



# City of Chicago



SO2016-6363

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. 9-I at 3401 N California Ave - App No. 18966
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO;  
AS AMENDED

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Industrial Planned Development Number 1151 District symbols and indications as shown on Map No. 9-I in the area bounded by

a line 323.03 feet north of W. Roscoe Street; the west line of the North Branch of the Chicago River; West Roscoe Street; North California Avenue; a line 267 feet north of West Roscoe Street; and a line 275.79 feet east of North California Avenue to those of Industrial Planned Development Number 1151, as amended, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

Common Address: 3401 North California Avenue

INDUSTRIAL PLANNED DEVELOPMENT NUMBER 1151, As Amended.  
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Industrial Planned Development Number 1151, as amended, consists of a net site area of approximately 169,556 square feet (3.89 acres) of property which is depicted on the attached Planned Development Boundary and Property Map ("Property") and is owned or controlled by Williams Electronic Games, ("Applicant"), doing business as WMS Gaming, Inc..
2. The applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets, alleys or easements, or any adjustment 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. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control is defined in Section 17-8-0400 of the Chicago Zoning Ordinance. .
4. This Plan of Development consists of these eighteen (18) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Vicinity Plan (Map); an Existing Land Use Map; a Site Plan; a Planned Development Boundary Map; a Planned Development Site (Plan); a Landscape and Green Roof Plan; Plant Palette and Details; Building Elevations (East, West, South and North); a Building Section; and Riverwalk Section all prepared by Solomon Cordwell Buenz, September 17, 2009 (and revised 10-20-2016). In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago 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.

Applicant: WMS Gaming, Inc.

Address: 3401 North California Avenue

Date: May 4, 2009

CPC Date: September 17, 2009; Revised: October 20, 2016

5. The following uses are permitted within the Planned Development: All uses permitted within the M2 Light Industry District, specifically including, but not limited to: High Tech Offices and Offices; accessory and non-accessory off street parking; and accessory uses.
6. On-Premise signs, and temporary signs, such as construction and marketing signs shall be permitted subject to review and approval of the Department of Planning and Development. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. Off-street parking shall be provided in compliance with this Plan of Development. All off-street parking serving the development may be located off-site at the following locations:
  1. All or part of approximately 2703-2725 W. Roscoe Street.
  2. All or part of approximately 3231-3323 N. California Avenue
8. Ingress or egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
9. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. In addition to the maximum height of buildings and any appurtenance thereto described in this planned development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. Upon review and determination, "Part II Review", pursuant to Sec. 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee as determined by the Department of Planning and Development staff at that time is final and binding on the Applicant and must be

Applicant: WMS Gaming, Inc.

Address: 3401 North California Avenue

Date: May 4, 2009

CPC Date: September 17, 2009; Revised: October 20, 2016

paid to the Department of Revenue prior to the issuance of any Part II Approval.

12. The improvements on the property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site Plan, Building Elevations and Landscape/Roof Plan. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines where compatible with the Landscape Plan.
13. 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, quality and accessibility of the river, as contained in the waterway planned development guidelines contain in the Chicago Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. To further these goals, the Applicant agrees to: (a) provide a landscaped 30-foot-wide river setback and continuous riverside trail according to the standards of the Chicago River Plan and Design Guidelines as indicated on the Site Plans and Landscape Plan; and (b) permit connection of such setback and trail to the setback and trails of adjacent properties when the river edges of the adjacent properties are similarly improved. The Applicant shall permit ungated public access to the river setback, and provide signage on the riverwalk that the riverwalk is open to the public during typical Chicago Park District hours. All improvements within the river setback must be substantially completed prior to receipt of occupancy certificate for the principal building, provided that planting may be delayed if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.
14. The applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. New buildings located on the property shall be Leadership Energy and Environmental Design ("LEED") Green Building Rating System Certified. The Applicant shall also provide a vegetative roof on the proposed building totaling 31,032 square feet, or fifty percent (50%) of the available roof area of the new building to be constructed.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain building and all other improvements in a manner that 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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to

Applicant: WMS Gaming, Inc.

Address: 3401 North California<sup>3</sup> Avenue

Date: May 4, 2009

CPC Date: September 17, 2009; Revised: October 20, 2016

promote a standard of accessibility.

16. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the written request of 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 development of the Property contemplated herein. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.
17. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
18. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert back to the previously existing M2-2 Light Industry District.

Applicant: WMS Gaming, Inc.

Address: 3401 North California<sup>4</sup> Avenue

Date: May 4, 2009

CPC Date: September 17, 2009; Revised: October 20, 2016

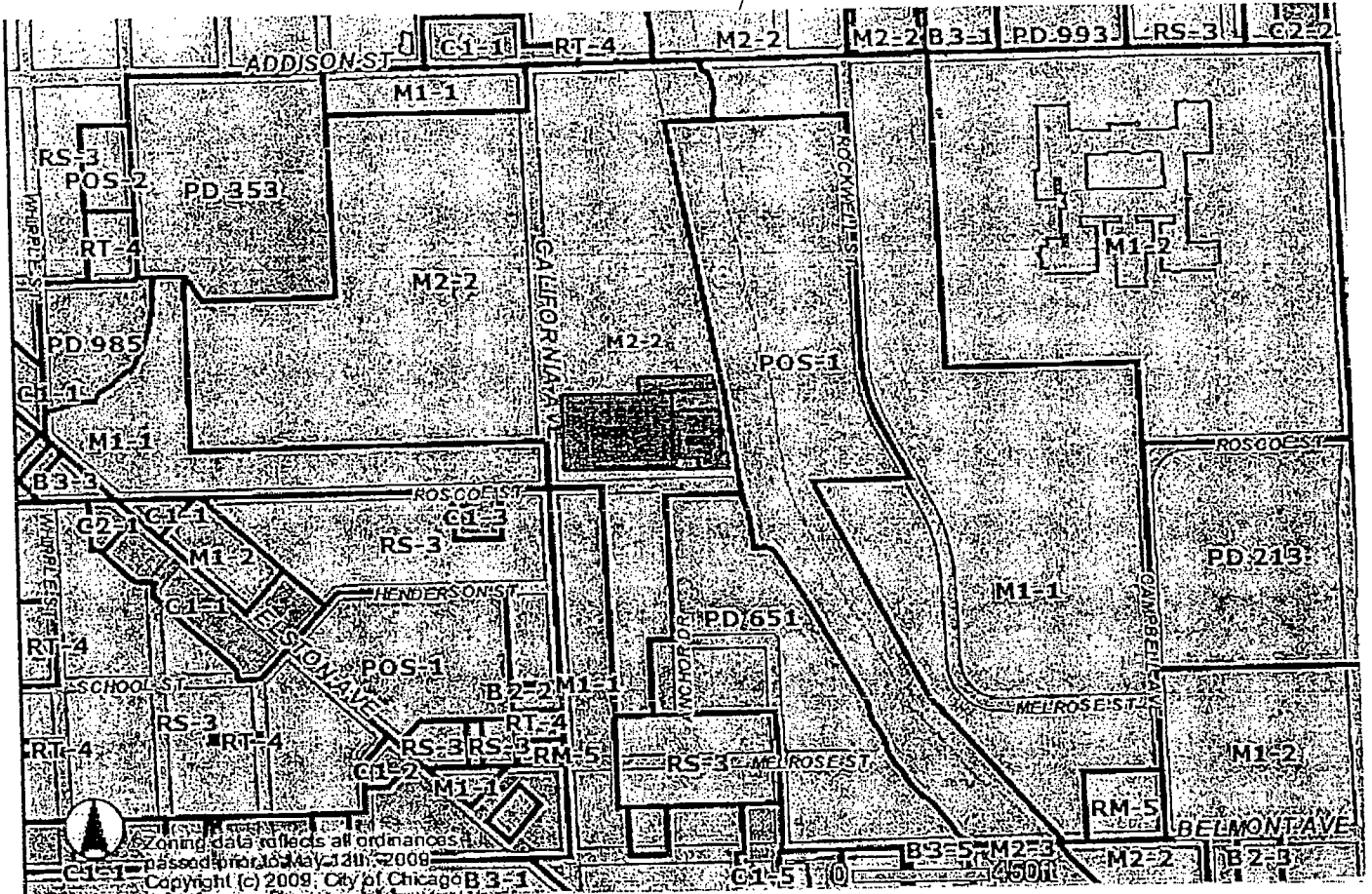
INDUSTRIAL PLANNED DEVELOPMENT  
PLAN OF DEVELOPMENT  
BULK REGULATIONS AND DATA TABLE

