



# City of Chicago



SO2018-7754

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/20/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-F at 45-75 W Illinois St, 430-450 N Dearborn St, 46-76 W Hubbard St and 431-451 N Clark St - App No. 19824
<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: Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance is hereby amended by changing all the DX-7 Downtown Mixed Use District symbols and indications as shown on Map No. 1-F in an area bounded by:

West Illinois Street, North Dearborn Street, West Hubbard Street, North Clark Street

to the designation of Commercial Planned Development No. \_\_\_\_\_ and a corresponding use district is hereby established in the area above described.

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

Common Address: 45-75 W. Illinois St., 430-450 N. Dearborn St., 46-76 W. Hubbard St., 431-451 N. Clark St., Chicago, Illinois

COMMERCIAL PLANNED DEVELOPMENT NO. \_\_\_\_\_  
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Commercial Planned Development No. \_\_\_\_\_ consists of approximately 70,302 square feet of property which is depicted on the attached Planned Development Boundary Plan ("Property") and is owned or controlled by the Applicant, EC 42 Developer LLC.
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 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.
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 adjustments of right-of-way, shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assignees, or grantees. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

APPLICANT: EC 42 DEVELOPER LLC  
ADDRESS: 45-75 W. ILLINOIS ST., 430-450 N. DEARBORN ST., 46-76 W. HUBBARD ST., 431-451 N. CLARK ST.  
INTRODUCED: September 13, 2018  
PLAN COMMISSION: October 18, 2018

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement (“Agreement”) by and between the 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 the Department of Transportation’s Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The extent of the work proposed in the public way shall be limited to the “Public Improvements” defined in Exhibit P of the “Dearborn Firehouse Redevelopment

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Agreement between the City of Chicago, Illinois and EC 42 Developer LLC” (the “RDA”).

The Applicant shall install traffic controls for the Firehouse in Subarea 2A so that the Firehouse can preempt the traffic signals at the intersection of West Illinois Street and North Clark Street and at the intersection of West Illinois Street and North Dearborn Street from inside the Firehouse. The traffic signal modifications at the intersection of West Illinois Street and North Clark Street and at the intersection of West Illinois Street and North Dearborn Street must be completed along with an ingress and egress Firehouse access plan when the Firehouse in Subarea 2A is constructed and the Applicant issues a "Developer Completion Notice" per the terms of the RDA. The Applicant shall design the ingress and egress Firehouse access plan in tandem with the signal modifications, both of which must be approved by CDOT and for which CDOT shall secure a letter of support from the local alderman.

The Applicant shall employ a full time dock master who shall be stationed in Subarea 2B. A full time dock master shall be employed by the owner of the Office Building. The dock master shall be responsible for assisting with the daily operations of the Office Building and Firehouse including managing the security and maintenance of the East/West Alley and the North/South Alley (collectively, the “Alleys”) and loading docks, and regulating deliveries and traffic flow of the Alleys. The dock master will report directly to the Office Building Manager and will work regular business hours from 8:30 am to 5:50 pm unless otherwise needed and freight deliveries shall be limited to these same hours. The obligation to employ a dock master in accordance with this statement shall remain a

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# Final for Publication

responsibility for all future owners of the Office Building.

4. This Plan of Development consists of these twenty (20) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Sub Area Map; a Planned Development Subarea Map – Vertical Separation of 2A/2B; PD Boundary Map; a Site Plan for the Firehouse in Subarea 2A; Floor Plans for the Firehouse in Subarea 2A; Building Elevations (North, South, East, West) for the Firehouse in Subarea 2A; a Site Plan for the Phase II commercial building in Subarea 2B; Typical Floor Plans for the Phase II commercial building in Subarea 2B; Building Elevations (North, East, South, West) for the Phase II commercial building in Subarea 2B; Landscape Plans for the Phase II commercial building in Subarea 2B; Roof Plan for the Phase II commercial building in Subarea 2B; and Typical Façade System Drawings for the Phase II commercial building in Subarea 2B prepared by Goettsch Partners dated October 18, 2018 submitted herein. Full size copies of the Site Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

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5. The following uses shall be allowed within the area herein delineated as Business Planned Development:

Subarea 1:

- Cultural Exhibits and Libraries
- Lodge or Private Club
- Parks and Recreation including Community Centers, Recreation Building and Community Garden
- Postal Service
- Public Safety Services
- Utilities and Services, Minor
- Animal Services
- Artist Work or Sales Space
- Business Equipment Sales and Service
- Business Support Services
- Rooftop Urban Farm
- Communication Service Establishments
- Eating and Drinking Establishments (all, including Taverns)
- Entertainment and Spectator Sports including Indoor Special Event including incidental liquor sales
- Financial Services, including Payday/Title Secured Loan Store
- Food and Beverage Retail Sales including Liquor Store (packaged goods), Liquor Sales (as accessory use)
- Medical Service
- Office
- Accessory Parking
- Personal Service
- Repair or Laundry Service, Consumer
- Retail Sales, General
- Sports and Recreation, Participant including Entertainment Cabaret, Indoor, Children's Play Center
- Artisan Manufacturing
- Co-Located Wireless Communication Facilities
- Accessory and related uses

Subarea 2A:

- Public Safety Services
- Office
- Construction Sales and Services
- Accessory Parking
- Accessory and related uses

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## Subarea 2B:

- Cultural Exhibits and Libraries
- Lodge or Private Club
- Parks and Recreation including Community Centers, Recreation Building and Community Garden
- Postal Service
- Public Safety Services
- Utilities and Services, Minor
- Animal Services
- Artist Work or Sales Space
- Business Equipment Sales and Service
- Business Support Services
- Rooftop Urban Farm
- Communication Service Establishments
- Eating and Drinking Establishments (all, Taverns are prohibited)
- Entertainment and Spectator Sports including Indoor Special Event including incidental liquor sales
- Financial Services, including Payday/Title Secured Loan Store
- Food and Beverage Retail Sales including Liquor Store (packaged goods), Liquor Sales (as accessory use)
- Medical Service
- Office
- Construction Sales and Services
- Accessory Parking
- Personal Service
- Repair or Laundry Service, Consumer
- Retail Sales, General
- Sports and Recreation, Participant including Entertainment Cabaret, Indoor, Children's Play Center
- Artisan Manufacturing
- Co-Located Wireless Communication Facilities
- Accessory and related uses

## Subarea 3:

- Cultural Exhibits and Libraries
- Lodge or Private Club
- Parks and Recreation including Community Centers, Recreation Building and Community Garden
- Postal Service
- Public Safety Services
- Utilities and Services, Minor

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INTRODUCED: September 13, 2018

PLAN COMMISSION: October 18, 2018



- Animal Services
- Artist Work or Sales Space
- Business Equipment Sales and Service
- Business Support Services
- Rooftop Urban Farm
- Communication Service Establishments
- Eating and Drinking Establishments (all, Taverns are prohibited)
- Entertainment and Spectator Sports including Indoor Special Event including incidental liquor sales
- Financial Services, including Payday/Title Secured Loan Store
- Food and Beverage Retail Sales including Liquor Store (packaged goods), Liquor Sales (as accessory use)
- Medical Service
- Office
- Accessory Parking
- Personal Service
- Repair or Laundry Service, Consumer
- Retail Sales, General
- Sports and Recreation, Participant including Entertainment Cabaret, Indoor, Children's Play Center
- Valuable Objects Dealer
- Light Equipment Sales/Rental, Indoor
- Artisan Manufacturing
- Co-Located Wireless Communication Facilities
- Accessory and related 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 the Department of Planning and Development. 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 site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR

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PLAN COMMISSION: October 18, 2018

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 70,302 square feet and a base FAR of 7.0.

