



City of Chicago



SO2022-2637

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/21/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 415 N Sangamon St - App No. 21133
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. That the Chicago Zoning Ordinance be amended by changing all of the M2-3 Light Industry District symbols and indications as shown on Map I-G in the area bounded by:

North Sangamon Street; a line 232 feet north of and parallel to West Kinzie Street; the 18 foot alley east of and parallel to North Sangamon Street; the 12 foot alley north of and parallel to West Kinzie Street; a line 84.9 feet east of and parallel to North Sangamon Street; and West Kinzie Street

to those of the DX-7 Downtown Mixed-Use District.

SECTION 2. 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 I-G in the area bounded by:

North Sangamon Street; a line 232 feet north of and parallel to West Kinzie Street; the 18 foot alley east of and parallel to North Sangamon Street; the 12 foot alley north of and parallel to West Kinzie Street; a line 84.9 feet east of and parallel to North Sangamon Street; and West Kinzie Street

to those of a Business Planned Development.

SECTION 3. This Ordinance shall be in force and effect from and after its passage and publication.

BUSINESS PLANNED DEVELOPMENT NO. _____
BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	37,449.31
Area of Public Rights-of-Way (sf):	14,210.31
Net Site Area (sf):	23,239
Maximum Unit Count:	0
Maximum Floor Area Ratio:	11.5
Minimum Off-Street Parking Spaces:	30
Minimum Off-Street Loading Spaces:	2 (10' x25')
Maximum Building Height:	265'0"
Minimum Setbacks:	In conformance with the Plans

Applicant: Fortem Voluntas Partners LLC
Address: 415 N Sangamon, Chicago, IL
Introduced: September 21, 2022
Plan Commission: February 16, 2023

BUSINESS PLANNED DEVELOPMENT NO. _____
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Business Planned Development Number _____, (“Planned Development”) consists of approximately 23,239 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”). Fortem Voluntas Partners 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 “Zoning Ordinance”), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, 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 Chicago Department of Transportation (“CDOT”) 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, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as 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
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply

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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 said 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.

As part of this project, the Applicant agrees to contribute \$250,000 to CDOT towards the cost of railroad crossing upgrades and signal improvements and \$300,000 towards the cost of a new traffic signal at the intersection of Grand and May prior to the issuance of a certificate of occupancy.

4. This Plan of Development consists of these 17 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by ESA Architects, Inc. and dated February 16, 2023 (the "Plans"): an Existing Land Use Map; a Planned Development Property Line and Boundary Map; an Existing Zoning Map; a Site Plan/Landscape Plan; and Building Elevations (North, South, East and West). 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 Zoning Ordinance, and all requirements thereof, 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 Business Planned Development: General and Limited Restaurant, Tavern, Outdoor Patio (rooftop and at grade), General Retail, Food and Beverage Retail Sales, Liquor Sales (all), Medical Service, Office, Personal Service, Animal Service (except boarding/kennels), incidental and 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 DPD. 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 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 23,239 square feet and a base FAR of 7.0.

The Applicant acknowledges that the project has received a bonus FAR of 4.5, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 11.5. 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

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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. 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 of the Zoning Ordinance, a Part II Review Fee shall be assessed by DPD. 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 DPD. 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.
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. 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. The Applicant has additionally committed to designing the building to include a photovoltaic (PV) system and/or solar panels, geothermal systems (subject to feasibility soil studies) and a high efficiency envelope. Any deviation from this commitment may be modified pursuant to the minor change provisions of Section 17-13-0611.
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

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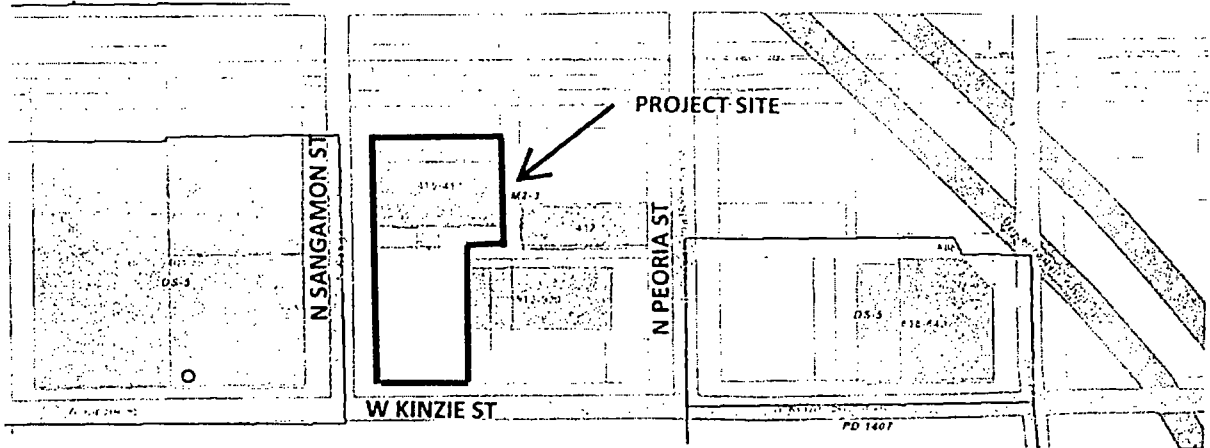
on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant 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 forgoing, 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 that the Property is located in the Kinzie Industrial Corridor Conversion Area, and has undergone a "rezoning" within the meaning of Chapter 16-8 of the Municipal Code (the "Industrial Corridor System Fund Ordinance"). As a result of this rezoning, the Planned Development is subject to the conversion fee provisions of the Industrial Corridor System Fund Ordinance. The purpose of the conversion fee is to mitigate the loss of industrial land and facilities in conversion areas by generating funds for investment in receiving industrial corridors in order to preserve and enhance the city's industrial base, support new and expanding industrial uses, and ensure a stable future for manufacturing and industrial employment in Chicago. The Applicant is required to pay the conversion fee in full 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 conversion fee 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 amount of the conversion fee due prior to the issuance of a building permit shall be calculated based on the fee rate in effect at the time of payment. The Applicant shall record a notice against the Property to ensure that the requirements of the Industrial Corridor System Fund Ordinance are enforced in accordance with Section 16-8-100.

