



City of Chicago



SO2017-3196

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/19/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 101-125 N May St, 118-124 N Aberdeen Ave and 1112-1124 W Washington St - App No. 19188
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 DX-5 Mixed-Use District symbols and indications as shown on Map 1-G in the area bounded by:

North May Street; the public alley south of and parallel to West Randolph Street; North Aberdeen Street; a line 179.5 feet south of and parallel to West Randolph Street; the public alley west of and parallel to North Aberdeen Street; a line 125 feet east of and parallel to North May Street and West Washington Boulevard

to those of a DX-5 Downtown Mixed-Use District.

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

North May Street; the public alley south of and parallel to West Randolph Street; North Aberdeen Street; a line 179.5 feet south of and parallel to West Randolph Street; the public alley west of and parallel to North Aberdeen Street; a line 125 feet east of and parallel to North May Street and West Washington Boulevard

to those of a Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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 _____, ("Planned Development") consists of approximately 41,701 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). 113 May, LLC is the owner of a portion of the Property and the "Applicant" for this Planned Development pursuant to authorization from the owner of the remainder 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 "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 (defined below).

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 Planned Development consists of these 16 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Eckenhoff Saunders Architects and dated September 20, 2017 (the "Plans"): an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary; a Subarea Map; a Subarea A Site/Landscape Plan; a Subarea A Roof Plan; and Subarea A Building Elevations (North, South, East and West). 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 thereof, 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.

Applicant: 113 May, LLC
Address: 101-125 North May / 118-124 North Aberdeen / 1112-1124 West Washington, Chicago,
Illinois
Introduced: April 19, 2017
Plan Commission: September 20, 2017
EASTV141492101.3

5. The following uses are permitted in the area delineated herein as a Business Planned Development: Lodging; Cultural Exhibits and Libraries; Daycare (Subarea B only); Artist Work or Sales Space; Business Equipment Sales and Service; Business Support Services; Urban Farm (rooftop operation); Communication Service Establishments; Eating and Drinking Establishments (all, including Taverns and Outdoor Patios); Small and Medium Venues, Banquet or Meeting Halls (no larger than 15,000 square feet); Indoor Special Event including incidental liquor sales; Financial Services (excluding pawn shops, payday loan stores and drive-throughs); Food and Beverage Retail Sales; Liquor Sales (incidental only); Medical Service; Office; High Technology Office; Personal Service; General Retail Sales; Co-located Wireless Communication Facilities and 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 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 overall FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 41,701 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.

The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for the improvements undertaken in accordance with the Plans, other than Part II Approval (per Section 17-13-0610 of the Zoning Ordinance). Applicant and DPD, at either party's request, may continue to evolve the design of the building elevations or materials for the building located in Subarea C and changes to such elevations or materials, if any, shall, if mutually agreed upon, be reviewed by DPD pursuant to Section 17-13-0800.

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.
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

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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 obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. 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 forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the 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.

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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 DPD shall initiate a Zoning Map Amendment Application to rezone the property to the DX-5 Downtown Mixed-Use District.

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Introduced: April 19, 2017
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BUSINESS PLANNED DEVELOPMENT NO. _____
BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	66,790
Subarea A:	23,430
Subarea B:	26,233
Subarea C:	17,127
Area of Public Rights-of-Way (sf):	25,098
Subarea A:	10,798
Subarea B:	8,799
Subarea C:	5,501
Net Site Area (sf):	41,701
Subarea A:	12,640
Subarea B:	17,435
Subarea C:	11,626
Maximum Floor Area Ratio:	5.0 (208,505 square feet)
Subarea A:	12.31(155,581 square feet)
Subarea B:	2.08 (36,164 square feet)
Subarea C:	1.45 (16,760 square feet)
Minimum Off-Street Parking Spaces:	
Subarea A:	41
Subarea B:	0
Subarea C:	0

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Minimum Bicycle Parking Spaces:

