



Office of the Chicago City
Clerk



SO2011-7049

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	9/8/2011
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17350
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

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 be amended by changing all the Residential Business Planned Development No. 356 symbols and indications as shown on Map No. 1-G in the area bounded by

West Superior Street; a line 312.91 feet east of North Sangamon Street; a line from a point 312.91 feet east of North Sangamon Street and 51.18 feet north of West Huron Street, to a point 348.81 feet east of North Sangamon Street along the north line of West Huron Street; West Huron Street; North Peoria Street; a line 215.94 feet south of West Huron Street; North Peoria Street; a line 265.94 feet south of West Huron Street; North Peoria Street; West Ancona Street; North Sangamon Street; the alley next south of and parallel to West Huron Street; the alley next southwesterly of North Sangamon Street; the alley next southwesterly of West Huron Street; a line 151.5 feet west of North Sangamon Street; West Huron Street; and North Sangamon Street,

to those of a B2-5 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B2-5 Neighborhood Mixed-Use District symbols and indications within the area herein above described to the designation of a Residential-Business Planned Development No. 356, As Amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Residential-Business Planned Development No. 356
(As Amended)

Use And Bulk Regulations And Data

Subarea "A"

(See Attached Property Line And Subarea Delineation Map)

General Description Of Land Use:	364 Residential Units and Related Commercial, Business with Off-Street Parking and Loading
Percentage of Land coverage:	82.5% per Site Plan
Number of Off-Street Loading Spaces: construction.	2 spaces (10 feet x 25 feet) for new construction.
Maximum Commercial Space:	38,000 square feet.
Minimum Number of Parking Spaces:	262.
Periphery Setbacks at Property Lines:	Existing Buildings.....0 feet. Proposed Buildings.....0 feet.

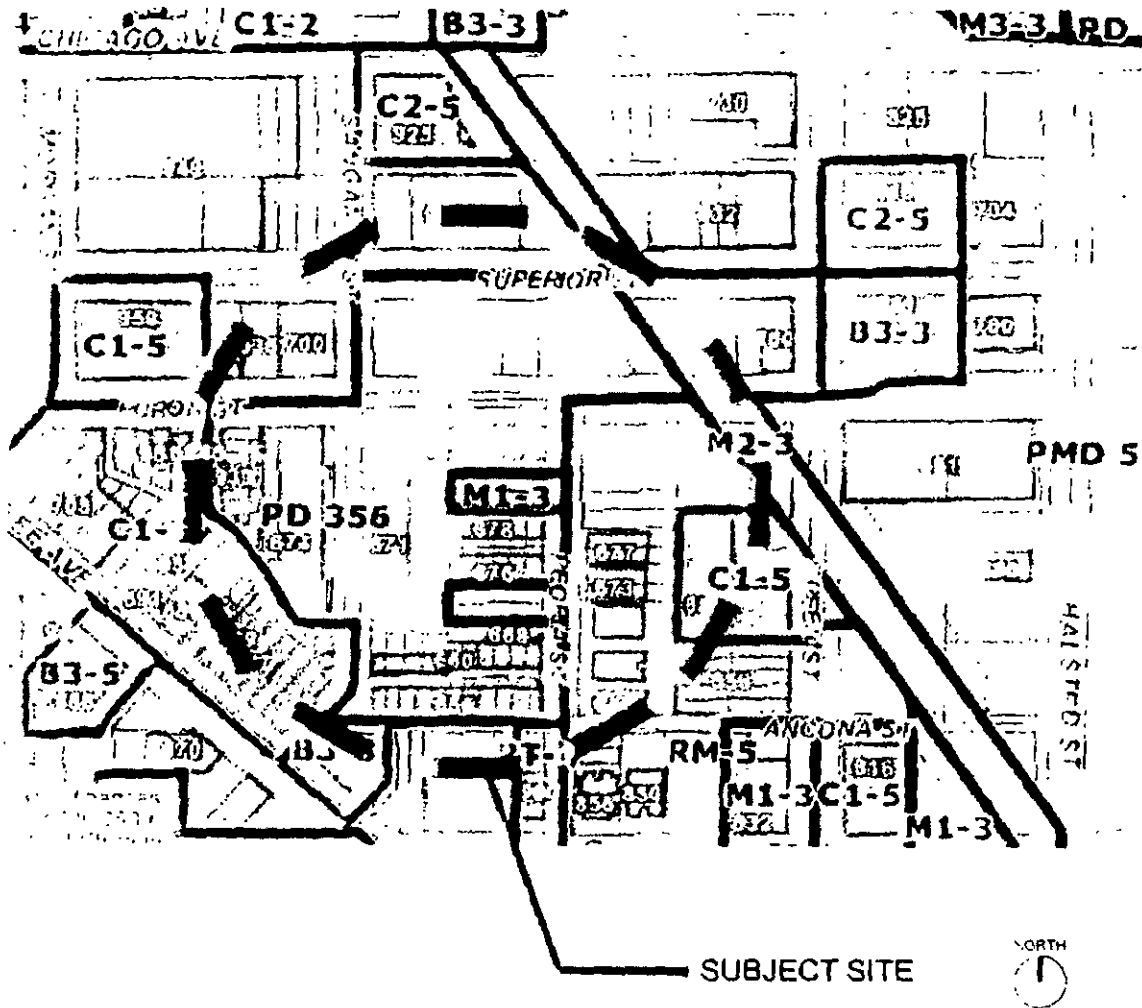
Subarea "B"

