



Office of the City Clerk



SO2012-4972

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date: 7/25/2012

Sponsor(s): Mendoza, Susana A. (Clerk)

Type: Ordinance

Title: Zoning Reclassification App No. 17535 at 1-15 E 9th St and
901-1007 S State St

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: Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the DX-12 Downtown Mixed-Use District symbols and indications as shown on Map No. 2-E in the area bounded by:

East 9th Street; South Holden Court; a line 281.93 feet south of and parallel to East 9th Street; South State Street

to those of a Residential-Business Planned Development, which is hereby established in the area described, subject to such use and bulk regulations as are set forth in the attached Plan of Development.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

*Residential-Business Planned Development No. _____***PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Residential-Business Planned Development Number _____ ("Planned Development") consists of approximately 39,124 square feet (0.90 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Ninth St. Investors, 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 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, assign 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 Housing and Economic 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 these 16 Statements: a Bulk Regulations Table; an Existing Zoning Map; a Surrounding Land-Use Plan; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; a Roof Plan; an Overall Section A; Building Elevations (North, South, East and West) and a Chicago Builds Green form prepared by Solomon Cordwell Buenz and dated December 20, 2012, submitted herein.

APPLICANT: Ninth St. Investors, LLC
 ADDRESS: 1-15 E. 9th St.; 901-1007 S. State St.
 INTRODUCTION DATE: July 25, 2012
 REVISED / CPC DATE: December 20, 2012

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 Residential-Business Planned Development: Multi-Unit Residential / Dwelling Units, Parking (Accessory Parking and Non-Accessory) All Commercial Uses permitted in a DX-12 Downtown Mixed-Use District (excluding Urban Farm and Lodging). Day Care, Postal Service, Co-Located Wireless Communication Facilities.

Up to 40% of the number of accessory parking spaces required for residential uses may be leased out on a daily, weekly, or monthly basis to persons who are not residents, tenants, patrons, employees, or guests of the principal use.

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 Housing and Economic 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 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; however, in addition to the other exclusions from Floor Area for purposes of determining FAR permitted by the Zoning Ordinance, all floor area devoted to mechanical equipment in excess of five thousand (5,000) square feet in a contiguous location, regardless of placement in the building, shall be excluded. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 39,124 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 Housing and Economic 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 Housing and Economic Development.

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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 Department of Streets and Sanitation, and the Department of Fleet and Facility Management, 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 the 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. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Housing and Economic Development. Aspects of the proposed Planned Development that bring it into compliance with the Sustainable Development Policy include the following: The project shall obtain LEED Certification and will include a minimum of 50% green roof (15,000 s.f. green area).
15. The Applicant has elected to make a cash payment in lieu of providing on-site affordable housing units. In accordance with the formulas set forth in Section 17-4-1004-C and the Bonus Worksheet, the Applicant acknowledges and agrees that it must make a cash payment in the amount of \$4,000,000 ("Cash Payment"). The Applicant must make the required Cash Payment before the issuance of any building permits for the eligible building, and must comply with all applicable affordable housing standards and requirements set forth in Section 17-4-1004, the terms of which are incorporated herein by this reference.
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 Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to DX-12 Downtown Mixed-Use District.

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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____
BULK REGULATIONS AND DATA TABLE

Gross Site Area:	64,175.5 SF (1.47 Acres)
Net Site Area:	39,124.0 SF (0.90 Acres)
Maximum Floor Area Ratio (FAR):	11.4
Maximum Percentage of Land Coverage:	Per Site Plan
Actual Number of Dwelling Units:	396 Dwelling Units
Number of Off-Street Parking Spaces, Residential:	248
Number of Off-Street Parking Spaces, Commercial/Retail:	0
Minimum Number of Bike Parking Spaces:	50
Minimum Periphery Setbacks:	Per Site Plan
Maximum Building Height:	450'-0"
Minimum Number of Off-Street Loading Berths:	2 (10'x25') Spaces