GROSS SITE AREA:	199,099 sq. ft.
AREA IN PUBLIC RIGHT-OF-WAY:	29,543 sq. ft.
NET SITE AREA:	169,556 sq. ft. (3.89 acres)
MAXIMUM PERMITTED F.A.R.:	2.2
MAXIMUM BUILDING HEIGHT:	61'-2" (as measured in accordance with the Chicago Zoning Ordinance)
MAXIMUM PERCENTAGE OF SITE COVERAGE:	80.4%
MINIMUM SETBACKS FROM PROPERTY LINE:	In accordance with the Site Plan.
MINIMUM NUMBER OF OFF-STREET PARKING SPACES:	329 Spaces*
MINIMUM NUMBER OF OFF-STREET LOADING BERTHS:	2

\*May be located as provided for in Statement 7 of the Plan of Development Statements.

Applicant: WMS Gaming, Inc.  
Address: 3401 North California<sup>5</sup> Avenue  
Date: May 4, 2009  
CPC Date: September 17, 2009; Revised: October 20, 2016

PROJECT SITE



© 2009 Solomon Cordwell Buenz

**EXISTING ZONING MAP**

Applicant: WMS Gaming, Inc.

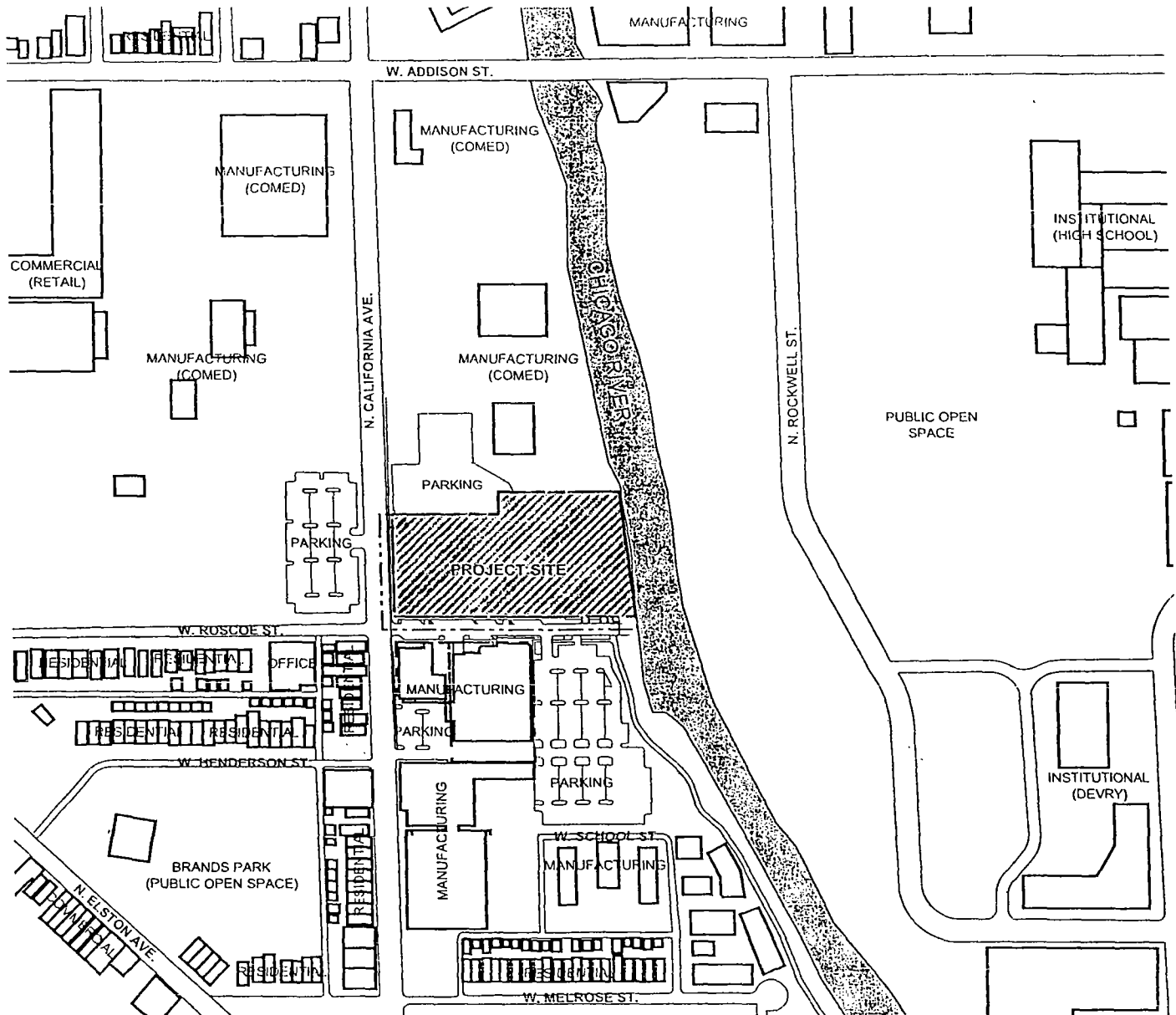
Project: 3401 N. California / 2704 W. Roscoe

