



City of Chicago



SO2017-2166

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/29/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 312-328 N Carpenter St and 1033-1043 W Carroll Ave - App No. 19149
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#19149

INTRO. DATE
MARCH 29, 2017

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 M2-3 Light Industry District and C1-3 Neighborhood Commercial District symbols and indications as shown on Map I-G in the area bounded by:

West Carroll Avenue; North Carpenter Street; the public alley next south of and parallel to West Carroll Avenue; and the public alley next west of and parallel to North Carpenter Street,

to those of a DX-3 Downtown Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the DX-3 Downtown Mixed-Use District symbols and indications as shown on Map I-G in the area bounded by:

West Carroll Avenue; North Carpenter Street; the public alley next south of and parallel to West Carroll Avenue; and the public alley next west of and parallel to North Carpenter Street,

to those of a Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

BUSINESS PLANNED DEVELOPMENT NO. _____
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number _____, ("Planned Development") consists of approximately 22,890 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). MC ASB 312 Carpenter, LLC is the "Applicant" for this Planned Development.
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 (defined below).

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 Planned Development consists of these 16 Statements, a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Hartshorne Plunkard Architecture and dated August 17, 2017, (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a PD Boundary and Property Line Map; a Site/Landscape Plan; a Roof Plan; and Building Elevations (North, South, East and West). 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: Office; Electronic Data Storage Center; Animal Services (excluding overnight boarding and kennels); Business Equipment Sales and Service; Business Support Services; Urban Farm (rooftop operation); Communication Service Establishments; Eating and Drinking Establishments (all, including Taverns and

Applicant: MC ASB 312 Carpenter, LLC
Address: 312-328 N. Carpenter / 1033-1043 W. Carroll Ave, Chicago, Illinois 60607
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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 obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the

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Outdoor Patios); Indoor Special Event Class B including incidental liquor sales; Financial Services (excluding pawn shops, payday loans and drive throughs); Entertainment and Spectator Sports (all, except Inter-Track Wagering Facility and as more specifically regulated); Food and Beverage Retail Sales (including accessory Liquor Sales); Medical Service; Personal Service; General Retail Sales; Participant Sports and Recreation (Indoor); Light Equipment Sales/Rental, Indoor; Artisan Manufacturing, Production and Industrial Services; Co-located Wireless Communication Facilities and incidental and accessory uses.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of 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 22,890 square feet and a base FAR of 3.0.

The Applicant acknowledges that the project has received a bonus FAR of 2.75, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 5.75. 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 (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, the Department 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, the Applicant will contribute one half (1/2) of the Local Impact portion of the bonus payment for construction of a field house located at Skinner Park and one half (1/2) of the Local Impact portion of the bonus payment for construction of a public library (the "Projects") The Projects are 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 must enter into an intergovernmental agreement regarding the manner in which the funds will be used.

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

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Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. 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-3 Downtown Mixed-Use District.

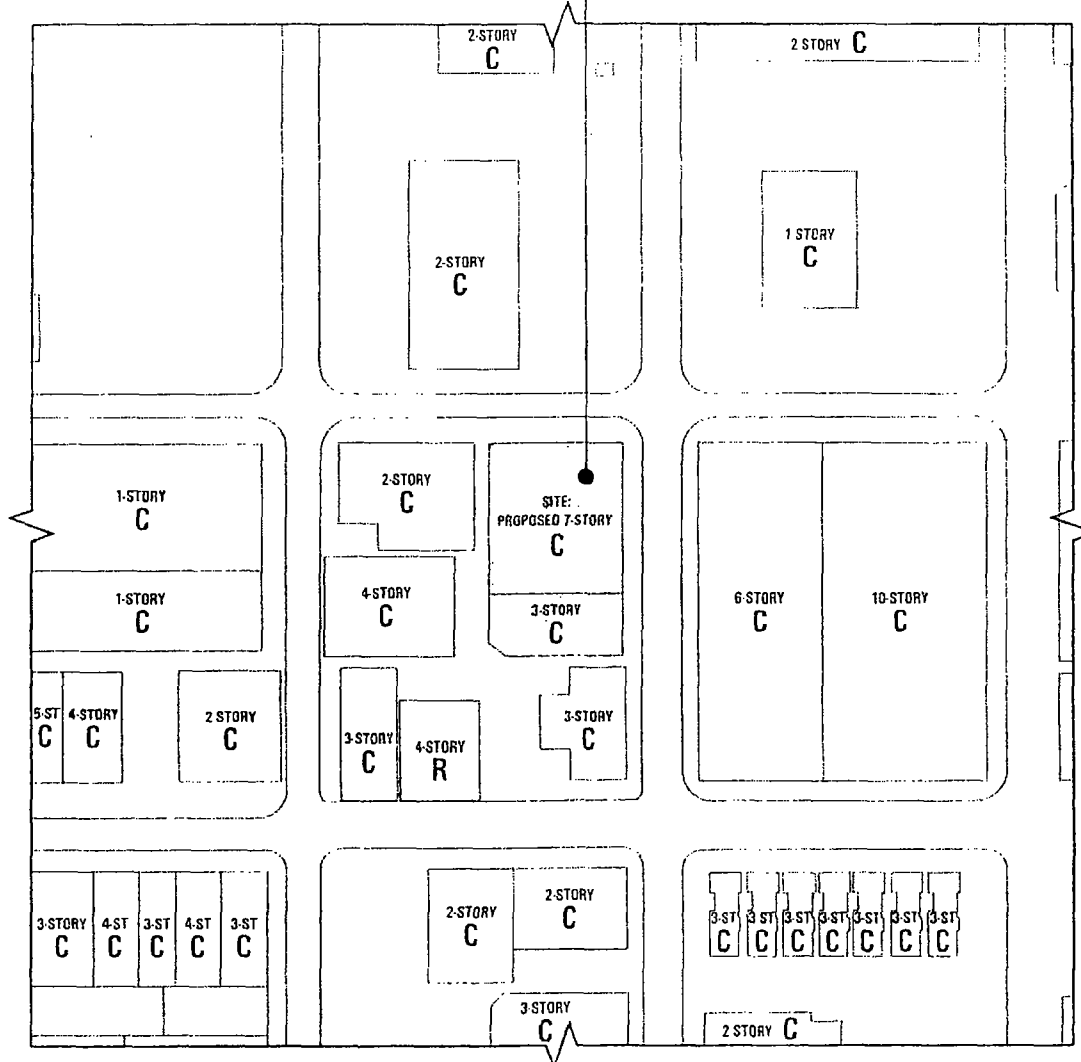
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BUSINESS PLANNED DEVELOPMENT NO. _____
BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	36,233
Area of Public Rights-of-Way (sf):	13,343
Net Site Area (sf):	22,890
Subarea A:	7,453
Subarea B:	15,437
Maximum Floor Area Ratio:	5.75
Subarea A:	3.042
Subarea B:	7.058
Maximum Floor Area (sf):	131,617
Subarea A:	22,669
Subarea B:	108,948
Minimum Off-Street Parking Spaces:	
Subarea A:	0
Subarea B:	27
Minimum Off-Street Loading Spaces:	
Subarea A:	0
Subarea B:	1 (10'x25')
Maximum Building Height:	104'-0"
Minimum Setbacks:	0'-0"