**BULK REGULATIONS AND
DATA TABLE**

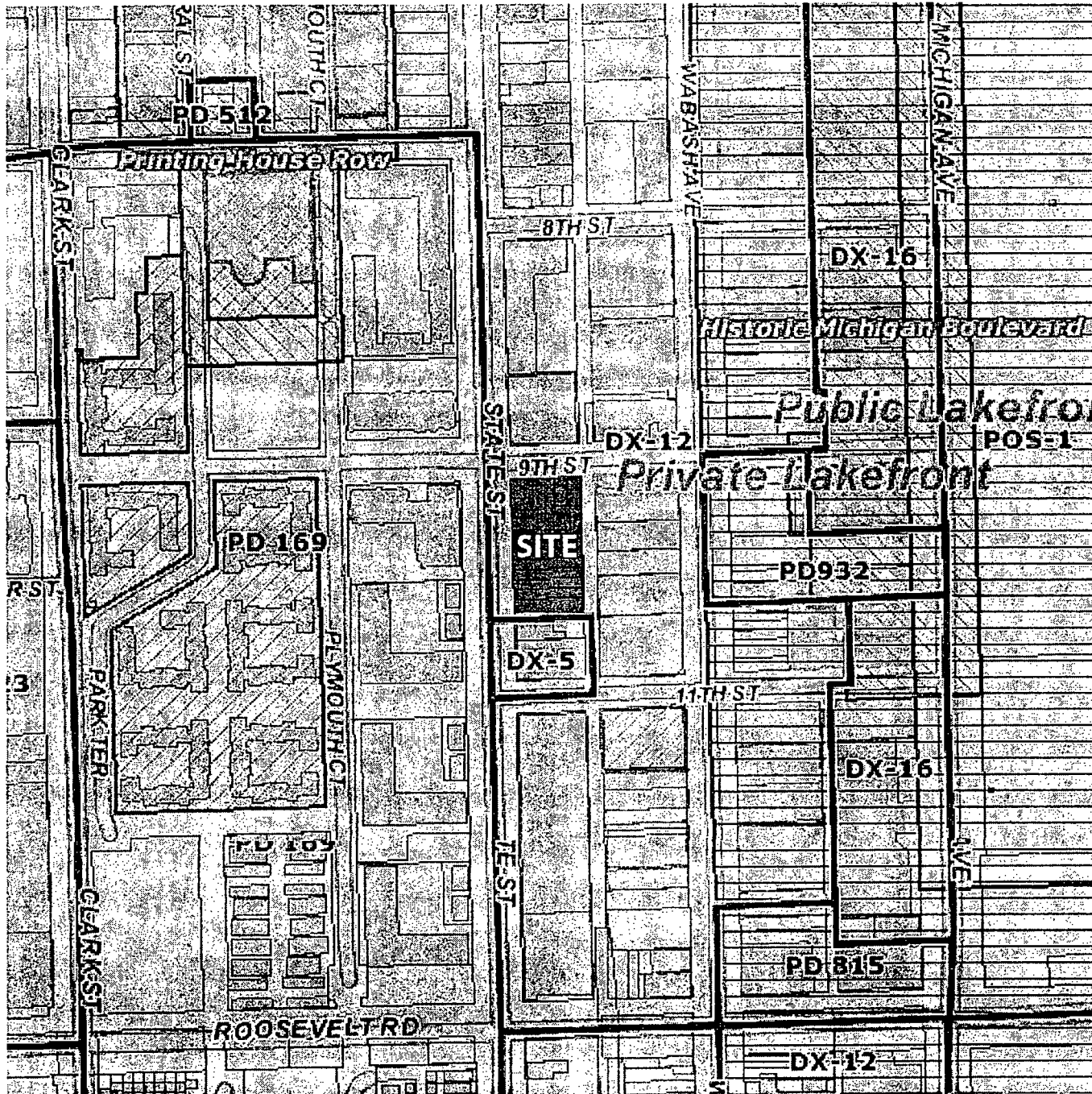


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EXISTING ZONING MAP

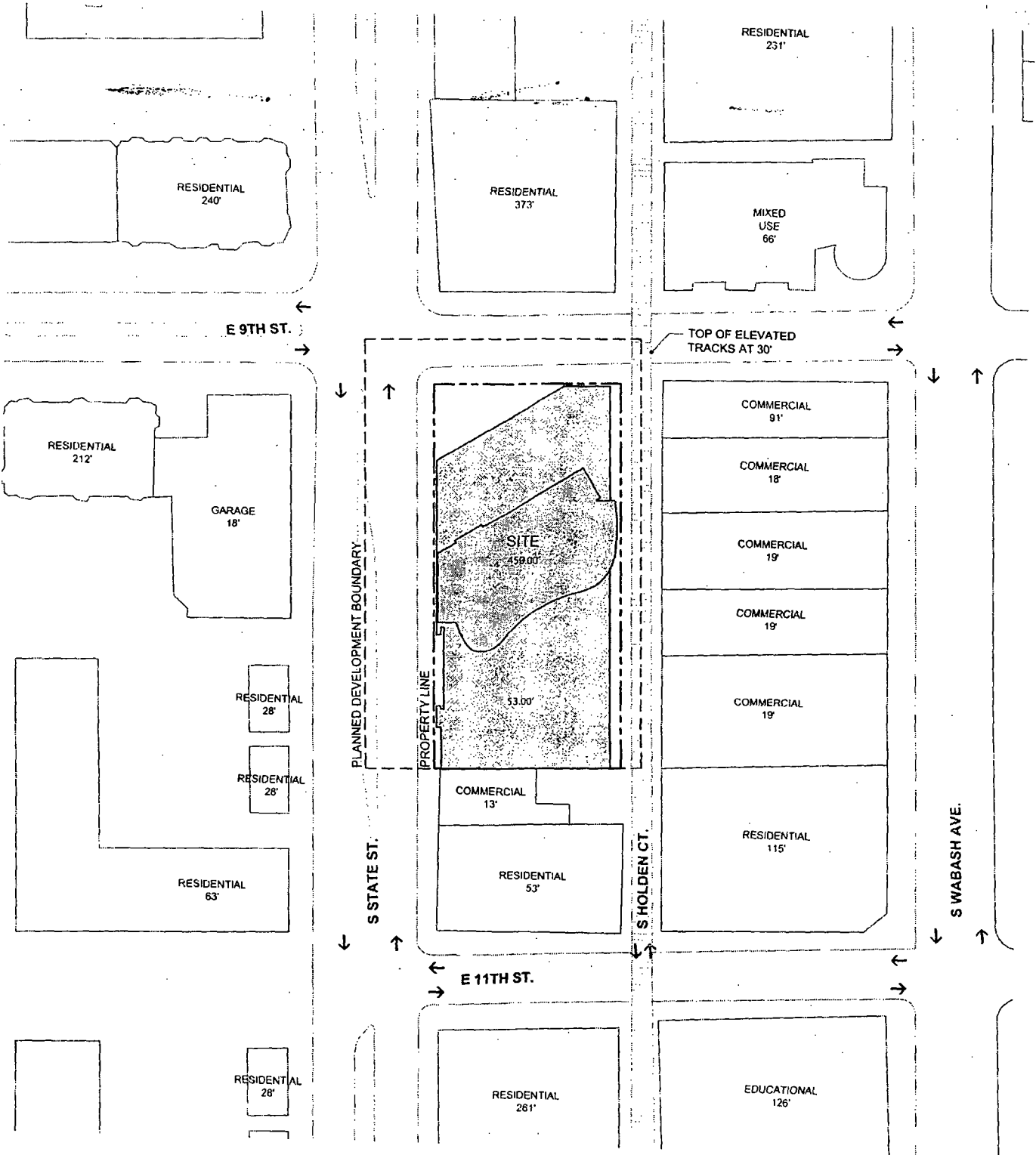
NTS



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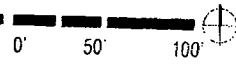
SURROUNDING LAND USE PLAN

