



City of Chicago



SO2014-8814

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 11/5/2014

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 1-G at 213-223 N Peoria St, 210-222 N Green St and 211-219 N Green St - App No. 18226

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 CI-1 Neighborhood Commercial District symbols and indications as shown on Map 1-G in the area bounded by:

North Peoria Street; the public alley next south of and parallel to West Fulton Market; the public alley next south of and parallel to West Fulton Street; North Green Street; a line 125.75 feet south of and parallel to West Fulton Market; a line 126 feet east of and parallel to North Green Street; a line 177.23 feet south of and parallel to West Fulton Market; North Green Street; a line 100 feet north of and parallel to West Lake Street; a line 126.14 feet west of and parallel to North Green Street; and the public alley next north of and parallel to West Lake Street;

to those of the CI-5 Neighborhood Commercial District;

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the CI-5 Neighborhood Commercial District symbols and indications as shown on Map 1-G in the area bounded by:

North Peoria Street; the public alley next south of and parallel to West Fulton Market; the public alley next south of and parallel to West Fulton Street; North Green Street; a line 125.75 feet south of and parallel to West Fulton Market; a line 126 feet east of and parallel to North Green Street; a line 177.23 feet south of and parallel to West Fulton Market; North Green Street; a line 100 feet north of and parallel to West Lake Street; a line 126.14 feet west of and parallel to North Green Street; and the public alley next north of and parallel to West Lake Street;

to those Business Planned Development;

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

BUSINESS PLANNED DEVELOPMENT NO. _____
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number TBD, ("Planned Development") consists of approximately 34,709 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). The applicants, SRI-ASW Green Owner LLC and 219 Partners LLC (the "Applicants"), are the owners of the Property.
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, 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 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 ("DPD") 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 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.

4. This Plan of Development consists of 15 Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Overall Site Plan, Site Plan for Subarea A, B and C; Landscape Plan; and Building Elevations (North, South, East and West) prepared by Hartshorne Plunkard Architecture and dated September 17, 2015, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the DPD. In any instance

Applicant: SRI-ASW Green Owner LLC and 219 Partners LLC
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Introduced: November 5, 2014
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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 are permitted in the area delineated herein as a Business Planned Development: Retail Sales, General; Office; Co-Located Wireless Communication Facilities; Day Care; Postal Service; Public Safety Services; Animal Services; Artist Work or Sales Space; Building Maintenance Services; Business Equipment Sales and Service; Business Support Services; Communication Service Establishments; Eating and Drinking Establishments; Outdoor patio (located on a rooftop or at grade level); Financial Services (excluding pawn shops and pay day loan stores); Food and Beverage Retail Sales (provided Liquor Sales shall only be an accessory use); Medical Service; Personal Service; Repair or Laundry Service, Consumer; and Auto Supply/Accessory Sales, only; and related, 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 site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 34,709 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by 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.

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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 seek LEED certification and provide a 50% net green roof equivalent to an actual overall total of 11,581 square feet.
15. 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 C1-5 Neighborhood Commercial District.

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BUSINESS PLANNED DEVELOPMENT NO. _____
BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	46,443 SF
Area of Public Rights-of-Way (sf):	11,734 SF
Net Site Area (sf) (overall):	34,709 SF
Sub-Area A (sf):	6,470 SF
Sub-Area B (sf):	16,159 SF
Sub-Area C (sf):	12,080 SF
Maximum Floor Area Ratio (overall):	5.0

Minimum Off-Street Parking Spaces:

Subarea A:	3
Subarea B:	0
Subarea C	37

Minimum Bicycle Parking Spaces: 6

Minimum Off-Street Loading Spaces:

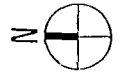
Subarea A:	0
Subarea B:	0
Subarea C	1

Maximum Building Height:

Sub-Area A:	20'
Sub-Area B:	81'6"
Sub-Area C:	149'

Minimum Setbacks: In substantial conformance with the Plans

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PLANNED DEVELOPMENT
BOUNDARY MAP

APPLICANT: SRI-ASW GREEN OWNER LLC & 219 PARTNERS LLC

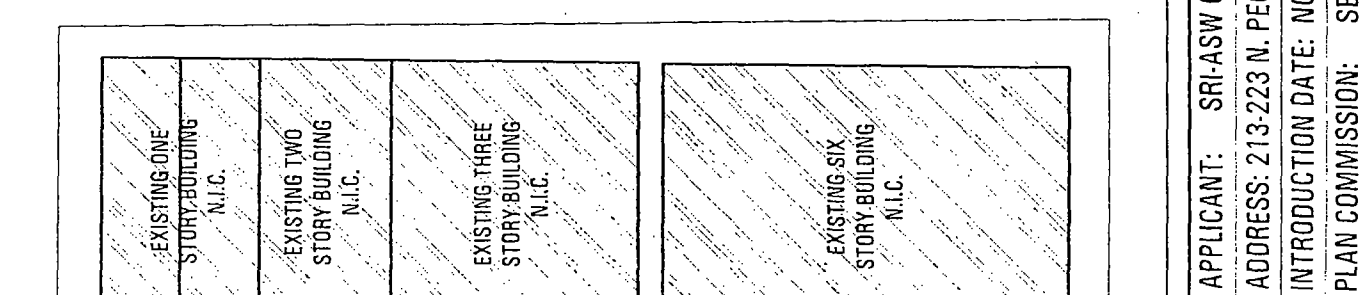
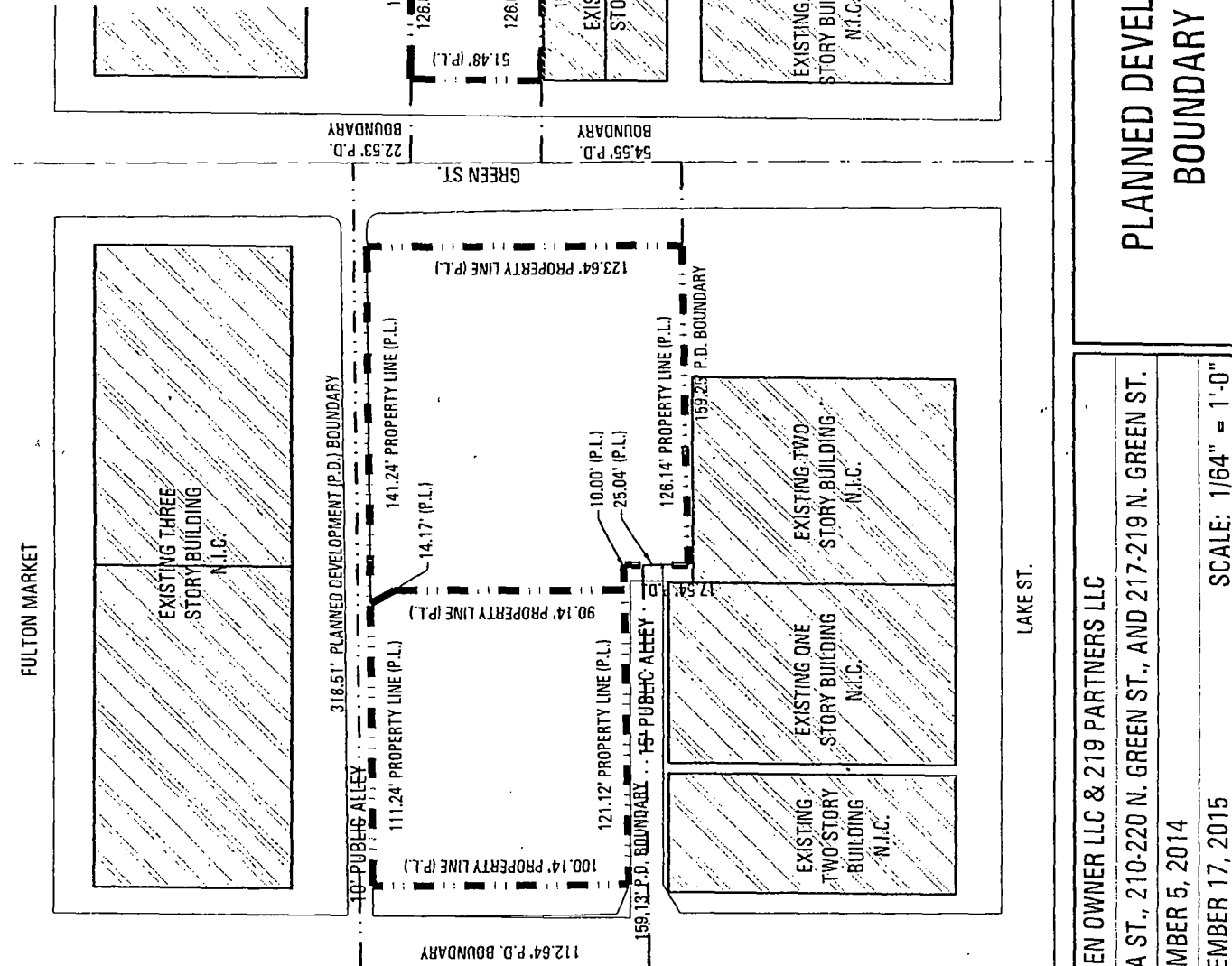
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INTRODUCTION DATE: NOVEMBER 5, 2014

