



# City of Chicago



SO2016-6338

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/14/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<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. 18943
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

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 Residential-Business Planned Development #1288 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 west of and parallel to North Wells 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 Residential-Business Planned Development #1288, as amended.

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

**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1288**  
**PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Planned Development Number 1288, ("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"). CRP/Centrum Hubbard Street Owner, LLC is owner 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.

Applicant: CRP/Centrum Hubbard Street Owner, LLC  
 Address: 201-223 West Hubbard Street; 412-420 North Wells Street, Chicago, IL 60654  
 Introduced: September 14, 2016  
 Plan Commission: October 20, 2016

4. This Plan of Development consists of these 18 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Hirsch Associates and dated October 20, 2016 (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

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of 24,278 square feet and a base FAR of 7.0, and additional FAR for proposed FAR bonuses as follows:

<u>Description</u>	<u>FAR</u>
Base FAR:	7.00
Affordable Housing:	1.75
Transit Infrastructure:	1.40
Neighborhoods Opportunity Bonus:	0.50
Total FAR:	10.65

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

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building certification and provide a 50% net green roof equivalent to an actual total of 5,161 square feet.

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, approved by City Council on July 29, 2015, triggered 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") could: (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 was subject to Section 17-4-1004-D of the Zoning Code, which also required 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 was subject to the requirements of both sections (2-45-110 and 17-4-1004-D), the developer could elect to satisfy the AHO requirements by complying with the affordable housing floor area bonus provided for in Section 17-4-1004. Applicant elected to comply with Section 17-4-1004, and received a floor area bonus, as set forth in the bonus worksheet required under Section 17-4-1003-D and attached hereto as Exhibit [ ] ("Bonus Worksheet"). The applicant made a cash payment in the amount of \$1,461,552.80 ("Cash Payment") on June 27, 2016 to satisfy their AHO obligation, and no further payment or affordable units are required.
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. The Applicant acknowledges that the project has received a bonus FAR of 0.50 pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 10.65. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B & C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment

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(including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3

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

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

18. 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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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1288  
**BULK REGULATIONS AND DATA TABLE**

Gross Site Area (sf):	41,852
Area of Public Rights-of-Way (sf):	17,574
Net Site Area (sf):	24,278
Net Site Area (sf) – Subarea A:	13,259
Net Site Area (sf) – Subarea B:	11,019
Floor Area Ratio:	
Base FAR:	7.00
Affordable Housing Bonus:	1.75
Transit Infrastructure Bonus:	1.40
<u>Neighborhoods Opportunity Bonus:</u>	<u>0.50</u>
<b>Maximum FAR:</b>	<b>10.65</b>
Maximum FAR – Subarea A:	15.84
Maximum FAR – Subarea B:	4.41
Maximum Number of Dwelling Units:	195
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 feet
Subarea B:	152 feet
Minimum Setbacks:	In substantial conformance with Plans

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Estimated date for completion of construction of the affordable units: N/A

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
<i>Example</i>	1 bed/1 bath	4	1	800	\$1000	759	60%	
Affordable Units								
Market Rate Units						N/A	N/A	
						N/A	N/A	
						N/A	N/A	

\*Rent amounts updated annually in the "City of Chicago's Maximum Affordable Monthly Rent Chart"

#### SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment -in-lieu? Q1 2016  
(typically corresponds with issuance of building permits) Month/Year

For ARO projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \frac{\text{(round up to nearest whole number)}}{\text{(round up to nearest whole number)}} \times \$100,000 = \$ \text{Amount owed}$$

For Density Bonus projects, use the following formula to calculate payment owed:

$$\frac{42,487}{\text{Bonus Floor Area (sq ft)}} \times 80\% \times \$ \frac{43}{\text{median price per base FAR foot (from table below)}} = \$ \frac{1,461,552.80}{\text{Amount owed}}$$

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
<b>Loop:</b> Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
<b>North:</b> Division on north; Chicago River on south/west; Lake Shore Dr. on east	\$43
<b>South:</b> Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east	\$22
<b>West:</b> Lake on north; Congress on south; Chicago River on east; Racine on west	\$29

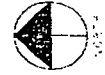
Authorization to Proceed (to be completed by Department of HED)

