



City of Chicago



SO2014-3303

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 4/30/2014

Sponsor(s): City Clerk (transmitted by)

Type: Ordinance

Title: Zoning Reclassification Map No. 3-F at 801-833 N Clark St
and 77 W Chestnut St - App No. 18023

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, is hereby amended by changing all of the DX-5 Downtown Mixed-Use District and DX-7 Downtown Mixed-Use District symbols and indications as shown on Map No 3-F in the area bounded by

West Chestnut Street; a line 70.00 feet east of North Clark Street traveling south for a distance of 40.06 feet; a line 40.06 feet south of West Chestnut Street traveling east 25.0 feet; a line 40.06 feet south of West Chestnut Street traveling south for 14.42 feet; a line 53.81 feet south of West Chestnut Street traveling east 55.00 feet; the north-south public alley east of and parallel to North Clark Street; West Chicago Avenue; North Clark Street

SECTION 2: To those of a DX-7 Downtown Mixed-Use District;

SECTION 3: Changing all of the DX-7 Downtown Mixed-Use District symbols and indications as shown on Map No 3-F in the area bounded by

West Chestnut Street; a line 70.00 feet east of North Clark Street traveling south for a distance of 40.06 feet; a line 40.06 feet south of West Chestnut Street traveling east 25.0 feet; a line 40.06 feet south of West Chestnut Street traveling south for 14.42 feet; a line 53.81 feet south of West Chestnut Street traveling east 55.00 feet; the north-south public alley east of and parallel to North Clark Street; West Chicago Avenue; North Clark Street

SECTION 4: To those of a Residential Business Planned Development.

SECTION 5: This ordinance takes effect after its passage and due publication;

Common Address of Property: 801-833 North Clark Street/77 West Chestnut Street

FINAL

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. ___
BULK REGULATIONS AND DATA TABLE

GROSS SITE AREA (NET SITE AREA+ REMAINING IN PUBLIC RIGHT OF WAY)	56,648 Net sf + 33,784 sf = 90,432 gsf
NET SITE AREA	56,648 sf Sub Area A – 37,688 sf Sub Area B – 16,500 sf Sub Area C – 2,870 sf
MAXIMUM ALLOWABLE FAR:	.7 FAR
<u>AFFORDABLE HOUSING BONUS:</u>	<u>.5 BONUS FAR</u>
TOTAL PERMITTED FAR:	7.5 FAR (424,860 FAR sf)
FAR AREA OF PROPOSED DEVELOPMENT:	
FAR – EXISTING BANK:	26,971 sf – Sub Area B
FAR – EXISTING 3-STORY BLDG:	7,380 sf – Sub Area C
<u>FAR – PROPOSED TOWER:</u>	<u>390,509 sf – Sub Area A</u>
FAR – TOTAL PD:	424,860 sf
MAXIMUM RESIDENTIAL UNITS	392 Units: Sub Area A: 386 Sub Area B: 0 Sub Area C: 6
MINIMUM ACCESSORY PARKING	Sub Area A – 154 Spaces (3HC) Includes 12 spaces for Bank All Standard 8' or 8'-6" x 18' Sub Area B – 0 spaces Sub Area C – 0 spaces
LOADING BERTHS:	Two 10' x 25'
MAXIMUM BUILDING HEIGHT:	Sub Area A – 380'-0" Sub Area B – 45'-0" (existing bank) Sub Area C – 45'-0" (existing 3-story building)
MINIMUM ACCESSORY BICYCLE SPACES	105

Applicant: Ryan Companies US, Inc.
Address: 801-833 North Clark Street/77 West Chestnut Street
Introduced: April 30, 2014
Plan Commission: October 16, 2014

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential-Business Planned Development Number _____, (“Planned Development”) consists of approximately 56,648 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by the Applicant, Ryan Companies US, Inc.
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.
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.

4. This Plan of Development consists of 17 Statements: a Bulk Regulations Table; an Existing Zoning and Land Use Map; a Planned Development Boundary, Sub-Area and Property Line Map; Site/Landscape Plan; a Green Roof Plan; and Building Elevations (North, South, East and West) prepared by Antunovich Associates and Ryan A+E, Inc., dated October 16, 2014, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a

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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 are permitted in the area delineated herein as a Residential-Business Planned Development: multi-family dwelling units, commercial, retail, office, bank and bank drive through, accessory uses, 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 of 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 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 56,648 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 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. 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 13-32-125 of the Municipal Code, or any other provision of that Code.

