



# City of Chicago



SO2015-2625

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	4/15/2015
<b>Sponsor(s):</b>	City Clerk (transmitted by)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-F at 201-223 W Hubbard St and 412-420 N Wells St - App No. 18357
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**SUBSTITUTE 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 DX-5 Downtown Mixed-Use District symbols and indications as shown on Map 1-F in the area bounded by:

West Hubbard Street; North Wells Street; a line 100 feet south of and parallel to West Hubbard Street; and a line 124.06 feet west of and parallel to North Wells Street;

to those of a DX-7 Downtown Mixed-Use District.

**SECTION 2.** That the Chicago Zoning Ordinance be amended by changing all of the DX-7 Downtown Mixed-Use District symbols and indications as shown on Map 1-F in the area bounded by:

West Hubbard Street; North Wells Street; a line 100 feet south of and parallel to West Hubbard Street; the public alley next south of and parallel to West Hubbard Street; and a line 256.14 feet west of and parallel to North Wells Street;

to those of a Residential-Business Planned Development.

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

**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_**  
**BULK REGULATIONS AND DATA TABLE**

Gross Site Area (sf):	41,852 SF
Area of Public Rights-of-Way (sf):	17,574 SF
Net Site Area (sf):	24,278 SF
Floor Area Ratio:	
Base FAR:	7.00
Affordable Housing Bonus:	1.75
<u>Transit Infrastructure Bonus:</u>	<u>1.40</u>
<b>Maximum FAR:</b>	<b>10.15</b>
Maximum FAR – Subarea A:	8.25
Maximum FAR – Subarea B:	1.90
Maximum Number of Dwelling Units:	180
Minimum Off-Street Parking Spaces:	85
Maximum Off-Street Parking Spaces:	100
Minimum Bicycle Parking Spaces:	50
Minimum Off-Street Loading Spaces:	2
Maximum Building Height:	
Subarea A:	270'
Subarea B:	152'
Minimum Setbacks:	In substantial conformance with Plans

**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_**  
**PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Planned Development Number TBD, ("Planned Development") consists of approximately 24,278 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). 215 Hubbard, L.L.C. is owner as tenant in common of a portion of the Property and the "Applicant" for this planned development pursuant to authorization of the owner of the remainder of 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.

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 Plan of Development consists of these 17 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Hirsch Associates

Applicant: 215 Hubbard, L.L.C.  
 Address: 201-223 West Hubbard Street; 412-420 North Wells Street, Chicago, IL 60654  
 Introduced: April 15, 2015  
 Plan Commission: June 18, 2015

and dated \_\_\_\_\_ (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property and Boundary Line Map; a Site Plan; a Landscape/Green Roof Plan; Subarea A Building Elevations (North, South, East and West) and Subarea B Building Elevations (North, South, East and West). Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the 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 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.

5. The following uses are permitted in the area delineated herein as a Business Planned Development:

Subarea A: Dwelling Units located above the ground floor; Animal Services (excluding overnight kennels or boarding); Eating and Drinking Establishments; Financial Services (excluding Payday/Title Loans, Pawnshops and Drive Throughs); Food and Beverage Retail Sales (excluding Liquor Stores and Grocery Stores); Office; Personal Service; General Retail Sales; and related, incidental and accessory uses and parking.

Subarea B: Animal Services (excluding overnight kennels or boarding); Eating and Drinking Establishments; Financial Services (excluding Payday/Title Loans, Pawnshops and Drive Throughs); Food and Beverage Retail Sales (excluding Liquor Stores and Grocery Stores); Office; Personal Service; General Retail Sales; and related, incidental and accessory uses and 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 purposes 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 24,278 square feet and a base FAR of 7.0, and additional FAR for proposed FAR bonuses as follows:

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<u>Description</u>	<u>FAR</u>
Base FAR:	7.00
Affordable Housing:	1.75
Transit Infrastructure:	1.40
Total FAR:	10.15

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 seek LEED certification and provide a 50% net green roof equivalent to an actual total of 6,024 square feet.

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15. The Applicant acknowledges and agrees that the rezoning of a portion of the Property from the DX-5 Downtown Mixed-Use District to the DX-7 Downtown Mixed-Use District for this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance" or "AHO"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). The Applicant further acknowledges and agrees that this Planned Development is subject to Section 17-4-1004-D of the Zoning Code, which also requires on-site affordable housing or payment of a fee in lieu of providing affordable housing for rezonings in DC, DX and DR districts that increase the base floor area ratio. If a planned development is subject to the requirements of both sections (2-45-110 and 17-4-1004-D), the developer may elect to satisfy the AHO requirements by complying with the affordable housing floor area bonus provided for in Section 17-4-1004. Applicant has elected to comply with Section 17-4-1004. Pursuant to Section 17-4-1004-B of the Zoning Ordinance, the Applicant has requested an increase in the floor area ratio for the Property, as set forth in the bonus worksheet required under Section 17-4-1003-D and attached hereto as Exhibit [ ] ("Bonus Worksheet"). In accordance with the formulas set forth in Section 17-4-1004-C and the Bonus Worksheet, the Applicant acknowledges and agrees that it must provide either a minimum of 10,621.75 square feet of floor area (the "Affordable Units") in the building receiving the affordable housing floor area bonus ("Eligible Building"), with an affordable unit mix comparable to the overall mix and approved by DPD's density bonus project manager prior to issuance of the first building permit, or make a cash payment in lieu of providing affordable housing in the amount of \$1,461,552.80 ("Cash Payment"), or \$100,000 per unit ("Pro Rata Amount"). Prior to the issuance of any building permits for the Eligible Building, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment or provide a performance bond or other security in the amount of the Cash Payment ensuring construction of the Affordable Units. If the Applicant elects to construct the Affordable Units, it must also enter into an Affordable Housing Agreement with the City pursuant to Section 17-4-1004-E9 prior to the issuance of any building permits for the Eligible Building, including, without limitation, excavation or foundation permits. The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the Affordable Housing Agreement will be recorded against the Eligible Building and will constitute a lien against each Affordable Unit in an amount equal to the Pro Rata Amount. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. In addition to the Affordable Housing Agreement, the Applicant acknowledges and agrees that, pursuant to Section 17-4-1003-D3, the Bonus Worksheet will serve as an official record of bonuses and amenities. The Applicant must

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comply with the applicable affordable housing standards and requirements set forth in Section 17-4-1004, the terms of which are incorporated herein by this reference. Notwithstanding anything to the contrary contained in Section 17-4-1003-E, the Commissioner of the Department of Planning and Development may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

16. Pursuant to the Transit Infrastructure Improvements Bonus provisions of Section 17-4-1020 of the Zoning Ordinance, the Applicant has requested an increase in the floor area permitted on the Property based on a cash contribution for public transit infrastructure improvements. The Applicant shall make a cash contribution in the amount of \$1,169,228, which corresponds to a floor area bonus of 1.40. Pursuant to Section 17-4-1020-A of the Zoning Ordinance, the Applicant must enter into an agreement with the agency undertaking the improvements providing for such cash contribution. The Applicant must provide evidence that such cash contribution has been paid by the Applicant as a condition to issuance of any Part II approvals.
17. 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-7 Downtown Mixed-Use District.

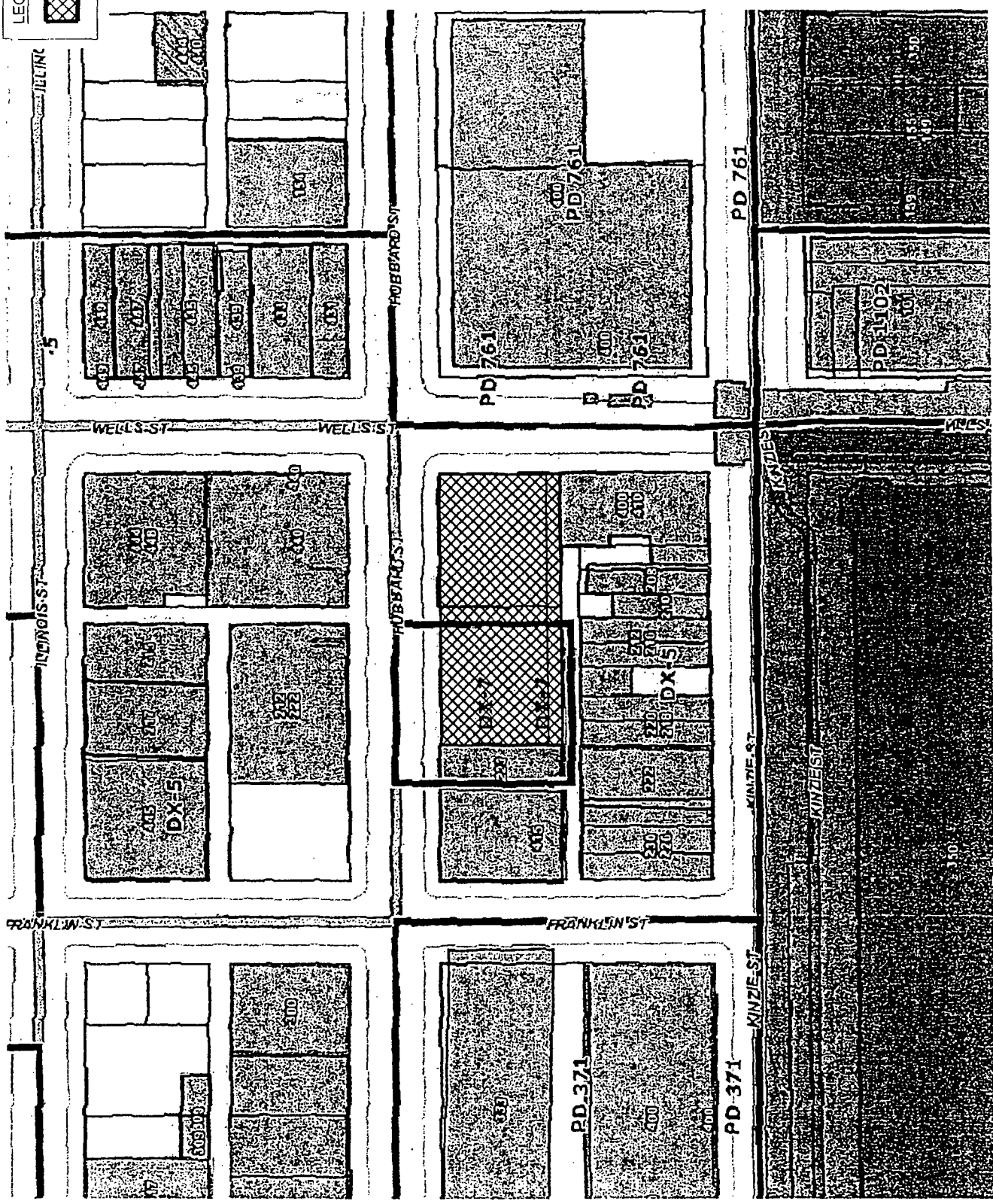
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**LEGEND**

