



Office of the Chicago City
Clerk



SO2012-626

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	2/15/2012
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17422
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by amending all the DX-16 Downtown Mixed Use symbols and indications as shown on Map No. 2-E in the area bound by:

A line 130.57 feet north of and parallel to East Jackson Boulevard.; South Wabash Avenue; a line 76.46 feet north of and parallel to East Jackson Boulevard; a line 100 feet west of and parallel to South Wabash Avenue; a line 51.46 feet north of and parallel to East Jackson Boulevard.; South Wabash Avenue; East Jackson Boulevard; the public alley west of and parallel to South Wabash Avenue;

to those of a Residential 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.

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT #
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential-Business Planned Development Number _____, (“Planned Development”) consists of approximately 19,949 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by the Applicant, DJ Acquisitions, LLC.
2. 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 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 (including any condominium or homeowners’ association which may be formed). Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of sixteen (16) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Sub-Area Map; Site Plan; Landscape Plan; a Green Roof Plan; Building Elevations (North, South, East and West) and Chicago Builds Green form prepared by (name of architecture firm) and dated April 19, 2012, submitted herein. Full-sized copies of the

Applicant: DJ Acquisitions, LLC
Address: 20, 22 and 28 East Jackson Boulevard and 228 South Wabash Avenue
Introduced: February 15, 2012
Plan Commission: April 19, 2012

Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Residential Business Planned Development: multi unit residential, financial services, personal service, food and beverage retail sales, office, retail, eating and drinking establishments and accessory uses.
6. On-Premise 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 Housing and Economic Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 19,949 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

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12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall construct a 2,420 sq. ft. green roof in Sub Area A which shall be a minimum of 50% of the net roof area. The Applicant shall also construct high efficiency mechanical and plumbing systems, as well as, parkway improvements including new trees, planters and permeable paving within Sub Area A. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Housing and Economic Development.
15. Pursuant to the Chicago Zoning Ordinance (Sec. 17-8-0911), Planned Developments are to give priority to the preservation and adaptive reuse of Chicago Landmark buildings. The Planned Development includes the 28 East Jackson Boulevard (Steger) building, which has been identified as potentially significant in the Chicago Historic Resources Survey and for which designation as a Chicago Landmark is being sought by the Applicant. Work to designated Chicago Landmarks is subject to the review and approval of the Commission on Chicago Landmarks pursuant to the Chicago Landmarks Ordinance, Section 2-120-740. Pursuant to the Zoning Ordinance, Section 17-8-0911 and Section 13-32-230 of the Municipal Code, the Applicant acknowledges that it is in the public interest to promote the preservation and adaptive reuse of historic resources and agrees to retain and preserve the character-defining features of the building. The character-defining features are identified as the façade, lobby, and interior circular staircase. In general, original features and materials of the character-defining features should be retained and preserved as much as reasonably possible, while any changes should be compatible with the building's historic character.
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to DX-16 (Downtown Mixed-Use District).

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Residential - Business Planned Development # _____

Bulk Data & Regulations Table

Gibbons - Steger Building Data Table

	Sub Area A	Sub Area B	Totals
	20-28 E. Jackson - Gibbons-Steger	228-230 S. Wabash	
Net Site Area SF	10,657.76	9,291.24	19,949.00
Area Adjoining ROW SF	11,422.94	2,719	14,142.37
Gross Site Area SF	22,080.7	12,010.67	34,091.37
Maximum Permitted FAR SF	170,524.16	148,659.84	319,184
Existing FAR SF	174,746.73	67,404.96	242,151.69
Proposed FAR SF	179,946.73	67,404.96	247,351.69
Actual FAR (Proposed)	16.88	7.25	12.4
Maximum Permitted FAR SF	-	-	319,184.00
Maximum Allowable DUs	-	-	199
Actual DU Qty.	199	0	199
Minimum Qty Off-Street Pkg.	0	0	0
Mln. Qty Off-Str Loading	0	0	0
Maximum Building Height	220 @ Gibbons , 245 @ Steger	135	
Maximum Site Coverage	Per Approved Site Plan		
Minimum Property Setbacks	Per Approved Site Plan		
Permitted Uses	As Per PD Language		
	*Height from Grade to Parapet to Highest Occupied Level		



