



Office of the Chicago City
Clerk



SO2011-9711

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	12/14/2011
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17381
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. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the C2-3, Motor Vehicle-related Commercial District symbols and indications as shown on Map No. 1-G in the area bounded by

North Racine Avenue; a line parallel to West Madison Street 99.91 feet north of West Madison Street; a line parallel to North Racine Avenue 89.78 feet west of North Racine Avenue; West Madison Street,

to those of a B1-5, Neighborhood Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. Title 17, of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the B1-5, Neighborhood Shopping District and Residential-Business Planned Development Number 931 symbols and indications as shown on Map No. 1-G in the area bounded by

North Racine Avenue; the east/west public alley next north of and parallel to West Madison Street; a line 239.78 feet west of and parallel to North Racine Avenue; West Madison Street,

to the designation of Residential-Business Planned Development Number ____ 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 attached and made a part thereto and to no others.

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

RESIDENTIAL PLANNED DEVELOPMENT NUMBER 931, AS AMENDED**PLAN OF DEVELOPMENT STATEMENTS**

1. The area delineated herein as Planned Development Number 931, as amended ("Planned Development") consists of approximately 48,000 square feet (1.10 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is controlled by the Applicant, 1200 Madison Racine LLC (the "Applicant") for purposes of this Planned Development.
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 section 17-8-0400 of the Zoning Ordinance.
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, assign or grantees.

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

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.

4. This Plan of Development consists of sixteen (16) Statements: a Bulk Regulations Table; the following plans pertaining to the Applicant's residential and commercial retail project (the "Project") prepared by Fitzgerald Associates Architects March 15, 2012: an Existing

APPLICANT:	1200 MADISON RACINE, LLC
ADDRESS:	2-20 NORTH RACINE AVENUE, 1164-1170 AND 1200-1212 WEST MADISON STREET
DATE:	DECEMBER 14, 2011
PLAN COMMISSION:	MARCH 15, 2012

Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; a Green Roof Plan; Building Elevations (North, South, East and West) and Chicago Builds Green form, submitted herein. Full-sized copies 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 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 Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses shall be permitted on the Property: Multi-Unit Residential, Animal Services (sales and grooming), Eating and Drinking Establishments (restaurant limited and outdoor patio if located at grade level), Financial Services (bank, savings bank, loan association and automated teller machine facility) Food and Beverage Retail Sales (liquor sales as accessory use), Medical Service, Office, Repair or Laundry Service (dry cleaning drop-off or pick-up, no on-premise plant), Retail Sales (general), Sports and Recreation, Participant (indoor and children's activities facility); Accessory Parking; and, Accessory 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 Housing and Economic Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration.
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 48,000 square feet.
9. 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. 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. The Site and Landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development.

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Any interim reviews associated with site plan review or Part II reviews, are conditional until final 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 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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. 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 Housing and Economic Development. The Applicant agrees to a minimum of "LEED" (Leadership in Energy and Environmental Design) basic certification. Copies of these standards may be obtained from DHED. The Applicant also agrees to provide a vegetative ("green") roof system on a minimum of 50% of the net flat roof area of which 19,067 square feet will be vegetative and 1,906 square feet will be hardscape.
15. The Applicant acknowledges and agrees that this Project including 216 residential units is subject to the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance must: (i) develop affordable housing units as part of the residential housing project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as Exhibit A, the Applicant has agreed to make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$2.2 million ("Cash Payment"), or \$100,000 per unit in lieu of providing 22 affordable housing units. At the time of each Part II review for the Project, Applicant shall update and resubmit the Affordable Housing Profile Form to HED for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Project, HED may reduce the amount of the Cash Payment accordingly without

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amending this Planned Development. Prior to the issuance of a building permit for the Project, the Applicant must make the required Cash Payment.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Unless substantial construction of the proposed improvements as contemplated in this Planned Development has commenced within six (6) years following the adoption of this Planned Development, and is diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provision of this section, then the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to B1-5, Neighborhood Shopping District.

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**PLANNED DEVELOPMENT
BULK REGULATIONS AND DATA TABLE**

Site Area

Gross Site Area: 67,840 sq. ft. (1.56 acres)

Net Site Area: 48,000 sq. ft. (1.10 acres)

Public Right-of-Way: 19,840 sq. ft.

Maximum Height

93' – highest residential floor (8th floor)

105' – highest partial rooftop floor (9th floor)

118' – highest portion of the elevator penthouse

Floor Area Ratio Maximum FAR: 4.76

Maximum Number of Residential Units: 216

Setbacks

Front: 0'-0"

Side: 1'-6" (West) / 0'-0" (East)