Marcia Bexter, Kara Brauns  
Department of Planning & Development

5-20-15  
Date

\_\_\_\_\_  
Developer/Project Manager

\_\_\_\_\_  
Date

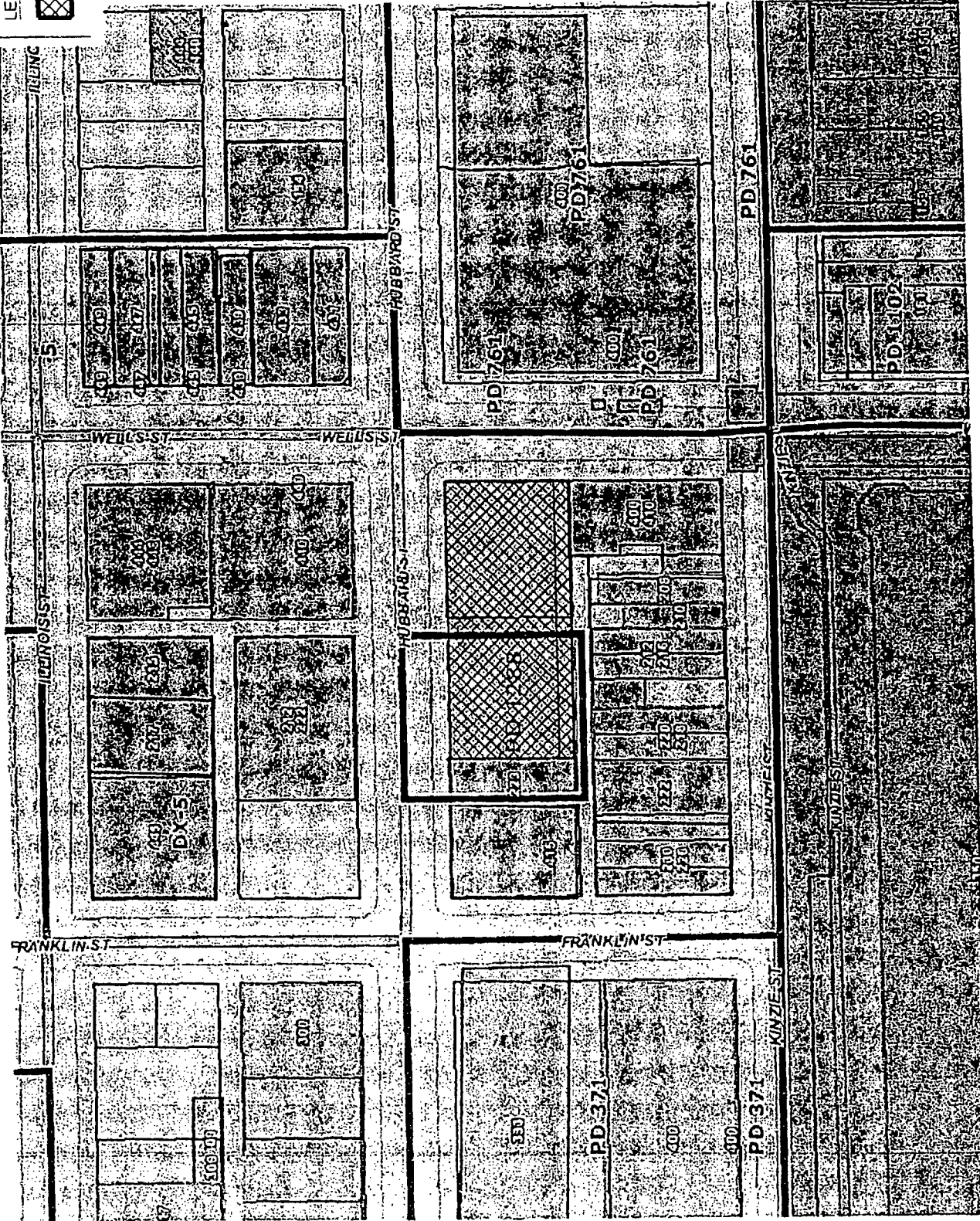


NOT TO SCALE

LEGEND

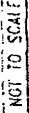


AREA OF PLANNED  
DEVELOPMENT

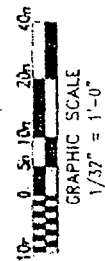


# EXISTING ZONING MAP

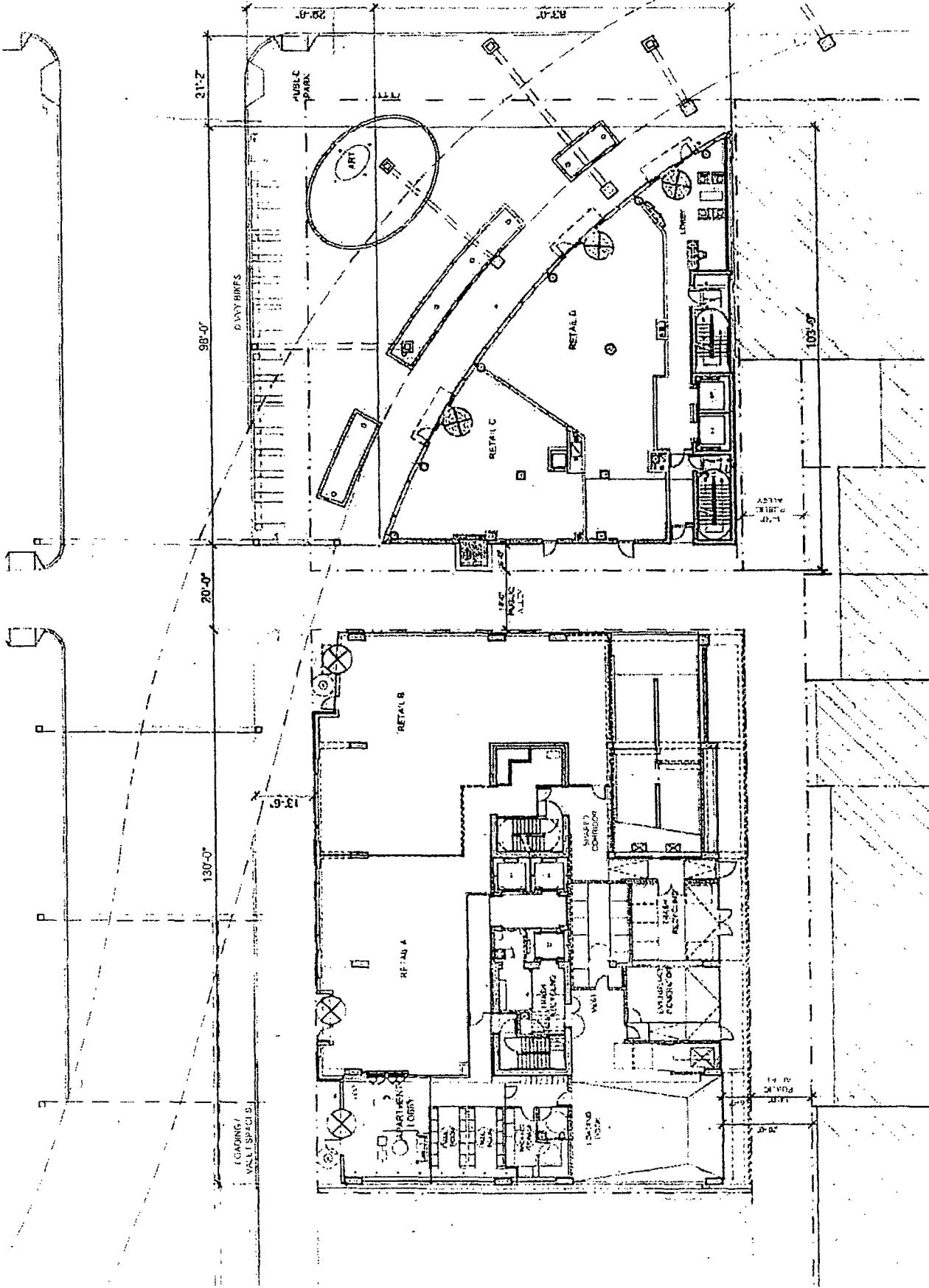
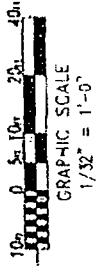
APPLICANT: CRP / Centrum Hubbard Street Owner, LLC.  
 ADDRESS: 201-223 WEST HUBBARD STREET; 412-420 N. WELLS STREET, CHICAGO IL 60654  
 INTRODUCTION DATE: SEPTEMBER 14, 2016  
 PLAN COMMISSION: OCTOBER 20, 2016



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# SITE AND GROUND FLOOR PLANS

