



City of Chicago



SO2017-3198

Office of the City Clerk

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Meeting Date: 4/19/2017

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 6-E and 6-F at 1-23 W Cermak Rd, 2210-2458 S State St, 2401-2459 S Dearborn St, 2301-2359 S Federal St, 2301-2309 S State St, 1-9 E 23rd St, 1-53 W 23rd St, 2-24 W 23rd St and 34-54 W 24th St - App No. 19186

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

FINAL FOR PUBLICATION

19186

INTRO DATE:

APRIL 19, 2017

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 C2-3 Motor Vehicle-Related Commercial District, RM5 Residential Multi-Unit District, DX-3 Downtown Mixed-Use District, and M1-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 6-E and 6-F in the area bounded by

West Cermak Road; South State Street; East 23rd Street; the alley next east of and parallel to South State Street; a line 100 feet south of and parallel to East 23rd Street; South State Street; West 25th Street; South Dearborn Street; West 24th Street; South Federal Street; West 23rd Street; and the center line of vacated South Dearborn Street,

to those of a DX-3 Downtown Mixed-Use District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the DX-3 Downtown Mixed-Use District symbols and indications as shown on Map No. 6-E and 6-F in the area bounded by

West Cermak Road; South State Street; East 23rd Street; the alley next east of and parallel to South State Street; a line 100 feet south of and parallel to East 23rd Street; South State Street; West 25th Street; South Dearborn Street; West 24th Street; South Federal Street; West 23rd Street; and the center line of vacated South Dearborn Street,

to those of a Residential Business Planned Development subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

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

Common Address of Property: 1-23 West Cermak Road; 2210-2458 South State Street; 2401-2459 South Dearborn Street; 2301-2359 South Federal Street; 2301-2309 South State Street; 1-9 East 23rd Street; 1-53 West 23rd Street; 2-24 West 23rd Street; 34-54 West 24th Street

PLANNED DEVELOPMENT NUMBER _____,**PLAN OF DEVELOPMENT
STATEMENTS**

1. The area delineated herein as Planned Development Number _____, (the "Planned Development") consists of approximately 573,641 square feet of net site area (after right-of-way adjustments contemplated herein) which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). Ickes Master Developer JV LLC is the "Applicant" for this Planned Development pursuant to authorization from the owners of the Property, the Chicago Housing Authority, the City of Chicago and the Board of Education of Chicago. This Planned Development is divided into subareas (each a "Subarea" and, collectively, the "Subareas") and subparcels as indicated on the attached Sub Area Map.

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 lessees. 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 lessees. 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. The Subareas and subparcels designated under this PD shall be deemed specifically delineated subareas and subparcels for purposes of Section 17-8-0400 of the Zoning Ordinance, provided, however, that for so long as the Applicant, or any affiliate thereof, owns or controls any part of the Property, any application to the City for any such changes or modifications (administrative, legislative or otherwise) must in all cases be authorized by the Applicant (or Applicant's successor, assignee or grantee to such master developer ownership interest) or such affiliate. The developer making application shall have the burden of establishing to the reasonable satisfaction of the Department of Planning and Development (the "Department") that the Applicant's consent has been obtained or irrevocably waived.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assigns, 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 ("CDOT") on behalf of the Applicant or its successors, assigns or grantees. Proposed right of way adjustments are

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shown in the attached Right of Way Adjustment Map, including the proposed dedication of approximately 72,944 square feet of new right of way, and the proposed vacation of approximately 1,155 square feet of existing right of way. To the extent the Applicant proposes to vacate existing right of way and CDOT determines that compensation is payable to the City by the Applicant for existing right of way, the Applicant shall receive credit on a square footage basis for all right of way to be dedicated in determining such compensation.

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 Department of Planning and Development (the "Department") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT 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 CDOT. Submittals for site plan approval of development within Subareas A and C shall include an updated traffic study, as required by CDOT.

Prior to issuance of the final certificate of occupancy for the improvements to be developed in Subparcel B3 and B4, whichever occurs last, the following improvements shall be completed by the Applicant:

- (i) install left turn arrows on the westbound, northbound, and southbound approaches of Cermak Road and State Street;
- (ii) upgrade the traffic signal at State Street and 24th Street to provide eastbound signal heads, pedestrian countdown timers; and
- (iii) install countdown pedestrian signals at the State Street and 24th Place.

Prior to issuance of the final certificate of occupancy for the improvements to be developed in Subarea A, the traffic signal at the intersection of State Street and 23rd Street, including pedestrian countdown signals, shall be installed by the Applicant.

Prior to the issuance of the final certificate of occupancy for the improvements to be developed in Subparcels B3 and B4, whichever occurs last, either of the following

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conditions must be fulfilled: (i) Part II Review, pursuant to Section 17-13-0610 of the Municipal Code, for the improvements proposed for Subparcels B1, B2, B5, or B6 must have commenced; or (ii) the improvements depicted in the Sub Area B Interim Site, as described in the exhibits associated with this PD must be completely installed (or otherwise provided by the following June 1st, if such Certificate of Occupancy for Subparcels B3 and B4 is requested at such a time when seasonal weather conditions would not allow completion of the Sub Area B Interim Site Plan).

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 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.

4. This plan of development consists of these eighteen (18) Statements; a Bulk Regulations and Data Table; and the following exhibits and plans attached hereto prepared by Gensler, Antunovich Architects, Brook Architecture, Nia Architects, Terry Guen Design Associates, Wolff Landscape Associates, and Worn Jerabek Wiltse Architects and dated July 19, 2018 (the “Plans”):

(a) Existing Zoning Map

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- (b) Existing Land-Use Map
- (c) Planned Development Boundary and Property Line Map
- (d) Subarea Map
- (e) Generalized Land Use Plan
- (f) Right-of-Way Adjustment Plan
- (g) Open Space Plan
- (h) Overall Landscape Plan
- (i) Master Site Plan / Phasing
- (j) Sub Areas B & D – Phase 1a & 1b Site Plan
- (k) Sub Areas B & D – Phase 1a& 1b Dimensioned Development Blocks
- (l) Sub Area A – Phase 2 Dimensioned Development Blocks
- (m) Sub Area C – Phase 3 Dimensioned Development Blocks
- (n) Sub Areas B & D – Phase 1a & 1b Public Streets and Right-of-Way Dimensions
- (o) Sub Areas B & D – Phase 1a & 1b Dimensioned Site Plan
- (p) Sub Areas B & D – Phase 1a & 1b Landscape Plan
- (q) Sub Area B & D – Phase 1a Green Roof Plan
- (r) Sub Area A – Phase 2 Landscape Plan
- (s) Sub Area C – Phase 3 Landscape Plan
- (t) Sub Area A – Phase 2 Site Plan
- (u) Sub Area C – Phase 3 Site Plan
- (v) Sub Area B – Interim Site Plan
- (w) Street Section Key Map
- (x) Street Section A – Dearborn Street Between Cermak Road and 23rd Street / Street Section B – Dearborn Street Between 23rd Street and 24th Street
- (y) Street Section C – 23rd Place / Street Section D – 23rd Street and 24th Street
- (z) Street Section E – Dearborn Street Between 24th Street and 24th Place / Street Section F – 25th Street
- (aa) Sub Area B – Phase 1a Subparcel B3 Elevations
- (bb) Sub Area B – Phase 1a Subparcel B4 Elevations

Where applicable, full-sized copies of the Plans are on file with the Department. 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 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 shall be permitted within the area delineated herein as a Residential-Business Planned Development:

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Sub-Area A (all subparcels):

Residential: Dwelling units located above the ground floor; Dwelling units located on the ground floor (as follows): Detached house; Elderly Housing; Multi-Unit residential; Townhouse; and, Two-Flat.

Public and Civic: Colleges and Universities; Parks and Recreation; Community Centers, Recreation Buildings and Similar Assembly Use; Cultural Exhibits and Libraries; School; Day Care.

Commercial: Animal Services; Artist Work or Sales Space; Business Support Services; Urban Farm, rooftop operation; Eating and Drinking Establishments; Entertainment and Spectator Sports (including Indoor Special Event including incidental liquor sales, but excluding Inter-Track Wagering Facility); Food and Beverage Retail Sales (including, without limitation, accessory liquor sales and wine stores but excluding liquor stores); Medical Service; Office; Personal Service; Retail Sales, General; Consumer Repair or Laundry Service (laundry/dry-cleaning drop-off station only, no on-site dry-cleaning); Participant Sports and Recreation, indoor (including, without limitation, Children's Play Center); Artisan Manufacturing Production and Industrial Services, including without limitation distilleries, breweries and roasteries; Co-located Wireless Communication Facilities.

Accessory uses; accessory and non-accessory parking.

Sub-Area B-1:

Residential: Dwelling units located above the ground floor; Dwelling units located on the ground floor (as follows): Detached house; Elderly Housing; Multi-Unit residential; Townhouse; and, Two-Flat.

Public and Civic: Parks and Recreation, such as passive and active outdoor open space and/or plazas, including programmed activities and events such as yoga sessions, farmer's markets, food truck corral, and cultural and artistic demonstrations, performances and exhibits.

Accessory uses; accessory and non-accessory parking.

Sub-Area B-2:

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Residential: Dwelling units located above the ground floor; Dwelling units located on the ground floor (as follows): Detached house; Elderly Housing; Multi-Unit residential; Townhouse; and, Two-Flat.

Public and Civic: Parks and Recreation, such as passive and active outdoor open space and/or plazas, including programmed activities and events such as yoga sessions, farmer's markets, food truck corral, and cultural and artistic demonstrations, performances and exhibits.

Accessory uses; accessory and non-accessory parking.

Sub-Area B-3:

Residential: Dwelling units located above the ground floor; Dwelling units located on the ground floor (as follows): Elderly Housing; Multi-Unit residential.

Public and Civic: Parks and Recreation, such as passive and active outdoor open space and/or plazas, including programmed activities and events such as yoga sessions, farmer's markets, food truck corral, and cultural and artistic demonstrations, performances and exhibits; Colleges and Universities; Community Centers, Recreation Buildings and Similar Assembly Use; Cultural Exhibits and Libraries; School; Day Care.

Commercial: Animal Services; Artist Work or Sales Space; Business Support Services; Urban Farm, rooftop operation; Eating and Drinking Establishments; Entertainment and Spectator Sports (including Indoor Special Event including incidental liquor sales, but excluding Inter-Track Wagering Facility); Food and Beverage Retail Sales (including, without limitation, accessory liquor sales and wine stores but excluding liquor stores); Medical Service; Office; Personal Service; Retail Sales, General; Consumer Repair or Laundry Service (laundry/dry-cleaning drop-off station only, no on-site dry-cleaning); Participant Sports and Recreation, indoor (including, without limitation, Children's Play Center); Artisan Manufacturing Production and Industrial Services, including without limitation distilleries, breweries and roasteries; Co-located Wireless Communication Facilities.

Accessory uses; accessory and non-accessory parking.

Sub-Area B-4:

Residential: Dwelling units located above the ground floor; Dwelling units located on the ground floor (as follows): Elderly Housing; Multi-Unit residential.

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Public and Civic: Parks and Recreation, such as passive and active outdoor open space and/or plazas, including programmed activities and events such as yoga sessions, farmer's markets, food truck corral, and cultural and artistic demonstrations, performances and exhibits; Colleges and Universities; Community Centers, Recreation Buildings and Similar Assembly Use; Cultural Exhibits and Libraries; School; Day Care.

Commercial: Animal Services; Artist Work or Sales Space; Business Support Services; Urban Farm, rooftop operation; Eating and Drinking Establishments; Entertainment and Spectator Sports (including Indoor Special Event including incidental liquor sales, but excluding Inter-Track Wagering Facility); Food and Beverage Retail Sales (including, without limitation, accessory liquor sales and wine stores but excluding liquor stores); Medical Service; Office; Personal Service; Retail Sales, General; Consumer Repair or Laundry Service (laundry/dry-cleaning drop-off station only, no on-site dry-cleaning); Participant Sports and Recreation, indoor (including, without limitation, Children's Play Center); Artisan Manufacturing Production and Industrial Services, including without limitation distilleries, breweries and roasteries; Co-located Wireless Communication Facilities.

Accessory uses; accessory and non-accessory parking.

Sub-Area B-5:

Residential: Dwelling units located above the ground floor; Dwelling units located on the ground floor (as follows): Detached house; Elderly Housing; Multi-Unit residential; Townhouse; and, Two-Flat.

Public and Civic: Parks and Recreation, such as passive and active outdoor open space and/or plazas, including programmed activities and events such as yoga sessions, farmer's markets, food truck corral, and cultural and artistic demonstrations, performances and exhibits.

Accessory uses; accessory parking.

Sub-Area B-6:

Residential: Dwelling units located above the ground floor; Dwelling units located on the ground floor (as follows): Detached house; Elderly Housing; Multi-Unit residential; Townhouse; and, Two-Flat.

Public and Civic: Parks and Recreation, such as passive and active outdoor open space and/or plazas, including programmed activities and events such as yoga sessions,

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farmer's markets, food truck corral, and cultural and artistic demonstrations, performances and exhibits.

Accessory uses; accessory and non-accessory parking.

Sub-Area C (all subparcels):

Residential: Dwelling units located above the ground floor; Dwelling units located on the ground floor (as follows): Detached house; Elderly Housing; Multi-Unit residential; Townhouse; and, Two-Flat.

Public and Civic: Parks and Recreation, including private open space; Colleges and Universities; Community Centers, Recreation Buildings and Similar Assembly Use; Cultural Exhibits and Libraries; School; Day Care.

Commercial: Animal Services; Artist Work or Sales Space; Business Support Services; Urban Farm, rooftop operation; Eating and Drinking Establishments; Entertainment and Spectator Sports (including Indoor Special Event including incidental liquor sales, but excluding Inter-Track Wagering Facility); Food and Beverage Retail Sales (including, without limitation, accessory liquor sales and wine stores but excluding liquor stores); Medical Service; Office; Personal Service; Retail Sales, General; Consumer Repair or Laundry Service (laundry/dry-cleaning drop-off station only, no on-site dry-cleaning); Participant Sports and Recreation, indoor (including, without limitation, Children's Play Center); Artisan Manufacturing Production and Industrial Services, including without limitation distilleries, breweries and roasteries; Co-located Wireless Communication Facilities.

Accessory uses; accessory and non-accessory parking.

Sub-Area D:

Residential: Dwelling units located above the ground floor; Dwelling units located on the ground floor (as follows): Elderly Housing; Multi-Unit residential.

Public and Civic: Parks and Recreation; Colleges and Universities; Community Centers, Recreation Buildings and Similar Assembly Use; Cultural Exhibits and Libraries; School; Day Care.

Commercial: Animal Services; Artist Work or Sales Space; Business Support Services; Urban Farm, rooftop operation; Eating and Drinking Establishments; Entertainment and Spectator Sports (including Indoor Special Event including incidental liquor sales, but

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excluding Inter-Track Wagering Facility); Food and Beverage Retail Sales (including, without limitation, accessory liquor sales and wine stores but excluding liquor stores); Medical Service; Office; Personal Service; Retail Sales, General; Consumer Repair or Laundry Service (laundry/dry-cleaning drop-off station only, no on-site dry-cleaning); Participant Sports and Recreation, indoor (including, without limitation, Children's Play Center); Artisan Manufacturing Production and Industrial Services, including without limitation distilleries, breweries and roasteries; Co-located Wireless Communication Facilities.

Accessory uses; accessory and non-accessory parking.

Sub-Area E:

All permitted and accessory uses in the POS-2 Parks and Open Space District, including without limitation Parks and Recreation.

6. On-premises 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. Off-premises 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 purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area of 575,929 square feet and a base FAR of 3.0.
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. 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.

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11. Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) for construction of new buildings, site plan approval by the Department and site plan review by the Chicago Plan Commission shall be required in accordance with this Statement 11, excluding the projects depicted in Subparcels B3 and B4, which are being approved as part of this Planned Development.

The Applicant shall submit a site plan, landscape plan, building elevations and a site data table for the building(s) and sub-area(s) in question for review by the Department of Planning and Development (collectively, "Site Plans"). The site data table shall contain the following data for the proposed building(s) as compared to the parameters for the applicable sub-area(s) as set forth in the Bulk Regulations and Data Table:

- (a) Gross Site Area;
- (b) Net Site Area;
- (c) FAR floor area of each proposed building;
- (d) Maximum building height;
- (e) Number of dwelling units;
- (f) Number of parking spaces; and
- (g) Other data as may be required by the Department to demonstrate compliance with this Planned Development.

As part of Site Plan Approval, as applicable, the Department of Planning and Development shall require the Applicant to submit Site Plans to the Chicago Department of Transportation, Mayor's Office for People with Disabilities and the Chicago Fire Department for their review and comment. If, after review, the Commissioner of DPD determines that the Site Plans are not in substantial compliance with the Planned Development, then the Commissioner shall advise the Applicant in writing of the ways in which the Site Plans do not so comply, and the Applicant shall be given the opportunity to submit revised site Plans. If, after review, the Commissioner determines that the Site Plans are in substantial compliance with the Planned Development, such Site Plans may, at the discretion of the Commissioner, be presented to the Chicago Plan Commission at a public meeting (for which placement on a Chicago Plan Commission Agenda shall be required, but for which publication, posting, and written notice pursuant to Sections 17-13-0107-A, -B, and -C of the Chicago Zoning Ordinance shall not be required) but shall not require review or approval by the City Council. Following the Chicago Plan Commission review, if applicable, the Zoning Administrator shall issue written approval of the applicable Site Plans. Following such approval, the approved Site Plans shall be made part of the main file and shall be deemed to be an integral part of this Planned Development.

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Review and approval of Site Plans is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Site plan approval submittals need only include that portion of the Property for which approval is being sought by the Applicant. After approval of a site plan, changes or modifications may be made pursuant to the provisions of Statement 13. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern.