Rear: 0'-0" / 21'-6" Residential Floor Setback

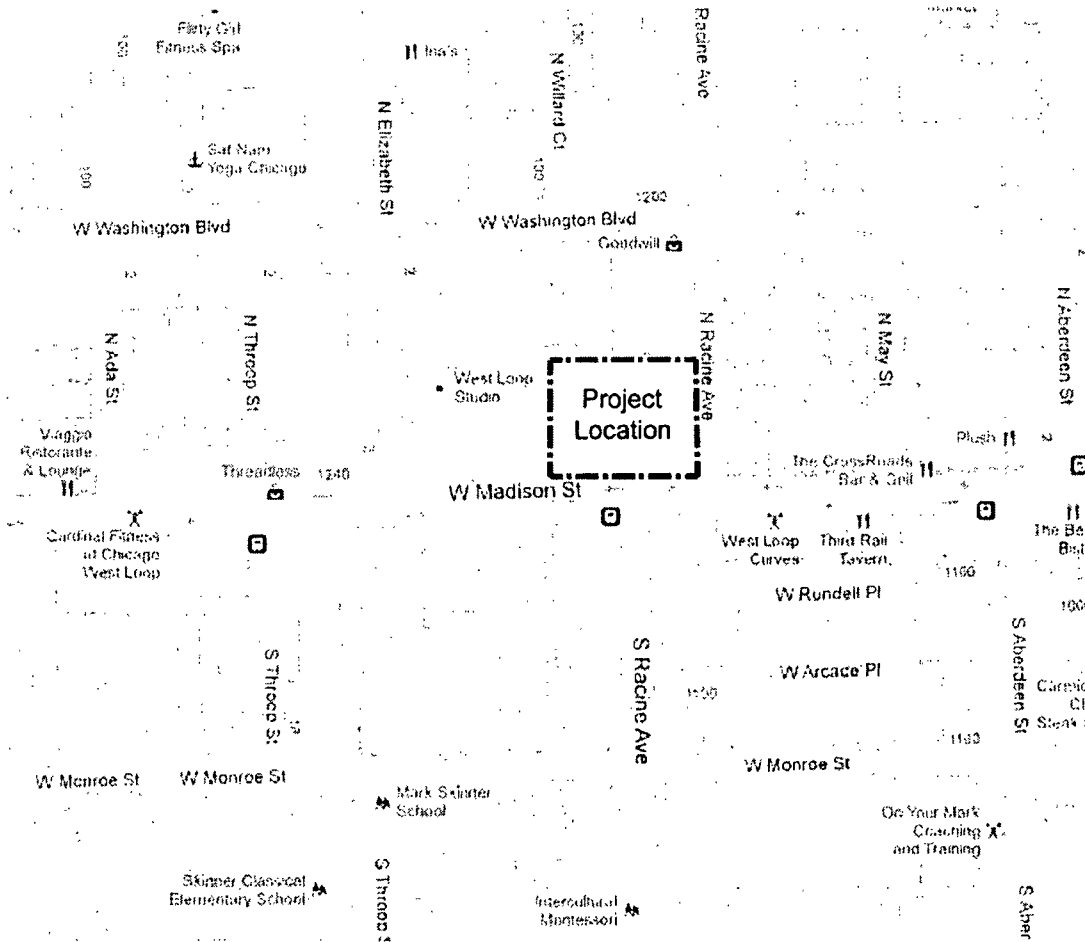
Bicycle Spaces: 114

Vehicle Parking Spaces: 227

Loading Spaces: 1

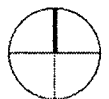
Existing Land-Use Area Map

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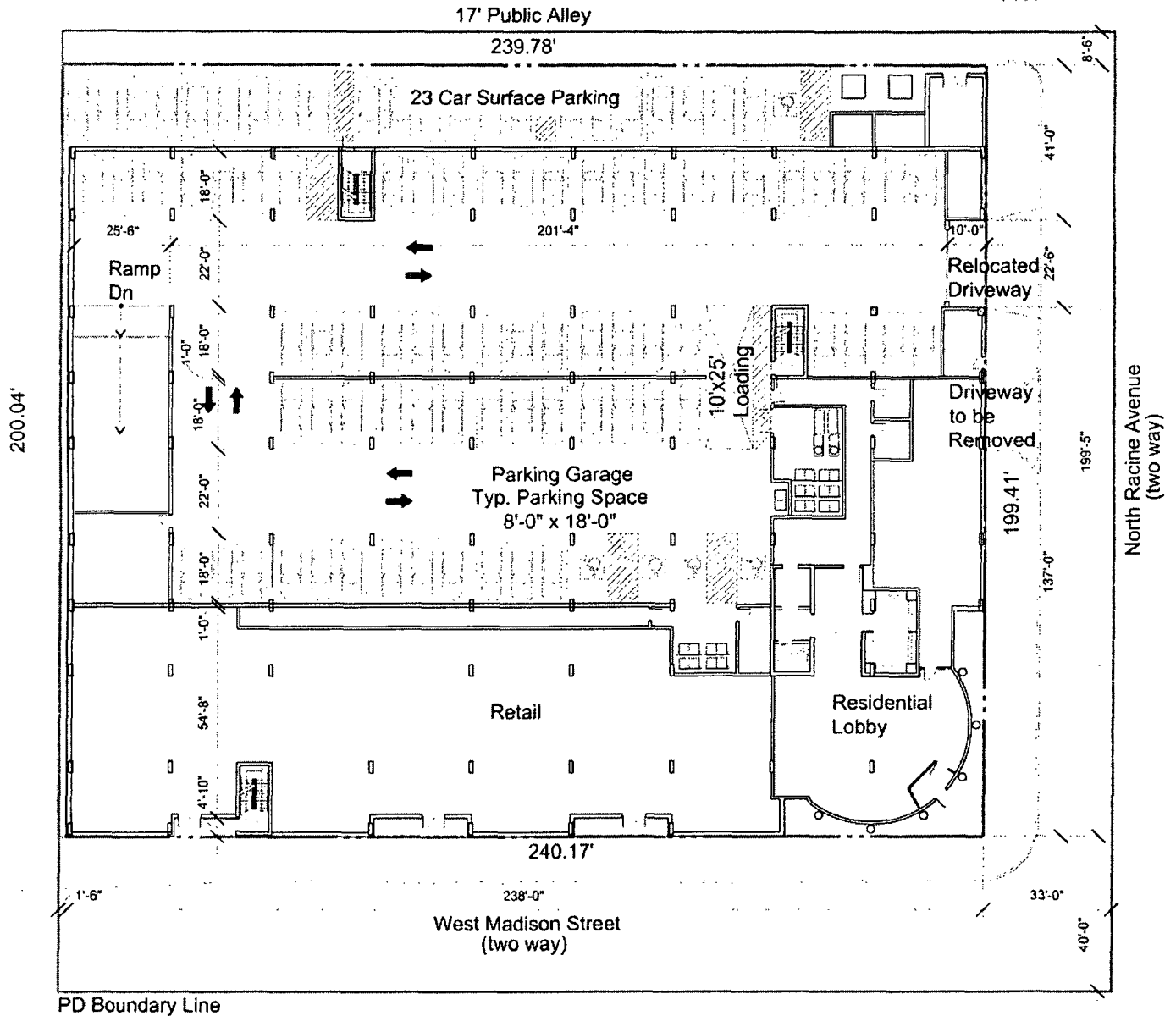


PROPOSED
PLANNED DEVELOPMENT
BOUNDARY

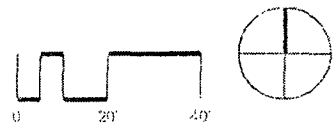
Applicant: 1200 Madison Racine LLC
Address: 2-20 North Racine Avenue
1164-1170 and 1200-1212 West Madison Street
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Planned Development Boundary, FINAL FOR PUBLICATION Property Line, and Right-of-Way Adjustment Map

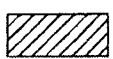
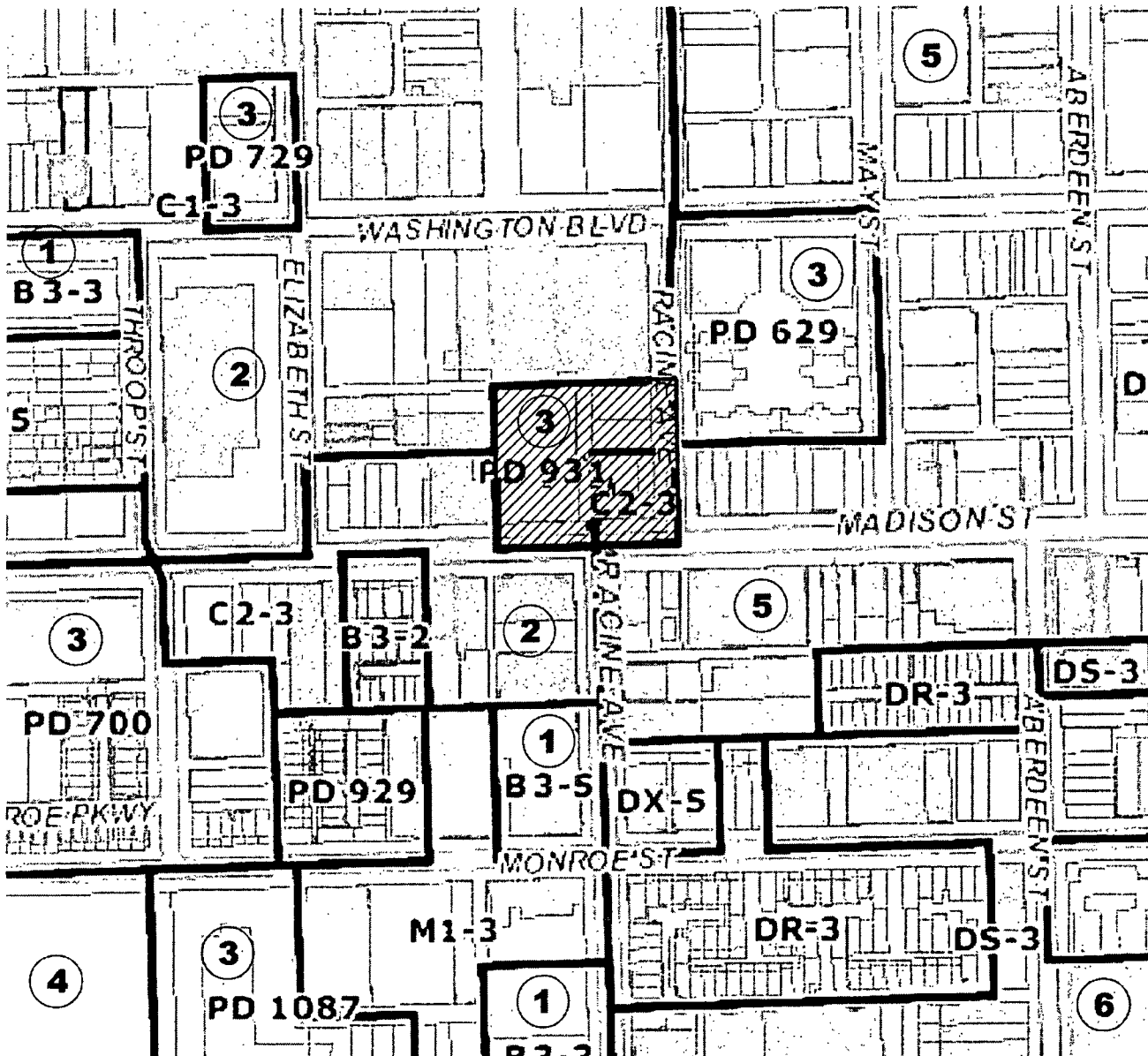


