



City of Chicago



SO2015-40

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/21/2015
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 311-329 N Morgan St - App No. 18257
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 is hereby amended by changing all the M2-3 Light Industry District symbols and indications as shown on Map No. 1-G in an area bounded by:

A line 366.83 feet north of and parallel to West Fulton Market; a line 139.17 feet east of and parallel to North Morgan Street; a line 333.83 feet north of and parallel to West Fulton Market; a line 125.91 feet east of and parallel to North Morgan Street; the alley next north of and parallel to West Fulton Market; North Morgan Street

to the designation of C3-5 Commercial, Manufacturing and Employment District and a corresponding use district is hereby established in the area above described.

SECTION 2: Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance is hereby amended by changing all C3-5 Commercial, Manufacturing and Employment District symbols and indications established in Section 1 above to the designation of Business Planned Development No. _____ 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 after its passage and due publication.

BUSINESS PLANNED DEVELOPMENT NO. _____
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Business Planned Development No. _____ consists of approximately 33,403 square feet of property which is depicted on the attached Planned Development Boundary Plan (“Property”) and is owned or controlled by the Applicants, 311 N. Morgan, LLC and 345 N. Morgan, 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 applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single 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 adjustments of right-of-way, shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assignees, or grantees. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

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Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments 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.

4. This Plan of Development consists of these fifteen (15) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary Plan; a Site Plan and Ground Floor Plan; a Landscape Plan; a Green Roof Diagram and Building Elevations prepared by GREC Architects dated May 21, 2015. Full size 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 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.

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5. The following uses shall be allowed within the area herein delineated as Business Planned Development, Hotel/Motel; Eating and Drinking Establishments (Limited Restaurant, General Restaurant, Outdoor Patio if located on a rooftop, Outdoor Patio if located at grade level); General Retail Sales; Personal Service (Hair Salon, Nail Salon, Barbershop, Massage Establishment); Artist Work or Sales Space; Co-Located Wireless Communication Facilities; Accessory Parking; and accessory uses. The following uses are accessory to the Hotel including Automated Teller Machine; Food and Beverage Retail Sales including liquor sales; Tavern with incidental live entertainment, Laundry Services for hotel guests which services may be performed by a third-party operator; Physical Fitness Center with various types of exercise equipment; Rooftop Produce Garden; and Office space related to hotel operations, related facilities, and accessory 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. 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 site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The

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permitted FAR identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of 33,403 square feet.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by 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 other corresponding regulations and guidelines. 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.
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, Environment 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

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maintain the project in a manner which promotes, enable 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 accessibility.

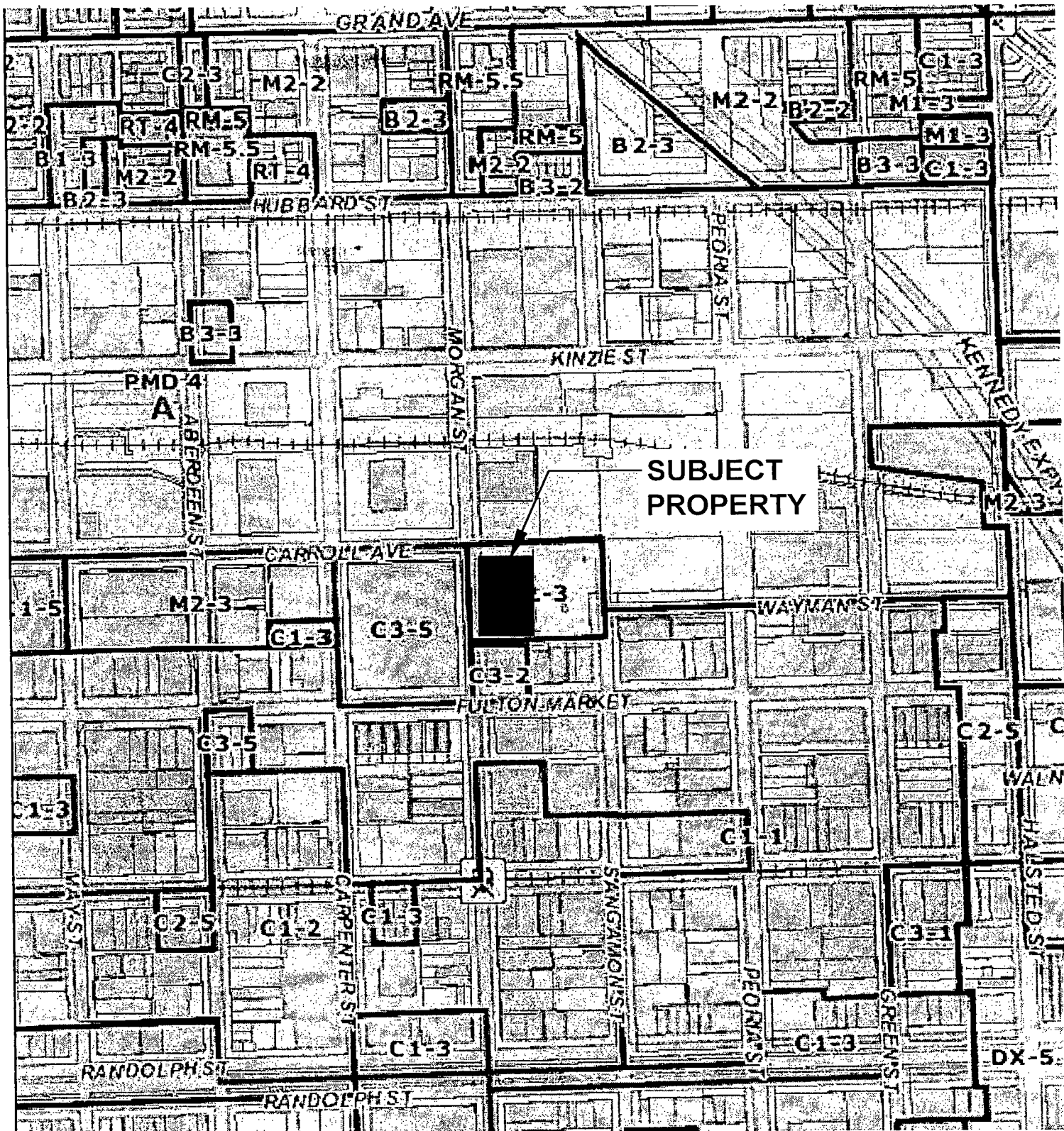
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. At the time of a hearing before the Chicago Plan Commission, 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. The new improvements will be LEED certified and will provide a green roof to cover at least 50% of the new net roof area of the building. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment.
15. Unless construction of the new improvements contemplated in this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the property shall automatically revert to the C3-5 Commercial, Manufacturing and Employment District classification.