Subarea A:	5
Subarea B:	0
Subarea C:	0

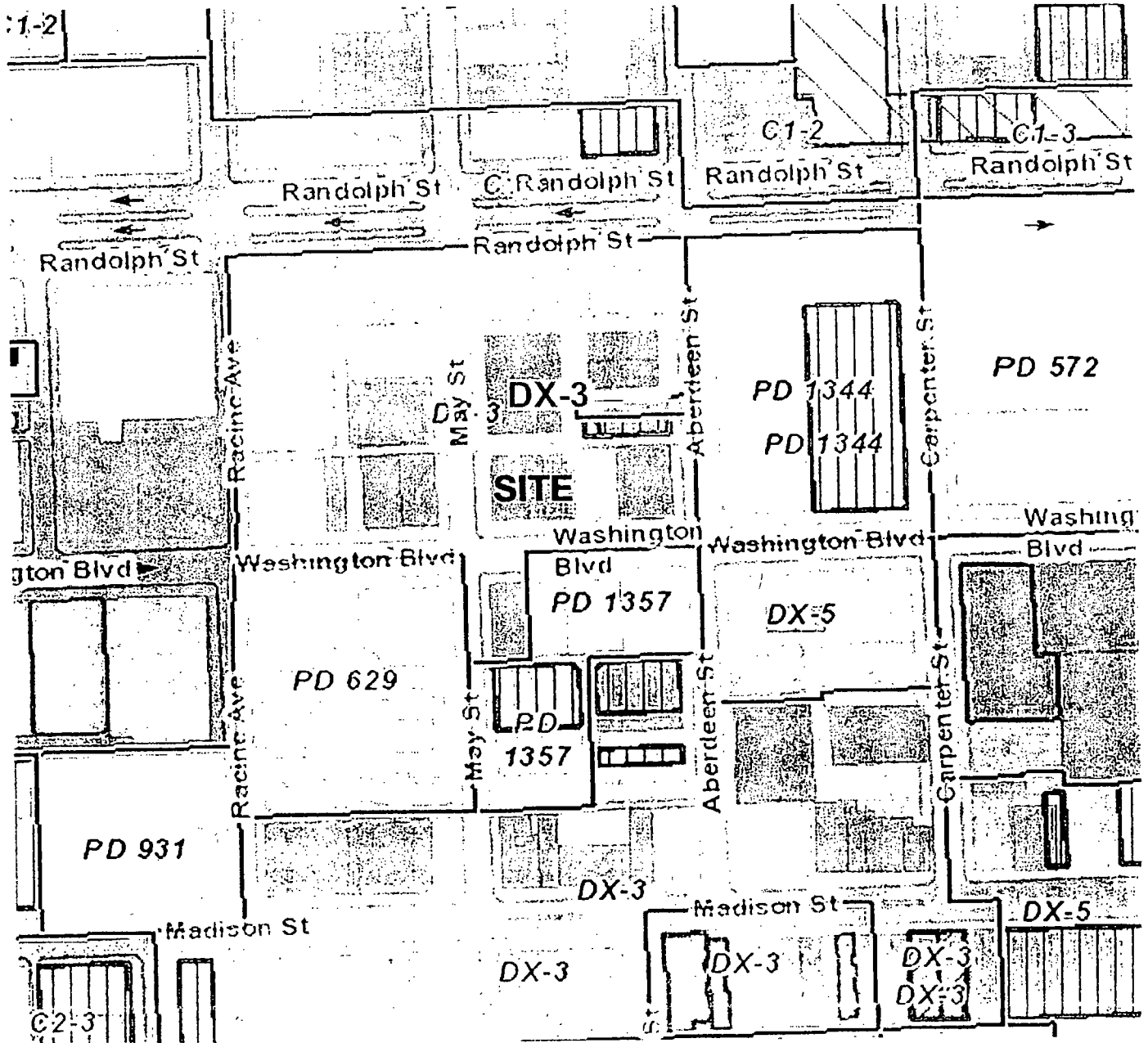
Minimum Off-Street Loading Spaces: 0

Maximum Building Height:

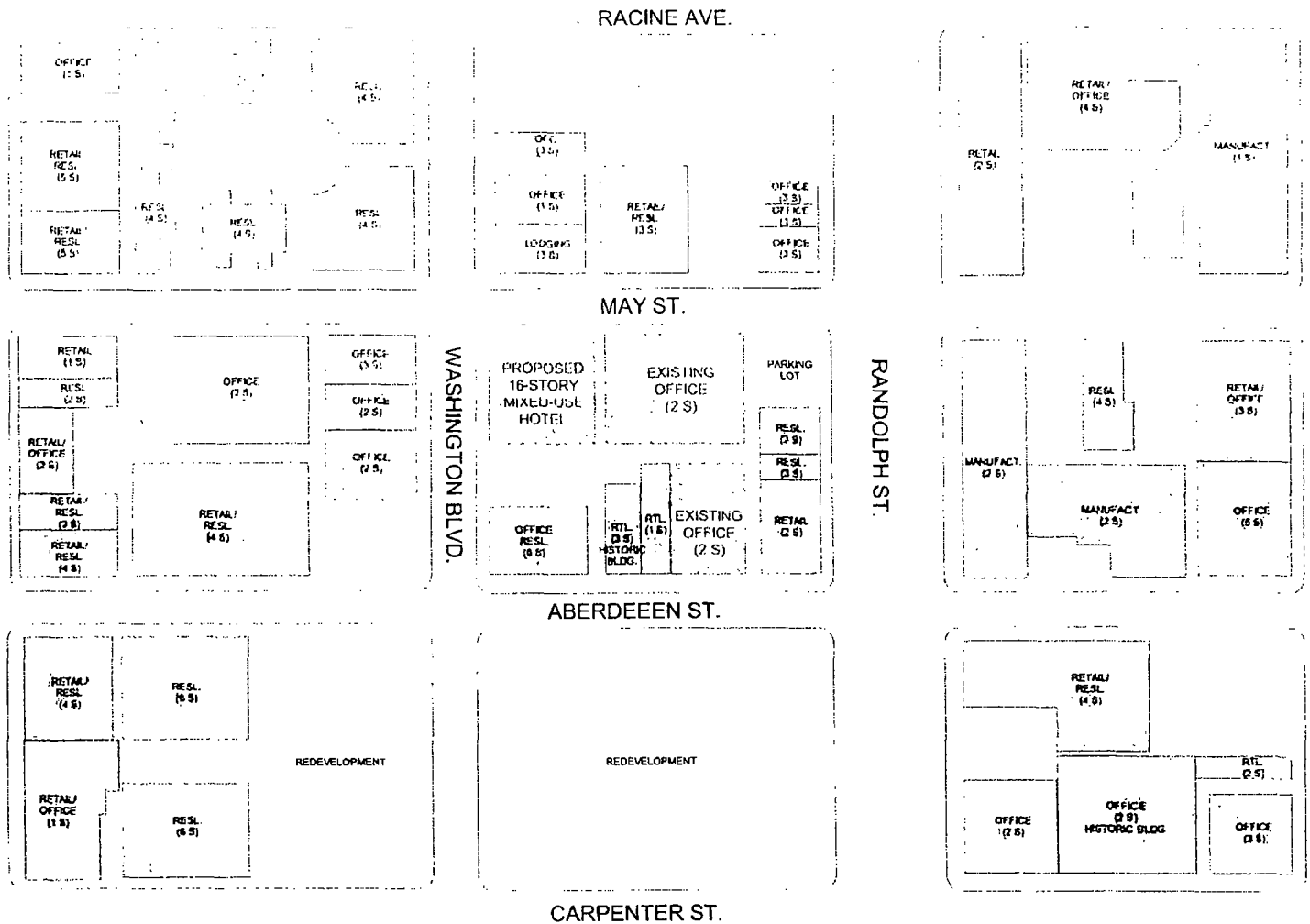
Subarea A:	173'0"
Subarea B:	44'0" (existing to remain)
Subarea C:	31'0" (existing to remain)

