



City of Chicago



SO2016-2607

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/13/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-F at 314-332 N Clark St, 315-333 N LaSalle St and 101-131 W Carroll Ave - App No. 18731
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE 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 DC-12 Downtown Core District and DC-16 Downtown Core District symbols and indications as shown on Map No. 1-F in an area bounded by:

a line 194.91 feet south of and parallel to West Kinzie Street; North Clark Street; the north bank of the Chicago River; North LaSalle Street; West Carroll Avenue; a line 149.48 feet west of and parallel to North Clark Street; a line 234.77 feet south of and parallel to West Kinzie Street; a line 80.22 feet west of and parallel to North Clark Street

to the designation of Waterway Business Planned Development No. _____ and a corresponding use district is hereby established in the area above described.

SECTION 2: This Ordinance shall be in force and effect from after its passage and due publication.

WATERWAY BUSINESS PLANNED DEVELOPMENT NO. _____
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Waterway Business Planned Development No. _____ consists of approximately 70,690.85 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 Applicant, 322 North Clark LLC.
2. 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 easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
3. 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. 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.
4. 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. The

APPLICANT: 322 NORTH CLARK LLC
ADDRESS: 314-332 NORTH CLARK STREET, 315-333 NORTH LASALLE STREET,
101-131 WEST CARROLL AVENUE, CHICAGO, ILLINOIS
INTRODUCED: APRIL 13, 2016
PLAN COMMISSION: AUGUST 18, 2016

submitted plans must be approved by the Department of Transportation.

Applicant shall make the following improvements:

- Prior to issuance of Certificate of Occupancy, the Applicant agrees to remove the existing traffic signal at 320 North Clark Street and to perform a traffic signal warrant study to determine whether a new mid-block pedestrian traffic signal should be provided on Clark adjacent to the project's proposed entrance driveway. If warranted, the Applicant agrees to fully fund, install, and activate the traffic signal prior to issuance of the Certificate of Occupancy. The Applicant also agrees to install countdown pedestrian signals at the intersection of Clark Street and Kinzie Street prior to the issuance of the Certificate of Occupancy.

5. This Plan of Development consists of these sixteen (16) Statements; a Bulk Regulations and Data Table; an Existing Land Use Map; Existing Zoning Map; a Planned Development Boundary Map, a Green Roof Plan, a Property Line and Right of Way Adjustment Map; a Site Plan/First Floor; and Building Elevations prepared by HKS Architects dated, August 18, 2016. Full size copies of the Site 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

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Zoning Ordinance, this Planned Development Ordinance shall control.

6. The following uses shall be allowed within the area herein delineated as Waterway Business Planned Development: Cultural Exhibits; Day Care; Lodge or Private Club; Artist Work or Sales Space; Building Maintenance Services; Business Equipment Sales and Service; Business Support Services; Communication Service Establishments; Eating and Drinking Establishments (all); Entertainment and Spectator Sports, Small and Medium venue; Financial Services; Food and Beverage Retail Sales; Hotel; Medical Service; Office; Personal Service; Repair and Laundry Services, Consumer; Retail Sales, General; Indoor Participant Sports and Recreation; Children's Play Center; Valuable Objects Dealer; Light Equipment Sales/Rentals; Artisan Manufacturing, Production and Industrial Services; Wireless Communication Facilities; Riveredge Docking; Accessory Parking.
7. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs, shall be permitted subject to the review and approval of the Department of Planning and Development.
8. Any service drives or other ingress or egress (including ramps from Clark Street and/or LaSalle Street to Carroll Avenue) shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to

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the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.

9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
10. For purposes of Floor Area Ratio ("FAR") calculations the definitions in the Zoning Ordinance shall apply.
11. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan, the Riveredge Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. All physical improvements to the exterior of the designated historic Reid Murdoch Building including, but not limited to roof top additions, infill additions, signage, awnings, window replacement, cleaning and restoration, shall require approval of the Commission on Chicago Landmarks.
12. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance and quality of and accessibility to the Chicago River, as provided for in the Waterway Planned Development Guidelines set forth in Section 17-8-0509 of the Chicago Zoning Ordinance. To further these goals, the Applicant may pursue a permit from the Army Corps of Engineers to extend the existing deck running east to west

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along the property at the river level ("River Deck") in accordance with the plan attached hereto. Applicant's application for permit will provide for extending the River Deck southward to a point aligned with the south edge of the existing dolphins adjacent to the Clark and LaSalle Street bridge houses. Following its extension, the River Deck shall include a publicly accessible walkway ("Riveredge Walkway"). When completed, the Riveredge Walkway shall be open and available for use by the general public, free of charge, during normal Chicago Park District hours and such other hours as may be designated by Applicant: provided, however, Applicant may from time to time close off public access to the Riveredge Walkway for repairs and to prevent the establishment of any public, prescriptive or constructive easements to such area or portion thereof.

Until such time as the Applicant secures the permit from the Army Corps of Engineers and the related approvals for the extension of the River Deck, Applicant shall continue to maintain the River Deck and provide a street level walkway connection between LaSalle and Clark Street ("Street Level Deck"). From the Street Level Deck Applicant also provides stairways to the River Deck, one on the west end (LaSalle Street) and one on the east end (Clark Street). Until such time as the Applicant secures the permit from the Army Corps of Engineers and the related approvals for the extension of the River Deck, the Street Level Deck and River Deck and at least one stairway shall be open, unobstructed, and available for use by the general public, free of charge, during normal Chicago Park District hours; provided, however, Applicant may from time to time close off public access to the Street Level Deck and the River Deck for repairs and to prevent establishment of any public, prescriptive or constructive easements. Notwithstanding

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the foregoing and provided the public ingress and egress is not blocked, the Applicant and any lessee, shall be permitted to operate outdoor dining areas on the River Deck and Street Level Deck.

13. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all new buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards. Applicant will achieve building certification for the new building area and will provide a 50% green roof on all new net roof area.
15. 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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

No approvals shall be granted pursuant to Section 17-13-0611 until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

16. Unless substantial 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 DC-16 Downtown Core District.

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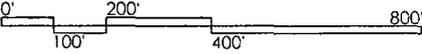
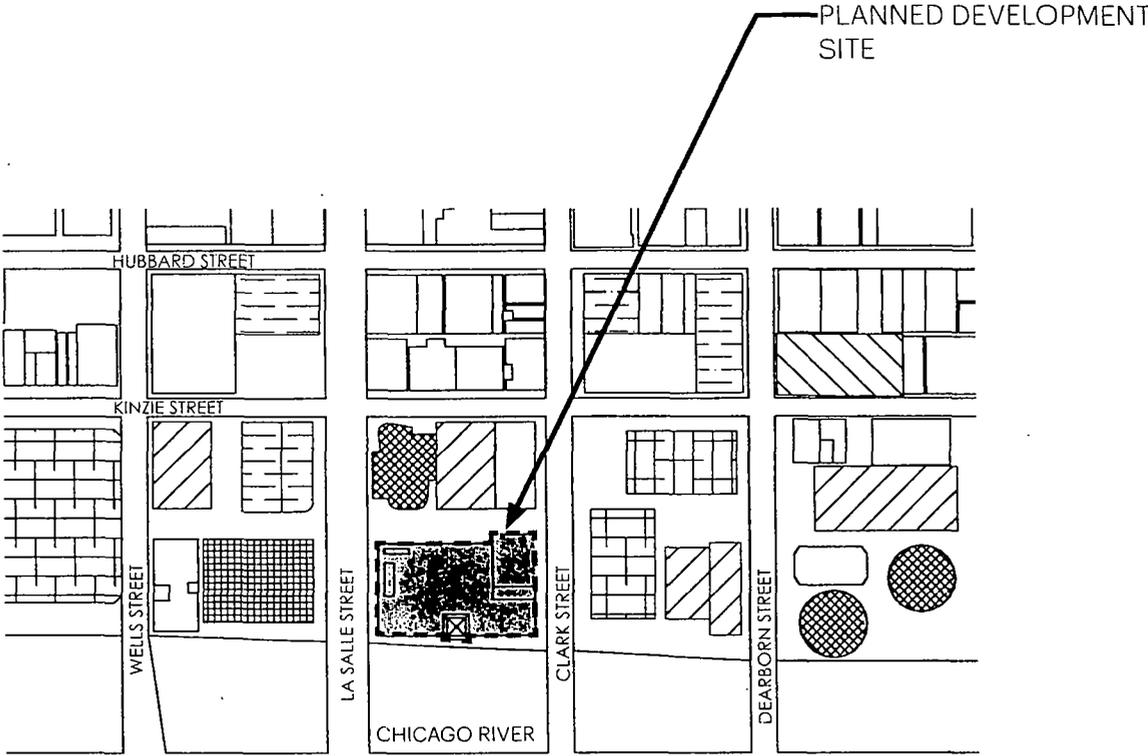
WATERWAY BUSINESS PLANNED DEVELOPMENT No. _____

BULK REGULATIONS AND DATA TABLE

Gross Site Area:	98,715.08 sf
Area in Public R.O.W.:	28,024.23 sf
Net Site Area:	70,690.85 sf
Max. Allowable FAR:	12.0
Total FAR Square Footage allowed:	848,290.2 sf
Existing building area:	328,213 sf
Loading berths:	2 existing 2 proposed (12' x 35')
Maximum building height:	395' – 0"
Minimum number of Parking Spaces:	55

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B. EXISTING LAND-USE MAP



L E G E N D			
	HOTEL / RESIDENTIAL 10-24 STORIES		BUSINESS / COMMERCIAL 10-24 STORIES
	HOTEL / RESIDENTIAL 25-49 STORIES		BUSINESS / COMMERCIAL 25-49 STORIES
	HOTEL / RESIDENTIAL 50+ STORIES		BUSINESS / COMMERCIAL 50+ STORIES

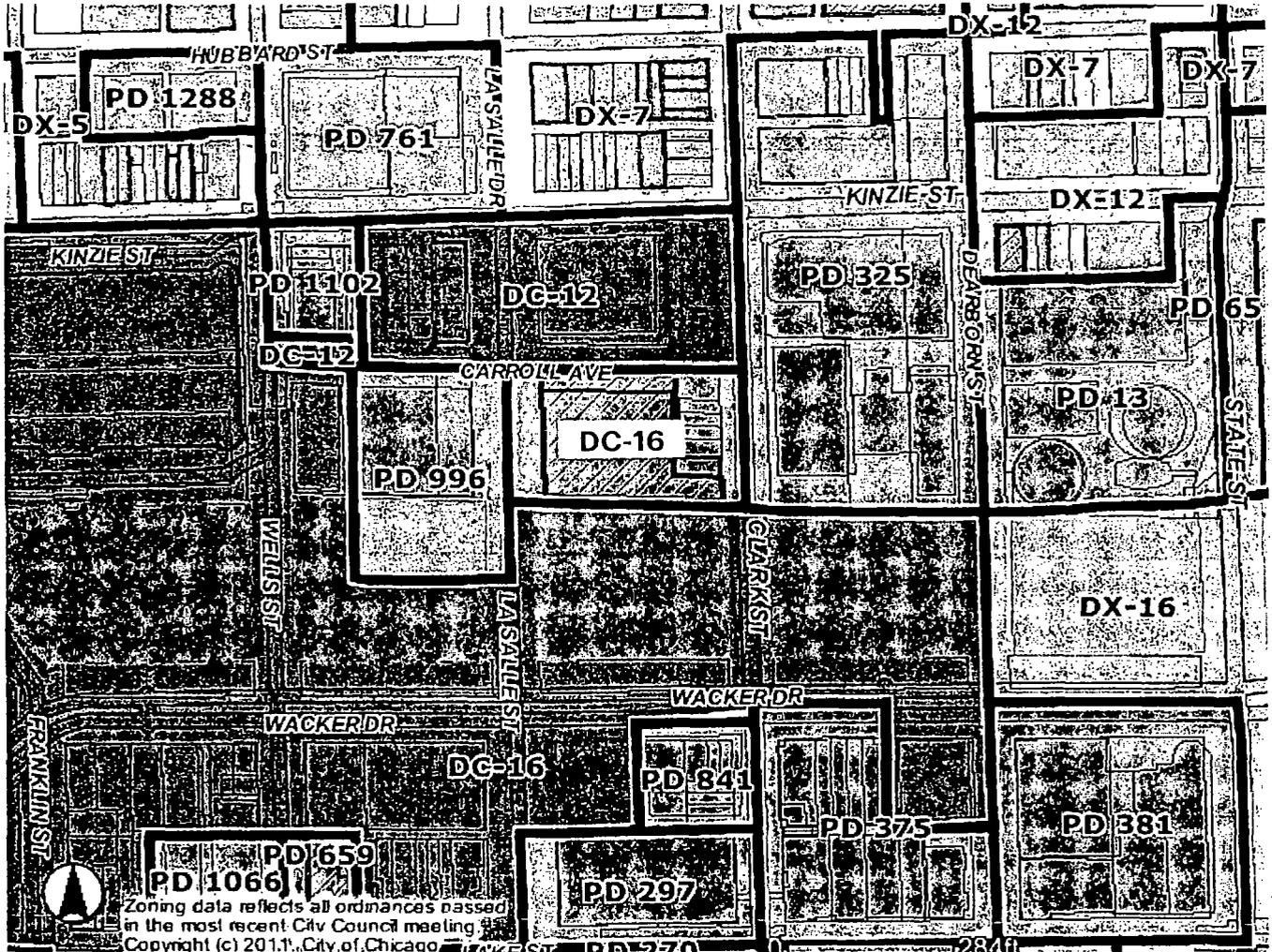


330 NORTH CLARK - Planned Development Exhibits

Applicant: 322 North Clark, LLC
 Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: April 13, 2016
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C. EXISTING ZONING MAP