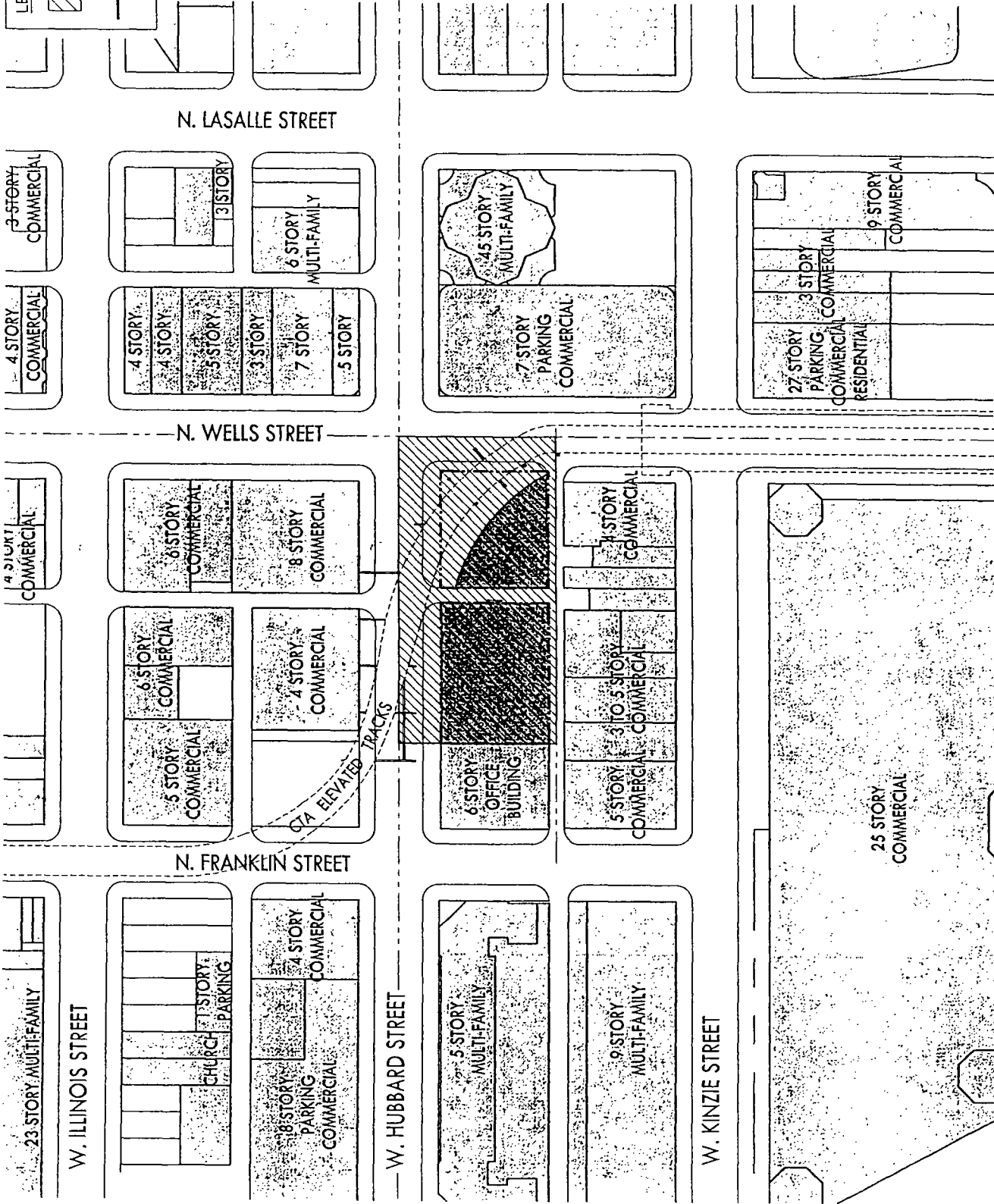
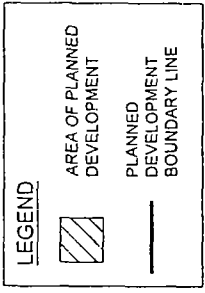
 AREA OF PLANNED DEVELOPMENT



NOT TO SCALE

PLANNED DEVELOPMENT EXISTING ZONING MAP (400' in each direction)

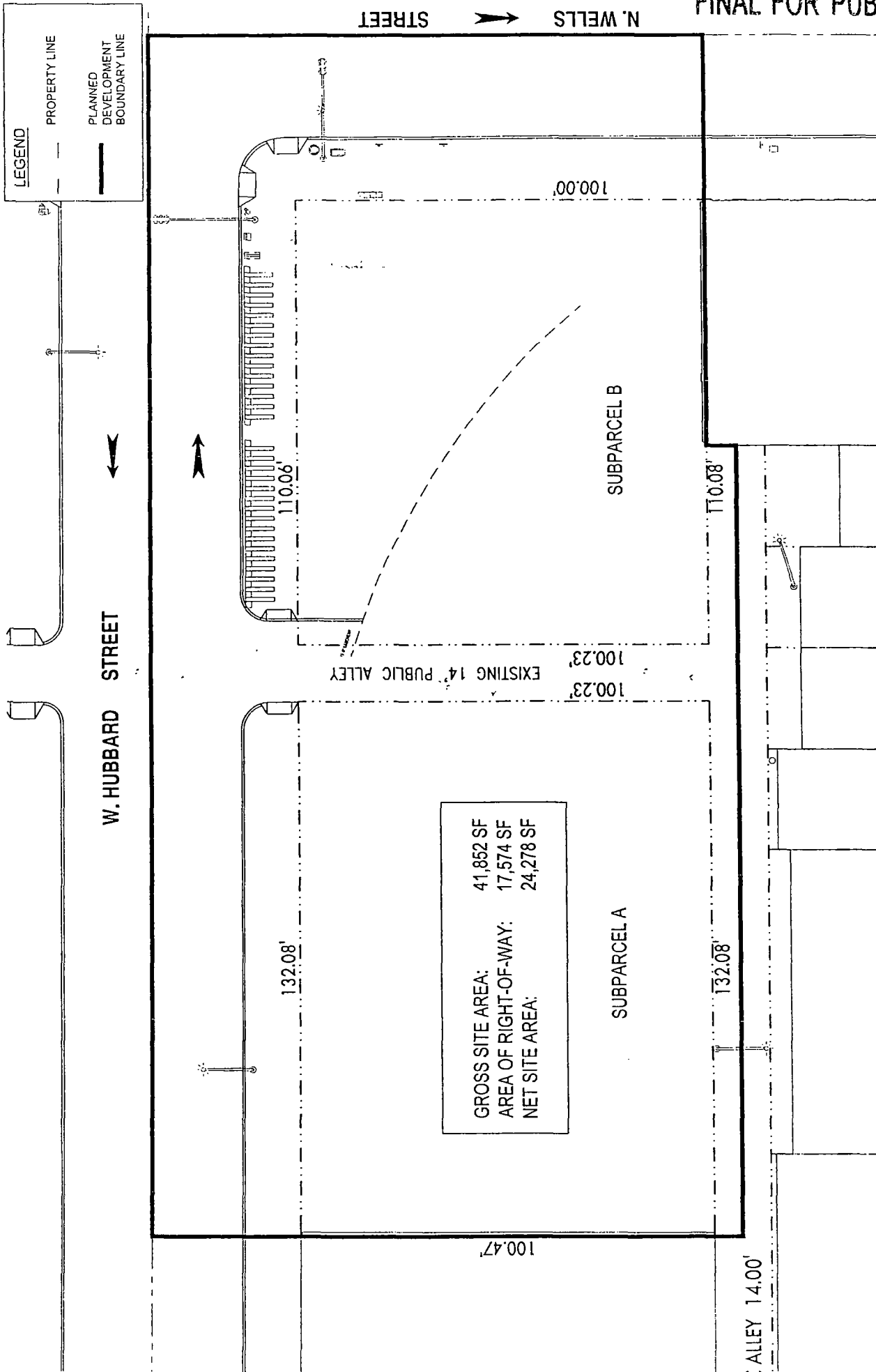
APPLICANT: 215 HUBBARD, LLC  
ADDRESS: 201-223 WEST HUBBARD STREET & 412-420 N. WELLS STREET, CHICAGO IL 60654  
COUNCIL INTRODUCTION: APRIL 15, 2015  
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NOT TO SCALE

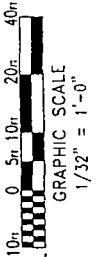
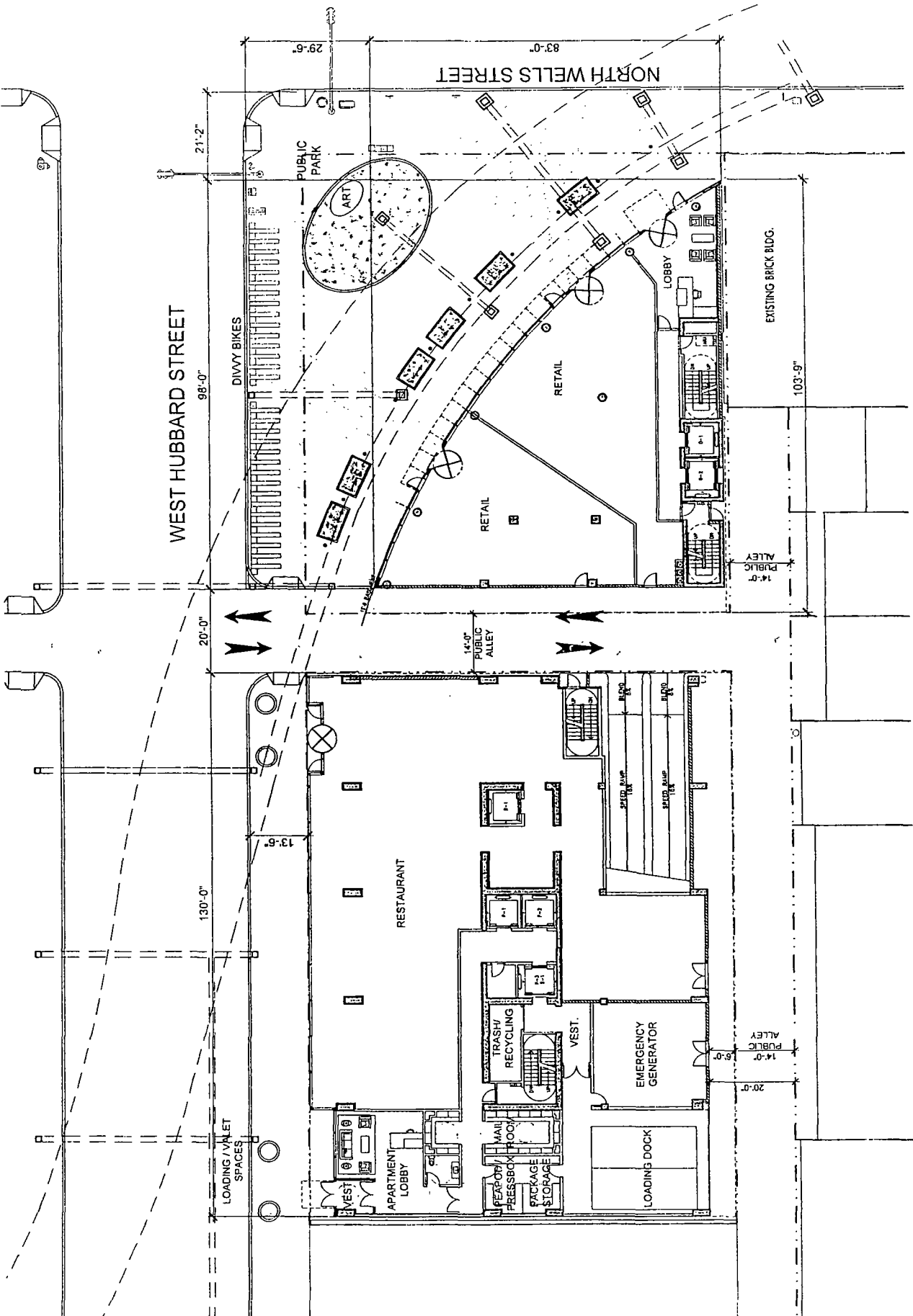
# EXISTING LAND USE MAP

