



City of Chicago



SO2014-8815

Office of the City Clerk

Document Tracking Sheet

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|---------------------------------|--|
| Meeting Date: | 11/5/2014 |
| Sponsor(s): | City Clerk (transmitted by) |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 1-G at 801-811 W Fulton Market and 222-232 N Halsted St - App No. 18227 |
| 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 C2-5 Motor Vehicle-Related Commercial District and C1-1 Neighborhood Commercial District symbols and indications as shown on Map 1-G in the area bounded by:

West Fulton Market; North Halsted Street; a line 102.67 feet south of and parallel to West Fulton Market; a line 100.03 feet west of and parallel to North Halsted Street; a line 227.42 feet south of and parallel to West Fulton Market; and a line 126.09 feet west of and parallel to North Halsted Street (At a point 228.07 feet south of West Fulton Market).

to those of the C2-5 Motor Vehicle-Related Commercial District;

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the C2-5 Motor Vehicle-Related Commercial District symbols and indications as shown on Map 1-G in the area bounded by:

West Fulton Market; North Halsted Street; a line 102.67 feet south of and parallel to West Fulton Market; a line 100.03 feet west of and parallel to North Halsted Street; a line 227.42 feet south of and parallel to West Fulton Market; and a line 126.09 feet west of and parallel to North Halsted Street (At a point 228.07 feet south of West Fulton Market).

to those Business Planned Development;

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

BUSINESS PLANNED DEVELOPMENT NO. _____
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number ____, (“Planned Development”) consists of approximately 16,235 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”). The applicant, Dufresne Capital Partners LLC (the “Applicant”), is the owner 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; Site Plan; Landscape Plan; and Building Elevations (North, South, East and West) prepared by Hartshorne Plunkard Architecture and dated March 19, 2015, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations

Applicant: Dufresne Capital Partners LLC
 Address: 801-809 West Fulton Market, Chicago, Illinois
 Introduced: November 5, 2014
 Plan Commission: March 19, 2015

are on file with the DPD. 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 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); Entertainment-Small Venue Financial Services (excluding pawn shops and pay day loan stores); Food and Beverage Retail Sales (Liquor Sales only as an accessory use); Medical Service; Personal Service; Repair or Laundry Service, Consumer; and Vehicle Sales and Service (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 16,235 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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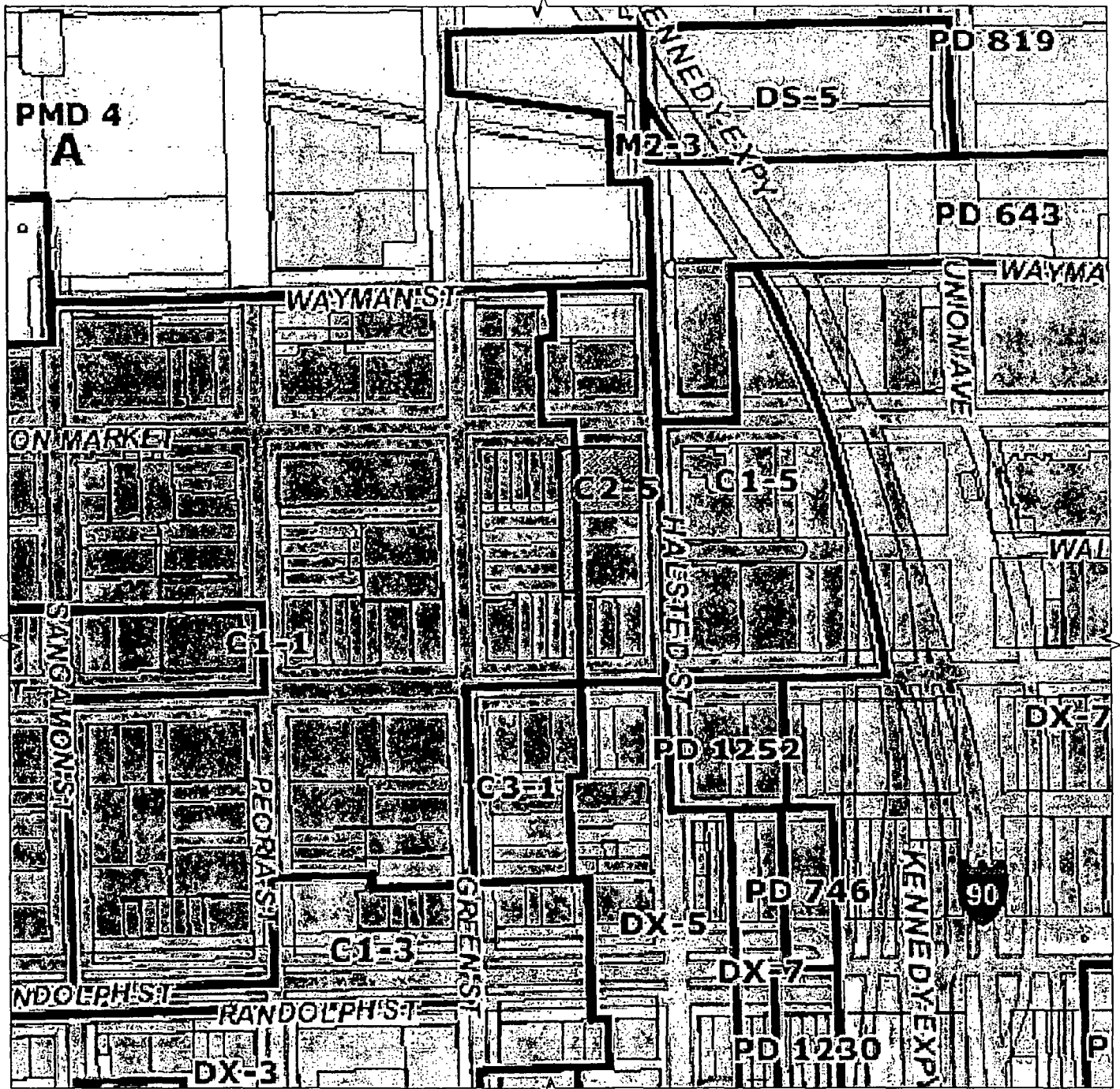
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. 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% green roof over the Net Roof Area.
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 C2-5 Motor Vehicle-Related Commercial District.

