



City of Chicago



SO2017-7020

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 10/11/2017

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 1-F at 2-24 W Superior St,
733-755 N Dearborn St, 1-35 W Chicago Ave and 728-754
N State St - App No. 19379

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE 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 DX-7 Downtown Mixed-Use District symbols and indications as shown on Map 1-F in the area bounded by:

West Chicago Avenue; the 12 foot vacated alley west of and parallel to North State Street; West Superior Street; the west boundary line of the 12 foot public alley east of and parallel to North Dearborn Street; a line 251.60 feet south of and parallel to West Chicago Avenue; and North Dearborn Street

to those of a DX-12 Downtown Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the DX-12 Downtown Mixed-Use District symbols and indications as shown on Map 1-F in the area bounded by:

West Chicago Avenue; North State Street; West Superior Street; the west boundary line of the 12 foot public alley east of and parallel to North Dearborn Street; a line 251.60 feet south of and parallel to West Chicago Avenue; and North Dearborn Street

to those of a Residential-Business Planned Development, 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 3. This Ordinance shall be in force and effect from and after its passage and due publication.

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number ____ (Planned Development) consists of approximately 96,218 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property). JDL Superior LLC is the "Applicant" for this Planned Development, pursuant to authorization from the Property owner.
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.

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 Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

- a. Prior to issuance of the final Certificate of Occupancy Applicant shall (i) pay any necessary fees up to \$40,000 for the relocation of the bus shelter on the southeast corner of Dearborn and Chicago Avenue to an alternative location to be identified by CDOT and the CTA and (ii) install or cause to be installed a concrete bus pad for the new bus stop location on Dearborn north of Chicago Avenue in accordance with specifications of CDOT and the CTA.
- b. The Applicant commits to fully fund and implement the following infrastructure improvements prior to issuance of the final Certificate of Occupancy. All infrastructure improvements will be subject to review and approval by the Department of Transportation and 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.

Applicant:	JDL Superior LLC
Address:	2-24 W Superior / 733-755 N Dearborn / 1-35 W Chicago / 728-754 N State, Chicago, Illinois
Introduced:	October 11, 2017
Plan Commission:	January 18, 2018

- Installation of video-actuated left turn arrows for the northbound, southbound, eastbound, and westbound approaches at Chicago Avenue and LaSalle Street.
 - Installation of lagging left-turn arrows for the eastbound approach of Superior Street at State Street.
 - Sponsorship and provision of a Divvy bikeshare station within the Planned Development boundaries.
 - Installation of video-actuated left turn arrows for the eastbound, westbound, northbound, and southbound approaches at Chicago Avenue and State Street.
 - Installation of lagging northbound left-turn and northbound right-turn arrows on Dearborn Street at Chicago Avenue.
 - Installation of video actuation for the existing eastbound left-turn arrows on Chicago Avenue at Dearborn Street.
 - Installation of video actuation for the existing westbound left-turn arrows on Chicago Avenue at Clark Street.
 - Installation of video-actuated left turn arrows for the southbound approach on LaSalle Street at Superior Street.
 - Installation of lagging left-turn arrows for the eastbound approach of Superior Street at Dearborn Street.
 - In the interest of improving eastbound traffic flow on Chicago Avenue, the Applicant agrees to fund the relocation of the eastbound CTA bus stop and shelter from the southwest corner of Michigan Avenue and Chicago Avenue to the southeast corner and install pavement markings and traffic signal equipment necessary to provide an eastbound right turn overlap signal phase pending coordination and final concurrence from CTA.
 - Replacement of current traffic signal controller with an ATC 1000 controller at the following intersections:
 - o Chicago & LaSalle
 - o Chicago & Clark
 - o Chicago & Dearborn
 - o Chicago & State
 - o Chicago & Wabash
 - o Chicago & Rush
 - o Chicago & Michigan
 - o Superior & LaSalle
 - o Superior & Clark
 - o Superior & Dearborn
 - o Superior & State
- c. The Applicant acknowledges that the addition of left-turn and right-turn arrows to the intersections stated above will necessitate retiming of all 14 traffic signals in the study area as outlined in the Traffic Impact Study, One Chicago Square, dated December 8, 2017, prepared by KLOA. The Applicant will also include the following intersections – not originally included in the One Chicago Square Traffic Impact Study – to be retimed. If timing/capacity analyses demonstrate that additional traffic signal improvements such as turn arrows or ATC controllers are needed, these will be implemented as part of this project:
- Chicago Avenue & Michigan Avenue
 - Chicago Avenue & Wells Street
 - Chicago Avenue & Franklin Street

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- Chicago Avenue & Orleans Street
- Chicago Avenue & Kingsbury Street/Cambridge Avenue
- Chicago Avenue & Larrabee Street

The Applicant agrees to contract with a professional engineering consulting firm to add the six aforementioned intersections, finalize the Synchro models prepared by KLOA for the Traffic Impact Study, revise traffic signal timing plans for all 20 intersections, and submit to CDOT for review/approval. The finalized Synchro files (AM and PM peak hour) shall be submitted to CDOT prior to Part II approval. The revised traffic signal and timing plans in CAD and PDF formats shall be submitted to and approved to CDOT and, once approved, the Applicant agrees to hire a contractor to install the recommended timings, turn arrows, video actuators, signs, and pavement markings prior to issuance of the final Certificate of Occupancy.

4. This Plan of Development consists of 17 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Property and Planned Development Boundary Map; a Site Plan; a Landscape Plan; a Green Roof Plan; a Ground Floor Plan; a Right of Way Adjustment Plan; and Building Elevations (North, South, East and West) prepared by Hartshorne Plunkard Architects and dated January 18, 2018, submitted herein. 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 a Planned Development: Dwelling Units located above the ground floor; Colleges & Universities; Day Care; Religious Assembly; Animal Services; Artist Work or Sales Space; Eating and Drinking Establishments (all); Entertainment and Spectator Sports (all, except Inter-Track Wagering Facility); Indoor Special Event including incidental liquor sales; Financial Services; Food and Beverage Retail Sales; Lodging; Medical Service; Office; Consumer Repair or Laundry Service; Personal Service; Repair or Laundry Service, Consumer; General Retail Sales; Participant Sports and Recreation; Valuable Objects Dealer; Co-located Wireless Communications Facilities; Accessory and Non-Parking and related, incidental and accessory 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. 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 identified in the Bulk Regulations and Data Table has been determined using a net site area of 96,218 square feet and a base FAR of 12.0.

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The Applicant acknowledges that the project has received a bonus FAR of 4.0, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 16.0. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B & C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3

The bonus payment will be split between three separate funds, as follows: 80% to the Neighborhoods Opportunity Fund, 10% to the Citywide Adopt-a-Landmark Fund and 10% to the Local Impact Fund. The Local Impact Fund portion of the bonus payment currently is designated to fund improvements to Seneca Park. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

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 17-13-0611-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

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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. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises (“M/WBEs”) and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant’s goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant’s proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant’s submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant’s preliminary outreach plan, (b) a description of the Applicant’s outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant’s outreach efforts, and (d) updates (if any) to the applicant’s M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
16. The Applicant acknowledges and agrees that the rezoning of the Property from the DX-7 and DX-12 Downtown Mixed-Use Districts to a unified DX-12 Downtown Mixed-Use District and then to this Planned Development, triggers the requirements of Section 2-45-115 of the Municipal Code (the “Affordable Requirements Ordinance” or “ARO”). Any developer of a “residential housing project” within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (“ARO Units”) as affordable units, or with the approval of the Commissioner of the Department of Planning and Development (“DPD”), provide the ARO Units in an approved off-site location; (ii) pay a fee in lieu of the development of the ARO Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the ARO Units on-site or off-site (“Required Units”). If the developer elects to provide ARO Units off-site, the off-site ARO Units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a “downtown district” within the meaning of the ARO, and the project has