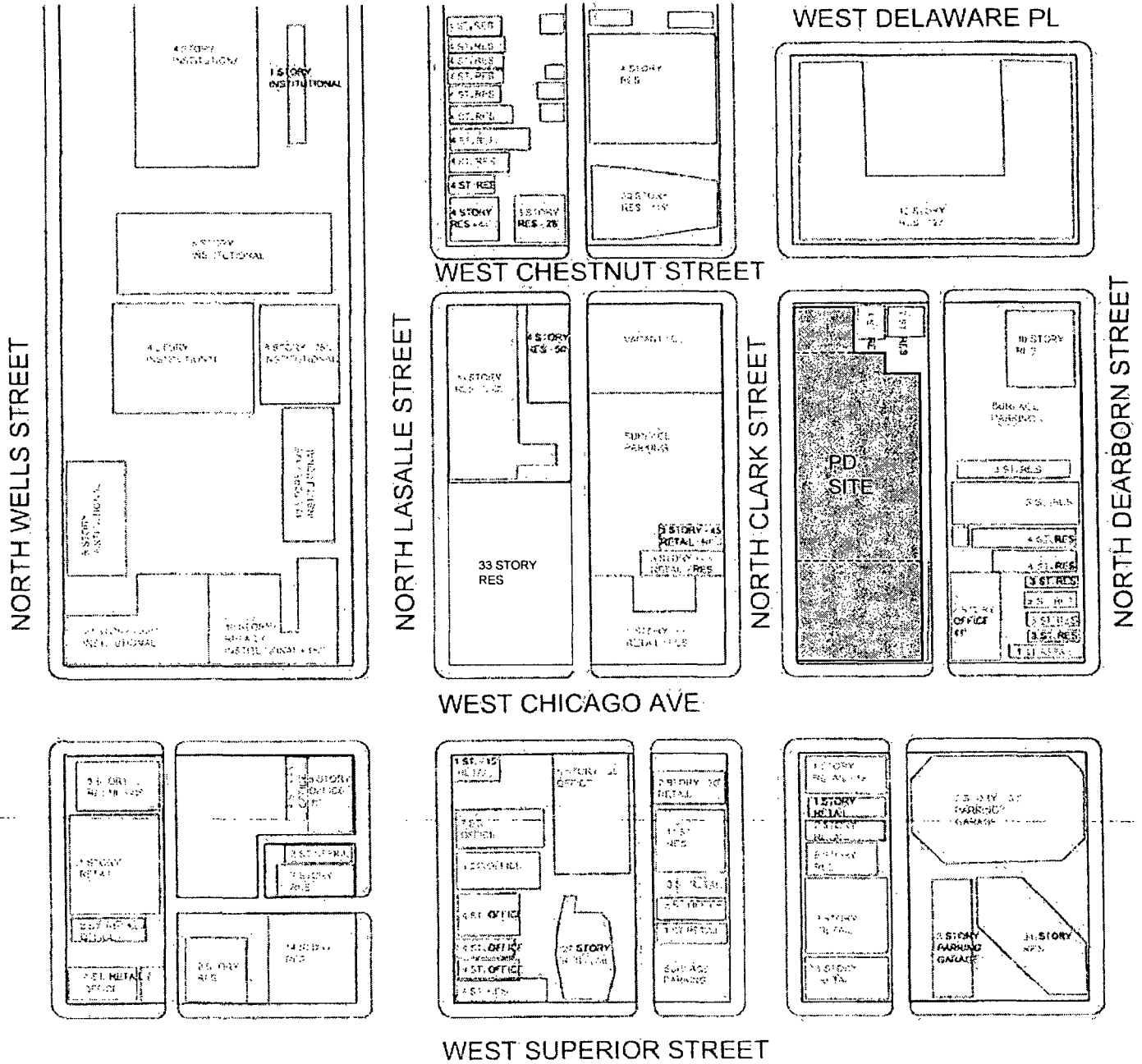
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12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification 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. 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 Department of Planning and Development.
15. Pursuant to the Chicago Zoning Ordinance (Sec. 17-8-0911), Planned Developments are to give priority to the preservation and adaptive reuse of Chicago Landmark buildings. The Planned Development includes the Cosmopolitan State Bank Building (Former), which is designated as a Chicago Landmark or within a district designated as a Chicago Landmark. 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. The existing drive through canopy for the bank building shall be removed as part of the construction of Sub Area A.
16. Pursuant to Section 17-4-1004-B of the Zoning Ordinance, the Applicant has requested an increase in the floor area ratio for the Property as set forth in the bonus worksheet required under Section 17-4-1003-D and attached hereto as Exhibit A ("Bonus Worksheet"). Any developer of a building receiving an affordable housing floor area bonus ("Eligible Building") must either provide on-site affordable housing units or make a cash payment to the City's Affordable Housing Opportunity Fund. The Applicant has elected to make a cash payment in lieu of providing on-site affordable housing units. In accordance with the formulas set forth in Section 17-4-1004-C and the Bonus Worksheet, the Applicant acknowledges and agrees that it must make a cash payment in the amount of \$974,345.60 ("Cash Payment"). The Applicant must make the required Cash Payment before the issuance of any building permits for the Eligible Building, including, without limitation, excavation or foundation permits, and must comply with all applicable affordable housing standards and requirements set forth in Section 17-4-1004, the terms of which are incorporated herein by this reference.

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17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. 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 DX-7 Downtown Mixed-Use District.

