

PD 926

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15184

*Reclassification Of Area Shown On Map Number 3-I.
(Application Number 15383)*

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

~~SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT3 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 3-I in the area bounded by:~~

~~a line 75 feet south of and parallel to West Potomac Street; the public alley next east of and parallel to North California Avenue; a line 100 feet south of and parallel to West Potomac Street; and North California Avenue,~~

~~to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.~~

~~SECTION 2. This ordinance takes effect after its passage and approval.~~

Reclassification Of Area Shown On Map Number 4-E.

(As Amended)

(Application Number 15184)

RBPD 926, 99

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 Planned Development Number 926 symbols and indications as shown on Map Number 4-E in the area bounded by:

East 14th Street; South Michigan Avenue; a line 200.14 feet south of and parallel to East 14th Street; and a line 171.44 feet west of and parallel to South Michigan Avenue,

to those of a Residential-Business Planned Development Number 926, as amended, and a corresponding use district is hereby established in the area above described.

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

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

Residential-Business Planned Development Number 926, As Amended.

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development Number 926, as amended ("Planned Development") consists of a net site area of approximately thirty-four thousand three hundred eleven (34,311) square feet of real property, comprising two (2) subareas, which is depicted on the attached Planned Development Property Line and Subarea Boundary Map (the "Property"), and is owned or controlled by the applicant, 1400 South Michigan L.L.C. ("Applicant") for purposes of this Residential 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, assigns or grantees and approval by the City Council.
3. The requirements, obligations and conditions applicable within this Planned Development shall be binding upon the owner of each individual subarea with respect to that subarea, its successors and assigns and if different than the Applicant, the owners of all the property within the Planned Development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the Planned Development, the legal titleholder 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 titleholder and any ground lessors.

Furthermore, pursuant to the requirements of Section 17-8-0400 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 if the change has a material adverse effect on the other subarea. A change shall be deemed to have a material adverse effect if it results in, or would result in, any of the following: (i) any limitation, restriction or diminution in the allowable uses, floor area, floor area ratio, density or other development entitlements of the other subarea's owner as they exist under this Planned Development or the Chicago Zoning Ordinance; (ii) any increase in the other subarea's owner's obligations with regard to, or cost of, the development or maintenance of the improvements located, or which may in the future may be located, in the subarea owned by such other subarea owner; (iii) any

imposition of changes, conditions or requirements upon the use, development, construction or maintenance of the owner's subarea, the improvements located or to be located thereon or thereunder, which changes, conditions or requirements are not contained in this Planned Development, or (iv) any change in law sought by a subarea's owner which would result in any portion of the Property owned by the other subarea's owner or the improvements located thereon becoming nonconforming. 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, the owners of all the property within the Planned Development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the Planned Development. If an amendment, modification or change (administrative, legislative or otherwise) does not have a material adverse effect, the amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development applicable to or in a given subarea designated pursuant to Statement Number 5 below need only be made or authorized by the owners and/or ground lessees of such subarea. Moreover, where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. No amendment may be sought without written approval by the condominium association unless the right to do so has been retained by applicant and its successors in title documents. Notwithstanding the foregoing, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interest or obligation therein.

4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Subarea Boundary Map; a Site Plan; a Landscape Plan; Building Elevations (East, North, South and West); and a Green Roof Plan all dated December 15, 2005, prepared by Pappageorge Haymes Architects, which are all incorporated herein. Full-size sets of the Site Plan, Landscape Plan, and Building Elevations are on file with the Department of Planning and Development. This plan of development is in conformity with the intent and purposes 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:

Subarea A: Multi-unit residential; accessory parking; commercial uses as permitted in the DX-7 Downtown Mixed-Use District; accessory commercial parking; shared parking in the evening hours allowing the accessory commercial parking to be used by valet services for the benefit of neighboring restaurant businesses; accessory uses; and related uses.

Subarea B: Commercial uses as permitted in the DX-7 Downtown Mixed-Use District.

6. Identification signs and business signs for on-site businesses 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 within the Planned Development subject to review and approval of the Department of Planning and Development.
7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development, subject to the review and approval of the Department of Transportation and Planning and Development.
8. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. 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. All work 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 accordance with the Municipal Code of the City of Chicago.
9. In addition to the maximum height of any building or any appurtenance attached thereto the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") 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.
11. Improvements of the Property, including on-site exterior landscaping and the landscaping along the adjacent rights-of-way, and all entrances and

exits shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and the Bulk Regulations and Data Table attached hereto and made a part hereof. 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.

12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables and maximizes universal access throughout the Property. Therefore, at the time when building permits are sought, the 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.
13. 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 17-13-0611 of the Chicago Zoning Ordinance.
14. 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 natural resources. The Applicant shall use commercially reasonable efforts to design, construct and maintain all buildings located within this Planned Development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating. Copies of these standards may be obtained from the Department of Planning and Development.

The Applicant shall provide a vegetated ("green") roof in accord with the Green Roof Plan attached hereto, and in no case covering on at least twenty-five percent (25%) of the net roof area of each building to be newly constructed within this Planned Development. "Net roof area" is defined as total roof area minus any required perimeter setbacks, rooftop structures and roof-mounted equipment.

15. Unless substantial construction of the project has commenced within the Planned Development within six (6) years of the passage of the amended

Planned Development, the zoning of that Property shall revert to the DX-7 Downtown Mixed-Use District. The six (6) year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that there is good cause for such an extension.

[Existing Zoning Map; Planned Development Property Line and Subarea Boundary Map; Site Plan; Landscape Plan; Building Elevations; and Green Roof Plan referred to in these Plan of Development Statements printed on pages 72073 through 72081 of this *Journal*.]

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

Residential Planned Development Number 926, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:	50,980.7 square feet
Public Right-of-Way Area:	16,669 square feet
Net Site Area:	
Total:	34,311 square feet (.79 acres)
Subarea A:	30,025 square feet
Subarea B:	4,286 square feet
Maximum Floor Area Ratio:	
Total:	8.75
Subarea A:	9.71
Subarea B:	2.00

Maximum Number of Residential Units:

Total: 276 dwelling units
Subarea A: 276
Subarea B: 0

Maximum Site Coverage: 100%

Subarea B Number of Accessory Off-Street Parking Spaces: 0

Subarea A Number of Accessory Off-Street Parking Spaces:

Residential: 303 maximum (1.09:1)
194 minimum (0.7:1)

In the event that fewer than 276 residential units are constructed, the number of parking spaces may be reduced as well, as long as the minimum and maximum ratios are maintained.

Commercial: 19 minimum
27 maximum

Subarea A Minimum Number of Off-Street Loading Docks: 3

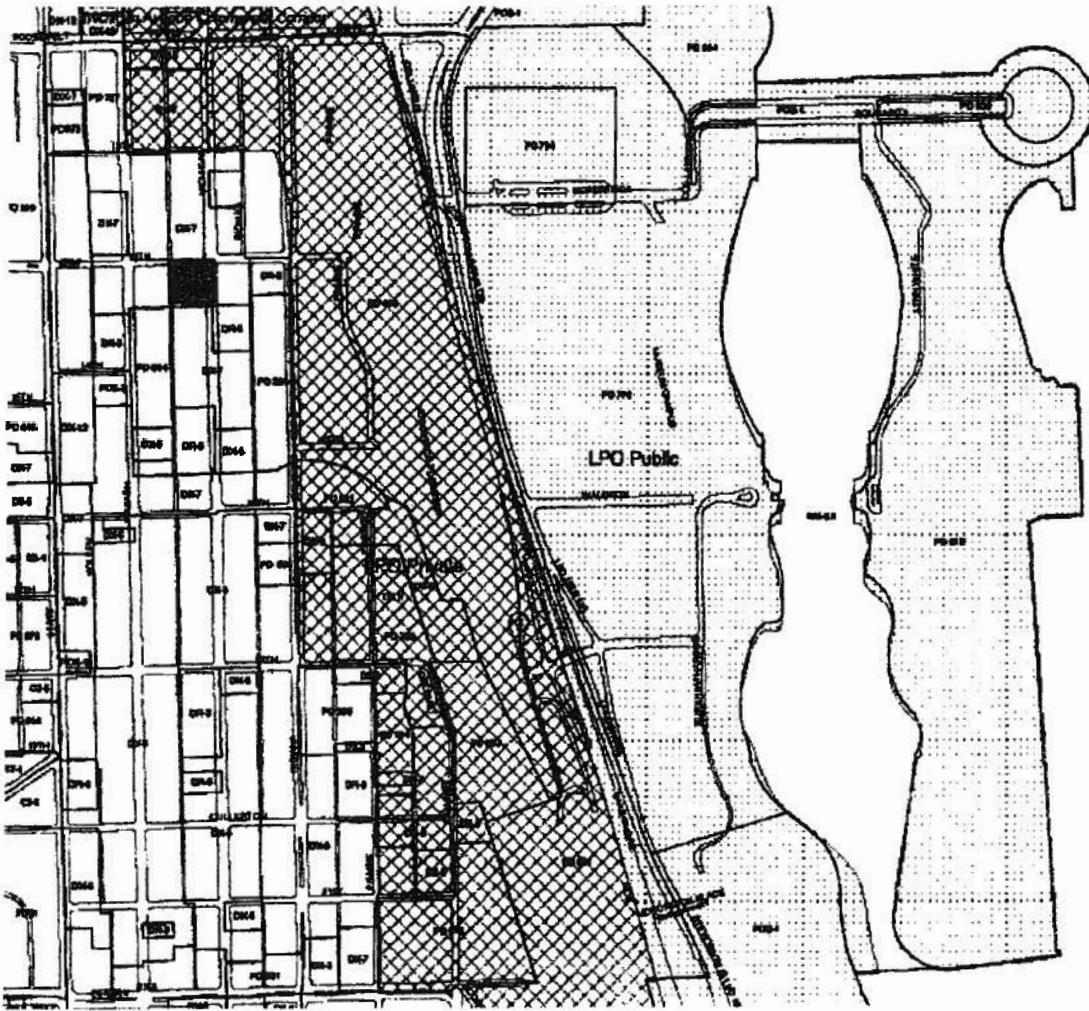
Subarea B Minimum Number of Off-Street Loading Docks: 0