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a total of 865 units. As a result, the Applicant's affordable housing obligation is 87 ARO Units (10% of 865 rounded up), 22 of which are Required Units (25% of 87, rounded up). Applicant has agreed to satisfy its affordable housing obligation by making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$175,000 per unit for 75% of the ARO Units, or 65 units ("Cash Payment"), and providing the 22 Required Units in an off-site building located at 30 West Chicago Avenue (the "Off-Site Project"), as set forth in the Affordable Housing Profile Form attached hereto. The Off-Site Project constitutes the rehabilitation and preservation of an historic Single Room Occupancy ("SRO") building that serves a hard-to-house population in a high cost area, and as such, has been identified by the City as a funding priority. The Applicant shall make a payment in the amount of \$277,219.35 per Required Unit (the "Off-Site Payment") to an escrow account ("Escrow Account") for the benefit of the developer of the Off-Site Project or a not-for-profit entity affiliated with the developer of the Off-Site Project (the "SRO Developer"). The Applicant shall further enter into an Assignment and Assumption Agreement (the "Assignment and Assumption Agreement") with the SRO Developer, pursuant to which the Applicant shall assign to the SRO Developer, and the SRO Developer shall assume from the Applicant, all of the Applicant's obligations hereunder with respect to the Required Units. The Assignment and Assumption Agreement shall include a provision requiring the SRO Developer to enter into an affordable housing agreement ("ARO Agreement") with the City as a condition to the receipt of the Off-Site Payment. The City shall be identified as a third-party beneficiary of the Assignment and Assumption Agreement. Upon the Applicant's execution of the Assignment and Assumption Agreement and deposit of the Off-Site Payment in the Escrow Account, the Applicant shall have satisfied all requirements with respect to the Required Units and the Off-Site Project. The City acknowledges and agrees that the Off-Site Project will not meet the requirement set forth in Section 2-45-115 (U) that affordable units be comparable to market rate units in terms of unit type and number of bedrooms per unit, and further acknowledges and agrees that the Off-Site Project may not be completed prior to the issuance of the Certificate of Occupancy for this Property, as required by Section 2-45-115 (V)(2). In addition, neither the Applicant nor the SRO Developer will be required to make a \$5,000 per-unit fee for the off-site units placed at 30 West Chicago Avenue. The City wishes to waive these requirements in order to support a rare opportunity to revitalize an SRO building. The disbursement of funds from the Escrow Account shall be governed by a construction escrow agreement between the City, the SRO Developer and the escrow agent (the "Construction Escrow Agreement"). The Construction Escrow Agreement shall provide, among other things, that if the Off-Site Project does not proceed as anticipated, the escrow agent shall release the Off-Site Payment to the City for deposit in the City's Affordable Housing Opportunity Fund immediately upon receipt of notice from the City.

The Applicant agrees that the ARO Units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval, and DPD may adjust the requirements and number of required ARO Units without amending the Planned Development; provided, however, in no event shall the SRO Developer or the City have any obligation to return any portion of the Off-Site Payment to the Applicant. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must (a) make the required Cash Payment to the City, (b) deposit the required Off-Site Payment in the Escrow Account, and (c) execute an Assignment and Assumption Agreement with the SRO Developer. The terms of the ARO Agreement between the SRO Developer and the City, and any amendments thereto, will be recorded against the Off-Site Project, and will constitute a lien

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against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 16, including any breach of the ARO Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

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 the DX-12 Downtown Mixed-Use District.

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

FINAL FOR PUBLICATION

Gross Site Area (sf):	147,133
Area of Public Rights-of-Way (sf):	50,915
Net Site Area (sf):	96,218
Maximum Floor Area Ratio:	16.0
Maximum Number of Dwelling Units:	869
Minimum Accessory Off-Street Parking Spaces:	865
Maximum Non-Accessory Off-Street Parking Spaces:	225
Minimum Off-Street Loading Spaces:	5 (10'x25')
Maximum Building Height:	Per plans
Minimum Setbacks:	Per plans

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2015 Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org

Date: 1/10/2018

FINAL FOR PUBLICATION

DEVELOPMENT INFORMATION

Development Name: One Chicago Square

Development Address: 740 N State

Zoning Application Number, if applicable: 19379

Ward2nd

If you are working with a Planner at the City, what is his/her name? Noah Szafraniec

Type of City Involvement

check all that apply

City Land

Planned Development (PD)

Financial Assistance

Transit Served Location (TSL) project

Zoning increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

ARO Web Form completed and attached - or submitted online on

ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)

If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)

If ARO units proposed are off-site, required attachments are included (see next page)

If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

DEVELOPER INFORMATION

Developer Name JDL Superior LLC

Developer Contact Jim Letchinger

Developer Address 908 N Halsted

Email jim@jdlcorp.com

Developer Phone 312-642-7005

Attorney Name Paul Shadle/Katie Dale

Attorney Phone 312-368-7243 / -2153

TIMING

Estimated date marketing will begin

Estimated date of building permit* Q4 2018

Estimated date ARO units will be complete

*note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)


Kara Breems, DPD

1/17/18
Date


Developer/Project Manager

01/12/2018
Date

Development Information

Address

Submitted Date: 01/12/2018

Address Number From :740 Address Number To: null Street Direction: N
 Street :State Postal Code: 60654

Development Name, if applicable

One Chicago Square

Information

Ward :2 ARO Zone: Downtown

Details

Type of city involvement :Downtown Planned Development

Total Number of units in development: 865

Type of development: Rent

Is this a Transit Served Location Project : N

Requirements

Required affordable units :87 Required *On-site aff. Units: 22

How do you intend to meet your required obligation

On-Site: 0 Off-Site: 22

On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0

Total Units Committed: 22 Remaining In-Lieu Fee Owed: 11,375,000

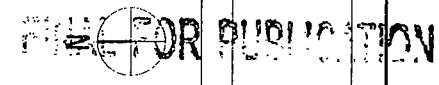
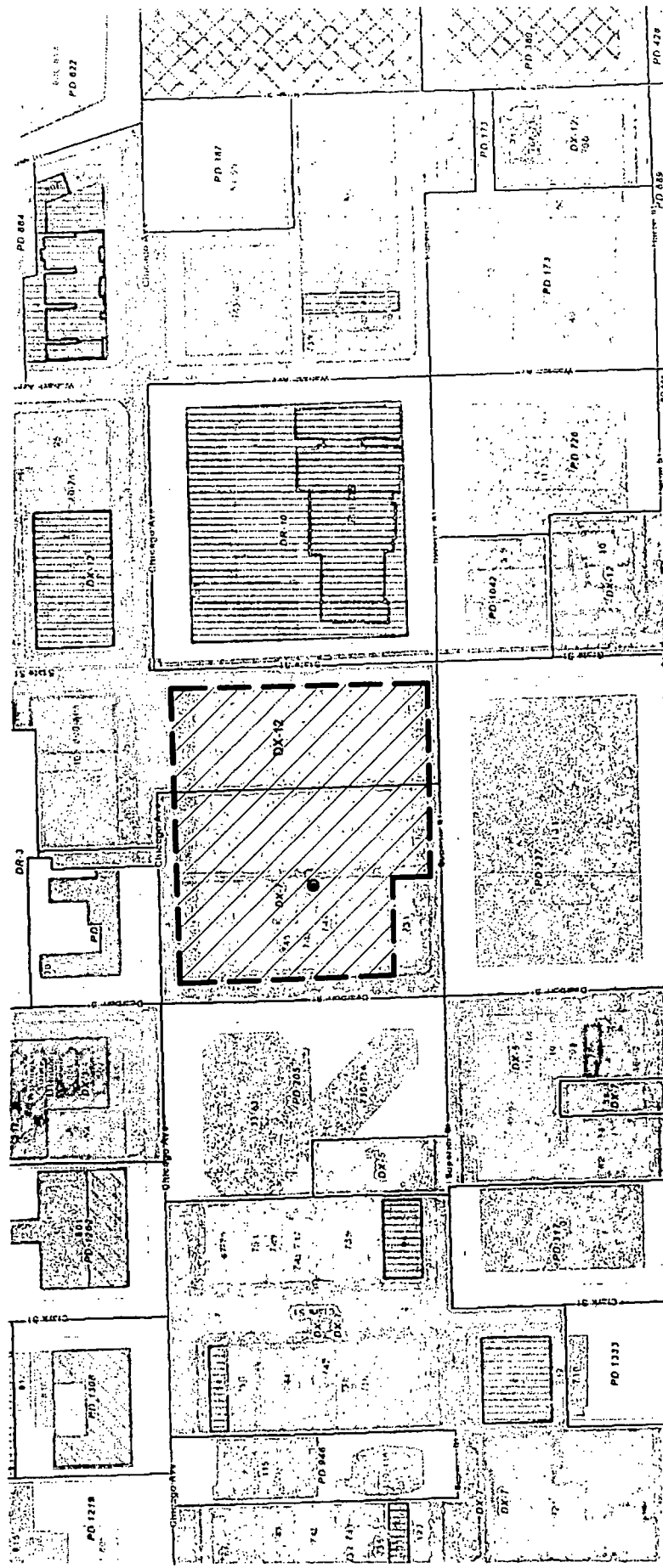
Off-Site Unit Information

Address

Address Number :30 Street Direction: W
Street :Chicago Postal Code: 60654

Information

Zone of Off-site Units :Downtown Ward of Off-site Units: 02
Distance to Primary Development :0.1 Miles Off-site Administrative Fee: ~~110000~~ n/a