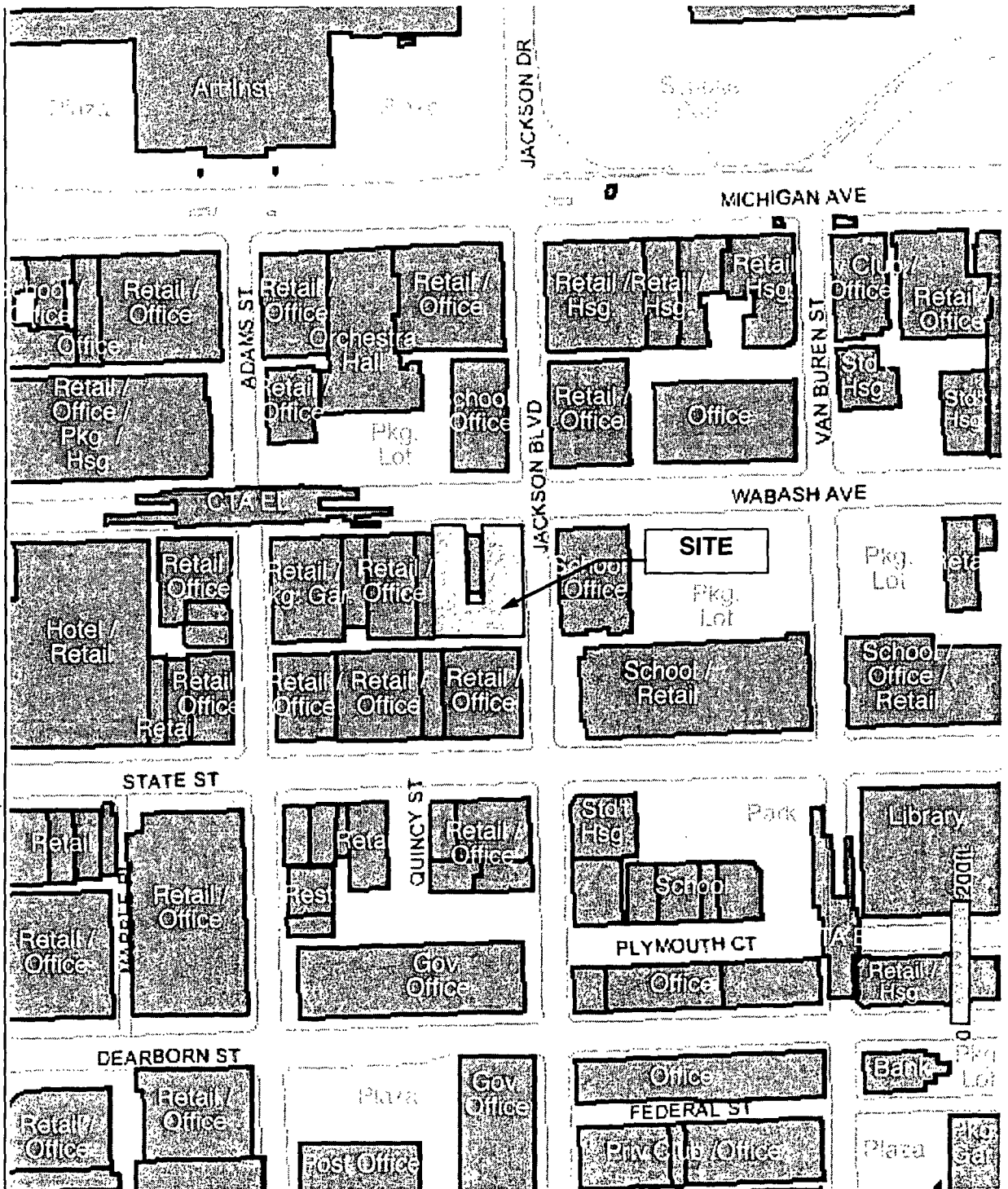
papageorgehaymes partners
architect

Gibbons-Steger Renovation
20-28 E Jackson Blvd.
Chicago, Illinois

Applicant: DJ Aquisitions LLC
20-28 E. Jackson Blvd.
Chicago, Illinois

Submitted: February 15, 2012
Revised: April 19, 2012

Map Constructed on Fri Dec 02 17:31:08 CST 2011



Surrounding Land Use Map



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architect

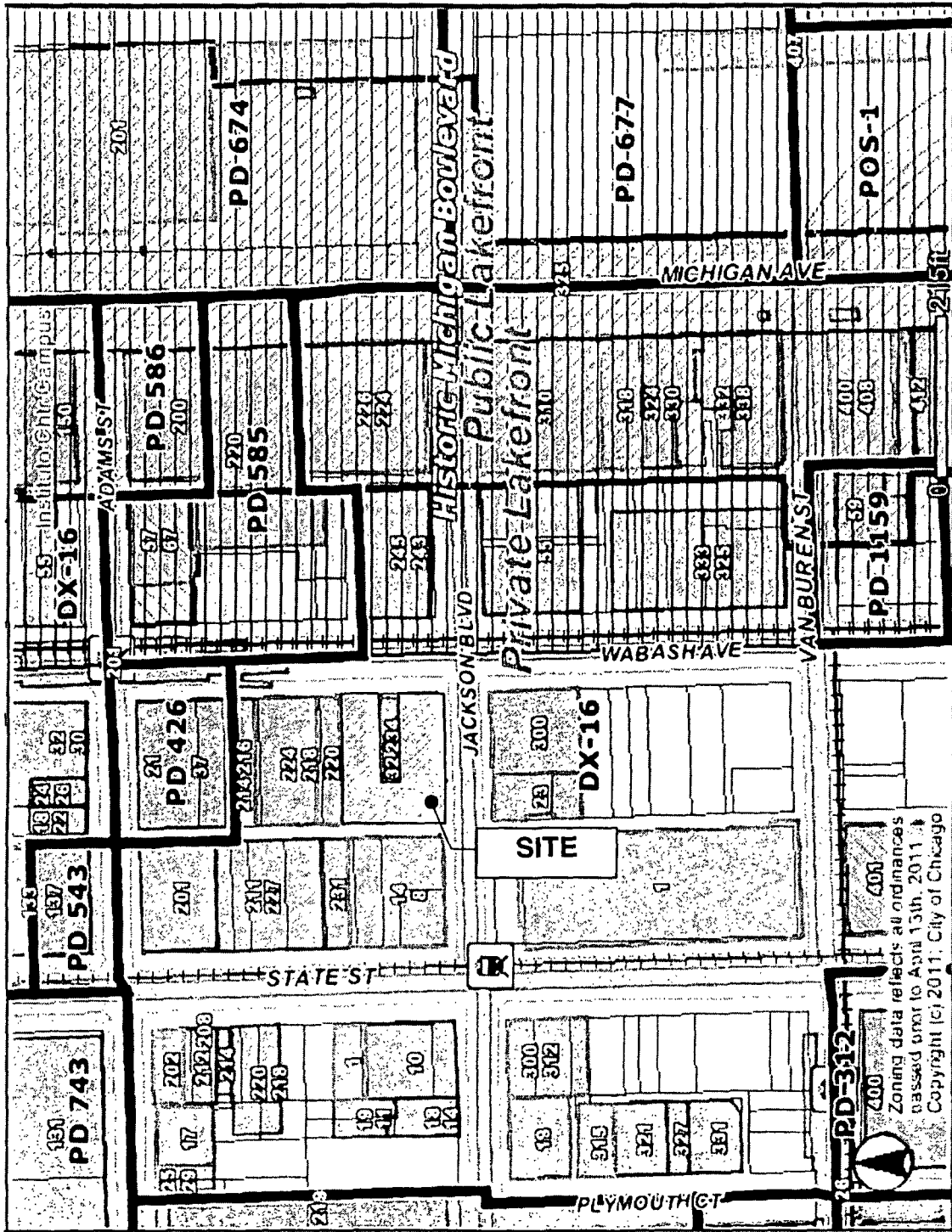
Gibbons-Steger Renovation
20-28 E. Jackson Blvd.
Chicago, Illinois

