



City of Chicago



SO2017-6176

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/6/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-F at 640-740 W Chicago Ave and 801-843 N Halsted St - App No. 19345
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 M3-3 Heavy Industry District and DS-5 Downtown Service District symbols and designations as shown on Map No. 3-F in the area bounded by

the North Branch of the Chicago River; Chicago Avenue; and
Halsted Street,

to the designation of the DX-5 Downtown Mixed-Use 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 DX-5 Downtown Mixed-Use District symbols and designations as shown on Map No. 3-F in the area bounded by

the North Branch of the Chicago River; Chicago Avenue; and
Halsted Street,

to the designation of a Waterway Residential 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.

Address: 640-740 W. Chicago Ave. Ave., and 801-843 N. Halsted St.

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PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number _____, (Planned Development) consists of approximately 309,277 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, RIVERSIDE/700 WEST 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 in Section 17-8-0400.
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.

The Applicant commits to provide and fully-fund the following Phase I infrastructure improvements prior to issuance of the final Certificate of Occupancy of Phase I of the development. All infrastructure improvements will be subject to review and approval by the Department of Transportation and 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.

- Installation of a new traffic signal at the proposed site access driveway on Chicago Avenue.
- Sponsorship and provision of a 15 dock Divvy bikeshare station within the Planned Development boundaries at the eastern boundary of the site.
- The Applicant will contribute \$1,000,000 towards CDOT traffic signal infrastructure improvements at the Chicago-Halsted and the Chicago-Milwaukee-Ogden intersections impacted by the development to mitigate impacts from the development on intersections identified in the traffic study, which shall constitute full satisfaction of Applicant's financial contribution towards the Phase I infrastructure improvements except for the costs to fully-fund the installation of a new traffic signal at the proposed site access driveway on Chicago Avenue and the sponsorship of a 15 dock Divvy bikeshare station to be located at the eastern boundary of the site.

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Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development. Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development (DPD) and Transportation (CDOT). 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 Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation. The Applicant shall enter into an agreement with the Department of Transportation to implement the provisions of this Statement 3. Such agreement shall be recorded against the Property prior to the issuance of any Part II approval.

4. This Plan of Development consists of Twenty-Three Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Right of Way Adjustment Map; Site Survey; Sub-Area Map; Phasing Diagram; Phase One and Full Buildout Site Plan/Ground Floor Plan; Accessory Parking Map; Landscape Plan; Riverwalk/Path Plan; Roof Plan; Building Sections and Building Elevations (North, South, East and West) prepared by Goettsch Partners - Architects and dated January 18, 2018, 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.

5. In each of the following Sub Areas, the following uses shall be permitted in this Planned Development:

Sub-Area I (East Tower): office, eating and drinking establishments, outdoor patio, food and beverage retail sales and retail sales, financial services, fitness facilities, entertainment large venue, accessory parking, boat dock, co-located wireless communication facilities and accessory and related.

Sub-Area II (Central East Tower): multi-unit residential, hotel, office, eating and drinking establishments, outdoor patio, food and beverage retail sales and retail sales, financial services, fitness facilities, entertainment large venue, accessory parking, boat dock, co-located wireless communication facilities and accessory and related, provided that in the event Sub-Area II is improved with a non-residential building, Applicant shall provide written notice thereof pursuant to Section 17-13-0107-A of the Chicago Zoning

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Ordinance as applicable to zoning map amendments as part of the Site Plan Review application.

Sub-Area III (Southwest Tower): office, eating and drinking establishments, outdoor patio, food and beverage retail sales and retail sales, financial services, fitness facilities, entertainment large venue, accessory parking, co-located wireless communication facilities and accessory and related.

Sub-Area IV (Northwest Tower): office, eating and drinking establishments, outdoor patio, food and beverage retail sales and retail sales, financial services, fitness facilities, entertainment large venue, accessory parking, boat dock, co-located wireless communication facilities and accessory and related.

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 Chicago 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 Chicago Zoning Ordinance shall apply, except grade shall be defined as plus twenty-eight (+28) feet Chicago City Datum, plus or minus six (± 6) feet in respect to design conditions. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 309,277 square feet.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, 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.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. 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.
12. 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 13-32-085, or any other provision of the Municipal Code of Chicago.

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13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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.
14. 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.
15. 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, conserves energy and maximizes the preservation of 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 Department of Planning and Development.
16. 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 contain in the Chicago Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. The Applicant also acknowledges the river development Design Guidelines of the North Branch Framework Plan that build upon the North Branch Industrial Corridor's unique natural and built environment. To further these goals, the Applicant agrees to: (a) provide a minimum landscaped 30-foot-wide river setback and continuous riverside trail for both pedestrians and bicyclists as indicated on the Phasing Diagram, Phase One and Full Buildout Site Plan, Landscape Plan and Riverwalk/Path Plan; (b) provide a riverfront park with active uses and river overlooks as indicated on said plans; and (c) 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 Applicant shall permit un-gated public access to the river setback and to the riverfront park, and provide signage at park and river trail entries that the riverwalk and riverfront park is open to the public during typical Chicago Park District hours. All improvements within the river setback for a particular phase must be substantially completed prior to receipt of Certificate of Occupancy for the principal building of such phase, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate. The Applicant agrees to provide and maintain interim native wildlife landscaping to phase 2, 3, and 4 prior to buildout of these respective subareas. The final design of the interim landscaped areas require approval from the Department of Planning and Development, and are not required to be publicly accessible.

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17. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Sub-Areas II, III, and IV, the Applicant shall submit a site plan, landscape plan and building elevations for the specific Sub-Area(s) for review and approval in accordance with the Site Plan Review provisions of Section 17-13-0800 of the Chicago Zoning Ordinance. Review and approval by DPD and review by the Chicago Plan Commission for a courtesy presentation and comment is intended to assure that specific development components substantially conform with the Planned Development (PD) and to assist the City in monitoring ongoing development. Sub-Area Site Plan Review approval submittals pursuant to Section 17-13-0800 need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Sub-Area, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest Sub-Area. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

DPD shall not issue Part II Approval for Sub-Areas II, III, and IV of the Property until Site Plan Review approval has been granted. If DPD determines that the Site Plan Review submissions are in substantial compliance with the Planned Development, such submissions must then be reviewed by the Chicago Plan Commission at a public meeting but shall not require review or approval by the City Council. Following review and comment by the Chicago Plan Commission, the Zoning Administrator shall issue written approval of the applicable Sub-Area Site Plans and the approved submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the PD.

After approval of a Sub-Area Site Plan, changes or modifications may be made pursuant to the provisions of Statement 13. In the event of any inconsistency between approved Sub-Area Site Plans and the terms of the PD, the terms of the PD shall govern. Any Sub-Area Site Plan Review application shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s);
- statistical information applicable to the subject Sub-Area, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks; and
- updated Traffic Study.

Sub-Area Site Plan Review applications shall include all other information necessary to illustrate conformance with the PD.

18. In order to encourage architectural diversity and excellence in design, DPD will encourage the Applicant to continue to evolve the design of Sub-Areas II, III and IV during Site Plan Review. The Applicant will ensure that each of Sub-Areas II, III and IV, or any sub-parcel thereof substantially complies with the North Branch Framework and Design Guidelines

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(NBF) as part of the Site Plan Review process. Revisions and modifications to the site plan, landscape plan and building elevations must be substantially consistent with the NBF.

The Applicant acknowledges the potential alignments for a multi-modal trail, transit-way and other potential transportation improvements (“Transportation Improvements”) through and adjacent to the Property. The Applicant agrees to identify the Transportation Improvements on the Sub-Area Site Plans developed during the Site Plan Review process and to provide an easement on, across and through the Property as necessary to accommodate the Transportation Improvements as provided herein. The Applicant and the city of Chicago agree to cooperate on the final location of the Transportation Improvements through the Planned Development site. The Transportation Improvements are meant to improve connectivity and access to the Planned Development site and to other development sites near the Planned Development. The Transportation Improvements shall not adversely affect operations or security of the buildings within the Planned Development. Any modifications that result from these discussions shall be made pursuant to the minor change provisions of Section 17-13-0611.