JDL SUPERIOR LLC







ADDRESS OF PROPERTY: 733-755 N DEARBORN; 728-754 N STATE;
1-35 W CHICAGO; 2-24 W SUPERIOR, CHICAGO, IL 60611

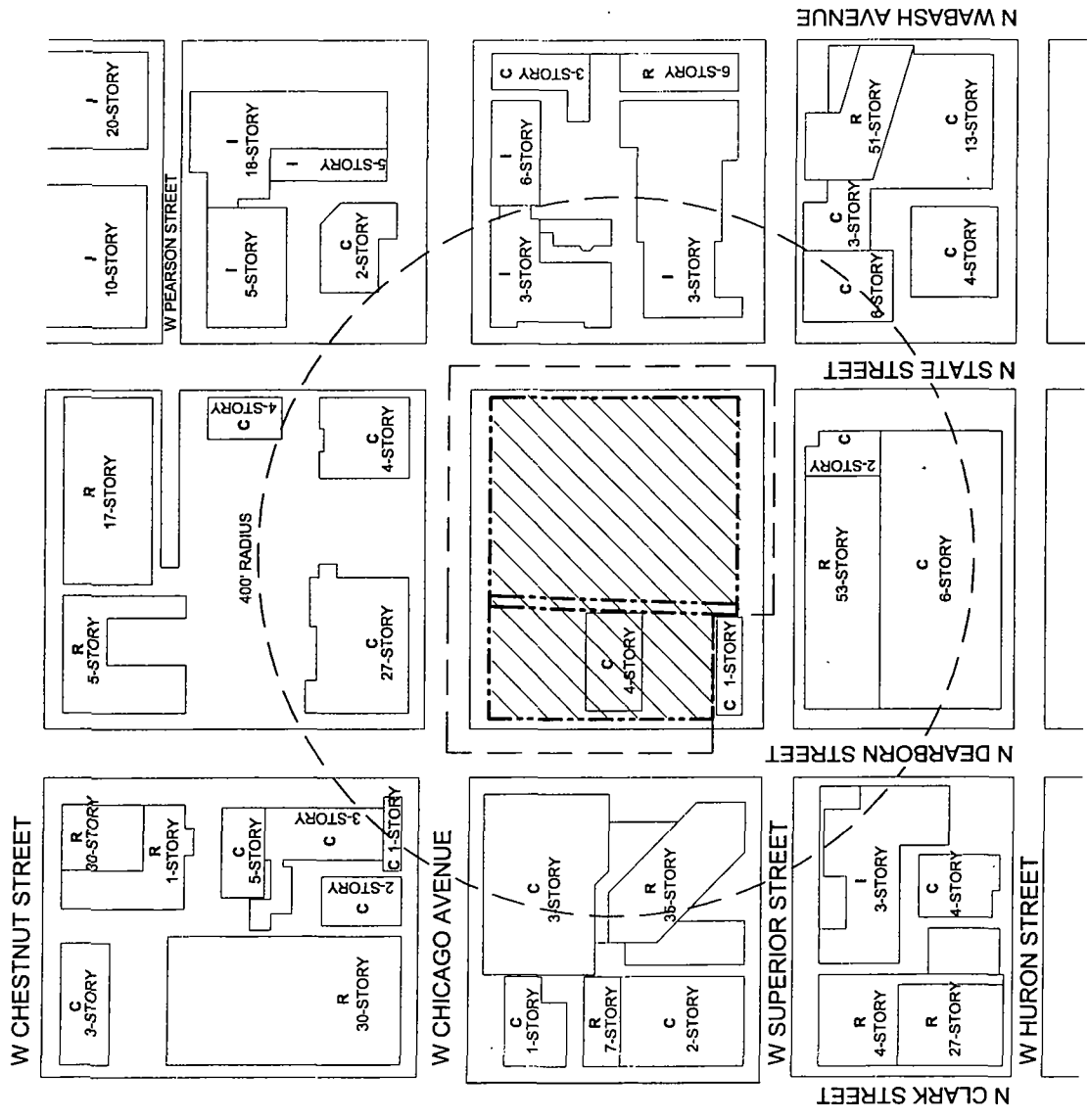
EXISTING ZONING MAP

DATE: JANUARY 18, 2018

SCALE: N.T.S.

NOT FOR PUBLICATION

LEGEND	
	SUBJECT PREMISES
	RESIDENTIAL
	BUSINESS/COMMERCIAL
	INSTITUTIONAL
	PD BOUNDARY
	PROPERTY LINE



JDL SUPERIOR LLC

ADDRESS OF PROPERTY: 733-755 N DEARBORN; 728-754 N STATE;
1-35 W CHICAGO; 2-24 W SUPERIOR, CHICAGO, IL 60611

EXISTING LAND USE MAP

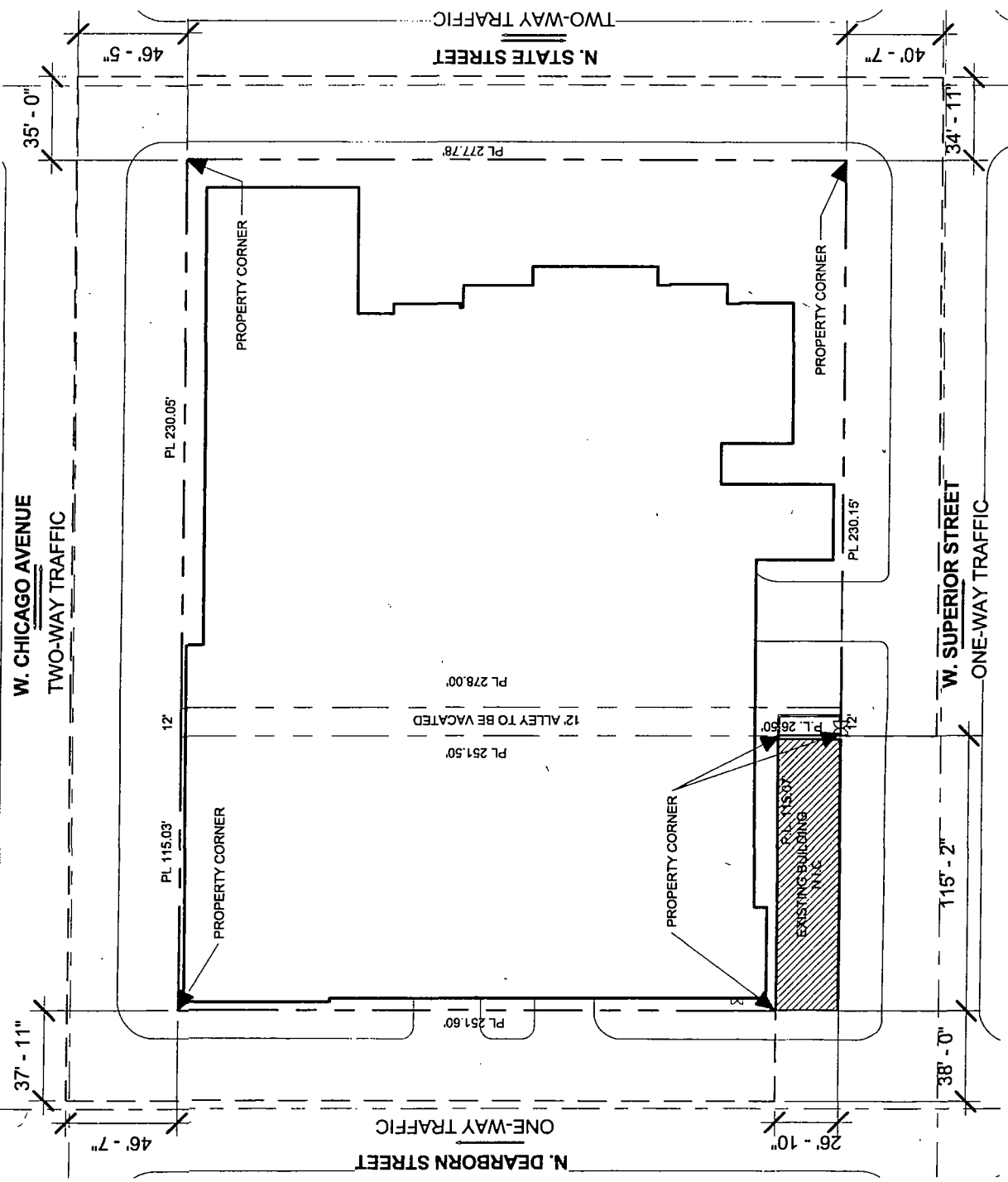
DATE: JANUARY 18, 2018

SCALE: 1" = 200'-0"

