



Office of the Chicago City
Clerk



SO2012-639

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	2/15/2012
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17433
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 of the M2-3 Light Industry District and PMD No. 11 (Planned Manufacturing District No. 11) symbols and indications as shown on Map No. 6-G in the area bounded by

The center line of the South Branch of the Chicago River; South Loomis Street; a line 495.47 feet southwest of and almost parallel to the west boundary line of South Loomis Street (as measured along the northwest boundary line of South Eleanor Street); South Eleanor Street; West Fuller Street; the center line of the Fork of the Chicago River (the center line of the south branch of the Chicago River),

or the boundary as follows:

A PARCEL OF LAND CONSISTING OF A PART OF LOT 3 AND A PART OF LOT 4, IN BLOCKS 7 AND 8 IN CANAL TRUSTEES SUBDIVISION OF THE BLOCKS IN THE SOUTH FRACTIONAL HALF OF SECTION 29-39-14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. SAID PARCEL OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 4 AND RUNNING THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 341 FEET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, (THE EASTERLY TERMINUS OF WHICH IS THE NORTHWESTERLY CORNER OF LOT 1 IN SAID BLOCKS 7 AND 8, A DISTANCE OF 298.56 FEET TO THE POINT OF INTERSECTION OF SAID STRAIGHT LINE WHICH IS 298.11 FEET, MEASURED PERPENDICULARLY NORTHEASTERLY FROM AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 4, THENCE SOUTHEASTERLY ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 329.89 FEET OT ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID LOT 3; AND THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 3 AND 4, A DISTANCE OF 298.16 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

LOT 5 (EXCEPT THAT PART TAKEN FOR WIDENING OF THE CHICAGO RIVER BY CONDEMNATION PROCEEDINGS HAD IN DISTRICT COURT OF THE UNITED STATES OF AMERICA AS CASE 9535); AND

THAT PART OF LOT 6 LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY SIDE OF SAID LOT 6, DISTANCE 231.5 FEET FROM THE NORTHERLY SIDE OF ELEANOR STREET; THENCE SOUTHWESTERLY TO A POINT ON THE SOUTHERLY SIDE OF SAID LOT 6, DISTANT 134.3 FEET FROM THE NORTHERLY SIDE OF ELEANOR STREET (BEING ALL OF SAID LOT 6 LYING EAST OF THE PRESENT GOVERNMENT DOCK LINE); AND

LOT 7 (EXCEPT THAT PART CONVEYED TO CITY OF CHICAGO FOR STRAIGHTENING THE CHICAGO RIVER AND EXCEPT THAT PART CONVEYED TO THE U.S.A. FOR TURNING BASIN) IN THE SUBDIVISION OF BLOCKS 7, 8 AND 9 IN CANAL TRUSTEES SUBDIVISION OF THE SOUTH FRACTIONAL HALF OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 17-29-301-003-0000
17-29-301-005-0000
17-29-301-008-0000
17-29-301-009-0000

to those of a Parks and Open Space District (POS-1) then to a Waterway Planned Development.

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of the Property: 2754-2860 S. Eleanor Street

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number _____, ("Planned Development") consists of approximately 182,155 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the City of Chicago.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 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 Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

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 Departments of Housing and Economic 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's 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 fifteen (15) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Building Elevations (North, South, East and West) and Chicago Builds Green form prepared by Studio Gang and dated March 15, 2012, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts

APPLICANT:	ELEANOR STREET BOATHOUSE
ADDRESS:	2700 BLOCK OF SOUTH ELEANOR STREET
DATE:	FEBRUARY 15, 2012
PLAN COMMISSION:	MARCH 15, 2012

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 Planned Development: canoe/boat launch, fishing pier, recreation building, passive open space, accessory off-street parking, storage building and associated 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 Housing and Economic 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 Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 133,375 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 Housing and Economic 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 Housing and Economic 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