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 DPD shall initiate a Zoning Map Amendment to rezone the property to the DX-7 Downtown Mixed-Use District.

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MAP:

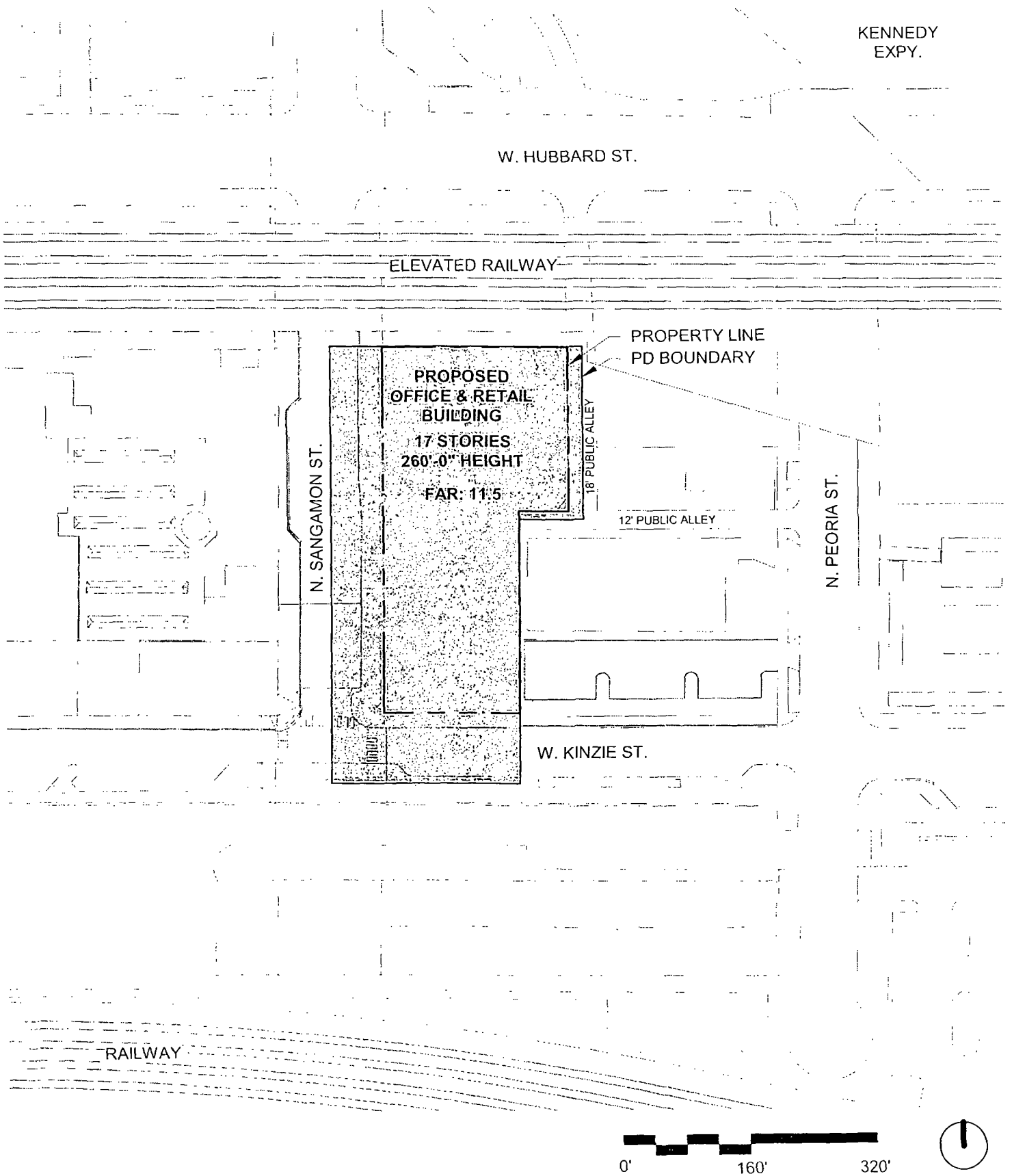


PINS:

17-08-259-002-0000; 17-08-259-003-0000; 17-08-259-004-0000; 17-08-259-008-0000

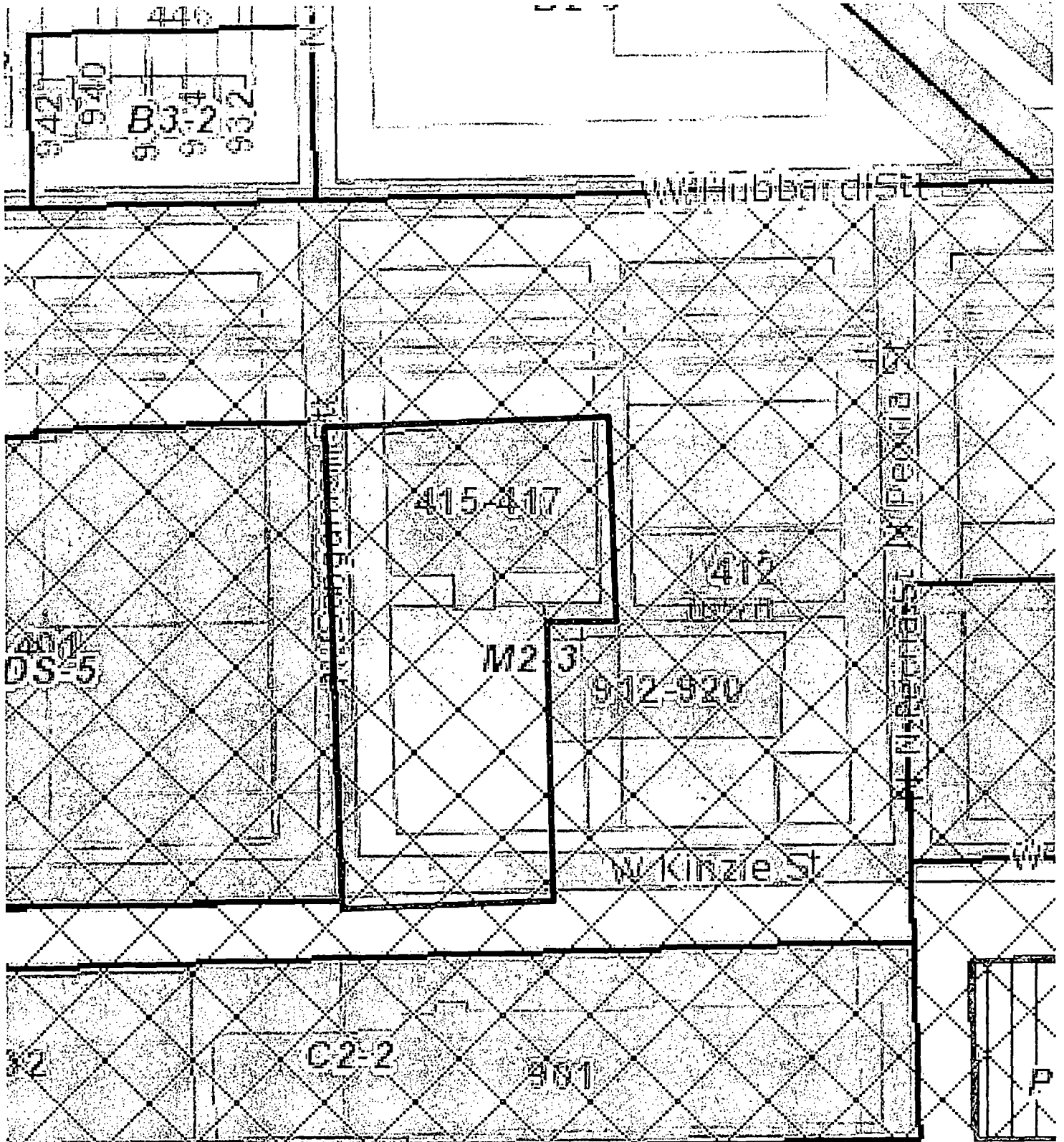
Boundary & Property Lines

FINAL FOR PUBLICATION



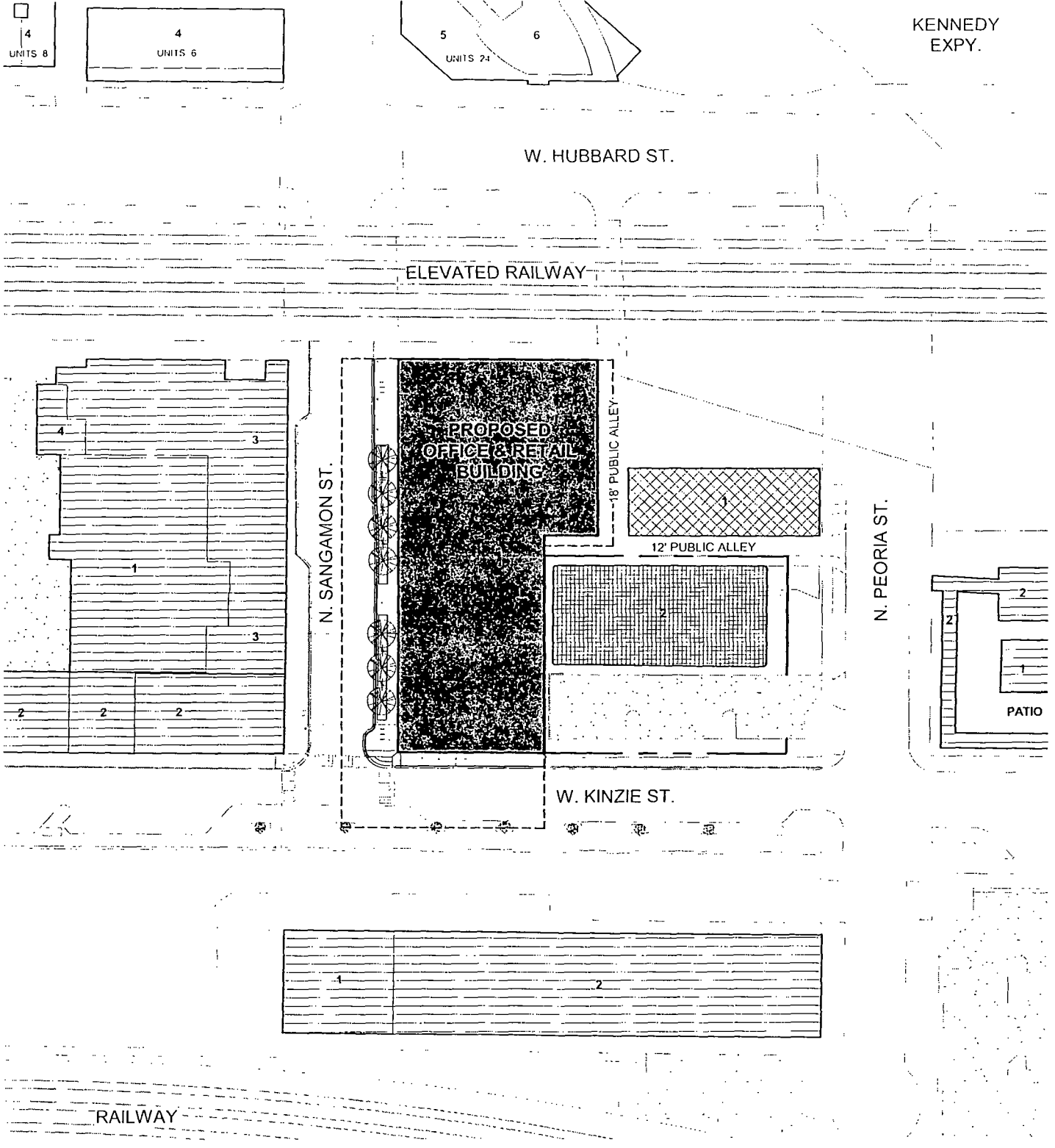
