



City of Chicago



SO2018-7752

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/20/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-F at 360 W Illinois St - App No. 19821
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

SUBSTITUTE ORDINANCE

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 Residential Planned Development No. 624 symbols and indications as shown on Map No. 1-F in the area bounded by:

A line 89.94 feet south of and parallel to West Grand Avenue; a line 59 feet west of and parallel to North Orleans Street; the alley next south of and parallel to West Grand Avenue; and a line 215.51 feet west of and parallel to North Orleans Street

to those of a DX-7 Downtown Mixed Use District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential Planned Development No. 624 symbols and indications as shown on Map No. 1-F in the area bounded by:

West Grand Avenue; a line 359.61 feet west of and parallel to North Orleans Street; a line 109.21 feet south of and parallel to West Grand Avenue; a line 215.51 feet west of and parallel to North Orleans Street; a line 99.94 feet south of and parallel to West Grand Avenue; a line 150 feet west of and parallel to North Orleans Street; the alley next south of and parallel to West Grand Avenue; North Orleans Street; West Illinois Street; and North Kingsbury Street

to the designation of Residential Planned Development No. 624, as amended, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 3. This ordinance takes effect after its passage and due publication.

RESIDENTIAL PLANNED DEVELOPMENT No. 624, as amended

1. The area delineated herein as Planned Development Number 624, as amended, (Planned Development) consists of approximately 93,329 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is owned by and under the single-designated control of the Applicant, The Sexton Condominium Association.
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 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, the legal title holder and any ground lessors. 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.
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, assigns or grantees.

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

4. This Plan of Development consists of 14 Statements: a Bulk Regulations and Data Table; an Existing Zoning and Land-Use Map as of July 11, 1996; a Planned Development Boundary and Property Line Map; a Subarea Boundary Map; Site Plan; an existing Landscape Plan prepared by Linden, Lenet Design dated July 11, 1996; and Building Elevations (North, South, East and West) prepared by Patrick Fitzgerald & Associates dated July 11, 1996, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. This Planned Development conforms to the intent and purpose of the Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as Planned Development 624, as amended:

Subarea A: Multi-family dwelling units, accessory parking and related uses.

Subarea B: Multi-family dwelling units, attached single-family dwelling units, accessory parking and related uses.

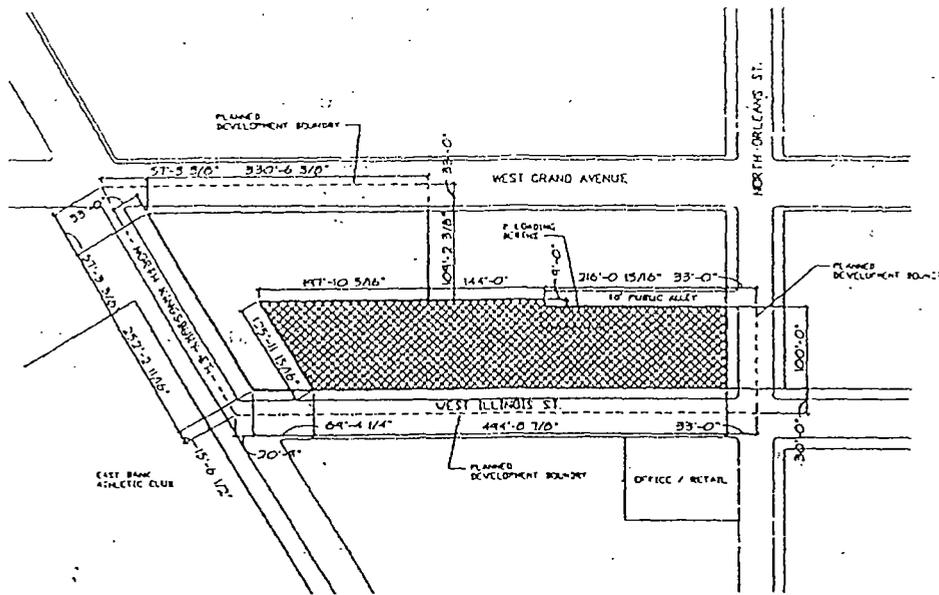
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 93,329 square feet and an overall maximum FAR of 4.92.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and 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. 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 Chicago Department of Transportation in effect at the time of construction. There shall be no parking or storage of garbage receptacles within such paved areas or within fire lanes. Ingress and egress shall be subject to the review and approval of the Chicago 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 the review of the Departments of Transportation and Planning and Development.
11. Improvements to the property, including landscaping and all entrances and exits to the parking, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site Plan, the Landscape Plan and Building Elevations attached hereto and made a part hereof. In addition, a new parkway area shall be installed along North Kingsbury Street, subject to City Council approval, and 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.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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. Notwithstanding

the provisions of Section 17-13-0611-A, minor changes may include a reduction in the minimum required distance between structures; 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.