19. The Applicant acknowledges and agrees that the rezoning of the Property from the DS-5 and M3-3 zoning districts to the DX-5 zoning district, and then to this Planned Development (PD), for construction of the Project triggers the requirements of Section 2-45-115 of the Municipal Code (the “Affordable Requirements Ordinance” or the “ARO”). The Applicant further acknowledges and agrees that the Property is located in the Near North/Near West Pilot Area, pursuant to Section 2-45-117 of the Municipal Code (the “Near North/Near West ARO Pilot Area Ordinance” or the “Pilot”). The Near North/Near West Pilot Area is divided into two zones: the Near North Zone and the Near West Zone. The Property is located in the Near North Zone. In the Near North Zone, pursuant to ARO, the percentage of units in a residential housing project required to be affordable for a period of 30 years, whether rental or for-sale, is increased from 10% to 20%. Any developer of a residential housing project in the Near North Zone must provide the first 10% of units required to be affordable (the “First Units”) either: (i) in the residential housing project, or (ii) with the approval of the Commissioner of the Department of Planning and Development (the “Commissioner”), in an off-site location within two miles of the Property and in the same or a different higher income area or downtown district, or (iii) any combination of (i) and (ii). In addition, the developer must provide the second 10% of units required to be affordable (the “Additional Units”) either: (i) in the residential housing project, or (ii) with the Commissioner’s approval, in an off-site location anywhere within the Near North/Near West Pilot Area, regardless of distance from the project or income area, or (iii) any combination of (i) and (ii). The project has a total of 310 housing units. As a result, the Applicant’s affordable housing obligation is 62 affordable units (20% of 310), consisting of 31 First Units and 31 Additional Units. Applicant has agreed to satisfy its affordable housing obligation by providing the First Units and the Additional Units in the rental building to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto. In accordance with the ARO Pilot, the Applicant is required to lease the First Units to households earning up to 60% of the Chicago Primary Metropolitan Statistical Area median income (“AMI”) at prices

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affordable to households at such income level, and the Additional Units to households earning up to 80% or 100% of AMI, as determined by rule and approved by the Commissioner, at prices affordable to households at such income level. If the Applicant subsequently reduces (or increases) the number of housing units in the project, or elects to build a for-sale project instead of a rental project, or (with the Commissioner's approval) elects to construct off-site units instead of on-site units, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval. DPD may adjust the requirements to reflect any such change without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner may enforce remedies for any breach of this Statement 19, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

20. Applicant commits to provide and fully-fund the Phase I, Phase II, Phase III and Phase IV traffic demand measures and infrastructure improvements, as detailed in the attached Traffic Demand Measures and Area Infrastructure Improvements Exhibit (all such measures and improvements are collectively referred to herein as the "Improvements"). The funding, design and provision of all such Improvements are the responsibility of the Applicant and its successors and assigns, subject to review and installation scheduling by the Department of Transportation. The Applicant must design and construct the Improvements in accordance with the Department of Transportation Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago.

The Applicant agrees to provide access to the Department of Transportation and its contractors to undeveloped portions of the Planned Development site for access, storage, staging and other planning and construction activities of any future transportation improvements adjacent to the Property to the extent such access does not interfere with the future use and development of such undeveloped portions of the Property.

The Applicant shall enter into an agreement with the Department of Transportation to implement the provisions of this Statement 20. Such agreement shall be recorded against the Property prior to the issuance of the issuance of Part II approval for any Sub-Area.

21. The Applicant acknowledges that the Property is located in the North Branch Industrial Corridor Conversion Area, and has undergone a "rezoning" within the meaning of Chapter 16-8 of the Municipal Code (the "Industrial Corridor System Fund Ordinance"). As a result of this rezoning, the Planned Development is subject to the conversion fee provisions of the

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Industrial Corridor System Fund Ordinance. The purpose of the conversion fee is to mitigate the loss of industrial land and facilities in conversion areas by generating funds for investment in receiving industrial corridors in order to preserve and enhance the city's industrial base, support new and expanding industrial uses, and ensure a stable future for manufacturing and industrial employment in Chicago. The Applicant is required to pay the conversion fee in full prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the conversion fee may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The amount of the conversion fee due prior to the issuance of a building permit shall be calculated based on the fee rate in effect at the time of payment. The Applicant shall record a notice against the Property to ensure that the requirements of the Industrial Corridor System Fund Ordinance are enforced in accordance with Sec. 16-8-100.

22. 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

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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.

23. This Planned Development shall be governed by Section 17-13-0612. Commencement and completion of the proposed development of any Sub-Area hereof shall toll the running of Section 17-13-0612. 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 DX-5 Downtown Mixed-Use District.

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2015 Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org

Date: January 3, 2018

DEVELOPMENT INFORMATION

Development Name: 700 W. Chicago

Development Address: 640-740 W. Chicago Avenue, Chicago IL 60654

Zoning Application Number, if applicable: 19345

Ward: 27th

If you are working with a Planner at the City, what is his/her name?

Type of City Involvement

check all that apply

City Land

Planned Development (PD)

Financial Assistance

Transit Served Location (TSL) project

Zoning increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

ARO Web Form completed and attached - or submitted online on

ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)

If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)

If ARO units proposed are off-site, required attachments are included (see next page)

If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

DEVELOPER INFORMATION

Developer Name Riverside/700 West Investors, LLC

Developer Contact John O'Donnell

Developer Address 150 N. Riverside, Suite 1800

Email jod@riversideid.com

Developer Phone 312-788-1802

Attorney Name John J. George

Attorney Phone 312-870-8022

TIMING

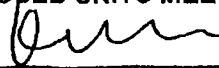
Estimated date marketing will begin TBD

Estimated date of building permit* TBD

Estimated date ARO units will be complete TBD

*note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)


Kara Breems, DPD


Developer/Project Manager

1-12-18
Date

1/8/18
Date

but developer must provide and get our sign off on unit details worksheet - before building permit.

Applicant Contact Information

Name: John O'Donnell
Email: jod@riversideid.com

Development Information

Address

Submitted Date: 01/12/2018

Address Number From: 640
Street: Chicago Avenue

Address Number To: 740
Postal Code: 60654

Street Direction: W

Development Name, if applicable

700 W. Chicago

Is your project in a Downtown Expansion Area and will you be rezoning to Downtown zoning?: Y
Was your Project approved by City Council or recommended for approval by the Plan Commission or Committee on Zoning before November 1, 2017?: No - PILOTS APPLY

Information

Ward: 27 ARO Zone: Downtown Pilot Area: Near North

Details

Type of city involvement: Downtown Planned Development
Total Number of units in development: 310
Type of development: Rent

Requirements

First ARO Units Required: 31 Additional ARO Units Required: 31

How do you intend to meet your ARO obligation for the First ARO Units?

On-Site: 31 Off-Site: 0
On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0
Total Units Committed: 31

How do you intend to meet your ARO obligation for the Additional ARO Units?

Will the Units be 80% AMI or 100% AMI: 100% AMI

On-Site: 31

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units Committed: 31

Waterway Residential Business Planned Development

Bulk Regulations And Data Table

	Sub-Area I	Sub-Area II	Sub-Area III	Sub-Area IV	Total
Net Site Area	159,162	29,033	52,043	69,037	309,277
FAR Bldg. Area	453,317	309,277	489,121	294,670	1,546,385
FAR [1]	2.85	10.65	9.4	4.27	5.0
Height	210'	315'	320'	210'	320
Max DU	0	310	0	0	310 units
Max Parking	196	19	77	180	472 stalls
Bike Parking	125	125	125	125	500 racks
Min Loading	2	2	2	0	6

[1] The Maximum FAR Buildable Area as allocated to the Sub-Areas herein may be transferred and shifted among Sub-Areas for future building projects as approved via Site Plan Approval pursuant to PD Statement 17 hereof.

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EXHIBIT
TRAFFIC DEMAND MEASURES
AND
AREA INFRASTRUCTURE IMPROVEMENTS

PHASE I

Traffic Demand Measures (TDM):

- Provide a 125 bike stall bike room in the base of the building, along with facilities including lockers, storage and repair tools.
- Provide public bike parking within the Phase I Sub-Area as depicted on the PD Exhibits.
- Provide a 15 dock Divvy Station to be located on the Chicago Avenue frontage at the eastern edge of the site as depicted on the PD Exhibits.
- Operate a commuter shuttle bus service during rush hour Monday through Friday to Ogilvie and Union Stations utilizing the existing service road through the Freedom Center site between Chicago Avenue and Grand Avenue.
- Provide priority parking spaces for car and van-pool programs and car-sharing options on-site within the parking garage.
- Separate parking spaces from general lease agreements for office and residential tenants and charge market rate for parking on-site.
- Encourage tenants of the office buildings to provide transit subsidies to promote CTA/Metra ridership among employees.
- Encourage staggered work hours for tenants and employees to reduce traffic volumes during peak periods.

PHASE II, III or PHASE IV

Traffic Demand Measures:

- Provide a 125 bike stall bike room in the base of each building, along with facilities including lockers, storage and repair tools.
- Provide public bike parking within each Sub-Area as depicted on the PD Exhibits, concurrent with occupancy of each phase.
- Provide a 15 dock Divvy Station to be located on the Halsted Street frontage site as depicted on the PD Exhibits, concurrent with the delivery of Phase III
- Provide a dock for a water taxi stop to be located at the northern border of the site along the east-west river frontage.

- Establish a Transportation Management Association (TMA) for tenants of the development to coordinate TDM measures.

