



City of Chicago



SO2013-7554

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/16/2013
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17856 at 1150-1168 N Halsted St
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M3-3 Heavy Industry District symbols and indications as shown on Map No. 3-G in the area bounded by:

West Division Street; North Halsted Street; a southwesterly line 87.35 feet long beginning at a point 222.76 feet south of the south line of West Division Street (as measured along the west boundary line of North Halsted Street) and ending at a point 55.5 feet west of the west line of North Halsted Street and 290.16 feet south of the south line of West Division Street; a northwesterly line 10.33 feet long beginning at a point 55.5 feet west of the west line of North Halsted Street and 290.16 feet south of the south line of West Division Street and ending at a point 63.5 feet west of the west line of North Halsted Street and 284.4 feet south of the south line of West Division Street; a southwesterly line 19.15 feet long starting at a point 63.5 feet west of the west line of North Halsted Street and 284.4 feet south of the south line of West Division Street and ending at a point 75.7 feet west of the west line of North Halsted Street and 299.3 feet south of the south line of West Division Street; the northeast boundary line of the Chicago River North Branch Canal, to the point of beginning,

to those of C3-3 Commercial, Manufacturing and Employment District, and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the C3-3 Commercial, Manufacturing and Employment District symbols to a Business Planned Development, and a corresponding use district is hereby established in the area above described.

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

**WATERWAY BUSINESS PLANNED DEVELOPMENT NO. _____
BULK REGULATIONS AND DATA TABLE**

Gross Site Area:	65,005 square feet
Net Site Area:	48,260 square feet
Area in public streets and alleys:	16,745 square feet
Maximum FAR:	.50
Min. number of accessory parking spaces:	27
Min. number of Bicycle parking:	4
Minimum number of off-street Loading berths:	1 (10'x25')
Minimum periphery setbacks:	Per Site Plan
Maximum building height:	23'-0"

Applicant:	Chicago, IL (1150 Halsted) LLC
Address:	1150-68 North Halsted
Introduction Date:	October 16, 2013
Plan Commission:	February 20, 2014

WATERWAY BUSINESS PLANNED DEVELOPMENT NO.
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Waterway Business Planned Development Number _____, (“Planned Development”) consists of approximately 48,260 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by the Applicant, Chicago IL (1150 Halsted) LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 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 Department of Transportation on behalf of the Applicant or its successors, assigns or grantees. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of 16 Statements: a Bulk Regulations Table; an Existing Zoning and Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; a Green Roof Plan; and Building Elevations (North, South, East and West) prepared by Interplan LLC and W-T Civil Engineering, LLC and dated February 20, 2014, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. 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

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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 Waterway Business Planned Development: commercial and retail uses, accessory parking, and accessory uses.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the 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 48,260 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 the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 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.

Applicant: Chicago IL (1150 Halsted) LLC
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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. Consistent with the City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development, 90% of the net roof area shall be green roof (16,366 square feet of net roof area with 14,182 square feet of green roof) and exceed ASHRAE 90.1 - 2004 Standards by 14 percent.
15. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contained in the Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. To further these goals, the Applicant agrees to: (a) provide a landscaped 30-foot-wide river setback and continuous riverside trail as indicated on the Site Plan and Landscape Plan; and (b) permit connection of such setback and trail to the setback and trails of adjacent properties when the river edges of the adjacent properties are similarly improved. The riverside trail shall contain signage indicating the trail is open to the public free of charge. All improvements within the river setback must be substantially completed prior to receipt of a final Certificate of Occupancy, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to C3-3 Commercial, Manufacturing and Employment District.

Applicant: Chicago IL (1150 Halsted) LLC
Address: 1150-68 North Halsted
Introduced: October 16, 2013
Plan Commission: February 20, 2014

INTERPLAN

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT
MANAGEMENT

AA 003420
CA 8660
ONE SOUTH 280
SUMMIT AVE SUITE D
OAKBROOK TERRACE, IL
60181
PH 830.932.2338
FX 830.932.2339

SEAL:

CONSULTANT:



W-T CIVIL ENGINEERING, LLC
CIVIL AND STRUCTURAL ENGINEERING
1895 Forest Avenue
Northbrook, Illinois 60062
PH 847.586.8800 FAX 847.586.8801
www.wt-engineering.com
IL License No. 184-03420 Exp. 09/2018