Applicant: DJ Aquisitions LLC
20-28 E. Jackson Blvd.
Chicago, Illinois

Submitted: February 15, 2012
Revised: April 19, 2012



This drawing is not intended to be used for permit applications or construction without the approval of the City of Chicago and coordination with existing systems.



Surrounding Zoning Map



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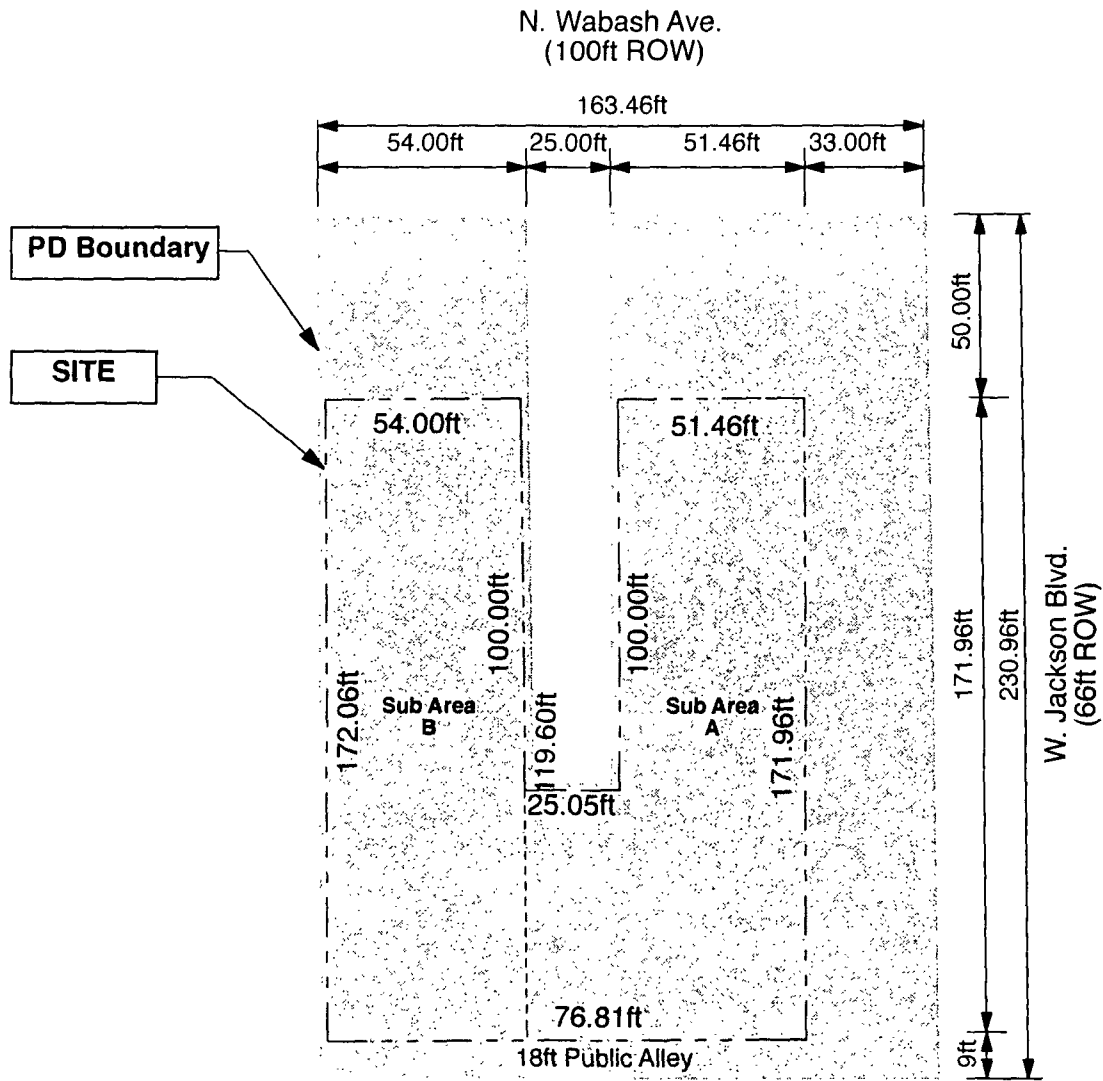
Gibbons-Steger Renovation
20-28 E. Jackson Blvd.
Chicago, Illinois