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BUSINESS PLANNED DEVELOPMENT NO. _____
PLAN OF DEVELOPMENT
BULK REGULATIONS AND DATA TABLE

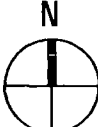
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|---|---------------|
| Gross Site Area: | 26,114 |
| Area in Right-of-Way: | 9,879 |
| Net Site Area | 16,235 |
| Maximum Floor Area Ratio (FAR): | 5.0 |
| Minimum Number of Off-Street Parking Spaces | 12 |
| Maximum Building Height: | 80'-0" |
| Minimum Setbacks: | Per Site Plan |
| Minimum Bike Parking spaces: | 50 |

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LEGEND

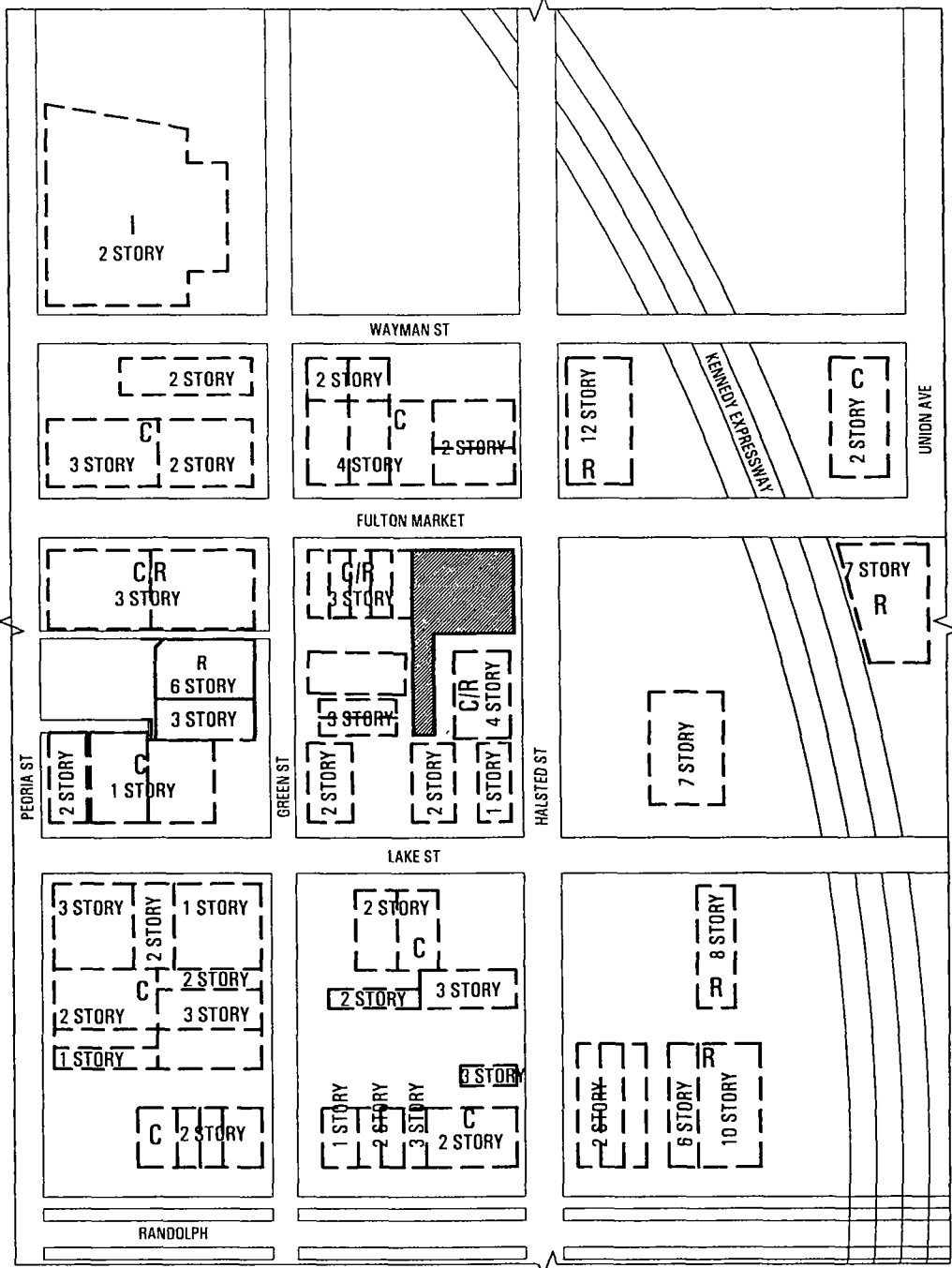

SUBJECT PREMISES




| | |
|------------------------------|--|
| APPLICANT: | DUFRESNE CAPITAL PARTNERS LLC |
| ADDRESS OF PROJECT: | 801-811 W. FULTON MARKET CHICAGO, ILLINOIS |
| INTRODUCTION DATE: | NOVEMBER 5, 2014 |
| PLAN COMMISSION DATE: | MARCH 19, 2015 |