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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. This proposed Planned Development will be in compliance with the Sustainable Development Policy of the Department of Housing and Economic Development through its provision of a project that is Leadership in Energy and Environmental Design (LEED) certified Silver.
 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 the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to POS-1 (Parks and Open Space District).
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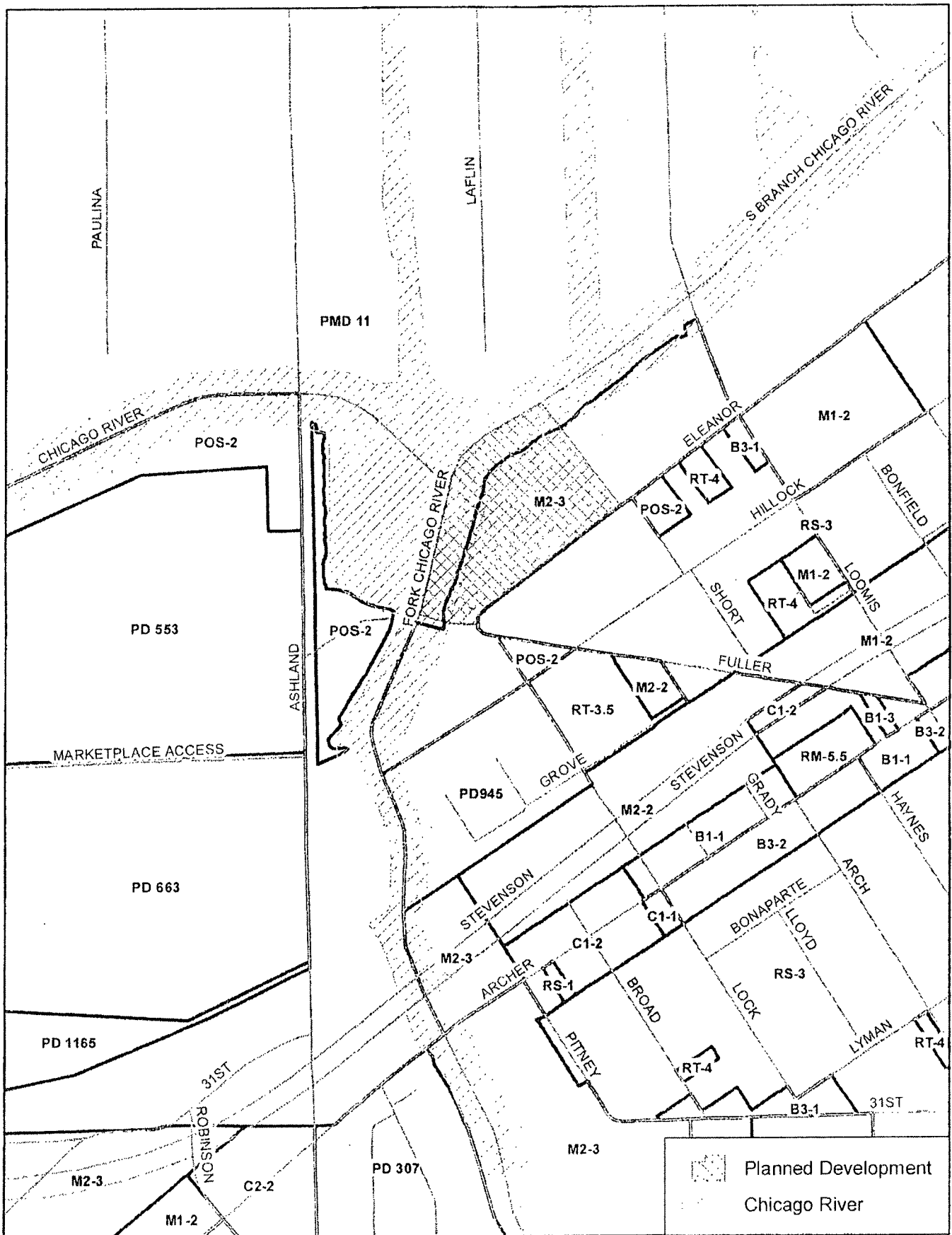
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Bulk Regulations and Data Table

GROSS SITE AREA	PUBLIC RIGHT OF WAY	NET SITE AREA
182,155 square feet (4.18 acres)	48,780 square feet (1.12 acres)	133,375 square feet (3.06 acres)
Maximum Floor Area Ratio:	1.0	
Minimum Number of Accessory Off-Street Parking Spaces:	14	
Minimum Number of Off-Street Loading Spaces:	0	
Minimum Number of Bicycle Spaces:	4	
Maximum Building Height:	42'-9"	

APPLICANT: CHICAGO PARK DISTRICT
 ADDRESS: 2754-2860 SOUTH ELEANOR STREET
 DATE: JANUARY 31, 2012
 REVISED: MARCH 15, 2012

