



City of Chicago



SO2016-6337

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 9/14/2016

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 1-G at 200-210 N
Carpenter Ave, 1032-1056 W Lake St, 201-211 N Aberdeen
Ave and 1039 W Lake St - App No. 18942

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

FINAL FOR 11/15/11

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the C1-2 Neighborhood Commercial District symbols and indications as shown on Map 1-G in the area bounded by:

North Carpenter Street; West Lake Street; a line 100 feet west of and parallel to North Carpenter Street; a line 100 feet south of and parallel to West Lake Street; a line 125 feet east of and parallel to North Aberdeen Street; West Lake Street; North Aberdeen Street; and the public alley north of and parallel to West Lake Street,

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

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

North Carpenter Street; West Lake Street; a line 100 feet west of and parallel to North Carpenter Street; a line 100 feet south of and parallel to West Lake Street; a line 125 feet east of and parallel to North Aberdeen Street; West Lake Street; North Aberdeen Street; and the public alley north of and parallel to West Lake Street,

to those of a Business Planned Development.

SECTION 3. This Ordinance shall be in force and effect from and after its passage and publication.

Address: 200-210 N. Carpenter; 1032-1056 W. Lake; 201-211 N. Aberdeen; 1039 W. Lake Chicago, Illinois

PLANNED DEVELOPMENT

BUSINESS PLANNED DEVELOPMENT NO. _____
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number _____, ("Planned Development") consists of approximately 27,698 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). 1056 W. Lake, LLC is the owner of a portion of the Property and the "Applicant" for this Planned Development pursuant to authorization from the owner of the remainder of the Property.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Chicago Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans (defined below).

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by CDOT.

4. This Planned Development consists of these 15 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Solomon Cordwell Buenz and dated January 19, 2017, (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a PD Boundary and Property Line Map; a Subarea Map; a Site/Landscape Plan; a Roof Plan; and Building Elevations (North, South, East and West). In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

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Address: 200-210 N. Carpenter; 1032-1056 W. Lake; 201-211 N. Aberdeen; 1039 W. Lake
Chicago, Illinois
Introduced: September 14, 2016
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5. The following uses are permitted in the area delineated herein as a Business Planned Development: Office; Daycare; Animal Services; Business Equipment Sales and Service; Business Support Services; Urban Farm (rooftop operation); Communication Service Establishments; Eating and Drinking Establishments (all, including Taverns); Entertainment and Spectator Sports (excluding inter-track wagering facilities); Indoor Special Event including incidental liquor sales; Financial Services; Food and Beverage Retail Sales; Medical Service; Personal Service; General Retail Sales; Participant Sports and Recreation (excluding outdoor); Limited and Artisan Manufacturing, Production and Industrial Services; Co-located Wireless Communication Facilities and incidental and accessory uses and accessory parking.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 27,698 square feet and a base FAR of 5.0.

The Applicant acknowledges that the project has received a bonus FAR of 3.1, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 8.1. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17.4-1003-B & C, 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 bonus payment 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 bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3

The bonus payment will be split between three separate funds, as follows: 80% to the Neighborhoods Opportunity Fund, 10% to the Citywide Adopt-a-Landmark Fund and 10% to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

In this case, the Applicant will contribute the Local Impact portion of the bonus payment for construction of a public library (the "Project") The Project is located within one mile of the Planned Development site, as required by Sec. 17-4-1005-C. The Applicant must make such payment, or the applicable portion thereof in the case of a phased development, prior to the issuance of the first building permit for the Planned Development or applicable phase thereof. The City must enter into an intergovernmental agreement regarding the manner in which the funds will be used.

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9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall achieve building certification and provide a 50% green roof equivalent to an actual total of 9,466 square feet.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to the DX-5 Downtown Mixed-Use District.