FINAL FOR PUBLICATION




KEY	
---	= PD BOUNDARY
---	= PROPERTY LINE

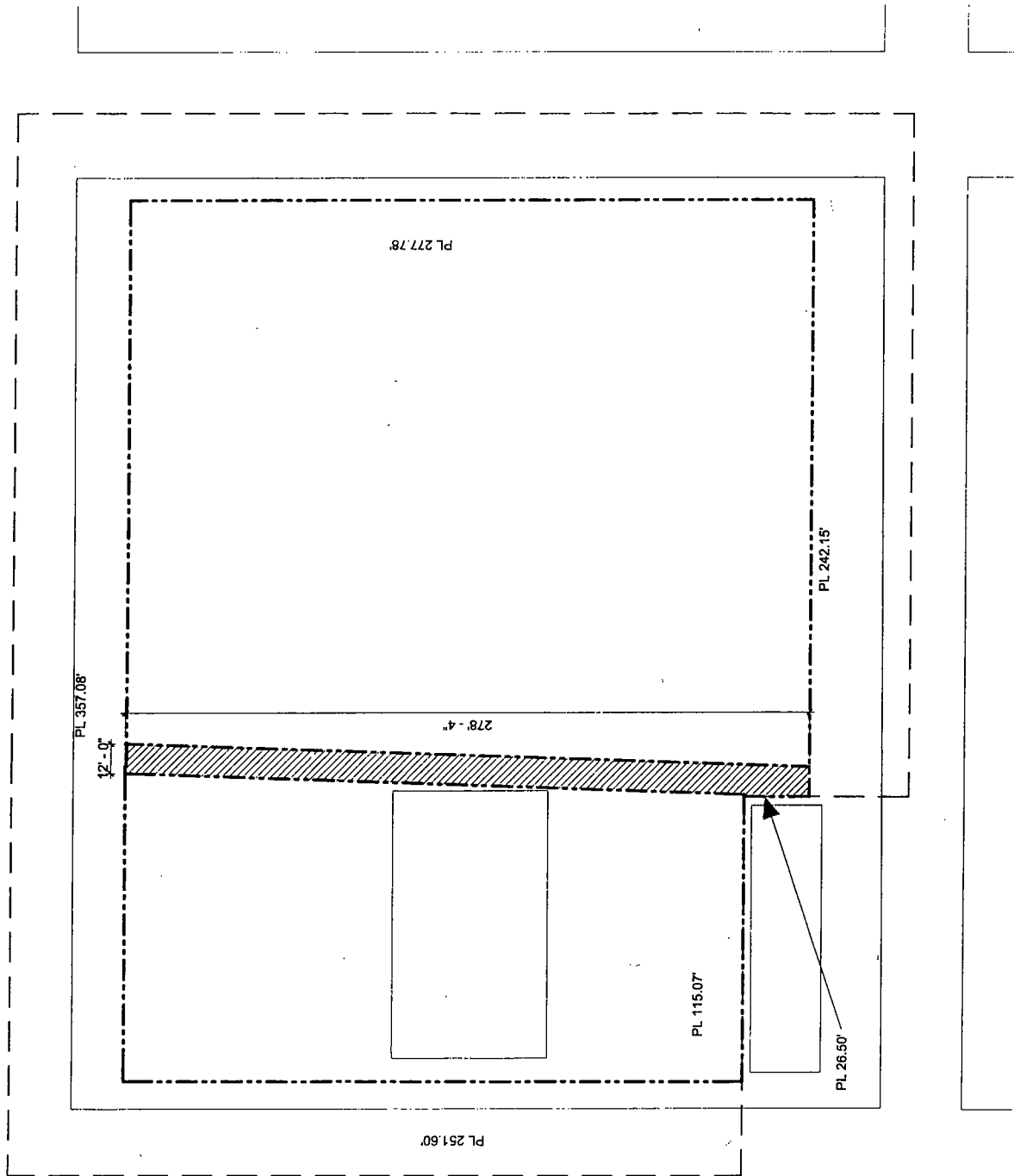
GROSS SITE AREA = 147,133 SF
 AREA IN R.O.W = 50,915 SF
 SITE AREA = 92,882 SF
 AREA TO BE VACATED = 3,336 SF
 NET SITE AREA = 96,218 SF



PROPERTY AND PLANNED DEVELOPMENT BOUNDARY MAP	
JDL SUPERIOR LLC	
ADDRESS OF PROPERTY: 733-755 N DEARBORN; 728-754 N STATE; 1-35 W CHICAGO; 2-24 W SUPERIOR, CHICAGO, IL 60611	
DATE:	JANUARY 18, 2018
SCALE: 1/64" = 1'-0"	

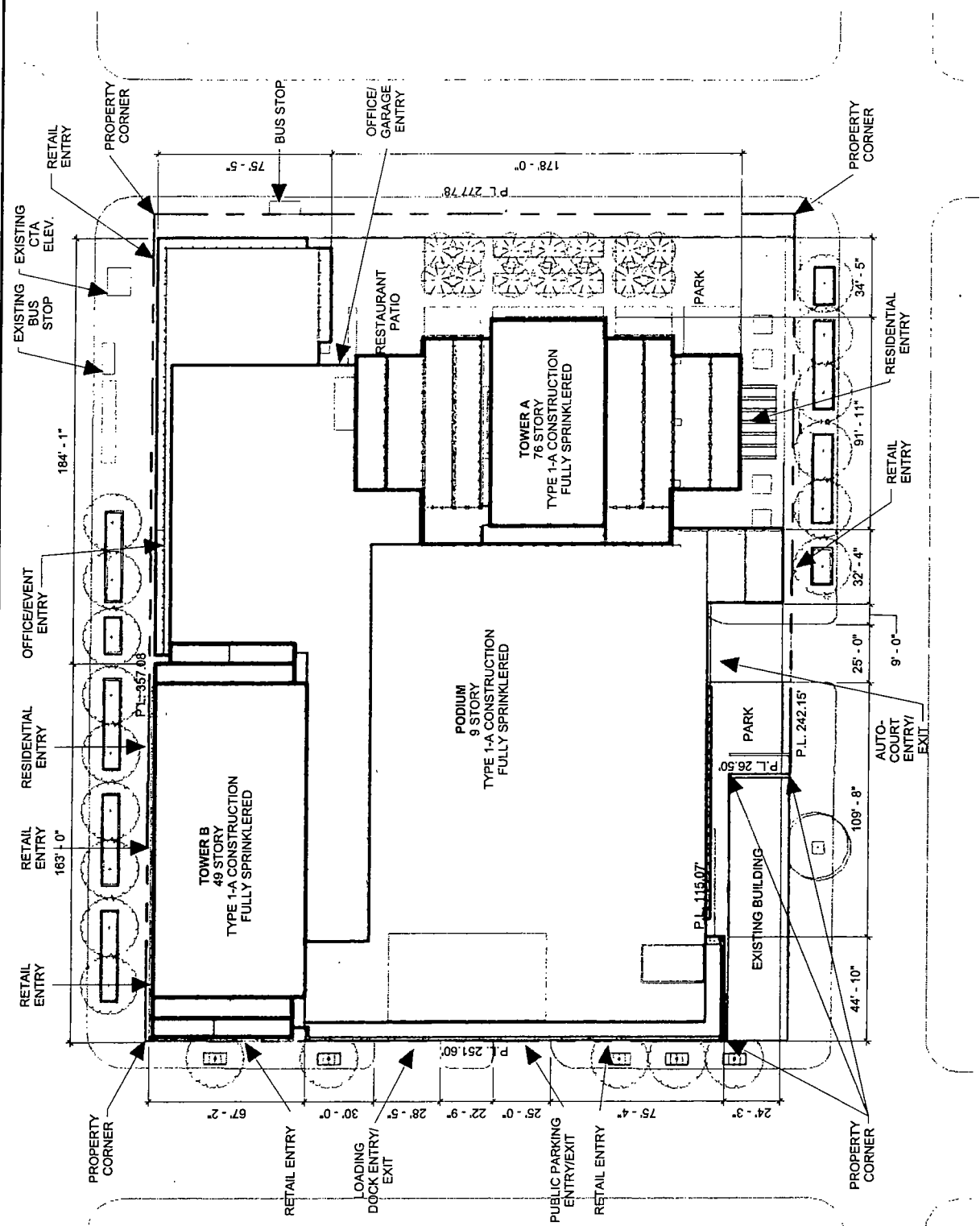
FINAL FOR PUBLICATION

LEGEND	
	AREA TO BE VACATED 3,336 SF
	PD BOUNDARY
	PROPERTY LINE



JDL SUPERIOR LLC	
ADDRESS OF PROPERTY:	733-755 N DEARBORN; 728-754 N STATE; 1-35 W CHICAGO; 2-24 W SUPERIOR, CHICAGO, IL 60611
DATE:	JANUARY 18, 2018
SCALE: 1/64" = 1'-0"	
RIGHT OF WAY ADJUSTMENT PLAN	