Zoning data reflects all ordinances passed in the most recent City Council meeting.
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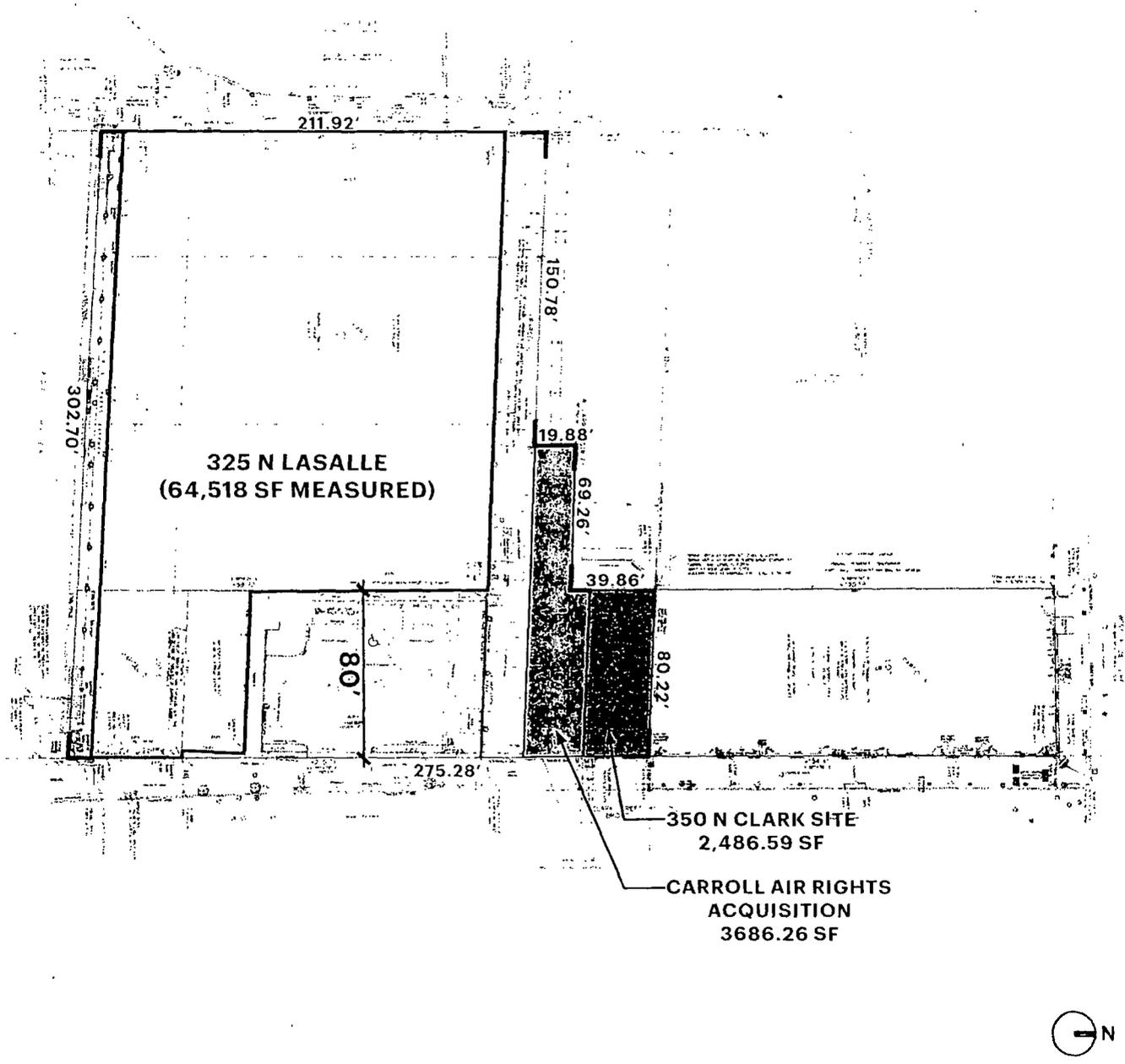