Infrastructures Improvement (As determined by the Phase II, Phase III and Phase Traffic Studies):

Intersection

Improvements

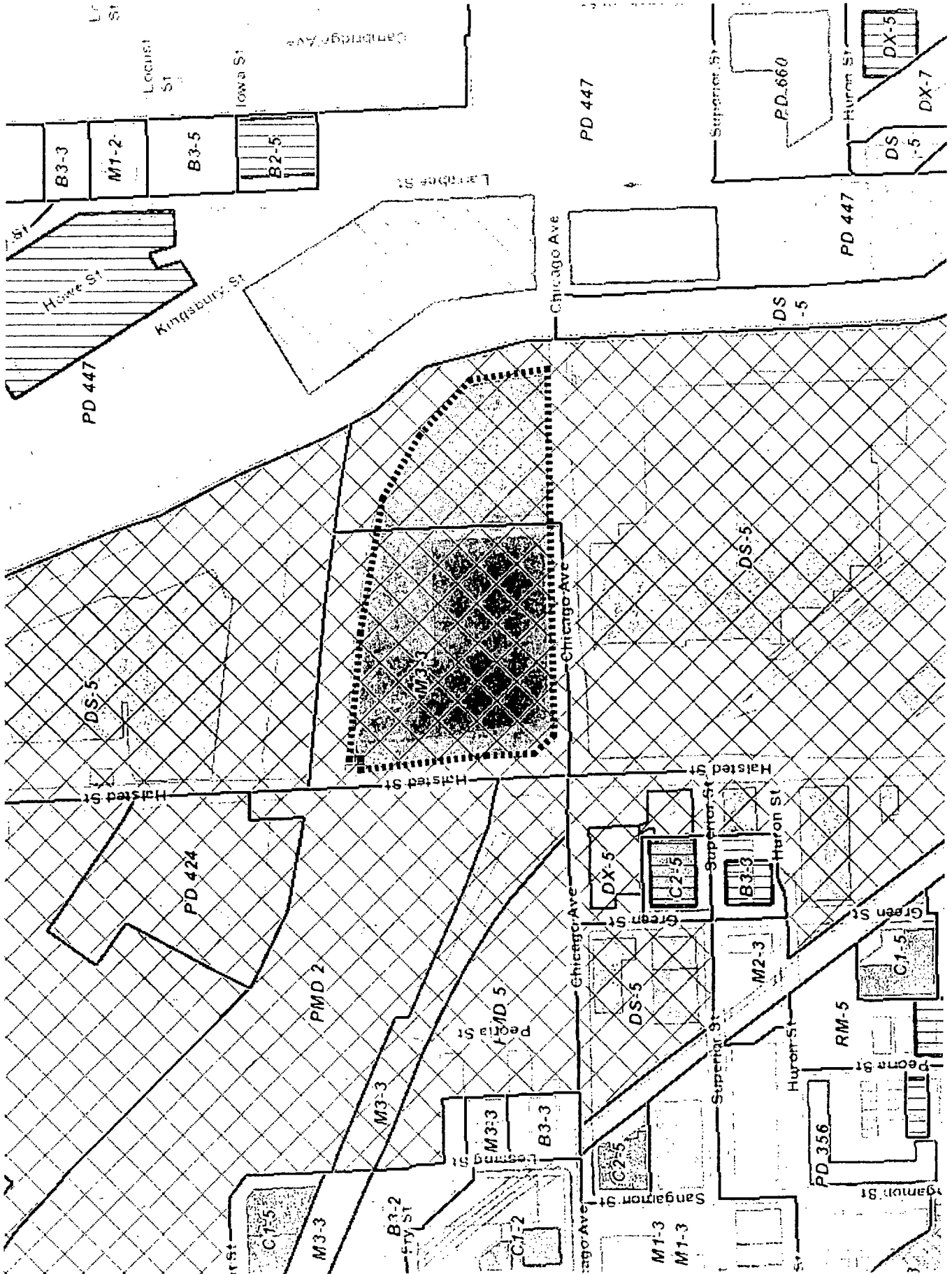
Halsted Street Entrance (Phase 3)

- Construct new entrance intersection as depicted on the PD Exhibits with three quarter access with one lane in and a right turn only outbound lane
- modify striping on Halsted to provide southbound left turn lane into the entrance
- Provide international cross-walks
-

Halsted Street/North Branch Street

- modify striping on Halsted to provide northbound left turn lane

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EXISTING ZONING MAP
INTRODUCED September 6, 2017
CPC DATE January 18, 2018

MAP-001

700 W CHICAGO AVENUE

Applicant: RIVERSIDE/700 WEST INVESTORS, LLC
Address: 640-740 W Chicago Ave, & 801-843 N Halsted St

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224 S Michigan Ave, Floor 17
Chicago IL 60604



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1

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 224 S Michigan Ave, Floor 17
 Chicago, IL 60604

Applicant: RIVERSIDE/700 WEST INVESTORS, LLC
 Address: 640-740 W Chicago Ave. & 801-843 N Halsted St