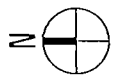
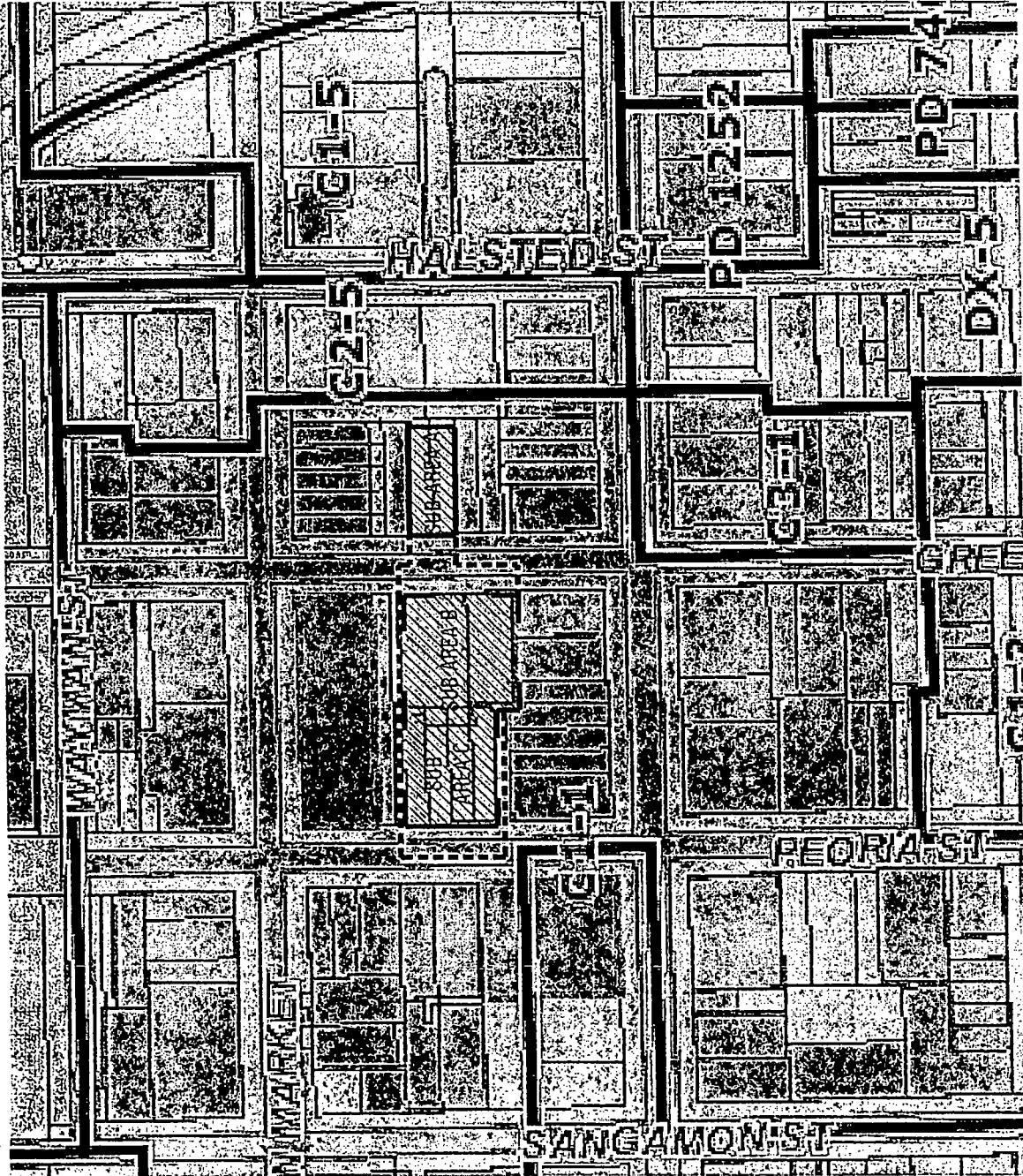
PLAN COMMISSION: SEPTEMBER 17, 2015

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

LEGEND	
	PD BOUNDARY LINE
	PD PROPERTY LINE
	GROSS SITE AREA 46,443 SF
	AREA OF PUBLIC RIGHT OF WAY 11,734 SF
	NET SITE AREA 34,709 SF



LEGEND
SUBJECT PREMISES
PD BOUNDARY LINE
PD PROPERTY LINE



EXISTING ZONING MAP

APPLICANT: SRI-ASW GREEN OWNER LLC & 219 PARTNERS LLC

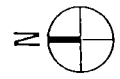
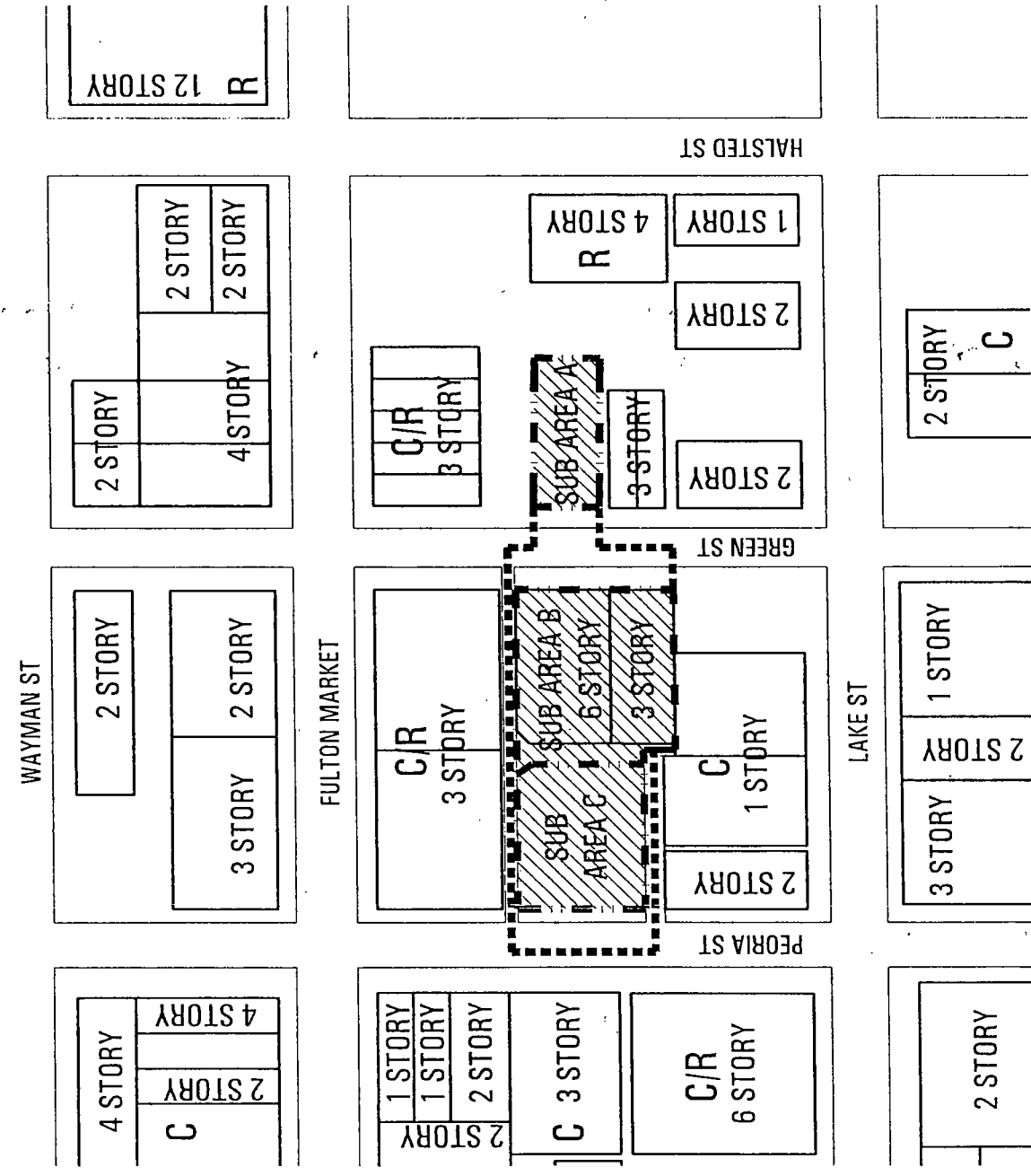
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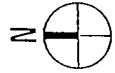
SCALE: 1/128" = 1'-0"

LEGEND	
SUBJECT PREMISES	
I	INSTITUTIONAL
C	BUSINESS/COMMERCIAL
R	RESIDENTIAL
---	PD BOUNDARY LINE
---	PD PROPERTY LINE



EXISTING LAND USE MAP

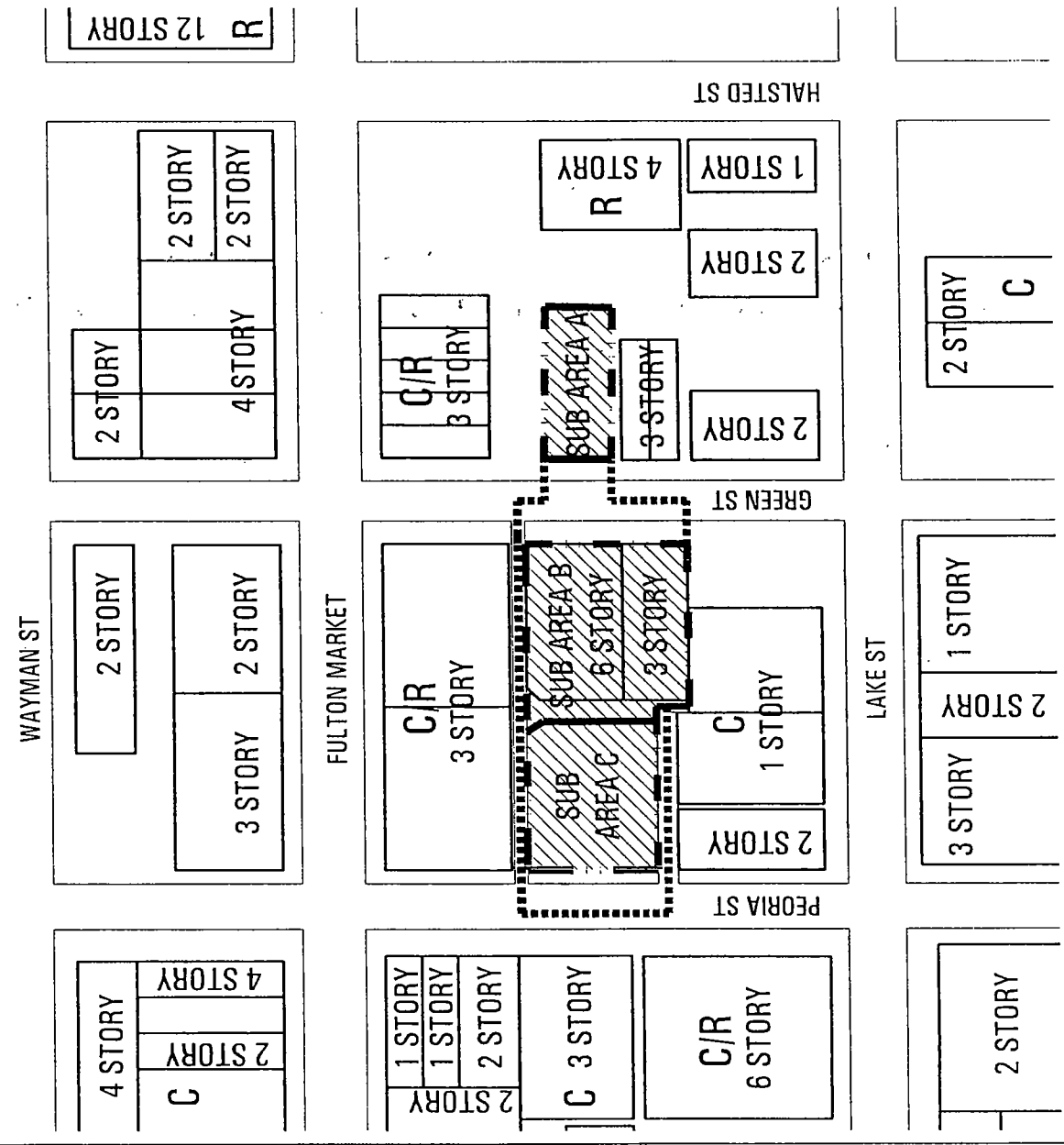
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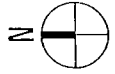
PLANNED DEVELOPMENT
SUB AREA MAP

APPLICANT: SRI-ASW GREEN OWNER LLC & 219 PARTNERS LLC
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LEGEND	SUBJECT PREMISES
	PD SUB AREA A 6,470 SF
	PD SUB AREA B 16,109 SF
	PD SUB AREA C 12,130 SF
	PD PROPERTY AREA 34,709 SF
	PD BOUNDARY AREA 46,443 SF



12 STORY R



SITE PLAN/LANDSCAPE PLAN

APPLICANT: SRI-ASW GREEN OWNER LLC & 219 PARTNERS LLC

ADDRESS: 213-223 N. PEORIA ST., 210-220 N. GREEN ST., AND 217-219 N. GREEN ST.