Date: 09.17.09 Revised: October 20, 2016

not to scale







© 2009 Solomon Cordwell Buenz

**EXISTING LAND USE MAP**

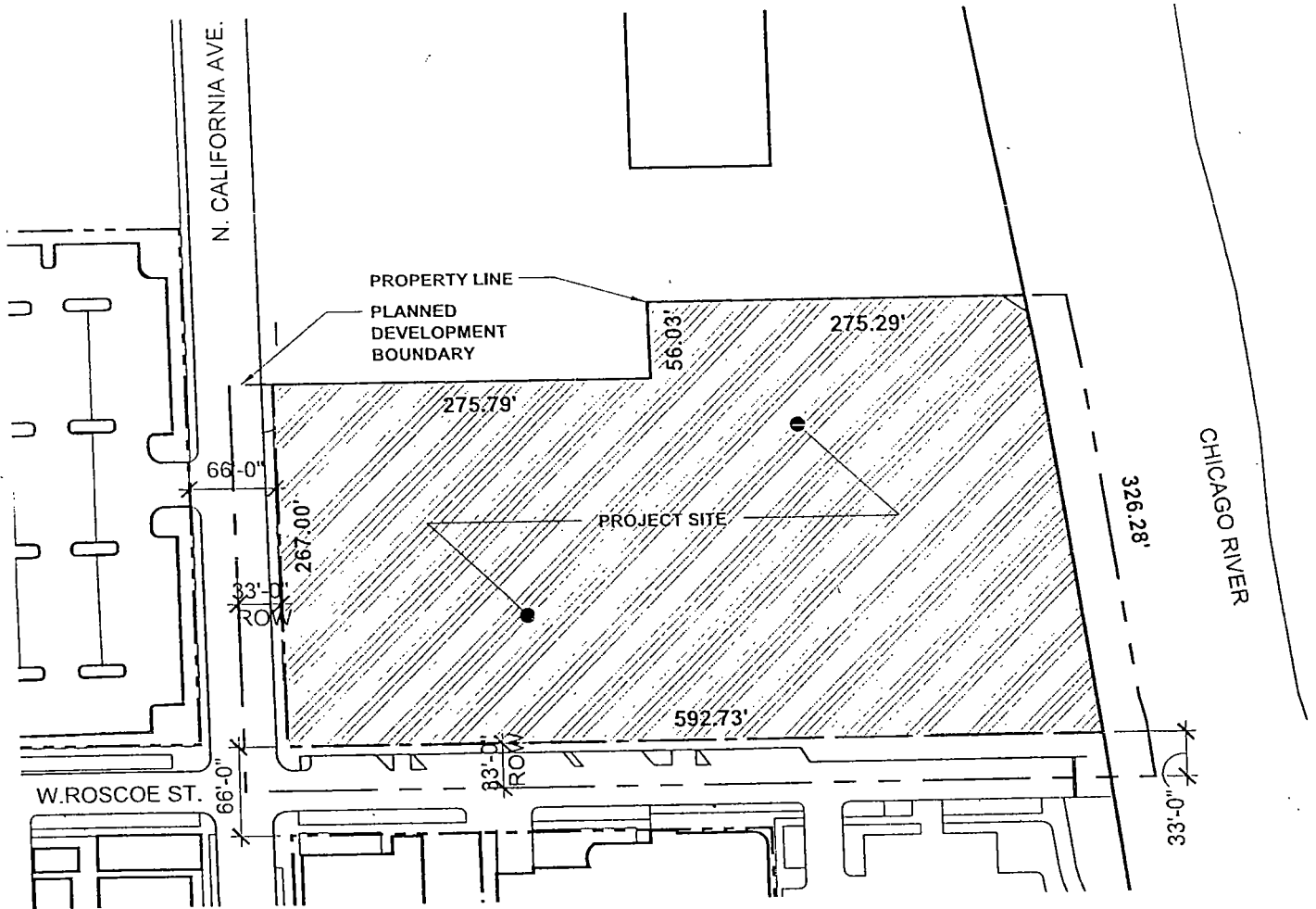
Applicant: WMS Gaming, Inc.

Project: 3401 N. California / 2704 W. Roscoe

Date: 09.17.09 Revised: October 20, 2016

not to scale





# PLANNED DEVELOPMENT BOUNDARY MAP

Applicant: WMS Gaming, Inc.

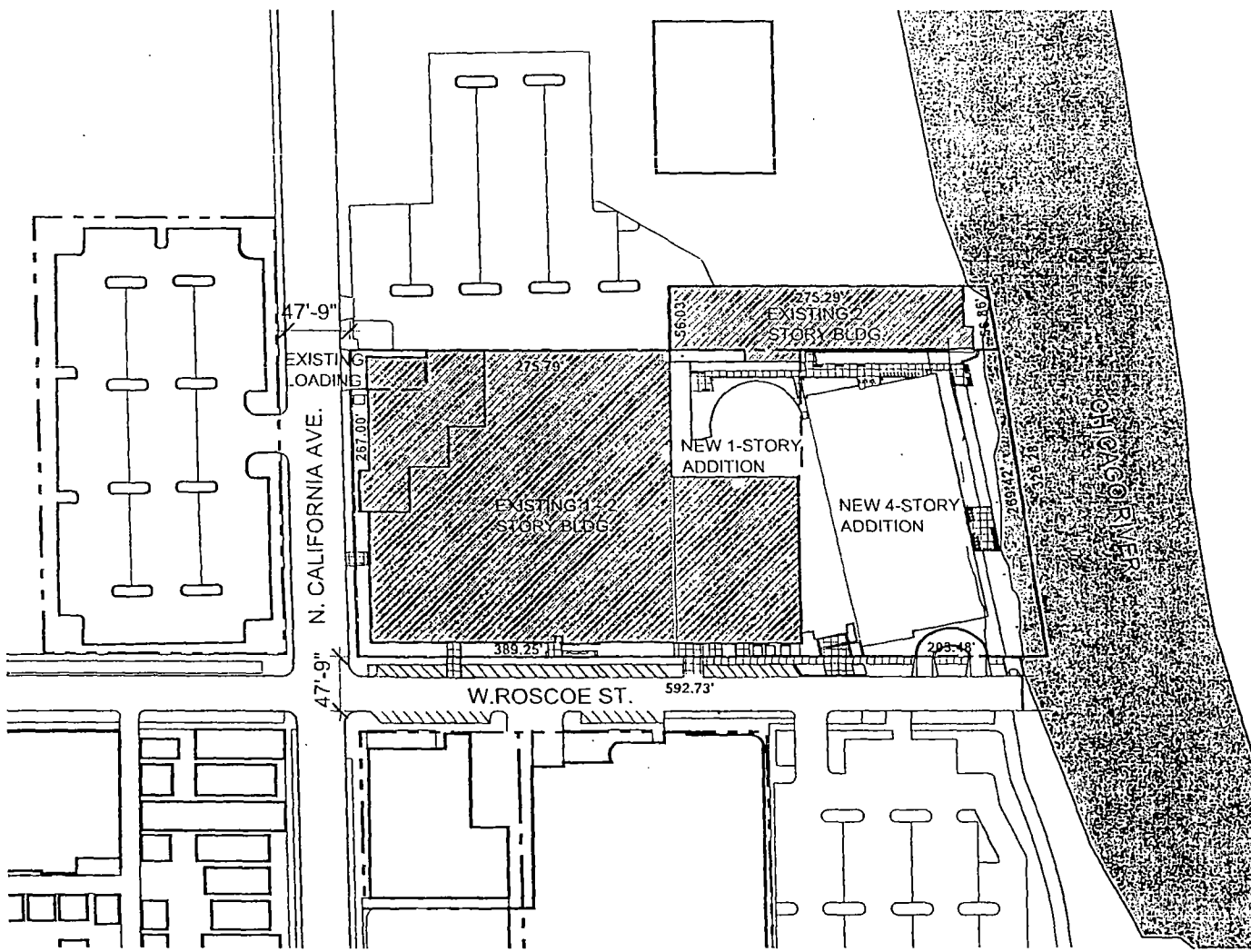
Project: 3401 N. California / 2704 W. Roscoe

