



City of Chicago



SO2017-8996

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/13/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 322-338 N Halsted St/800-856 W Wayman St/323-349 N Peoria St/323-343 N Green St/322-344 N Green St - App No. 19476
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

FINAL FOR PUBLICATION

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 symbols and indications as shown on Map 1-G in the area bounded by:

North Halsted Street; West Wayman Street; North Peoria Street; and the south line of Metra (formerly known as the Chicago, Milwaukee, St. Paul & Pacific Railroad)

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-G in the area bounded by:

North Halsted Street; West Wayman Street; North Peoria Street; and the south line of Metra (formerly known as the Chicago, Milwaukee, St. Paul & Pacific Railroad)

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.

Address: 322-338 North Halsted / 800-856 West Wayman / 323-349 North Peoria / 323-343 North Green / 322-344 North Green, Chicago, IL

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BUSINESS PLANNED DEVELOPMENT NO. _____
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number _____, ("Planned Development") consists of approximately 109,274 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). 330 N. Halsted, LLC is the owner of a portion of the Property and the "Applicant" for this Planned Development pursuant to authorization from the owner of the remainder of the 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 (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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the City's Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by CDOT's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks

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- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be must be executed prior to any CDOT and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the CDOT Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the CDOT Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

4. This Planned Development consists of these 17 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Gensler/SOM and dated February 15, 2018 (the "Plans"): an Existing Zoning Map; an Existing Land Use Map; a Subarea Map/Planned Development Boundary; a Subarea A Site/Landscape Plan; a Subarea A Roof Plan; Subarea A Building Elevations (North, South, East and West); Subarea A Curtain Wall: Type 1; Subarea A Curtain Wall: Type 2; Subarea A Podium Curtain Wall; Subarea A Kinetic Wall; a Subarea B Site/Landscape Plan; a Subarea B Roof Plan; Subarea B Building Elevations (North, South, East and West); Subarea B Office Curtain Wall; Subarea B Parking Curtain Wall and Subarea B Podium Curtain Wall. 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; Daycare; Animal Services; Business Equipment Sales and Service; Business Support Services; Urban Farm (rooftop operation); Communication Service Establishments; Eating and Drinking Establishments (all, including Taverns); Entertainment and Spectator Sports (excluding inter-track wagering facilities); Indoor Special Event including incidental liquor sales; Financial Services; Food and Beverage Retail Sales; Medical Service; Personal Service; General Retail Sales; Participant Sports and Recreation; Limited and Artisan Manufacturing, Production and Industrial Services; Co-located Wireless Communication Facilities, accessory parking, non-accessory parking and incidental and accessory uses. Accessory parking provided within the planned development may be used for shared parking pursuant to Sections 17-10-0703(A) and (B) and 17-10-0705.
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

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definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 109,274 square feet.

The Applicant acknowledges that the project has received a bonus FAR of 4.5, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 11.5. 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 the Local Impact portion of the bonus payment for construction of a library (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 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 final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for the improvements undertaken in accordance with the Plans, other than Part II Approval (per Section 17-13-0610 of the Zoning Ordinance). Applicant and DPD, at either party's request, may continue to evolve the design of the building elevations or materials for the building located in Subarea B and changes to such elevations or materials, if any, shall, if mutually agreed upon, be reviewed by DPD pursuant to Section 17-13-0800..

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.

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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 (i) 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 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.

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16. The Applicant acknowledges that the Property is located in the Kinzie Industrial Corridor Conversion Area, and has undergone a "rezoning" within the meaning of Chapter 16-8 of the Municipal Code (the "Industrial Corridor System Fund Ordinance"). As a result of this rezoning, the Planned Development is subject to the conversion fee provisions of the Industrial Corridor System Fund Ordinance. The purpose of the conversion fee is to mitigate the loss of industrial land and facilities in conversion areas by generating funds for investment in receiving industrial corridors in order to preserve and enhance the city's industrial base, support new and expanding industrial uses, and ensure a stable future for manufacturing and industrial employment in Chicago. The Applicant is required to pay the conversion fee in full 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 conversion fee 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 amount of the conversion fee due prior to the issuance of a building permit shall be calculated based on the fee rate in effect at the time of payment. The Applicant shall record a notice against the Property to ensure that the requirements of the Industrial Corridor System Fund Ordinance are enforced in accordance with Sec. 16-8-100.
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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BULK REGULATIONS AND DATA TABLE

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Gross Site Area (sf): 155,975

Area of Public Rights-of-Way (sf): 46,697

Net Site Area (sf): 109,274

Subarea A: 46,264

Subarea B: 63,010

Maximum Floor Area Ratio: 11.5

Subarea A: 11.87

Subarea B: 11.2306

Maximum Accessory Off-Street Parking Spaces: 552

Minimum Off-Street Loading Spaces:

Subarea A: 2 (10'x25')

Subarea B: 3 (10'x25')

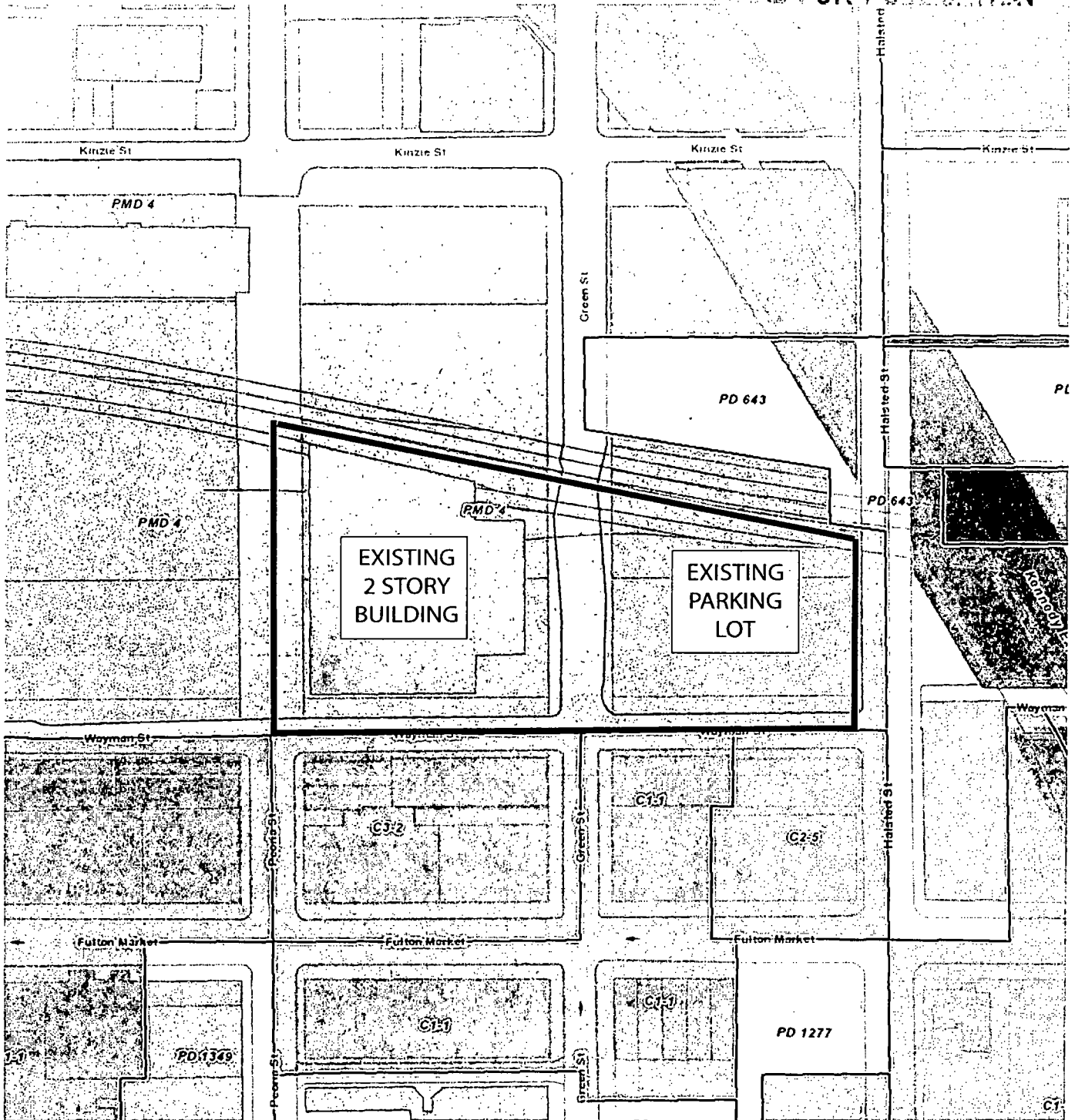
Maximum Building Height:

Subarea A: 280'2"

Subarea B: 267'

