



City of Chicago



SO2014-2337

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 4/2/2014

Sponsor(s): City Clerk (transmitted by)

Type: Ordinance

Title: Zoning Reclassification App No. 18000 at 1212-1236 W
Madison St and 1-9 N Elizabeth St

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 of the C1-3 Neighborhood Commercial District and C2-3 Motor Vehicle-Related Commercial District symbols and indications as shown on Map 1-G in the area bounded by:

the public alley next south of and parallel to West Washington Boulevard; a line approximately 257.09 feet east of and parallel to North Elizabeth Street; West Madison Street; North Elizabeth Street; the public alley next north of and parallel to West Madison Street; a line approximately 106.56 feet east of and parallel to North Elizabeth Street;

to those of a Residential Business Planned Development.

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

Applicant: CHICAGO TITLE LAND TRUST COMPANY, as Trustee under Trust Agreement dated December 12, 2012 and known as Trust No. 8002360838
Address: 1212-1236 W. Madison Street, 1-9 N. Elizabeth Street, Chicago, IL 60607
Introduced: April 2, 2014
Plan Commission: June 19, 2014
EAS\174055353.3

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____
BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	56,434
Area of Public Rights-of-Way (sf):	15,503
Net Site Area (sf):	40,931
Maximum Floor Area Ratio:	3.00
Maximum Number of Dwelling Units:	101
Minimum Off-Street Parking Spaces:	86
Minimum Bicycle Parking Spaces:	1 per 2 auto spaces
Minimum Off-Street Loading Spaces:	1 (10' x 25')
Maximum Building Height:	Proposed Building Addition - 63' (Existing Building - 68'6")
Minimum Setbacks:	In substantial conformance with the Plans

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EASTV74055353.3

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number _____ (“Planned Development”) consists of approximately 40,931 net square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”). The Applicant, Chicago Title Land Trust Company, as Trustee under Trust Agreement dated December 12, 2012 and known as Trust No. 8002360838, is the owner of the Property.
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 in Section 17-8-0400 of the Zoning Ordinance in effect as of the date of this Planned Development.
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, assigns 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 Planning and 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.

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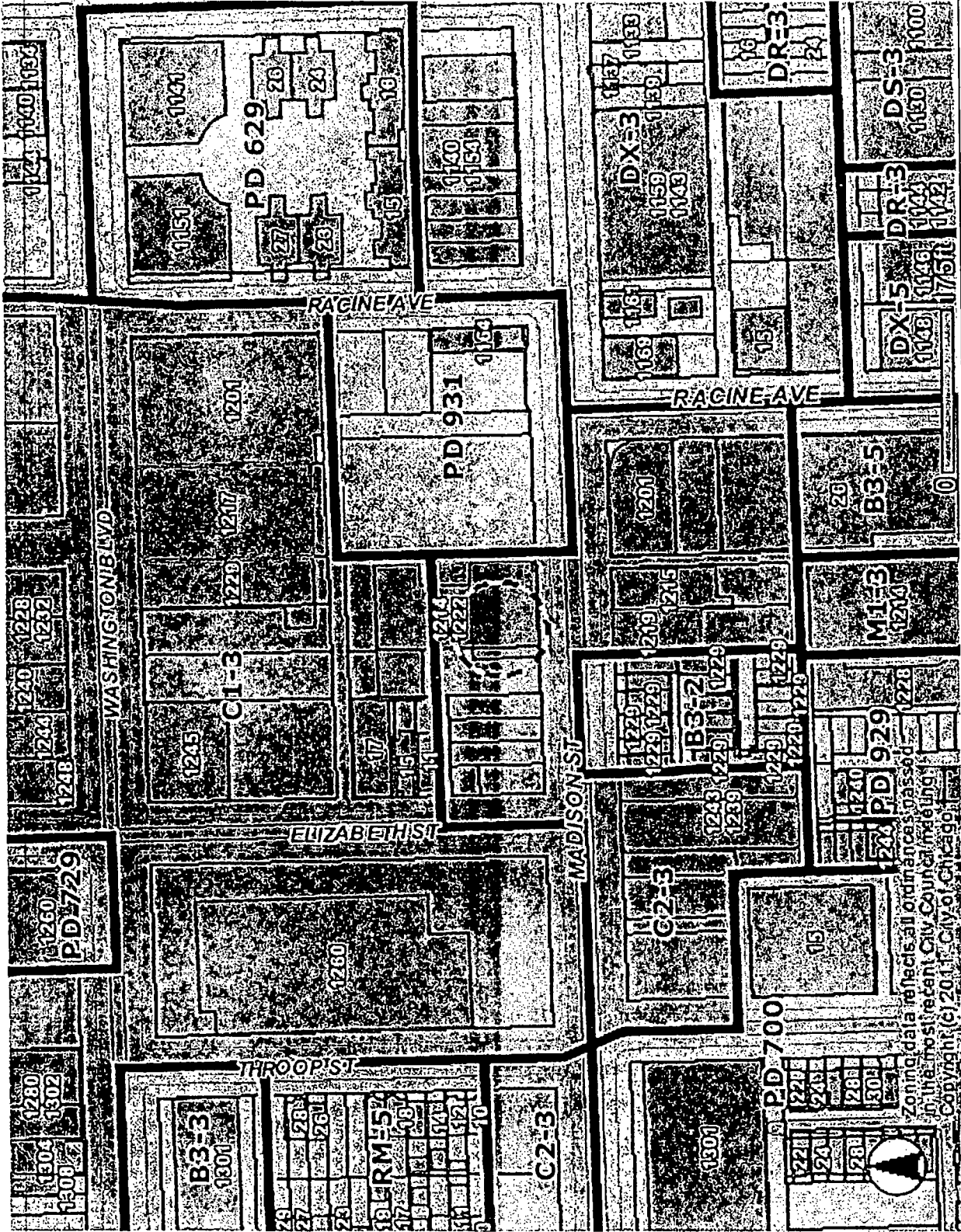
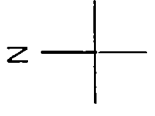
4. This Plan of Development consists of 15 Statements, a Bulk Regulations and Data Table, and the following plans prepared by PappageorgeHaymes Partners, Ltd. and dated June 19, 2014 (collectively, the "Plans"): Existing Zoning and Land Use Map, Planned Development Boundary and Property Line Map, Site Plan, Landscape Plan, Green Roof Plan, Ground Floor Plan, Madison Street (South Elevation), Elizabeth Street (West) Elevations, Public Alley (North) Elevation I, and Public Alley (North) Elevation II. Full-sized copies of the Plans are on file with the Department of Planning and Development ("DPD"). 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 in this Planned Development: artist work or sales space; day care; dry cleaner; eating and drinking establishments; food and beverage retail sales (provided any sale of liquor shall be accessory only); financial services; general retail sales; offices; participant sports and recreation (indoor); personal services; multi-family dwelling units above the ground floor; and accessory parking.
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 by the Department of Planning and 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, if any, 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 and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 40,931 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 DPD. 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 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 DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

