



City of Chicago



SO2015-1357

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/18/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-G at 1450 W Dayton St and 848 W Eastman St - App No. 18293
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 C3-5 Commercial, Manufacturing and Employment District symbols and indications as shown on Map No.3-G in the area bounded by

beginning at West Blackhawk Street; a line 261.84 feet west of the intersection of West Blackhawk Street and North Dayton Street, as measured along the south right-of-way line of West Blackhawk Street and perpendicular thereto; a line from a point 261.84 feet west of the intersection of West Blackhawk Street and North Dayton Street and 44.68 feet south of West Blackhawk Street; to a point, 133 feet west of North Dayton Street and 44.08 feet south of West Blackhawk Street; a line from a point 133 feet west of North Dayton Street and 44.08 feet south of West Blackhawk Street; to a point, 127.98 feet west of North Dayton Street and 74.75 feet south of West Blackhawk Street; a line from a point 127.98 feet west of North Dayton Street and 74.75 feet south of West Blackhawk Street; to a point, 74.25 feet south of West Blackhawk Street and the west right-of-way line of North Dayton Street; North Dayton Street; a line from a point 231.05 feet south of west Blackhawk Street and the west right-of-way line of North Dayton Street; to a point, 316.9 feet west of North Dayton Street (said line having an average bearing of 87 degrees, 29 minutes, and 41 seconds) to the northwest, connected by a 174.93 foot line running to the southwest (bearing 57 degrees, 24 minutes and 17 seconds) perpendicular to North Kingsbury Street; said described prior line is a line 226.93 feet southeast of West Blackhawk Street, as measured along the east right-of-way line of North Kingsbury Street and perpendicular to North Kingsbury Street (intersection previously define line); and North Kingsbury Street, running northwest to point of beginning,

to those of Business Planned Development Number _____ which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part 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 Property: 1450 West Dayton Street

BUSINESS PLANNED DEVELOPMENT No. _____
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Business Planned Development No. _____, (the "Planned Development") consists of approximately one hundred six thousand, seven hundred and ninety-three (106,793) square feet or two point four five (2.45) acres of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, "Structure Development, 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 application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Chicago 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 desiccation or vacation of streets or alleys or grants of easements or any adjustments of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees. Any requests for grants for 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 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.

Applicant: Structure Development, LLC
Address: 1450 North Dayton Street, Chicago, Illinois
Date: March 18, 2015
Revised: September 17, 2015

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The Applicant commits to provide and fully fund the installation of a new signal at the intersection of North Halsted and West Blackhawk Streets to be operational prior to the issuance of the certification of Occupancy for any portion of the development. The Applicant shall fully fund, design, and construct the signal at its sole cost. All plans and any improvement must be reviewed and approved by CDOT.

4. This Plan of Development consists of fifteen (15) Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map, an Existing Land-Use Map, Site Plans, Landscape Plans, Building Elevations and Sections prepared by RTKL Associates and dated September 17, 2015 submitted herein. 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 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 allowed in the area delineated herein as a Business Planned Development: art sales area (gallery); business support services (excluding day labor employment agencies); offices; general retail sales; eating and drinking establishments, restaurants, taverns, and patio’s; financial services (excluding pay-day/title loan stores and pawn shops; personal service uses; and related accessory uses and off-street accessory parking and off-street loading.
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 this Planned Development.
7. For purposes of height of any measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the (FAA) Federal Aviation Administration.
8. The maximum permitted floor area ratio (F.A.R.) for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR

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calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using the Net Site Area of 106,793 square feet or 2.45 acres of land area.

9. Upon review and determination, "Part II Review", pursuant to section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim review associated with site plan review or Part II reviews are conditional until final Part II approval.
11. 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 modification by the applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
12. 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.
13. The Applicant will comply with Rules and Regulations for the Maintenance of Stock-Piles Promulgated by the Commissioner of Street and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings pursuant to Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
14. The Applicant acknowledges that 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 project will

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be in substantial compliance with the current City of Chicago Sustainable Development policy set forth by the DPD. The proposed building shall provide a vegetated ("green") roof totaling a minimum of 50 % of the net roof area or 26,980 square feet and obtain a LEED certification.

15. 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 a C3-5 Commercial, Manufacturing and Employment District.

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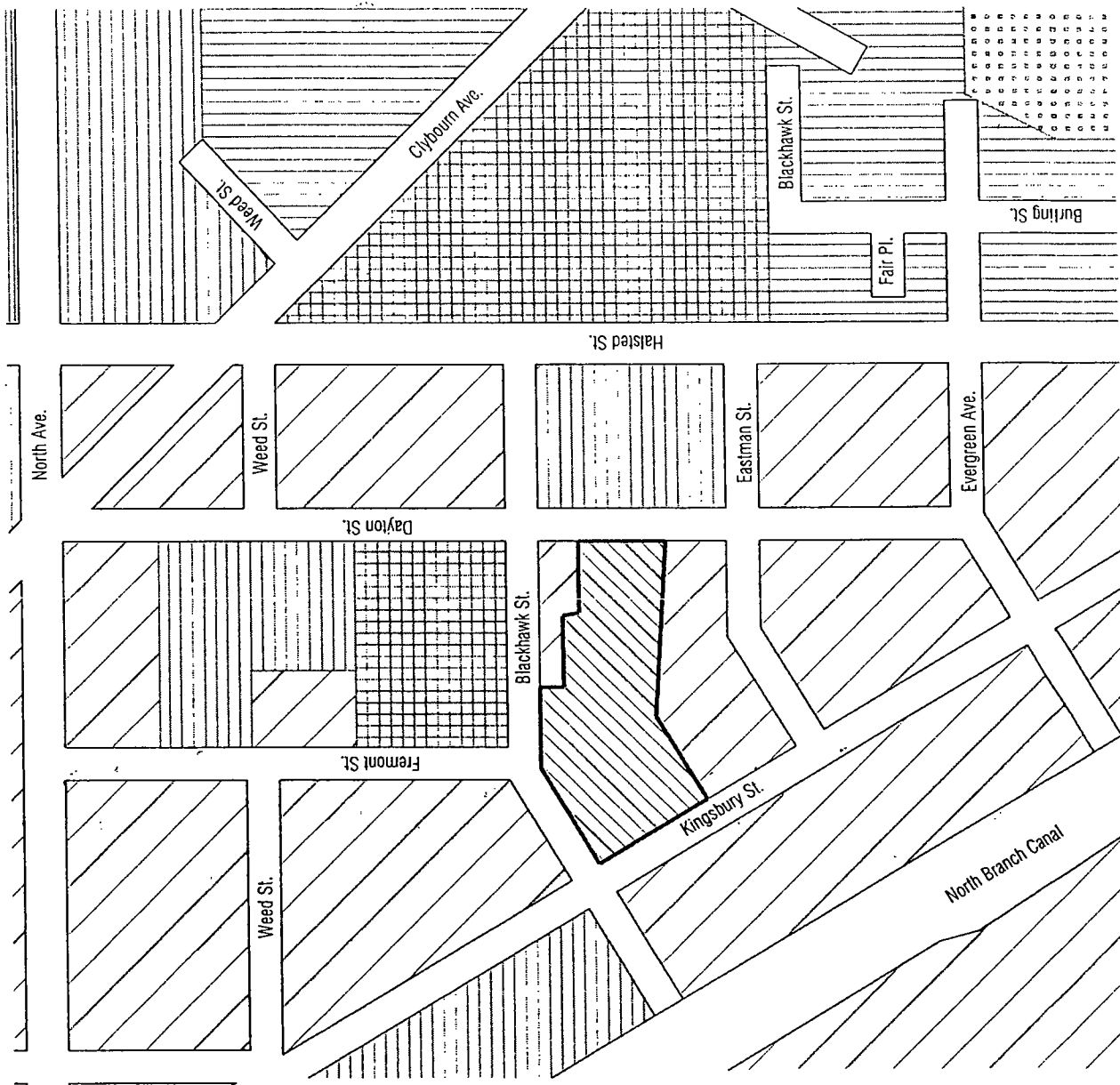
BUSINESS PLANNED DEVELOPMENT No. _____




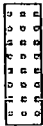



BULK REGULATIONS AND DATA TABLE

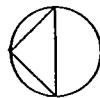
Gross Site Area:	131,884 square feet
Area in Public R.O.W.:	25,091 square feet
Net Site Area:	106,793 square feet
Permitted Floor Area Ratio:	5.0
Maximum Number of Dwelling Units:	0 dwelling units
Maximum Number of Off-Street Parking Spaces to be provided:	550 total parking spaces (accessory and non-required accessory parking only)
Minimum Number of Bicycle Parking Spaces:	50 spaces
Minimum Off-Street Loading Spaces:	three (3) spaces at 10' x 25'
Setbacks from Property Line:	In compliance with the attached Site Plan
Maximum Building Height:	90 feet as measured by Section 17-17-0311-A of the Chicago Zoning Ordinance

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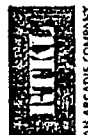
BUSINESS PLAN DEVELOPMENT NO. _____
EXISTING LAND-USE MAP