Existing Zoning Map

FINAL FOR PUBLICATION

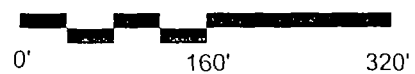


Existing Land Use

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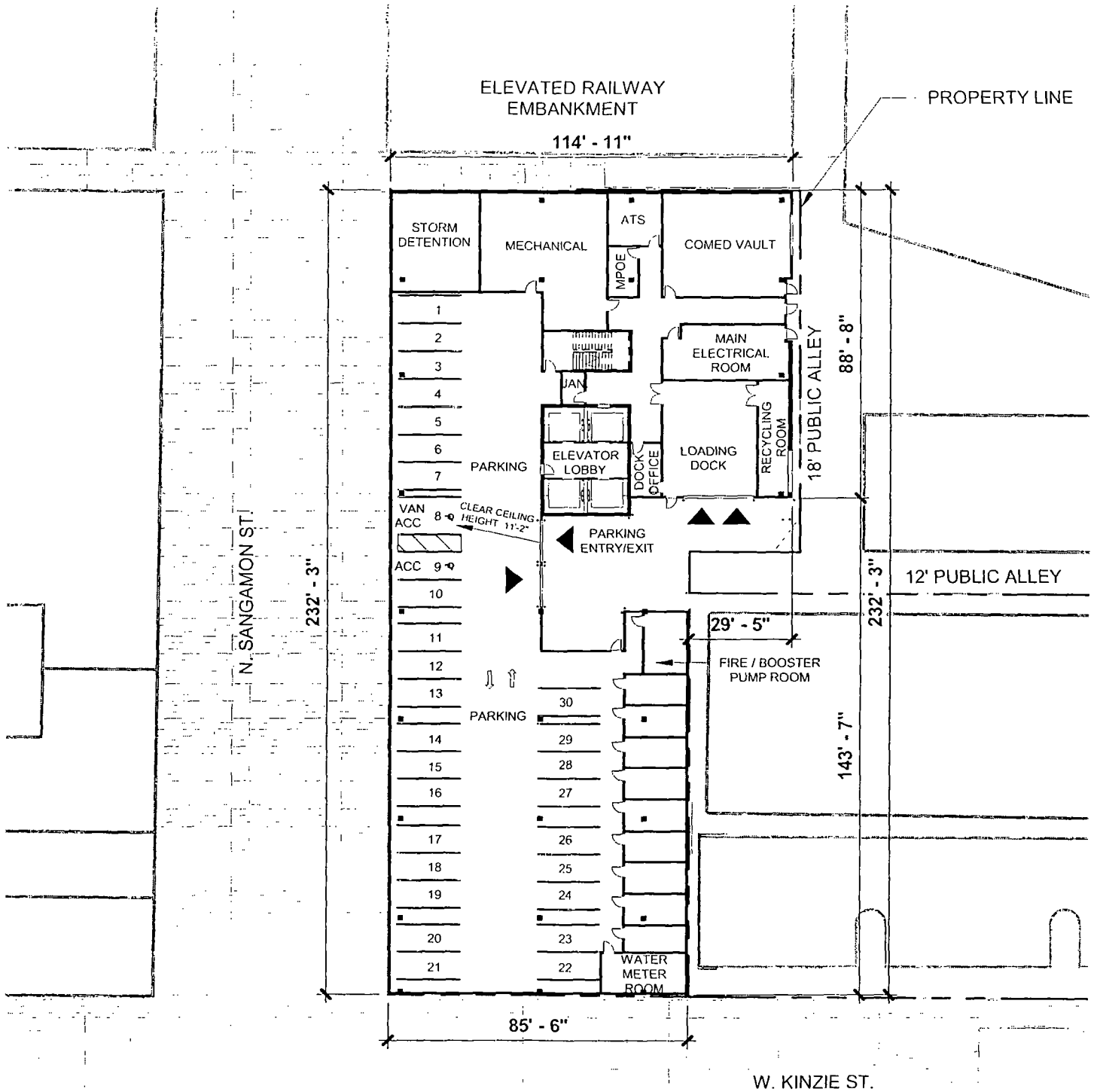