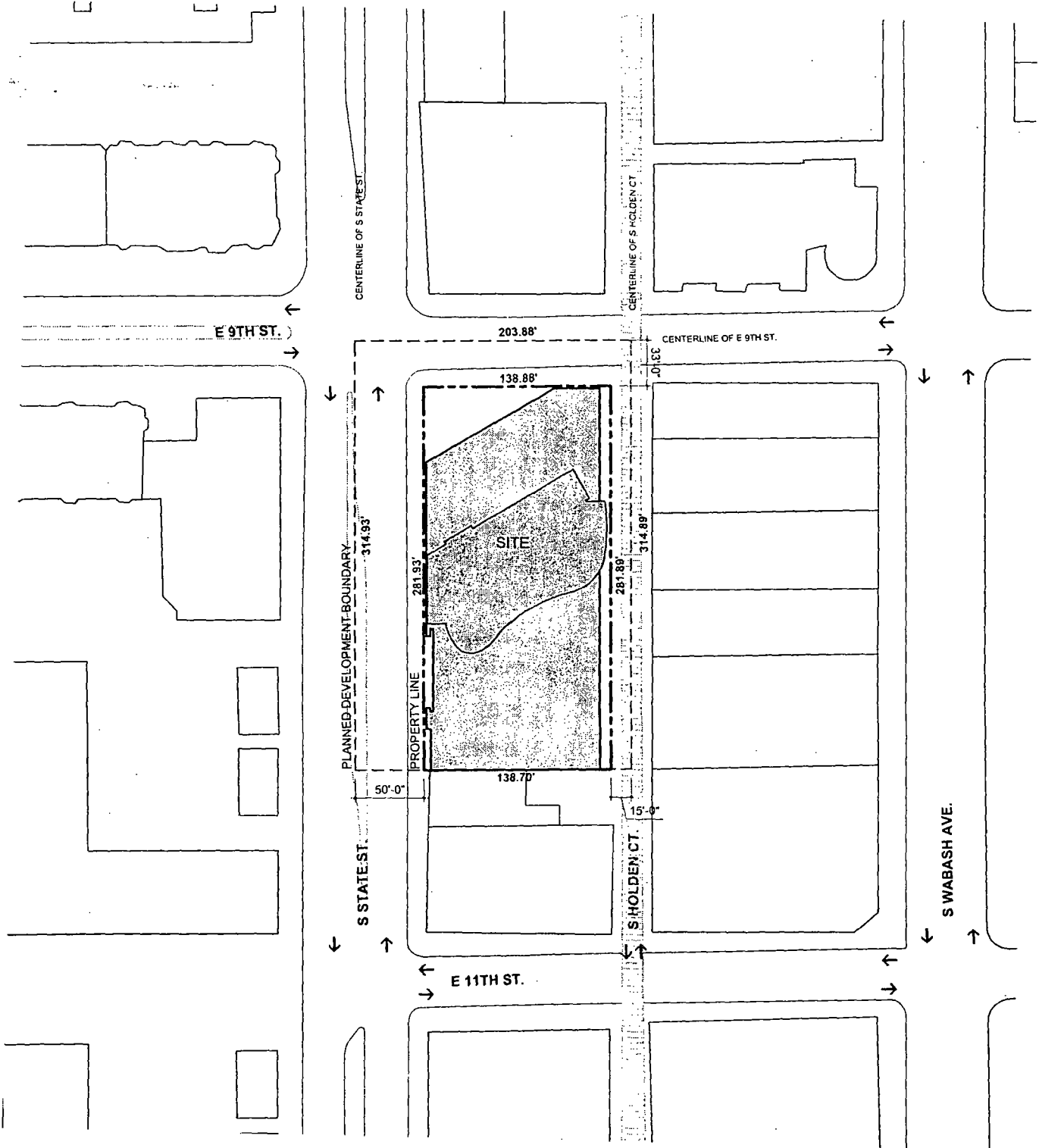


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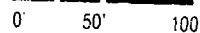
**PLANNED DEVELOPMENT
BOUNDARY AND
PROPERTY LINE**