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Existing Zoning and Street System Map

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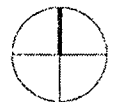
INDICATES AREA OF
PLANNED DEVELOPMENT



ZONING DISTRICT
BOUNDARIES

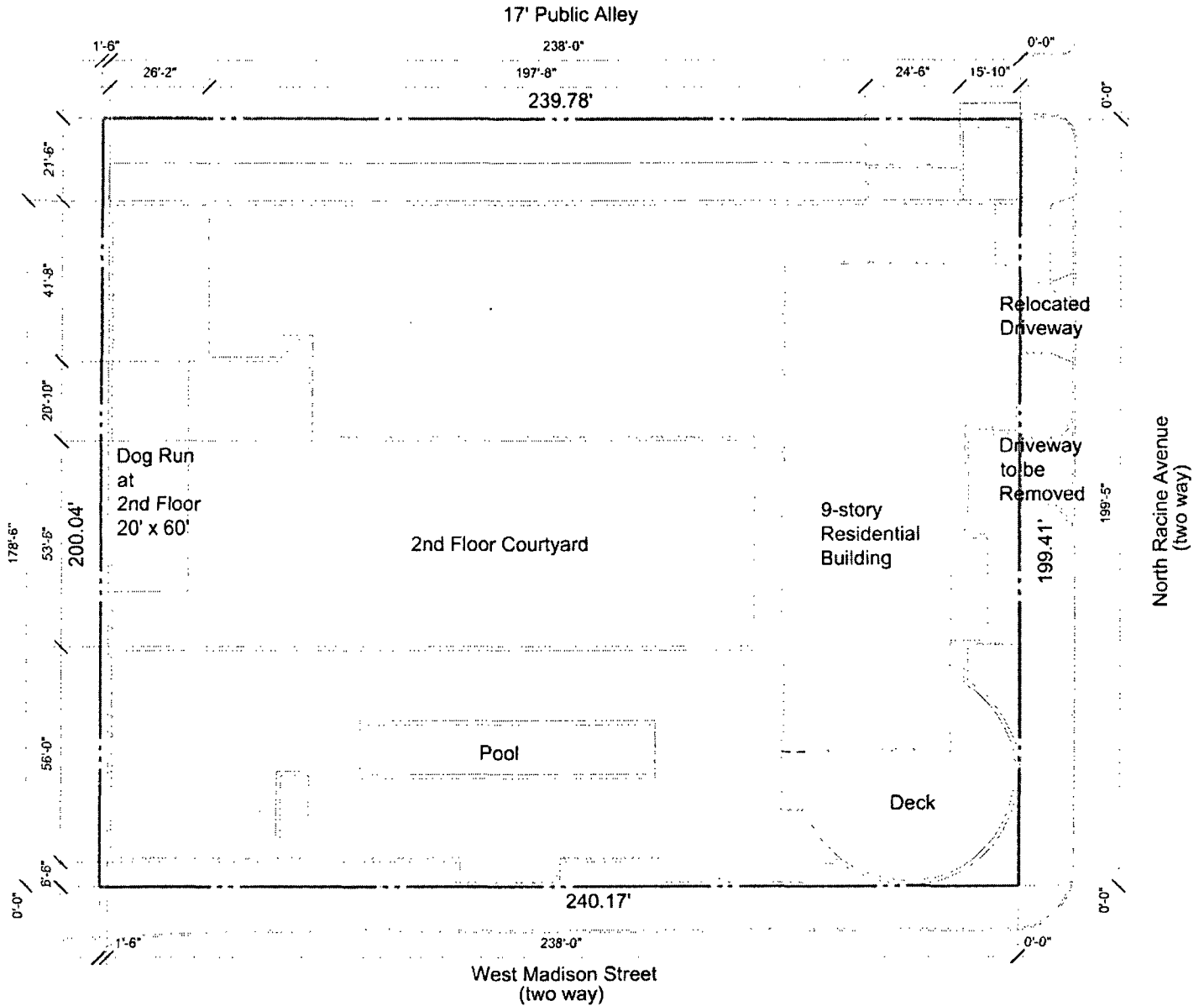
KEY (#)

1. Business District
2. Commercial District
3. Planned Development
4. Parks & Open Space
5. Downtown Mixed-Use District
6. Downtown Service District