FINAL FOR PUBLICATION



JDL SUPERIOR LLC

ADDRESS OF PROPERTY: 733-755 N DEARBORN; 728-754 N STATE;
1-35 W CHICAGO; 2-24 W SUPERIOR, CHICAGO, IL 60611

DATE: JANUARY 18, 2018

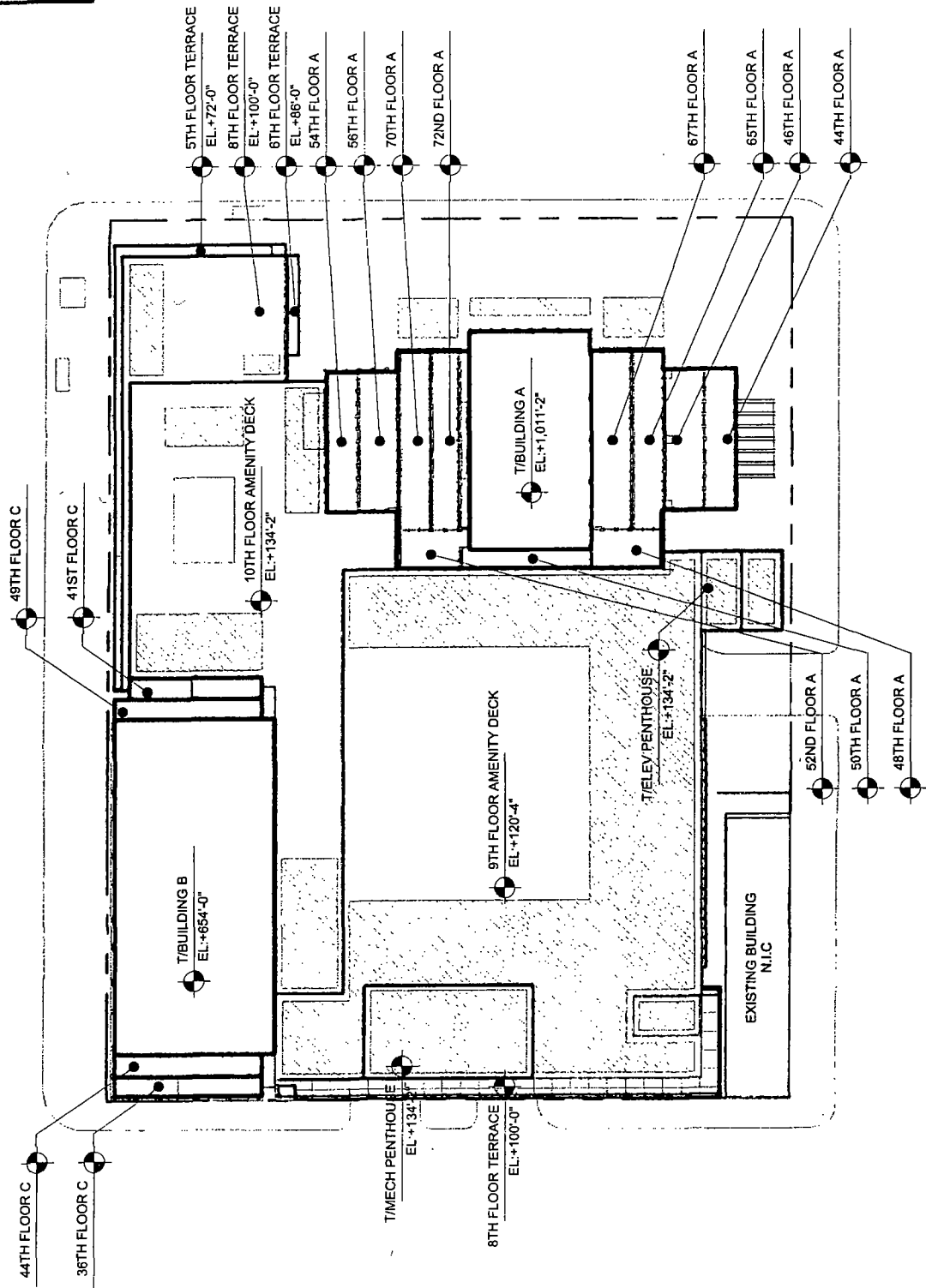
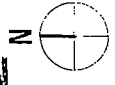
SCALE: 1/64" = 1'-0"

SITE PLAN

TOTAL GREEN ROOF APPLICABLE AREA= 48,797 SF
 50% TOTAL GREEN ROOF REQUIRED= 24,398 SF
 TOTAL AREA GREEN ROOF PROVIDED= 24,399 SF



TOTAL FOR PUBLICATION



JDL SUPERIOR LLC

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 1-35 W CHICAGO; 2-24 W SUPERIOR, CHICAGO, IL 60611

DATE: JANUARY 18, 2018

SCALE: 1/64" = 1'-0"

GREEN ROOF PLAN

LANDSCAPE ORDINANCE ANALYSIS

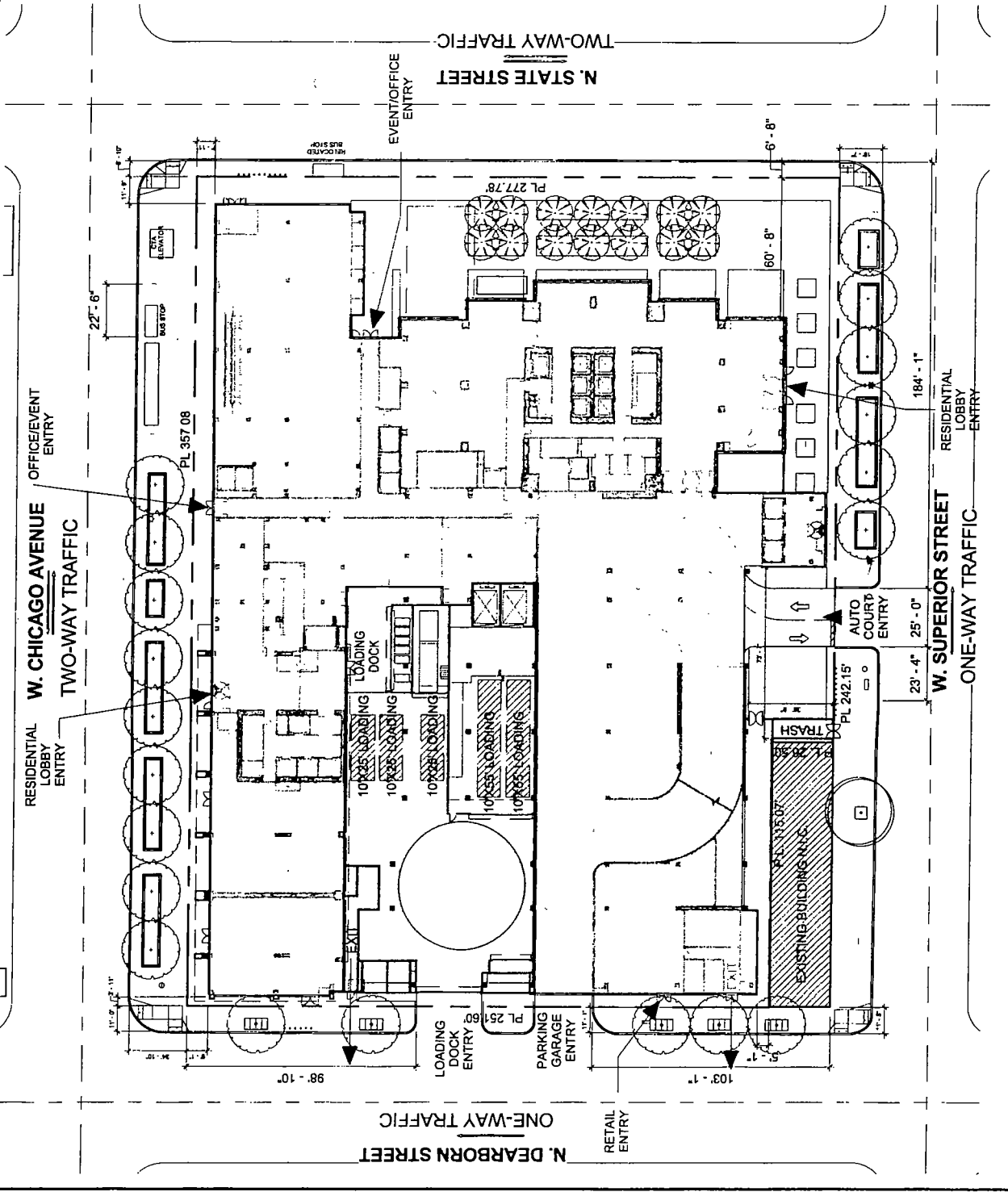
West Chicago Ave
 Length: 356'-8"
 Number of trees required (1 per 25 LF): 9
 Number of existing trees to remain: 0
 Number of trees to be provided: 9. Additional trees beyond this number cannot be provided due to intersection offsets, and existing light pole offsets

North State St
 Length: 277'-9"
 ROW width, back of curb to property line: 7'
 Number of trees required (1 per 25 LF): 0
 Number of existing trees to remain: 0
 Number of trees to be provided: 0. Due to the 7' ROW width, trees cannot be provided due to the intersection offsets, existing light pole offsets, existing fire hydrant offsets, bus shelter offsets, and existing and underground CTA vaults