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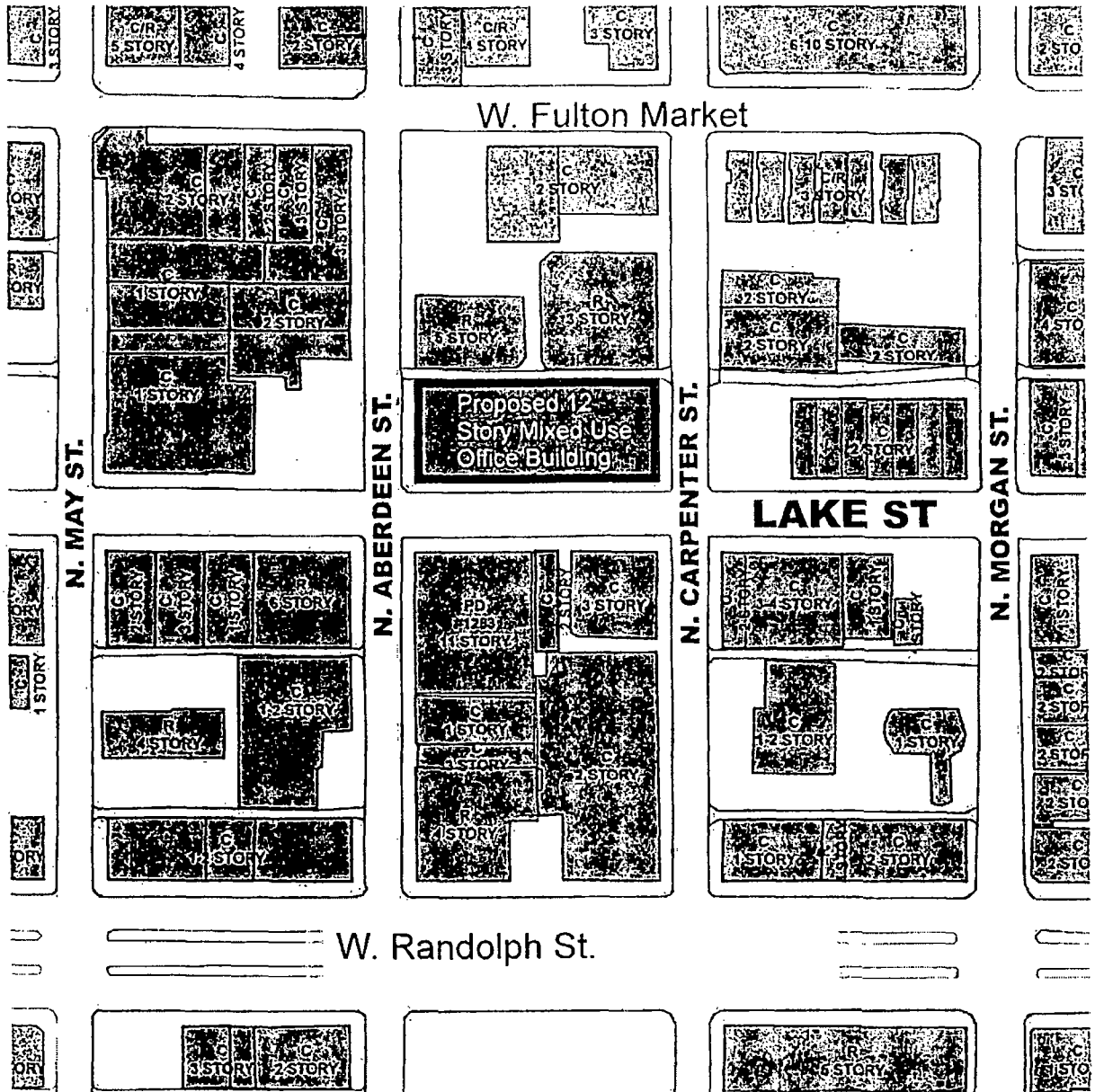
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BUSINESS PLANNED DEVELOPMENT NO. _____
BULK REGULATIONS AND DATA TABLE

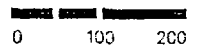
Gross Site Area (sf):	49,870
Area of Public Rights-of-Way (sf):	22,172
Net Site Area (sf):	27,698
Subarea A:	25,183
Subarea B:	2,515
Maximum Floor Area Ratio:	8.1
Subarea A:	8.74
Subarea B:	1.72
Minimum Off-Street Parking Spaces:	
Subarea A:	40
Subarea B:	0
Minimum Off-Street Loading Spaces:	
Subarea A:	2 (10 feet x 25 feet)
Subarea B:	0
Maximum Building Height:	163'
Minimum Setbacks:	In substantial conformance with the Plans