NO.	DATE	REMARKS
08-01	13	LOD
10-08	13	PLANNED DEVELOPMENT

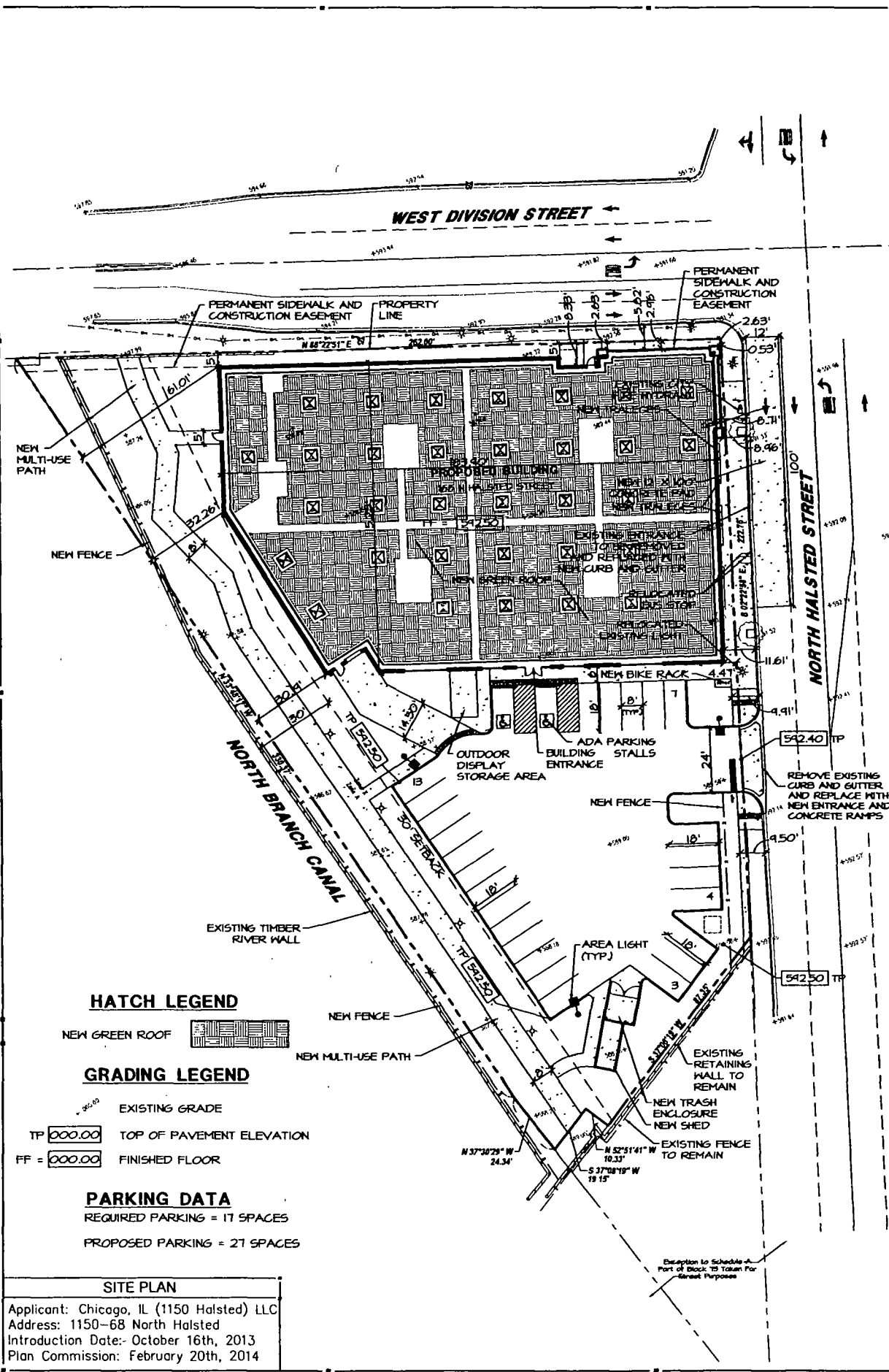
Info: West Marine, LLC
1150 North Branch, Suite 300, Oak Brook, IL 60121-3434
1.888.373.8881 / 630.581.3131 / www.westmarine.com

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CHICAGO, IL

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SITE PLAN
SP-1.0
CHECKED:



HATCH LEGEND

NEW GREEN ROOF [Hatch Pattern]

NEW MULTI-USE PATH [Hatch Pattern]

GRADING LEGEND

EXISTING GRADE [Symbol]