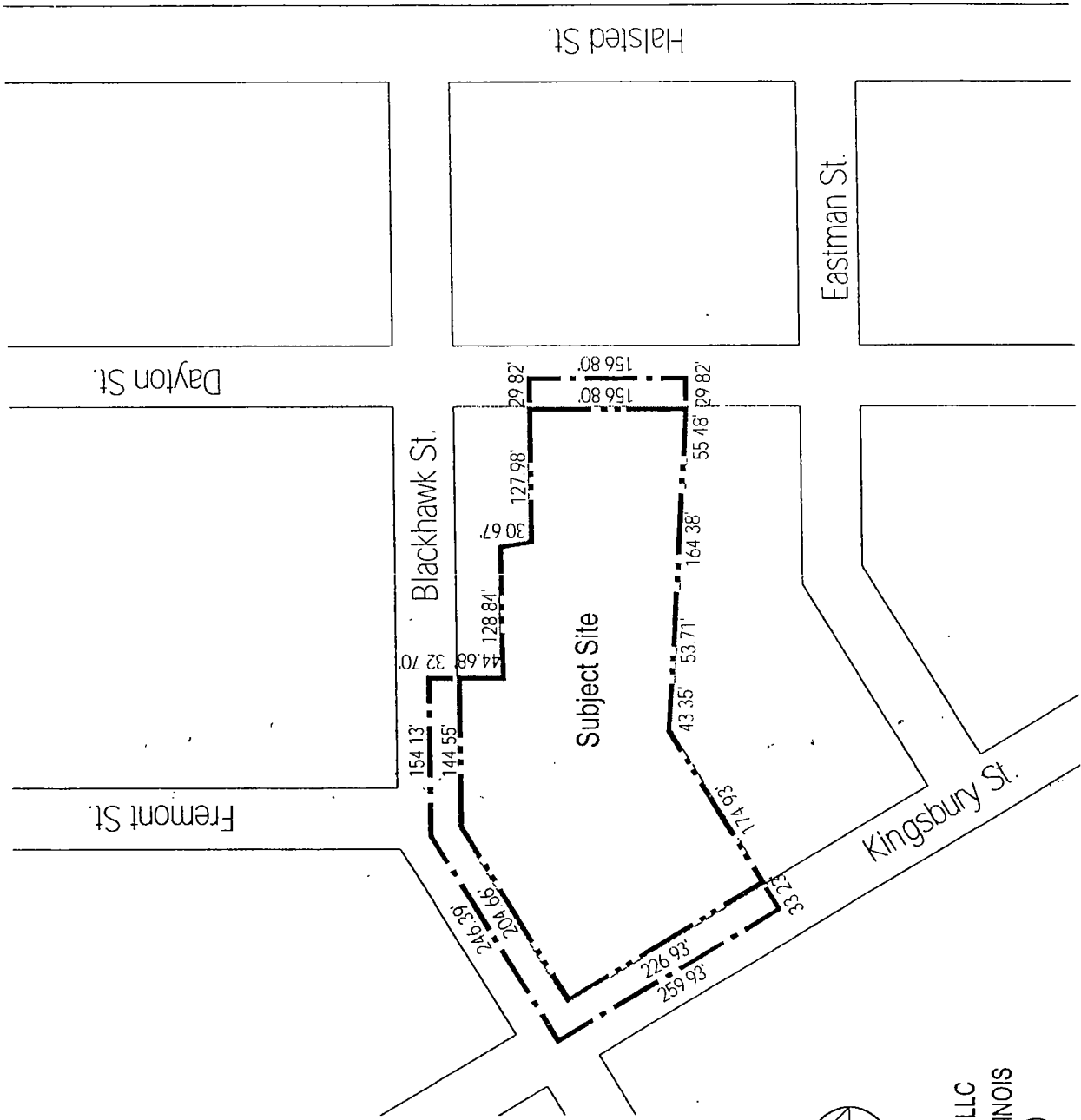
-  Subject Site
-  Residential/Retail Mixed-Use
-  Residential
-  Park/Open Space
-  Commercial
-  Retail
-  Business





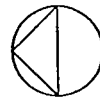
APPLICANT: STRUCTURED DEVELOPMENT, LLC
 ADDRESS: 1450 N. DAYTON, CHICAGO, ILLINOIS
 DATE: 03/18/2015 (Revised: 8/25/2015)



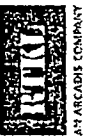
BUSINESS PLAN DEVELOPMENT NO. _____
PLANNED DEVELOPMENT PROPERTY LINE AND BOUNDARY MAP



 Dimensioned Property Line
 Planned Development Boundary

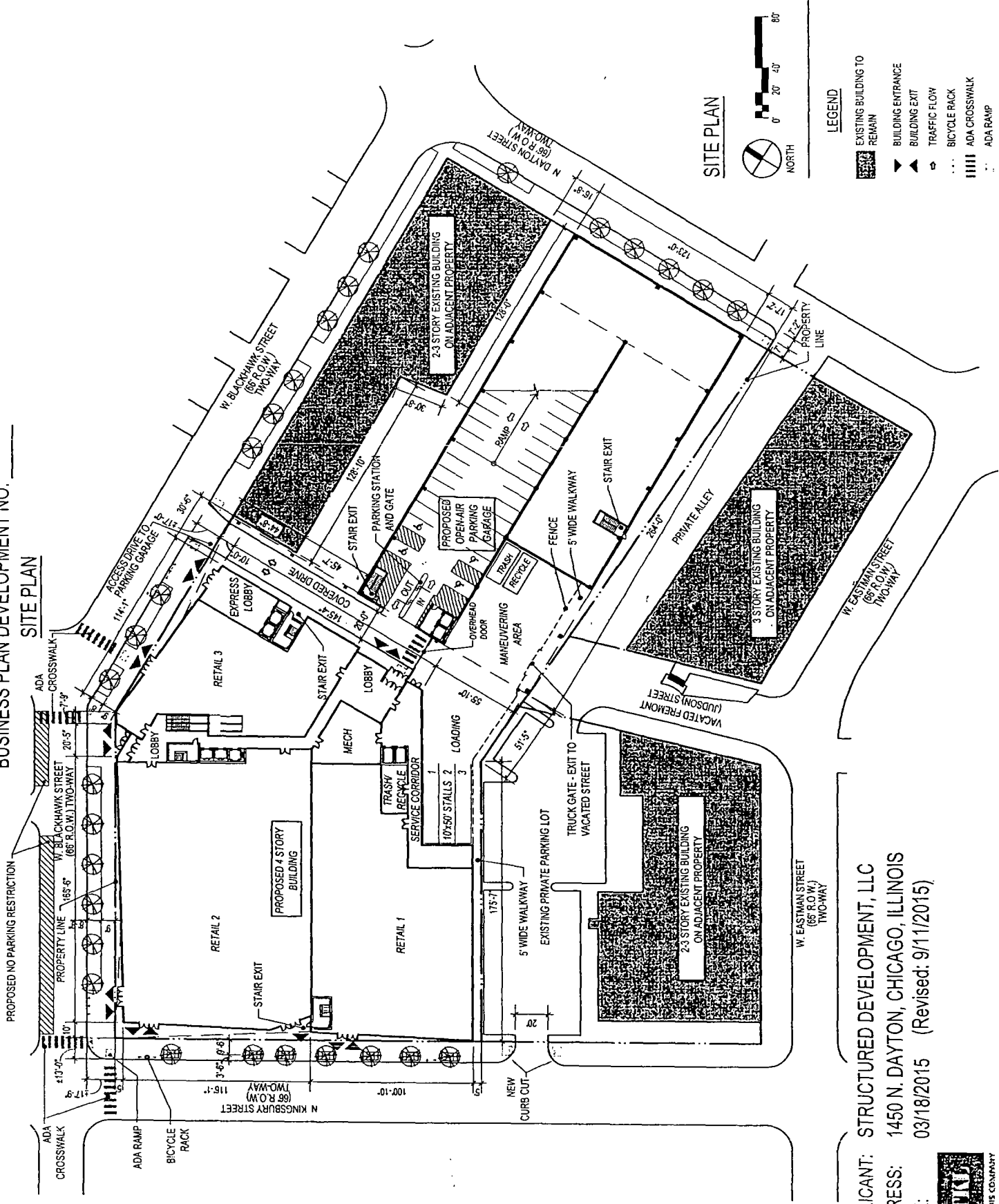


APPLICANT: STRUCTURED DEVELOPMENT, LLC
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 DATE: 03/18/2015 (Revised: 8/25/2015)

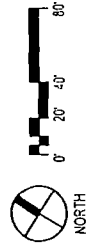


BUSINESS PLAN DEVELOPMENT NO. _____

SITE PLAN

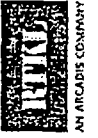


SITE PLAN



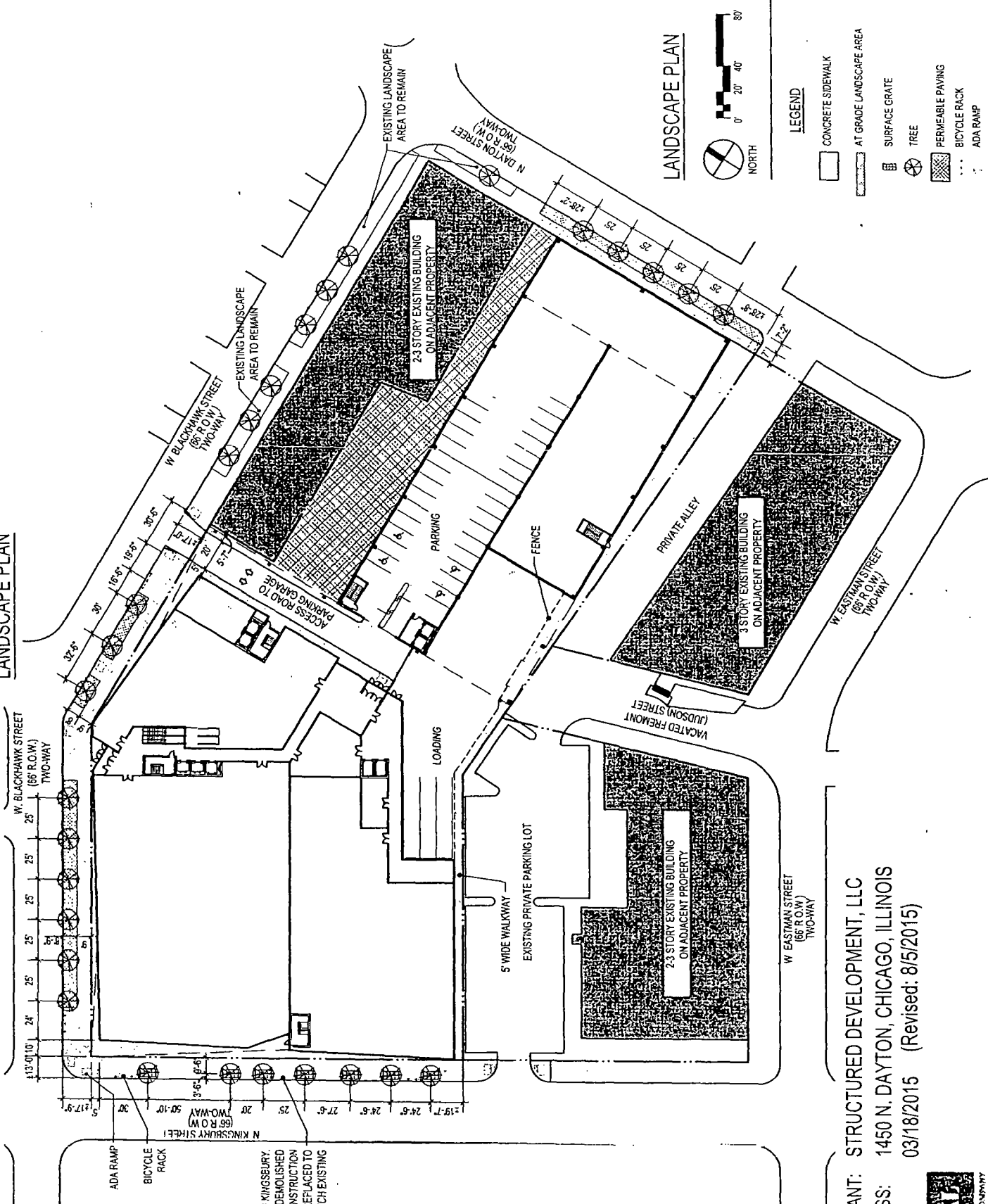
- LEGEND**
- EXISTING BUILDING TO REMAIN
 - BUILDING ENTRANCE
 - BUILDING EXIT
 - TRAFFIC FLOW
 - BICYCLE RACK
 - ADA CROSSWALK
 - ADA RAMP