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BUSINESS PLANNED DEVELOPMENT NO. _____
PLAN OF DEVELOPMENT
BULK REGULATIONS AND DATA TABLE

Gross Site Area:	42,043 Square Feet
Area in Right-of-Way:	8,640 Square Feet
Net Site Area	33,403 Square Feet
Maximum Floor Area Ratio (FAR):	5.0
Minimum Number of Off-Street Parking Spaces	30
Maximum Building Height:	85'-0"
Minimum Setbacks:	Per Site Plan
Loading Berths:	(2) 10' x 25'
Minimum Bike Parking spaces:	30

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B. EXISTING ZONING MAP

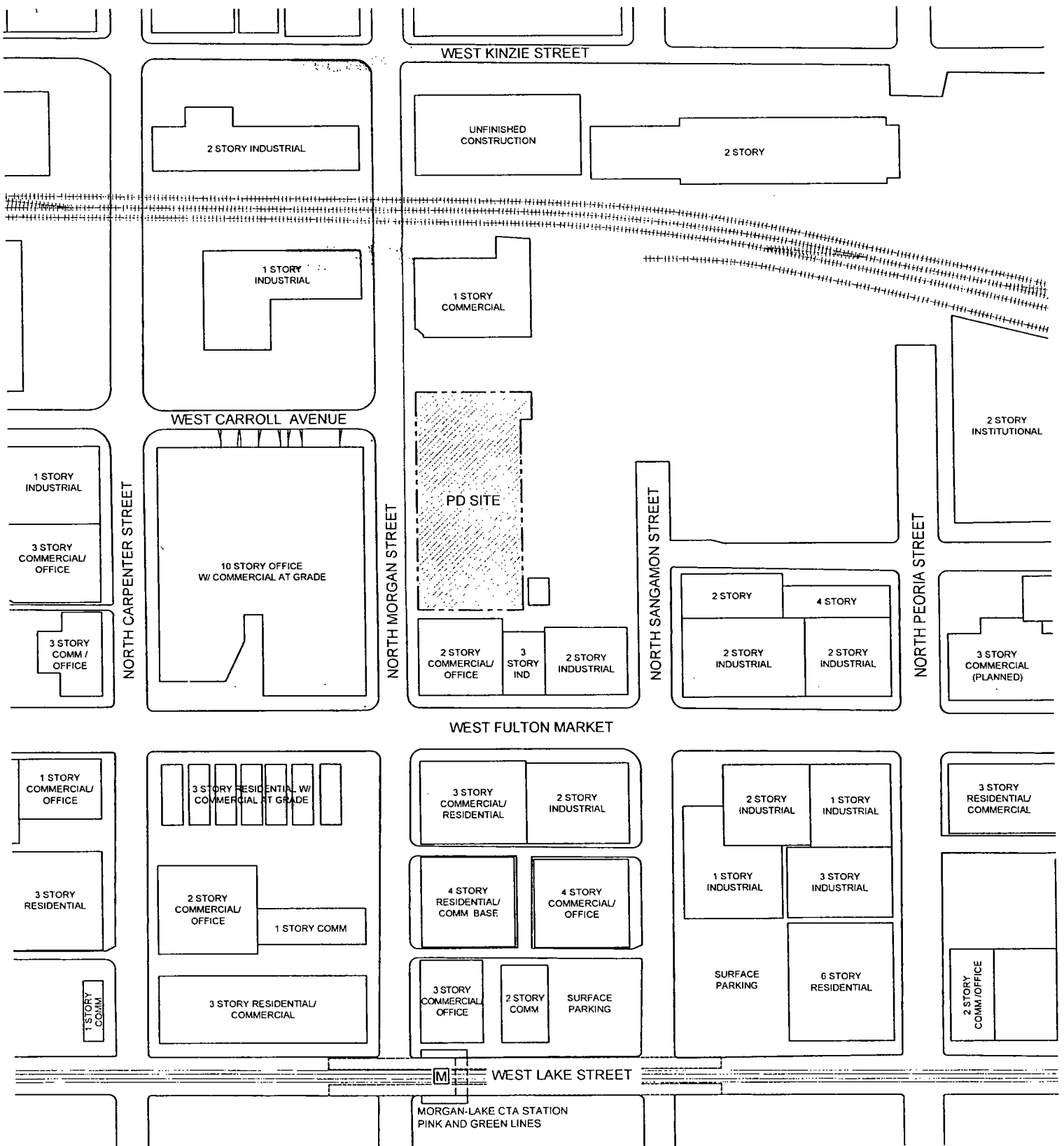
SCALE: NTS

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G|R|E|C ARCHITECTS



C. EXISTING LAND-USE MAP

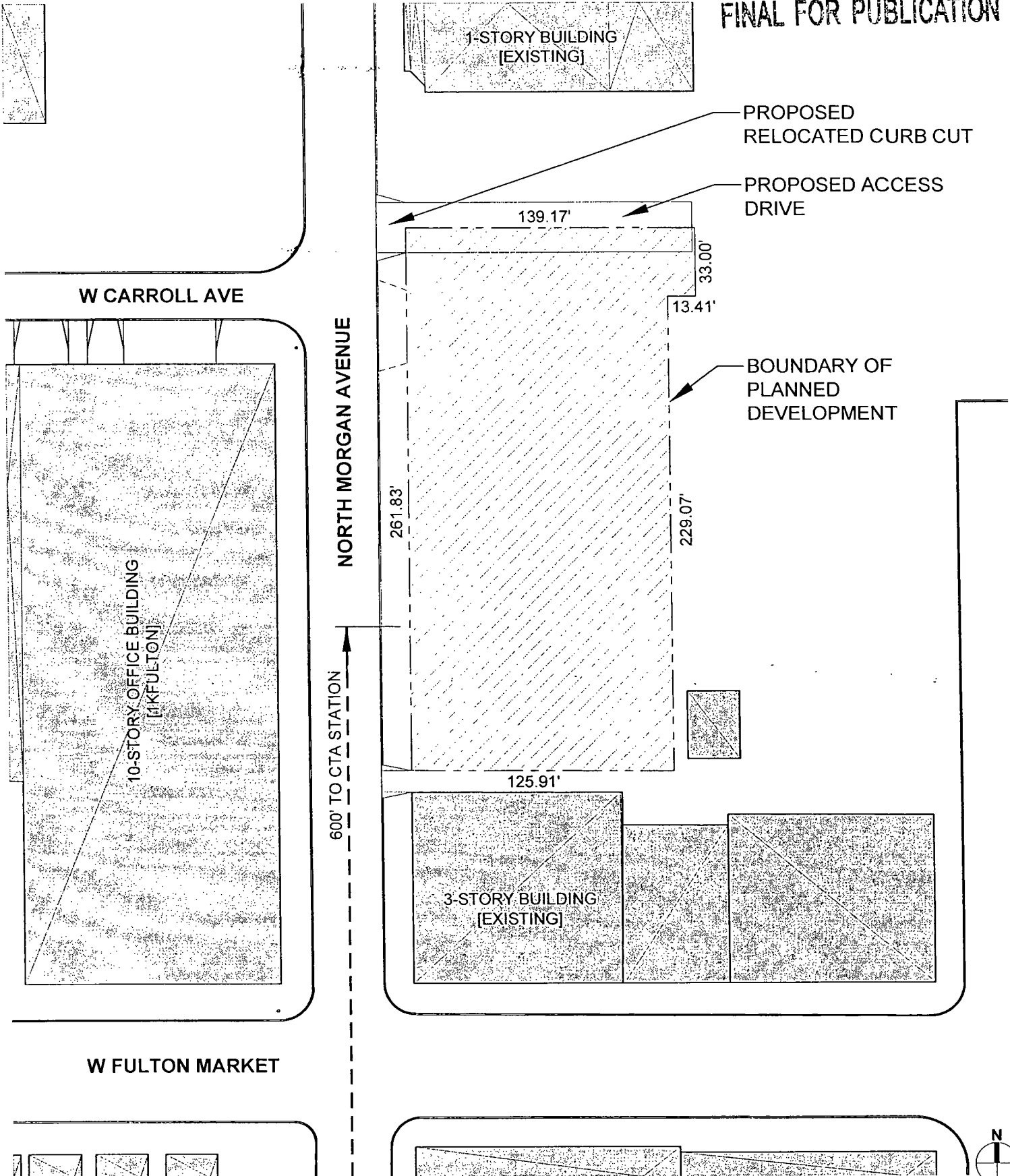
SCALE: NTS

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D. PD BOUNDARY PLAN

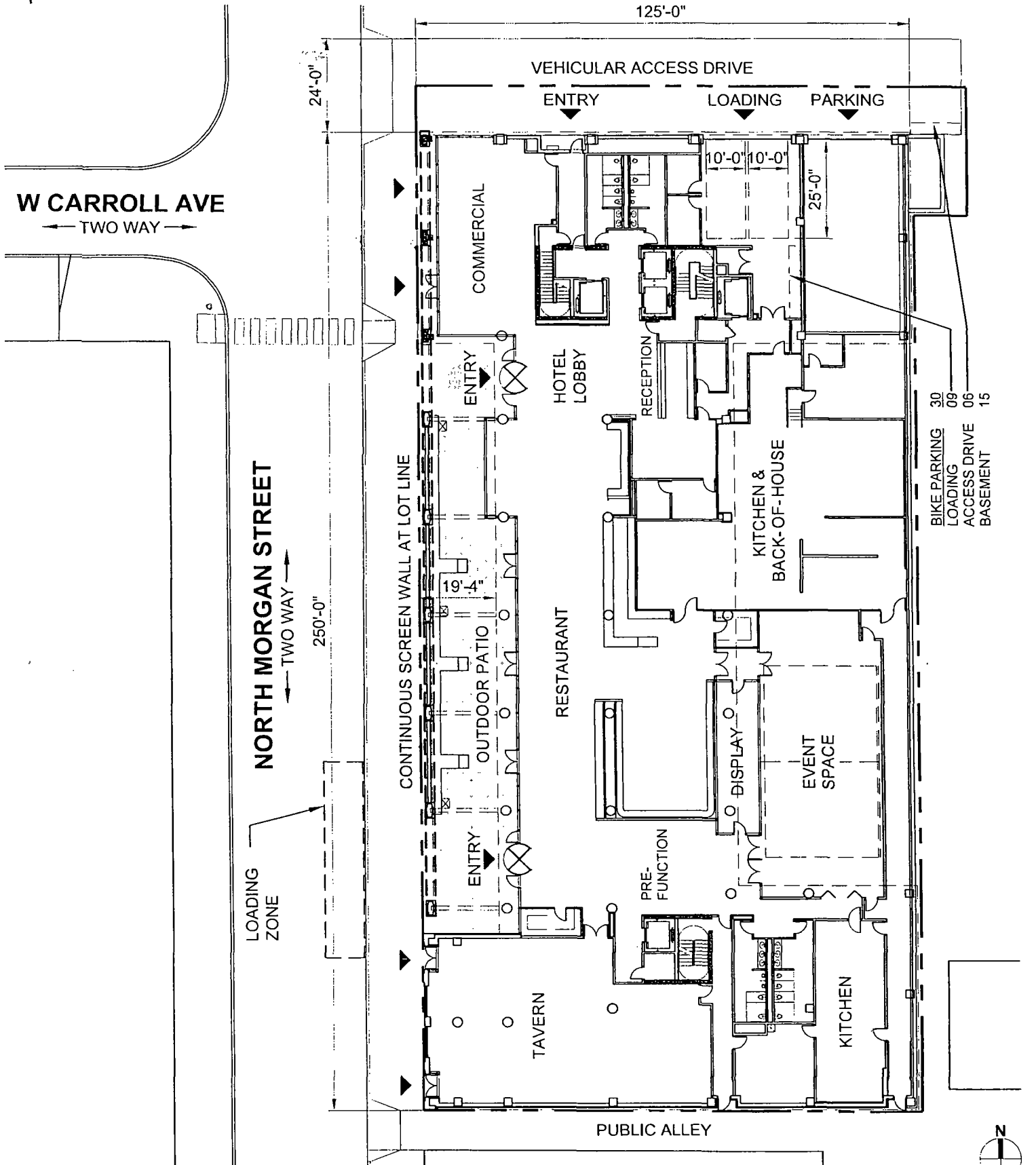
SCALE: 1" = 60'-0"

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E. SITE PLAN AND GROUND FLOOR PLAN