12. 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.
13. 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, subject to the Applicant's consent requirement as master developer set forth in Statement 2 above. Modifications to the boundaries of subareas and subparcels designated under this PD and the reallocation of development rights among subareas and subparcels would constitute a minor change pursuant to Section 17-13-0611-A, provided the minor change criteria are not exceeded on an aggregate basis over all subareas.
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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all new buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The mixed-use buildings to be located in subparcels B3 and B4 will achieve LEED certification. In addition, the Applicant intends to provide a green roof equating to 50% of the net roof area of the buildings located in subparcels B3 and B4, consisting of a total of approximately 14,764 square feet. For all other subparcels within Subarea B and all other Subareas, 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

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Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

16. The Applicant acknowledges and agrees that the rezoning of the Property from the C2-3 Motor Vehicle-Related District, the RM-5 Residential Multi-Unit District, and the M1-3 Limited Manufacturing/Business Park District to the DX-3 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 (the “Required Units”) as affordable units, or provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required 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 Required Units on-site or, with the Commissioner’s approval, off-site. The Property is located in a “downtown district” within the meaning of the ARO, and the project is expected to include up to 972 units. If developed to include 972 units, the Applicant’s affordable housing obligation is 97 affordable units (10% of 972). The Applicant intends to develop the Property in phases as a mixed-income development, including a mix of rental and for-sale product, at a variety of affordability levels, including market-rate, units affordable to households earning no more than 100% Area Median Income (“AMI”), 80% AMI, and 60% AMI, and public housing units pursuant to an agreement with the Chicago Housing Authority. The Applicant agrees that affordable rental units designated to satisfy the affordable housing obligation under this Planned Development must be affordable to households earning no more than 60% of AMI, and any affordable for-sale units designated to satisfy this obligation must be affordable to households earning no more than 100% of AMI, and for a term no less than thirty years. 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 the Department of Planning and Development (“DPD”) for review and approval, and DPD may adjust the number of required Affordable Units without amending the Planned Development. 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 execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement(s) will be recorded against the Planned Development, or the applicable portion thereof, and will

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constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 16, including any breach of any affordable housing 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.

Notwithstanding the foregoing, if the Applicant receives Low-Income Housing Tax Credits, tax increment financing or other financial assistance whose affordability requirements exceed those of the Affordable Housing Ordinance from the City to develop affordable housing in any portion of the Planned Development, the regulatory, redevelopment, loan or other agreement(s) to be executed by the City and the Applicant in connection with such tax credits or other financial assistance shall govern and control the Applicant's obligation to provide affordable housing for such subsidized portion of the Planned Development.

17. 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

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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.

18. Construction of the improvements contemplated by this Planned Development may be completed in phases over a period of years. In accordance Section 17-13-0612 of the Chicago Zoning Ordinance, it is acknowledged that commencement and completion of certain phases may exceed the periods set forth in Section 17-13-0612 of the Chicago Zoning Ordinance. Unless construction of the project depicted in Subarea B has commenced within six years following adoption of this Planned Development (subject to extension for one additional year as set forth in Section 17-13-0612 of the Chicago Zoning Ordinance), then this Planned Development shall lapse, and the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to DX-3 Downtown Mixed-Use District.

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RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. Xx (AS AMENDED) BULK REGULATIONS AND DATA TABLE -						
	Sub Area A	Sub Area B	Sub Area C	Sub Area D	Sub Area E	Sum of Parts
Net Site Area	134,135	137,478	145,433	8,631	150,251	575,929
Gross Site Area (Net Site Area + Area Remaining in Public Right of Way)	220,881	206,624	271,886	18,834	200,641	868,866
Area of Public R O W (Right of Way)	86,745	69,146	76,454	10,203	50,389	292,937
Allowable Floor Area Ratio Overall	4.98	2.64	2.36	2.85	0.00	3.0
Total to be used to calculate FAR	667,495	363,000	343,585	85,000	0	1,459,080
Maximum Allowable Number of Residential Units	483	264	150	75	0	972
Minimum Required Number of Accessory Off Street Parking Spaces	148	81	45	0	0	274
Minimum Required Number of Accessory Off Street Loading Spaces	Per Code	Per Code	Per Code	Per Code	-	Per Code
Minimum Building Setbacks (Periphery)	0' retail/mixed use bldgs 6' - residential	0' retail/mixed use bldgs 6' - residential	On State On Dearborn 6' - residential	0' residential/retail/mixed use bldgs 6' - residential	0' retail/mixed use bldgs	-
Maximum Building Height	310'-0"	90'-0"	105'-0"	165'-0"	0	
Proposed Number of Bicycle Racks	Per Code	Per Code	Per Code	Per Code	-	Per Code

SUB AREA B

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. Xx (AS AMENDED) BULK REGULATIONS AND DATA TABLE -							
	SUB AREA B						Sum of Parts
	Sub Area B-1	Sub Area B-2	Sub Area B-3	Sub Area B-4	Sub Area B-5	Sub Area B-6	
Net Site Area	14,880	15,913	37,946	39,192	15,471	14,076	137,478
Gross Site Area (Net Site Area + Area Remaining in Public Right of Way)	23,714	21,171	58,946	60,791	20,399	22,103	206,624
Areas of Public Right of Way	8,334	5,258	21,000	21,599	4,928	8,027	69,146
Allowable Floor Area Ratio Overall	1.78	1.67	3.16	3.06	2.26	2.49	2.64
Total to be used to calculate FAR	26,500	26,500	120,000	120,000	35,000	35,000	363,000
Maximum Allowable Number of Residential Units	17	17	105	105	10	10	264
Minimum Required Number of Accessory Off Street Parking Spaces	5	5	32	33	3	3	81
Minimum Required Number of Accessory Off Street Loading Spaces	Per Code	Per Code	Per Code	Per Code	Per Code	Per Code	Per Code
Minimum Building Setbacks (Periphery)	6' - residential	10' - residential	0' retail/mixed use bldgs	0' retail/mixed use bldgs	10' - residential	6' - residential	
Maximum Building Height	55'-0"	55'-0"	90'-0"	90'-0"	55'-0"	55'-0"	
Proposed Number of Bicycle Racks	Per Code	Per Code	Per Code	Per Code	Per Code	Per Code	Per Code

SUB AREA A

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. Xx (AS AMENDED) BULK REGULATIONS AND DATA TABLE -						
	SUB AREA A					Sum of Parts
	Sub Area A-1	Sub Area A-2	Sub Area A-3	Sub Area A-4	Sub Area A-5	
Net Site Area	43,874	18,256	29,963	27,074	14,970	134,135
Gross Site Area (Net Site Area + Area Remaining in Public Right of Way)	82,035	25,176	46,964	44,813	21,893	220,881
Areas of Public Right of Way	38,161	6,920	17,001	17,739	6,924	86,745
Allowable Floor Area Ratio Overall	9.38	0.78	2.34	3.69	4.80	4.98
Total to be used to calculate FAR	411,432	14,205	70,000	100,000	71,858	667,495
Maximum Allowable Number of Residential Units	340	10	28	92	13	483
Minimum Required Number of Accessory Off Street Parking Spaces	103	4	9	28	4	148
Minimum Required Number of Accessory Off Street Loading Spaces	Per Code	Per Code	Per Code	Per Code	Per Code	Per Code
Minimum Building Setbacks (Periphery)	0' retail/mixed use bldgs	6' - residential	6' - residential	0' retail/mixed use bldgs	0' retail/mixed use bldgs	
Maximum Building Height	310'-0"	55'-0"	55'-0"	105'-0"	70'-0"	
Proposed Number of Bicycle Racks	Per Code	Per Code	Per Code	Per Code	Per Code	Per Code

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Bulk Regulations and Data Table

HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017
Plan Commission: July 19, 2018
Planning & Design Team:
Gensler, Antonovich Architects,
Brook Architecture, Nia Architects,
Terry Guen Design Associates,
Worn Jerabek Willse Architects
Wolff Landscape Architecture

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. Xx (AS AMENDED) BULK REGULATIONS AND DATA TABLE								
	SUB AREA C							
	Sub Area C-1	Sub Area C-2	Sub Area C-3	Sub Area C-4	Sub Area C-5	Sub Area C-6	Sub Area C-7	Sum of Parts
Net Site Area	10,085	16,863	17,601	34,946	26,506	19,969	19,462	145,433
Gross Site Area (Net Site Area + Area Remaining in Public Right of Way)	18,108	21,002	21,921	51,909	46,490	28,916	33,540	221,886
Areas of Public Right of Way	8,023	4,139	4,320	16,963	19,984	8,947	14,078	76,454
Allowable Floor Area Ratio Overall	0.88	2.18	2.08	1.05	3.02	3.63	3.72	2.36
Total to be used to calculate FAR	8,837	36,694	36,600	36,600	80,000	72,427	72,427	343,585
Maximum Allowable Number of Residential Units	6	14	10	18	62	20	20	150
Minimum Required Number of Accessory Off Street Parking Spaces	2	4	3	6	18	6	6	45
Minimum Required Number of Accessory Off Street Loading Spaces	Per Code	Per Code	Per Code	Per Code	Per Code	Per Code	Per Code	Per Code
Minimum Building Setbacks (Periphery)	6' - residential	15' - residential	15' - residential	15' - residential	0' residential, retail or mixed use bldgs	0' residential, retail or mixed use bldgs	0' residential, retail or mixed use bldgs	
Maximum Building Height	55'-0"	55'-0"	55'-0"	55'-0"	105'-0"	70'-0"	70'-0"	
Proposed Number of Bicycle Racks	Per Code	Per Code	Per Code	Per Code	Per Code	Per Code	Per Code	Per Code

SUB AREA D

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. Xx (AS AMENDED) BULK REGULATIONS AND DATA TABLE		
	SUB AREA D	
	Sub Area D	Sum of Parts
Net Site Area	8,631	8,631
Gross Site Area (Net Site Area + Area Remaining in Public Right of Way)	18,834	18,834
Areas of Public Right of Way	10,203	10,203
Allowable Floor Area Ratio Overall	9.85	9.85
Total to be used to calculate FAR	85,000	85,000
Maximum Allowable Number of Residential Units	75	75
Minimum Required Number of Accessory Off Street Parking Spaces	0	0
Minimum Required Number of Accessory Off Street Loading Spaces	Per Code	Per Code
Minimum Building Setbacks (Periphery)	0' retail/mixed use bldgs	
Maximum Building Height	165'-0"	
Proposed Number of Bicycle Racks	Per Code	Per Code

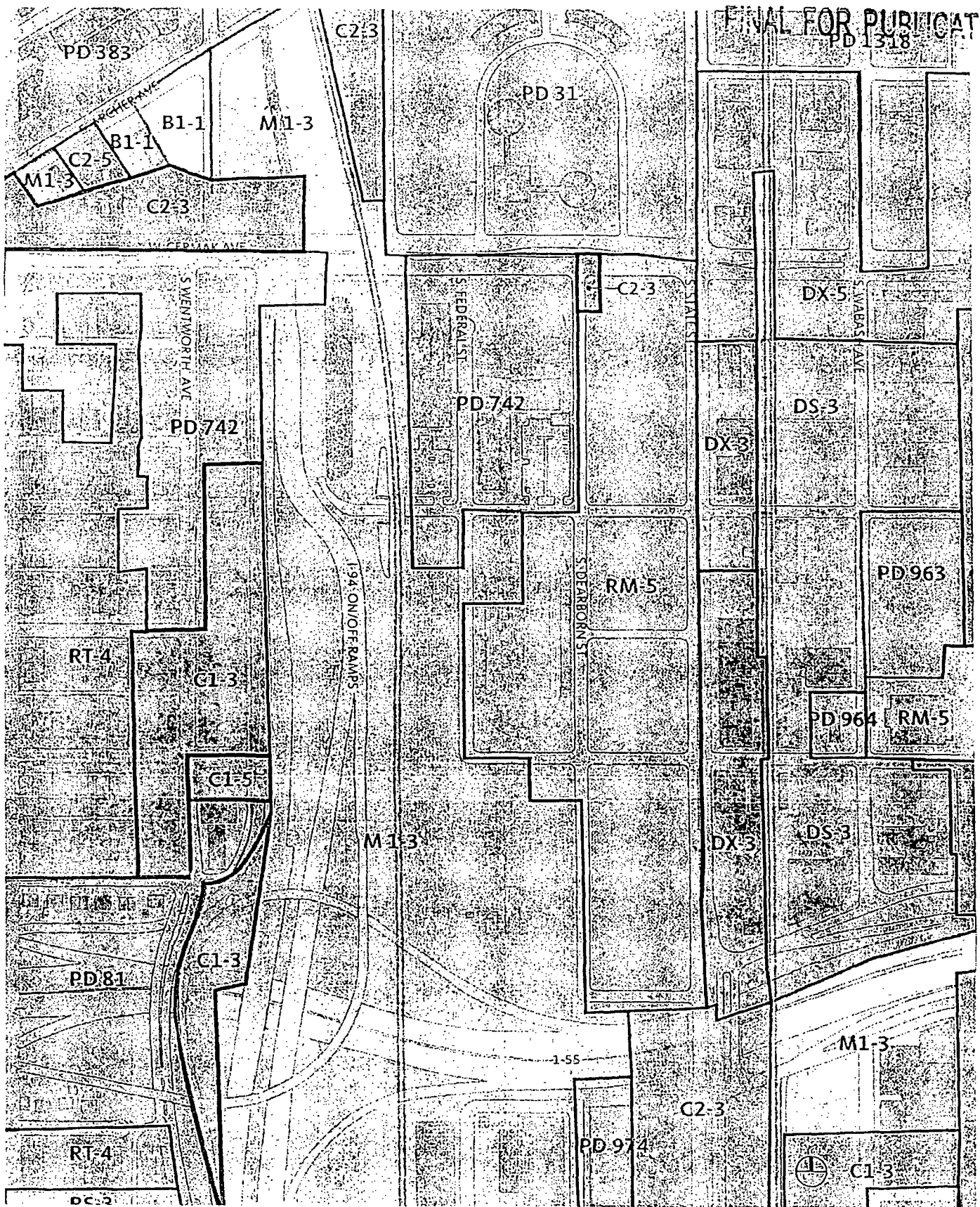
Applicant:
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Bulk Regulations and Data Table

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Wolf Landscape Architecture



Applicant:
Ickes Master Developer JV, LLC

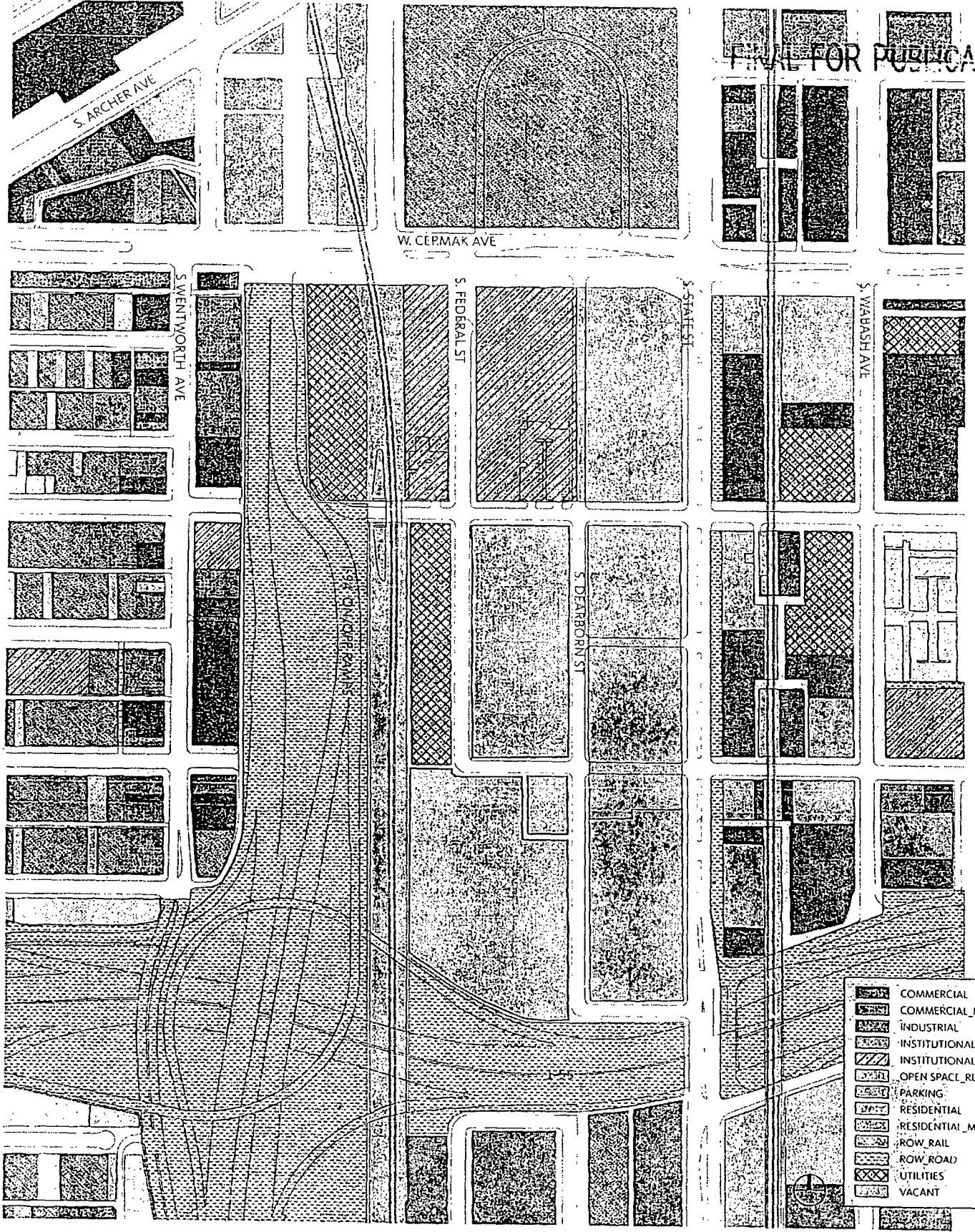
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Existing Zoning Map

HAROLD ICKES REDEVELOPMENT PLAN

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Wolff Landscape Architecture

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Applicant:
Ickes Master Developer JV LLC