OFFICE	COMMERCIAL	WAREHOUSE	RESIDENTIAL	PARKING LOT	PD PROPERTY
# - BUILDING HEIGHT - NUMBER OF STORIES			UNITS - RESIDENTIAL TOTAL UNIT COUNT		



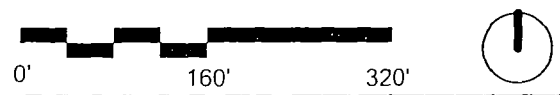
Site Plan - First Floor Plan

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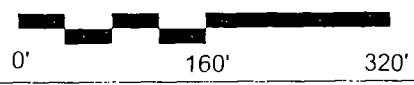
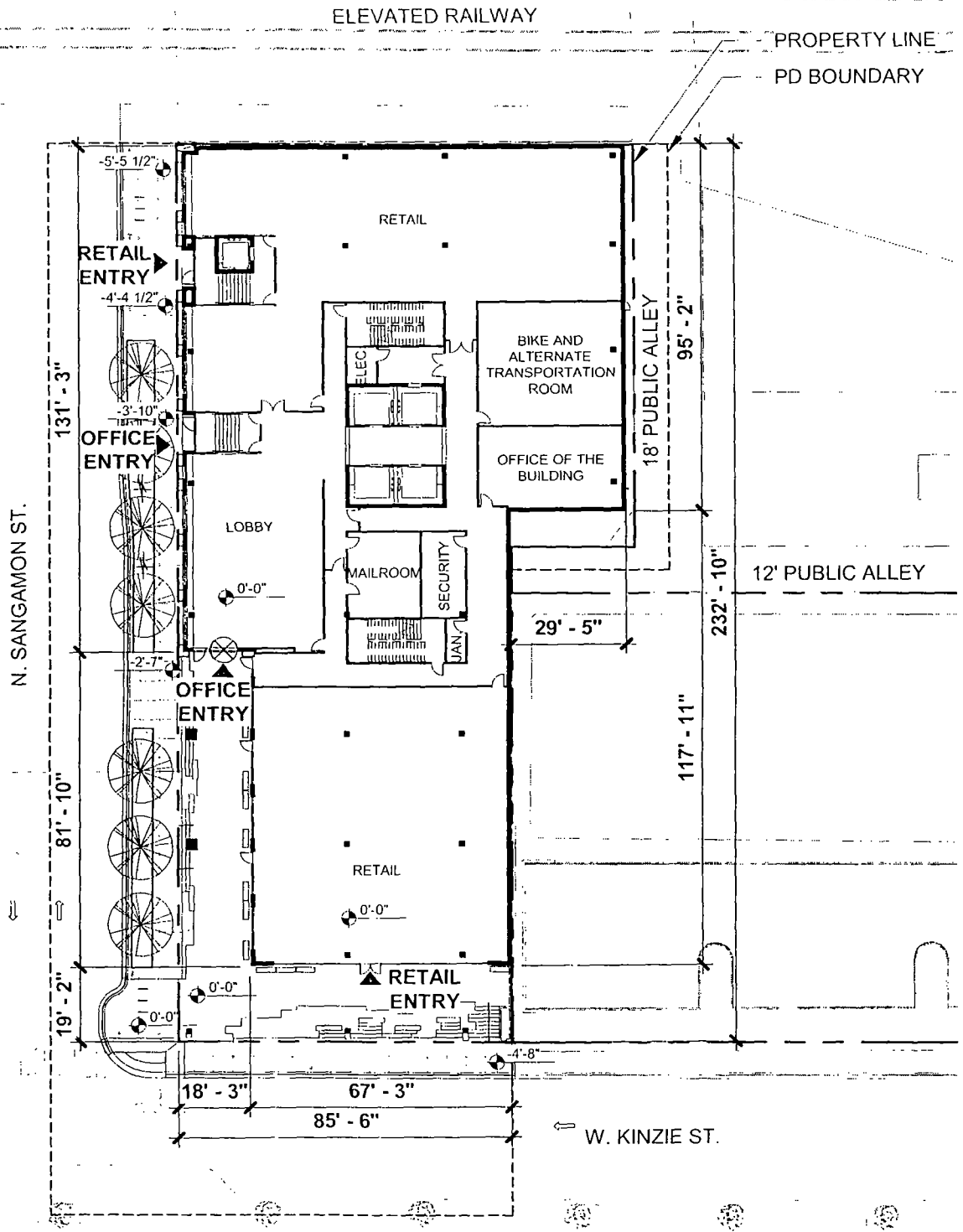
PARKING COUNT:
 REQUIRED PARKING: 0
 ACCESSIBLE VAN PARKING SPACES 1
 ACCESSIBLE PARKING SPACES 1
 PARKING SPACES 28
 TOTAL PARKING SPACES 30