Date: 09.17.09 Revised: October 20, 2016

not to scale



PROPOSED DEVELOPMENT



NET SITE AREA = 169,621 sf  
GROSS SITE AREA = 199,099 sf

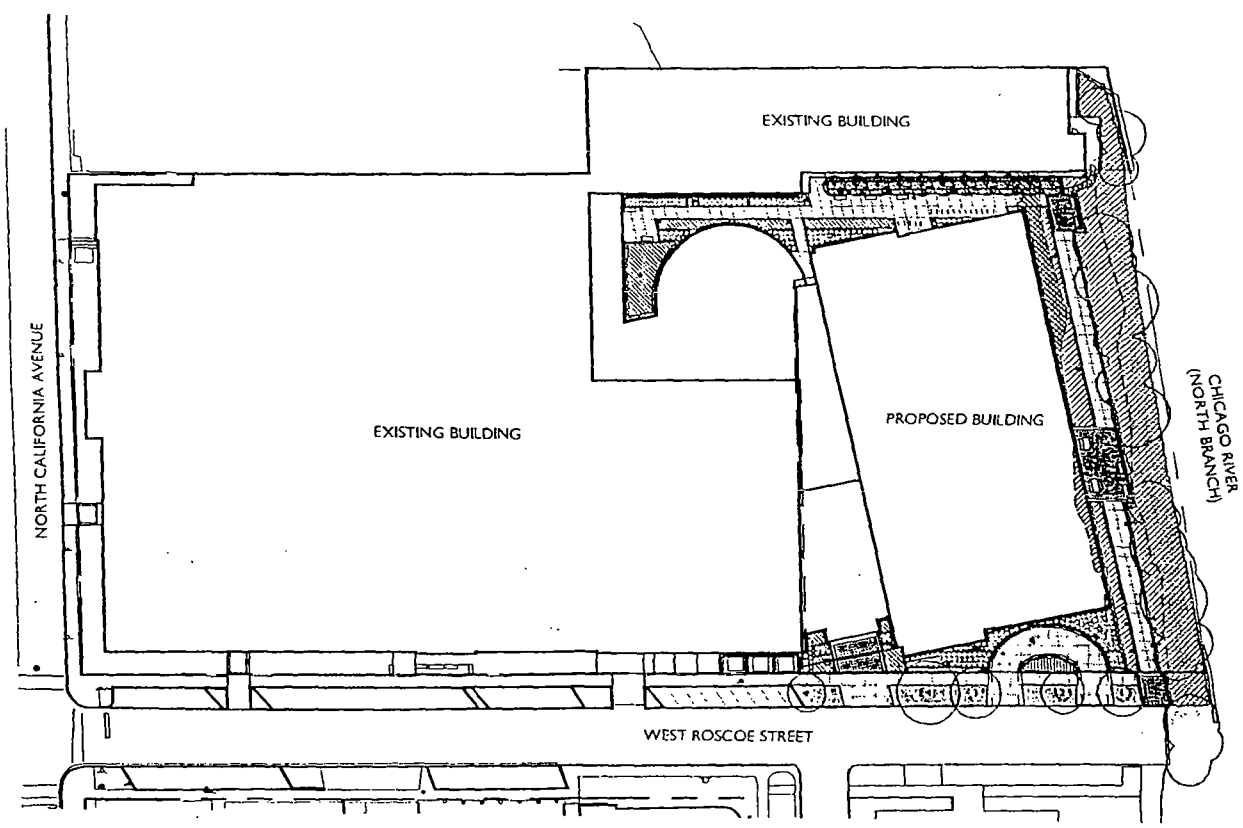


© 2009 Solomon Cordwell Buenz

**SITE PLAN**  
Applicant: WMS Gaming, Inc.  
Project: 3401 N. California / 2704 W. Roscoe  
Date: 09.17.09 Revised: October 20, 2016