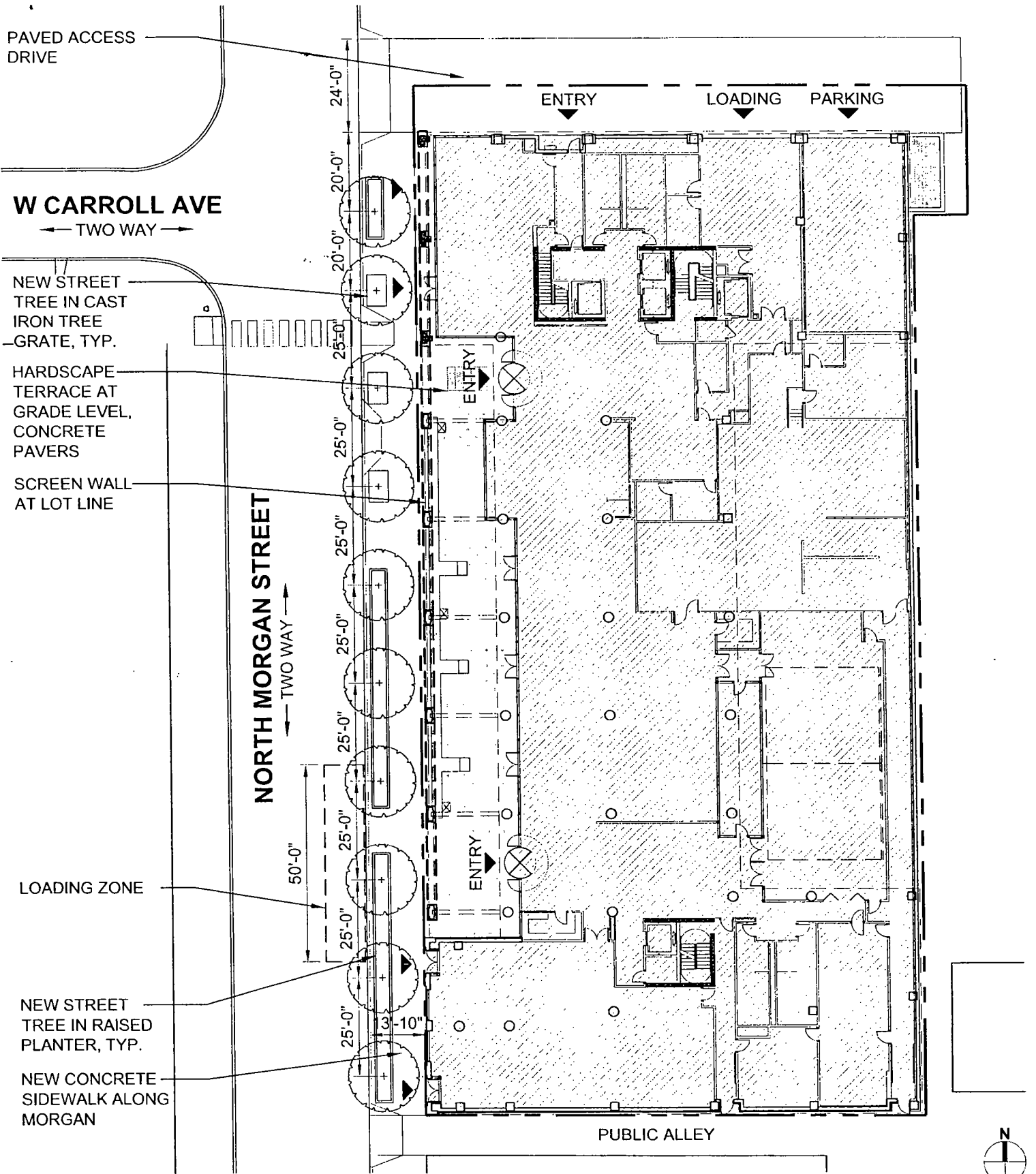
SCALE: 1/32" = 1'-0"

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