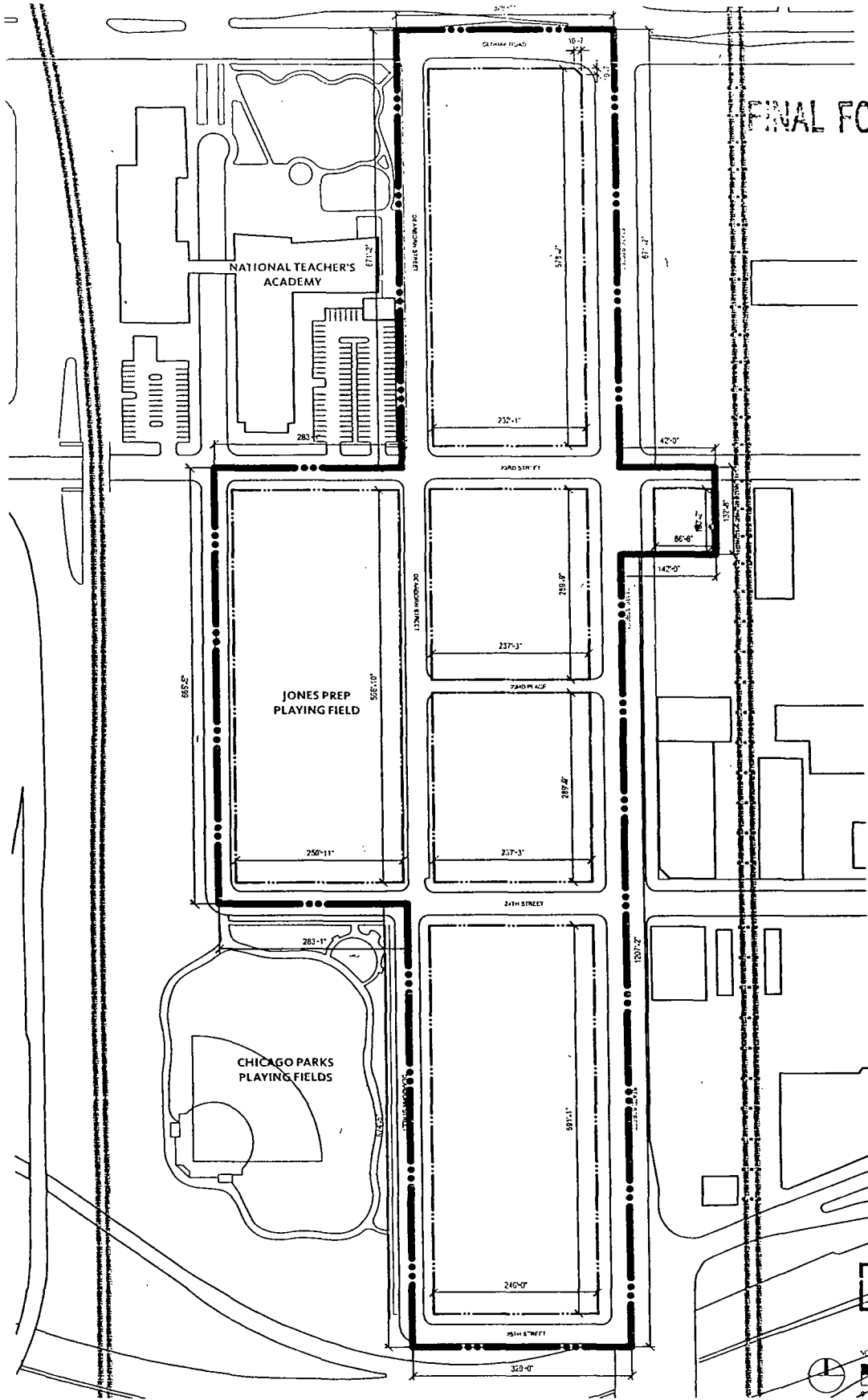
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Existing Land Use Plan

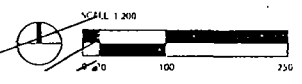
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Wolff Landscape Architecture

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TOTAL AREA (19.94 ACRES)



Applicant:
Ickes Master Developer JV LLC

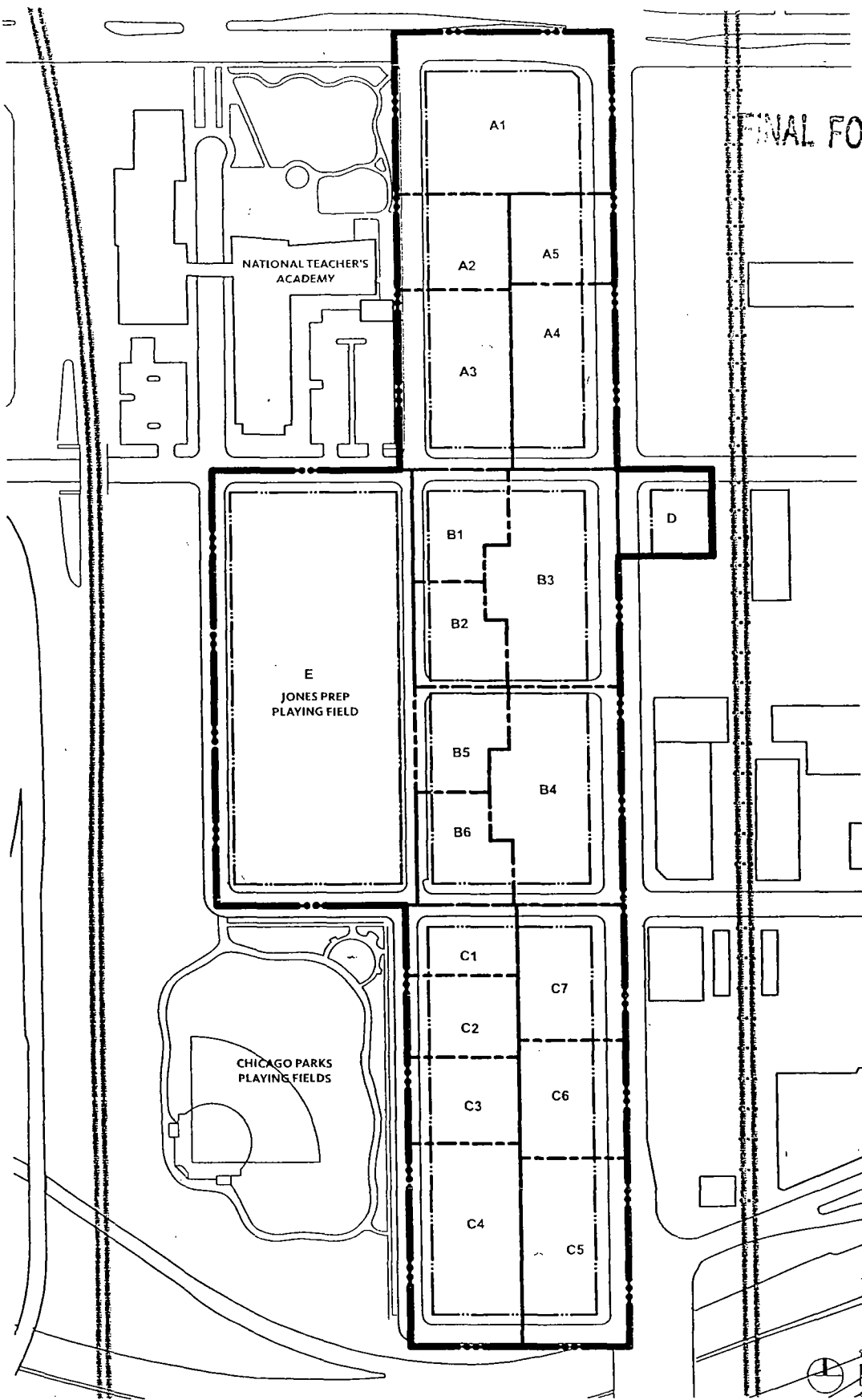
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Planned Development Boundary and Property Line Map

HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017
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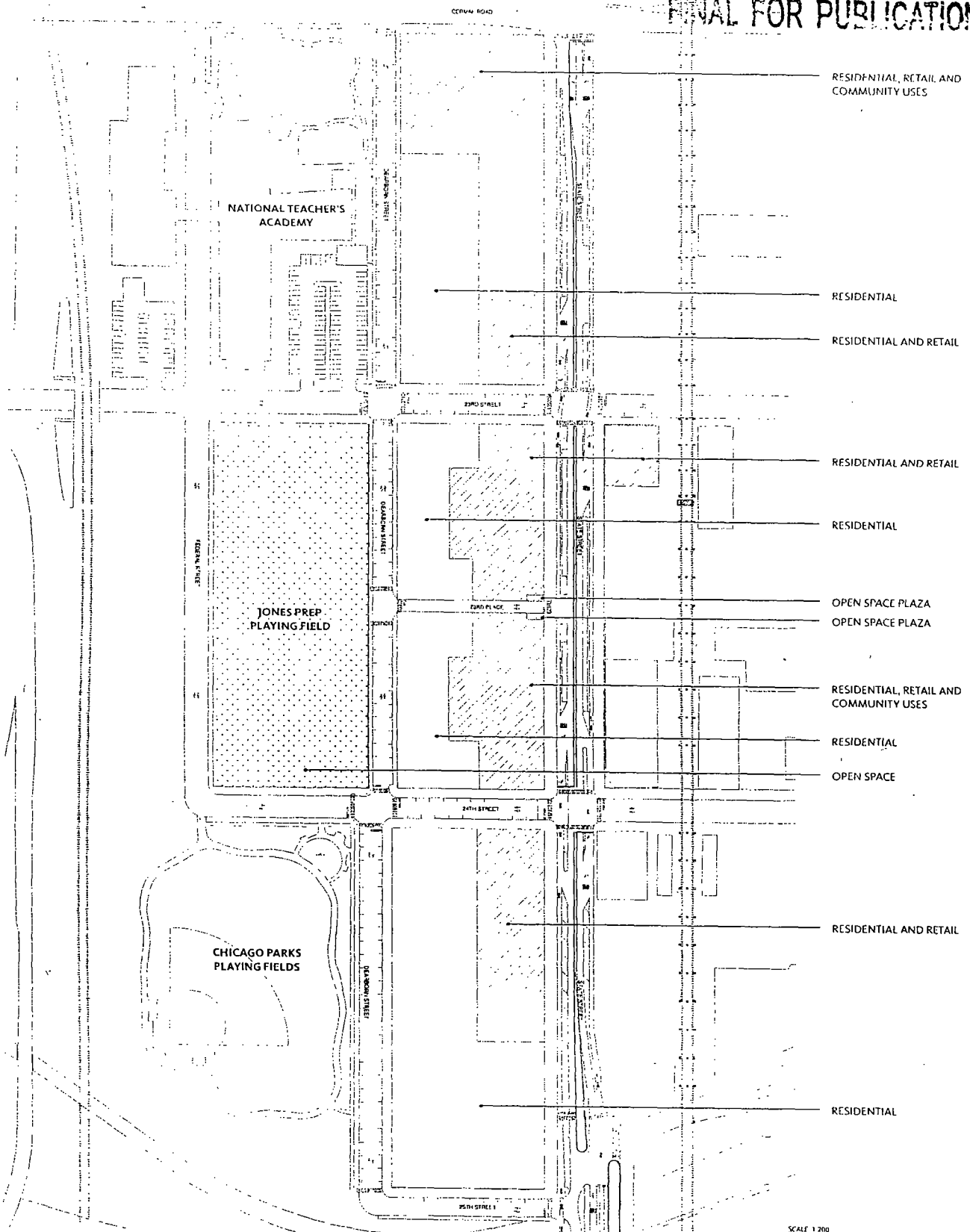
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Sub Area Map

HAROLD ICKES REDEVELOPMENT PLAN

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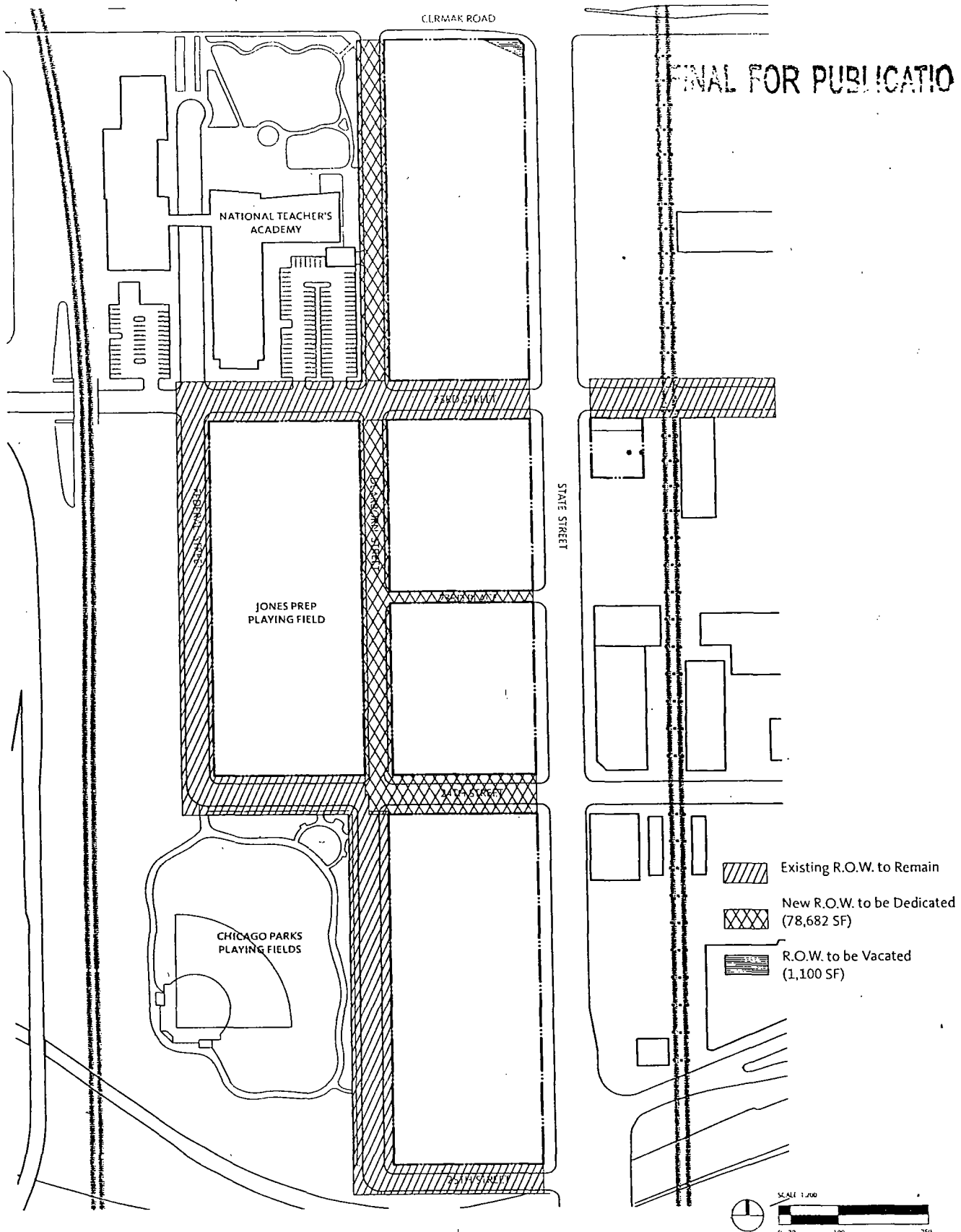
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Generalized Land Use Plan

HAROLD ICKES REDEVELOPMENT PLAN

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Applicant:
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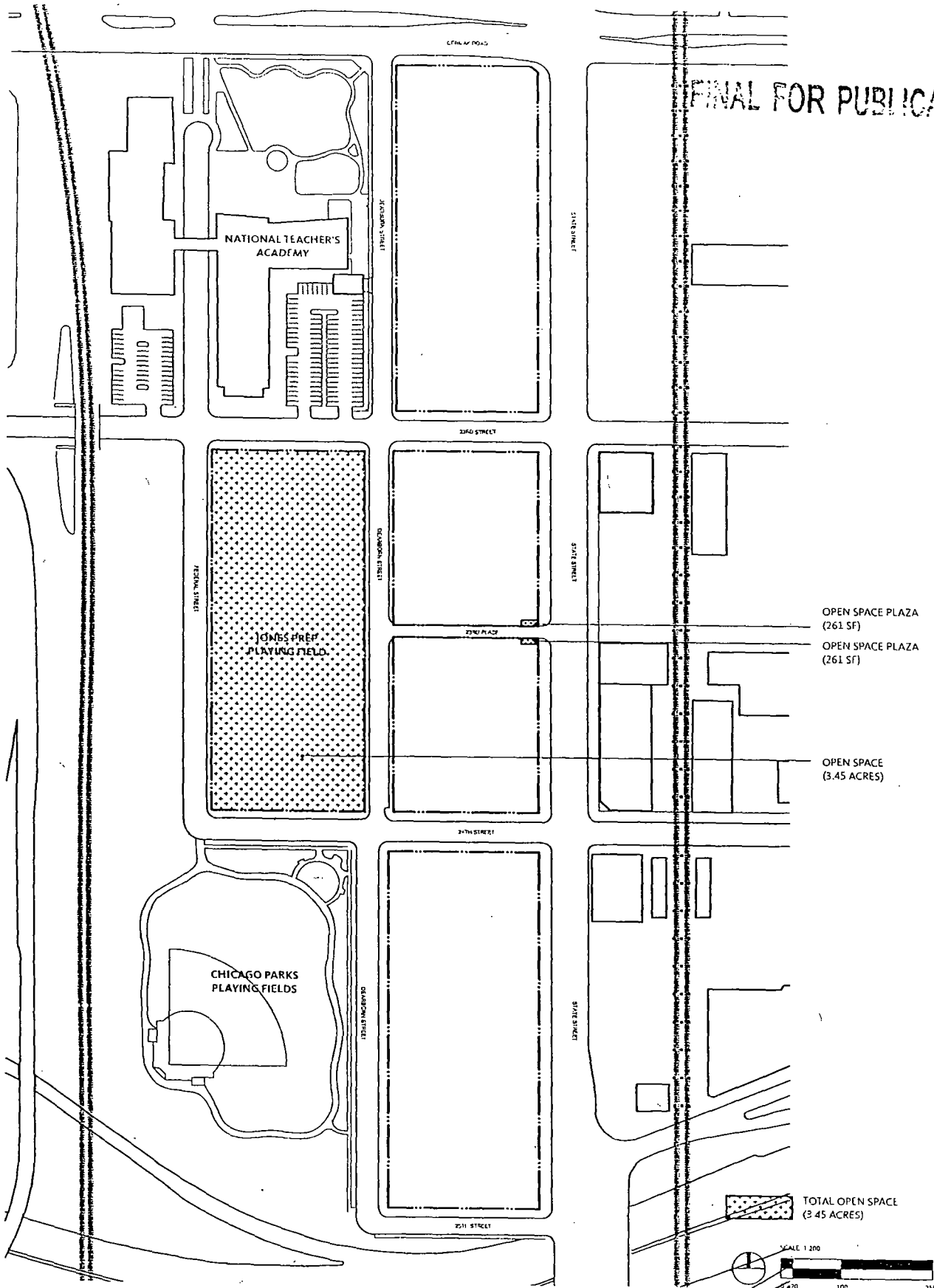
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Right-of-Way Adjustment Plan