EXISTING ZONING MAP

SCALE: NTS



LEGEND

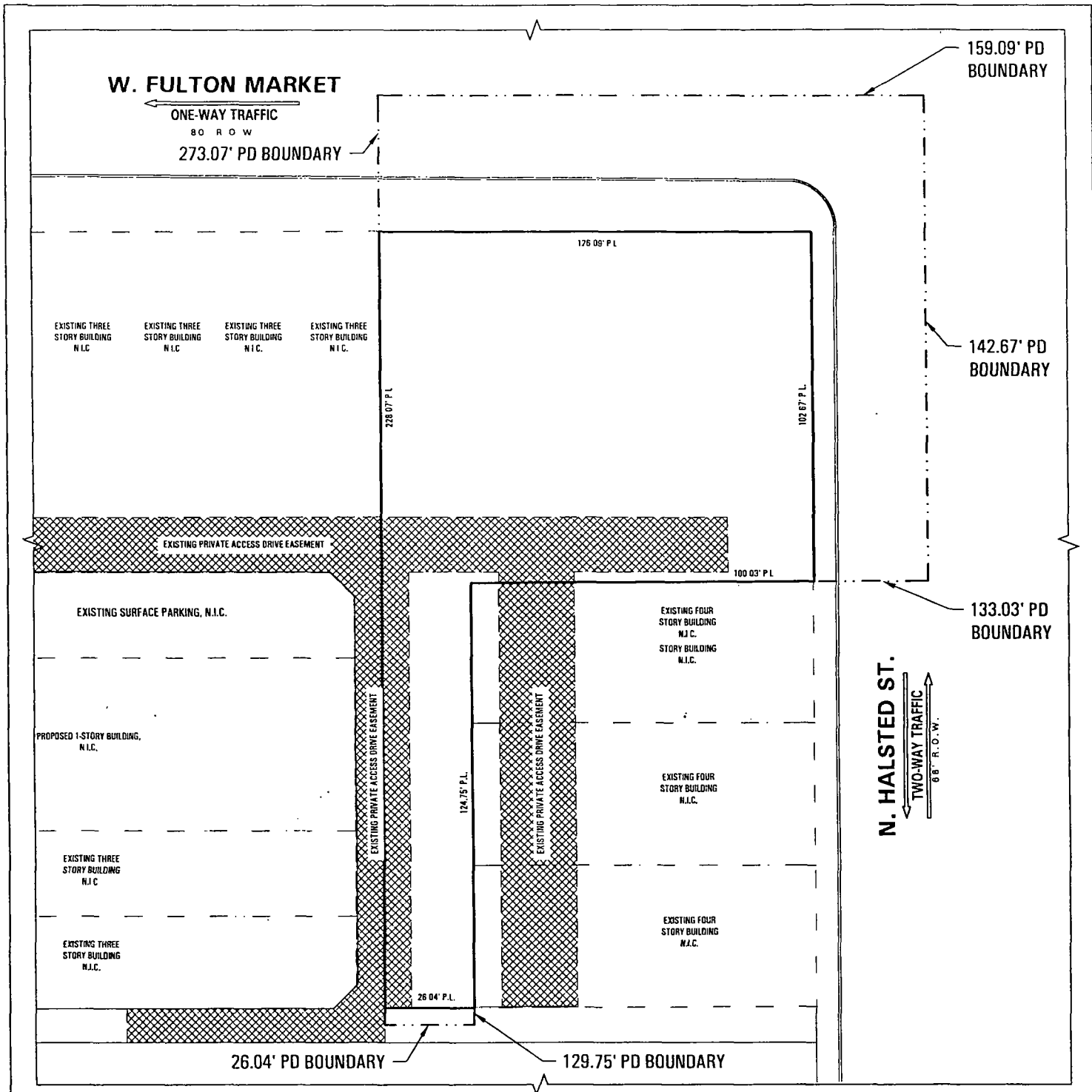
 **SUBJECT PREMISES**

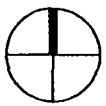