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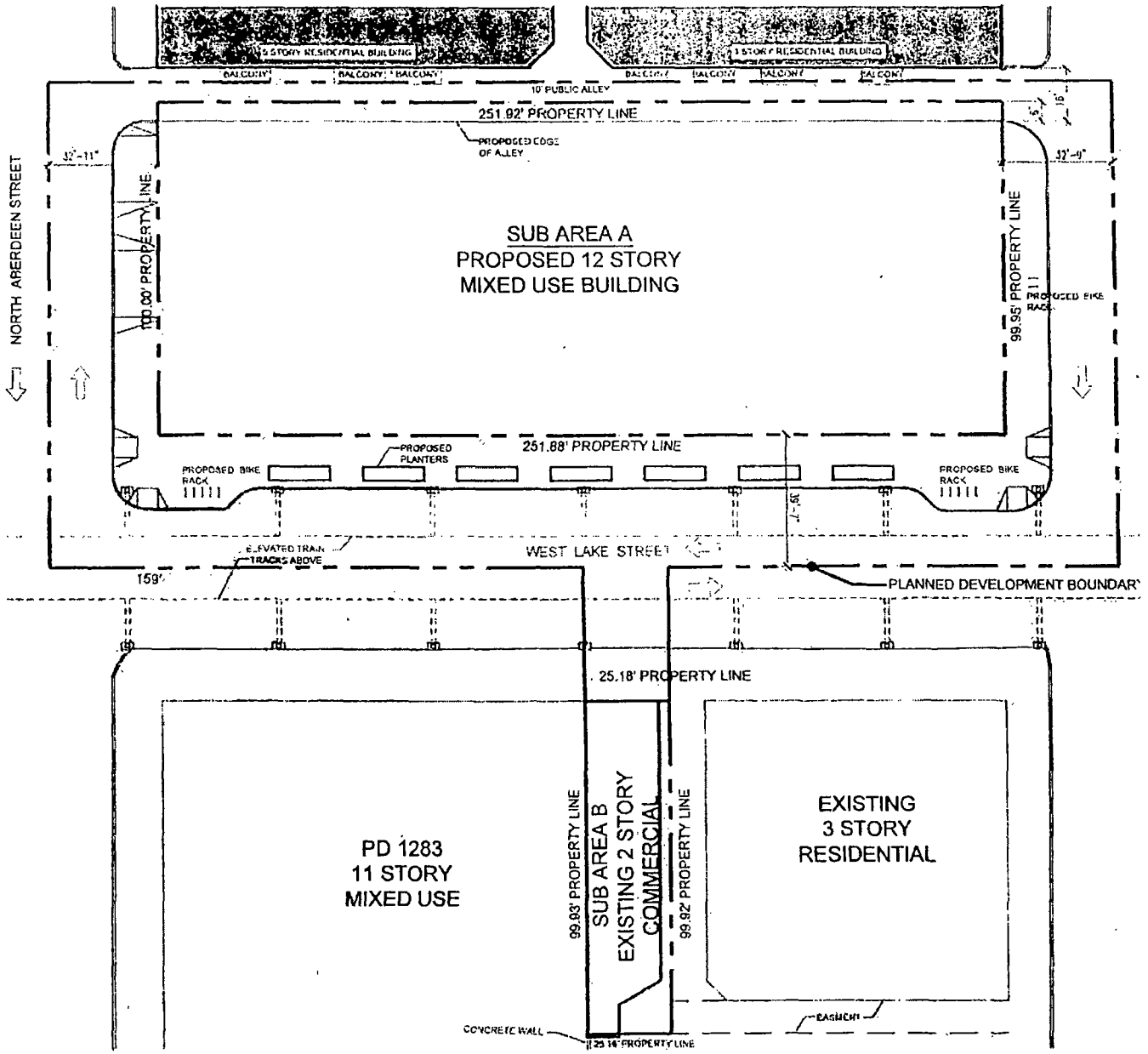
EXISTING LAND USE MAP



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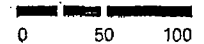
Handwritten notes:
 10' PUBLIC ALLEY
 10' PUBLIC ALLEY