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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, Fleet and Facility Management 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 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. The Applicant shall seek LEED certification and a green roof of not less than 50% of the net roof area shall be provided, for the proposed building addition.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to the C1-3 Neighborhood Commercial District.

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Existing Zoning Map



zoning data reflects all ordinance passed
 in the most recent City Council meeting
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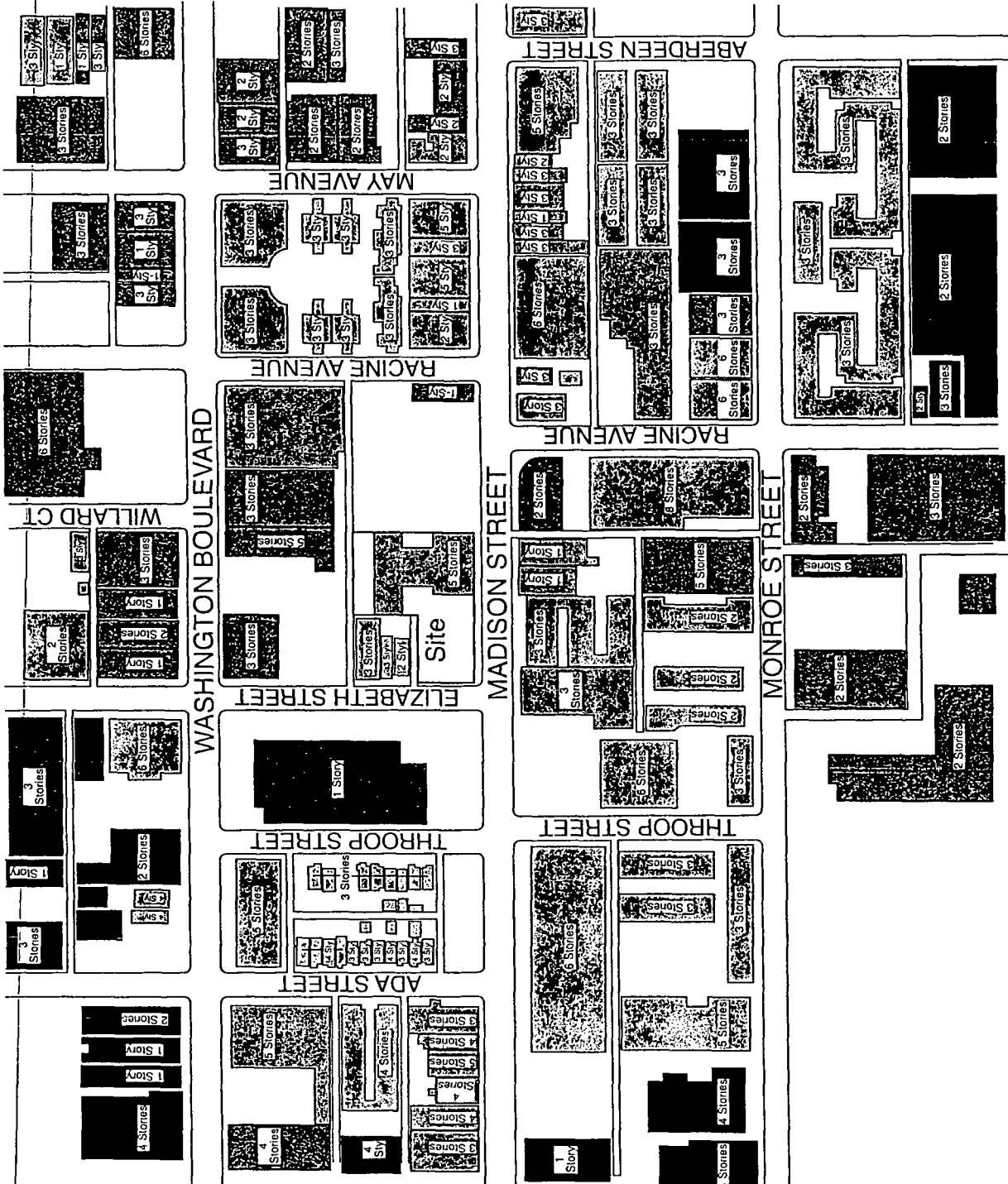
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DATE
 April 2nd, 2014

INTRODUCED:
 June 19th, 2014

CHICAGO PLAN
 COMMISSION:



Existing Land Use Map

N

APPLICANT: CHICAGO TITLE LAND TRUST COMPANY,
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ADDRESS: 1212-1296 W. Madison Street
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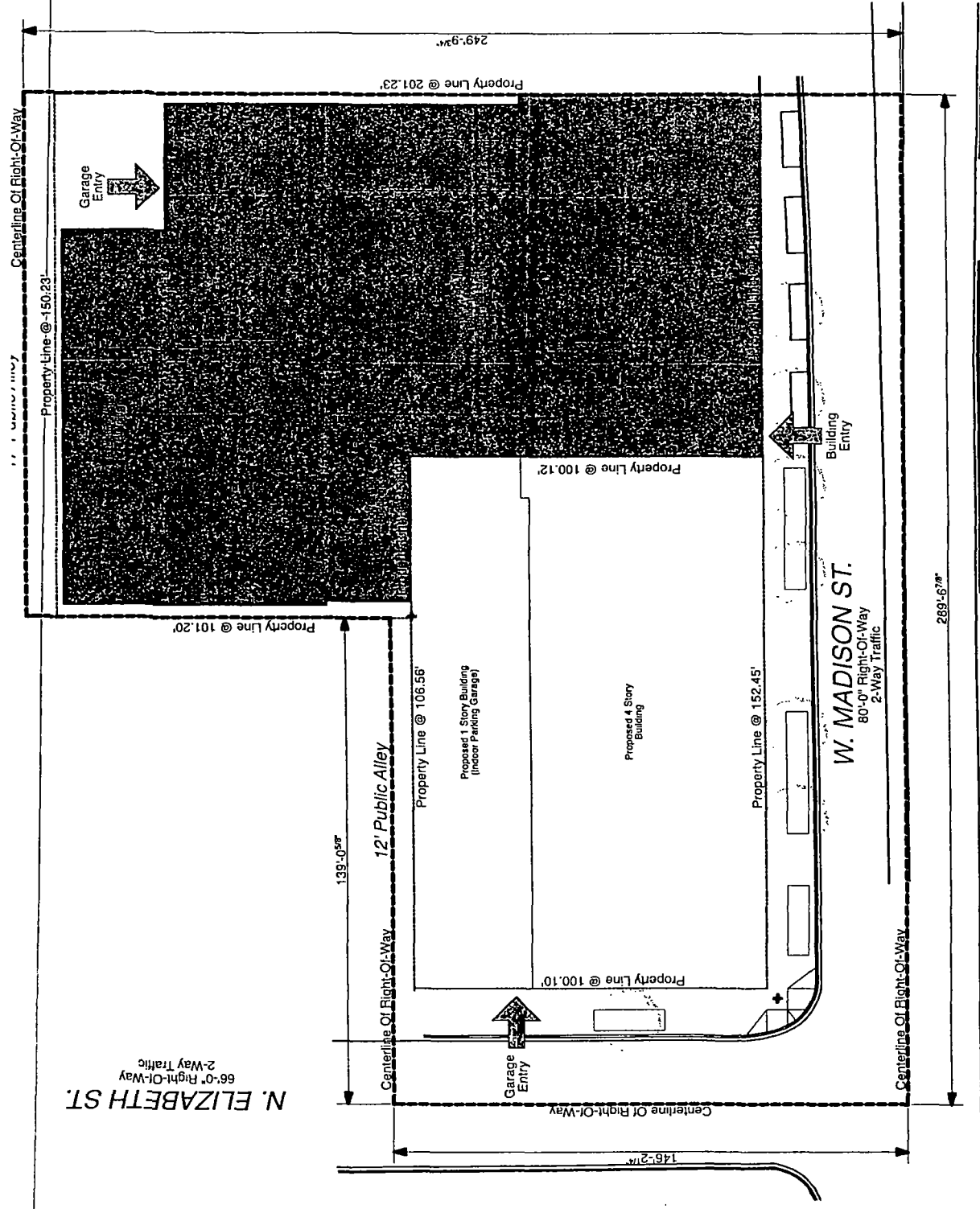
DATE: April 2nd, 2014

COMMISSION: June 19th, 2014

INTRODUCED:

CHICAGO PLAN

COMMISSION:



**Planned Development Boundary
And Property Line Map**

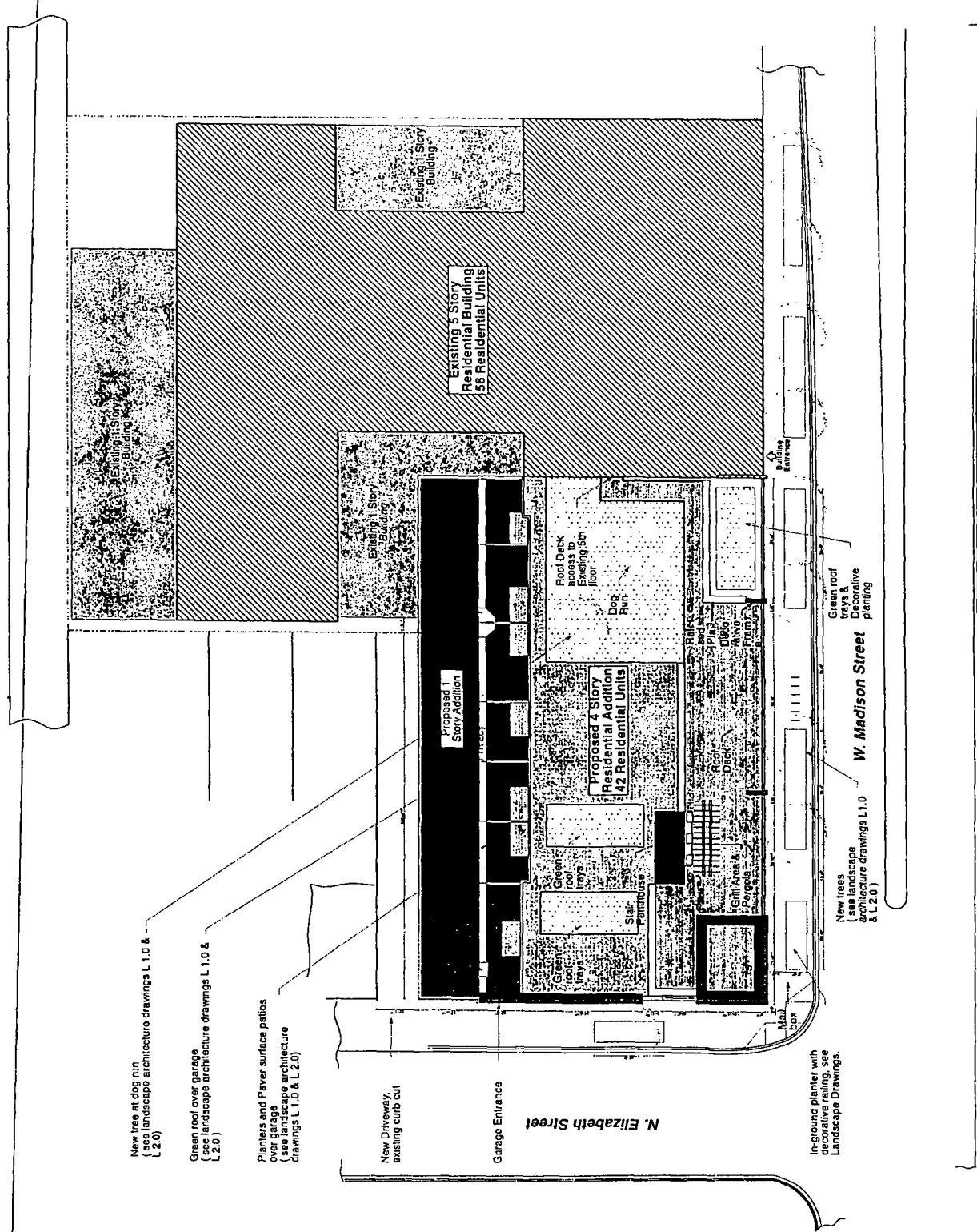
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April 2nd, 2014