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328 N CARPENTER
PROPOSED 7-STORY BUILDING



LEGEND	
	SUBJECT PREMISES
	SUB-AREA A
C	COMMERCIAL USE
R	RESIDENTIAL USE

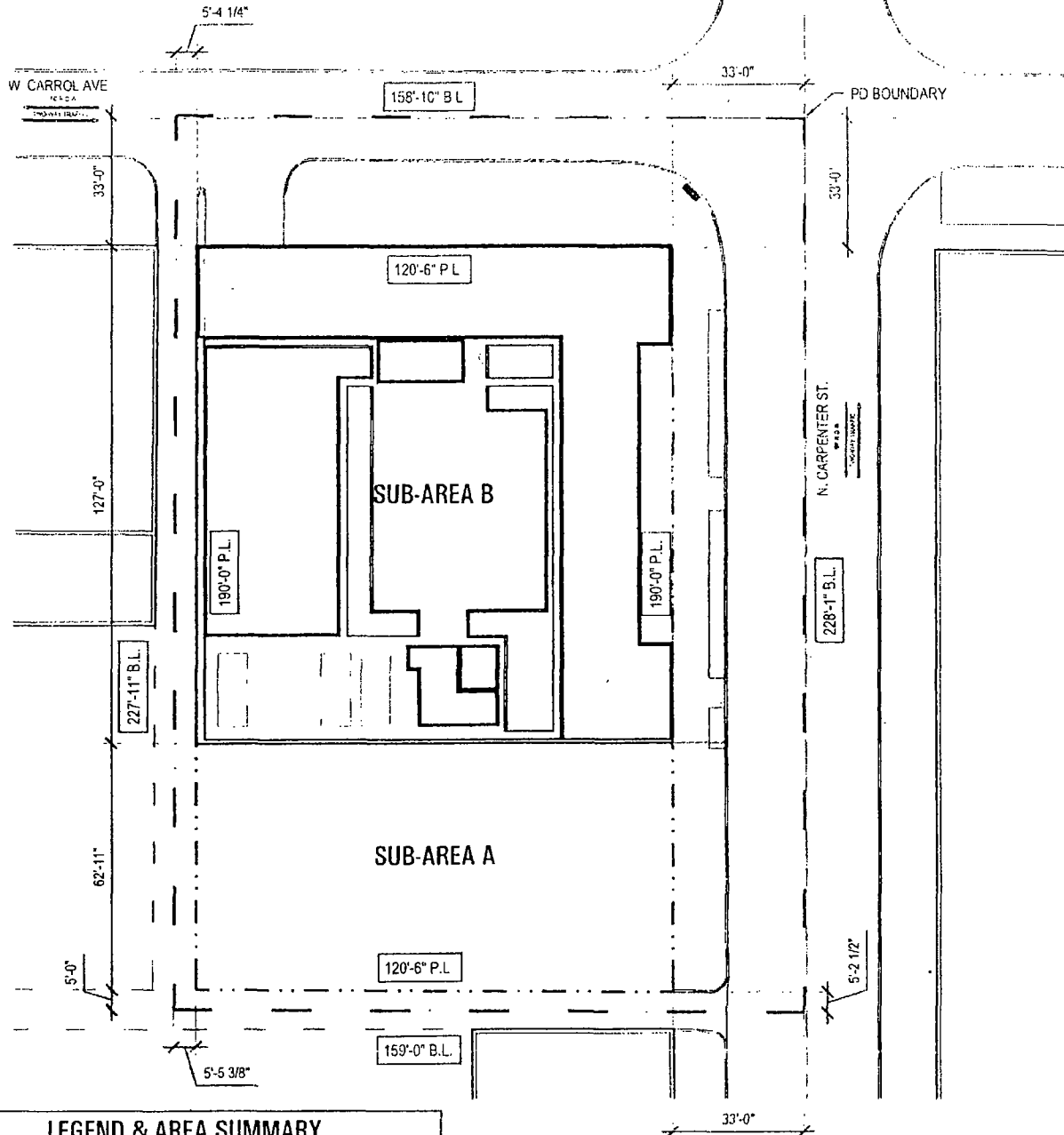


APPLICANT: MC ASB 312 Carpenter, LLC
ADDRESS: 312-328 N. Carpenter Street/
 1033-1043 W. Carroll Avenue, Chicago, Illinois