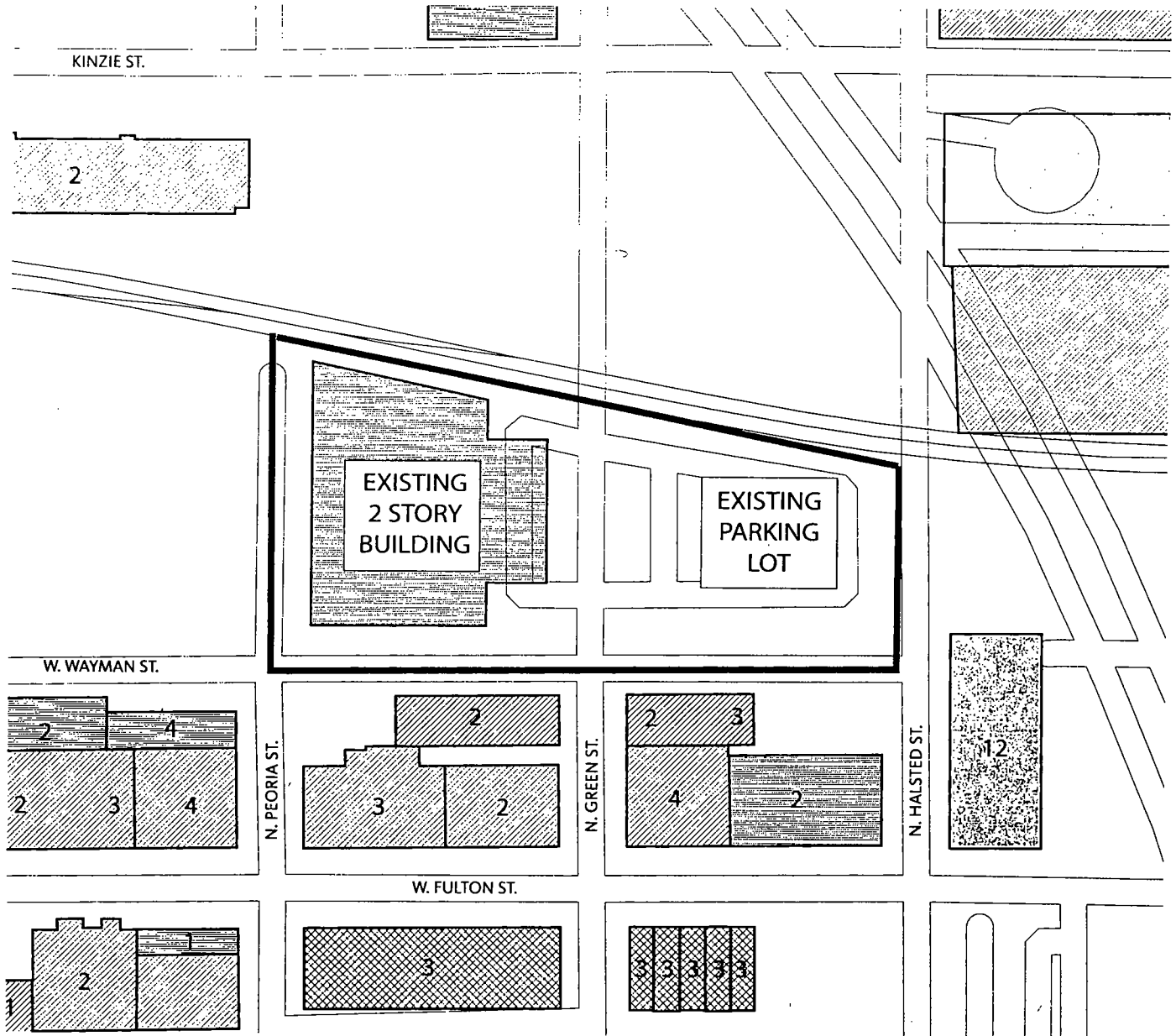
Minimum Setbacks: In conformance with the Plans

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EXISTING ZONING
MAP

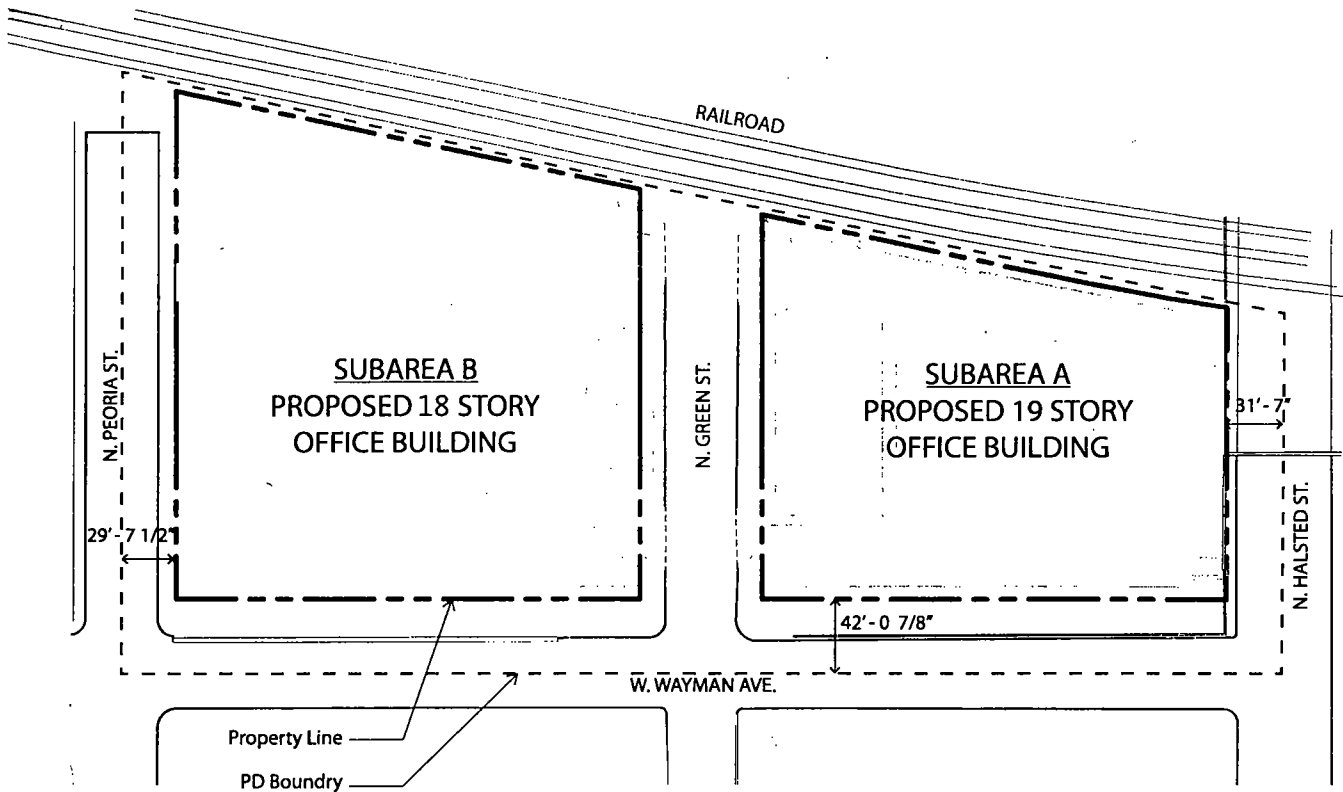




**EXISTING LAND USE
MAP**



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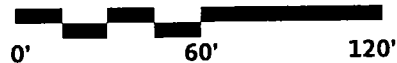
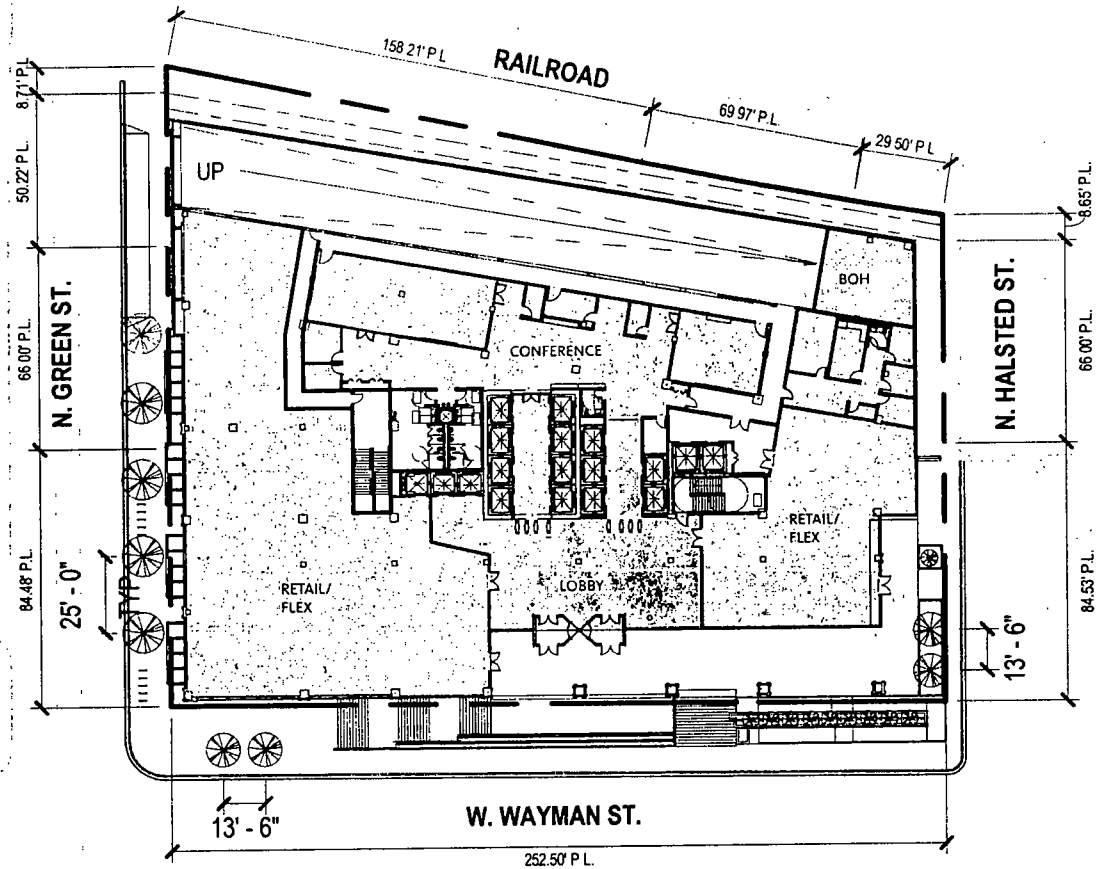


