



City of Chicago



SO2019-6841

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 9/18/2019
Sponsor(s): Misc. Transmittal
Type: Ordinance
Title: Zoning Reclassification Map No. 1-E at 51-65 E Randolph St - App No. 20194
Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

ORDINANCE

Final for Publication

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. 787 symbols and indications as shown on Map No. 1-E in an area bounded by:

East Randolph Street; North Garland Court; a line 288.83 feet south of and parallel to East Randolph Street; and North Wabash Avenue

to the designation of Residential-Business Planned Development No. 787, 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.

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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 787, AS AMENDED PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential-Business Planned Development No. 787, as amended, consists of approximately 47,346 square feet (1.09 acres). Global Citizenship Experience Lab School has obtained authority to file an application for amendment to this planned development to add a high school as a permitted use. Heritage Shops (SPV), LLC and The Heritage at Millennium Park Condominium Association continue to own and/or control the planned development.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicable property owner or its successors, assignees, or grantees. Any dedication or vacation of streets or alleys, or grants of easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicable property owner or its successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the applicant, applicable property owner, and its successors and assigns and, if different than the applicant or applicable property owner, the legal titleholder and any ground lessors. All rights granted hereunder to the applicant and the applicable property owner shall inure to the benefit of the applicant and the applicable property owner's successors and assigns and if different than the applicant, or applicable property owner then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Sec. 17-8-0400 of the

APPLICANT: GLOBAL CITIZENSHIP EXPERIENCE LAB SCHOOL
ADDRESS: 51-65 EAST RANDOLPH STREET, CHICAGO, ILLINOIS
INTRODUCED: SEPTEMBER 18, 2019
PLAN COMMISSION:

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 be made or authorized by all the owners of the property and any ground lessors. An agreement among property owners, the board of directors or any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.

4. This Plan of Development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Property Line and Planned Development Boundary Map; a Site/Landscape Plan and Building Elevations dated June 14, 2001 prepared by Solomon Cordwell Buenz & Associates, Inc. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be allowed within the area herein delineated as Residential-Business Planned Development: all uses permitted in the DC-16 Downtown Core District including, but not limited to, multi-family dwelling units, retail, offices (business or professional) on lower levels, live theater, **high school**, and parking, accessory and non-accessory, but expressly excluding hotel use.

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6. Identification signs shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and 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. Identification signs shall be subject to the provisions of the State Street – Wabash Avenue Commercial Corridor Sign Ordinance.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic and the Department of Planning and Development. 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. The applicable property owner agrees to continue to own and maintain that portion of the pedestrian pedway lying beneath the property and extending from North Garland Court to North Wabash Avenue. The applicable property owner agrees to keep the pedestrian pedway open and available for use by the general public during the hours of 6:00 a.m. to 9:00 p.m. daily.
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. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations

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and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. In particular, accent lighting shall be installed at the roof of the building. Pursuant to a Minor Change granted February 11, 2003, The Heritage at Millennium Park, LLC contributed \$300,000 towards the support of the Chicago Cultural Center in lieu of providing 23,295 square feet of space on the third floor of the building to the Department of Cultural Affairs. Also the applicable property owner agrees to provide an area within the improvements to accommodate the refuse dumpsters servicing the Garland Building.

11. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development 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 Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Sec. 17-13-0611 of the Chicago Zoning Ordinance.

12. The applicable property owner acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicable property owner shall use best and

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reasonable efforts to design, construct and maintain all buildings located within this planned development in an energy efficient manner, generally consistent with the most current energy efficiency standards, published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers (“A.S.H.R.A.E.”) and the Illuminating Engineering Society (“I.E.S.”). Copies of these standards may be obtained from the Department of Planning and Development.

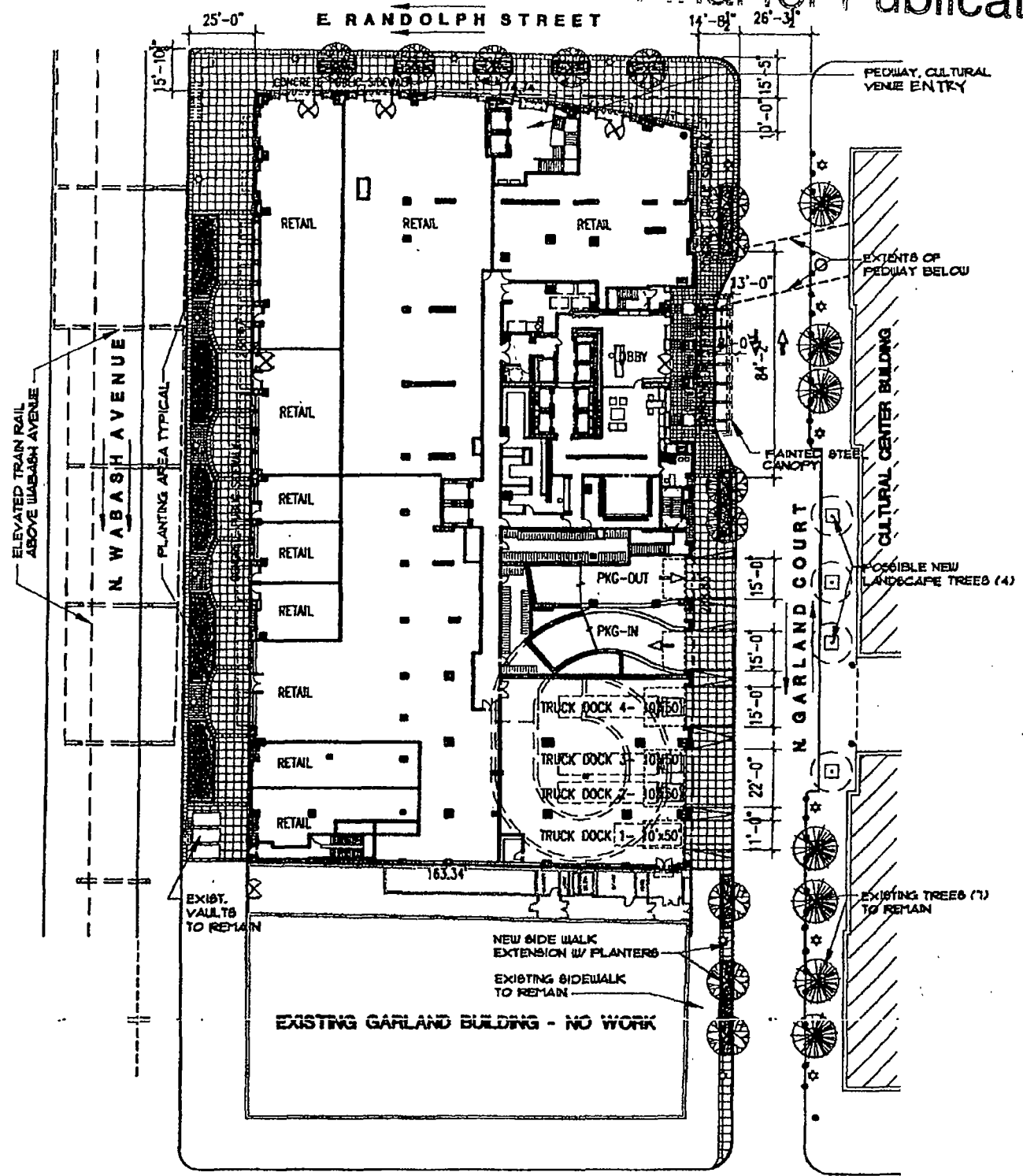
13. The applicable property owner acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all building and improvements on the property shall be reviewed and approved by the Mayor’s Office for People with Disabilities (“M.O.P.D.”) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard for accessibility. No approvals shall be granted until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. Unless substantial construction of the improvements contemplated in this planned development has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire and the zoning of the property shall automatically revert to Residential-Business Planned Development No. 787.