TP [Symbol] TOP OF PAVEMENT ELEVATION

FF [Symbol] FINISHED FLOOR

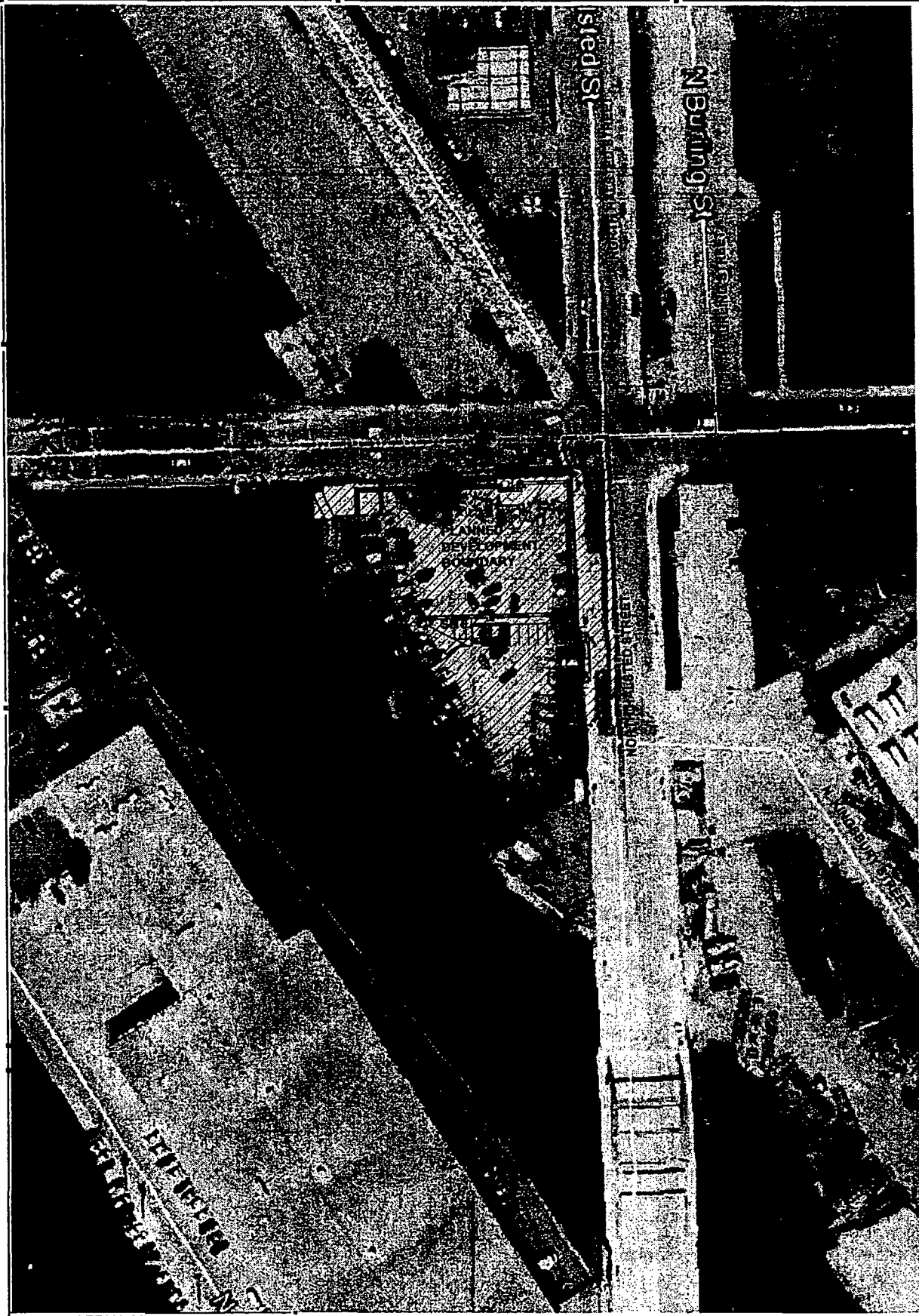
PARKING DATA

REQUIRED PARKING = 17 SPACES

PROPOSED PARKING = 27 SPACES

SITE PLAN

Applicant: Chicago, IL (1150 Halsted) LLC
Address: 1150-68 North Halsted
Introduction Date: October 16th, 2013
Plan Commission: February 20th, 2014



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SEAL.

CONSULTANT:

W-T

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Oakbrook Terrace, Illinois 60181
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www.wt-engineering.com
E. License No. 104-020422 Exp. 09/2016

REVISIONS:

NO.	DATE	REMARKS
08-01-13	08-01-13	LOD
10-08-13	10-08-13	PLANNED DEVELOPMENT

1150 Halsted St. LLC (1150) Bank & 0003-2418
1150 Halsted St. LLC (1150) Bank & 0003-2418

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PROJECT NO 2013.0229
DATE:

AERIAL MAP

Applicant: Chicago, IL (1150 Halsted) LLC
Address: 1150-68 North Halsted
Introduction Date: October 16th, 2013
Plan Commission February 20th, 2014



**AERIAL
MAP
EX-1**

CHECKED

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AA 003420
CA B660

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CONSULTANT:

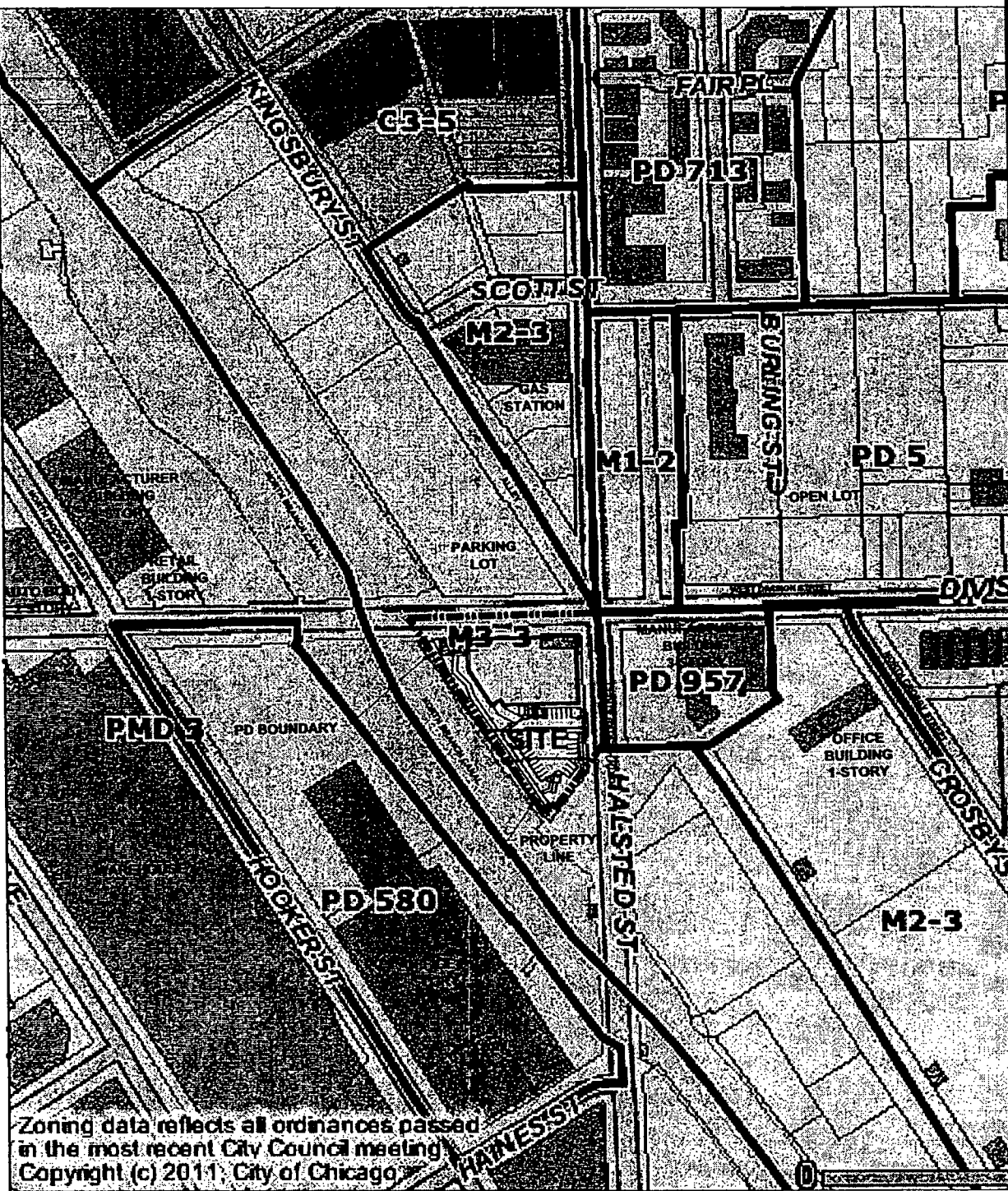
WT

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REVISIONS:

NO.	DATE	REMARKS
08-01-13	LOD	
10-09-13		PLANNED DEVELOPMENT



Zoning data reflects all ordinances passed in the most recent City Council meeting.
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DATE:

LEGEND

- C = COMMERCIAL
- M = MANUFACTURING
- PD = PLANNED DEVELOPMENT
- PMD = PLANNED MANUFACTURING DEVELOPMENT
- R = RESIDENTIAL