APPLICANT: 215 HUBBARD, LLC  
 ADDRESS: 201-223 WEST HUBBARD STREET & 412-420 N. WELLS STREET, CHICAGO IL 60654  
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# PLANNED DEVELOPMENT PROPERTY AND BOUNDARY MAP

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SITE AND GROUND FLOOR PLANS

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**GREEN ROOF LEGEND**

GREEN ROOFING AREA

**SUBPARCEL A ROOF AREA ANALYSIS**

GREEN ROOFING AREA ... 3,108 sf (50%)  
NET ROOF AREA ..... 6,211 sf

**BUILDING TO BE LEED CERTIFIED**

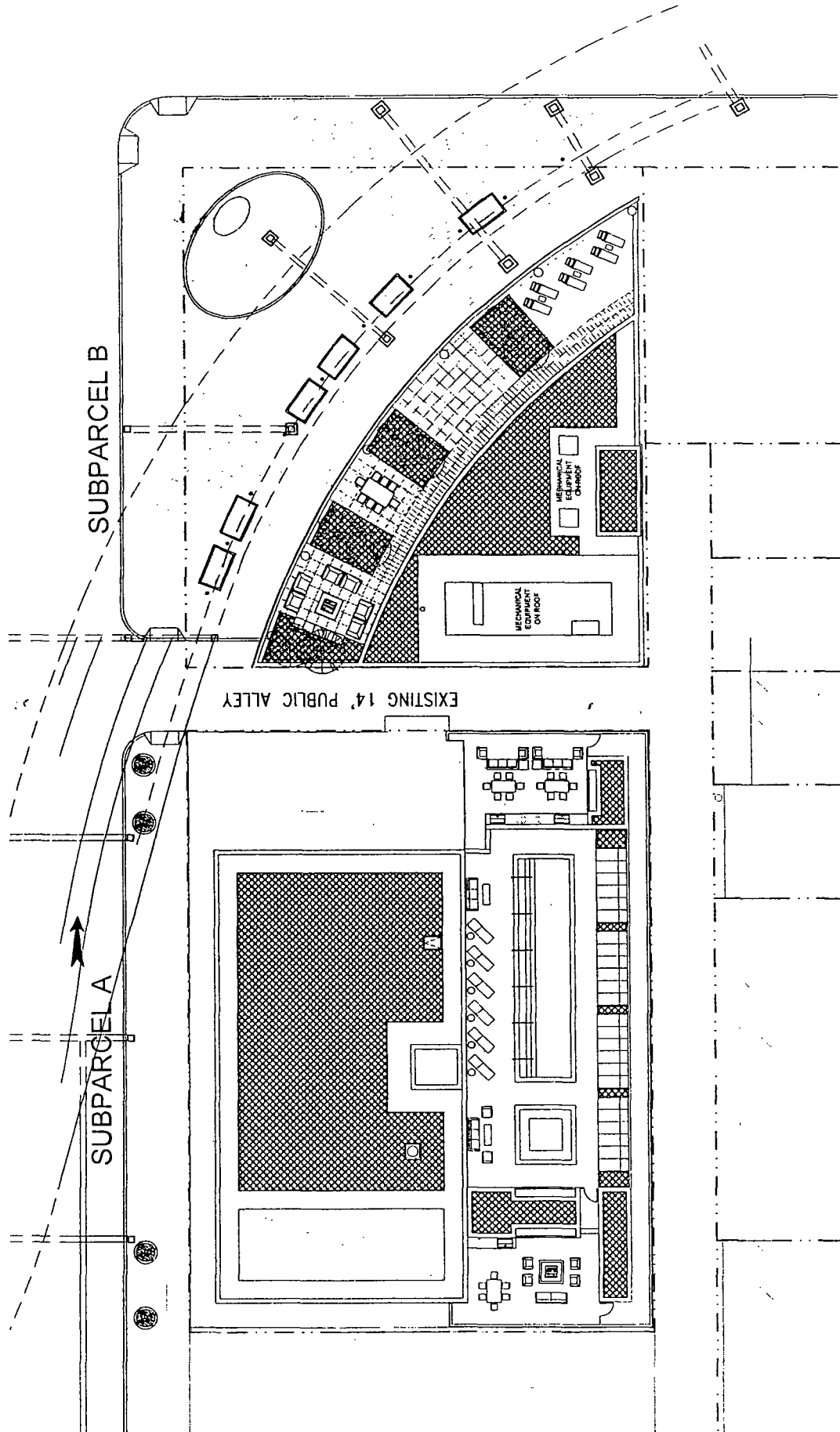
**SUBPARCEL B ROOF AREA ANALYSIS**

GREEN ROOFING AREA ... 1,322 sf (50%)  
NET ROOF AREA ..... 2,643 sf

**BUILDING TO BE LEED CERTIFIED**

**COMBINED ROOF AREA ANALYSIS**

TOTAL GREEN ROOF AREA ..... 4,428 sf (50%)  
TOTAL NET ROOF AREA ..... 8,854 sf

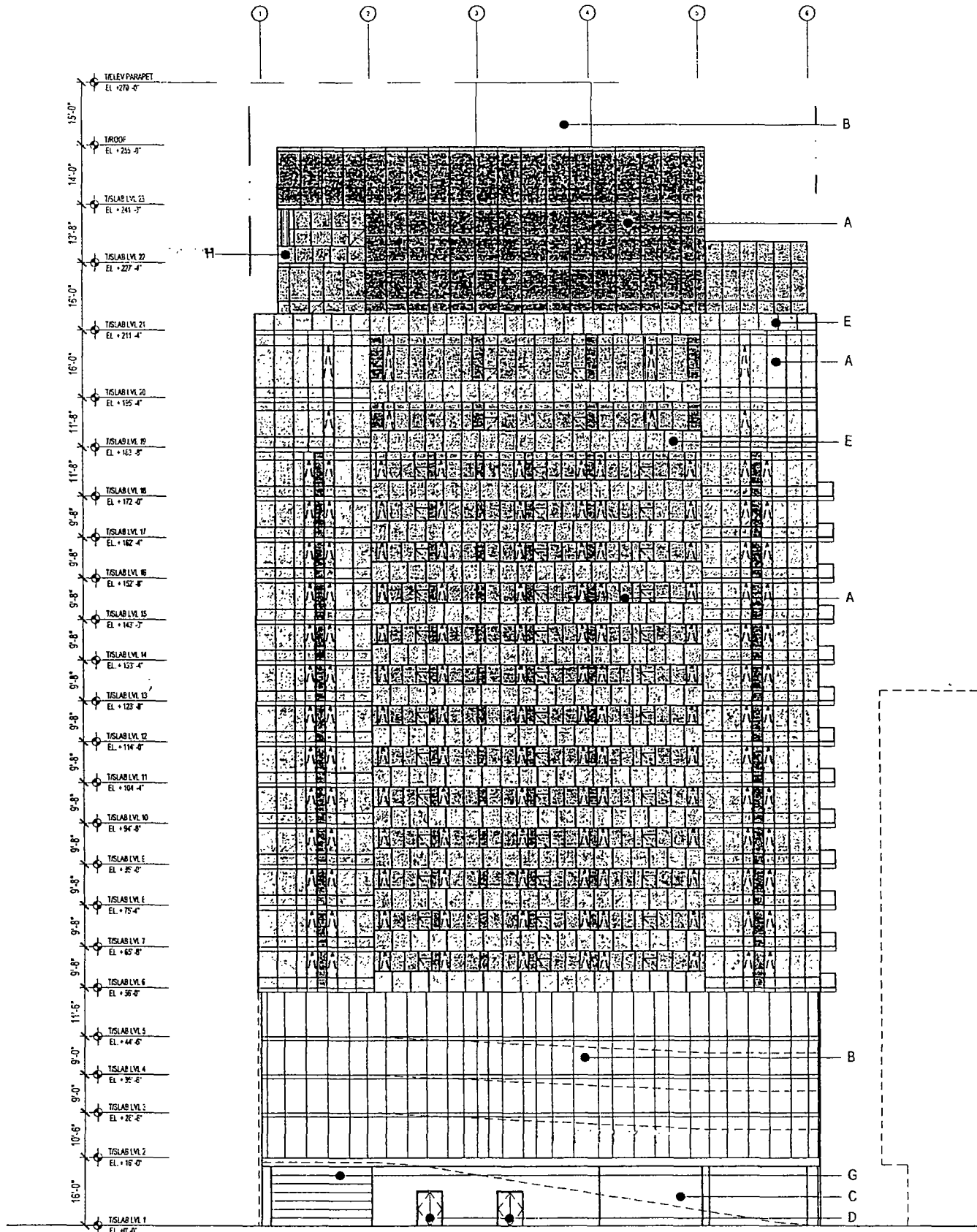


**PROPOSED LANDSCAPE / GREEN ROOF PLAN**

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## SUBAREA A, SOUTH ELEVATION