Building Setbacks: 0 feet

Building Height:

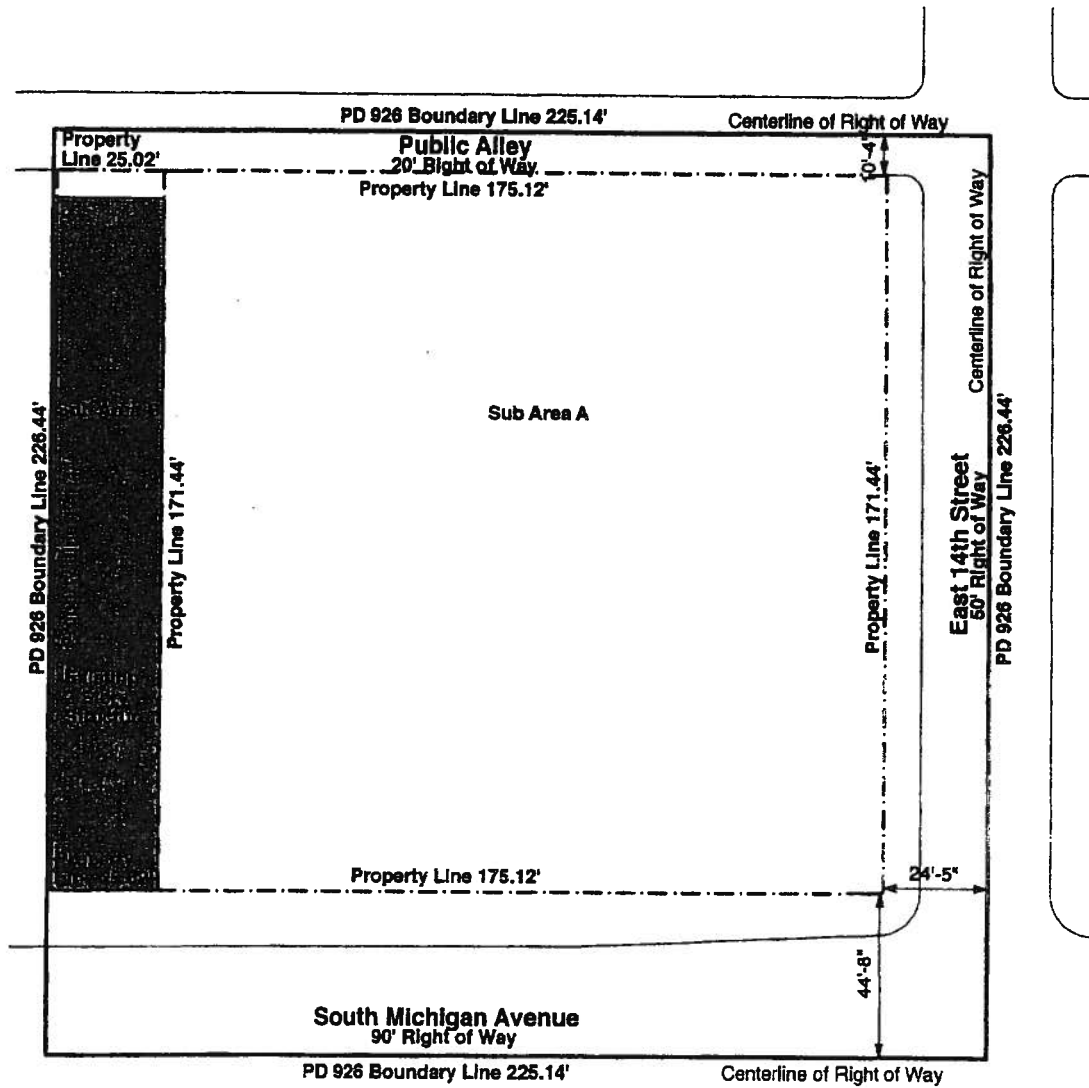
Subarea A: 340 feet
Subarea B: 30 feet

Existing Zoning Map.

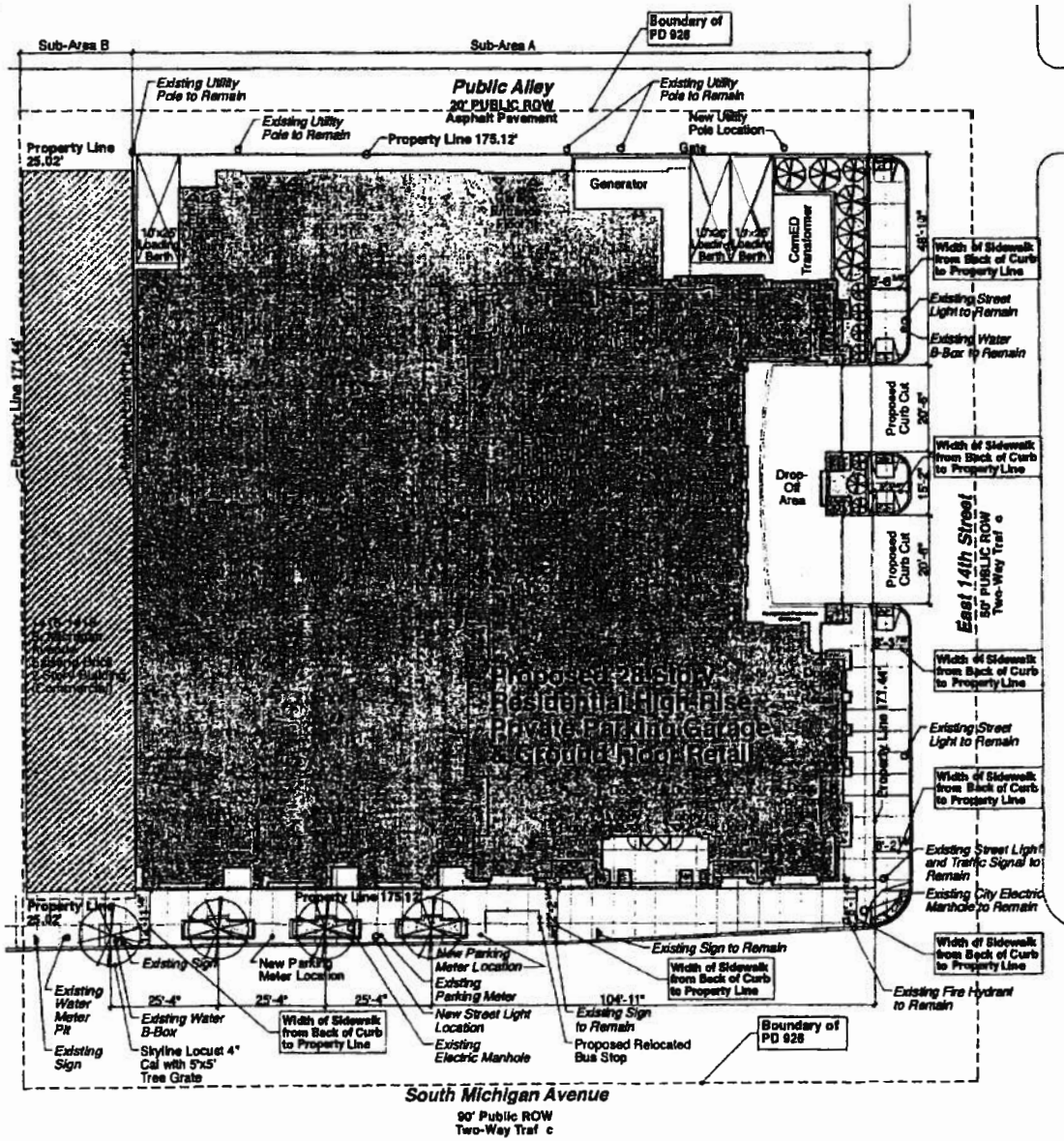


Planned Development Property Line
And Subarea Boundary Map.

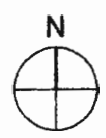
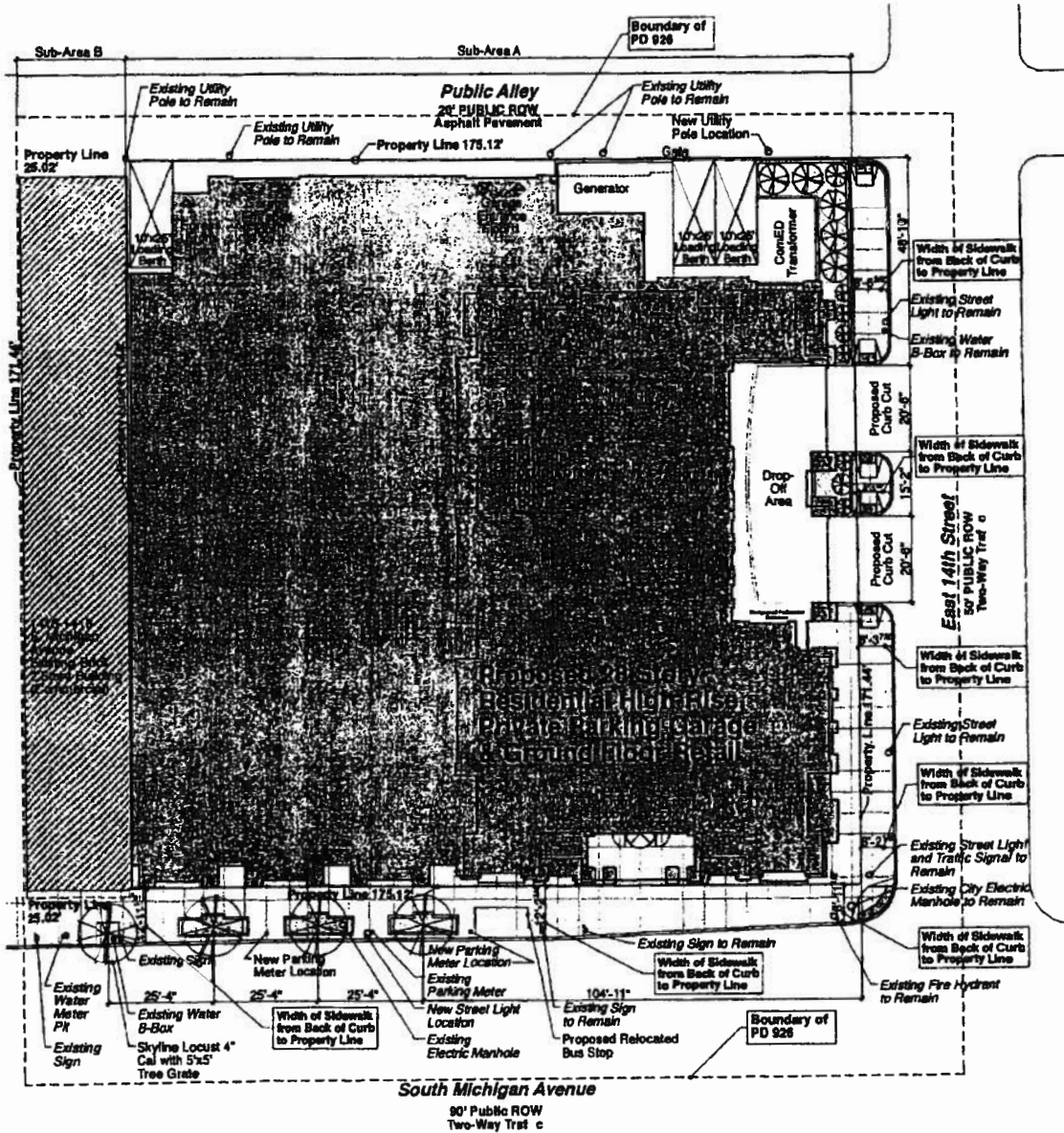
———— RPD Boundary Line
- - - - - Property Line