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Applicant:
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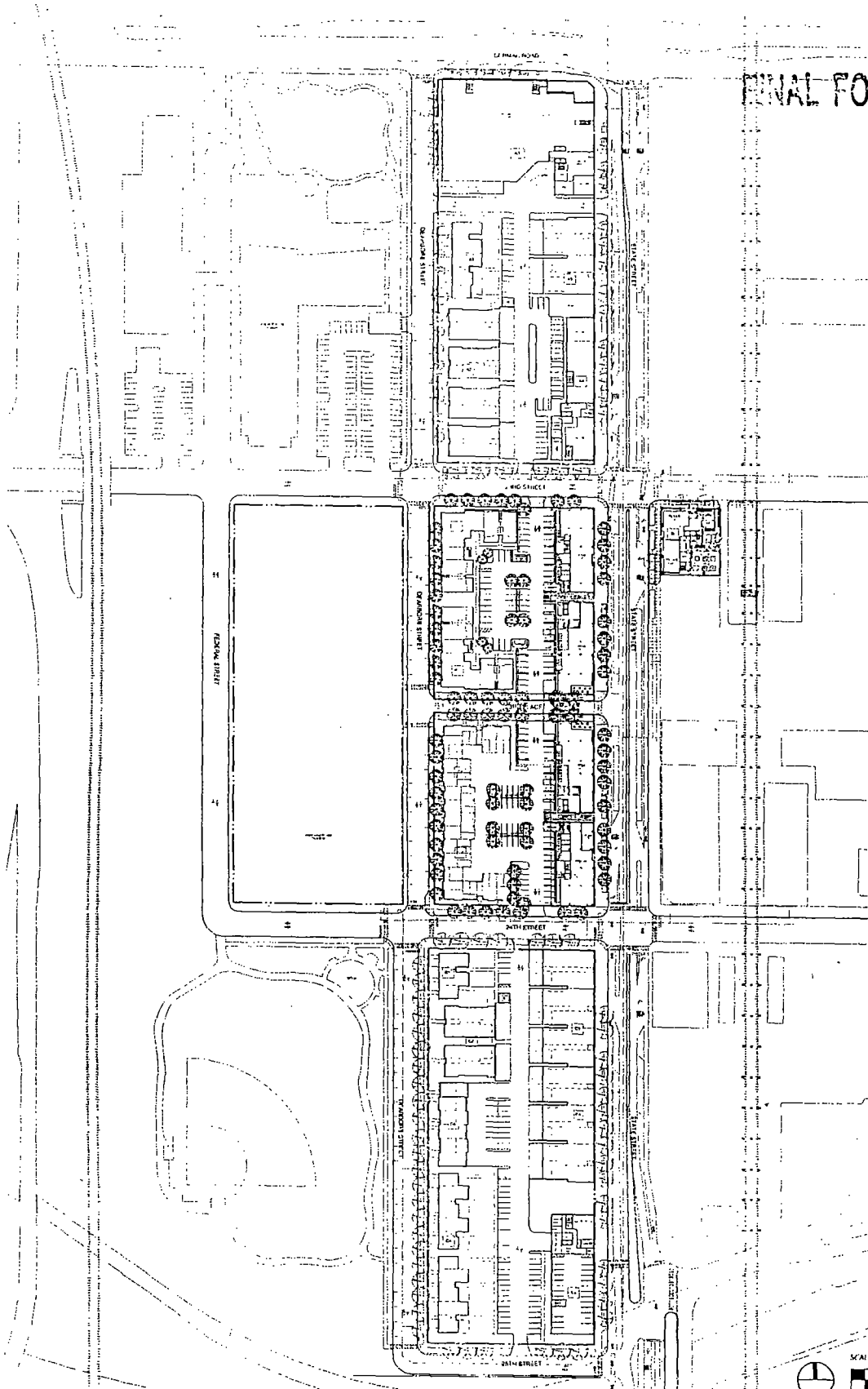
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Open Space Plan

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Overall Landscape Plan

HAROLD ICKES REDEVELOPMENT PLAN



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PHASE 1B

B1, B2, D

PHASE 1B

B5, B6

PHASE 2

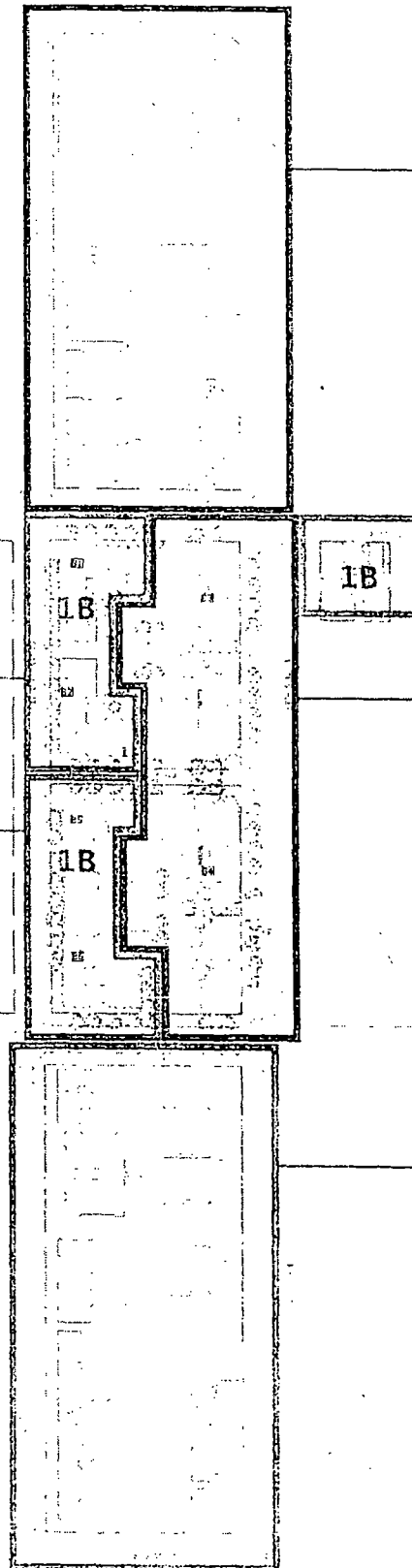
Block A

PHASE 1A

B3, B4

PHASE 3

Block C



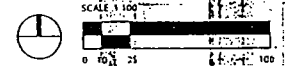
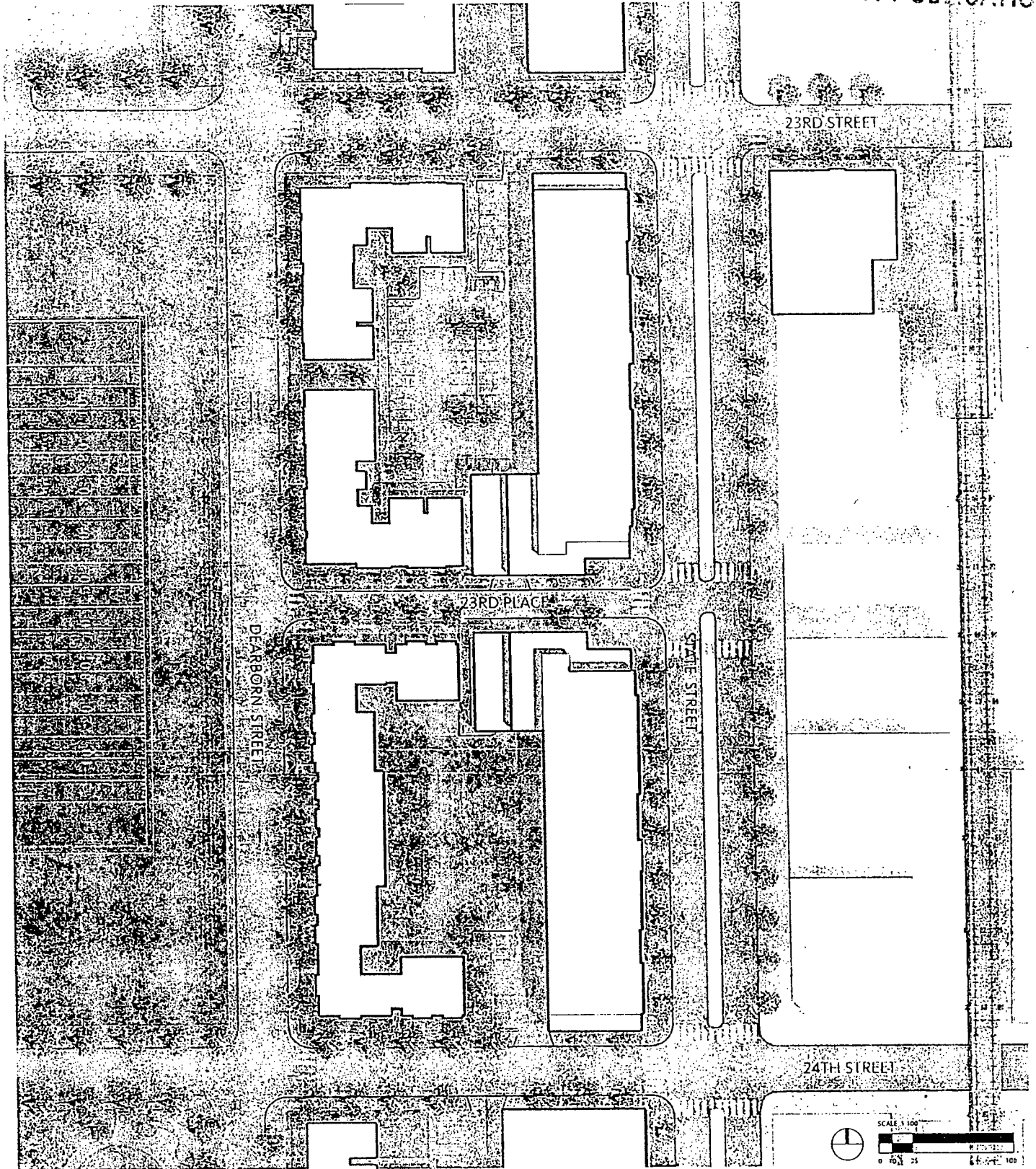
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Master Site Plan | Phasing

HAROLD ICKES REDEVELOPMENT PLAN

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Applicant:
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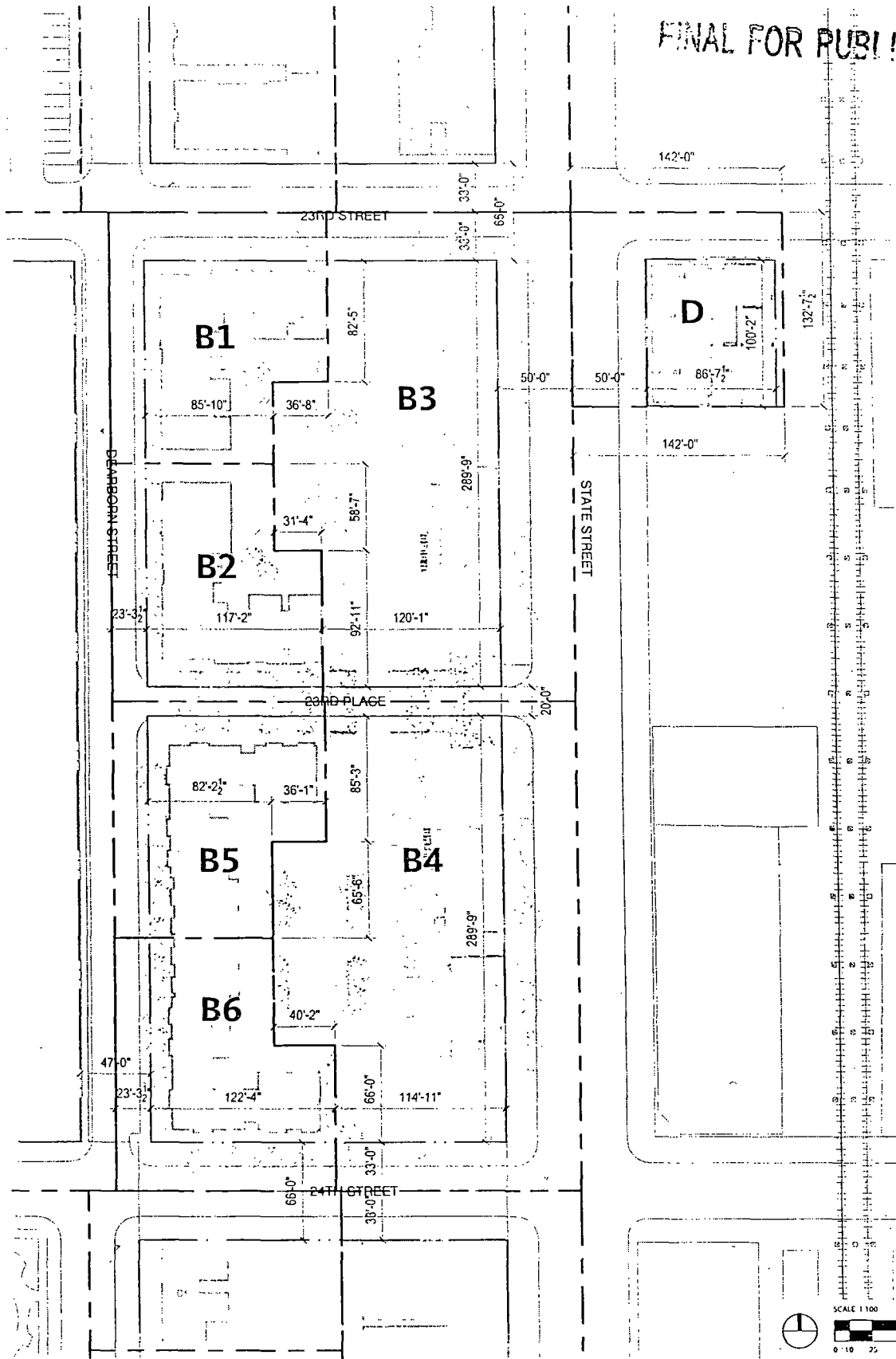
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Sub Area B & D - Phase 1a & 1b Site Plan

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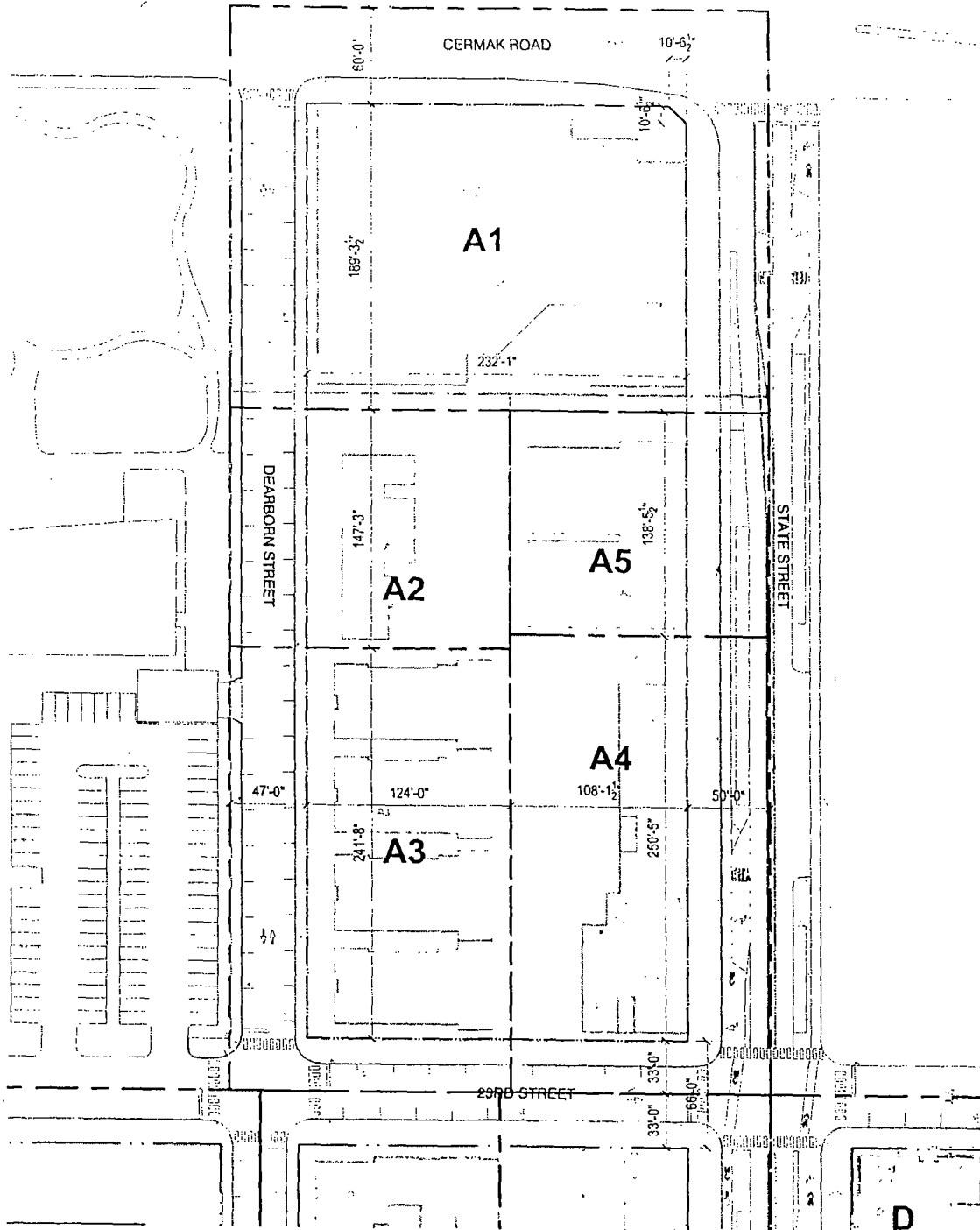
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Sub Area B & D - Phase 1a & 1b Dimensioned Development Blocks