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GREEN ROOF LEGEND

GREEN ROOFING AREA



SUBPARCEL A ROOF AREA ANALYSIS

GROSS ROOF AREA ..... 12,447 sf  
NET ROOF AREA ..... 6,912 sf  
GREEN ROOFING AREA . . . 3,476 sf

BUILDING TO BE LEED CERTIFIED

SUBPARCEL B ROOF AREA ANALYSIS

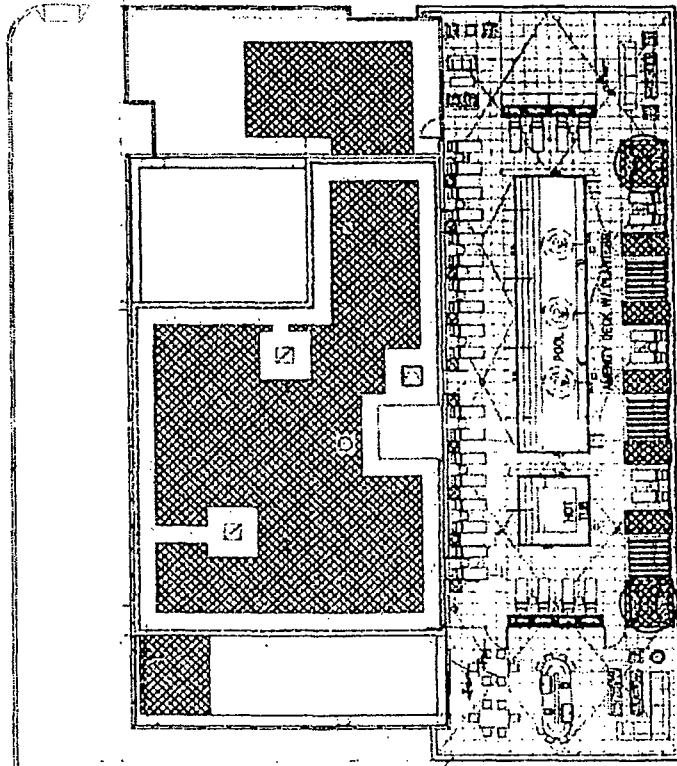
GROSS ROOF AREA ..... 5,516 sf  
NET ROOF AREA ..... 3,072 sf  
GREEN ROOFING AREA . . . 1,685 sf

BUILDING TO BE LEED CERTIFIED

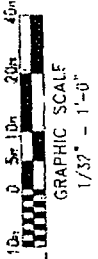
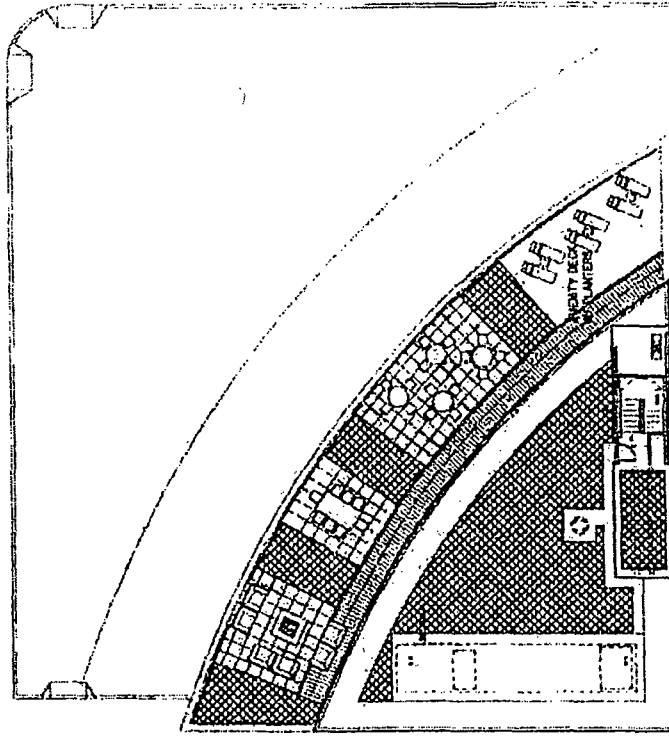
COMBINED ROOF AREA ANALYSIS