F. GRADE LEVEL LANDSCAPE PLAN

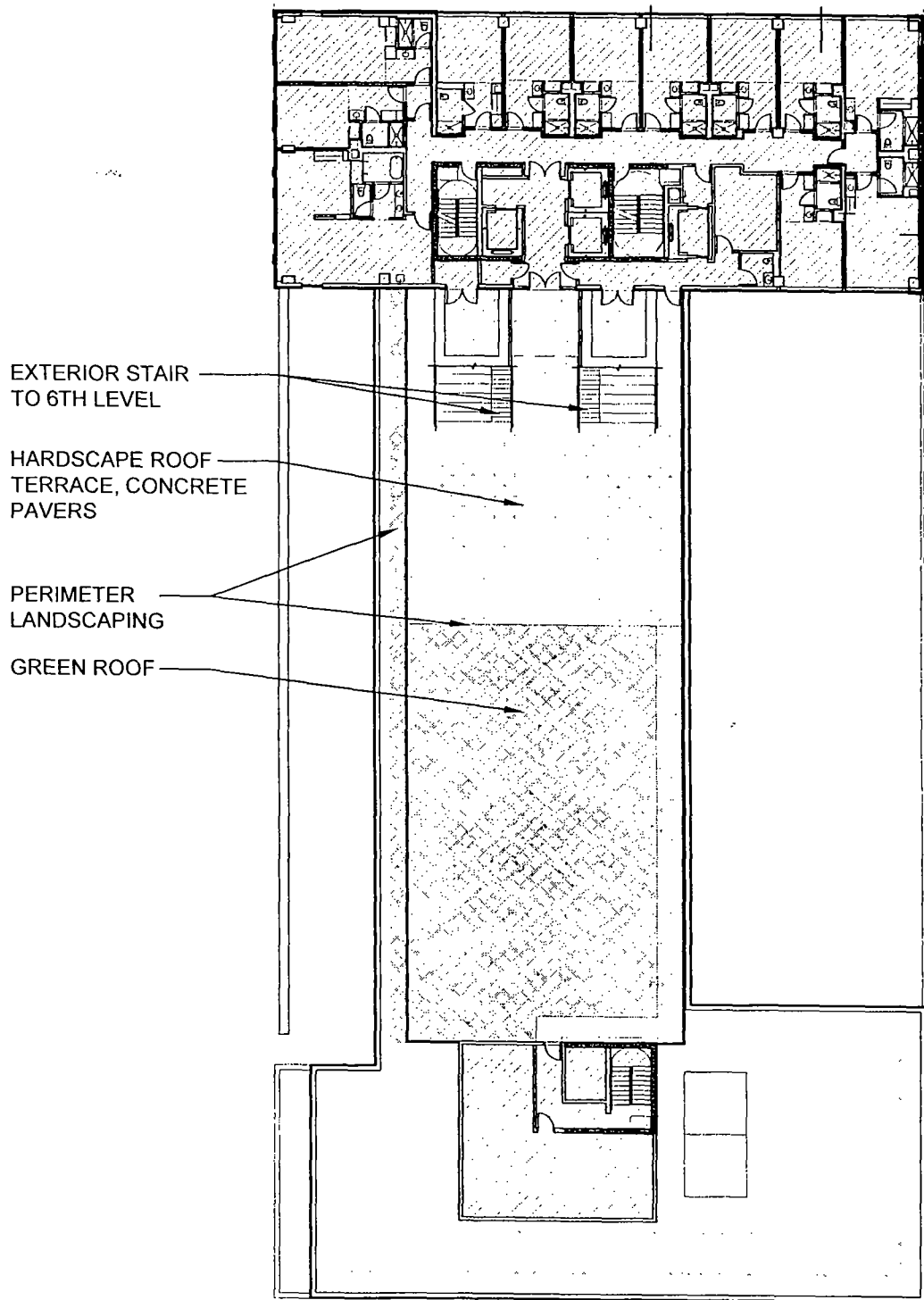
SCALE: 1/32" = 1'-0"