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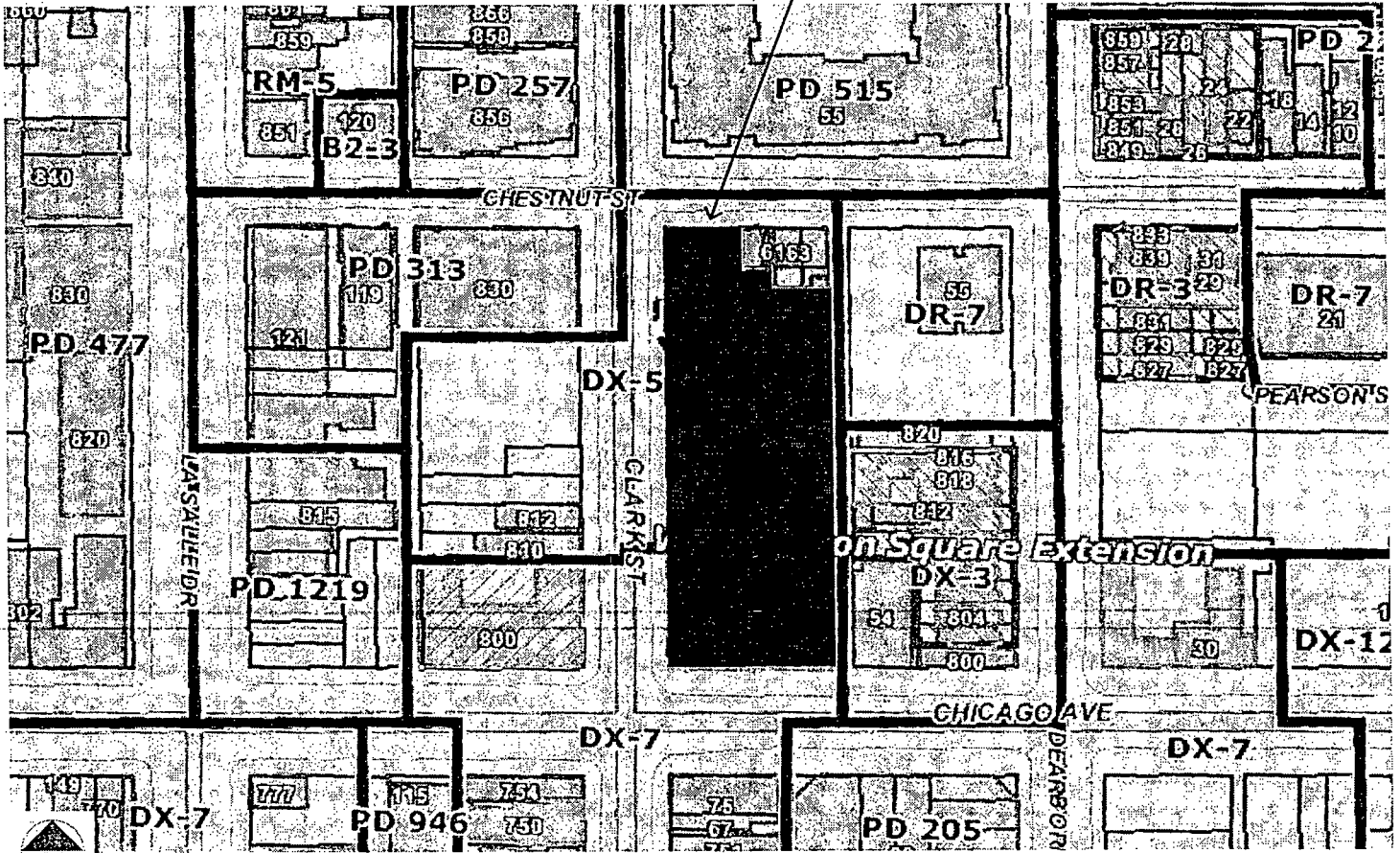
B. EXISTING LAND-USE MAP

833 CLARK STREET - Planned Development Exhibits

Applicant: Ryan Companies US, Inc.
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SUBJECT PROPERTY