NET SITE AREA = 109,278 SF
AREA IN RIGHT OF WAY = 53,192 SF
GROSS SITE AREA = 162,470 SF

SUBAREA MAP /
PLANNED DEVELOPMENT
BOUNDARY



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SUBAREA A

SITE / LANDSCAPE PLAN

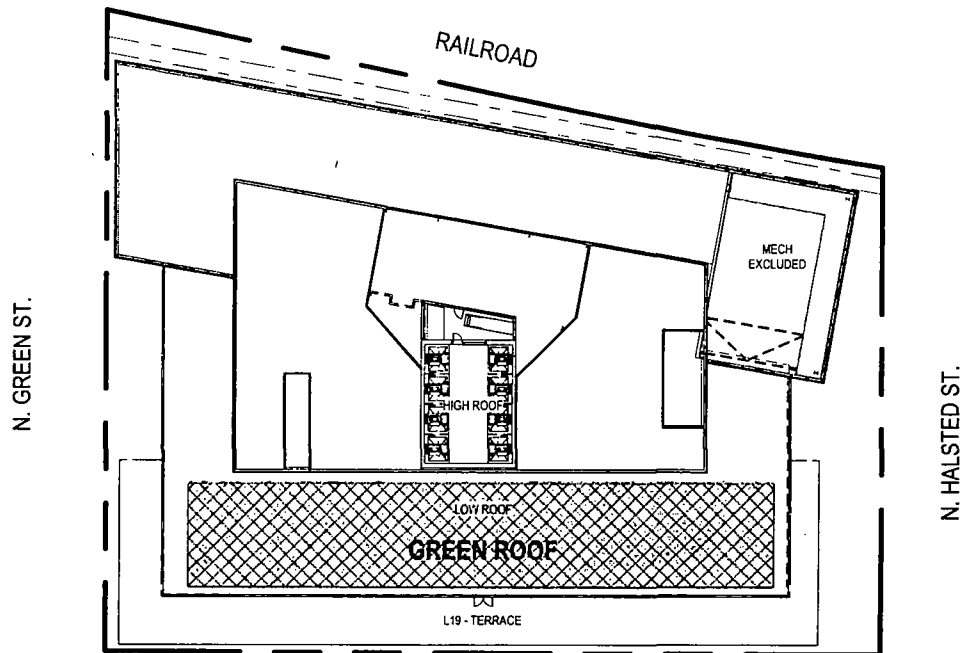
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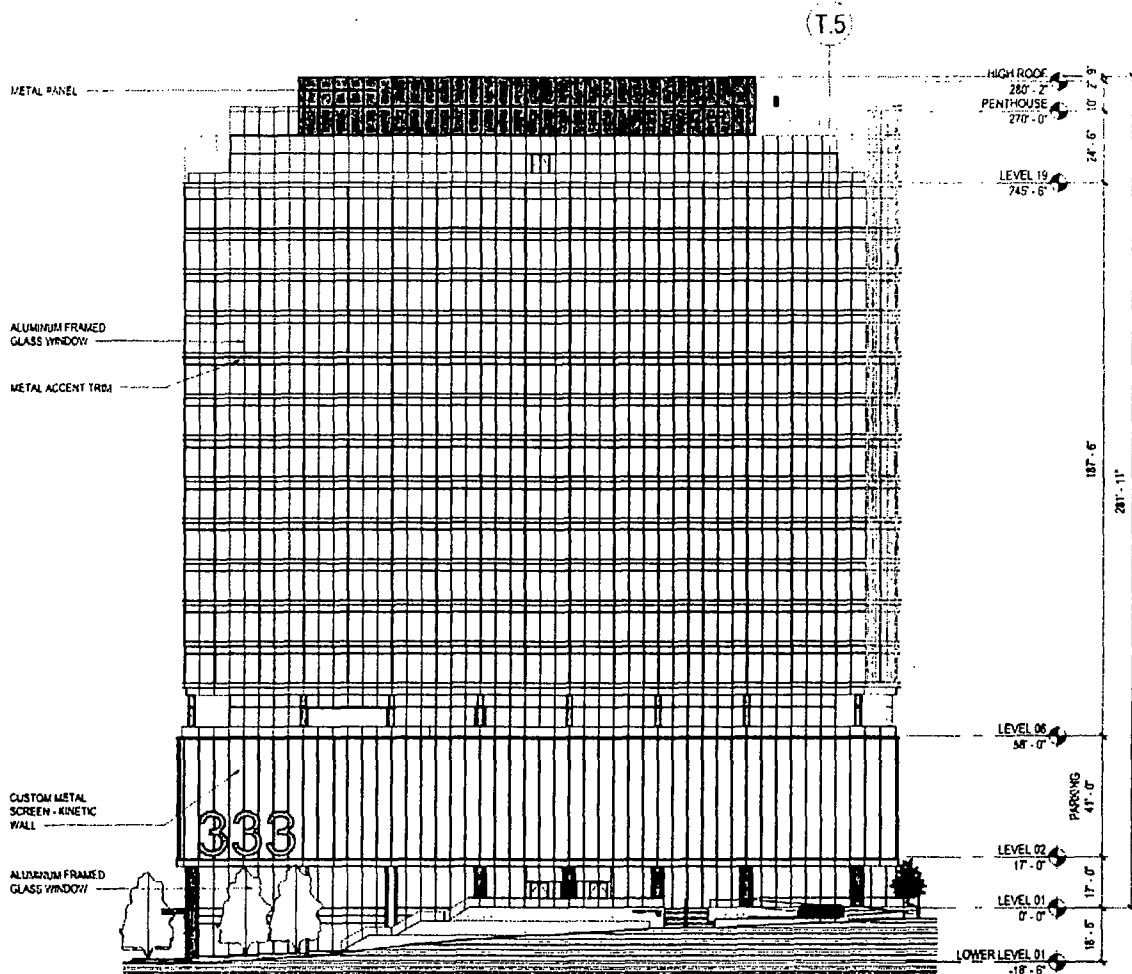
TOTAL NON MECHANICAL ROOF AREA = 18,818 sf
 TOTAL GREEN ROOF AREA = 6,200 sf



SUBAREA A

ROOF PLAN

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SUBAREA A

SOUTH ELEVATION

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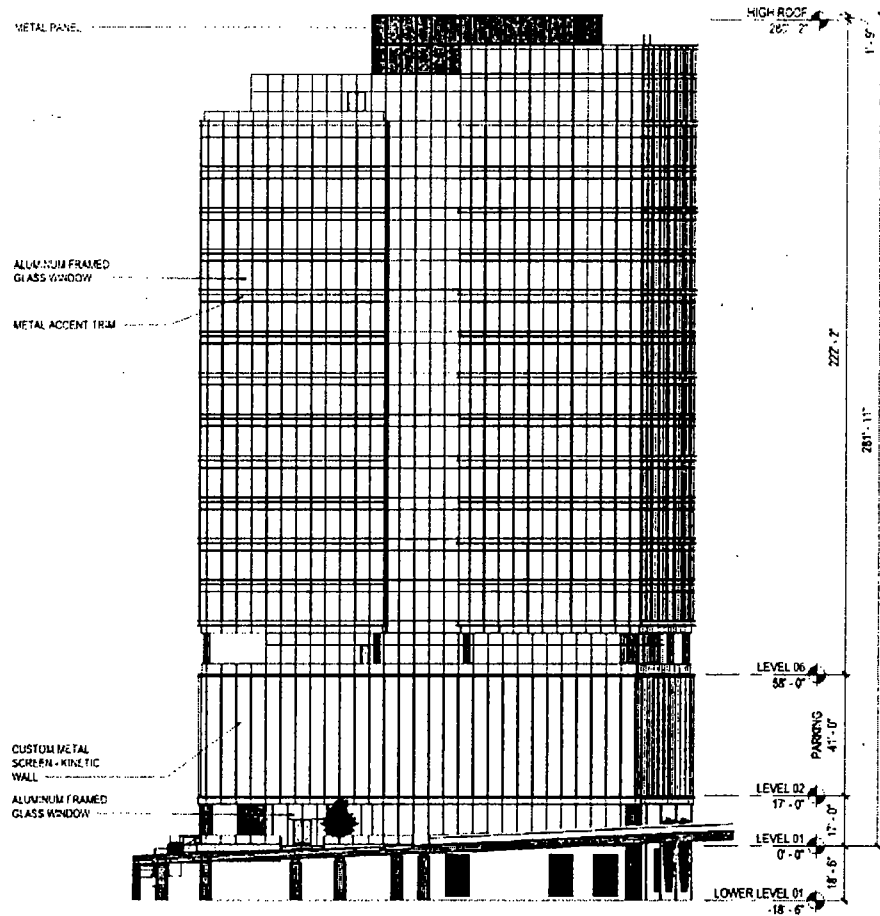
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SUBAREA A