not to scale





PLANNED DEVELOPMENT SITE

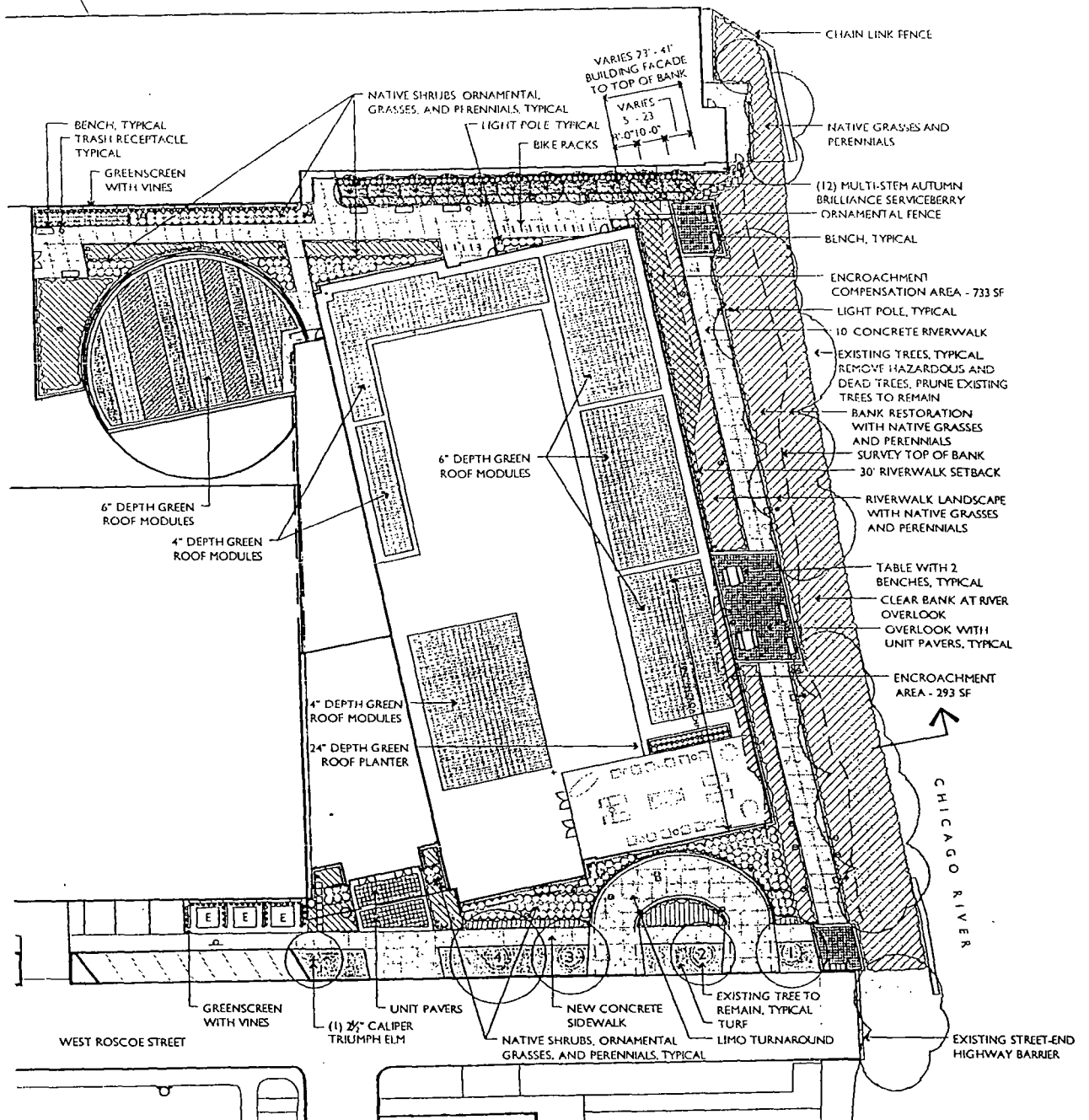
Applicant: WMS Gaming, Inc.

Project: 3401 N. California / 2704 W. Roscoe

Date: 09.17.09 Revised: October 20, 2016

not to scale





RIVERWALK ENCROACHMENT - AREA	
ENCROACHMENT AREA:	293 SF
COMPENSATION AREA REQUIRED:	733 SF (293 x 2.5)
COMPENSATION AREA PROVIDED:	999 SF

RIVERWALK ENCROACHMENT - LENGTH	
OVERALL RIVER FRONTAGE:	270 LF
ALLOWABLE ENCROACHMENT LENGTH:	90 LF
ACTUAL ENCROACHMENT LENGTH:	90 LF

GREEN ROOF - AREA	
GROSS ROOF:	39,621 SF
NET ROOF:	28,275 SF
GREEN ROOF:	14,457 SF (51.13%)



© 2009 Solomon Cordwell Buenz

## LANDSCAPE AND GREEN ROOF PLAN

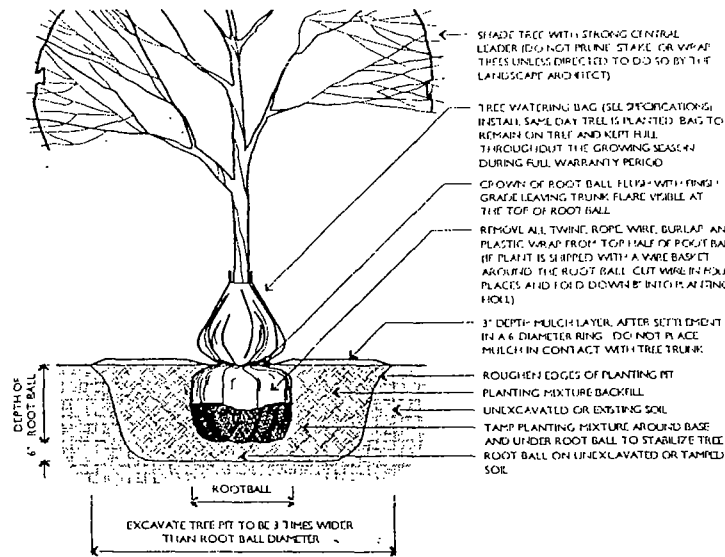
Applicant: WMS Gaming, Inc.

Project: 3401 N. California / 2704 W. Roscoe

Date: 09.17.09 Revised: October 20, 2016

not to scale

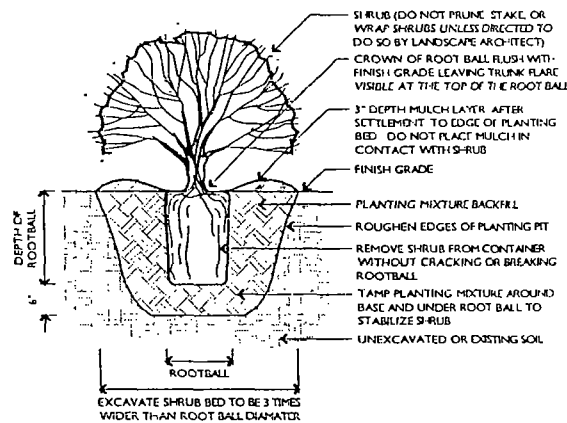




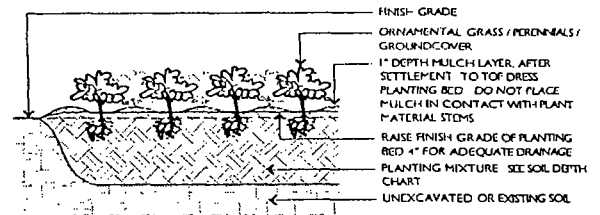
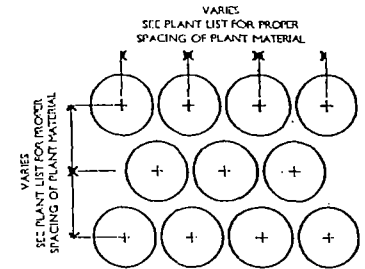
	BOTANICAL NAME
GRASSES	ELYTHUS CANADENSIS
	PANICUM VIRGATUM 'SHENANDOAH'
	SCHIZACHYRIUM SCOPARIUM
	SORGHASTRUM NUTANS
PERENNIALS	ALLIUM SENTESCENS
	ASCLEPIAS TUBEROSA
	BOULEDOUX CURTIPENDULA
	COREOPSIS PALMATA
	LIATRIS PYCNOSTACHYA
	LIPIPIUS PERENNIS
	OPUNTIA HUMIFUSA
SEDUMS	SEMPERVIVUM PURPLE BEAUTY
	SOLIDAGO SPECIOSA
	SEDUM ACRE
	SEDUM ALBUM
	SEDUM ELIACOMBIANUM
	SEDUM FLORIFERUM
	SEDUM RUPESTRE
	SEDUM STEFEO