APPLICANT: STRUCTURED DEVELOPMENT, LLC
 ADDRESS: 1450 N. DAYTON, CHICAGO, ILLINOIS
 DATE: 03/18/2015 (Revised: 9/11/2015)



BUSINESS PLAN DEVELOPMENT NO. _____

LANDSCAPE PLAN



LANDSCAPE PLAN

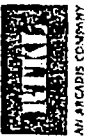


LEGEND

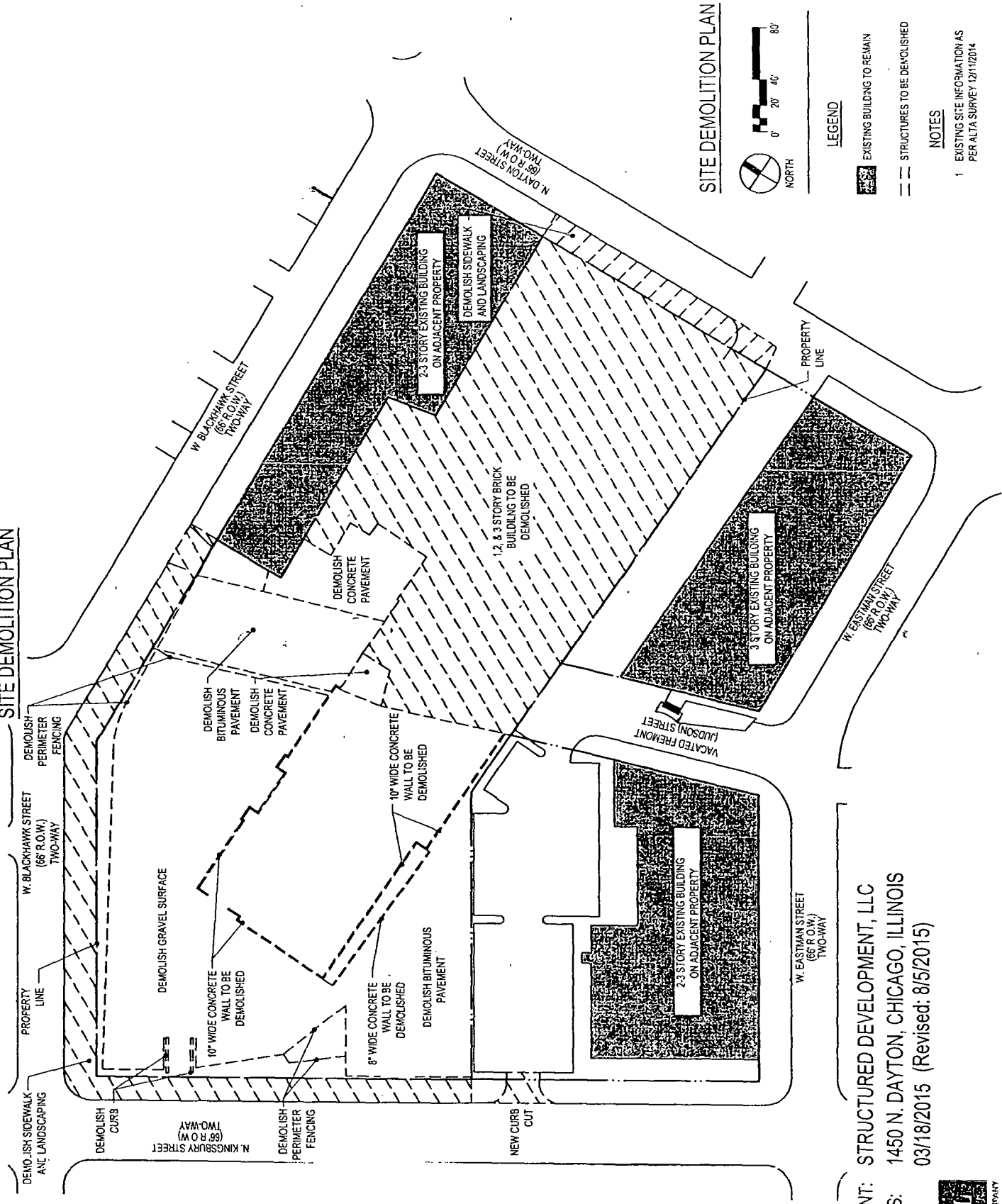
- CONCRETE SIDEWALK
- AT GRADE LANDSCAPE AREA
- SURFACE GRATE
- TREE
- PERMEABLE PAVING
- BICYCLE RACK
- ADA RAMP

ALONG KINGSBURY: STREETScape DEMOLISHED DURING CONSTRUCTION WILL BE REPLACED TO MATCH EXISTING

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 DATE: 03/18/2015 (Revised: 8/5/2015)





BUSINESS PLAN DEVELOPMENT NO. _____
 SITE DEMOLITION PLAN



SITE DEMOLITION PLAN



LEGEND

-  EXISTING BUILDING TO REMAIN
-  STRUCTURES TO BE DEMOLISHED

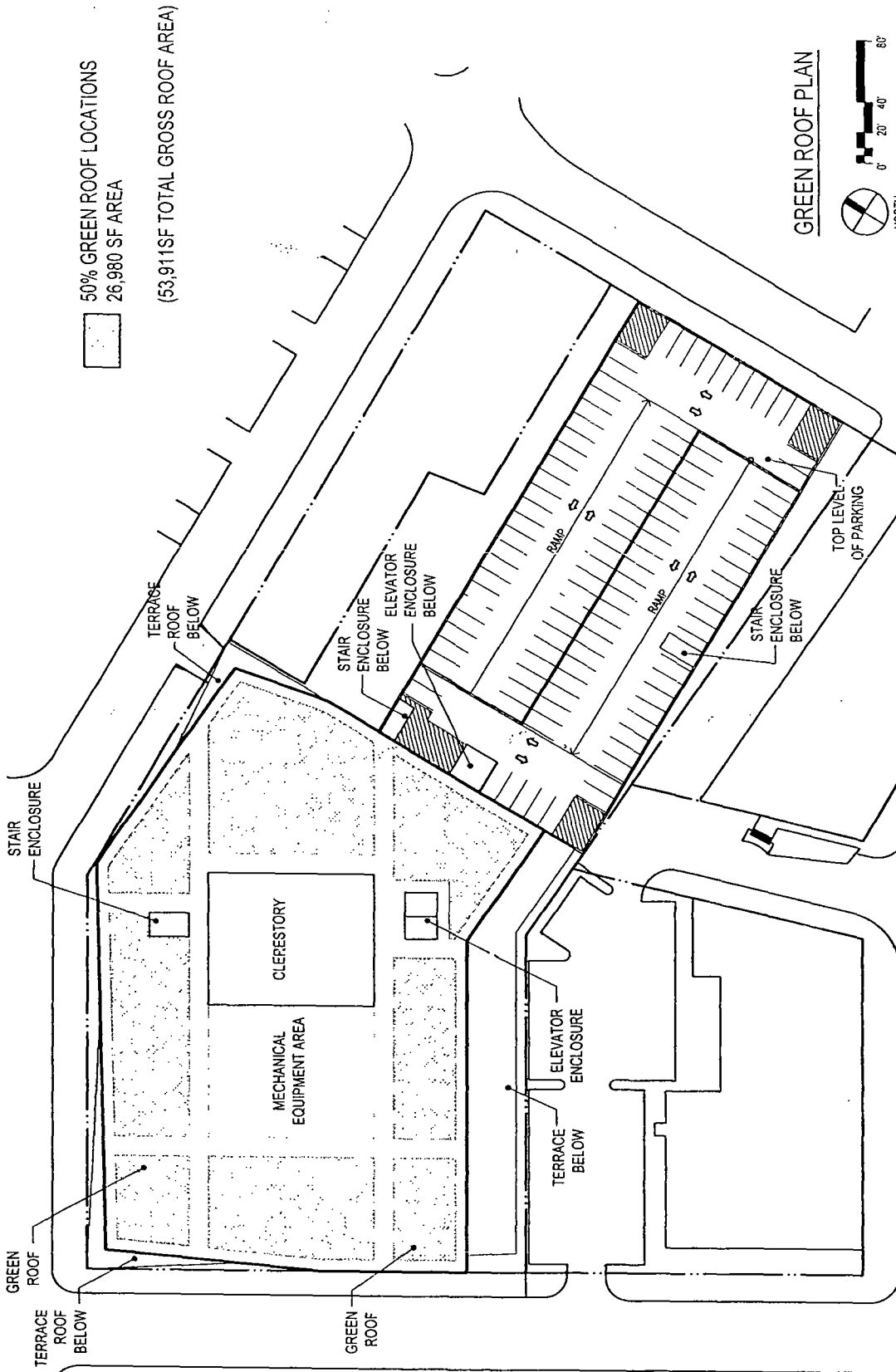
NOTES

- 1 EXISTING SITE INFORMATION AS PER ALTA SURVEY 12/11/2014

APPLICANT: STRUCTURED DEVELOPMENT, LLC
 ADDRESS: 1450 N. DAYTON, CHICAGO, ILLINOIS
 DATE: 03/18/2015 (Revised: 8/5/2015)



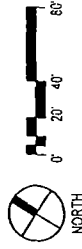
BUSINESS PLAN DEVELOPMENT NO. _____
GREEN ROOF PLAN



50% GREEN ROOF LOCATIONS
26,980 SF AREA

(53,911SF TOTAL GROSS ROOF AREA)

GREEN ROOF PLAN

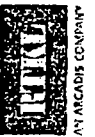


LEGEND



(53,911SF TOTAL GROSS ROOF AREA)

APPLICANT: STRUCTURED DEVELOPMENT, LLC
ADDRESS: 1450 N. DAYTON, CHICAGO, ILLINOIS
DATE: 03/18/2015 (Revised: 8/25/2015)