APPLICANT: 215 HUBBARD, LLC  
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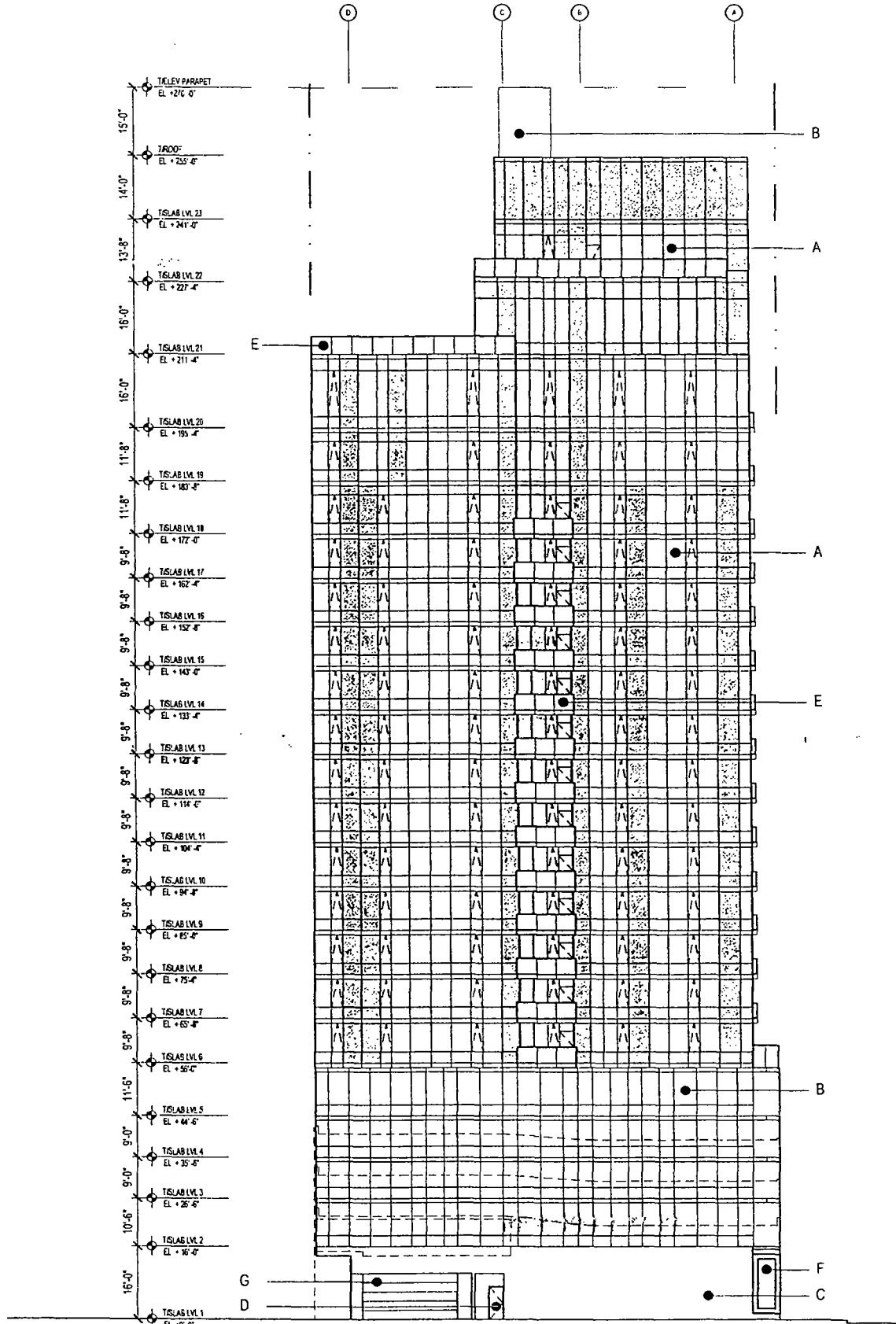


### PROPOSED FEATURES

- |      |                                |      |                        |
|------|--------------------------------|------|------------------------|
| A... | METAL AND GLASS GLAZING SYSTEM | E... | GLASS GUARDRAIL        |
| B... | METAL PANEL                    | F... | METAL AND GLASS WINDOW |
| C... | MASONRY WALL                   | G... | OVERHEAD METAL DOOR    |
| D... | METAL DOOR                     | H... | METAL COLUMN COVER     |

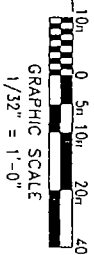
# SUBAREA A, EAST ELEVATION

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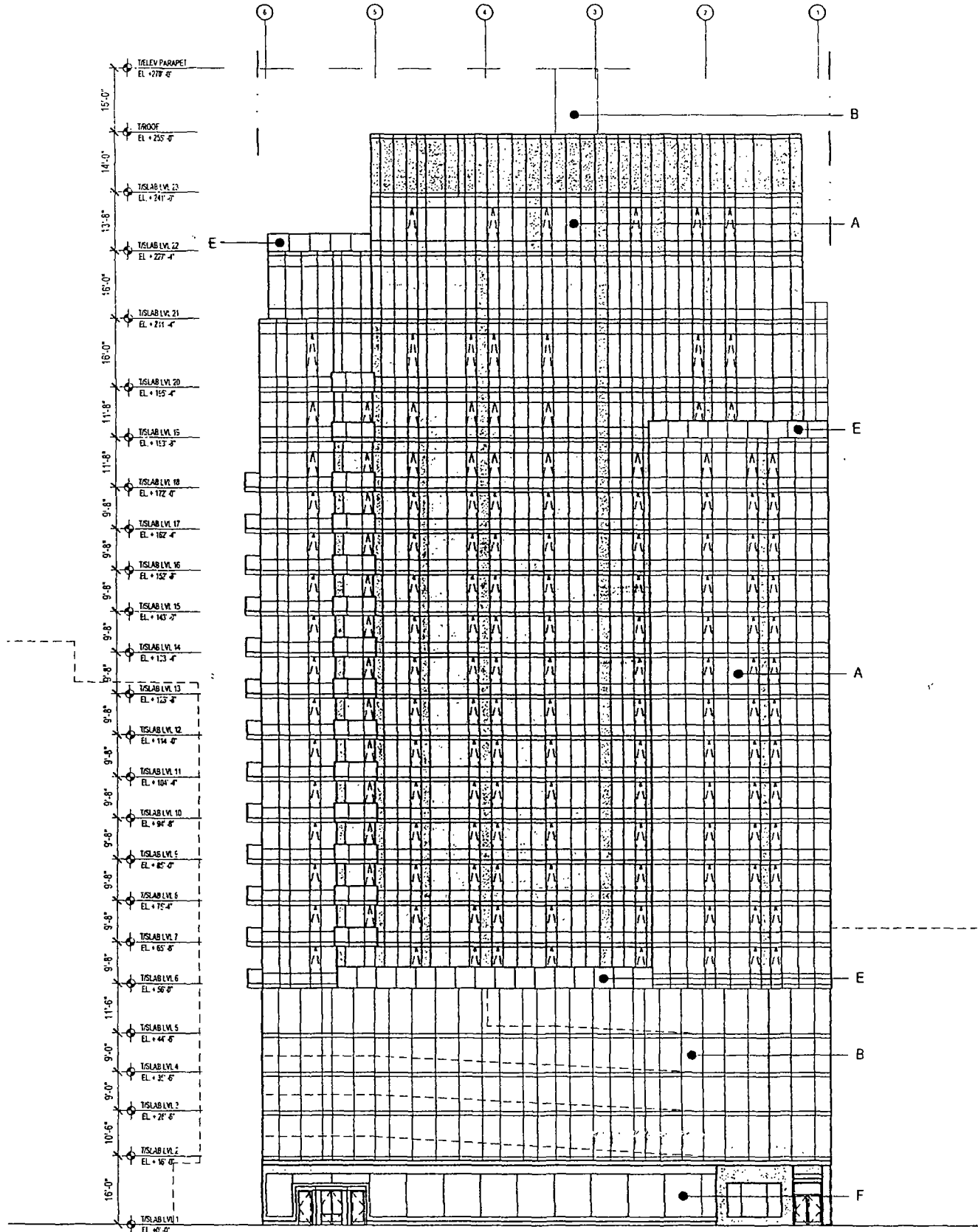
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- |      |                                |      |                        |
|------|--------------------------------|------|------------------------|
| A... | METAL AND GLASS GLAZING SYSTEM | E... | GLASS GUARDRAIL        |
| B... | METAL PANEL                    | F... | METAL AND GLASS WINDOW |
| C... | MASONRY WALL                   | G... | OVERHEAD METAL DOOR    |
| D... | METAL DOOR                     | H... | METAL COLUMN COVER     |



SUBAREA A, NORTH ELEVATION

APPLICANT: 215 HUBBARD, LLC  
ADDRESS: 201-223 WEST HUBBARD STREET & 412-420 N. WELLS STREET, CHICAGO IL 60654  
COUNCIL INTRODUCTION: APRIL 15, 2015  
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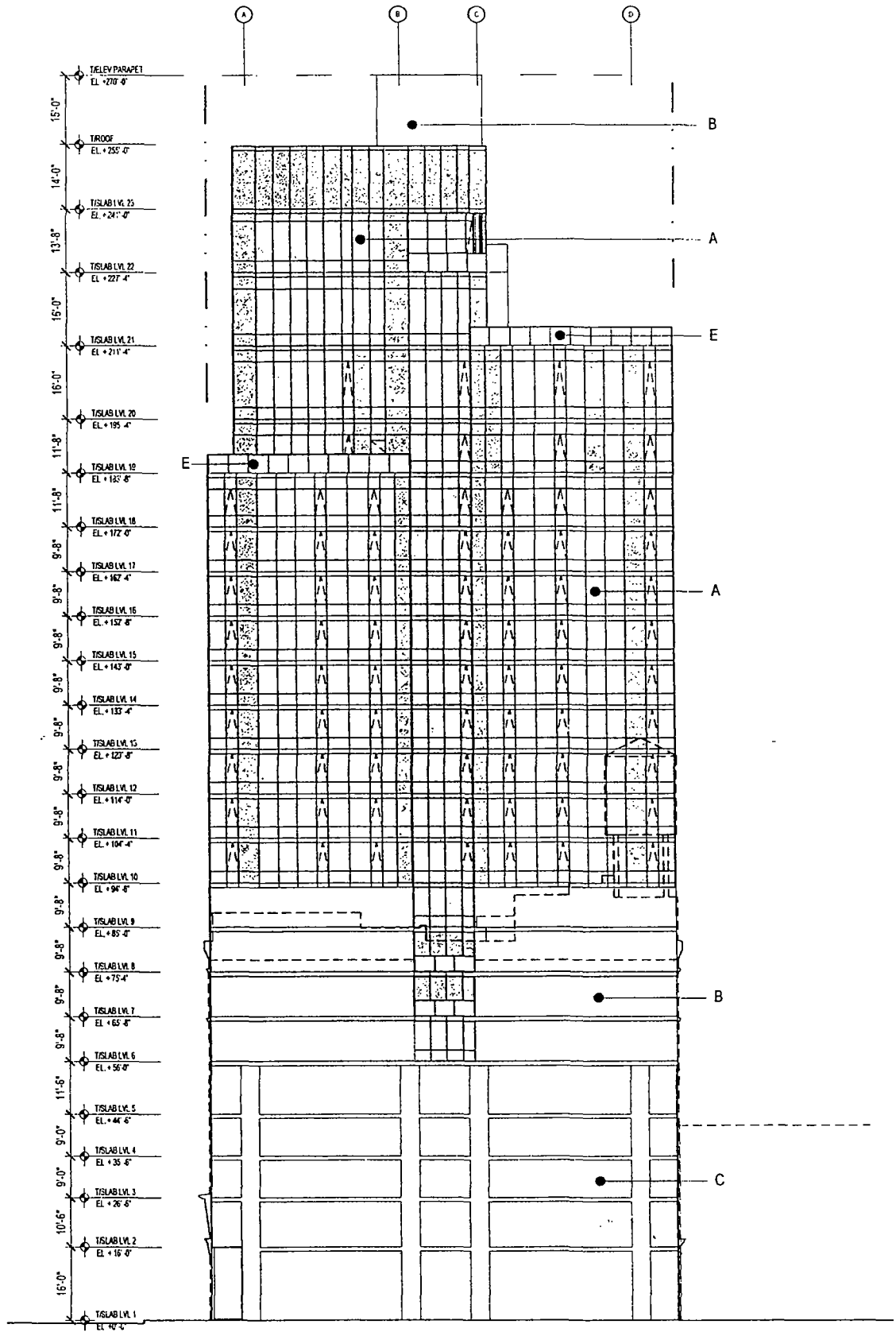
PROPOSED FEATURES