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Bulk Regulations And Data Table.

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Net Site Area		Maximum Floor Area Ratio	Maximum Number Of Units
Square Feet	Acres		
47,346	1.09	19.5	365
		Square Feet	Acres
Net Site Area		47,346	1.09
Net Site Area		Maximum Floor Area Ratio	Maximum Number Of Units
Public Right-of-Way	29,489		.68
Gross Site Area		76,835	1.76
Maximum Percent of Site Coverage:			Per Site Plan.
Minimum Required Building Setbacks:			Per Site Plan and Building Elevations.
Maximum Building Height:			Per Building Elevations.
Maximum Number of Off-Street Parking Spaces:			595.
Minimum Number of Accessory Parking Spaces:			1.20 space per dwelling unit.
Maximum Non-Accessory Parking Spaces:			141.
Minimum Number of Off-Street Loading Docks:			4.
Maximum Amount of Retail Space:			101,900 square feet.
Maximum Height of Building (to Roof Above Highest Habitable Floor):			94 feet, 6 inches.

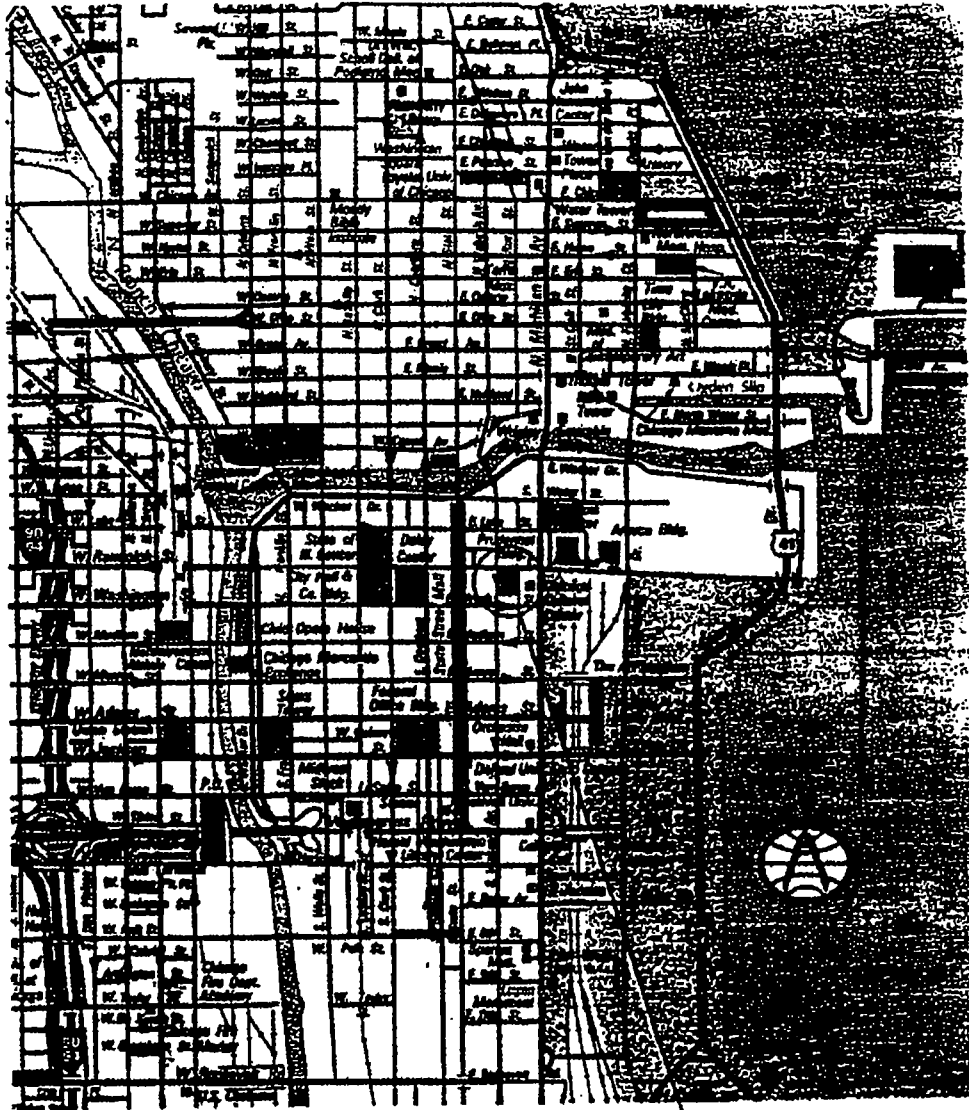


⊕ SITE/LANDSCAPE/GROUND FLOOR PLAN - PROPOSED

Applicant: The Heritage @ Millennium Park

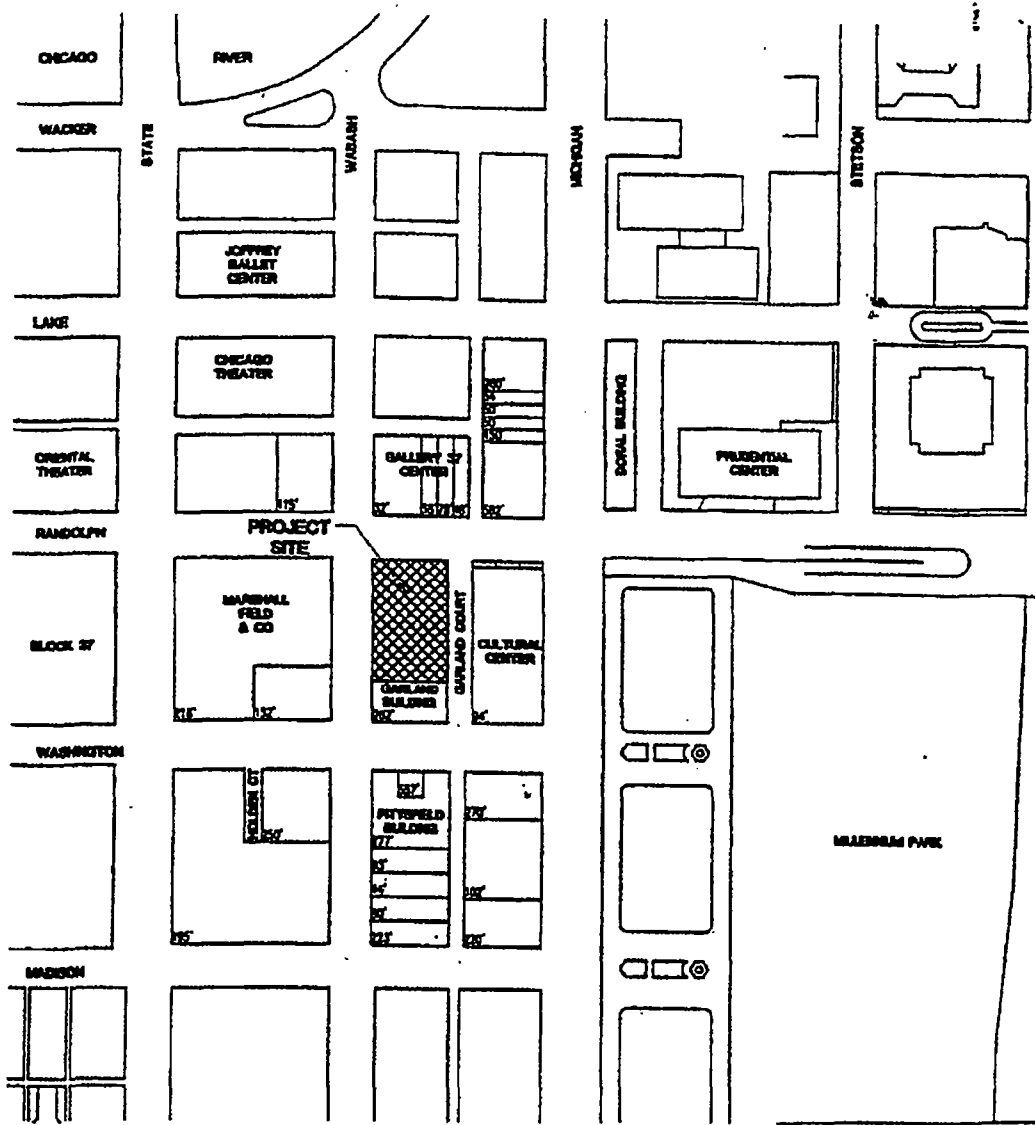
Address: 51-65 East Randolph Street
 116-140 North Garland Court
 115-139 North Wabash Avenue