Minimum Setbacks: In conformance with the Plans

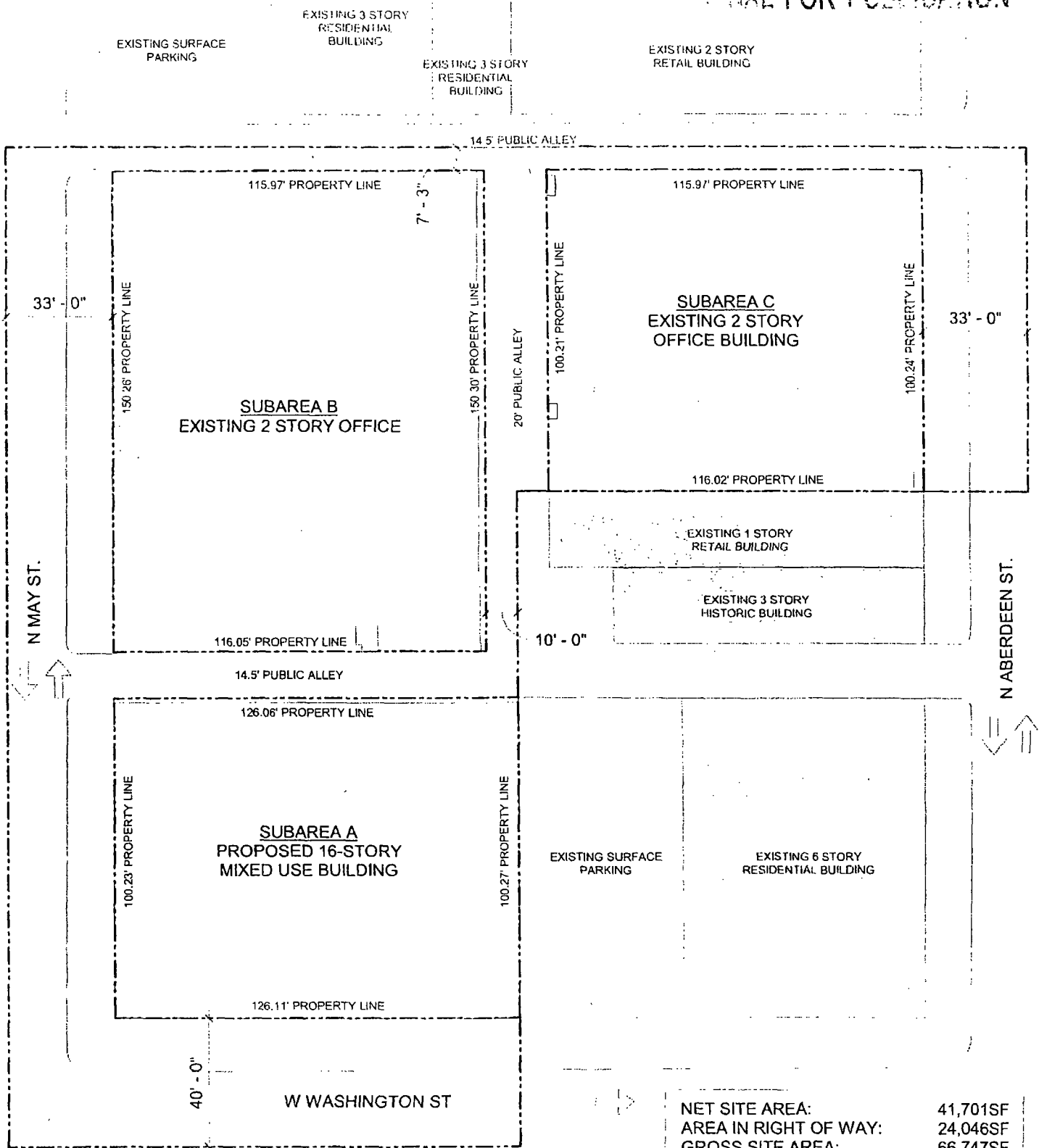
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EXISTING ZONING MAP