GREEN ROOF PLANT PALETTE

DECIDUOUS TREE INSTALLATION DETAIL



SHRUB INSTALLATION DETAIL



ORNAMENTAL GRASS, PERENNIAL, AND GROUND COVER INSTALLATION DETAIL

	CODE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
SHADE TREES	AGAB	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	11	12'	MULTI-STEM, 4-5 STEMS MINIMUM
	UCMG	ULMUS CARPINIFOLIA 'MORTON GLOSSY'	TRIUMPH ELM	1	2 1/2'	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
SHRUBS	CA	CEANOTHUS AMERICANUS	NEW JERSEY TEA	22	#5	3'-0" ON CENTER
	FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	36	#5	3'-0" ON CENTER
	IMD	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY DWARF WINTERBERRY	3	#5	3'-0" ON CENTER
	IVRS	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE DWARF WINTERBERRY	18	#5	3'-0" ON CENTER
	IVS	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY DWARF VIRGINIA SWEETSPICE	116	#5	2'-0" ON CENTER
	JHPCY	JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA YOUNGSTOWN'	YOUNGSTOWN ANDORRA COMPACT JUNIPER	83	#5	3'-0" ON CENTER
	JPN	JUNIPERUS PROCEMBENS 'NANA'	DWARF JAPANESE ROCK GARDEN JUNIPER	15	#5	2'-0" ON CENTER
	RAGL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	20	#5	3'-0" ON CENTER
	RRKO	ROSA X 'RED KNOCK OUT'	RED KNOCKOUT ROSE	53	#3	3'-0" ON CENTER
GRASSES	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	15	#1	2'-0" ON CENTER
	SHT	SPOROBOLUS HETEROLEPIS 'TARA'	TARA DWARF PRAIRIE DROPSEED	373	#1	1'-0" ON CENTER
PERENNIALS	AC	AQUILEGIA CANADENSIS	WILD COLUMBINE	100	#1	1'-0" ON CENTER
	EPKK	ECHINACEA PURPUREA 'KIM'S KNEE HIGH'	KIM'S KNEE HIGH PURPLE CONEFLOWER	58	#1	1'-6" ON CENTER
	EFM	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	44	#1	1'-6" ON CENTER
	LSP	LIRIOPE SPICATA	CREeping LILY TURF	2125	#1	0-10" ON CENTER
	PVP	PHLOX VOLCANO PURPLE	VOLCANO PURPLE PHLOX	583	#1	1'-0" ON CENTER
	RFG	RUDBECKIA FULGIDA 'GOLDSTURN'	BLACK EYED SUSAN	28	#1	1'-6" ON CENTER
VINES / GROUND COVER	CV	CLEMATIS VIRGINIANA	VIRGIN'S BOWER	36	QT	-
	LS	LONICERA SEMPERVIRENS	TRUMPET HONEYSUCKLE	32	QT	-
	PQ	PART-ENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	14	QT	-

PLANT PALETTE



## PLANT PALETTE AND DETAILS

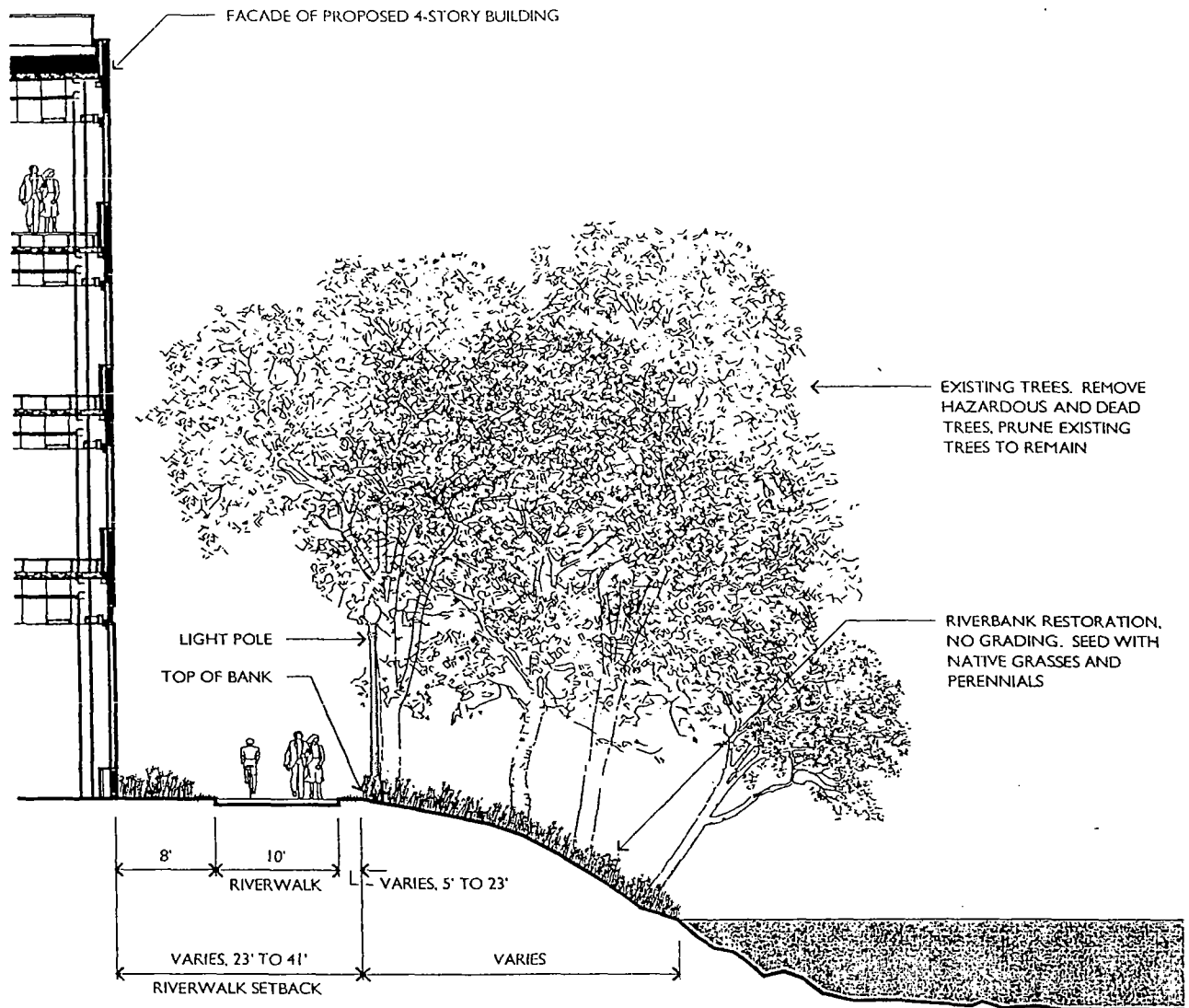
Applicant: WMS Gaming, Inc.