13. 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 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 efficient standards published by the American Society of Heating, Refrigerating and Air Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
14. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to Residential Planned Development No. 624 as approved July 31, 1996.

Planned Development Boundary, Property Line
And Subarea Boundary Map.

Final for Publication



SUBAREA "A"  NORTH 
SUBAREA "B" 

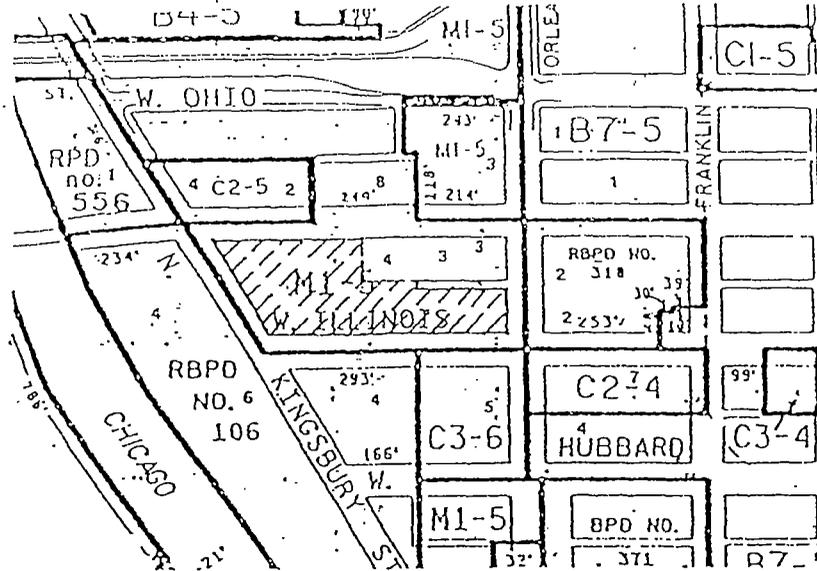
PLANNED DEVELOPMENT BOUNDARY,
PROPERTY LINE & SUBAREA BOUNDARY MAP
7-11-96

HAROLD LICHTERMAN, INC.
4242 NORTH SHERIDAN ROAD
CHICAGO, IL 60631
DATED : APRIL 16, 1996
REVISED : JULY 11, 1996

APPLICANT: The Sexton Condominium Association
ADDRESS: 360 West Illinois Street
INTRODUCED: September 20, 2018
PLAN COMMISSION: October 18, 2018

