



City of Chicago



SO2013-8390

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/13/2013
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17876 at 2420 S Halsted 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, the Chicago Zoning Ordinance be amended by changing all the Planned Manufacturing District No. 11 (A) (Pilsen) District symbols and indications as shown on Map No. 6-G in the area bounded by

beginning at the centerline of the Chicago River South Branch; a line 15 feet west of and parallel to South Halsted Street; a line 19.85 feet south of the Southerly Dock Line of the Chicago River South Branch (Dock Line established by Sanitary District of Chicago Engineers April 9, 1945 by warranty deed recorded as doc. # 3341377) and perpendicular to South Halsted Street; South Halsted Street; the centerline of the vacated West 25th Street (per doc. # 14369923); the west right-of-way line of South Green Street (vacated and recorded on May 11, 1045 per doc. # 13505371) or the line thereof if extended where no street exists; a point located at the west right-of-way line of vacated South Green Street or the line thereof if extended where no street exists and 383.42 feet north of West Archer Avenue, measured along the west right-of- way line of vacated South Green Street; a line from a point located at the west right-of-way line of vacated South Green Street if extended and 383.42 feet north of West Archer Avenue measured along the west right-of-way line of vacated South Green Street; to a point, 197.12 feet northeasterly of the east right-of-way line of South Corbett Street and perpendicular thereto and 324.12 feet south of the Southerly Dock Line of the Chicago River South Branch and

(2)

perpendicular thereto; a line from a point 197.12 feet northeasterly of the east right-of-way line of South Corbett Street and perpendicular thereto and 324.12 feet south of the Southerly Dock line of the Chicago River South Branch and perpendicular thereto; to a point, 196.29 feet northeasterly of the east right-of-way line of South Corbett Street and perpendicular thereto and 257.40 feet south of the Southerly Dock line of the Chicago River South Branch and perpendicular thereto; a line from 196.29 feet northeasterly of the east right of way line of South Corbett Street and perpendicular thereto and 257.40 feet south of the Southerly Dock Line of the Chicago River South Branch and perpendicular thereto; to a point, 809.85 feet southwesterly of South Halsted Street as measured along the Southerly Dock Line of the Chicago River South Branch and the Southerly Dock Line of the Chicago River South Branch and returning to the centerline of the Chicago River South Branch (ToB),

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

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Properties: 2420 South Halsted Street

**WATERWAY-HELIPORT PLANNED DEVELOPMENT NO. _____
PLAN OF DEVELOPMENT
STATEMENTS**

1. The area delineated herein as Waterway-Heliport Planned Development No. ____ (the "Planned Development"), consists of approximately one hundred and ninety-eight thousand, eight hundred and twenty-two (198,822) square feet (plus or minus), or four point fifty-six (4.56) acres, of property, which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"), and which is owned and/or controlled by *2420 South Halsted Chicago, LLC* (the "Applicant").
2. 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, alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation (CDOT) on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Department of Planning and Development (DPD) and the Department of 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 (CDOT).

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 (CDOT).

3. 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 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 Sec. 17-8-0400 of the Zoning Ordinance.
4. This Plan of Development consists of: Seventeen (17) Statements, Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; a Green Roof Plan; Terminal Building Elevations; and Hanger Plans and Elevations, all prepared

by Inbalance Buildings and dated February 20, 2014. Full-sized copies of the Site Plan, Landscape Plan, and Building Elevations are on file with the Department of Planning and Development (DPD). In any instance where a provision of this Plan of Development conflicts with the Chicago Building Code, the Building Code shall control. This Plan of Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development.

5. The following uses, without limitation, are allowed in the Planned Development:
 - A heliport for charter and touring services, consisting of, *inter alia*, touchdown and lift-off area (“TLOF”)(landing pad); grade-level (exterior) helipads; hangar building(s), for (enclosed) storage, maintenance and repairs of at least 60 aircraft; terminal building, including an air traffic control room; above-ground (self-contained) aircraft fueling station(s), including fuel storage tanks; maintenance shed(s); weather instrumentation and wind indicators; accessory limited restaurant (food and beverage) retail sales and accessory limited general retail (merchandise) sales, the combined floor area of which is not to exceed 1500 square feet; outdoor (rooftop) patio/observation deck; on-premise signs; river edge access/water taxi service; vehicular shuttle service; off-street parking and loading facilities; and all other accessory and ancillary 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 (DPD). Off-premise signs are prohibited within the boundary of the Planned Development.
7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development, subject to the review and approval of the Department of Transportation (CDOT) and the Department of Planning and Development (DPD). If it is determined by DPD that additional off-street parking is required, then the Applicant must obtain the necessary parking through a special use or other acceptable means provided pursuant to the Municipal Code of Chicago, if such parking cannot be otherwise provided on the subject site.
8. The Heliport, and all related facilities, shall be designed in accord with the Federal Aviation Administration (FAA), the Illinois Department of Transportation (IDOT) and the Chicago Department of Aviation (CDA) regulations, guidelines and/or circulars, governing heliport, helistop and vertiport operations, as referenced in Sec 17-8-0508 and Sec. 17-8-0913 of the Chicago Zoning Ordinance (Section 17 of the Municipal Code of Chicago).