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D. PROPERTY LINE AND PLANNED DEVELOPMENT BOUNDARY MAP

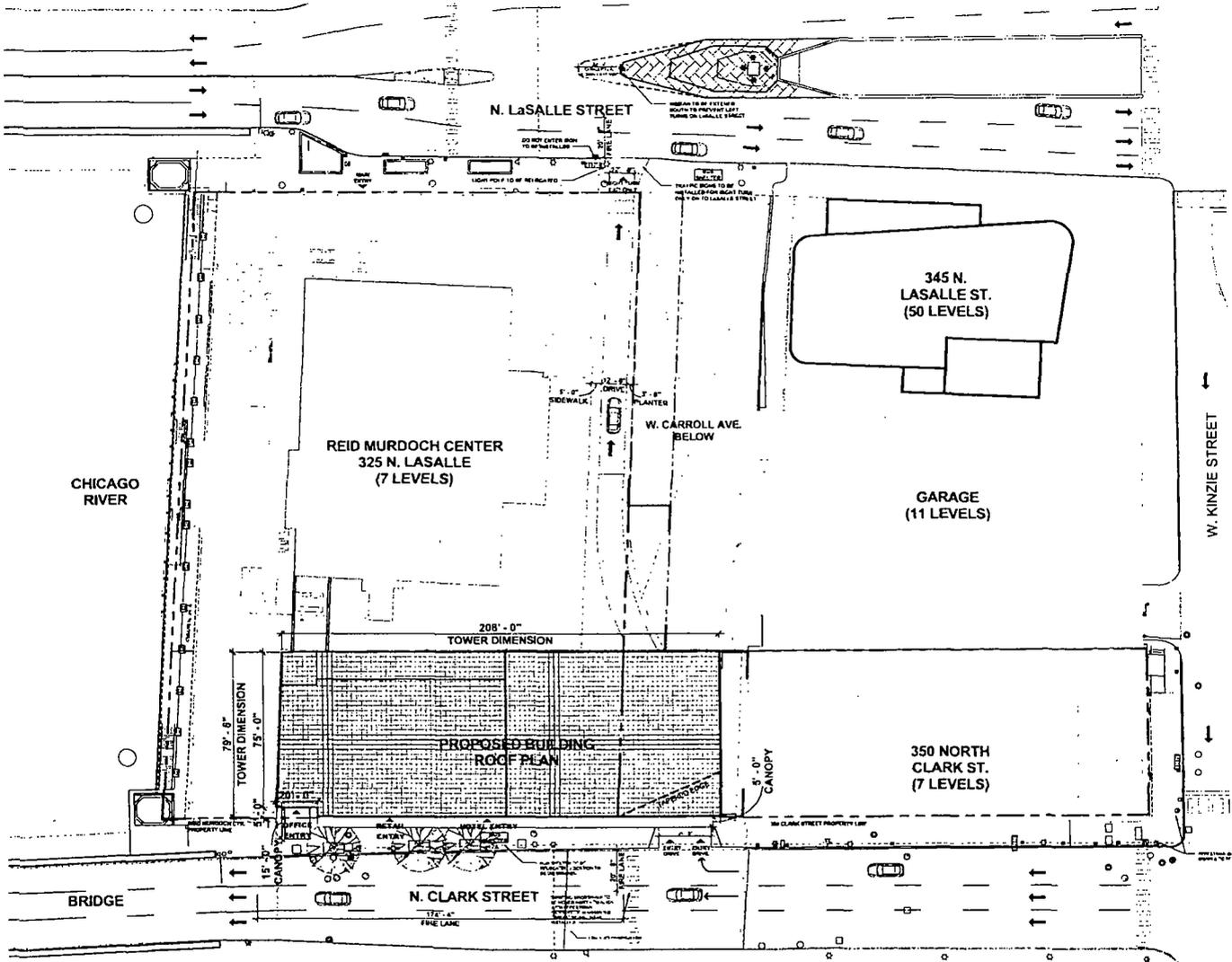


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E1. SITE PLAN



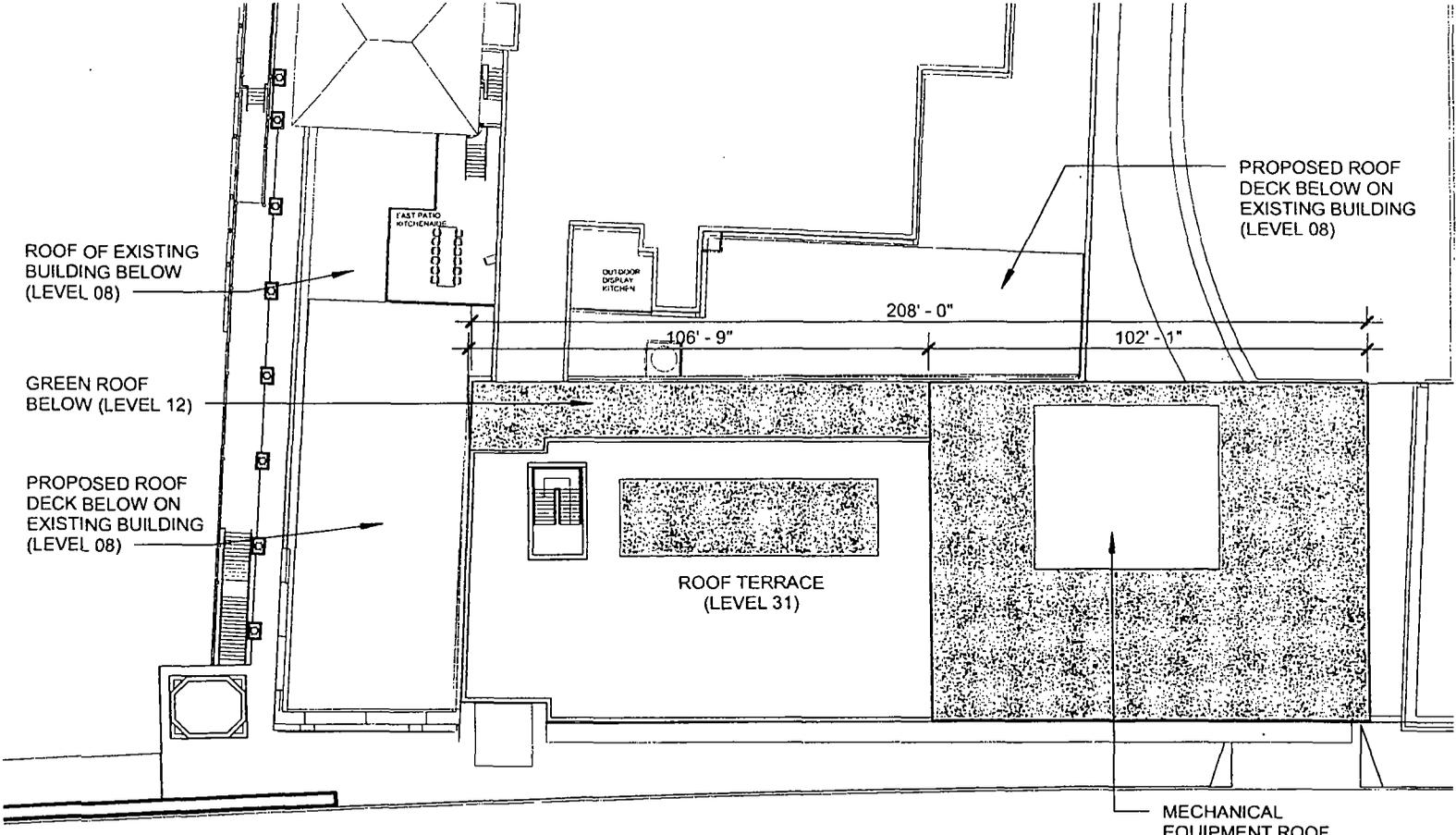
PD BOUNDARY

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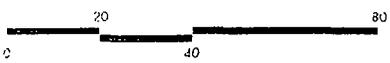
E2. GREEN ROOF PLAN



GROSS ROOF AREA = 16,565.5 SF

NOTE:
50% OF THE NET AREA OF THE ROOF
WILL BE A VEGETATED ROOF.