- |      |                                |      |                        |
|------|--------------------------------|------|------------------------|
| A... | METAL AND GLASS GLAZING SYSTEM | E... | GLASS GUARDRAIL        |
| B... | METAL PANEL                    | F... | METAL AND GLASS WINDOW |
| C... | MASONRY WALL                   | G... | OVERHEAD METAL DOOR    |
| D... | METAL DOOR                     | H... | METAL COLUMN COVER     |



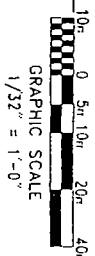
# SUBAREA A, WEST ELEVATION

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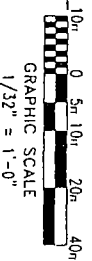
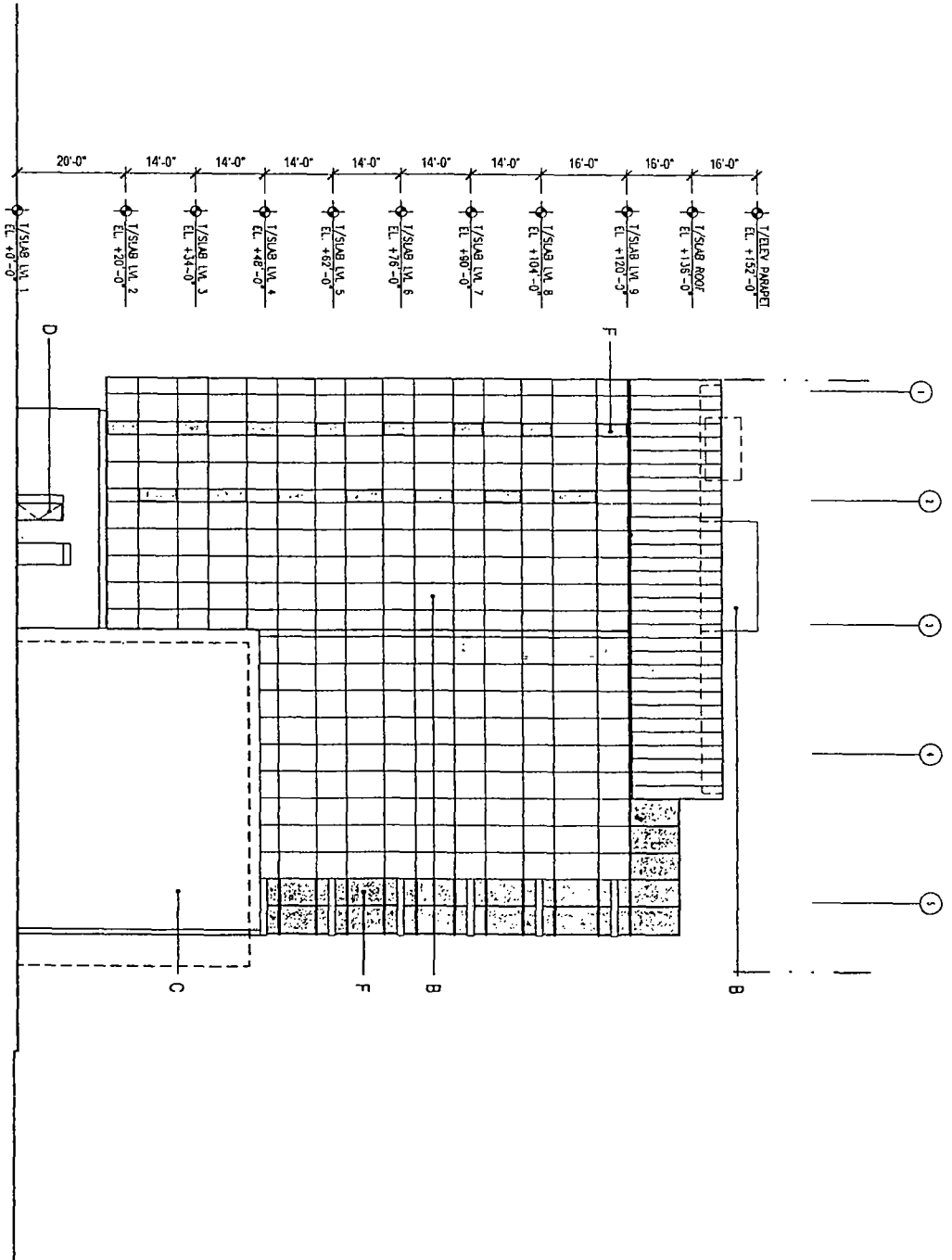
## PROPOSED FEATURES

- |      |                                |      |                        |
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| C... | MASONRY WALL                   | G... | OVERHEAD METAL DOOR    |
| D... | METAL DOOR                     | H... | METAL COLUMN COVER     |



# SUBAREA B, SOUTH ELEVATION

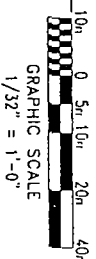
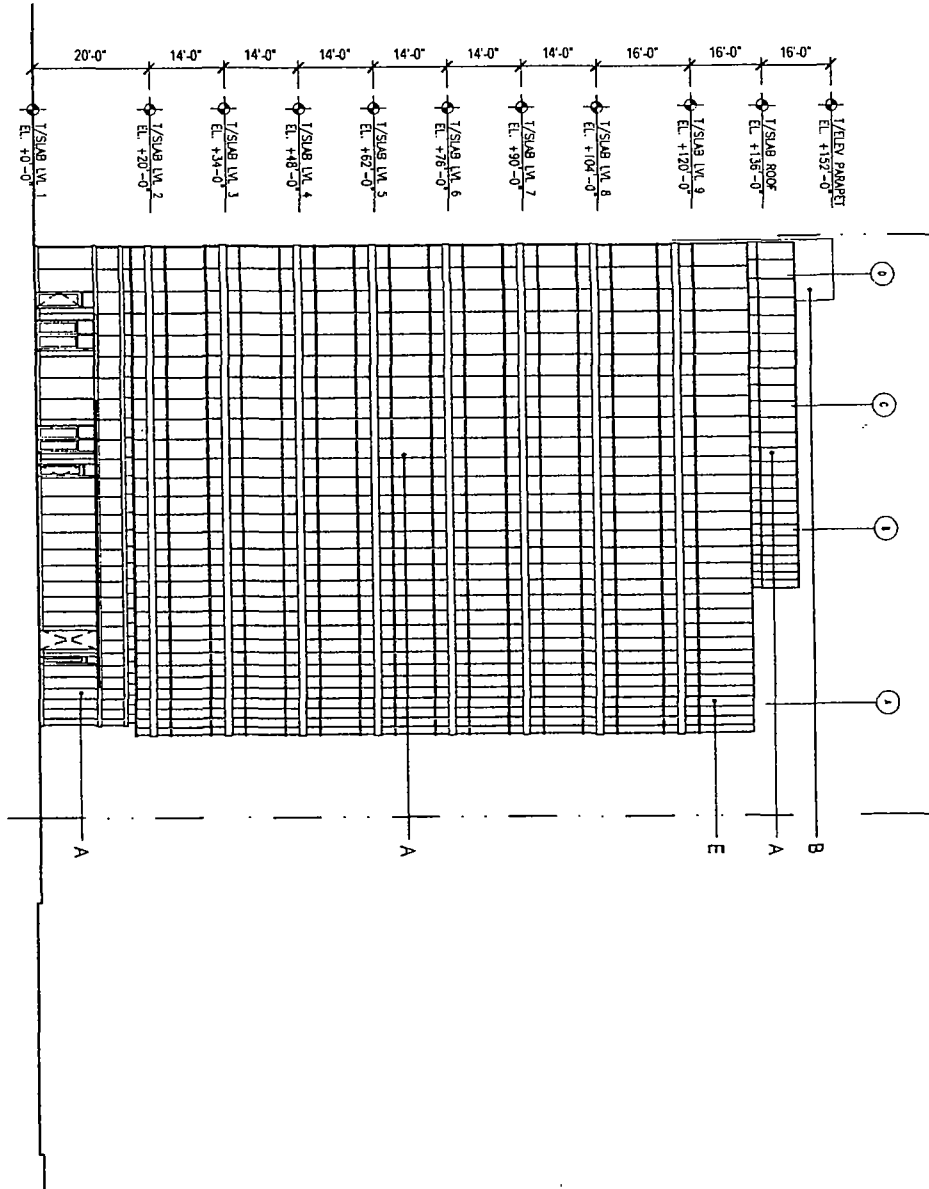
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# SUBAREA B, EAST ELEVATION

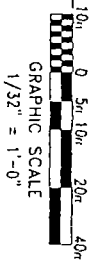
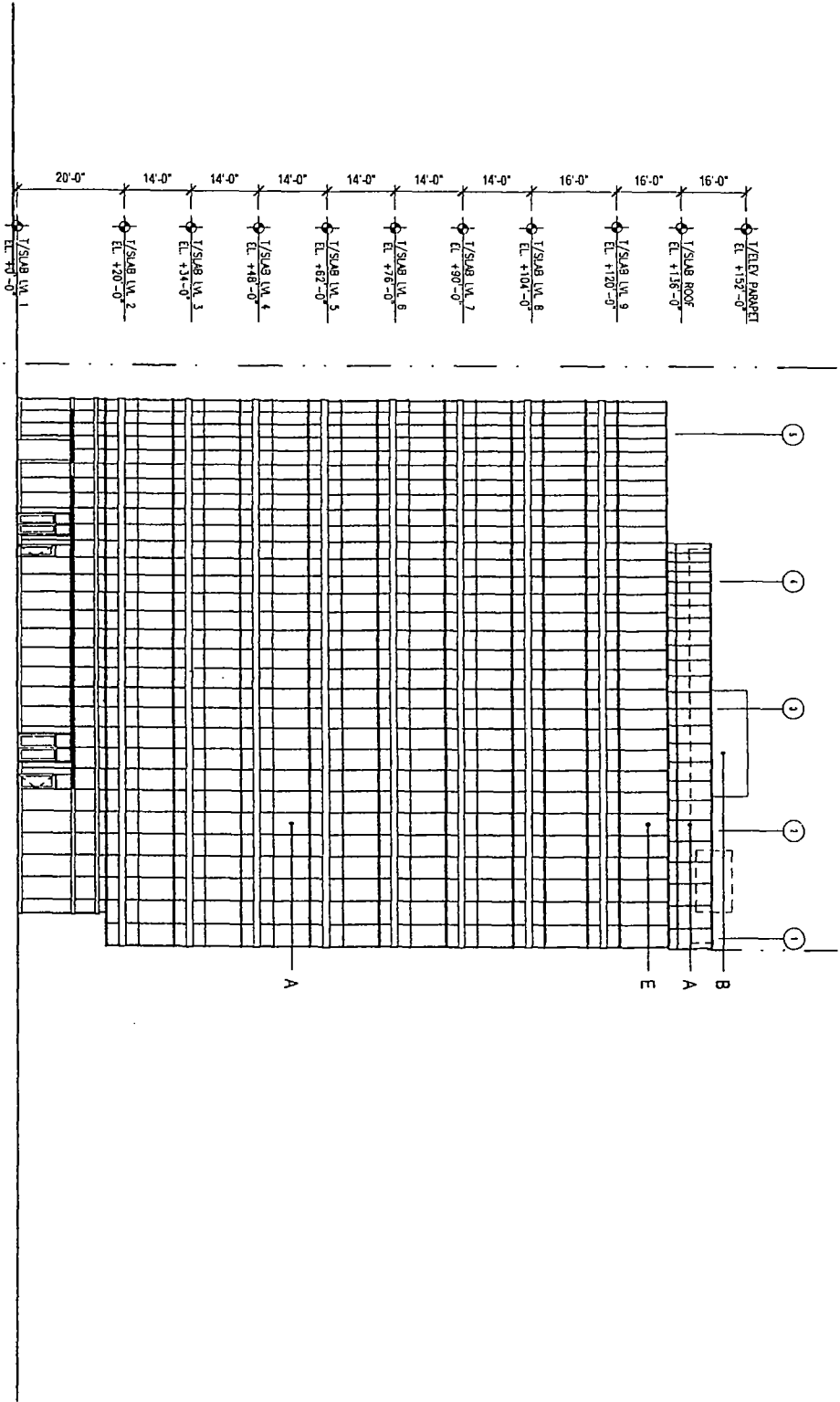
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- PROPOSED FEATURES**
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SUBAREA B, NORTH ELEVATION