Applicant: DJ Aquisitions LLC
20-28 E. Jackson Blvd.
Chicago, Illinois

Submitted: February 15, 2012
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This plan is schematic and an additional light fixture shall be added to the ceiling to provide uniform lighting. The location of the lighting fixture shall be determined in coordination with existing lighting. Copyright (c) 2011, City of Chicago



PD Boundary & Sub Area Map

PAPAGEORGE HAYMES

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architect

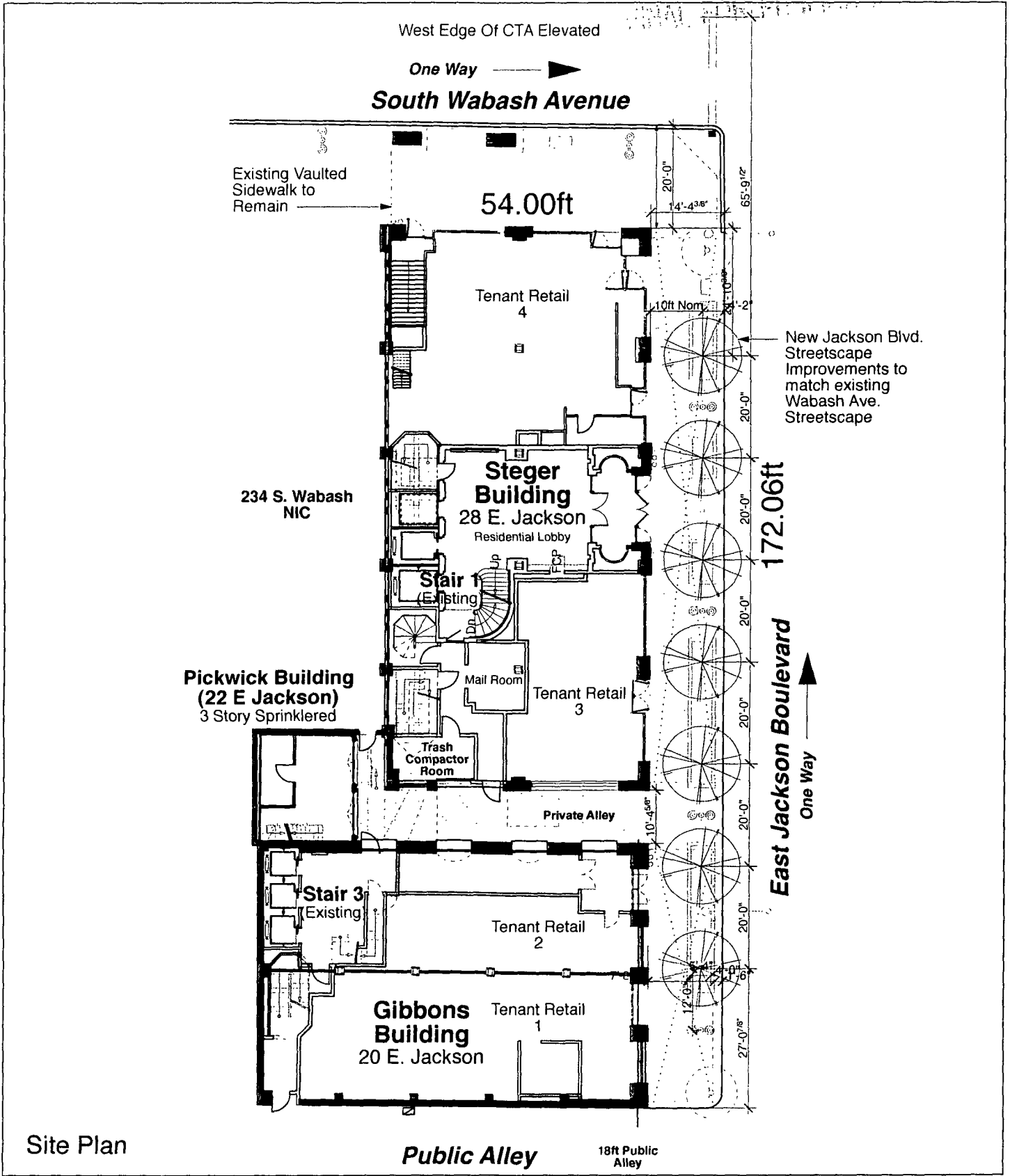
Gibbons-Steger Renovation
20-28 E. Jackson Blvd.
Chicago, Illinois

Applicant: DJ Aquisitions LLC
20-28 E. Jackson Blvd.
Chicago, Illinois

Submitted: February 15, 2012
Revised: April 19, 2012

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Site Plan



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architect

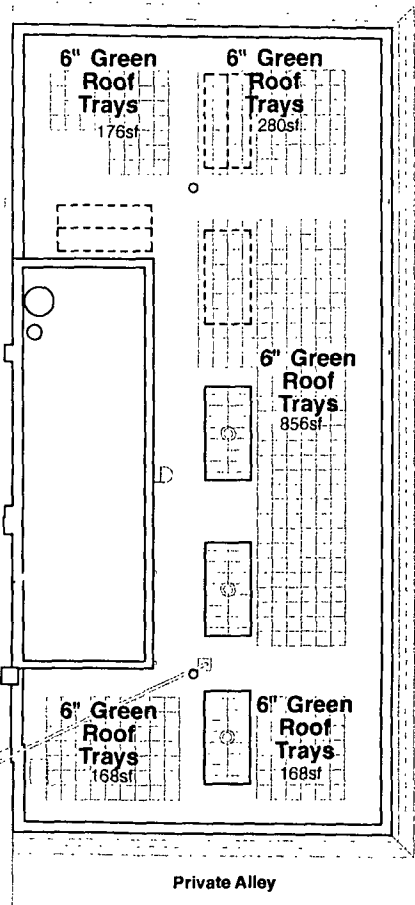
Gibbons-Steger Renovation
20-28 E. Jackson Blvd.
Chicago, Illinois