Planned Development & Existing Zoning

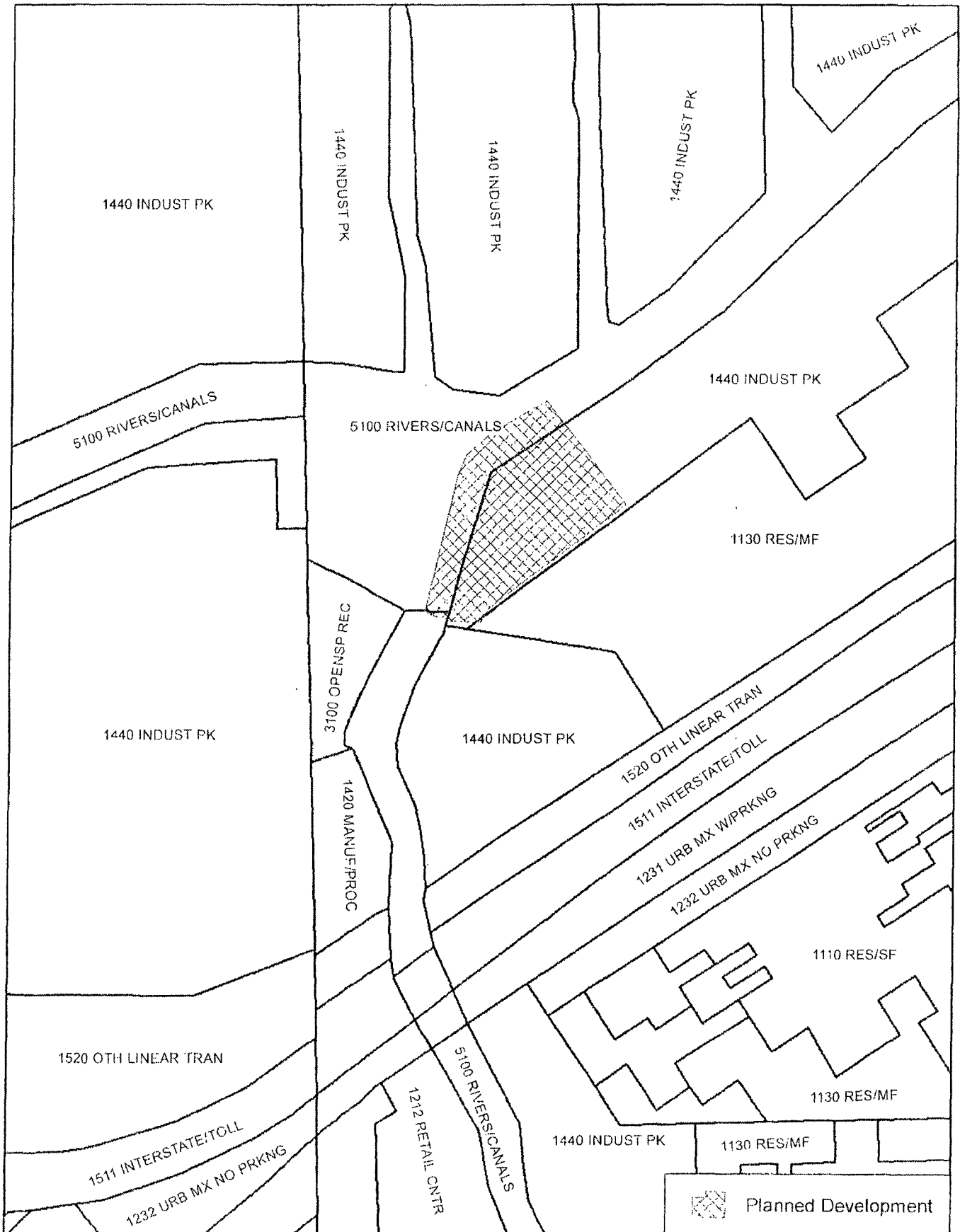


APPLICANT: CHICAGO PARK DISTRICT
 ADDRESS: 2754-2860 SOUTH ELEANOR STREET
 DATE: JANUARY 31, 2012
 REVISED: MARCH 15, 2012