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GRIE|C ARCHITECTS



EXTERIOR STAIR
TO 6TH LEVEL

HARDSCAPE ROOF
TERRACE, CONCRETE
PAVERS

PERIMETER
LANDSCAPING

GREEN ROOF

G. FIFTH LEVEL TERRACE LANDSCAPE PLAN

SCALE: $\frac{1}{32}'' = 1'-0''$



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

G|R|E|C ARCHITECTS

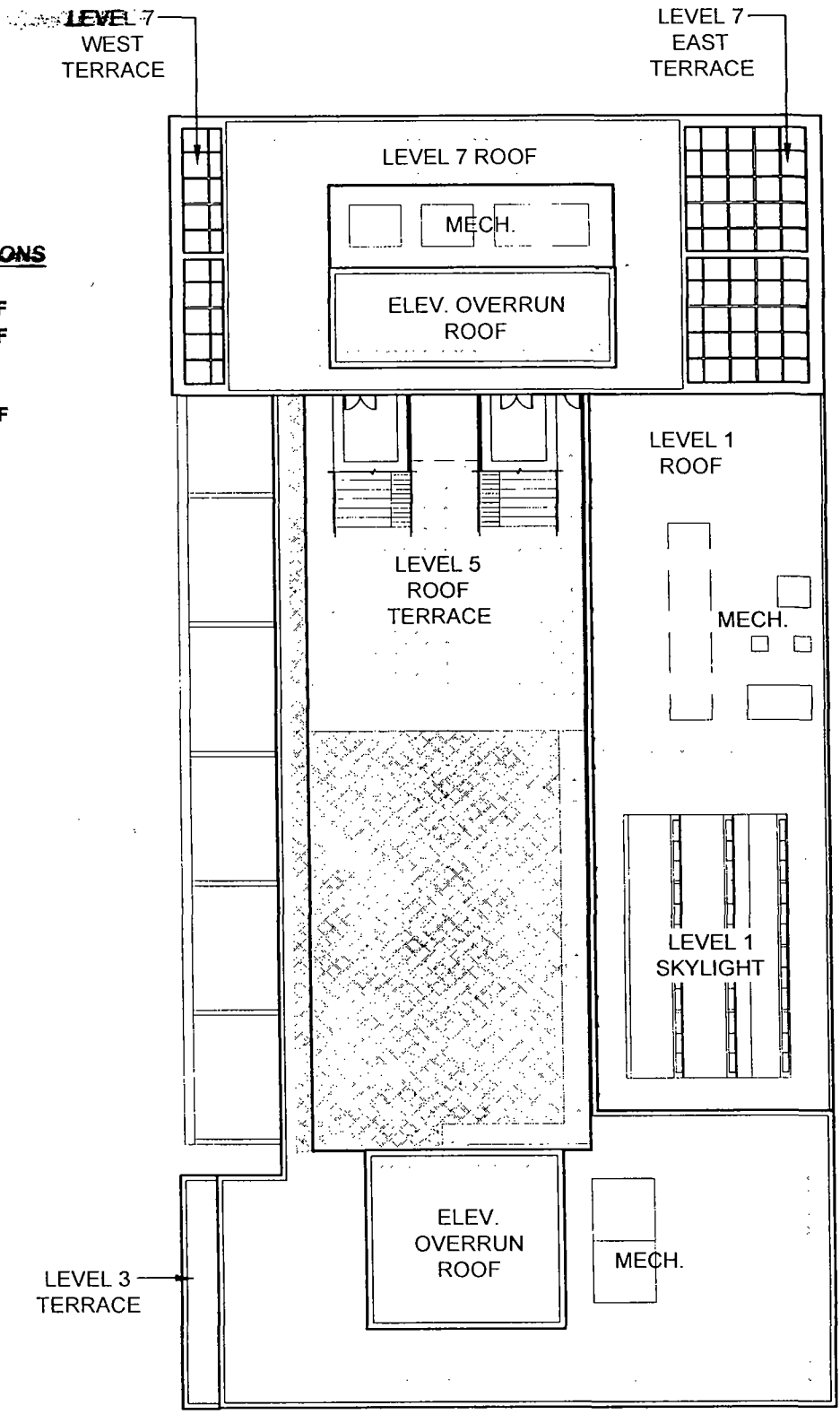
GREEN ROOF AREA CALCULATIONS

GROSS ROOF AREA: **28,316 SF**
 NET ROOF AREA: **20,750 SF**

MIN. 50% GREEN ROOF
 AREA: **10,375 SF**

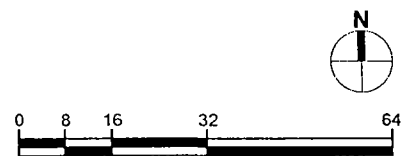
LEGEND:

-  ROOF TERRACE PAVERS
-  GREEN ROOF/ LANDSCAPING



H. GREEN ROOF DIAGRAM

SCALE: 1/32" = 1'-0"



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GIR|E|C ARCHITECTS

B/ ROOF STRUCTURE
HIGHEST ENCLOSED
SPACE (ELEV. SHAFT)
EL: +85'-0"

T/ ROOF
EL: +45'-0"

GROUND FLOOR
EL: +0'-0"

METAL PANEL
PENTHOUSE ENCLOSURE
ALUMINUM WINDOW SYSTEM
WITH BRICK SPANDRELS

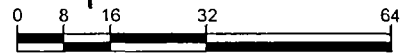
CONTINUOUS SCREEN
WALL AT LOT LINE

STOREFRONT SYSTEM
AT GRADE, TYP.

WEST ELEVATION

J1. WEST ELEVATION

SCALE: 1/32" = 1'-0"

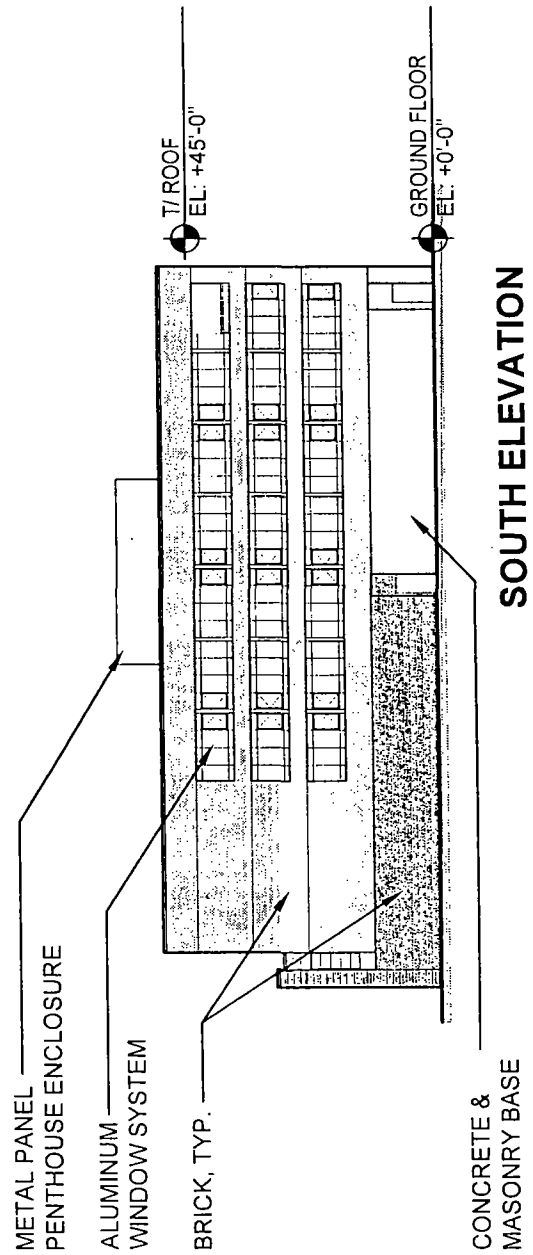


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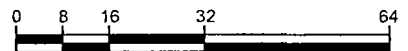
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G|R|E|C ARCHITECTS



J2. SOUTH ELEVATION

SCALE: $\frac{1}{32}'' = 1'-0''$



311 NORTH MORGAN

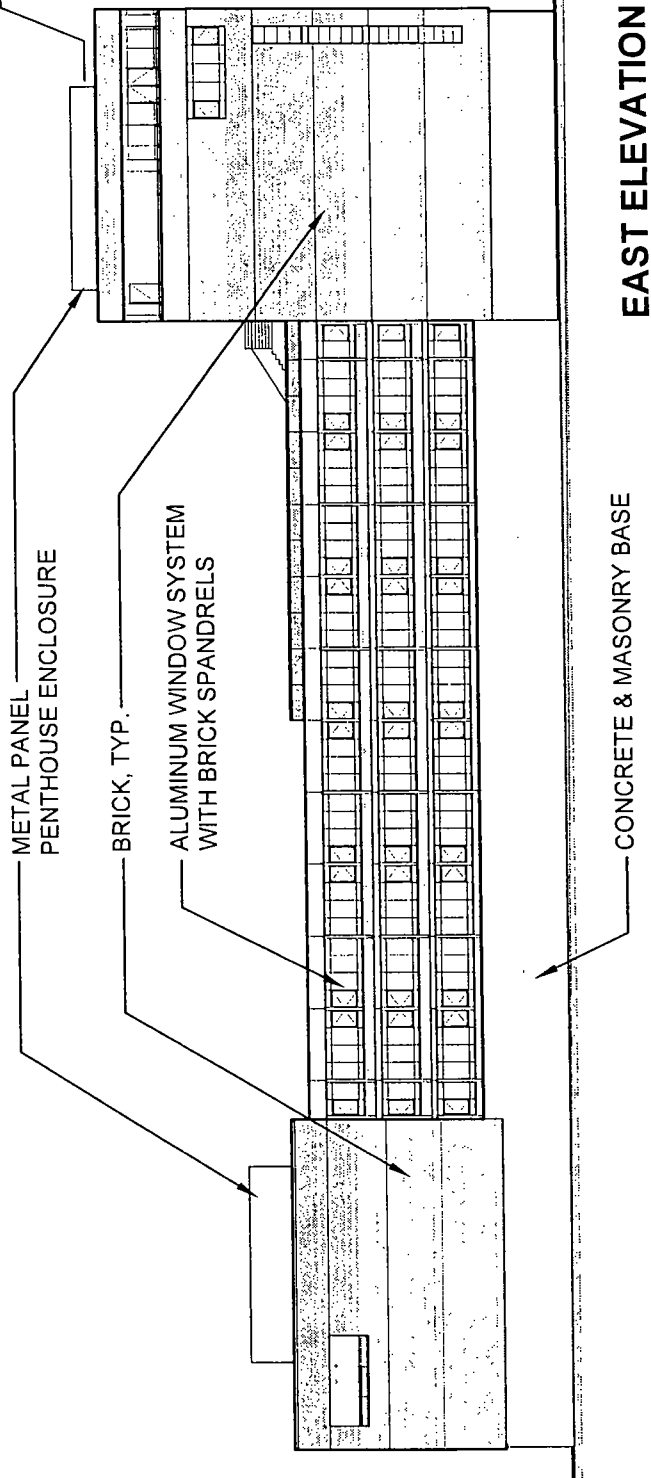
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G|R|E|C ARCHITECTS

