Enlarged Clark Street South Entrance

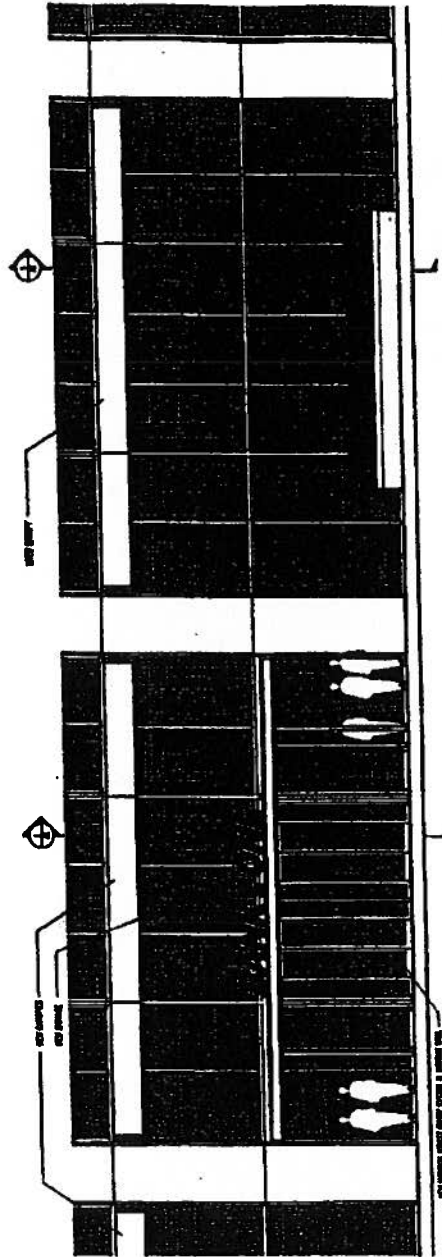


1 Enlarged Clark Street North Entrance Elevation

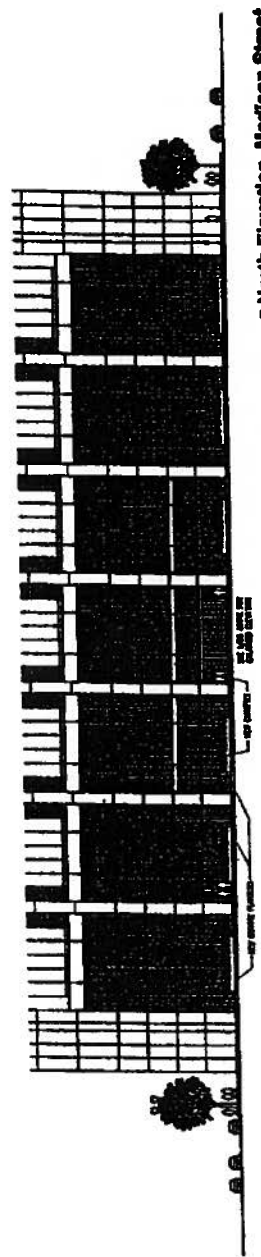


3 West Elevation, C

Ground Level Building Elevations
(Madison Street).