GROSS ROOF AREA ..... 17,963 sf  
TOTAL NET ROOF AREA ..... 9,984 sf  
TOTAL GREEN ROOF AREA. . . . 5,161 sf

SUBPARCEL A



SUBPARCEL B



PROPOSED LANDSCAPE / GREEN ROOF PLAN

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FINAL FOR PUBLICATION

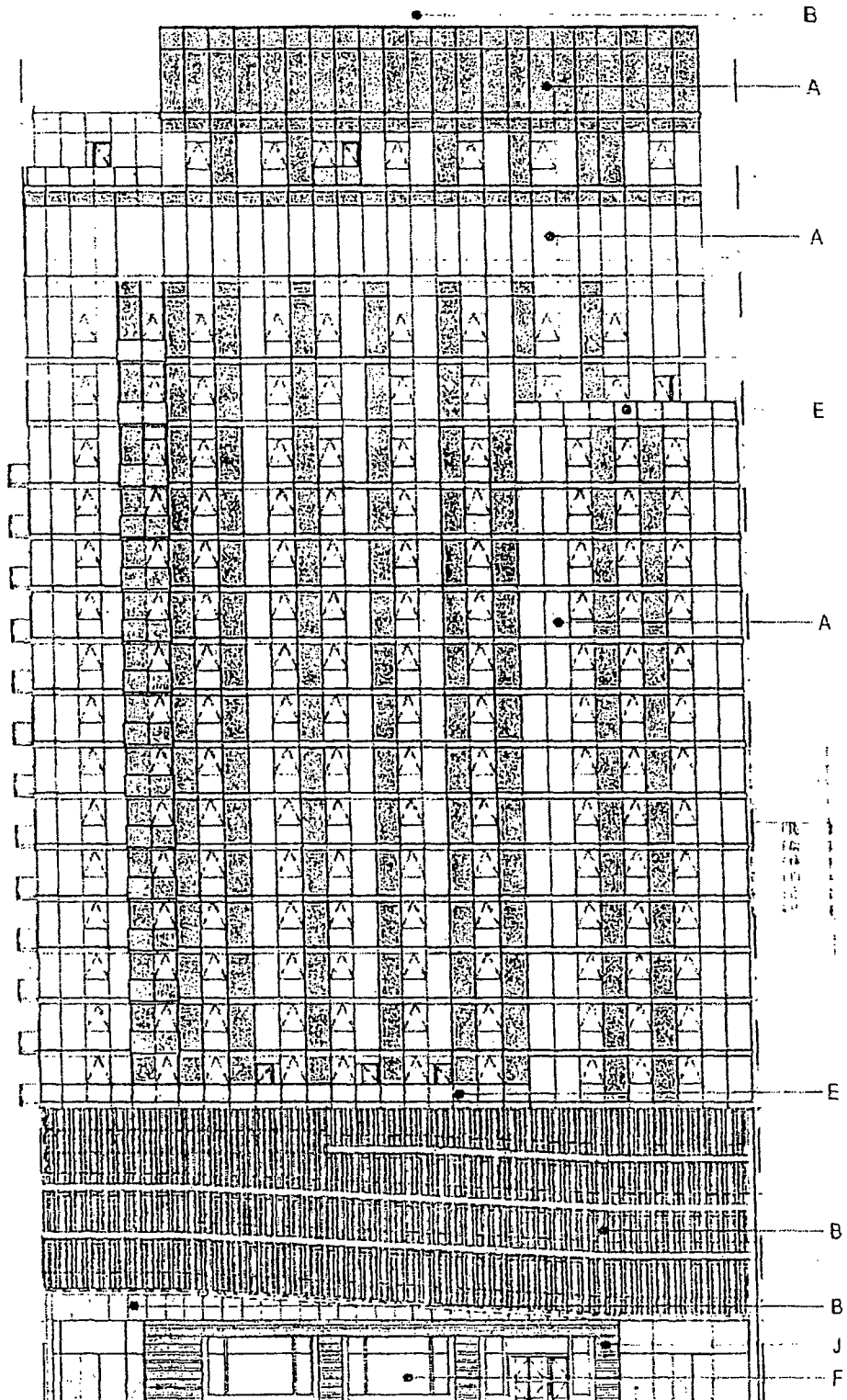
# SUBAREA A, NORTH ELEVATION

APPLICANT: CRP / Centrum Hubbard Street Owner, L.L.C.

ADDRESS: 201-223 WEST HUBBARD STREET, 412-420 N. WELLS STREET, CHICAGO IL 60654

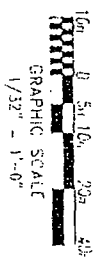
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## PROPOSED FEATURES

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

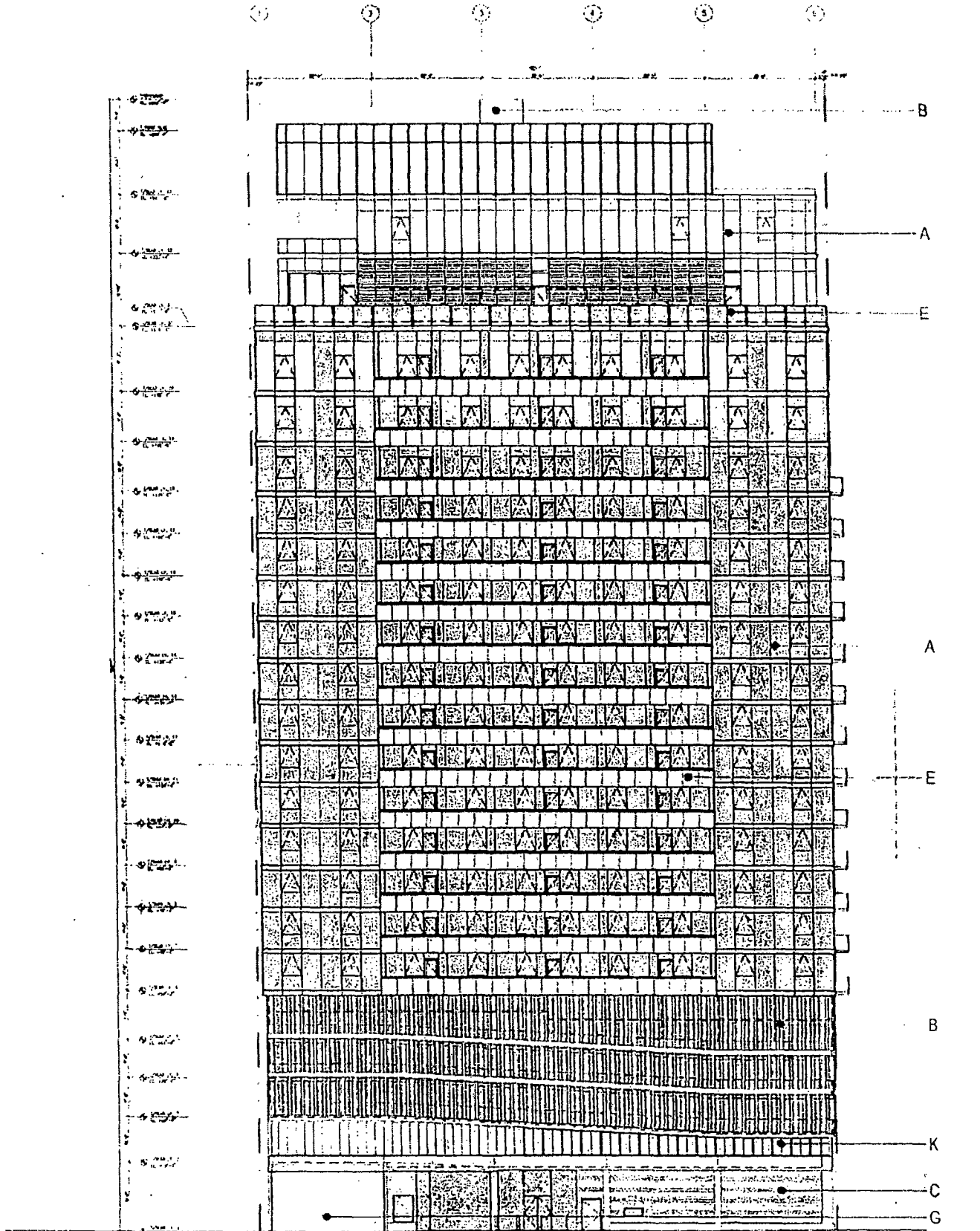




# SUBAREA A, SOUTH ELEVATION

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10' 0 5' 10' 20' 40'  
 GRAPHIC SCALE  
 1/32" = 1'-0"