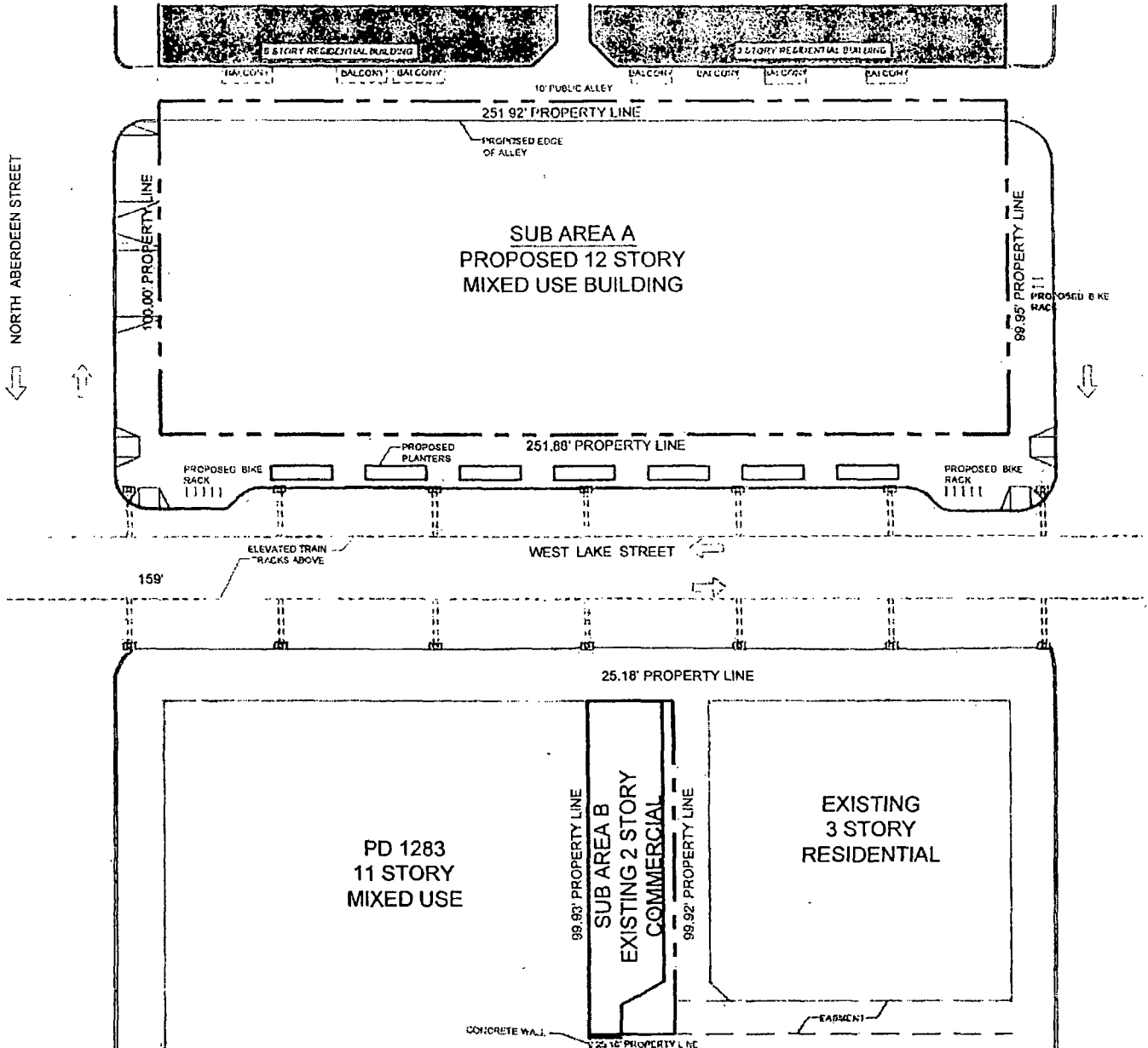


NET SITE AREA: 27,698 SF
 AREA IN RIGHT OF WAY: 22,172 SF
 GROSS SITE AREA: 49,870 SF

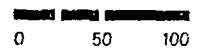
PD BOUNDARY & PROPERTY LINE

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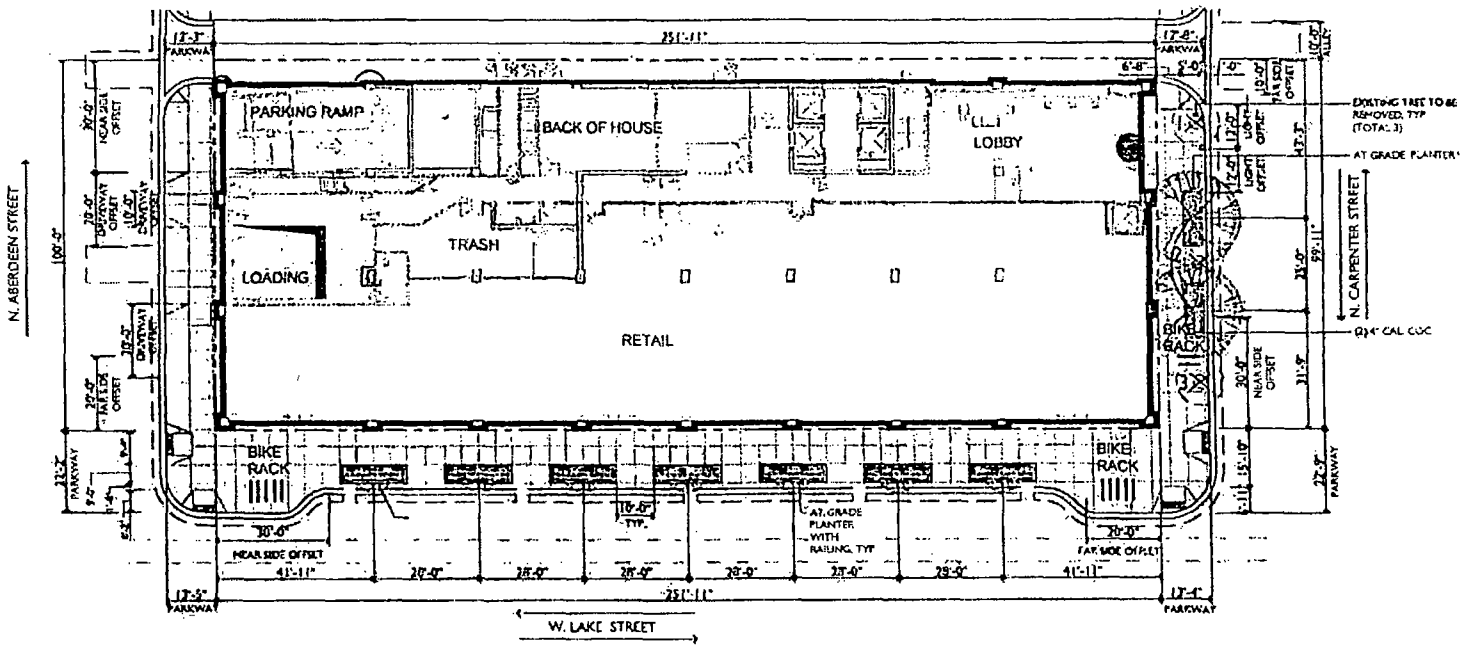