Date: 6.14.2001
 9.7.2001 - REVISED

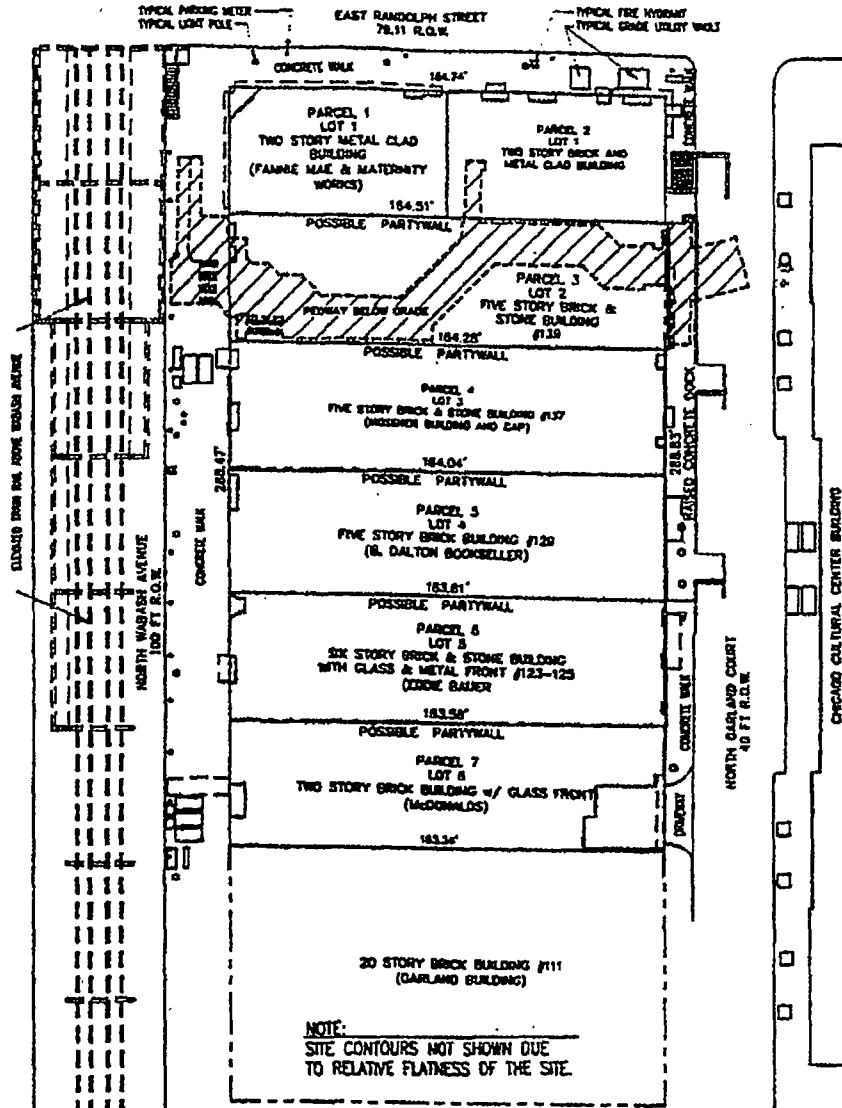


PROJECT SITE

Context Plan. Final for Publication



EXISTING SITE PLAN.



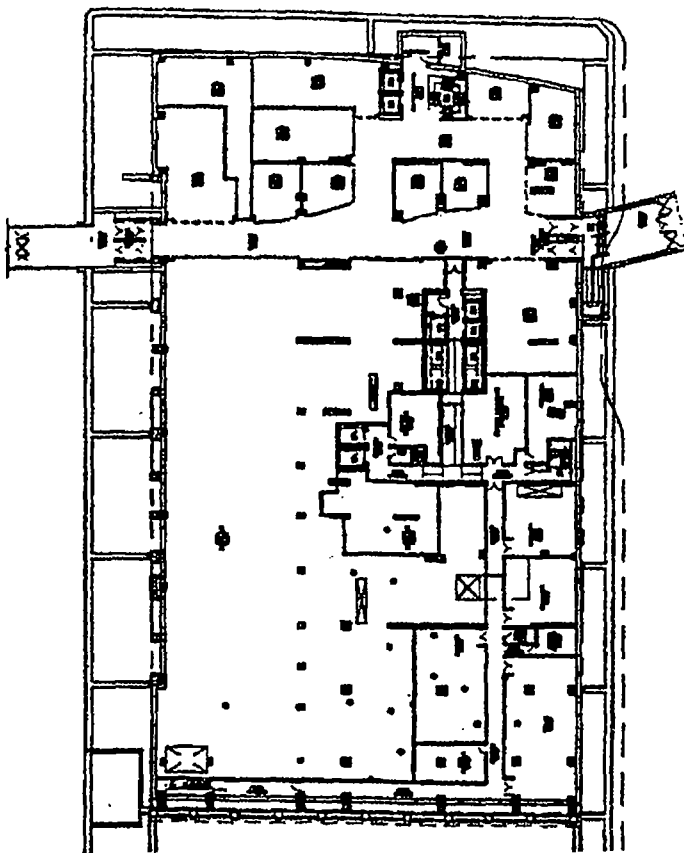
⊕ SITE PLAN - EXISTING

Applicant: The Heritage @ Millennium Park

Address: 51-65 East Randolph Street
 118-140 North Garland Court
 115-139 North Wabash Avenue

Date: 6.14.2001

BASEMENT FLOOR PLAN -- PEDWAY.