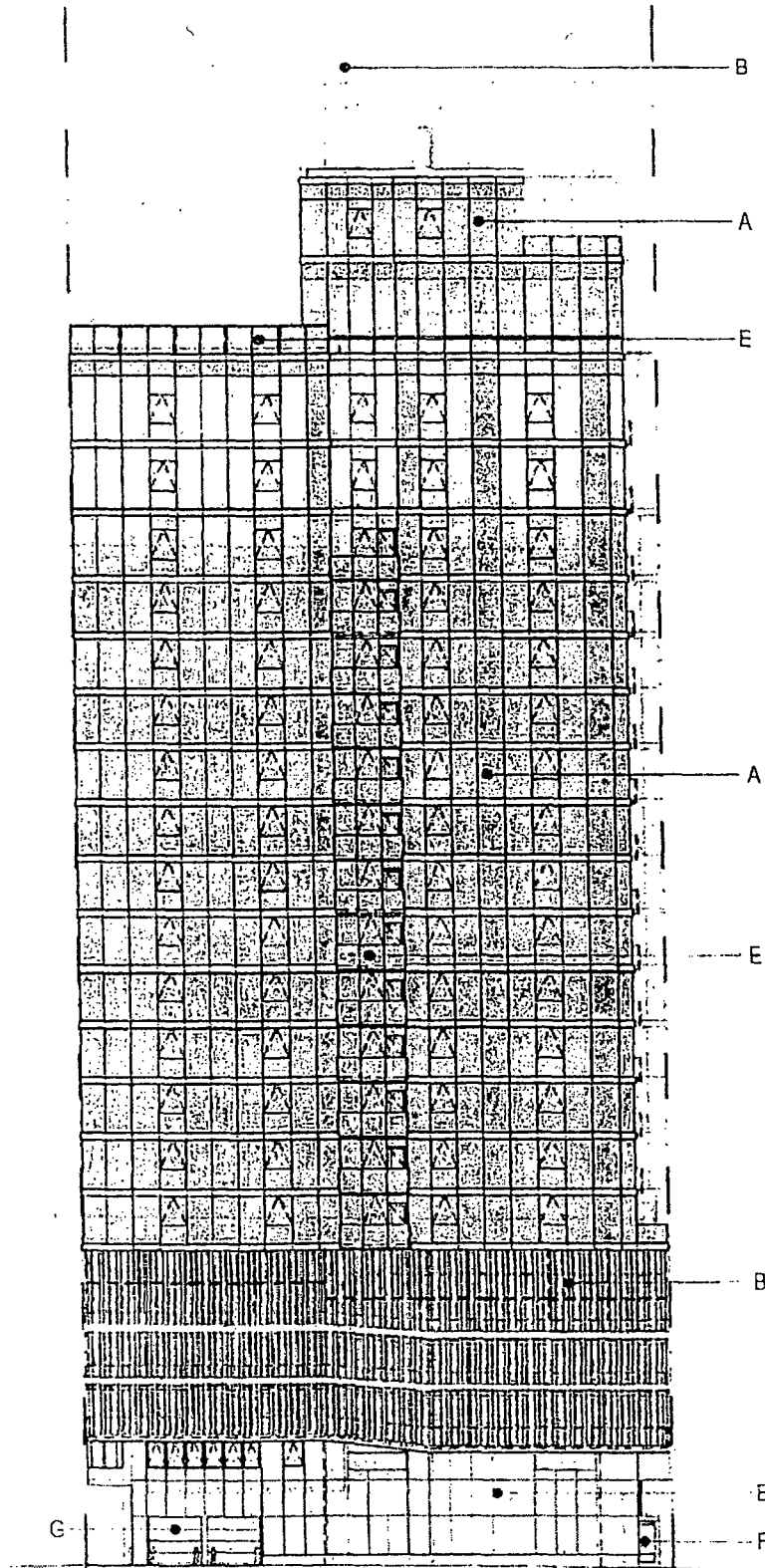


## PROPOSED FEATURES

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

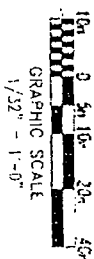
# SUBAREA A, EAST ELEVATION

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## PROPOSED FEATURES

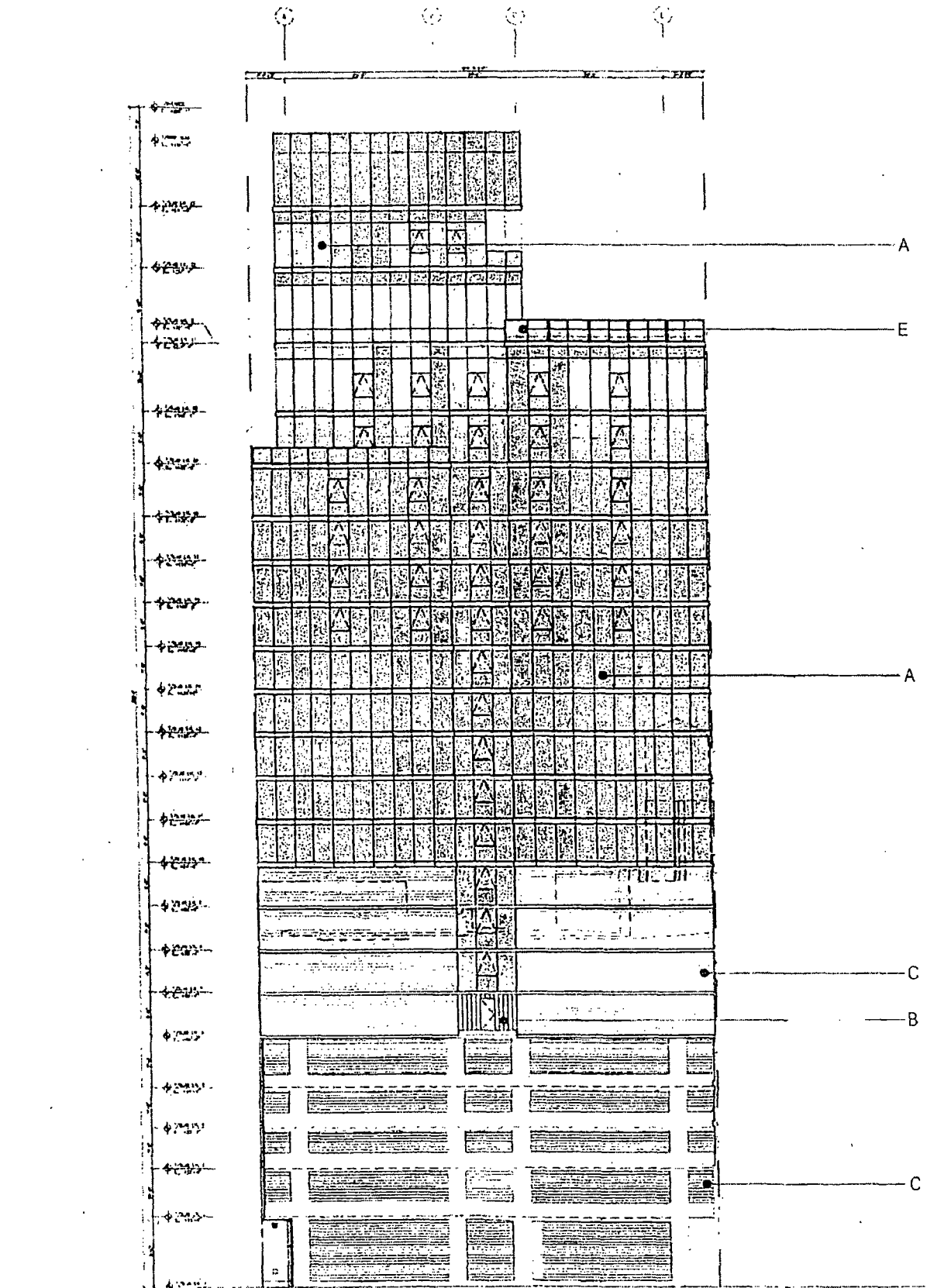
A...	METAL AND GLASS GLAZING SYSTEM	F...	METAL AND GLASS WINDOW
B...	METAL PANEL	G...	OVERHEAD METAL DOOR
C...	MASONRY WALL	H...	METAL COLUMN COVER
D...	METAL DOOR	J...	WOOD
E...	GLASS GUARDRAIL	K...	POLYCARBONATE PANELS