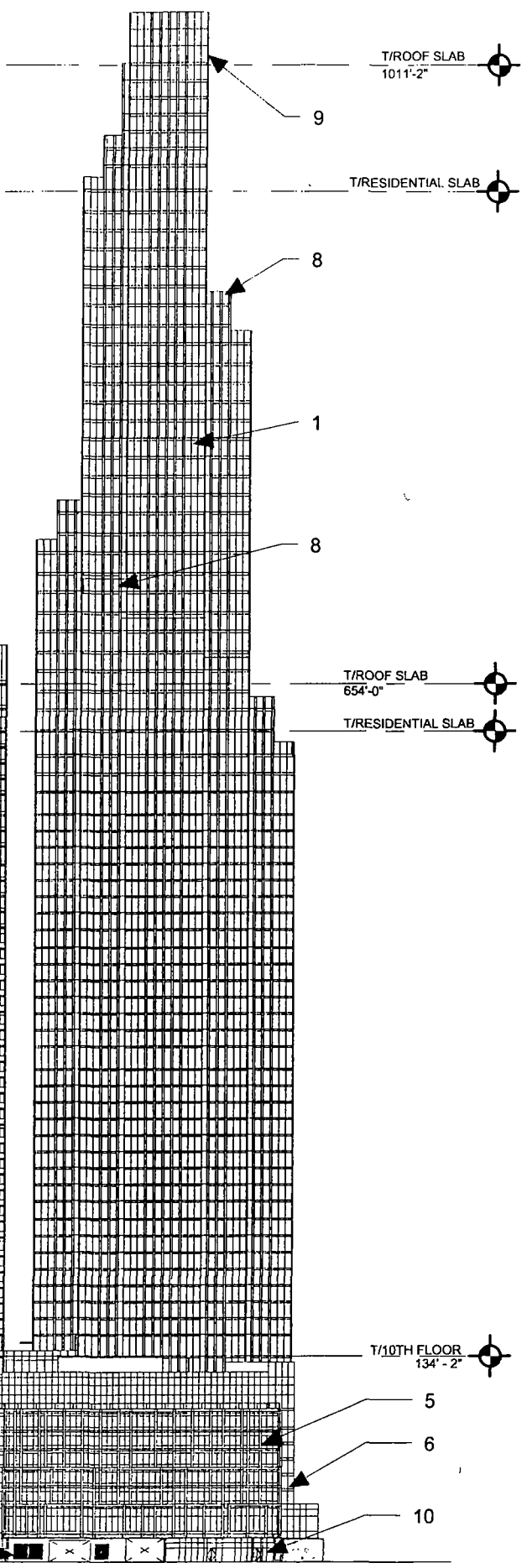
West Superior St
 Length: 242'-2"
 Number of trees required (1 per 25 LF): 7
 Number of existing trees to remain: 0
 Number of trees to be provided: 6. Additional trees beyond this number cannot be provided due to intersection offsets, driveway offsets, and existing light pole offsets

North Dearborn St
 Length: 251'-3"
 Number of trees required (1 per 25 LF): 7
 Number of existing trees to remain: 0
 Number of trees to be provided: 6. Additional trees beyond this number cannot be provided due to intersection offsets, driveway offsets, existing light pole offsets, and underground utilities.

FINAL FOR PUBLICATION



JDL SUPERIOR LLC	
ADDRESS OF PROPERTY: 733-755 N DEARBORN; 728-754 N STATE; 1-35 W CHICAGO; 2-24 W SUPERIOR, CHICAGO, IL 60611	
DATE:	JANUARY 18, 2018
SCALE: 1/64" = 1'-0"	
GROUND FLOOR AND LANDSCAPE PLAN	



MATERIAL LEGEND

- 1 TOWER A - GLASS AND ALUMINUM WINDOW/CURTAIN WALL SYSTEM WITH COATED ALUMINUM FINS AND OPAQUE (STONE/GFR/CMETAL) PANELS
- 2 TOWER A - STONE CLADDING
- 3 TOWER C - GLASS AND ALUMINUM WINDOW WALL WITH COATED ALUMINUM FINS
- 4 PODIUM - FRITTED GLASS AND ALUMINUM WINDOW/CURTAIN WALL SYSTEM
- 5 PODIUM - GLASS AND ALUMINUM WINDOW WALL WITH STONE/GFR/CMETAL PANELS
- 6 PODIUM - GLASS AND ALUMINUM WINDOW/CURTAIN WALL SYSTEM
- 7 PODIUM - GLASS AND ALUMINUM WINDOW/CURTAIN WALL WITH COATED ALUMINUM FINS
- 8 RESIDENTIAL TERRACE/BALCONY WITH ALUMINUM AND GLASS HANDRAIL
- 9 MECHANICAL SCREEN
- 10 STRUCTURALLY GLAZED RETAIL STOREFRONT

JDL SUPERIOR LLC

ADDRESS OF PROPERTY: 733-755 N DEARBORN; 728-754 N STATE;

1-35 W CHICAGO; 2-24 W SUPERIOR, CHICAGO, IL 60611

DATE: JANUARY 18, 2018

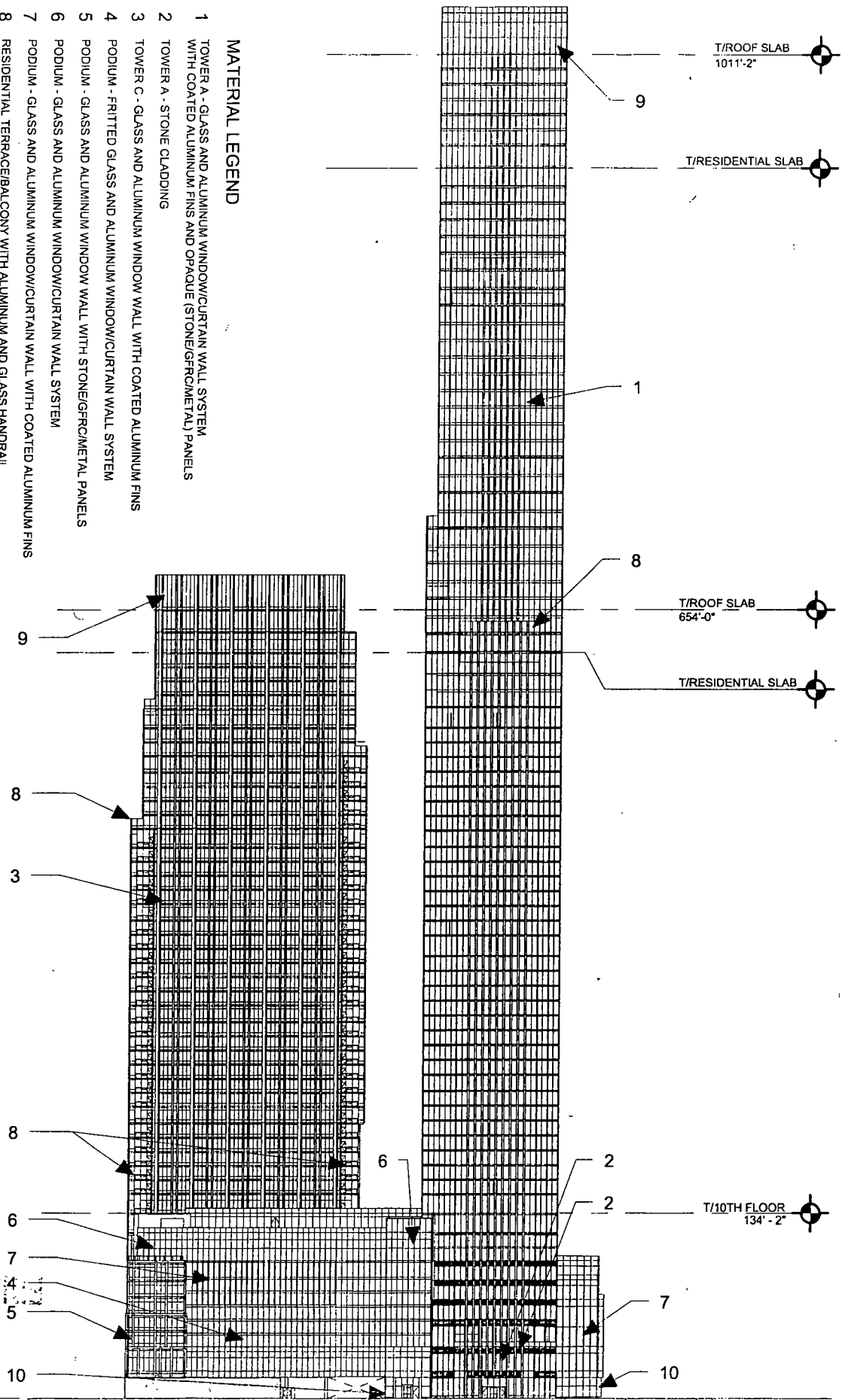
SCALE: As indicated

WEST ELEVATION

NOT FOR CONSTRUCTION

- 1 TOWER A - GLASS AND ALUMINUM WINDOW/CURTAIN WALL SYSTEM WITH COATED ALUMINUM FINNS AND OPAQUE (STONE/GFRCMETAL) PANELS
- 2 TOWER A - STONE CLADDING
- 3 TOWER C - GLASS AND ALUMINUM WINDOW WALL WITH COATED ALUMINUM FINNS
- 4 PODIUM - FRITTED GLASS AND ALUMINUM WINDOW/CURTAIN WALL SYSTEM
- 5 PODIUM - GLASS AND ALUMINUM WINDOW WALL WITH STONE/GFRCMETAL PANELS
- 6 PODIUM - GLASS AND ALUMINUM WINDOW/CURTAIN WALL SYSTEM
- 7 PODIUM - GLASS AND ALUMINUM WINDOW/CURTAIN WALL WITH COATED ALUMINUM FINNS
- 8 RESIDENTIAL TERRACE/BALCONY WITH ALUMINUM AND GLASS HANDRAIL
- 9 MECHANICAL SCREEN
- 10 STRUCTURALLY GLAZED RETAIL STOREFRONT