June 19th, 2014

APPLICANT:
ADDRESS:
DATE
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CHICAGO PLAN
COMMISSION:



Site Plan

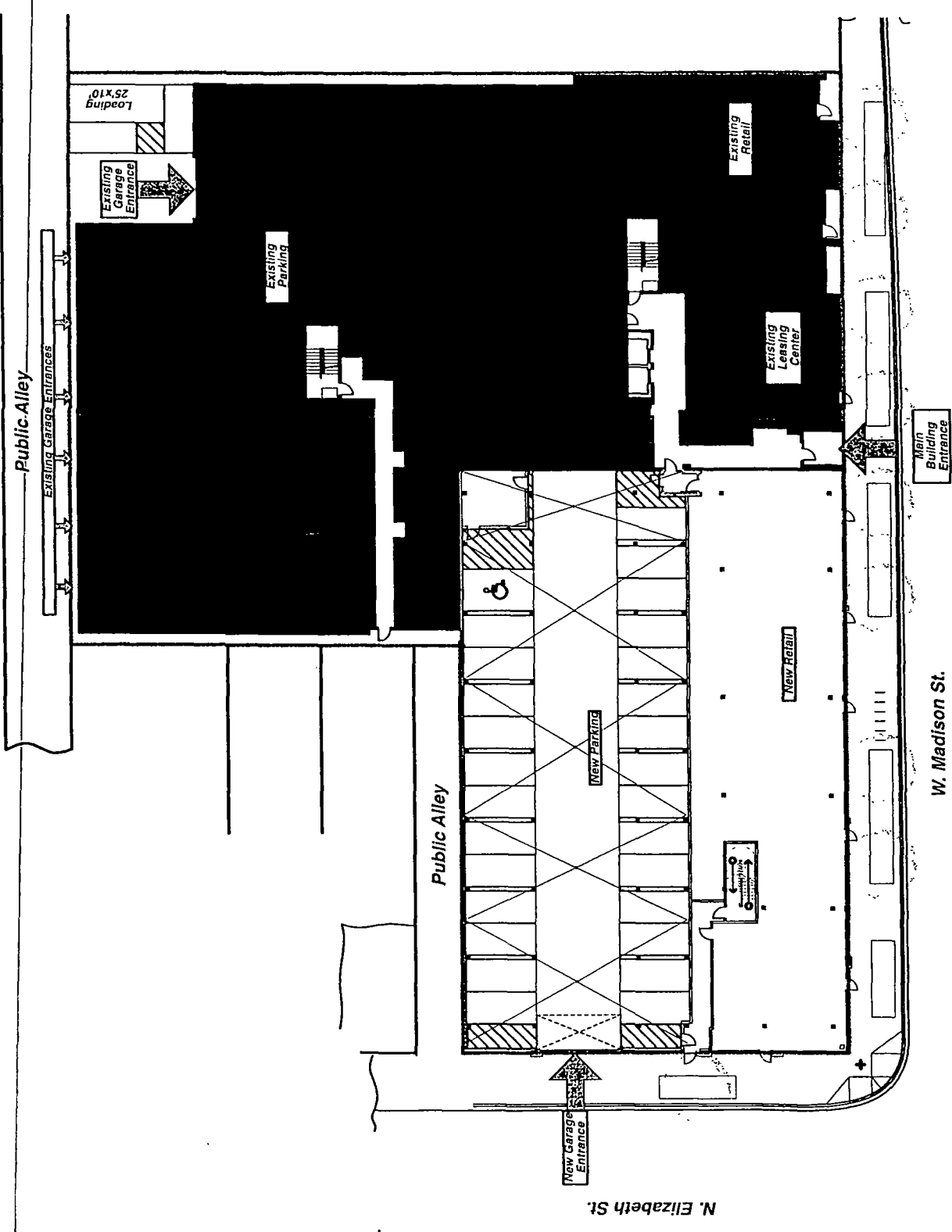
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Ground Level Plan