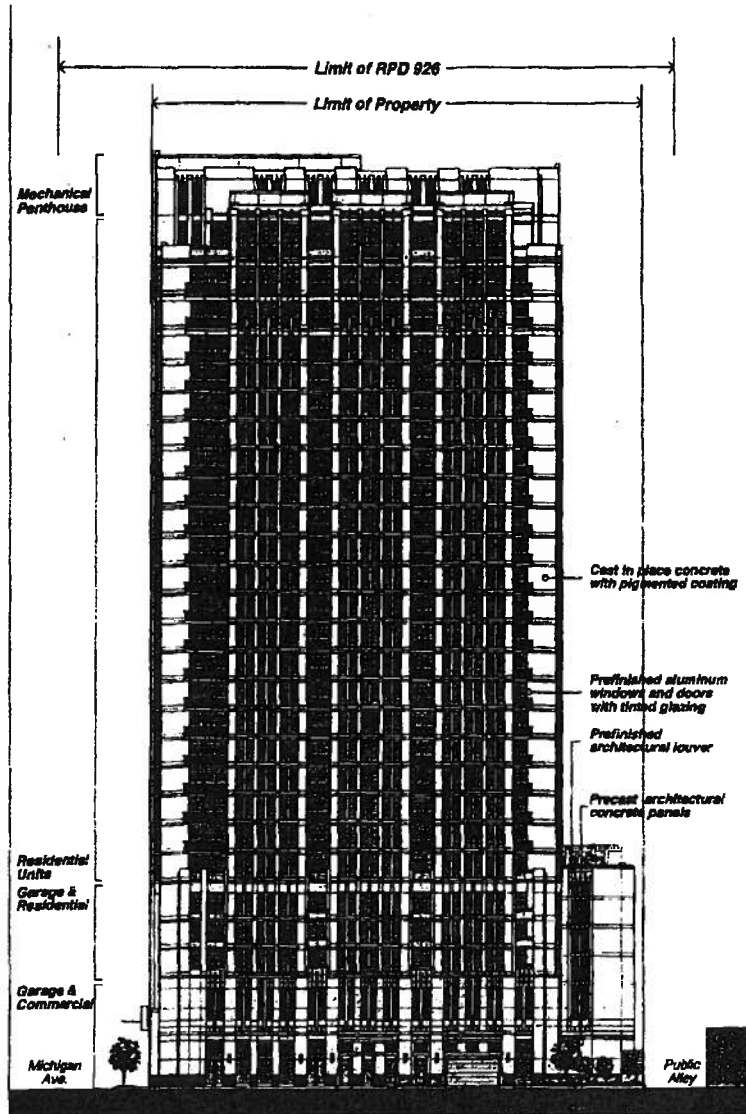
Site Plan.



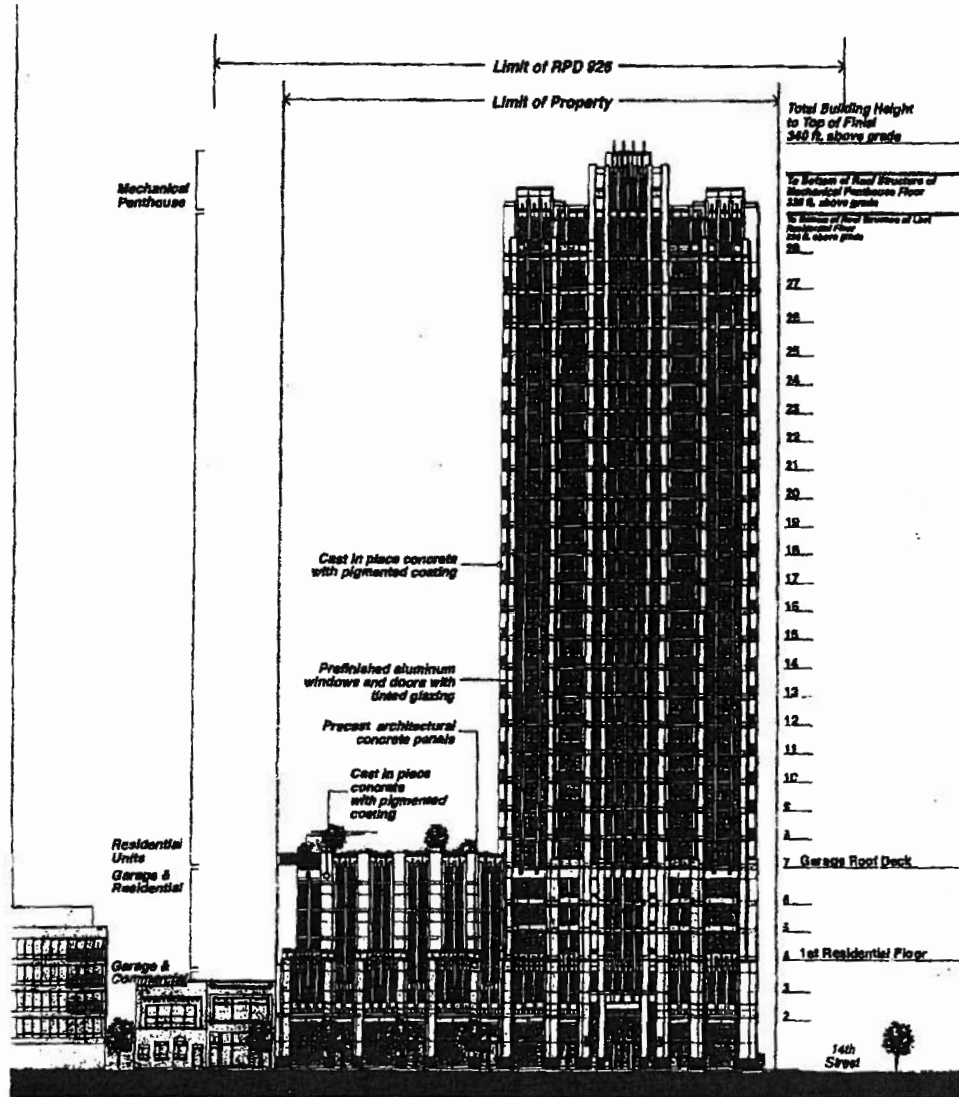
Landscape Plan.



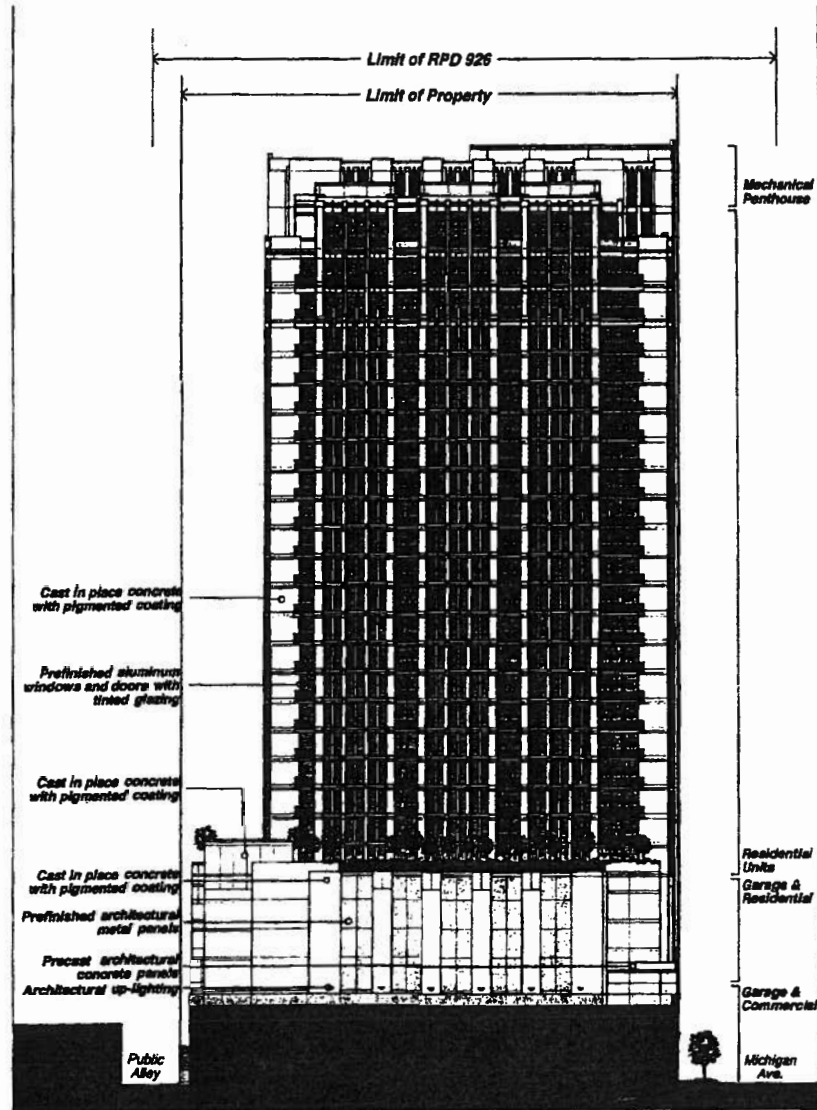
North Building Elevation.