MATERIAL LEGEND



JDL SUPERIOR LLC

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1-35 W CHICAGO; 2-24 W SUPERIOR, CHICAGO, IL 60611

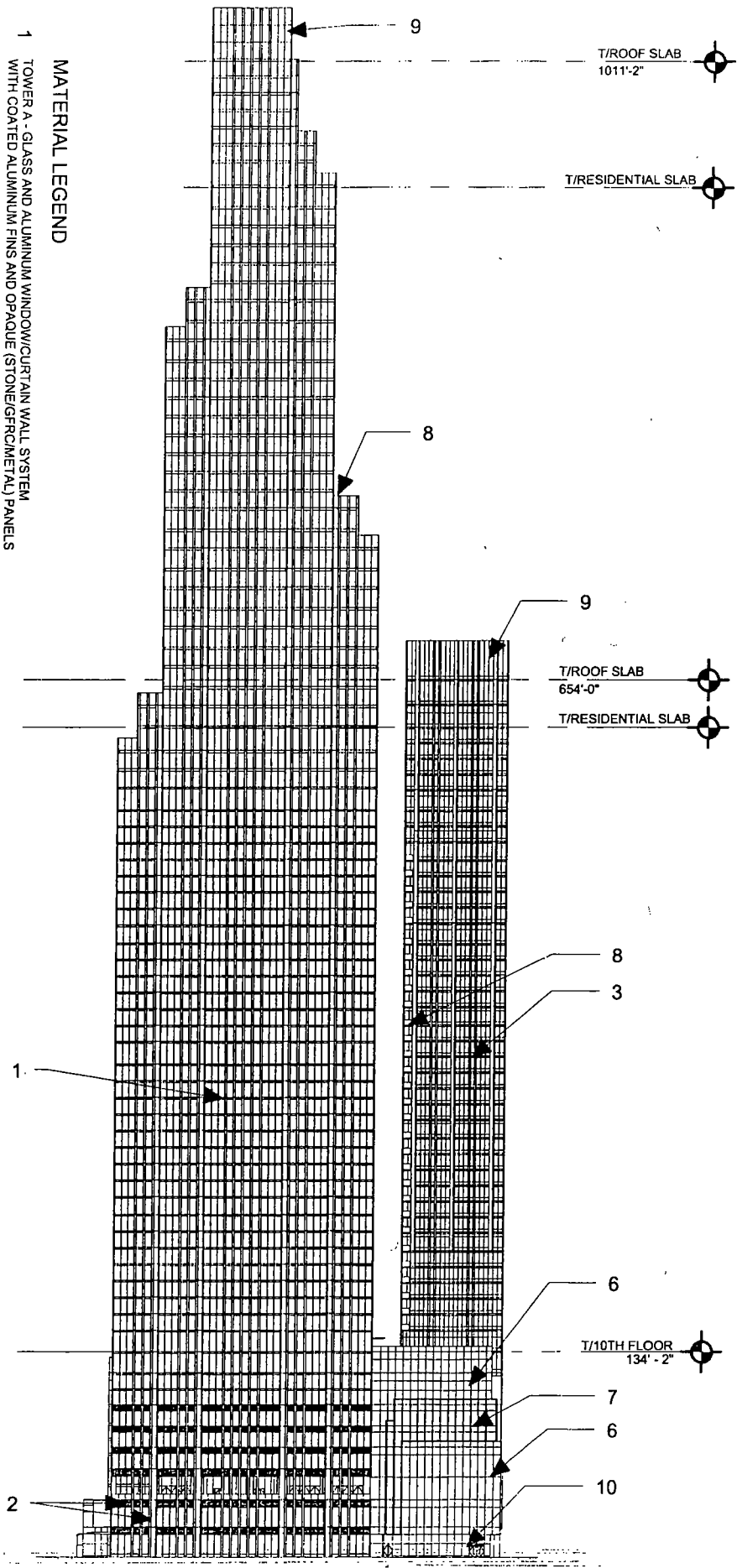
DATE: JANUARY 18, 2018

SCALE: As indicated

SOUTH ELEVATION

FOR INFORMATION

- MATERIAL LEGEND**
- 1 TOWER A - GLASS AND ALUMINUM WINDOW/CURTAIN WALL SYSTEM WITH COATED ALUMINUM FINNS AND OPAQUE (STONE/GFRCMETAL) PANELS
 - 2 TOWER A - STONE CLADDING
 - 3 TOWER C - GLASS AND ALUMINUM WINDOW WALL WITH COATED ALUMINUM FINNS
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 - 5 PODIUM - GLASS AND ALUMINUM WINDOW WALL WITH STONE/GFRCMETAL PANELS
 - 6 PODIUM - GLASS AND ALUMINUM WINDOW/CURTAIN WALL SYSTEM
 - 7 PODIUM - GLASS AND ALUMINUM WINDOW/CURTAIN WALL WITH COATED ALUMINUM FINNS
 - 8 RESIDENTIAL TERRACE/BALCONY WITH ALUMINUM AND GLASS HANDRAIL
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JDL SUPERIOR LLC

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1-35 W CHICAGO; 2-24 W SUPERIOR, CHICAGO, IL 60611