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20-28 E. Jackson Blvd.
Chicago, Illinois

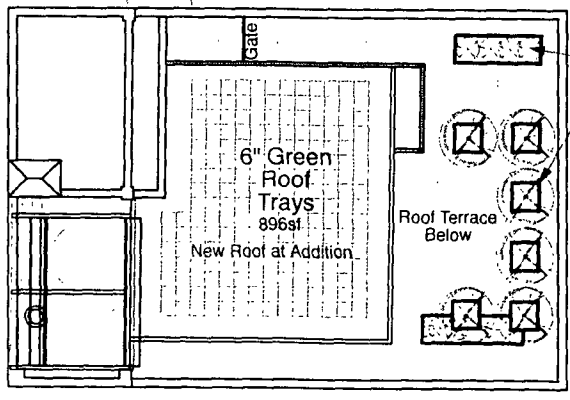
Submitted: February 15, 2012
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NOT FOR CONSTRUCTION



Steger Building
28 E. Jackson



Typical Tree and Landscaping in Prefabricated Planter Boxes

Gibbons Building

Landscape & Green Roof Plan

Net Usable Roof Area:
4,840sf
50% Green Roof:
2,420sf



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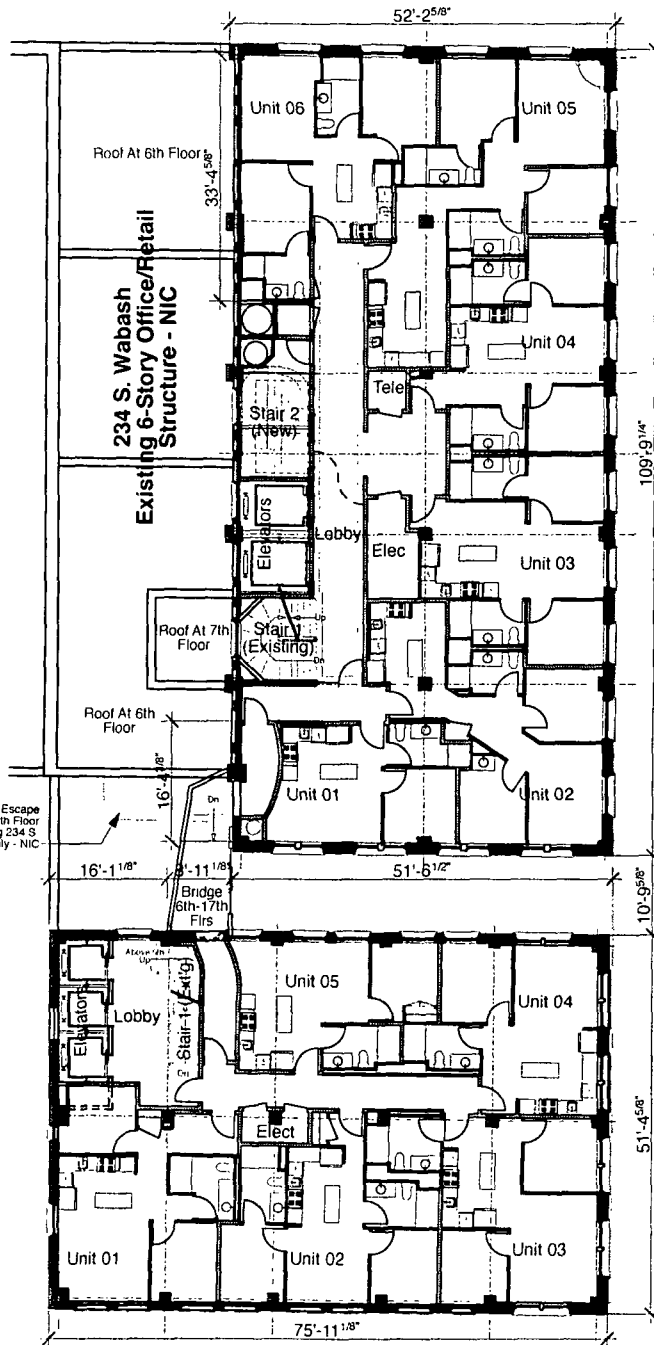
Gibbons-Steger Renovation
20-28 E Jackson Blvd.
Chicago, Illinois

Applicant: DJ Aquisitions LLC
20-28 E. Jackson Blvd.
Chicago, Illinois

Submitted: February 15, 2012
Revised: April 19, 2012



This plan is a schematic and is subject to further refinement. It is not to be used for construction without the approval of the City of Chicago and the County of Cook.



