

PD 938

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12/1/2004

REPORTS OF COMMITTEES

14483
36391

Again, please let the record reflect that I abstain from voting on Application Numbers 14565, 14571, 14587, 14585 and 14572 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the committee's recommendation was *Concurred In* and the said proposed reappointment of Ms. Geraldine M. McCabe-Meile as a member of the Zoning Board of Appeals was *Approved* by yeas and nays as follows:

Yeas -- Aldermen Flores, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Austin, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Schulter, M. Smith, Stone -- 47.

Nays -- None.

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

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION
OF AREAS SHOWN ON MAP NUMBER 2-F.

(As Amended)
(Application Number 14483) *BPD 938*

(Committee Meeting Held October 19, 2004)

The Committee on Zoning submitted the following report:

CHICAGO, December 1, 2004.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on October 19, 2004, I beg leave to recommend that Your Honorable Body Pass one ordinance transmitted herewith for the purpose of reclassifying a particular area. It is referred to as Application Number 14483, and was corrected and amended in its amended form.

At this time, I move for passage of the ordinance transmitted herewith.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the said proposed amended ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Flores, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Austin, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Schulter, M. Smith, Stone -- 47.

Nays -- None.

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

The following is said ordinance as passed:

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 B6-6 Restricted Central District symbols and indications as shown on Map Number 2-F in the area bounded by:

West Monroe Street; South Canal Street; the alley next south of West Monroe Street; a line 240.06 feet west of South Canal Street; a line 119.47 feet south of West Monroe Street; and South Clinton Street,

to the designation of a Business Planned Development, 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 938.

Plan Of Development Statements.

1. The area delineated herein as Business Planned Development Number 938 (the "Planned Development") consists of approximately fifty-five thousand one hundred thirty-six (55,136) square feet (one and twenty-six hundredths (1.26) acres) which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the applicant, TST 525 West Monroe, L.L.C.
2. The applicant or its successors, assignees or grantees shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustments of rights-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, assignees or grantees and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors, assignees or grantees and, if different than the applicant, any legal titleholders 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 and any ground lessors.
4. This plan of development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; an Attainable Floor Area Ratio Analysis; a Site/Landscape Plan; a

Roof Landscape Plan; and Building Elevation prepared by Solomon Cordwell Buenz & Associates Inc., dated July 21, 2004. A full-size set of the Site/Landscape Plan, the Roof Landscape Plan, and the Building Elevations is 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. Subject to the Bulk Regulations and Data Table, the following uses shall be permitted in this Planned Development: all uses allowed as permitted and special uses in the B6-6 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 Development. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and loading facilities shall be provided in accordance with the provisions of this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and 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 Department of Transportation.
8. In addition to the maximum height of buildings and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with this Planned Development. Landscaping shall be installed in accordance with the Site/Landscape Plan and maintained in accordance with the parkway tree planting and parking lot landscaping provisions of the Chicago Zoning Ordinance.

10. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date of adoption of this Planned Development 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, such calculations shall not include floor area devoted to mechanical equipment and storage areas exceeding five thousand (5,000) square feet in any single location.
11. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the applicant or its successors, assignees or grantees and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area or the maximum number of units for the total net site area established in this Planned Development. Any such modification shall be deemed 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 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.").
13. 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 new 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.
14. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years of the effective date hereof and unless the completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the

zoning of the Property shall automatically revert to a B6-6 Restricted Central Business District.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Attainable Floor Area Ratio Analysis; Site/Landscape Plan; Roof Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 36397 through 36403 of this *Journal*.]