EXISTING LAND USE MAP



NET SITE AREA:	41,701SF
AREA IN RIGHT OF WAY:	24,046SF
GROSS SITE AREA:	66,747SF

PLANNED DEVELOPMENT BOUNDARY

EXISTING SURFACE
PARKING

EXISTING 3 STORY
RESIDENTIAL
BUILDING

EXISTING 3 STORY
RESIDENTIAL
BUILDING

EXISTING 2 STORY
RETAIL BUILDING

14.5' PUBLIC ALLEY

SUBAREA B
EXISTING 2 STORY OFFICE

SUBAREA C
EXISTING 2 STORY
OFFICE BUILDING

EXISTING 1 STORY
RETAIL BUILDING

EXISTING 3 STORY
HISTORIC BUILDING

SUBAREA A
PROPOSED 16-STORY
MIXED USE BUILDING

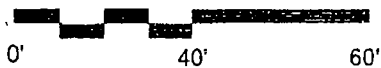
EXISTING SURFACE
PARKING

EXISTING 5 STORY
RESIDENTIAL BUILDING

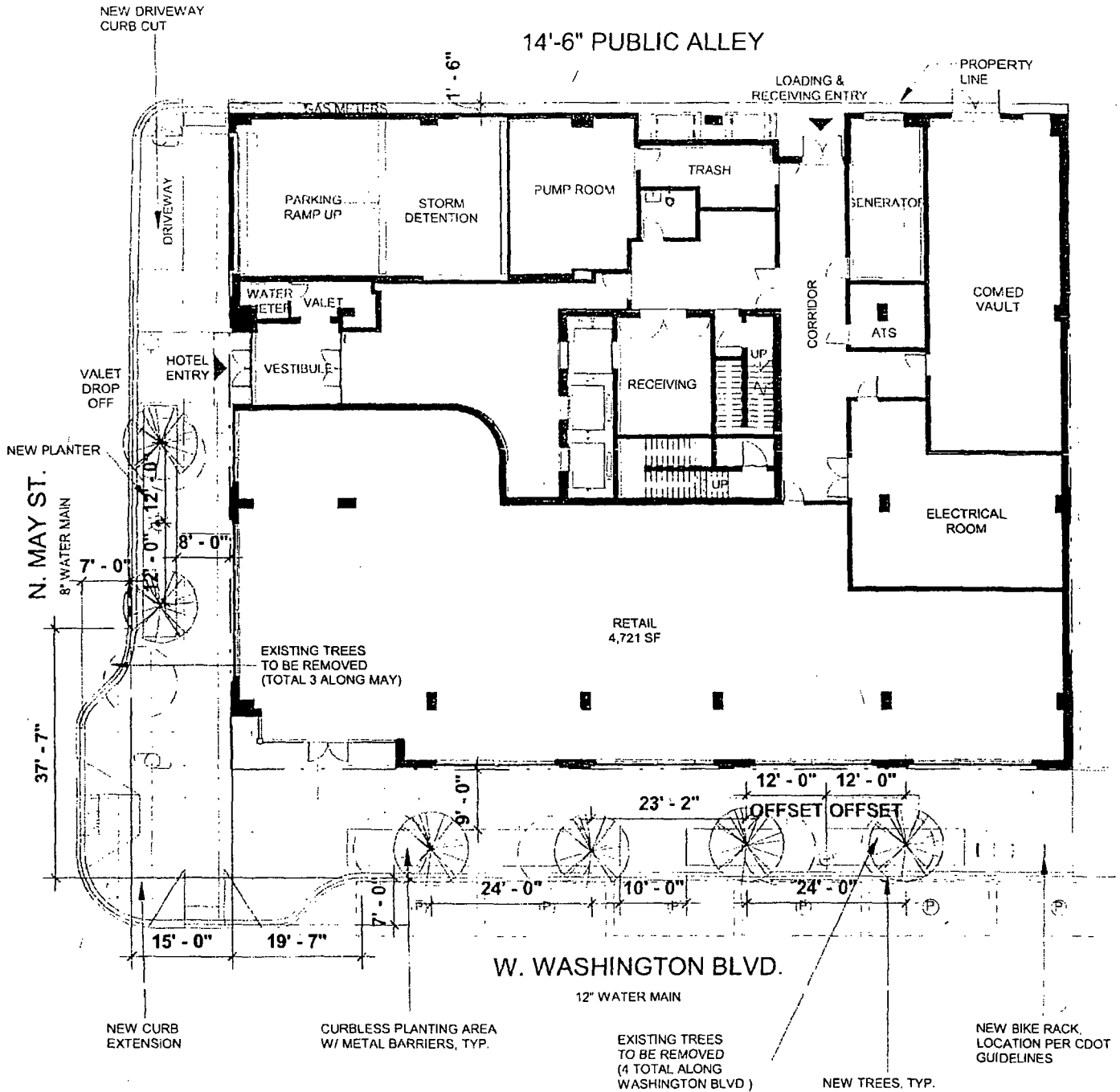
N MAY ST.

N ABERDEEN ST.

W WASHINGTON ST.