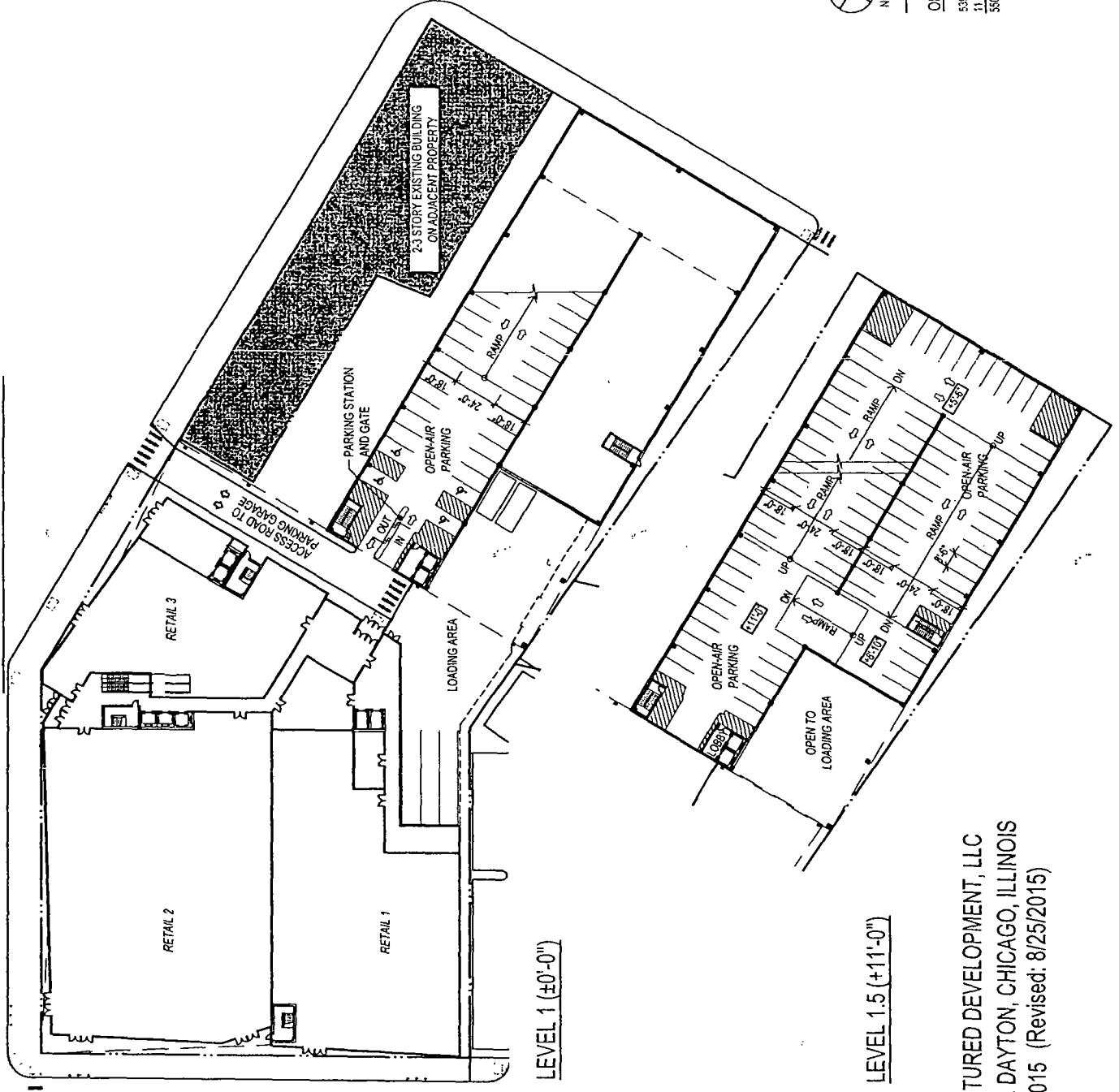


BUSINESS PLAN DEVELOPMENT NO. _____
 PARKING GARAGE LEVEL 1 PLANS



OFF-STREET PARKING SPACES

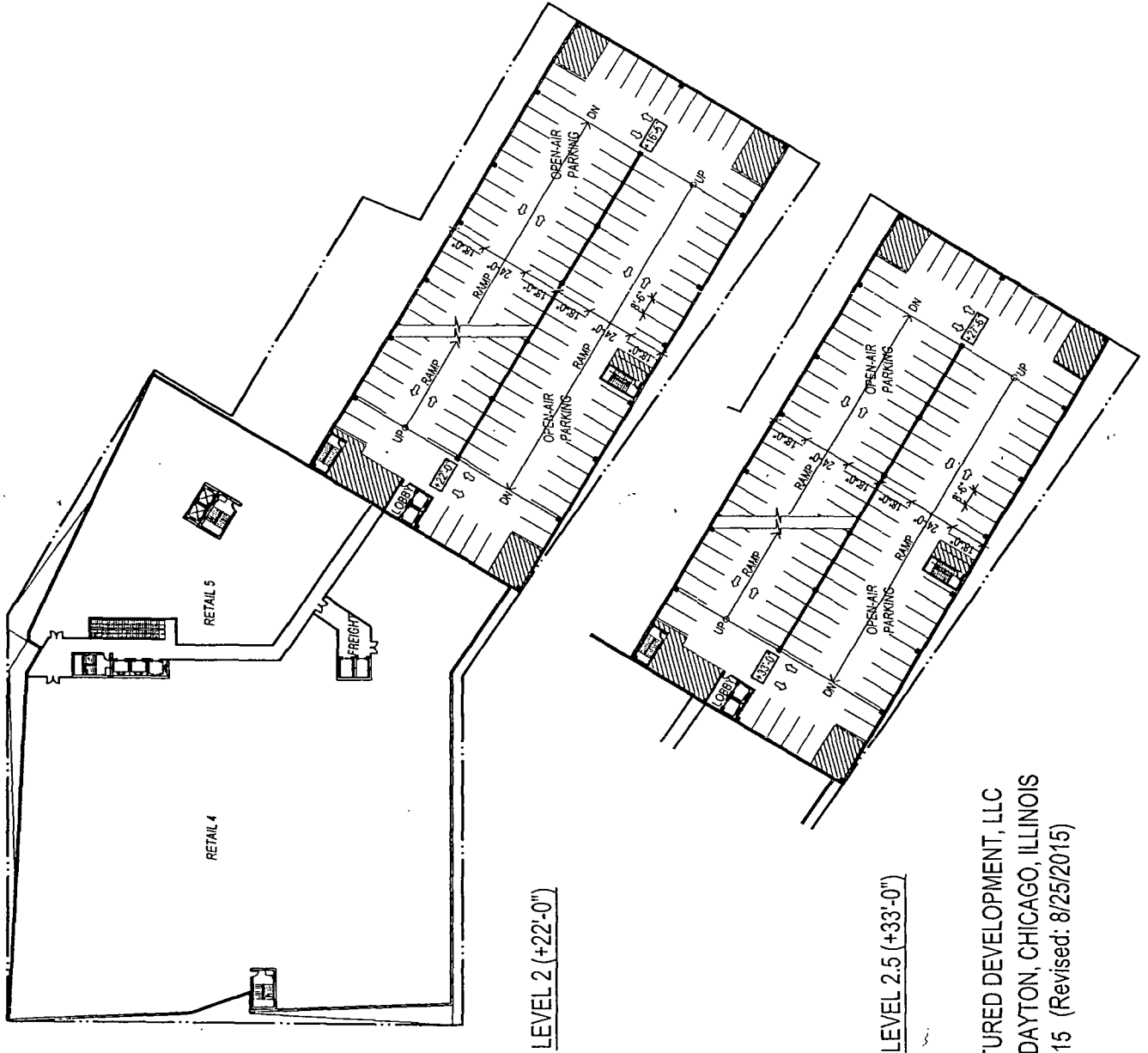
539	STANDARD
11	ACCESSIBLE
550	TOTAL



APPLICANT: STRUCTURED DEVELOPMENT, LLC
 ADDRESS: 1450 N. DAYTON, CHICAGO, ILLINOIS
 DATE: 03/18/2015 (Revised: 8/25/2015)



BUSINESS PLAN DEVELOPMENT NO. _____
 PARKING GARAGE LEVEL 2 PLANS



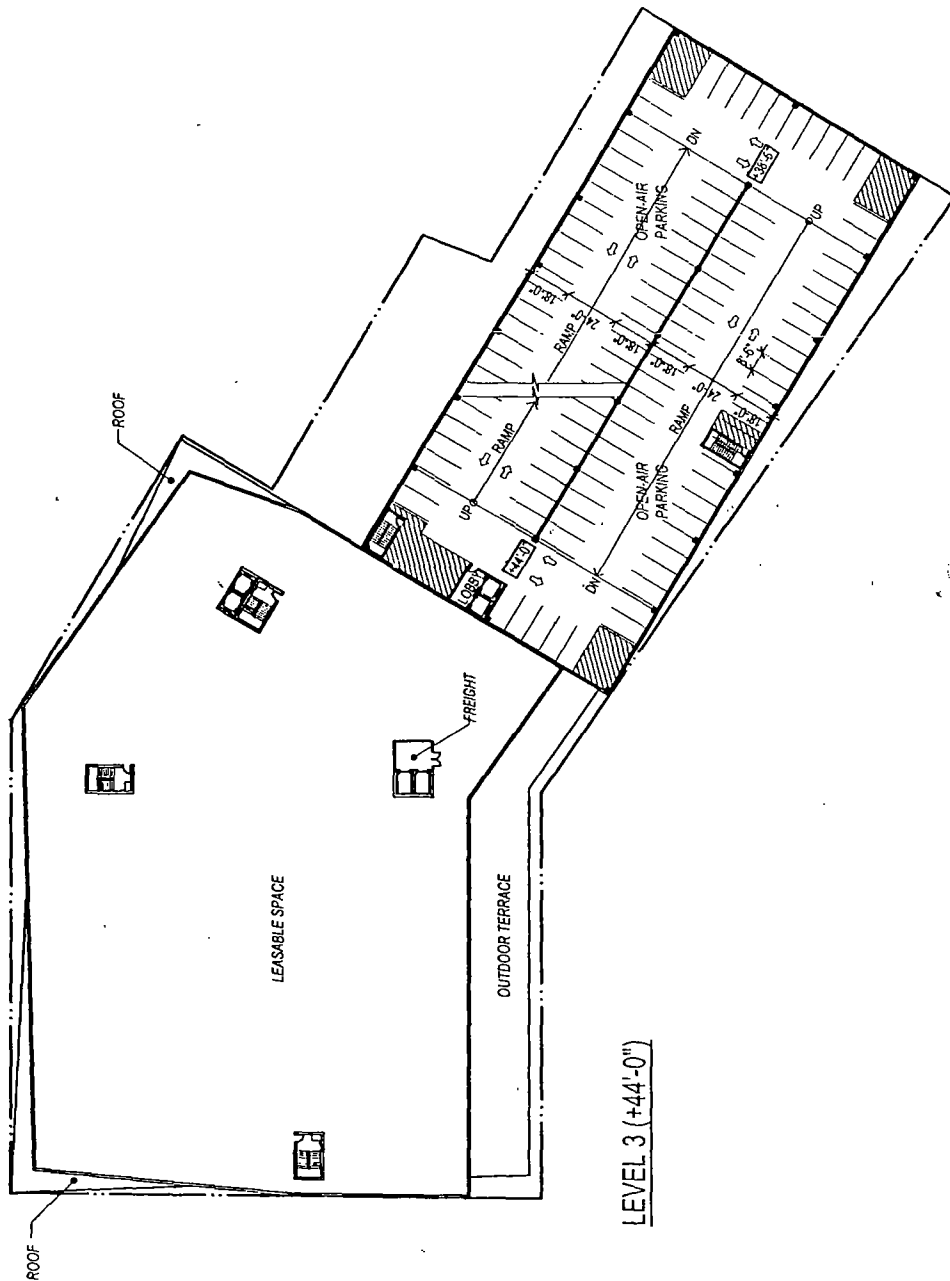
LEVEL 2 (+22'-0")