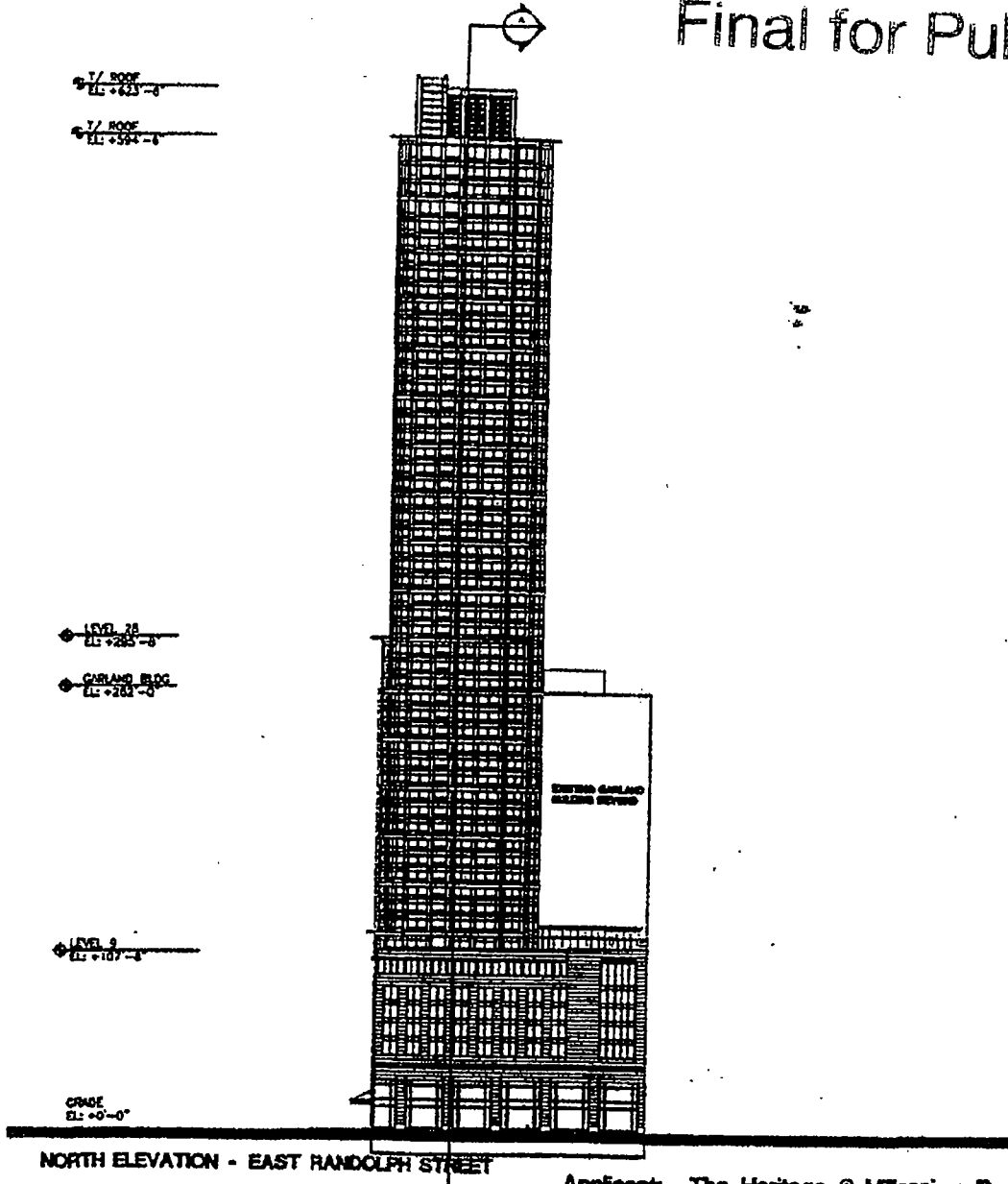
⊕ BASEMENT FLOOR PLAN - PEDWAY

Applicant: The Heritage @ Millennium Park
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Date: 6.14.2001

NORTH ELEVATION -- East Randolph Street.

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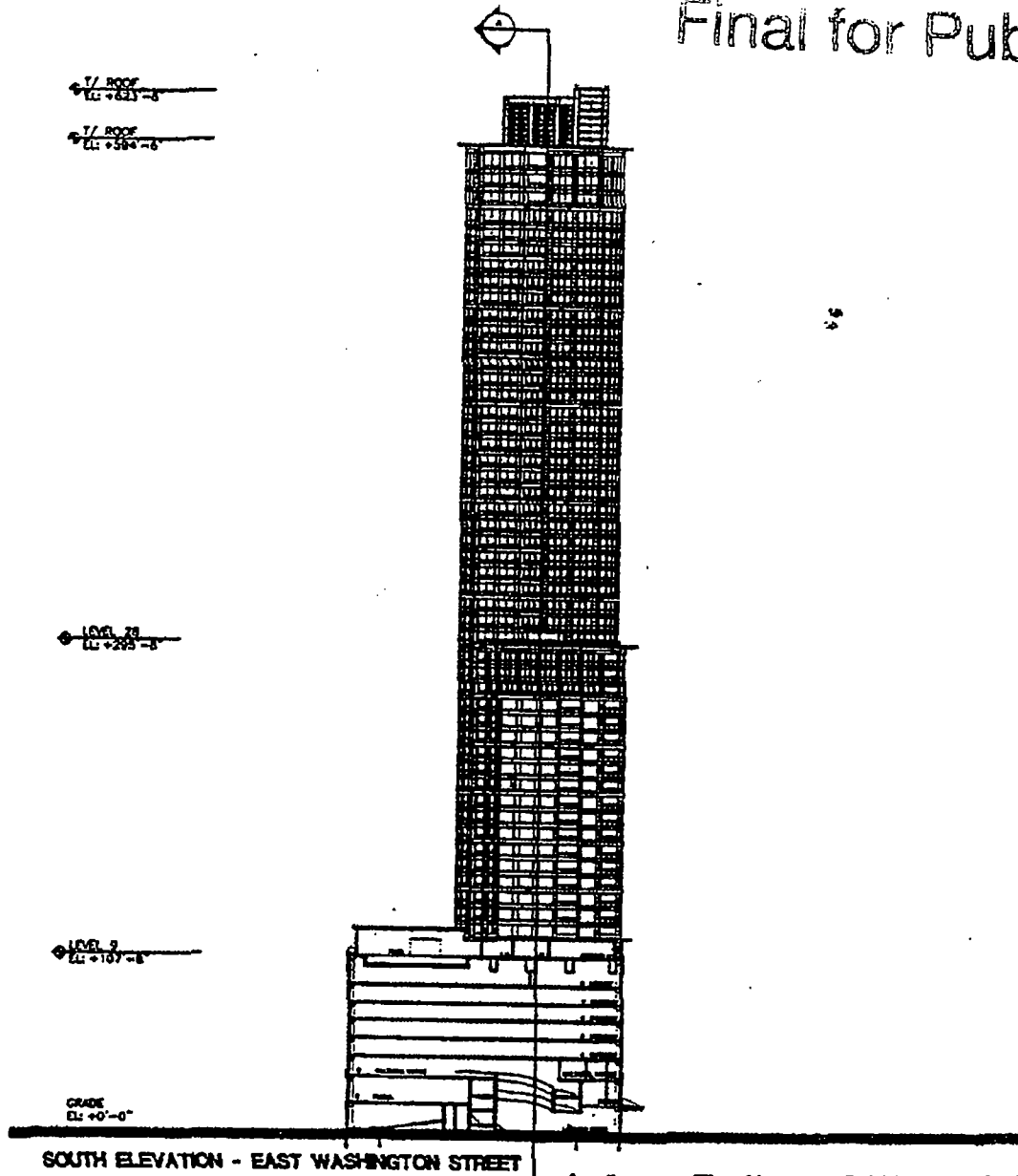
Applicant: The Heritage @ Millennium Par