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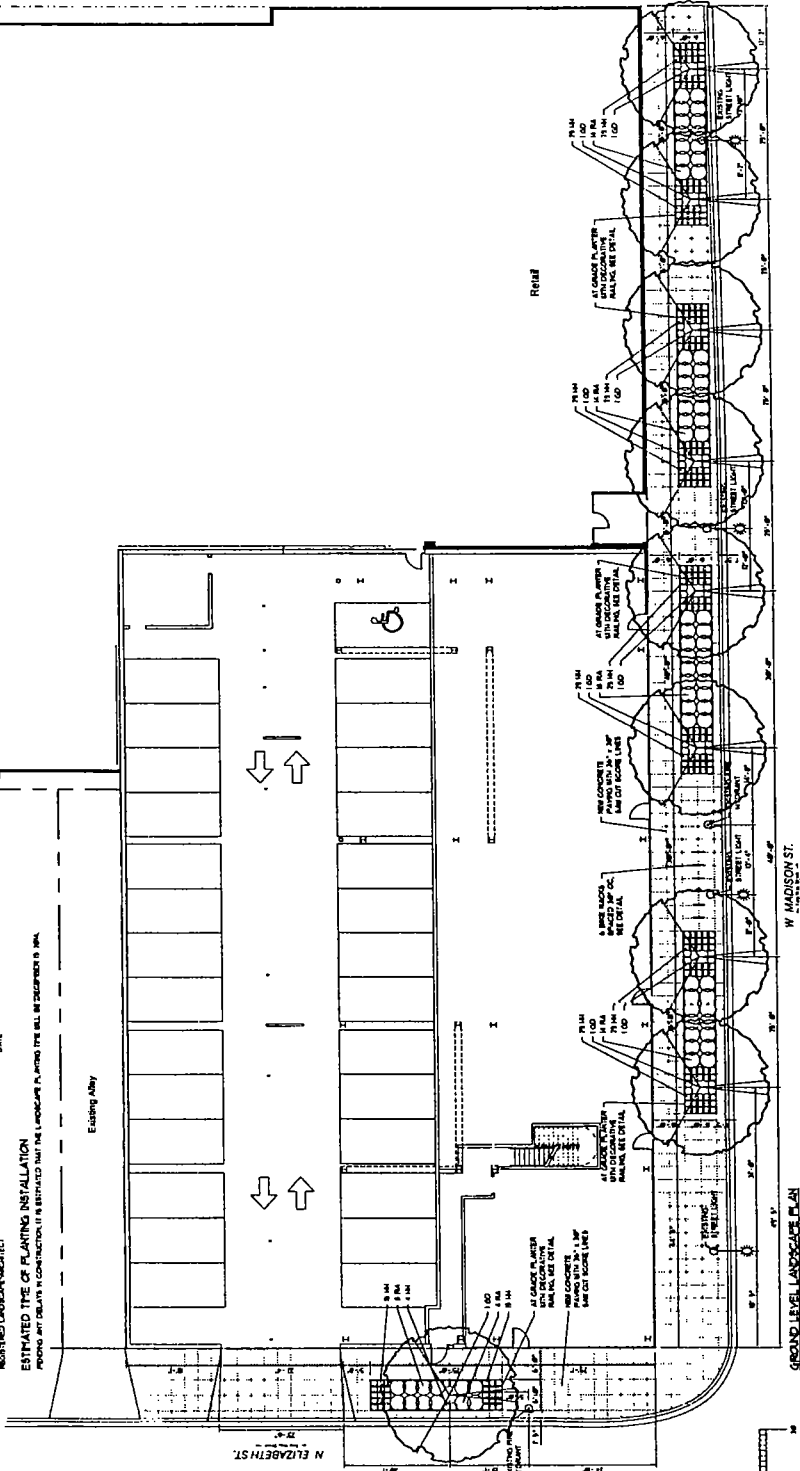
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02	ORIENTAL PINE	1	PLANT	100.00
03	ORIENTAL PINE	1	PLANT	100.00
04	ORIENTAL PINE	1	PLANT	100.00
05	ORIENTAL PINE	1	PLANT	100.00
06	ORIENTAL PINE	1	PLANT	100.00
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98	ORIENTAL PINE	1	PLANT	100.00
99	ORIENTAL PINE	1	PLANT	100.00
100	ORIENTAL PINE	1	PLANT	100.00

Maintenance Statement by Owner
 The undersigned acknowledges that the landscape plan shown on the attached landscape plan for the property at 1212-1236 W. Madison Street, Chicago, Illinois, is the property of the undersigned and that the undersigned is responsible for the maintenance and care of the landscape plan. The undersigned agrees to maintain the landscape plan in accordance with the requirements of the Chicago Building Ordinance and the rules of the Chicago Landmarks Commission.

Tree Protection Statement by Owner
 Existing trees and on-site retention trees are to be protected while the project is under construction and shall be replaced by current or equivalent canopy if damaged.

Plan Preparation Statement by Landscape Architect
 The undersigned, as a duly licensed landscape architect, has prepared the landscape plan for the property at 1212-1236 W. Madison Street, Chicago, Illinois, in accordance with the requirements of the Chicago Building Ordinance and the rules of the Chicago Landmarks Commission. The undersigned is not responsible for the construction of the landscape plan or for the maintenance and care of the landscape plan.

Estimated Time of Planting Installation
 Pending any delays in construction it is estimated that the landscape plan for the site will be completed in 90 days.



