



City of Chicago



SO2020-1893

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 4/22/2020

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map Nos. 1-F and 2-F at 641-663 W Madison St, 641-661 W Washington Blvd, 2-40 N Desplaines St, 640-662 W Madison St, 541-663 W Madison St, 2-40 S Clinton St, 540-718 W Monroe St, 1-39 S Jefferson St, 1-39 S Desplaines St and 2-40 S Desplaines St - App No. 20377

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

Final for Publication

#20377
INTRO DATE
MARCH 18, 2020

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 the Residential-Business Planned Development No. 233 symbols and indications as shown on Map Numbers. 1-F and 2-F in an area bounded by:

West Washington Boulevard; North Desplaines Street; West Madison Street; South Clinton Street; West Monroe Street; a line 203.9 feet west of and parallel to South Desplaines Street; a line 198.49 feet north of and parallel to West Monroe Street; a line 229.4 feet west of and parallel to South Desplaines Street; West Madison Street; and the east right-of-way line of the John F. Kennedy Expressway

to the designation of Residential-Business Planned Development No. 233, as amended 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 after its passage and due publication.

Common Address: 641-663 W. MADISON ST., 641-661 W. WASHINGTON BLVD., 2-40 N.
DESPLAINES ST., 640-662 W. MADISON ST., 541-663 W. MADISON ST., 2-40 S. CLINTON ST.,
540-718 W. MONROE ST., 1-39 S. JEFFERSON ST., 1-39 S. DESPLAINES ST., 2-40 S.
DESPLAINES ST., CHICAGO, ILLINOIS

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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 233, AS AMENDED PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential-Business Planned Development No. 233, as amended, consists of approximately four hundred sixteen thousand nine hundred twenty-four (416,924) square feet or nine and fifty-seven hundredths (9.57) acres (exclusive of public rights-of-way) of real property as shown on the attached Planned Development Boundary Map.
2. The current property owner or owners or an authorized agent shall obtain all required reviews, approvals, licenses and permits in connection with this plan of development. The dedication or vacation of any streets or alleys shall require a separate submittal 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 (including any condominium association which is formed) and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Sec. 17-8-0400 of the Chicago Zoning Ordinance, the property, at any 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 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

APPLICANT: NAPLETON CHICAGO IMPORTS, LLC
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40 S. CLINTON ST., 540-718 W. MONROE ST., 1-39 S. JEFFERSON ST., 1-
39 S. DESPLAINES ST., 2-40 S. DESPLAINES ST., CHICAGO, ILLINOIS
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PLAN COMMISSION:

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be made or authorized by the property owner or its successors and assigns.

4. This Plan of Development consists of these thirteen (13) statements and the following exhibits: a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary, Property Line and Subarea Map; a Site Plan and Building Elevations dated February 7, 2020 prepared by RC Bowman Architecture. These and no other zoning controls shall apply to the area delineated herein. This plan of development is in conformity with the intent and purpose of the Chicago Zoning Ordinance and all requirements hereof, and satisfies the established criteria for approval as a planned development.
5. The following uses shall be allowed within the area herein delineated as “Residential-Business Planned Development No. 233, as amended”: Subarea A: elevator apartment structures and related residential uses; ground level retail and restaurant uses, indoor light equipment sales/rental, motor vehicle repair shop not including body work, painting or commercial vehicle repairs, accessory parking; Subarea B: all uses permitted in the DC-12 Downtown Core District, including institutional, open space, accessory and non-accessory parking and related uses, as well as multi-unit (3+ units) residential; Subarea C: public utilities and related uses; Subarea D: office, retail, accessory parking and related uses. Subject to compliance with the Landscape Ordinance, interim surface parking shall be permitted in Subarea B.
6. Identification and business identification signs shall be permitted within the planned development, subject to the review and approval of the Department of Planning and

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- Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standard for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. 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.
 8. In addition to the maximum height of the building and any appurtenance 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. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
 10. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance (“Part II Approval”) for development of parcel B within the planned development, a site plan for the proposed development, including parking areas, shall be submitted to the Commissioner of the Department of Planning and Development for approval. No Part II approval for which a site plan must be submitted to the Commissioner shall be granted until the site

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plan has been approved by the Commissioner. Further, all Part II submittals shall be in compliance with the Chicago Landscape Ordinance.