Project: 3401 N California / 2704 W. Roscoe

Date: 09.17.09 Revised: October 20, 2016

not to scale





# RIVERWALK SECTION

Applicant: WMS Gaming, Inc.

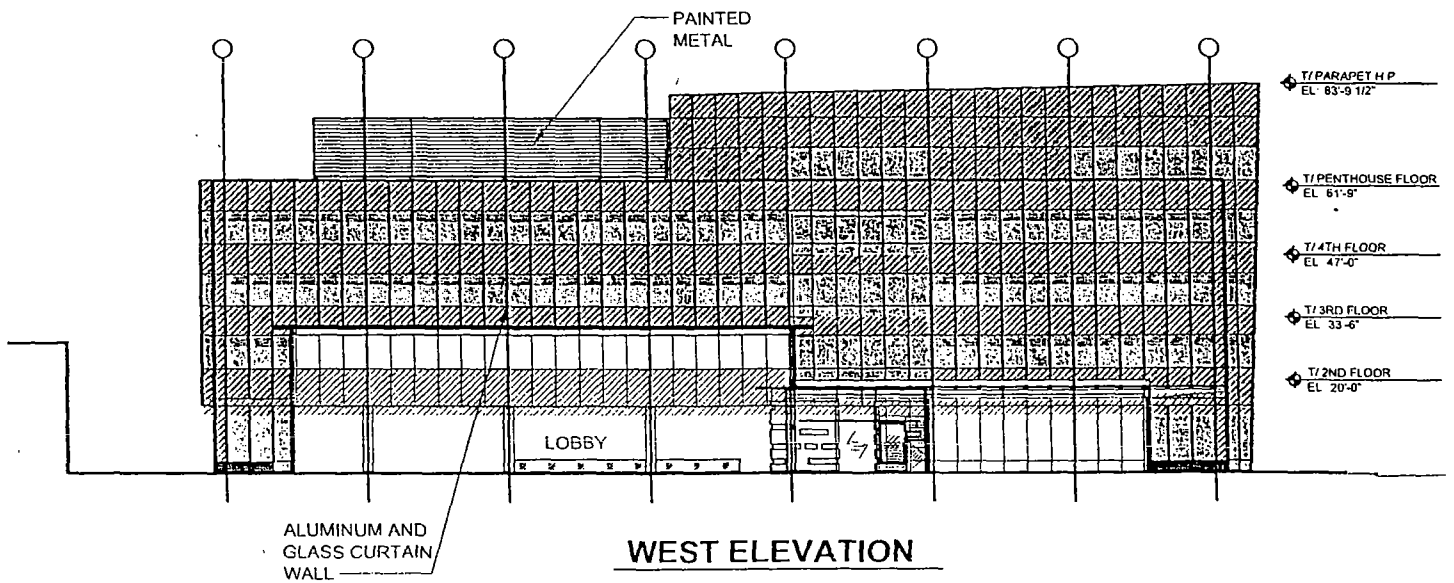
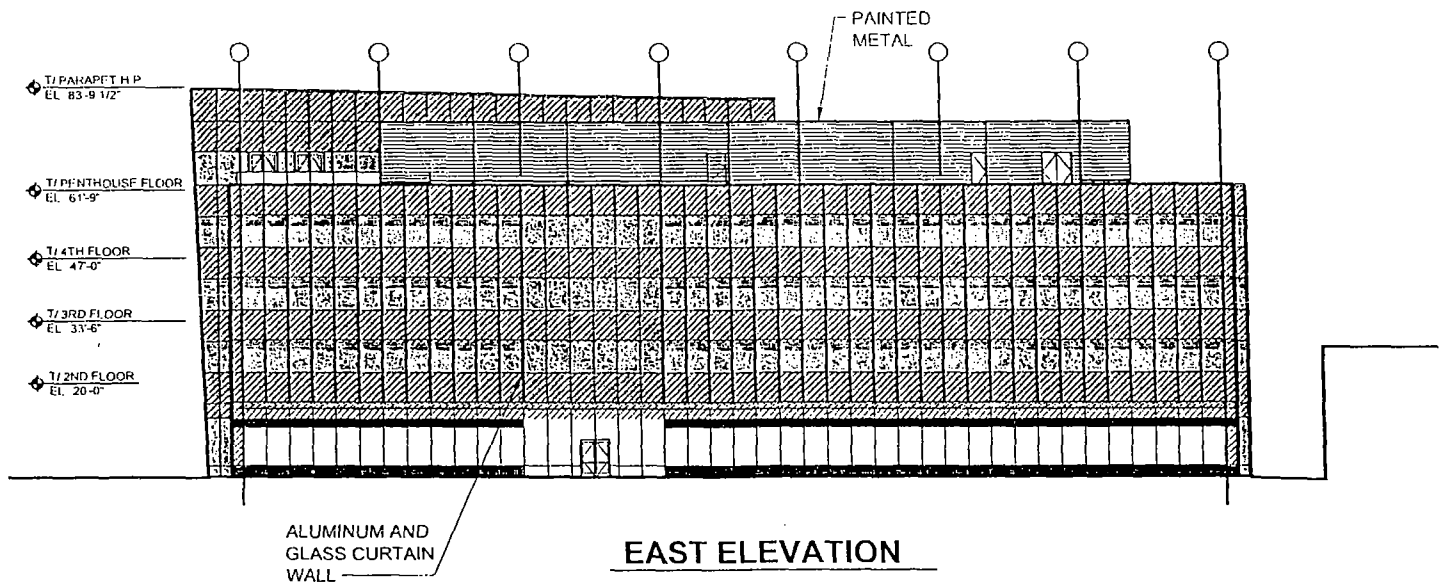
Project: 3401 N. California / 2704 W. Roscoe