EAST ELEVATION

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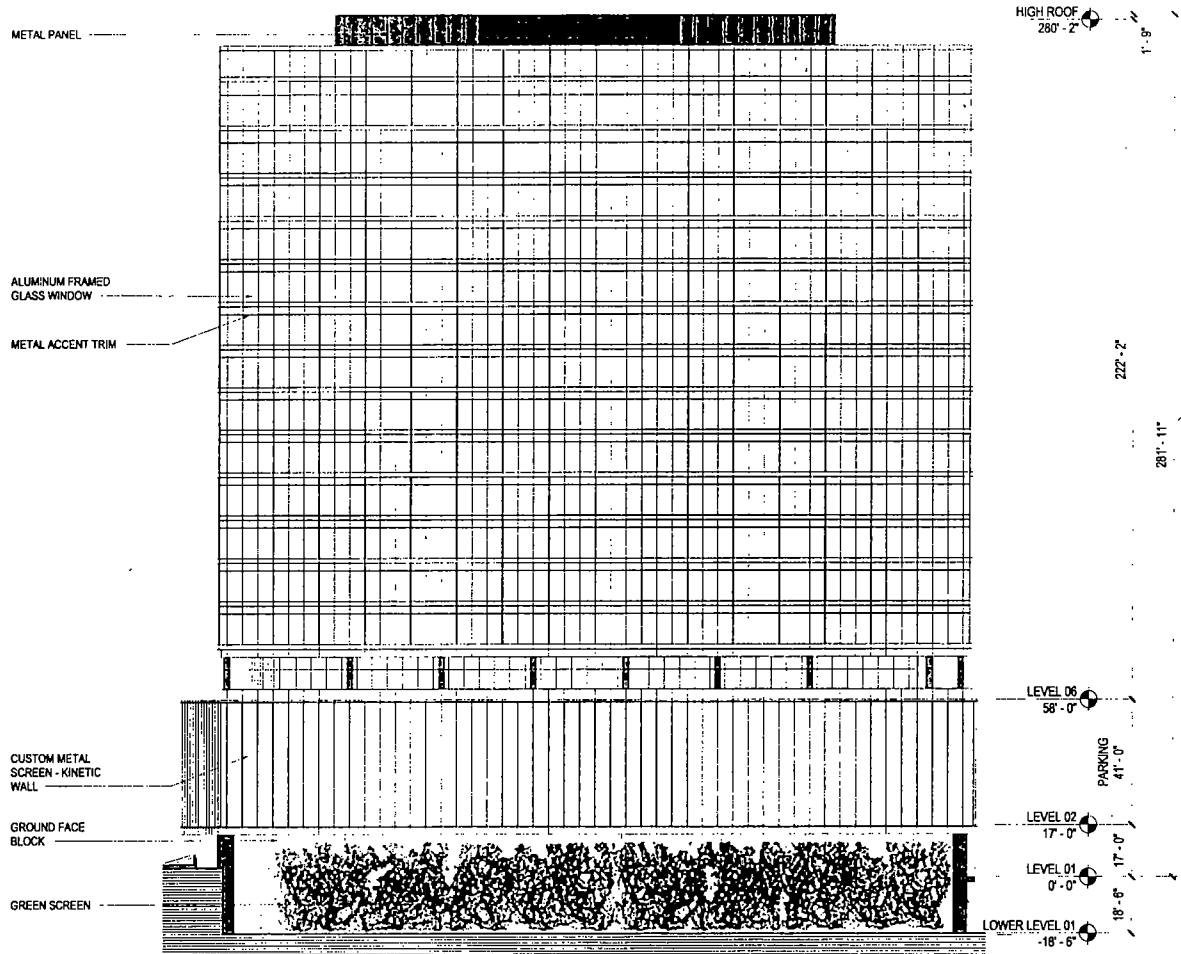
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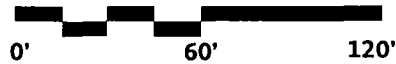
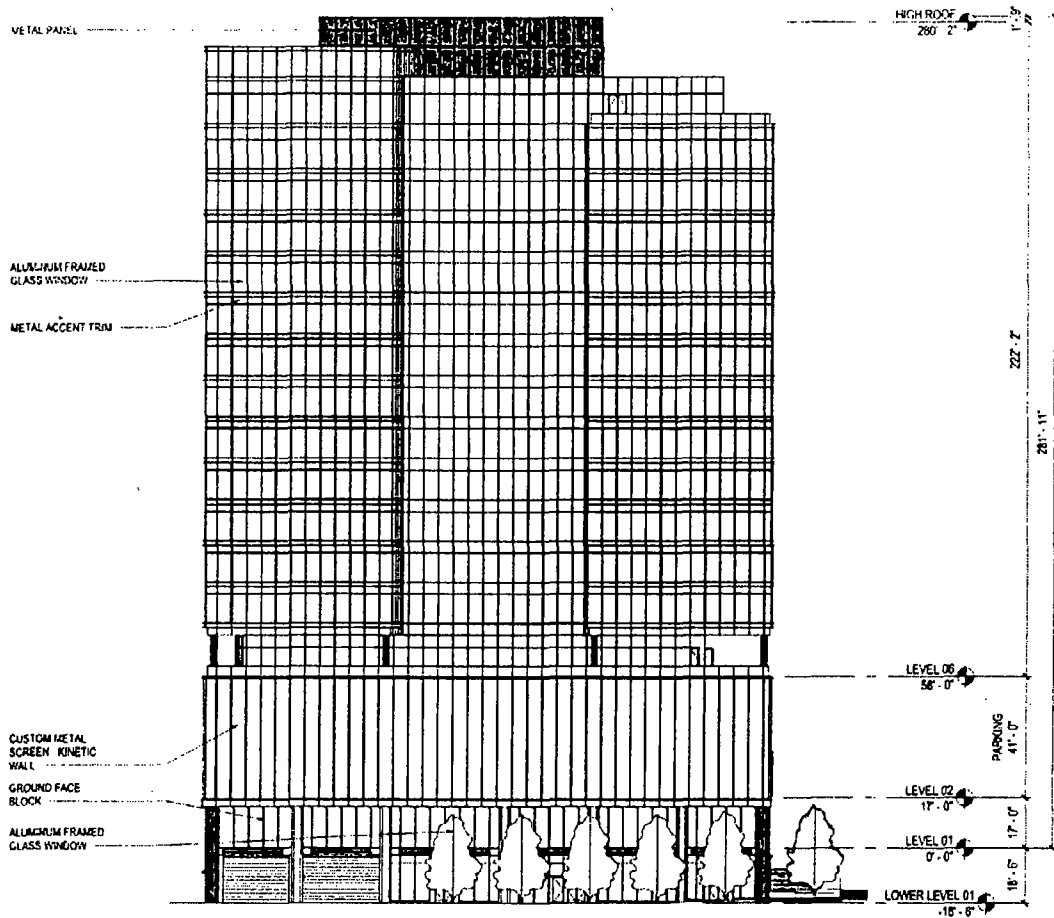
SUBAREA A

NORTH ELEVATION

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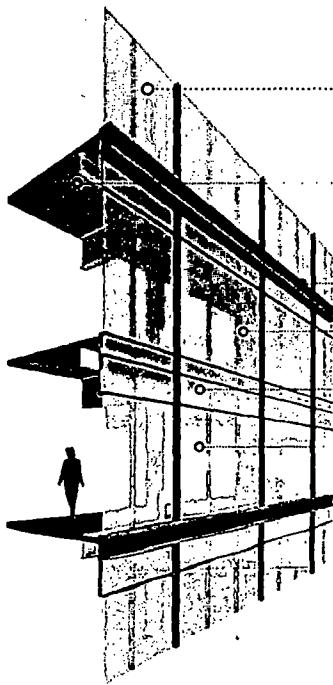


SUBAREA A

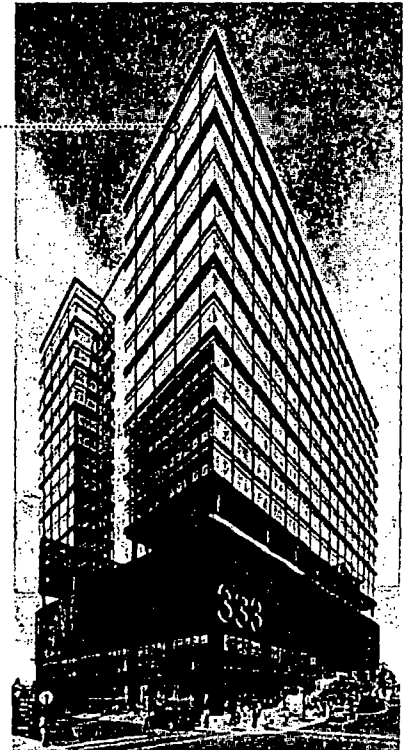
WEST ELEVATION

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- Composite deck over steel structure
- Prefinished Metal slab edge cover
- 2-Sided Aluminum Curtain wall System
- Spandrel Glass
- Vision Glass



SUBAREA A

CURTAIN WALL: TYPE 1



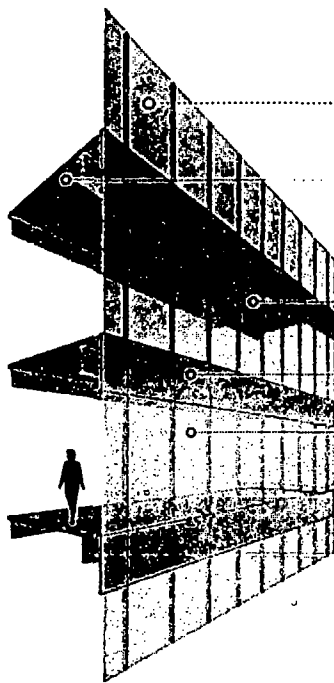
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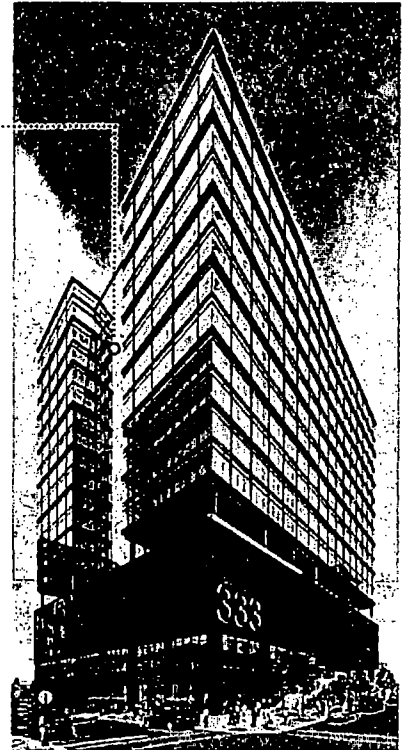