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Worn Jerabek Wiltse Architects
Wolff Landscape Architecture

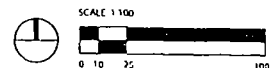


Applicant:
Ickes Master Developer JV LLC

Address:
1-23 West Cermak Road;
2210-2458 South State Street;
2401-2459 South Dearborn Street;
2301-2359 South Federal Street;
2301-2309 South State Street,
1-9 East 23rd Street; 1-53 West 23rd Street;
2-24 West 23rd Street; 34-54 West 24th Street

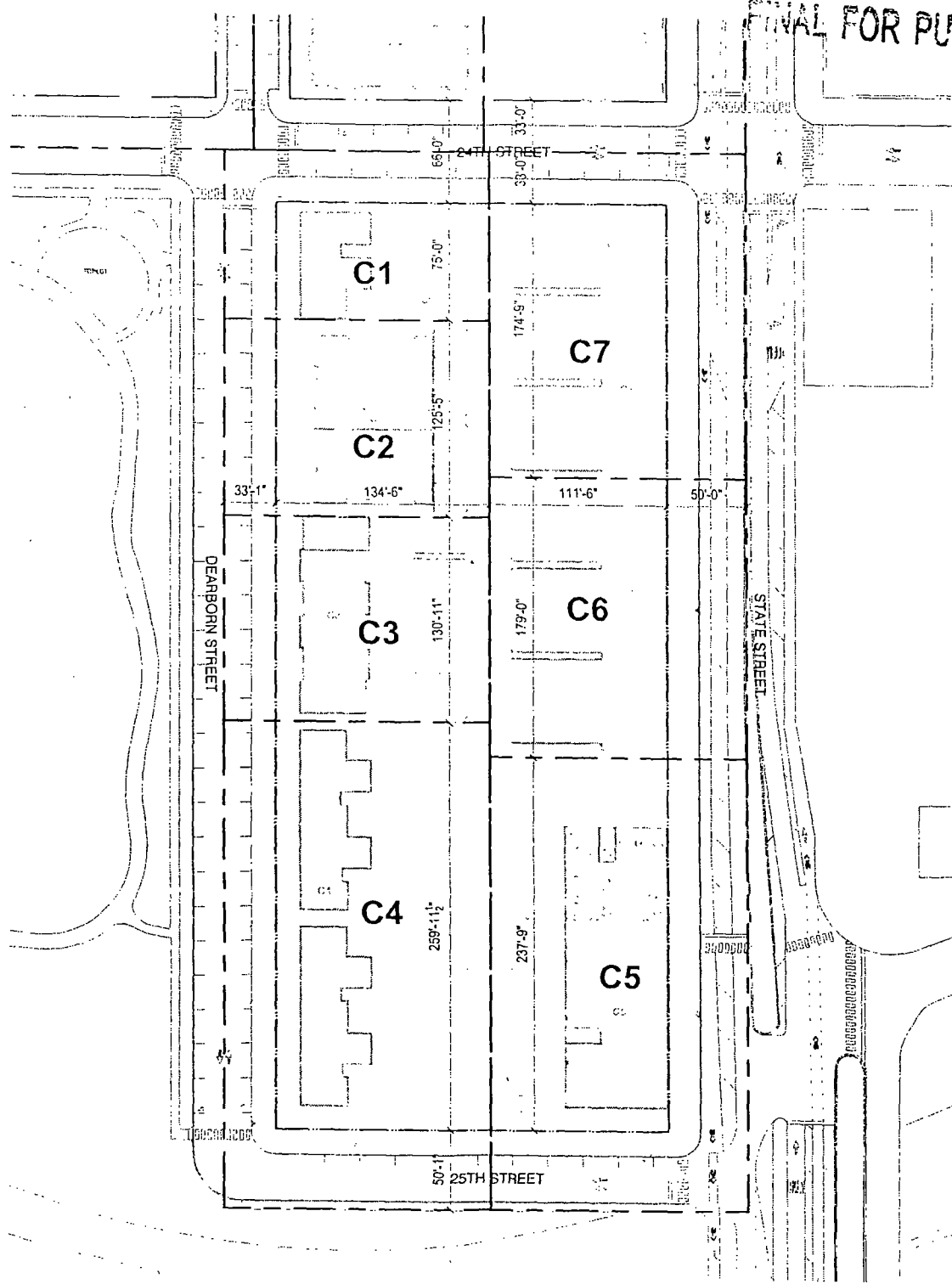
Sub Area A - Phase 2 Dimensioned Development Blocks

HAROLD ICKES REDEVELOPMENT PLAN



Introduction: April 19, 2017
Plan Commission: July 19, 2018
Planning & Design Team:
Gensler, Antonovich Architects,
Brook Architecture, Nia Architects,
Terry Guen Design Associates,
Worn Jerabek Wiltse Architects
Wolff Landscape Architecture

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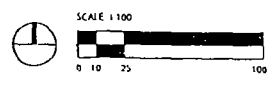


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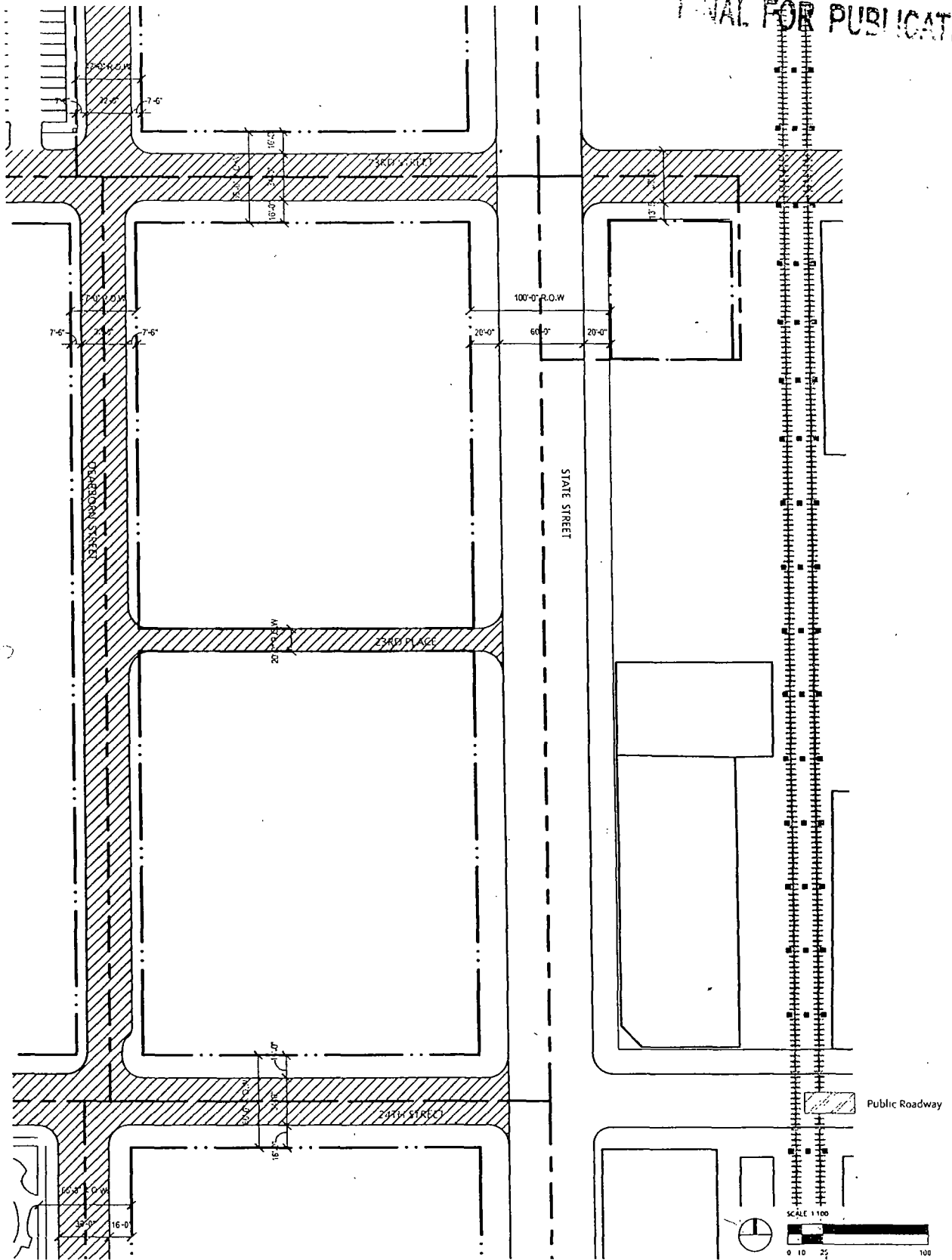
Sub Area C - Phase 3 Dimensioned Development Blocks

HAROLD ICKES REDEVELOPMENT PLAN



Introduction: April 19, 2017
Plan Commission: July 19, 2018
Planning & Design Team:
Gensler, Antunovich Architects,
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Terry Guen Design Associates,
Worn Jerabek Wiltse Architects
Wolff Landscape Architecture

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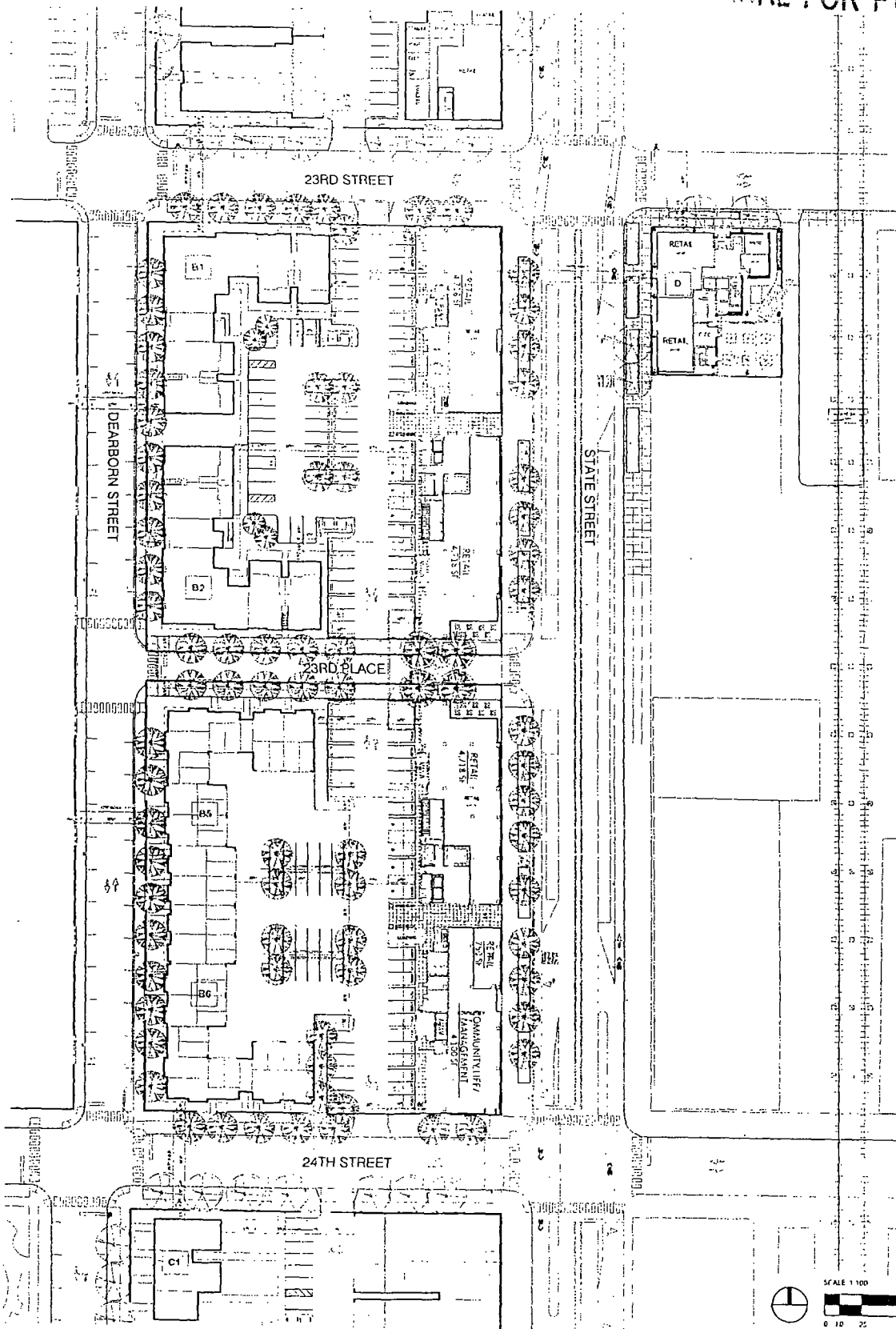
Applicant:
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Sub Area B & D - Phase 1a & 1b Public Streets and Right-of-Way Dimensions

HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017
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Terry Guen Design Associates,
Worn Jerabek Wiltse Architects
Wolff Landscape Architecture



Applicant:
Ickes Master Developer JV LLC

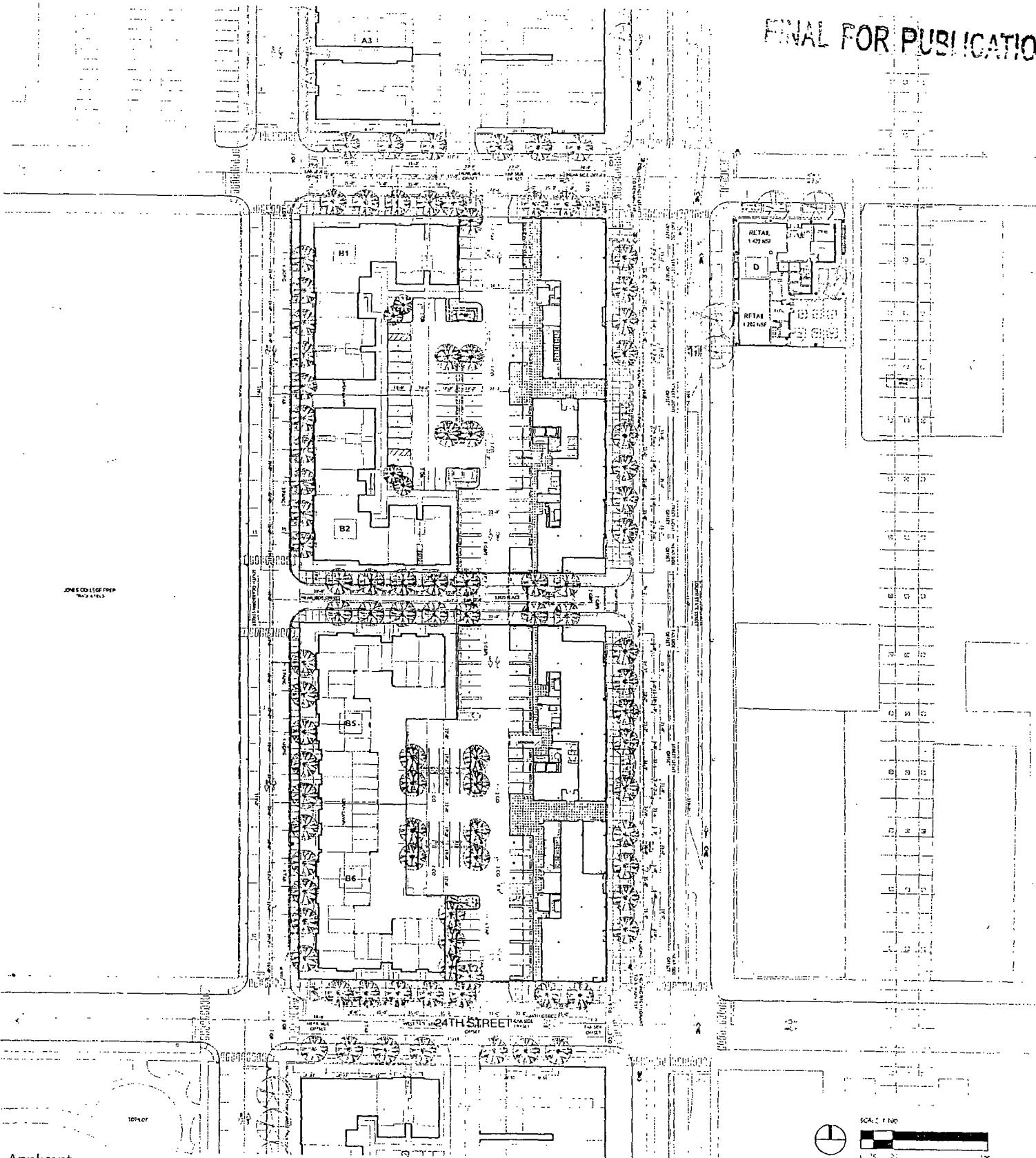
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Sub Area B & D - Phase 1a & 1b Dimensioned Site Plan