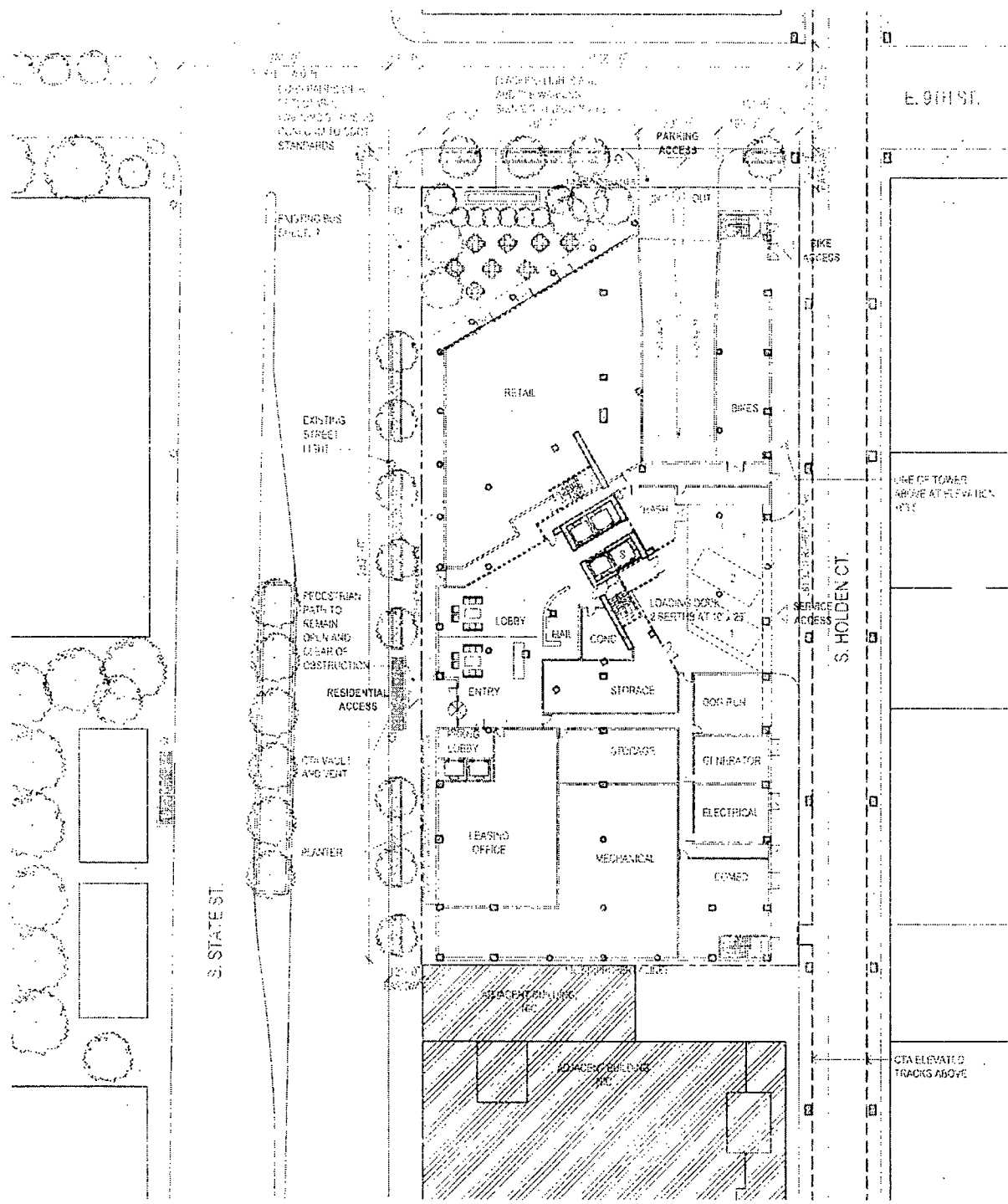


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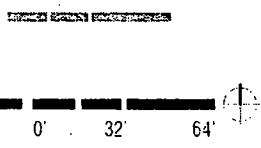
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SITE PLAN



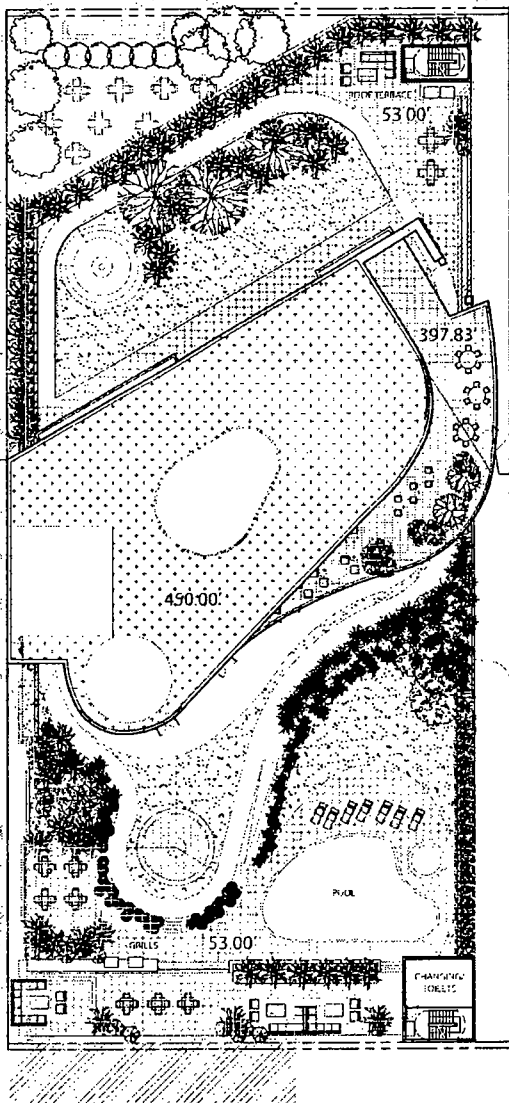
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



S STATE ST.

S. HOLDEN CT.

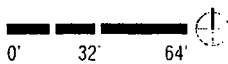


LINE OF TOWER ABOVE AT ELEVATION +58.50'

LANDSCAPE LEGEND

-  PROPOSED 4" CAL SHADE TREES
-  PROPOSED DECIDUOUS AND EVERGREEN SHRUBS
-  LAWN
-  SHRUB HEDGE
-  PROPOSED SHRUB, GROUNDCOVER AND PERENNIAL MIX
-  EXTENSIVE GREEN ROOF SYSTEM (SEDUM VARIETIES)

LANDSCAPE PLAN

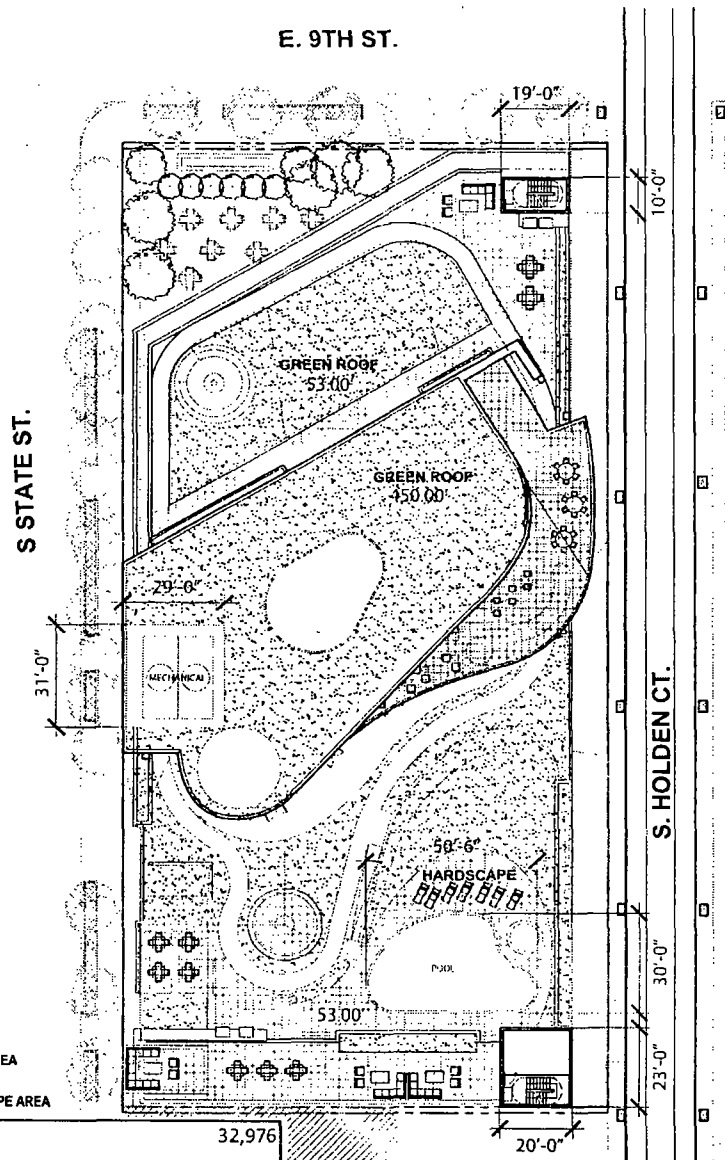




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 DENOTES GREEN AREA
 DENOTES HARDSCAPE AREA

GROSS ROOF AREA	32,976
NON-NET ROOF AREA	3,770
MECHANICAL = 1,310 SF	
POOL = 1,370 SF	
PARAPETS = 1,090 SF	
NET USABLE ROOF AREA:	29,206
GREEN ROOF AREA	15,000
HIGH ROOF 'A' (VEGETATED) = 6,214 SF	
SOUTH TERRACE 'B' = 4,660 SF	
NORTH TERRACE 'C' = 4,126 SF	
NON-GREEN ROOF AREA:	14,206
PERCENTAGE OF GREEN ROOF AREA	51.4%