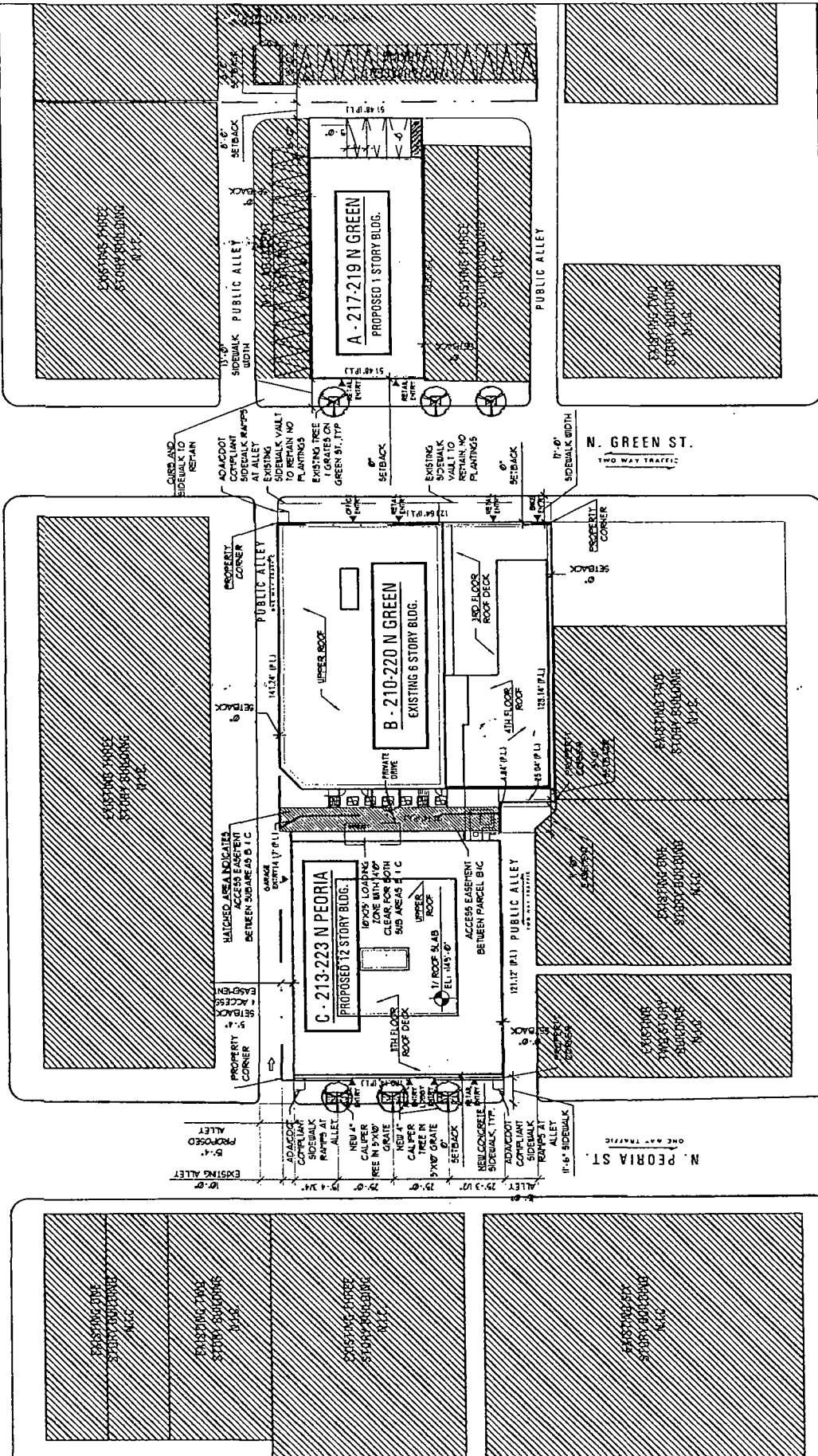
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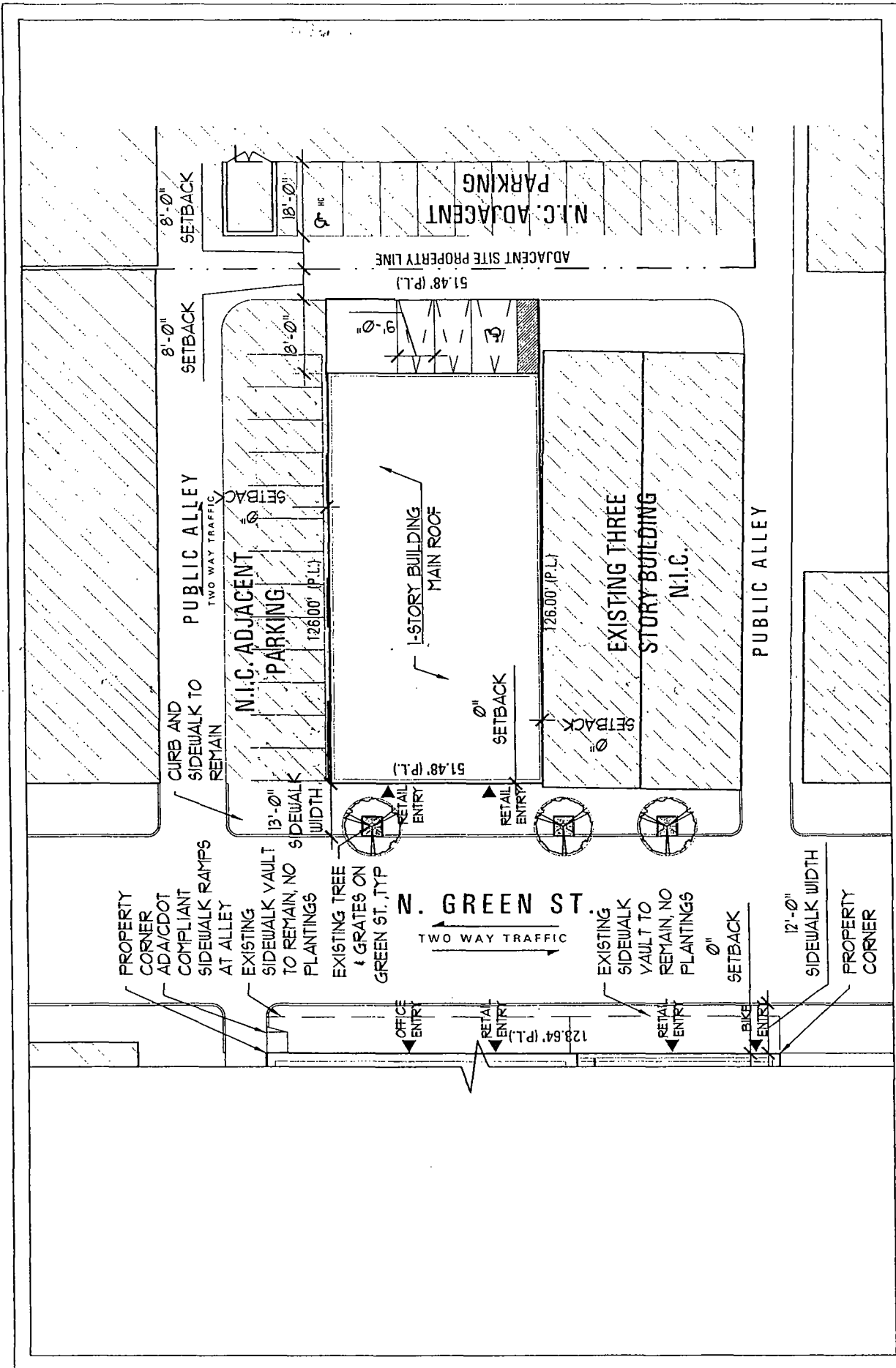
PLAN COMMISSION: SEPTEMBER 17, 2015

SCALE: 1/84" = 1'-0"

W. FULTON MARKET
ONE WAY TRAFFIC

W. LAKE ST.
TWO WAY TRAFFIC



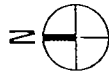


N

SUBAREA A SITE/LANDSCAPE PLAN

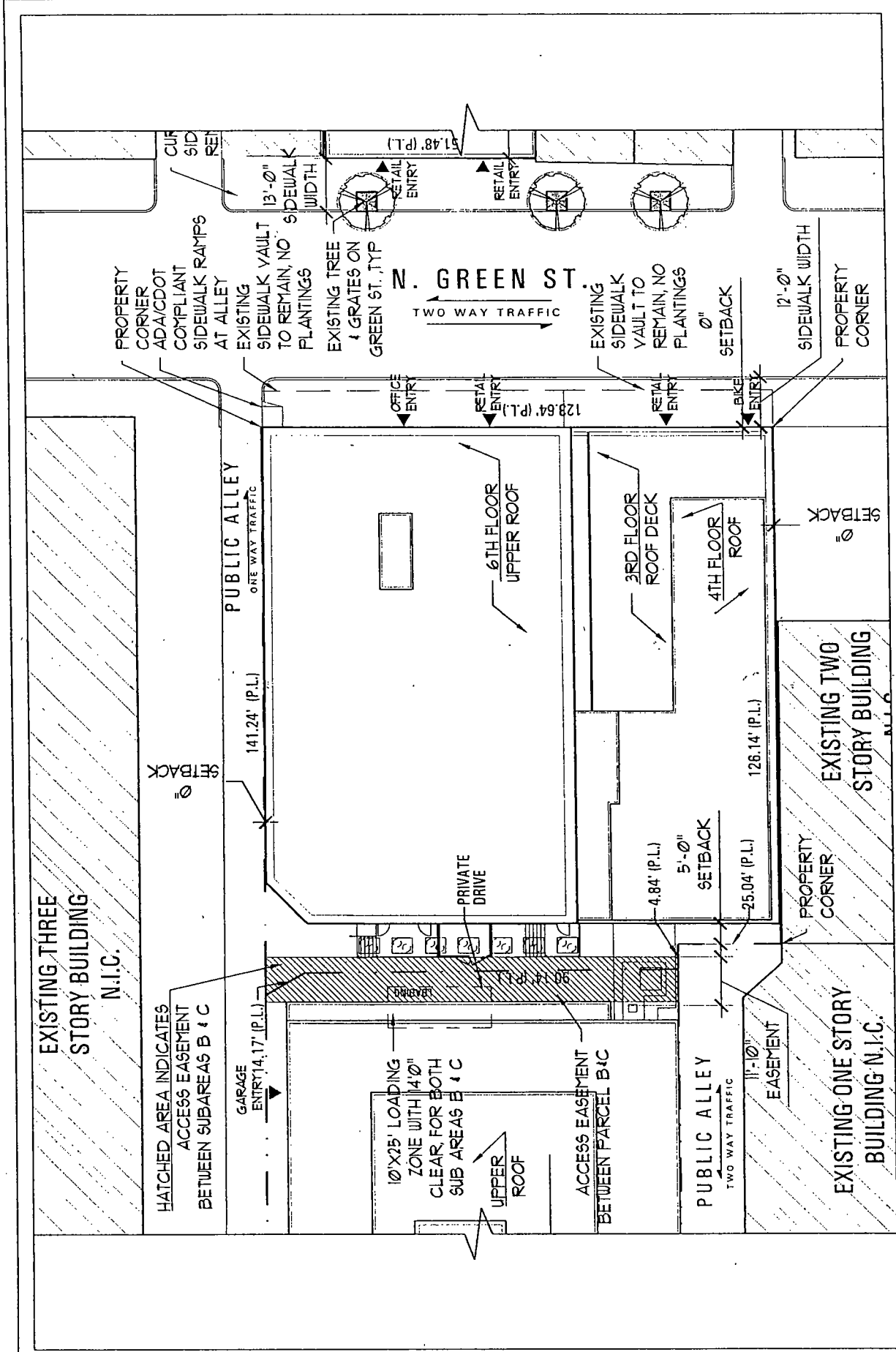
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SCALE: 1/32" = 1'-0"