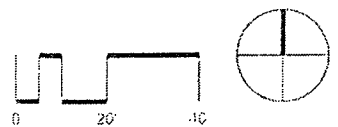


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Generalized Site Plan

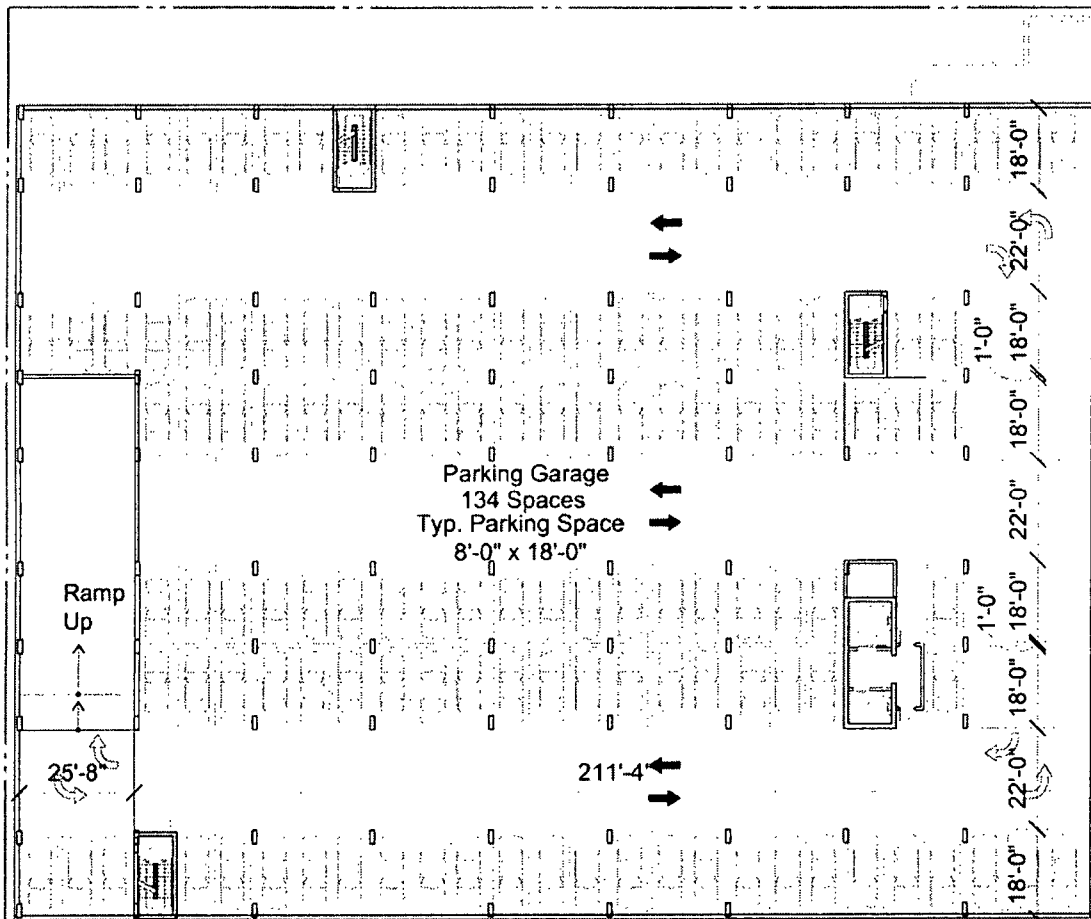


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Basement Plan

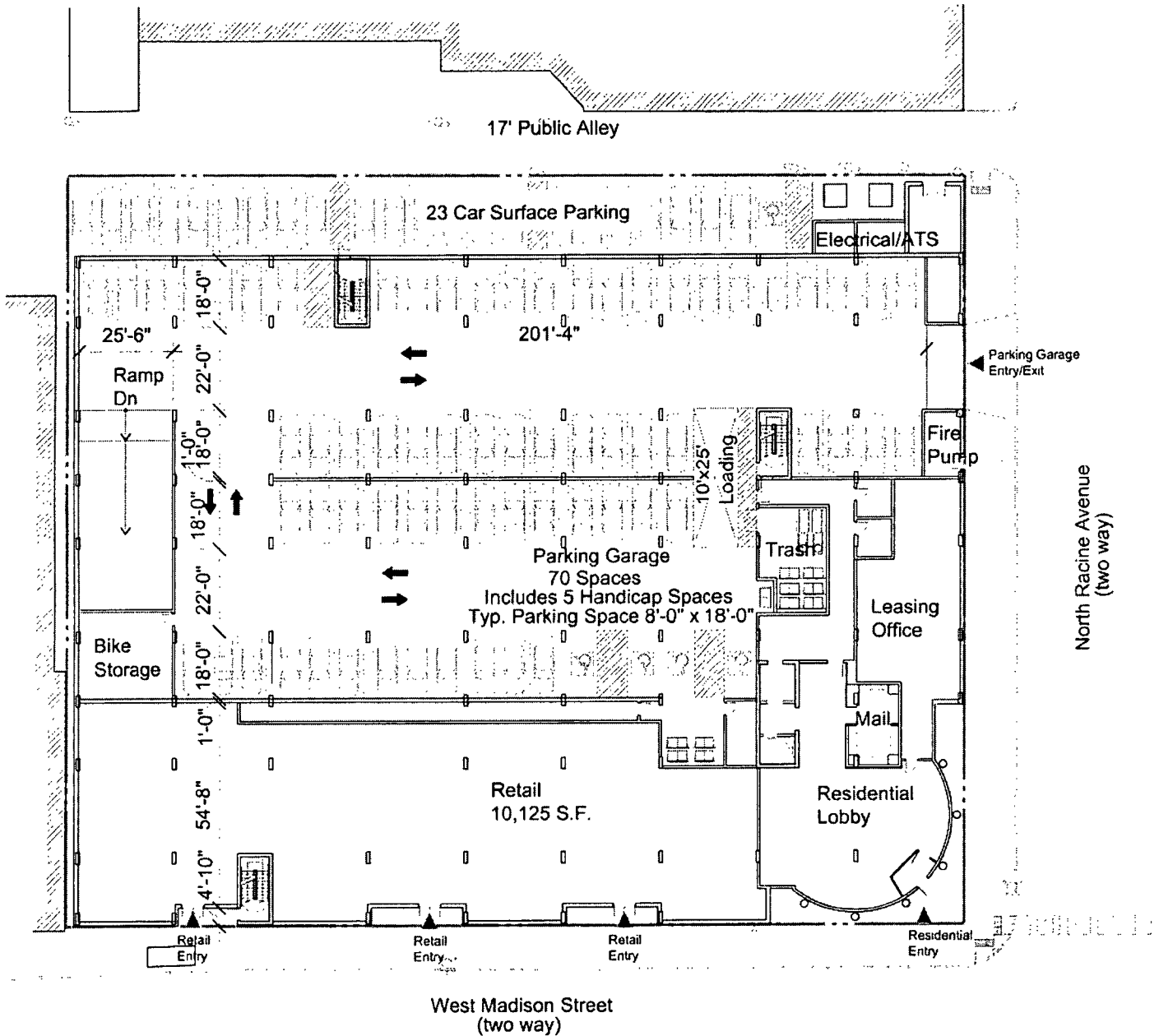
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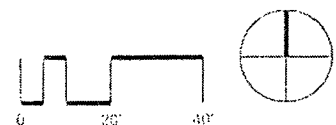
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Ground Floor Plan

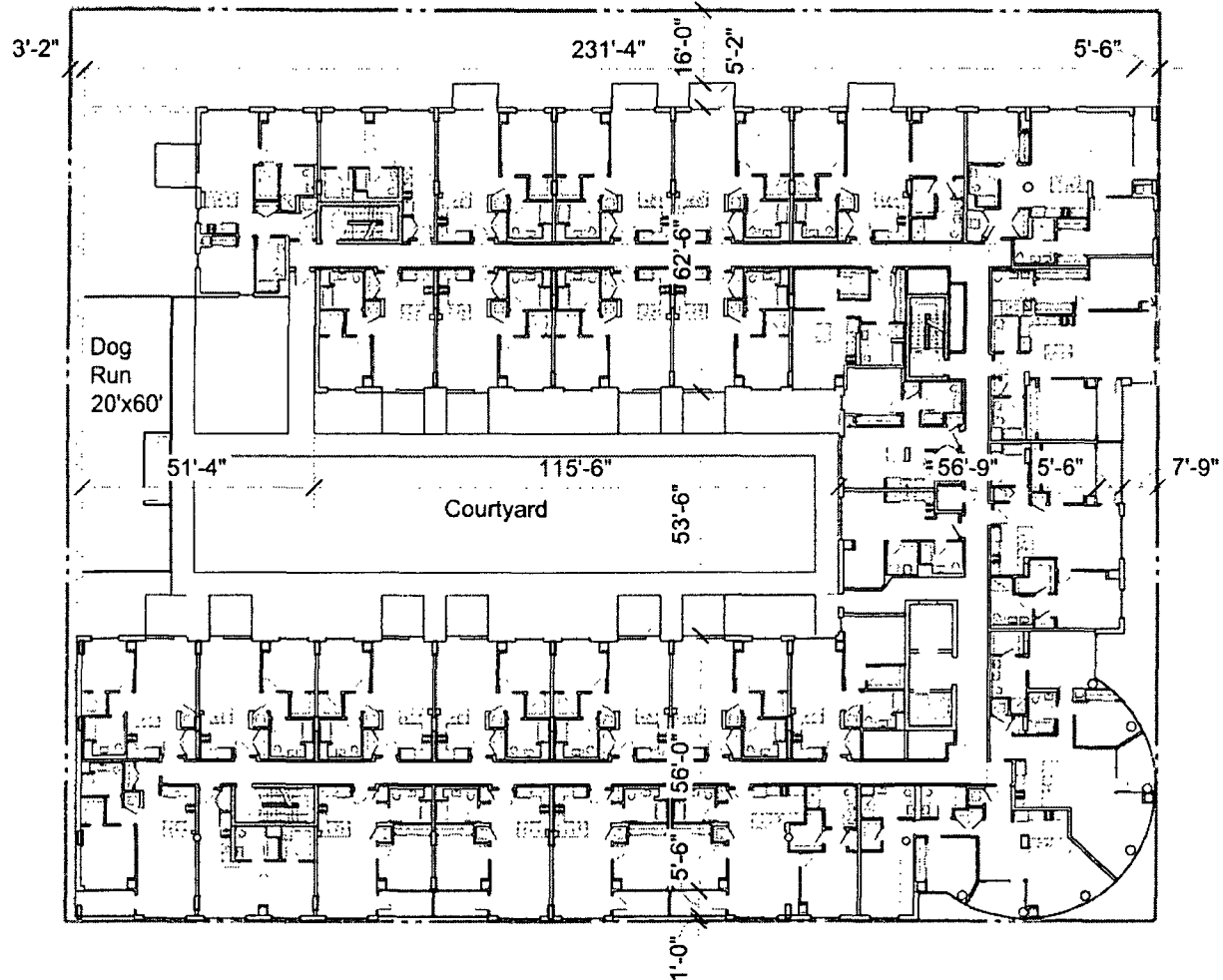


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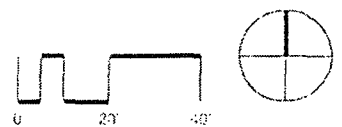


