



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2019-1391
Type: Ordinance
File created: 3/13/2019
Status: Passed
In control: City Council
Final action: 6/12/2019
Title: Zoning Reclassification Map No. 1-E at 600 N Wabash Ave - App No. 19987
Sponsors: Misc. Transmittal
Indexes: Map No. 1-E
Attachments: 1. O2019-1391.pdf, 2. SO2019-1391.pdf

Date	Ver.	Action By	Action	Result
6/12/2019	1	City Council	Passed as Substitute	Pass
3/13/2019	1	City Council	Referred	

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 of the Business Planned Development No. 768 symbols and indications as shown on Map No. 1-E in the area bounded by:

East Ontario Street; North Wabash Avenue; East Ohio Street; and North State Street

to the designation of Business Planned Development No, 768, as amended, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Addresses: 600 North Wabash Avenue

Final for Publication

BUSINESS PLANNED DEVELOPMENT No. 768, as amended

1. The area delineated herein as Planned Development Number 768, (Planned Development) consists of approximately 65,445 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property). This amendment is under the single-designated control of the Applicant, Bloomingdale's, Inc. The sole purpose of this amendment is to authorize additional uses in the Medinah Temple building.
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.
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 Planned Development.

Ingress or egress shall be pursuant to the Planned Development 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, all improvements or restoration of the public way adjacent to the property, which may include, but not be limited to, the following shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks

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- ADA crosswalk ramps
- Parkway & landscaping

The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of all improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of Seventeen Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; and Site Plan, prepared by Antunovich Associates dated March 13, 2019, submitted herein. The building elevations published in the City Council Journal of Proceedings dated December 13, 2000, at pages 48593-48598, are incorporated by reference. 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as Planned Development 768: Artist Live/Work Space; Eating and Drinking Establishments; Office; Retail Sales; Art Gallery; Arts-related Business; Artist Work or Sales Space; and Accessory and related uses.

The following uses are permitted in the Medinah Temple building: Retail Sales; Eating and Drinking Establishments; Entertainment and Spectator Sports; Food and Beverage Sales; Office; Personal Services; Medical Services; Sports and Recreation, including physical fitness and health club facilities; Indoor Special Event; 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 Planning and Development and the Commission on Chicago Landmarks. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR

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identified in the Bulk Regulations and Data Table has been determined using a net site area of 65,445 square feet and a base FAR of 12.0.

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and 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, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. 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, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-061 I-A, 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 obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. Pursuant to the Chicago Zoning Ordinance (Section 17-8-0911), a Planned Development gives priority to the preservation and adaptive reuse of Chicago Landmark buildings. The Planned Development includes Medinah Temple and the Tree Studios, Annex and Courtyard buildings which are designated Chicago Landmarks. Work to designated Chicago Landmarks is subject to the review and approval of the Commission on Chicago Landmarks pursuant to the Chicago Landmarks Ordinance, Section 2-120-740.

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16. This Planned development shall also be in accordance with The Medinah Temple / Tree Studio Redevelopment Agreement dated April 6, 2001, and recorded on or about April 9, 2001, as Document No. 0010281753, as may be amended from time-to-time, and which provides further definition and description.
17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to Business Planned Development No. 768, as approved December 13, 2000, and as modified administratively thereafter.

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**BUSINESS PLANNED DEVELOPMENT NO. 768, as amended BULK REGULATIONS AND DATA
TABLE**

Gross Site Area:

Area of Public Right-of-Way:

Net Site Area:

Maximum Floor Area Ratio: Maximum Percent of Site Coverage: Minimum Number of Off-Street

Parking Spaces: Minimum Number of Loading Berths: Maximum Building Height:

Minimum Setbacks: Residential Units:

107,002 Square Feet 41,557 Square Feet 65,445 Square Feet 12.0

As per the Site Plan

None required

As per the Site Plan

As per Elevations (Existing Building)

As per the Site Plan

Not to exceed eight (8) Live-Work units to be located in the Annex Building only.

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