Composite deck over steel structure

4-Sided SSG Aluminum Curtain wall

Spandrel Glass

Vision Glass



SUBAREA A

CURTAIN WALL: TYPE 2

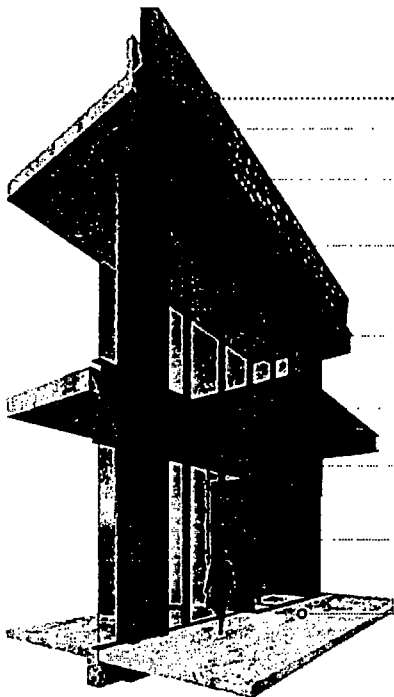
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APPLICANT:
ADDRESS:

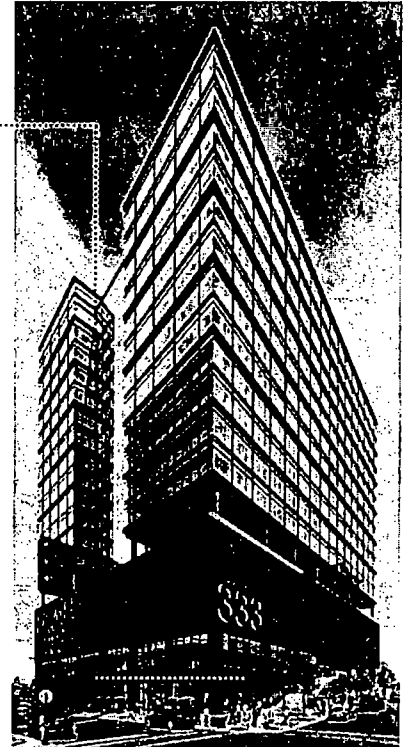
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- Kinetic Metal Screen
- Metal Fascia Panel
- Wood Soffit
- 4-Sided SSG Aluminum Curtain wall
- Steel Awning
- Louver Band
- Entry Portal at Retail
- Sidewalk

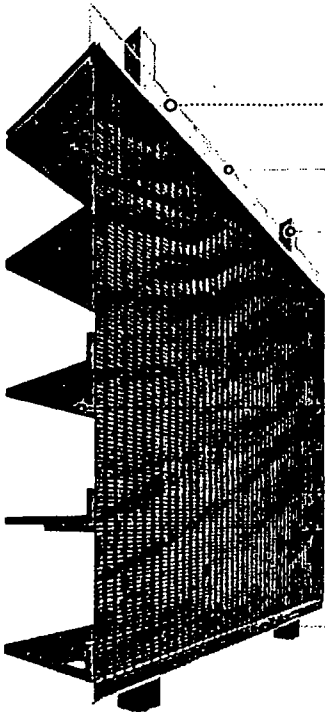


SUBAREA A

PODIUM CURTAIN WALL



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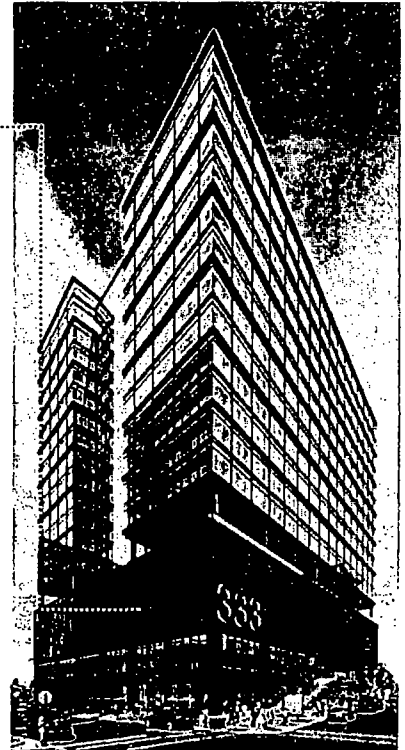
Glass guardrail

Columns at L6 Terrace

Cast in Place concrete deck
with drop panels and curb.