9. The Applicant acknowledges that the planned development may receive a bonus FAR of up to 4.5 FAR, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR the total FAR for the Planned Development is up to 11.5 FAR. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Section 17-4-1003-B & C prior to the issuance of a building permit that requires use of FAR over 7.0. Further, if the Planned Development is constructed in phases the bonus payment may be paid on a pro rata basis as the building permit for each subsequent building or phase of construction is issued over an FAR of 7.0. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and shall be made in accordance with the terms of the RDA.

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 Applicant to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct Applicant 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

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PLAN COMMISSION: October 18, 2018

payment for improvements to Ogden Plaza (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 as defined in the RDA. The City must enter into an intergovernmental agreement regarding the manner in which the funds will be used.

10. Prior to the Part II Approval (Sec. 17-13-0610 of the Chicago Zoning Ordinance) for the “Phase II” building depicted in the exhibits, the Applicant shall submit a site plan, landscape plan and building elevations for review and approval by the Department of Planning and Development (DPD). Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Site Plan Approval Submittals need only include that portion of the Property for which approval is being sought by the Applicant. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Sub-Area Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the PD. After approval of the Site Plan, changes or modifications may be made pursuant to the provisions of Statement 14. In the event of any inconsistency between approved plans and the terms of the PD, the terms of the PD shall govern. Any Site Plan Approval submittals shall, at a minimum, provide the following information:

	- Fully dimensioned site plan (including a footprint of the proposed improvements)
APPLICANT:	EC 42 DEVELOPER LLC
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PLAN COMMISSION:	October 18, 2018

- Fully dimensioned building elevations
- Fully dimensioned landscape plan; and
- Statistical information applicable, including floor area, applicable floor area ratio, uses to be established, building heights and setbacks if applicable.

Site Plan Approval submittals shall include all other information necessary to illustrate substantial conformance to the PD.

11. 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 the Department of Planning and Development. 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.
12. 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 the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
13. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
14. 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

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PLAN COMMISSION: October 18, 2018

by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enable and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standards of accessibility.
16. 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.
17. 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.

In accordance with the RDA, Applicant shall be required to have 26% MBE and 6% WBE participation and 50% city resident hiring for the Firehouse portion of the project

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PLAN COMMISSION: October 18, 2018

(measured against the total hard cost construction work hours for the Firehouse portion of the project).

To assist the city in promoting and tracking M/WBE and city resident participation, for the Phase II commercial building in Subarea 2B, Applicant 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 for the Phase II commercial building in Subarea 2B. 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 (i) of 26% MBE and 6% WBE participation (measured against the total hard cost construction budget for the Phase II commercial building in Subarea 2B), and (ii) 50% city resident hiring (measured against the total hard cost construction work hours for the Phase II commercial building in Subarea 2B). 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 Phase II commercial building in Subarea 2B, 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

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 PLAN COMMISSION: October 18, 2018

applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the Phase II commercial building in Subarea 2B, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the Phase II commercial building in Subarea 2B, and evidence of such participation. In addition to the foregoing, 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.

18. The Applicant intends to construct up to four buffer floors above the completed new firehouse to allow for occupancy of the new firehouse during construction of the Phase II building. The buffer floors shall be enclosed with either (a) glass-and-metal cladding; or (b) temporary metal screen panels with design, finish, texture and attachments to be reviewed and approved by the Department of Planning and Development and the Department of Buildings prior to installation and to be installed for no more than one year, after which the permanent glass-and-metal cladding as approved Planned Development shall be installed. The glass-and-metal cladding or temporary metal screen panels shall be installed within 3 months after occupancy of the new firehouse if "Phase II" has not commenced. For emergency related issues, the City shall have temporary

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access to the buffer floors at all times during construction of Phase II.

19. The Applicant acknowledges that the Planned Development (PD) includes a building commonly known as Courthouse Place located at 54 W. Hubbard (the “Courthouse Place”), which is a designated Chicago Landmark, and five (5) buildings located at 429-449 N Clark (the “Orange Buildings”) which are all identified as potentially significant in the Chicago Historic Resources Survey. Pursuant to the Municipal Code of Chicago, Sections 17-8-0911 and 13-32-230, the Applicant acknowledges that PDs should give priority to the adaptive reuse of historic buildings which are color-coded red or orange in the Chicago Historic Resources Survey, and that any work to designated Chicago Landmarks is subject to the review and approval of the Commission on Chicago Landmarks pursuant to the Chicago Landmarks Ordinance, Section 2-120-740.

The Orange Buildings have had substantial renovations which have impacted some of the characteristics that could be considered character-defining features, including changes to exterior elevations and rooflines visible from the public rights of way. Applicant understands and agrees that the Orange Buildings are subject to Section 13-32-230 of the Municipal Code and agrees to retain and preserve the remaining character-defining features of the Orange Buildings as much as reasonably possible, while any future changes should be compatible with the Orange Buildings' historic character. Such work to the character defining features shall be subject to the review and approval of the Department of Planning and Development as a part of the Part II Review.

20. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of

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Planning and Development shall initiate a Zoning Map Amendment to rezone the property to DX-7 Downtown Mixed-Use District.