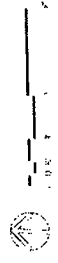
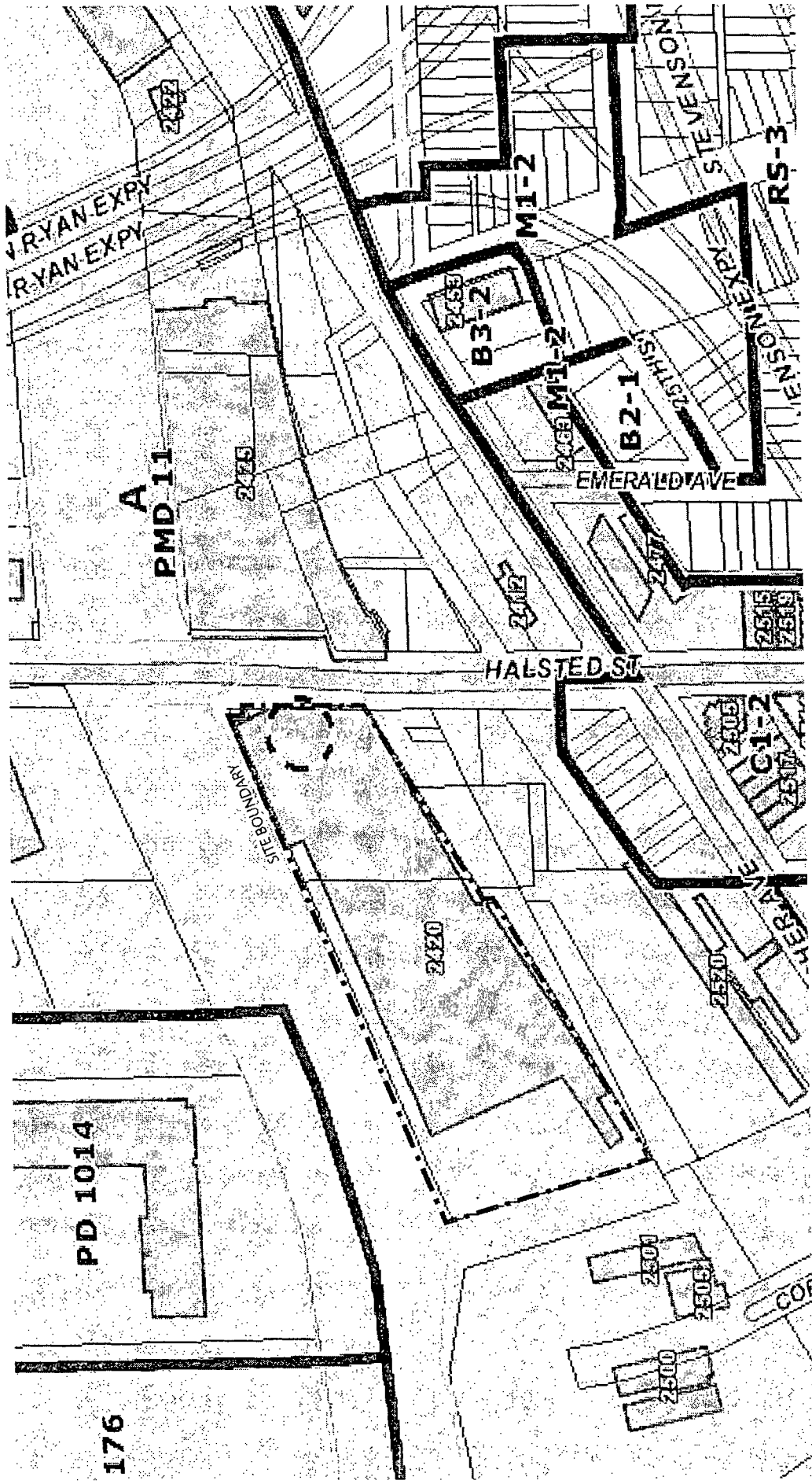
9. The maximum permitted floor area ratio (F.A.R.) for the parcel shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of floor area ratio calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
10. Upon review and determination pursuant to Section 17-13-0610 of the Zoning Ordinance - "Part II Review" - a Part II Review Fee shall be assessed by the Department of Planning and Development (DPD). The fee, as determined by DPD staff at that 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 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 Waterways Planned Development Guidelines, contained in the Chicago Zoning Ordinance (Sec.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 setback, as indicated on the Site Plan and Landscape Plan; and (b) permit the connection of such setback to adjacent properties when river edges of the adjacent properties are similarly improved. All improvements within the river setback must be substantially completed prior to receipt of the Certificate of Occupancy for the principal building, provided that landscaping may be delayed if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.
12. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. The improvements on the property, including the on-site exterior landscaping, as well as the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site Plan and the Landscape Plan. In addition, parkway trees shall be planted and maintained in accordance with the Parkway Tree Planting provisions of the Chicago Zoning Ordinance, and corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development (DPD). Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
13. 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.

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 (MOPD), 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 will comply with Rules and Regulations for the Maintenance of Stock Piles promulgated by the Commissioner of Streets and Sanitation, the Commissioner of the Fleet and Facility Management and the Commissioner of the Department of Buildings, pursuant to Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
16. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that provides healthy indoor environments, reduces operating costs and conserves energy and natural resources. All development shall be in substantial compliance with the current City of Chicago Sustainable Development Policy, set forth by the Department of Planning and Development (DPD). The proposed terminal building shall provide a vegetated ("green") roof, totaling a minimum of 50% of the net roof area (approximately 4,200 square feet) and obtain a LEED certification.
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to Planned Manufacturing District No. 11 (A).