Following approval of a site plan by the Commissioner, the approved plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this planned development. The approved site plan may be changed or modified pursuant to the minor change provisions of Section 11.11-3(c) of the Chicago Zoning Ordinance.

A site plan shall, at a minimum, provide the following information with respect to the proposed improvements:

- (1) the boundaries of the property;
- (2) the footprint of the improvements;
- (3) location and dimensions of all loading berths;
- (4) preliminary landscaping plan prepared by a landscape architect with final plan to be approved a Part II stage:
- (5) all pedestrian circulation routes;
- (6) the location of any adjacent public improvements;
- (7) a signage plan for any building where retail or theater uses would be present above the ground level;
- (8) preliminary elevations of the improvement; and
- (9) statistical information applicable to the property limited to the following:
 - (a) floor area and floor area ratio;

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- (b) uses to be established;
- (c) building heights; and
- (d) all setbacks, required and provided.

A site plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this planned development.

11. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Zoning Administrator upon the application for such a modification by the applicant and after a determination by the Zoning Administrator 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 requirements of this statement by the Zoning Administrator shall be deemed to be a minor change in the planned development as contemplated by Sec. 17-13-0611-A 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 that promotes and maximizes the conservation of natural resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the property in a manner generally consistent with Leadership in Energy and Environmental Design Green Building Rating System ("LEED").

Prior to submitting any plans for Part II approval for any development on Parcel B, the

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developer shall consult with the Department of Planning and Development regarding the provision of sustainable design elements including environmental green roofs.

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 ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

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

Residential-Business Planned Development No. 233, As Amended.

Exhibit 1.

Bulk Regulations And Data Table.

Subarea	Net Site Area Square Foot (Acres)	Maximum Dwelling Units	Maximum Floor Area Ratio	Minimum Number Of Parking Spaces	Minimum Number Of Loading Docks
A	253,302 (5.81)	2,400	7.9	930	14
B	85,982 (1.97)		17.48	1:5000 square feet	in accordance with DC-12 requirement
C	39,005 (0.90)		1.03	0	0
D	38,635 (.88)		3.92	67	2
TOTAL	416,924 (9.57)	2,400	8.87		