INTRODUCED: JULY 31, 2017
PLAN COMMISSION: AUGUST 17, 2017

SCALE: NTS

EXISTING LAND USE MAP

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LEGEND & AREA SUMMARY

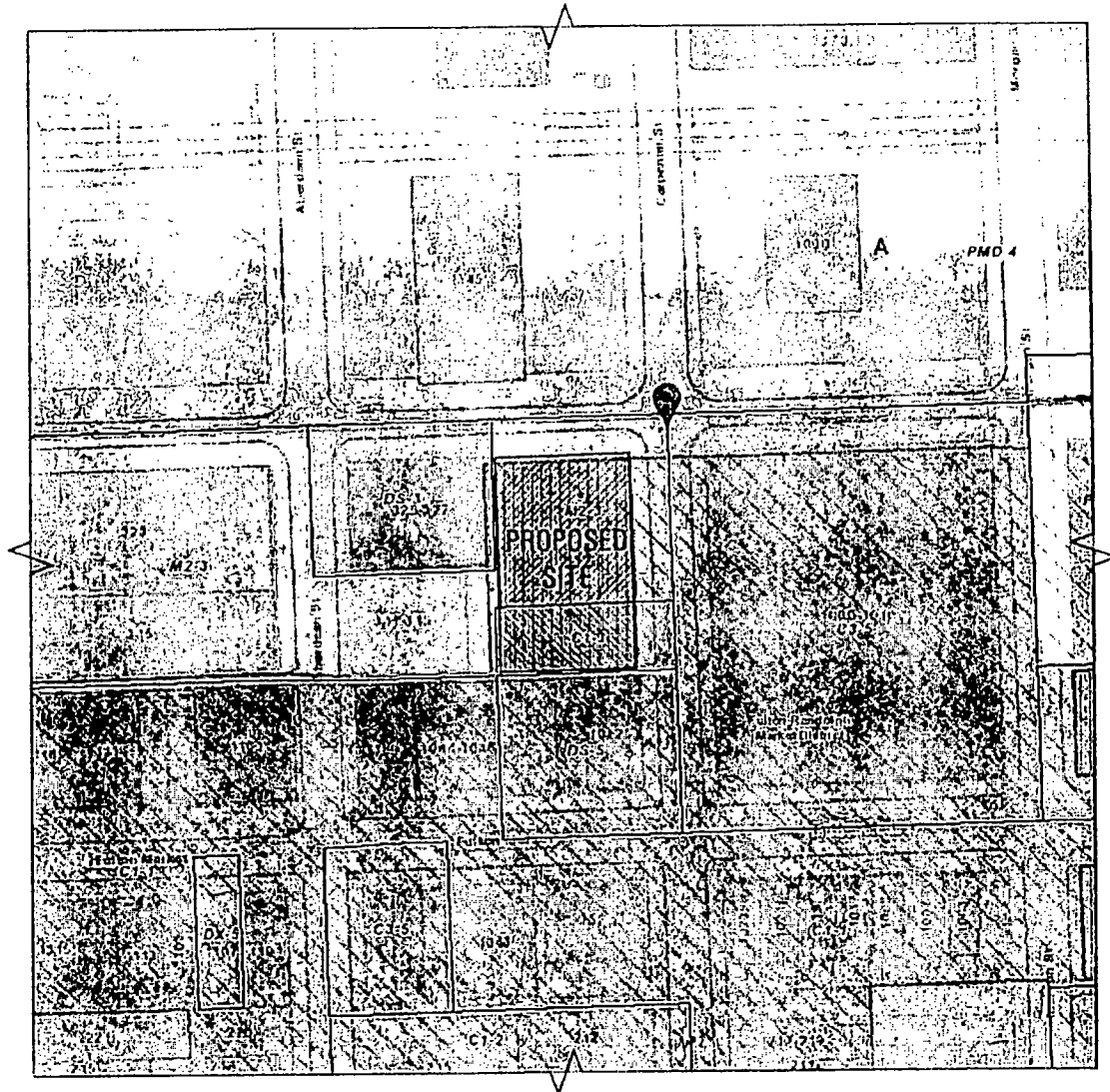
GROSS SITE AREA:	36,233 SF
AREA IN PUBLIC RIGHT-OF-WAY:	13,343 SF
NET SITE AREA:	22,890 SF