0 240 480 960 Feet



Planned Development & Existing Land Use

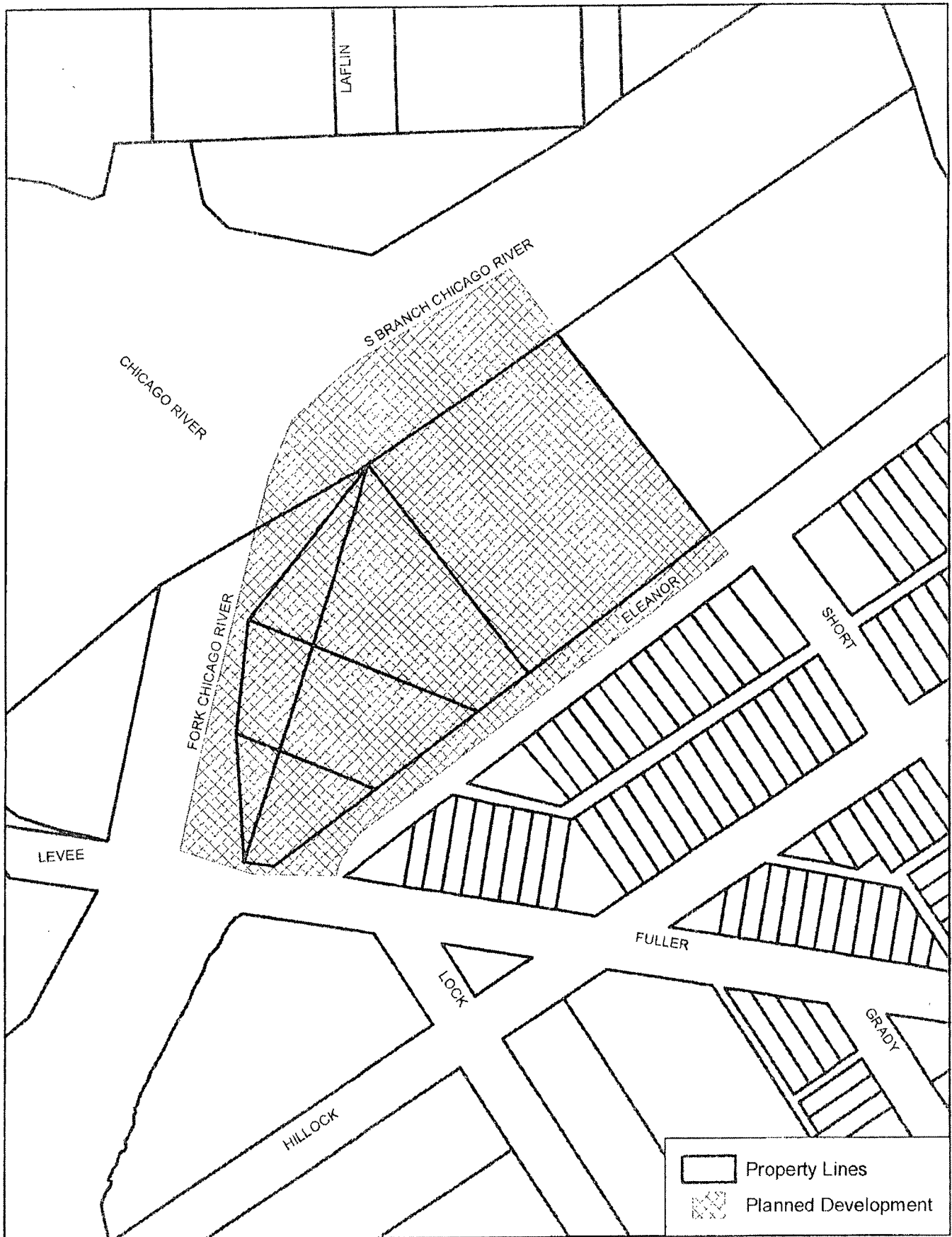


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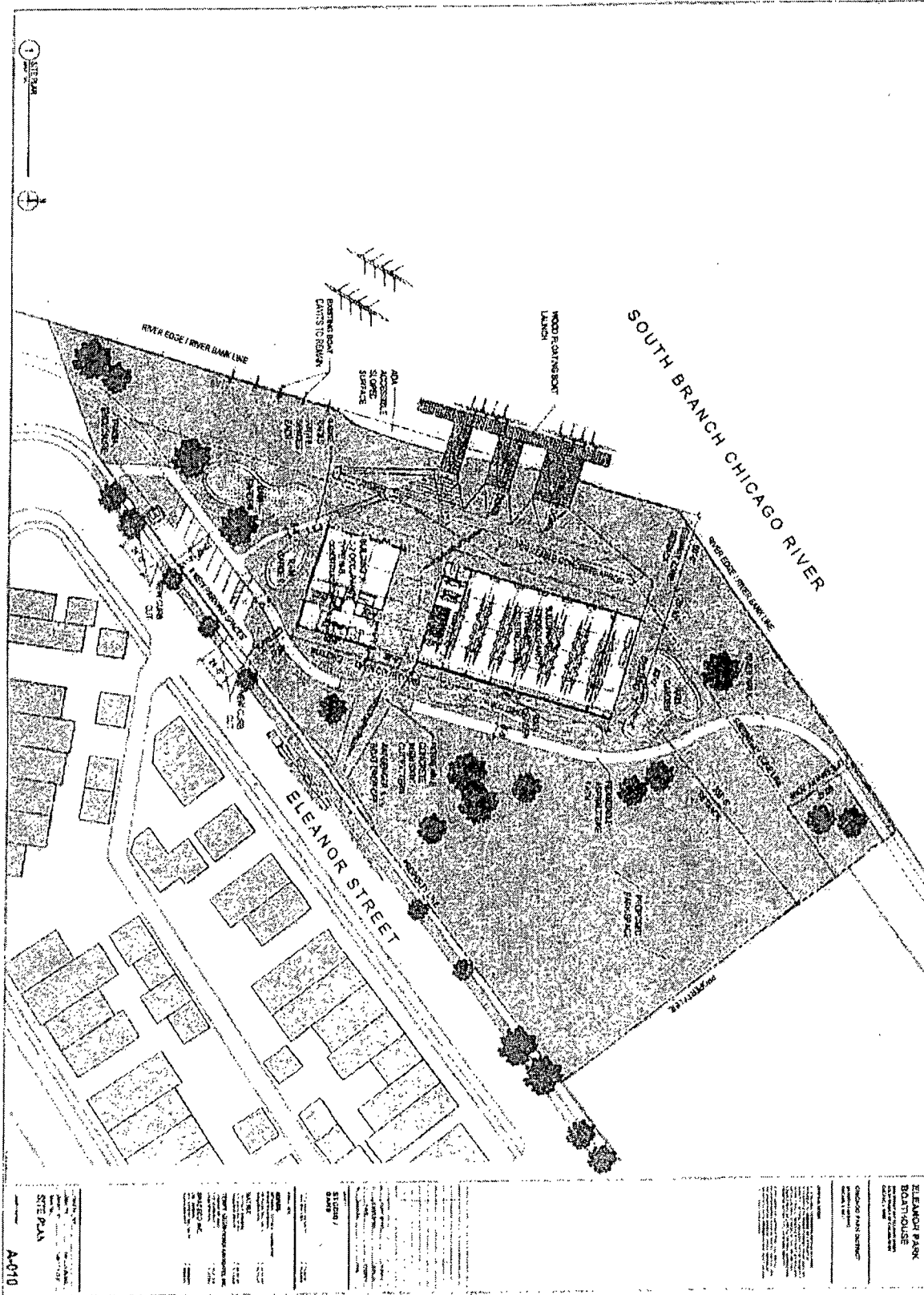