WATERWAY-HELIPORT PLANNED DEVELOPMENT NO. _____

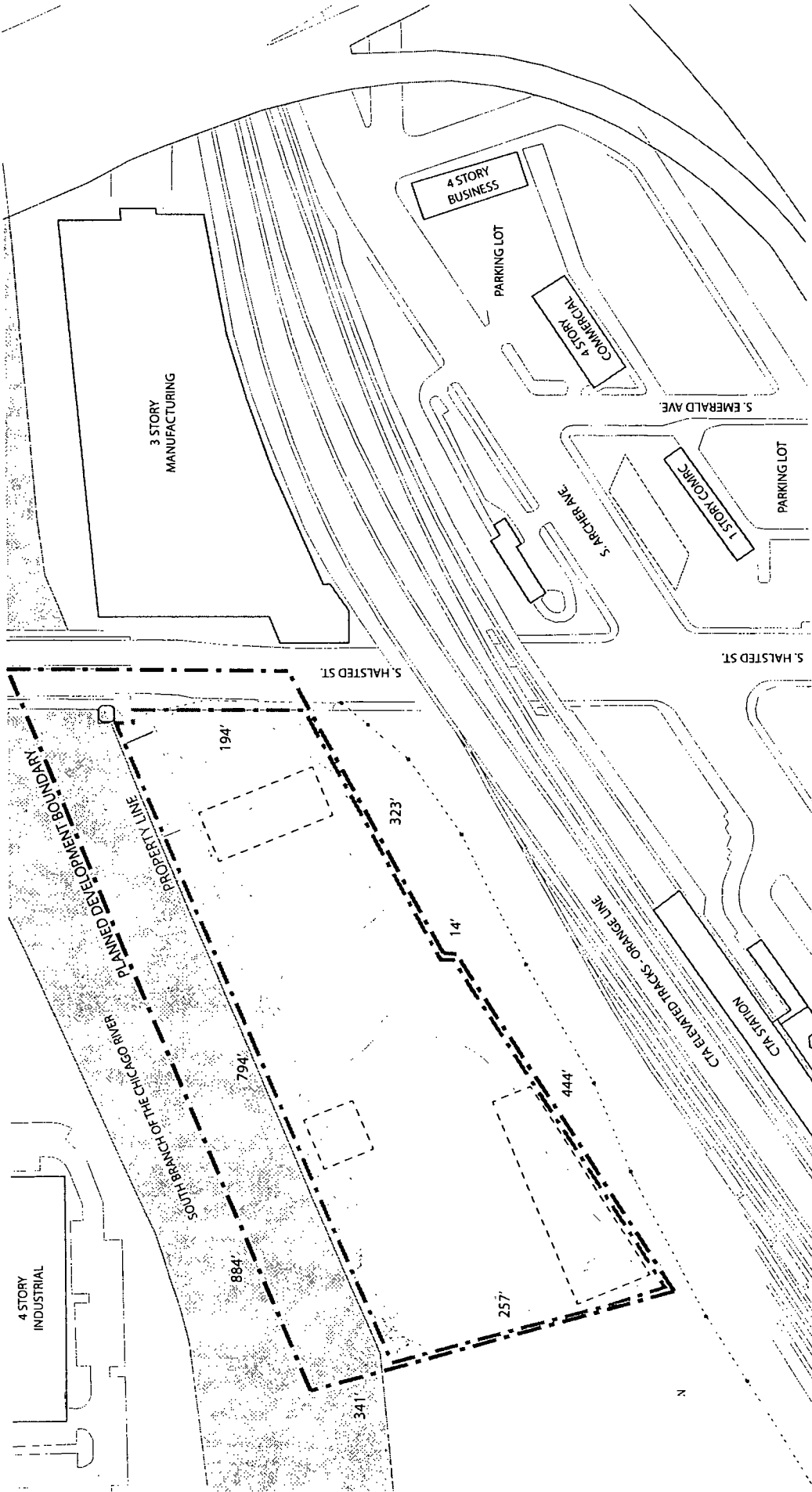
BULK REGULATIONS AND DATA TABLE

Gross Site Area:	205,224 square feet (4.71 acres)
Area in Public R.O.W.:	6,402 square feet (0.15 of an acre)
Net Site Area:	198,822 square feet (4.56 acres)
Floor Area Ratio Allowed:	0.5
Uses Allowed:	Heliport with all ancillary and accessory uses, as further specified in Statement No. 5 of this Plan of Development.
Minimum Number of Accessory Off-Street Parking Spaces:	Total of 36 vehicle parking spaces.
Minimum Number of Bicycle Parking Spaces:	Total of 8 bicycle parking spaces
Minimum Off-Street Loading Spaces:	One (1) off-street loading space (10' x 25')
Setbacks from Property Line:	In substantial compliance with the <u>attached</u> Site Plan.
Maximum Percentage of Site Coverage:	In substantial compliance with the <u>attached</u> Site Plan.
Maximum Building Height:	35'-3" (Terminal Building) 28'-9" (Hangar Building)