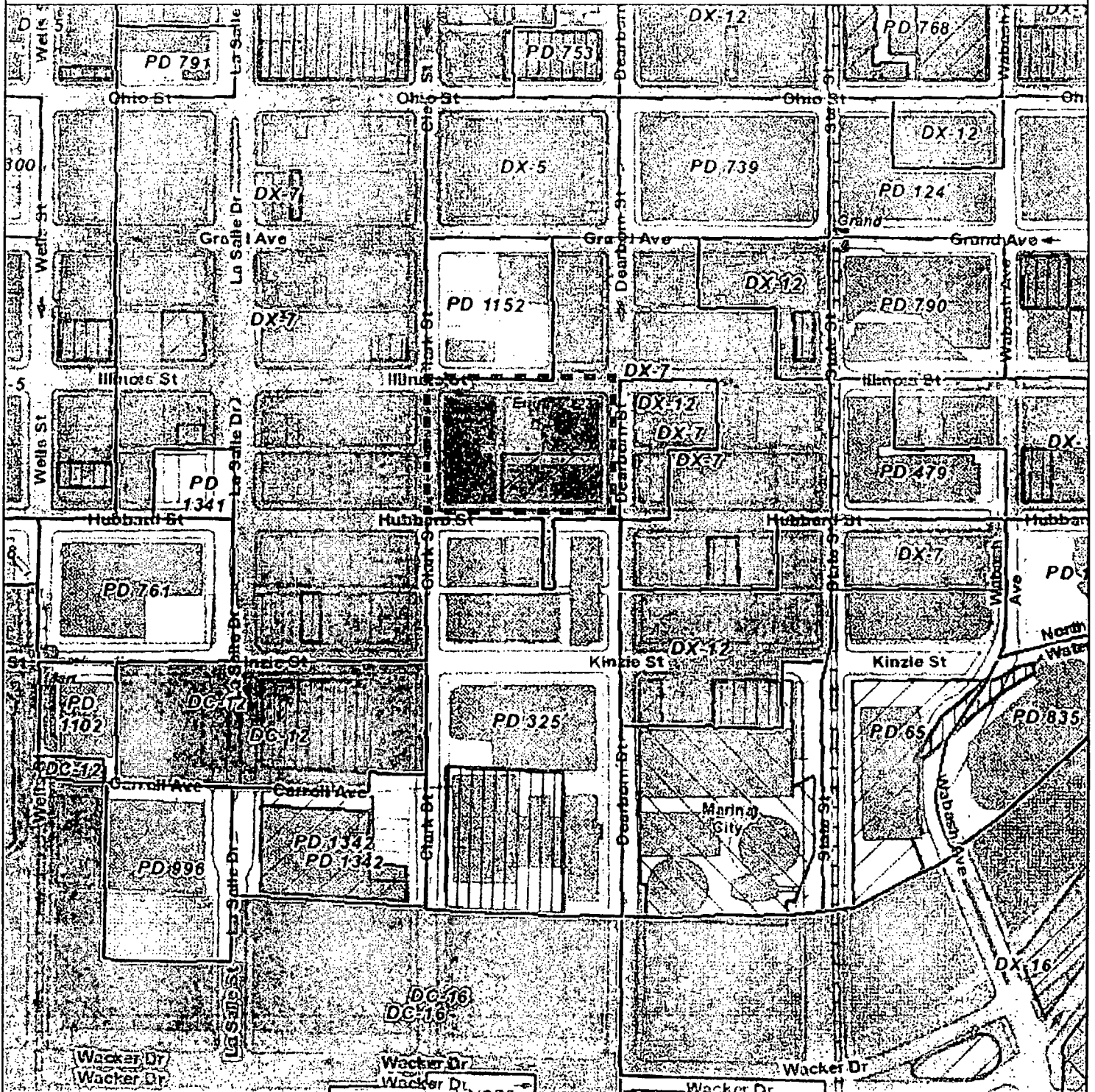
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## BULK REGULATIONS AND DATA TABLE

	Sub Area 1	Sub Area 2a	Sub Area 2b	Sub Area 3	Total
Net Site Area (square feet)	21,826 sf .50 acres	11,020 sf .25 acres (0-50' HT)	17,302 sf .40 acres	20,153 sf .46 acres	70,302 sf 1.61 acres
Gross Site Area (square feet)	40,790 sf	11,020 sf	37,215 sf	27,312 sf	116,337 sf
Area in Adjoining Right of Way (square feet)	18,964 sf	0	19,912 sf	7,159 sf	46,035 sf
Existing FAR					7 (DX-7) 492,114 sf
Maximum Bonus FAR					4.5 316,359 sf
Maximum Permitted FAR	1.7629	2.6900	35.5246	6.2374	11.5
Maximum Floor Area	38,478 sf	29,644 sf	614,648 sf	125,703sf	808,473 sf
Maximum Height (feet-inches)	81'-6"	50'-0"	455'-0"	140'-3"	
Minimum Accesory Parking Spaces	0	0	30	0	
Miniumum Off-Street Loading Berths	0	0	2 (10'x25')	0	
Minimum Bike Parking Spaces			50		

PD-000

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MAP-001

Goettch Partners - Architects  
224 S Michigan Ave Floor 17  
Chicago IL 60604

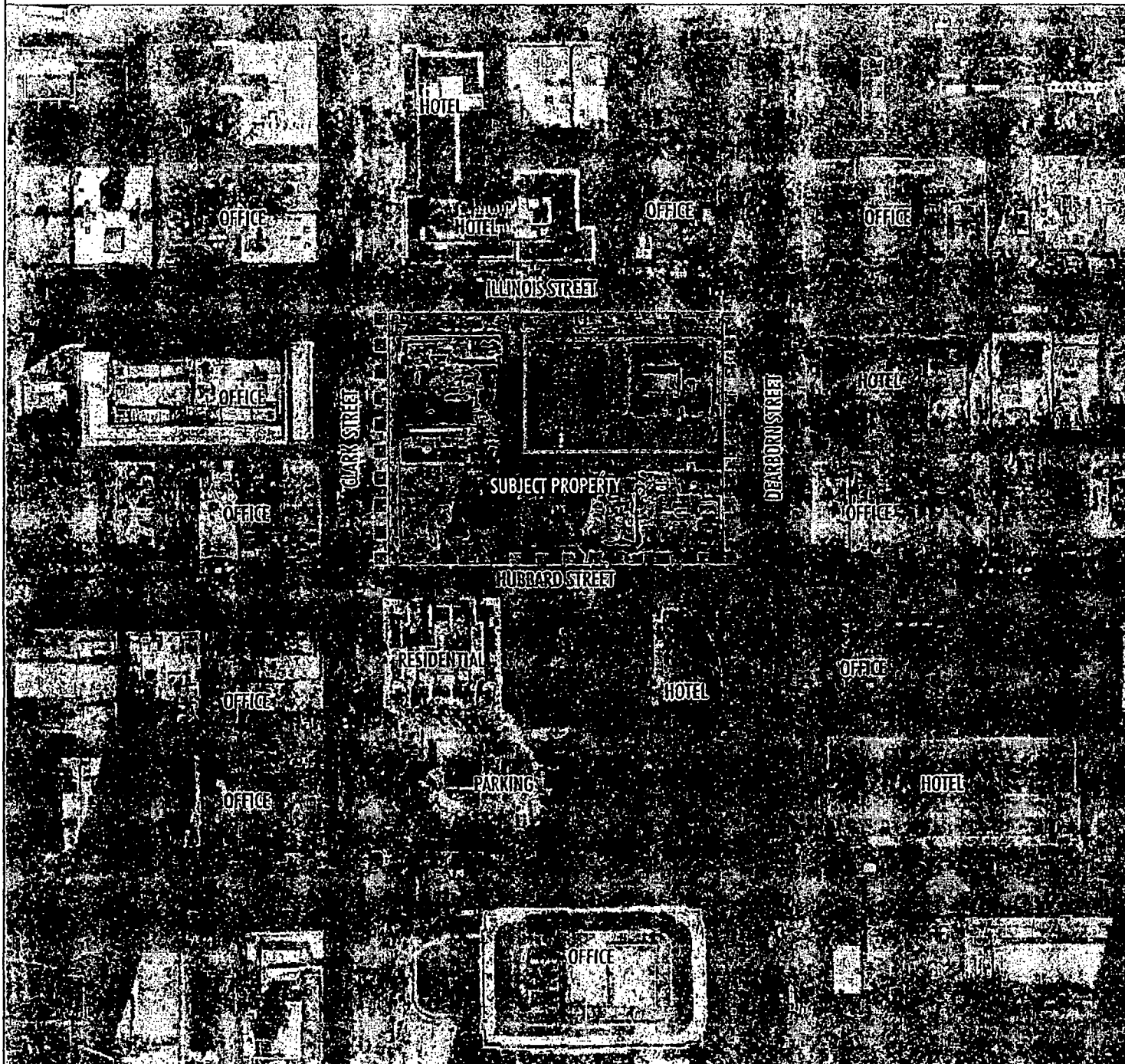
DLR Group - Architects  
333 W Wacker Drive Suite 850  
Chicago IL 60606