(See Attached Property Line And Subarea Delineation Map)

General Description Of Land Use:	24 Residential Units
Percentage of Land coverage:	In accordance with Site Plan
Number of Off-Street Loading Spaces:	1 space per unit.
Minimum Number of Parking Spaces:	24.
Periphery Setbacks at Property Lines:	As per Site Plan.
Maximum Building Height: (including possible roof deck access – building height 35 feet)	40 feet.

	Total
Gross Site Area	154,858 square feet 3.56 acres
Net Site Area	147,018 square feet 3.38 acres
Floor Area Ratio	3.29

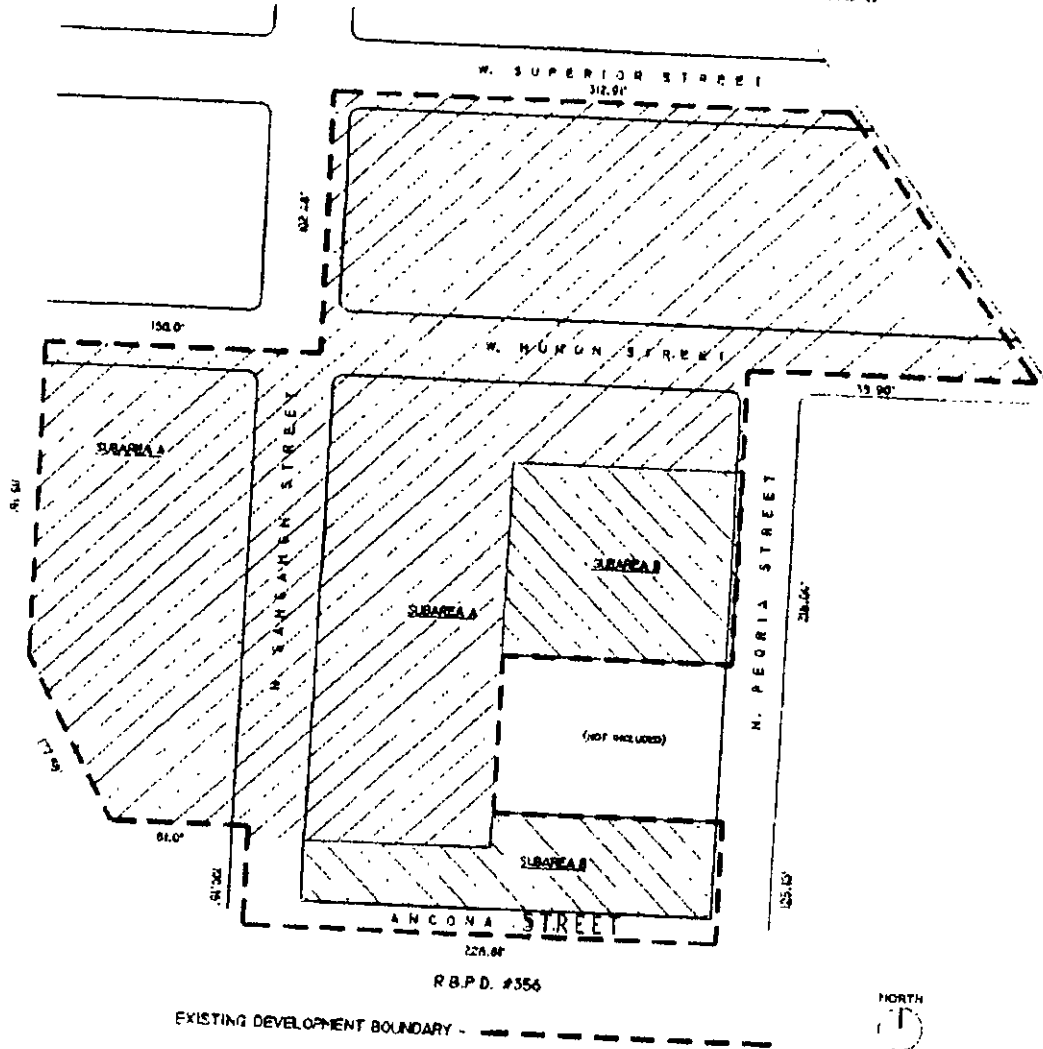
RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 356, AS AMENDED
EXISTING ZONING AND STREET MAP