NOTE ALL SPACES EV or EV READY



Site Plan - Street Level Floor Plan

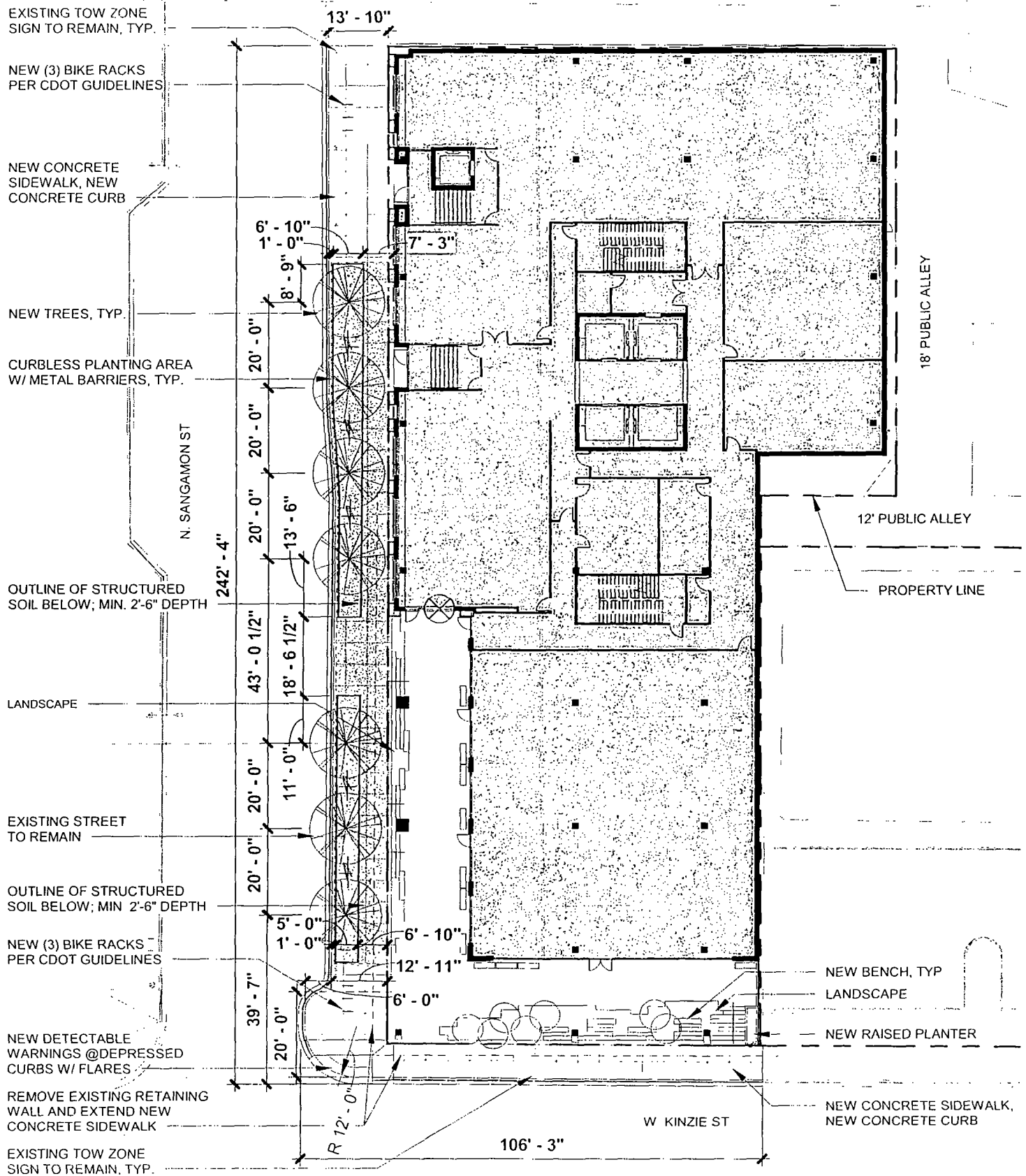
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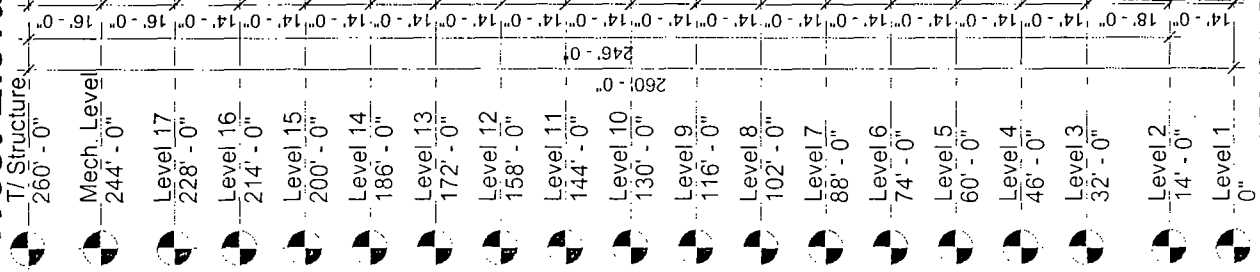
Landscape Plan

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ELEVATED RAILWAY



West Elevation



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- PREFINISHED METAL MECHANICAL SCREENING
- SLOPED PV PANEL AT ROOF
- PAINTED STEEL COLUMN
- ALUMINUM & GLASS STOREFRONT
- GLASS GUARDRAIL
- ARTICULATED PV PANELS
- FIXED PV PANELS
- ALUMINUM COMPOSITE PANEL
- ALUMINUM FIXED WINDOW
- SPANDREL GLASS
- PAINTED STEEL C-CHANNEL
- ALUMINUM & GLASS STOREFRONT
- EXPOSED CONCRETE COLUMN
- EXPOSED CONCRETE BEAM
- GLASS GUARDRAIL
- BRICK CORBELLING
- GLASS GUARDRAIL
- BRICK MASONRY
- PAINTED METAL CANOPY
- KINZIE ST.