Custom metal screen - kinetic wall

Prefinished aluminum fascia panel



SUBAREA A

KINETIC WALL

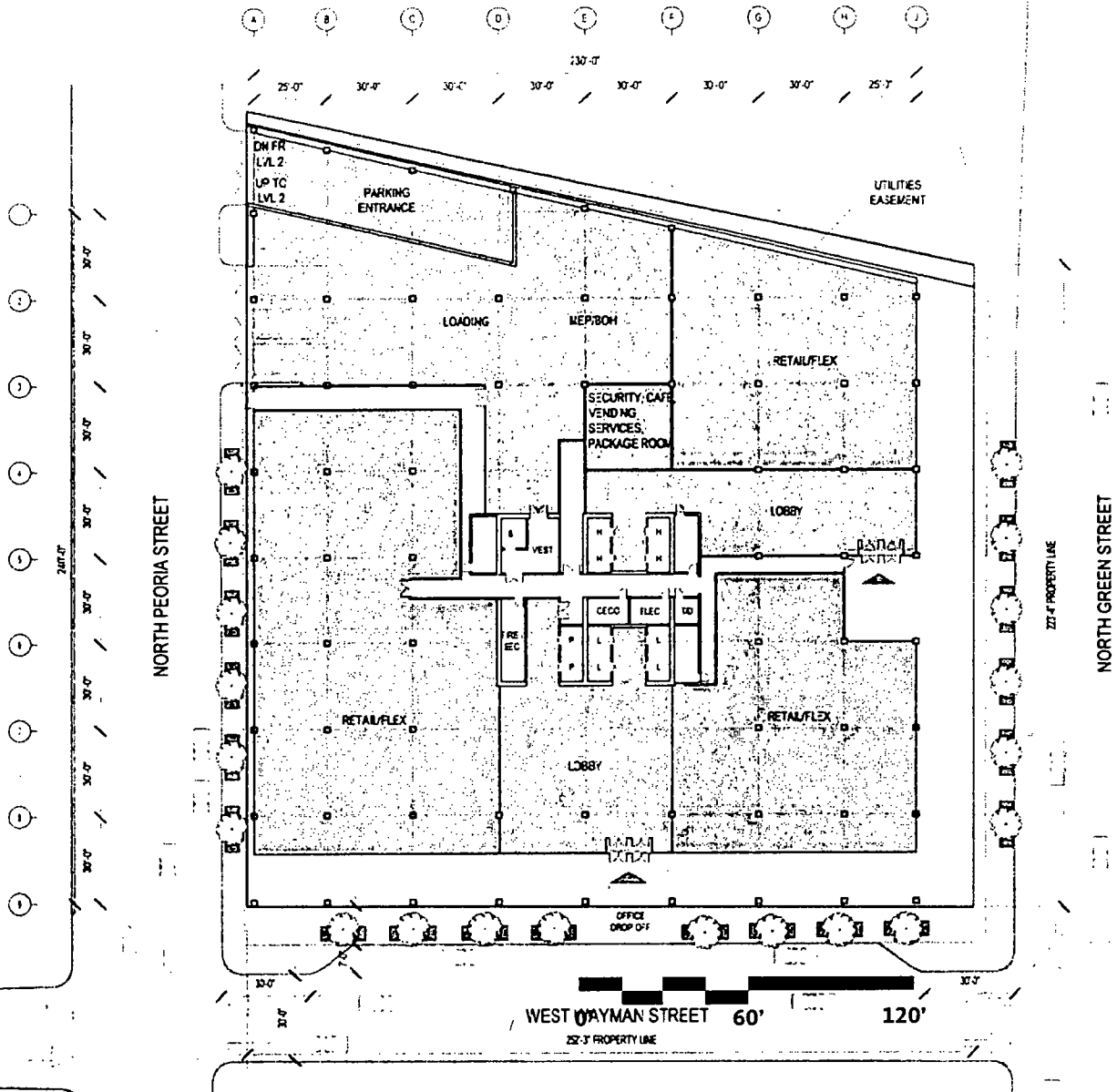


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SUBAREA B

SITE / LANDSCAPE PLAN

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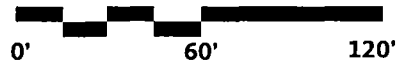
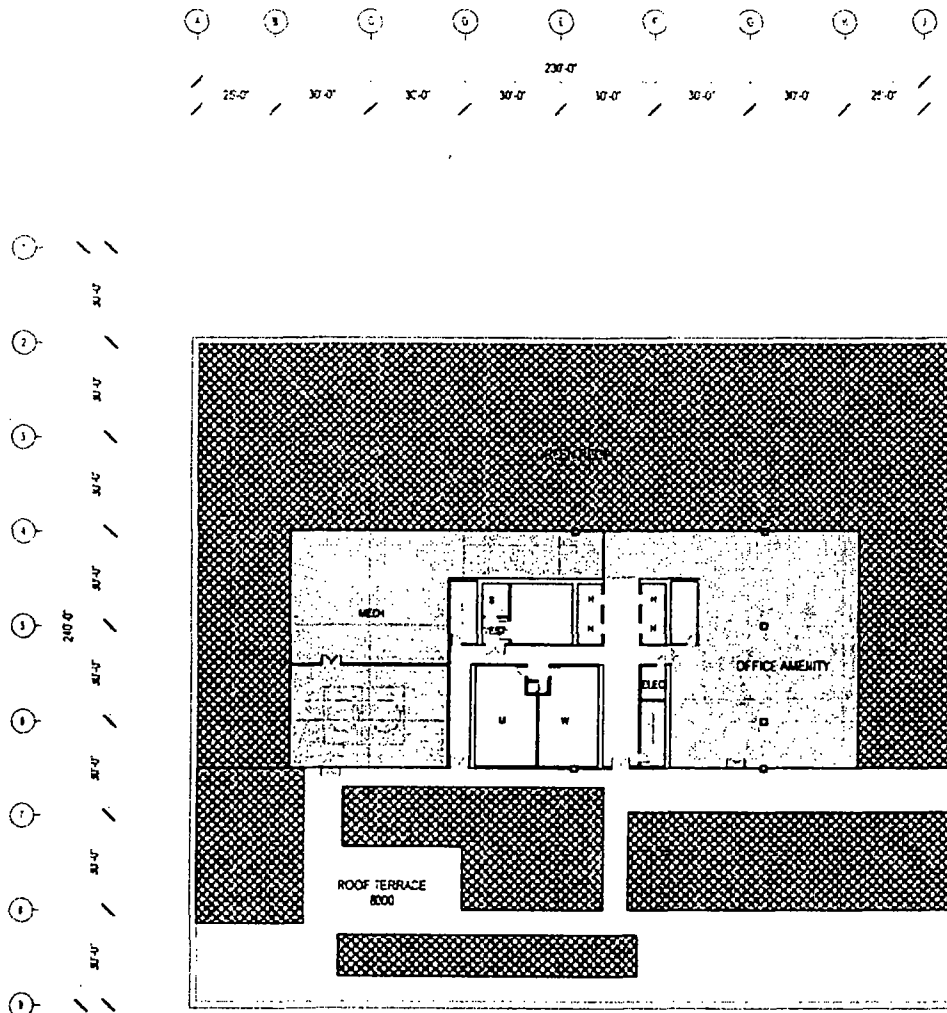
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SUBAREA B

ROOF PLAN

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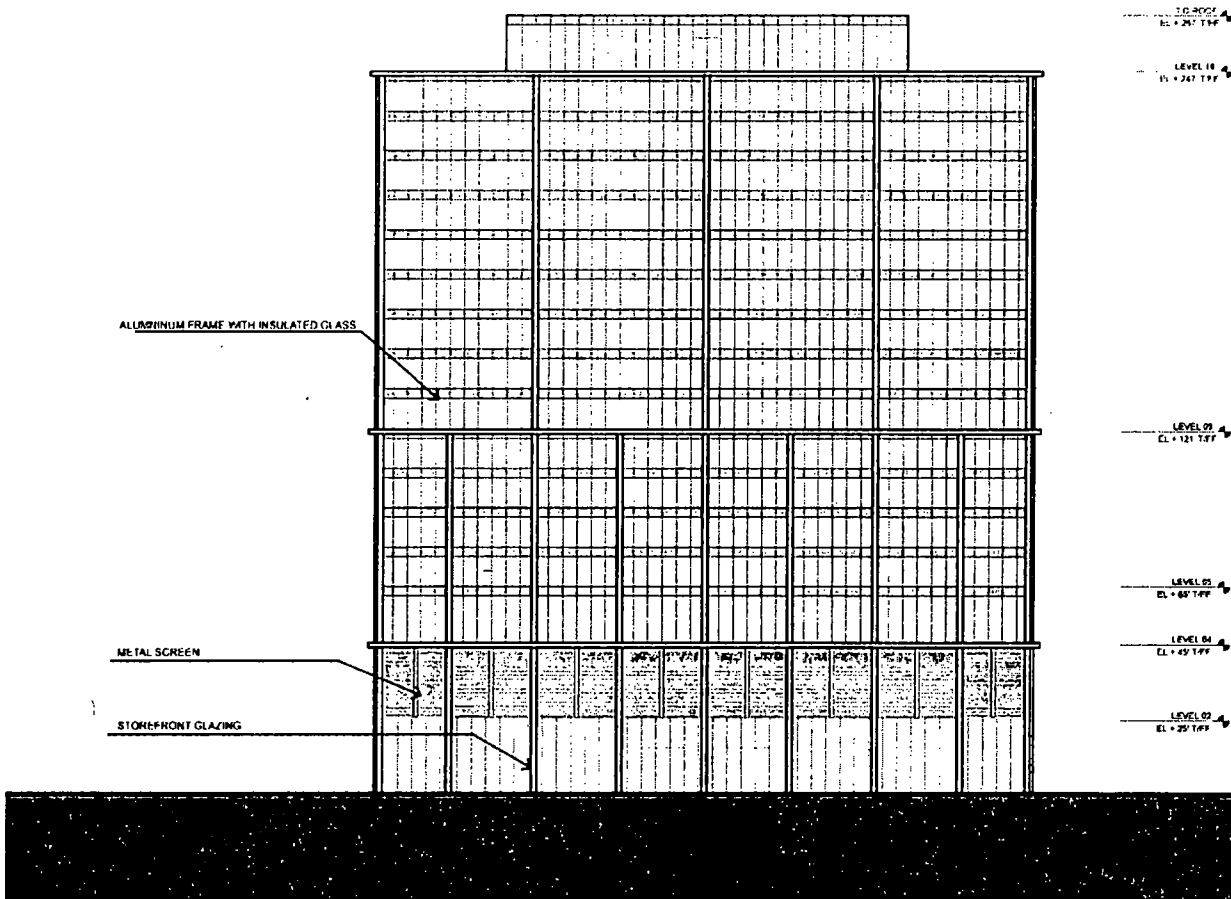
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DRAWING FOR PUBLICATION