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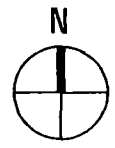
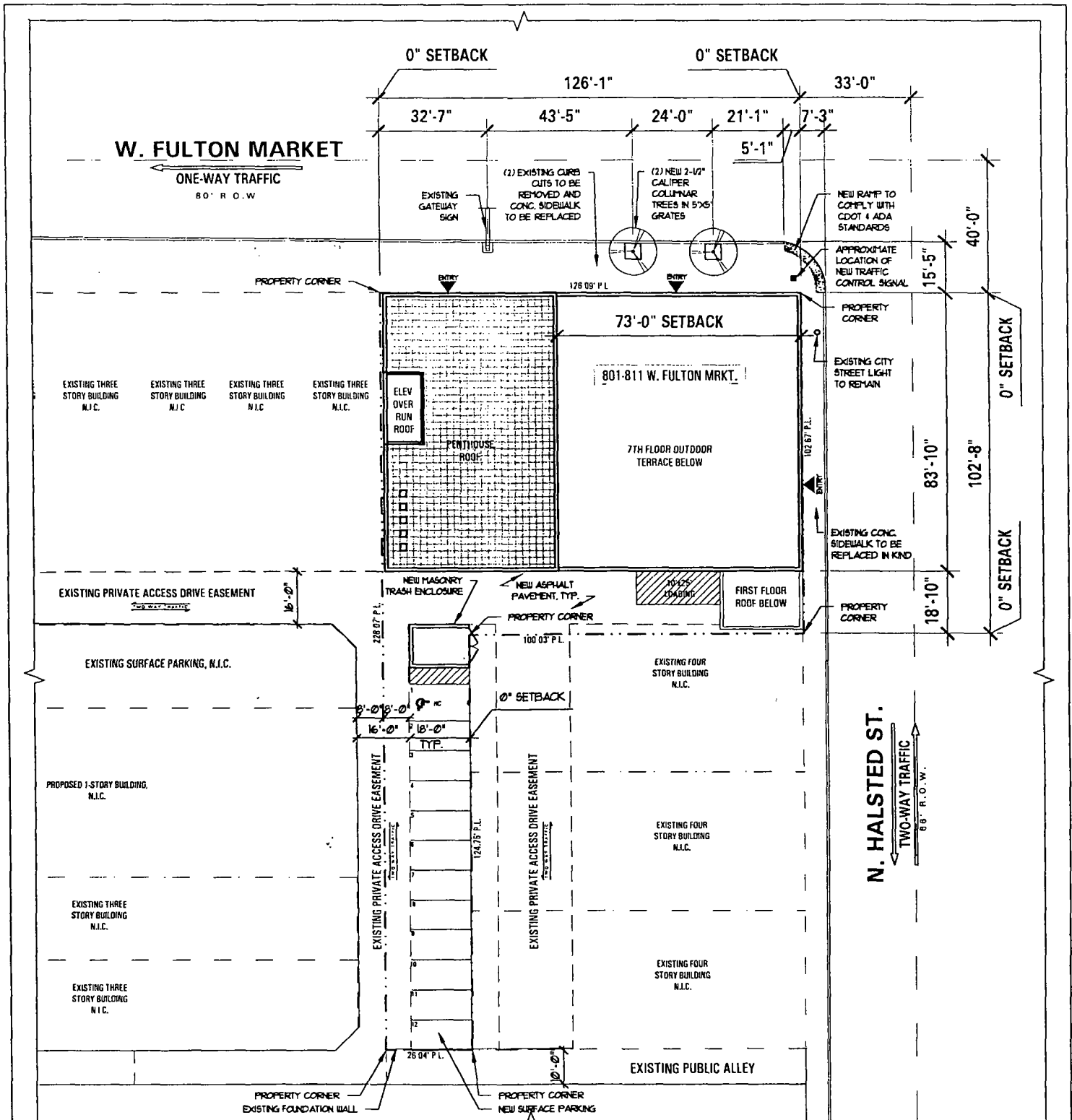
EXISTING LAND USE MAP