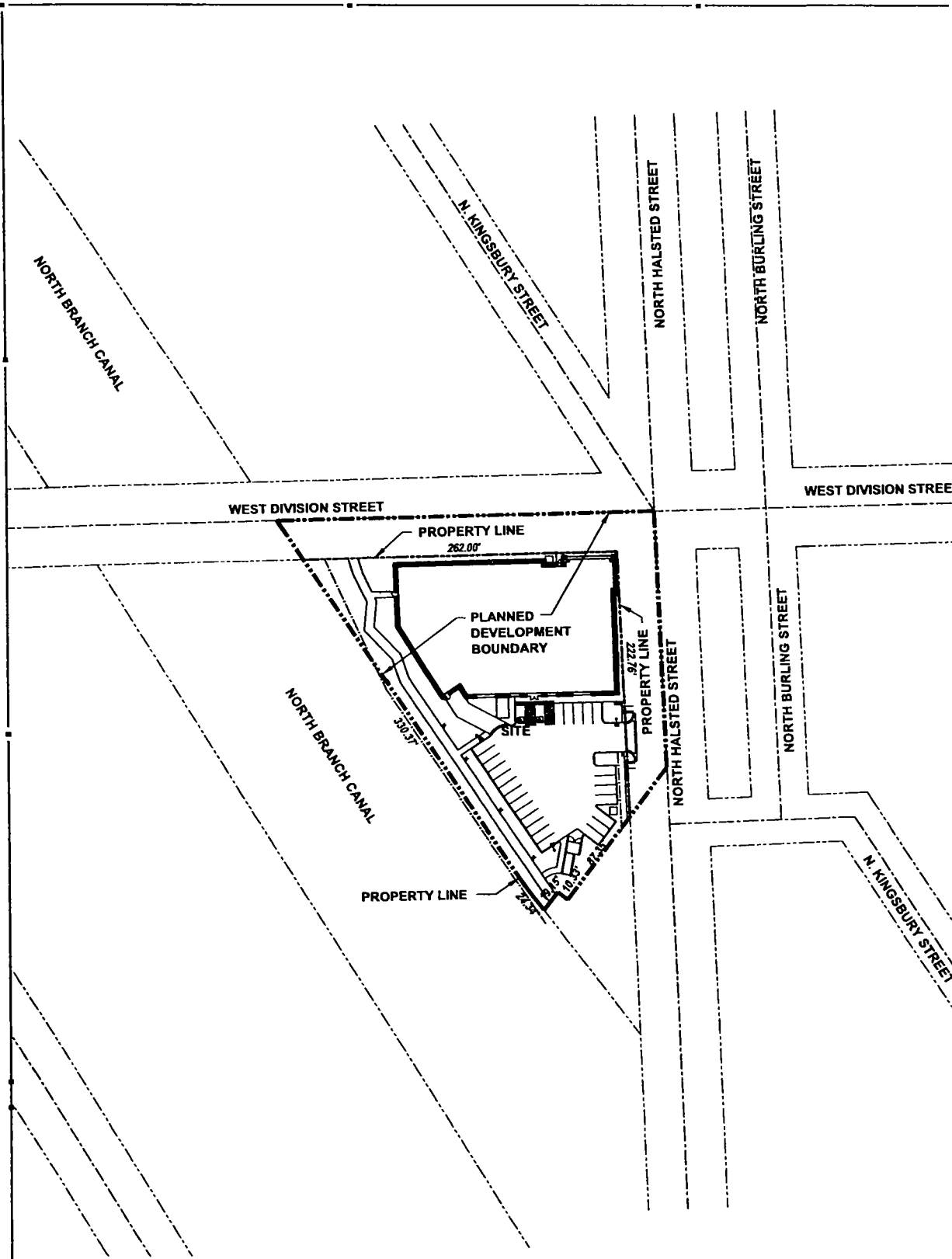
SCALE: NTS



EXISTING
ZONING
MAP
EX-2

CHECKED.

EXISTING ZONING MAP
Applicant: Chicago, IL (1150 Halsted) LLC
Address: 1150-68 North Halsted
Introduction Date: October 16th, 2013
Plan Commission: February 20th, 2014



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REVISIONS.

NO.	DATE	REMARKS
08-01-13		LOG
10-09-13		PLANNED DEVELOPMENT

West Marine, LLC
1150-68 North Halsted
Chicago, IL 60642
www.westmarine.com

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PLANNED
DEVELOPMENT
BOUNDARY AND
PROPERTY LINE
MAP

EX-3

CHECKED