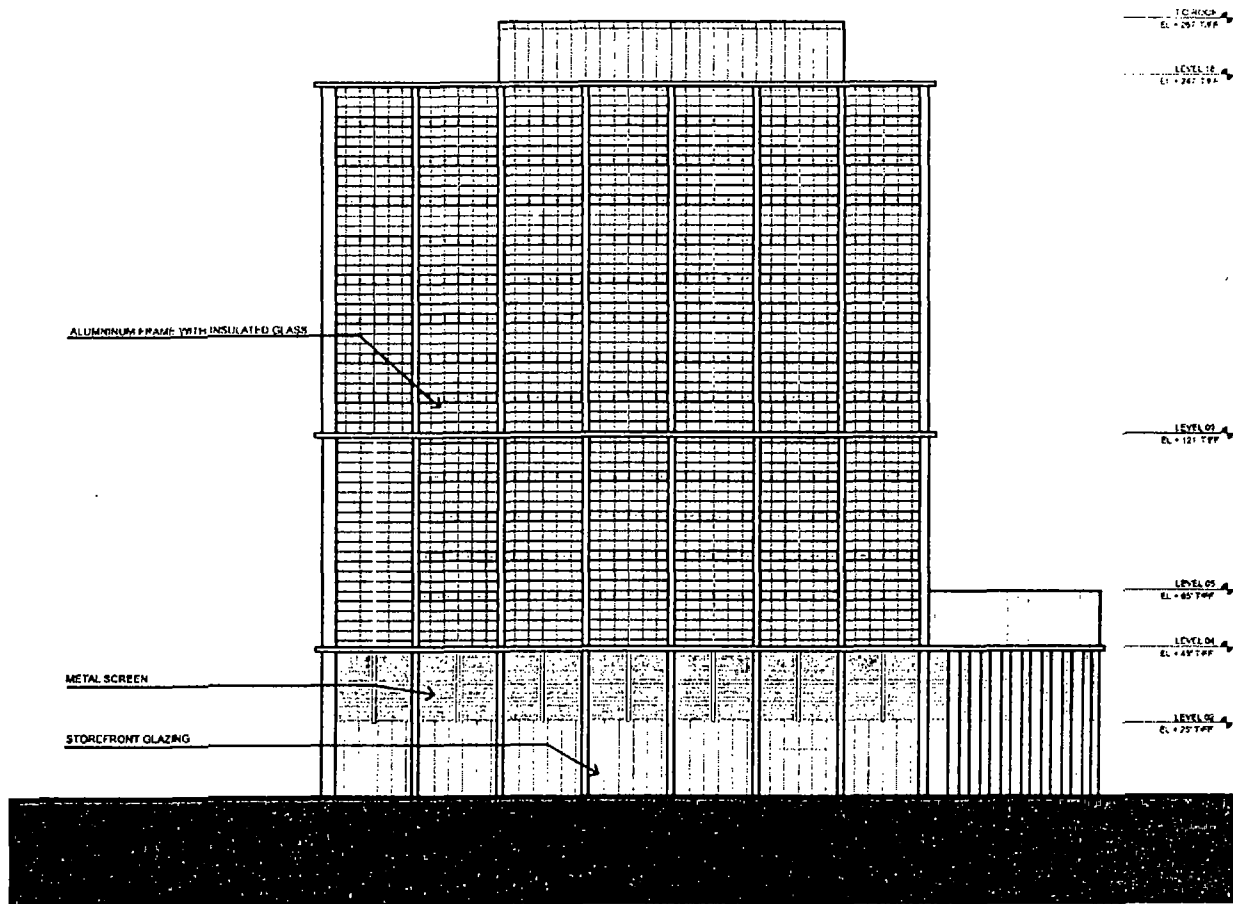
SUBAREA B

SOUTH ELEVATION

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SUBAREA B

EAST ELEVATION

9B | Gensler | SOM

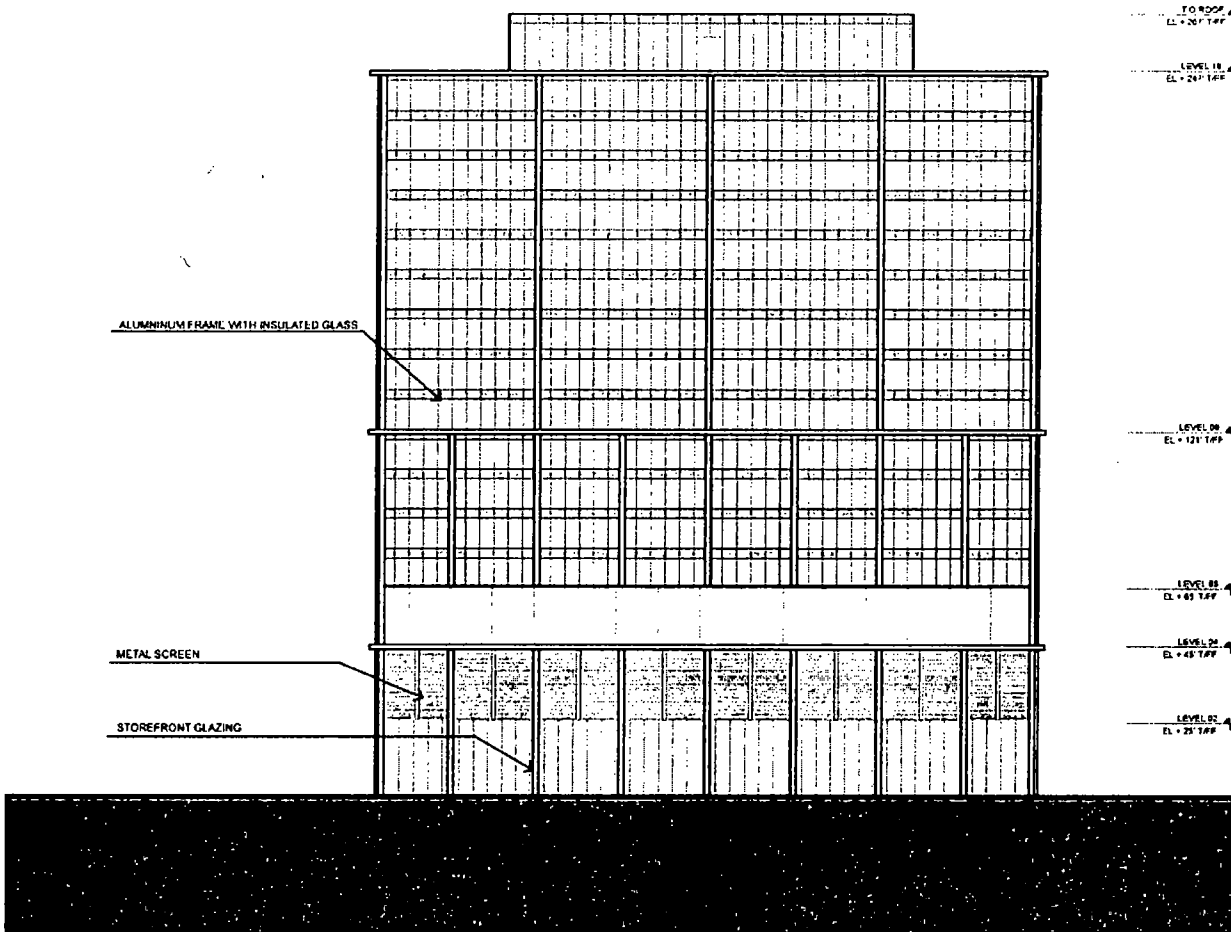
APPLICANT:
ADDRESS:

330 N Halsted LLC
322-338 North Halsted / 800-856 West Wayman /
323-349 North Peoria / 323-343 North Green /
322-344 North Green, Chicago, IL

INTRODUCTION:
PLAN COMMISSION:

December 13, 2017
February 15, 2018

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0' 60' 120'

SUBAREA B

NORTH ELEVATION

SB | Gensler | SOM

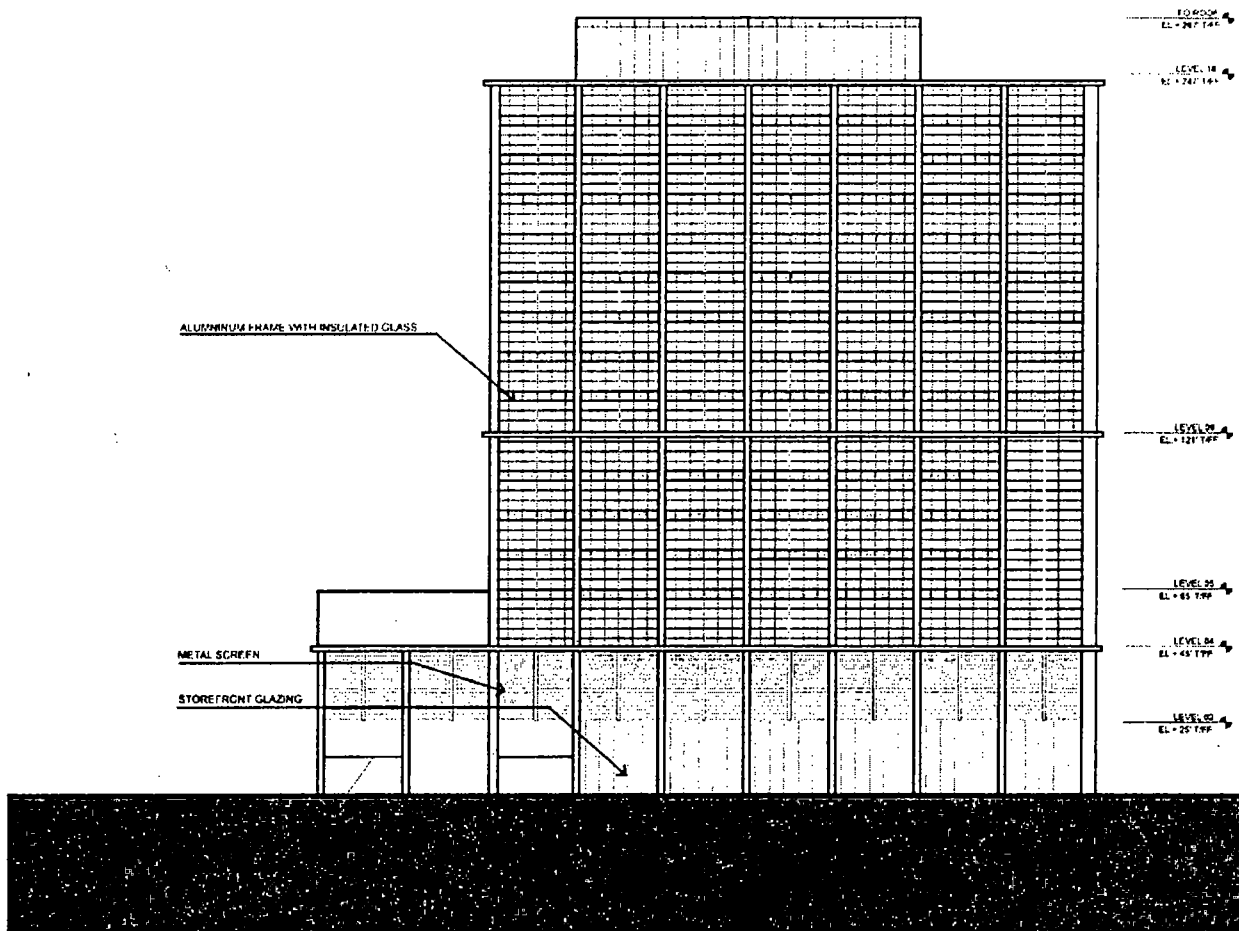
APPLICANT:
ADDRESS:

330 N Halsted LLC
322-338 North Halsted / 800-856 West Wayman /
323-349 North Peoria / 323-343 North Green /
322-344 North Green, Chicago, IL