Applicant EC 42 Developer LLC  
Address 45-75 W Illinois St, 430-450 N Dearborn St,  
46-76 W Hubbard St, 431-451 N Clark St

444 N Dearborn

EXISTING ZONING MAP  
INTRODUCED SEPTEMBER 20, 2016  
CPC DATE OCTOBER 18, 2016

# Final for Publication



MAP-002 ⓘ

Goettsch Partners - Architects  
224 S Michigan Ave. Floor 17  
Chicago IL 60604

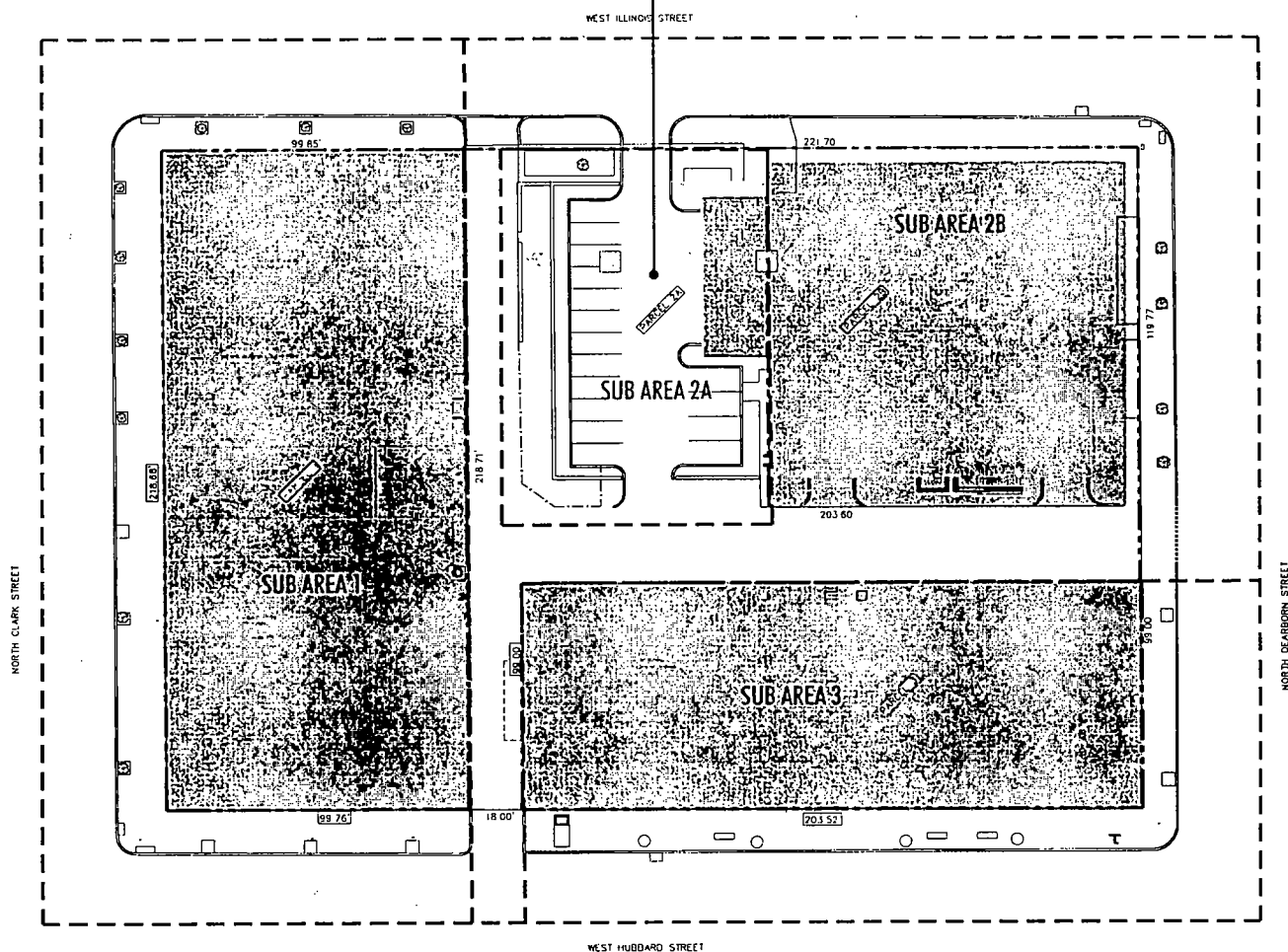
DLR Group - Architects  
333 W Wacker Drive Suite 850  
Chicago IL 60606

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444 N Dearborn

EXISTING LAND USE MAP  
INTRODUCED SEPTEMBER 20, 2018  
CPC DATE OCTOBER 18, 2018

SUB AREA 2A ONLY FROM  
GRADE TO +50'-0" ELEVATION



PD-001  
SCALE 1"=60'-0"



Goettsch Partners - Architects  
224 S Michigan Ave Floor 17  
Chicago IL 60604

DLR Group - Architects  
333 W Wacker Drive Suite 850  
Chicago IL 60606

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444 N Dearborn

EXIST PD BOUNDARY AND  
SUB AREA MAP  
INTRODUCED SEPTEMBER 20, 2018  
CPC DATE OCTOBER 18, 2018

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OVERALL HEIGHT 455'-0"

SUB AREA 2B

405'-0"

EXISTING FIREHOUSE /  
FUTURE PHASE 2 DEVELOPMENT

SUB AREA 2A  
(FROM GRADE TO +50'-0")

50'-0"