EXISTING ZONING AND LAND USE MAP

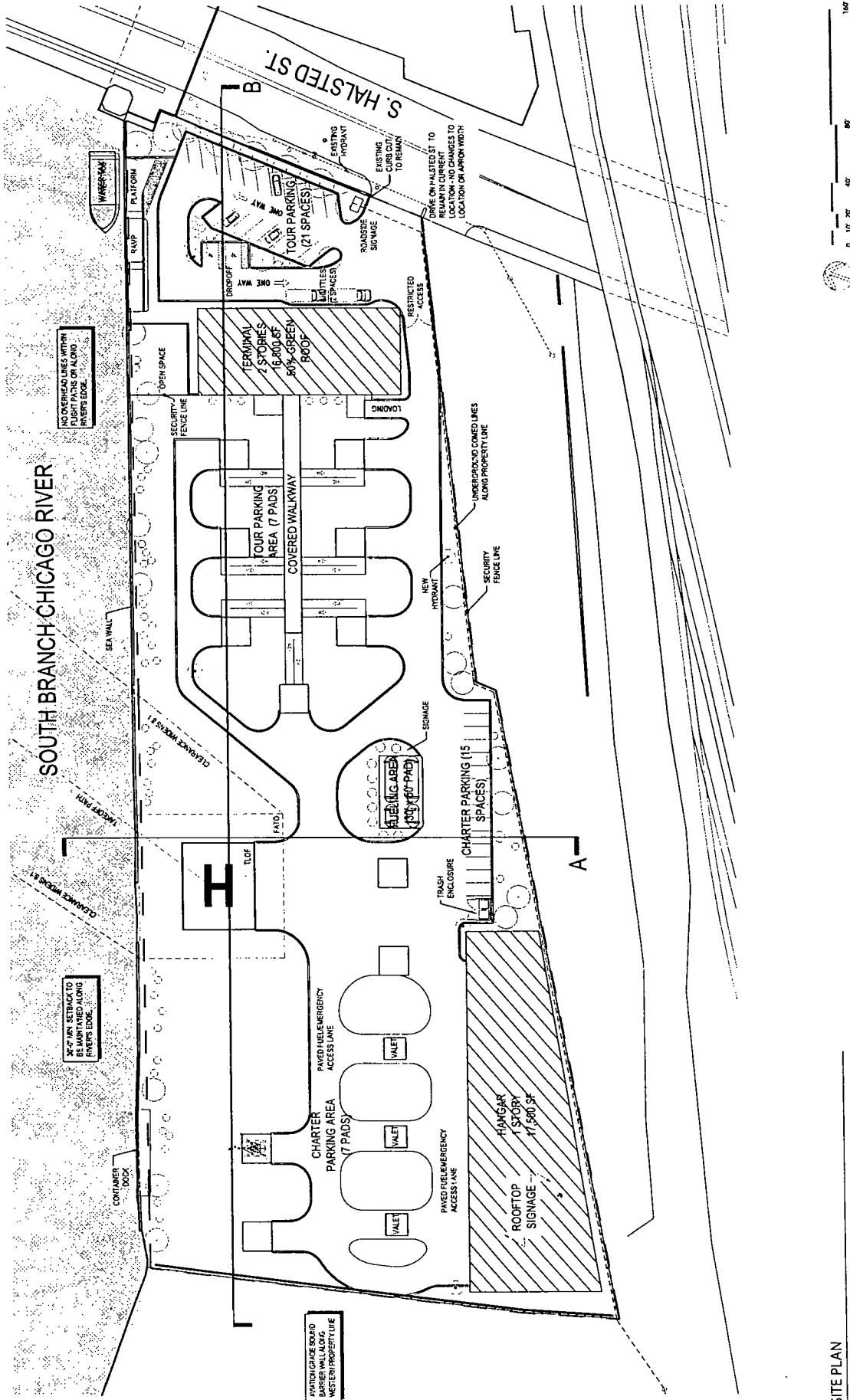
APPLICANT: 2420 South Halsted Chicago, LLC
 ADDRESS: 2420 South Halsted Street
 INTRODUCED DATE: November 13, 2013
 PLAN COMMISSION DATE: March 30, 2014



PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

APPLICANT: 2420 South Halsted Chicago, LLC
 ADDRESS: 2420 South Halsted Street
 INTRODUCED DATE: November 13, 2013
 PLAN COMMISSION DATE: March 30, 2014





SOUTH BRANCH CHICAGO RIVER

S. HALSTED ST.

NO OVERHEAD LINES WITH FLIGHT PATHS OR ALONG RIVERS EDGE.