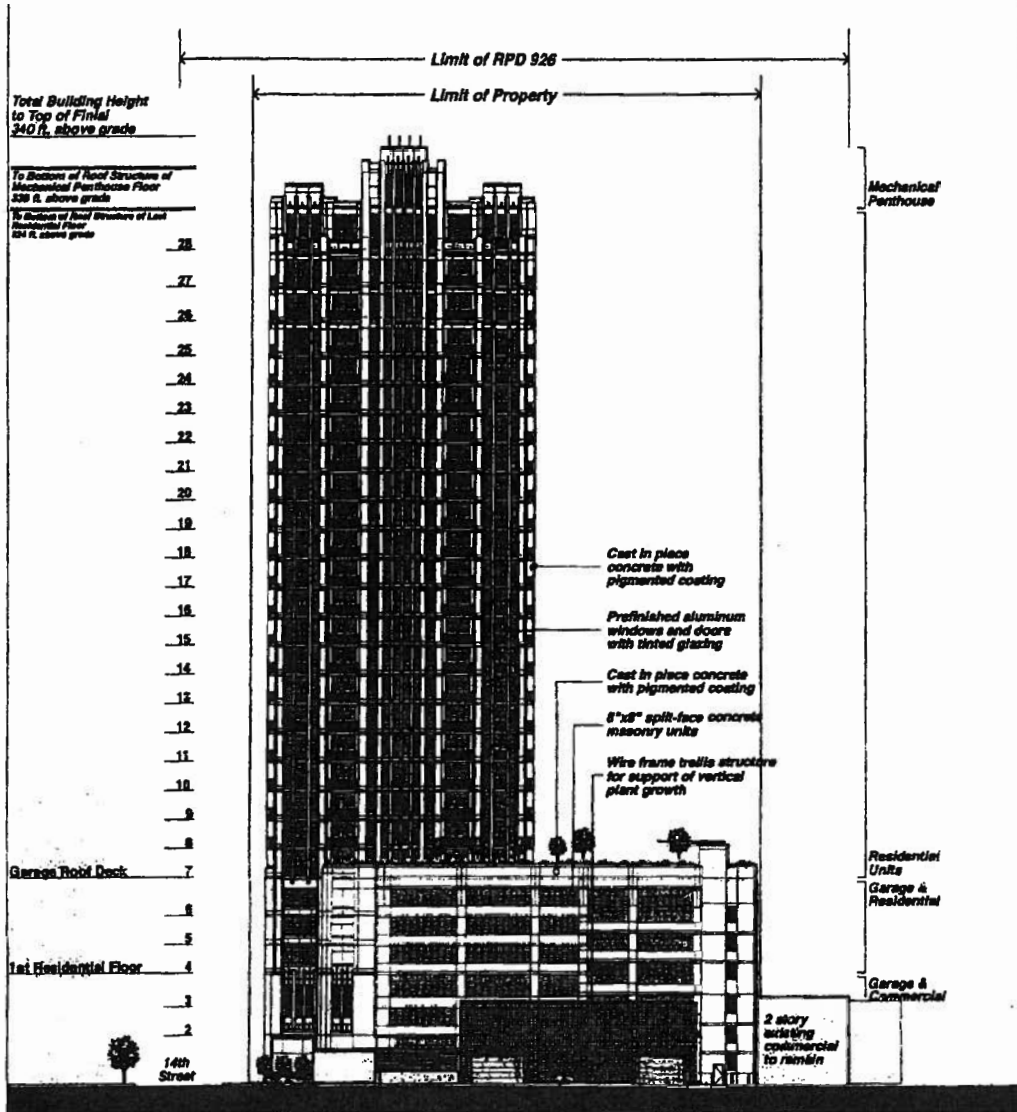
South Building Elevation.



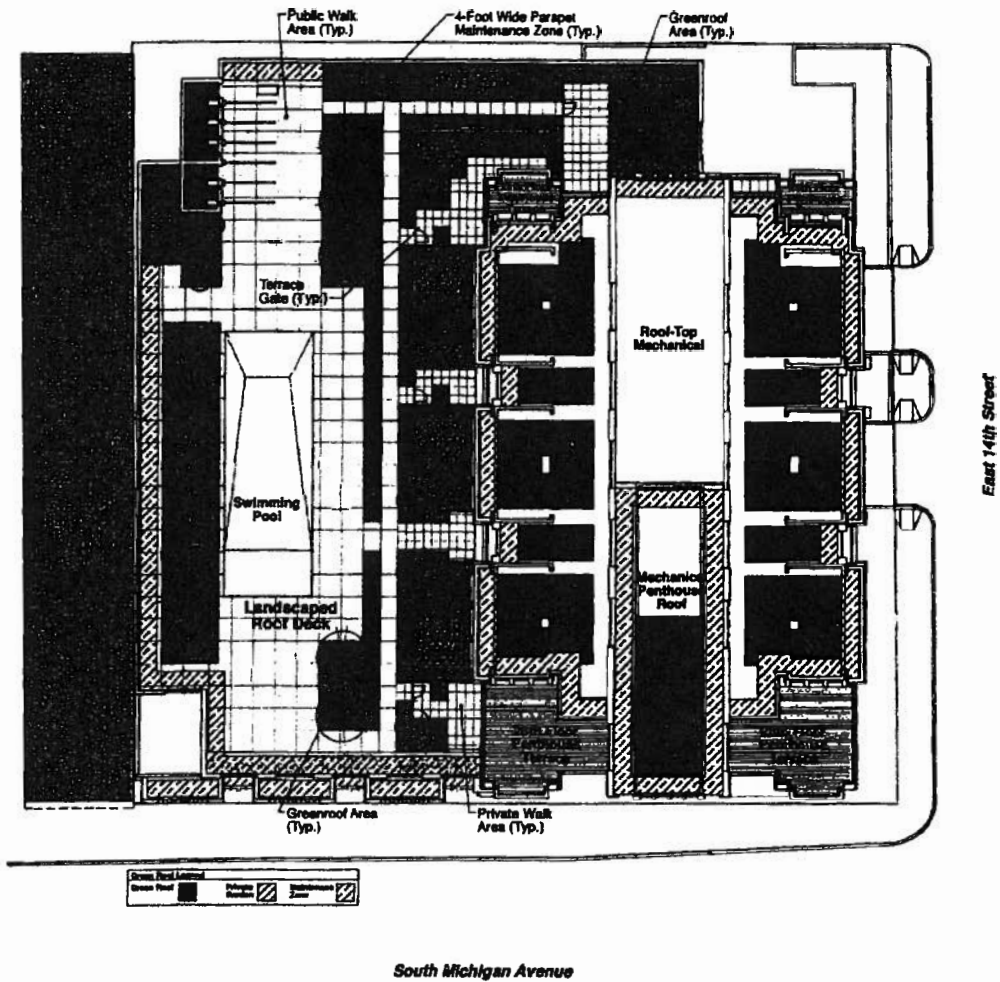
East Building Elevation.



West Building Elevation.



Green Roof Plan.



Total Net Roof Area: 16,853 sq. ft. Note: Not including existing structure roof, 4' parapet, mechanical equipment maintenance area, swimming pool, private garden space and major mechanical equipment areas.

Green Roof Area: 8,595 sq. ft. 51% of applicable roof area



to those of an RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map Number 4-E.
(As Amended)
(Application Number 142 11)*

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 symbols and indications as shown on Map Number 4-E in the area bounded by:

East 14th Street; South Michigan Avenue; a line 200.14 feet south of and parallel to East 14th Street; and a line 171.44 feet west of and parallel to South Michigan Avenue,

to those of a Residential Planned Development and a corresponding use district is hereby established in the area above described.

SECTION 2. 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:

Residential-Business Planned Development Number 926

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development consists of a net site area of approximately seventy-nine hundredths (.79) acres (thirty-four thousand three hundred eleven (34,311) square feet) which is controlled by 1400 South Michigan, L.L.C. ("Applicant").

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 applicable within this planned development shall be binding upon the Applicant, its successors and assigns. Furthermore, pursuant to the requirements of Section 11.1 1- 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 of the subarea for which the request is being made. 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, the owners of all the property comprising the subarea for which the request is being made within the planned development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the planned development as it may relate to the subarea in question, except as "control" may have been resolved with in title documents. All owners of property within the planned development in the case of a legislative amendment.
4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property and Boundary Map; a Subarea Map; a Ground Floor Plan; a Landscape Plan; a Green Roof Plan; and Building Elevations dated May 28, 2004, prepared by Pappageorge Haymes Architects, which are all incorporated herein. Full size sets of the Site Plan and Building Elevations, and Landscape Plan are on file with the Department of Planning and Development. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code in 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 planned development: multi-family dwelling units; commercial uses as permitted in C3-5 Commercial-Manufacturing Districts, accessory parking and related uses.

6. 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 within the planned development subject to review and approval of the Department of Planning and Development.
7. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking or storage of garbage receptacles within such paved areas, except as noted on the Site Plan, or within fire lanes. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development subject to review of the Department of Transportation and Department of Planning and Development. All work 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 accordance with the Municipal Code of the City of Chicago.
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 floor area ratio calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
10. Improvements of the properly, 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. 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. Notwithstanding the provisions of sub-clauses 4 and 5 of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks, an increase in the maximum percent of land covered or subsequent setback reductions pertaining to individual residential units.