LOWER LEVEL 1

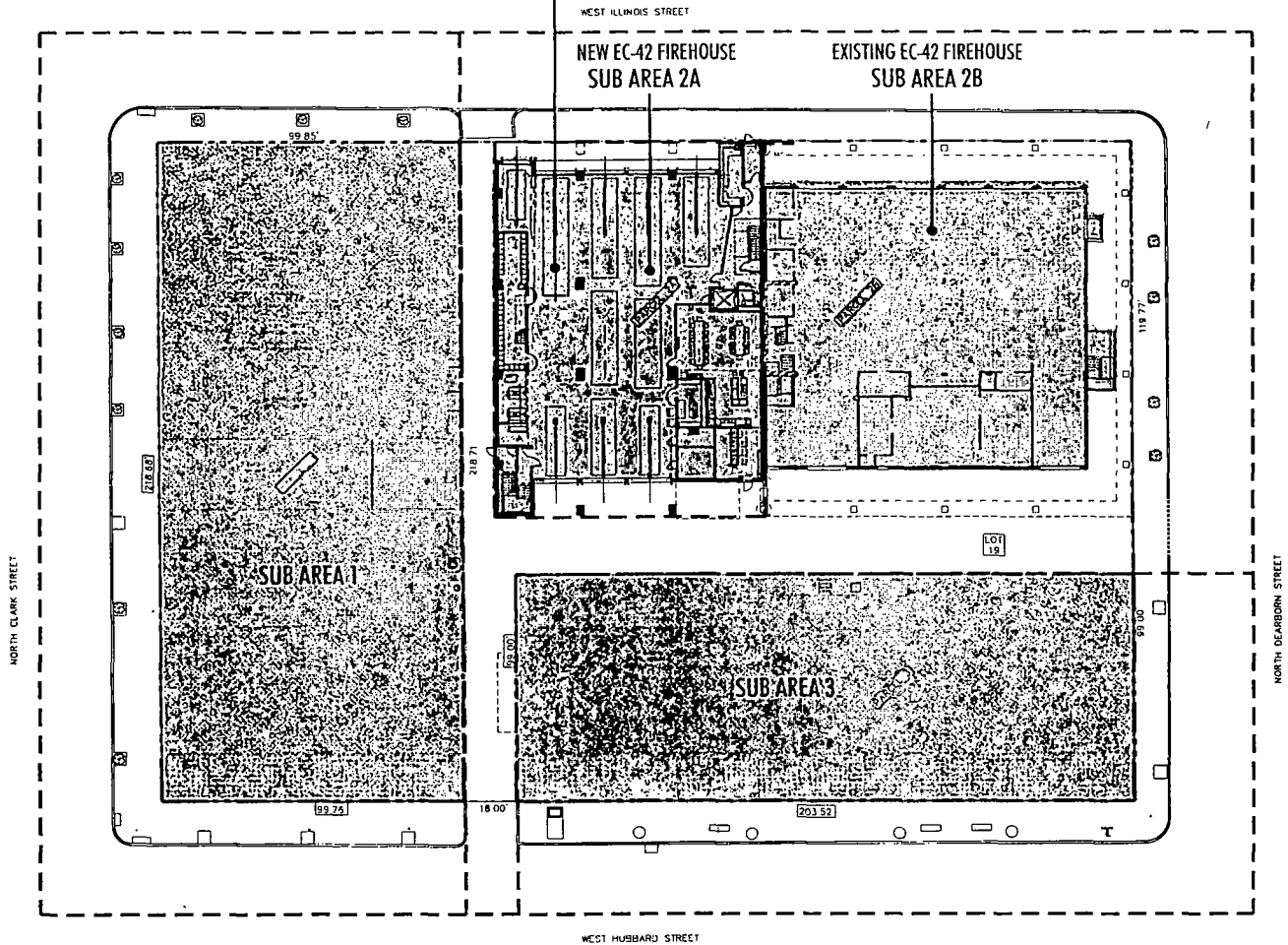
NORTH ELEVATION SUB AREA 2A/2B SEPARATION SCALE 1" = 30'-0"

PD-002  
SCALE 1"=30'-0"

Goettsch Partners - Architects 224 S Michigan Ave. Floor 17 Chicago IL 60604	DLR Group - Architects 333 W Wacker Drive Suite 850 Chicago IL 60606	Applicant EC 42 Developer LLC Address 45-75 W Illinois St., 430-450 N Dearborn St., 46-76 W Hubbard St., 431-451 N Clark St	444 N Dearborn	SUBAREA MAP - VERTICAL SEPARATION OF 2A/2B INTRODUCED SEPTEMBER 20, 2018 CPC DATE OCTOBER 18, 2018
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SUB AREA 2A ONLY FROM  
GRADE TO +50'-0" ELEVATION



PD-003  
SCALE 1"=60'-0"



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224 S Michigan Ave Floor 17  
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DLR Group - Architects  
333 W Wacker Drive Suite 850  
Chicago IL 60606