SUB-AREA MAP

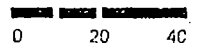


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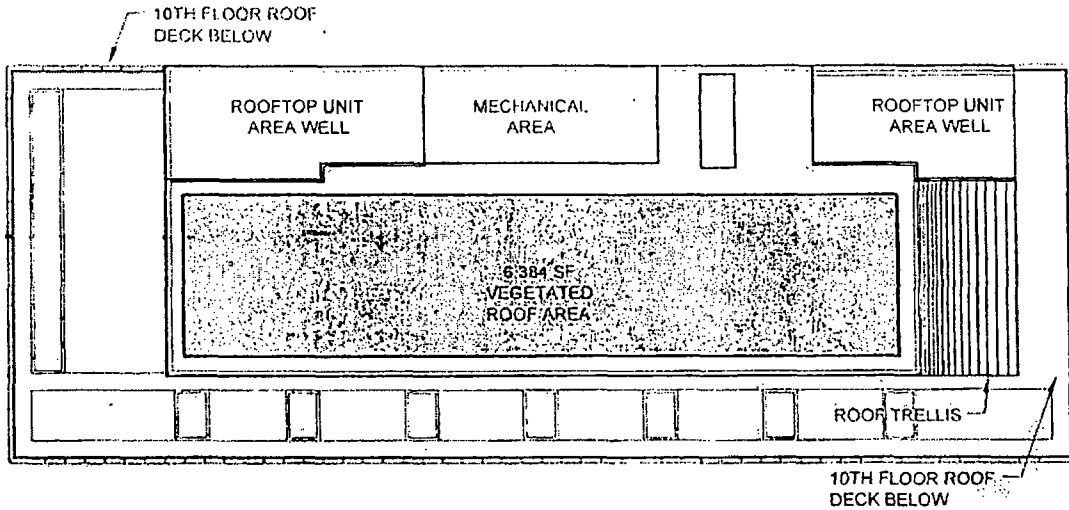