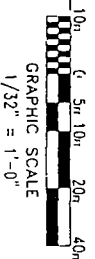
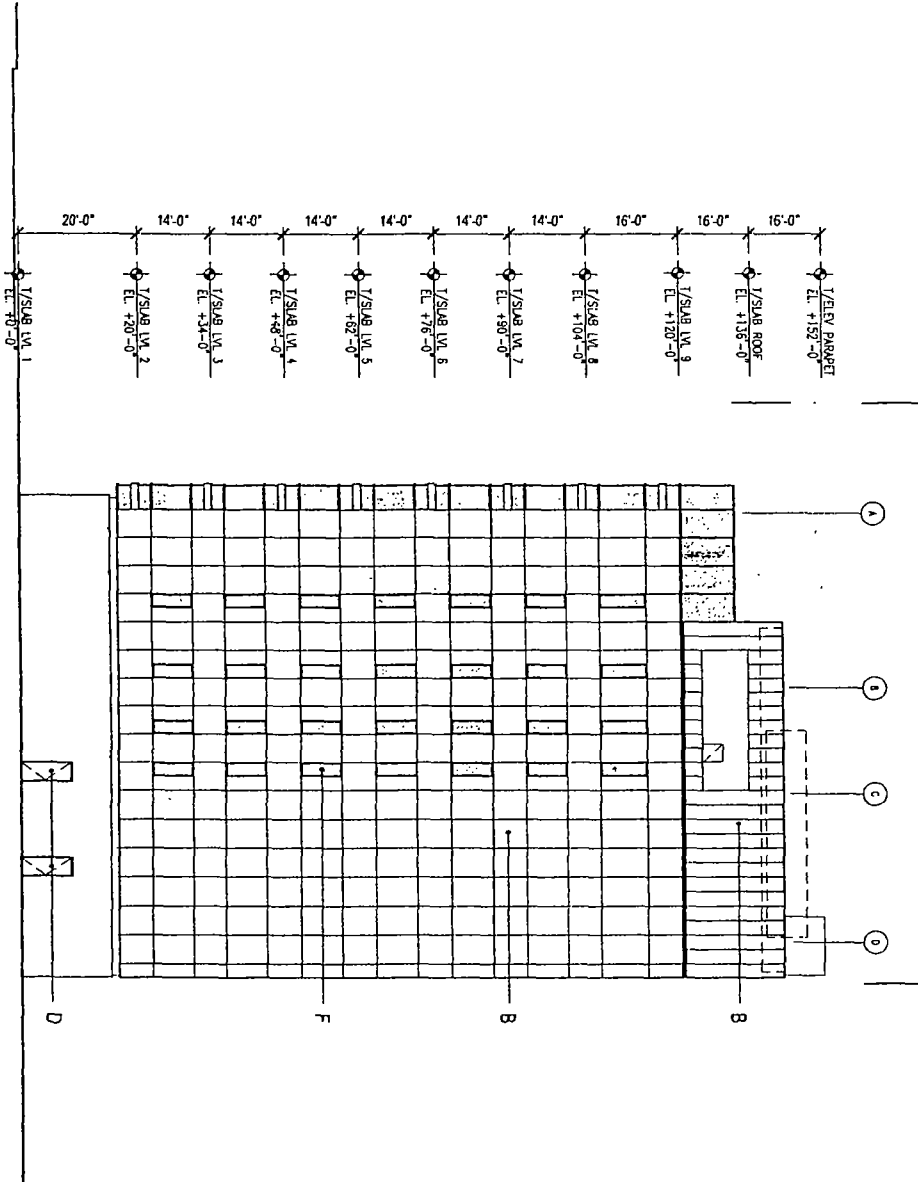
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# SUBAREA B, WEST ELEVATION

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- PROPOSED FEATURES**
- |      |                 |      |                        |
|------|-----------------|------|------------------------|
| A... | METAL AND GLASS | E... | GLASS GUARDRAIL        |
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CITY OF CHICAGO  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
BUREAU OF ZONING AND LAND USE  
APPLICATION FOR ZONING BONUS REVIEW

WORKSHEET: FAR BONUS CALCULATION

Property Address: 201-223 W. Hubbard Street & 412-420 N. Wells Street Zoning District: DX-7

ON-SITE BONUSES

Amenity	Amenity area (in sq.ft.)	Lot area (in sq.ft.)	Premium Factor	Base FAR	FAR Bonus calculated	FAR Bonus Cap compare with
Formula:	A	B	C	D	(A/B) • C • D	
Affordable Housing – On-Site			.25	7.0	0	1.00 (-5) 1.75 (-7) 2.50 (-10) 3.60 (-12) 4.80 (-16)
Public Plaza and Pocket Park			1	7.0	0	6
Chicago Riverwalk			1	7.0	0	–
Winter Garden			1	7.0	0	3
Through-Block Connection (Indoor)			0.66	7.0	0	–
Through-Block Connection (Outdoor)			1	7.0	0	–
Sidewalk Widening			2	7.0	0	–
Arcade			1.25	7.0	0	2
Water Feature			0.3	7.0	0	1
Upper-Level Setbacks (-7 & -10 Districts)			0.3	7.0	0	1
Upper-Level Setbacks (-12 & -16 Districts)			0.4	7.0	0	25% of D
Lower-Level Planting Terrace			1	7.0	0	–
Green Roofs			0.3	7.0	0	2
Underground Parking (Levels -1 & -2)			0.15	7.0	0	30% of D
Underground Parking (Level -3 or lower)			0.2	7.0	0	30% of D
Underground Loading			0.15	7.0	0	30% of D
Parking Concealed by Occupiable Space			0.4	7.0	0	25% of D
Total FAR Bonus On-Site Improvements					0	

## OFF-SITE BONUSES

### Calculation of Financial Contribution

Formula: Cash contribution for 1 sq.ft. of FAR bonus = 0.8 x median cost of 1 sq. ft. of buildable floor area

Amenity	Bonused Square Feet Desired	Discount Factor	median cost of 1 sqft. of buildable floor area (in \$) See City Survey of Land Cost	Base FAR	Financial Contribution
Formula:	A	B	C	D	E=A*B*C
Off-Site Park or Riverwalk		0.8			
Street Lighting and Landscaping		0.8			
Transit Station Improvements	33,989	0.8	43	7	\$1,169,221.60
Pedway Improvements		0.8			
Adopt-A-Landmark		0.8			
Affordable Housing	42,487	0.8	43	7	\$1,461,552.80
Education		0.8			
<b>Totals</b>	<b>76,476</b>				<b>\$2,630,774.40</b>

### Comparison to FAR Bonus Cap

Amenity	Total Bonused Square Feet Desired	Lot Area (in sq. ft.)	Base FAR	FAR Bonus calculated	FAR Bonus Cap:
Formula:	F	G	H	I = (F/G) * H	Compare with
Off-Site Park or Riverwalk					20% of H
Street Lighting and Landscaping					20% of H
Transit Station Improvements	33,989	24,278 SF	7.0	1.4	20% of H
Pedway Improvements					20% of H
Adopt-A-Landmark					20% of H
Affordable Housing	42,487	24,278 SF	7.0	1.75	20% of H (-5) 25% of H (-7, -10) 30% of H (-12, -16)
Education					25% of H (-10) 30% of H (-12, -16)

If FAR Bonus calculated exceeds FAR Bonus Cap, the effective FAR Bonus for Off-Site Improvements is equal to the FAR Bonus Cap

### Summary

Base FAR	7.0
FAR Bonus for On-Site Improvements	0
FAR Bonus for Off-Site Improvements	3.15
Total FAR	10.15
Total Financial Contribution	\$2,630,774.40

Maximum Floor Area with Base FAR	169,946 SF
Floor Area with FAR Bonus On-Site Improvements	0
Floor Area with FAR Bonus Off-Site Improvements	76,476 SF
Total Maximum Floor Area	246,422 SF

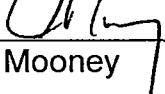


18357  
FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

MEMORANDUM

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

FROM:   
Andrew J. Mooney  
Secretary  
Chicago Plan Commission

DATE: June 19, 2015

RE: Proposed Residential Business Planned Development for property generally  
located at 201-225 West Hubbard Street.

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On June 18, 2015, the Chicago Plan Commission recommended approval of the proposed planned development submitted by 215 Hubbard L.L.C. 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.