LEVEL 2.5 (+33'-0")

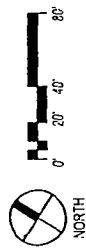
APPLICANT: STRUCTURED DEVELOPMENT, LLC
 ADDRESS: 1450 N. DAYTON, CHICAGO, ILLINOIS
 DATE: 03/18/2015 (Revised: 8/25/2015)



BUSINESS PLAN DEVELOPMENT NO. _____
PARKING GARAGE LEVEL 3 PLAN



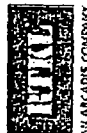
LEVEL 3 (+44'-0")



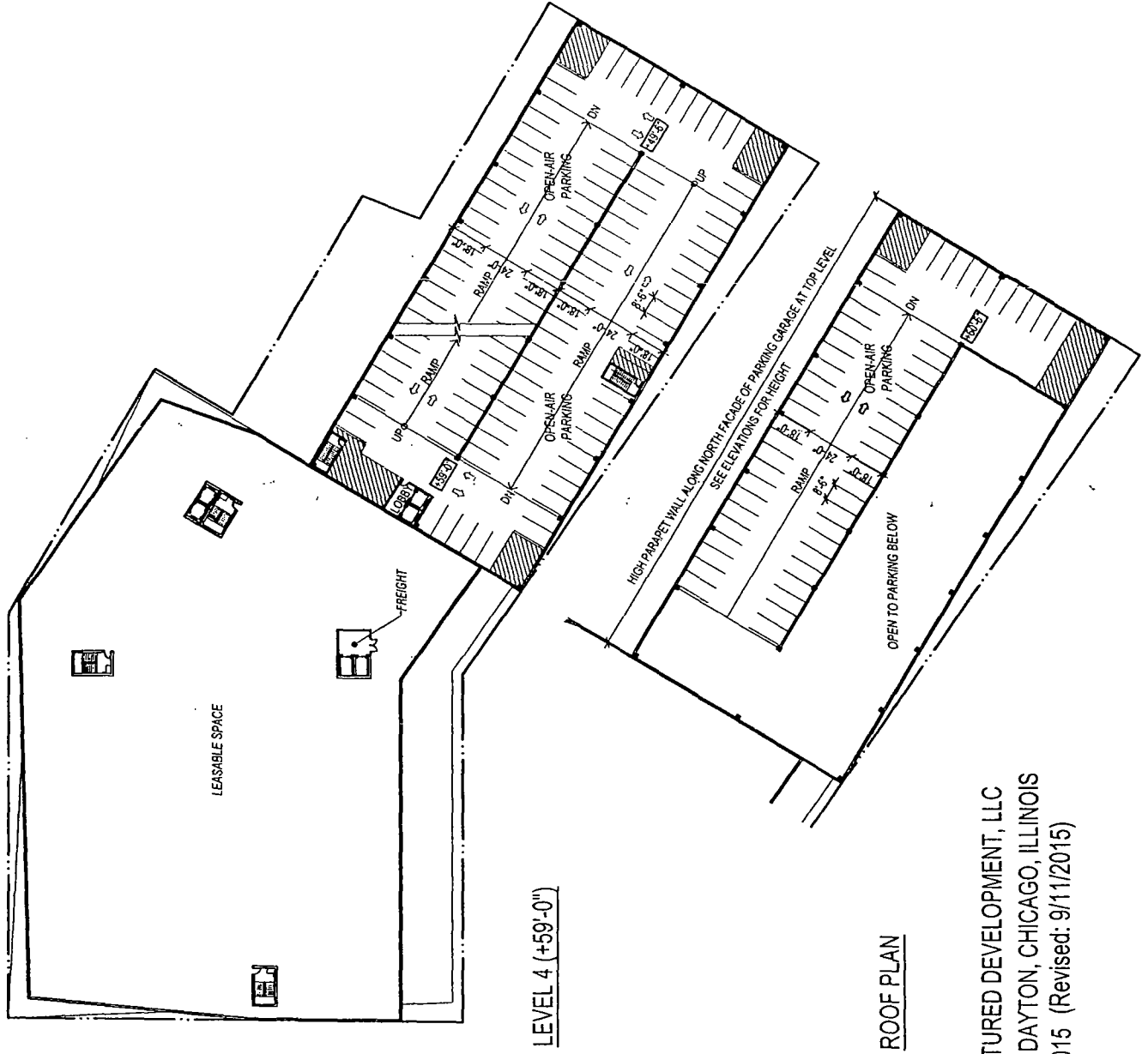
OFF-STREET PARKING SPACES

539	STANDARD
11	ACCESSIBLE
550	TOTAL

APPLICANT: STRUCTURED DEVELOPMENT, LLC
 ADDRESS: 1450 N. DAYTON, CHICAGO, ILLINOIS
 DATE: 03/18/2015 (Revised: 8/25/2015)



BUSINESS PLAN DEVELOPMENT NO. _____
PARKING GARAGE LEVEL 4 PLANS



OFF-STREET PARKING SPACES

539	STANDARD
11	ACCESSIBLE
550	TOTAL

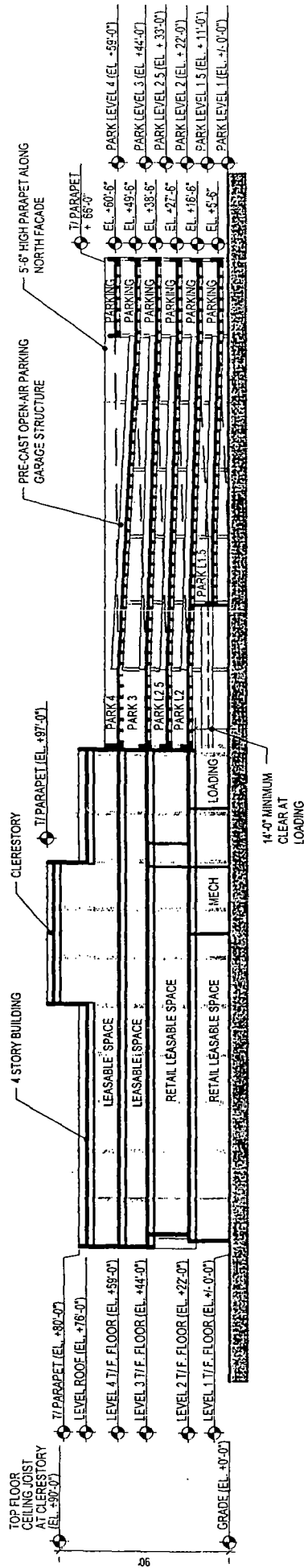
LEVEL 4 (+59'-0")

ROOF PLAN

APPLICANT: STRUCTURED DEVELOPMENT, LLC
 ADDRESS: 1450 N. DAYTON, CHICAGO, ILLINOIS
 DATE: 03/18/2015 (Revised: 9/11/2015)



BUSINESS PLAN DEVELOPMENT NO. _____
BUILDING SECTION



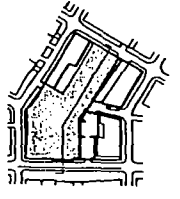
36

FINAL FOR PUBLICATION

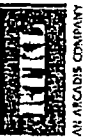
BUILDING SECTION



BUILDING SECTION KEY

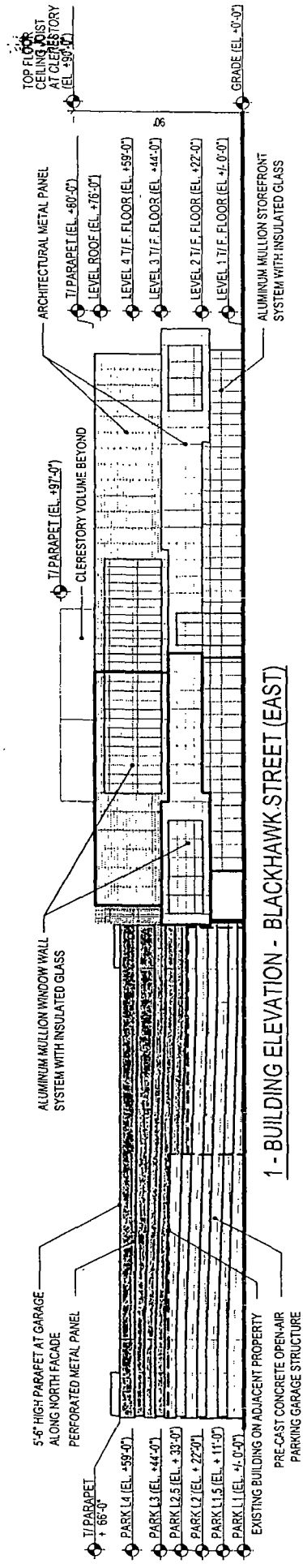


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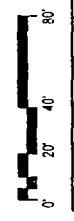


BUSINESS PLAN DEVELOPMENT NO. _____
BUILDING ELEVATIONS

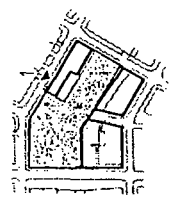
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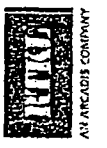
1 - BUILDING ELEVATION - BLACKHAWK STREET (EAST)



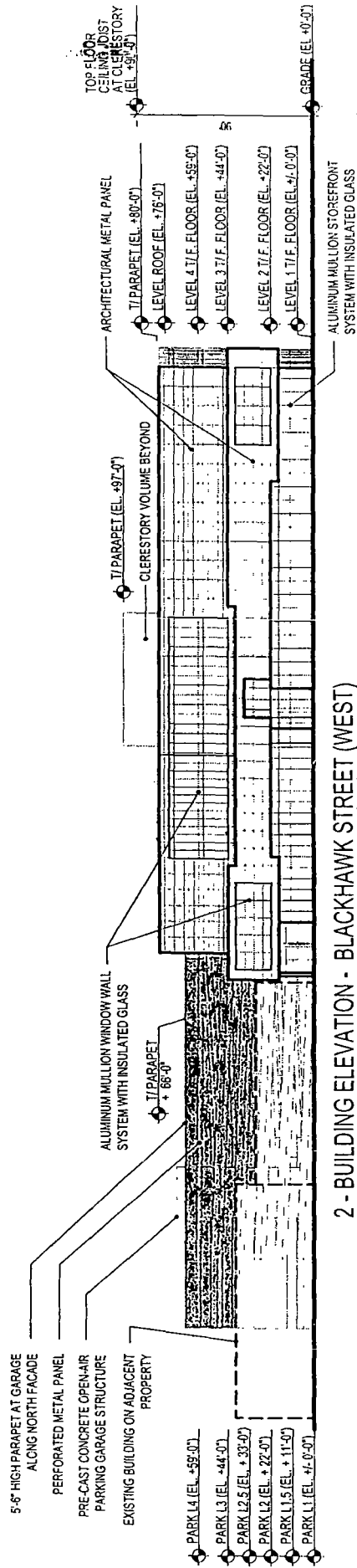
BUILDING ELEVATION KEY



APPLICANT: STRUCTURED DEVELOPMENT, LLC
 ADDRESS: 1450 N. DAYTON, CHICAGO, ILLINOIS
 DATE: 03/18/2015 (Revised: 9/11/2015)