SITE / LANDSCAPE PLAN

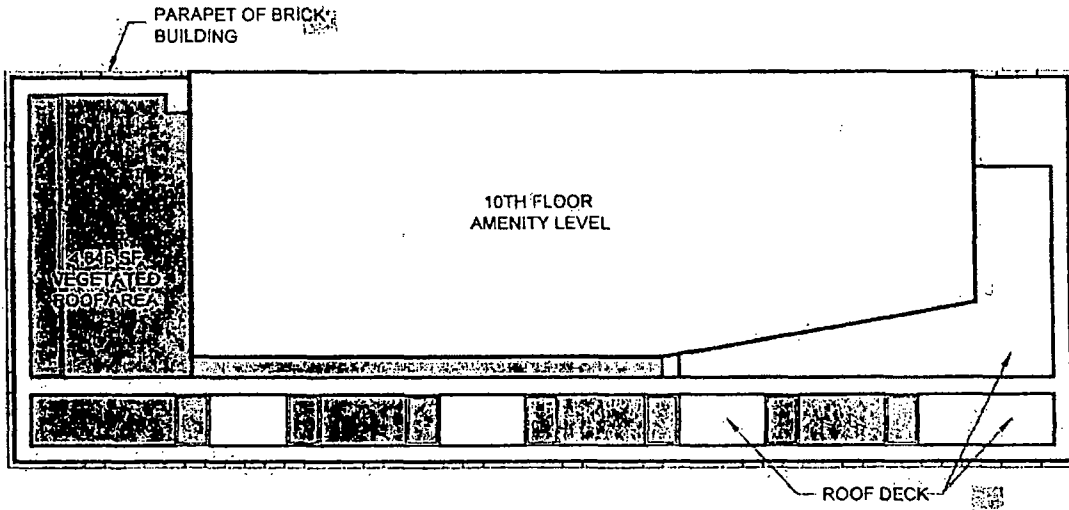


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ROOF LEVEL

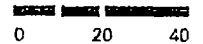


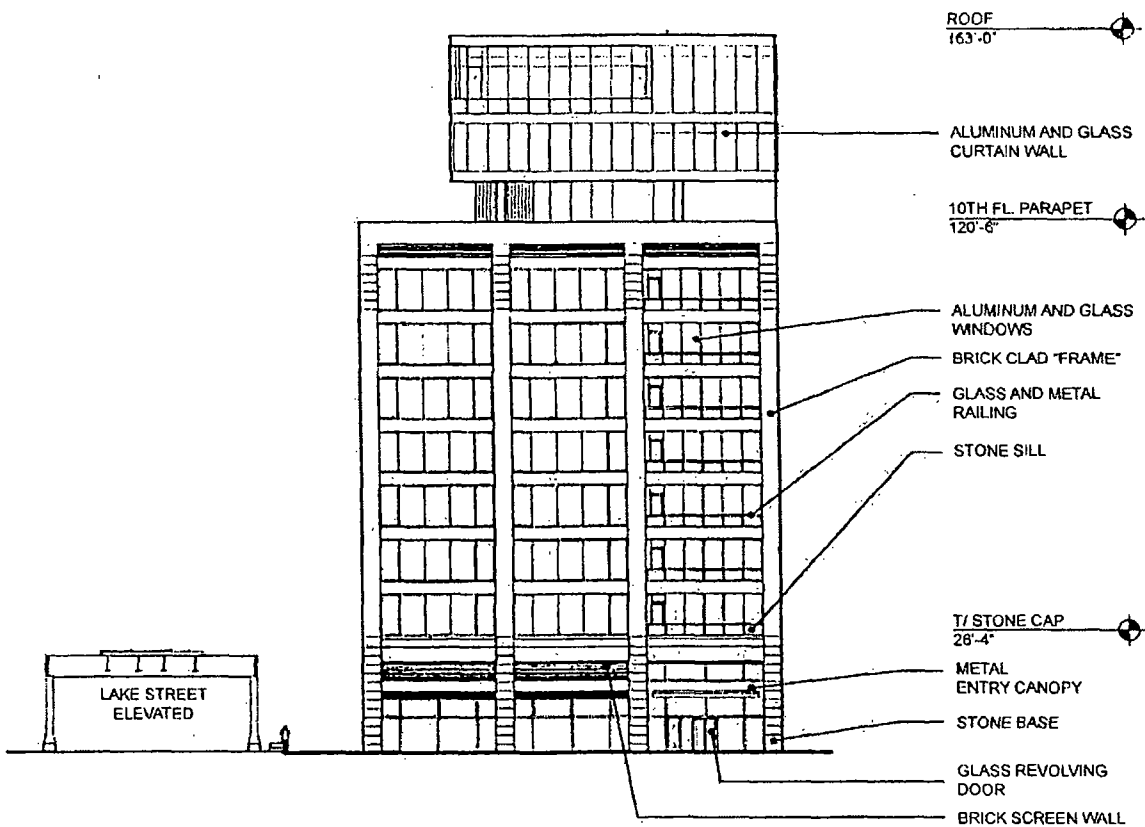
10TH FLOOR GREEN ROOF DECK

Total Non-Mechanical Roof Area = 18,931 SF
 Total Green Roof Area = 11,230 SF
 Green Roof Area > 50% of Total Non-Mechanical Roof Area