SUBAREA B SITE/LANDSCAPE PLAN

APPLICANT: SRI-ASW GREEN OWNER LLC & 219 PARTNERS LLC
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EXISTING THREE STORY BUILDING N.I.C.

HATCHED AREA INDICATES ACCESS EASEMENT BETWEEN SUBAREAS B & C

GARAGE ENTRY 14.17' (P.L.)

10'x25' LOADING ZONE WITH 1/4" CLEAR FOR BOTH SUB AREAS B & C

UPPER ROOF

ACCESS EASEMENT BETWEEN PARCEL B & C

PUBLIC ALLEY TWO WAY TRAFFIC

EXISTING ONE STORY BUILDING N.I.C.

EXISTING TWO STORY BUILDING

PUBLIC ALLEY ONE WAY TRAFFIC

141.24' (P.L.)

SETBACK

PRIVATE DRIVE

6TH FLOOR UPPER ROOF

3RD FLOOR ROOF DECK

4TH FLOOR ROOF

126.14' (P.L.)

SETBACK

N. GREEN ST. TWO WAY TRAFFIC

PROPERTY CORNER ADA/CDOT COMPLIANT SIDEWALK RAMPS AT ALLEY EXISTING SIDEWALK VAULT TO REMAIN, NO PLANTINGS

13'-0" SIDEWALK WIDTH

EXISTING TREE & GRATES ON GREEN ST., TYP

51.48' (P.L.)

RETAIL ENTRY

RETAIL ENTRY

RETAIL ENTRY

EXISTING SIDEWALK VAULT TO REMAIN, NO PLANTINGS

0" SETBACK

12'-0" SIDEWALK WIDTH

PROPERTY CORNER

OFFICE ENTRY

RETAIL ENTRY

128.64' (P.L.)

RETAIL ENTRY

BIKE ENTRY

BIKE ENTRY

BIKE ENTRY

SETBACK

SETBACK

SETBACK

PROPERTY CORNER

PROPERTY CORNER

25.04' (P.L.)

4.84' (P.L.)

5'-0" SETBACK

5'-0" SETBACK

5'-0" SETBACK

5'-0" SETBACK

5'-0" SETBACK

5'-0" SETBACK

5'-0" SETBACK

5'-0" SETBACK

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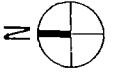
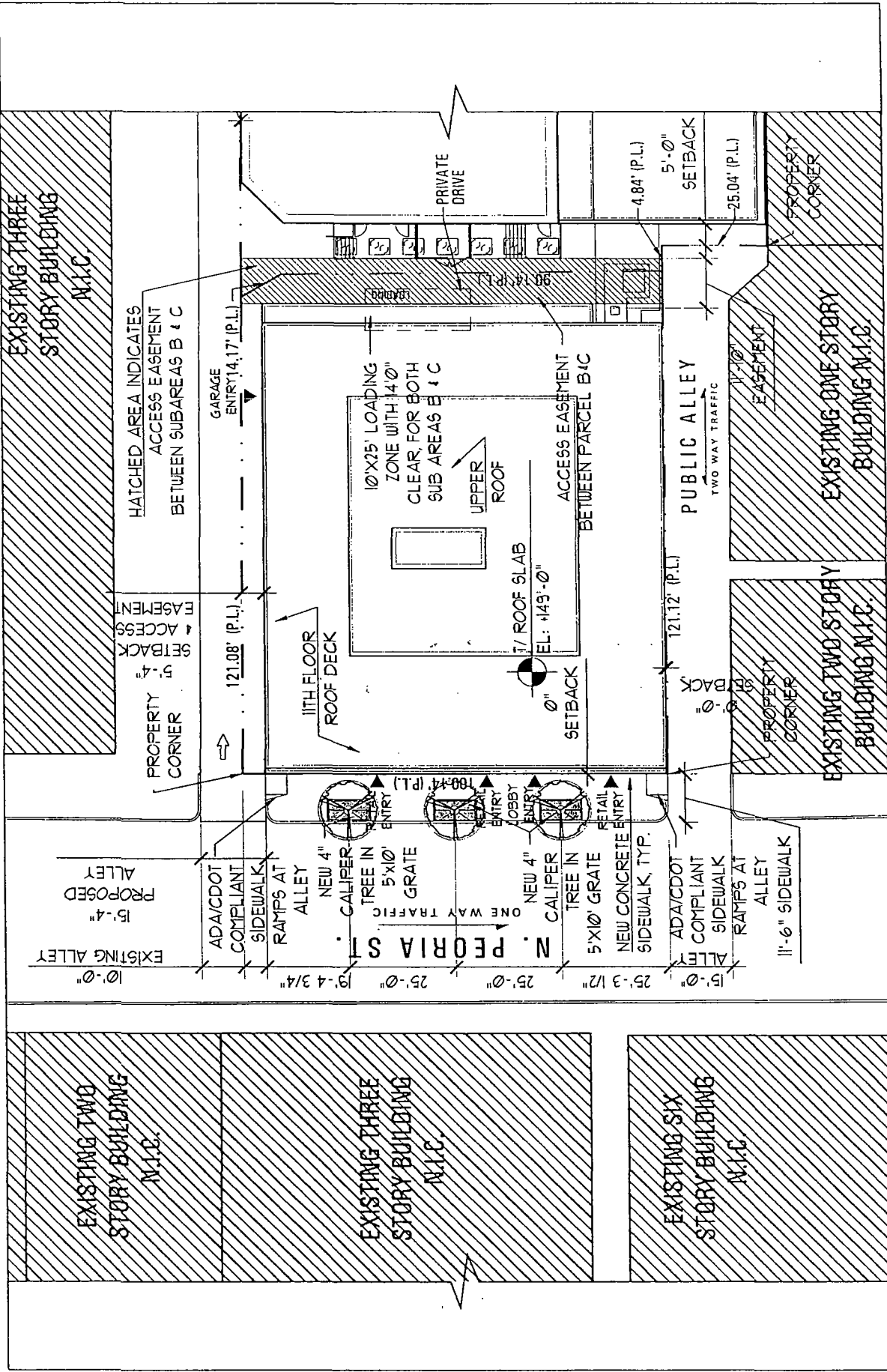
5'-0" SETBACK

5'-0" SETBACK

5'-0" SETBACK

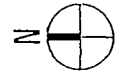
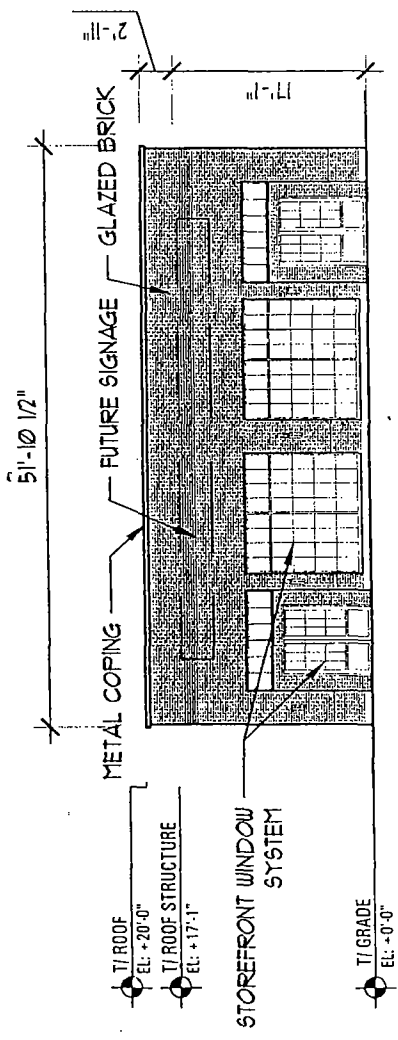
5'-0" SETBACK

5'-0" SETBACK



SUBAREA C SITE/LANDSCAPE PLAN

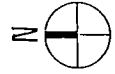
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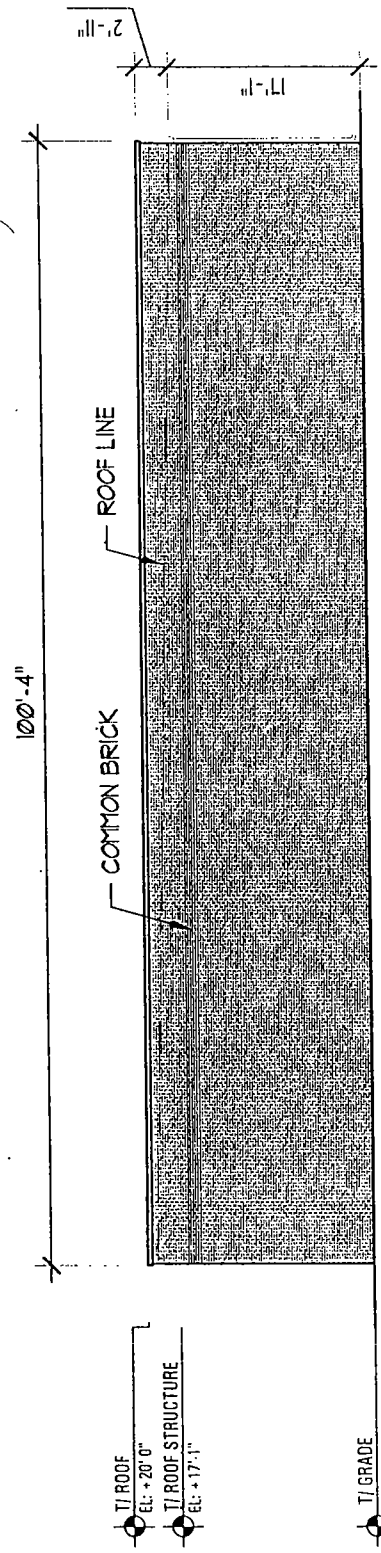
SUB AREA A
 217 N. GREEN ST.
 WEST ELEVATION