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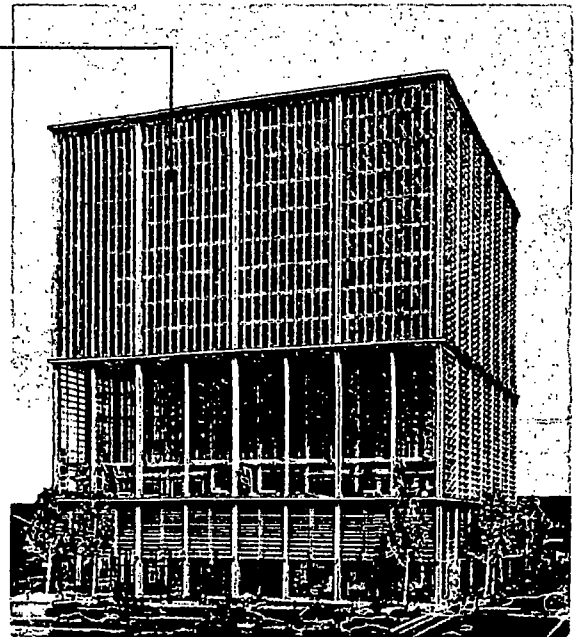
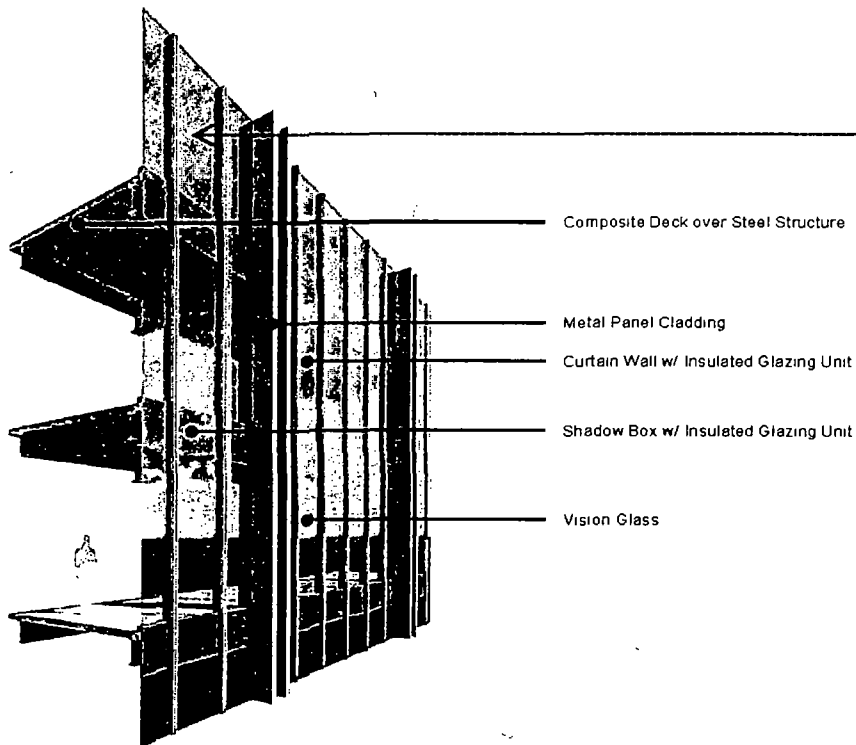
SUBAREA B

WEST ELEVATION

 **Gensler** | SOM

APPLICANT: 330 N Halsted LLC
ADDRESS: 322-338 North Halsted / 800-856 West Wayman /
323-349 North Peoria / 323-343 North Green /
322-344 North Green, Chicago, IL
INTRODUCTION: December 13, 2017
PLAN COMMISSION: February 15, 2018

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SUBAREA B

OFFICE CURTAIN WALL

 **Gensler** | SOM

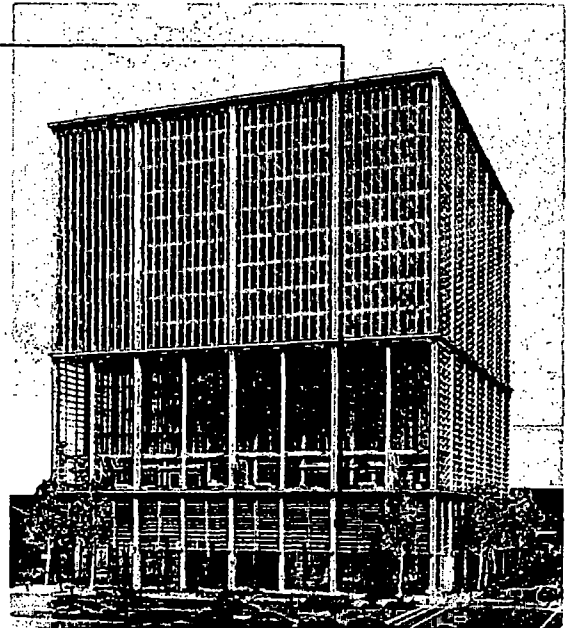
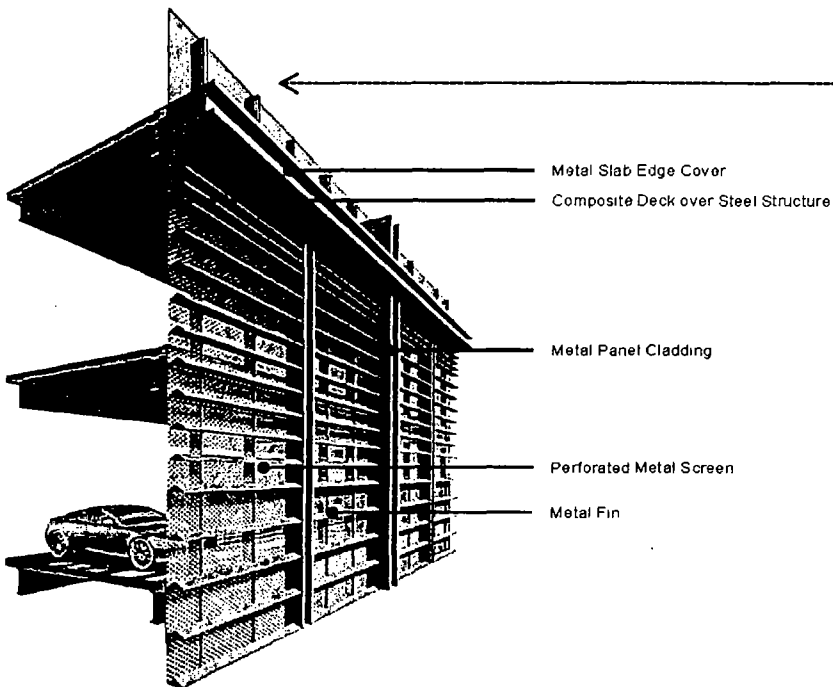
APPLICANT:
ADDRESS:

330 N Halsted LLC
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SUBAREA B

PARKING CURTAIN WALL

 **Gensler** | **SOM**

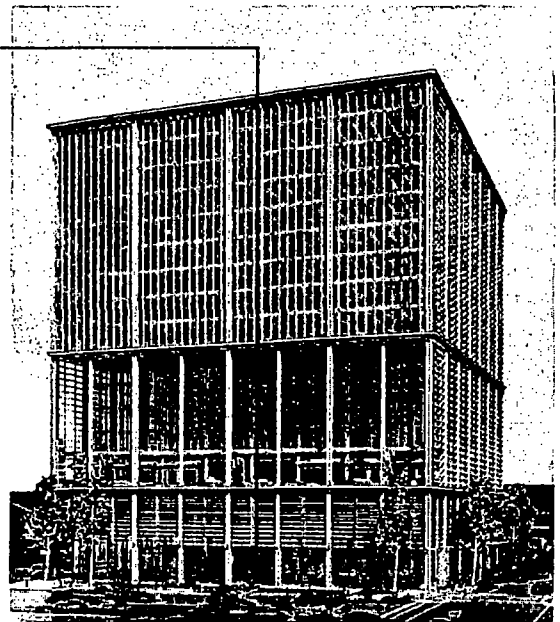
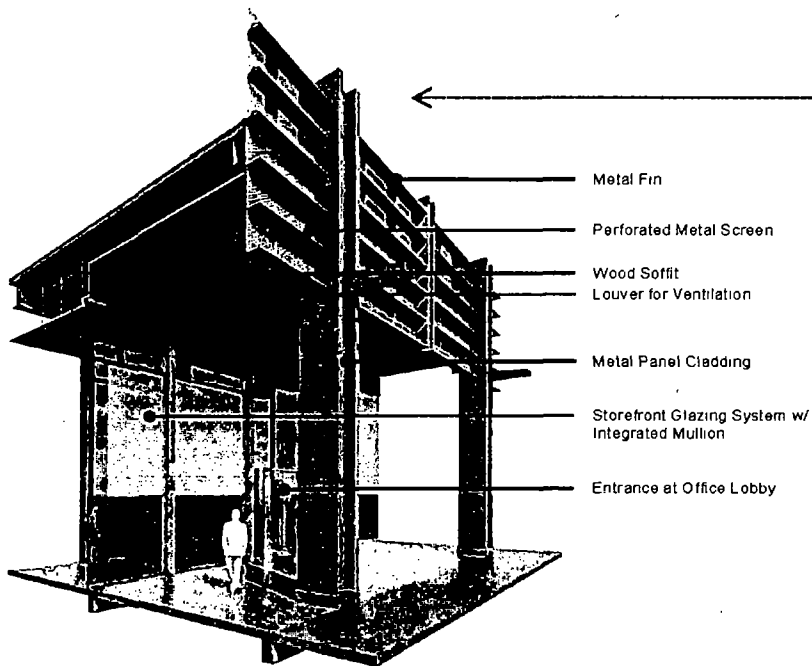
APPLICANT:
ADDRESS:

330 N Halsted LLC
322-338 North Halsted / 800-856 West Wayman/
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SUBAREA B

PODIUM CURTAIN WALL

 **Gensler** | SOM

APPLICANT:
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322-338 North Halsted / 800-856 West Wayman/
323-349 North Peoria / 323-343 North Green /
322-344 North Green, Chicago, IL

INTRODUCTION:
PLAN COMMISSION:

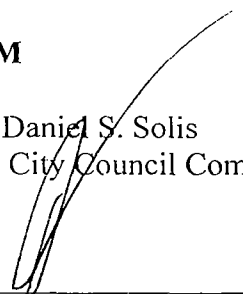
December 13, 2017
February 15, 2018



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

From: 
David L. Reifman
Commissioner
Department of Planning and Development

Date: February 15, 2018

Re: Proposed Planned Development (generally located at 333 N. Green Street and 330 N. Green Street)

On February 15, 2018, the Chicago Plan Commission recommended approval of a proposed planned development submitted by the Applicant, 330 N Halsted, LLC. The project involves the construction of a 19-story office building with ground floor retail space and approximately 326 parking spaces at 333 N. Green Street. In addition, the project consists of the construction of a 20-story office building with ground floor retail space and approximately 205 parking spaces at 330 N. Green Street. The site is currently zoned M2-3 and would be rezoned to DX-7 to accommodate the proposal. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are 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)