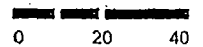
GREEN ROOF PLAN

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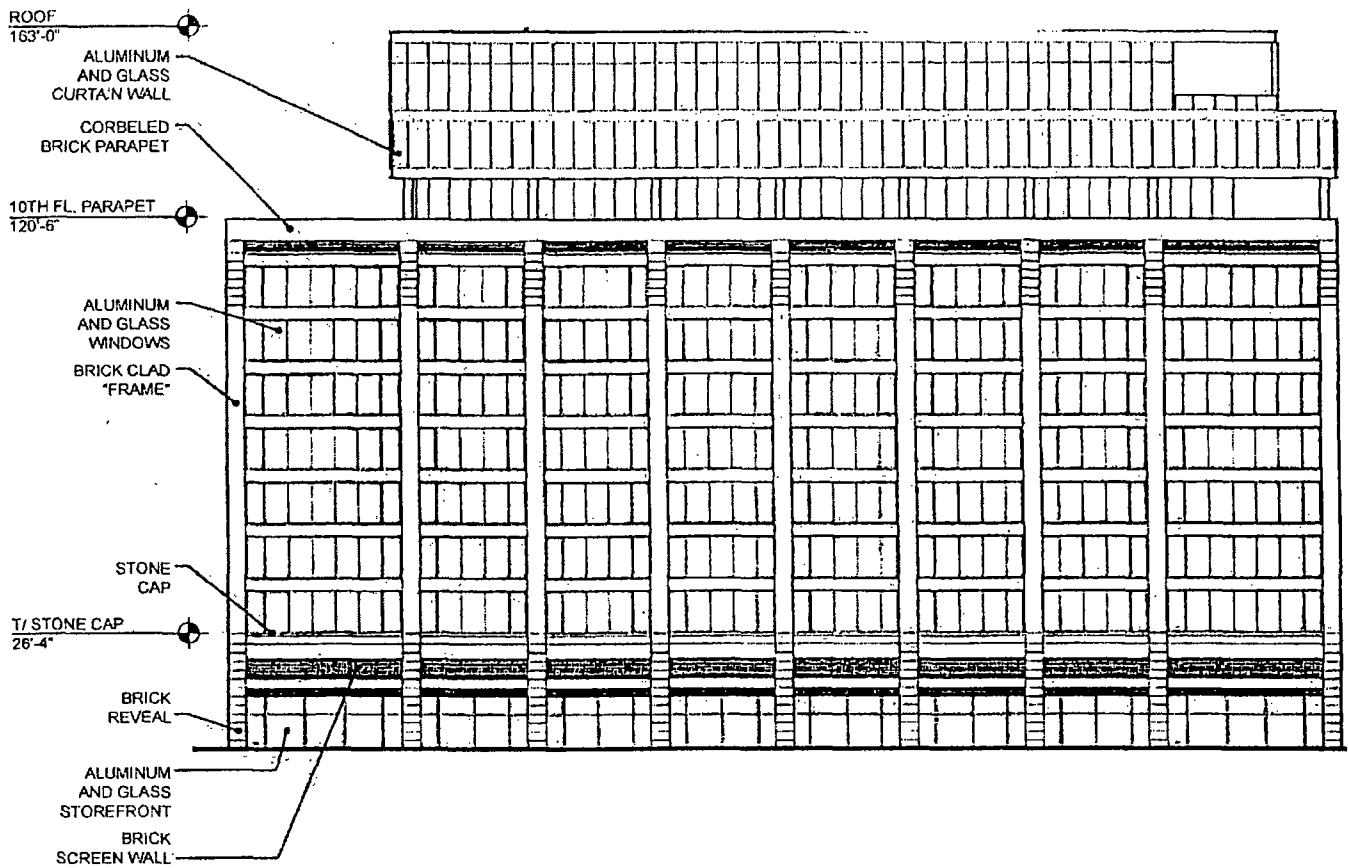




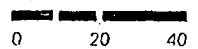
EAST ELEVATION



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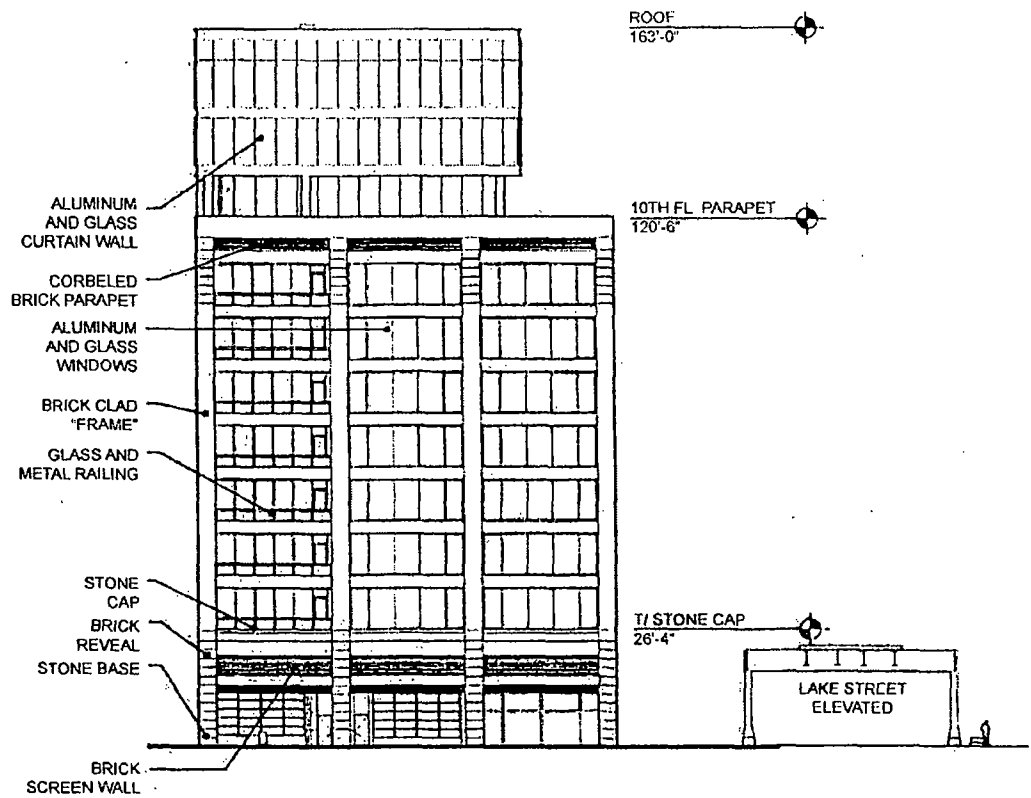