2nd Floor Plan

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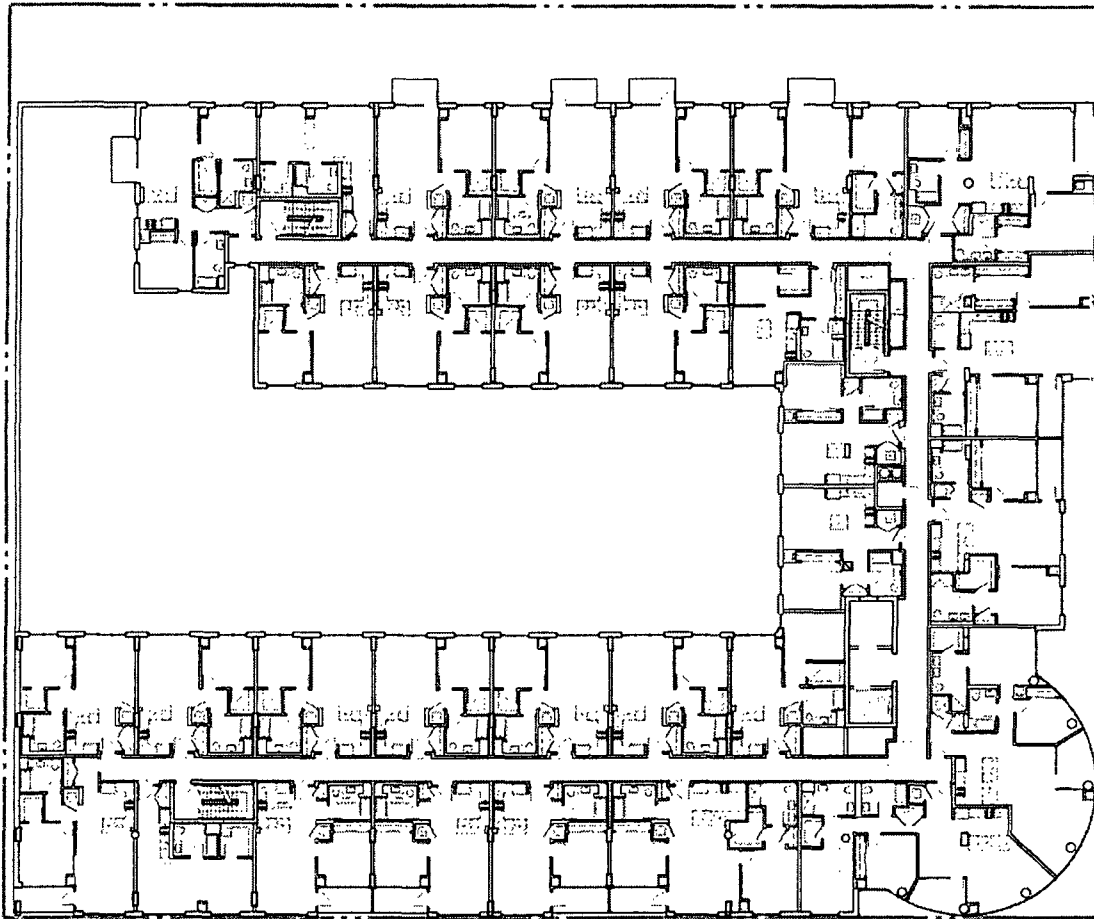


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3rd-7th Floor Plan

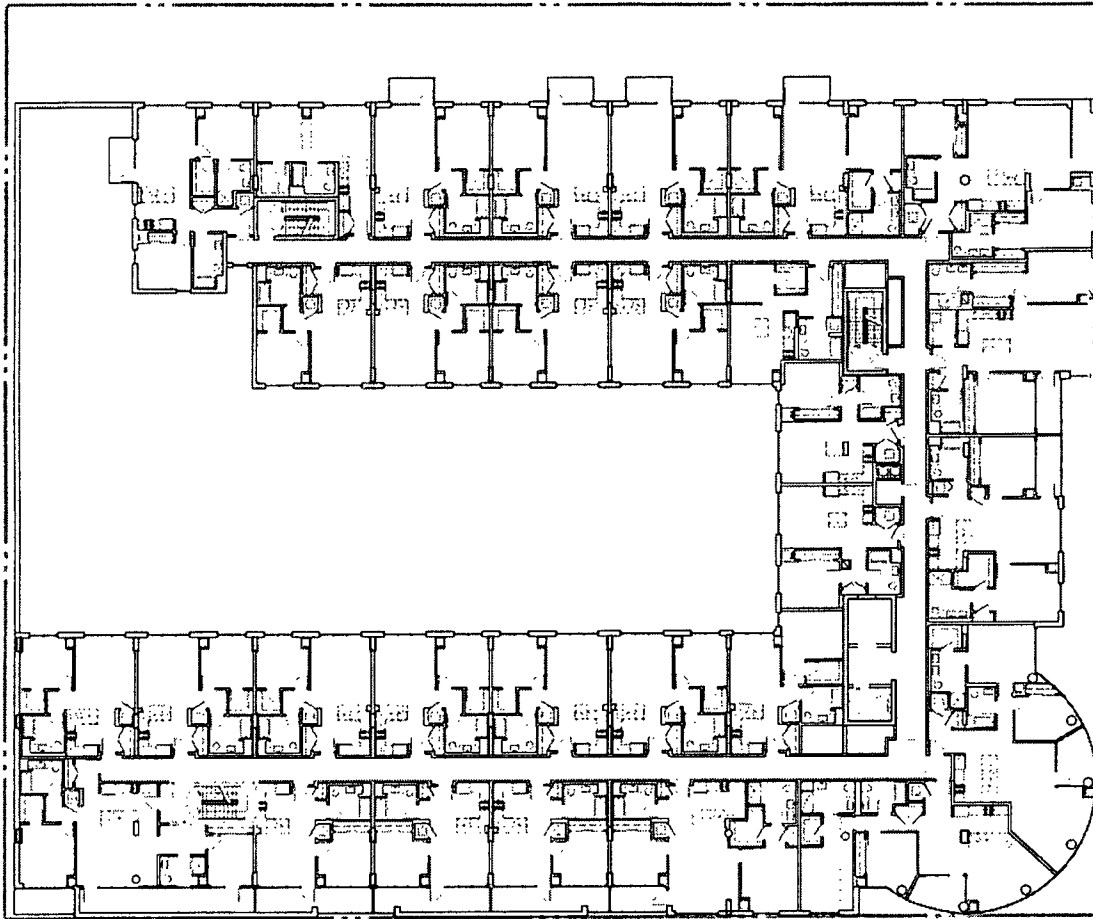
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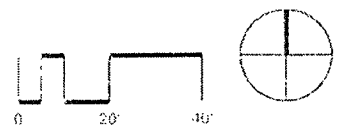
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8th Floor Plan