Address: 51-65 East Randolph Street
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SOUTH ELEVATION -- East Washington Street.

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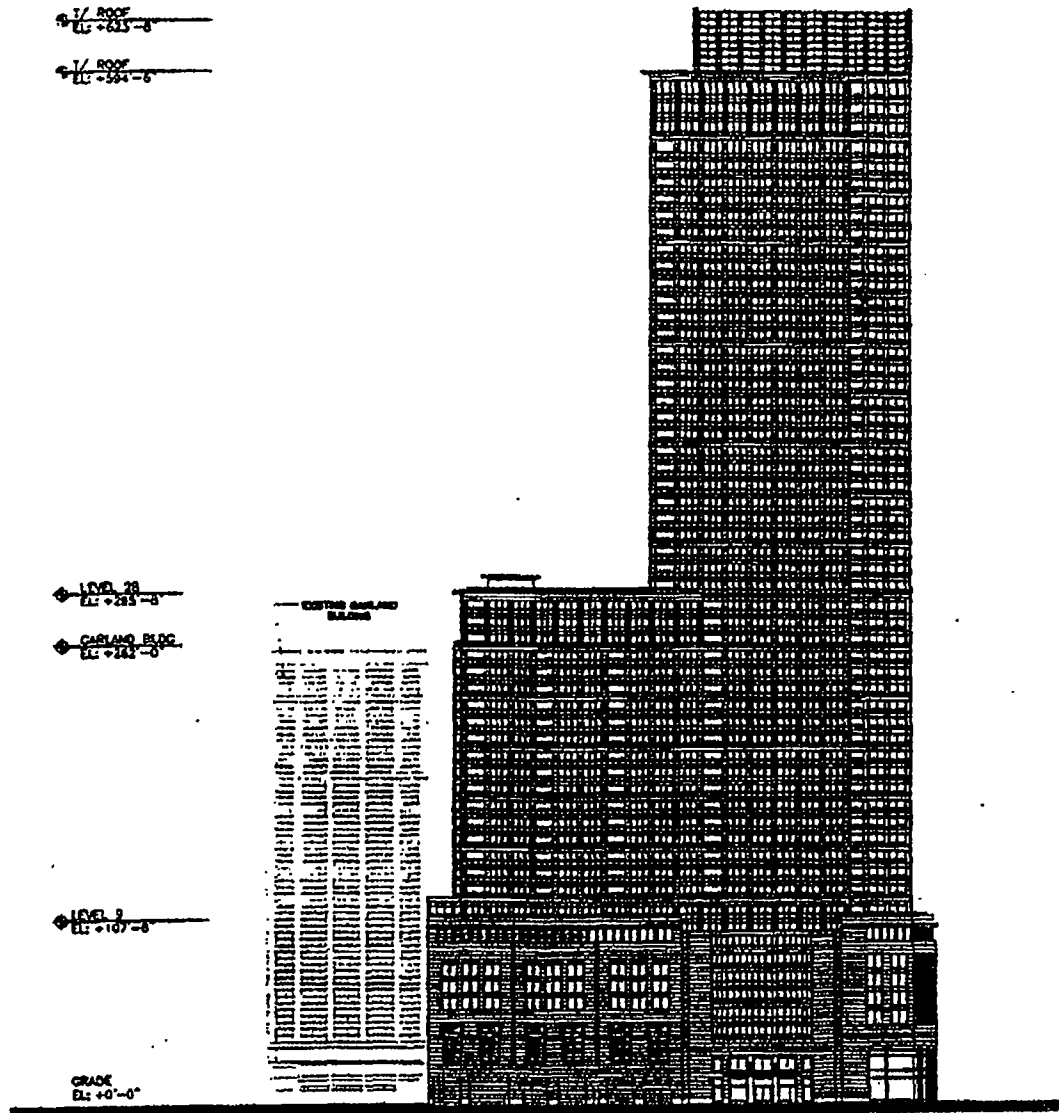
Applicant: The Heritage @ Millennium Park

Address: 51-65 East Randolph Street
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Date: 6.14.2001

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East Elevation -- North Garland Avenue.