SOUTH ELEVATION

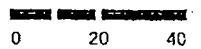


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FINAL FOR PERMITS

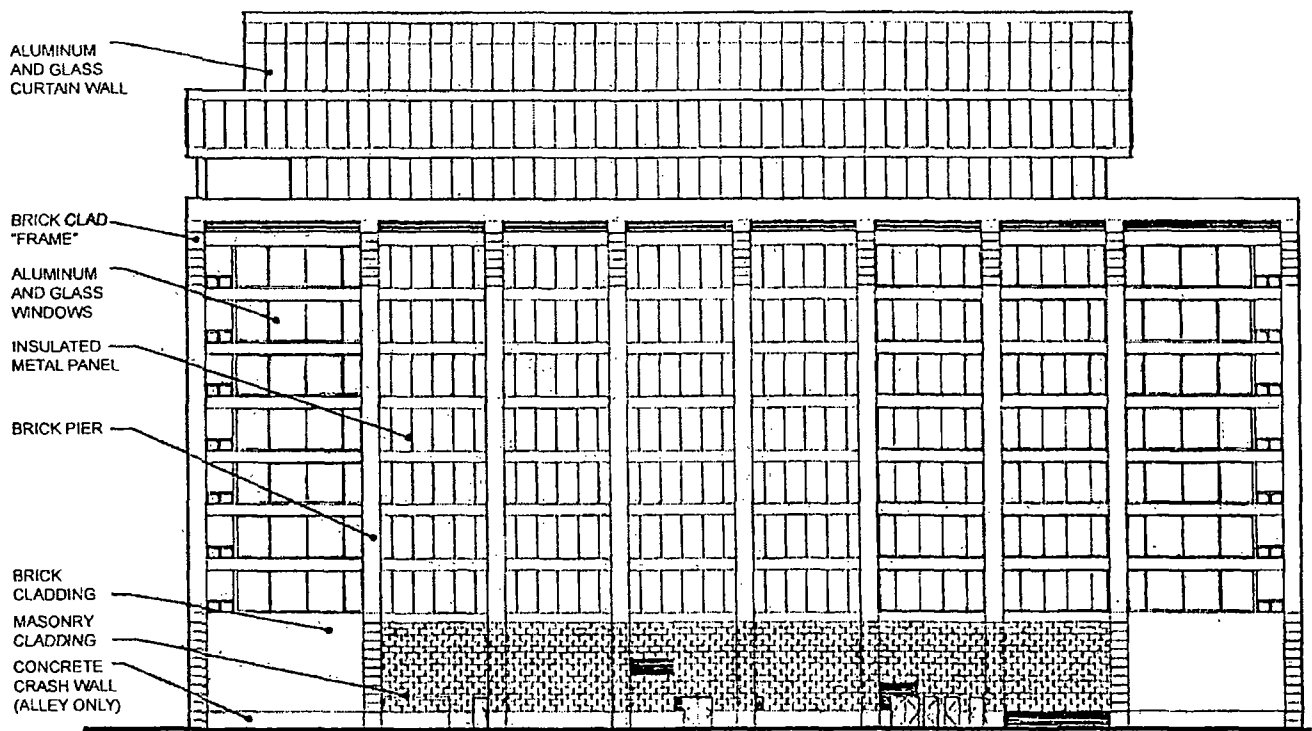


WEST ELEVATION

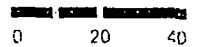


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2016
2017
2018



NORTH ELEVATION



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