ROOF PLAN

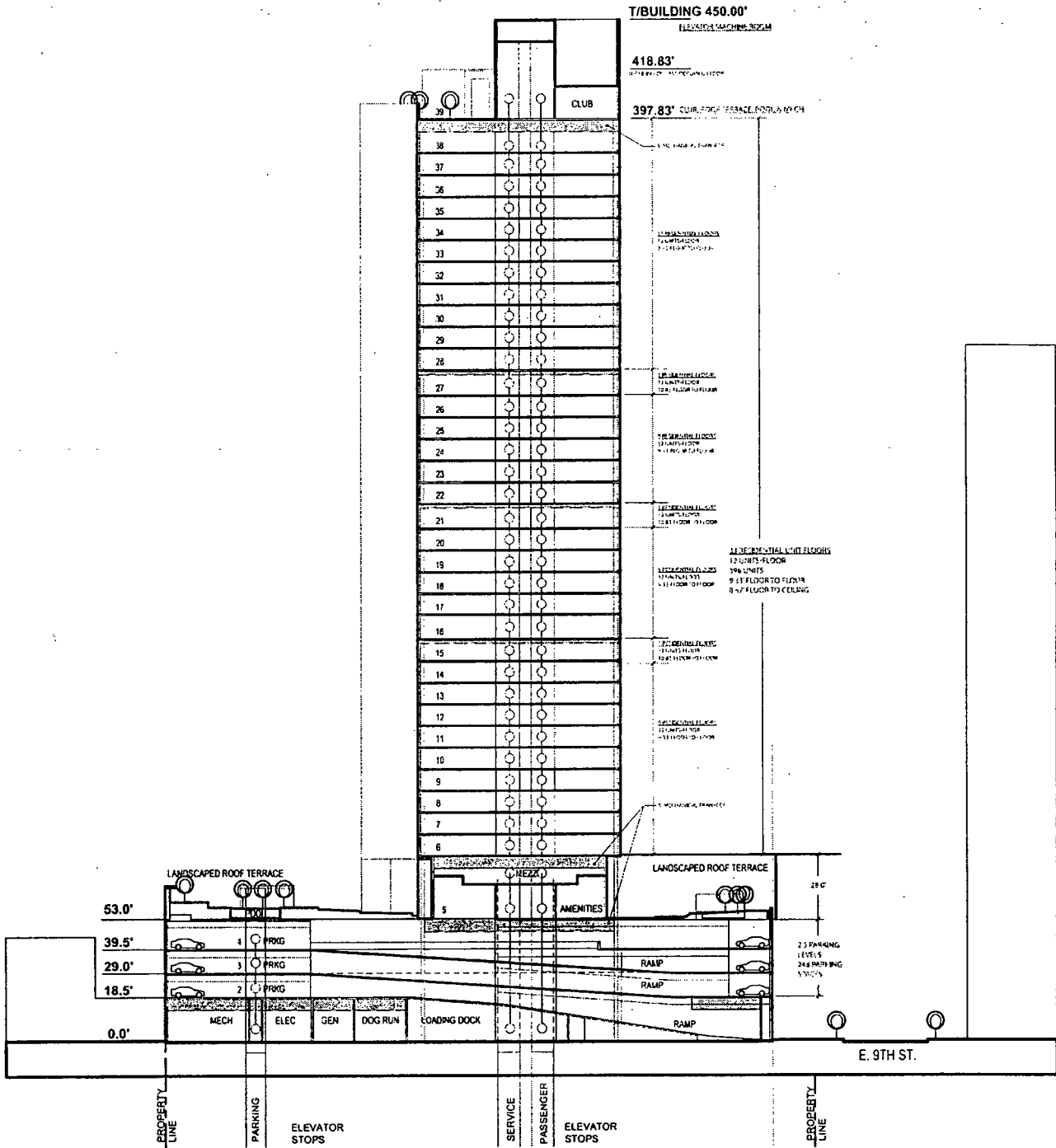
0' 32' 64'

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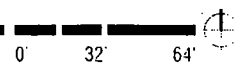