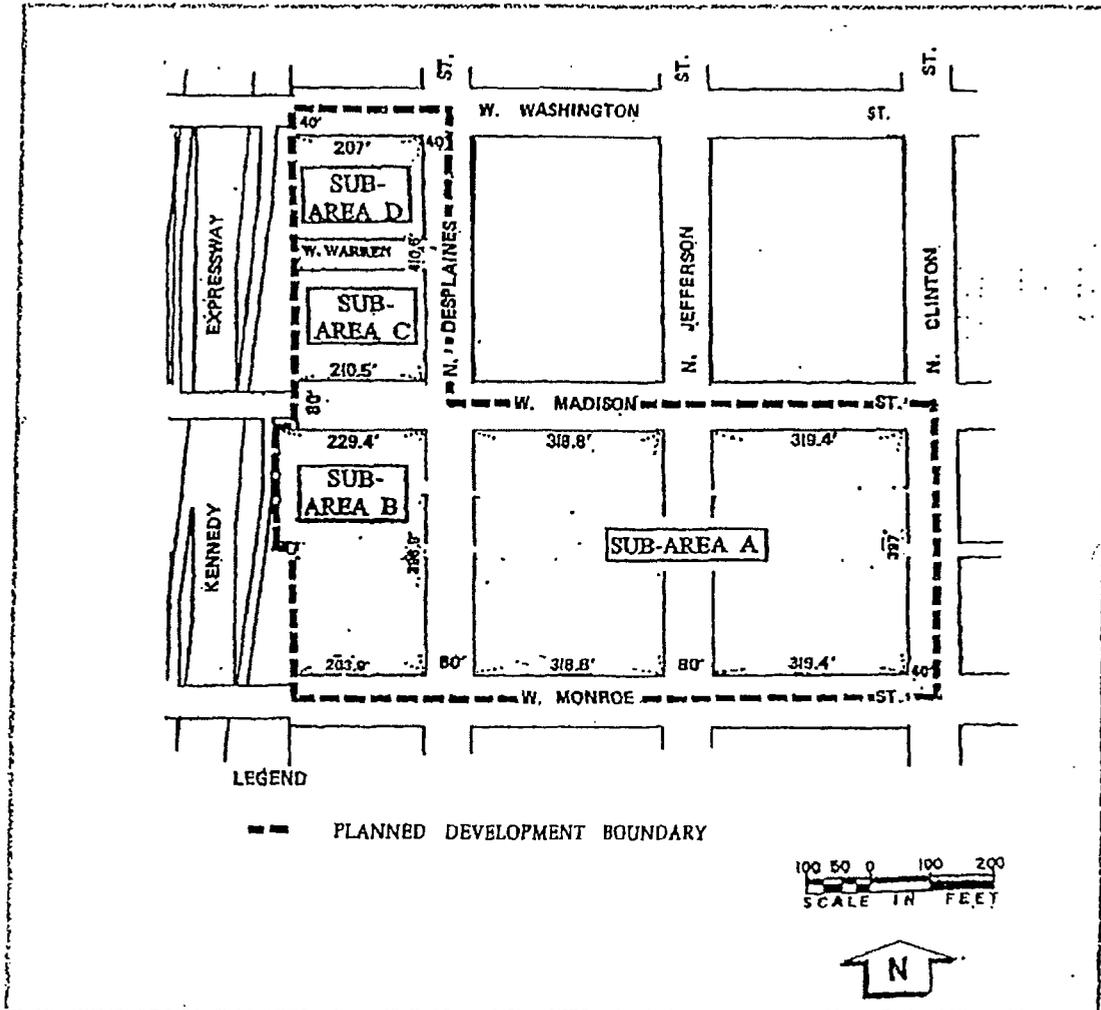
Gross Site Area: 601,236 square feet (13.80 acres) = Net Site Area: 416,924 square feet (9.57 acres) plus area in public rights-of-way: 184,312 square feet (4.23 acres)

All off-street parking shall be enclosed.