EAST ELEVATION - NORTH GARLAND AVENUE

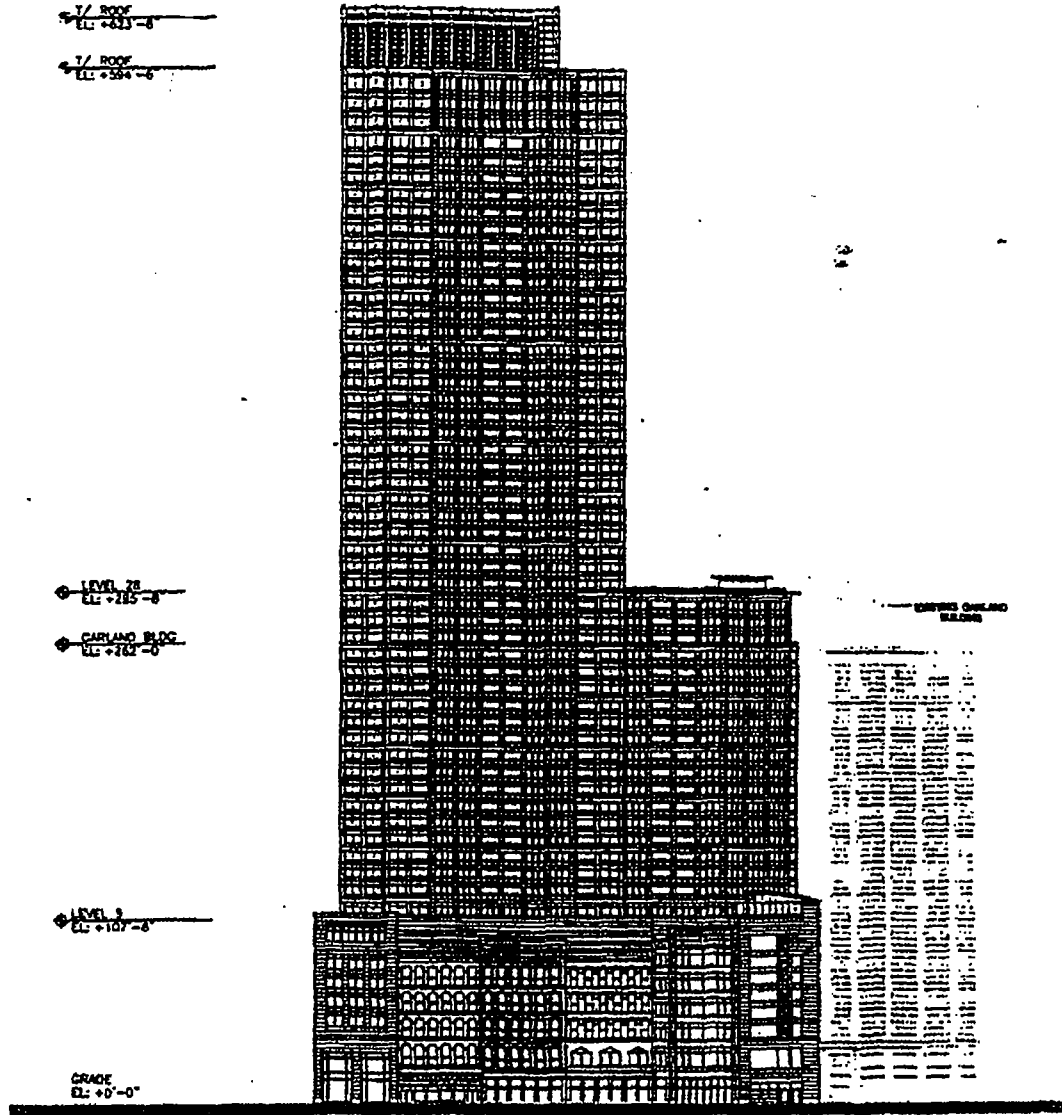
Applicant: The Heritage @ Millennium Park

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Date: 6.14.2001

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West Elevation -- North Wabash Avenue.



WEST ELEVATION - NORTH WABASH AVENUE

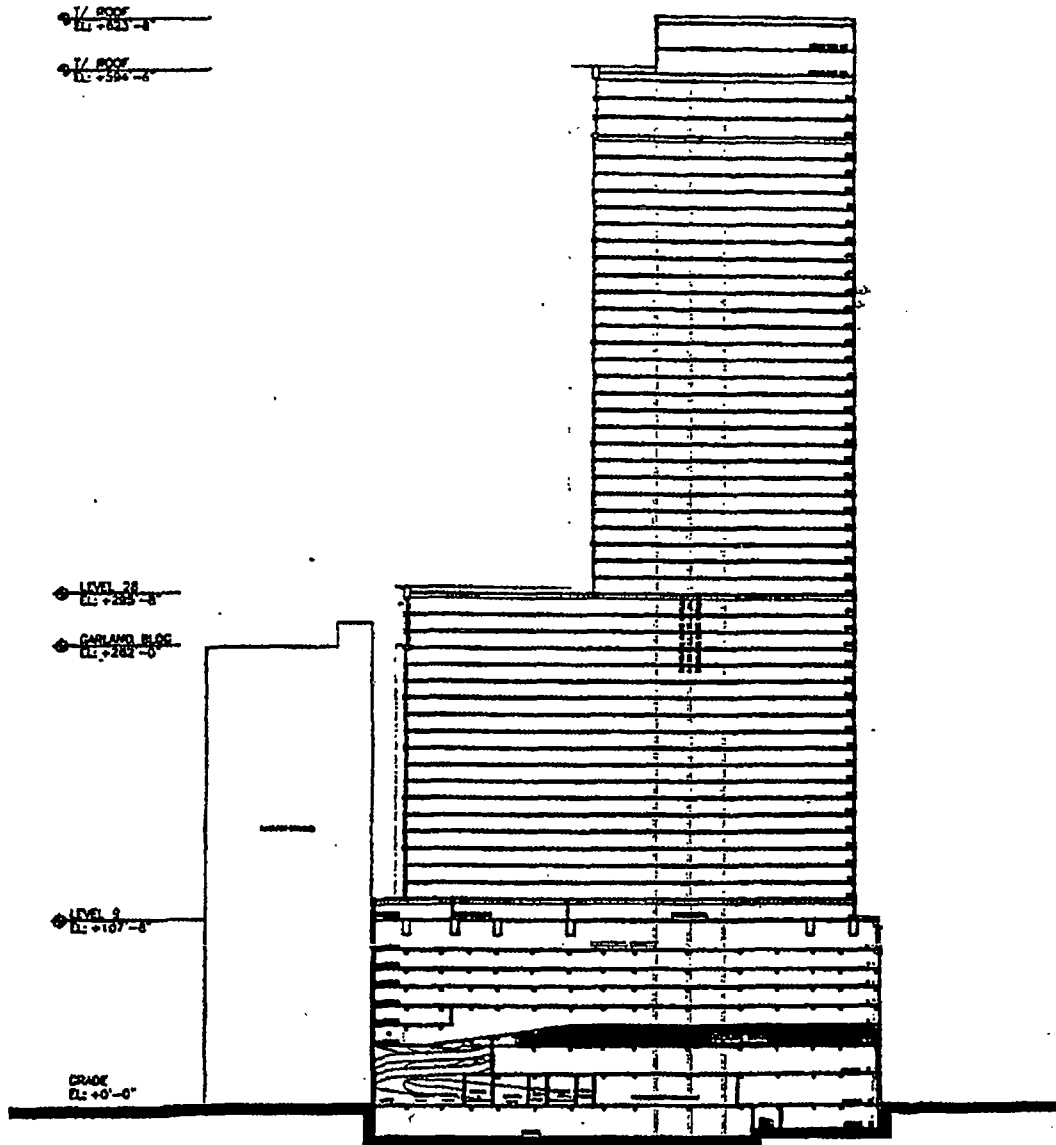
Applicant: The Heritage @ Millennium Park