APPLICANT: SRI-ASW GREEN OWNER LLC & 219 PARTNERS LLC
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SCALE: 1/16" = 1'-0"



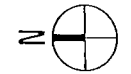
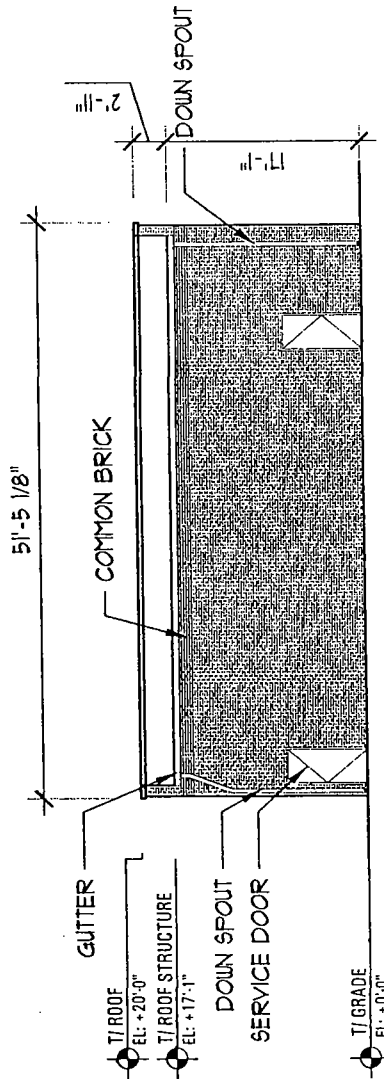
SUB AREA A
217 N. GREEN ST.
SOUTH ELEVATION



- TI ROOF
EL: +20'-0"
- TI ROOF STRUCTURE
EL: +17'-1"
- TI GRADE
EL: +0'-0"

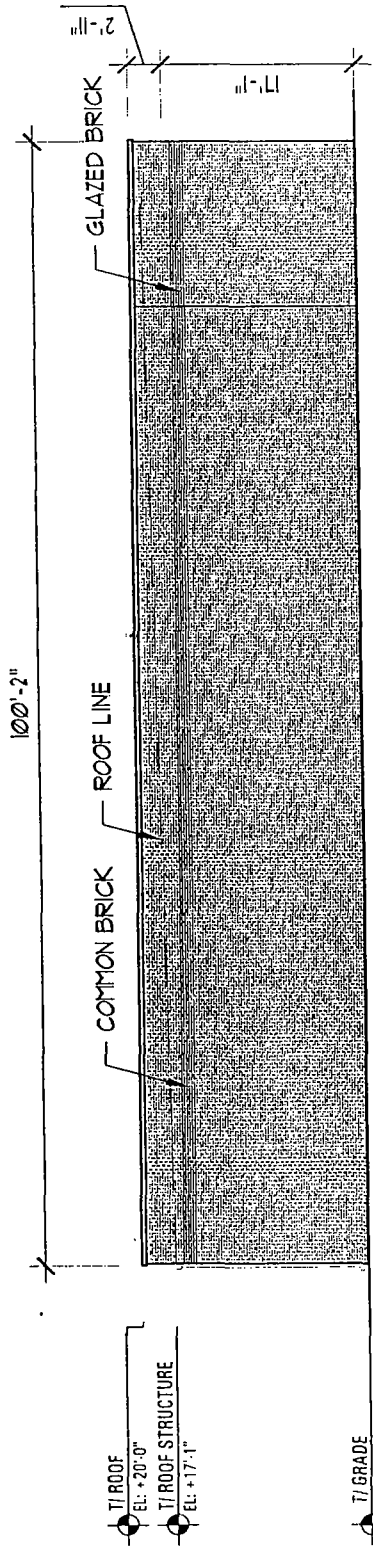
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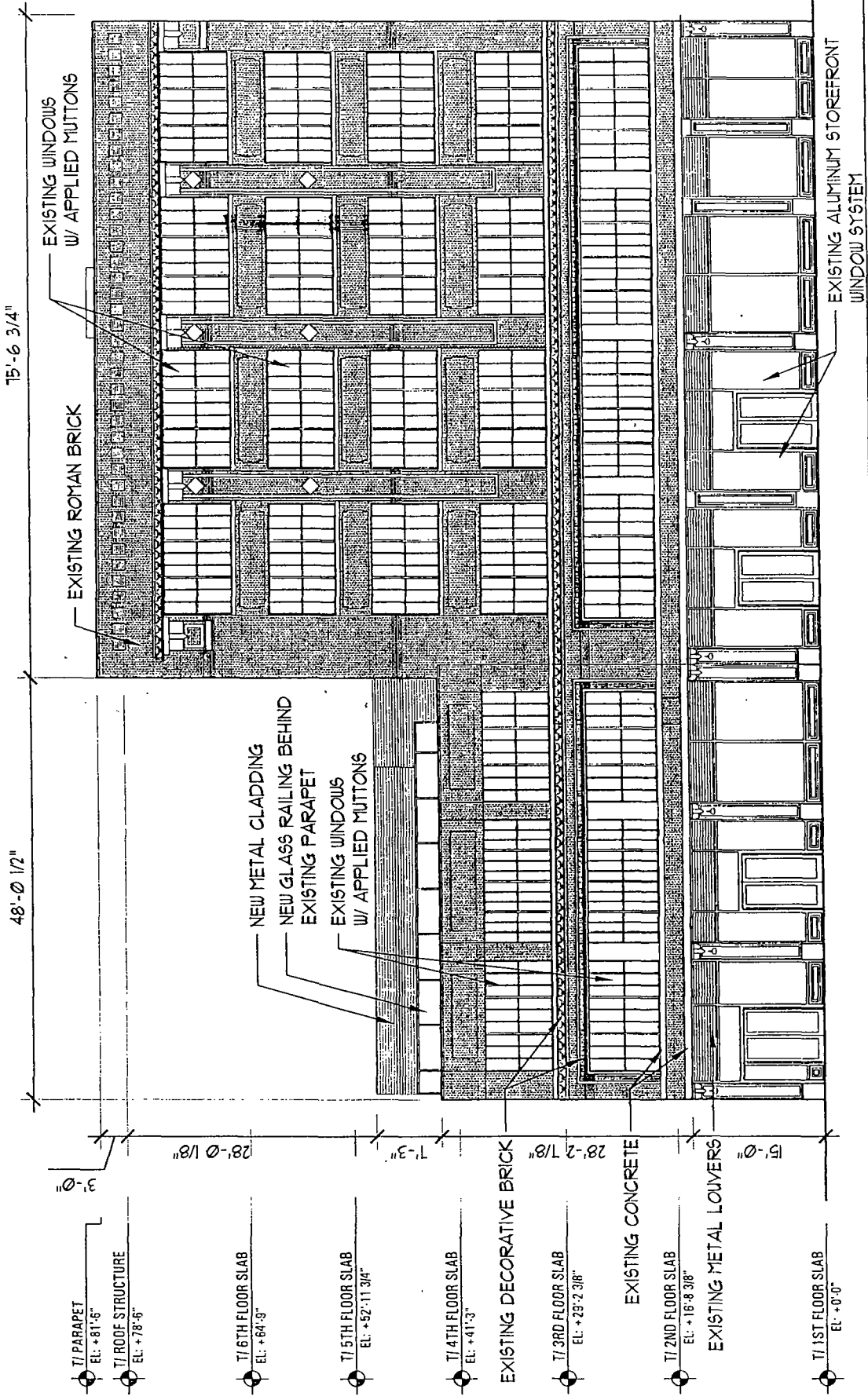
SUB AREA A
217 N. GREEN ST.
EAST ELEVATION

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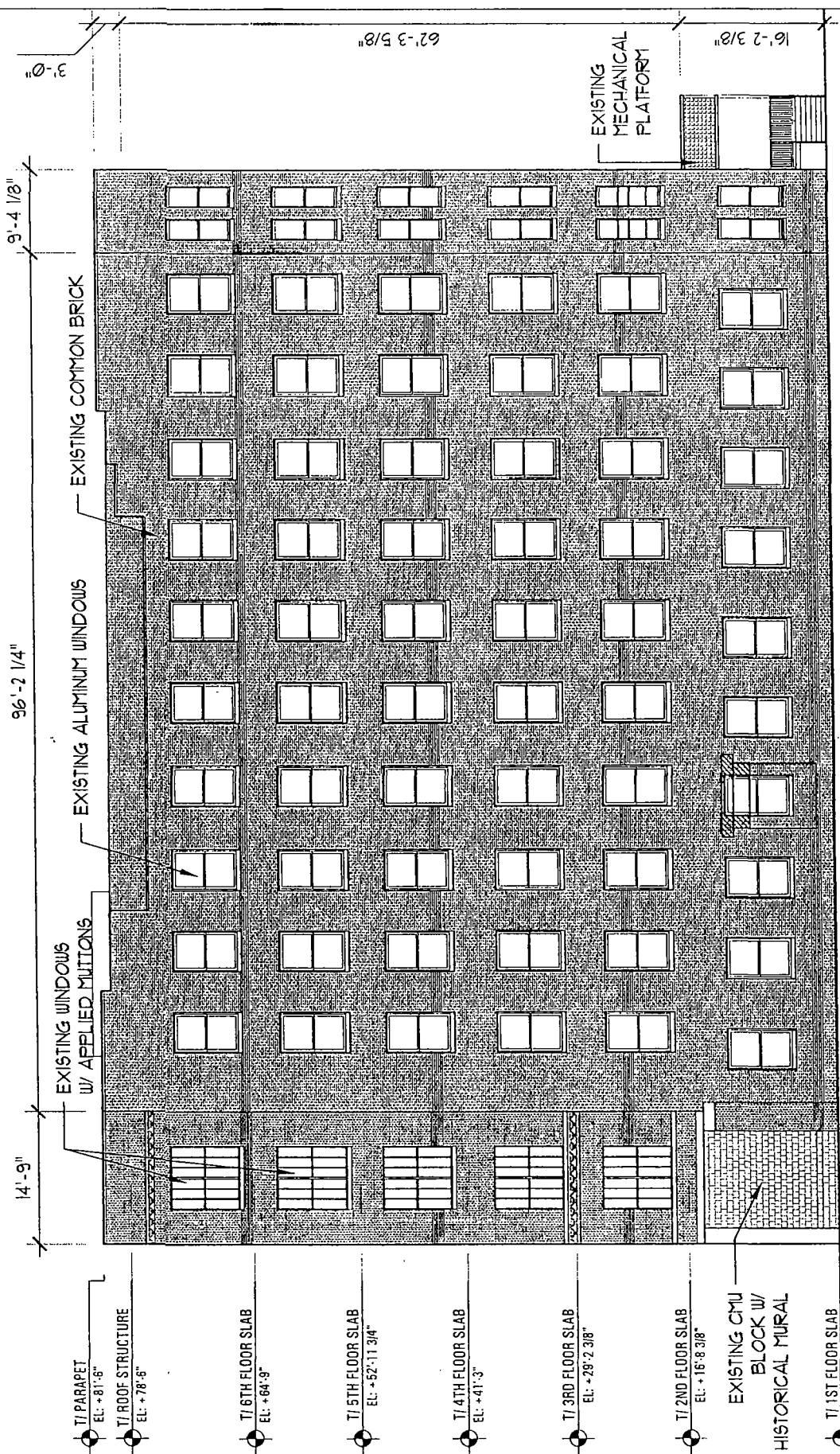
SUB AREA A
 217 N. GREEN ST.
 NORTH ELEVATION