DATE: JANUARY 18, 2018

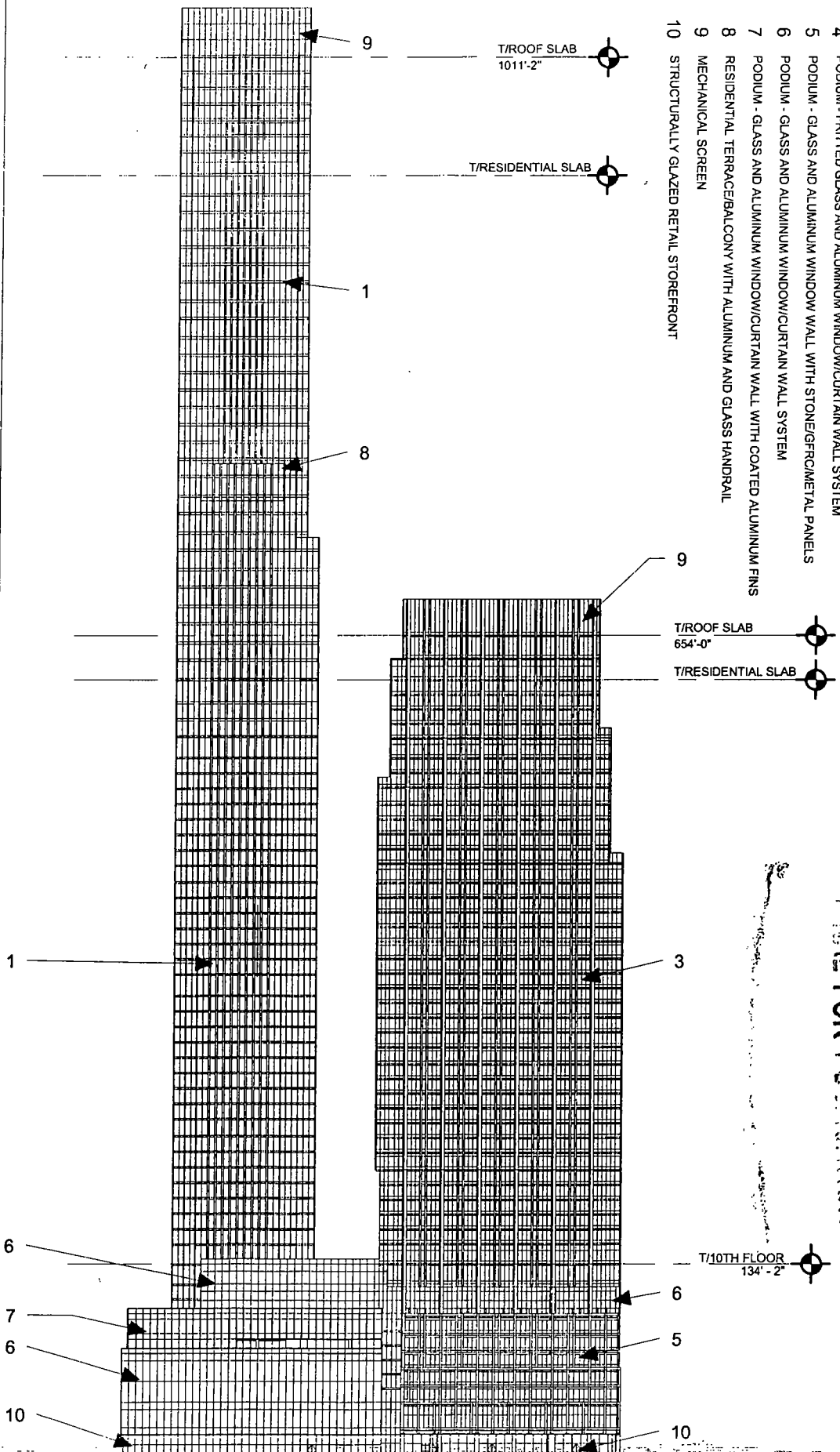
SCALE: As indicated

EAST ELEVATION

NOT FOR PERMITS

MATERIAL LEGEND

- 1 TOWER A - GLASS AND ALUMINUM WINDOW/CURTAIN WALL SYSTEM WITH COATED ALUMINUM FINNS AND OPAQUE (STONE/GFR/CMETAL) PANELS
- 2 TOWER A - STONE CLADDING
- 3 TOWER C - GLASS AND ALUMINUM WINDOW WALL WITH COATED ALUMINUM FINNS
- 4 PODIUM - FRITTED GLASS AND ALUMINUM WINDOW/CURTAIN WALL SYSTEM
- 5 PODIUM - GLASS AND ALUMINUM WINDOW WALL WITH STONE/GFR/CMETAL PANELS
- 6 PODIUM - GLASS AND ALUMINUM WINDOW/CURTAIN WALL SYSTEM
- 7 PODIUM - GLASS AND ALUMINUM WINDOW/CURTAIN WALL WITH COATED ALUMINUM FINNS
- 8 RESIDENTIAL TERRACE/BALCONY WITH ALUMINUM AND GLASS HANDRAIL
- 9 MECHANICAL SCREEN
- 10 STRUCTURALLY GLAZED RETAIL STOREFRONT



NOT FOR PERMITTING

JDL SUPERIOR LLC

ADDRESS OF PROPERTY: 733-755 N DEARBORN; 728-754 N STATE;

1-35 W CHICAGO; 2-24 W SUPERIOR, CHICAGO, IL 60611

DATE: JANUARY 18, 2018

SCALE: As indicated

NORTH ELEVATION



19379
FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

From: David L. Reifman
Chicago Plan Commission

Date: January 18, 2018

Re: Proposed Planned Development for the property generally located at 740 N. State Street

On January 18, 2018, the Chicago Plan Commission recommended approval of the proposed planned development submitted by JDL Superior LLC. A copy of the proposed planned development 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)



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

RESOLUTION

**740 NORTH STATE STREET
PROPOSED PLANNED DEVELOPMENT (APPLICATION # 19379)**

WHEREAS, the applicant, JDL Superior LLC, proposes to establish a Residential Business Planned Development in the Near North Side Community Area; and

WHEREAS, the applicant proposes the construction of a mixed use building comprised of a 9-story podium to contain retail, office, and commercial uses and two residential towers the tallest of which would be 1011' - 2" tall. The development will include a total of 869 dwelling units along with 225 non-accessory parking stalls and 865 accessory parking stalls; and

WHEREAS, the application has been submitted as a mandatory planned development because the proposed building would be taller than 390' - 0" in height and would include more than 350 dwelling units in a DX-12 Downtown Mixed-Use District as well as utilize the Neighborhood Opportunity Fund Bonus to increase the allowable FAR from 12.0 to 16.0; and

WHEREAS, an application for a Planned Development approval was introduced into the City Council on October 11, 2017; and

WHEREAS, notice of the public hearing to consider the application was published in the Chicago Sun-Times on January 3, 2018; the applicant was notified of the hearing; and the proposed Planned Development application was considered at a public hearing by this Plan Commission on January 18, 2018; and

WHEREAS, this Plan Commission has reviewed the application with respect to the Planned Development provisions of the Chicago Zoning Ordinance and finds that the proposal would be consistent with that ordinance; and

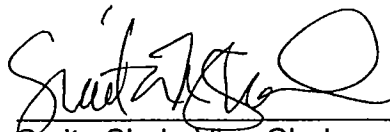
WHEREAS, the Department of Planning and Development recommends approval of the application, which recommendation and the reasons therefore are contained in the Department's written report dated January 18, 2018, a

copy of which is attached hereto and made a part hereof; and

WHEREAS, this Plan Commission has fully reviewed the application and all information submissions associated with the proposed development, the report and recommendation of the Department of Planning and Development, and all other testimony presented at the public hearing held on January 18, 2018, giving due consideration to the Planned Development Standards and Guidelines contained in the Chicago Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:

1. THAT the final Planned Development Application, dated January 18, 2018, be approved as being in conformance with the provisions, terms and conditions of the Chicago Zoning Ordinance; and
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning, Landmarks and Building Standards of the final Planned Development Application, dated, January 18, 2018; and
3. THAT the above-stated recitals to this resolution, together with the report of the Department of Planning and Development, be adopted as the findings of fact of the Chicago Plan Commission regarding this Zoning Map Amendment and Planned Development Application.



Smita Shah, Vice-Chairman
Chicago Plan Commission

Approved: January 18, 2018
RBPB No. _____

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

2-24 W Superior / 733-755 N Dearborn / 1-35 W Chicago / 728-754 N State, Chicago, Illinois

2. Ward Number that property is located in: 2nd Ward

3. APPLICANT JDL Superior LLC

ADDRESS 908 N Halsted

CITY Chicago STATE IL ZIP CODE 60642

PHONE 312-642-7005 EMAIL jim@jdlcorp.com

CONTACT PERSON Jim Letchinger

4. Is the applicant the owner of the property? YES _____ NO X

If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the applicant to proceed.

OWNER See attached Appendix A

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

PHONE _____ EMAIL _____

CONTACT PERSON _____

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Law Offices of Samuel V.P. Banks / DLA Piper LLP (US)

ADDRESS 221 N. LaSalle, Suite 3800 / 444 West Lake Street, Suite 900

CITY Chicago STATE IL ZIP CODE 60601 / 60606

PHONE (312) 782-1983 / (312) 368-3493 / -2153 FAX (312) 251-2856

EMAIL jim@sambankslaw.com / paul.shadle / katie.dale@dlapiper.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements:

See attached Economic Disclosure Statements

7. On what date did the owner acquire legal title to the subject property? Various dates

8. Has the present owner previously rezoned this property? If yes, when? No

9. Present Zoning District DX-7 and DX-12 Downtown Mixed-Use District

Proposed Zoning District DX-12 Downtown Mixed-Use District then to a Residential-Business
Planned Development

10. Lot size in square feet (or dimensions) 96,218 (includes 3,336 SF of vacated alley)

11. Current Use of the Property Surface parking / Commercial

12. Reason for rezoning the property Mandatory Planned Development pursuant to 17-8-0514 (Bonus Floor Area), 17-8-0512 (Tall Buildings) and 17-8-0513 (Large Residential Developments)

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

The Applicant requests a rezoning of the subject property from the DX-7 and DX-12 Downtown Mixed-Use District to a unified DX-12 Downtown Mixed-Use District then to a Residential-Business Planned Development to permit the construction of a mixed-use building containing up to 869 residential units, approximately 200,000 square feet of commercial space, 40,000 square feet of office and 865 accessory and 225 non-accessory parking spaces, together with accessory and incidental uses.

14. The Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?

YES X NO _____

COUNTY OF COOK
STATE OF ILLINOIS

James D. Letchinger, authorized signatory of **JDL SUPERIOR LLC**, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Signature of Applicant

Subscribed and Sworn to before me this
____ day of _____, 2017.

Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

Appendix A
Ownership Information

2-24 W Superior / 733-743 and 747-755 N Dearborn / 1-35 W Chicago / 728-754 N State

OWNER The Catholic Bishop of Chicago

ADDRESS 835 N Rush Street

CITY Chicago STATE IL ZIP CODE 60611

PHONE 312-534-8394 EMAIL ewollan@archchicago.org

CONTACT PERSON Eric Wollan

745 N Dearborn

OWNER V&K Holdings LLC

ADDRESS 1812 N Waukegan Road

CITY Glenview STATE IL ZIP CODE 60026

PHONE 312-203-7917 EMAIL vcook@condoncook.com

CONTACT PERSON Vince Cook

10/10/10