As of July 11, 1996

Final for Publication

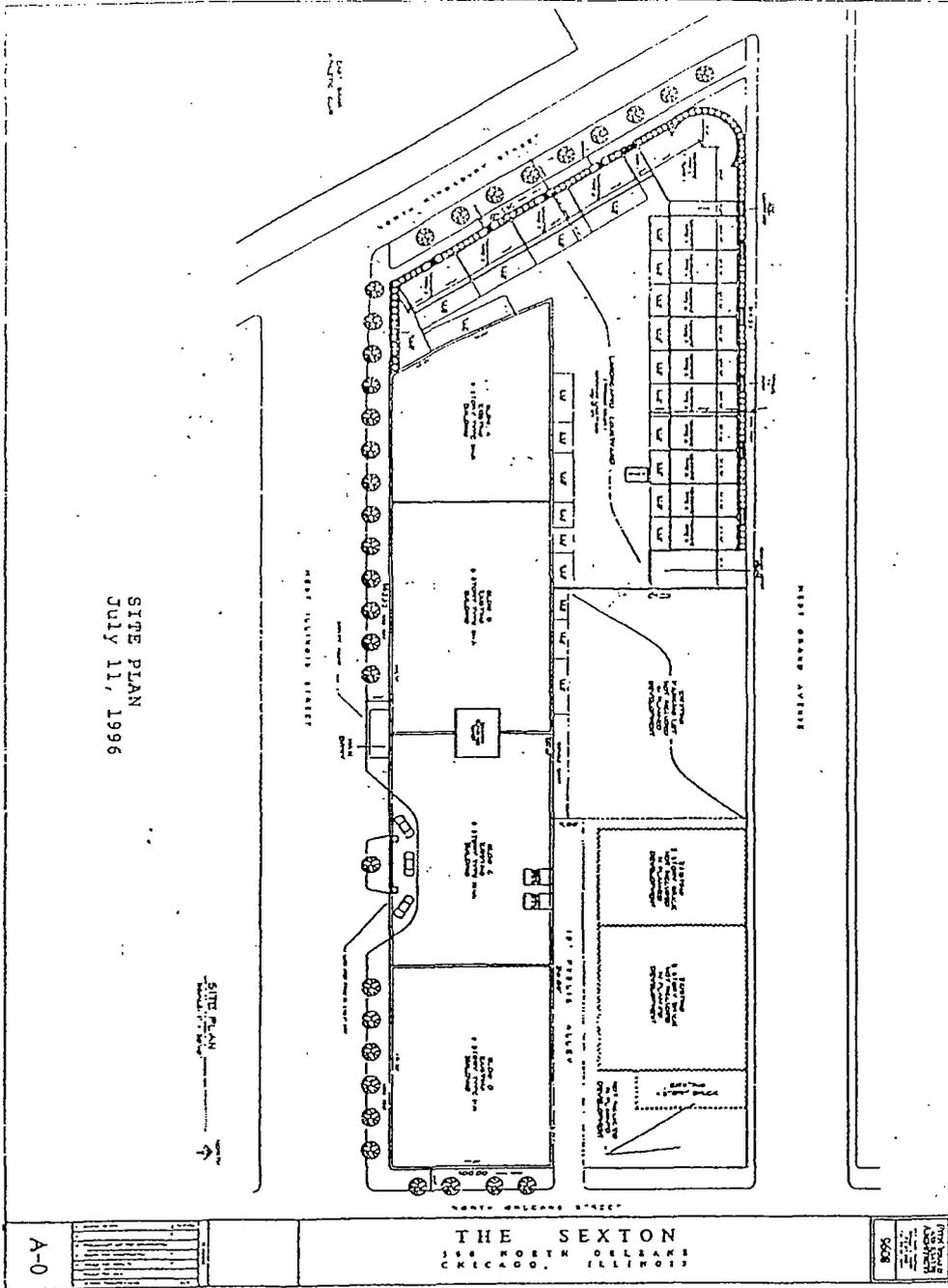


EXISTING ZONING AND LAND USE MAP

- | | |
|-----------------------|--------------------|
| 1. RESIDENTIAL | 5. RETAIL/OFFICE |
| 2. RETAIL/RESIDENTIAL | 6. HEALTH CLUB |
| 3. COMMERCIAL | 7. CHURCH |
| 4. PARKING | 8. COM ED. STATION |

Harold Lichterman, Inc.
 4242 North Sheridan Road
 Chicago, IL 60613
 Dated: April 16, 1996
 Revised: July 11, 1996

APPLICANT:	The Sexton Condominium Association
ADDRESS:	360 West Illinois Street
INTRODUCED:	September 20, 2018
PLAN COMMISSION:	October 18, 2018



APPLICANT:

The Sexton Condominium Association

ADDRESS:

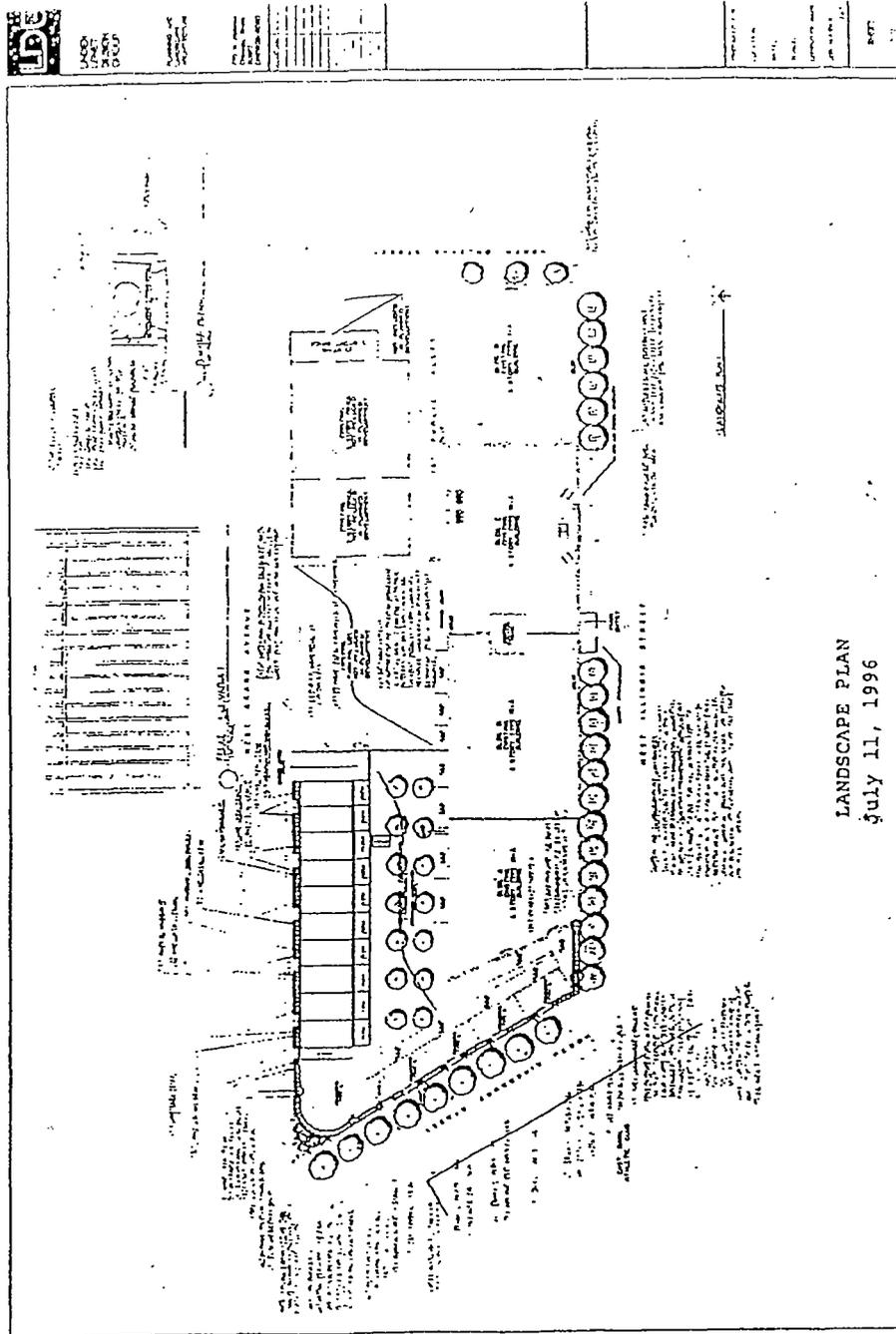
360 West Illinois Street

INTRODUCED:

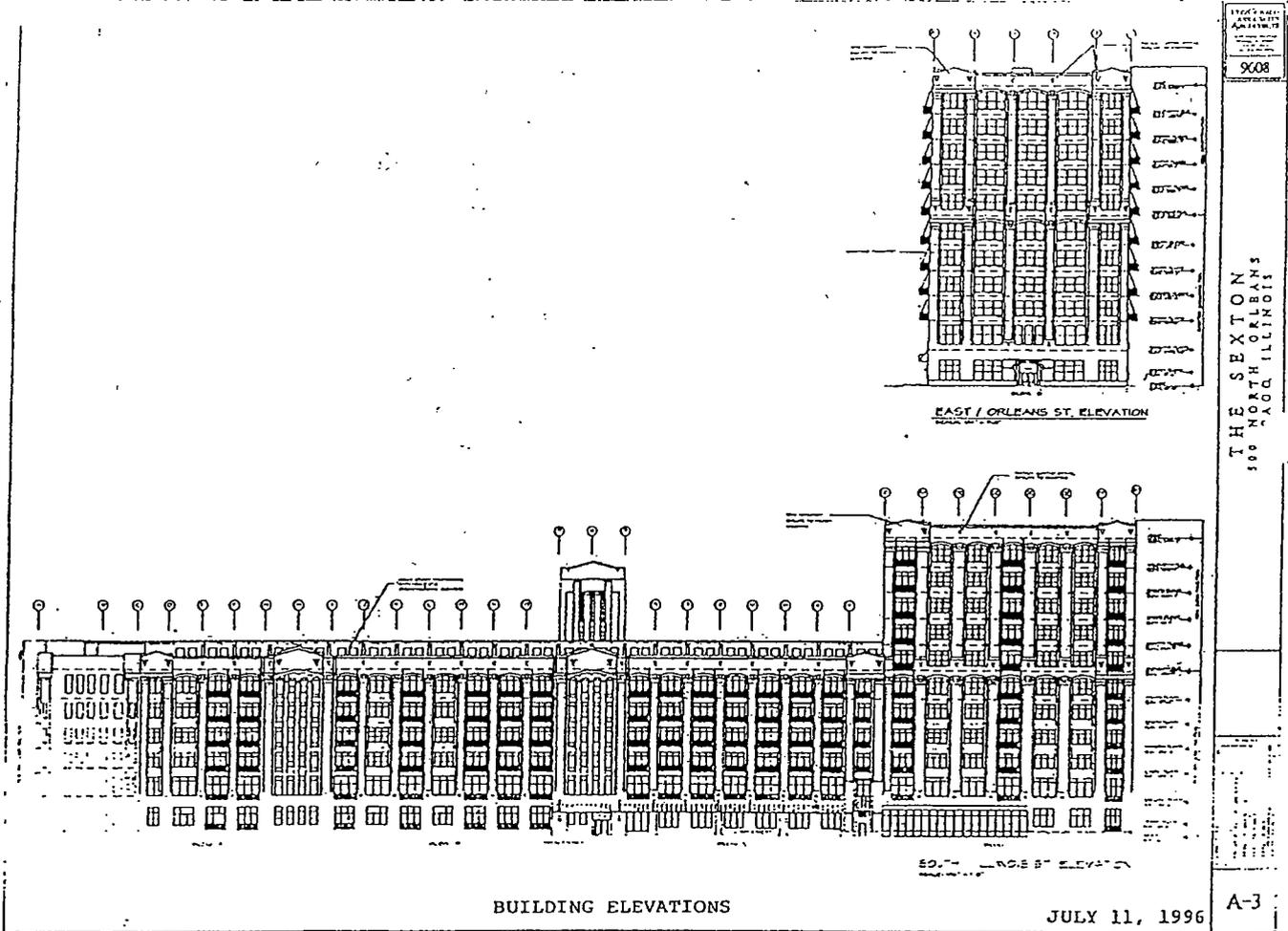
September 20, 2018

PLAN COMMISSION:

October 18, 2018

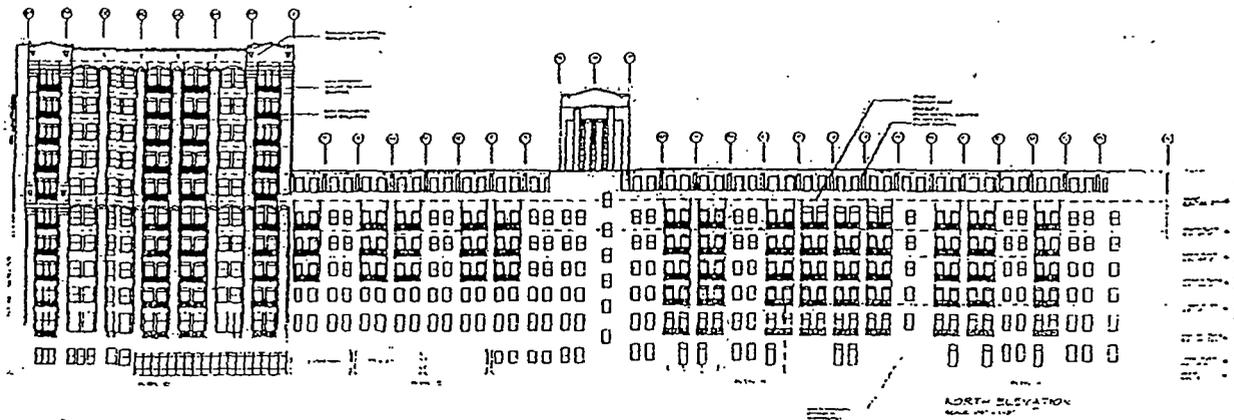
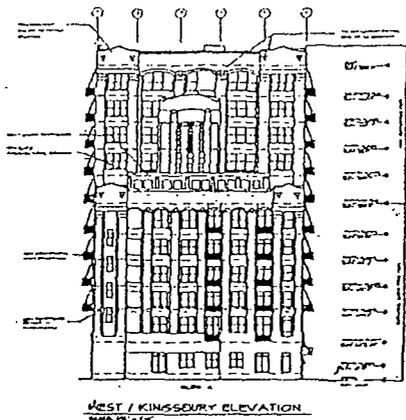