ESTIMATED ROOF AREA (NET): 16,565.5 SF
 GREEN ROOF AREA (50%): 8,282.75 SF

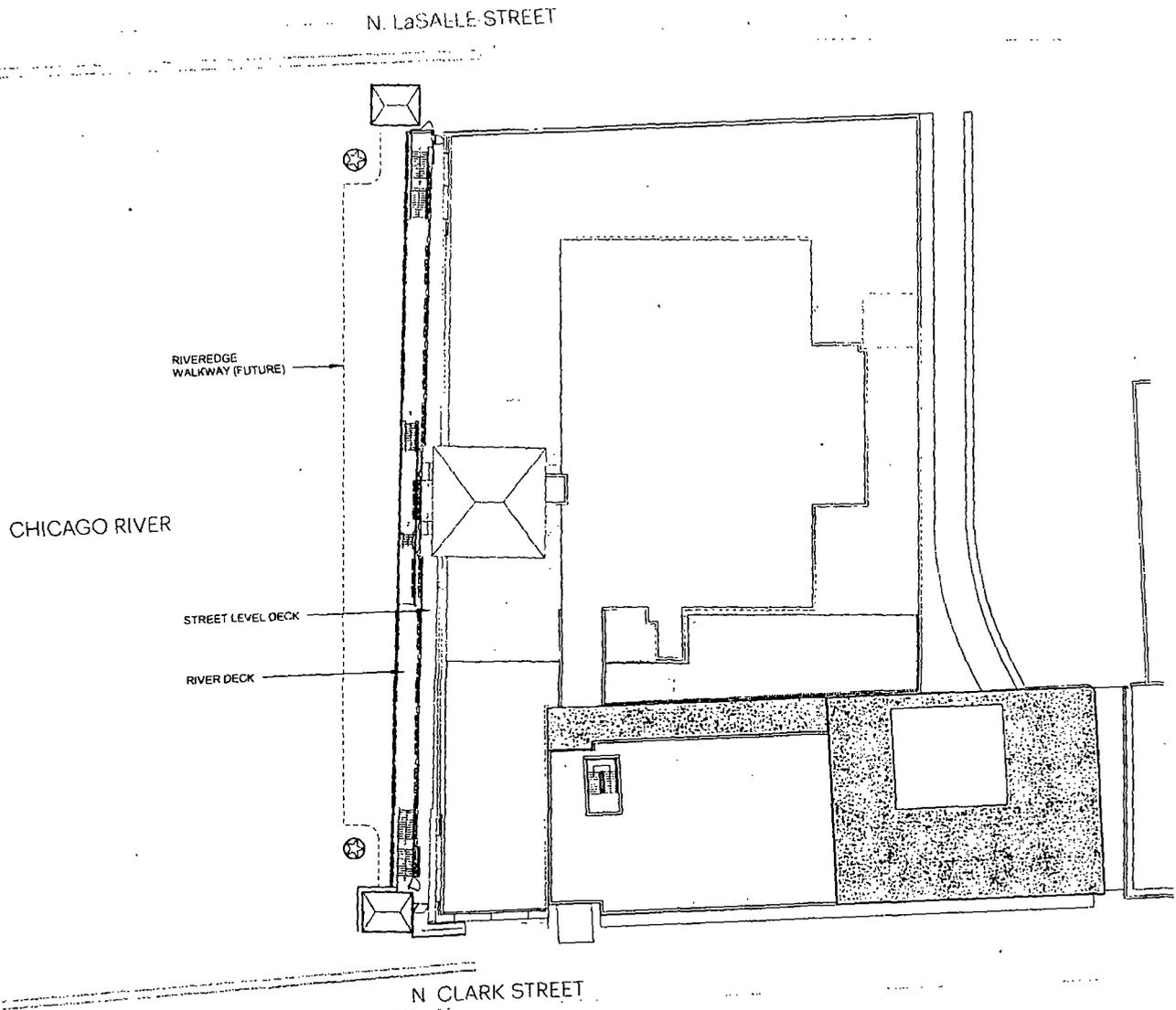


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E3. RIVEREDGE PLAN



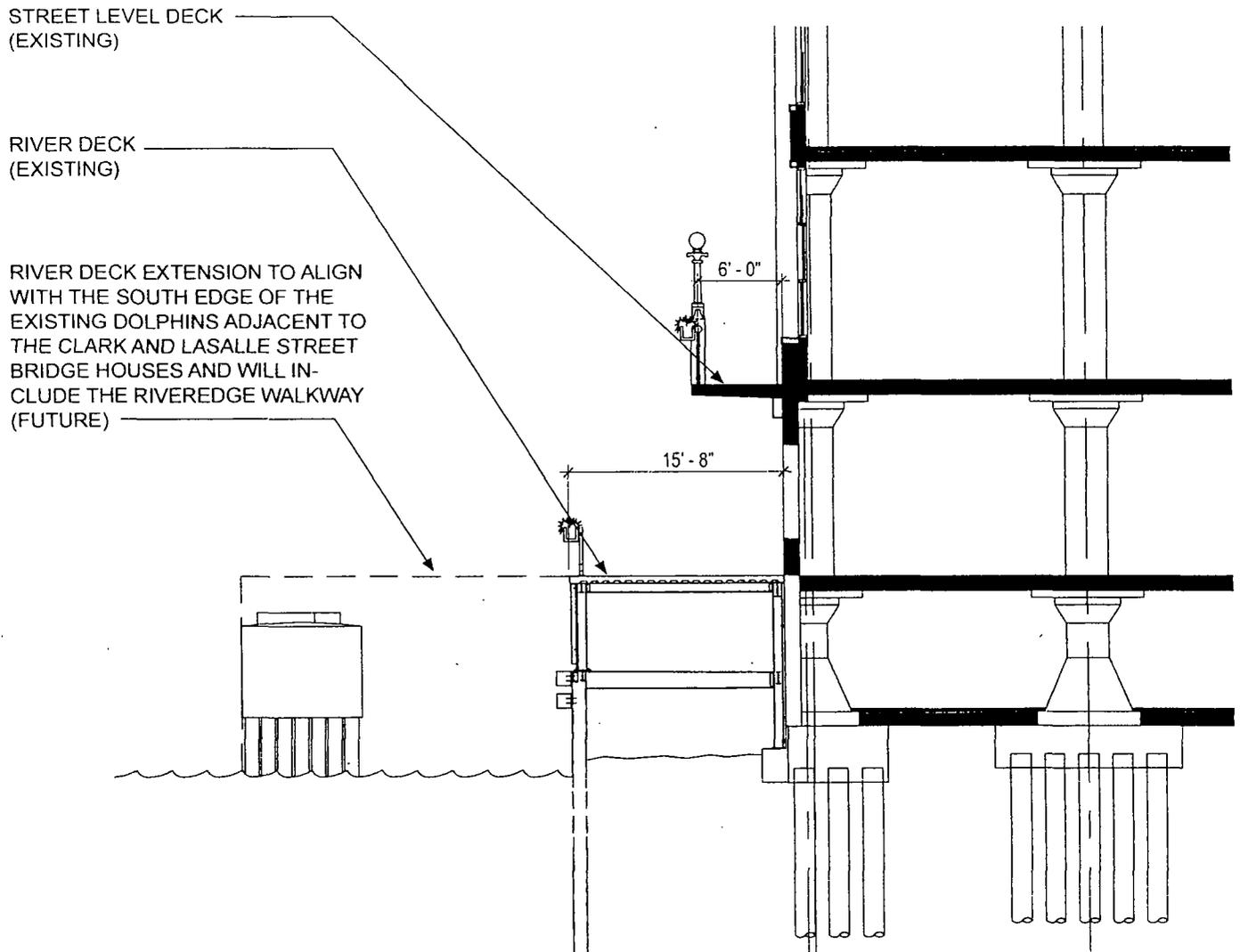
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E4. RIVEREDGE SECTION