# SUBAREA A, WEST ELEVATION

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1/32" = 1' 0"  
 GRAPHIC SCALE  
 0 5'-0" 10'-0"



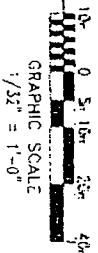
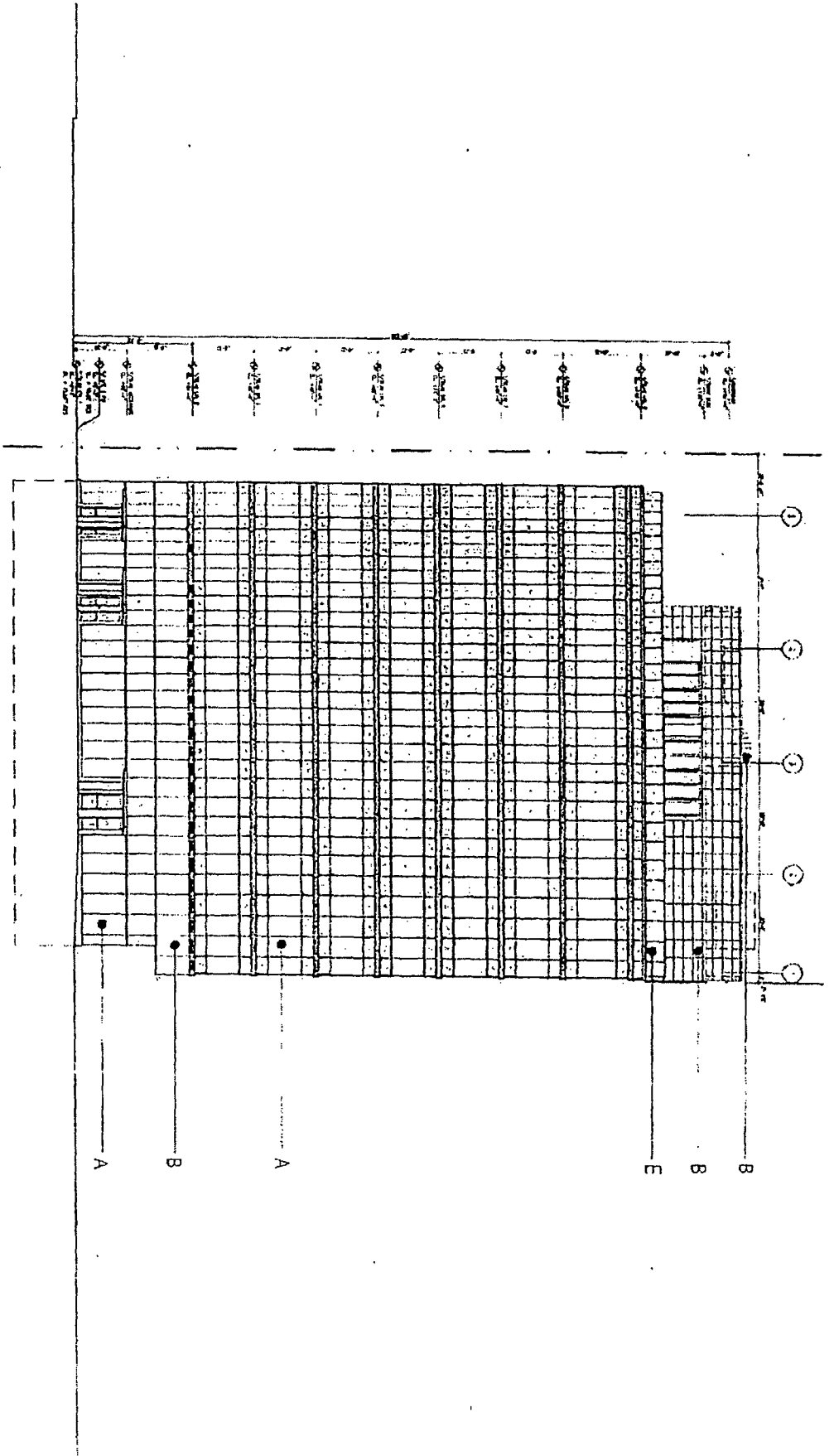
## PROPOSED FEATURES

- |                                       |                               |
|---------------------------------------|-------------------------------|
| A.. METAL AND GLASS<br>GLAZING SYSTEM | F.. METAL AND GLASS<br>WINDOW |
| B.. METAL PANEL                       | G.. OVERHEAD METAL DOOR       |
| C.. MASONRY WALL                      | H.. METAL COLUMN COVER        |
| D.. METAL DOOR                        | J.. WOOD                      |