HAROLD ICKES REDEVELOPMENT PLAN

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Wolf Landscape Architecture

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JONES COLLEGE PARK
1074 07

Applicant:
Ickes Master Developer JV LLC

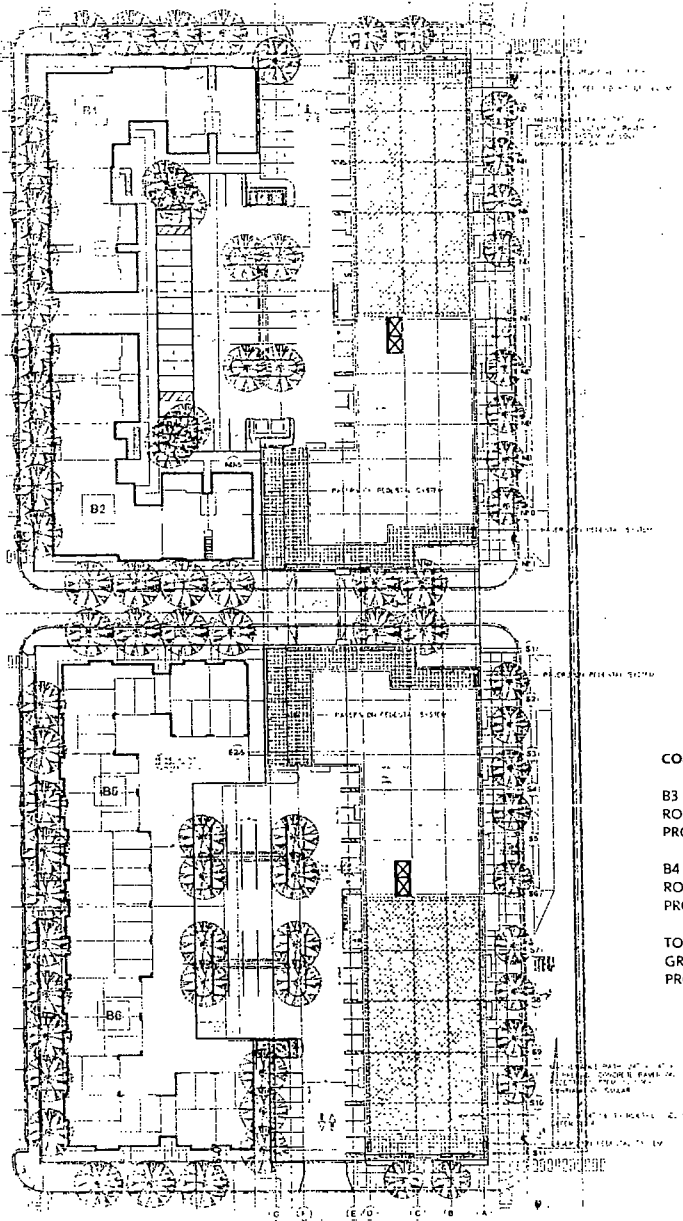
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Sub Area B & D - Phase 1 Landscape Plan

HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017
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Terry Guen Design Associates,
Worn Jerabek Wiltse Architects



COMPOSITE ROOF PLAN ANALYSIS

B3		
ROOF AREA		14,764 SF
PROPOSED GREEN ROOF AREA		7,382 SF
B4		
ROOF AREA		14,764 SF
PROPOSED GREEN ROOF AREA		7,382 SF
TOTAL ROOF AREA (X)		29,528SF
GREEN ROOF AREA REQUIRED (50% OF X)		14,764 SF
PROPOSED GREEN ROOF AREA		14,764 SF



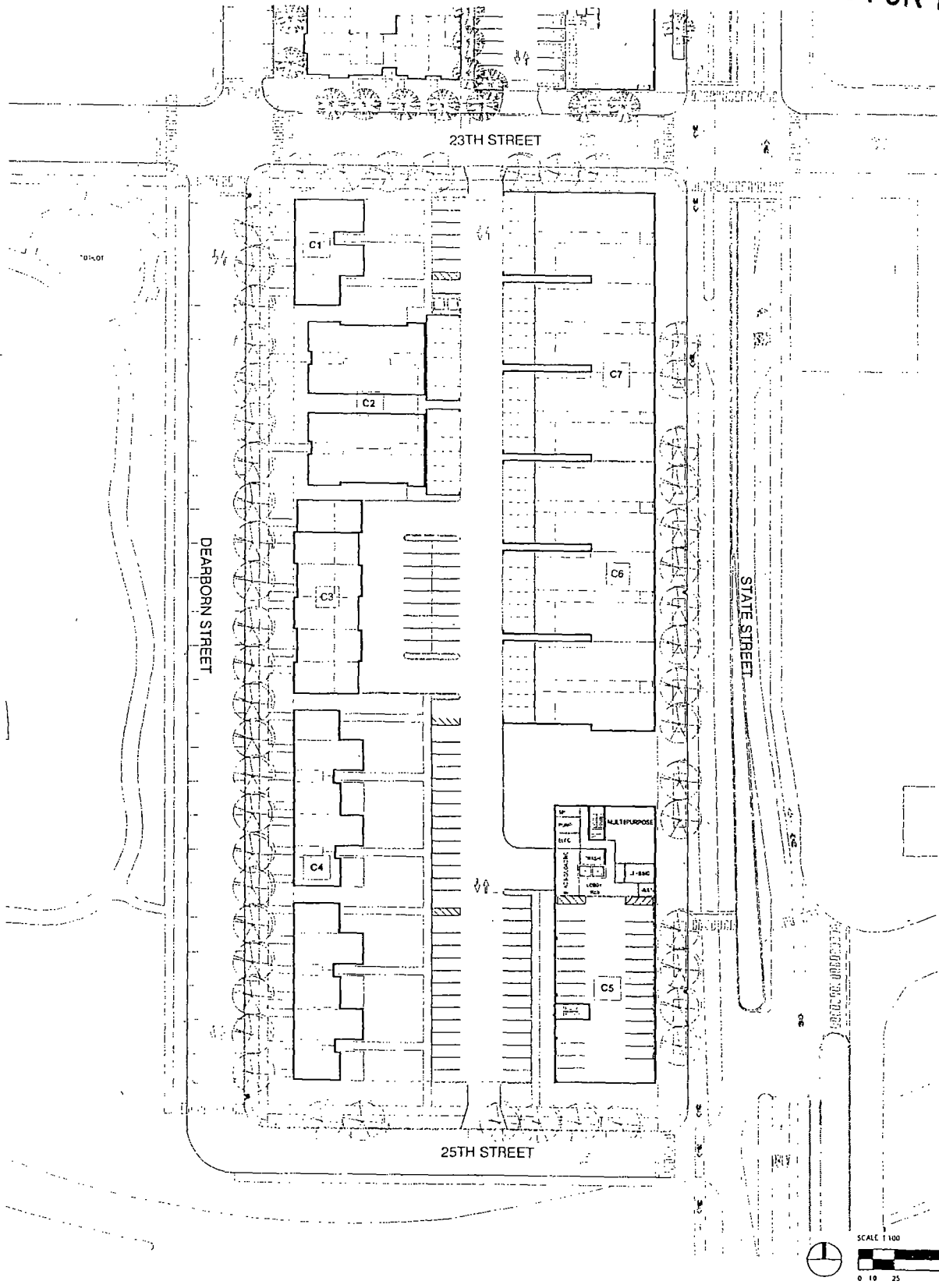
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Sub Area B & D - Phase 1 Green Roof Plan

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Wolff Landscape Architecture



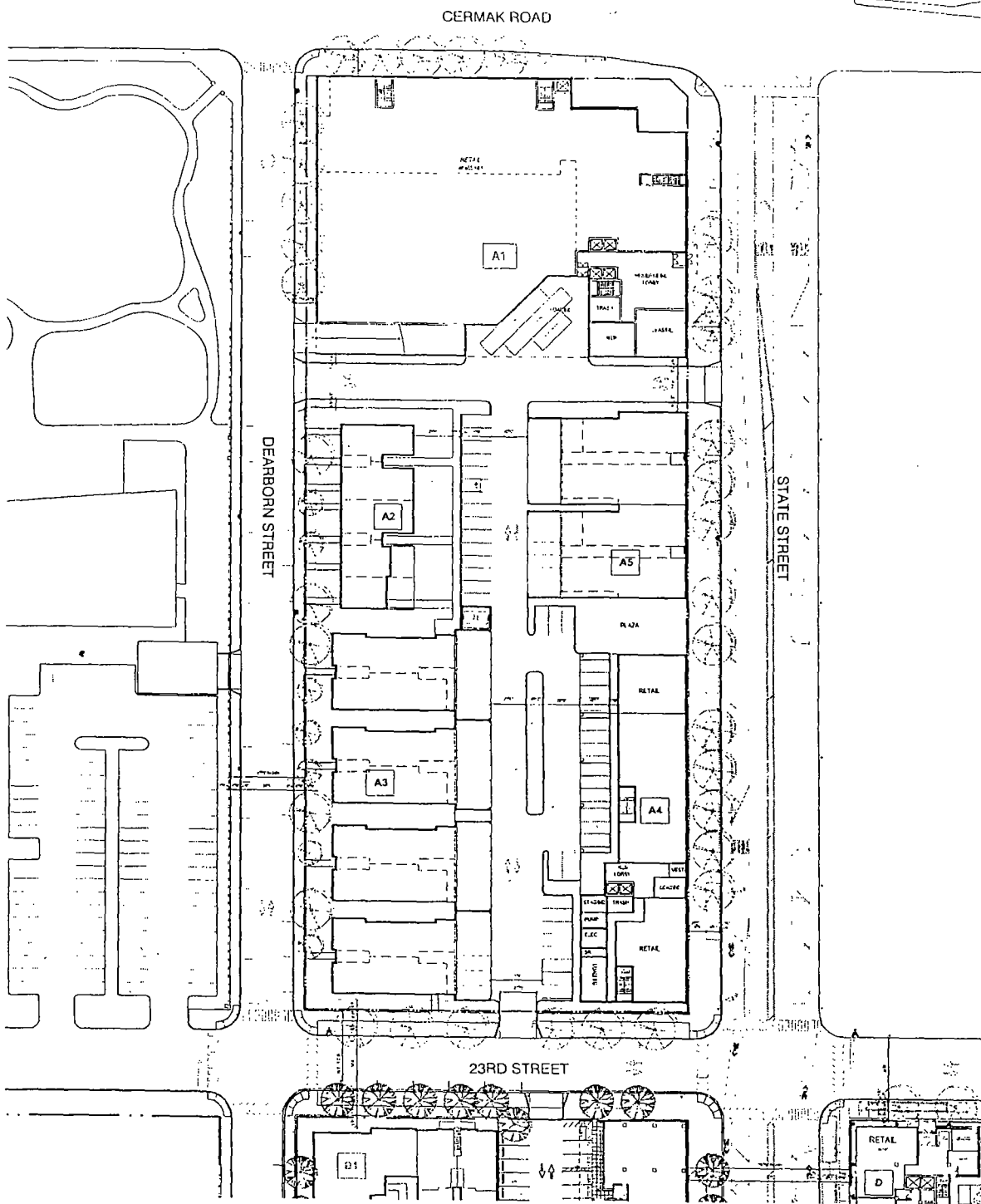
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Sub Area C - Phase 3 Illustrative Landscape Plan

HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017
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Wolff Landscape Architecture

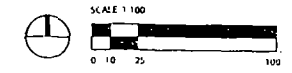


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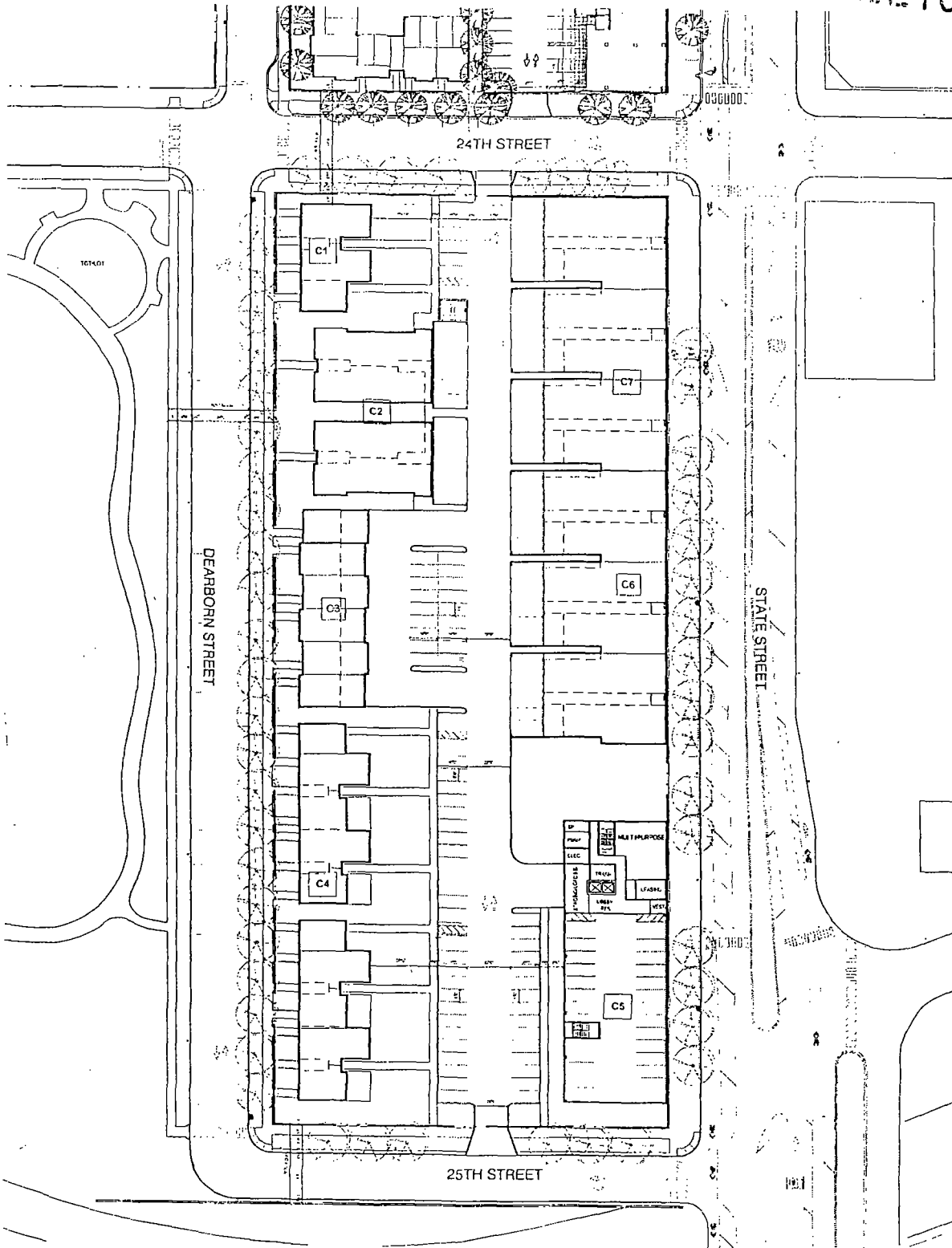
Sub Area A - Phase 2 Illustrative Site Plan

HAROLD ICKES REDEVELOPMENT PLAN



Introduction: April 19, 2017
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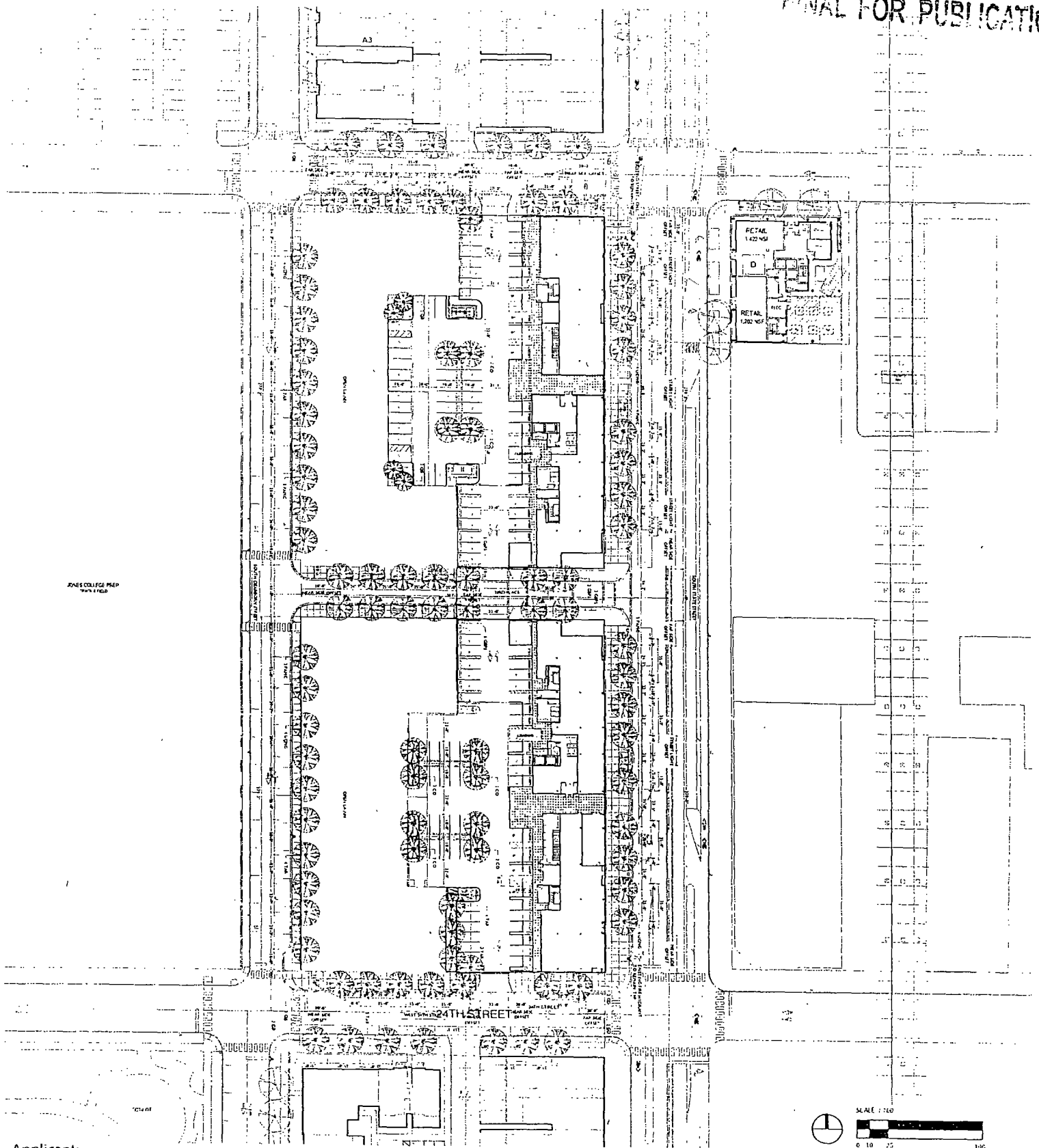
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Sub Area C - Phase 3 Illustrative Site Plan