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SCALE: 1" = 40'-0"

PLANNED DEVELOPMENT
PROPERTY LINE & BOUNDARY
MAP

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LEGEND

SUBJECT PREMISES

SUB-AREA A

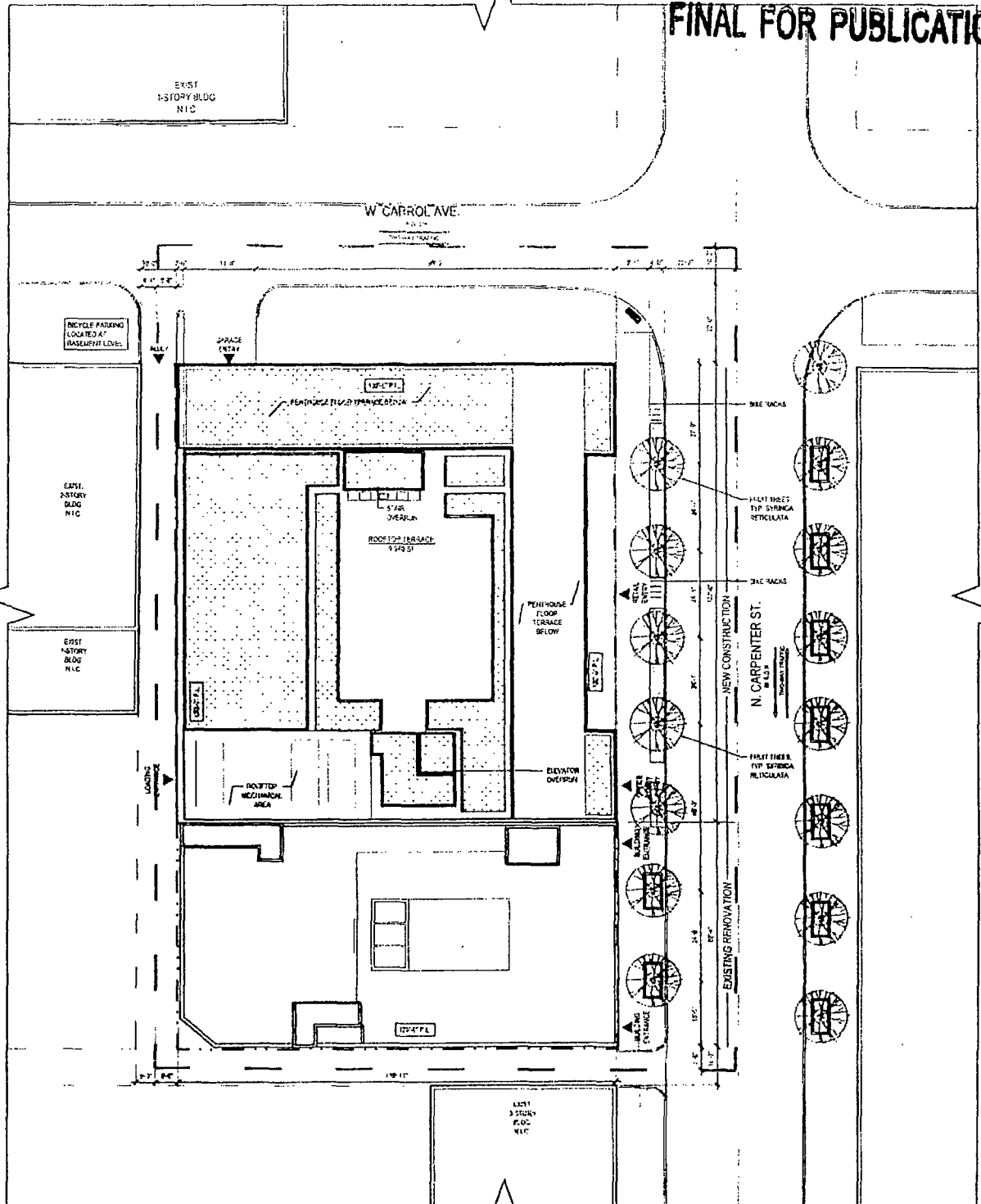


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SCALE: NTS

EXISTING ZONING MAP

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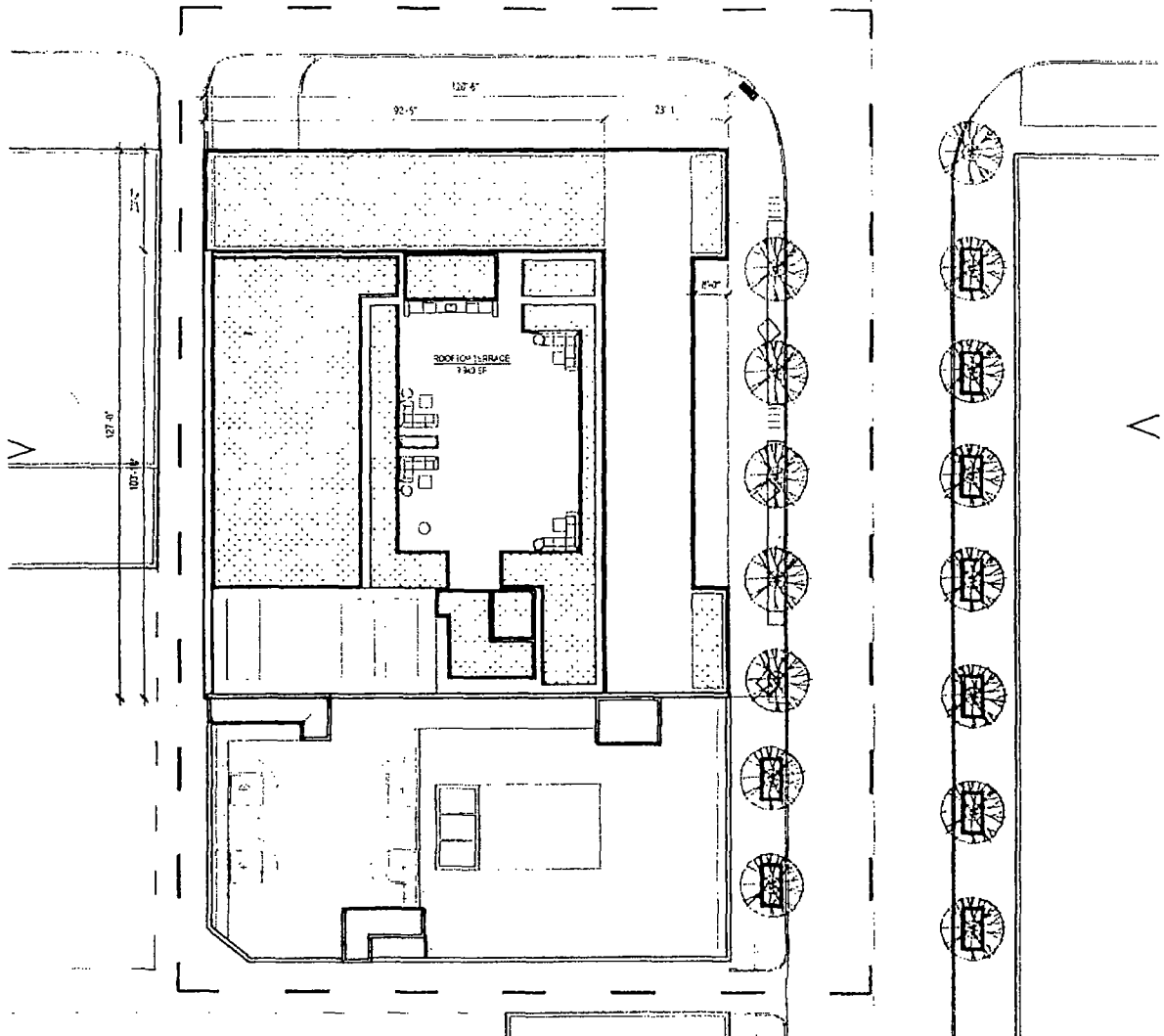
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SCALE: 1" = 40'-0"

SITE PLAN

V

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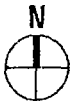
AREA SUMMARY

GROSS ROOF AREA:	15,303 SF
NET ROOF AREA:	13,946 SF
50% GREEN ROOF AREA REQUIREMENT:	6,973 SF
TOTAL GREEN ROOF PROVIDED:	7,024 SF

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SCALE: 1"=40'-0"