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 commercially reasonable efforts to design, construct and maintain all buildings located within this planned development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating.
14. If substantial construction has not yet begun within the planned development within six (6) years of the date of passage of the planned development, the zoning of that property shall revert to the C3-5 Commercial-Manufacturing District.

[Subarea Map and Ground Floor Plan referred to in these Plan of Development Statements unavailable at time of printing.]

[Existing Zoning Map; Existing Land-Use Map; Planned Development Property and Boundary Map; Landscape Plan; Green Roof Plan; Building Elevations; and Site Plan referred to in these Plan of Development Statements printed on pages 30593 through 30604 of this Journal.]

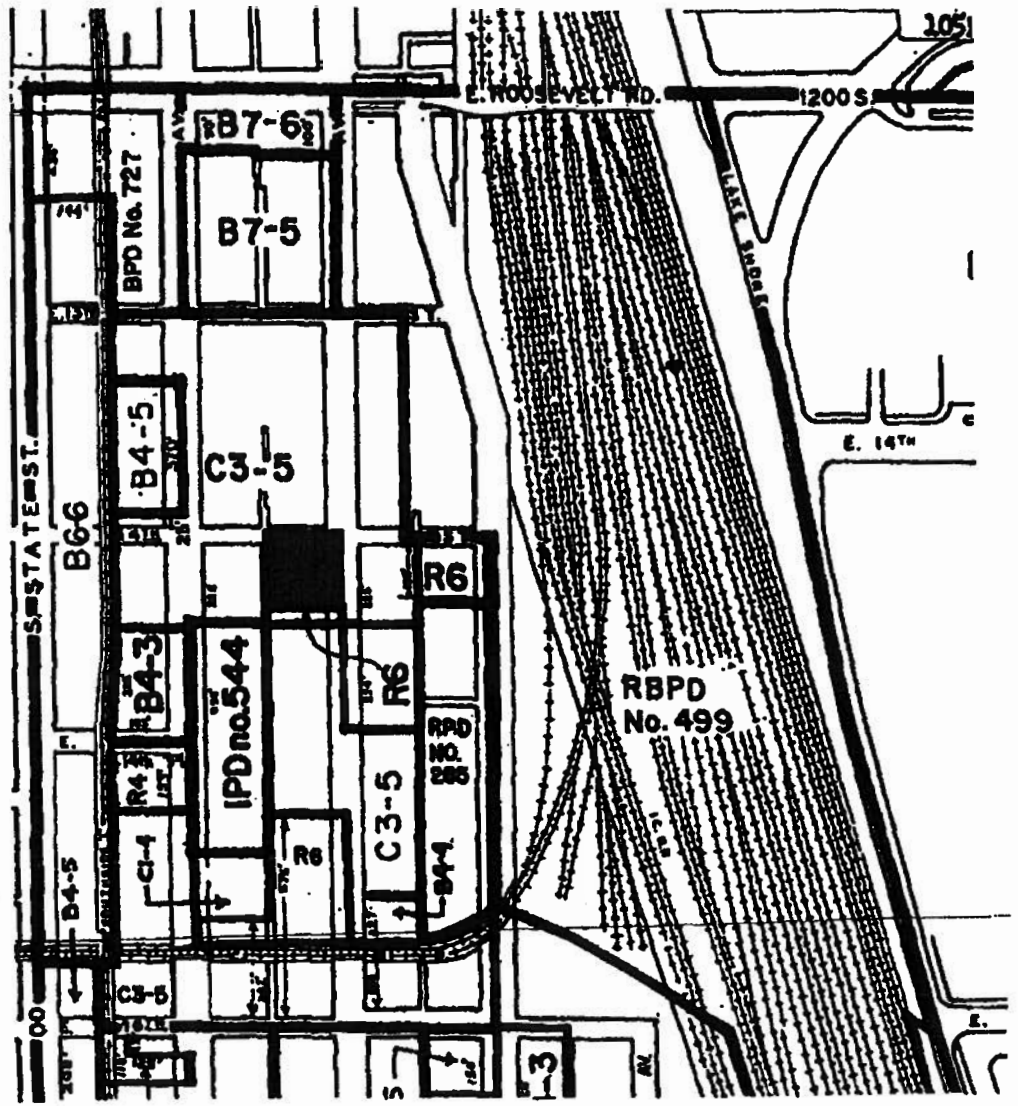
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential-Business Planned Development Number 926

Bulk Regulations And Data Table

Gross Site Area:	50,980.7 square feet (1.17 acres)
Net Site Area:	Total = 50,980.7 square feet (Gross Site Area) - 16,669.7 square feet (Area in Public Streets and Alley) = 34,311 square feet (0.79 acres)
Maximum Floor Area Ratio:	7.0
Maximum Number of Residential Units:	210
Maximum Site Coverage:	In accordance with Site Plan
Minimum Number of Off-Street Parking Spaces:	220 In the event that fewer dwelling units are built at the time of Part II approval, the total number of parking spaces may be reduced. A minimum of .75 parking space per unit ratio shall be maintained
Minimum Building Setbacks:	In accordance with Site Plan
Maximum Building Height:	In accordance with Building Elevations

Existing Zoning Map.



Applicant 1400 South Michigan, LLC

Applicant Address 7880 N Lincoln Avenue Skokie, IL 60077

Submitted June 10, 2004

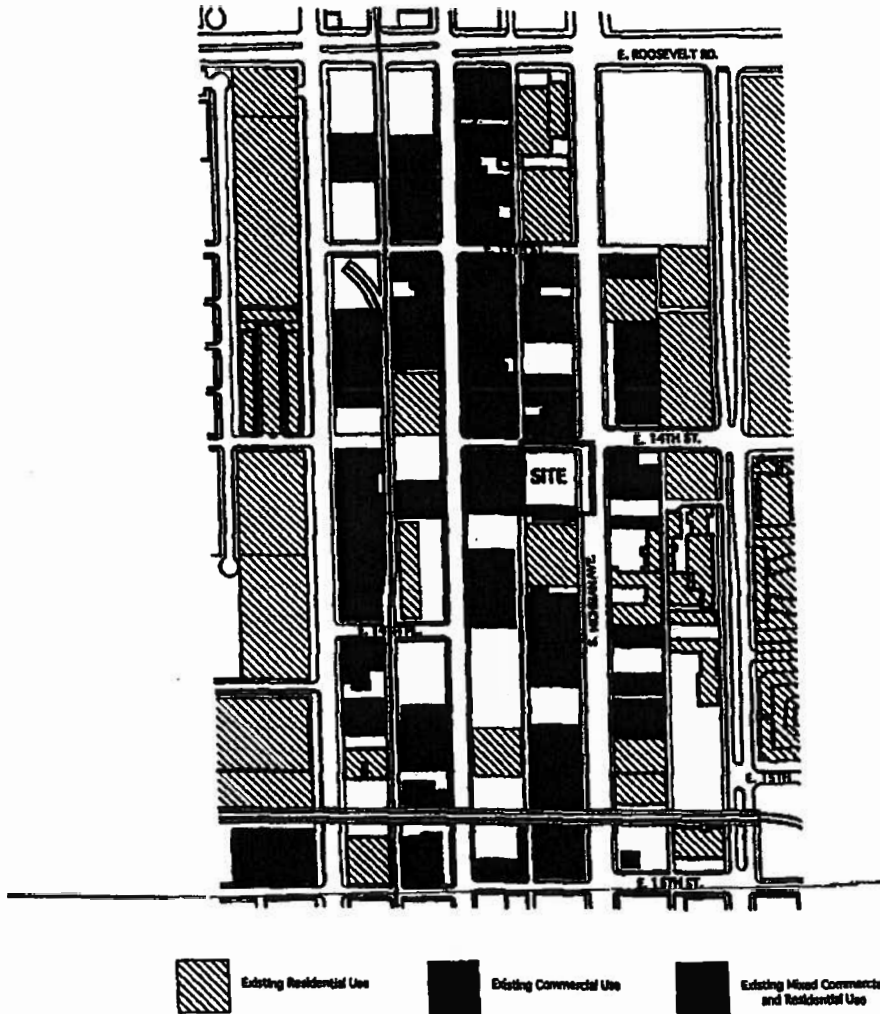
Revised



Existing Zoning Map

Project Address 1400-1410 S Michigan Ave & 1416-1418 S Michigan Ave

Land-Use Map.



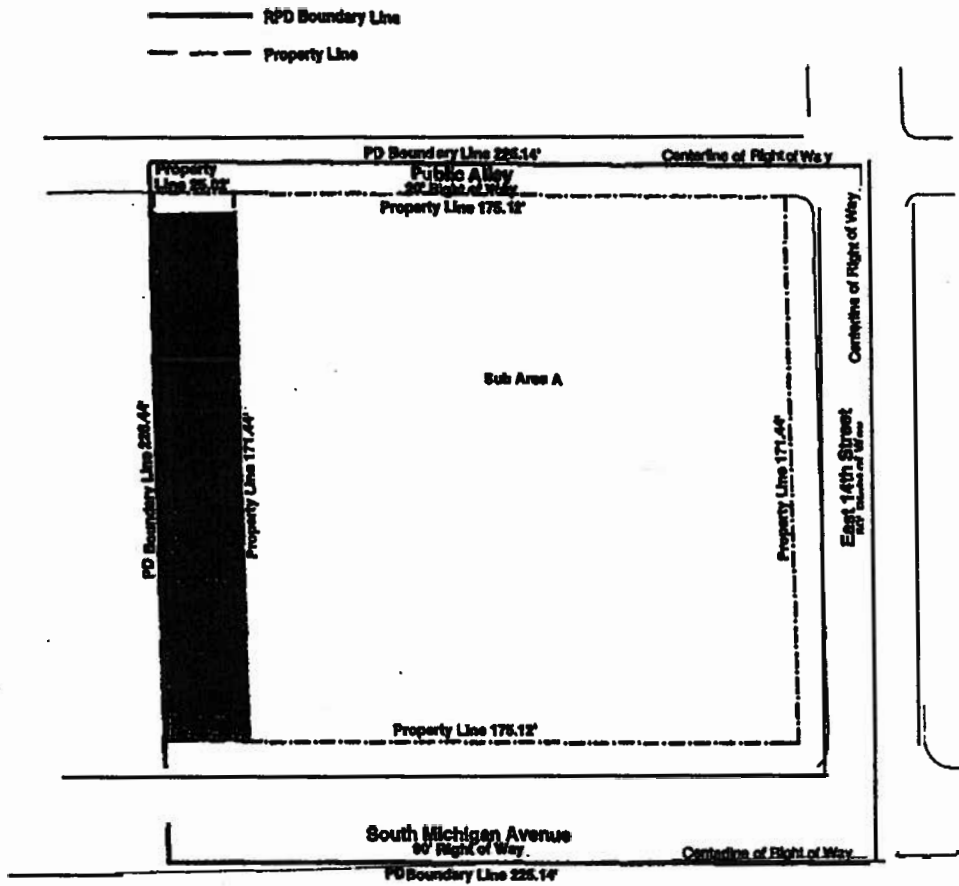
Applicant **1400 South Michigan, LLC**
 Applicant Address 7880 N Lincoln Avenue
 Skokie, IL 60077
 Submitted June 10, 2004
 Revised



Land Use Map

Project Address
 1400-1410 S Michigan Ave
 & 1416-1418 S Michigan Ave

Boundary Map.