BUSINESS PLAN DEVELOPMENT NO. _____
BUILDING ELEVATIONS

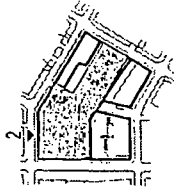


2 - BUILDING ELEVATION - BLACKHAWK STREET (WEST)

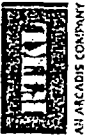
FINAL FOR PUBLICATION



BUILDING ELEVATION KEY

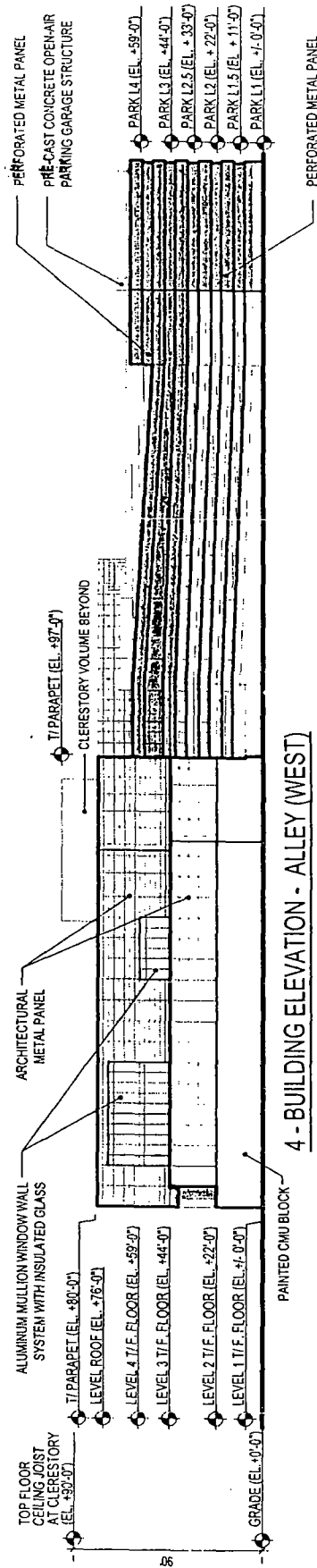


APPLICANT: STRUCTURED DEVELOPMENT, LLC
 ADDRESS: 1450 N. DAYTON, CHICAGO, ILLINOIS
 DATE: 03/18/2015 (Revised: 9/11/2015)



BUSINESS PLAN DEVELOPMENT NO. _____
BUILDING ELEVATIONS

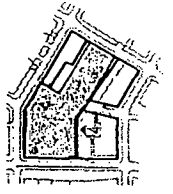
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4 - BUILDING ELEVATION - ALLEY (WEST)



BUILDING ELEVATION KEY

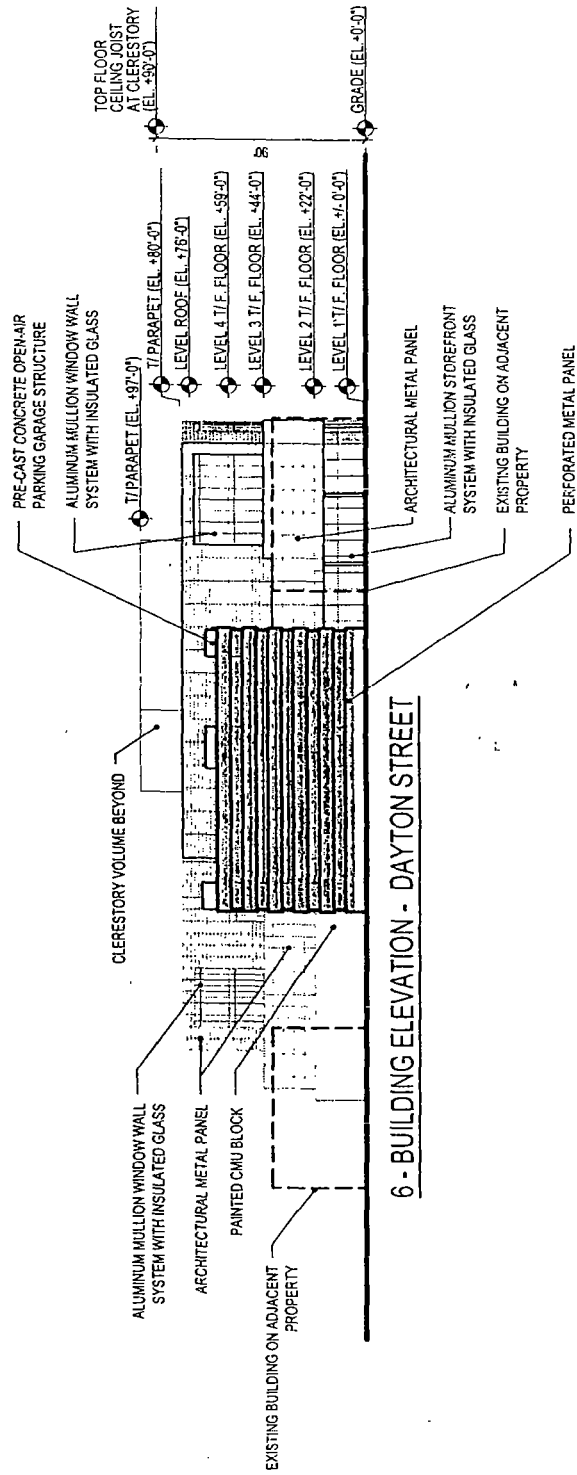


APPLICANT: STRUCTURED DEVELOPMENT, LLC
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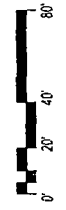


BUSINESS PLAN DEVELOPMENT NO. _____
BUILDING ELEVATIONS

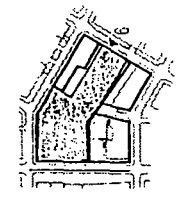
FINAL FOR PUBLICATION



6 - BUILDING ELEVATION - DAYTON STREET



BUILDING ELEVATION KEY



APPLICANT: STRUCTURED DEVELOPMENT, LLC
 ADDRESS: 1450 N. DAYTON, CHICAGO, ILLINOIS
 DATE: 03/18/2015 (Revised: 8/25/2015)





18293.
FINAC
/

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

FROM:

David L. Reifman
Acting Secretary
Chicago Plan Commission

DATE: September 18, 2015

RE: Proposed Business Planned Development for property generally located at 1450 N Dayton Street.

On September 17, 2015, the Chicago Plan Commission recommended approval of the proposed planned development submitted by Big Deahl 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 hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, bureau of Planning and Zoning recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

cc: Steve Valenziano
PD Master File (Original PD, copy of memo)

Chicago Plan Commission



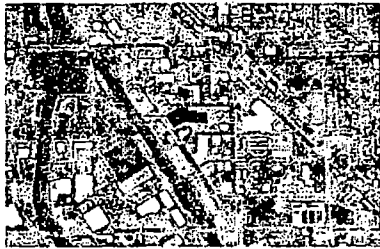
1450 N. Dayton Avenue
Proposed Business Planned Development
September 17, 2015

Bulk Regulations and Data Table

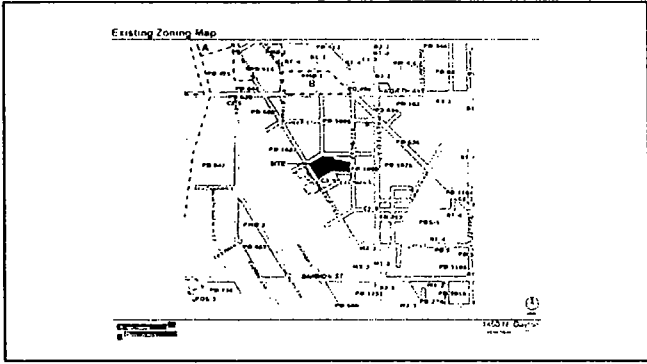
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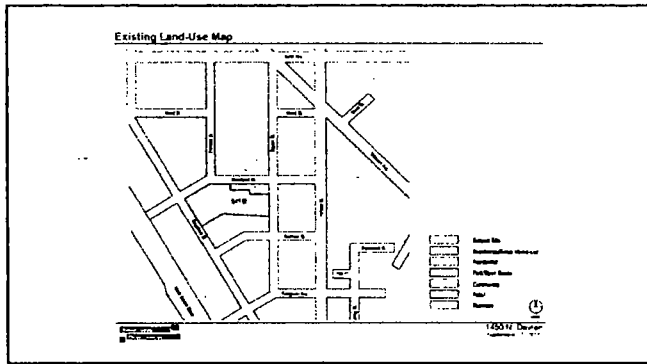
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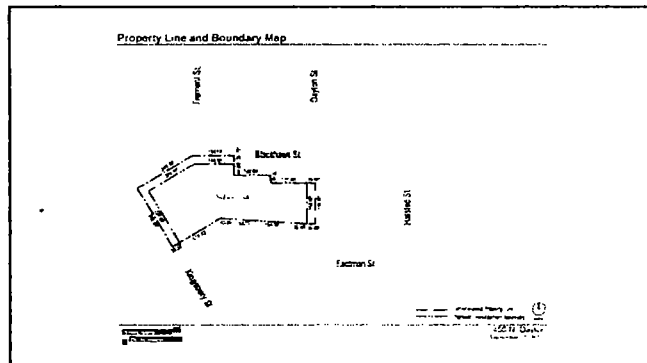
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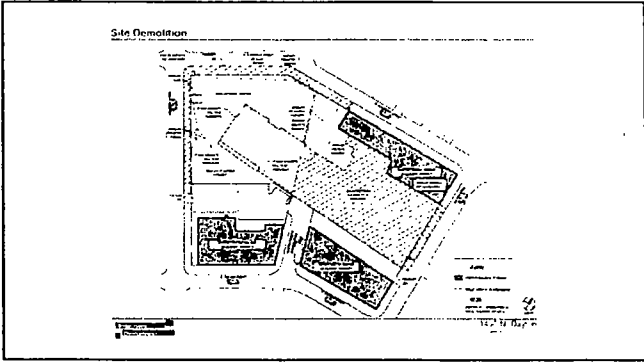