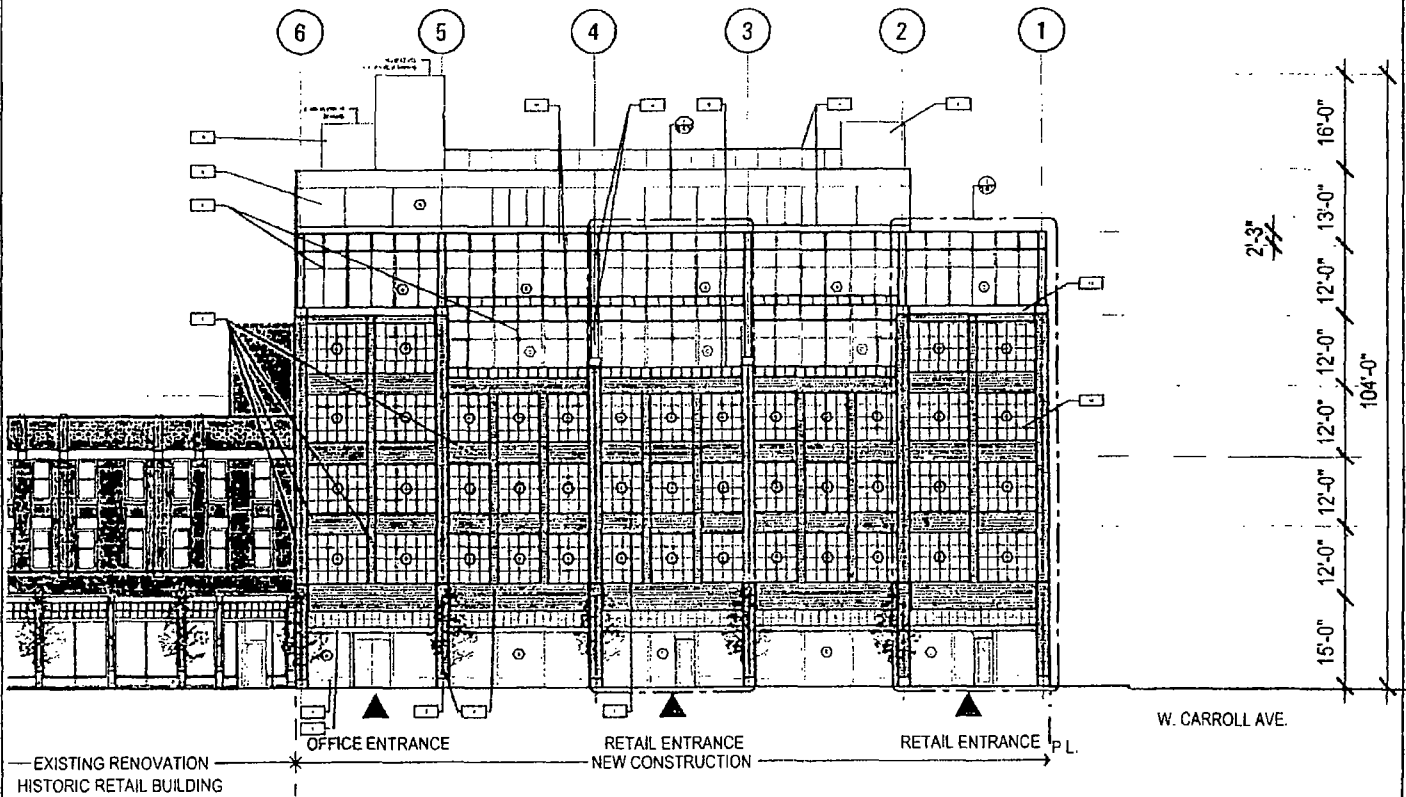
GREEN ROOF PLAN



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MATERIAL LEGEND

01 METAL STOREFRONT SYSTEM	09 BUTT-GLAZED WINDOW WALL SYSTEM
02 METAL TRANSOM BAR	10 METAL PANEL SYSTEM
03 STONE BASE	11 METAL SPANDREL SYSTEM
04 GLAZED BRICK	12 METAL COLUMN COVERS
05 OPEN METAL FRAME	13 STONE SILL
06 METAL & GLASS HANDRAIL	14 GLASS HANDRAIL
07 IRON SPOT BRICK	15 ALUMINUM WINDOW SYSTEM
08 WINDOW WALL SYSTEM	16 METAL GARAGE DOOR



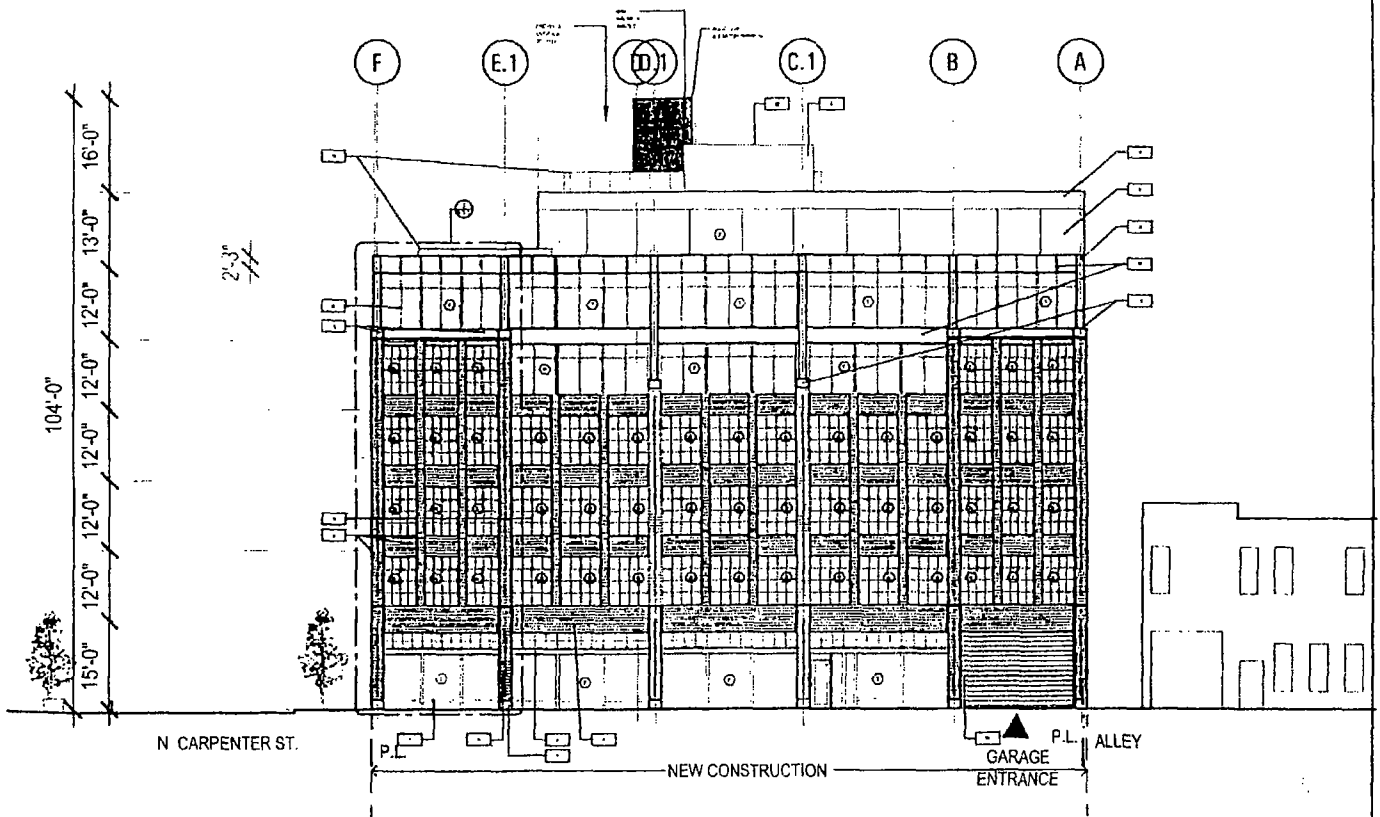
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SCALE: 1" = 30'-0"