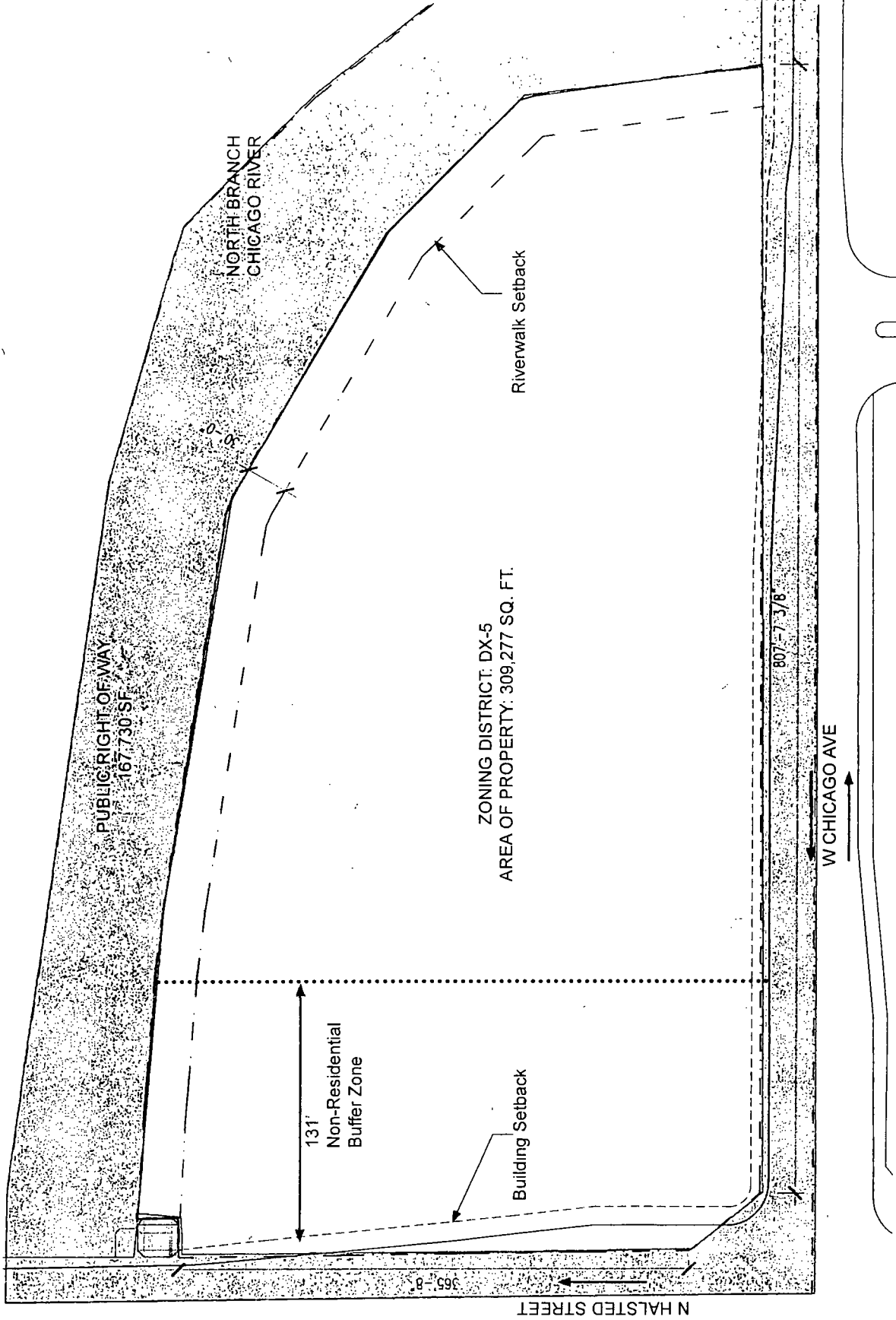
700 W CHICAGO AVENUE

MAP-002

EXISTING LAND USE MAP
 INTRODUCED September 6, 2017
 CPC DATE January 18, 2018



FINAL FOR PUBLICATION



PLANNED DEVELOPMENT
 BOUNDARY & PROPERTY LINE MAP
 INTRODUCED September 6, 2017
 CFC DATE January 18, 2018

PD-001

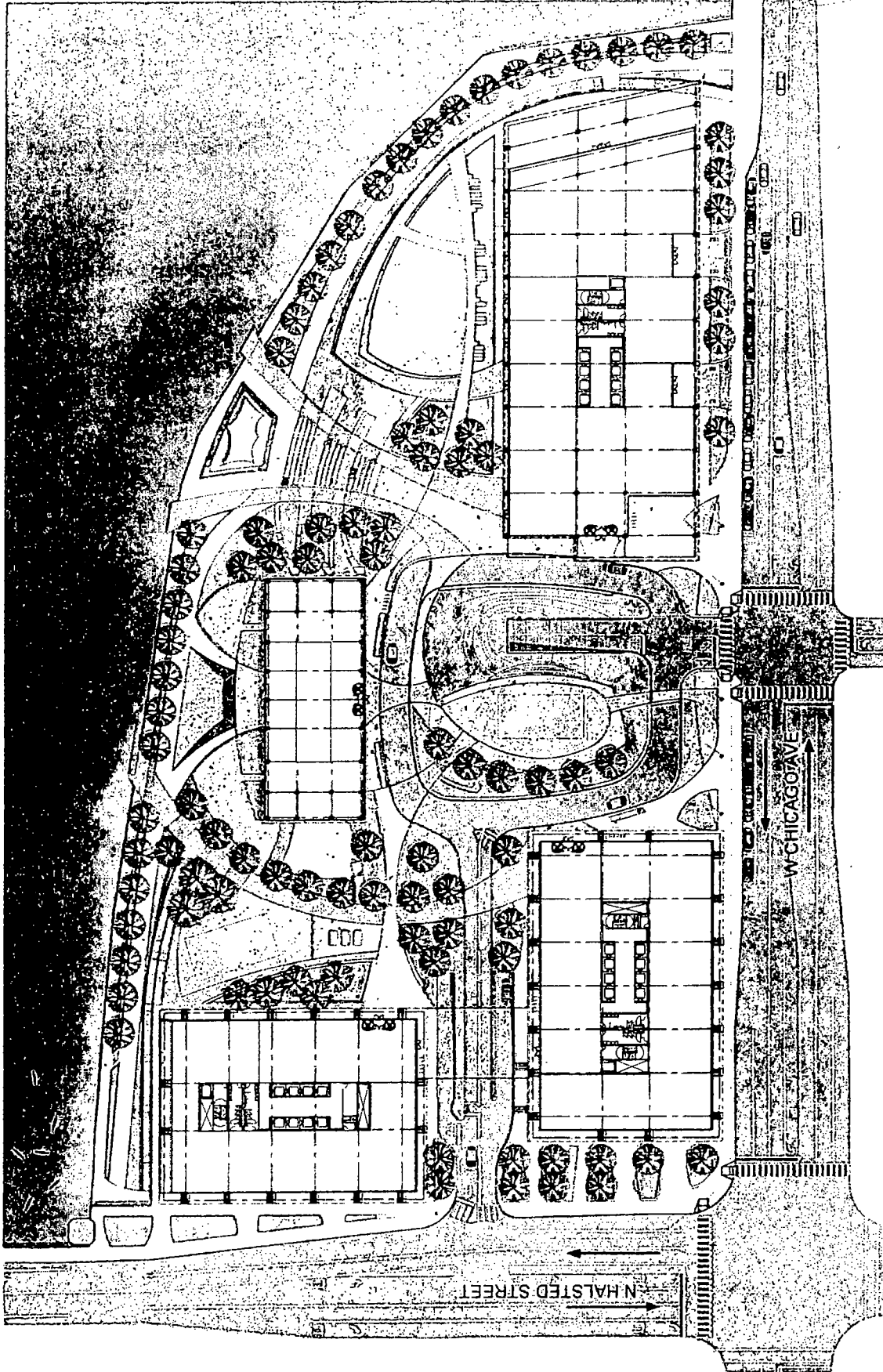
700 W CHICAGO AVENUE

Applicant: RIVERSIDE/700 WEST INVESTORS, LLC
 Address: 640-740 W Chicago Ave. & 801-843 N Halsted St

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 224 S Michigan Ave, Floor 17
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224 S Michigan Ave. Floor 17
Chicago IL 60604

Applicant RIVERSIDE/700 WEST INVESTORS, LLC
Address 640-740 W Chicago Ave, & 801-843 N Halsted St

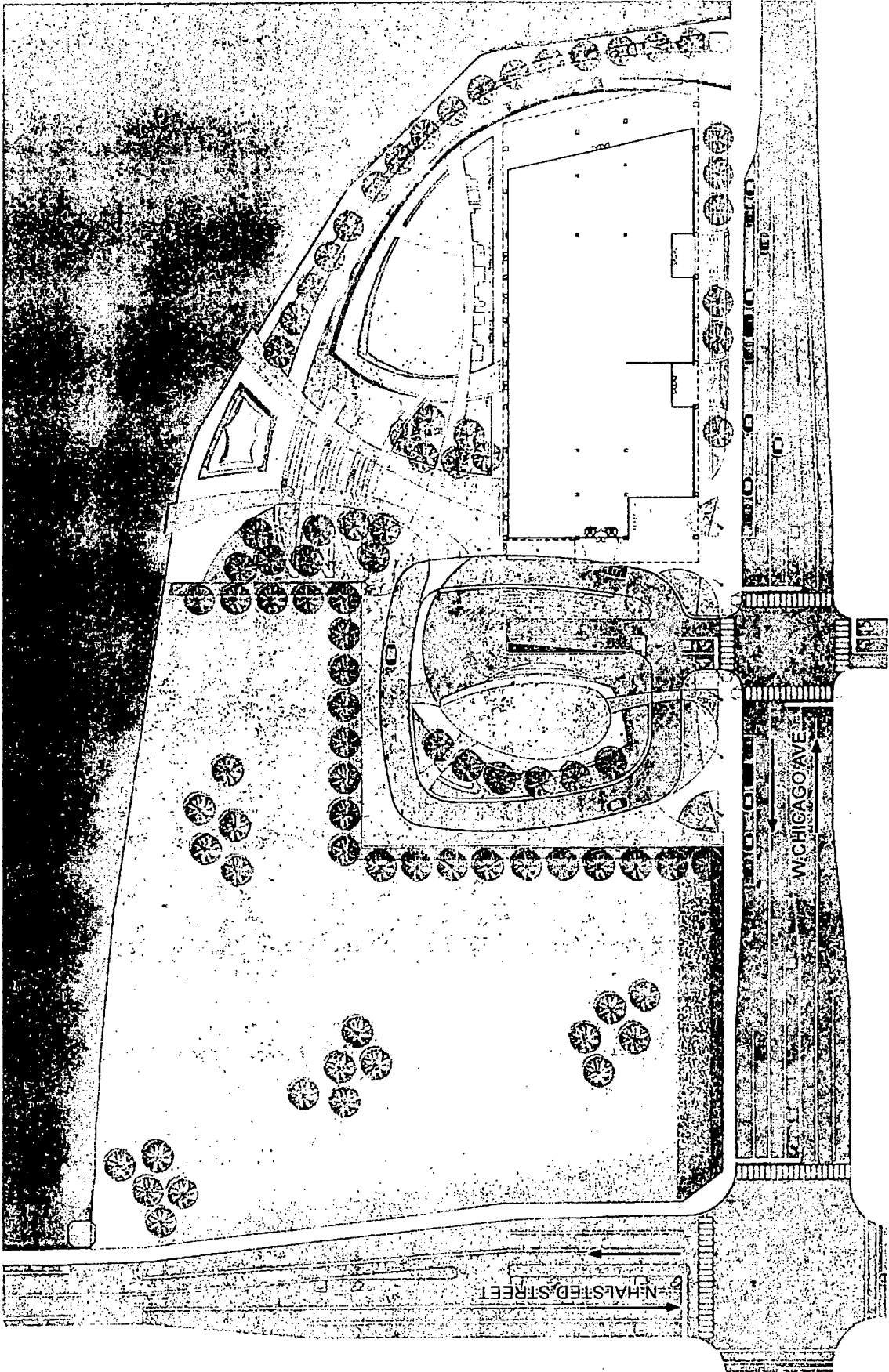
700 W CHICAGO
AVENUE

PD-100

SITE PLAN
INTRODUCED September 16, 2017
CPC DATE January 18, 2018



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GP
Goettsch Partners - Architects
224 S Michigan Ave. Floor 17
Chicago IL 60604

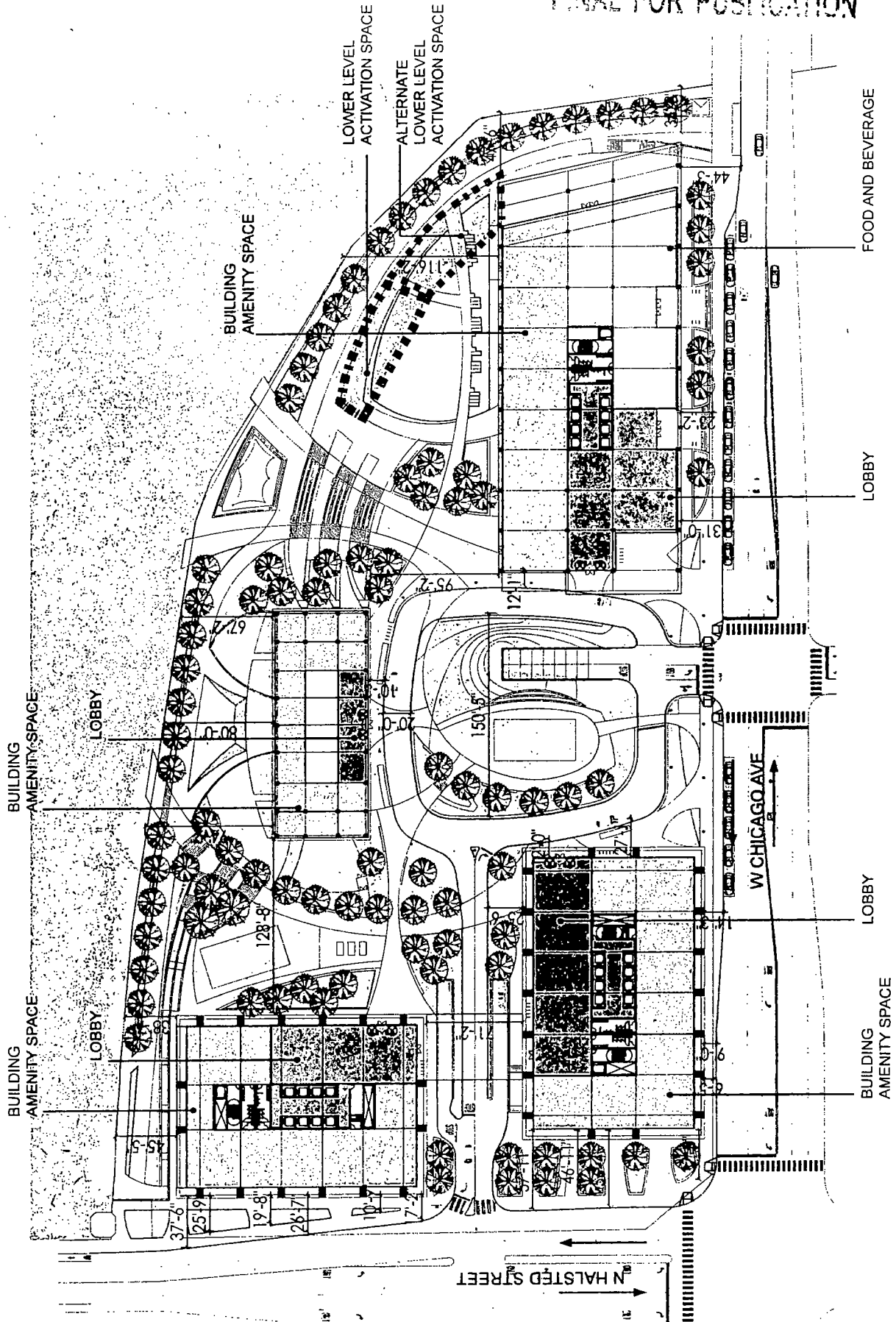
Applicant RIVERSIDE/700 WEST INVESTORS, LLC
Address 640-740 W Chicago Ave. & 801-843 N Halsted St