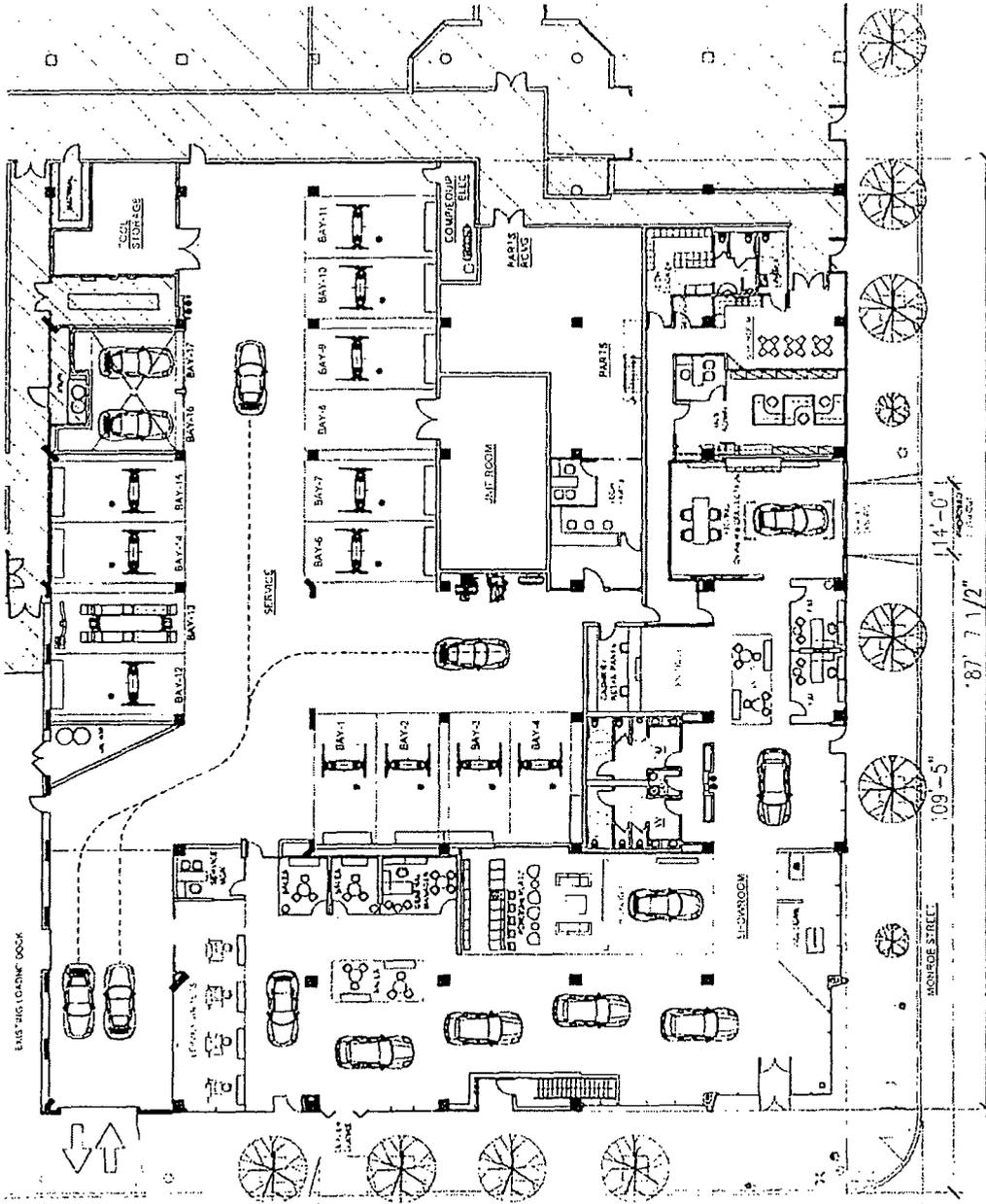
Maximum Percentage of Efficiency Units: 40%

Minimum Distance between Principal Structures
above Plaza Level: 50 feet

Planned Development Boundary, Property Line And Subarea Map.



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PROJECT NO. 19-103-01

PROJECT: PORSCHE OF DOWNTOWN CHICAGO
555 W MADISON STREET

DATE: CHICAGO PLAN COMMISSION MAY 21, 2020

FLOOR PLAN



RC BOWMAN ARCHITECTURE
 1000 N. LAKE STREET, SUITE 1000
 CHICAGO, IL 60610
 TEL: 312.527.7777 FAX: 312.527.7778
 WWW.RCBOWMAN.COM
 LICENSE: ILL. ARCH. NO. 000000000000000000

25'-0"

9'-5"

114'-0"

87'-7 1/2"

109'-5"

MADISON STREET

EAST-WEST CARBANK DOCK



REAR LAUNCH

25'-0"

9'-5"

114'-0"

87'-7 1/2"

109'-5"

MADISON STREET

EAST-WEST CARBANK DOCK



REAR LAUNCH



MUSEUM STREET ELEVATION



ART SCHOOL STREET ELEVATION



PORSCHE of Downtown Chicago

McNair St. and Jefferson St. | Napleton Automotive Group | Feb 5, 2020

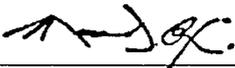
CHICAGO PLAN COMMISSION: MAY 21, 2020



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Thomas Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: May 21, 2020

Re: Proposed Amendment to Planned Development #233 for the property generally located at
570 West Monroe Street

On May 21, 2020, the Chicago Plan Commission recommended approval of the proposed planned development submitted by, Napleton Chicago Imports, LLC. A copy of the proposed amendment to the planned development is 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 744-9476.

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