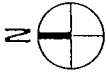
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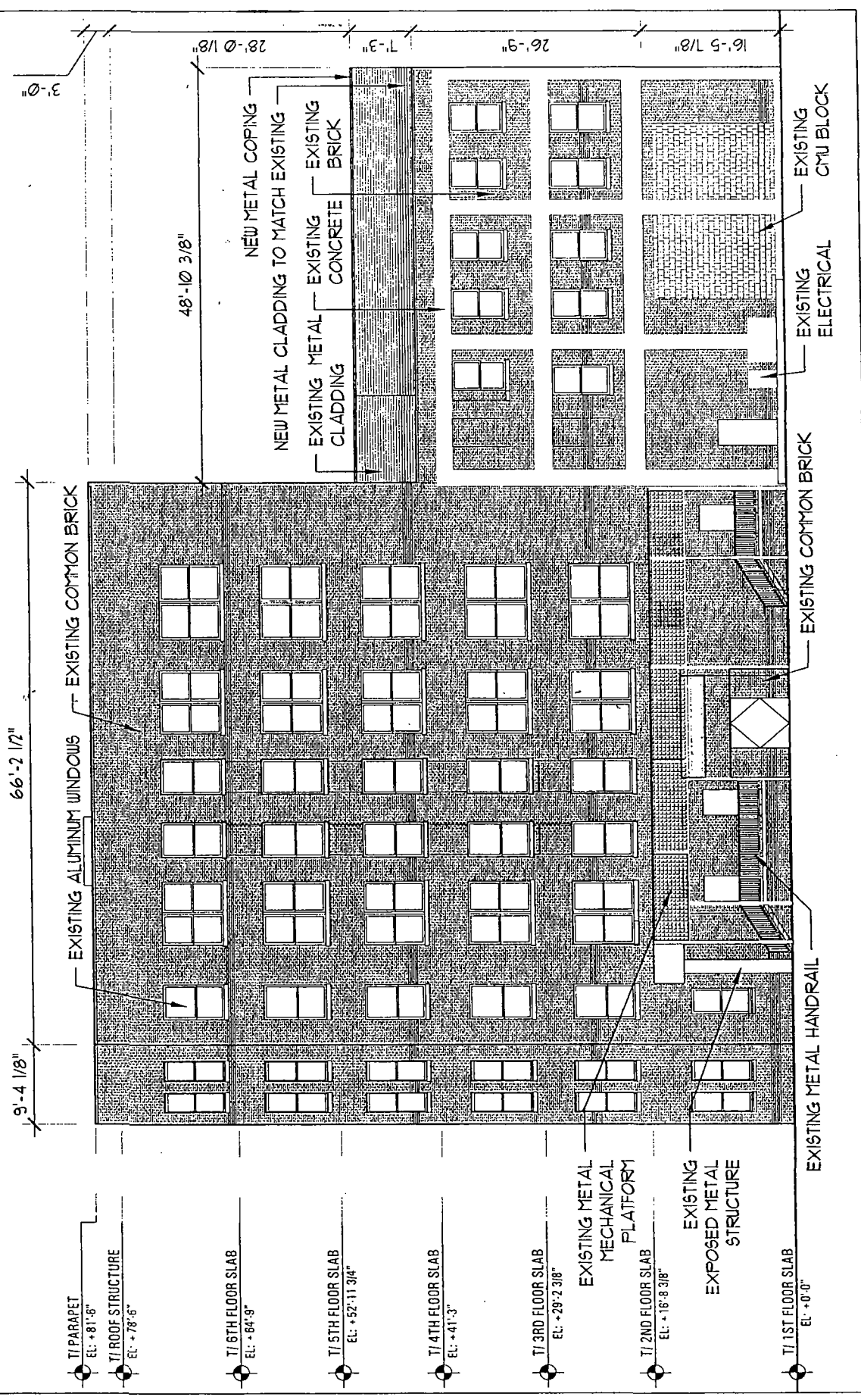

SUB AREA B
210-220 N. GREEN
EAST ELEVATION

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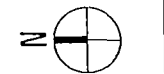
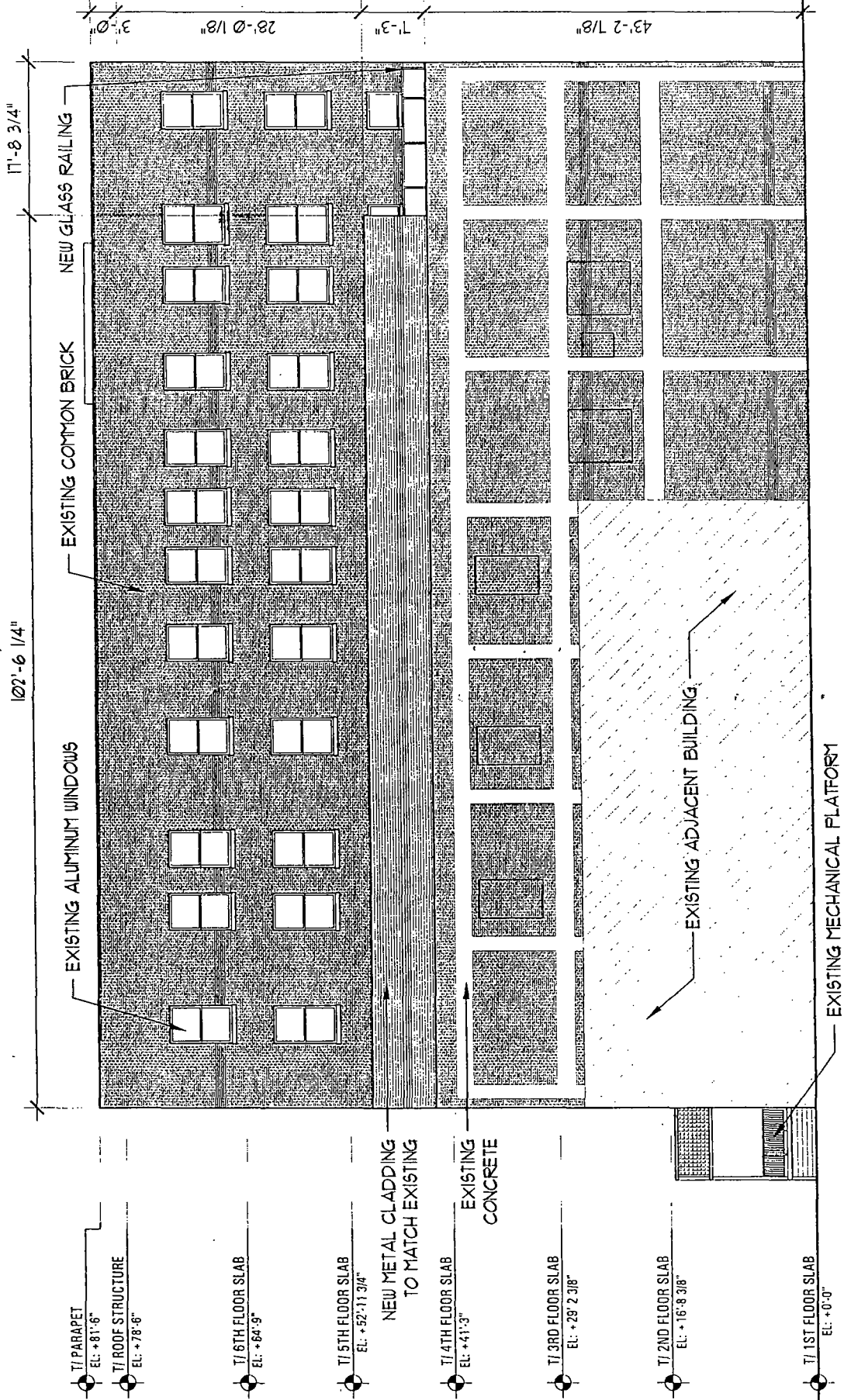

SUB AREA B
210-220 N. GREEN
NORTH ELEVATION

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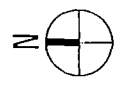