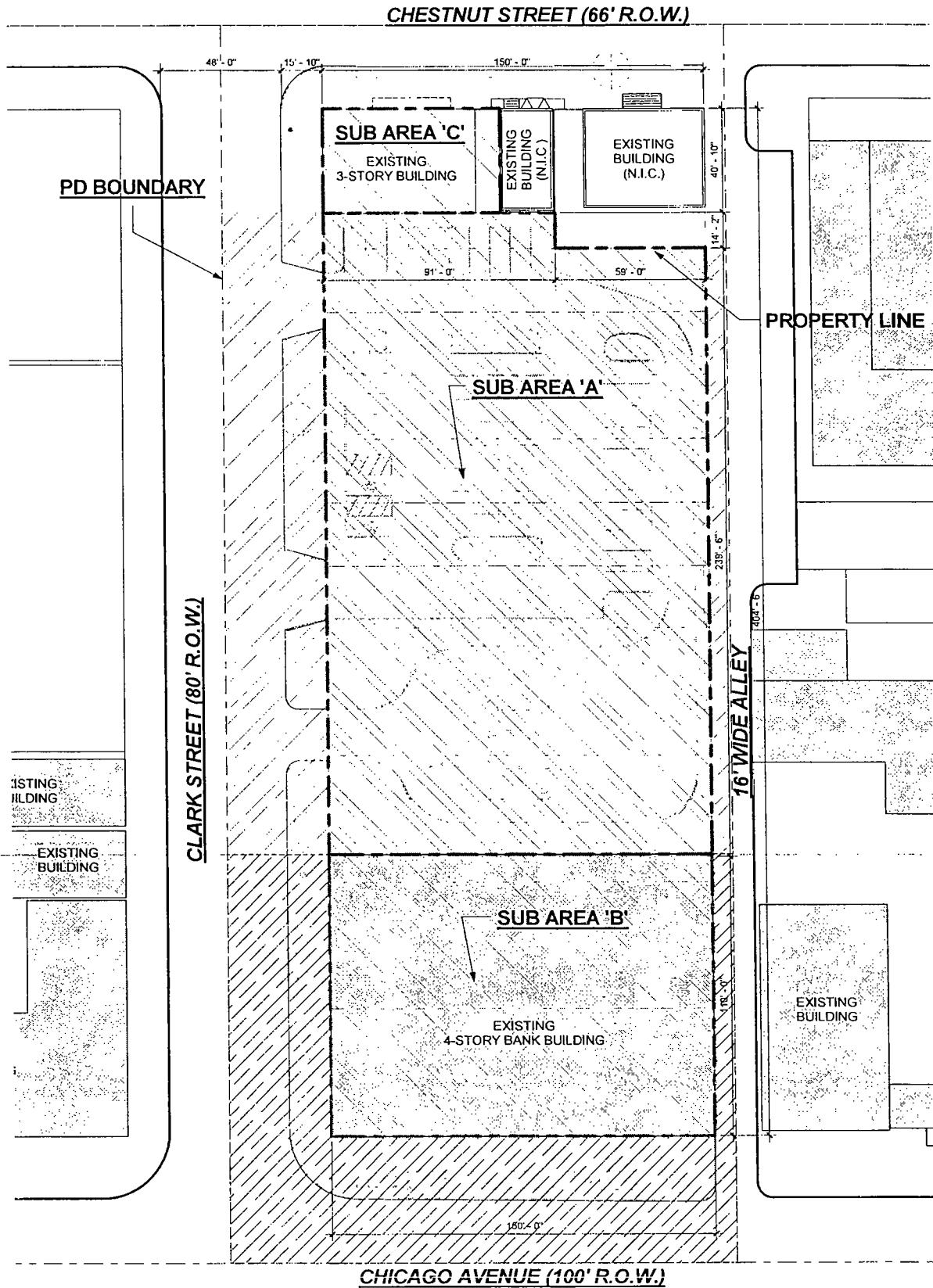


C. EXISTING ZONING MAP

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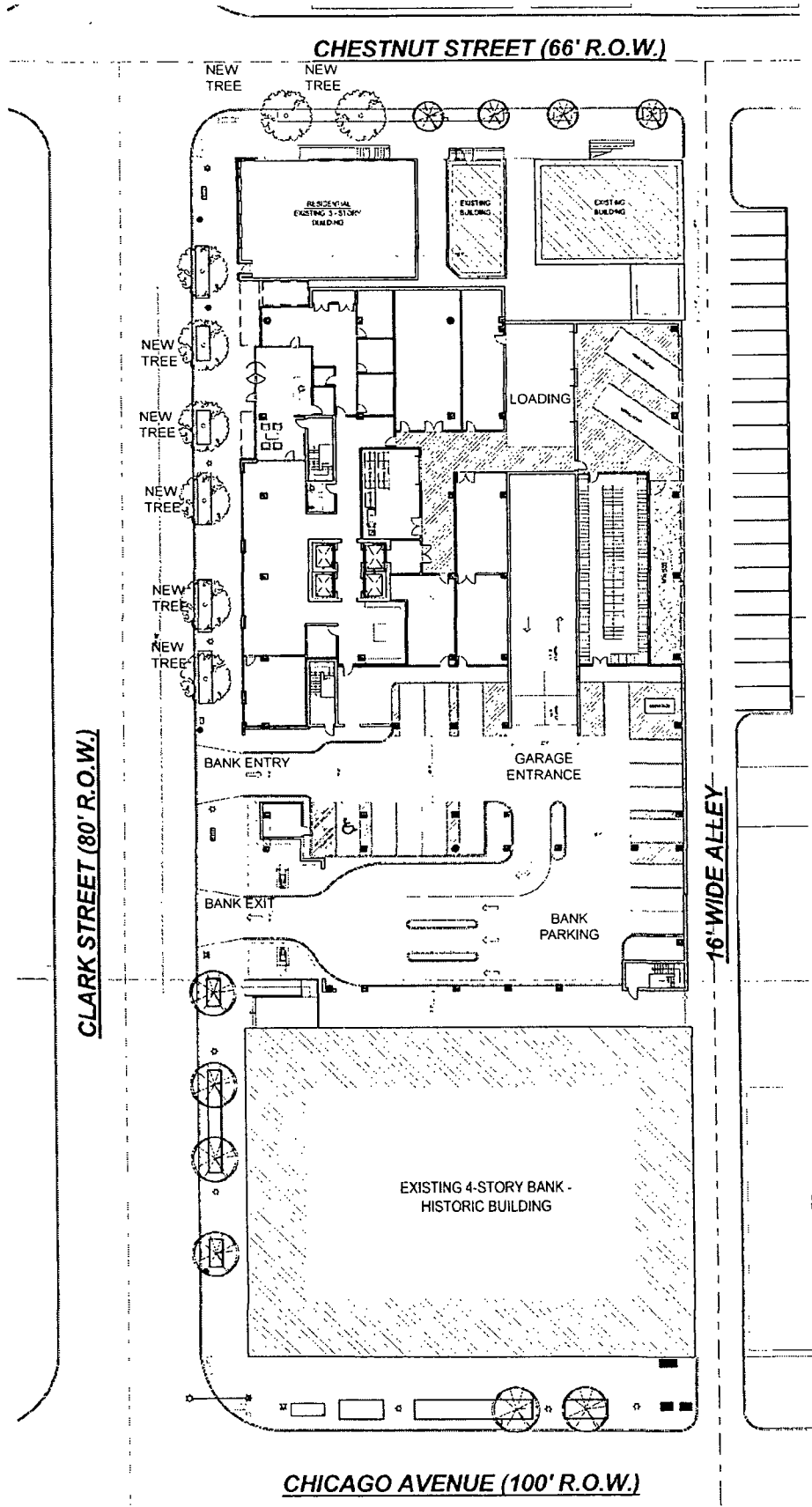