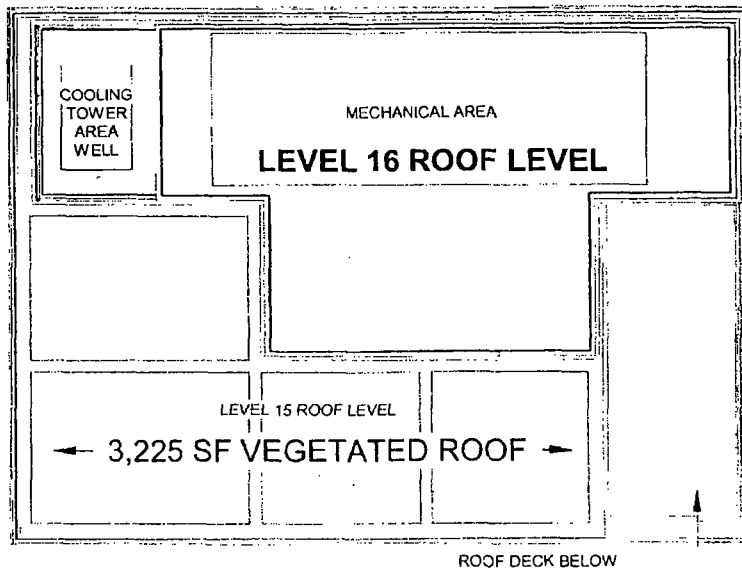
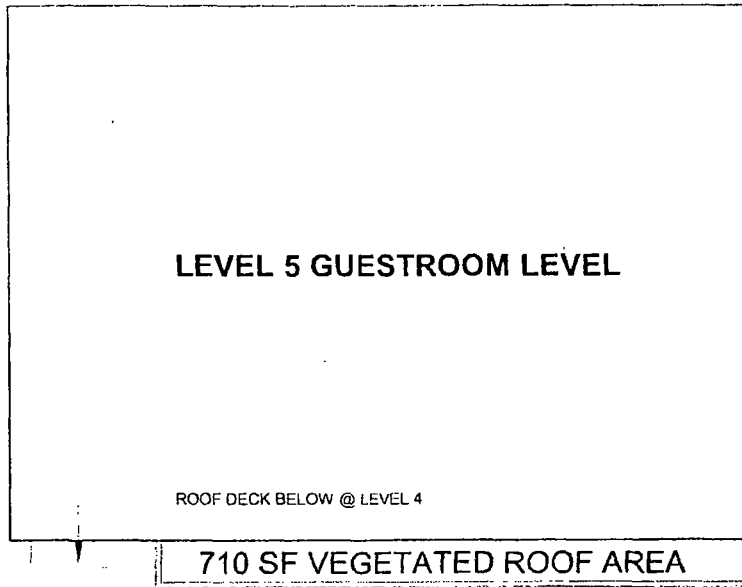
SUBAREA MAP



SUBAREA A SITE & LANDSCAPE PLAN

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APPLICANT:	113 May, LLC.
ADDRESS:	101-125 North May 118-124 North Aberdeen 1112-1124 West Washington
INTRODUCTION	APRIL 19, 2017
PLAN COMMISSION:	SEPTEMBER 20, 2017



Total Non-Mechanical Roof Area = 7,850 SF
Total Green Roof Area = 3,935 SF
Green Roof Area > 50% of Total Non-Mechanical Roof Area

SUBAREA A - GREEN ROOF AREA

LOUVERED FENTHOUSE SCREENING

Roof
173'-0"

Level 16
155'-0"

PRECAST PANELS

ALUMINUM & GLASS WINDOW UNITS

GREEN ROOF @ LEVEL 5

CONCRETE COLUMNS CLAD IN ACM PANEL

STRUCTURAL GLASS GUARDRAIL

PARKING GARAGE INTAKE AIR LOUVERS

TRANSLUCENT GLASS @ GARAGE FLOORS

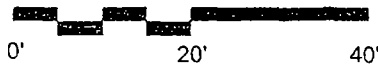
BRICK MASONRY

METAL PANEL CLADDING

Level 5
52'-6"

Level 4
36'-6"

ALUMINUM & GLASS STOREFRONT



SUBAREA A - SOUTH ELEVATION

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LOUVERED PENTHOUSE
SCREENING

Roof
173' - 0"

Level 16
155' - 0"