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444 N Dearborn

PD BOUNDARY  
INTRODUCED SEPTEMBER 20, 2018  
CPC DATE OCTOBER 18, 2018

7-25

EX 172

DEARBORN STREET

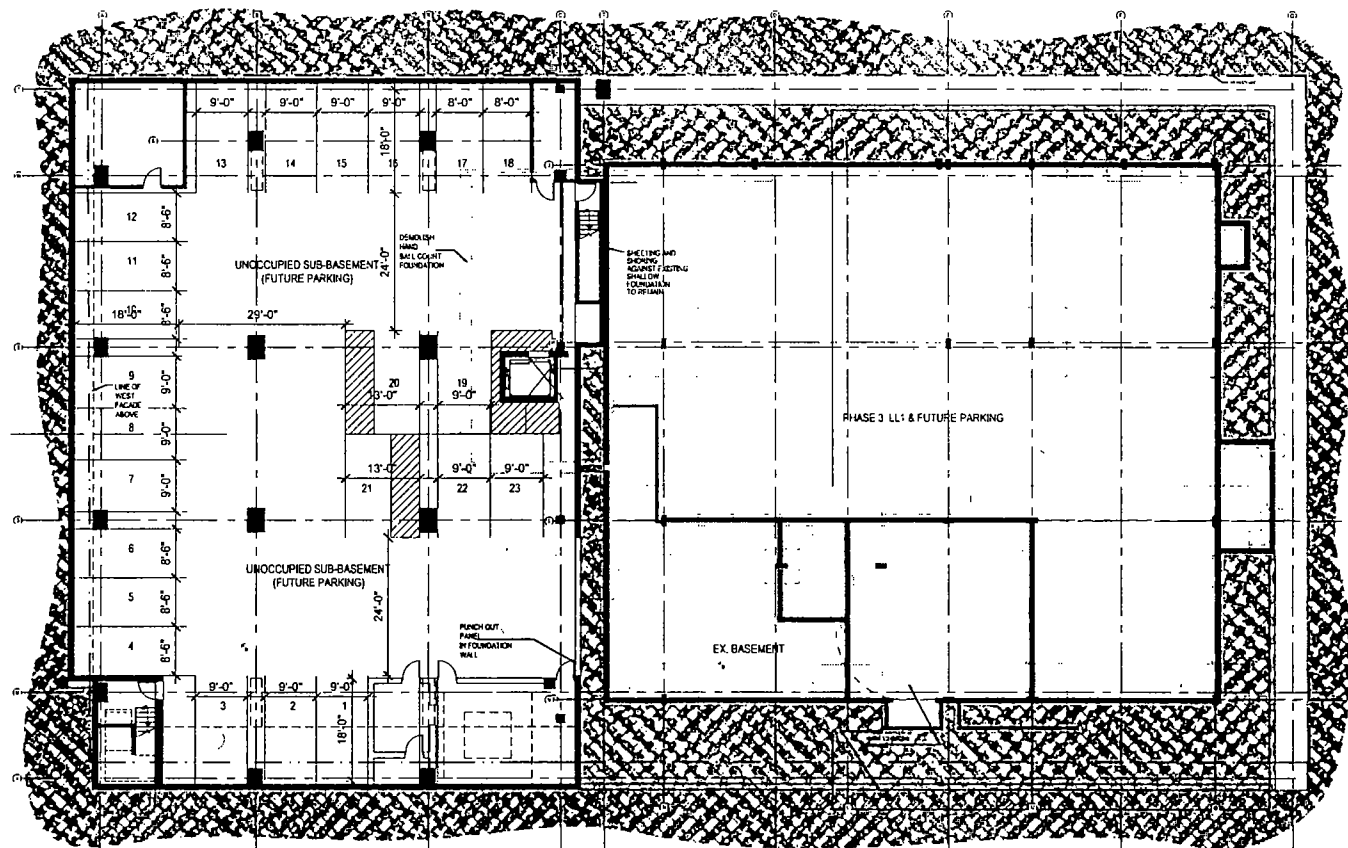
EXISTING EC 42 FIREHOUSE



SITEPLAN - FIREHOUSE  
INTRODUCED SEPTEMBER 20, 2018  
CPC DATE OCTOBER 18, 2018



## ILLINOIS STREET



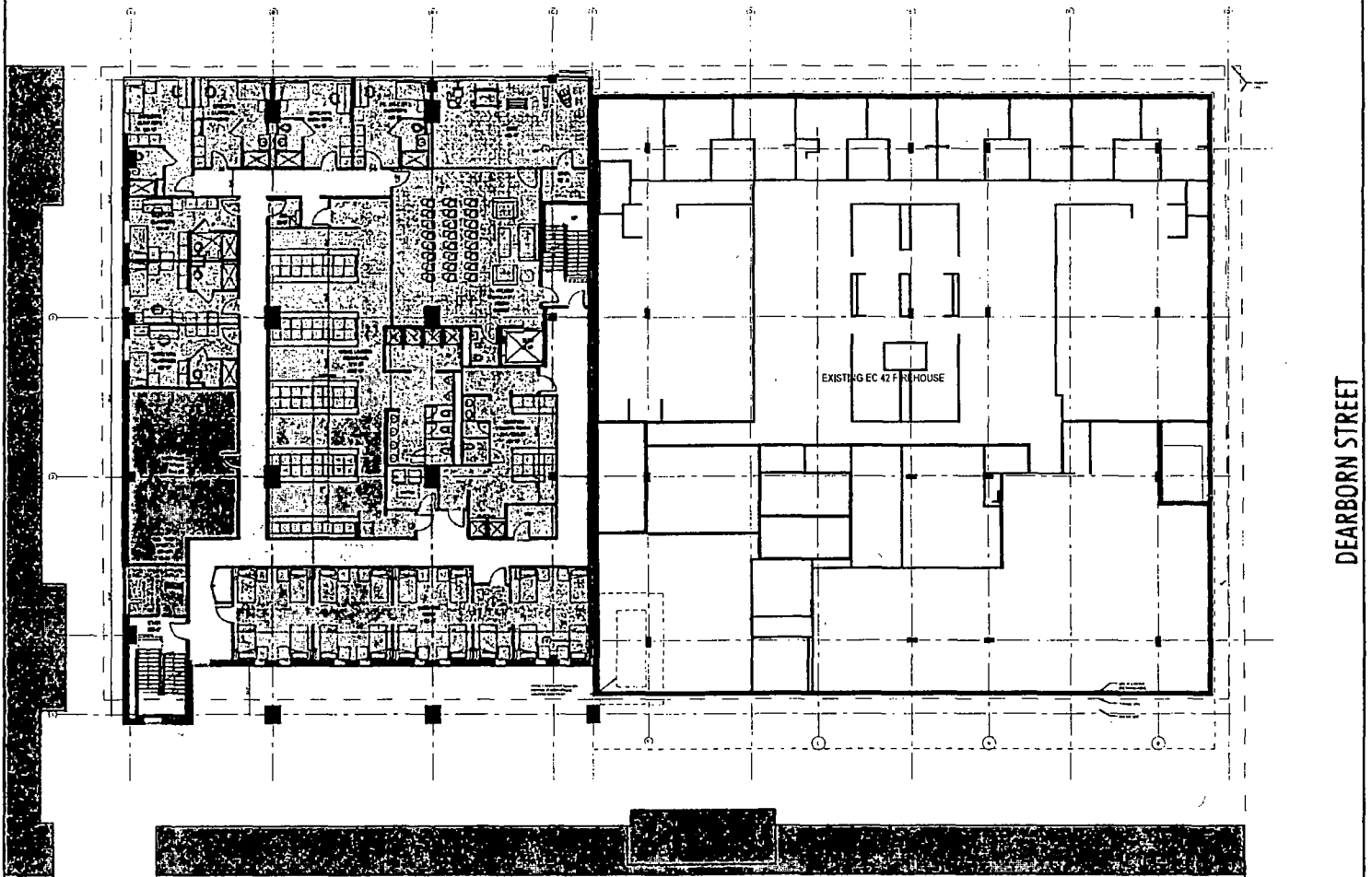
DEARBORN STREET

SCALE 1/32" = 1'-0"



# Final for Publication

ILLINOIS STREET



PD-006  
SCALE 1/32" = 1'-0"



Goettsch Partners - Architects  
224 S Michigan Ave. Floor 17  
Chicago IL 60604

DLR Group - Architects  
333 W Wacker Drive Suite 850  
Chicago IL 60606

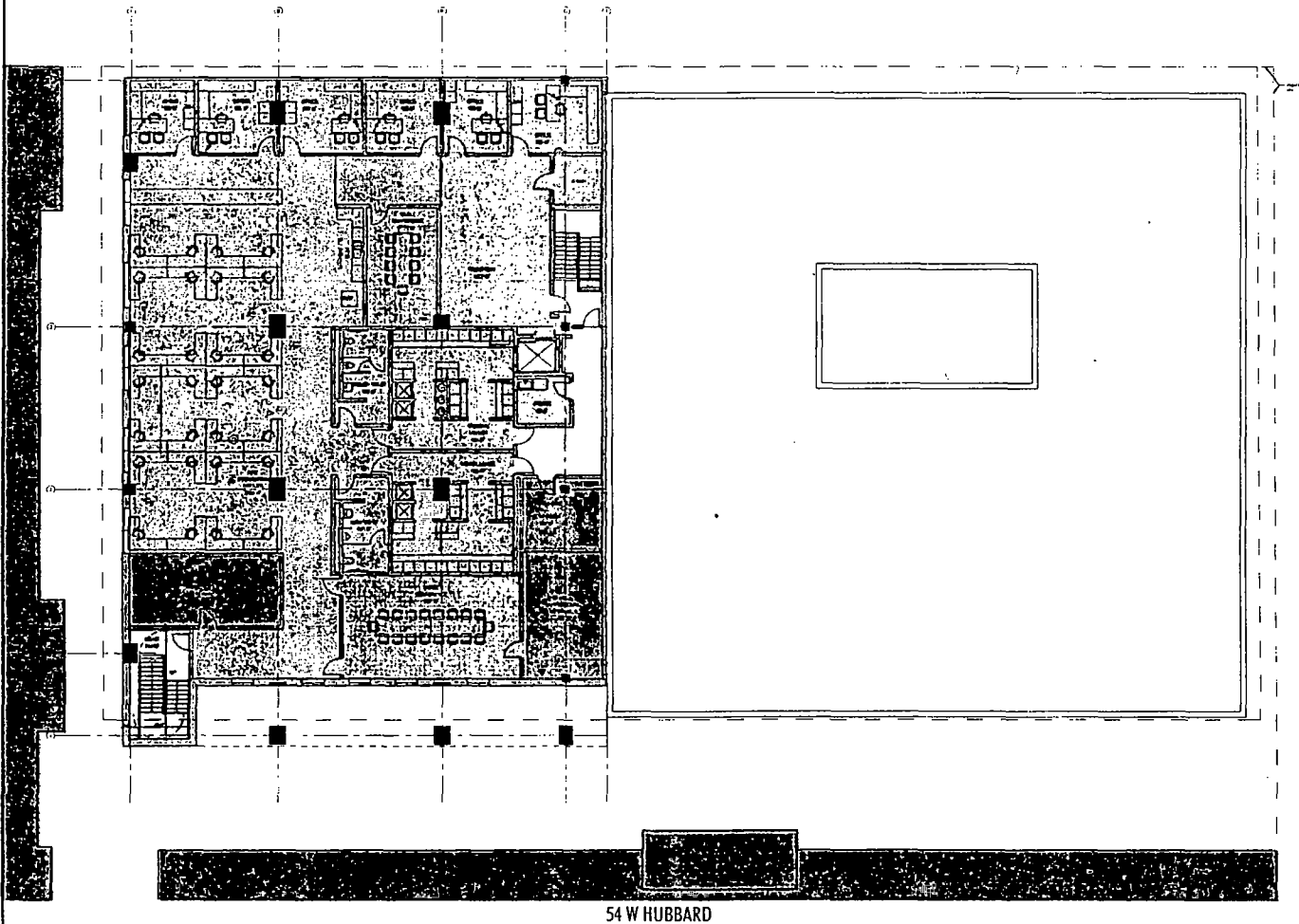
Applicant EC 42 Developer LLC  
Address 45-75 W Illinois St., 430-450 N Dearborn St.,  
46-76 W Hubbard St., 431-451 N Clark St