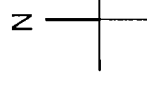
Landscape Plan

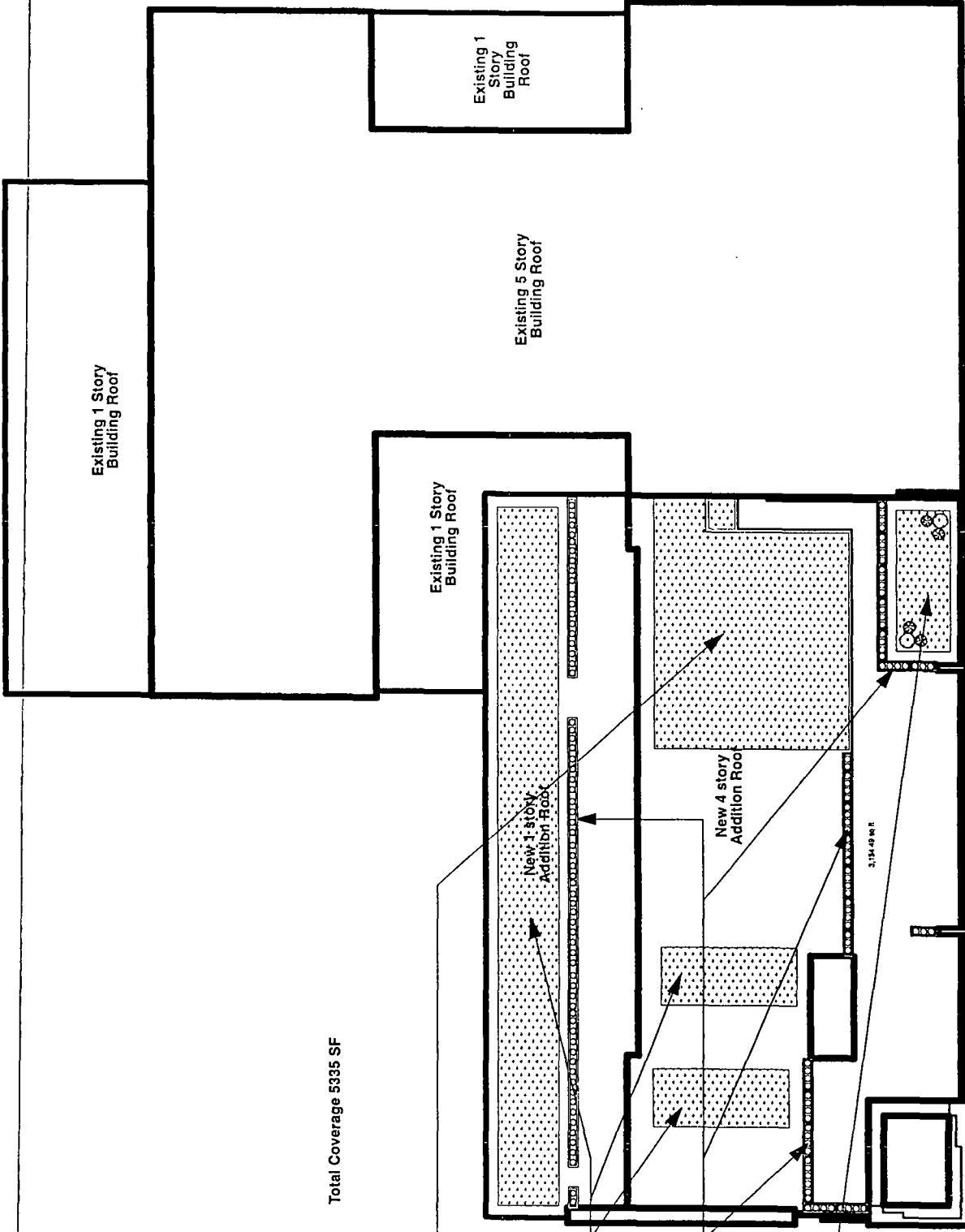
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DATE INTRODUCED:
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CHICAGO PLAN COMMISSION:
 June 19th, 2014





Total Coverage 5335 SF

Dog Run
9" depth soil Grass Areas/Dog Runs (with vericell, 9" topsoil, 1" sand, filter fabric, sod, protection fabric)

Live roof
4" depth Green Roof Tray (with lightweight soil, plastic tray, protection fabric, aluminum edging, sedums)

Planters
2' ht Fiberglass Planter (with 2" insulation, filter fabric, drainage rock, lightweight soil, perennials)

Floral Garden Bed
18" depth Intensive Garden Beds (with vericell, 18" depth lightweight soil, 1" sand, filter fabric, shrubs and perennials, protection fabric)

APPLICANT:

ADDRESS:

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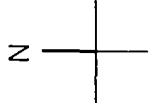
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April 2nd, 2014

June 19th, 2014

Green Roof Plan



Existing

New Addition

DEFS (Synthetic Stucco Finish)

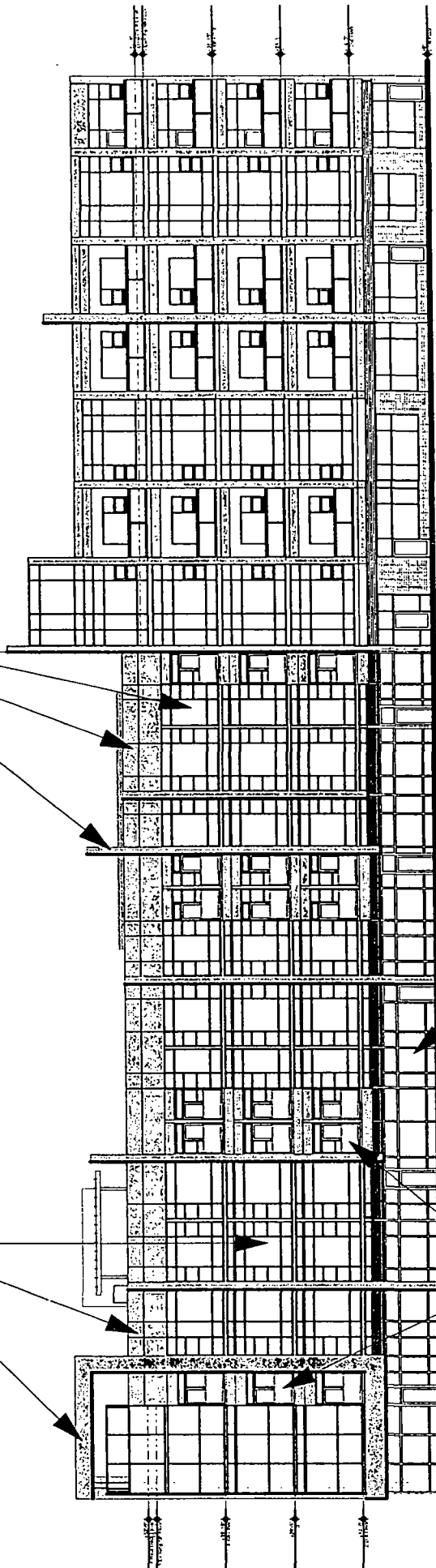
Alum. frame glass window wall

DEFS (Synthetic Stucco Finish)

Alum. frame glass window wall

Alum. frame glass Storefront

Alum. frame glass balcony rail.