SUB AREA B
210-220 N. GREEN
WEST ELEVATION

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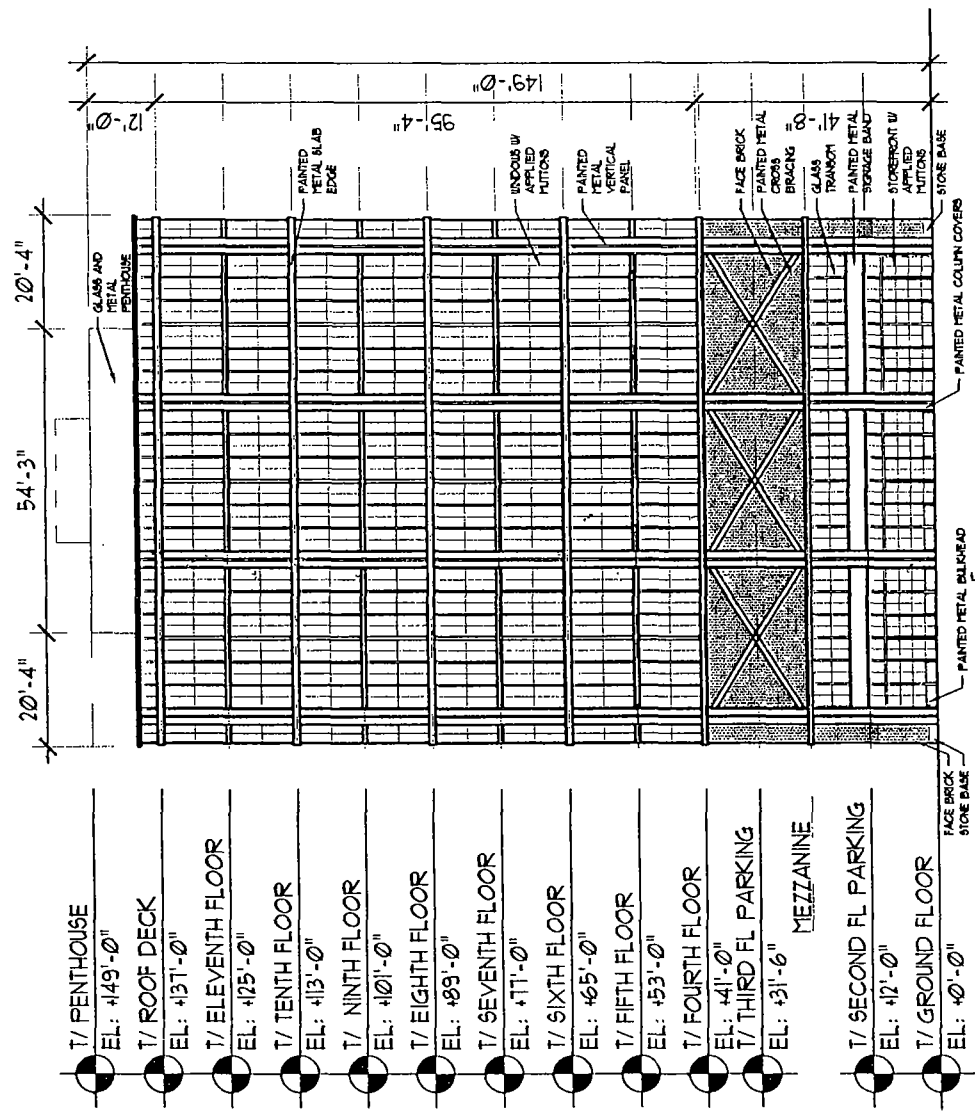


SUB AREA B
210-220 N. GREEN
SOUTH ELEVATION

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 PLAN COMMISSION: SEPTEMBER 17, 2015 SCALE: 1/16" = 1'-0"



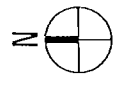
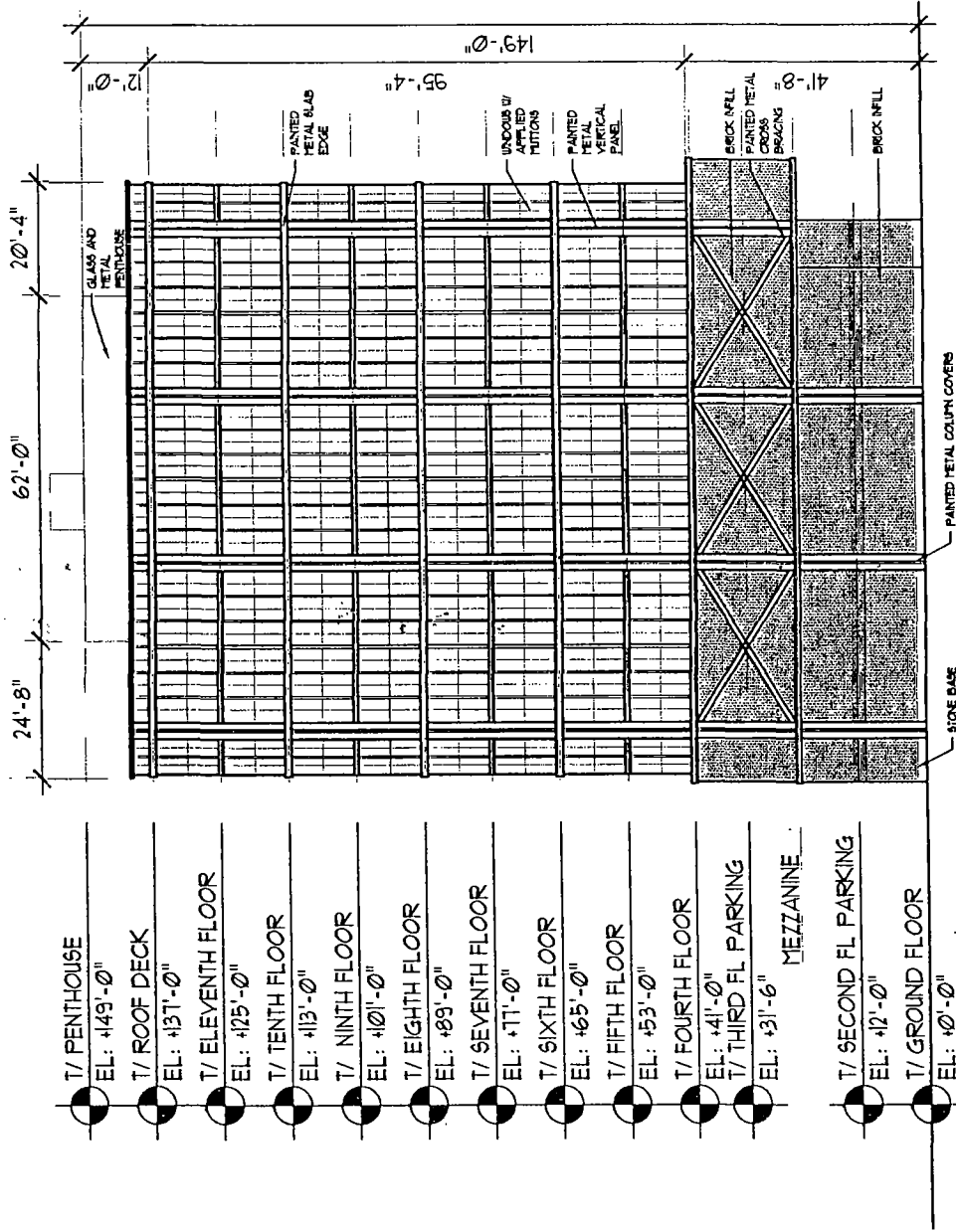
SUB AREA C
221 N. PEORIA
WEST ELEVATION



- 1/ PENTHOUSE
EL: +149'-0"
- 1/ ROOF DECK
EL: +137'-0"
- 1/ ELEVENTH FLOOR
EL: +125'-0"
- 1/ TENTH FLOOR
EL: +113'-0"
- 1/ NINTH FLOOR
EL: +101'-0"
- 1/ EIGHTH FLOOR
EL: +89'-0"
- 1/ SEVENTH FLOOR
EL: +77'-0"
- 1/ SIXTH FLOOR
EL: +65'-0"
- 1/ FIFTH FLOOR
EL: +53'-0"
- 1/ FOURTH FLOOR
EL: +41'-0"
- 1/ THIRD FL PARKING
EL: +31'-6" MEZZANINE
- 1/ SECOND FL PARKING
EL: +12'-0"
- 1/ GROUND FLOOR
EL: +0'-0"

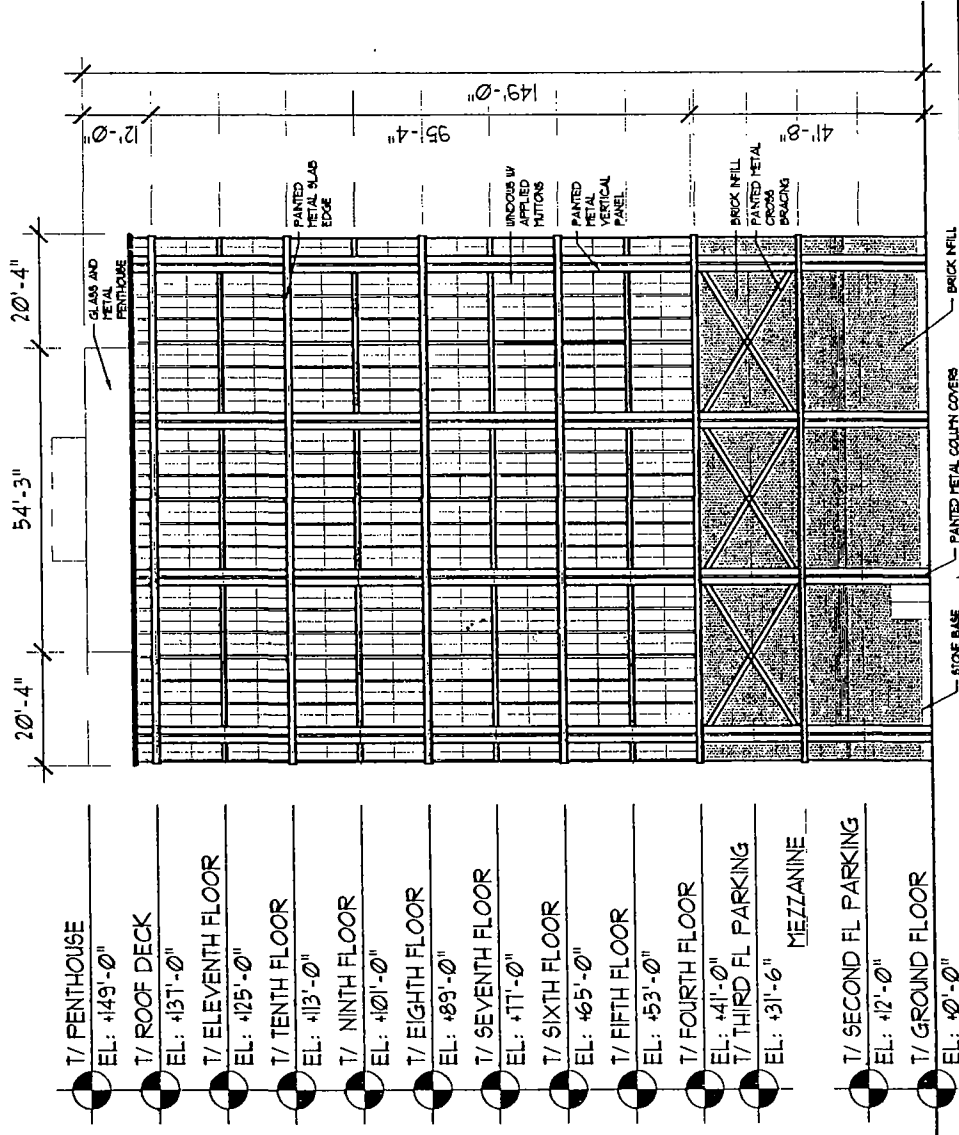
APPLICANT: SRI-ASW GREEN OWNER LLC & 219 PARTNERS LLC
 ADDRESS: 213-223 N. PEORIA ST., 210-220 N. GREEN ST., AND 217-219 N. GREEN ST.
 INTRODUCTION DATE: NOVEMBER 5, 2014
 PLAN COMMISSION: SEPTEMBER 17, 2015

SCALE: 1/32" = 1'-0"