SCALE: NTS

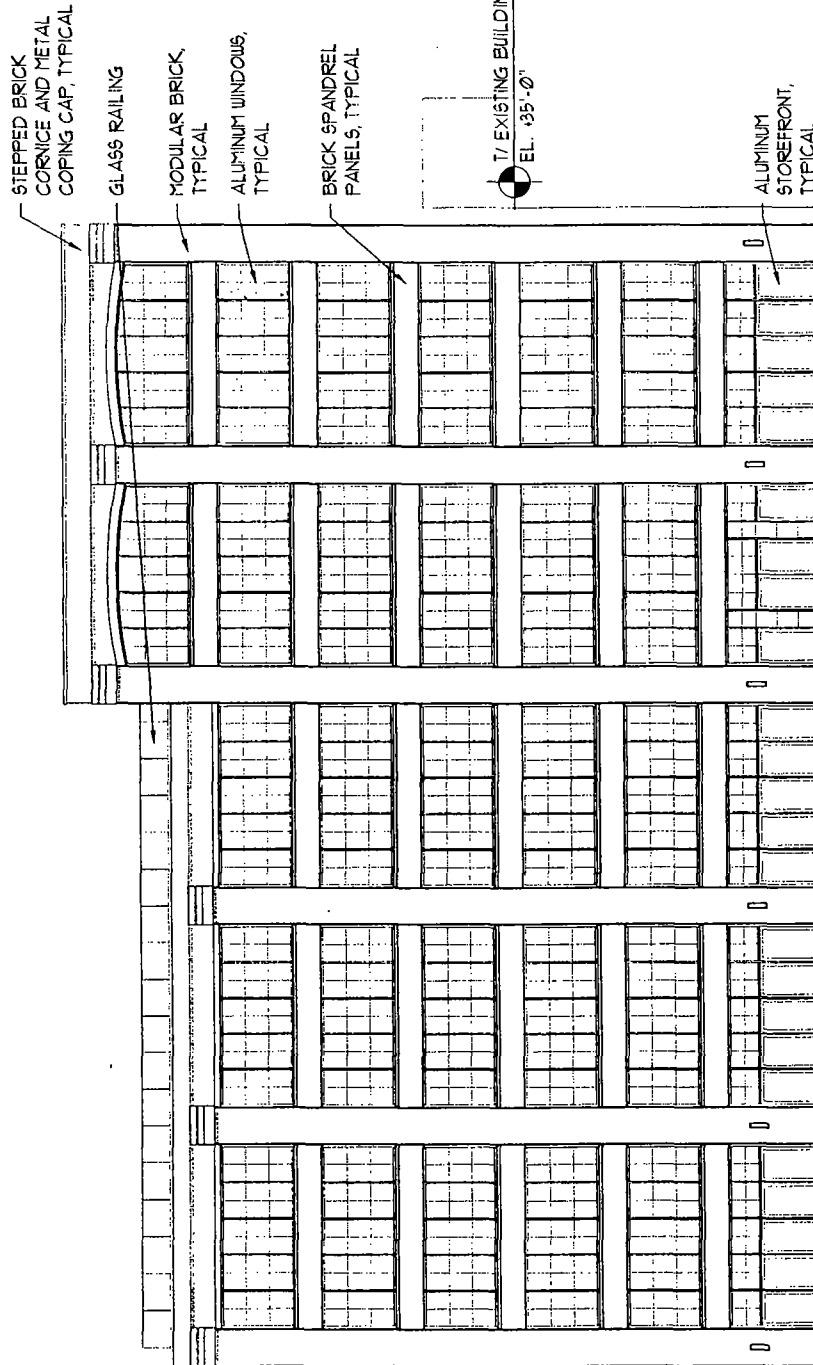


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|--|----------------------------|-------------|--|
| KEY PD BOUNDARY ———— PROPERTY LINE ———— | AREA SUMMARY | | N  |
| | GROSS PD SITE AREA = | 26,114 S.F. | |
| | NET SITE AREA = | 16,235 S.F. | |
| | PUBLIC RIGHT-OF-WAY AREA = | 9,879 S.F. | |

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|---|---|
| APPLICANT: DUFRESNE CAPITAL PARTNERS LLC ADDRESS OF PROJECT: 801-811 W. FULTON MARKET CHICAGO, ILLINOIS INTRODUCTION