EAST ELEVATION

MATERIAL LEGEND

01 METAL STOREFRONT SYSTEM	09 BUTT-GLAZED WINDOW WALL SYSTEM
02 METAL TRANSOM BAR	10 METAL PANEL SYSTEM
03 STONE BASE	11 METAL SPANDREL SYSTEM
04 GLAZED BRICK	12 METAL COLUMN COVERS
05 OPEN METAL FRAME	13 STONE SILL
06 METAL & GLASS HANDRAIL	14 GLASS HANDRAIL
07 IRON SPOT BRICK	15 ALUMINUM WINDOW SYSTEM
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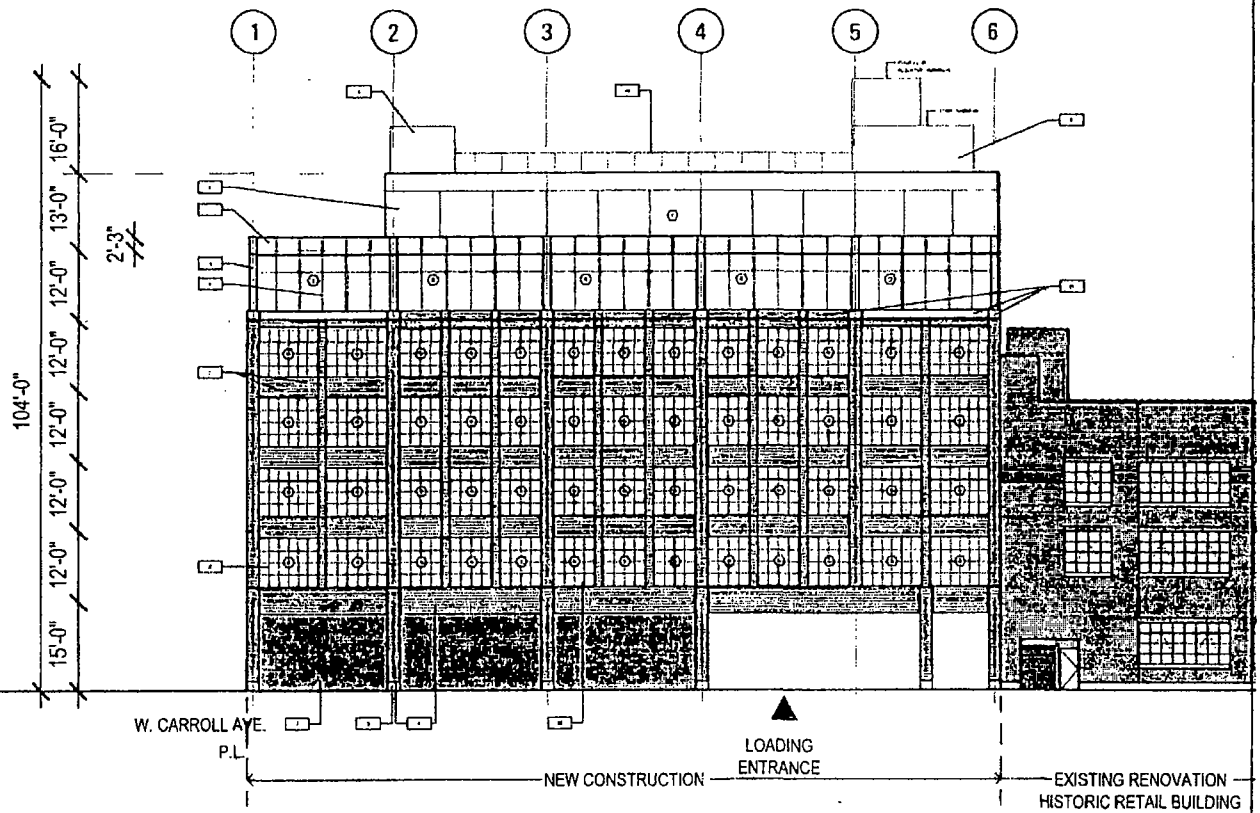
SCALE: 1" = 30'-0"