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Building Section A-A -- Looking West.



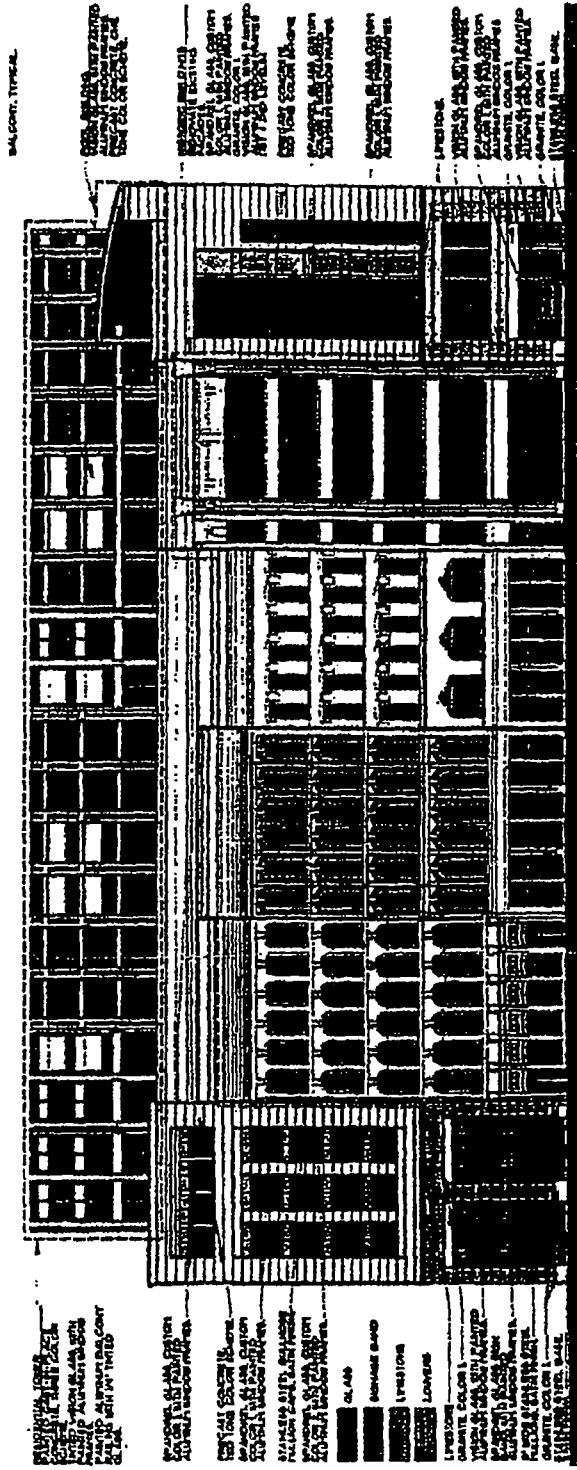
BUILDING SECTION A-A - LOOKING WEST

Applicant: The Heritage @ Millennium Park

Address: 51-65 East Randolph Street
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115-139 North Wabash Avenue

Date: 6.14.2001

Enlarged West Elevation At Base --
North Wabash Avenue.



ENLARGED WEST ELEVATION @ BASE - NORTH WABASH AVENUE

The Heritage @ Millennium Park
Address: 51-65 East Randolph Street
115-140 North Garland Court
115-138 North Wabash Avenue

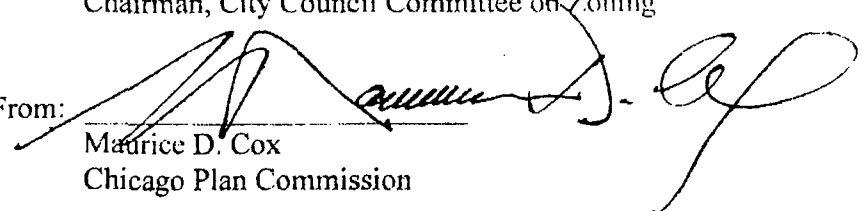
Date: 6.14.2001



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: November 21, 2019

Re: Technical Amendment to Planned Development No. 787

On November 21, 2019, the Chicago Plan Commission recommended approval of the proposed technical amendment to Planned Development No. 787 submitted by the Global Citizenship Experience Lab School. A copy of the proposed amendment 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)

*To: City Clerk - FFP Packet - App # 20194
Amendment to Planned Development #787
51-65 E. Randolph St.*