# SUBAREA B, NORTH ELEVATION

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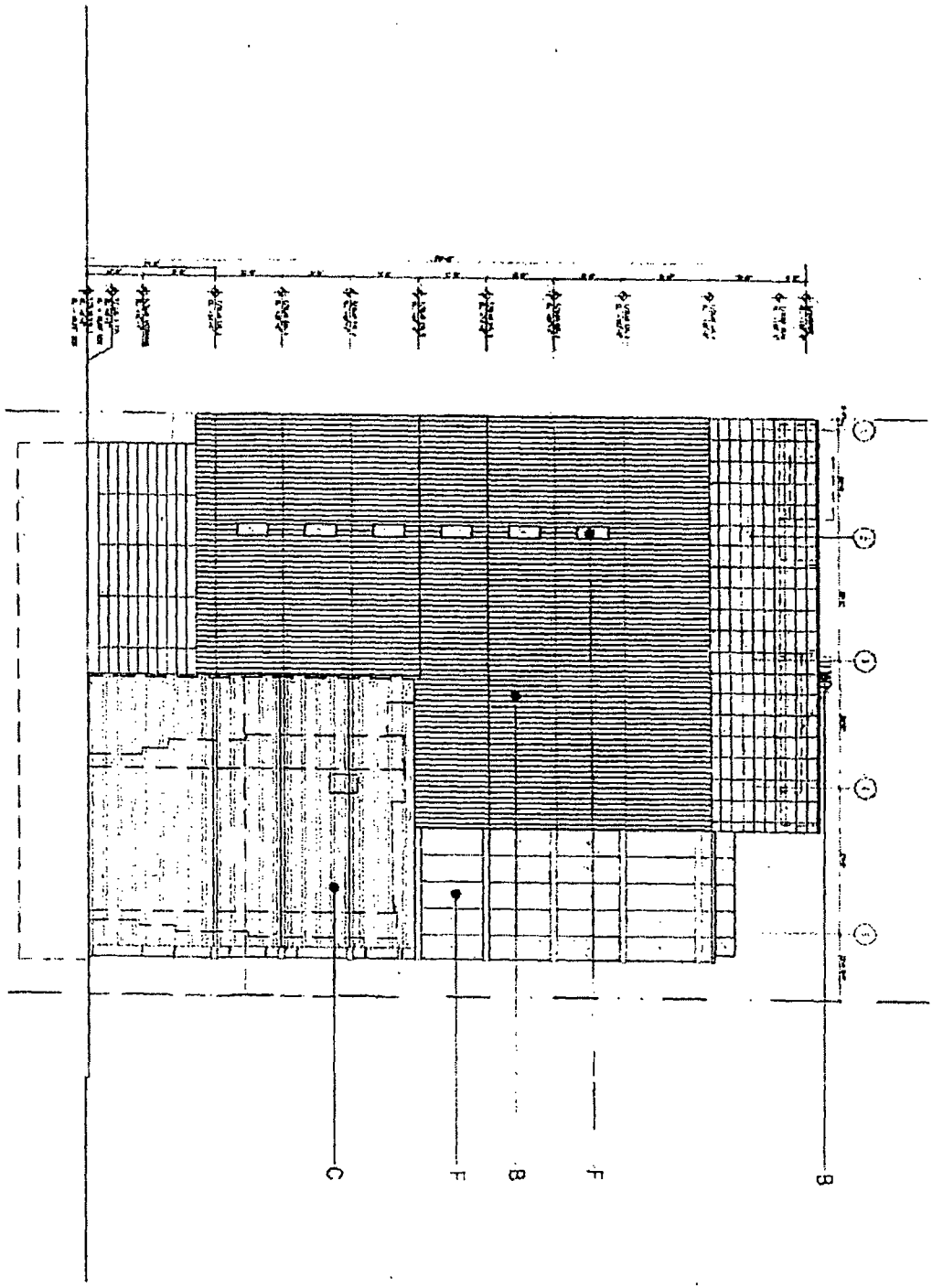
- | PROPOSED FEATURES |                                |      |                        |
|-------------------|--------------------------------|------|------------------------|
| A...              | METAL AND GLASS GLAZING SYSTEM | F... | METAL AND GLASS WINDOW |
| B...              | METAL PANEL                    | G... | OVERHEAD METAL DOOR    |
| C...              | MASONRY WALL                   | H... | METAL COLUMN COVER     |
| D...              | METAL DOOR                     | J... | WOOD                   |
| E...              | GLASS GUARDRAIL                | K... | POLYCARBONATE PANELS   |

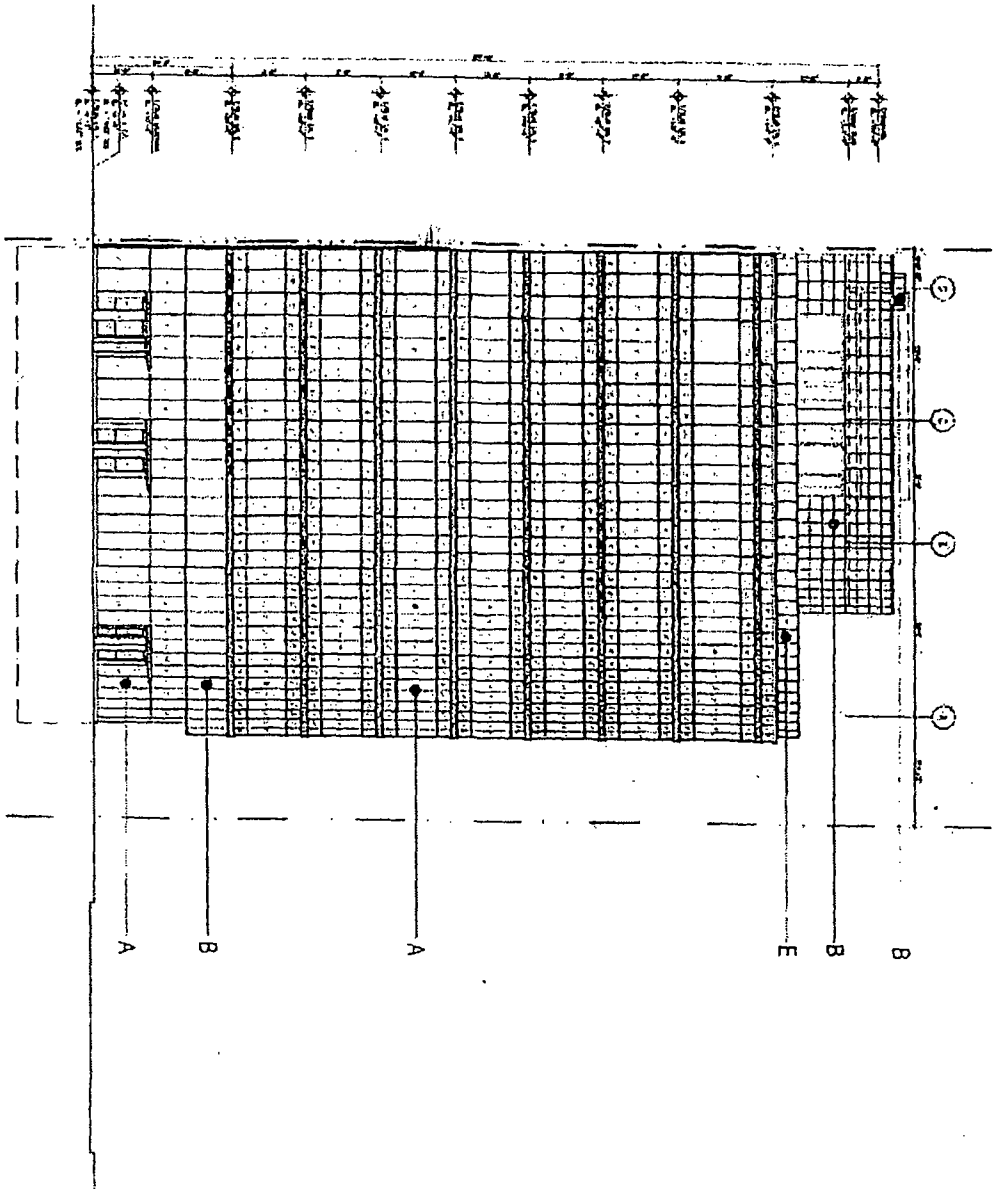


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- PROPOSED FEATURES
- |      |                                |      |                        |
|------|--------------------------------|------|------------------------|
| A... | METAL AND GLASS GLAZING SYSTEM | F... | METAL AND GLASS WINDOW |
| B... | METAL PANEL                    | G... | OVERHEAD METAL DOOR    |
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| D... | METAL DOOR                     | J... | WOOD                   |
| E... | GLASS GUARDRAIL                | K... | POLYCARBONATE PANELS   |