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OVERALL SECTION A

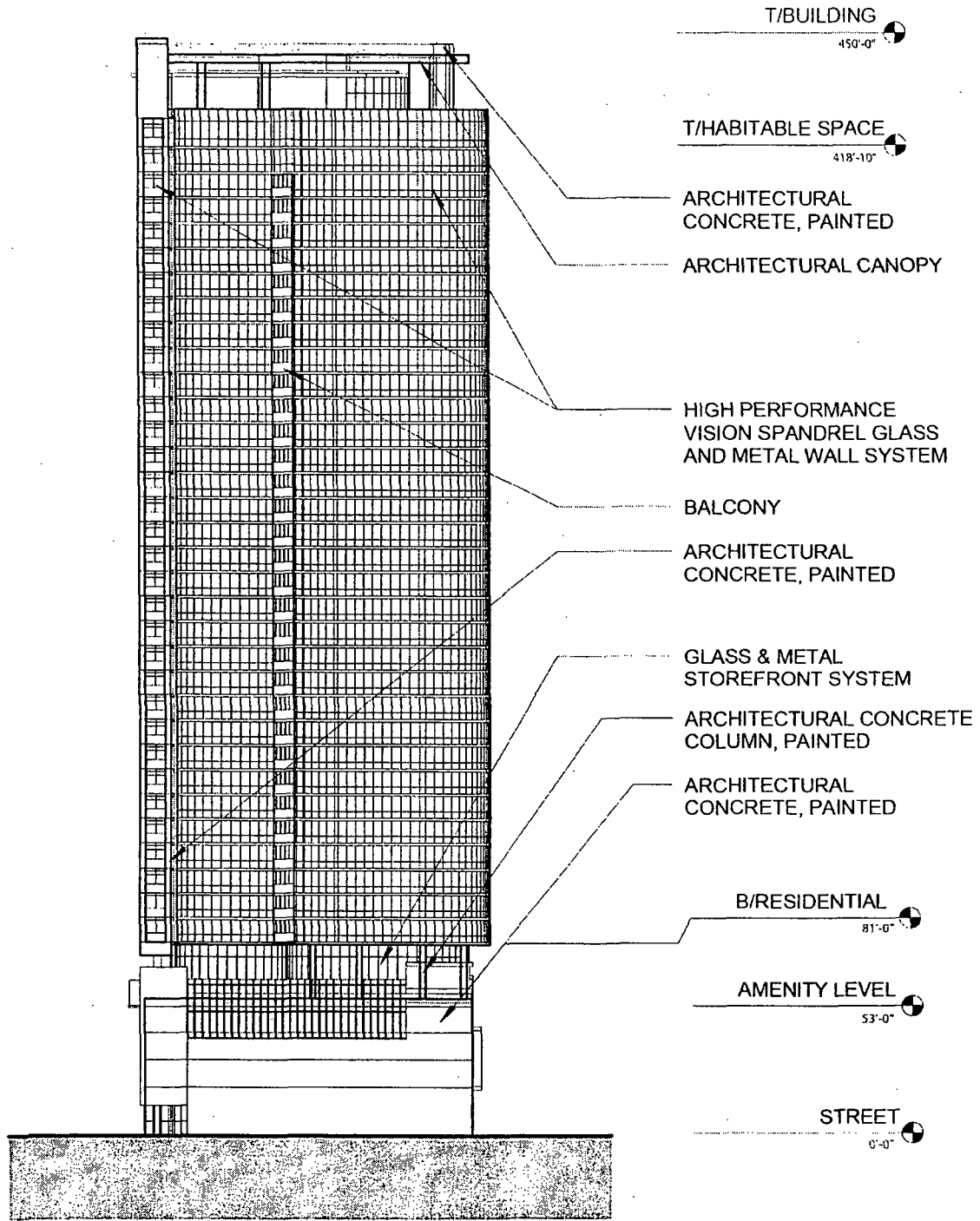


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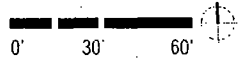


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SOUTH ELEVATION



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ARCHITECTURAL
CONCRETE
CANTILEVERED
BALCONY

ARCHITECTURAL
CONCRETE, PAINTED

ARCHITECTURAL CANOPY

T/PARAPET

450'-0"

T/HABITABLE SPACE

418'-10"

ARCHITECTURAL LOUVER
SYSTEM

HIGH PERFORMANCE
VISION SPANDREL GLASS
AND METAL WALL SYSTEM

BALCONY

SPANDREL GLASS &
PERFORATED METAL SCREEN WALL

ARCHITECTURAL CONCRETE
COLUMNS, PAINTED

ARCHITECTURAL LOUVER
SYSTEM

GLASS & METAL
STOREFRONT SYSTEM

CHANNEL GLASS

BALCONY

ARCHITECTURAL
CONCRETE, PAINTED

B/RESIDENTIAL

81'-0"

AMENITY LEVEL

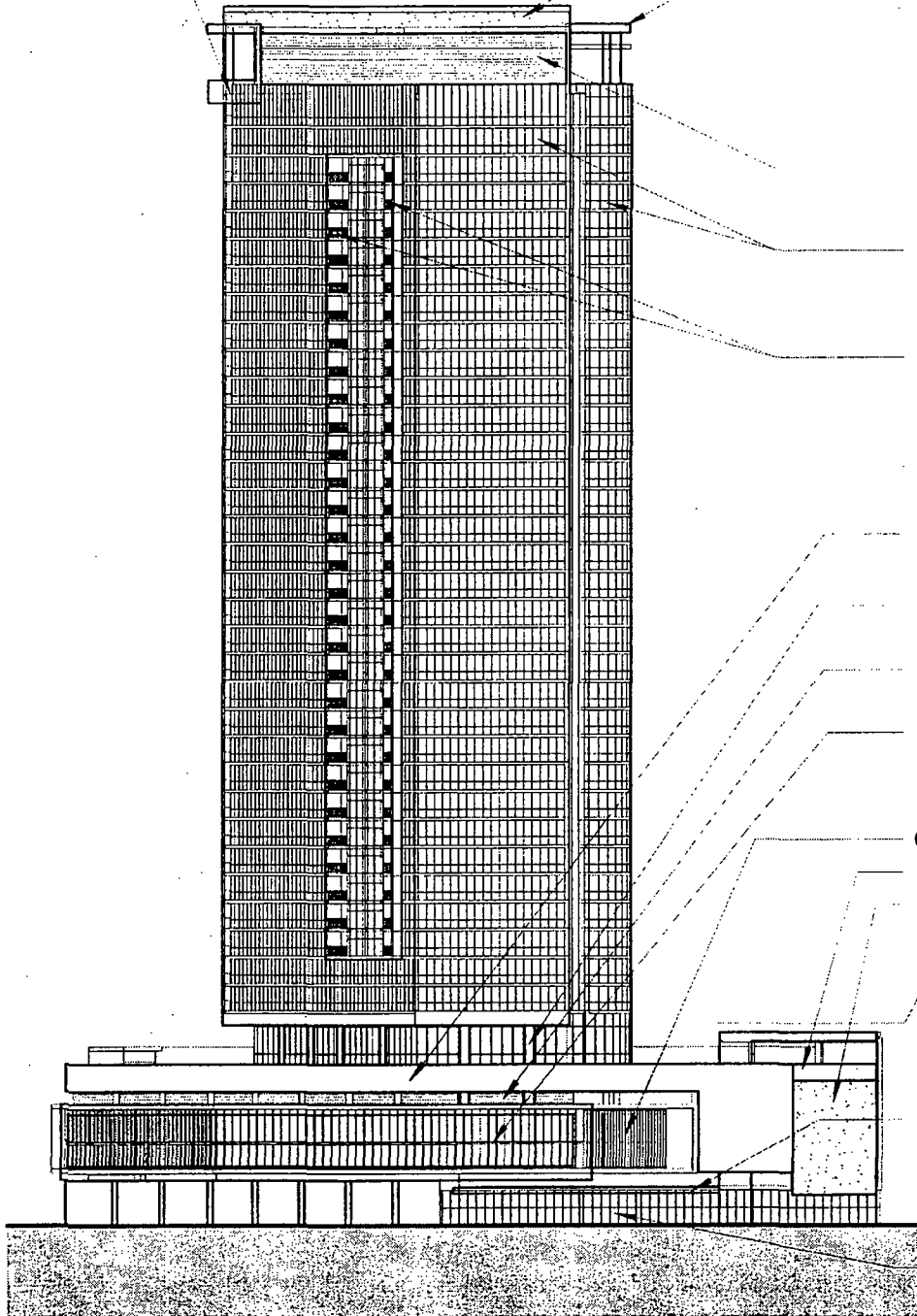
53'-0"