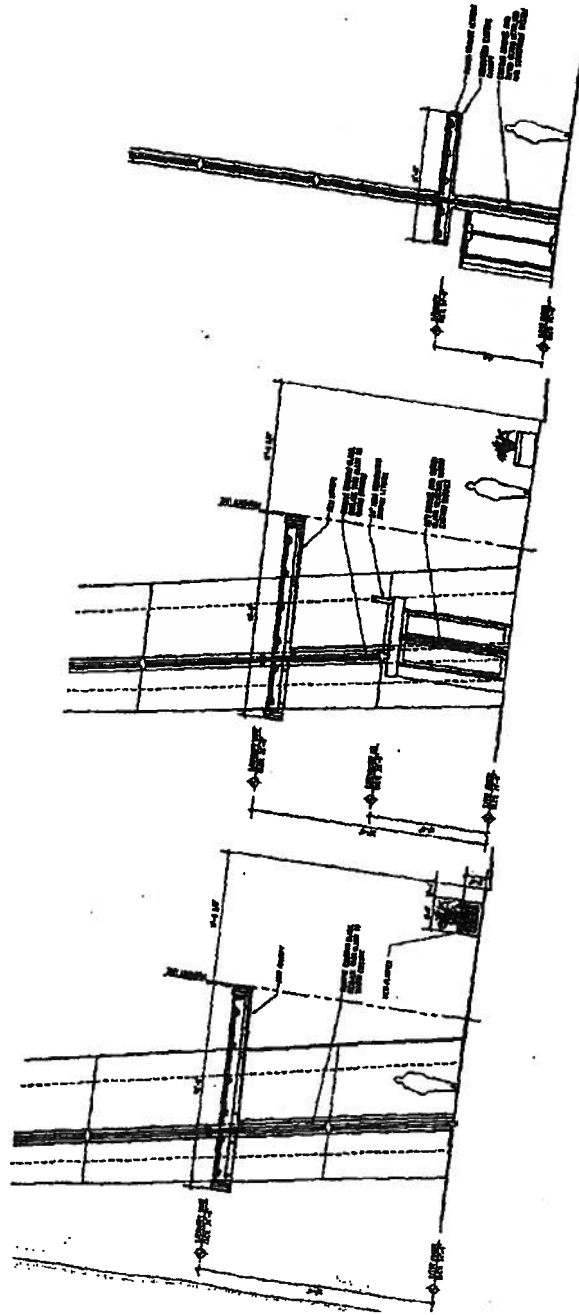


1 Enlarged Madison Street Entrance Elevation

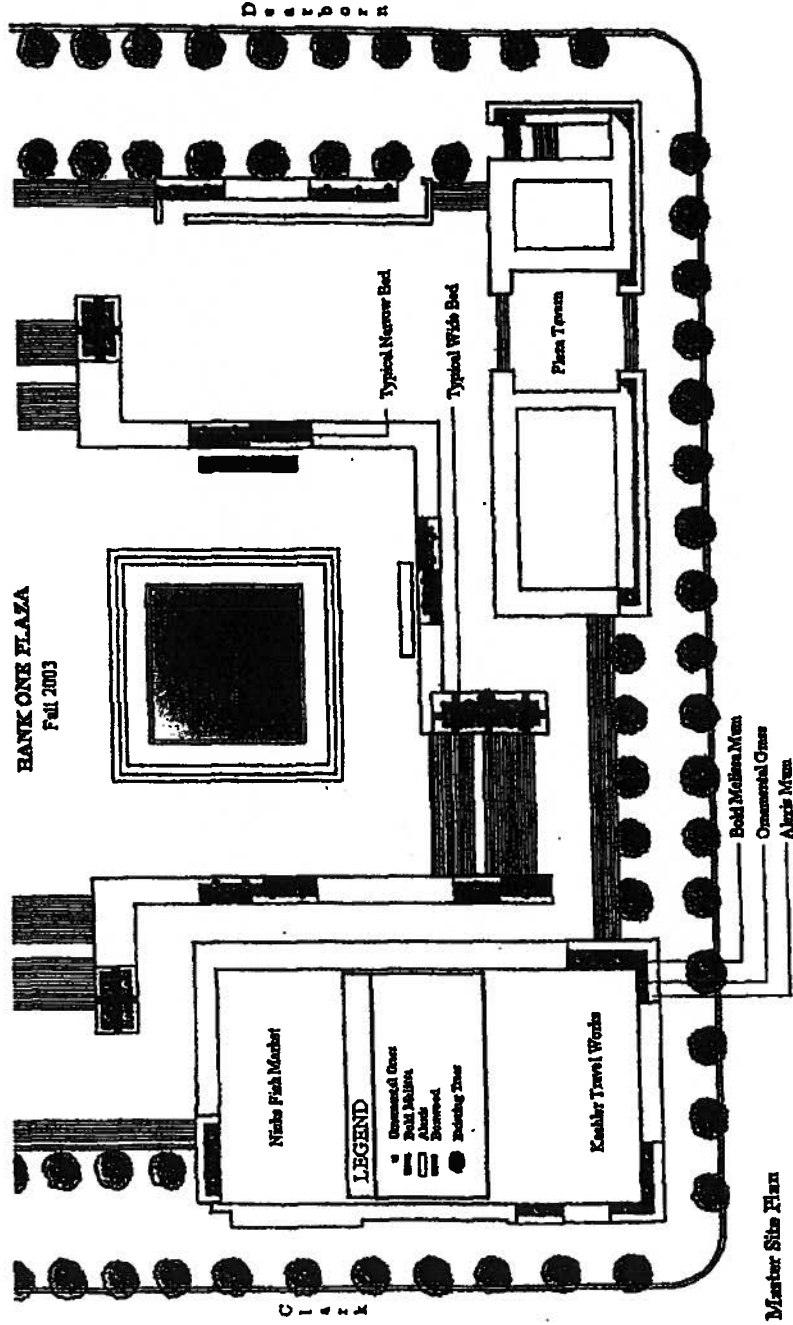


2 North Elevation, Madison Street

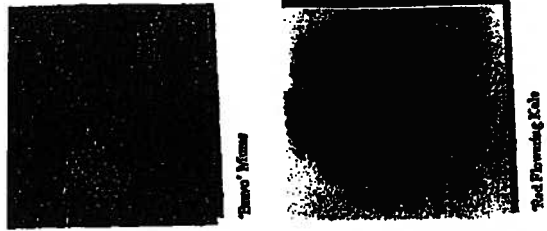
canopy sections.



Plaza Landscape Plan.



Plaza Landscape Plan Details.



Areas that are wide enough will have a diamond centered except the bold.

Typical Diamond Plan