Applicant: Mondial LLC
Address: 901 W. Huron Chicago, IL
Date of Introduction: September 1, 2011
Revised: October 20, 2011

mondial
river west
910 West Huron St
Chicago, IL

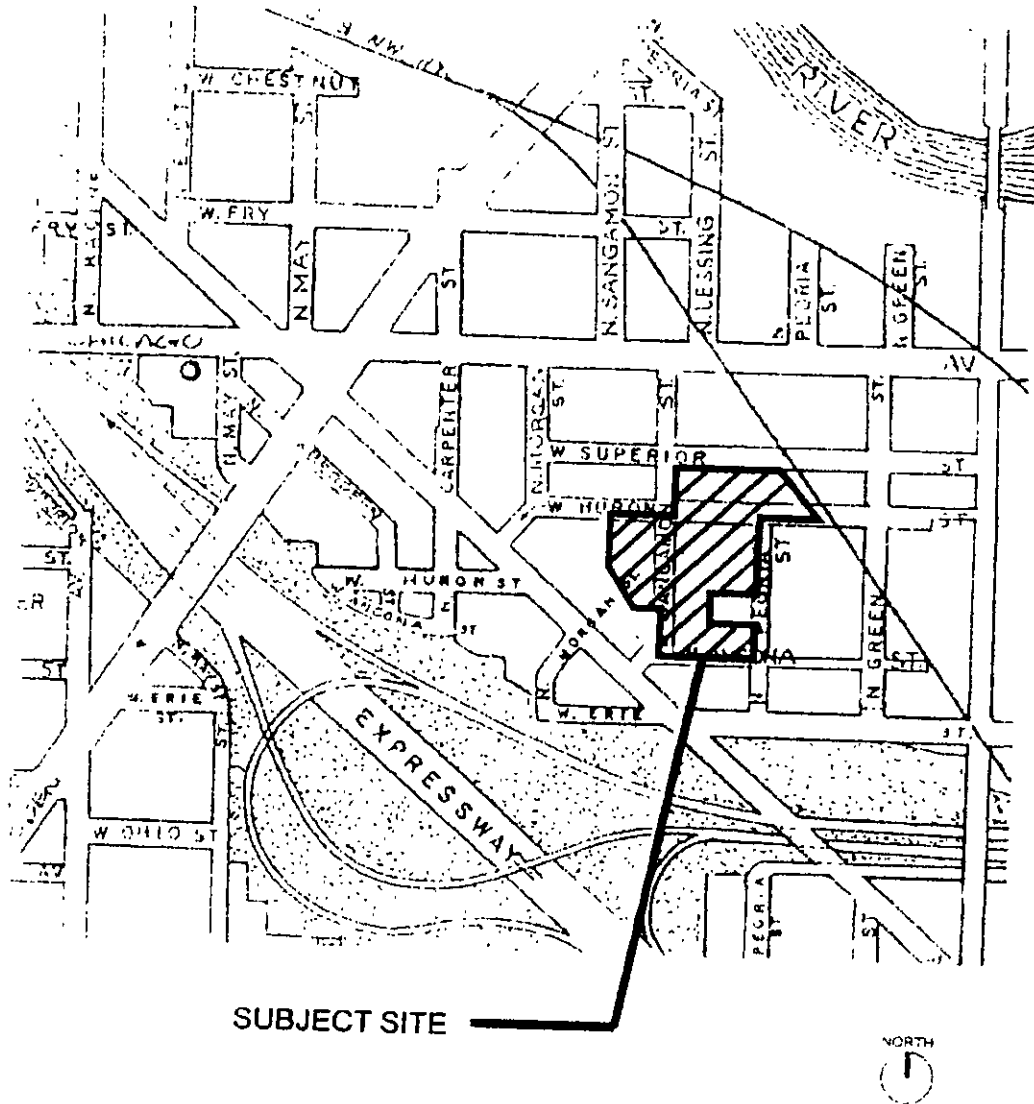
RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 356, AS AMENDED
PROPERTY LINE AND SUBAREA DELINEATION MAP



