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Legislation Text

File #: O2022-1625, Version: 1

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 the boundaries of the Planned Development No. 735 district symbols and indications as shown on Map No. 6-K in the area described as follows:

A line 118.11 feet north of and parallel to East Erie Street; a line 150.43 feet east of and parallel to North State Street; a line 109.14 feet north of and parallel to East Erie Street; a line 180.44 feet east of and parallel to North State Street; East Erie Street; North State Street; the public alley south of and parallel to West Huron Street; a line 87.33 feet west of and parallel to North State Street; West Huron Street; North State Street.

to those of Planned Development No. 735, as amended and a corresponding use district is hereby established in the area above described.

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

Brendan Reilly Alderman, 42nd
Ward

Residential-Business Planned Development No. 735 Plan of
Development Statements

The area delineated herein as a Residential-Business Planned Development consists of approximately twenty-nine thousand nine hundred thirty-six (29,936) square feet (zero and sixty-eight hundredths (0.68) acres) and is owned or

controlled by the applicant, Chicago and Northeast Illinois District Council of Carpenters.

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 easements, or adjustments of right-of-way, or consolidation or re-subdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.

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 holder, 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, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property, at the 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 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 owner's association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.

This Plan of Development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site/Landscaping Plan and Building Elevations dated January 6, 2000, prepared by Graham Anderson Probst and White - the bulk table and listed exhibits remain unchanged and are published on pages 26048-26061 of the City Council Journal as published on February 16, 2000. 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.

The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development": all uses permitted in the B7-6 General Central Business District accessory parking; however, hotel use shall not be permitted within this planned development. (Please note the B7-6 zoning destination in this area has been converted to DX-12 pursuant to section 17-1-1406-B of the Chicago Zoning Ordinance)

Business 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.

7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. 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.

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 and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Planter boxes shall be located within the balconies of the dwelling units. Further, in the event that construction of the improvements contemplated for Parcel B of this Planned Development are not commenced within one (1) year from adoption of this ordinance, the existing parking lot shall be attractively landscaped and fenced in accordance with the Chicago Landscape Ordinance.
11. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3 (b) of the Chicago Zoning Ordinance ("Part II Approval") for development or redevelopment of any property included on Parcel B of this Planned Development, a site plan for and elevations of the proposed development ("Site Plan and Elevations"), shall be submitted to the Commissioner of Planning and Development ("Commissioner") for approval. Review and approval of the Site Plan and Elevations by the Commissioner is intended to assure that specific development proposals on Parcel B conform with this Planned Development. In particular, the development on Parcel B shall have no curb cut on State Street and a minimum of one (1) parking space per residential unit. The facades, including any parking areas, shall be clad predominantly in brick, stone, or synthetic stone. Any parking area window openings adjacent to the public street shall be glazed. The lobby space shall front State Street. Further, all Part II submittals shall be in compliance with the Chicago Landscape Ordinance and the streetscape provisions of this Planned Development. Following approval of a Site Plan and Elevations by the Commissioner, the approved plan shall be kept on a permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development. After approval of a Site Plan and Elevations by the Commissioner, the approved Site Plan and Elevations may be changed or modified pursuant to the provisions of Statement 12.

In the event of an inconsistency between the approved Site Plan and Elevations and the terms of the Statements and Bulk Regulations and Data Table of this Planned Development in effect at the time of approval of such Site Plan and Elevations or modifications thereto, the terms of the Statements and Bulk Regulations and Data Table of the Planned Development shall govern.

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) preliminary landscaping plan, with the final landscaping plan to be approved at Part II stage;
and
- 4) pedestrian circulation routes.

A Site Plan and Building Elevations shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development. Factors to be considered by the Commissioner in determining conformance of the Site Plan and Building Elevations to the provisions of this Planned Development are limited to the following guidelines:

- a) the distribution of bulk, density patterns and intensity of use avoids undue concentration in any portion

of the subject property which would adversely affect adjoining areas;

b) ingress and egress patterns affords ample access for fire department and other emergency and delivery vehicles, facilitates the safe and efficient circulation of pedestrians and vehicles, and minimizes the conflicts with existing traffic patterns in the vicinity;

c) complies with the landscaping requirements of the Planned Development, and;

d) the architectural character of a proposed structure and is compatible with other buildings in the Planned Development and in the immediate vicinity.

12. 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 Section 11.11 -3(c) of the Chicago Zoning Ordinance.
13. The applicant 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 applicant shall use best and 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.
14. 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 applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
15. This amended planned development ordinance shall take effect upon passage and publication in the city council journal work has already been completed in sub-area A as delineated and approved as part of the planned development ordinance published on pages 26042-26061 of the City Council Journal as published on February 16, 2000.