



Office of the City Clerk



SO2011-8910

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	11/2/2011
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17376
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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 Institutional Planned Development No. 842 symbols and designations as shown on Map No. 2-F in the area bounded by

West Monroe Street; the alley next west of and parallel to South Desplaines Street; a line 71.40 feet South of and parallel to West Monroe Street; South Desplaines Street; West Adams Street; the easterly right-of-way line of the John Fitzgerald Kennedy Expressway (also known as a line 219.50 feet west of and parallel to South Desplaines Street); West Adams Street; the alley next east of and parallel to South Desplaines Street; the alley next south of and parallel to West Adams Street and South Desplaines Street,

to the designation of Institutional Planned Development No. 842, 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 and after its passage and due publication.

BULK REGULATIONS AND DATA TABLE**Net Site Area**

Sub Area A	80,779 sf
Sub Area B	40,883 sf
Total	121,662 sf

Area in the Public Right-of way

Sub Area A	24,547 sf
Sub Area B	22,392 sf
Total	46,939 sf

Gross Site Area

Sub Area A	105,361 sf
Sub Area B	63,275 sf
Total	168,636 sf

Base Floor Area Ratio

Sub Area A	2.00
Sub Area B	12.00

Upper Level Setback Bonus

Sub Area A	n/a
Sub Area B	0.77

Green Roof Bonus

Sub Area A	n/a
Sub Area B	0.63

Maximum Floor Area Ratio

Sub Area A	2.00
Sub Area B	13.40
Total	5.83

Maximum Buildable Area

Sub Area A	161,558 SF
Sub Area B	547,832 SF
Total	709,390 SF

**BULK AND USE TABLE**

Applicant: 625 W. ADAMS (CHICAGO), LLC
Address: 619-31 W. Adams St. 201-29 S. Des Plaines St.
Intro Date: November 11, 2011
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GSF attributable to the FAR

Sub Area A	n/a
Sub Area B	547,154 sf
Total	n/a

Setbacks

Sub Area A	Per Approved Site Plan
Sub Area B	Per Approved Site Plan

Maximum Building Height

Sub Area A	Per Building Elevation
Sub Area B	320 feet

Number of Parking Spaces

Sub Area A	28 accessory spaces
Sub Area B	186 accessory spaces for office - maximum
	159 accessory spaces for church - maximum
	1 accessory spaces for retail - maximum
	62 non-accessory spaces - maximum
Total	436 spaces

Number of Bicycle Parking Spaces

Sub Area A	n/a
Sub Area B	0 spaces

Minimum Number of Loading Spaces

Sub Area A	1 berths @ 10' x 25' x 14'h
Sub Area B	3 berths @ 10' x 25' x 14'h
Total	4 berths @ 10' x 25' x 14'h

Maximum percentage of Site Coverage

Sub Area A	Per Site Plan
Sub Area B	93 %



BULK AND USE TABLE

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INSTITUTIONAL PLANNED DEVELOPMENT NO. 842, AS AMENDED
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Institutional Planned Development Number 842, as amended, consists of approximately one hundred twenty-one thousand six hundred sixty-two (121,662) square feet (two and seventy-nine hundredths (2.79) acres) and is owned or controlled by the applicants, the Catholic Bishop of Chicago and 625 W. Adams (Chicago), LLC (collectively the "Applicant").
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 to the Department of Transportation on behalf of the Applicant or its successors, assignees, or grantees.

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.

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 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 section 17-8-0400 of the Zoning Ordinance.
4. This plan of development consists of these fifteen (15) statements; a Bulk regulation and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map, Sub-area Map, Sub-Area B Site / Landscape Plan, Roof Plan, Building Section, and Elevation Plans dated April 19, 2012 prepared by Solomon Cordwell Buenz. The Site Plan, Landscape Plan and Building Elevations for Subarea A dated August 15, 2002 prepared by Booth Hansen Associates appearing on pages 93174, 93175, and 93176 of the Chicago City Council Journal dated September 4, 2002 are incorporated herein by

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reference. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.

5. In each of the following Sub Areas, the following uses shall be permitted in this Planned Development:

Sub-Area A: church, school, auditorium, rectory, gymnasium, offices, cafetorium, accessory parking, and related uses.

Sub-Area B: retail, office, religious assembly, and multipurpose space as accessory to the religious assembly use, bank, accessory and non-accessory parking, and related uses and services. Up to 45% of the number of accessory parking spaces may be leased out on a daily, weekly, or monthly basis to persons who are not tenants, patrons, employees, or guests of the principal use.

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. 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. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply.
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 80,779 square feet for Sub-Area A and 40,883 square feet for sub-Area B. The improvements to be constructed within Sub-Area B will utilize the following series of FAR bonuses:

<u>Bonus Description</u>	<u>FAR</u>
Base FAR:	12.00
Upper Level Setbacks:	0.77
Green Roof:	0.63
	<hr/>
Total FAR:	13.40

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Upper-Level Setbacks

Bonus F.A.R. = $0.3 \times$ sum of setback areas on each floor/lot area
 19 floors at 3005 sf. + 14 floors at 3450 = 105,395
 $0.3 \times (105,395 \text{ s.f.} / 40,883 \text{ s.f.}) = .77 \text{ F.A.R.}$

Green Roofs

Bonus F.A.R. = (area of roof landscaping in excess of 50% of net roof area/lot area) x
 0.30 x Base F.A.R.
 $(7,150 \text{ s.f.} / 40,883 \text{ s.f.}) \times 0.30 \times 12 = 0.63 \text{ F.A.R.}$