NORTH ELEVATION

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MATERIAL LEGEND

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02 METAL TRANSOM BAR	10 METAL PANEL SYSTEM
03 STONE BASE	11 METAL SPANDREL SYSTEM
04 GLAZED BRICK	12 METAL COLUMN COVERS
05 OPEN METAL FRAME	13 STONE SILL
06 METAL & GLASS HANDRAIL	14 GLASS HANDRAIL
07 IRON SPOT BRICK	15 ALUMINUM WINDOW SYSTEM
08 WINDOW WALL SYSTEM	16 METAL GARAGE DOOR



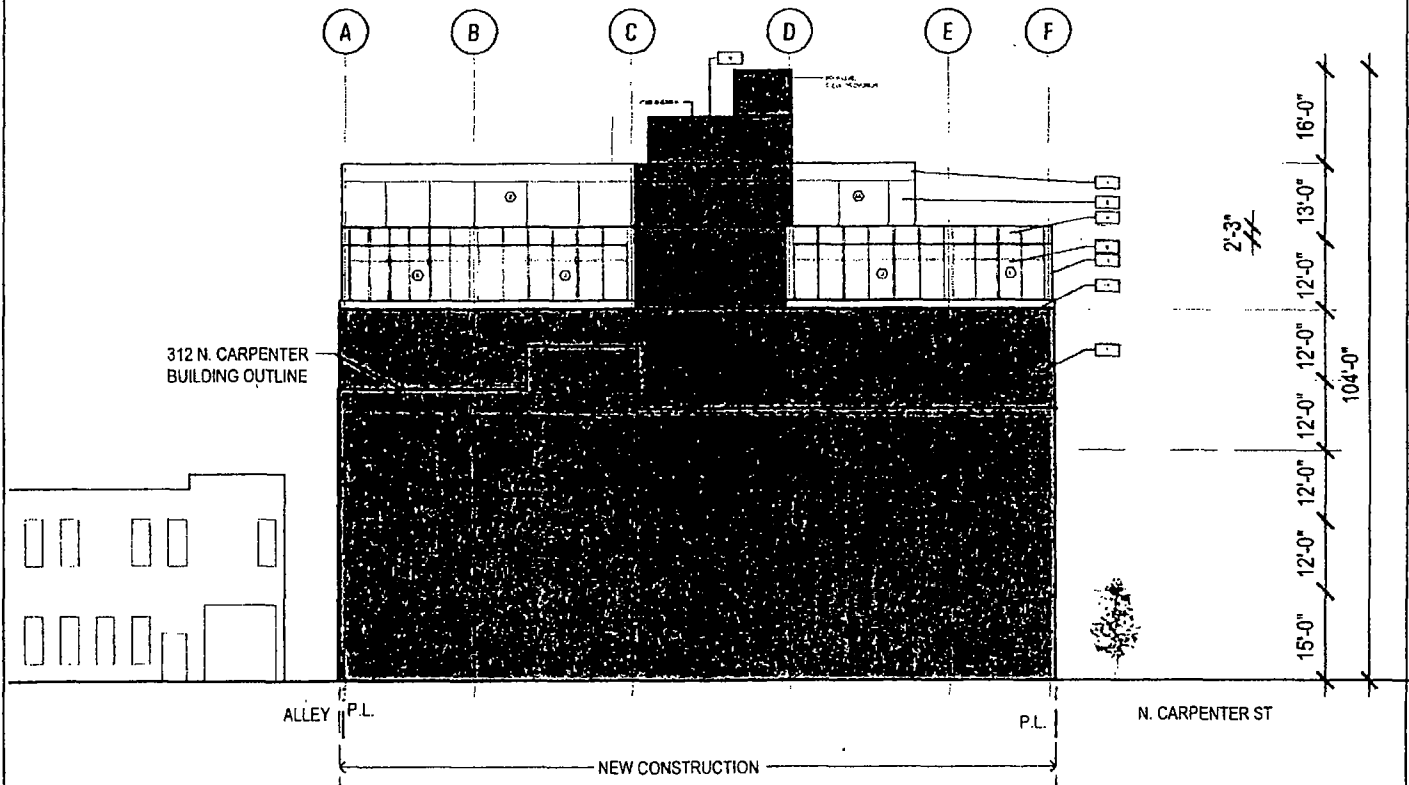
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SCALE: 1" = 30'-0"

WEST ELEVATION

MATERIAL LEGEND

01 METAL STOREFRONT SYSTEM	09 BUTT-GLAZED WINDOW WALL SYSTEM
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SOUTH ELEVATION

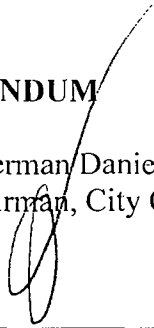


19149
FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

From: 
David L. Reifman
Chicago Plan Commission

Date: August 17, 2017

Re: Proposed Planned Development for the property generally located at 328 N. Carpenter Street

On August 17, 2017, the Chicago Plan Commission recommended approval of the proposed planned development submitted by MC ASB 312 Carpenter 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.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

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