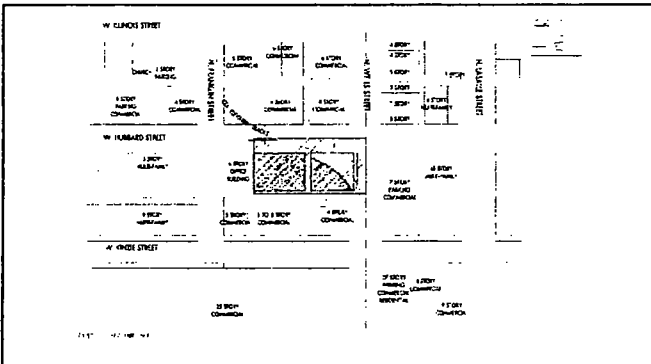
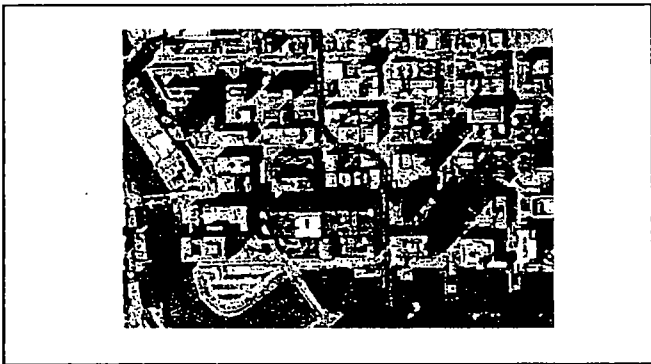
cc: Steve Valenziano  
PD Master File (Original PD, copy of memo)

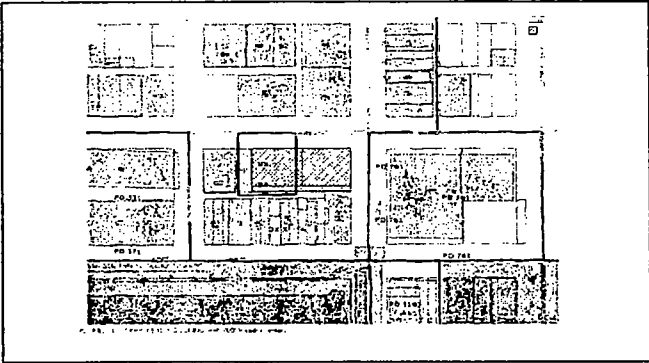


# Chicago Plan Commission



OFFICE OF THE CHIEF OF POLICE  
CHIEF OF POLICE  
CHIEF OF DEPARTMENT





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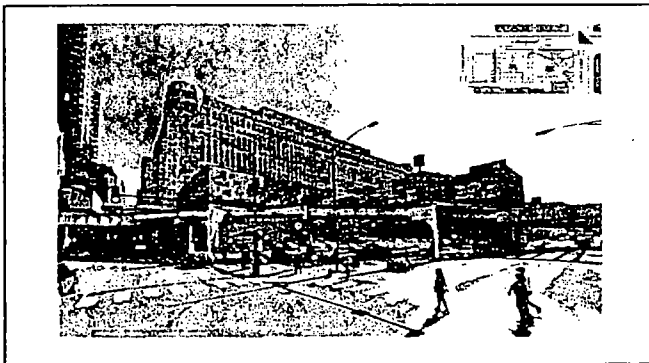
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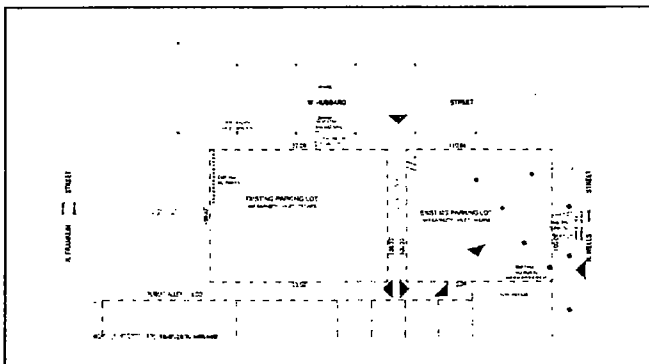
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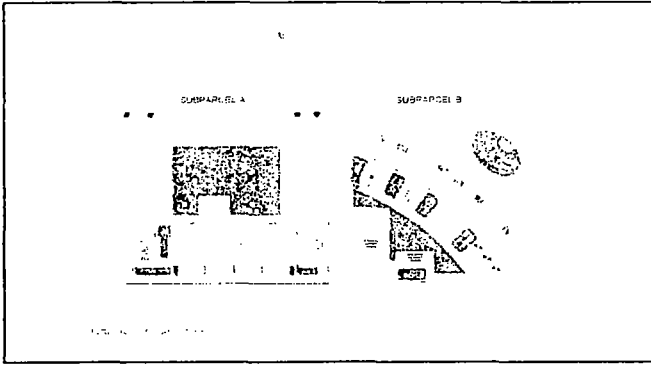
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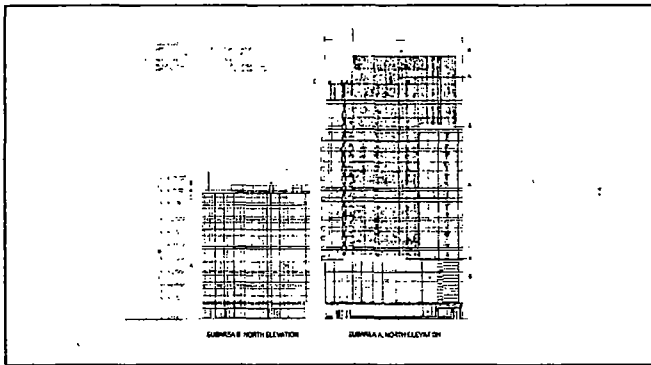
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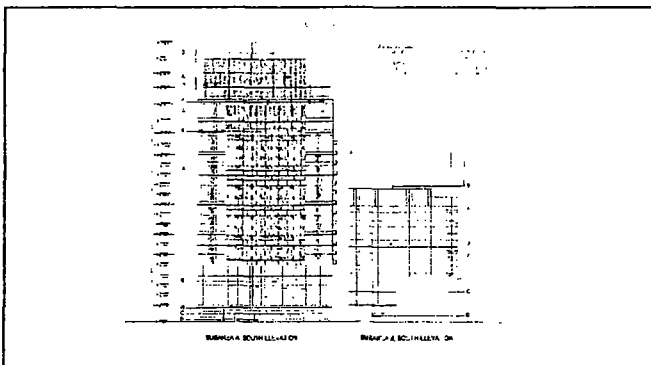
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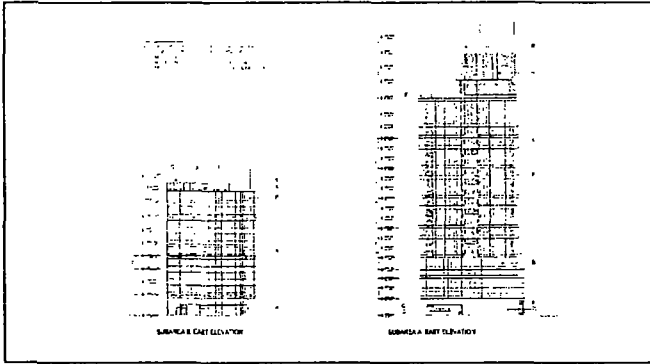
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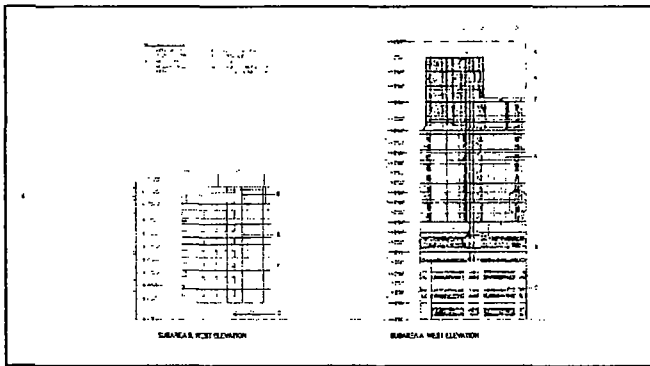
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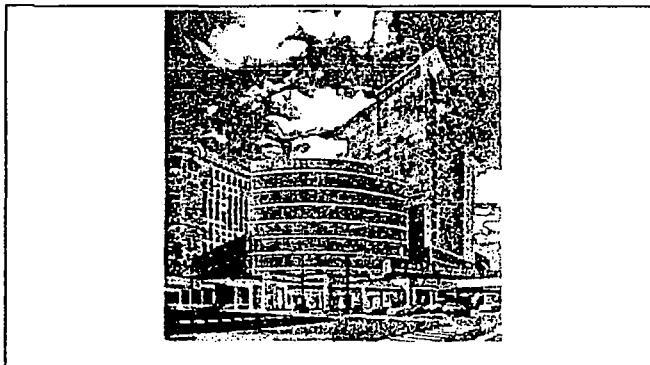
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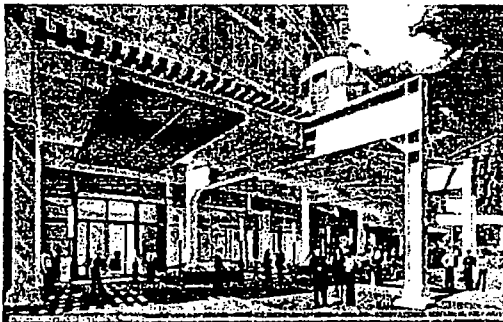
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**REPORT  
to the  
CHICAGO PLAN COMMISSION  
from the  
DEPARTMENT OF PLANNING AND DEVELOPMENT**

**JUNE 18, 2015**

**FOR APPROVAL:**                    **PROPOSED PLANNED  
DEVELOPMENT (APPLICATION NO. 18357)**

**CO-APPLICANTS:**                **215 HUBBARD, LLC.**

**LOCATION:**                        **201-223 WEST HUBBARD STREET**

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 April 15, 2015. Notice of this public hearing was published in the Chicago Sun-Times on June 03, 2015. The Applicant was separately notified of this public hearing.

This request is being submitted as a mandatory planned development, pursuant to Sections 17-08-0512-B and 17-4-1020, the first section referring to a residential building greater than 155'-0" in height and the second section referring to the request to take a Transit Infrastructure Improvement bonus.

**PROJECT BACKGROUND AND DESCRIPTION**

The Applicant and Owner, 215 Hubbard LLC, has filed this mandatory planned development application pursuant to section 17-08-0512-B and 17-4-1020. The applicant is proposing a planned development to be comprised of two Sub-Areas. Sub-Area A is contemplated to be improved with a 270'-0" tall, 180 dwelling unit residential building which will have retail and restaurant uses proposed for the ground floor. Sub-Area B is contemplated to be improved with a 152'-0" tall office building which will be improved with restaurant and retail uses on the ground floor. Access to (2) two loading berths would be provided from the east-west alley to the south of the buildings, and access to the indoor parking garage stalls would be from the north-south alley between the two proposed buildings

**SITE AND AREA DESCRIPTION**

The subject property is located at the intersection of West Hubbard Street and North Wells Street and is located adjacent to a mix of land uses. Immediately east of the subject site is a parcel of land zoned residential business planned



development #761 and is currently improved with a podium containing retail and commercial uses and a parking garage as well as residential tower. South of the site are parcels zoned DX-5 Downtown Mixed-Use District and just across Kinzie to the south of that is the Merchandise Mart on land zoned DC-16 Downtown Core District. West of the site are properties zoned DX-5, Downtown Mixed-Use District and Residential Business Planned Development #371. Directly north of the site is property zoned DX-5 Downtown Mixed-Use District. The site is also not in the Lake Michigan and Chicago Lakefront Protection District. The site is not located within a designated Tax Increment Financing (TIF) District.

Immediately to the north of the office building are the elevated tracks operated by the Chicago Transit Authority, the planned development proposes activated space to be used by the first floor tenants underneath these tracks which then gives way to plaza space open to the sky above on the north east corner of the development.

The CTA's bus route # 22 (Clark), route #36 (Broadway), route #37 (Sedgwick), route #65 (Grand), #125 (Water Tower Express) and route # 156 (LaSalle) all run on streets within a half-mile of the site. The Merchandise Mart station on the CTA's Brown Line and Purple Line sits within a one-half mile radius from the site.

### **DESIGN**

The subject site is comprised of two proposed buildings each of the buildings is to be constructed of similar finishes. The proposed materials are to be primarily a metal panel system and a glazing system which will be featured on all four elevations of both buildings. The office building that is proposed for Sub-Area B will have an accentuated curve that follows the line of the elevated Chicago Transit Authority tracks that run immediately adjacent to the buildings front facade.