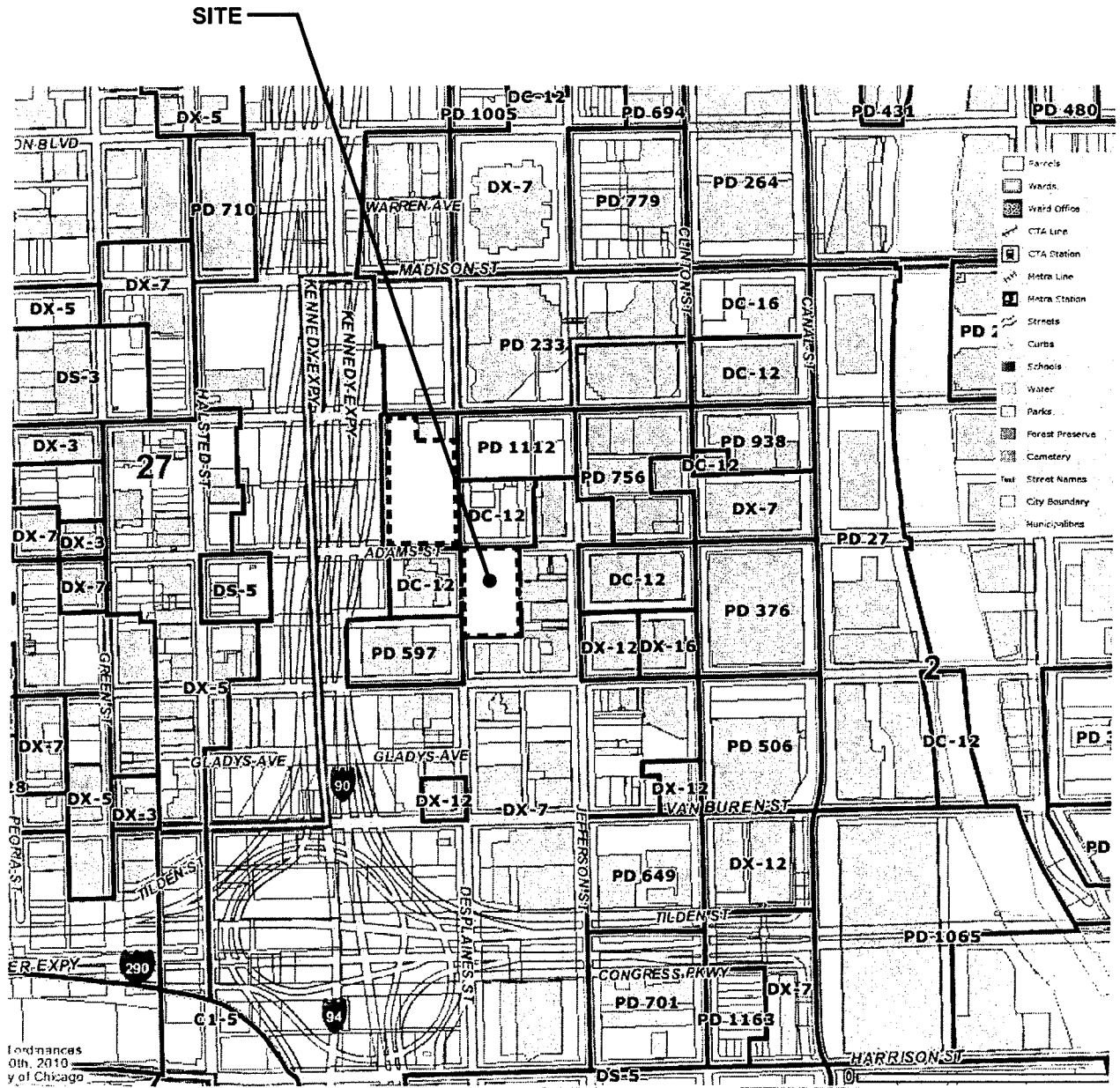
9. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions improvement on the Chicago Zoning Ordinance and corresponding regulations and guidelines.
10. 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 for Sub-Area B. 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.
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.
12. The terms and conditions of development under this the 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, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. 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 Department of Housing and Economic Development. The Applicant shall construct all new buildings under the Leadership in Energy and Environmental Design (LEED) Green Building Rating System. The Applicant shall provide in Sub-Area B a vegetated ("green") roof of at least fifty percent (50%) of the building's net roof area by providing a

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green roof of 17,198 square feet. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment.

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 new 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.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse for Sub-Area B, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to the DC-12 Downtown Core Use District.

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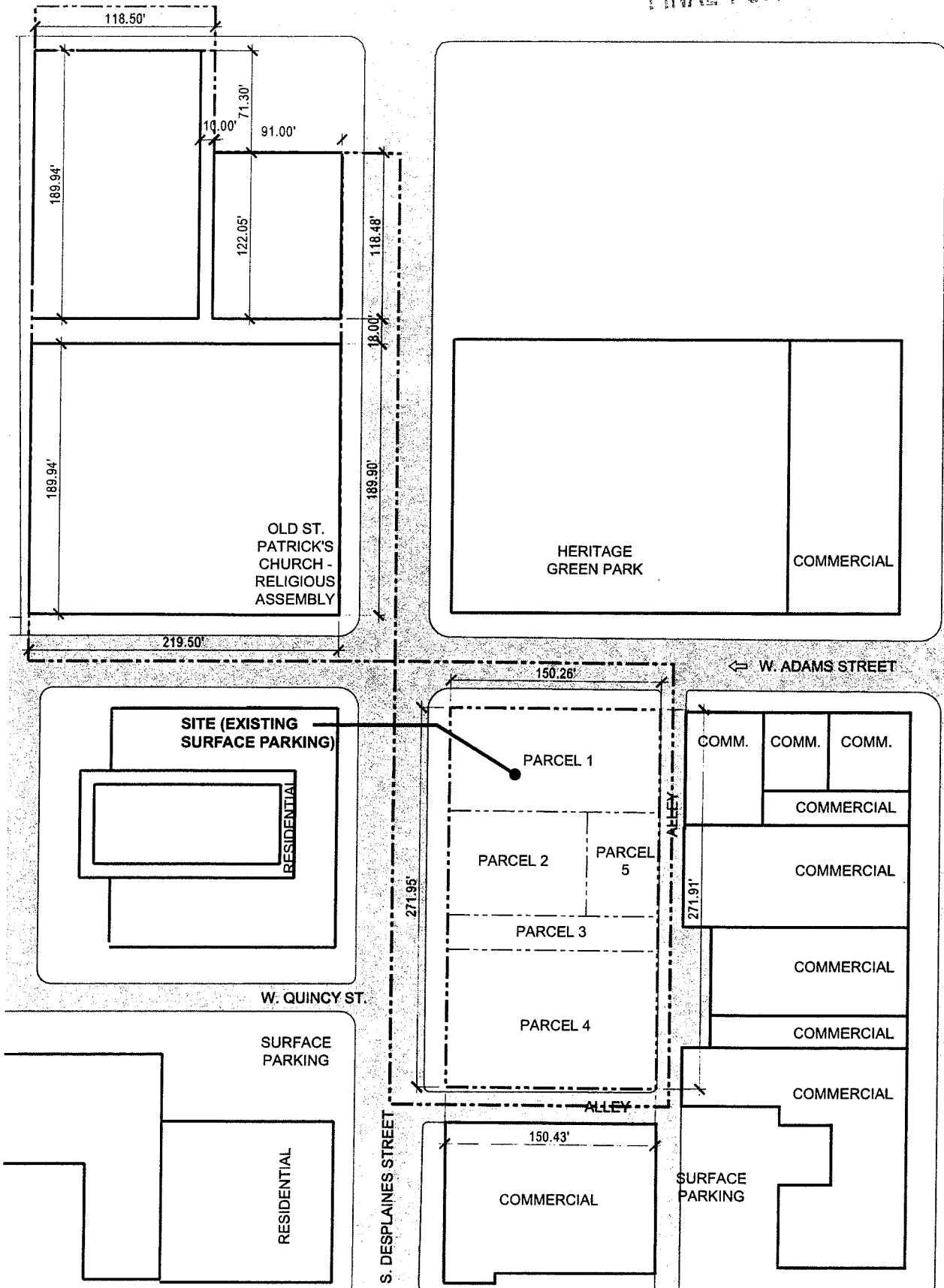
NOT TO SCALE