**PLANNED DEVELOPMENT BOUNDARY
AND PROPERTY LINE MAP**

Applicant: Chicago, IL (1150 Halsted) LLC
Address: 1150-68 North Halsted
Introduction Date: October 16th, 2013
Plan Commission: February 20th, 2014

SCALE: NTS



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SEAL:

CONSULTANT:

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REVISIONS

NO.	DATE	REMARKS
08-01-13	LOD	
10-06-13	PLANNED DEVELOPMENT	

WEST DIVISION SUBJECT

MANOR BUILDING
PD 957

OFFICE BUILDING
1-STORY

WEST DIVISION SUBJECT

InSite

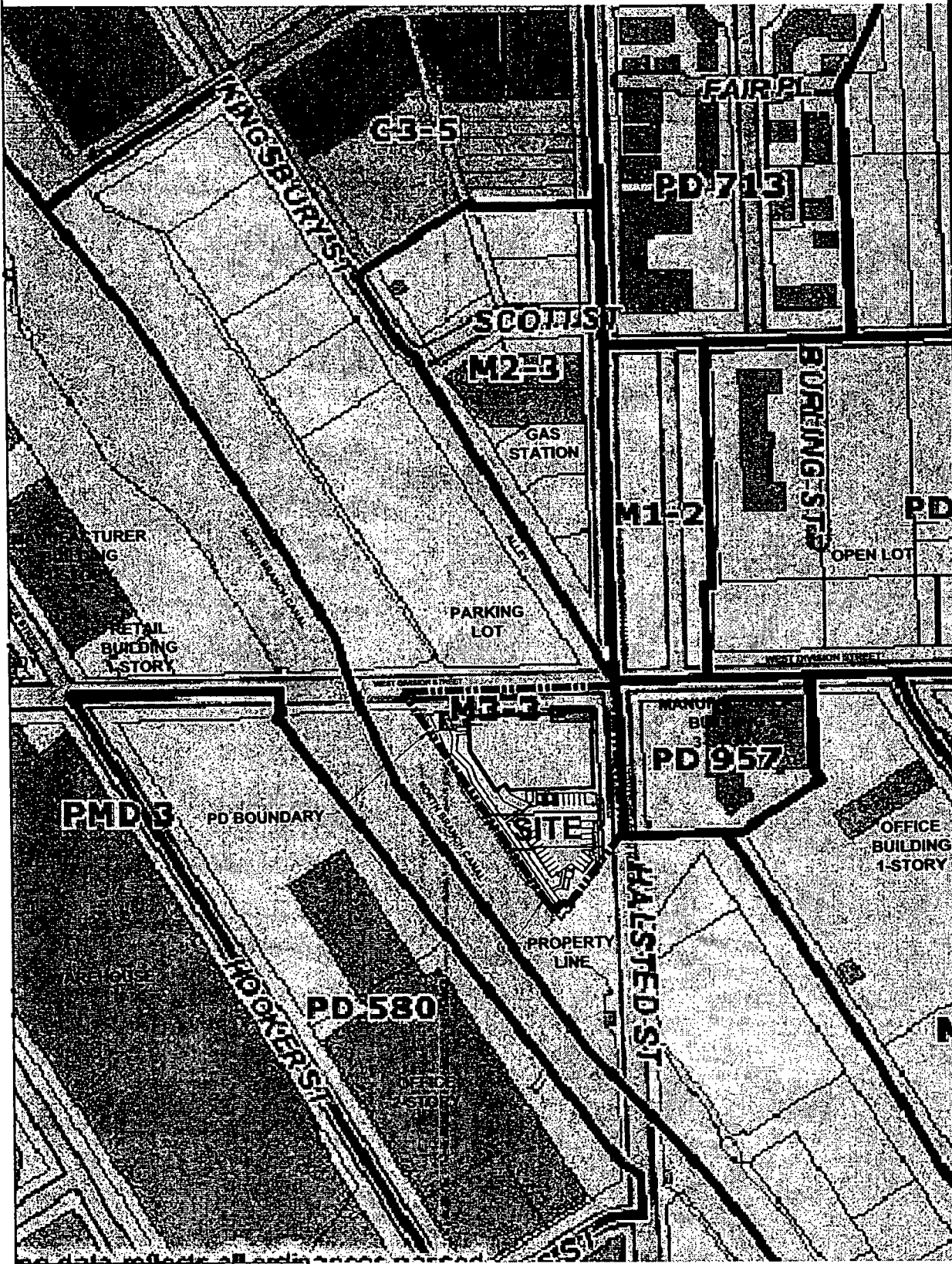
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DATE:

EXISTING
LAND-USE
MAP
EX-4

CHECKED:



EXISTING LAND-USE MAP

Applicant: Chicago, IL (1150 Halsted) LLC
Address: 1150-68 North Halsted
Introduction Date: October 16th, 2013
Plan Commission: February 20th, 2014



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CONSULTANT:

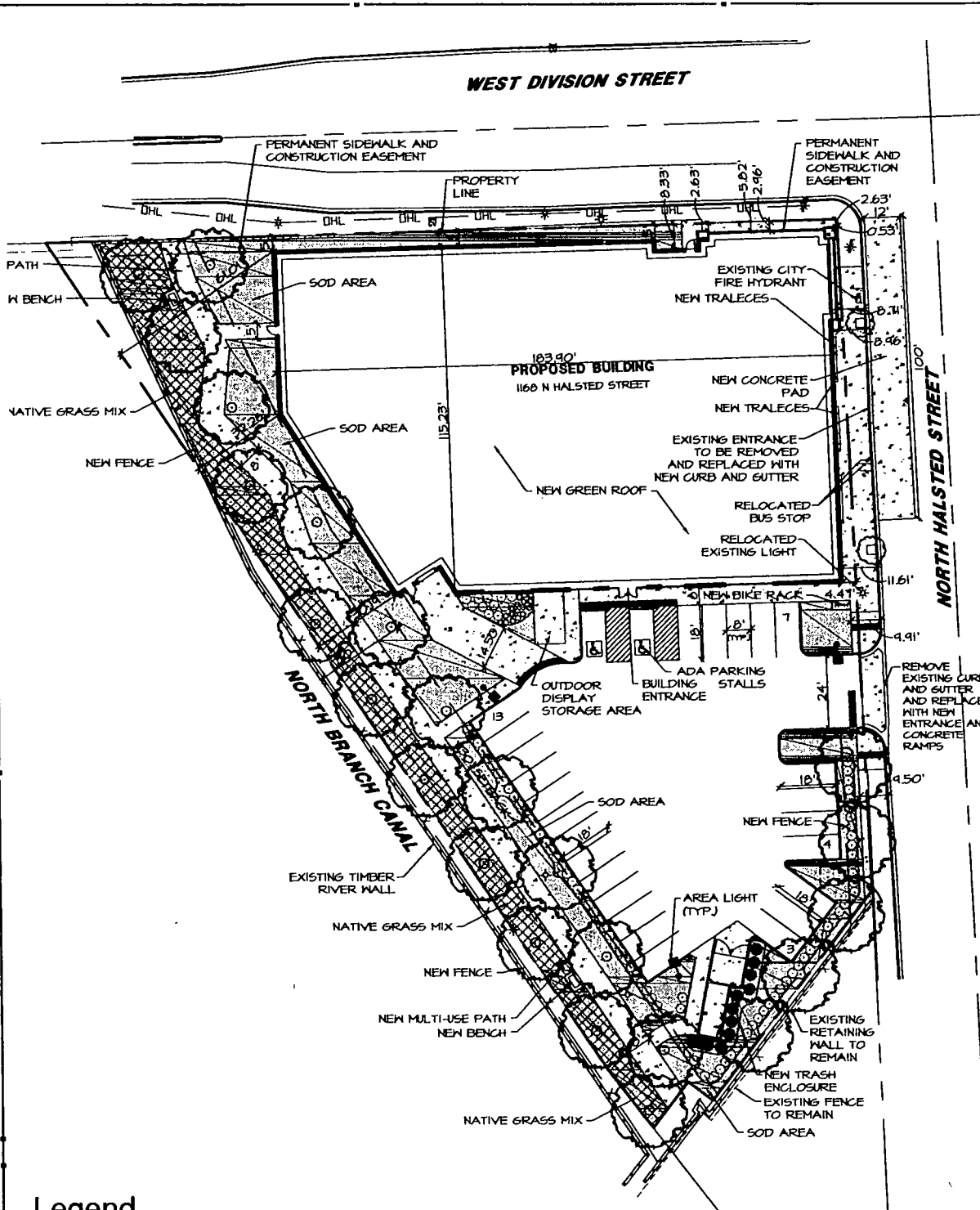


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www.wt-engineering.com
E. License No. 144000007 Exp. 06/30/14

REVISIONS:

NO DATE REMARKS
08-01-13 LOD
10-09-13 PLANNED DEVELOPMENT

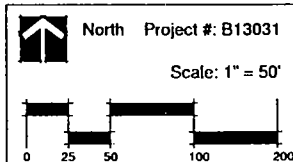


Legend

- Native Grass Mix
- Deciduous Shade Tree (Typ.)
- Deciduous Shrub (Typ.)
- Evergreen Shrub (Typ.)
- Perennial (Typ.)
- Sod Area



LANDSCAPE PLAN
Applicant: Chicago, IL (1150 Halsted) LLC
Address: 1150-68 North Halsted
Introduction Date: October 16th, 2013
Plan Commission: February 20th, 2014



BDG
Bruseau Design Group, LLC
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LANDSCAPE PLAN
L-1
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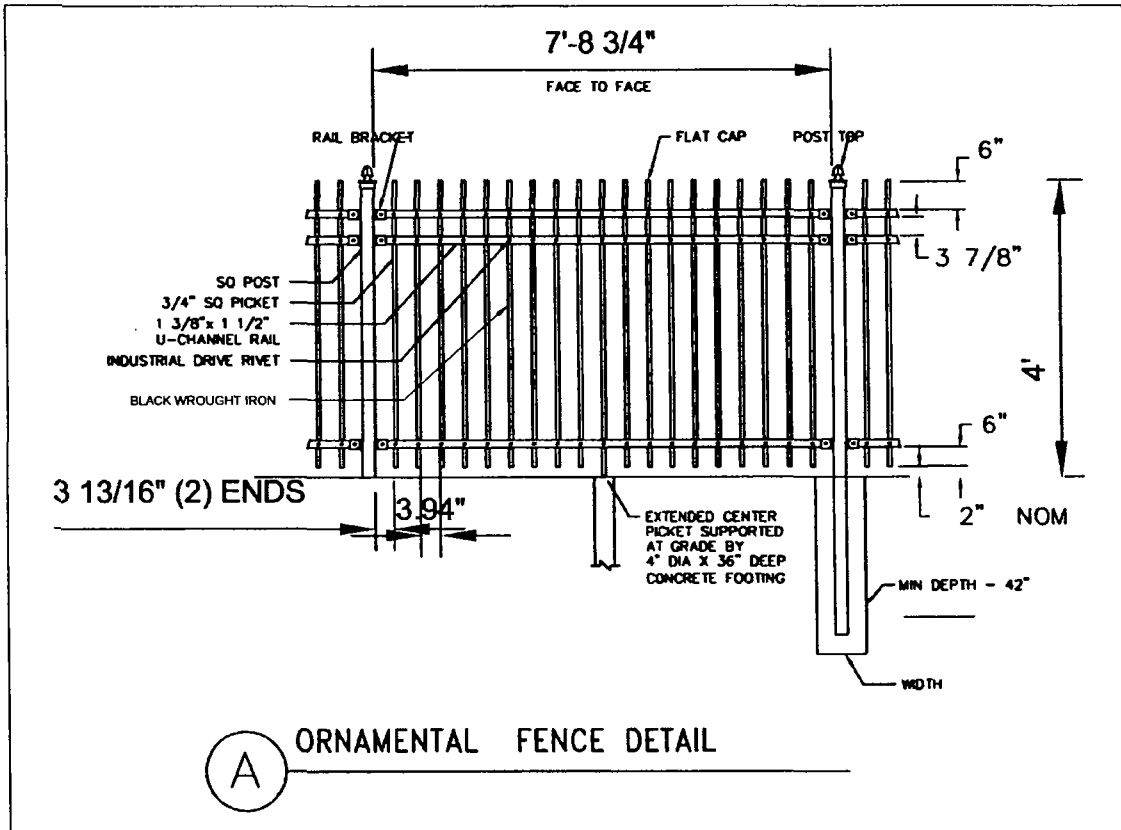
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IL License No. 156-073973 Exp. 06/2015