700 W CHICAGO AVENUE

PD-501

SITE PLAN PHASE 1
INTRODUCED September 6, 2017
CPC DATE January 18, 2018

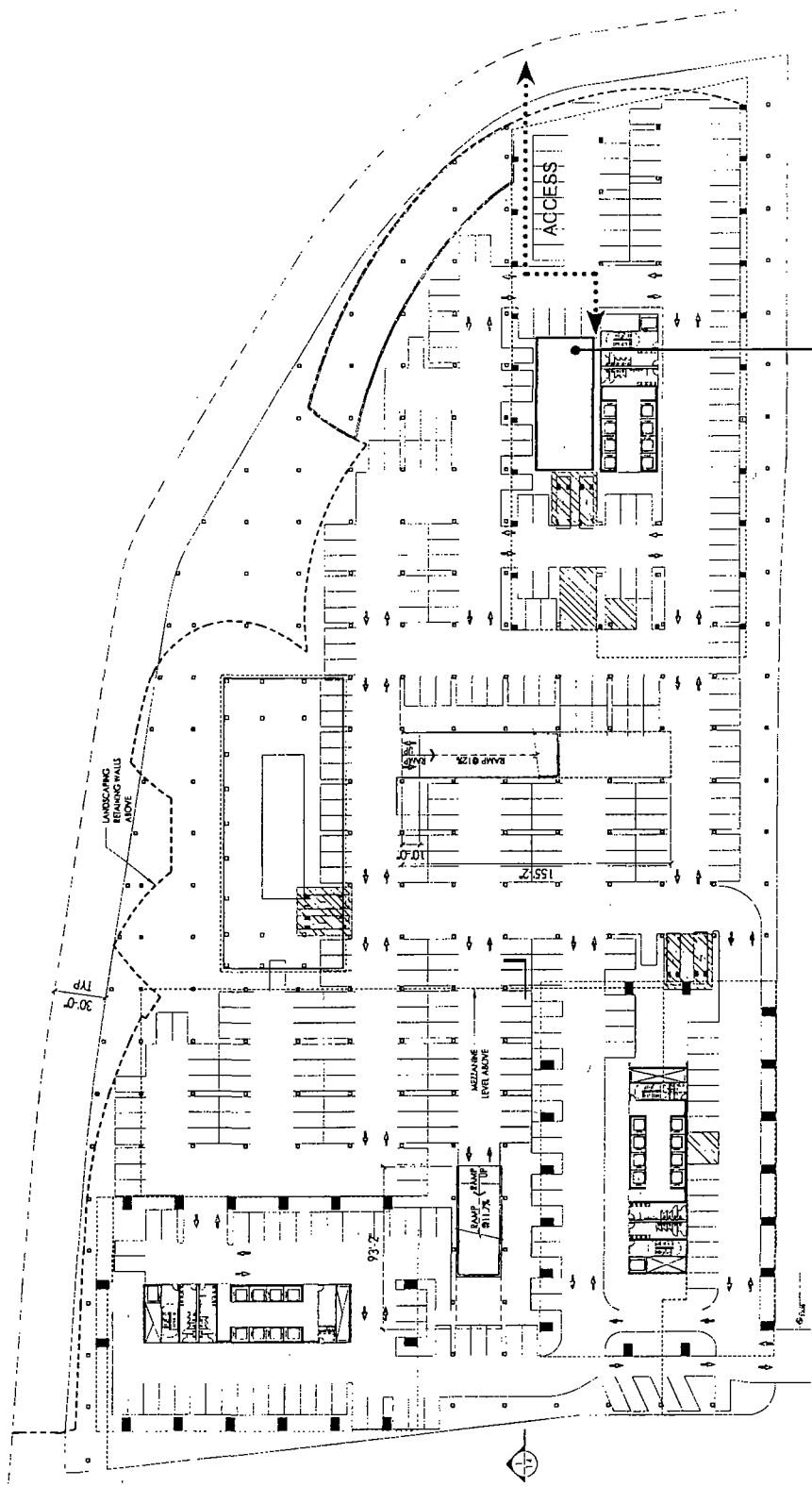
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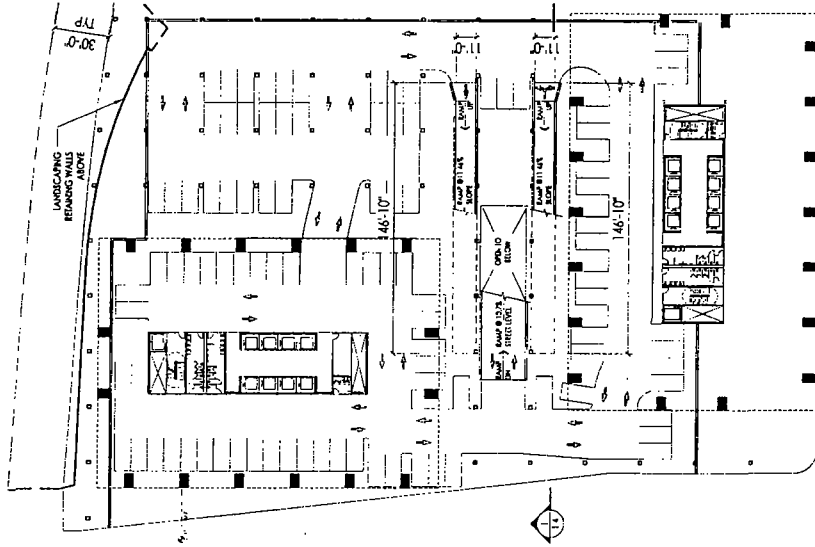


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Mezzanine Plan



Gp
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 Chicago IL 60604

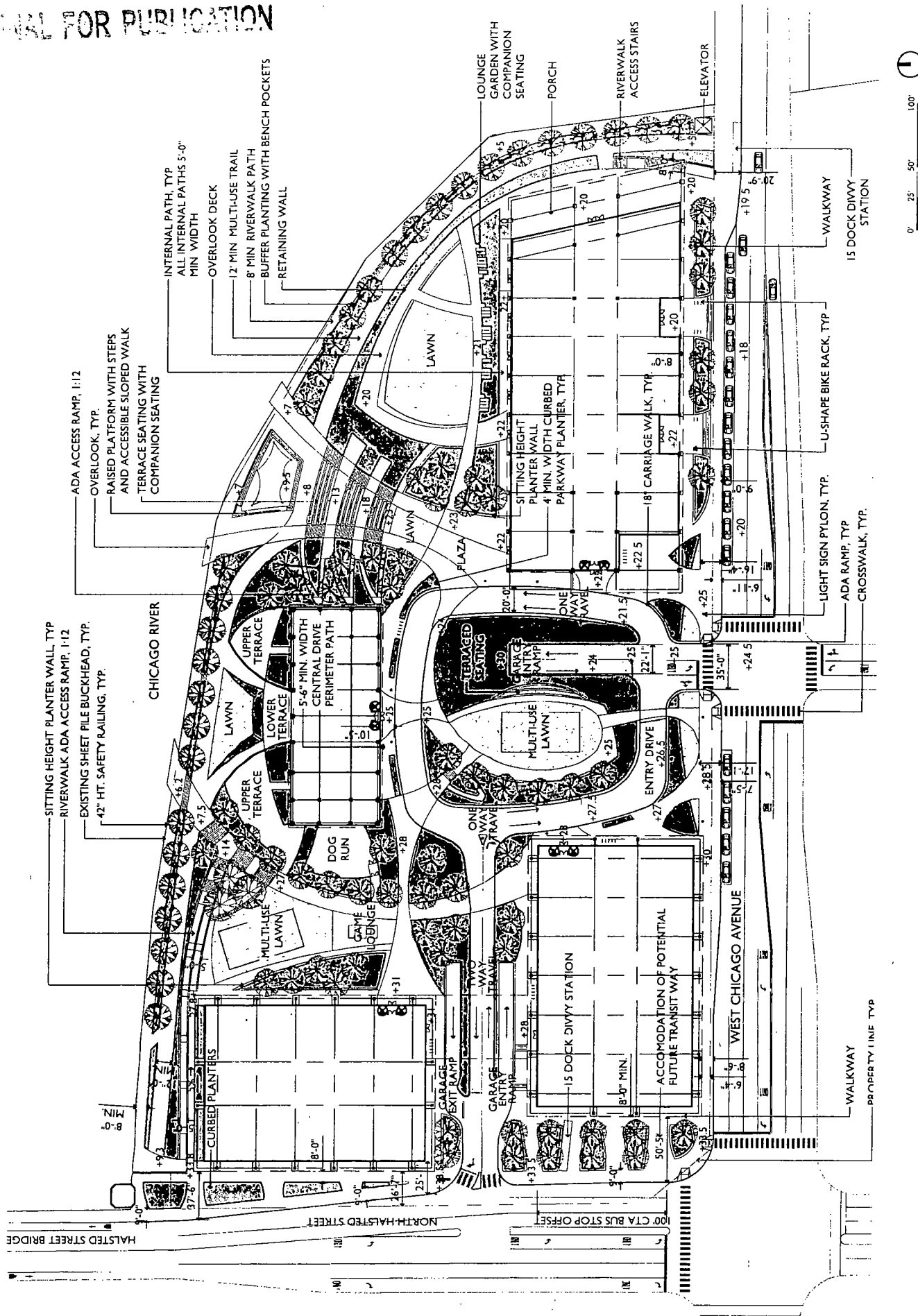
Applicant: RIVERSIDE/700 WEST INVESTORS, LLC
 Address: 640-740 W Chicago Ave, & 801-843 N Halsted St