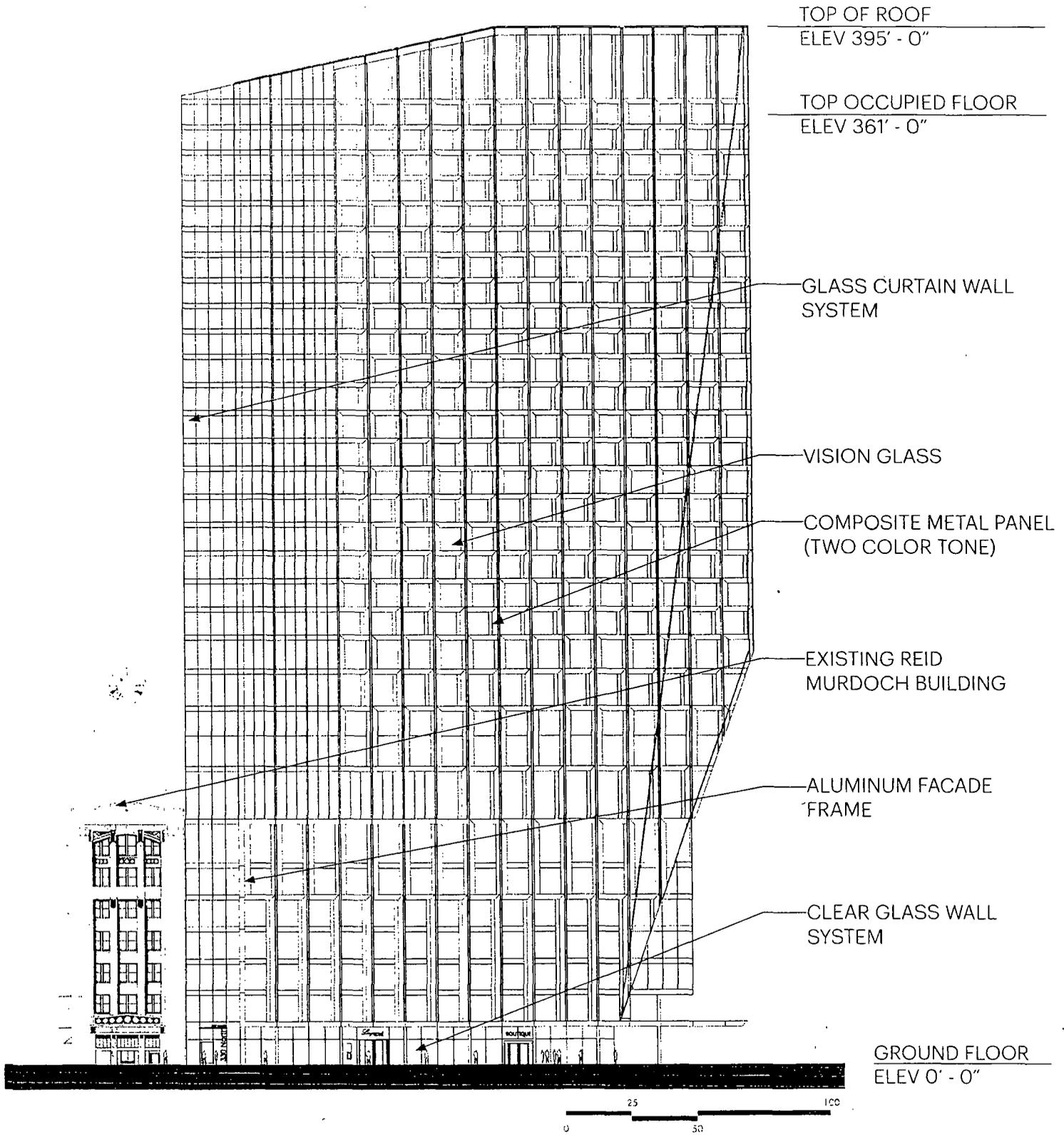


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F1. EAST ELEVATION ALONG NORTH CLARK ST