B/ ROOF STRUCTURE
HIGHEST ENCLOSED
SPACE (ELEV. SHAFT)
EL: +85'-0"

GROUND FLOOR
EL: +0'-0"



METAL PANEL
PENTHOUSE ENCLOSURE

BRICK, TYP.

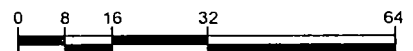
ALUMINUM WINDOW SYSTEM
WITH BRICK SPANDRELS

CONCRETE & MASONRY BASE

EAST ELEVATION

J3. EAST ELEVATION

SCALE: 1/32" = 1'-0"

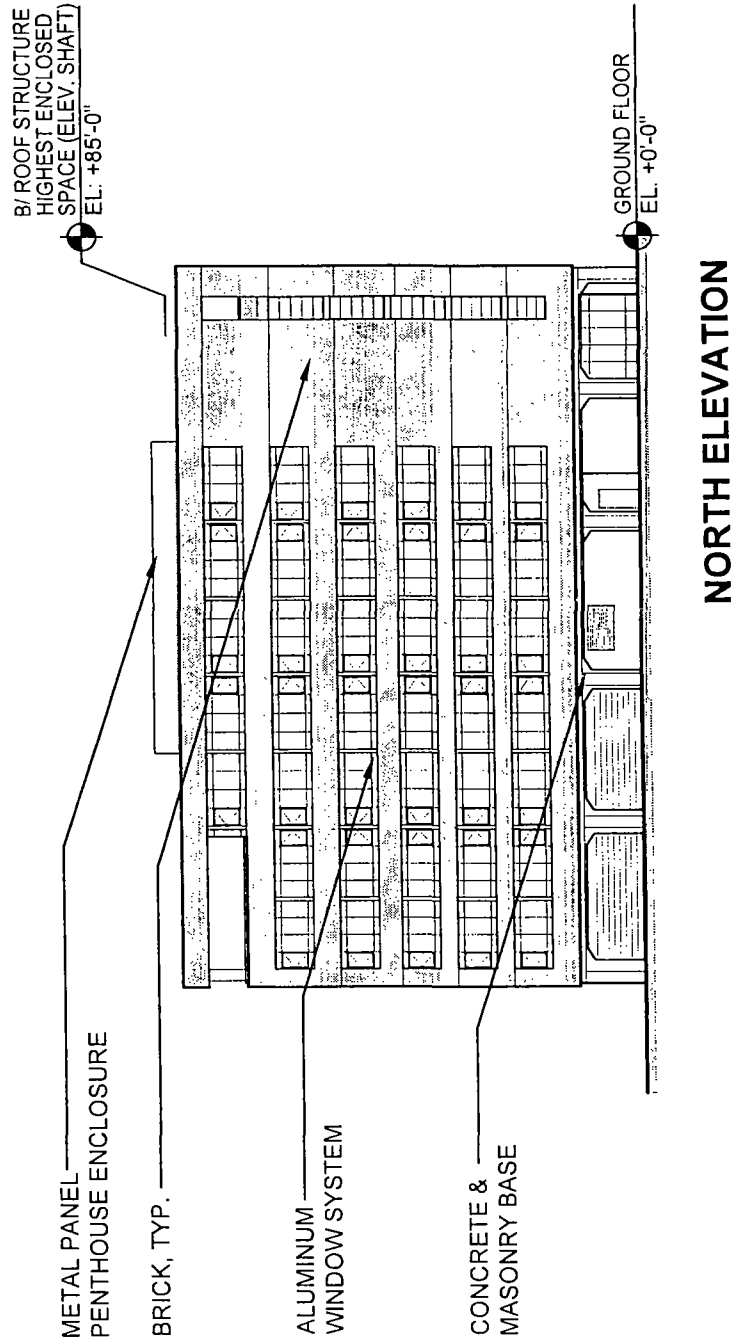


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J4. NORTH ELEVATION

SCALE. 1/32" = 1'-0"



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