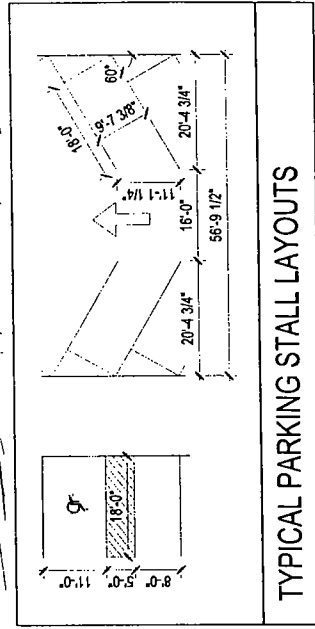
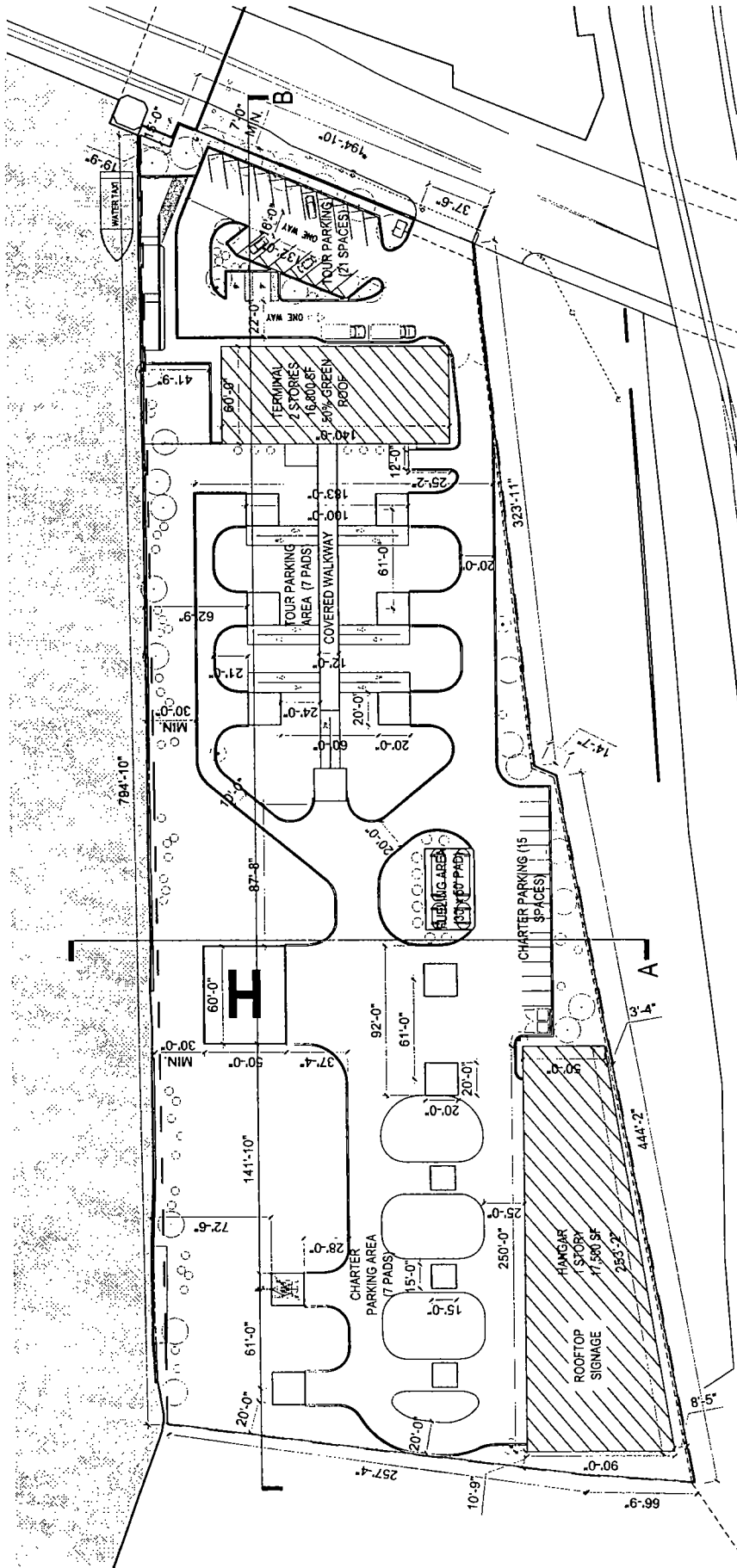
NO MAIN SETBACK TO EXISTING BUILDING ALONG RIVERS EDGE.

MAIN BUILDING ROAD BARREN WALL ALONG WESTERN PROPERTY LINE

NOTE: SEE SHEET 11 FOR SITE SECTIONS

SITE PLAN

APPLICANT: 2420 South Halsted Chicago, LLC
ADDRESS: 2420 South Halsted Street
INTRODUCED DATE: November 13, 2013
PLAN COMMISSION DATE: March 30, 2014