REVISIONS:
NO. DATE REMARKS
08-01-13 LDD
10-09-13 PLANNED DEVELOPMENT



1150 North Halsted, LLC
1150 North Halsted, Suite 200 (N. Halsted) Chicago, IL 60612-4434
Tel: (773) 311-9100 Fax: (773) 311-9178 www.halstedhalsted.com

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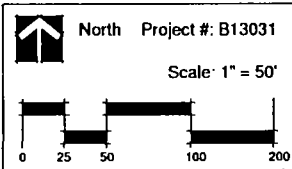
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DATE:



FENCE DETAIL
Applicant: Chicago, IL (1150 Halsted) LLC
Address: 1150-68 North Halsted
Introduction Date: October 16th, 2013
Plan Commission: February 20th, 2014



BDG
Brusseau Design Group, LLC
Landscape Architecture • Land Planning • Recreational Planning & Design
2675 Pratum Avenue, Hoffman Estates, IL 60182
(224) 293-6470 (224) 293-6477 Fax

FENCE
DETAIL
L-2

CHECKED:

INTERPLANE

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

ONE SOUTH 280 SUMMIT AVE
SUITE D
OAKBROOK TERRACE, IL 60181
PH 630.932.2336
FX 630.932.2339

SEAL:

CONSULTANT:



WT CIVIL ENGINEERING, LLC
LICENSED PROFESSIONAL ENGINEER

2675 Pine Grove Avenue
Naperville, Illinois 60563
PH 630.334.8100 FAX 630.334.8101
www.wtcivil.com

REVISIONS:

NO.	DATE	REMARK
10-09-13		PLANNED DEVELOPMENT
02-04-14		REVISED ELEVATIONS

InSite Civil Engineering, LLC
1400 14th Street, Suite 200 Oak Brook, IL 60121-4854
708.521.1100 / 708.521.1101 / 708.521.1102

InSite

West Marine
Halsted St. & Division St.
Chicago, IL

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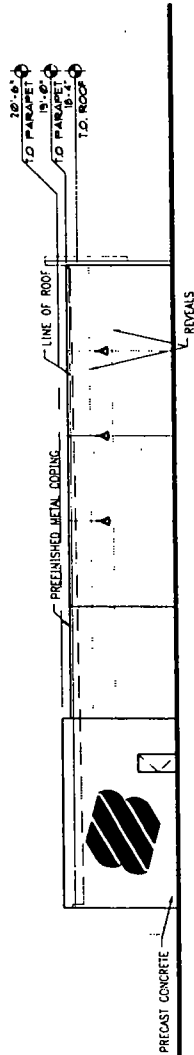
PROJECT NO 2013.0229
DATE:

EX-6

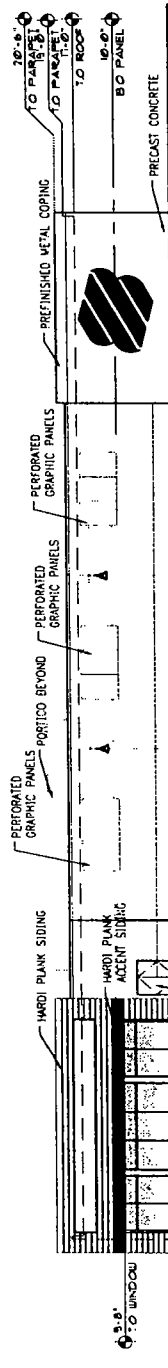
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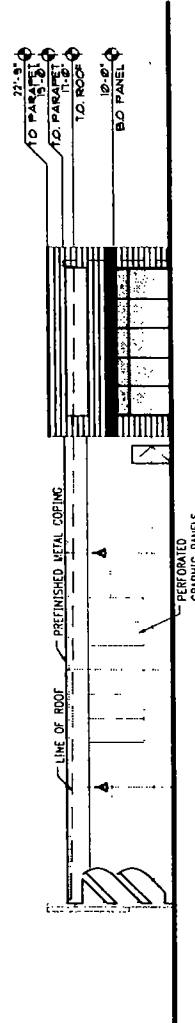
1 EXTERIOR ELEVATION-SOUTH 1/32"=1'-0"



2 EXTERIOR ELEVATION-WEST 1/32"=1'-0"



3 EXTERIOR ELEVATION-NORTH 1/32"=1'-0"



4 EXTERIOR ELEVATION-EAST 1/32"=1'-0"

EXTERIOR ELEVATION FINISHES:

EXTERIOR COLORS:
SHERWIN WILLIAMS SW1812 "AWARD BLUE" (RGB: 36,71,126)
SHERWIN WILLIAMS SW7043 "WORDLY GRAY" (LRV 58)

PERFORATED GRAPHIC PANEL:
POWDER COATED GRAPHIC PATTERN

HARDI PLANK SIDING:
SHERWIN WILLIAMS SW7523 "BURNISHED BRANDY" (LRV 13)
SHERWIN WILLIAMS SW1812 "AWARD BLUE" (ACCENT)

ELEVATIONS

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

Applicant: Chicago, IL (1150 Halsted) LLC
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Plan Commission: February 20, 2014