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

Business Planned Development Number 938

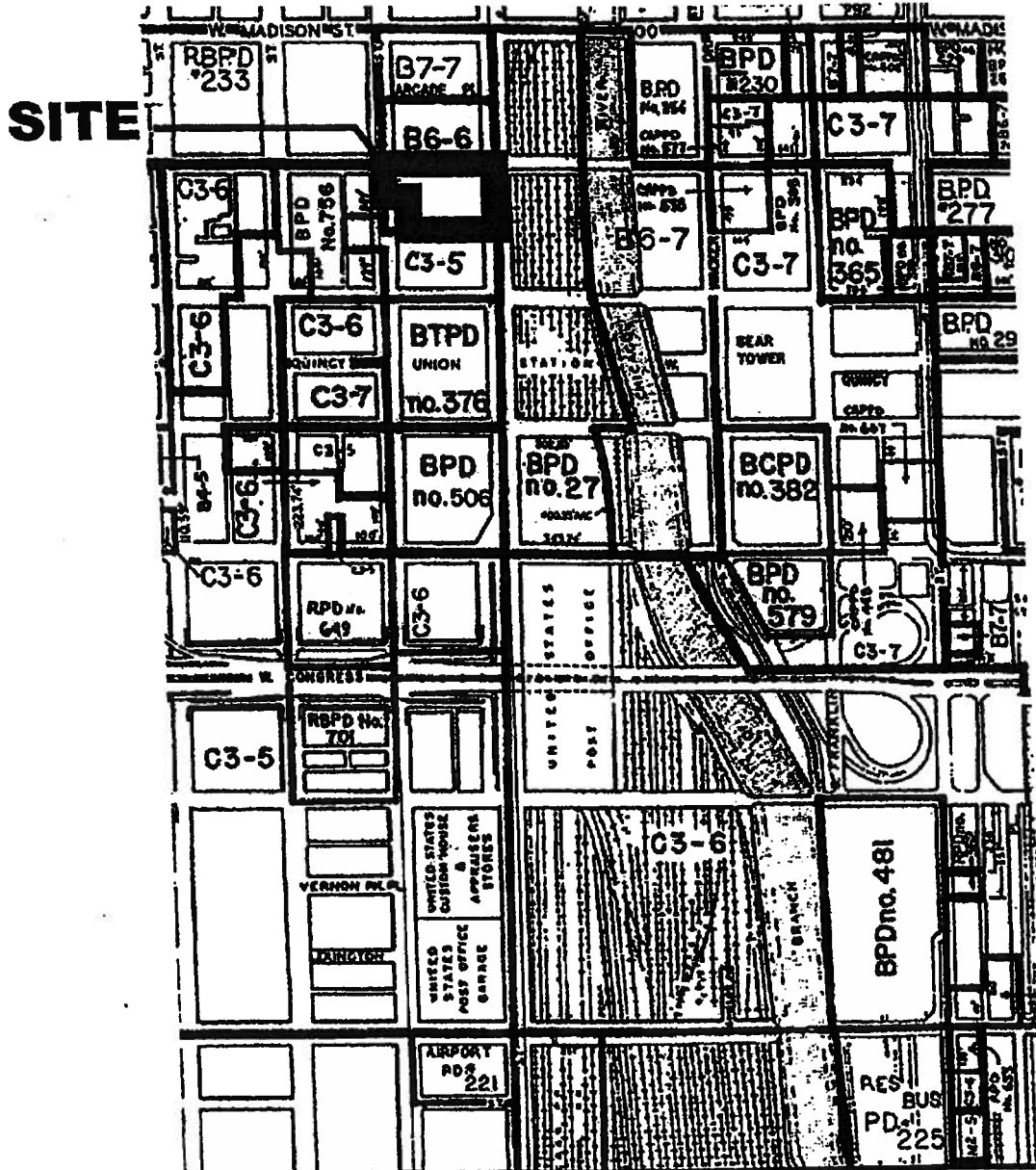
Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Area Remaining in Public Rights-of-Way
83,234 square feet (±1.90 acres) = ±55,136 square feet (±1.26 acres) + ±28,098 square feet (±0.64 acres).

Permitted Uses:	All uses allowed as permitted and special uses in the B6-6 Restricted Central Business District
Maximum Floor Area Ratio:	16.735
Minimum Number of Off-Street Parking Spaces:	144
Minimum Number of Off-Street Loading Berths:	7
Setbacks:	In accordance with the Site/Landscape Plan

Existing Zoning Map.