700 W CHICAGO
 AVENUE

PD-103

PARKING MEZZANINE PLAN
 INTRODUCED September 6, 2017
 CPC DATE January 18, 2018

NOT FOR PUBLICATION



INTERNAL PATH, TYP
ALL INTERNAL PATHS 5'-0"
MIN WIDTH
OVERLOOK DECK
12' MIN. MULTILUSE TRAIL
8' MIN. RIVERWALK PATH
BUFFER PLANTING WITH BENCH POCKETS
RETAINING WALL

ADA ACCESS RAMP, 1:12
OVERLOOK, TYP.
RAISED PLATFORM WITH STEPS
AND ACCESSIBLE SLOPED WALK
TERRACE SEATING WITH
COMPANION SEATING

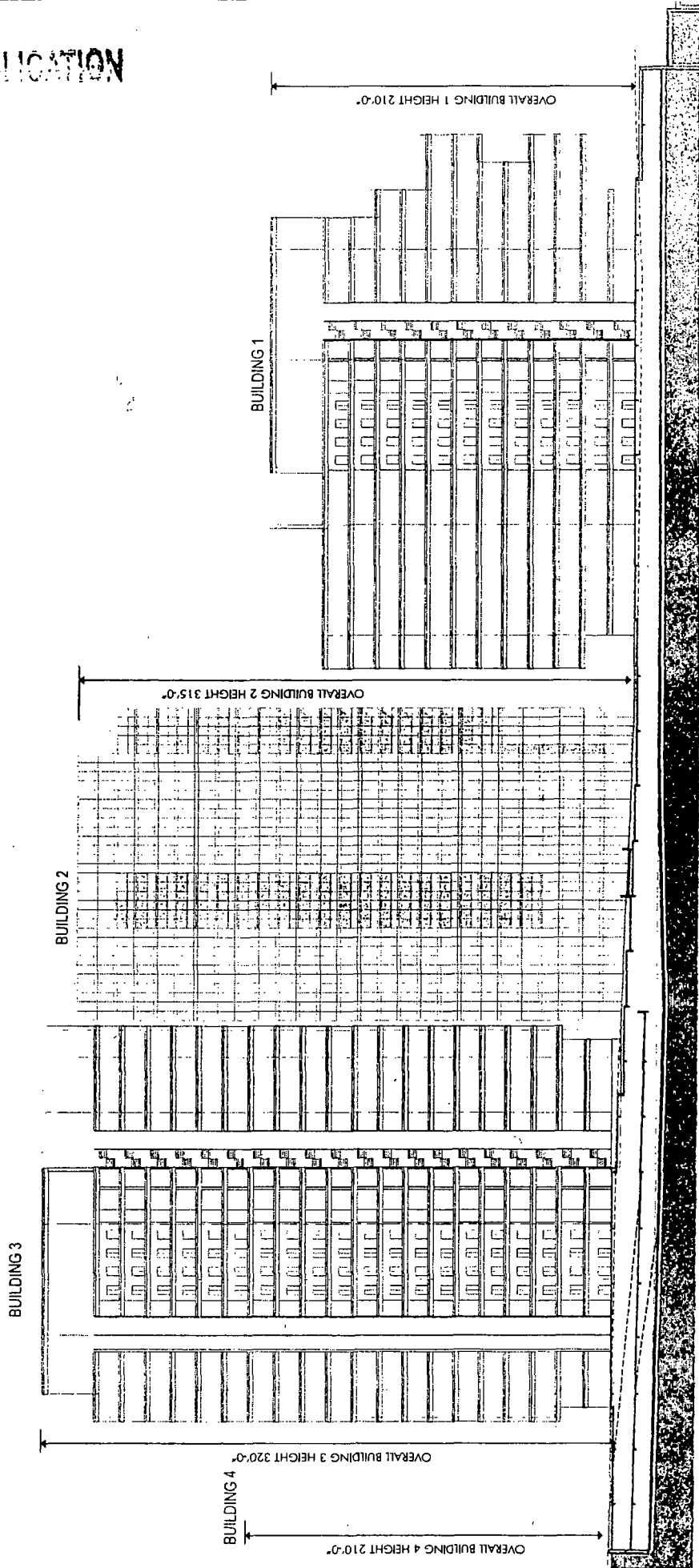
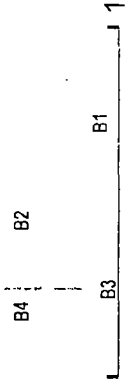
SITTING HEIGHT PLANTER WALL, TYP
RIVERWALK ADA ACCESS RAMP, 1:12
EXISTING SHEET PILE BUCKHEAD, TYP.
42" HT. SAFETY RAILING, TYP.

LOUNGE
GARDEN WITH
COMPANION
SEATING
PORCH
RIVERWALK
ACCESS STAIRS
ELEVATOR



<p>GP Goettsch Partners - Architects 224 S Michigan Ave Floor 17 Chicago IL 60604</p>	<p>Applicant: RIVERSIDE/700 WEST INVESTORS, LLC Address: 640-740 W Chicago Ave, & 801-843 N Halsted St</p>	<p>700 W CHICAGO AVENUE</p>	<p>PD-104</p>	<p>DIMENSIONED SITE PLAN INTRODUCED September 6, 2017 CPC DATE January 18, 2018</p>
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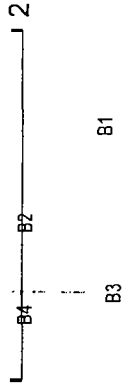
Applicant: RIVERSIDE/700 WEST INVESTORS, LLC
 Address: 640-740 W Chicago Ave, & 801-843 N Halsted St

700 W CHICAGO AVENUE

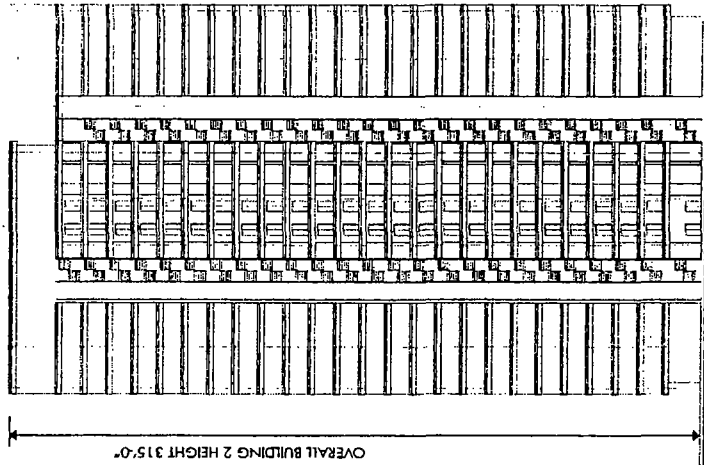
PD-301

EAST/WEST SECTION 1
 INTRODUCED September 6, 2017
 CPC DATE January 18, 2018

FINAL FOR PUBLICATION

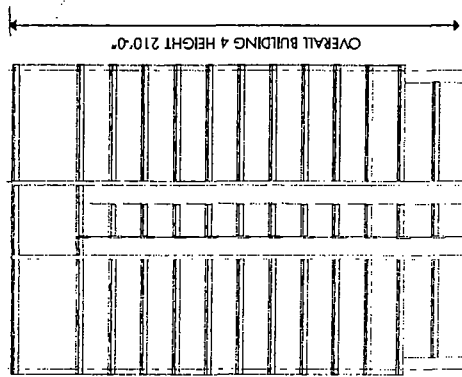


BUILDING 2

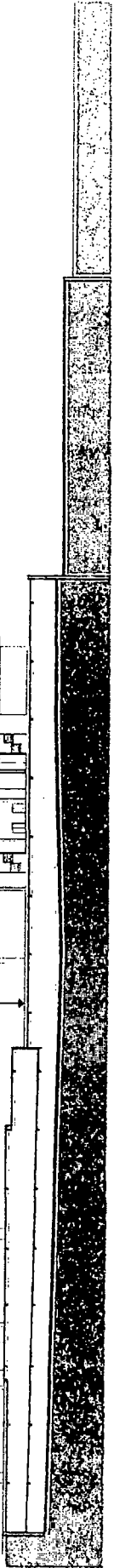


OVERALL BUILDING 2 HEIGHT 315'-0"