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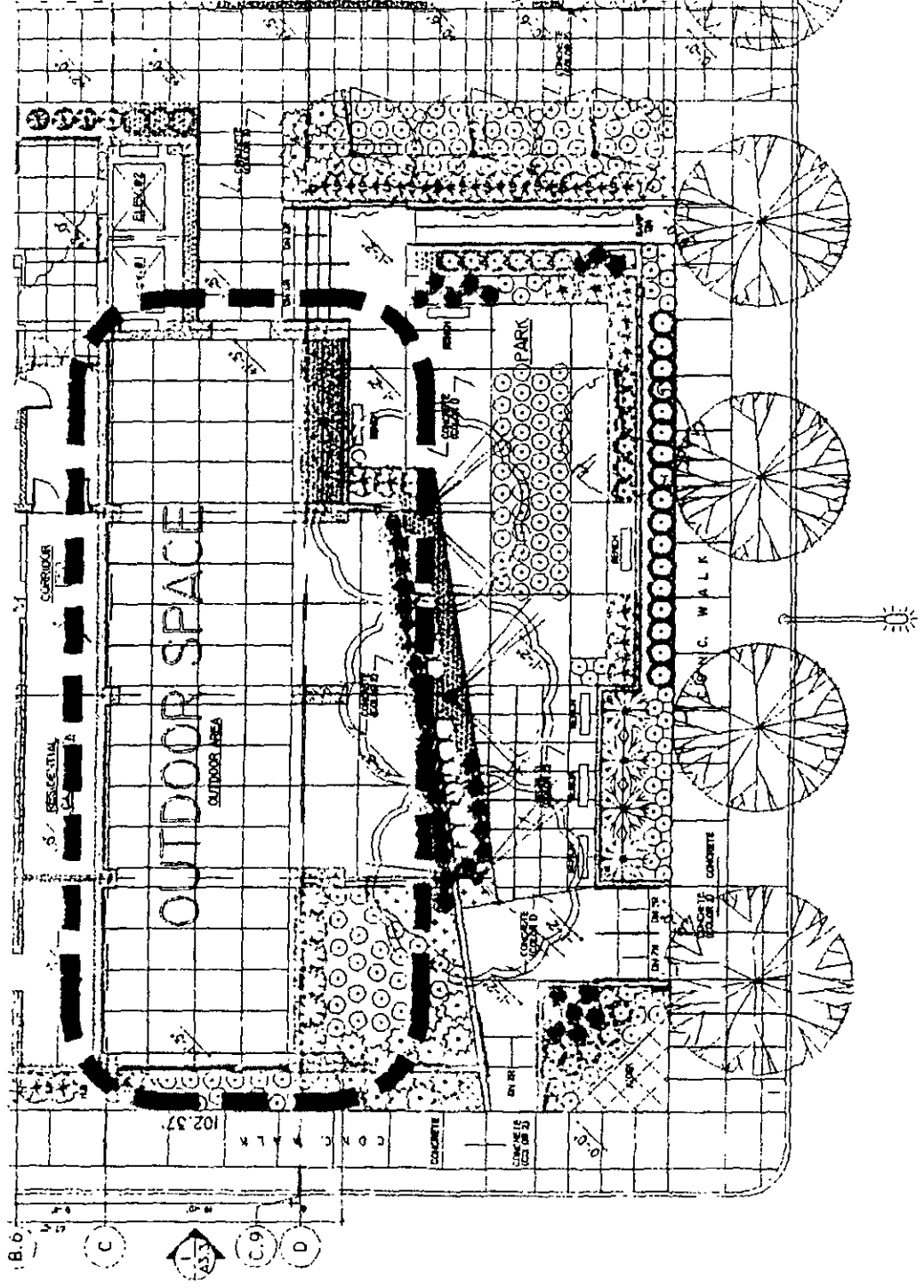
RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 356, AS AMENDED
VICINITY AREA MAP