TYPICAL PARKING STALL LAYOUTS

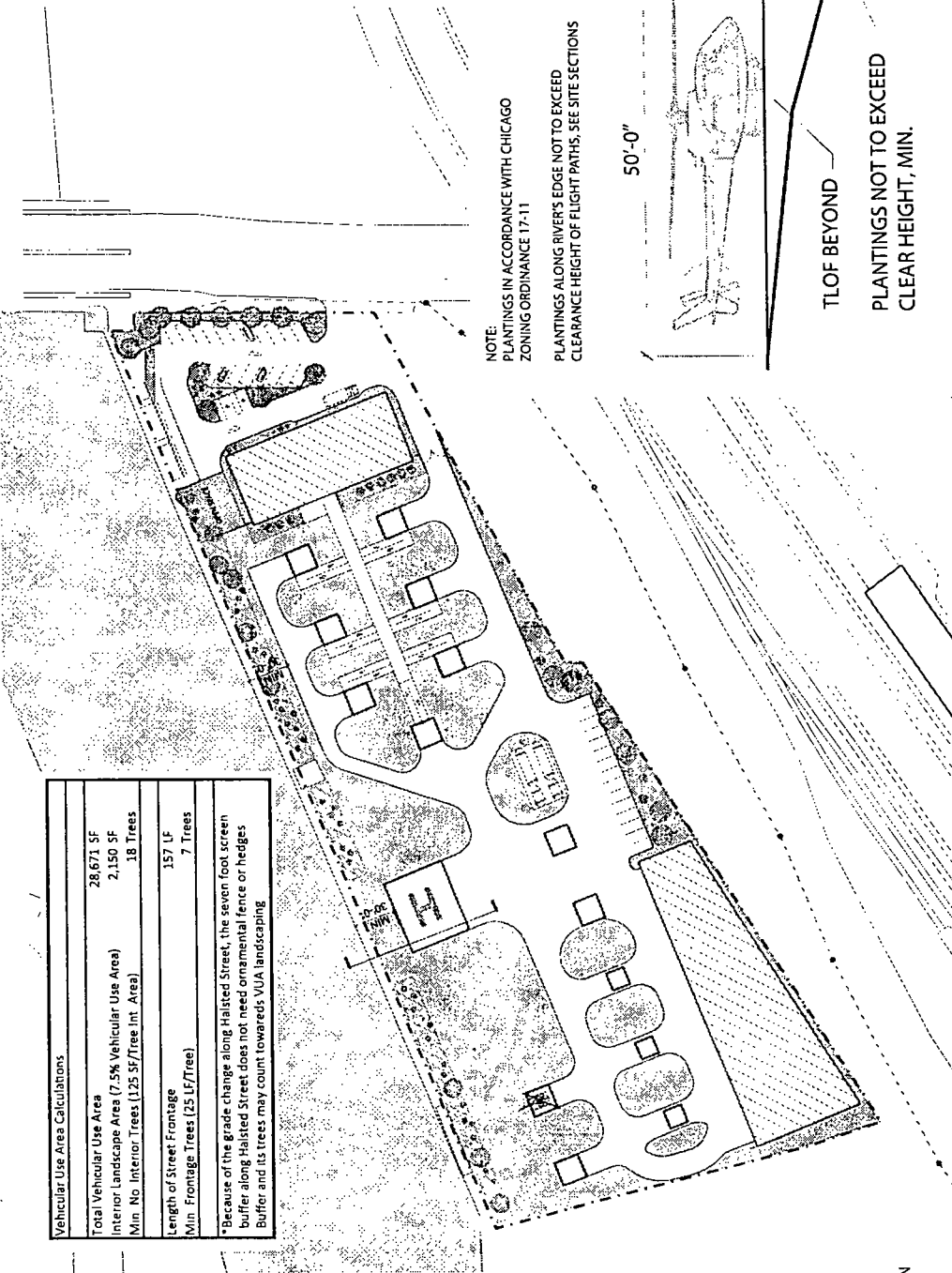


DIMENSIONED SITE PLAN

APPLICANT: 2420 South Halsted Chicago, LLC
 ADDRESS: 2420 South Halsted Street
 INTRODUCED DATE: November 13, 2013
 PLAN COMMISSION DATE: March 30, 2014

Vehicular Use Area Calculations	
Total Vehicular Use Area	28,671 SF
Interior Landscape Area (7.5% Vehicular Use Area)	2,150 SF
Min. No. Interior Trees (125 SF/Tree Int. Area)	18 Trees
Length of Street Frontage	157 LF
Min. Frontage Trees (25 LF/Tree)	7 Trees

*Because of the grade change along Halsted Street, the seven foot screen buffer along Halsted Street does not need ornamental fence or hedges. Buffer and its trees may count towards VUA landscaping.

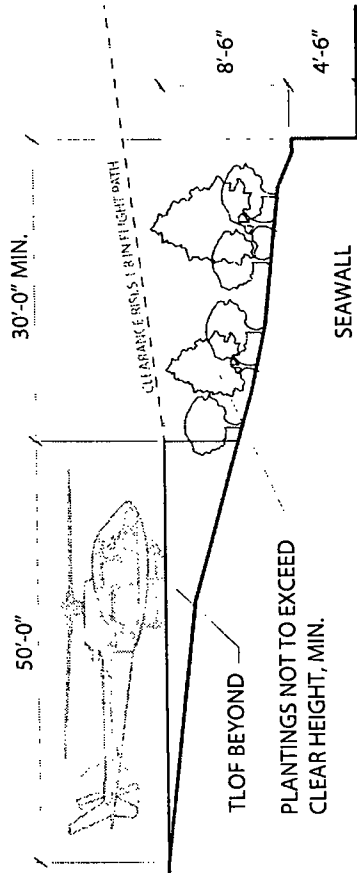


- LOW DENSITY PLANTINGS
REDUCED HEIGHT NATIVE SPECIES
- HIGH DENSITY PLANTING
NATIVE SPECIES
- CANOPY TREE
NATIVE SPECIES

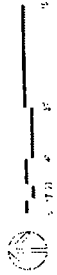
APPROXIMATE SITE AREA
115,400 SF
SURFACE AREA OF PERMANENT STRUCTURE
HARDSCAPE/BUILDING
82,600 SF
LANDSCAPED AREA