SUB AREA C
221 N. PEORIA
SOUTH ELEVATION

APPLICANT: SRI-ASW GREEN OWNER LLC & 219 PARTNERS LLC
 ADDRESS: 213-223 N. PEORIA ST., 210-220 N. GREEN ST., AND 217-219 N. GREEN ST.
 INTRODUCTION DATE: NOVEMBER 5, 2014
 PLAN COMMISSION: SEPTEMBER 17, 2015
 SCALE: 1/32" = 1'-0"

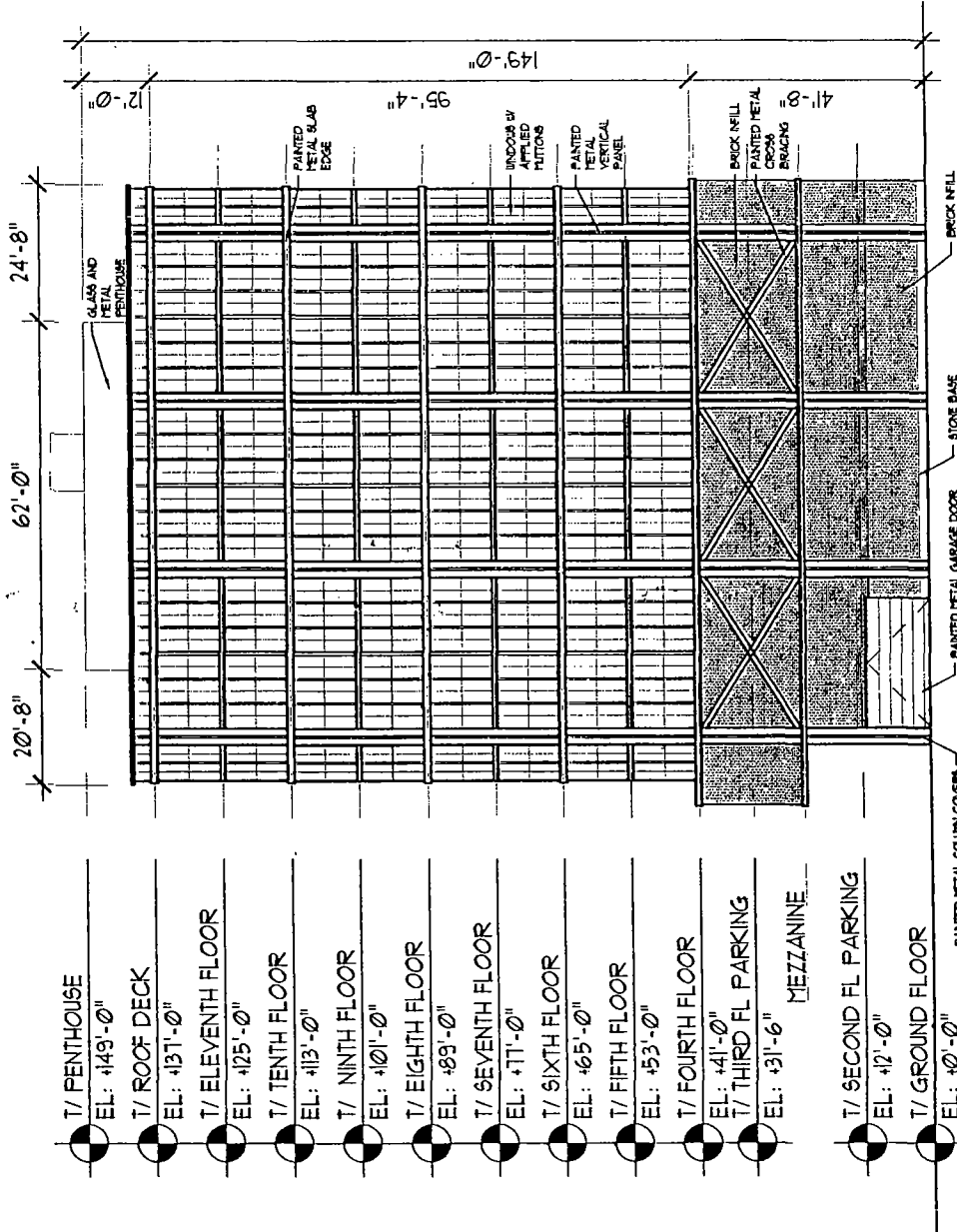


- 1/ PENTHOUSE
EL: +149'-0"
- 1/ ROOF DECK
EL: +137'-0"
- 1/ ELEVENTH FLOOR
EL: +125'-0"
- 1/ TENTH FLOOR
EL: +113'-0"
- 1/ NINTH FLOOR
EL: +101'-0"
- 1/ EIGHTH FLOOR
EL: +89'-0"
- 1/ SEVENTH FLOOR
EL: +77'-0"
- 1/ SIXTH FLOOR
EL: +65'-0"
- 1/ FIFTH FLOOR
EL: +53'-0"
- 1/ FOURTH FLOOR
EL: +41'-0"
- 1/ THIRD FL PARKING
EL: +31'-6"
- MEZZANINE
- 1/ SECOND FL PARKING
EL: +12'-0"
- 1/ GROUND FLOOR
EL: +0'-0"

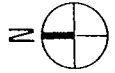

SUB AREA C
221 N. PEORIA
EAST ELEVATION

APPLICANT: SRI-ASW GREEN OWNER LLC & 219 PARTNERS LLC
 ADDRESS: 213-223 N. PEORIA ST., 210-220 N. GREEN ST., AND 217-219 N. GREEN ST.
 INTRODUCTION DATE: NOVEMBER 5, 2014
 PLAN COMMISSION: SEPTEMBER 17, 2015

SCALE: 1/32" = 1'-0"

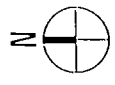
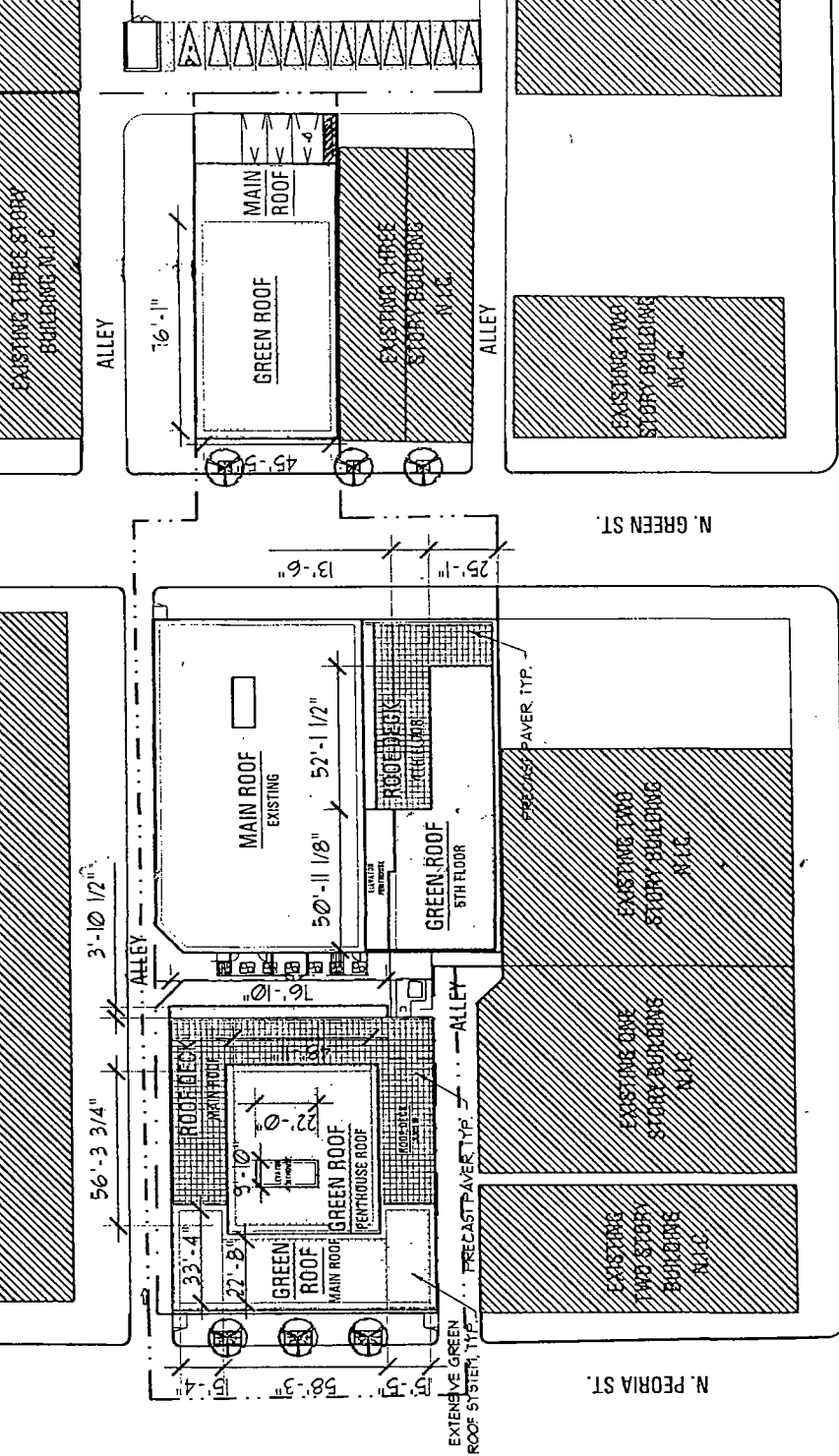


SUB AREA C
221 N. PEORIA
NORTH ELEVATION



APPLICANT: SRI-ASW GREEN OWNER LLC & 219 PARTNERS LLC
 ADDRESS: 213-223 N. PEORIA ST., 210-220 N. GREEN ST., AND 217-219 N. GREEN ST.
 INTRODUCTION DATE: NOVEMBER 5, 2014
 PLAN COMMISSION: SEPTEMBER 17, 2015
 SCALE: 1/32" = 1'-0"

PD SITE AREA	GROSS ROOF AREA	NET ROOF AREA	50% OF NET ROOF AREA
SUBAREA A	5,106 SF	4,085 SF	23,162 X 5-
SUBAREA B	14,883 SF	10,700 SF	11,581 SF
SUBAREA C	10,472 SF	8,377 SF	
TOTAL OVERALL GREEN ROOF REQUIREMENT			11,581 SF



GREEN ROOF PLAN

APPLICANT: SRI-ASW GREEN OWNER LLC & 219 PARTNERS LLC
 ADDRESS: 213-223 N. PEORIA ST., 210-220 N. GREEN ST., AND 217-219 N. GREEN ST.
 INTRODUCTION DATE: NOVEMBER 5, 2014
 PLAN COMMISSION: SEPTEMBER 17, 2015
 SCALE: 1/64" = 1'-0"