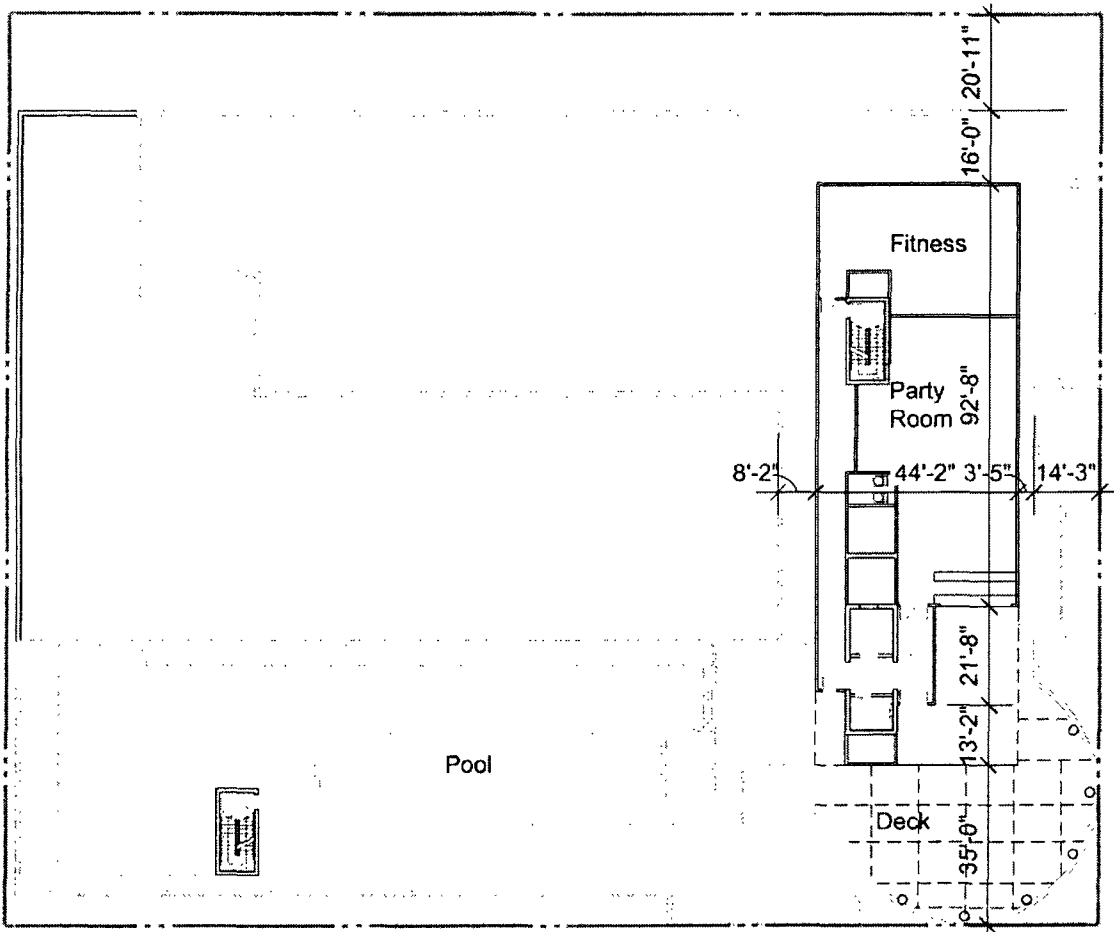


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9th Floor/Amenity Plan

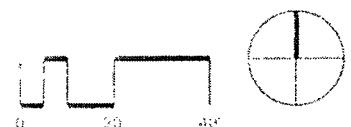
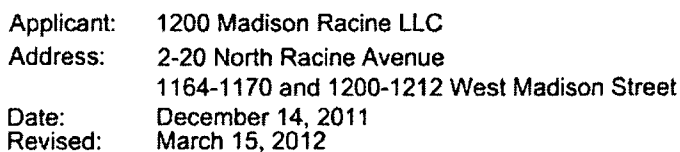
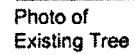
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Green Roof Plan

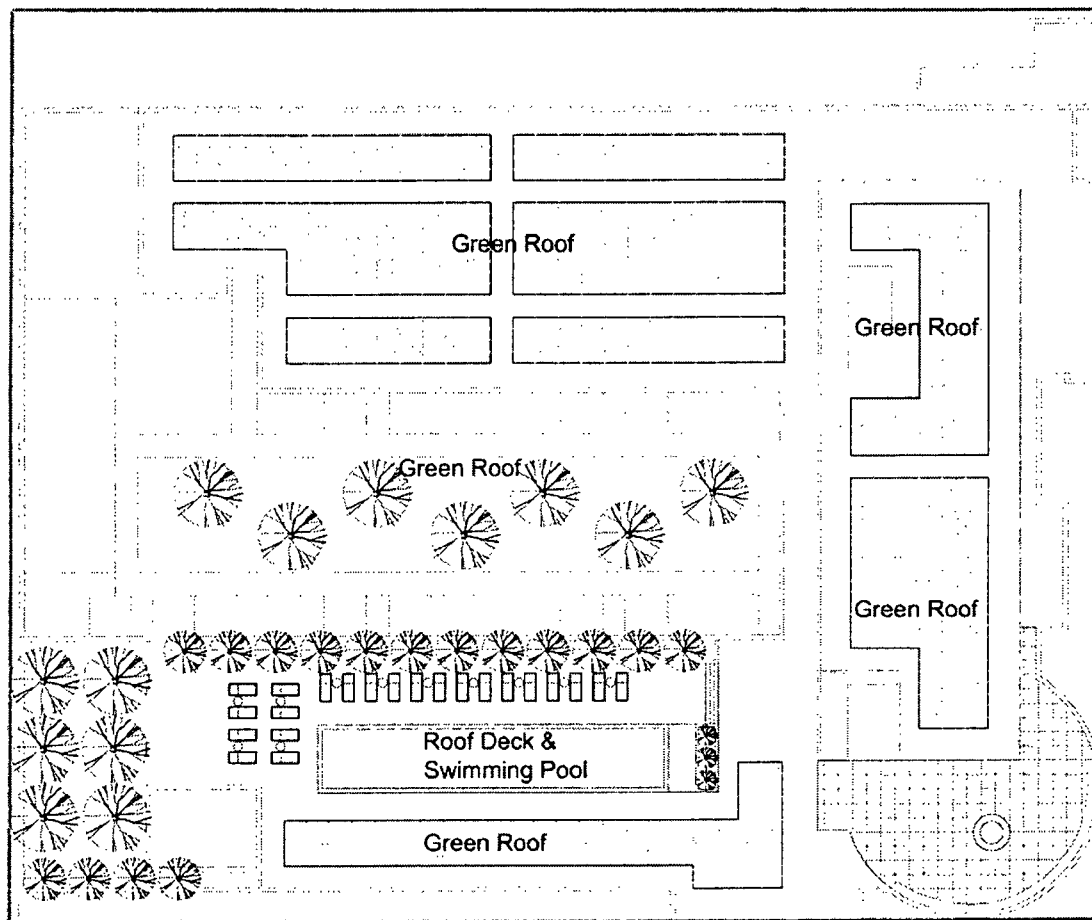
Total Roof Area = 39,666 SF Roof - 1,532 SF Mech Equip = 38,134 NSF