D. PLANNED DEVELOPMENT BOUNDARY, SUB AREA A PROPERTY LINE MAP

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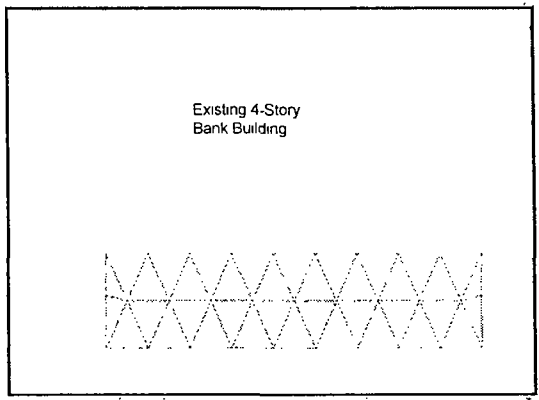
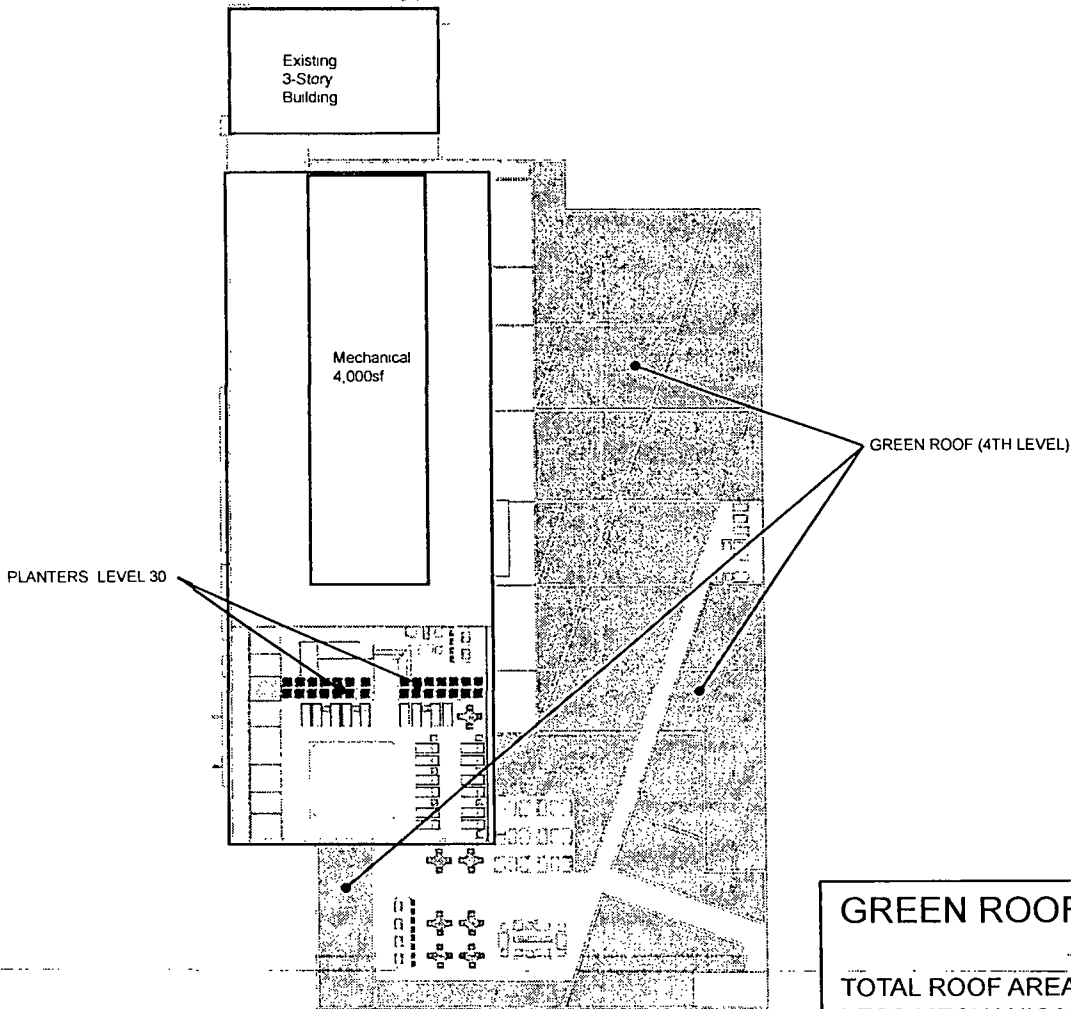