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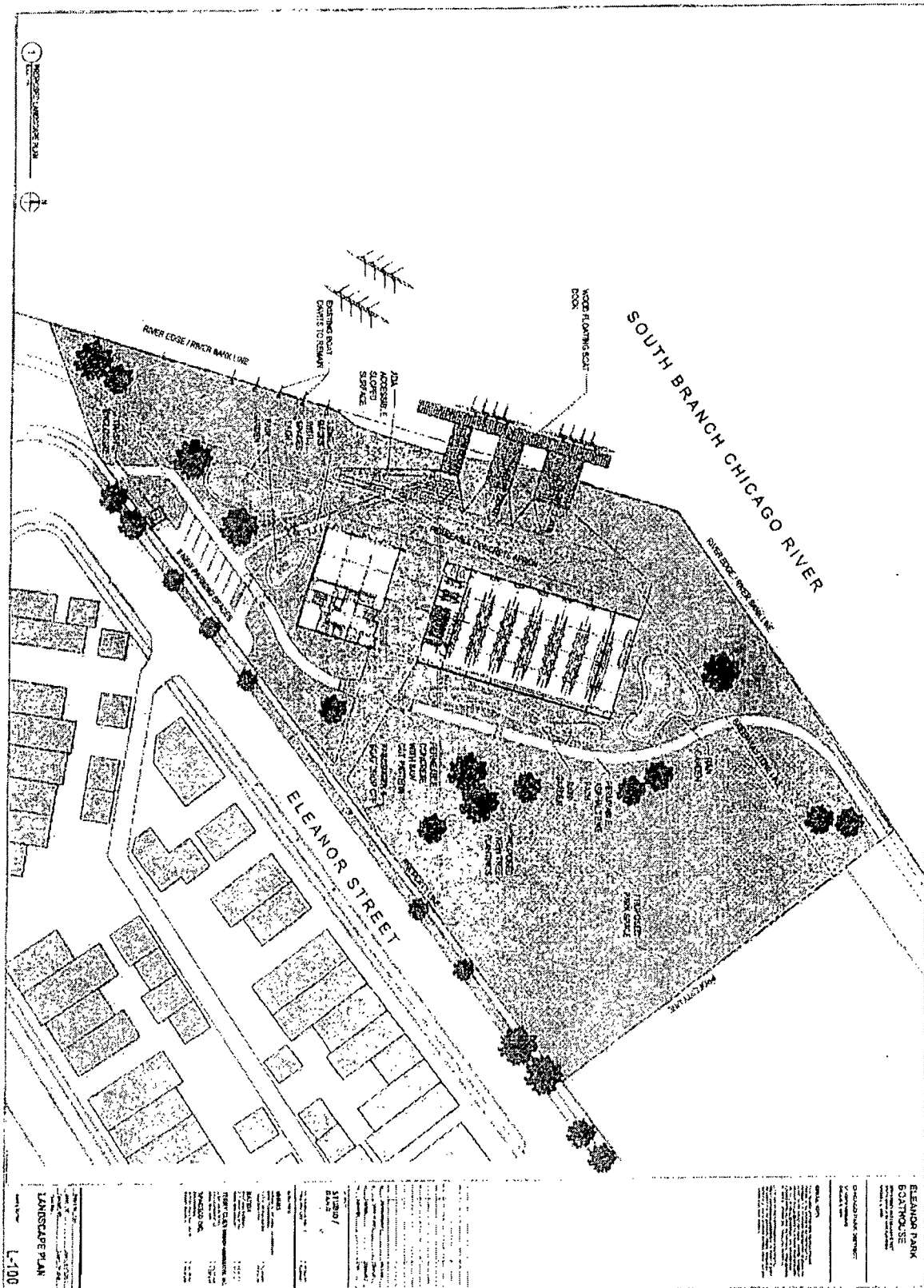
Planned Development Boundary & Existing Property Lines