Total Green Roof Area = 50% NSF =

Green Roof = 19,067 SF

Hardscape = 10% Green Roof SF = 1,906 SF

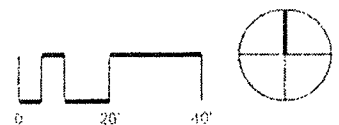
17' Public Alley



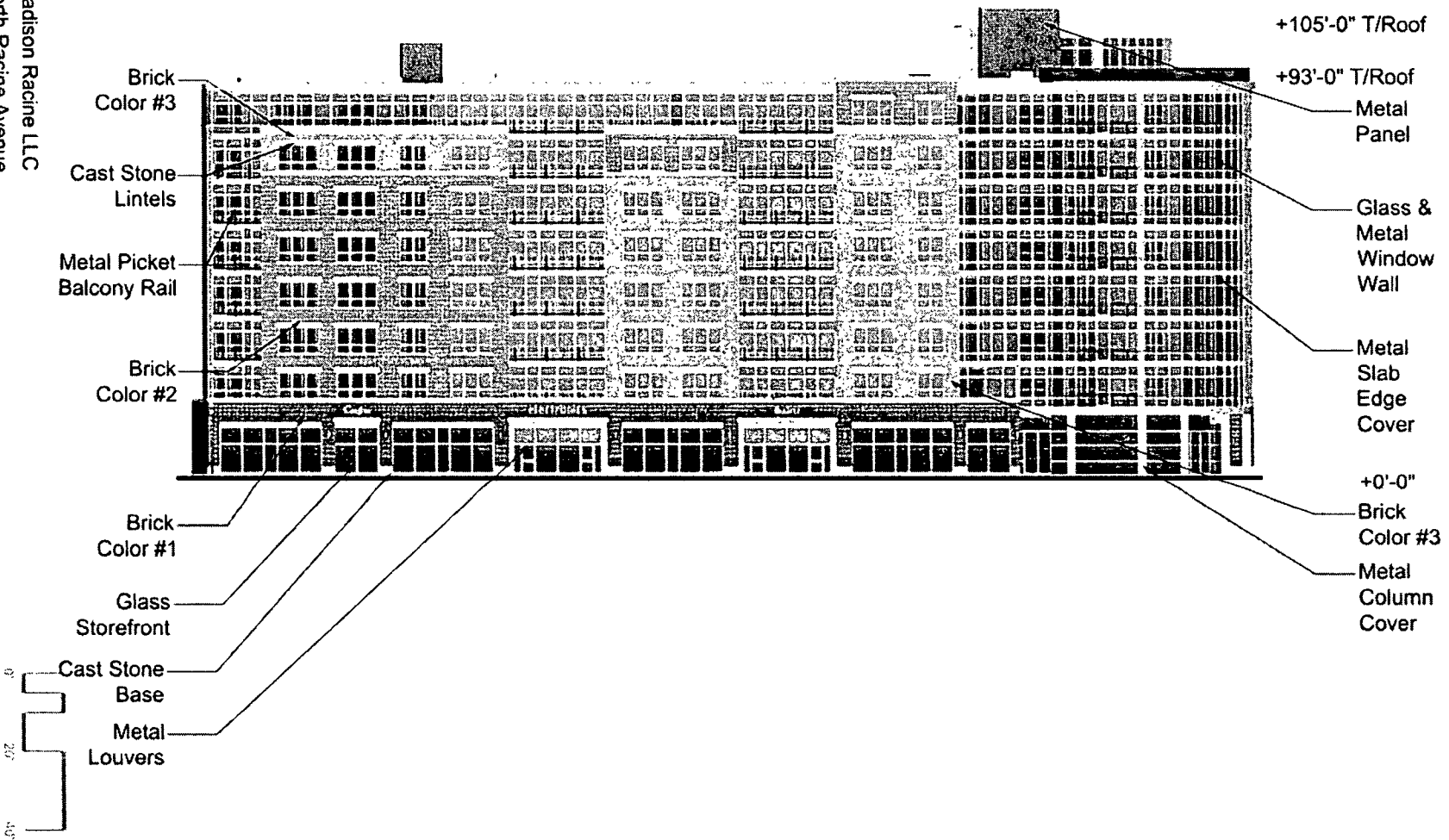
West Madison Street
(two way)

North Racine Avenue
(two way)

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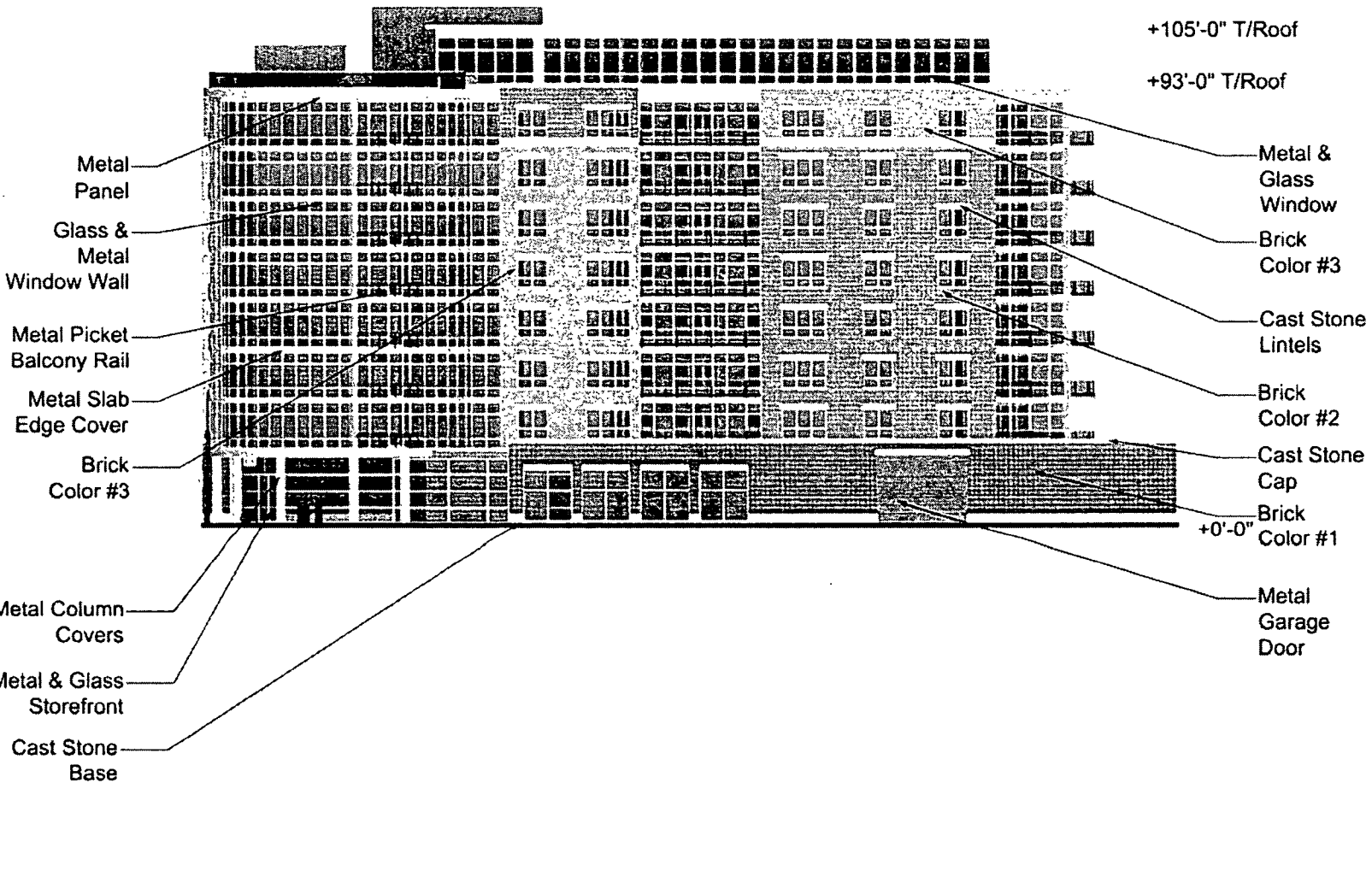


South Elevation



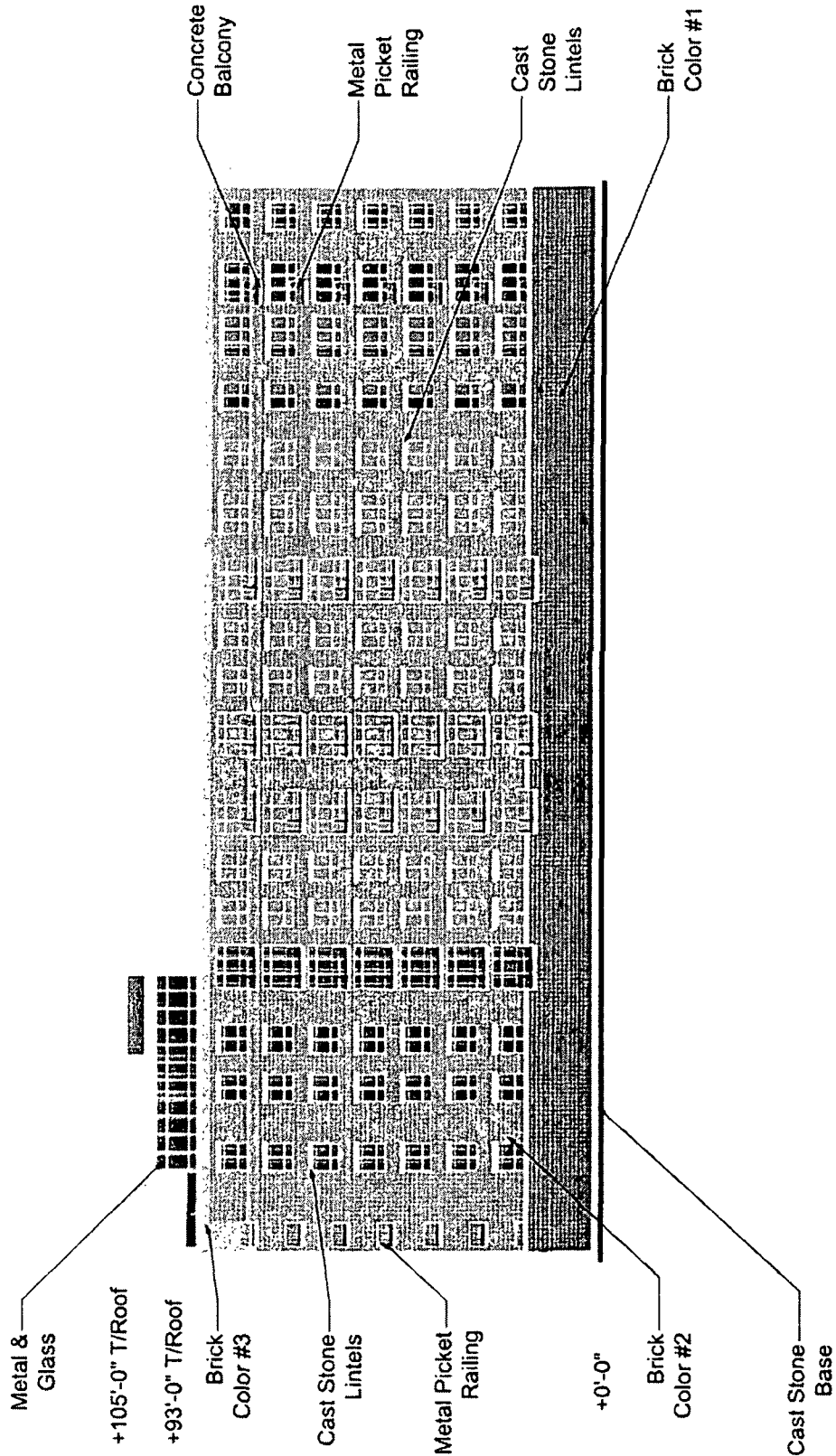
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East Elevation