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EXISTING ZONING MAP

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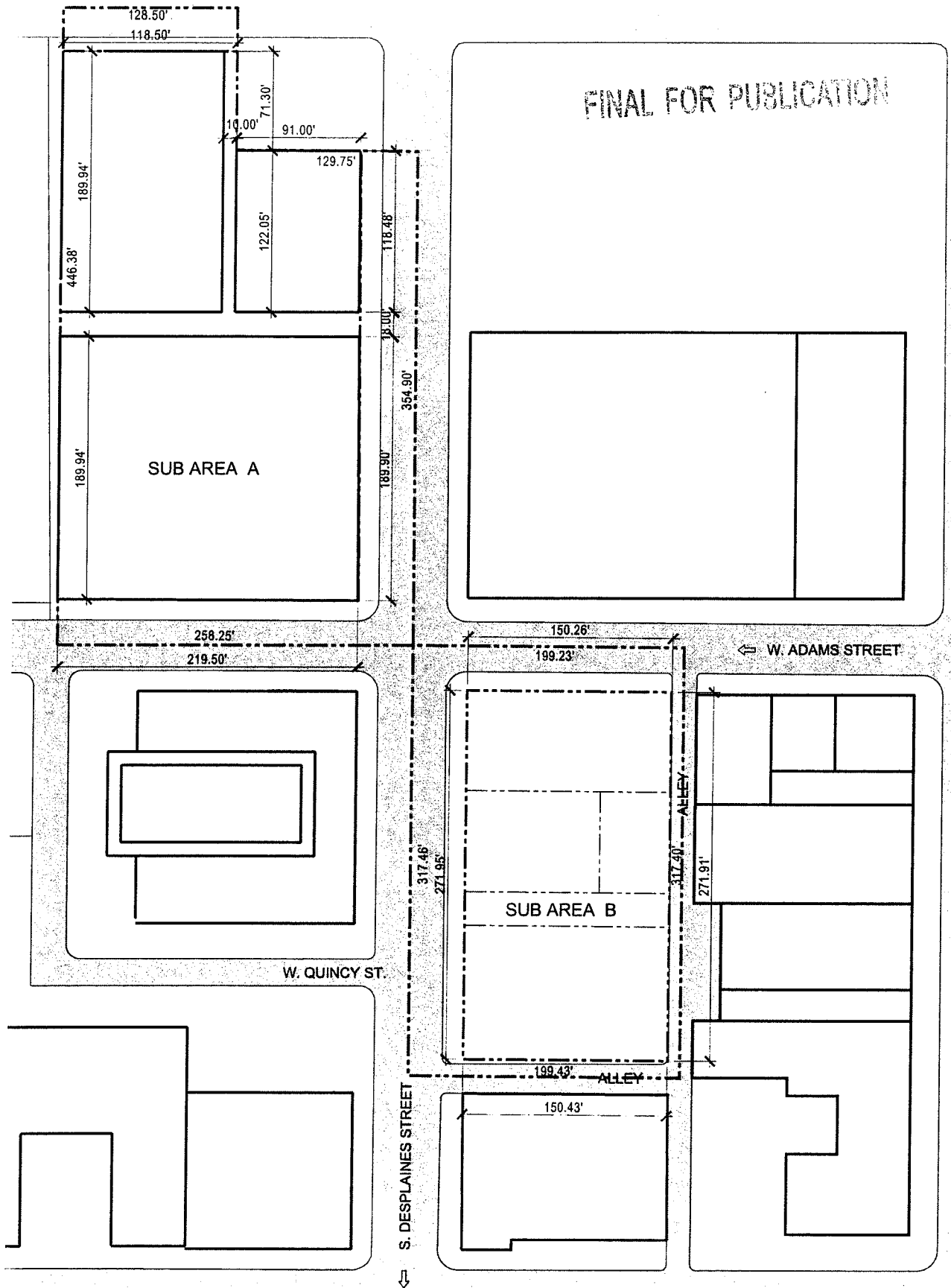


NOT TO SCALE



EXISTING LAND USE MAP

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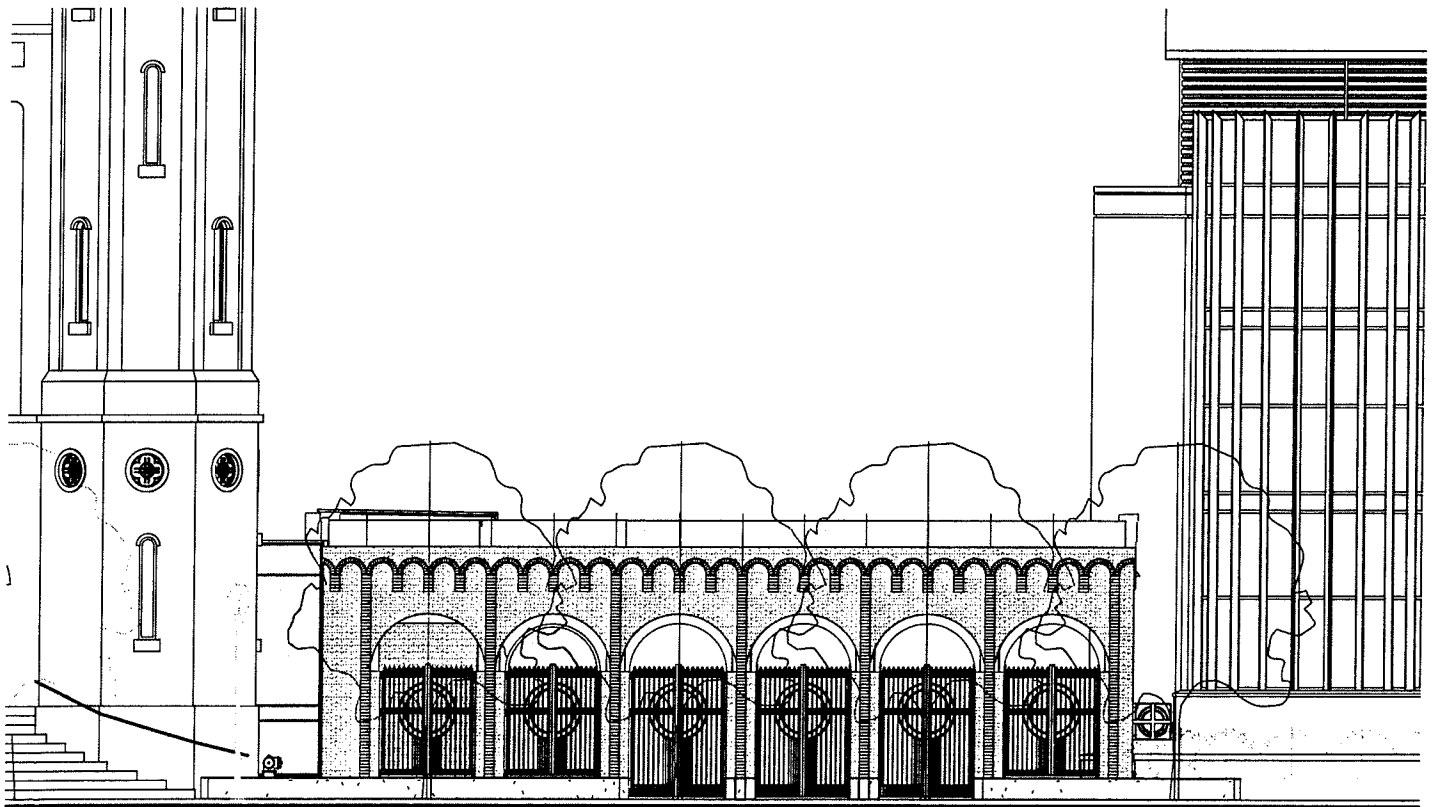
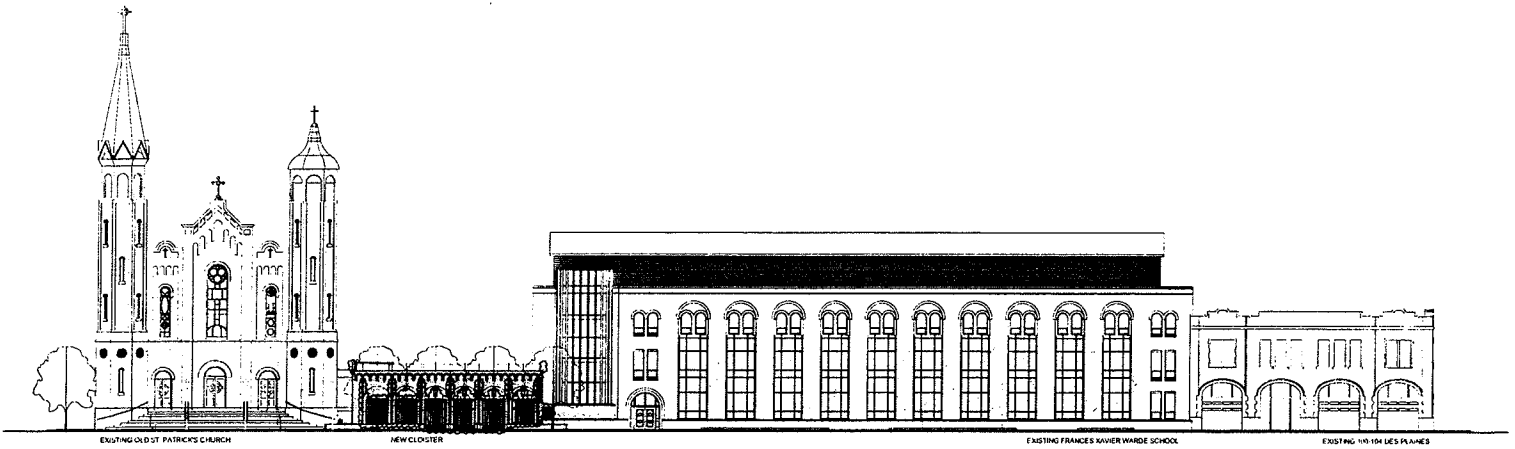