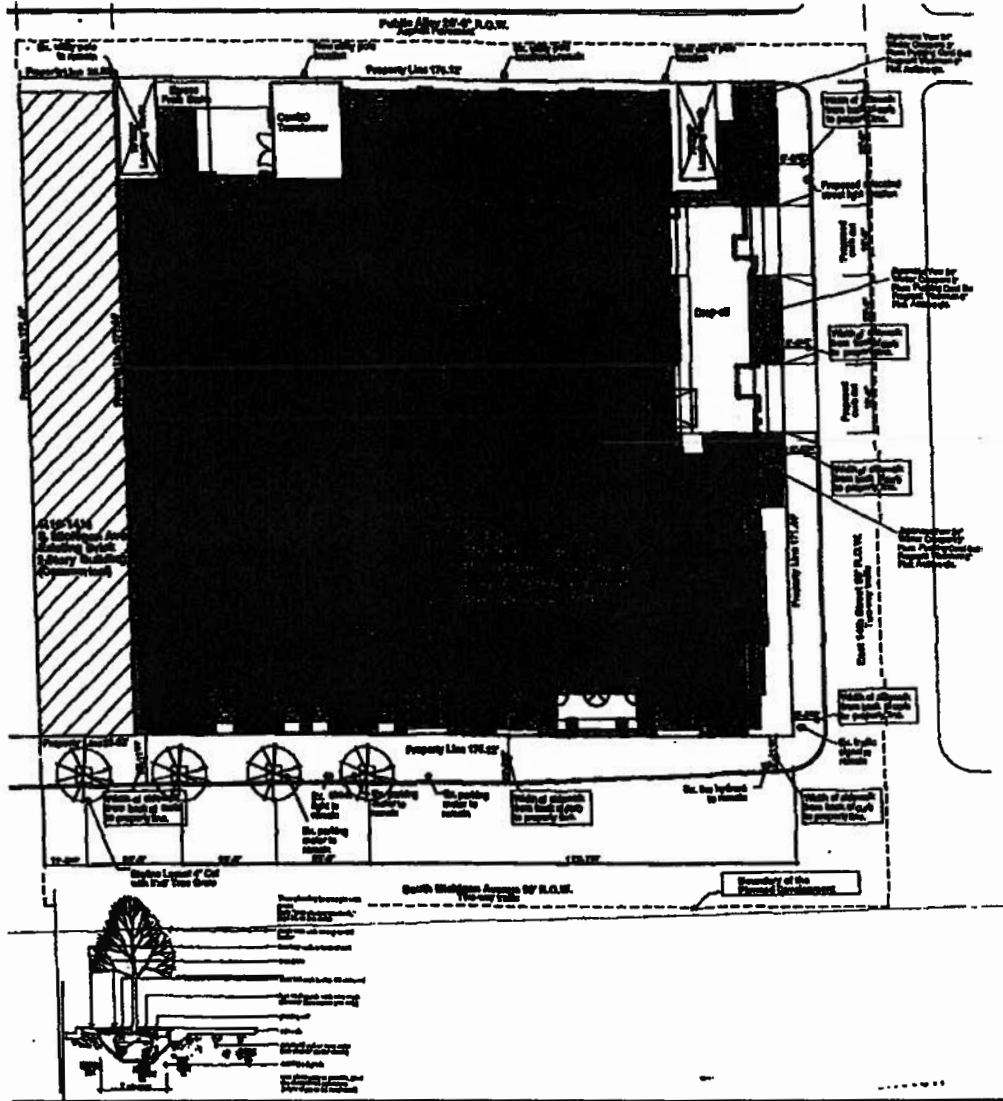
Applicant 1400 South Michigan, LLC
 Applicant Address 7660 N Lincoln Avenue
 Skokie, IL 60077
 Submitted June 10, 2004
 Revised



Boundary Map

Project Address
 1400-1410 S Michigan Ave
 & 1416-1418 S Michigan Ave

Landscape Plan



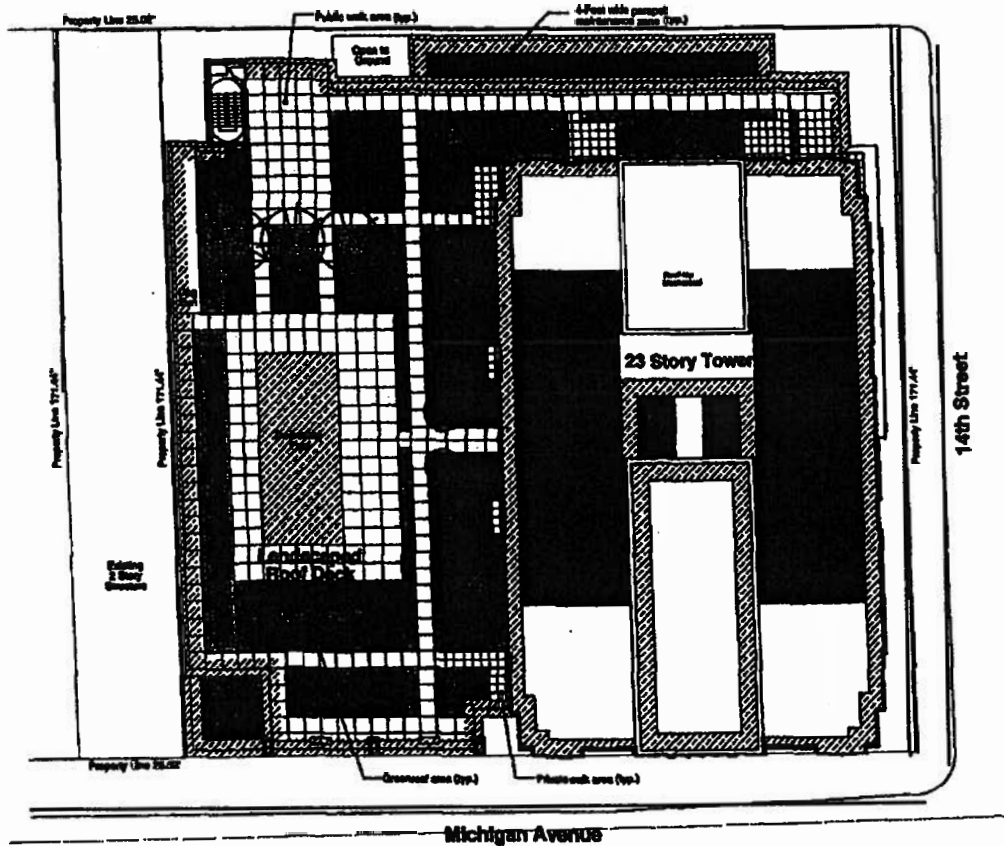
Applicant 1400 South Michigan, LLC
 Applicant Address 7880 N Lincoln Avenue
 Skokie, IL 80077
 Submitted June 10, 2004
 Revised



Landscape Plan

Project Address
 1400-1410 S Michigan Ave
 & 1416-1418 S Michigan Ave

Green Roof Plan.



Total Roof Area: 12,035 sq. ft. Note: Not including existing structure roof, if parapet, mechanical equipment maintenance area, swimming pool and major mechanical equipment areas.