**Steger
Building**
28 E. Jackson

**Gibbons
Building**

Typical Residential
Floor Plan



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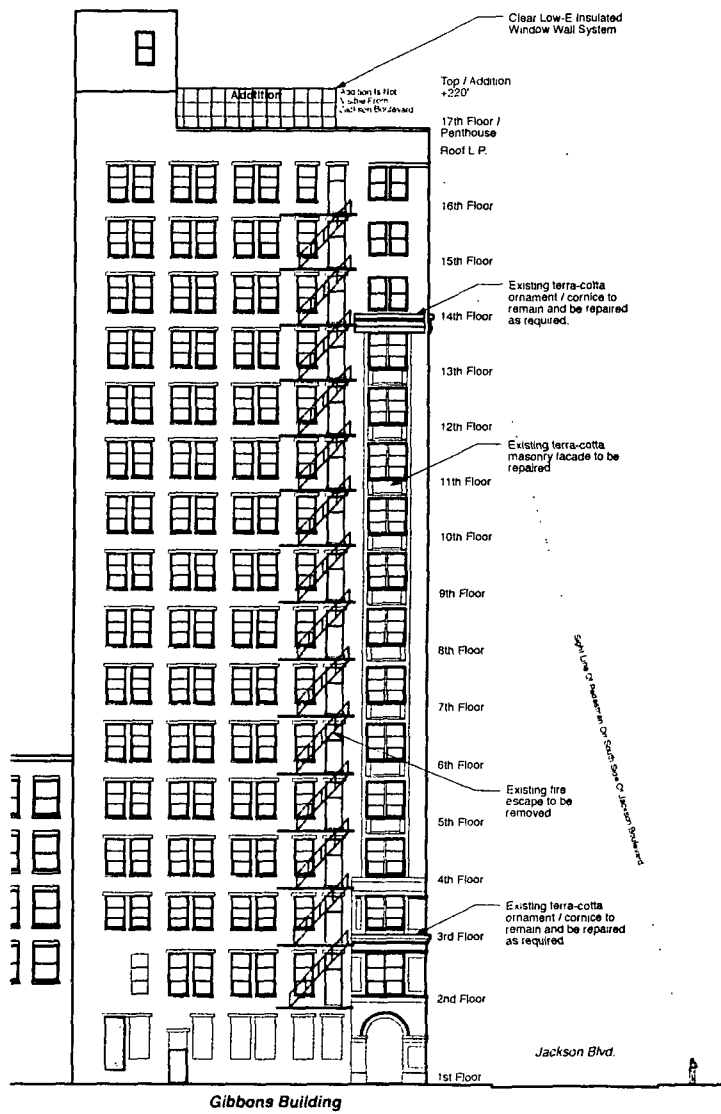
Gibbons-Steger Renovation
20-28 E. Jackson Blvd
Chicago, Illinois

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20-28 E. Jackson Blvd.
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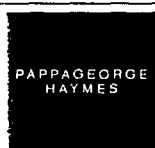
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West Elevation - Alley



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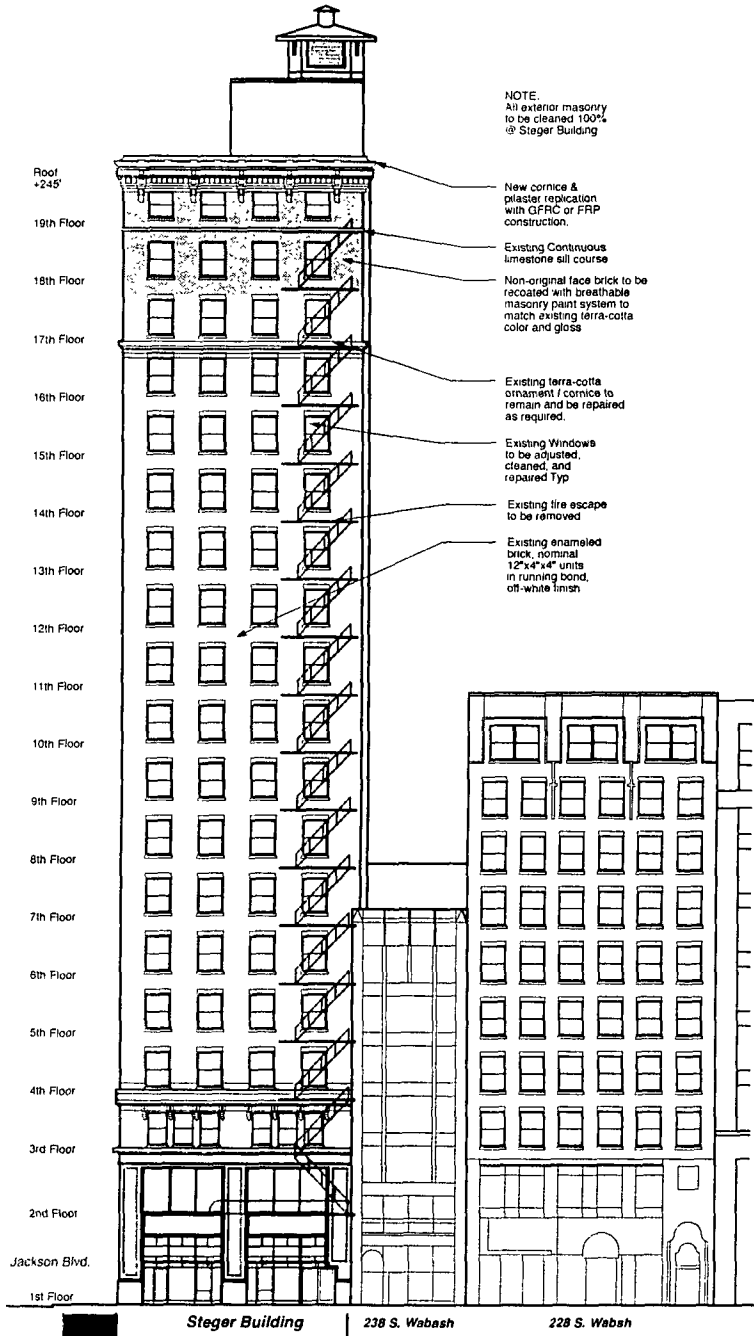
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Chicago, Illinois

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Revised: April 19, 2012

This drawing is not to be used for construction without the approval of the architect. The user assumes all responsibility for coordination with other trades.