Date: 09.17.09 Revised: October 20, 2016

not to scale



SCB 10/17/09



© 2009 Solomon Cordwell Buenz

# EAST AND WEST ELEVATION

Applicant: WMS Gaming, Inc

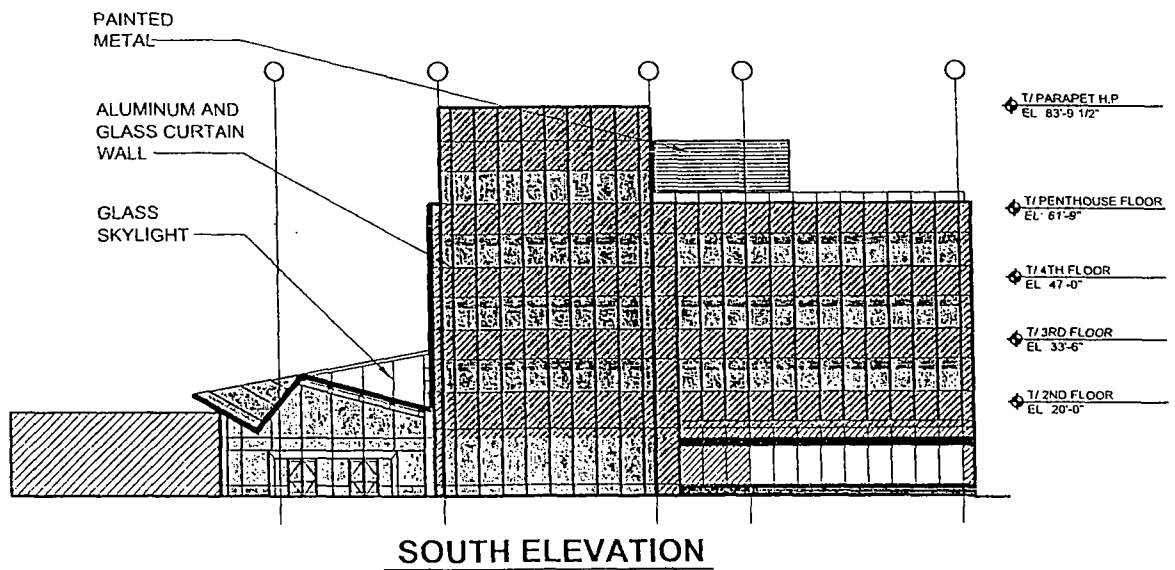
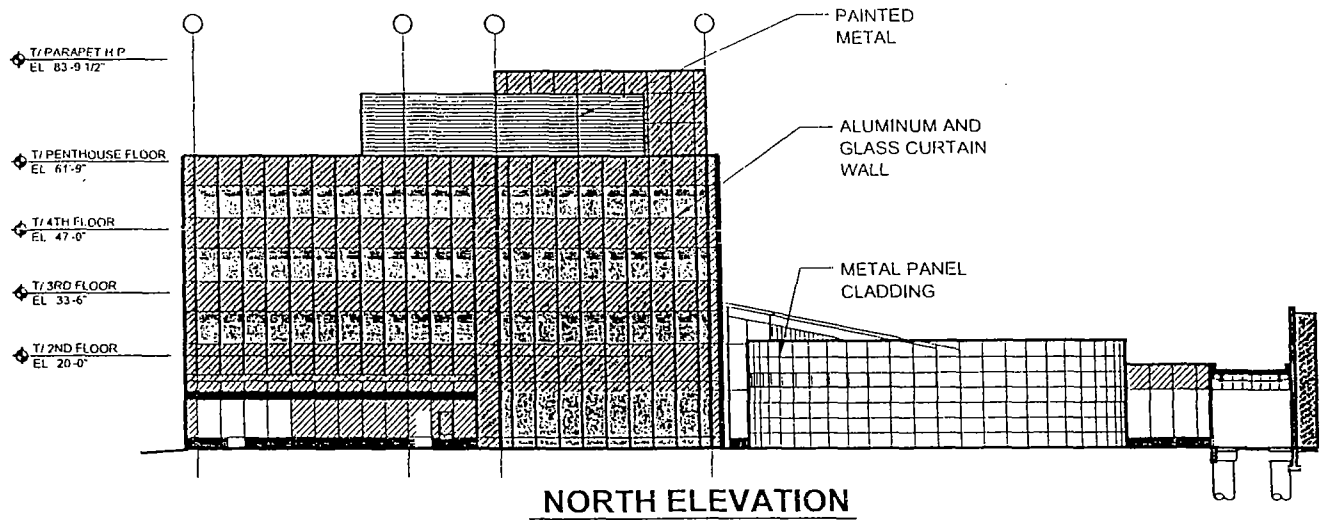
Project: 3401 N. California / 2704 W. Roscoe

Date: 09.17.09 Revised: October 20, 2016

not to scale







© 2009 Solomon Cordwell Buenz

# **NORTH AND SOUTH ELEVATION**

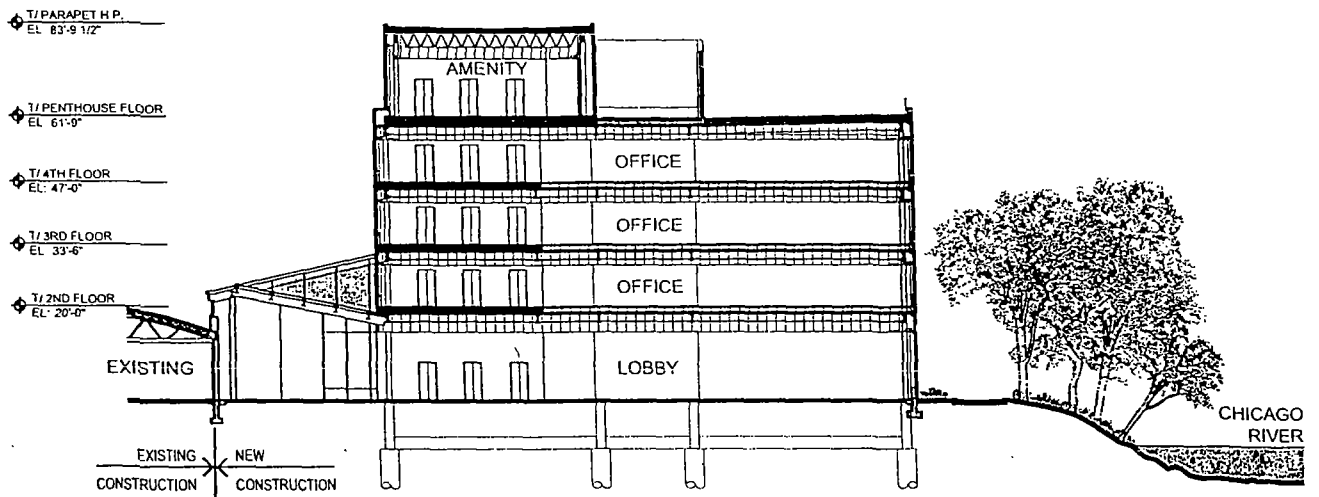
Applicant: WMS Gaming, Inc.

Project: 3401 N. California / 2704 W. Roscoe

Date: 09.17.09 Revised: October 20, 2016

not to scale





BUILDING SECTION



© 2009 Solomon Cordwell Buenz

**BUILDING SECTION**

Applicant: WMS Gaming, Inc.

Project: 3401 N. California / 2704 W. Roscoe

Date: 09.17.09 Revised: October 20, 2016

not to scale



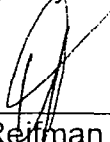


DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

18966  
FINAL

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 Industrial Planned Development No. 1151 for property generally located at 3401 North California Avenue.

---

On October 20, 2016, the Chicago Plan Commission recommended approval of the proposed amendment submitted by Williams Electronic Games, Inc. 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)