E. SITE PLAN / FIRST FLOOR / LANDSCAPE PLAN

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GREEN ROOF CALCULATIONS

TOTAL ROOF AREA: 33,815 SF
 LESS MECHANICAL AREA: 4,000 SF
 TOTAL NET ROOF AREA: 29,815 SF

REQUIRED (50% NET): 14,908 SF

GREEN ROOF AREA PROPOSED

LEVEL 30 (Planters): 160 SF
 LEVEL 4 (Green Roof): 14,788 SF

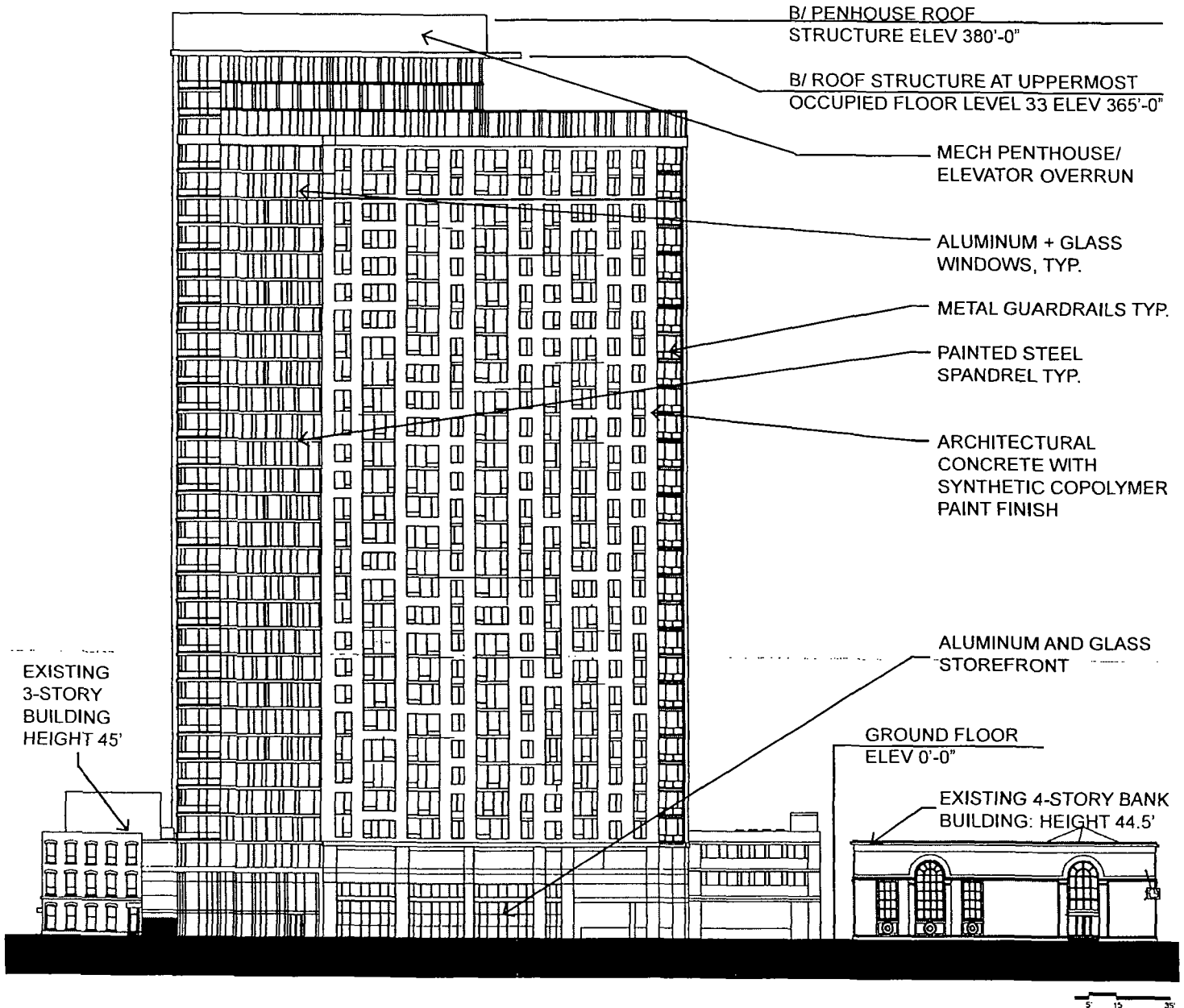
TOTAL GREEN ROOF PROPOSED: 14,948 SF

F. GREEN ROOF DIAGRAM

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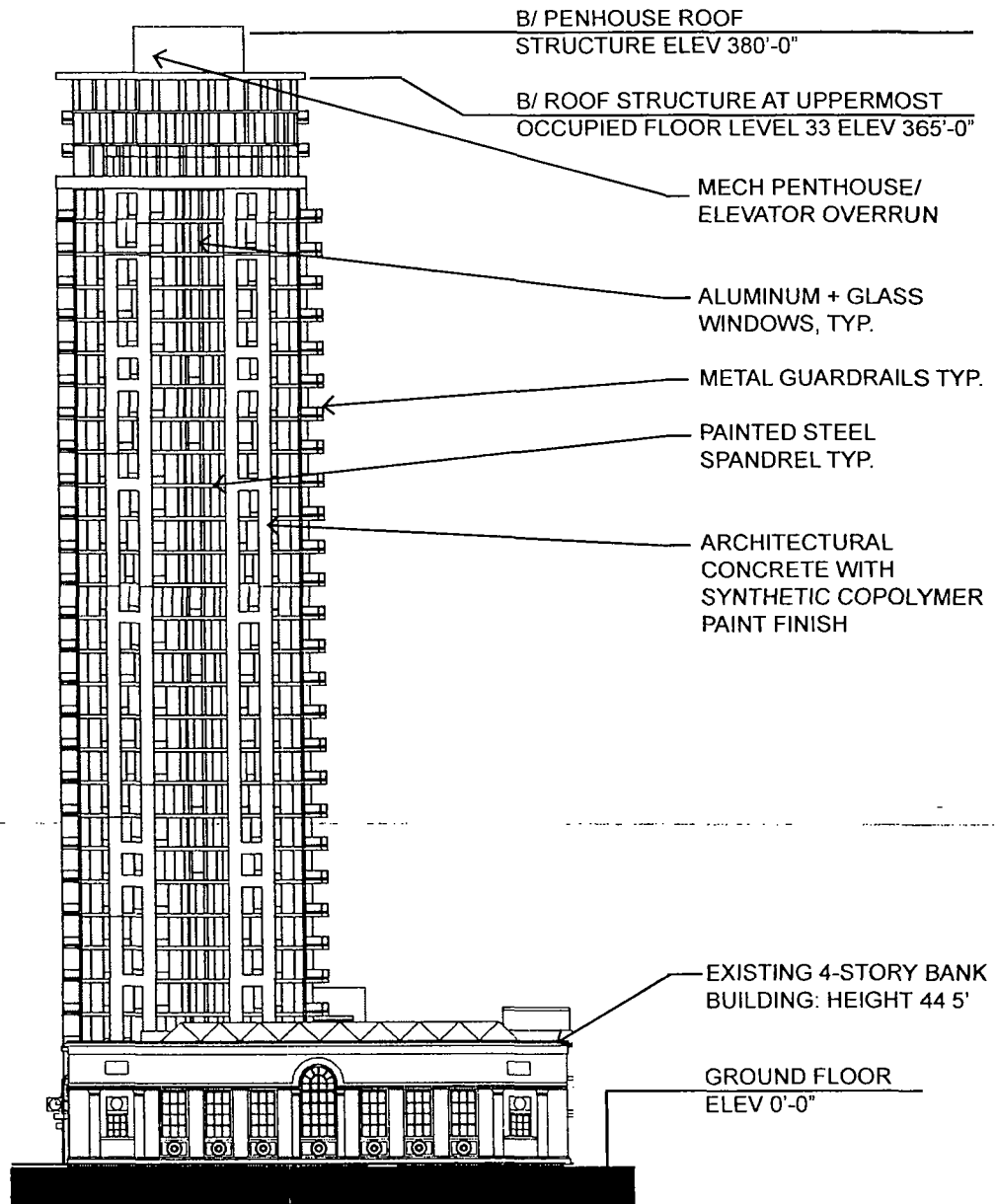


G1. WEST ELEVATION ALONG CLARK STREET

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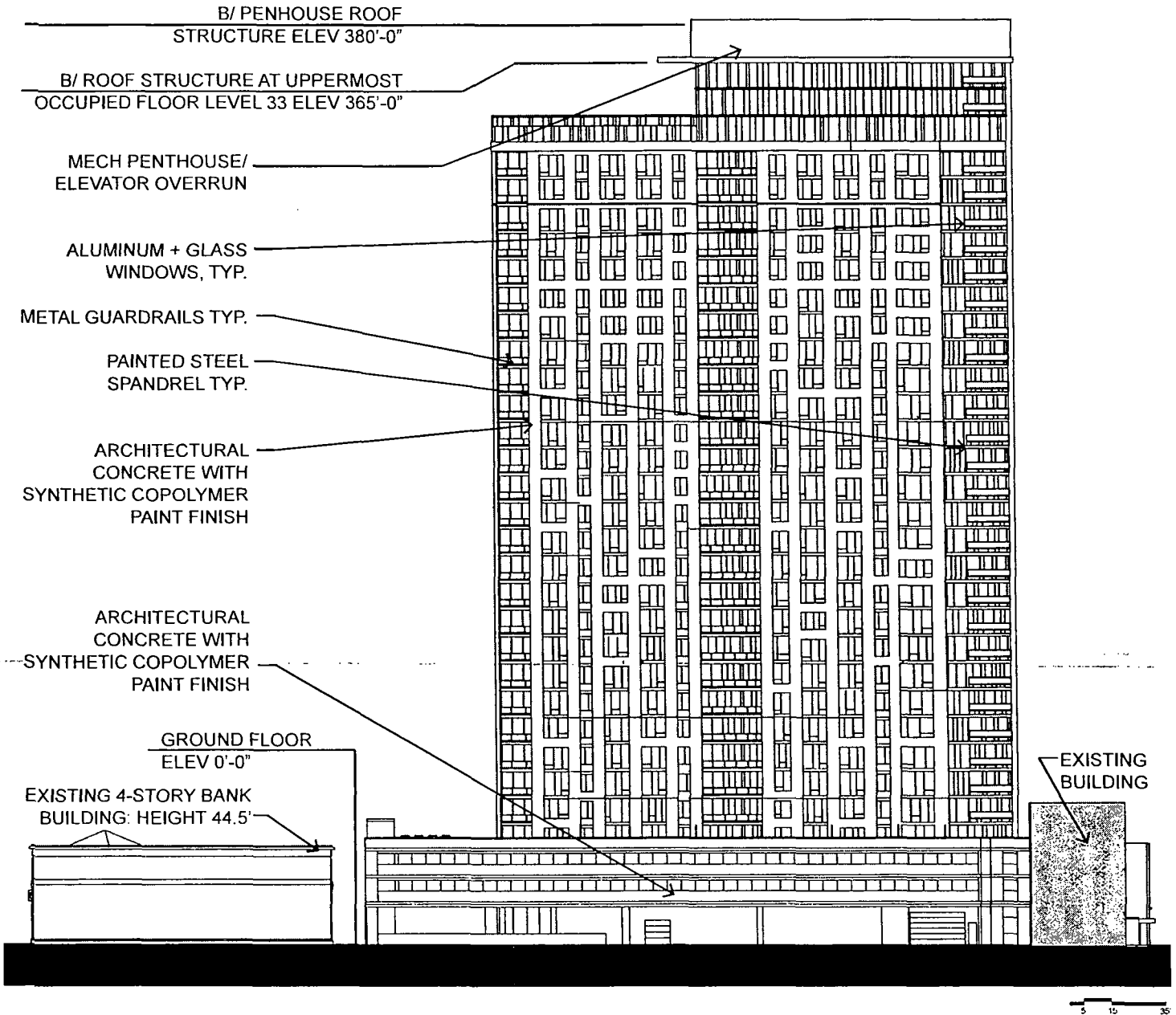