5th Floor Landscape Roof: 6,177 sq. ft. 51.3% of applicable roof area

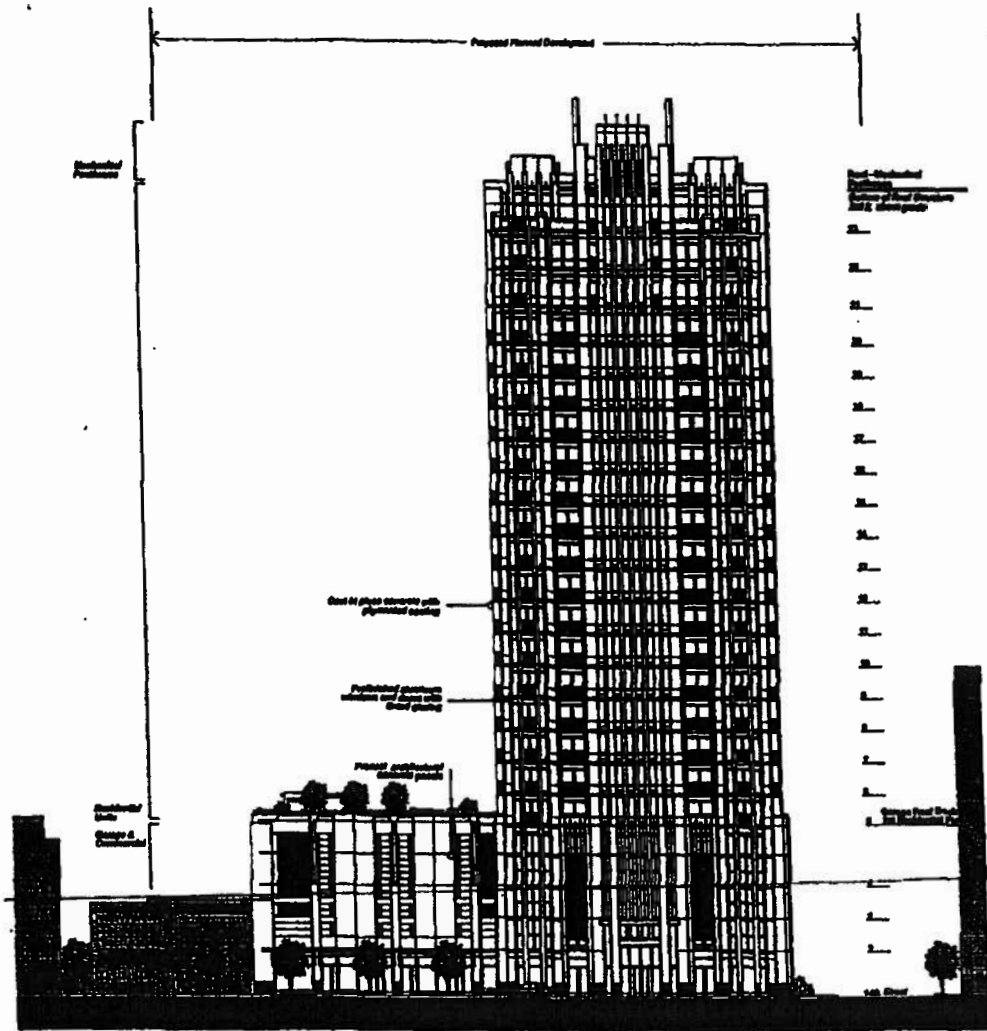
Applicant 1400 South Michigan, LLC
 Applicant Address 7880 N Lincoln Avenue
 Skokie, IL 60077
 Submitted June 10, 2004
 Revised

Green Roof Plan

Project Address
 1400-1410 S Michigan Ave
 & 1416-1418 S Michigan Ave



East Elevation.



Applicant 1400 South Michigan, LLC

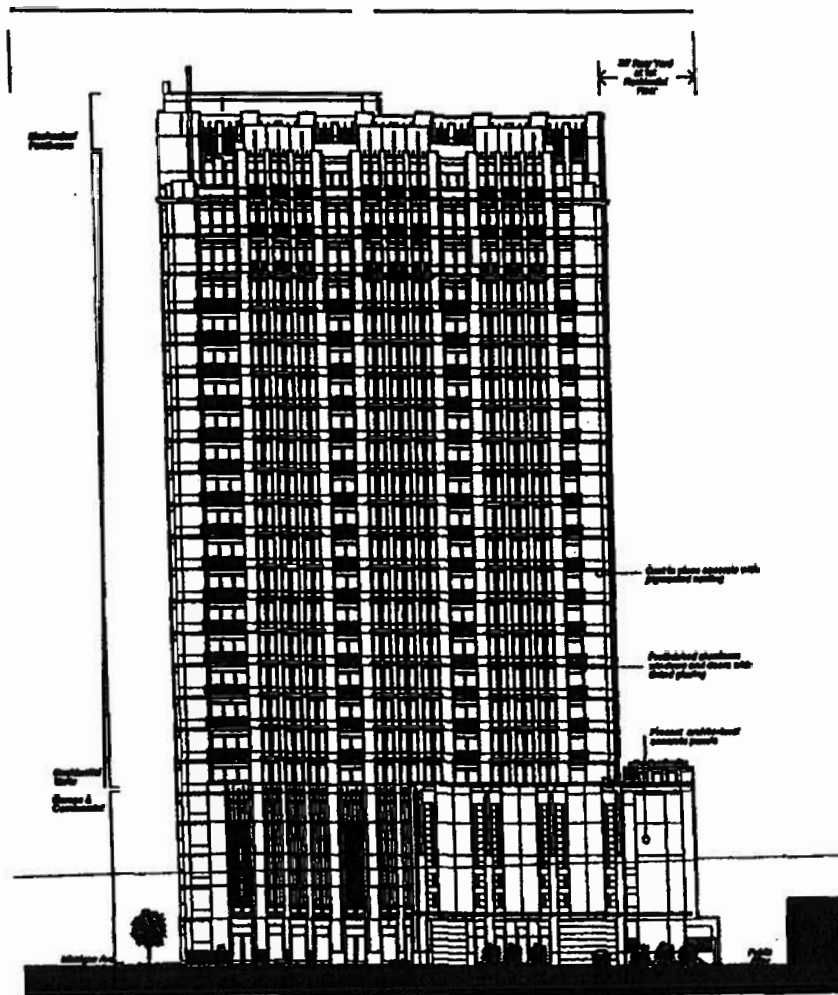
Applicant Address 7860 N Lincoln Avenue Skokie, IL 60077

Submitted June 10, 2004

East Elevation

Project Address 1400-1410 S Michigan Ave & 1416-1418 S Michigan Ave

North Elevation.