DATE: NOVEMBER 5, 2014 PLAN COMMISSION DATE: MARCH 19, 2015 | PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP SCALE: 1" = 40'-0" |
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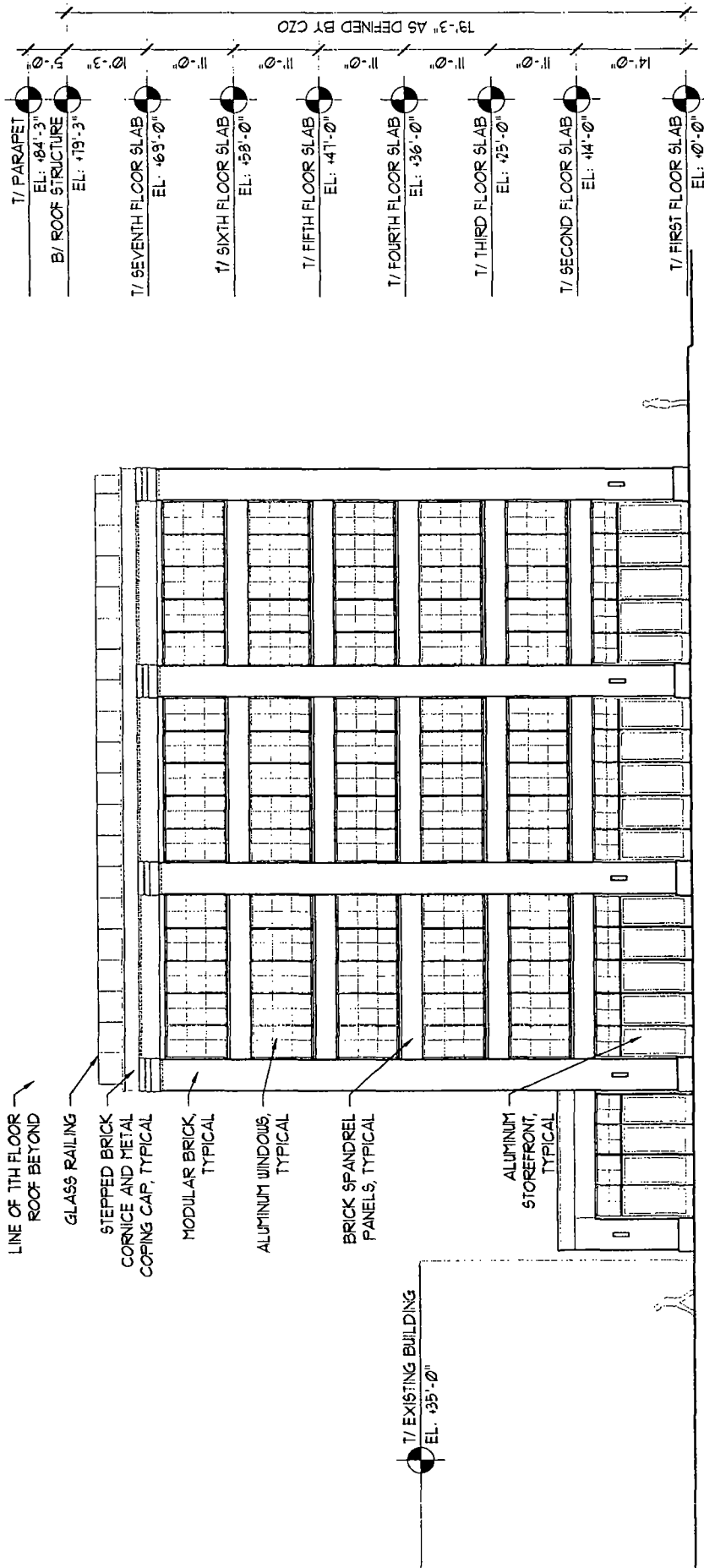
| | | |
|-----------------------|--|---|
| APPLICANT: | DUFRESNE CAPITAL PARTNERS LLC | SITE PLAN/ LANDSCAPE PLAN <hr/> SCALE: 1" = 40'-0" |
| ADDRESS OF PROJECT: | 801-811 W. FULTON MARKET CHICAGO, ILLINOIS | |
| INTRODUCTION DATE: | NOVEMBER 5, 2014 | |
| PLAN COMMISSION DATE: | MARCH 19, 2015 | |