- LANDSCAPE
- IDOT CLASS 4A LOW PROFILE NATIVE MIXTURE
 - LITTLE BLUESTEM (ANDROPOGON SCOPARIUS) 5 LBS / ACRE
 - SIDE-OATS GRAMA (BOULTELLOIA CURTIPENDULA) 5 LBS / ACRE
 - CANADA WILD RYE (ELYMUS CANADENSIS) 1 LB / ACRE
 - PRAIRIE DROP-SEED (SPOROBOLUS HETEROLEPSIS) 0.5 LBS / ACRE
 - ANNUAL RYEGRASS 25 LBS / ACRE
 - OATS, SPRING 25 LBS / ACRE
 - PERENNIAL RYEGRASS 15 LBS / ACRE
 - TOTAL 76.5 LBS / ACRE

NOTE:
PLANTINGS IN ACCORDANCE WITH CHICAGO
ZONING ORDINANCE 17-11
PLANTINGS ALONG RIVER'S EDGE NOT TO EXCEED
CLEARANCE HEIGHT OF FLIGHT PATHS. SEE SITE SECTIONS

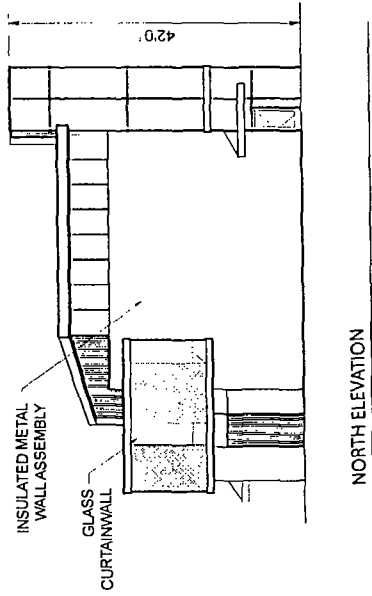


TLOF BEYOND
PLANTINGS NOT TO EXCEED
CLEAR HEIGHT, MIN.

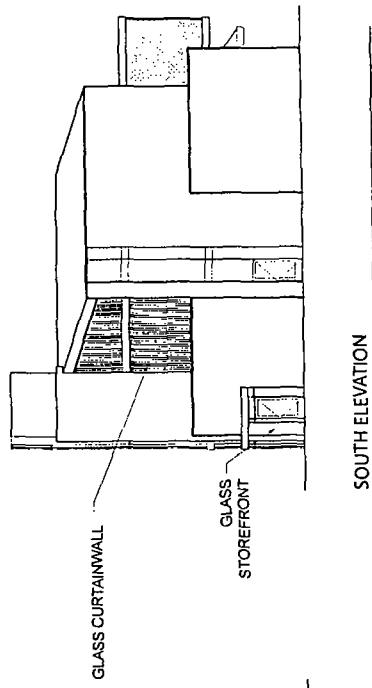


LANDSCAPE PLAN

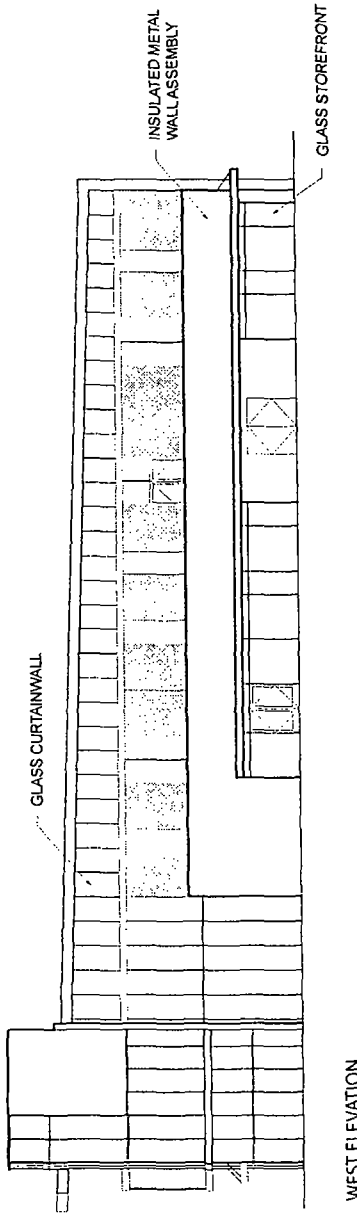
APPLICANT: 2420 South Halsted Chicago, LLC
 ADDRESS: 2420 South Halsted Street
 INTRODUCED DATE: November 13, 2013
 PLAN COMMISSION DATE: March 30, 2014