Applicant 1400 South Michigan, LLC

Applicant Address 7680 N Lincoln Avenue
Skokie, IL 60077

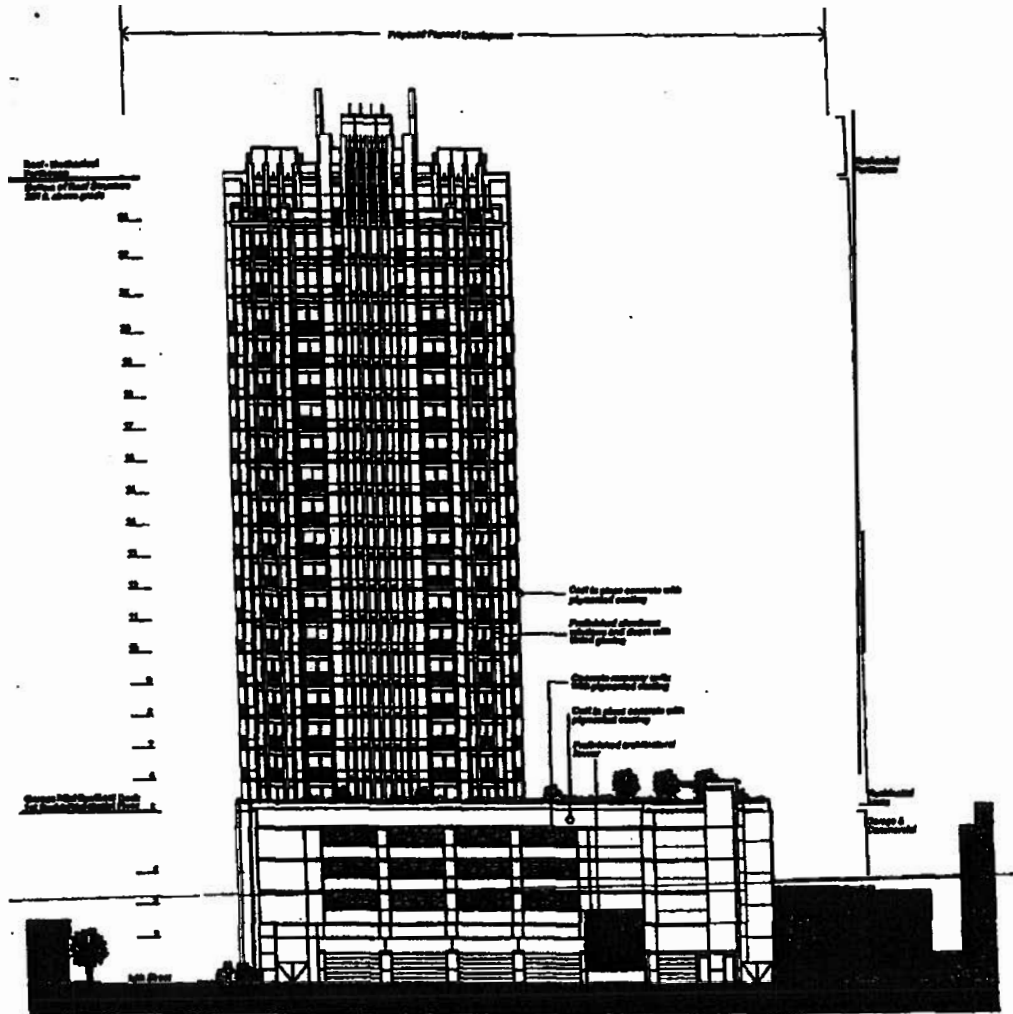
Submitted June 10, 2004

Revised

North Elevation

Project Address
1400-1410 S Michigan Ave
& 1416-1418 S Michigan Ave

West Elevation

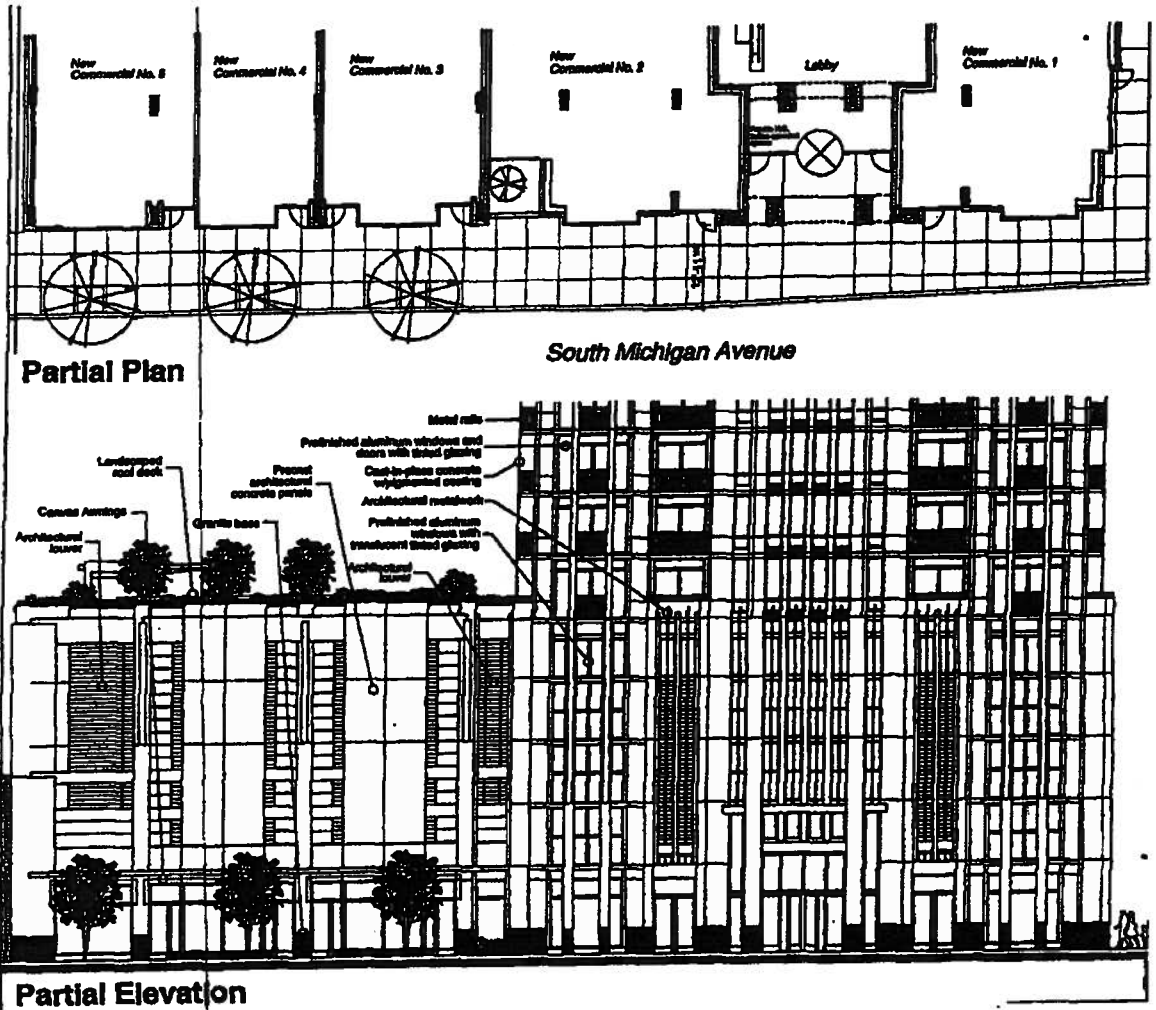


Applicant 1400 South Michigan, LLC
 Applicant Address 7880 N Lincoln Avenue
 Skokie, IL 60077
 Submitted June 10, 2004
 Revised

West Elevation

Project Address
 1400-1410 S Michigan Ave
 & 1416-1418 S Michigan Ave

South Michigan Avenue Plan/Elevation.



Applicant 1400 South Michigan, LLC
 Applicant Address 7660 N Lincoln Avenue
 Skokie, IL 60077
 Submitted June 10, 2004

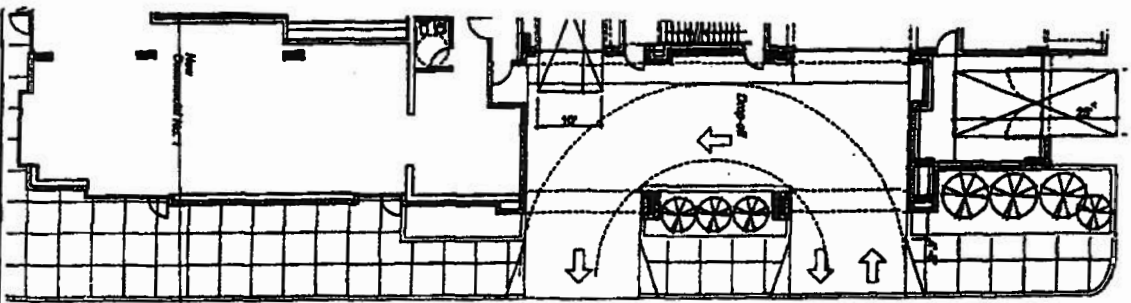
S. Michigan Ave.
 Plan/Elevation
 Project Address
 1400-1410 S Michigan Ave
 & 1416-1418 S Michigan Ave

9/1/2004

REPORTS OF COMMITTEES

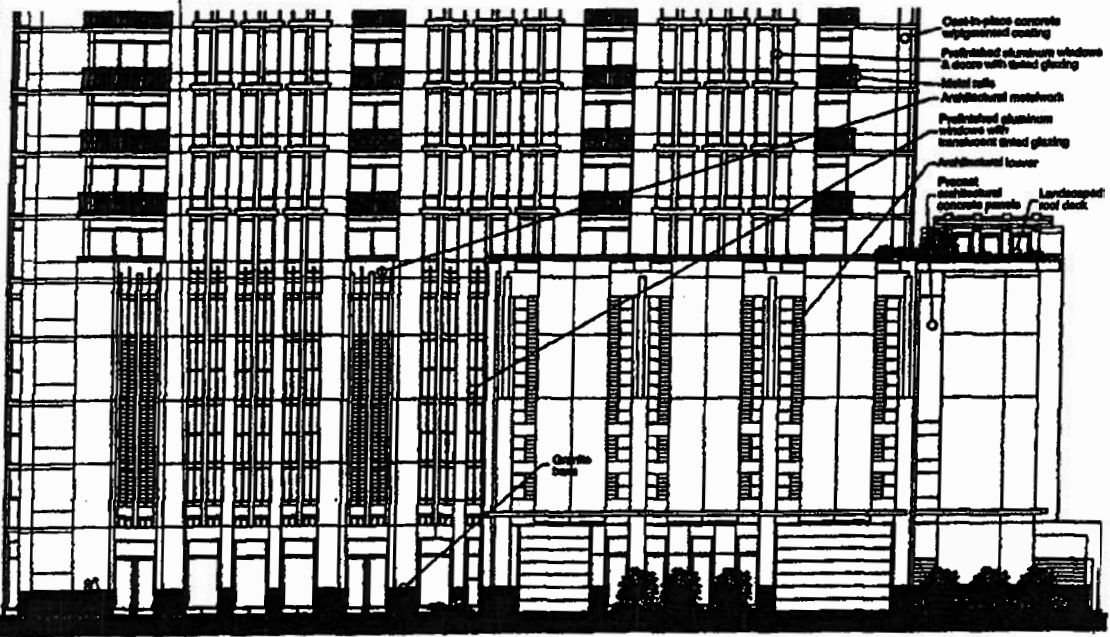
30603

East 14th Street Plan/Elevation.



Partial Plan

East 14th Street

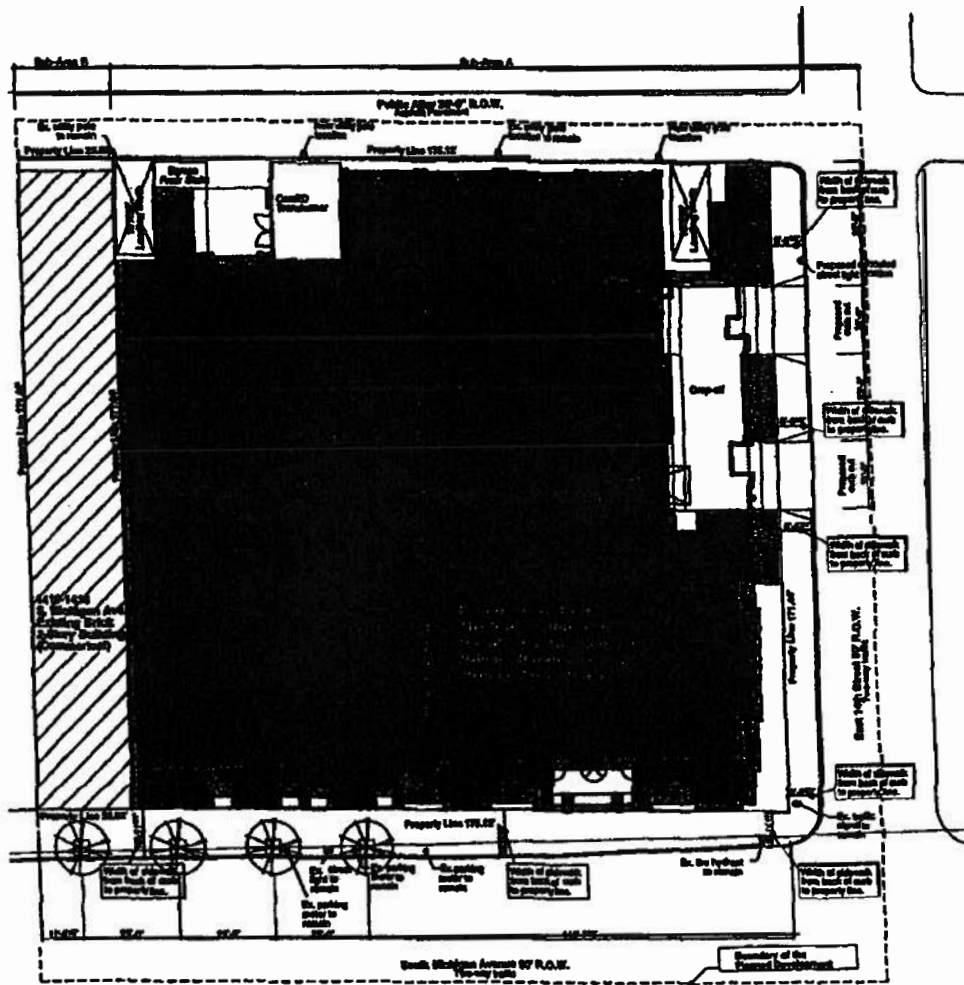


Partial Elevation

Applicant 1400 South Michigan, LLC
 Applicant Address 7880 N Lincoln Avenue
 Skokie, IL 60077
 Submitted June 10, 2004

E. 14th St.
Plan/Elevation
 Project Address
 1400-1410 S Michigan Ave
 & 1416-1416 S Michigan Ave

Site Plan.



Applicant 1400 South Michigan, LLC

Applicant Address 7880 N Lincoln Avenue Skokie, IL 60077

Submitted June 10, 2004

Revised

Site Plan

Project Address 1400-1410 S Michigan Ave & 1416-1418 S Michigan A