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RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 356, AS AMENDED
910 WEST HURON STREET - PERMITTED FIRST FLOOR

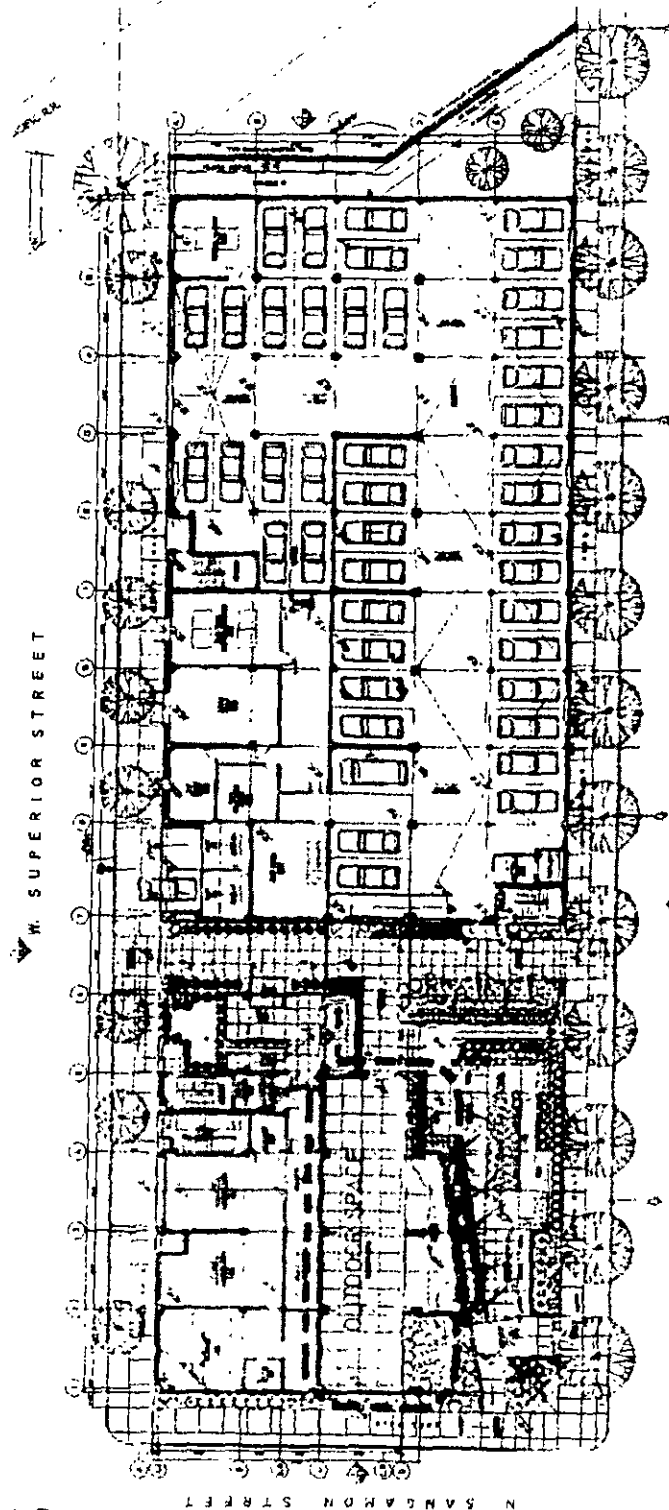