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SUB AREA MAP

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NEW CLOISTER



NTS



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SUB AREA A EAST ELEVATIONS

Applicant: 625 W. ADAMS (CHICAGO), LLC
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ALL NEW PLANTERS TO MEET CITY OF CHICAGO STREETSCAPE GUIDELINES

EXISTING LIGHT POLE WITH TRAFFIC SIGNAL

EXISTING LIGHT POLE

EXISTING LIGHT POLE

ACCESS CONTROL GATE

PEDESTRIAN WARNING SIGNAL

Plant List

West Facing Trees:

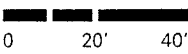
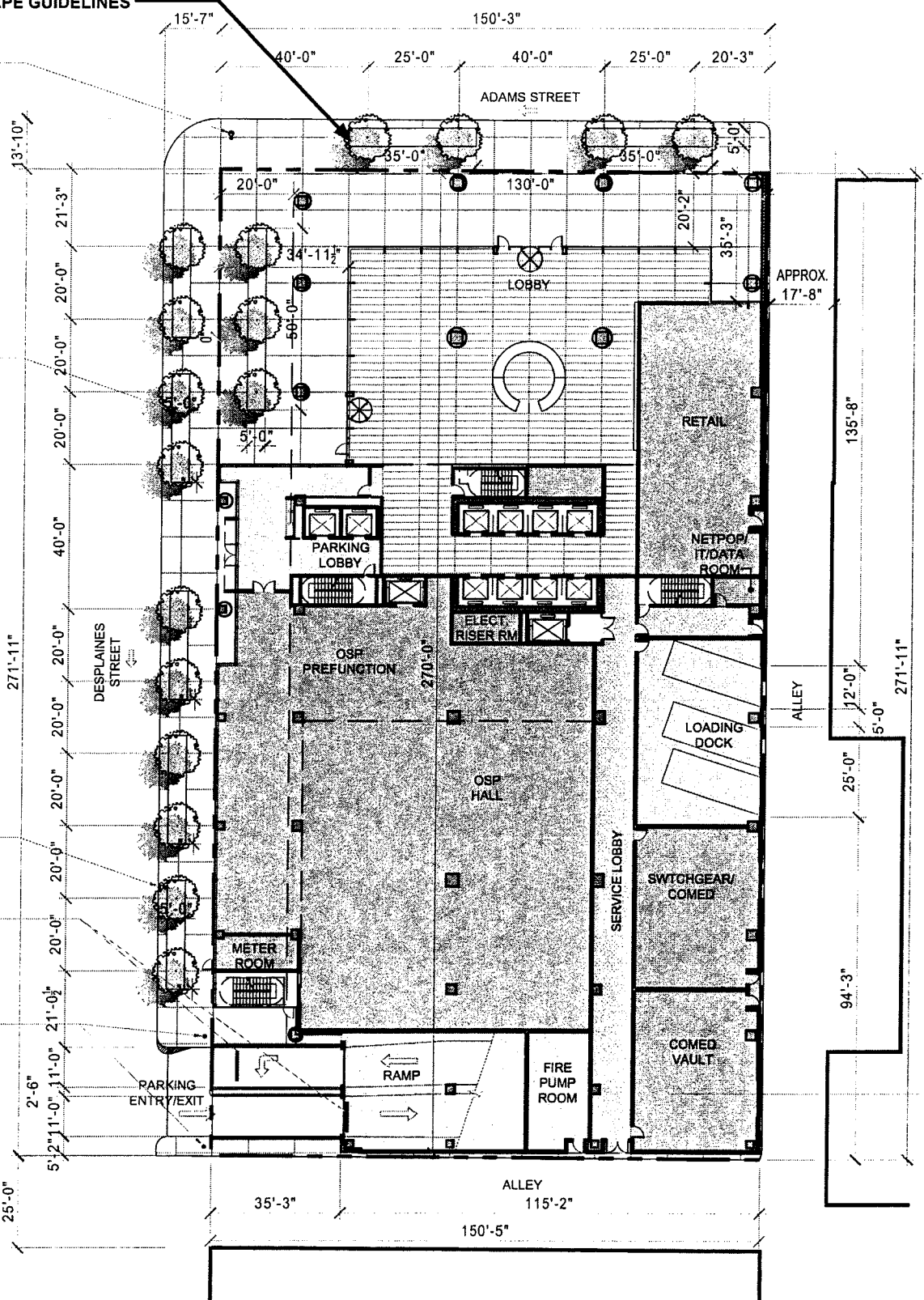
- Skyline Honeylocust, 4" Caliper

North Facing Trees:

- Chicago Blues Black Locust, 4" Caliper

West and North Facing planters:

- Green Mound Boxwood
- Purpleleaf Winter-creeper



SITE / LANDSCAPE PLAN - SUB AREA "B"

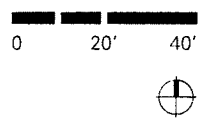
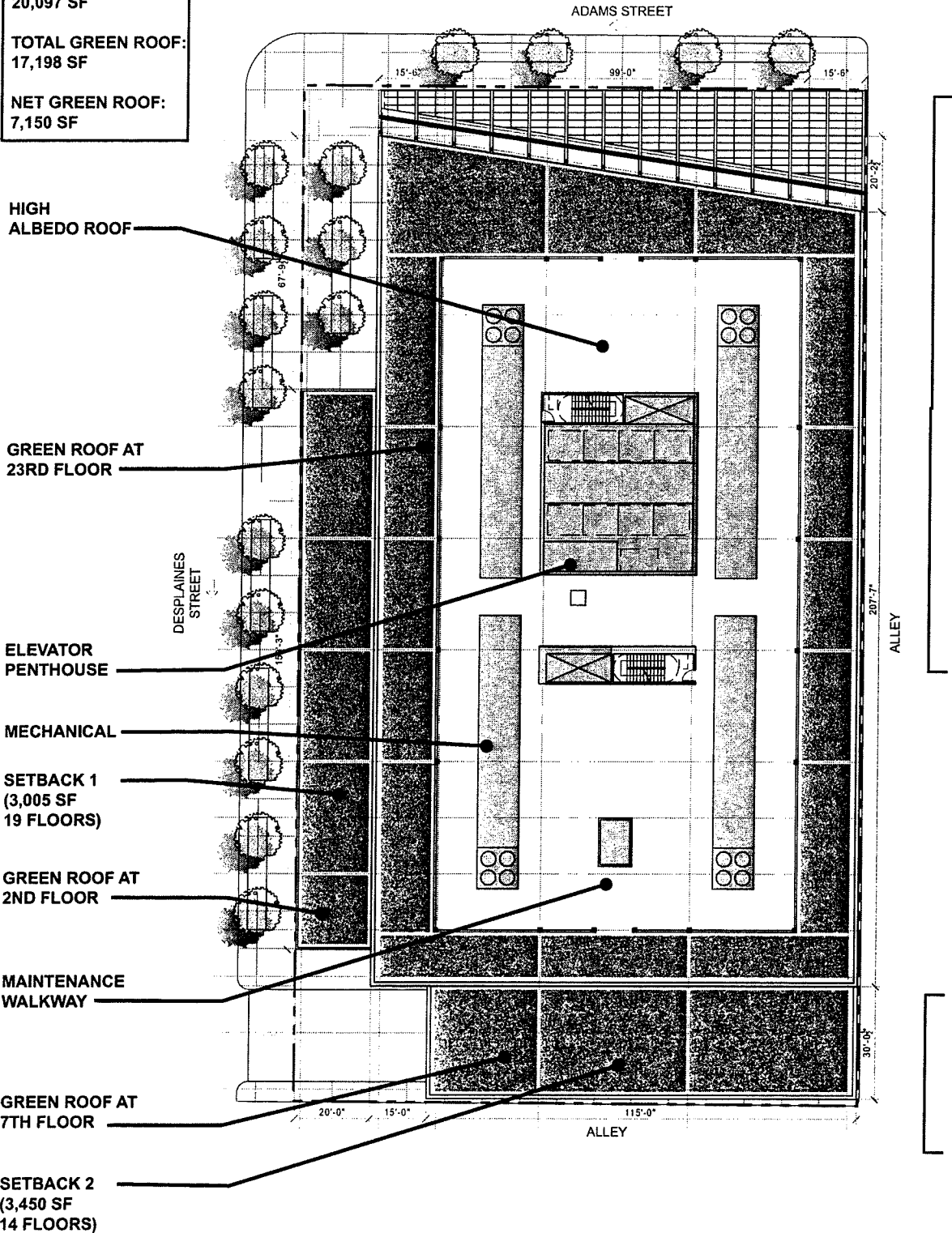
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GROSS ROOF AREA:
37,654 SF

NET ROOF AREA:
20,097 SF

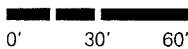
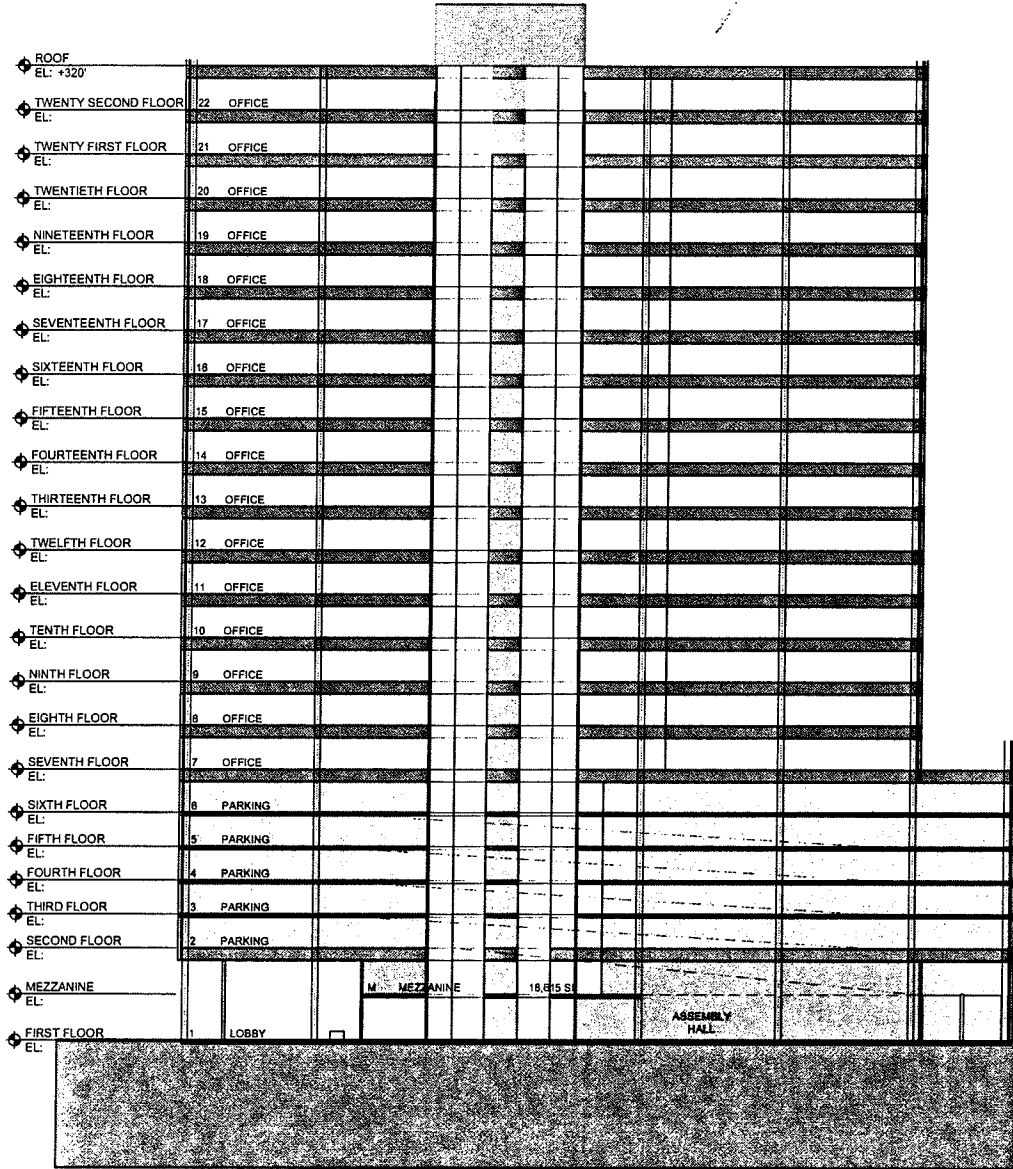
TOTAL GREEN ROOF:
17,198 SF