- T/ PARAPET
EL: +84'-3"
- B/ ROOF STRUCTURE
EL: +19'-3"
- T/ SEVENTH FLOOR SLAB
EL: +69'-0"
- T/ SIXTH FLOOR SLAB
EL: +58'-0"
- T/ FIFTH FLOOR SLAB
EL: +47'-0"
- T/ FOURTH FLOOR SLAB
EL: +36'-0"
- T/ THIRD FLOOR SLAB
EL: +25'-0"
- T/ SECOND FLOOR SLAB
EL: +14'-0"
- T/ FIRST FLOOR SLAB
EL: 0'-0"

79'-3" AS DEFINED BY C/O

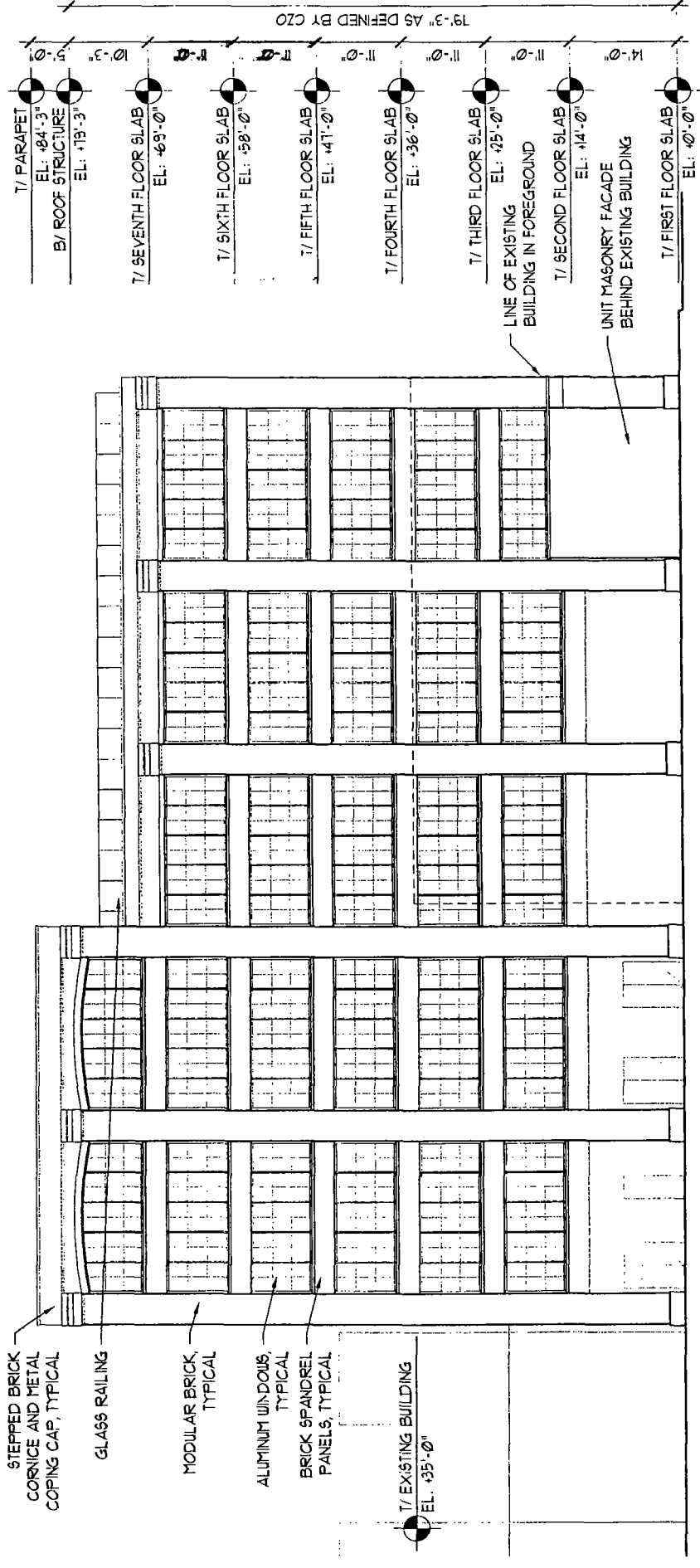
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|---|--|
| <p>APPLICANT: DUFRESNE CAPITAL PARTNERS LLC</p> <p>ADDRESS OF PROJECT: 801-811 W. FULTON MARKET CHICAGO, ILLINOIS</p> | |
| <p>INTRODUCTION DATE: NOVEMBER 5, 2014</p> | <p>PLAN COMMISSION DATE: MARCH 19, 2015</p> |
| <p>NORTH ELEVATION</p> <p>SCALE: 1" = 20'-0"</p> | |