ALUMINUM WINDOW UNIT
PAINTED STEEL C-CHANNEL

60' - 3"
RECONSTRUCTED CHARACTER BUILDING

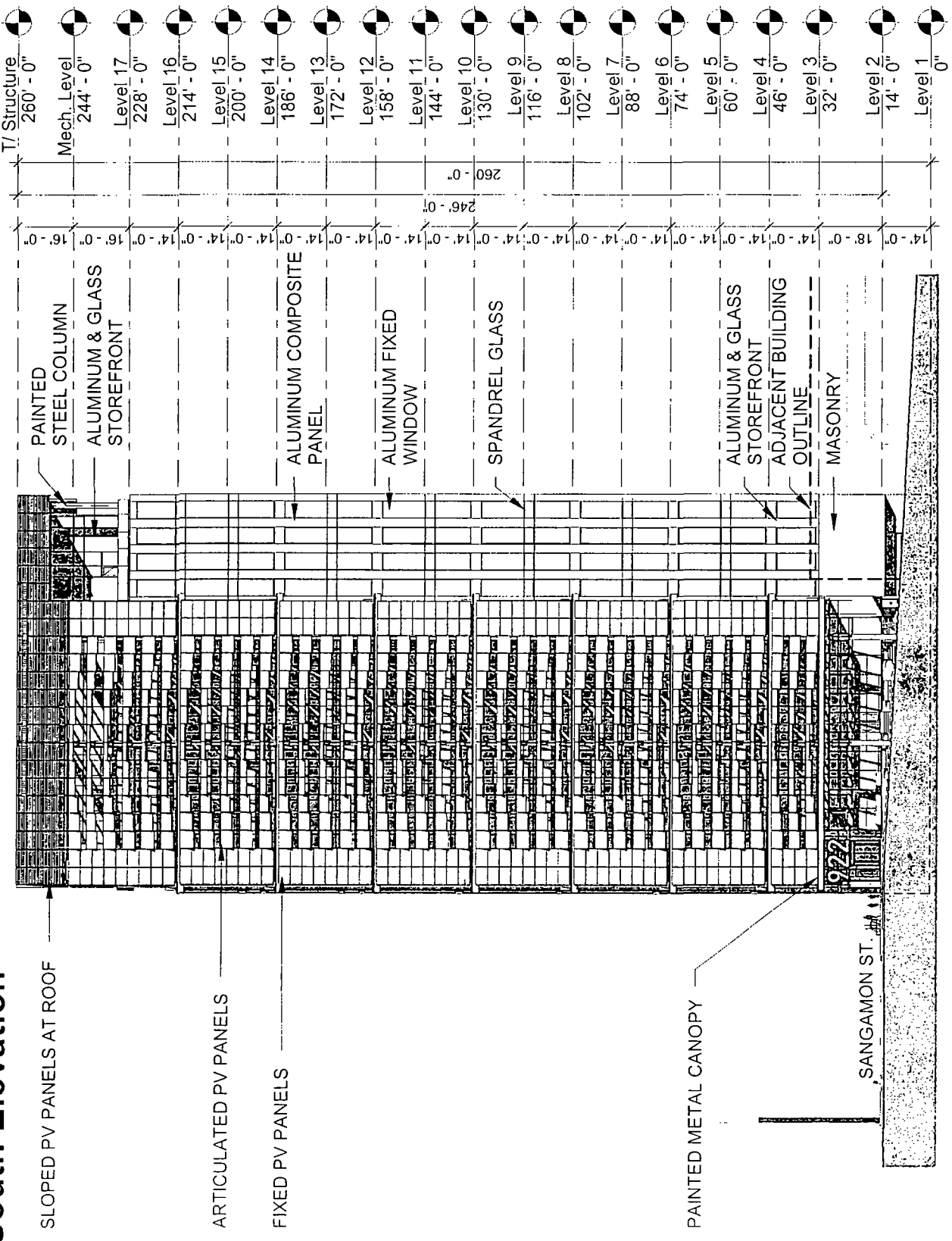
LIMESTONE BASE

APPLICANT: FORTEM VOLUNTAS PARTNERS, LLC
 ADDRESS: 415 NORTH SANGAMON CHICAGO, IL
 INTRO DATE: September 21, 2022
 CPC DATE: February 16, 2023

✓ ECKENHOFF SAUNDERS

South Elevation

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SLOPED PV PANELS AT ROOF

ARTICULATED PV PANELS

FIXED PV PANELS

PAINTED METAL CANOPY

SANGAMON ST.