### **LANDSCAPING**

The project is restricted from planting street trees at the perimeter due to the presence of the elevated CTA train structure. The applicant intends to install a public plaza at the northeast corner of the development which will be improved with various planter boxes and a public art piece. The entire planned development will be compliant with the requirements of the Chicago Landscape Ordinance.

### **ACCESS / CIRCULATION**

All required parking stalls will be provided within the proposed building located in Sub-Area A. The parking will be accessed from the north-south alley to the east of the proposed building. The subject site also has two loading berths which will be located in the proposed building in Sub-Area A and these are accessed from the east-west alley located to the south of the proposed building.

Hubbard Street is currently a two-way roadway and Wells Street currently operates as a one-way southbound street. The project does not propose any change to the existing traffic patterns around the subject site.

### **SUSTAINABILITY**

The subject site will be designed to be in compliance with the current City of Chicago Sustainable Development policy as set forth in the Department of Housing and Economic Development's Green Matrix.

The buildings will provide 50% green roof equivalent to a total of 6,024 square feet in area. In addition the buildings will obtain LEED certification.

### **BULK / USE / DENSITY**

The current maximum allowable Floor Area Ratio (FAR) for the proposed underlying zoning district (DX-7) is 7.0; the proposed planned development will use this base 7.0 FAR along with an affordable housing bonus equivalent to 1.75 FAR and a CTA Infrastructure Transit Bonus equivalent to 1.40 FAR to obtain a total FAR for the Planned Development of 10.15. The Minimum Lot Area (MLA) per unit in the dash 7 zoning designation would be 145 square feet, by taking the affordable housing bonus the applicant is allowed to reduce this MLA by 15%, this results in a required MLA of 124.25 square feet per unit and the applicant is providing an MLA of 125 square feet per unit. All remaining bulk, use and density items will be in substantial compliance with the stipulations of Section 17-4-0400 for DX-7 zoning districts, per section 17-8-0901.

### **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 a diverse mix of commercial, residential and planned development uses and is accessible from numerous forms of 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 unified planning and development (per 17-8-0102), as evidenced through the site design which coordinates the development of two buildings containing different sets of uses while also creating a shared atmosphere between the building users in the form of a shared parking garage to be located in Sub-Area A and a shared public plaza to be located in Sub-Area B all the while maintaining buildings that are in context and character with the neighboring area;
2. Promotes economically beneficial development patterns that are compatible with the character of existing neighborhood (per 17-8-0103), as evidenced by the design, massing and proposed uses being in context with the character and needs of the immediate community;

3. Ensure a level of amenities appropriate to the nature and scale of the project (per 17-8-0104), as evidenced by provisions provided to the residential units in the project plans as well as by the retail and office options being provided to the area residents while being in accordance with the requirements of the Chicago Zoning Ordinance;
4. Promotes a flexible application of selected bulk, use and development standards to provide a creative, urban design (per 17-8-0105), as evidenced through elevation details and material selections;
5. 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 through the site's close proximity to various methods of public transit, the accessibility accommodations made on-site for the building residents as well as for the retail users, pedestrian and bicycle ingress and egress options provided to the building residents and retail uses, and lastly the design of the building to fit current existing traffic patterns at the site.
6. Provides buildings abutting the sidewalk with doors windows and active use adjacent to it (per 17-8-0905-B-1), as evidenced by the site plan provided showing the building edge immediately adjacent to the public sidewalk on the western portion of the site and continuing along the CTA track frontage as the site proceeds to the east and that the ground floors in both buildings will be improved with uses which will provide windows, door and active uses adjacent to the public sidewalk.
7. Provides structures that allow for pedestrian entrance from the surrounding sidewalks (per 17-8-0905-B-2), as evidenced by the construction to the edges of the site's property lines and the use of distinct materials to highlight the entrance points of the building.
8. 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, the materials as called out on the elevations in the exhibits to this planned development, and the corresponding proposal renderings;
9. Promotes environmentally sustainable development practices (per 17-9-0908-A), as evidenced by the project providing a 50% green roof and committing to obtain LEED certification.

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 commercial, institutional and residential development 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 (DX-7) is consistent with other downtown mixed-use 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

**215 WEST HUBBARD STREET  
PROPOSED PLANNED DEVELOPMENT  
(APPLICATION NO. 18357)**

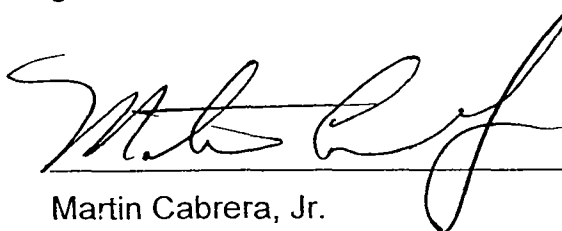
**RESOLUTION**

- WHEREAS,** 215 Hubbard, LLC, has submitted an application seeking approval to establish a planned development; and,
- WHEREAS,** the Applicant is proposing to construct two new buildings on the subject site. The first building is proposed at 270'-0" tall and will contain 180 dwelling units as well as retail and restaurant uses on the ground floor and the second building is proposed at 152'-0" tall and will contain offices on all floors above the ground level, the ground level will be improved with retail and restaurant space. The planned development will include 85 automobile parking stalls on-site and 50 bicycle parking stalls on-site; and,
- WHEREAS,** the Applicant is proposing to rezone the property from DX-5 (Downtown Mixed-Use District) and DX-7 (Downtown Mixed-Use District) to a uniform DX-7 (Downtown Mixed-Use District) and then to a residential business planned development; and,
- WHEREAS** the Applicant's request to rezone the property was introduced to the City Council on April 15, 2015; and,
- WHEREAS,** proper legal notice of the hearing before the Plan Commission was published in the Chicago Sun-Times on June 3, 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 June 18, 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 June 18, 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 June 18, 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 Commissioner 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 April 15, 2015, as being in conformance with the provisions, terms and conditions of the Zoning Ordinance.

A handwritten signature in black ink, appearing to read 'M. Cabrera', written over a horizontal line.

Martin Cabrera, Jr.  
Chairman  
Chicago Plan Commission

PD No. \_\_\_\_\_

Approved: June 18, 2015

Original rec'd / filed # 18357 / substitute.  
4/21/2015 on 4/15/2015

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

201-223 West Hubbard Street, 412-420 North Wells Street, Chicago, IL 60654

2. Ward Number that property is located in: 42nd Ward

3. APPLICANT 215 Hubbard, L.L.C.

ADDRESS 225 West Hubbard Street, Suite 400

CITY Chicago STATE IL ZIP CODE 60654

PHONE 312-279-2689 CONTACT PERSON Stephanie T. Bengtsson

4. Is the applicant the owner of the property? YES X 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 applicant to proceed.

**Note: The Applicant and Design Studio, L.L.C., are the owners as tenants in common of Subarea A. The following entity currently owns Subarea B.**

OWNER Chicago Transit Authority / Design Studio, L.L.C.

ADDRESS 567 West Lake 10th Floor / Same as above

CITY Chicago STATE IL ZIP CODE 60661

PHONE 312-681-4111 CONTACT PERSON Joe Harmening

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

ATTORNEY Richard F. Klawiter & Katie Jahnke Dale - DLA Piper LLP (US)

ADDRESS 203 N. LaSalle Street, Suite 1900

CITY Chicago STATE IL ZIP CODE 60601

PHONE (312) 368-7243 / -2153 FAX (312) 630-7337

EMAIL richard.klawiter@dlapiper.com / katie.dale@dlapiper.com

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:  
See attached Economic Disclosure Statements
7. On what date did the owner acquire legal title to the subject property? June 2000
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District DX-5 and DX-7 Downtown Mixed-Use District  
Proposed Zoning District DX-7 Downtown Mixed-Use District, then to a Residential-Business Planned Development
10. Lot size in square feet (or dimensions) +/- 24,278 square feet
11. Current Use of the Property Surface Parking
12. Reason for rezoning the property To allow for construction of a +/- 152' office building and +/- 270' residential building containing an overall FAR of 10.15, up to 180 dwelling units, accessory parking, commercial uses on the ground floor, and accessory and incidental uses.
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 requests a rezoning of the subject property from DX-5 to a unified DX-7 Downtown Mixed-Use District and then to Residential-Business Planned Development to allow for construction of a +/- 152' office building and +/- 270' residential building containing an overall FAR of 10.15, up to 180 dwelling units, accessory parking, approximately 9,798 square feet of commercial uses on the ground floor, and accessory and incidental uses.
14. On May 14<sup>th</sup>, 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 X NO



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COUNTY OF COOK  
STATE OF ILLINOIS

\_\_\_\_\_, authorized signatory of **215 HUBBARD, L.L.C.**, 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.

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**Signature of Applicant**

Subscribed and Sworn to before me this  
\_\_\_\_ day of \_\_\_\_\_, 2015.

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Notary Public

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**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

### OWNER'S AUTHORIZATION

The undersigned, **CHICAGO TRANSIT AUTHORITY**, a municipal corporation of the State of Illinois ("CTA"), being the legal titleholder of certain real property commonly known as 201-211 West Hubbard Street and 412-420 North Wells Street, Chicago, Illinois (the "**Subject Property**"), hereby authorizes **215 HUBBARD, L.L.C.**, an Illinois limited liability company, and DLA Piper LLP (US) to file an application with the City of Chicago seeking approval of a Planned Development ~~for~~ purposes of constructing a mixed-use project on the Subject Property, including an office building and a residential building containing up to 193 dwelling units, commercial uses on the ground floor, parking, and accessory and incidental uses; provided, however, that such authorization shall be limited exclusively to filing such application and further authorization shall be required by CTA prior to any approvals.

IN WITNESS WHEREOF, the undersigned has executed this Owner's Authorization as of this 3<sup>rd</sup> day of APRIL, 2015.

**CHICAGO TRANSIT AUTHORITY**, an Illinois  
municipal corporation

By: [Signature]  
Name: JOE HARMENDING  
Title: GM REAL ESTATE, CTA

**OWNER'S AUTHORIZATION**


The undersigned, **DESIGN STUDIO, L.L.C.**, an Illinois limited liability company, being the legal titleholder as tenant in common of certain real property commonly known as 213-223 West Hubbard Street, Chicago, Illinois (the "**Subject Property**"), hereby authorizes **215 HUBBARD, L.L.C.**, and DLA Piper LLP (US) to file an application with the City of Chicago seeking approval of a Planned Development for purposes of constructing a mixed-use project on the Subject Property, including an office building and a residential building containing up to 193 dwelling units, **commercial uses on the ground floor**, parking, and accessory and incidental uses.

IN WITNESS WHEREOF, the undersigned has executed this Owner's Authorization as of this 2<sup>nd</sup> day of April, 2015.

**DESIGN STUDIO, L.L.C.**, an Illinois limited liability company

By: **HUBBARD SMB PARTNERS, LLC**, an Illinois limited liability company

By: **215 HUBBARD, L.L.C.**, an Illinois limited liability company

By:   
Name: John McLinden  
Title: Manager