N. S A N G A M O N S

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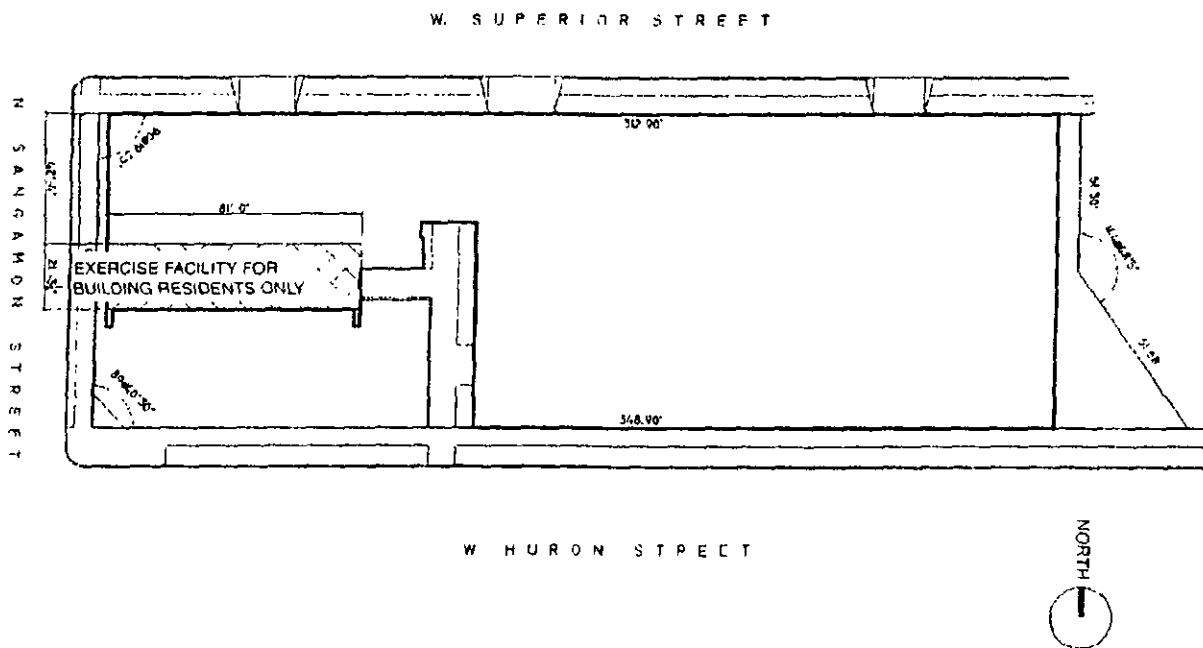
RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 356, AS AMENDED
910 WEST HURON STREET - PERMITTED FIRST FLOOR