PAINTED STEEL COLUMN

ALUMINUM & GLASS STOREFRONT

ALUMINUM COMPOSITE PANEL

ALUMINUM FIXED WINDOW

SPANDREL GLASS

ALUMINUM & GLASS STOREFRONT ADJACENT BUILDING OUTLINE

MASONRY

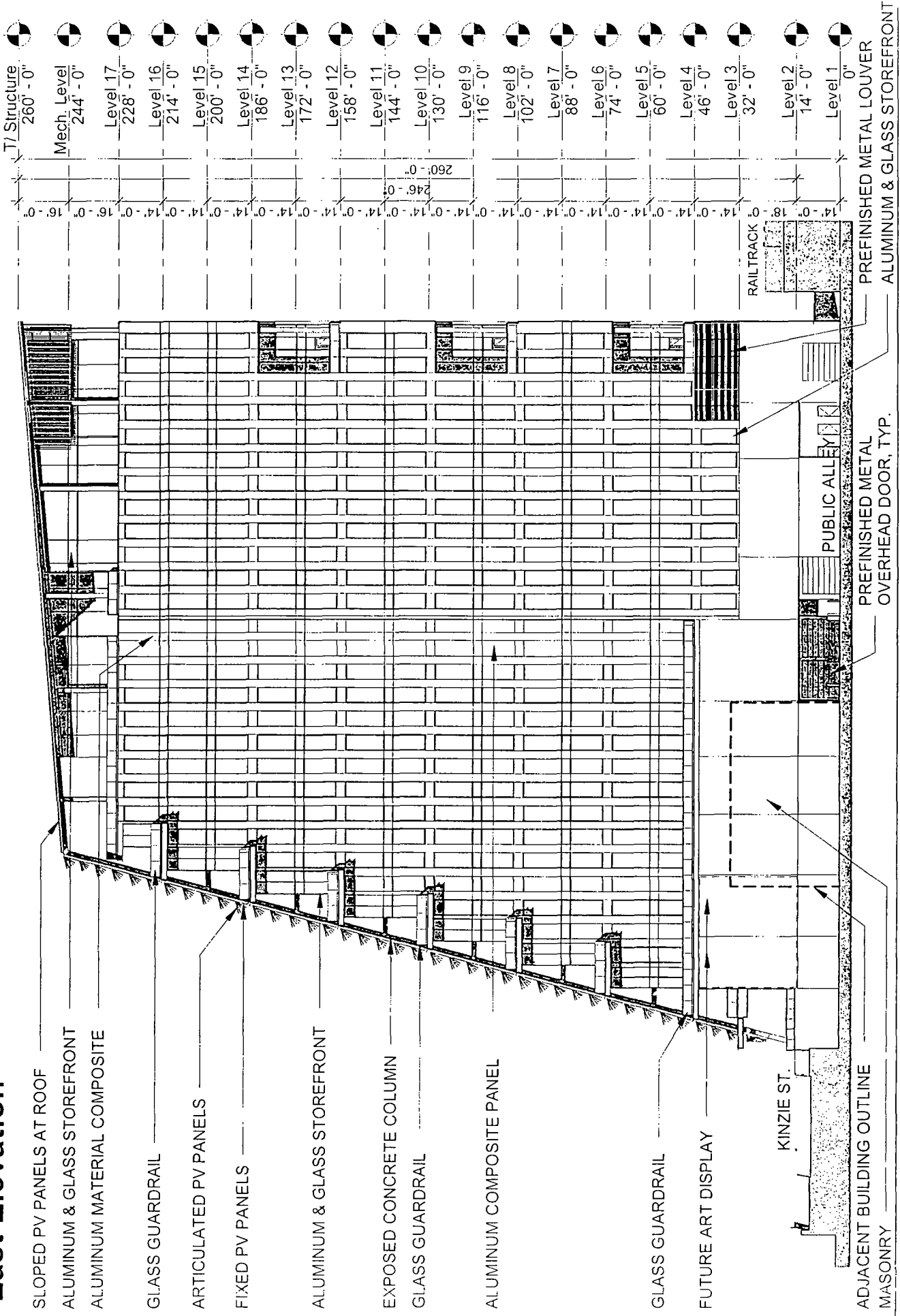
T/Structure	260' - 0"
Mech. Level	244' - 0"
Level 17	228' - 0"
Level 16	214' - 0"
Level 15	200' - 0"
Level 14	186' - 0"
Level 13	172' - 0"
Level 12	158' - 0"
Level 11	144' - 0"
Level 10	130' - 0"
Level 9	116' - 0"
Level 8	102' - 0"
Level 7	88' - 0"
Level 6	74' - 0"
Level 5	60' - 0"
Level 4	46' - 0"
Level 3	32' - 0"
Level 2	14' - 0"
Level 1	0' - 0"

APPLICANT: FORTEM VOLUNTAS PARTNERS, LLC
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ECKENHOFF SAUNDERS

East Elevation

FINAL FOR PUBLICATION



SLOPED PV PANELS AT ROOF
ALUMINUM & GLASS STOREFRONT
ALUMINUM MATERIAL COMPOSITE

GLASS GUARDRAIL

ARTICULATED PV PANELS

FIXED PV PANELS

ALUMINUM & GLASS STOREFRONT

EXPOSED CONCRETE COLUMN

GLASS GUARDRAIL

ALUMINUM COMPOSITE PANEL

GLASS GUARDRAIL

FUTURE ART DISPLAY

KINZIE ST.

ADJACENT BUILDING OUTLINE
MASONRY

PUBLIC ALLEY
PUBLIC METAL
OVERHEAD DOOR, TYP.

RAILTRACK

PREFINISHED METAL LOUVER
ALUMINUM & GLASS STOREFRONT

T/ Structure	260' - 0"
Mech. Level	244' - 0"
Level 17	228' - 0"
Level 16	214' - 0"
Level 15	200' - 0"
Level 14	186' - 0"
Level 13	172' - 0"
Level 12	158' - 0"
Level 11	144' - 0"
Level 10	130' - 0"
Level 9	116' - 0"
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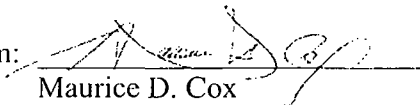


APPLICATION NO. 21133

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: February 16, 2023

Re: Proposed Business Planned Development at 415 N. Sangamon St. (Application #21133)

On February 16, 2023, the Chicago Plan Commission recommended approval of a proposed Business Planned Development submitted by Fortum Voluntas Partners LLC. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are 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 312-744-9476.

Cc: Noah Szafraniec
PD Master File (Original PD, copy of memo)