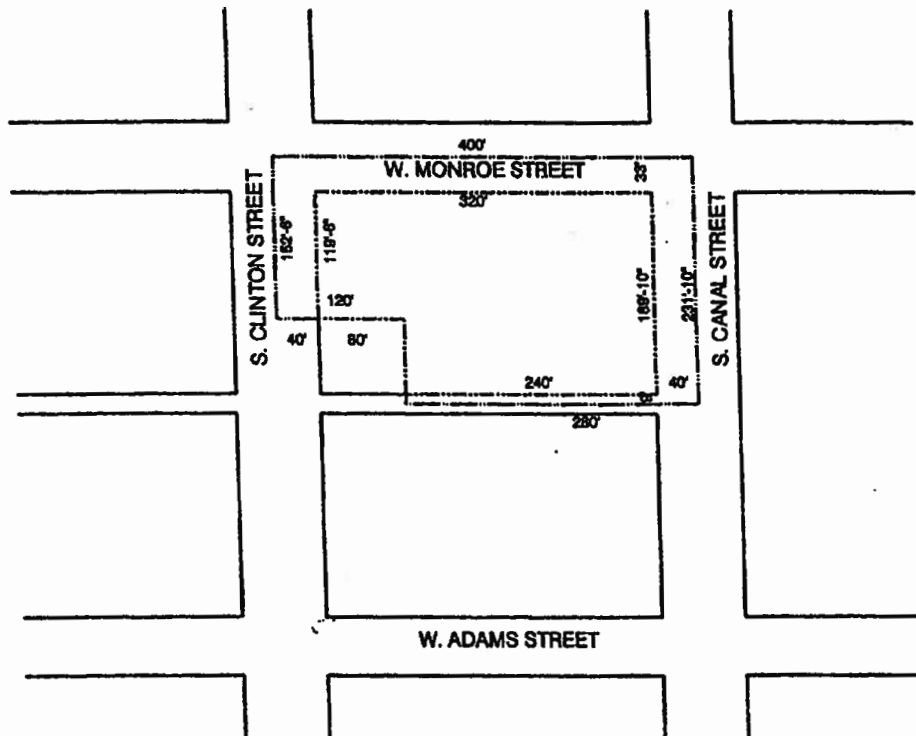


Applicant: TST 525 West Monroe, L.L.C.
 525 West Monroe Street
 Chicago, Illinois 60661

Date: July 21, 2004

Revised: September 23, 2004

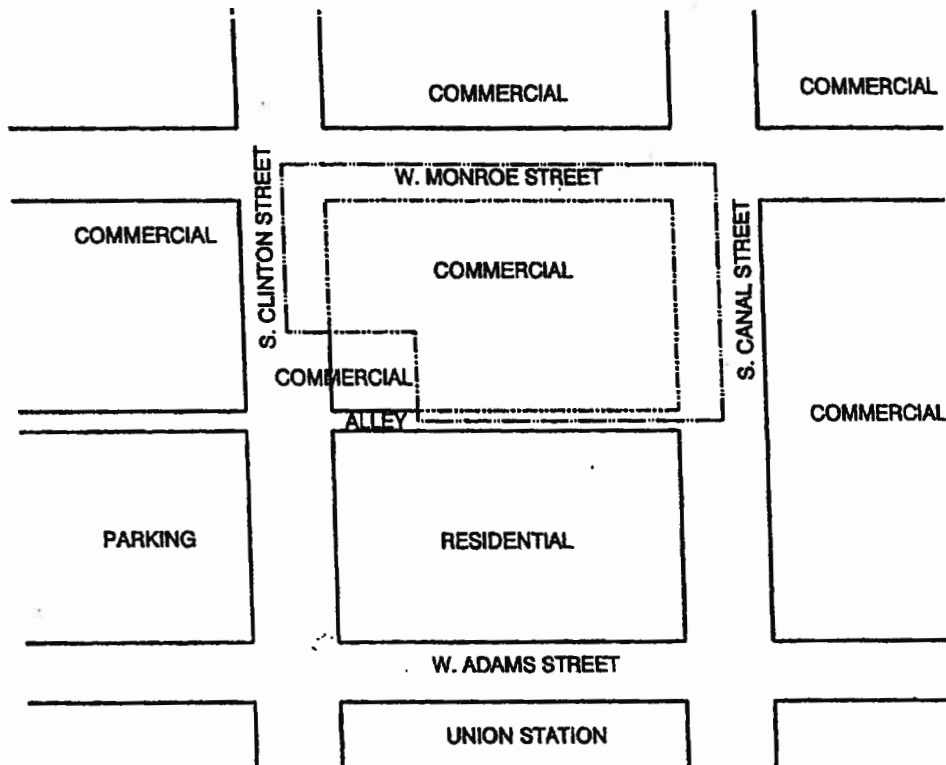
Planned Development Boundary
And Property Line Map.



KEY
PROPERTY LINE ————
PLANNED DEVELOPMENT BOUNDARY ————

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Existing Land-Use Map.



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Attainable Floor Area Ratio Analysis.