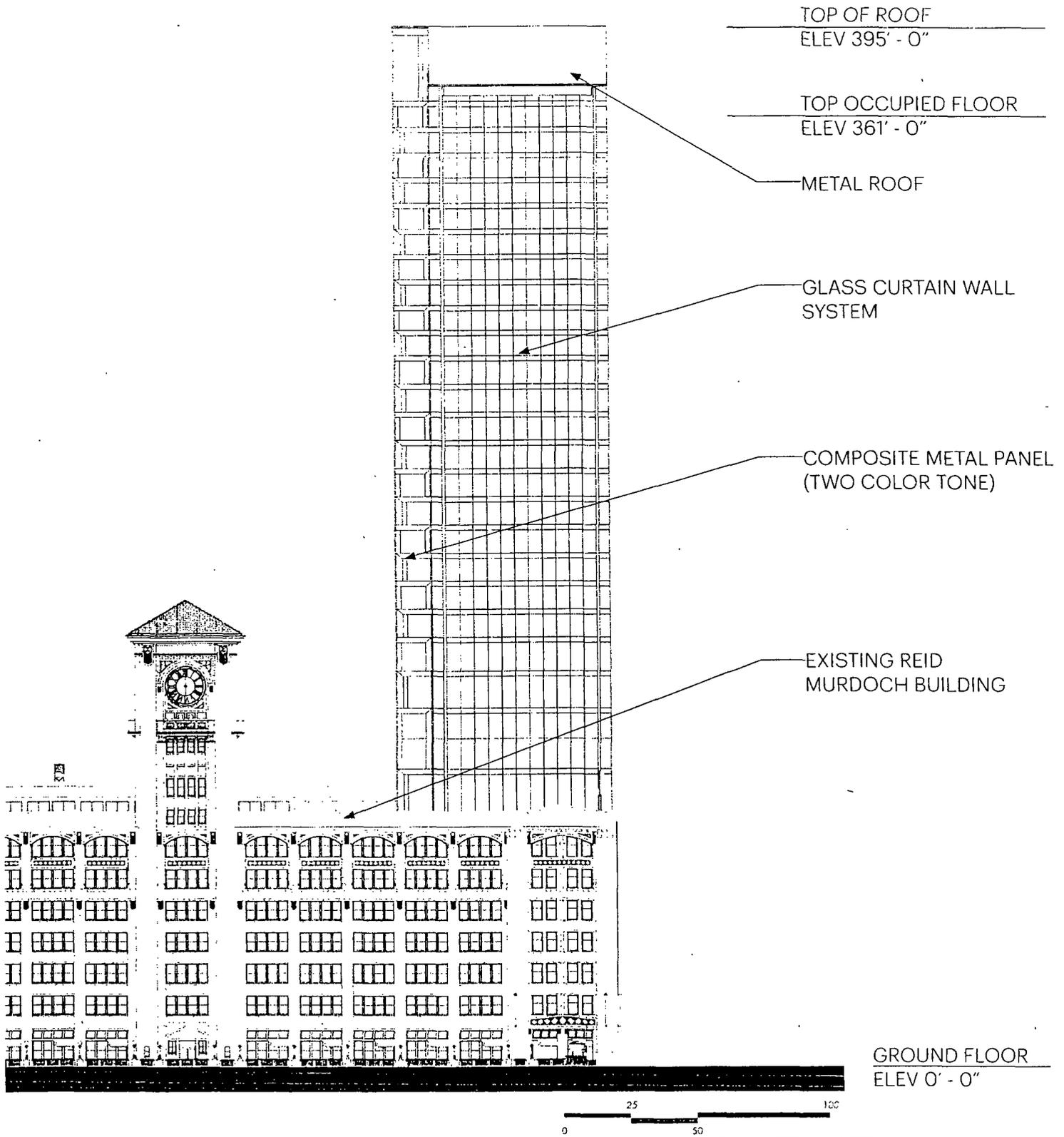


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F2. SOUTH ELEVATION ALONG CHICAGO RIVER