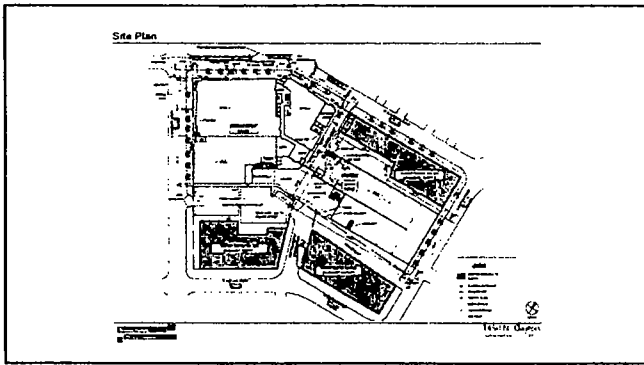
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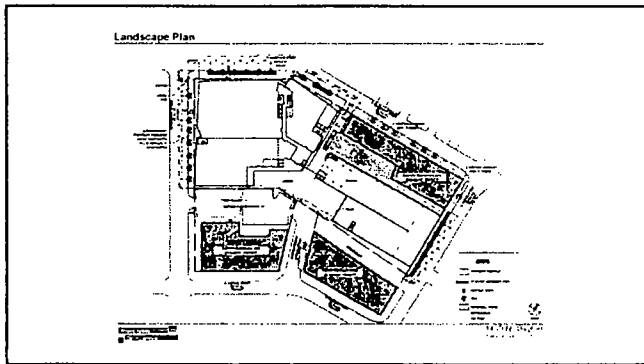


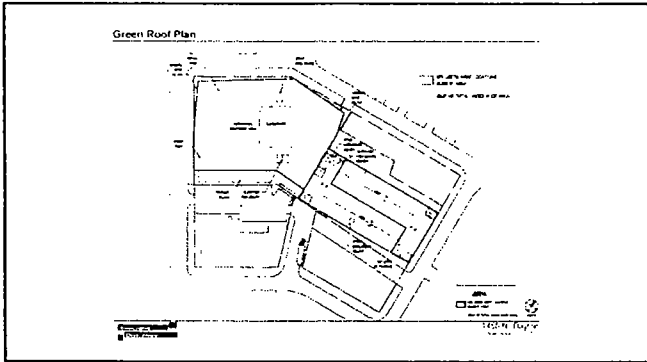


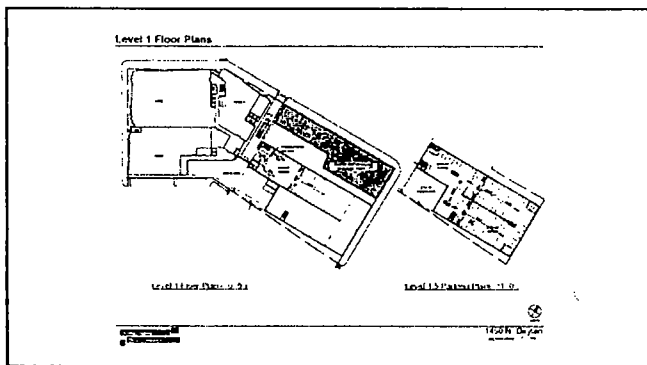


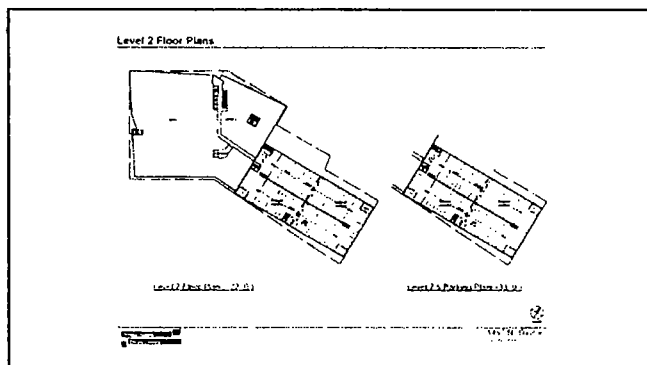


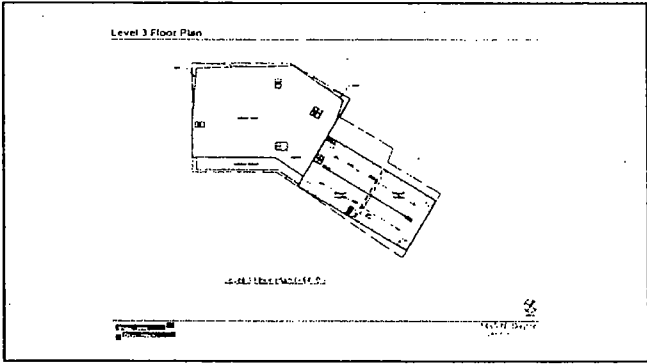


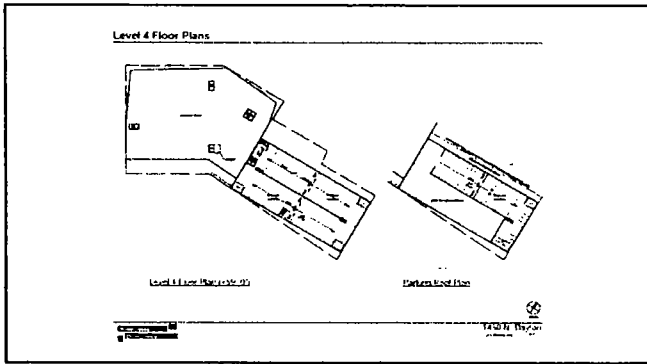


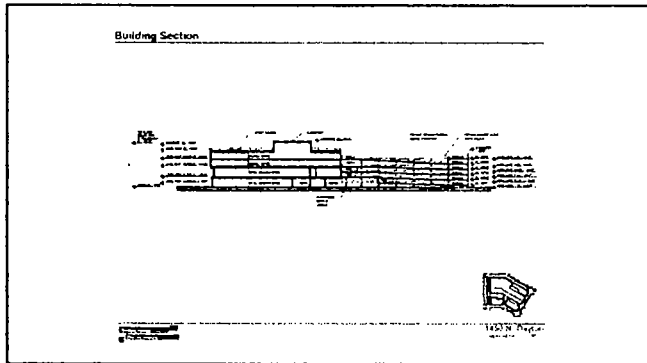


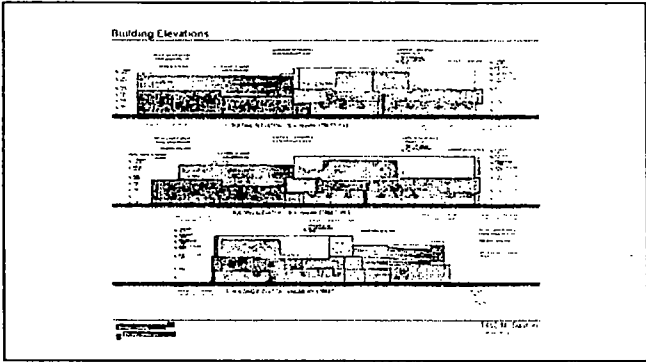


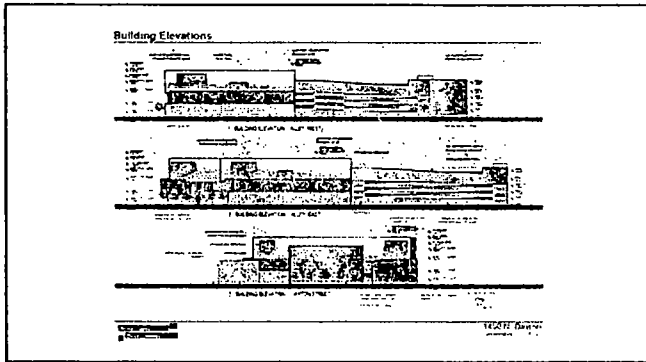


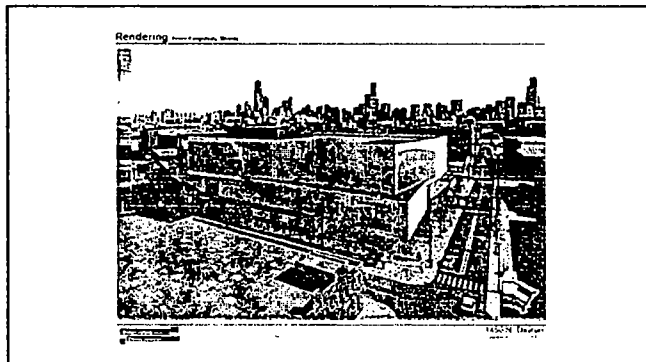












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REPORT
to the
CHICAGO PLAN COMMISSION
from the
DEPARTMENT OF PLANNING AND DEVELOPMENT

SEPTEMBER 17, 2015

FOR APPROVAL: PROPOSED PLANNED
 DEVELOPMENT (APPLICATION NO. 18293)

APPLICANT: STRUCTURED DEVELOPMENT, LLC

LOCATION: 1450 NORTH DAYTON AVENUE

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Planning and Development hereby submits this report and recommendation on a proposed Planned Development for your review and recommendation to the Chicago City Council. The application was introduced to the Chicago City Council on March 18, 2015. Notice of this public hearing was published in the Chicago Sun-Times on September 2, 2015. The Applicant was separately notified of this public hearing.

The property is identified as 1450 N. Dayton Avenue and is located in an area known as the Halsted Triangle. The applicant, Structured Development LLC, proposes to construct a four-story, mixed use building comprised of approximately 103,000 square feet of retail space and approximately 110,000 square feet of office space. Additionally the proposal would provide five hundred and fifty (550) parking stalls on site.

This application has been submitted as a mandatory planned development pursuant to section 17-8-0510-A of the Chicago Zoning Ordinance which states that planned development review and approval is required for any building in a B or C zoning district which is to be occupied by retail sales-related uses with a gross floor area of 75,000 square feet or more.

SITE AND AREA DESCRIPTION

The subject property is located along the western side of North Dayton Avenue, approximately 110'-0" north of West Eastman Street. The subject site is located adjacent to business, commercial, light manufacturing, and residential uses. East of the subject site parcels of land are zoned Institutional Business Planned Development #1050, and C3-5, Commercial, Manufacturing, and Employment District. North of the site are parcels of land zoned Commercial Planned Development #1096, and C3-5, Commercial, Manufacturing, and Employment District. West of the site are parcels of land zoned Business Planned

Development #1037, C3-5, Commercial, Manufacturing, and Employment District, and M3-3 Heavy Industry District. South of the site are parcels of land zoned C3-5, Commercial, Manufacturing and Employment District. The site is not in the Lake Michigan and Chicago Lakefront Protection District. The site is not located within a designated Tax Increment Financing (TIF) District. The site did contain an orange building, however, the applicant has already met with and received from the historic preservation division an e-mail allowing for the removal of the building.