Madison Street (South) Elevation

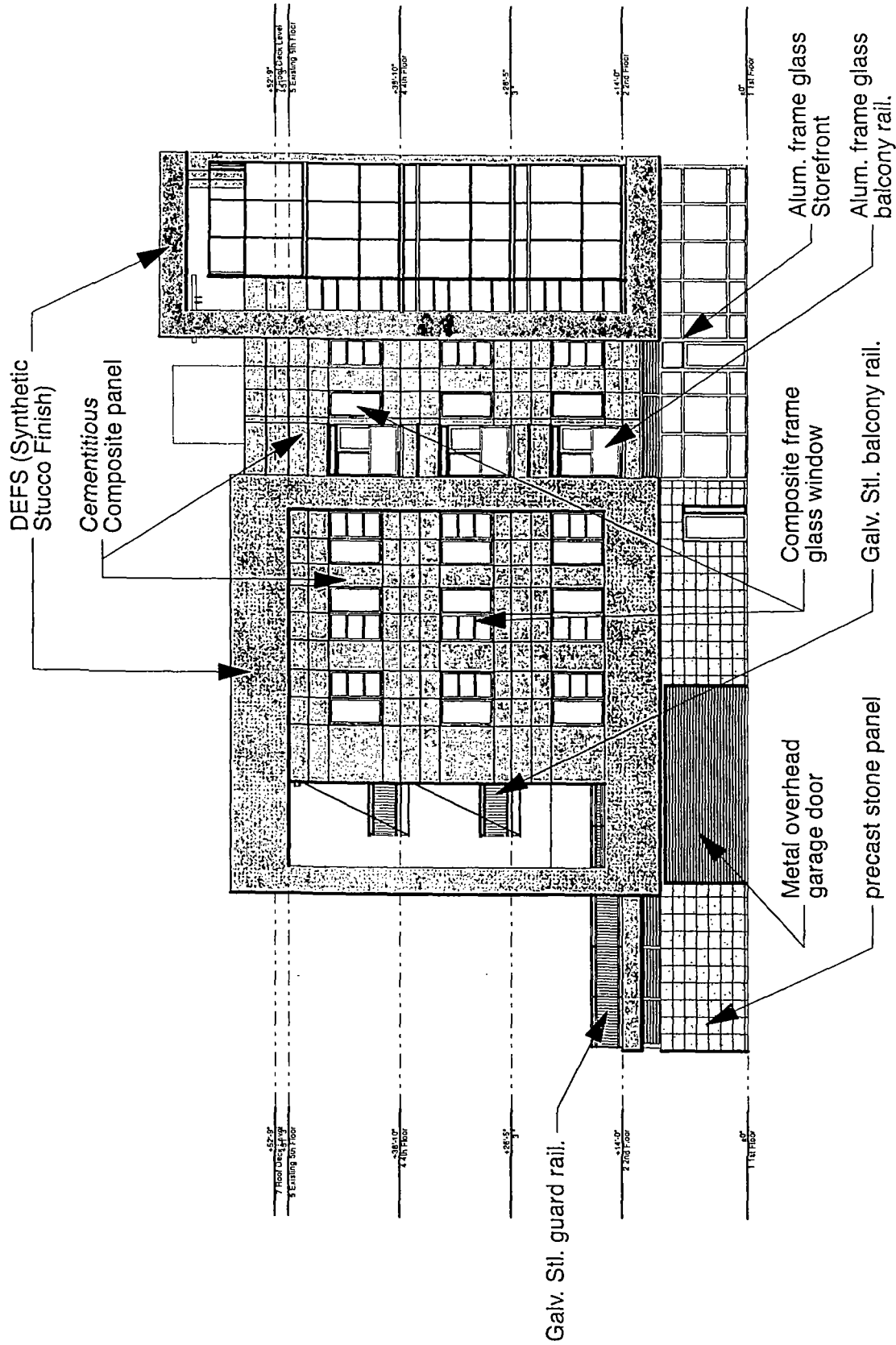
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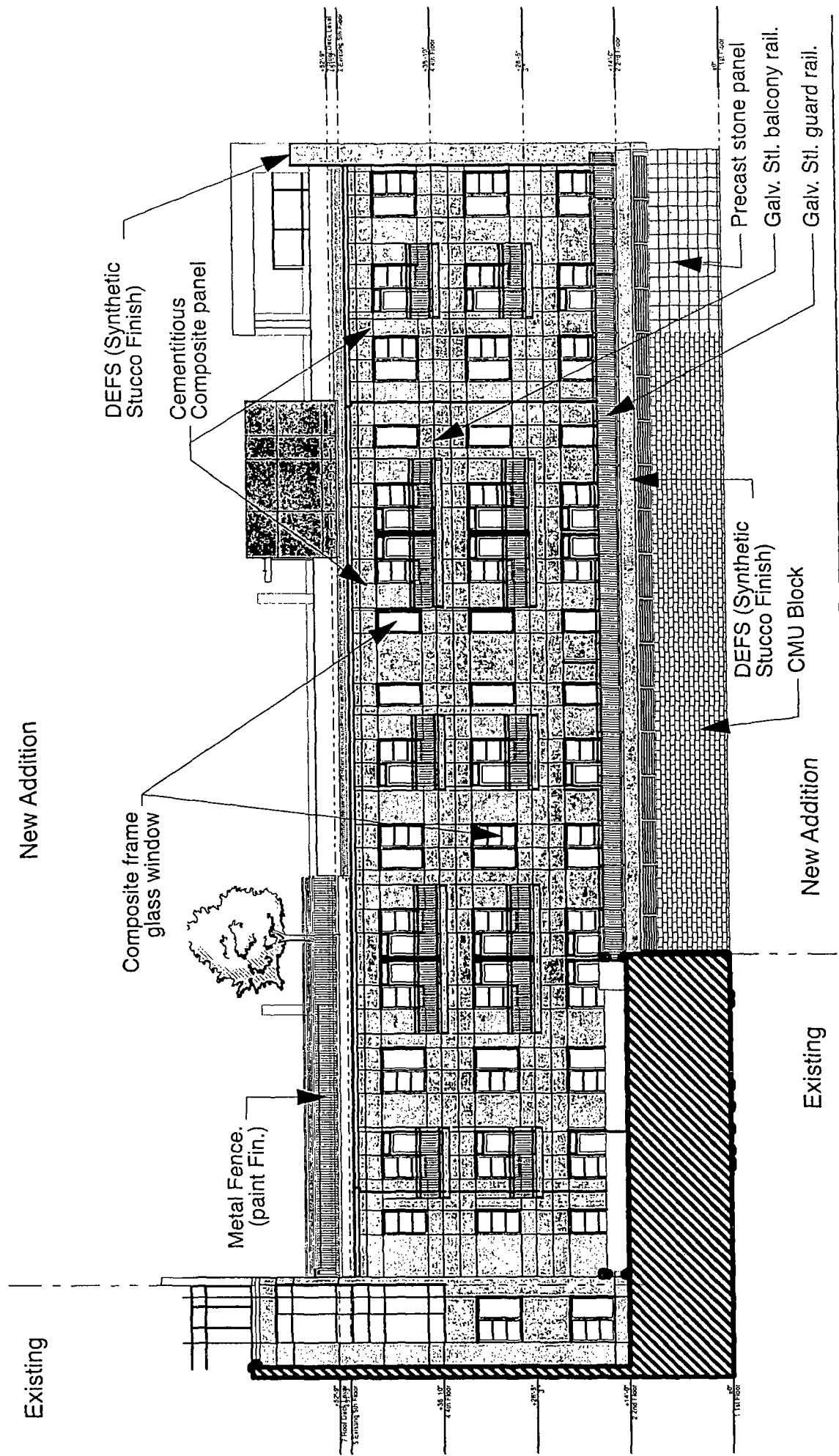
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Elizabeth Street (West) Elevation