525 W. MONROE ST.
ATTAINABLE F.A.R. ANALYSIS

	OLD BONUS SYSTEM (AS BUILT)	NEW BONUS SYSTEM
BASE F.A.R.	12.0	12.0
ARCADES:		
CANAL ST.	1.5	0.93
CLINTON ST.	1.5	0.49
OPEN AREA AT GROUND FLOOR:	0.237	N/A
ABOVE GRADE SETBACKS:		
FL. 2	0.052	0.052
FL. 3	0.060	0.060
FL. 4	0.064	0.064
FL. 5	0.068	0.068
FLS. 6-20	1.095	1.095
FL. 21	0.111	0.111
FL. 22	0.128	0.128
FL. 23	0.145	0.145
FL. 24	<u>0.162</u>	<u>0.162</u>
	17.122	15.305
BELOW GRADE PARKING	<u>N/A</u>	<u>1.645</u>
	17.122	16.950

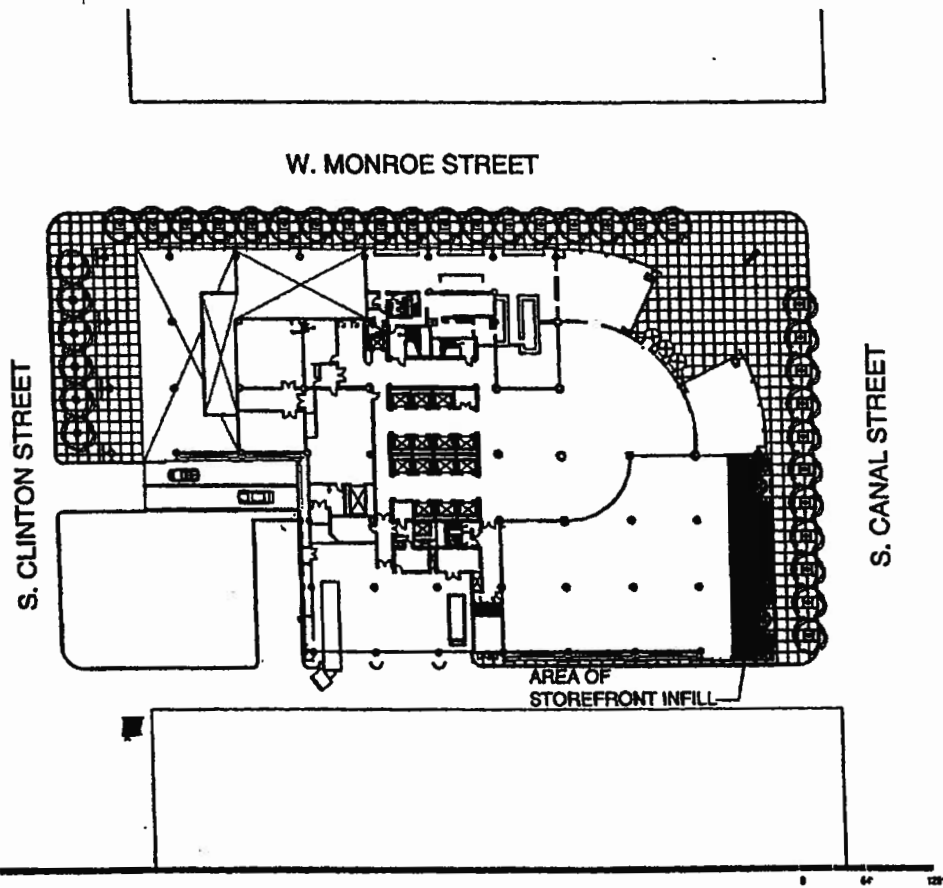
CONVERSION OF CANAL ST. ARCADE TO RETAIL USE

	F.A.R.	SQUARE FEET
<u>ATTAINABLE:</u>	16.950	934,555.200
LESS CANAL ST. ARCADE BONUS:	<u>(0.930)</u>	<u>(51,276.480)</u>
	16.020	883,278.720
<u>ACTUAL:</u>	16.684	919,910.000
PREVIOUSLY ENCLOSED ENTRY AREA	0.023	1,263.000
PLUS AREA OF ENCLOSED ARCADE:	<u>0.028</u>	<u>1,552.000</u>
	16.735	922,725.000
<u>DIFFERENCE:</u>	16.735	922,725.000
	<u>(16.020)</u>	<u>(883,278.720)</u>
	0.715	39,446.280
MAKE-UP NEEDED:	0.715	39,446.280

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Site/Landscape Plan.