PRECAST PANELS

ALUMINUM & GLASS
WINDOW UNITS

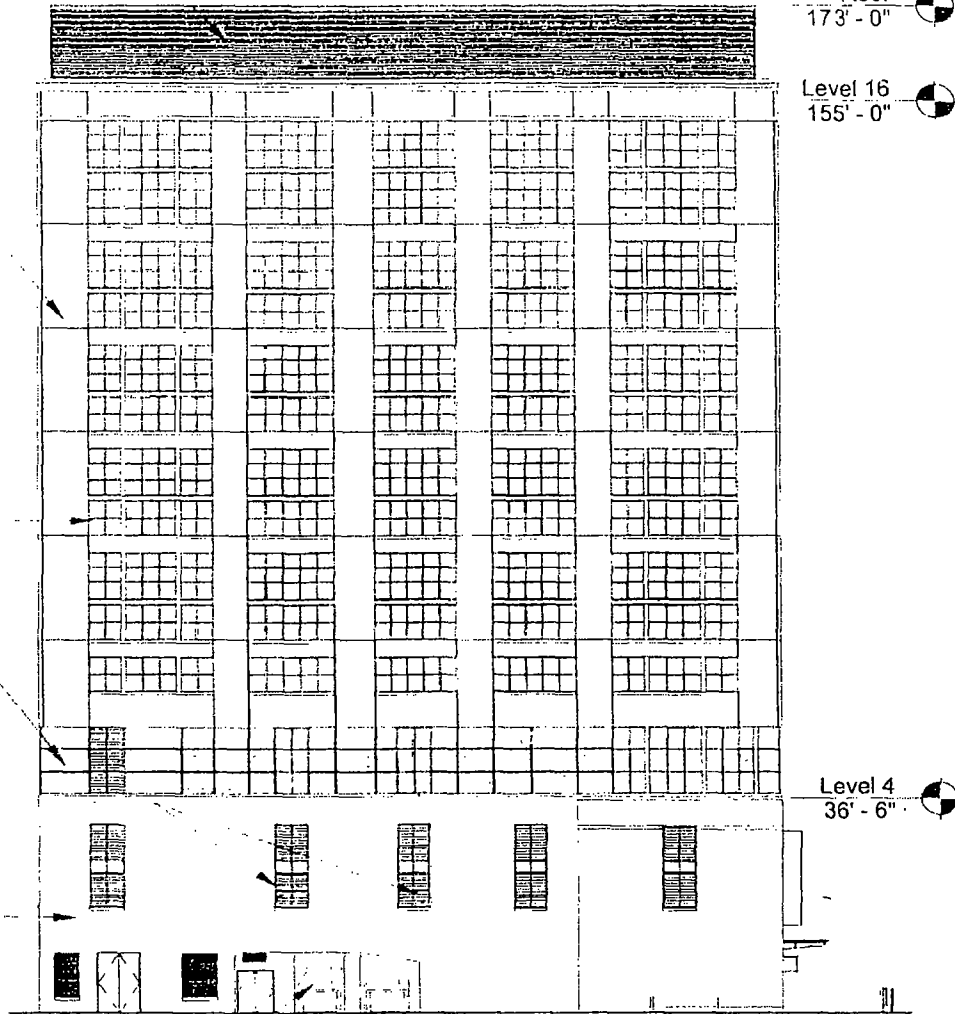
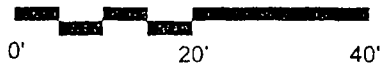
METAL PANEL SYSTEM

PARKING GARAGE
AIR LOUVERS

Level 4
36' - 6"

CMU MASONRY

TRASH COMPACTOR



SUBAREA A - NORTH ELEVATION

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INTRODUCTION,
PLAN COMMISSION

LOUVERED PENTHOUSE
SCREENING

Roof
173' - 0"

Level 6
152' - 0"

PRECAST PANELS

ALUMINUM & GLASS
WINDOW UNITS

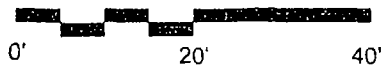
TRANSLUCENT GLASS @
GARAGE FLOORS

BRICK MASONRY

Level 5
52' - 6"

Level 4
36' - 6"