G2. SOUTH ELEVATION

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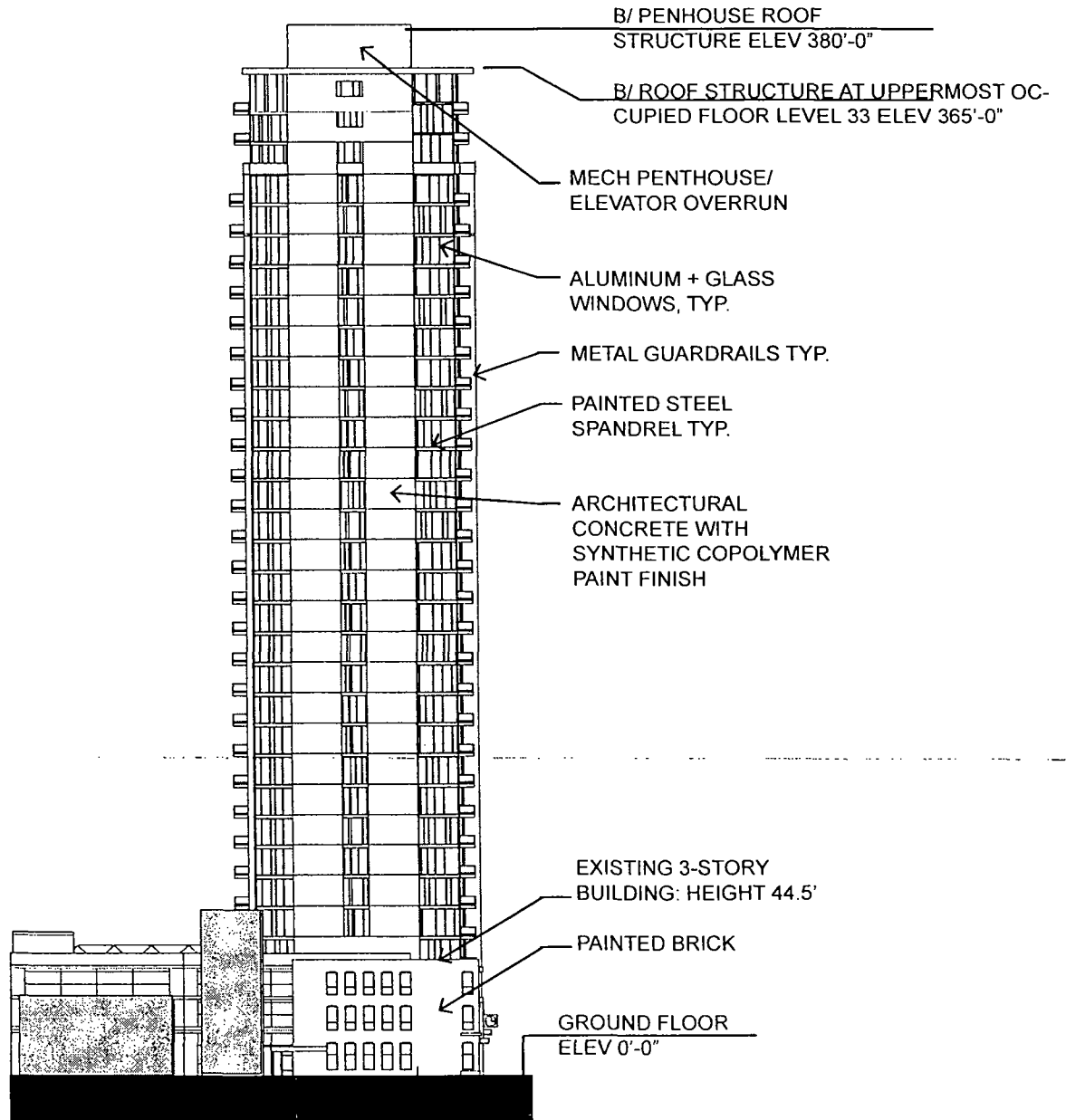


G3. EAST ELEVATION ALONG ALLEY

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G4. NORTH ELEVATION ALONG CHESTNUT STREET

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