BUILDING 4



OVERALL BUILDING 4 HEIGHT 210'-0"



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700 W CHICAGO AVENUE

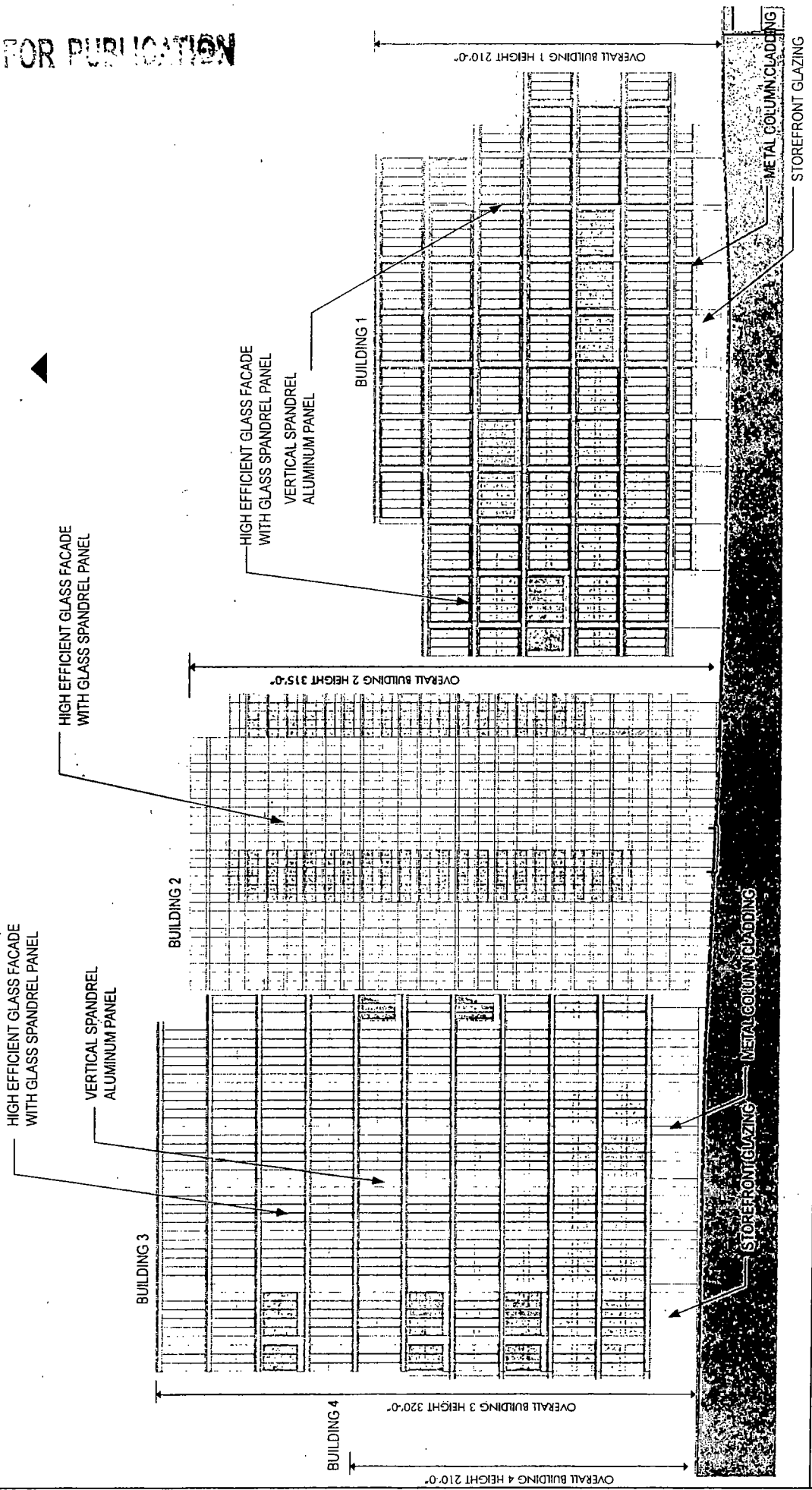
PD-302

EAST/WEST SECTION 2
INTRODUCED September 6, 2017
CPC DATE January 18, 2018



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B4 B2 B3 B1



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NOT FOR PUBLICATION



B4
B2
B1
B3

HIGH EFFICIENT GLASS FACADE WITH GLASS SPANDREL PANEL VERTICAL SPANDREL ALUMINIUM PANEL

BUILDING 3

BUILDING 2

HIGH EFFICIENT GLASS FACADE WITH GLASS SPANDREL PANEL

VERTICAL SPANDREL ALUMINIUM PANEL

BUILDING 1

BUILDING 4

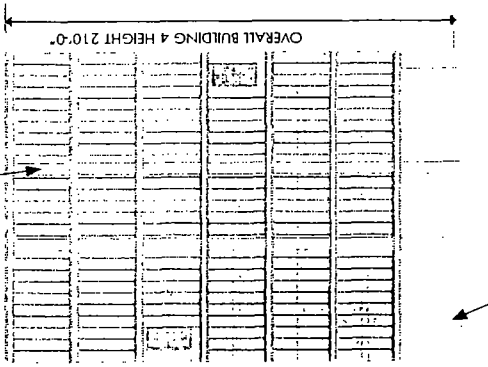
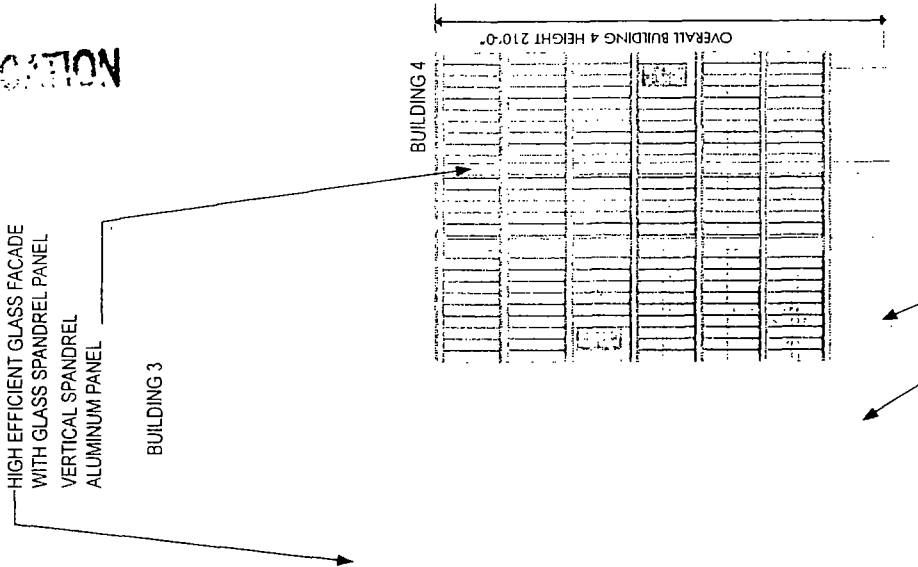
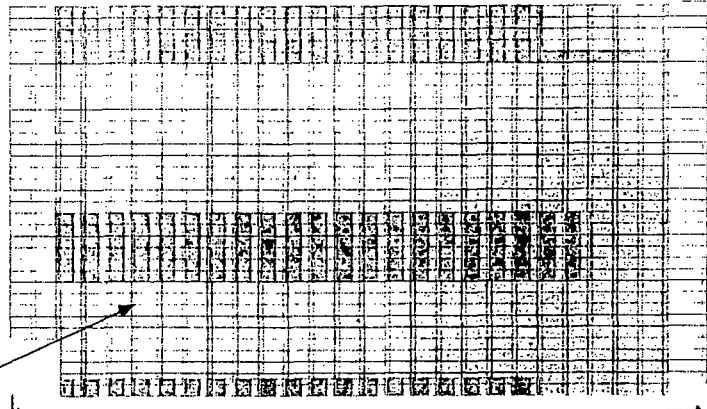
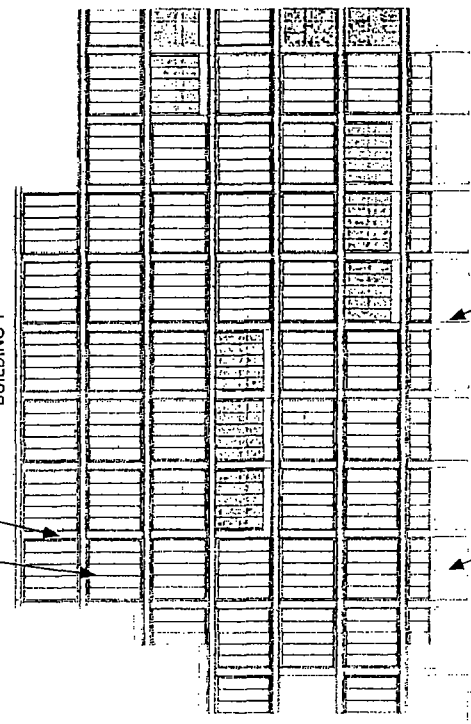
OVERALL BUILDING 3 HEIGHT 320'-0"