APPLICANT: DUFRESNE CAPITAL PARTNERS LLC
 ADDRESS OF PROJECT: 801-811 W. FULTON MARKET
 CHICAGO, ILLINOIS
 INTRODUCTION DATE: NOVEMBER 5, 2014

EAST ELEVATION
 SCALE: 1" = 20'-0"

PLAN COMMISSION DATE: MARCH 19, 2015



STEPPED BRICK
CORNICE AND METAL
COPING CAP, TYPICAL

GLASS RAILING

MODULAR BRICK,
TYPICAL

ALUMINUM WINDOWS,
TYPICAL

BRICK SPANDEL
PANELS, TYPICAL

7/ EXISTING BUILDING
EL: +35'-0"

LINE OF EXISTING
BUILDING IN FOREGROUND

UNIT MASONRY FACADE
BEHIND EXISTING BUILDING

7/ PARAPET

EL: +84'-3"

B/ ROOF STRUCTURE

EL: +19'-3"

7/ SEVENTH FLOOR SLAB

EL: +69'-0"

7/ SIXTH FLOOR SLAB

EL: +59'-0"

7/ FIFTH FLOOR SLAB

EL: +47'-0"

7/ FOURTH FLOOR SLAB

EL: +36'-0"

7/ THIRD FLOOR SLAB

EL: +25'-0"

7/ SECOND FLOOR SLAB

EL: +14'-0"

7/ FIRST FLOOR SLAB

EL: +0'-0"

19'-3" AS DEFINED BY C20

APPLICANT: DUFRESNE CAPITAL PARTNERS LLC

ADDRESS OF PROJECT: 801-811 W. FULTON MARKET
CHICAGO, ILLINOIS

INTRODUCTION DATE: NOVEMBER 5, 2014

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SOUTH ELEVATION

SCALE: 1" = 20'-0"

STEPPED BRICK CORNICE AND METAL COPING CAP, TYPICAL

MODULAR BRICK, TYPICAL

UNIT MASONRY FACADE BEHIND EXISTING BUILDING

LINE OF EXISTING BUILDING IN FOREGROUND

T/ EXISTING BUILDING
EL: +35'-0"

19'-3" AS DEFINED BY C20

T/ PARAPET
EL: +84'-3"

B/ ROOF STRUCTURE
EL: +19'-3"

T/ SEVENTH FLOOR SLAB
EL: +69'-0"

T/ SIXTH FLOOR SLAB
EL: +58'-0"

T/ FIFTH FLOOR SLAB
EL: +47'-0"

T/ FOURTH FLOOR SLAB
EL: +36'-0"

T/ THIRD FLOOR SLAB
EL: +25'-0"

T/ SECOND FLOOR SLAB
EL: +14'-0"

T/ FIRST FLOOR SLAB
EL: +0'-0"

APPLICANT: DUFRESNE CAPITAL PARTNERS LLC

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CHICAGO, ILLINOIS

INTRODUCTION DATE: NOVEMBER 5, 2014

PLAN COMMISSION DATE: MARCH 19, 2015

WEST ELEVATION

SCALE: 1" = 20'-0"