444 N Dearborn

LEVEL 2 PLAN -  
FIREHOUSE  
INTRODUCED SEPTEMBER 20, 2018  
CPC DATE OCTOBER 18, 2018

# Final for Publication

ILLINOIS STREET



PD-007   
SCALE 1/32" = 1'-0"

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Chicago IL 60604

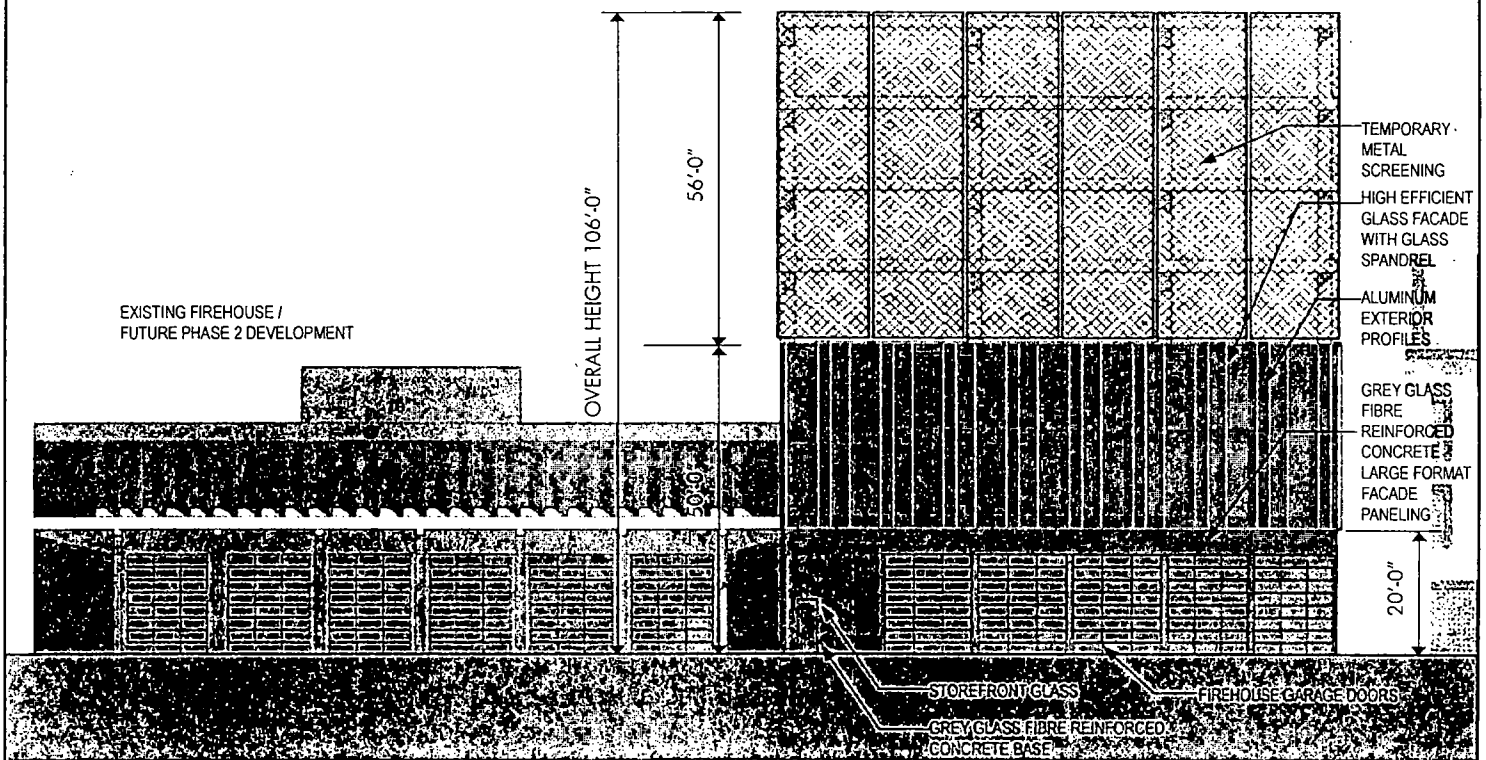
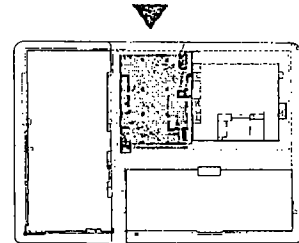
DLR Group - Architects  
333 W Wacker Drive Suite 850  
Chicago IL 60606

Applicant EC 42 Developer LLC  
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46-76 W Hubbard St., 431-451 N Clark St

444 N Dearborn

LEVEL 3 PLAN -  
FIREHOUSE  
INTRODUCED SEPTEMBER 20, 2018  
CPC DATE OCTOBER 18, 2018

# Final for Publication



PHASE 1 FIREHOUSE - NORTH ELEVATION SCALE 1" = 30'-0"