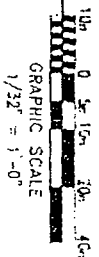


PROPOSED FEATURES

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

SUBAREA B, EAST ELEVATION

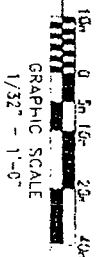
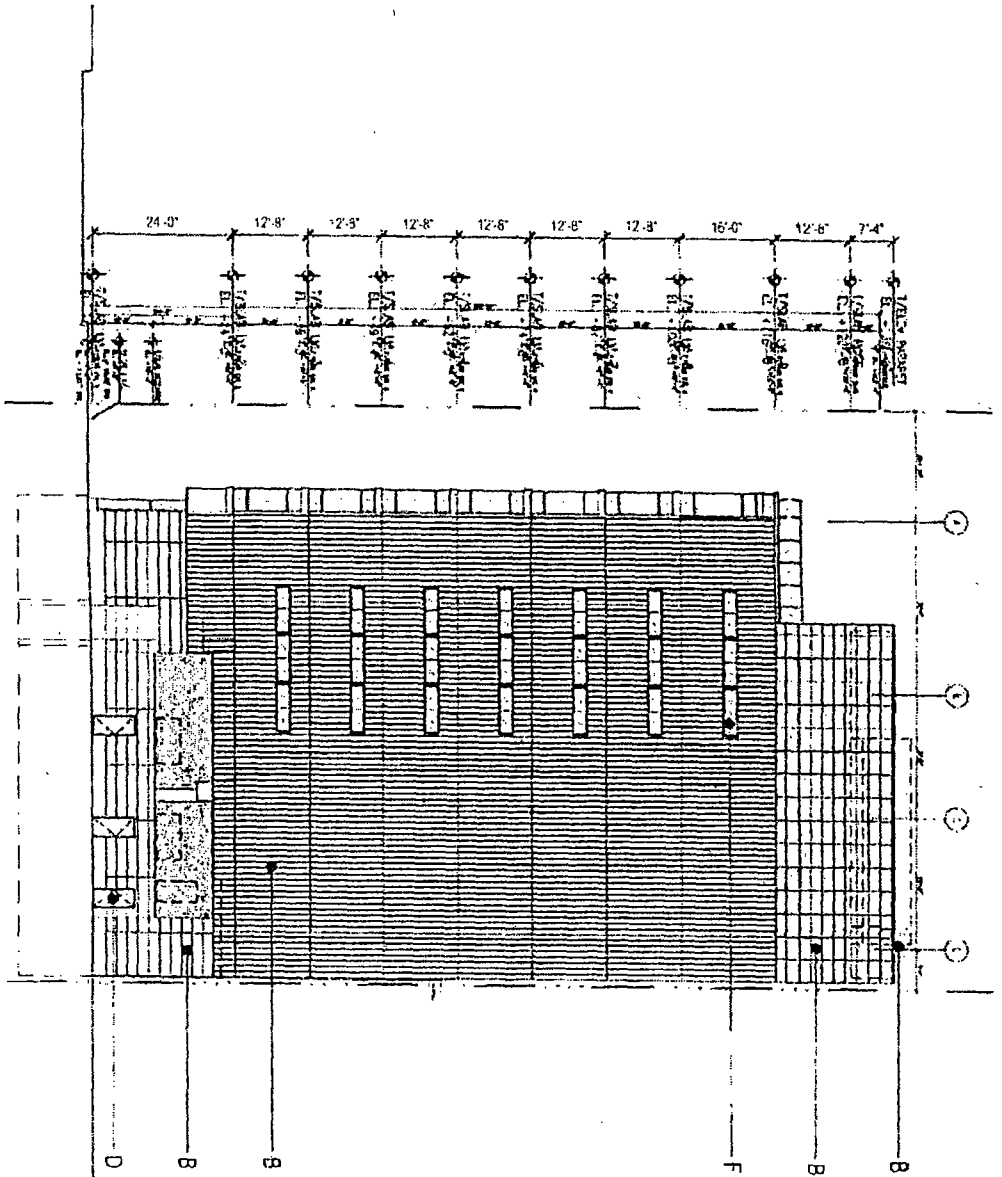
APPLICANT: CRP / Centrum Hubbard Street Owner, LLC.  
 ADDRESS: 201-223 WEST HUBBARD STREET; 412-420 N. WELLS STREET, CHICAGO IL 60654  
 INTRODUCTION DATE: SEPTEMBER 14, 2016  
 PLAN COMMISSION: OCTOBER 20, 2016



# SUBAREA B, WEST ELEVATION

APPLICANT: CRP / Centrum Hubbard Street Owner, LLC.  
 ADDRESS: 201-223 WEST HUBBARD STREET, 412-420 N. WELLS STREET, CHICAGO IL 60654  
 INTRODUCTION DATE: SEPTEMBER 14, 2016  
 PLAN COMMISSION: OCTOBER 20, 2016

- PROPOSED FEATURES**
- |      |                                |      |                        |
|------|--------------------------------|------|------------------------|
| A... | METAL AND GLASS GLAZING SYSTEM | F... | METAL AND GLASS WINDOW |
| B... | METAL PANEL                    | G... | OVERHEAD METAL DOOR    |
| C... | MASONRY WALL                   | H... | METAL COLUMN COVER     |
| D... | METAL DOOR                     | J... | WOOD                   |
| E... | GLASS GUARDRAIL                | K... | POLYCARBONATE PANELS   |






18943  
SUB.

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: October 21, 2016

RE: Proposed Amendment to Residential Business Planned Development No. 1288  
for property generally located at 201-225 West Hubbard Street.

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On October 20, 2016, the Chicago Plan Commission recommended approval of the proposed amendment submitted by CRP /Centrum Hubbard Street Owner, 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)