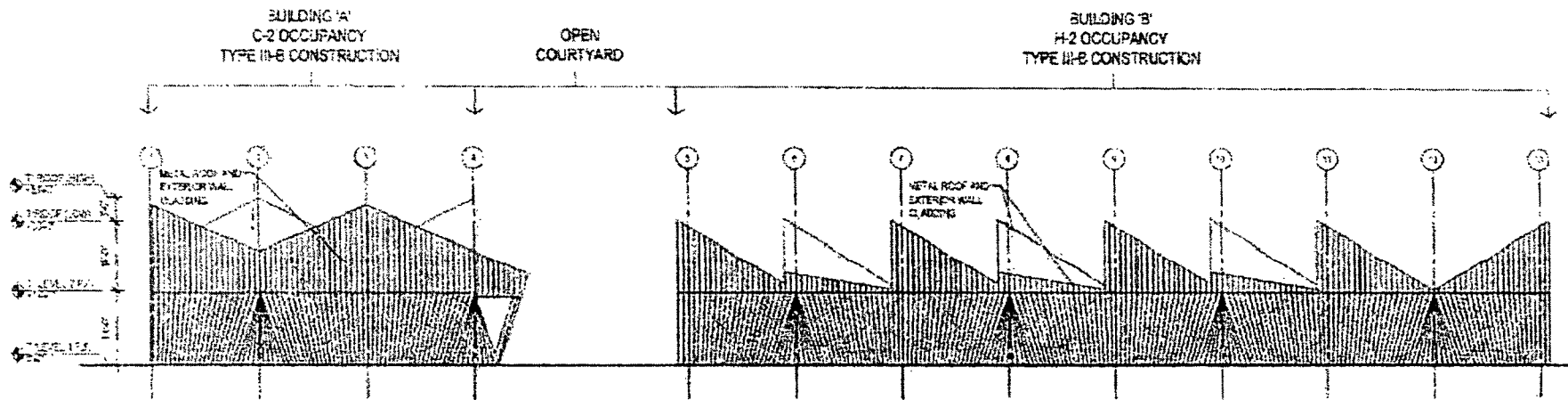
APPLICANT: CHICAGO PARK DISTRICT
 ADDRESS: 2754-2860 SOUTH ELEANOR STREET
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 REVISED: MARCH 15, 2012



Applicant: Chicago Park District
Address: 2754-2860 S. Eleanor St.
Application Date: January 31, 2012
Plan Commission Date: March 15, 2012



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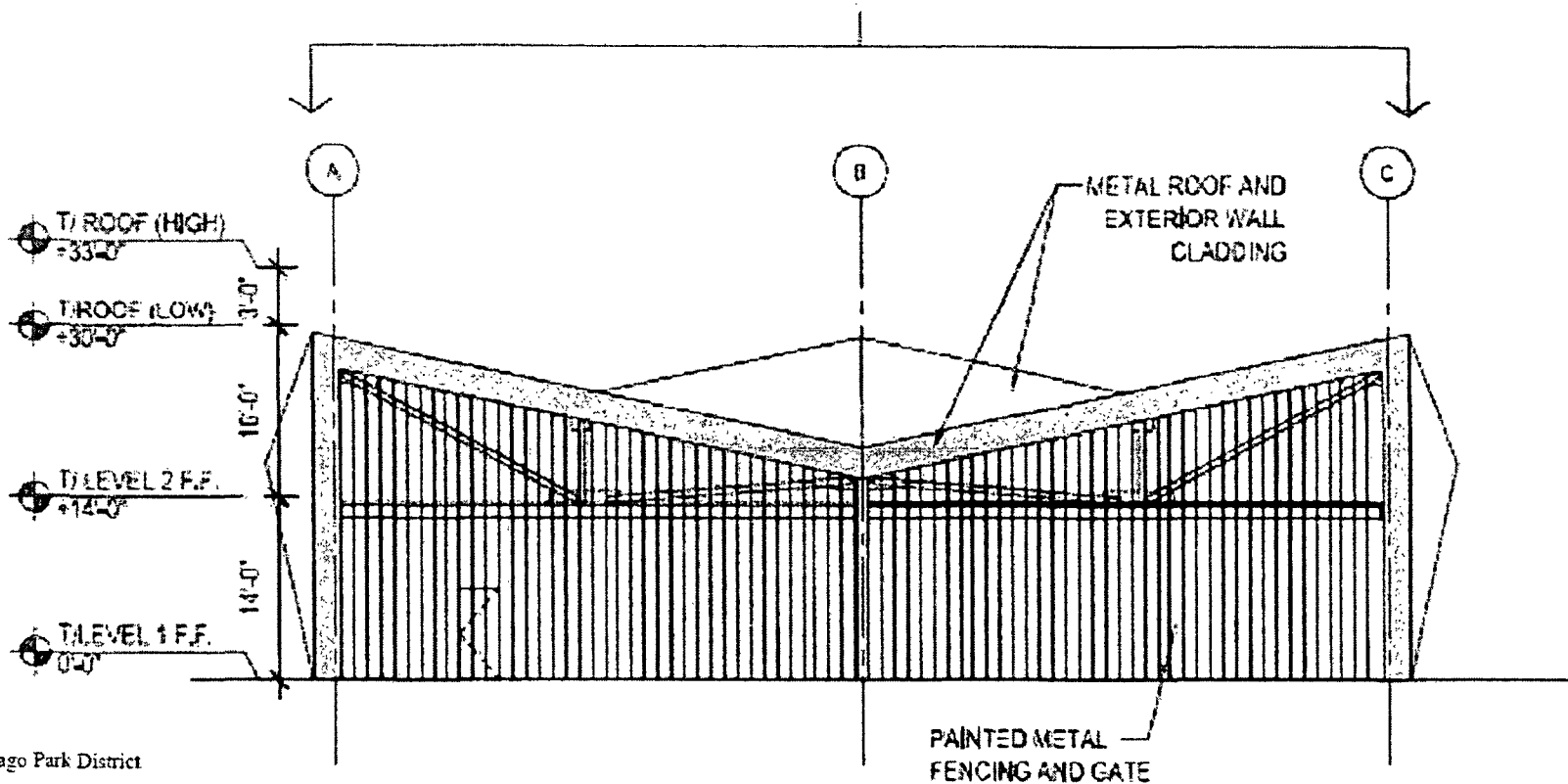