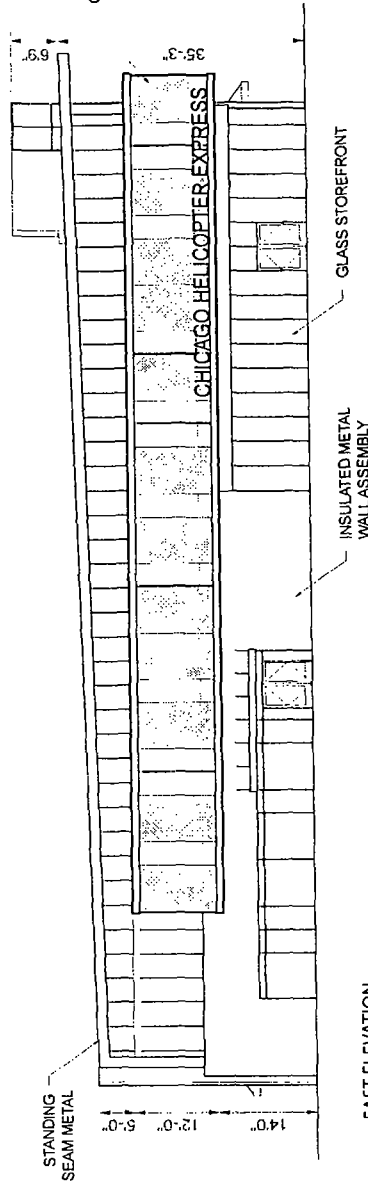
NORTH ELEVATION



SOUTH ELEVATION



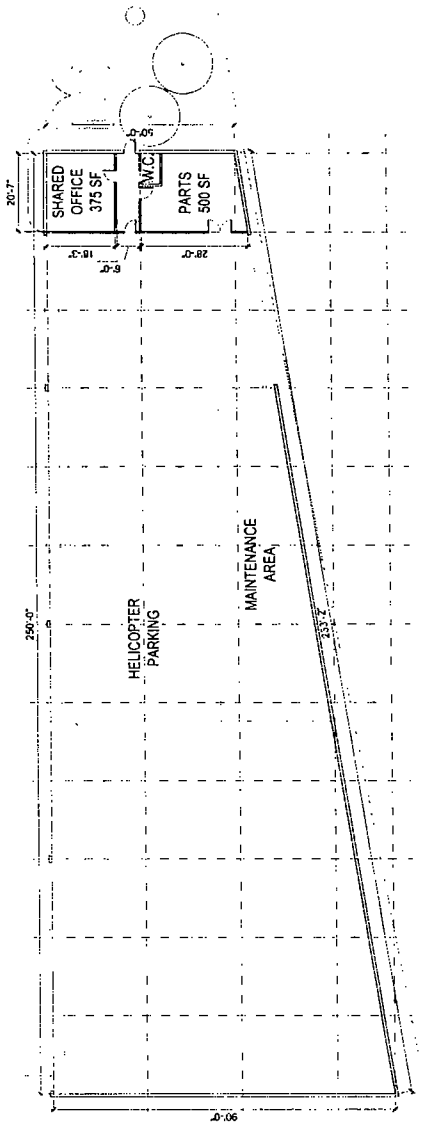
WEST ELEVATION



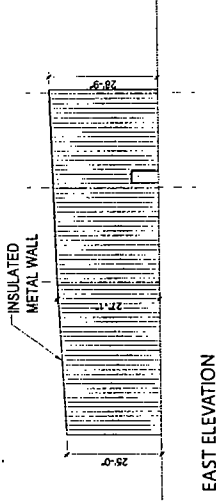
EAST ELEVATION

TERMINAL BUILDING ELEVATIONS

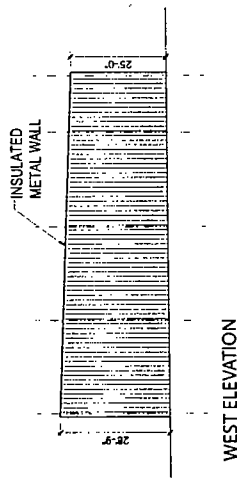
APPLICANT: 2420 South Halsted Chicago, LLC
 ADDRESS: 2420 South Halsted Street
 INTRODUCED DATE: November 13, 2013
 PLAN COMMISSION DATE: March 30, 2014



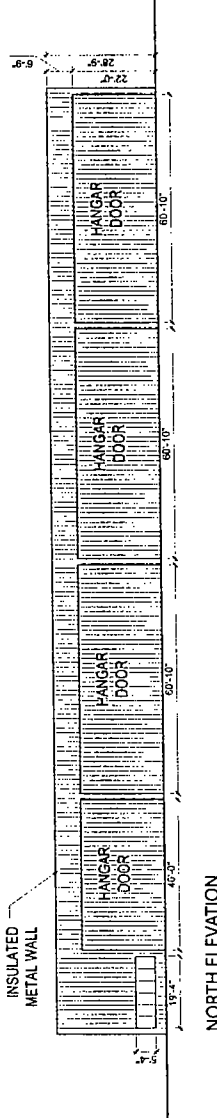
FLOOR PLAN



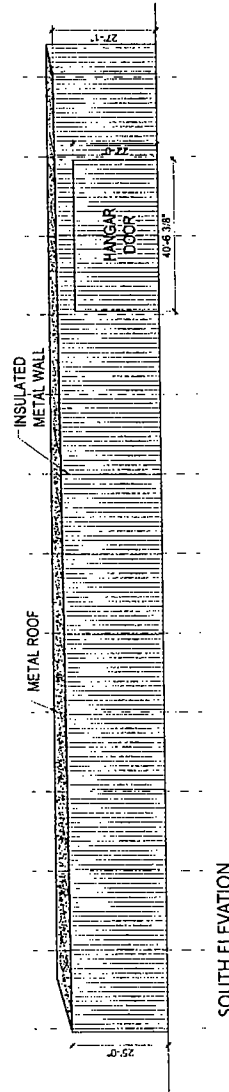
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

HANGAR PLAN AND ELEVATIONS

APPLICANT: 2420 South Halsted Chicago, LLC
 ADDRESS: 2420 South Halsted Street
 INTRODUCED DATE: November 13, 2013
 PLAN COMMISSION DATE: March 30, 2014