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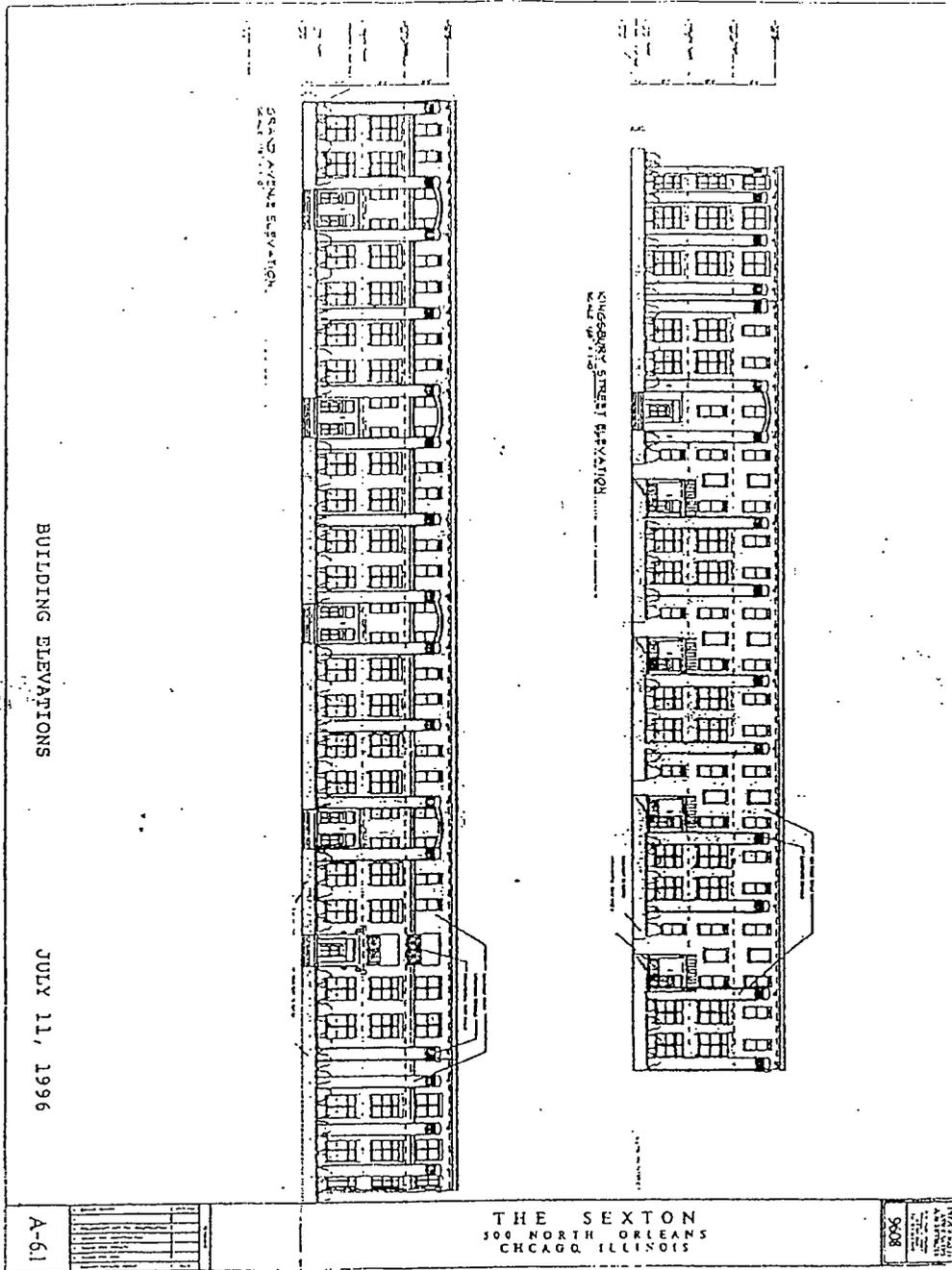
THE SEXTON
360 WEST ILLINOIS
CHICAGO, ILLINOIS