Building East Elevation

Applicant: Chicago Park District
 Address: 2754-2860 S. Eleanor St.
 Application Date: January 31, 2012
 Plan Commission Date: March 15, 2012

FINAL FOR PUBLICATION

BUILDING 'B'
H-2 OCCUPANCY
TYPE III-B CONSTRUCTION

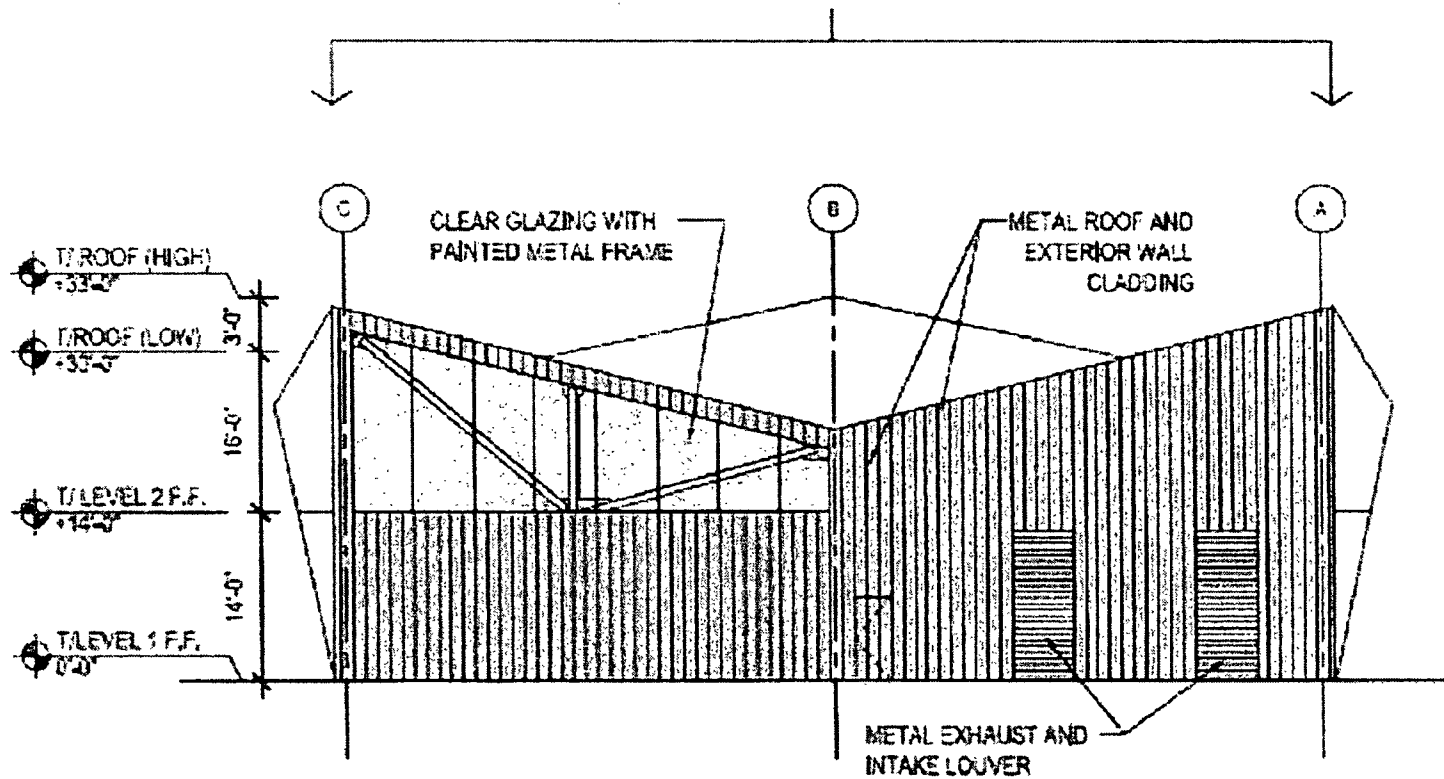


North Building Elevation

Applicant: Chicago Park District
Address: 2754-2860 S. Eleanor St.
Application Date: January 31, 2012
Plan Commission Date: March 15, 2012

FINAL FOR PUBLICATION

BUILDING 'A'
C-2 OCCUPANCY
TYPE III-B CONSTRUCTION



South Elevation

Applicant: Chicago Park District
Address: 2754-2860 S. Eleanor St.
Application Date: January 31, 2012
Plan Commission Date: March 15, 2012

FINAL FOR PUBLICATION

Project Name:

28th & Eleanor Boat House

Project Location:

* Street Number (if the address only includes one street number, please fill only the cell "From"):

From*	To*	Direction:	Street Name:	Select Street Type:
2754	2860	S	Eleanor Street	Ave

Ward No: Community Area No:

11	60
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Project Type:

Check applicable:

☒ Planned Development☐ Redevelopment Agreement☐ Zoning ChangePD No: RDA No: From: To: ☒ Public project☐ Landmark

Project Size:

Total land area in sq.ft.:

182,155

Total building(s) footprint in sq.ft.:

23,000

Total vehicular use area in sq.ft.:

3,600

DPD Project Manager:

Enter First Name Last Name

Patrick Murphey

BG/GR Matrix:

Select project category:

Inst. School, Com. Center

Financial Incentives:

Check applicable:

☒ TIF☐ Empowerment Zone Grant☐ Class L☐ GRIF☐ Ind. Dev. Revenue Bonds☐ Class 6b☐ SBIF☐ Bank Participation Loan☐ DOH☐ Land Sale Write Down

Density Bonus:

Check applicable:

☐ Public plaza & pocket park☐ Water features in a plaza or pocket park☐ Chicago Riverwalk improvements☐ Setbacks above the ground floor☐ Winter gardens☐ Lower level planting terrace☐ Indoor through-block connection☐ Green roof☐ Sidewalk widening☐ Underground parking and loading☐ Arcades☐ Concealed above-ground parking