ARCHITECTURAL CANOPY

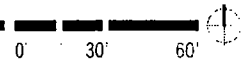
STREET

0'-0"

BUILDING ENTRANCE
GLASS & METAL
STOREFRONT SYSTEM



WEST ELEVATION

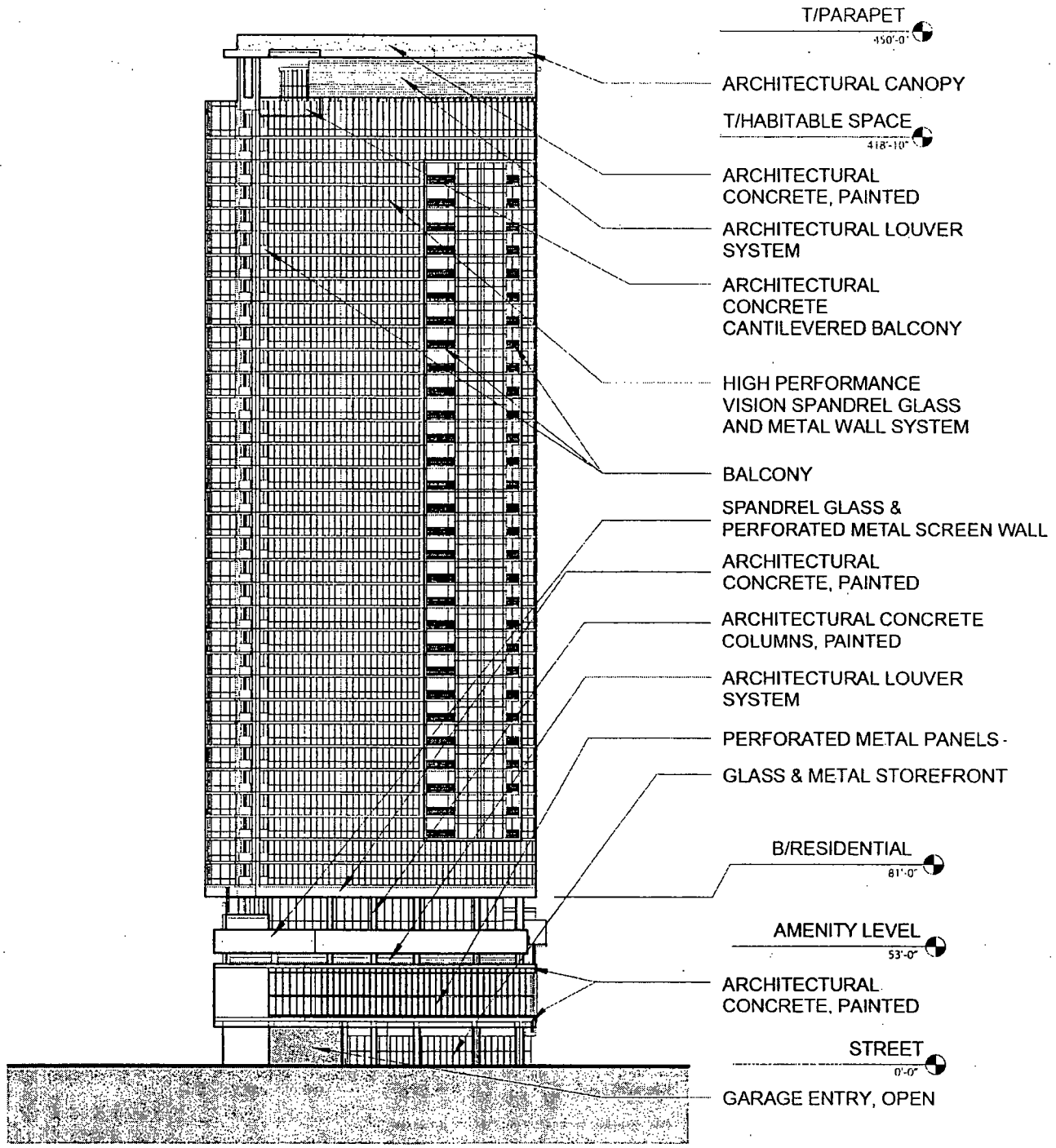


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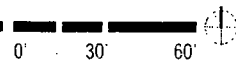