BUILDING ELEVATIONS

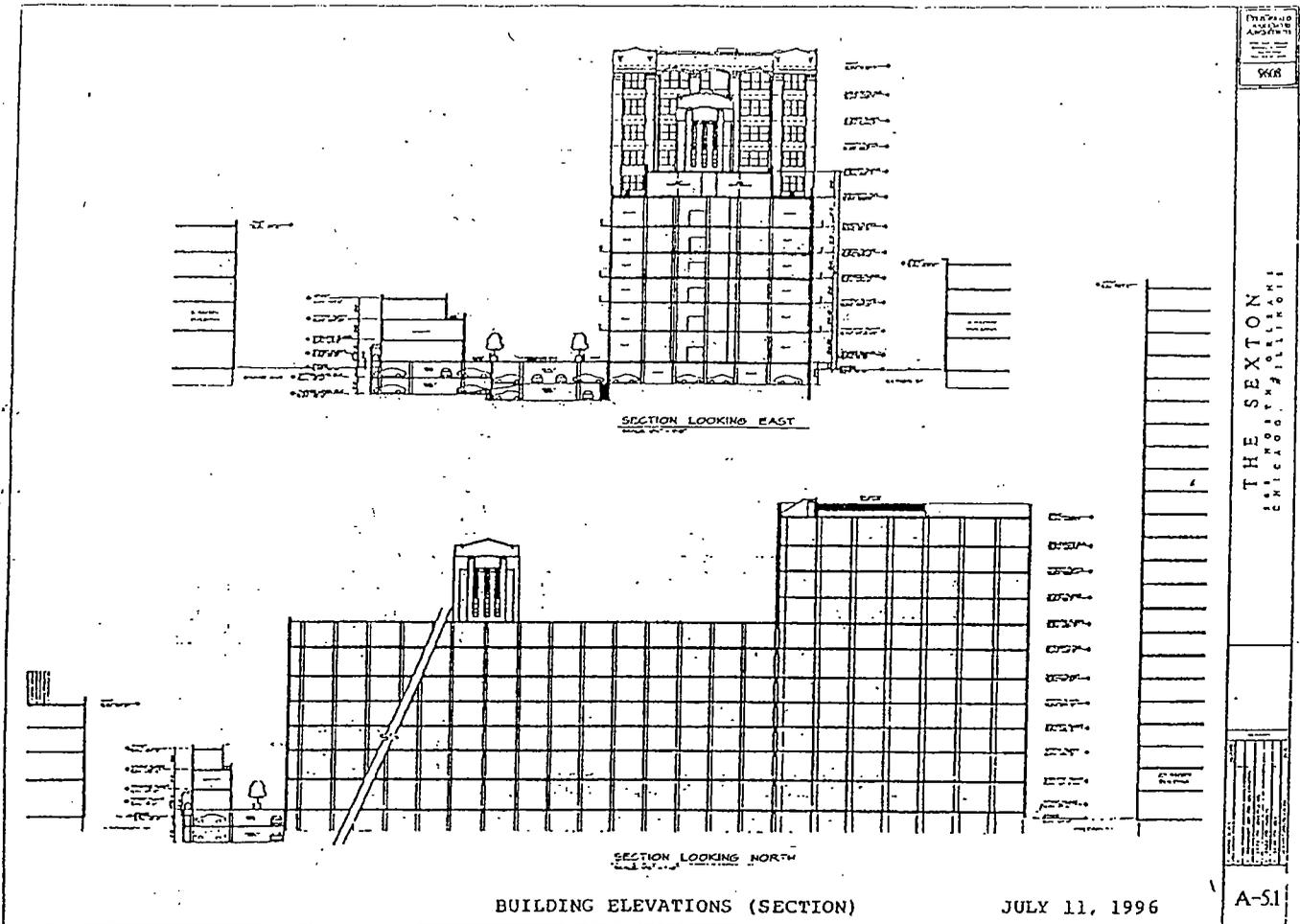
JULY 11, 1996

A-4

APPLICANT: The Sexton Condominium Association
ADDRESS: 360 West Illinois Street
INTRODUCED: September 20, 2018
PLAN COMMISSION: October 18, 2018



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ADDRESS: 360 West Illinois Street
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PLAN COMMISSION: October 18, 2018



APPLICANT:

The Sexton Condominium Association

ADDRESS:

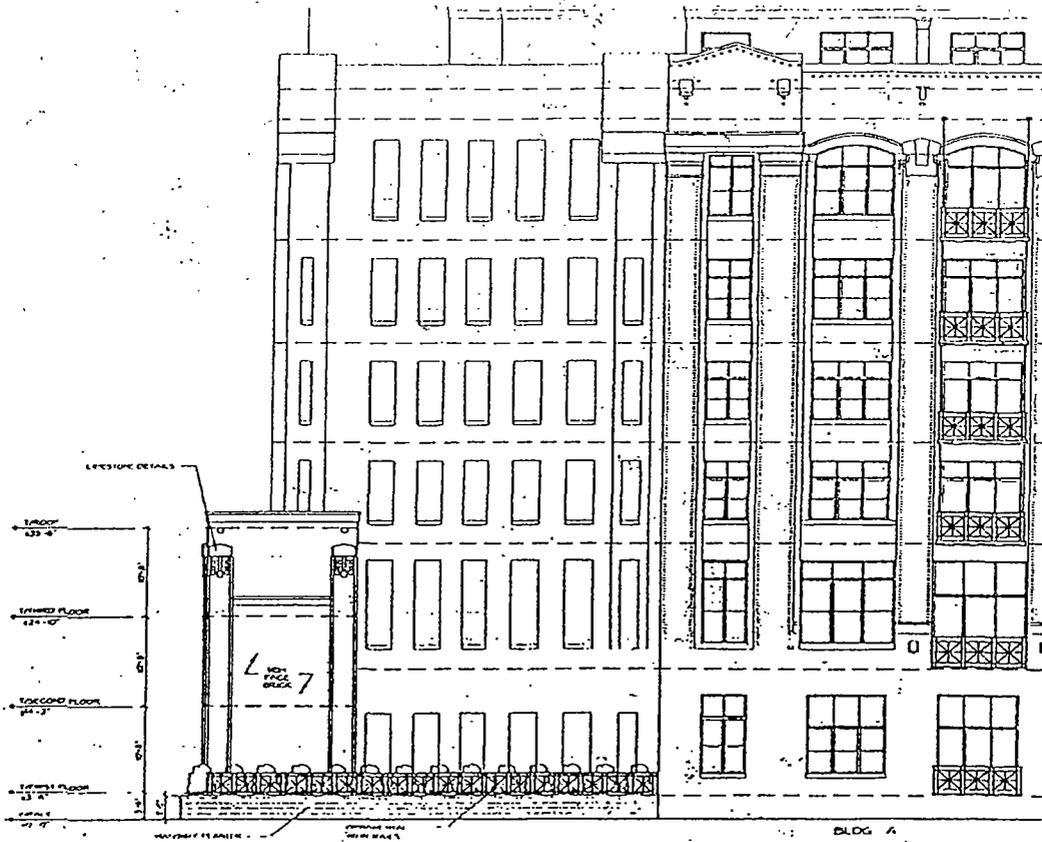
360 West Illinois Street

INTRODUCED:

September 20, 2018

PLAN COMMISSION:

October 18, 2018



BUILDING ELEVATION (DETAIL) SCALE: 1" = 16'-0" PARTIAL ILLINOIS ST. ELEVATION AT S.W. CORNER NORTH

INTERNATIONAL ASSOCIATION OF ARCHITECTS
 9608

RIVER NORTH LOFTS
 360 WEST ILLINOIS STREET
 CHICAGO, ILLINOIS

DATE	DESCRIPTION

A-31

APPLICANT: The Sexton Condominium Association
 ADDRESS: 360 West Illinois Street
 INTRODUCED: September 20, 2018
 PLAN COMMISSION: October 18, 2018

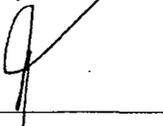


App # 19821

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

From: 
David Reifman
Commissioner
Department of Planning and Development

Date: October 18, 2018

Re: Proposed Amendment to Planned Development 624 (360 W. Illinois)

On October 18, 2018, the Chicago Plan Commission recommended approval of a proposed amendment to Planned Development 624 submitted by The Sexton Condominium Association. The applicant is seeking to correct and revise the Planned Development boundary line. The existing development will not be changed and there will be no new construction. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-0756.

Cc: PD Master File (Original PD, copy of memo)

TO: Clerk