The subject site is adequately served by public transportation. The North/Clybourn station along the CTA Red Line and the Sedgwick station along the CTA Brown Line are both situated less than 1/2 mile from the subject site. The CTA has bus routes #8 (Halsted); #9 (Ashland); #50 (Damen); #70 (Division); #72 (North); and #132 (Goose Island Express) all running on a route within a half-mile of the site.

PROJECT BACKGROUND AND DESCRIPTION

The subject site consists of approximately 106,793 square feet and is currently improved with one, two and three-story buildings. The applicant will demolish the buildings and has proposed to construct a four-story approximately 103,000 square foot retail and 110,000 square foot office building; additionally the proposal would provide five hundred fifty (550) parking stalls in a parking garage within the development.

DESIGN

The proposed project will be primarily finished with architectural metal panels at the office and retail building sides; these areas will be accentuated with standard aluminum and glass storefront and window systems. The parking garage is to be open air and will be finished with pre-cast concrete panels and screened with a perforated metal panel system. The proposed color palette for the garage area has been proposed as an earthy brown and off-white with dark metallic grays for the screening material. The architectural metal panels are shown silver and gray tones to be lighter in appearance than the previously mentioned perforated screening panels.

LANDSCAPING AND SUSTAINABILITY

The entire planned development will be compliant with the requirements of the Chicago Landscape Ordinance specifically in terms of parkway trees.

The subject site will be designed to be in compliance with the current City of Chicago Sustainable Development policy and will provide a vegetated roof totaling a minimum of 50% of the net roof area which equates to 26,980 square feet of area. Additionally, the subject building will obtain a LEED certification.

ACCESS / CIRCULATION

The five hundred and fifty (550) parking stalls provided are all accessible via a driveway leading from West Blackhawk Street into the open air parking garage.

The same driveway will also provide access to a secure loading dock area which will have three loading berths; the enclosed dock area will mitigate the noise associated with the loading and unloading of trucks and the beeping associated with trucks moving in reverse. The subject site will also be designed to accommodate space for fifty (50) bicycle parking spaces. All parking provided will meet the layout and design requirements as stated under 17-11-1000 of the Chicago Zoning Ordinance.

BULK / USE / DENSITY

The proposed mixed-use project as previously described has a current maximum allowable Floor Area Ratio (FAR) for the proposed underlying zoning district (C3-5) of 5.0; the proposed planned development will be limited to this maximum of 5.0 FAR. The proposed project will have a maximum building height of 90'-0". The proposed planned development will maintain setbacks that are in compliance with the requirements of the C3-5 zoning designation. All remaining bulk, use and density items will be in substantial compliance with the stipulations of Section 17-3-0400 for C3-5 zoning districts.

RECOMMENDATION

The Department of Planning and Development has reviewed the project materials submitted by the Applicant and compared this proposal to the requirements of the Chicago Zoning Ordinance and existing development in the community. The area around this project is composed of a mixture of various uses including commercial, retail, residential and light manufacturing uses and is accessible from public transit. Based on that analysis, DPD has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

1. Promotes economically beneficial development patterns that are compatible with the character of existing neighborhood (per 17-8-0103), as evidenced by the design of the project, and the fact that the proposed uses are in context with the character of the adjacent properties and also meet the needs of the immediate community;
2. Promotes transit, pedestrian and bicycle use, ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns in the vicinity (per 17-8-0904-1-2, 3 & 4), as evidenced by the site's close proximity to public transit in the form of various CTA bus lines and the North/Clybourn station on the CTA red line which is located approximately ¼ mile from the proposed development; the accessibility accommodations made on-site for the building users; pedestrian and bicycle ingress and egress options provided to the building users in the form of 50 bicycle parking stalls, and lastly, ensuring that the design of the site works within the confines of the current existing traffic patterns at the site and creates little or no adverse impact to those patterns;
3. All sides and areas of the buildings that are visible to the public should be treated with materials, finishes, and architectural details that are of

high-quality and appropriate for use on primary public-right-of-way-facing façade (per 17-8-0907-A-4), as evidenced through the information contained within this report, as shown on the elevations in the exhibits for this planned development, and the corresponding proposal renderings;

The project meets the purpose and criteria set forth in the Chicago Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare:

1. Per 17-13-0308-C, the proposed development is compatible with surrounding developments in terms of land use, as well as, the density and scale of the physical structure.
2. Per 17-13-0308-D, the proposed underlying zoning for this planned development is C3-5 and is similar to other business and commercial zoning districts, both adjacent to this site and in the immediate area.
3. Per 17-13-0308-E, the public infrastructure facilities and City services will be adequate to serve the proposed development at the time of occupancy and the project will comply with the requirements for access in case of fire and other emergencies. The proposed project has been reviewed by the Mayor's Office for People with Disabilities and the Department of Transportation and all requested changes have been made. Copies of this application have been circulated to other City departments and agencies and no comments have been received which have not been addressed in the application.

Based on the foregoing, it is the recommendation of the Department of Planning and Development that this application for the establishment of a Planned Development be approved and that the recommendation to the City Council Committee on Zoning Landmarks and Building Standards be "Passage Recommended."

Bureau of Planning and Zoning
Department of Planning and Development



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

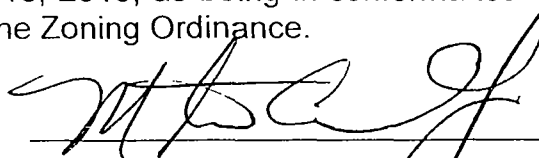
1450 NORTH DAYTON STREET
PROPOSED BUSINESS PLANNED DEVELOPMENT
(APPLICATION NO. 18293)

RESOLUTION

- WHEREAS,** the applicant, Structured Development LLC, has submitted an application to establish a planned development; and,
- WHEREAS,** the Applicant is proposing to construct a four story retail and office facility, the applicant will provide 550 parking stalls onsite; and,
- WHEREAS,** the Applicant is proposing to rezone the property from C3-5 (Commercial, Manufacturing, and Employment District) to a business planned development; and,
- WHEREAS,** the Applicant's request to rezone the property was introduced to the City Council on March 18, 2015; and,
- WHEREAS,** proper legal notice of the hearing for this application before the Plan Commission was published in the Chicago Sun-Times on September 2, 2015 and the Applicant was separately notified of this hearing; and,
- WHEREAS,** the proposed zoning application was considered at a public hearing by this Plan Commission on September 17, 2015; and,
- WHEREAS,** the Department of Planning and Development recommended approval of the application, with the recommendation and explanation contained in the written report dated September 17, 2015, a copy of which is attached hereto and made a part hereof; and,
- WHEREAS,** the Plan Commission has fully reviewed the application and all associated informational submissions, the report and recommendation of the Department of Planning Development and all other testimony presented at the public hearing held on September 17, 2015, giving consideration to the applicable provisions of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:

1. THAT the above-stated recitals to this resolution together with the report of the Department of Planning and Development be adopted as the findings of fact of the Plan Commission regarding this zoning map amendment application; and,
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning, Landmarks and Building Standards of the final zoning map amendment application dated March 18, 2015, as being in conformance with the provisions, terms and conditions of the Zoning Ordinance.



Martin Cabrera, Jr.
Chairman
Chicago Plan Commission

PD No.: _____

Approved: September 17, 2015

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MAR 20 2015

CITY OF CHICAGO
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

#18293

INTRO DATE:

3-18-2015

Initial: Richard W.

1. ADDRESS of the property Applicant is seeking to rezone:
1450 N. Dayton and 848 W. Eastman. Chicago, IL

2. Ward Number that ~~property~~ is located in: 27

3. APPLICANT: Structured Development, LLC
ADDRESS: 211 N. Clinton, Ste. 3S
CITY: Chicago STATE: IL ZIP CODE: 60661
PHONE: (312) 782-1983 CONTACT PERSON: Nicholas Ftikas, Esq.
Attorney for Applicant

4. Is the Applicant the owner of the property YES ___ NO x
If the Applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER Big Deahl, LLC
ADDRESS 1450 N. Dayton
CITY Chicago STATE IL ZIP CODE 60642
PHONE 312-782-1983 CONTACT PERSON Rosemary Deahl

OWNER Wrightwood Developments, Inc.
ADDRESS 1332 N. Halsted, Ste. 100
CITY Chicago STATE IL ZIP CODE 60622
PHONE 312-782-1983 CONTACT PERSON Michael Brown

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Law Offices of Samuel VP Banks
ADDRESS 221 N. LaSalle St., 38th Floor
CITY Chicago STATE: IL ZIP CODE 60601
PHONE: (312) 782-1983 FAX: (312) 782-2433

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.), please provide the names of all owners as disclosed on the Economic Disclosure Statements
Michael Drew and Daniel Lucas - Structured Development, LLC
Rosemary Deahl and David Deahl - Big Deahl, LLC
Michael Brown, Kris Clemmons, Jay Landman, and Carol Gerhardt - Wrightwood Developments, Inc.

7. On what date did the owner acquire legal title to the subject property?
Various Dates - Sale to Applicant will occur pending Zoning Approval

8. Has the present owner previously rezoned this property? If Yes, when?
No

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SEP 17 2015

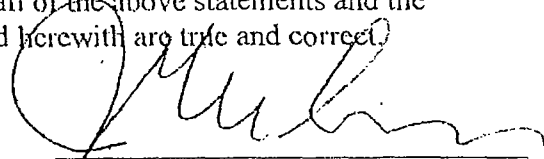
Initial: Samuel W.

9. Present Zoning: C3-~~5~~ Commercial, Manufacturing and Employment District
Proposed Zoning: Business Planned Development
10. Lot size in square feet (or dimensions?): Irregular lot shape totaling approx. 106,793 sq. ft. (2.45 acres)
11. Current Use of the Property: The property is improved one, two and three-story brick buildings.
12. Reason for rezoning the property: The Applicant is proposing to redevelop the subject site with a new four-story commercial building that will contain approx. 110,000 sq. ft. of office space and approx. 103,000 sq. ft. of retail space. The 103,000 sq. ft. retail space total triggers Planned Development approval.
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)
The Applicant is proposing to redevelop the subject site with a new four-story commercial building that will contain approx. 110,000 sq. ft. of office space and approx. 103,000 sq. ft. of retail space. The 103,000 sq. ft. retail space total triggers Planned Development approval. The plans also call for a multi-story parking structure that will contain 550 off-street parking spaces (both required accessory and non-required accessory parking). The plan also incorporates three (3) loading berths. No residential units are proposed.
14. On May 14, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES _____ NO x

COUNTY OF COOK
STATE OF ILLINOIS

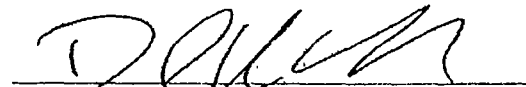
I, Michael Drew, in my capacity as Manager and on behalf of Structured Development, LLC, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.



Signature of Applicant

Subscribed and Sworn to before me this

10th day of March, 2015.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____