2012 FEB 15 10:30 AM



East Elevation - Wabash

PAPPAGEORGE HAYMES
 pappageorgehaymes partners
 architect

Gibbons-Steger Renovation
 20-28 E. Jackson Blvd.
 Chicago, Illinois

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 Chicago, Illinois

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 Revised: April 19, 2012

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FINAL FOR PERMITTING

NOTE:
All exterior masonry
to be cleaned 100%

Clear Low-E Insulated
Window Wall System

Top / Addition
+220'

Addition

Existing terra-cotta
ornament / cornice to
remain and be repaired
as required

Existing masonry to
be cleaned and
repaired as required

Existing terra-cotta
masonry / facade to be
repaired

Existing terra-cotta
ornament / cornice to
remain and be repaired
as required

NOTE:
All exterior masonry
to be cleaned 100%
@ Steger Building

New cornice &
plaster replication
with GFRC or FRP
construction

Existing Continuous
limestone sill course

Non-original face brick
to be recobated with
treatable masonry
paint system to match
existing terra-cotta
color and gloss

Existing terra-cotta
ornament / cornice to
remain and be repaired
as required.

Existing Windows to
be adjusted, cleaned,
and repaired Typ

Existing enameled
brick, nominal
12"x4"x4" units
in running bond,
off-white finish

Existing terra-cotta
ornament / cornice to
remain and be repaired
as required

Existing fixed windows
to be replaced with
new projected sash operable
windows

Existing granite
plaster base Typ

New
Bridge
Between
Buildings
At Sixth
Through
Sixteenth
Floors

New
Bridge
Between
Buildings
At Third &
Fourth
Floors

Pickwick
Place

Wabash Ave

Gibbons Building

Steger Building

South Elevation - Jackson Blvd.

PAPPAGEORGE HAYMES
pappageorgehaymes partners
architect

Gibbons-Steger Renovation
20-28 E. Jackson Blvd.
Chicago, Illinois

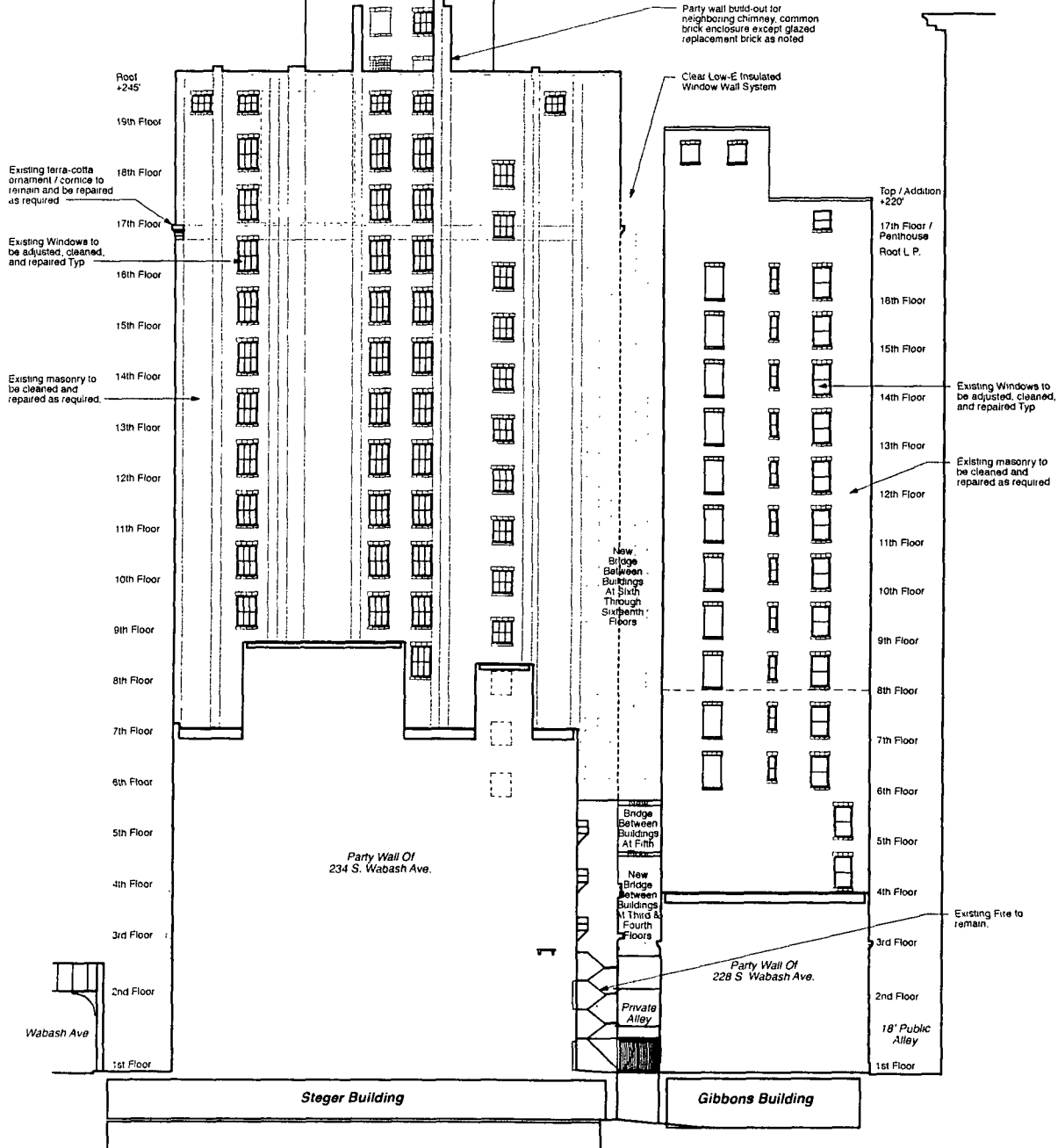
Applicant: DJ Aquisitions LLC
20-28 E. Jackson Blvd.
Chicago, Illinois

Submitted: February 15, 2012
Revised: April 19, 2012

These plans are schematic and are subject to other requirements for compliance with code
required during the safety requirements and coordination with existing systems.