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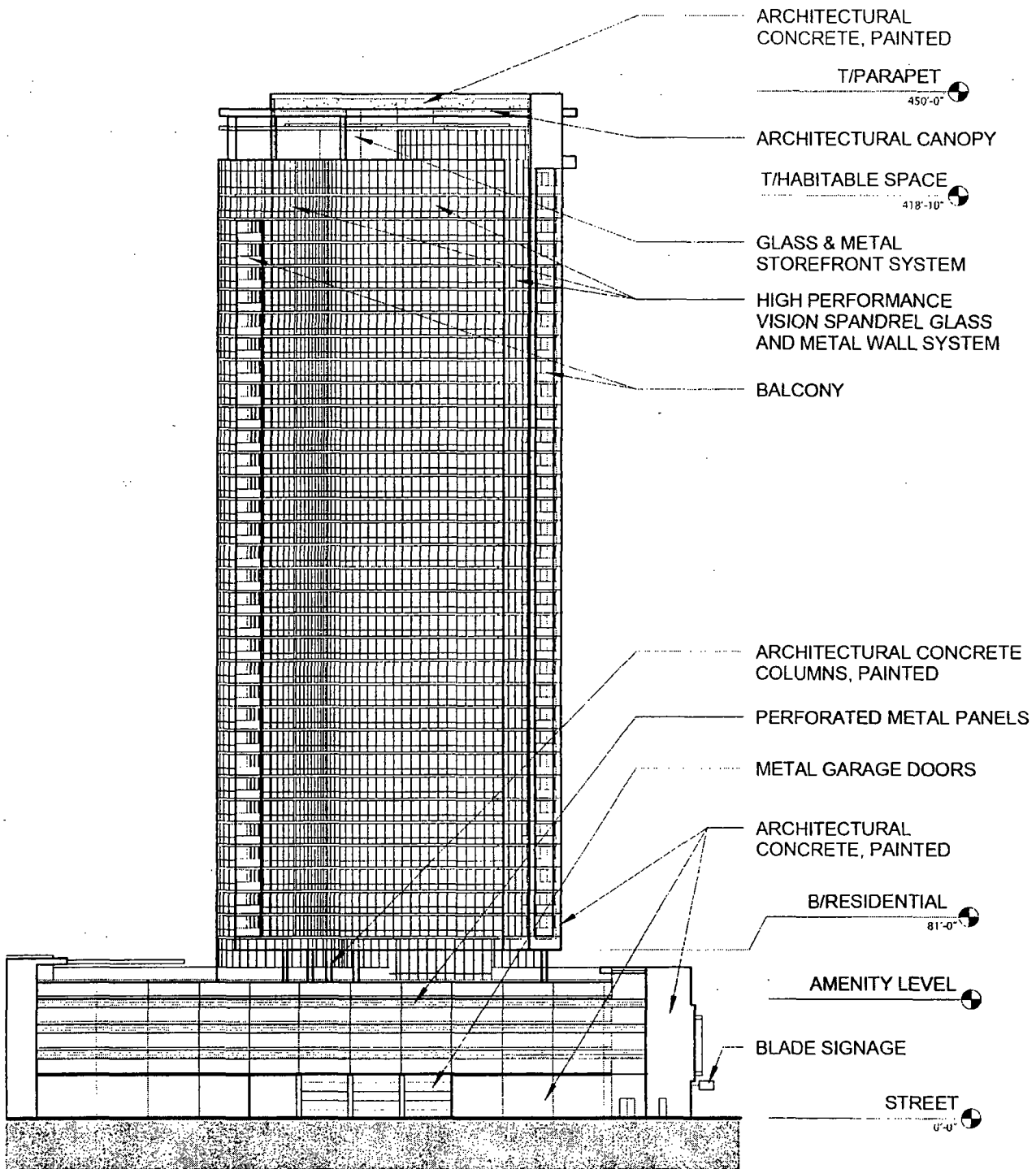
NORTH ELEVATION



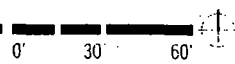
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EAST ELEVATION



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Project Name:

1001 S. State

** Street Number (if the address only includes one street number, please fill only the cell "From"):*

Project Location:

From*	To*	Direction:	Street Name:	Select Street Type:
901	1007	S	State	St

Ward No: Community Area No:

2 32

Check applicable:

Project Type:

Planned Development Redevelopment Agreement Zoning Change

↳ PD No: ↳ RDA No: ↳ From: To:

Public project Landmark

Project Size:

Total land area in sq.ft.:	Total building(s) footprint in sq.ft.:	Total vehicular use area in sq.ft.:
39124	30,445	93640

Enter First Name Last Name

DPD Project Manager:

Fernando Espinoza

BG/GR Matrix:

Select project category:

Res. 4 or more Market Rate

Financial Incentives:

Check applicable:

TIF Empowerment Zone Grant Class L
 GRIF Ind. Dev. Revenue Bonds Class 6b
 SBIF Bank Participation Loan DOH
 Land Sale Write Down

Density Bonus:

Check applicable:

Public plaza & pocket park Water features in a plaza or pocket park
 Chicago Riverwalk improvements Setbacks above the ground floor
 Winter gardens Lower level planting terrace
 Indoor through-block connection Green roof
 Sidewalk widening Underground parking and loading
 Arcades Concealed above-ground parking

Required per Zoning Code or Green Roof/Building Green Matrix To be Provided by the development:

Please fill, if applicable

Landscaping:

7' Landscape Setback
Interior Landscape Area
No. of Interior Trees
No. of Parkway Trees

Square footage:	0	0
Square footage:	0	1500
	0	6
	0	12

Open Space:

River Setback
Private Open Space
Privately developed Public Open Space

Square footage:	0	0
Square footage:	0	2300
Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving
Raingarden
Filter strip
Bioswale
Detention pond
Native landscaping
Rain-water collection cistern/barrel
Total impervious area reduction

Square footage:	0
Check applicable:	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
Square footage:	0
Gallons:	0
Square footage:	0

Other sustainable surface treatments:

Green roof
Energy Star roof
High-albedo pavement

Square footage:	0	15000
Square footage:	0	0
Square footage:		0

Transportation:

No. of accessory parking spaces
Total no. of parking spaces (Accessory + Non- Acc.)
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)
No. of bicycle parking
Within 600 ft of CTA or Metra station entrance

	0	218
		248
	0	0
	0	124
Check if applicable:		<input checked="" type="checkbox"/>

Building Certification:

- Energy Star building
- LEED certification
 - LEED Certified
 - LEED Silver
 - LEED Gold
 - LEED Platinum
- Chicago Green Homes
 - Chicago Green Homes [one-star]
 - Chicago Green Homes [two-star]
 - Chicago Green Homes [three-star]

<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>
	<input type="checkbox"/>
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	<input type="checkbox"/>
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	<input type="checkbox"/>

Energy efficiency strategies not captured above:

-IE: Other than Energy Star Roof – or Energy Star Building Certification-

Tower is rotated to minimize exposure to peak solar load from southwest. High performance exterior wall system, high performance mechanical systems and high efficiency lighting and control systems shall be incorporated into the design.

Other sustainable strategies and/or Project Notes:

Storm water detention system within building.