Required per Zoning
Code or Green
Root/Building Green
Matrix

To be Provided by
the development:

Please fill, if applicable

Landscaping:

7' Landscape Setback
Interior Landscape Area
No. of Interior Trees

Square footage:	0	0
Square footage:	0	0
	20	20



No. of Parkway Trees

9	14
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Open Space:

River Setback	Square footage:	49,000
Private Open Space	Square footage:	160,000
Privately developed Public Open Space	Square footage:	0

Stormwater Management (At-grade volume control):

Permeable paving	Square footage:	21,500
Raingarden	Check applicable:	<input checked="" type="checkbox"/>
Filter strip		<input type="checkbox"/>
Bioswale		<input type="checkbox"/>
Detention pond		<input type="checkbox"/>
Native landscaping	Square footage:	0
Rain-water collection cistern/barrel	Gallons:	0
Total impervious area reduction	Square footage:	160,000

Other sustainable surface treatments:

Green roof	Square footage:	0
Energy Star roof	Square footage:	19,000
High-albedo pavement	Square footage:	

Transportation:

No. of accessory parking spaces		14
Total no. of parking spaces (Accessory + Non- Acc.)		14
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)	0	0
No. of bicycle parking		6
Within 600 ft of CTA or Metra station entrance	Check if applicable:	<input type="checkbox"/>

Building Certification:

Energy Star building

LEED certification

LEED Certified

LEED Silver

LEED Gold

LEED Platinum

Chicago Green Homes

Chicago Green Homes [one-star]

Chicago Green Homes [two-star]

Chicago Green Homes [three-star]

Energy efficiency strategies not captured above:

-IE: Other than Energy Star Roof -- or Energy Star Building Certification-

Permeable paving for both walkways and driveways.

Permeable paving for both walkways and driveways

**Other sustainable strategies
and/or Project Notes:**