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New Addition

Existing

DEFS (Synthetic Stucco Finish)

Cementitious Composite panel

Composite frame glass window

Metal Fence. (paint Fin.)

Precast stone panel

Galv. Stl. balcony rail.

Galv. Stl. guard rail.

DEFS (Synthetic Stucco Finish)

CMU Block

New Addition

Existing

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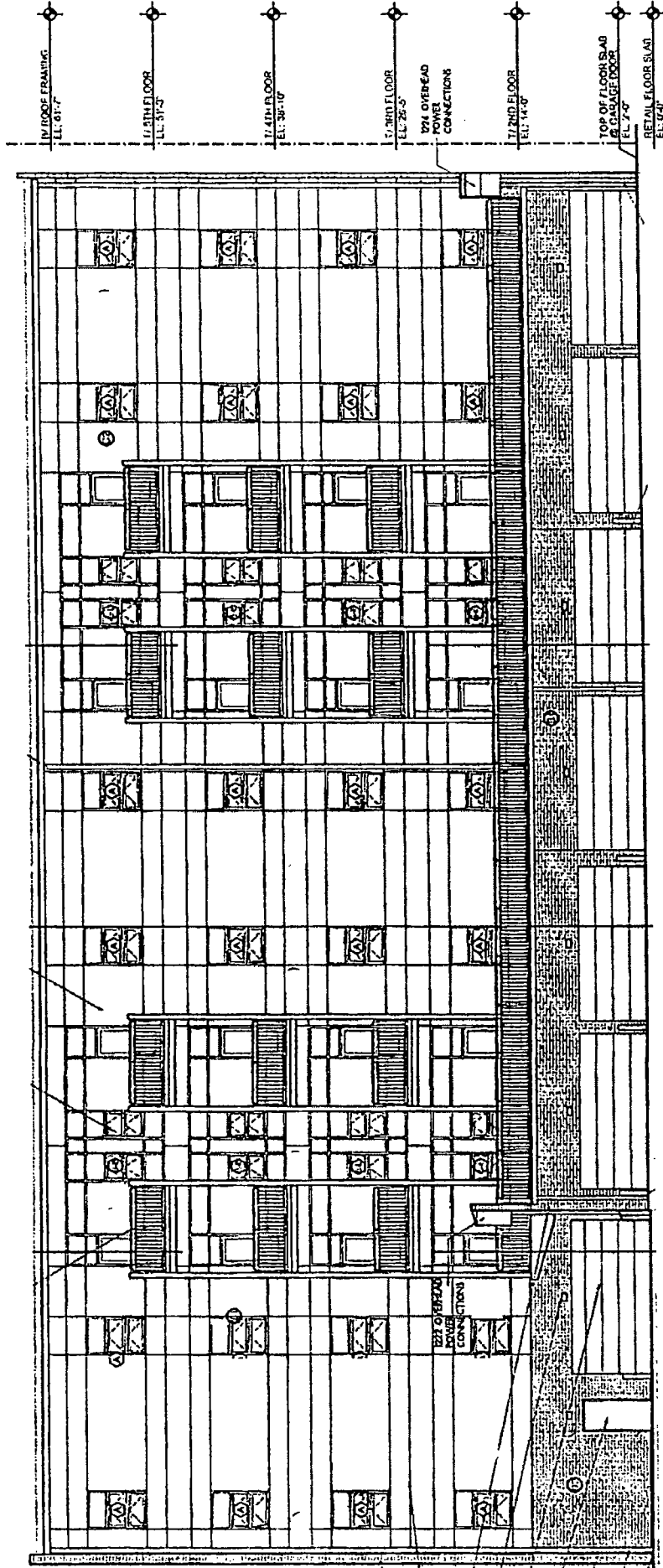
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June 19th, 2014

Public Alley (North) Elevation I

Existing



Public Alley (North) Elevation II

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