OVERALL BUILDING 2 HEIGHT 315'-0"

OVERALL BUILDING 1 HEIGHT 210'-0"

OVERALL BUILDING 4 HEIGHT 210'-0"

HIGH EFFICIENT GLASS FACADE WITH GLASS SPANDREL PANEL



STOREFRONT GLAZING METAL COLUMN CLADDING

STOREFRONT GLAZING METAL COLUMN CLADDING

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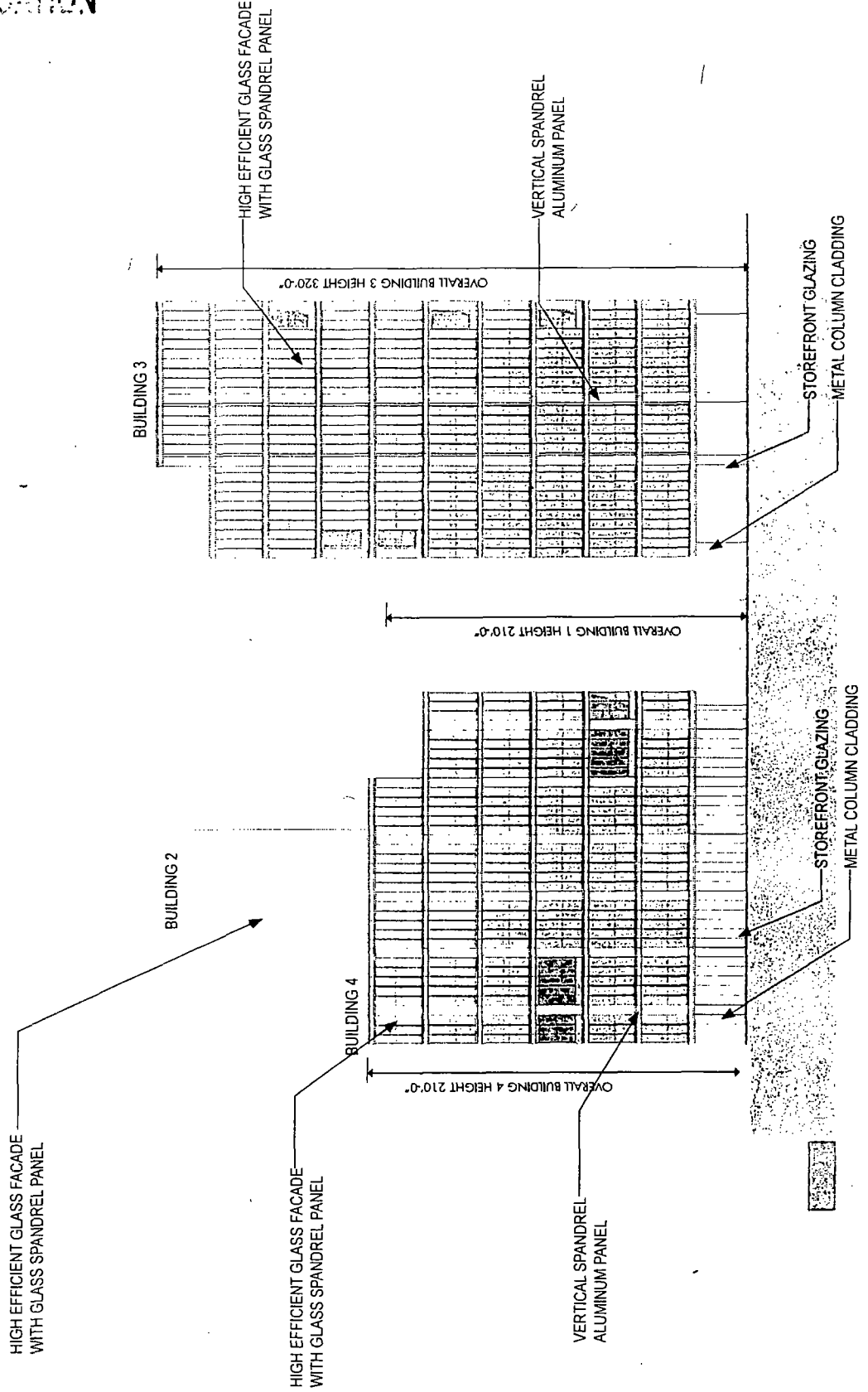
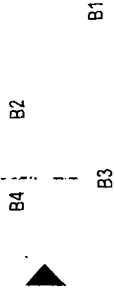
700 W CHICAGO AVENUE

PD-304

NORTH ELEVATION
INTRODUCED September 6, 2017
CPC DATE January 18, 2018



DRAWING FOR PUBLICATION



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700 W CHICAGO AVENUE

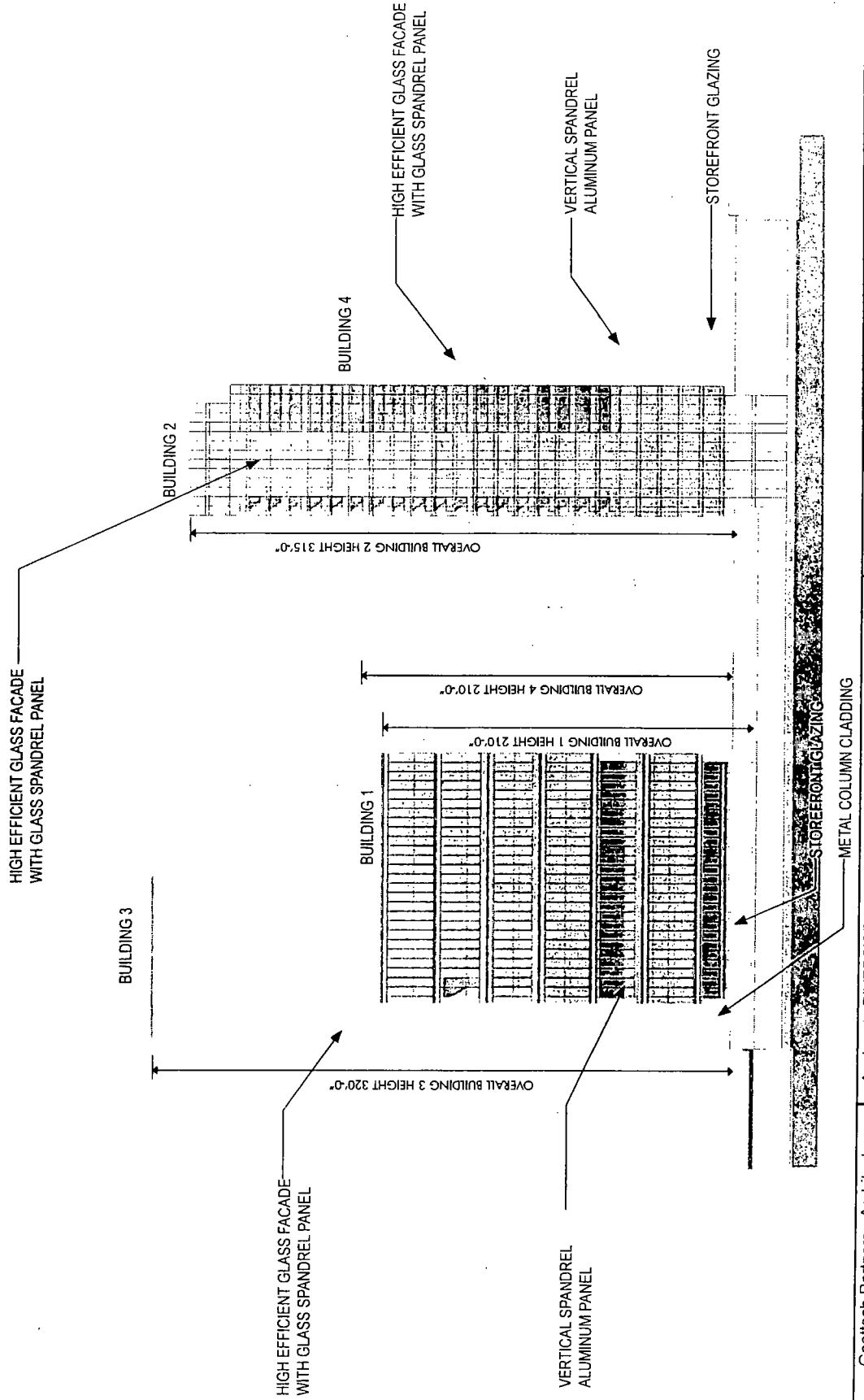
PD-305

WEST ELEVATION
 INTRODUCED September 6, 2017
 CPC DATE January 18, 2018



FINAL FOR PUBLICATION

B4
B2
B3
B1



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Chicago, IL 60604

Applicant: RIVERSIDE/700 WEST INVESTORS, LLC
Address: 640-740 W Chicago Ave, & 801-843 N Halsted St

700 W CHICAGO AVENUE

PD-306

EAST ELEVATION
INTRODUCED: September 6, 2017
CPC DATE: January 18, 2018