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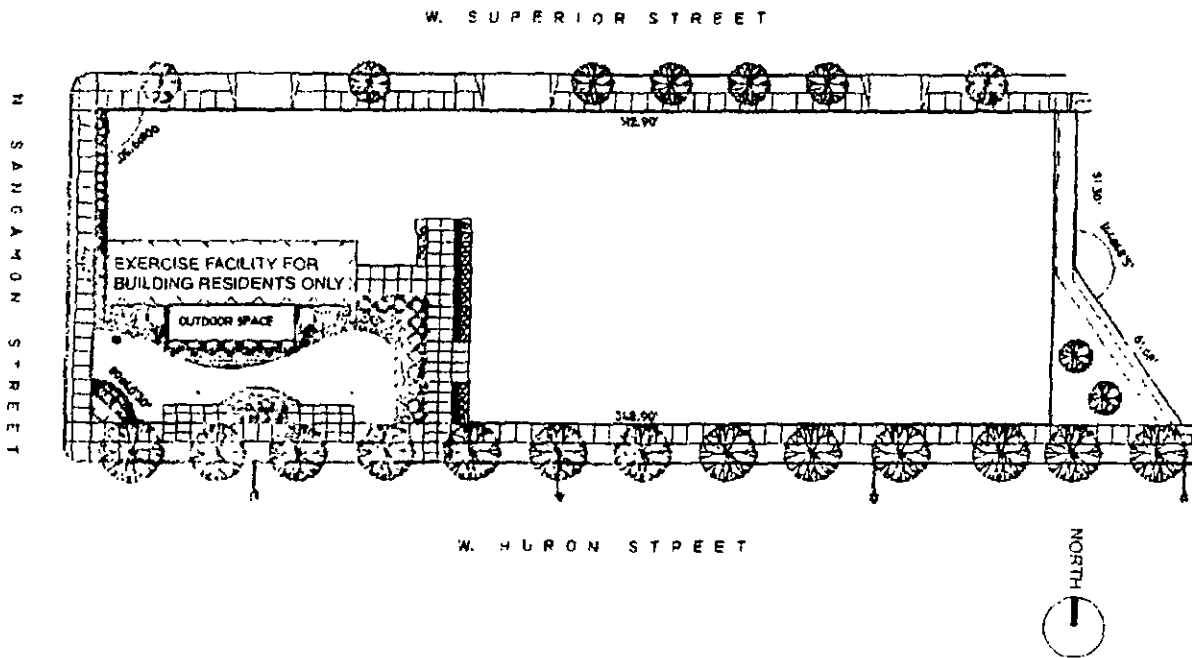
RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 356, AS AMENDED
PROPOSED SITE PLAN FOR A PORTION OF SUBAREA "A"



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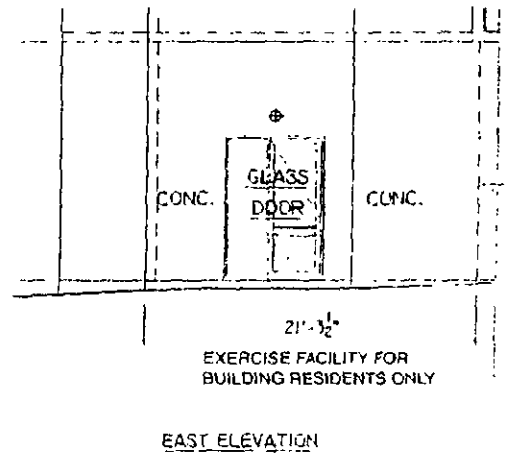
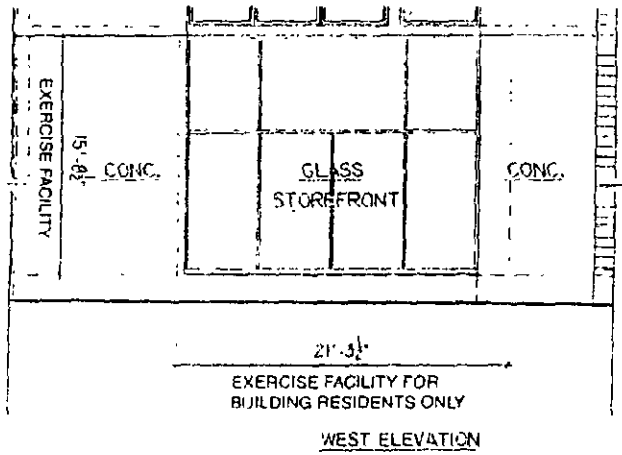
RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 356, AS AMENDED
LANDSCAPE PLAN FOR A PORTION OF SUBAREA "A"