3000 S. WABASH AVENUE

NOTE:
All exterior masonry
to be cleaned 100%
@ Steger Building



North Elevation

PAPPAGEORGE HAYMES
pappageorgehaymes partners
architect
Gibbons-Steger Renovation
20-28 E. Jackson Blvd.
Chicago, Illinois

Applicant: DJ Aquisitions LLC
20-28 E. Jackson Blvd.
Chicago, Illinois
Submitted: February 15, 2012
Revised: April 19, 2012

These plans are submitted and the owner's liability for them is not assumed by the architect. The architect's liability is limited to the design and construction of the building systems required during the project.

CHICAGO BUILDS GREEN

2014 APR 11 11:11 AM

Project Name:

Gibbons-Steger Renovation

Project Location:

* Street Number (if the address only includes one street number, please fill only the cell "From"):
 From* To* Direction: Street Name: Select Street Type:
 20 28 E Jackson Blvd

Ward No: Community Area No:
 2

Project Type:

Check applicable:
 Planned Development Redevelopment Agreement Zoning Change
 PD No: RDA No: From: To:
 Public project Landmark

Project Size:

Total land area in sq. ft.: Total building(s) footprint in sq. ft.: Total vehicular use area in sq. ft.:
 34,091 19,949 0

DPD Project Manager:

Enter First Name Last Name
 Patrick Murphy

BG/GR Matrix:

Select project category:
 Res. 4 or more Market Rate

Financial Incentives:

Check applicable:
 TIF Empowerment Zone Grant Class L
 GRIF Ind. Dev. Revenue Bonds Class 6b
 SBIF Bank Participation Loan DOH
 Land Sale Write Down

Density Bonus:

Check applicable:
 Public plaza & pocket park Water features in a plaza or pocket park
 Chicago Riverwalk improvements Setbacks above the ground floor
 Winter gardens Lower level planting terrace
 Indoor through-block connection Green roof
 Sidewalk widening Underground parking and loading
 Arcades Concealed above-ground parking

2020 0117 10:00 AM

Required per Zoning Code or Green Roof/Building Green Matrix To be Provided by the development:

Please fill, if applicable

Landscaping:

7' Landscape Setback
Interior Landscape Area
No. of Interior Trees
No. of Parkway Trees

Square footage:	0	0
Square footage:	0	0
	0	0
	7	7

Open Space:

River Setback	Square footage:	0	0
Private Open Space	Square footage:	0	1290
Privately developed Public Open Space	Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving	Square footage:	900
Raingarden	Check applicable:	<input type="checkbox"/>
Filter strip		<input type="checkbox"/>
Bioswale		<input type="checkbox"/>
Detention pond		<input type="checkbox"/>
Native landscaping	Square footage:	0
Rain-water collection cistem/barrel	Gallons:	0
Total impervious area reduction	Square footage:	900

Other sustainable surface treatments:

Green roof	Square footage:	2,420	2,420
Energy Star roof	Square footage:	0	0
High-albedo pavement	Square footage:	0	0

Transportation:

No. of accessory parking spaces	0	0
Total no. of parking spaces (Accessory + Non- Acc.)		0
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)	0	0
No. of bicycle parking	0	50
Within 600 ft of CTA or Metra station entrance		<input checked="" type="checkbox"/>

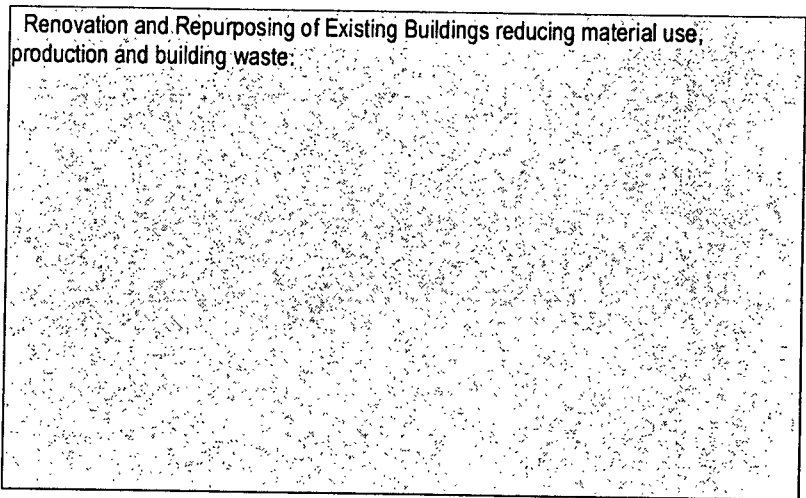
Building Certification:

Energy Star building	<input type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input type="checkbox"/>	
LEED Certified		<input type="checkbox"/>
LEED Silver		<input type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

Energy efficiency strategies not captured above:

-IE: Other than Energy Star Roof – or Energy Star Building Certification-

Renovation and Repurposing of Existing Buildings reducing material use, production and building waste:



Other sustainable strategies and/or Project Notes:

