



Office of the Chicago City  
Clerk



SO2012-599

Office of the City Clerk

City Council Document Tracking Sheet

<b>Meeting Date:</b>	2/15/2012
<b>Sponsor(s):</b>	Mendoza, Susana A. (Clerk)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification App No. 17415
<b>Committee(s) Assignment:</b>	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.** That the Chicago Zoning Ordinance be amended by changing all the Residential-Business Planned Development Number 233 symbols and indications as shown on Map Numbers 1-F and 2-F in the 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 Number 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 attached Plan of Development, which is made a part of this Ordinance.

**SECTION 2.** This Ordinance shall be in force and effect from and after its passage and due publication.

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## *Residential-Business Planned Development Number 233, As Amended*

### *Plan of Development Statements.*

1. The area delineated herein as "Residential-Business Planned Development Number 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 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 (including any condominium association which is formed) 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 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 be made or authorized by or all 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; and a Planned Development Boundary, Property Line and Subarea Map. 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

APPLICANT: MR Properties, LLC  
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.; 2-40 S. Jefferson St.; 1-39 S. DesPlaines St.; 2-40 S. DesPlaines St.  
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Zoning Ordinance and all requirements hereof, and satisfies the established criteria for approval as a planned development.

5. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development Number 233, as amended": Subarea A: elevator apartment structures and related residential uses; ground level retail and restaurant uses, 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 Housing and Economic Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Housing and Economic Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Housing and Economic 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 Housing and Economic 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

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Development, a Site Plan for the proposed development, including parking areas, shall be submitted to the Commissioner of the Department of Housing and Economic Development for approval. No Part II approval for which a Site Plan must be submitted to the Commissioner shall be granted until the Site 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 Housing and Economic 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 improvements; and
- (9) statistical information applicable to the Property limited to the following:

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- (a) floor area and floor area ratio;
- (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 application 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 Section 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 ("L.E.E.D.").

Prior to submitting any plans for Site Plan or Part II approval for any development on Parcel B, the developer shall consult with the Department of Housing and Economic 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 ("M.O.P.D.") to ensure compliance with all

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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  
Number 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)

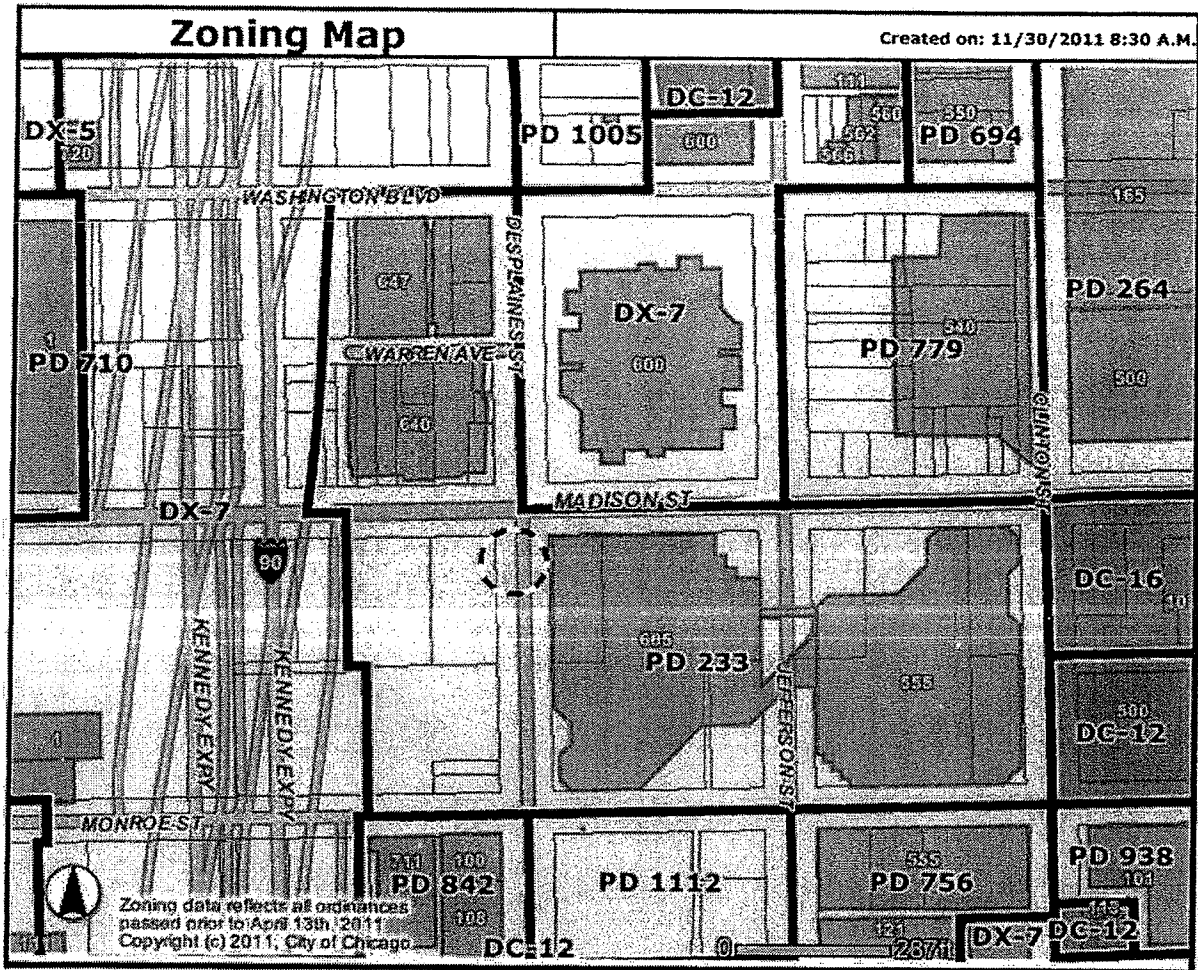
All Off-Street Parking Shall Be Enclosed

Maximum Percentage of Efficiency Units: 40%

Minimum Distance Between Principal Structures Above Plaza Level: 50 feet

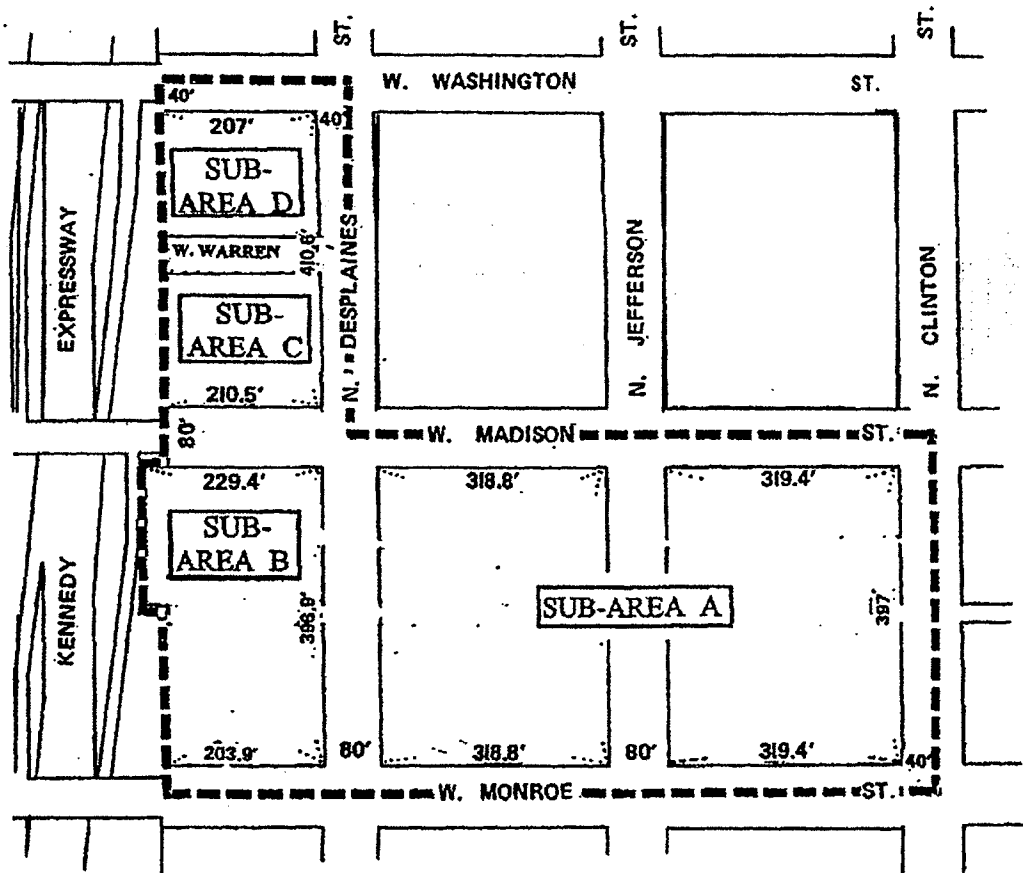
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**DATE:** February 12, 2012  
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Planned Development Boundary, Property  
Line And Subarea Map.



LEGEND

--- PLANNED DEVELOPMENT BOUNDARY



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