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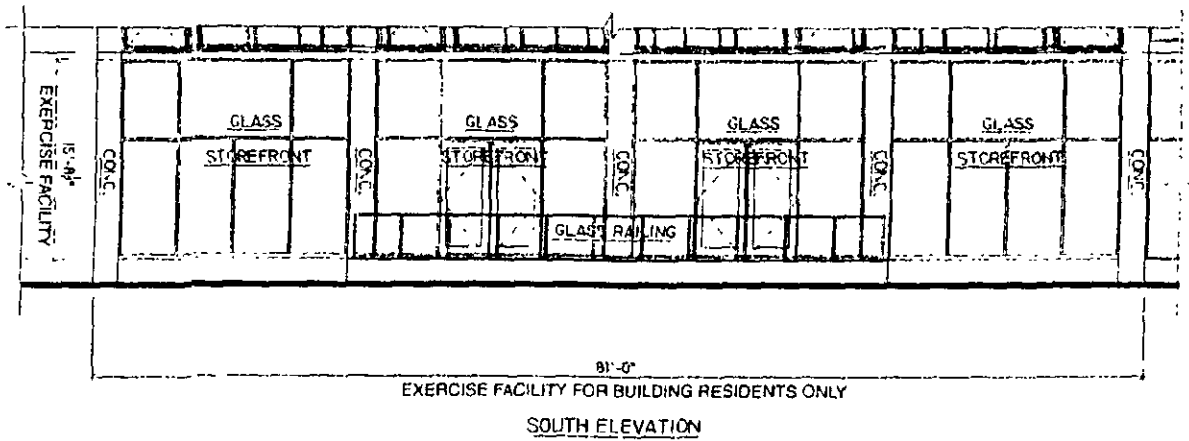
RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 356, AS AMENDED
EXERCISE FACILITY FOR BUILDING RESIDENTS ONLY - EAST & WEST ELEVATION



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RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 356, AS AMENDED
EXERCISE FACILITY FOR BUILDING RESIDENTS ONLY - SOUTH ELEVATION



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**RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 356, AS AMENDED
PLAN OF DEVELOPMENT
STATEMENTS**

1. The area delineated herein as a Residential Business Planned Development No. 356, as amended, consists of approximately 147,018 square feet (3.38 acres) which is depicted on the attached Planned Development Property Line, and Subarea Delineation Map (the 'Property'). The Property is divided into two Subareas, "A" and "B". Subarea "A" is owned or controlled by the Applicant, Mondial Condominium Association.
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 title 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 17-8-0400 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

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designated control. Single designated control is defined within Section 17-8-0400 of the Chicago Zoning Ordinance (“Zoning Ordinance”).

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 Delineation Map; an Vicinity Area Map; Site Plan for a Portion of Subarea A; Landscape Plan for a Portion of Subarea A; and Building Elevations prepared by Berger Architects and September 1, 2011. Full size sets of the 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 Chicago Zoning Ordinance, Title 17-8 of the Municipal Code of Chicago, 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 shall control.
5. The following uses shall be allowed within the area delineated herein as "Residential Business Planned Development, as amended": Subarea A: commercial, residential and related uses and off-street parking and loading; Subarea B: residential (single-family and row-house units).
6. Upon Part II Review, a Part II Review Fee shall be assessed by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0610 of the Chicago Zoning

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Ordinance. 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.

7. Identification signs and temporary signs, including 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.
8. Any service drives 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 Department of Transportation and of the Department of Housing and Economic Development. Closure of all or part of any public streets or alleys shall be subject to the review and approval of the Chicago Department of Transportation. 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.
9. Height restrictions of any building or any appurtenance attached thereto shall, in addition to the Bulk Regulations and Data Table, be subject to height limitations established by the Federal Aviation Administration.

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10. The maximum permitted floor area ratio (F.A.R.) for the parcel shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. The improvements shall be designed, installed and maintained in substantial conformance with the Bulk Regulations and Data Table, the Site Plan, Landscape Plan and Building Elevations attached hereto. The landscaping shall be designed, installed and maintained in accordance with the attached Landscape Plans.
12. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Housing and Economic Development, upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Housing and Economic 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 provisions hereof by the Commissioner of the Department of Housing and Economic 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.
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 best efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner,

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generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers (“A.S.H.R.A.E.”).

14. 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 (“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 building permit shall be issued by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed to be constructed pursuant to the permit.
15. Unless substantial construction of the improvements contemplated in this Planned Development has commenced within six (6) 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 previously approved Residential Business Planned Development No. 356.

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