HAROLD ICKES REDEVELOPMENT PLAN

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Worn Jerabek Wiltse Architects
Wolff Landscape Architecture



JONES COLLEGE PREP
1000 N. FIELD

Applicant:
Ickes Master Developer JV LLC

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2301-2309 South State Street;
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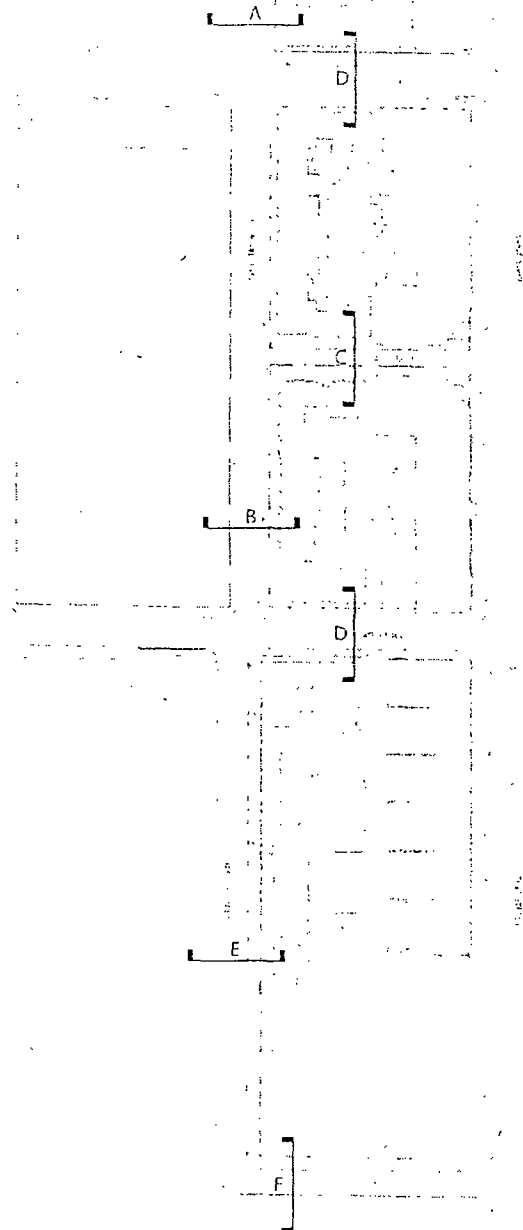
Sub Area B & D - Phase 1 Interim Landscape Plan

HAROLD ICKES REDEVELOPMENT PLAN



Introduction: April 19, 2017
Plan Commission: July 19, 2018

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Gensler, Antunovich Architects,
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Worn Jerabek Wiltse Architects



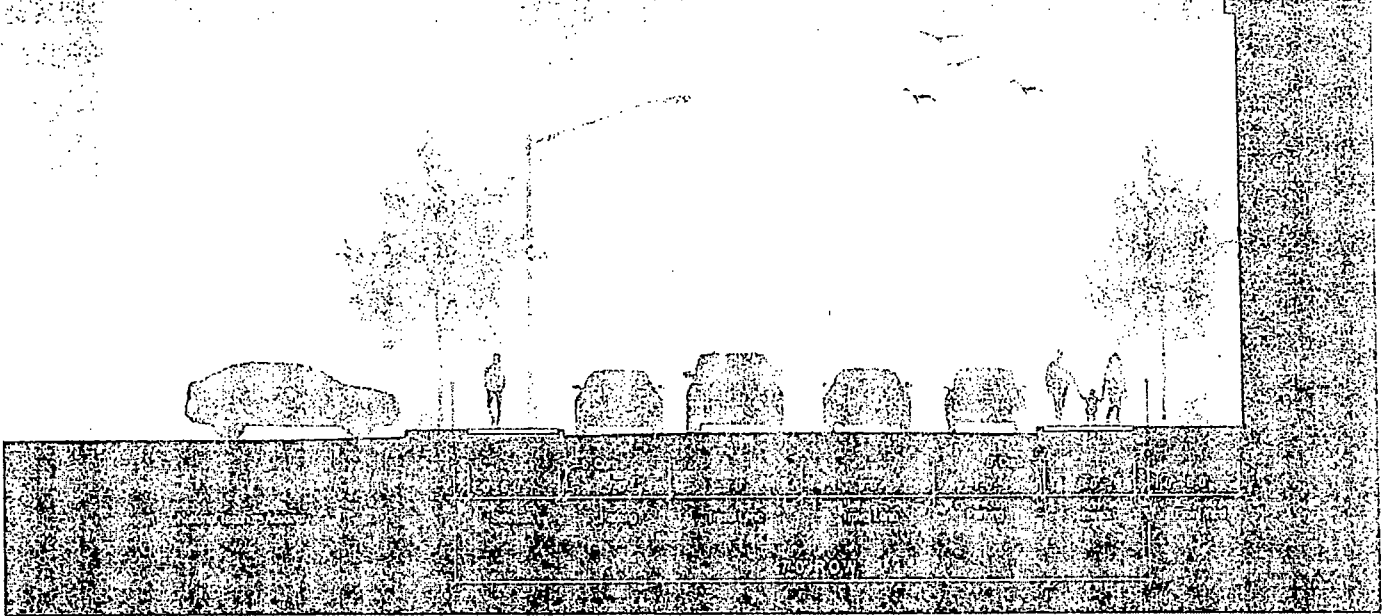
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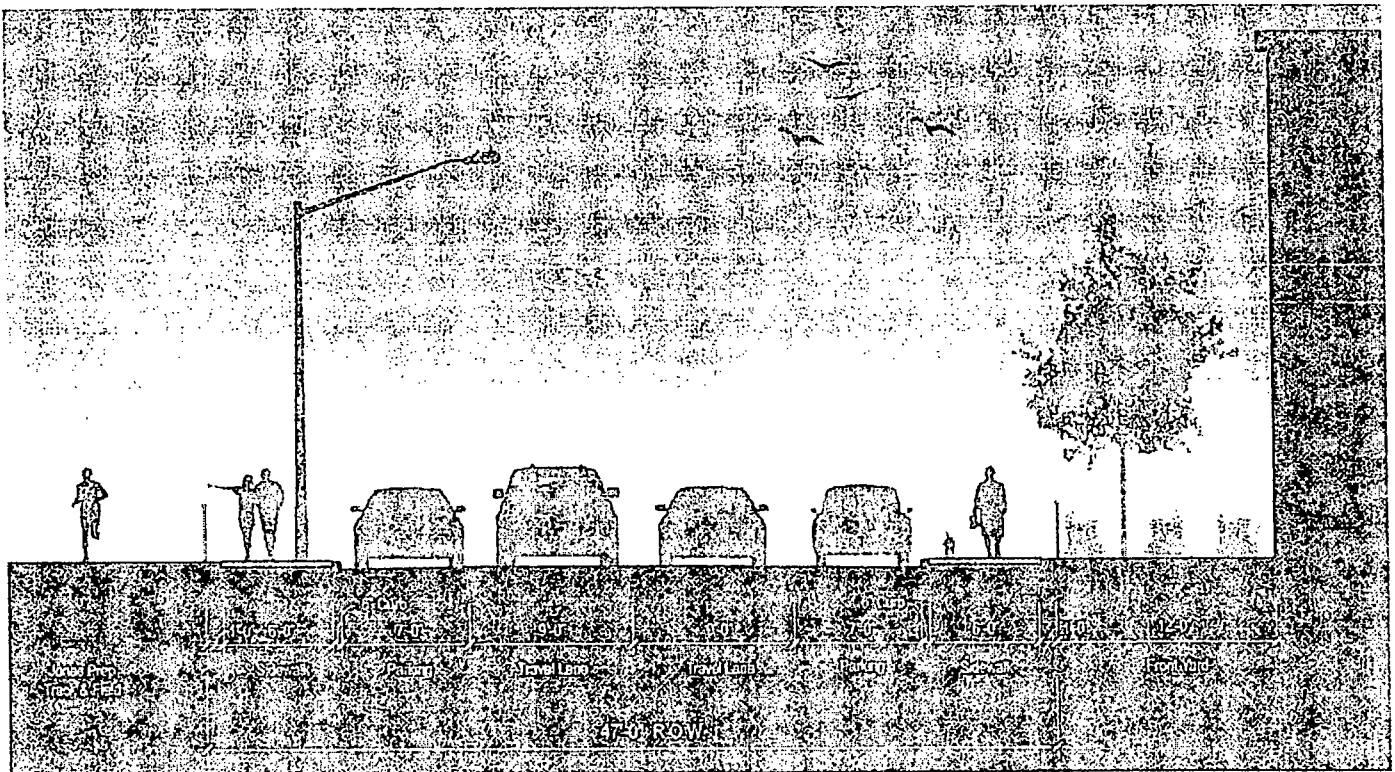
Street Section Key Map

HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017
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Worn Jerabek Wiltse Architects
Wolff Landscape Architecture



Street Section - A
 Dearborn Street Between Cermak Road and 23rd Street



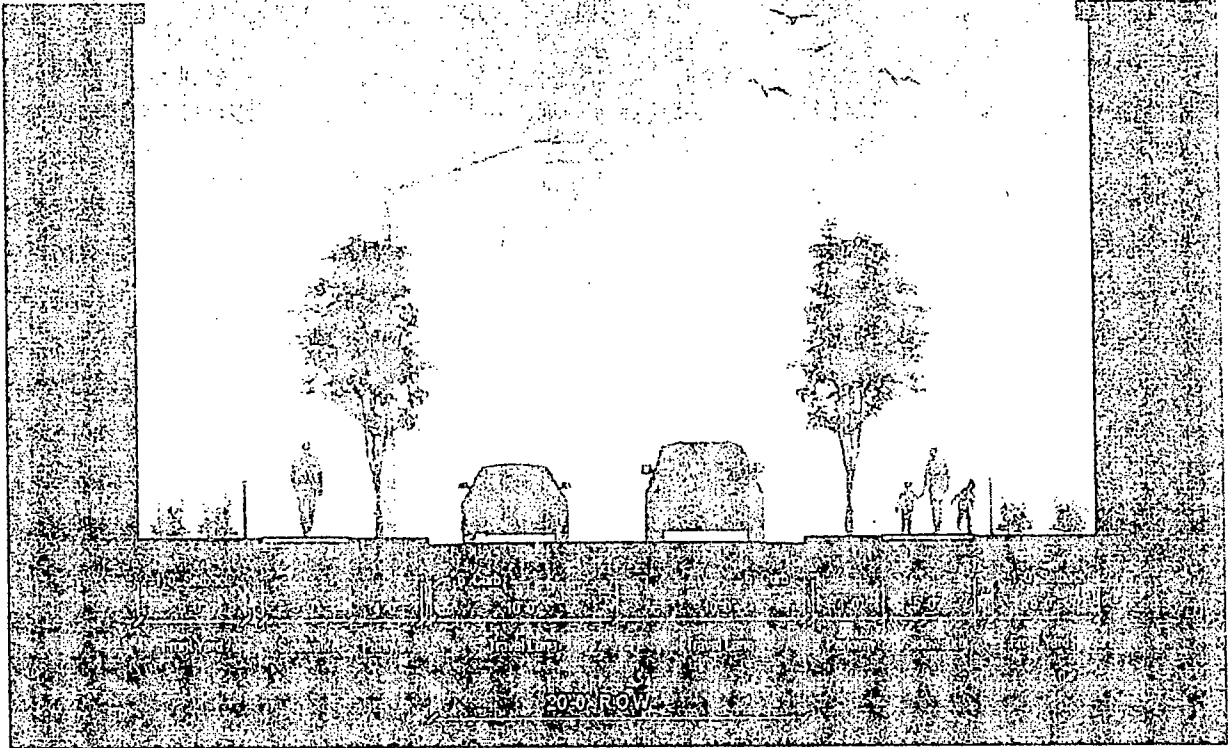
Street Section - B
 Dearborn Street Between 23rd Street and 24th Street

Applicant:
 Ickes Master Developer JV LLC

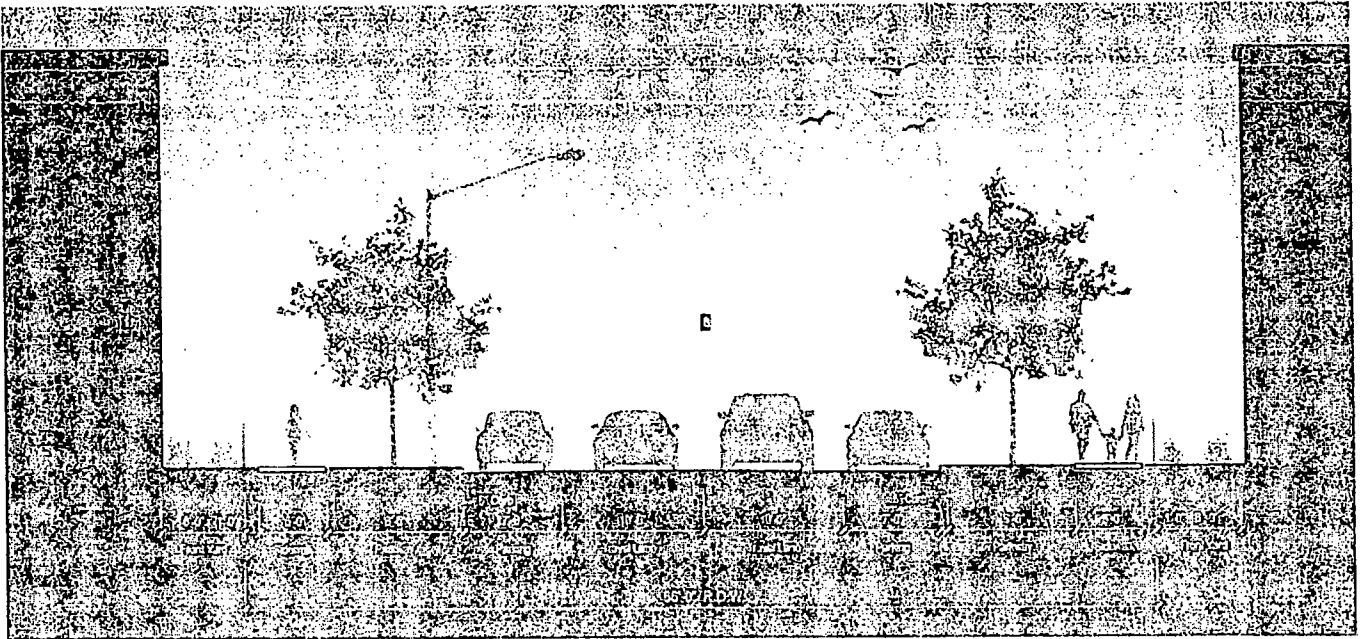
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HAROLD ICKES REDEVELOPMENT PLAN

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 Wolff Landscape Architecture



Street Section - C
23rd Place



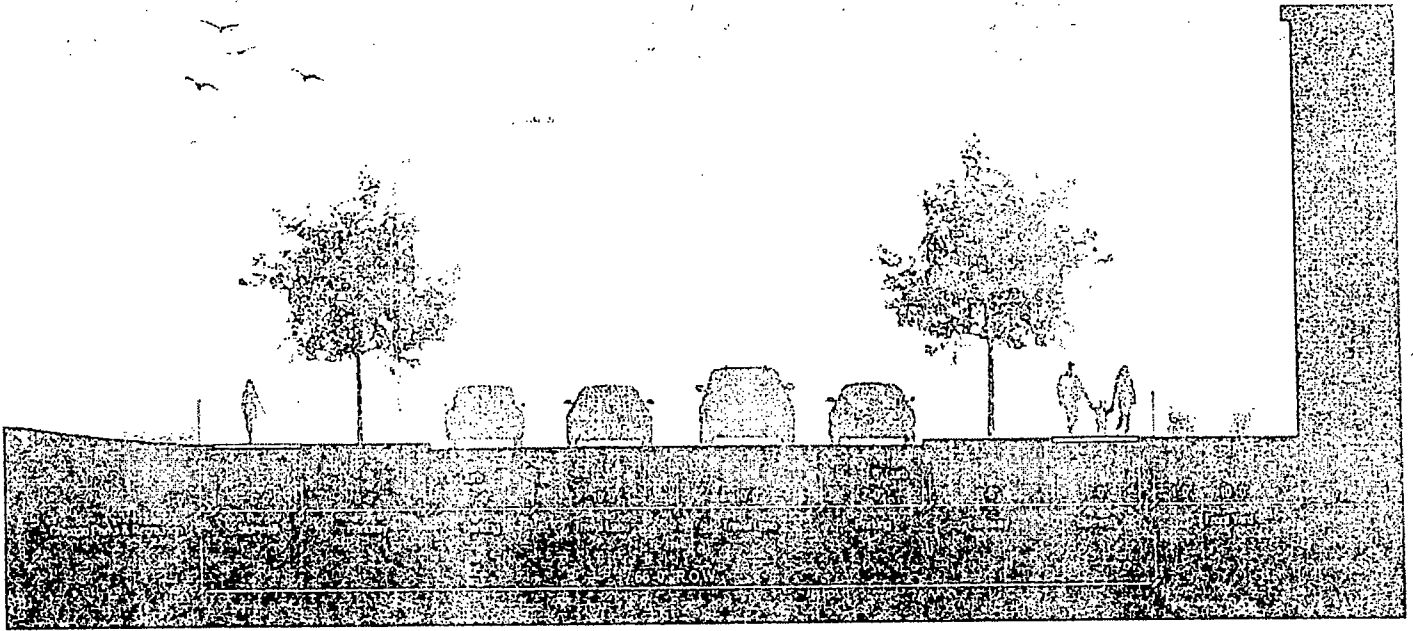
Street Section - D
23rd Street and 24th Street