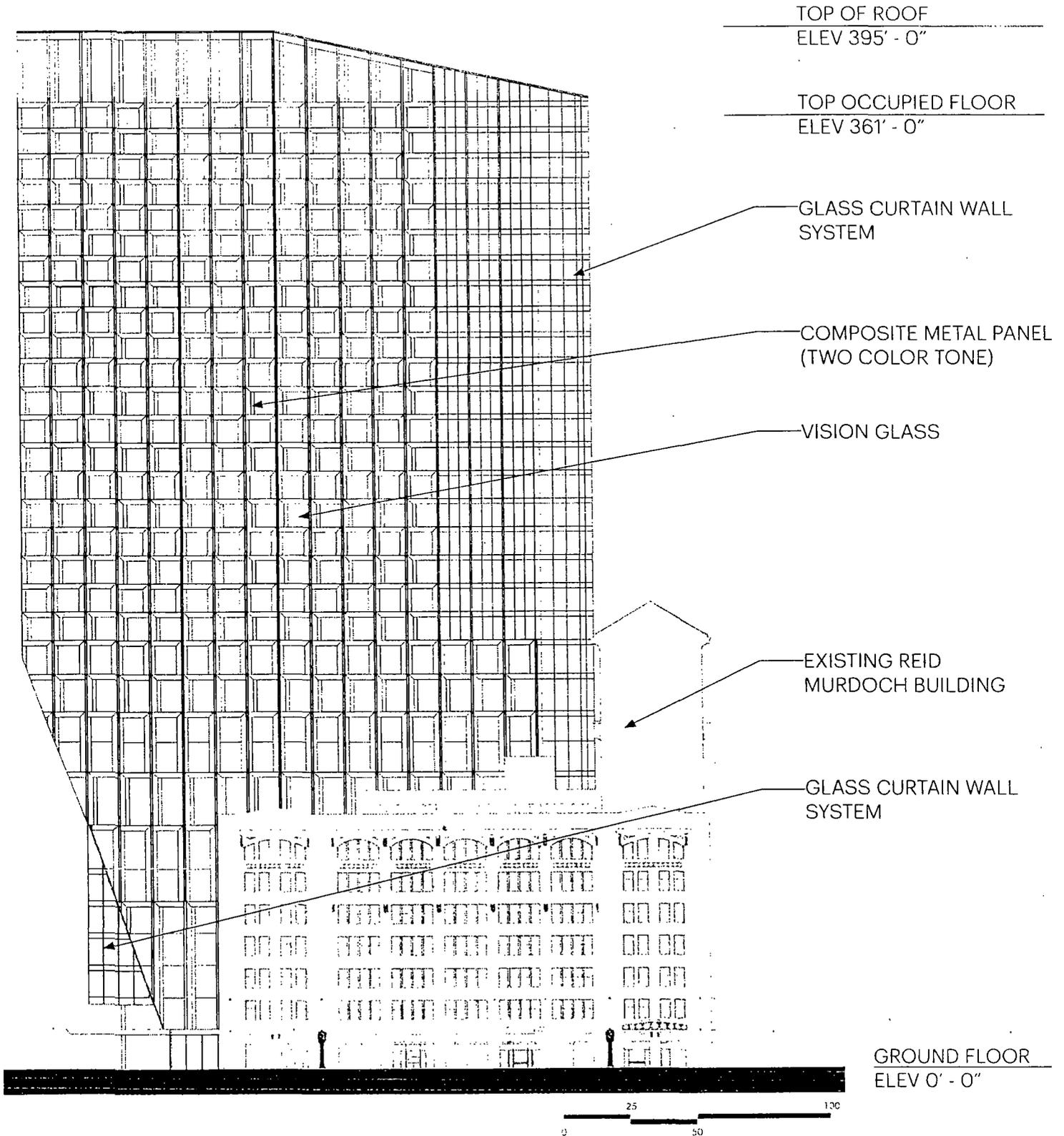


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F3. WEST ELEVATION

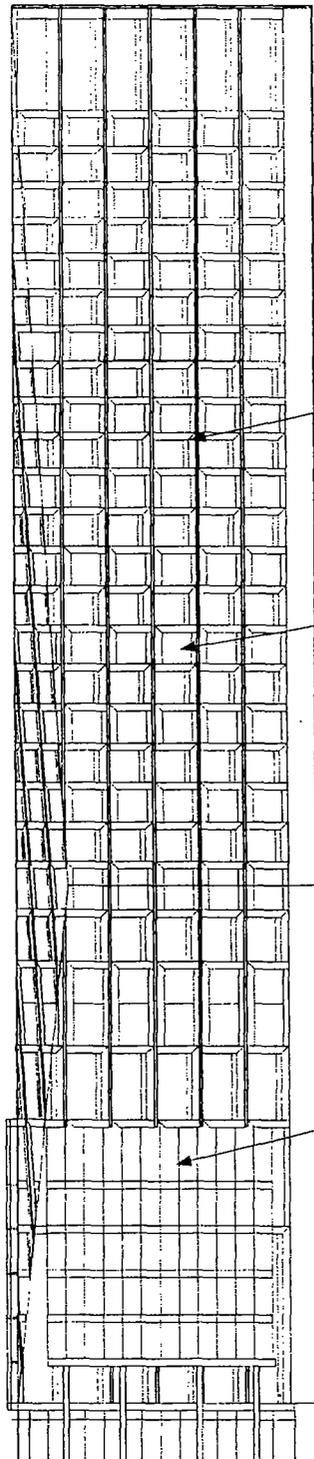


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F4. NORTH ELEVATION ALONG CARROLL AVE



TOP OF ROOF
ELEV 395' - 0"

TOP OCCUPIED FLOOR
ELEV 361' - 0"

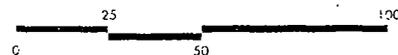
COMPOSITE METAL PANEL
(TWO COLOR TONE)

VISION GLASS

EXISTING REID
MURDOCH BUILDING

GLASS CURTAIN WALL
SYSTEM

GROUND FLOOR
ELEV 0' - 0"

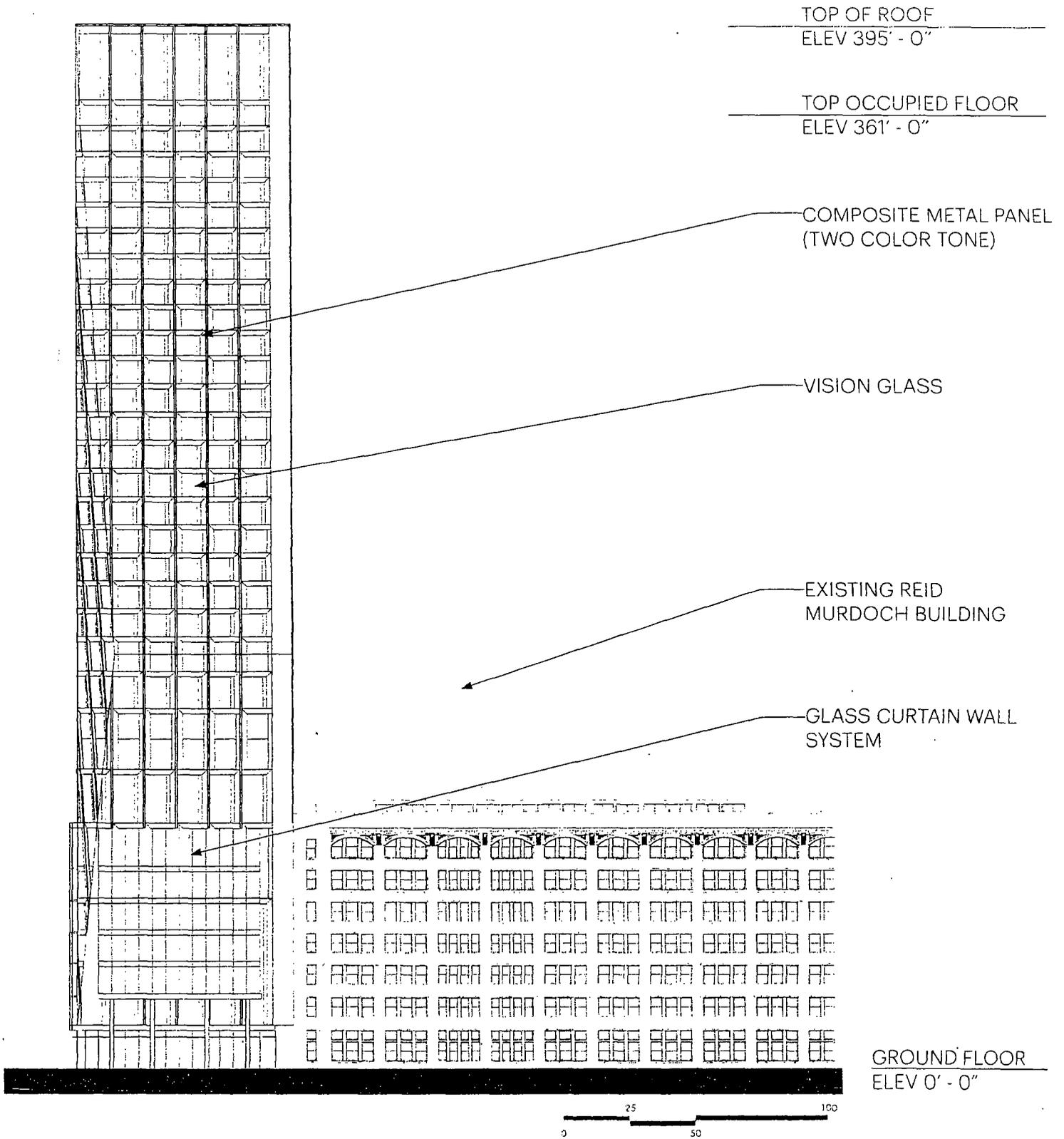


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F4. NORTH ELEVATION ALONG CARROLL AVE



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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

FROM: 

David L. Reifman
Secretary
Chicago Plan Commission

DATE: August 19, 2016

RE: Proposed Planned Development for property generally located at 314-332 North Clark Street.

On August 18, 2016, the Chicago Plan Commission recommended approval of the proposed planned development submitted by 332 North Clark , LLC. A copy of the proposed planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

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

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