METAL PANEL CLADDING
ALUMINUM & GLASS
STOREFRONT

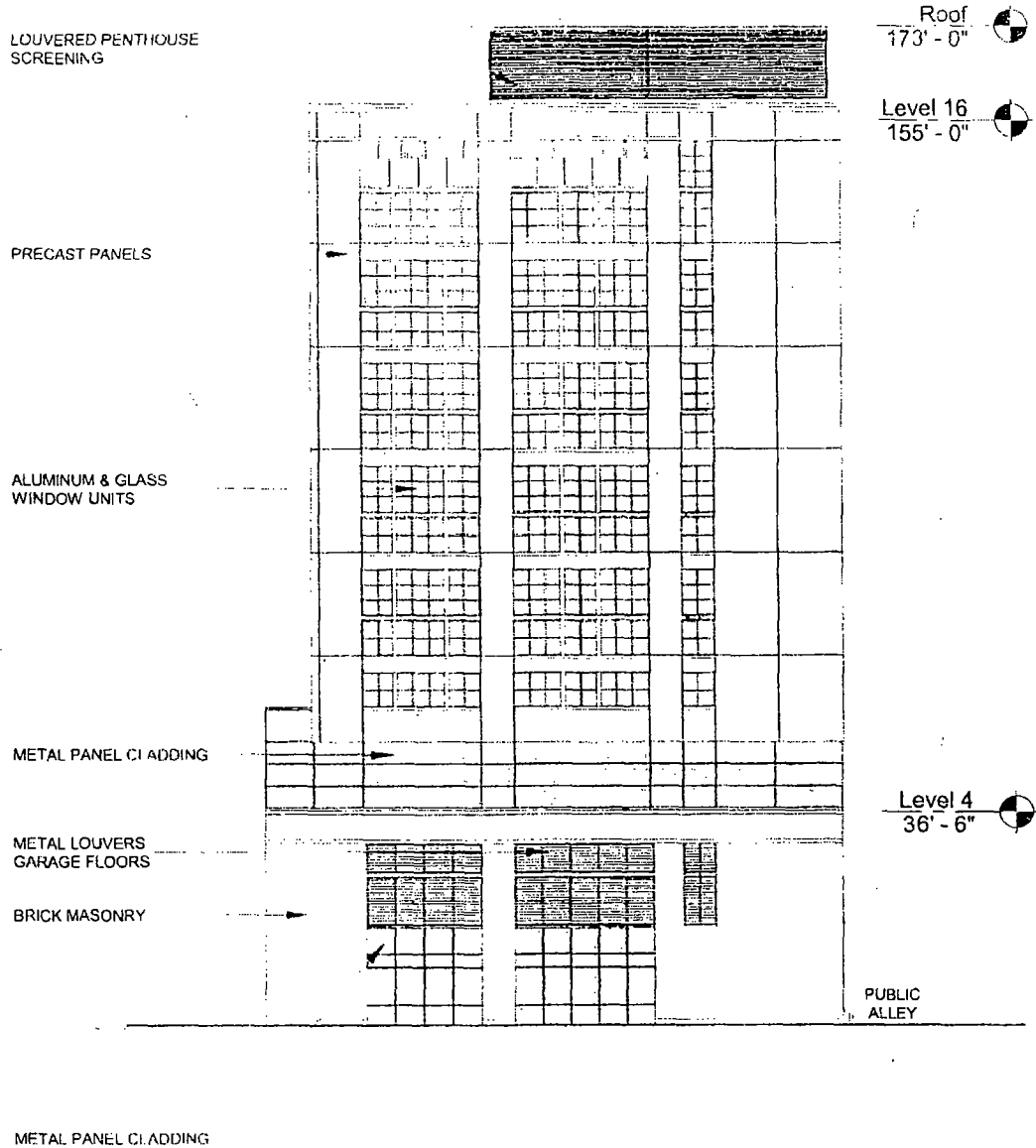


SUBAREA A - WEST ELEVATION

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INTRODUCTION: APRIL 19, 2017
PLAN COMMISSION: SEPTEMBER 20, 2017

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SUBAREA A - EAST ELEVATION

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118-124 North Aberdeen
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INTRODUCTION. APRIL 19, 2017
PLAN COMMISSION. SEPTEMBER 20, 2017

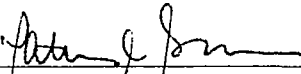


19188
FWA

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

From: 
Patricia A. Scudiero
Chicago Plan Commission

Date: September 20, 2017

Re: Proposed Planned Development for the property generally located at 113 N. May Street

On September 20, 2017, the Chicago Plan Commission recommended approval of the proposed planned development submitted by 113 MAY LLC. A copy of the proposed planned development is 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: Steve Valenziano
PD Master File (Original PD, copy of memo)