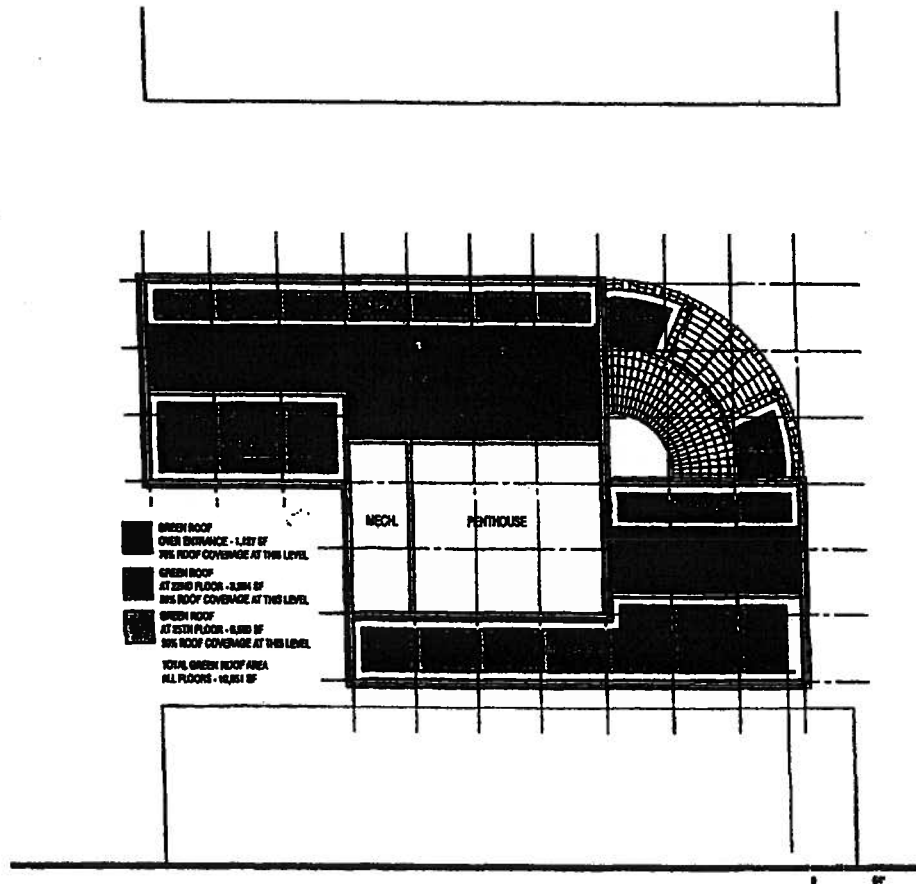


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Roof Landscape Plan.

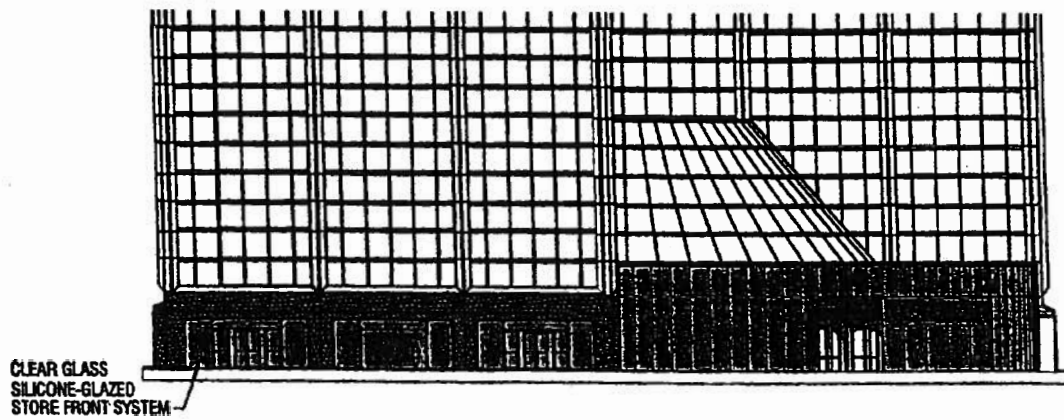


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Building Elevation.



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Revised: September 23, 2004