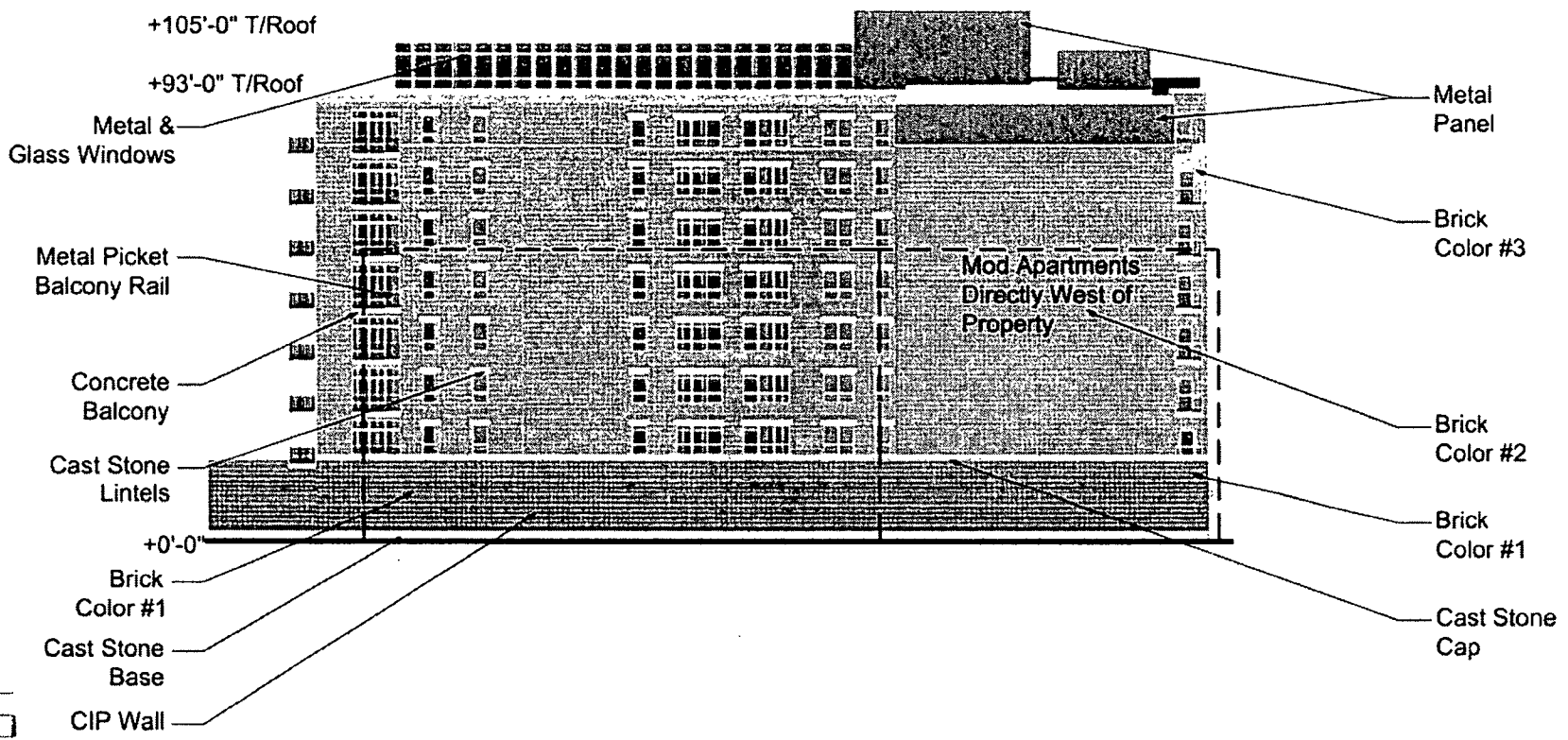
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North Elevation



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West Elevation



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Project Name:

Madison & Racine

Project Location:

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

From*	To*	Direction	Street Name:	Select Street Type:
1200		W	Madison	St

Ward No: Community Area No:

27 28

Project Type:

Check applicable:

☒ Planned Development☒ Redevelopment Agreement☐ Zoning Change

PD No: 931

RDA No:

From: To:

☐ Public project☐ Landmark

Project Size:

Total land area in sq.ft.:

48,000

Total building(s) footprint in sq.ft.:

41,544

Total vehicular use area in sq.ft.:

4,844

DPD Project Manager:

Enter First Name Last Name

Patrick Murphy

BG/GR Matrix:

Select project category:

Res. < 4 units (Market rate)

Financial Incentives:

Check applicable:

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

Density Bonus:

Check applicable:

☐ 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
Interior Landscape Area
No. of Interior Trees
No. of Parkway Trees

Square footage:	0	0
Square footage:	0	0
	0	0
	8	8

Open Space:

River Setback
Private Open Space
Privately developed Public Open Space

Square footage:	0	0
Square footage:	0	0
Square footage:	0	19,800

Stormwater Management (At-grade volume control):

Permeable paving
Raingarden
Filter strip
Bioswale
Detention pond
Native landscaping
Rain-water collection cistern/barrel
Total impervious area reduction

Square footage:	0
Check applicable:	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
Square footage:	900
Gallons:	0
Square footage:	48,000

Other sustainable surface treatments:

Green roof
Energy Star roof
High-albedo pavement

Square footage:	19,067	19,067
Square footage:	19,067	19,067
Square footage:	0	0

Transportation:

No. of accessory parking spaces
Total no. of parking spaces (Accessory + Non- Acc.)
No. of parking spaces dedicated to car sharing
services (E.g.: I-Go, Zip-Car)
No. of bicycle parking
Within 600 ft of CTA or Metra station entrance

227	227
	227
0	0
114	114
Check if applicable:	<input type="checkbox"/>



Building Certification:

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

Low-e spectrally selective insulated glass in thermally broken frames;
High efficiency mechanical and plumbing systems;
Low wattage lighting;
Water Conserving Appliances and Fixtures;
Energy Star Appliances;

Other sustainable strategies and/or Project Notes:

Erosion and Sedimental Control will be protected during construction;
Low/No VOC Paints and Primers;
Low/No VOC Adhesives and Sealants;
20'x 60' Dog Run on 2nd Floor Courtyard