NET GREEN ROOF:
7,150 SF



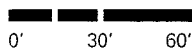
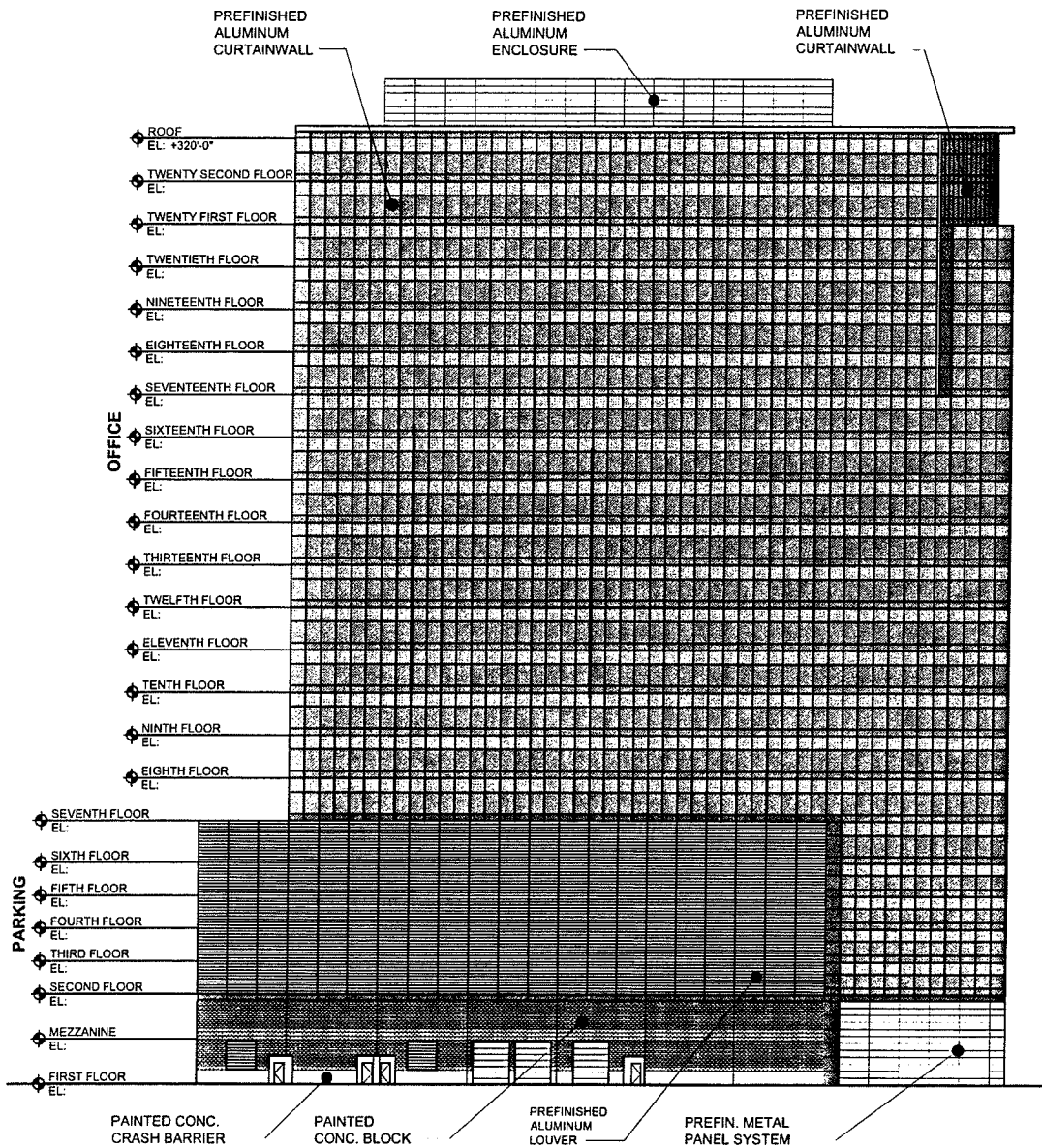
ROOF PLAN - SUB AREA "B"

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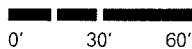
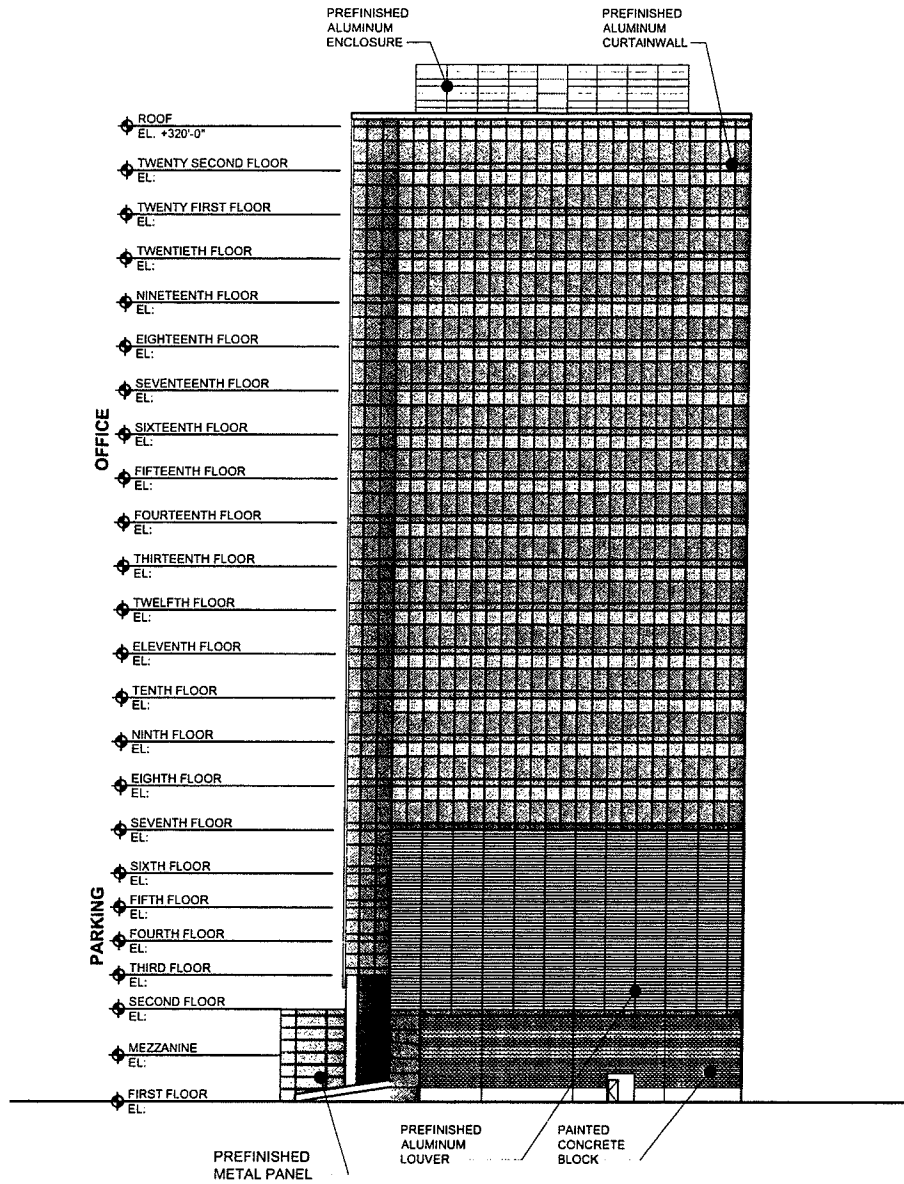
BUILDING SECTION - SUB AREA "B"

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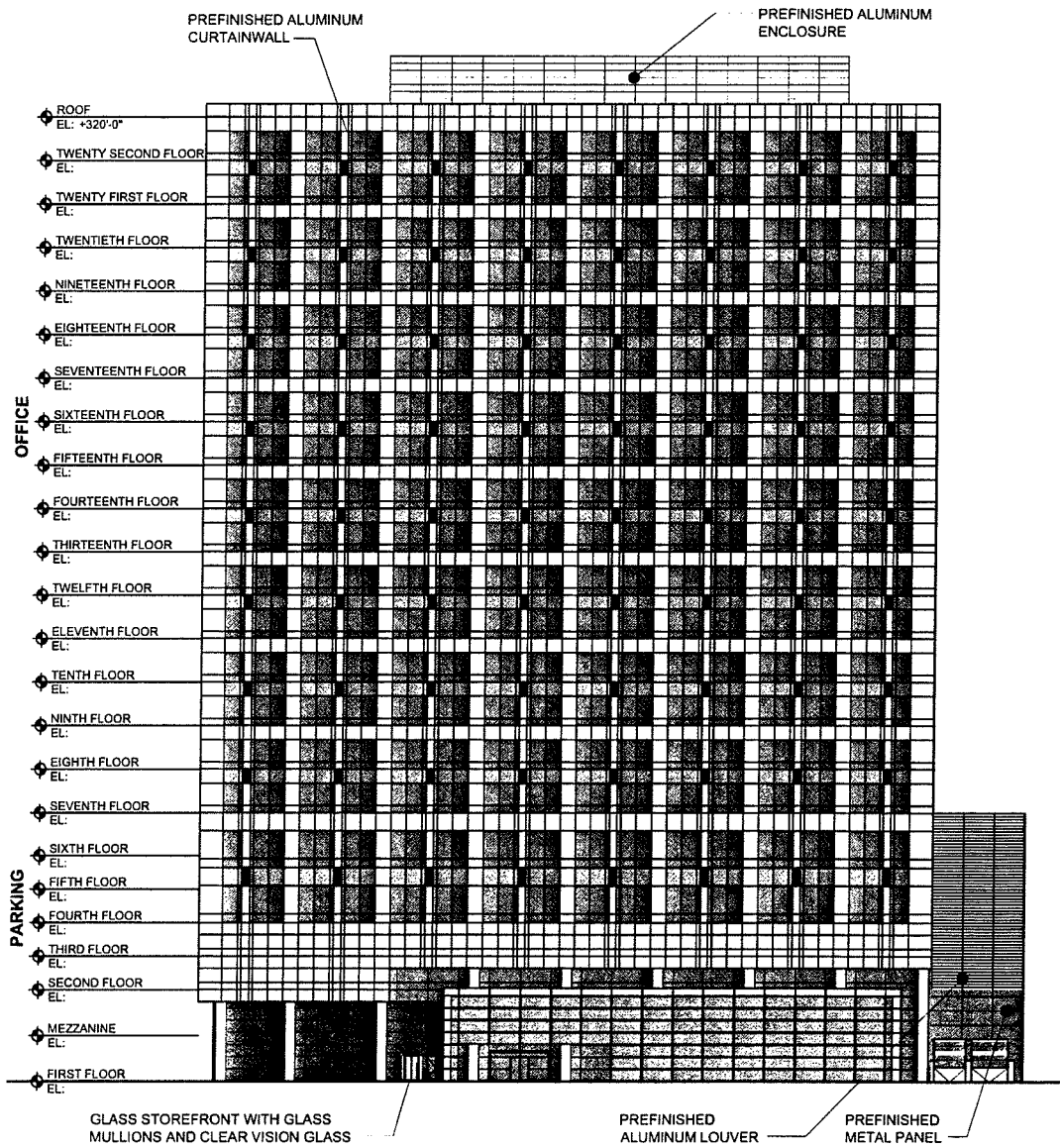
EAST ELEVATION - SUB AREA "B"

Applicant: 625 W. ADAMS (CHICAGO), LLC
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SOUTH ELEVATION - SUB AREA "B"