Applicant:
Ickes Master Developer JV LLC

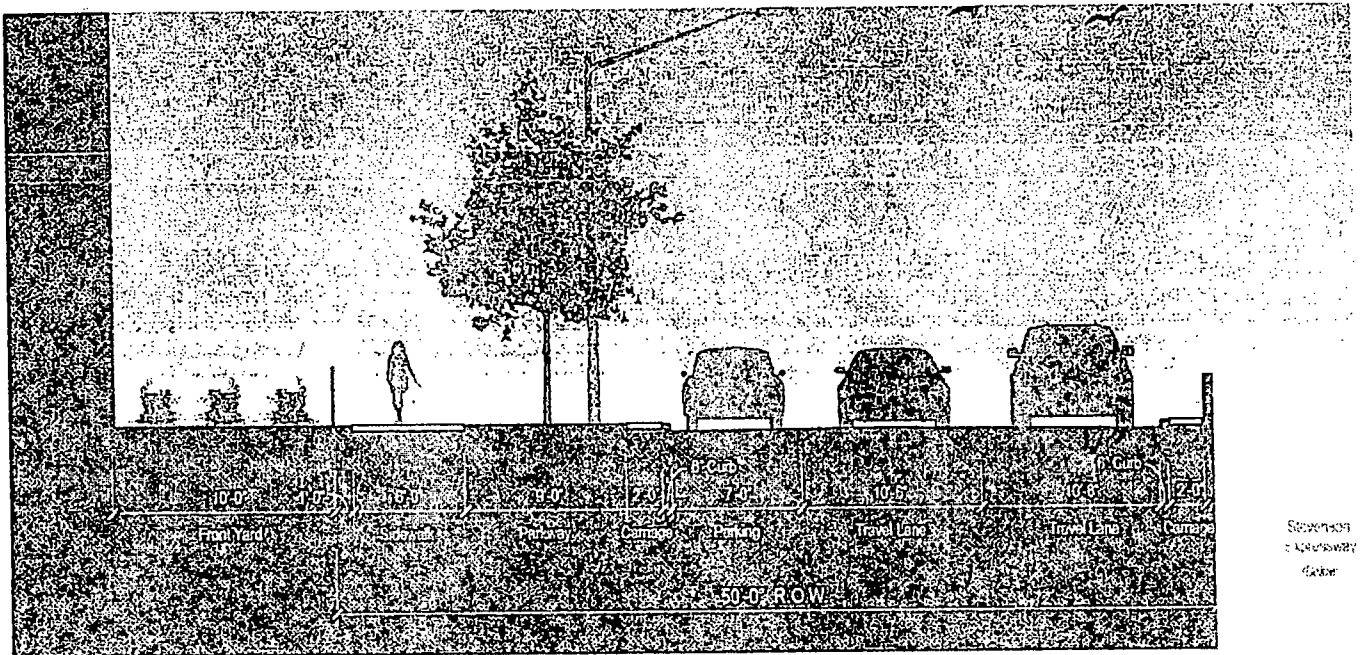
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HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017
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Wolff Landscape Architecture



Street Section - E
 Dearborn Street Between 24th Street and 25th Street



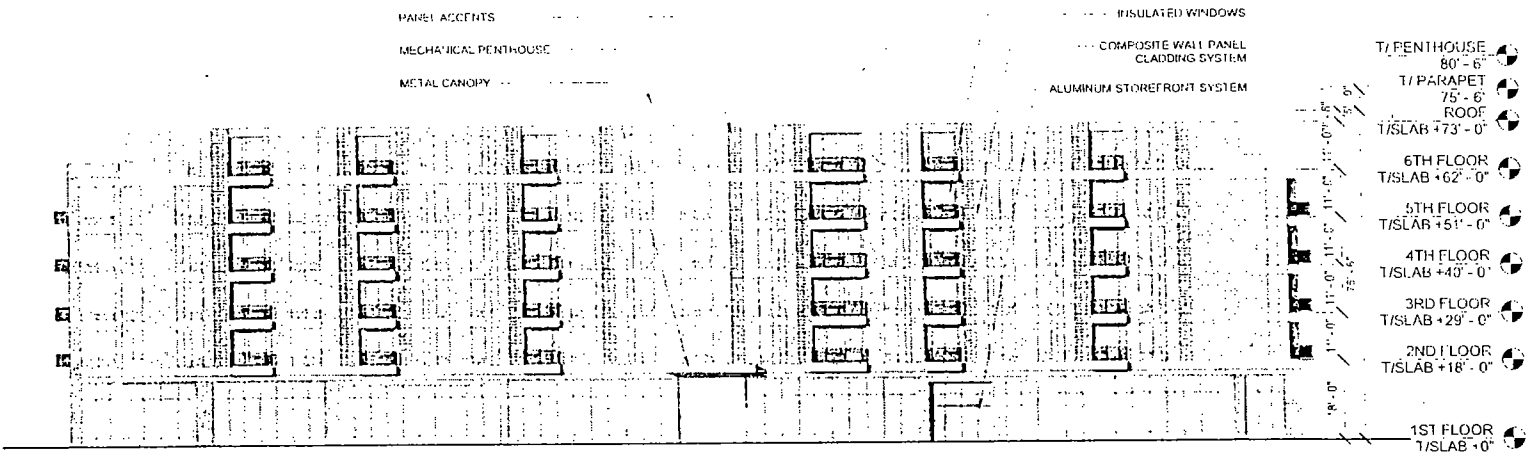
Street Section - F
 25th Street

Applicant:
 Ickes Master Developer JV LLC

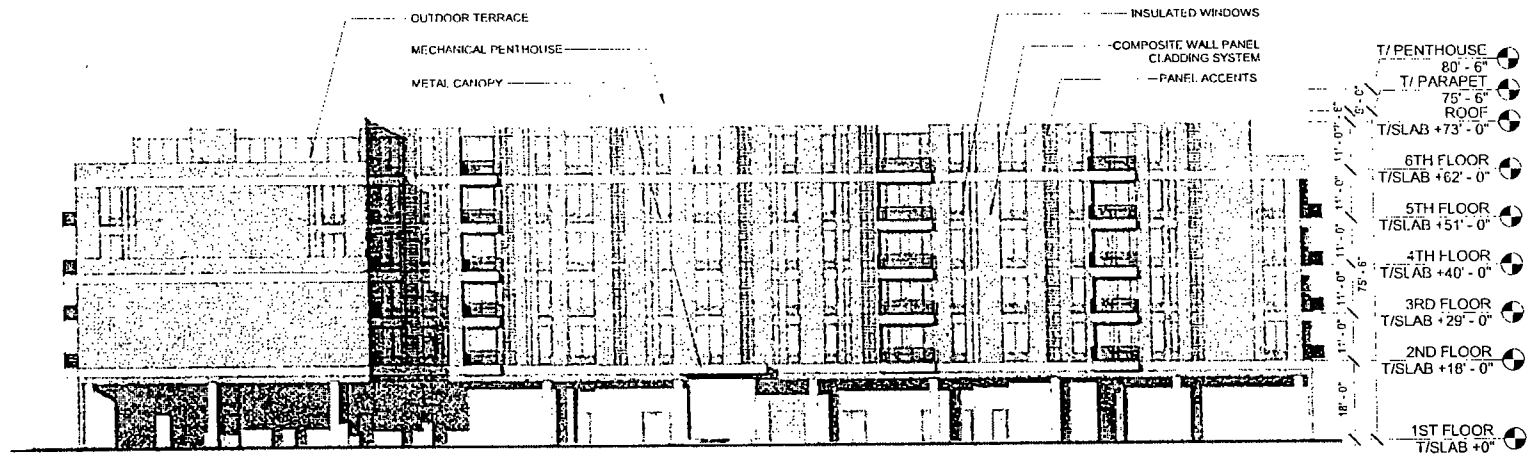
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HAROLD ICKES REDEVELOPMENT PLAN

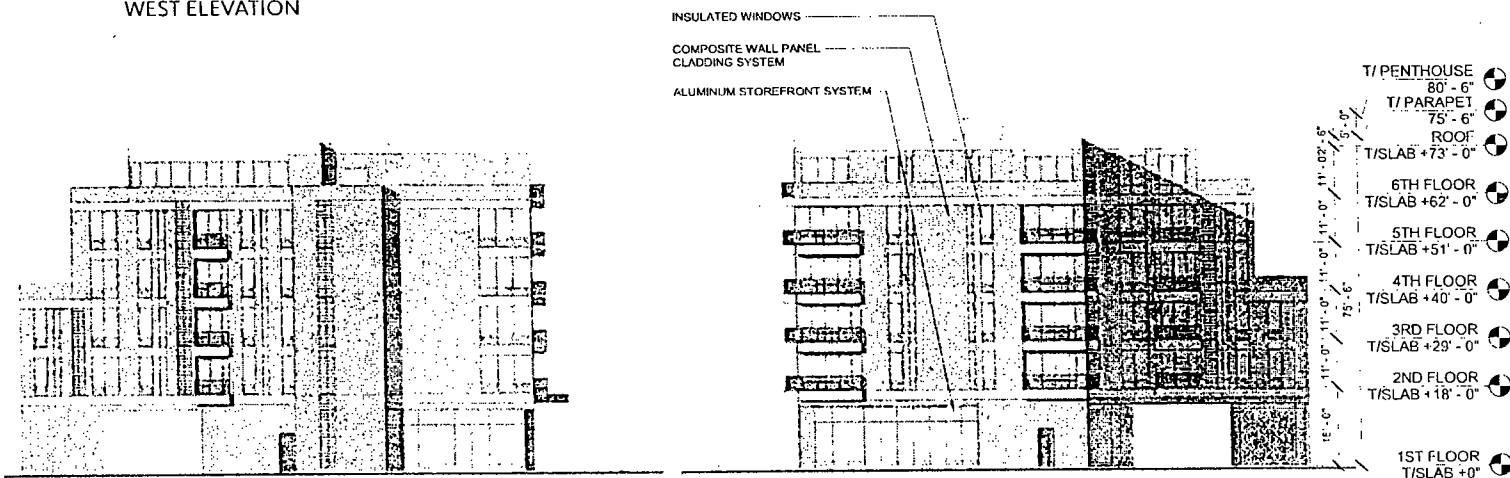
Introduction: April 19, 2017
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 Worn Jerabek Wiltse Architects
 Wolff Landscape Architecture



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION - 23RD PLACE

NORTH ELEVATION - 23RD STREET



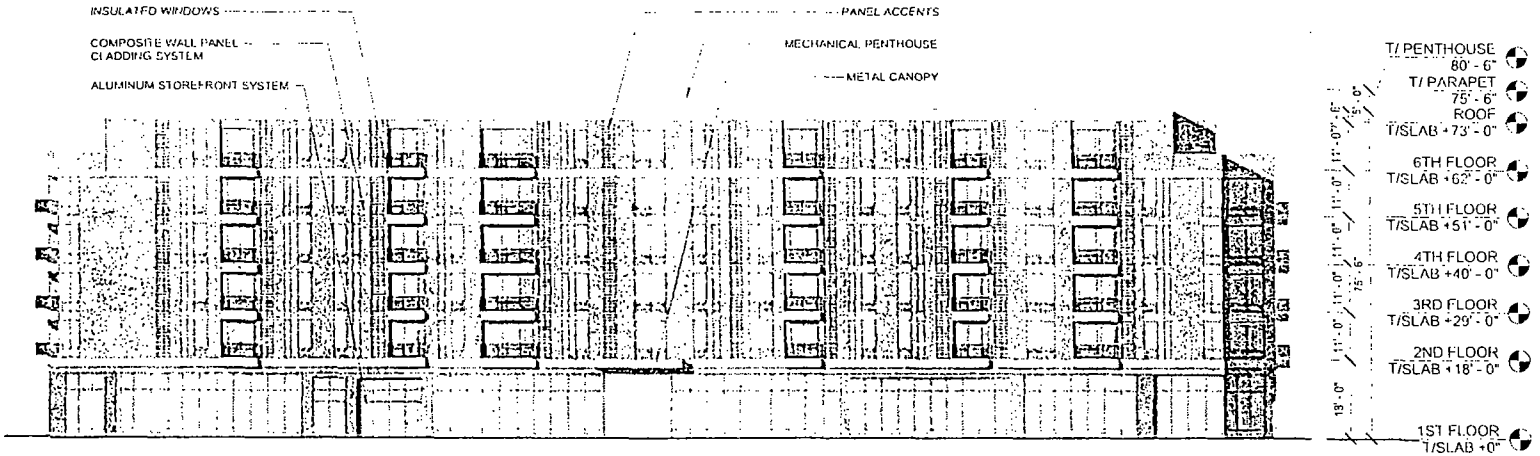
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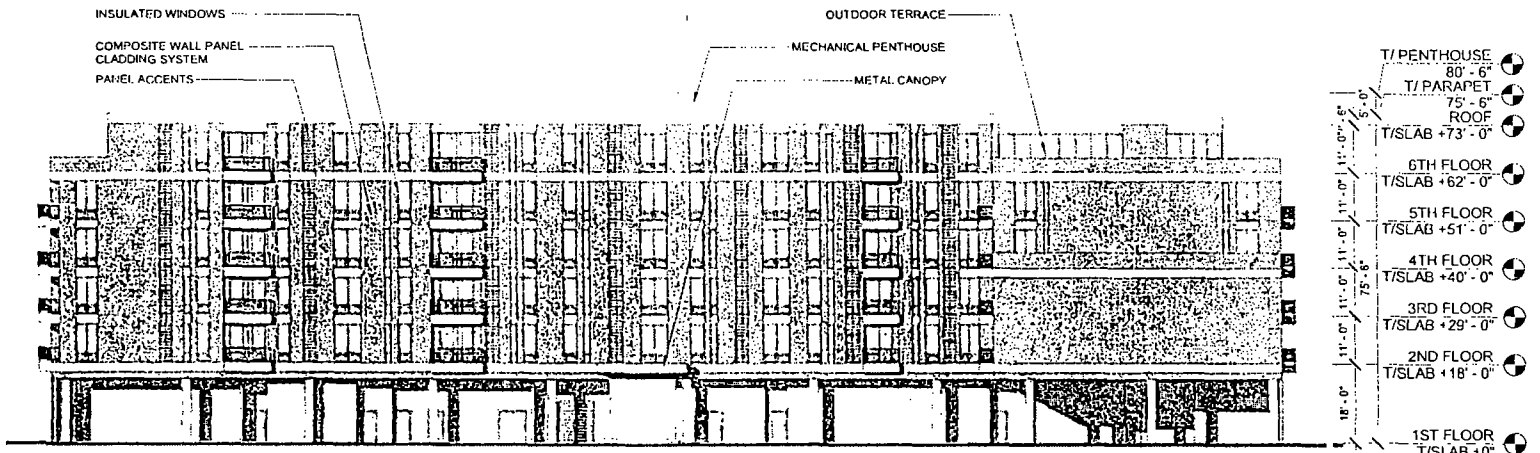
Sub Area B - Phase 1a B3 Elevations

HAROLD ICKES REDEVELOPMENT PLAN

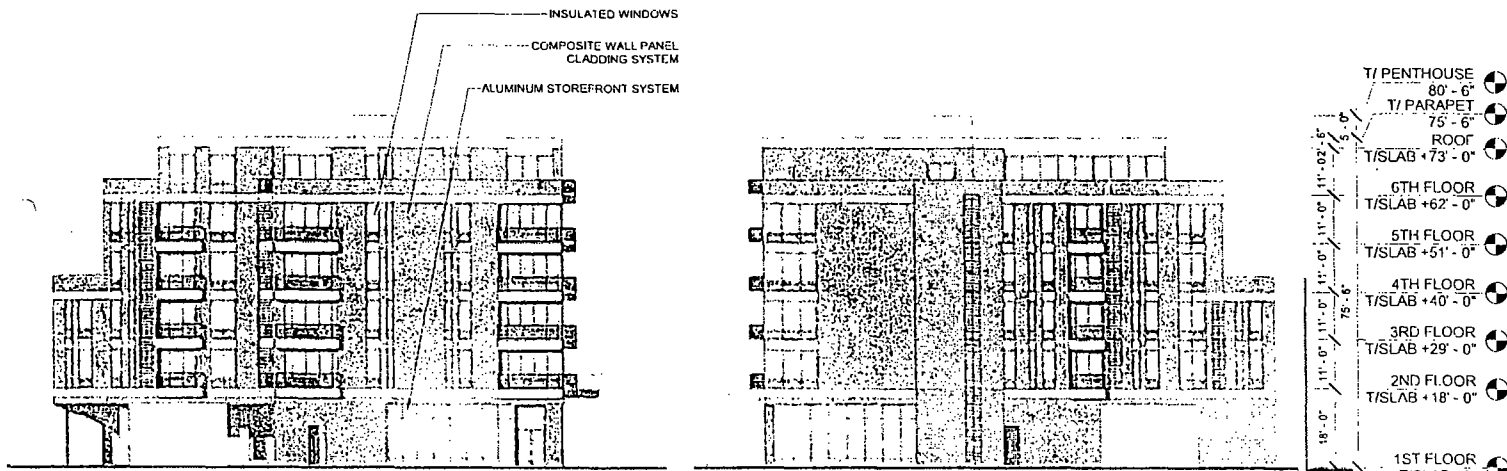
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Plan Commission, July 19, 2018
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Terry Guen Design Associates,
Worn Jerabek Wiltsch Architects
Wolff Landscape Architecture



EAST ELEVATION

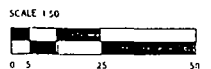


WEST ELEVATION



SOUTH ELEVATION - 24TH STREET

NORTH ELEVATION - 23RD PLACE



Applicant:
Ickes Master Developer JV LLC

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Sub Area B - Phase 1a B4 Elevations

HAROLD ICKES REDEVELOPMENT PLAN


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Worn Jerabek Wiltse Architects
Wolff Landscape Architecture



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

From: 
David L. Reifman
Commissioner
Department of Planning and Development

City Clerk Copy

Date: July 19, 2018

Re: Proposed Planned Development (generally located at 2210 S. State Street)

On July 19, 2018, the Chicago Plan Commission recommended approval of a proposed planned development submitted by the Applicant, Ickes Master Developer JV LLC at the above-referenced address. The planned development will establish five subareas (A, B, C, D, E) and authorize across all subareas up to 972 dwelling units, ground floor commercial space and accessory parking spaces to be built in phases on the 20 acre site. Phase I will include a portion of Subarea B to be located at the intersection of the proposed West 23rd Place and South State Street and will authorize the construction of a 6-story, not to exceed 90' tall building with ground floor commercial space, 210 dwelling units and approximately 65 required, accessory, vehicular, parking spaces. 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 744-9476.

Cc: Anna Robles, App # 19186
PD Master File (Original PD, copy of memo)