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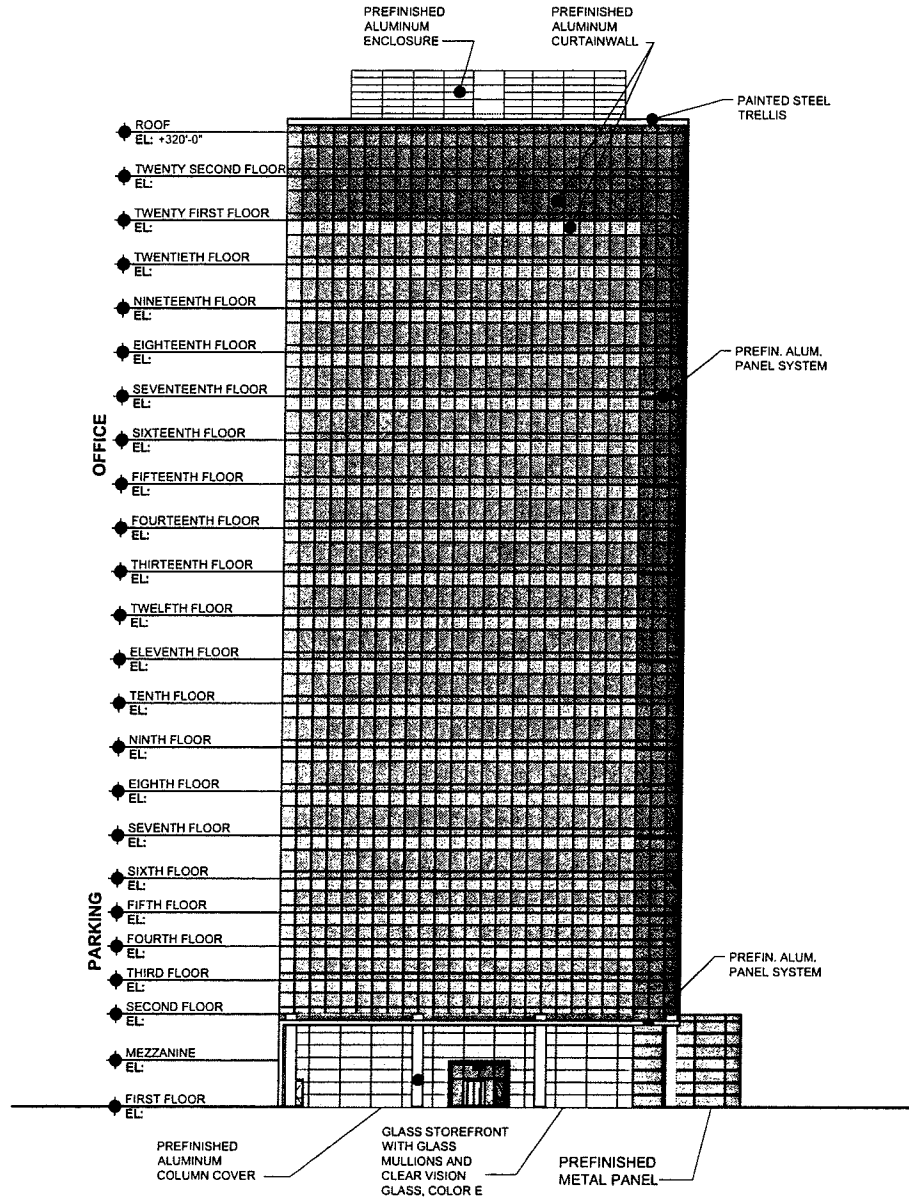


0' 30' 60'



WEST ELEVATION - SUB AREA "B"

Applicant: 625 W. ADAMS (CHICAGO), LLC
Address: 619-31 W. Adams St. 201-29 S. Des Plaines St.
Intro Date: November 11, 2011
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NORTH ELEVATION - SUB AREA "B"

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Intro Date: November 11, 2011
CPC: April 19, 2012



0' 30' 60'



CHICAGO BUILDS GREEN

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Project Name:

** Street Number (if the address only includes one street number, please fill only the cell "From"):*

Project Location:

From*	To*	Direction:	Street Name:	Select Street Type:
619	631	W	Adams	St

Ward No: Community Area No:

Check applicable:

Project Type: Planned Development Redevelopment Agreement Zoning Change
 PD No: RDA No: From: To:

Public project Landmark

Total land area in sq.ft.: Total building(s) footprint in sq.ft.: Total vehicular use area in sq.ft.:

Project Size:

40,883	38,021	928
--------	--------	-----

Enter First Name Last Name

DPD Project Manager:

Select project category:

BG/GR Matrix:

Check applicable:

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

Check applicable:

Density Bonus: 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

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

Please fill, if applicable

Landscaping:

7' Landscape Setback	Square footage:	0	0
Interior Landscape Area	Square footage:	0	0
No. of Interior Trees		0	0
No. of Parkway Trees		17	17

Open Space:

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

Stormwater Management (At-grade volume control):

Permeable paving	Square footage:	0
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 cistern/barrel	Gallons:	0
Total impervious area reduction	Square footage:	0

Other sustainable surface treatments:

Green roof	Square footage:	10,048	17,198
Energy Star roof	Square footage:	0	17,500
High-albedo pavement	Square footage:		0

Transportation:

No. of accessory parking spaces		0	351
Total no. of parking spaces (Accessory + Non- Acc.)			408
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)		0	0
No. of bicycle parking		0	0
Within 600 ft of CTA or Metra station entrance	Check if applicable:		<input type="checkbox"/>

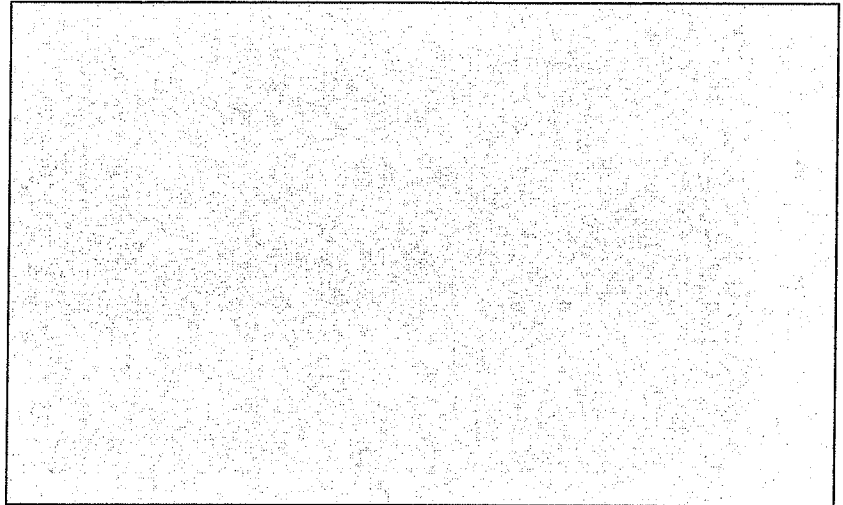


Building Certification:

- | | | |
|----------------------------------|--------------------------|-------------------------------------|
| Energy Star building | <input type="checkbox"/> | <input type="checkbox"/> |
| LEED certification | <input type="checkbox"/> | |
| LEED Certified | | <input checked="" 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-



Other sustainable strategies and/or Project Notes:

The project will comply with the stormwater management regulations in both rate and volume control. A reduction of at least 15% of the existing impervious area will be achieved through the installation of approximately 17,198 square feet of green roof. As the building is nearly lot line to lot line, rate control requirements will be achieved by providing an underground detention vault sized to store and release site runoff from a combination of the 10 year, 24 hour and 100 year, 24 hour storms. The area encompassed by building or basement will be subject to the 10 year event while the remainder of the site will be subject to the 100-year event. A safe means of an emergency overflow route will also be incorporated for storms in excess of the design event.