PD-008

Goettsch Partners - Architects  
224 S Michigan Ave Floor 17  
Chicago IL 60604

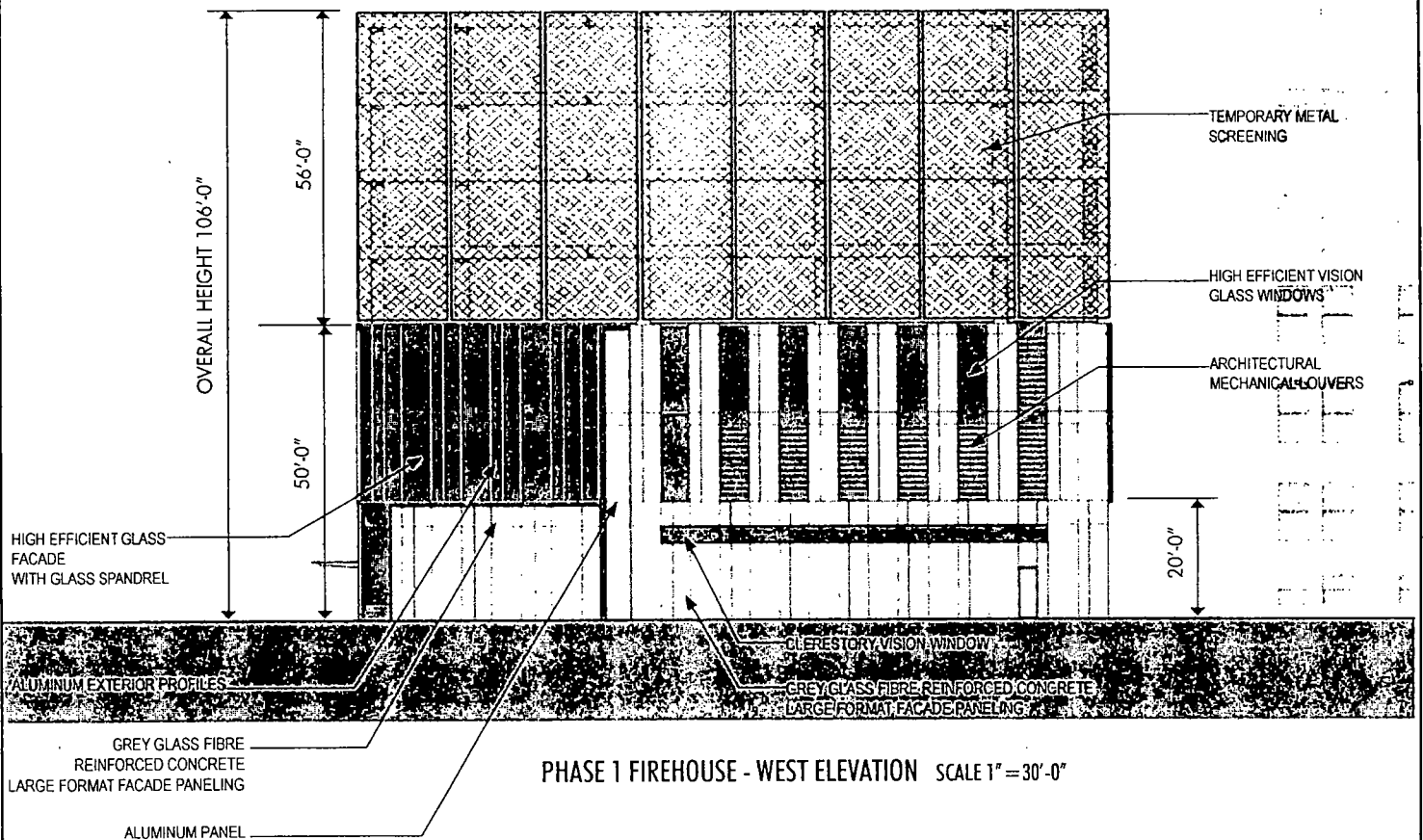
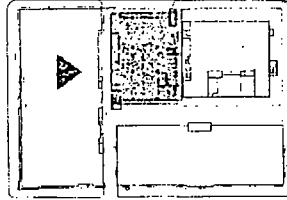
DLR Group - Architects  
333 W Wacker Drive Suite 850  
Chicago IL 60606

Applicant EC 42 Développeur LLC  
Address 45-75 W Illinois St 430-450 N Dearborn St,  
46-76 W Hubbard St, 431-451 N Clark St

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N ELEVATION - FIREHOUSE  
INTRODUCED SEPTEMBER 20, 2018  
CPC DATE OCTOBER 18, 2018

# Final for Publication



PD-009

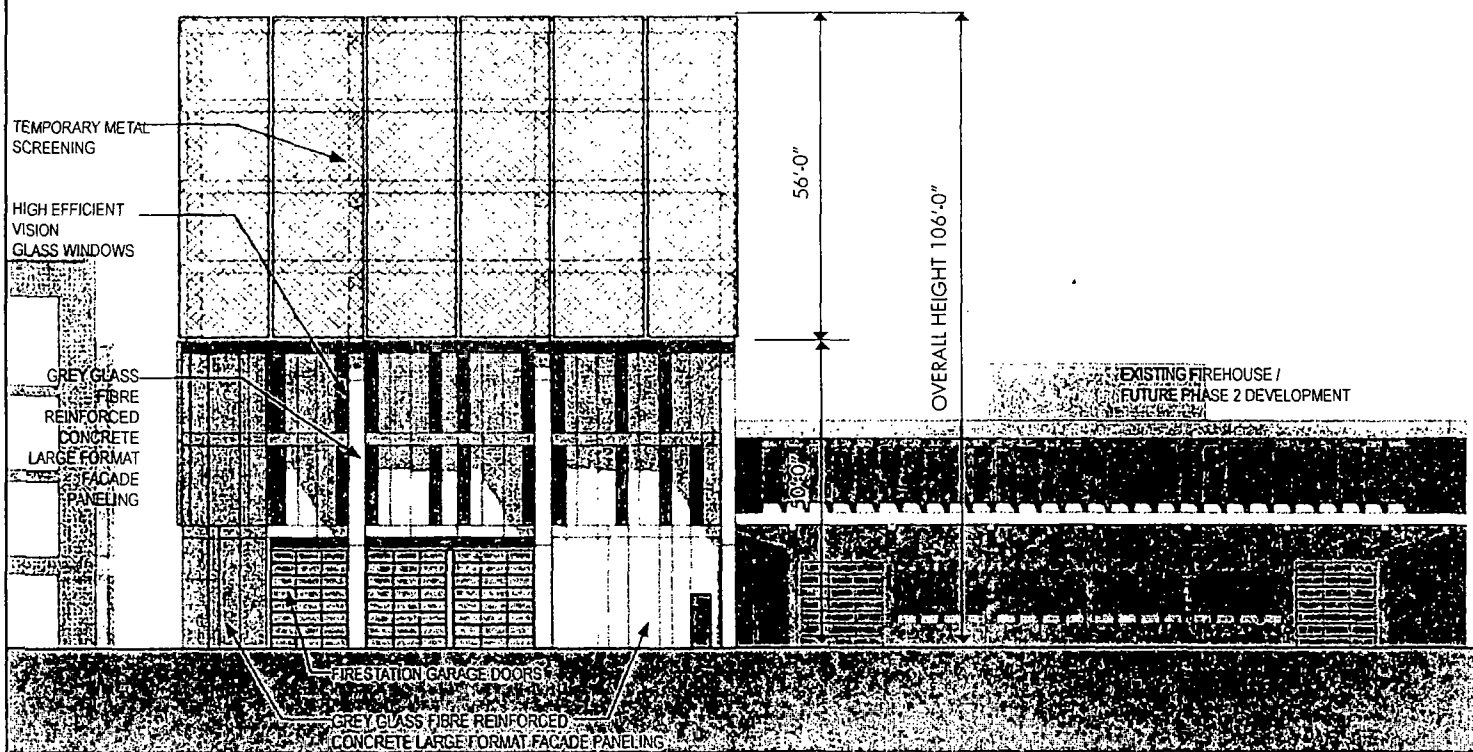
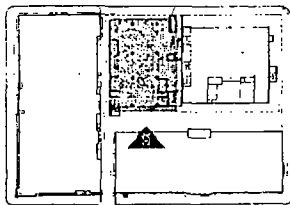
Goettsch Partners - Architects  
224 S Michigan Ave. Floor 17  
Chicago IL 60604

DLR Group - Architects  
333 W Wacker Drive Suite 850  
Chicago IL 60606

Applicant EC 42 Developer LLC  
Address 45-75 W Illinois St., 430-450 N Dearborn St.,  
46-76 W Hubbard St., 431-451 N Clark St

444 N Dearborn

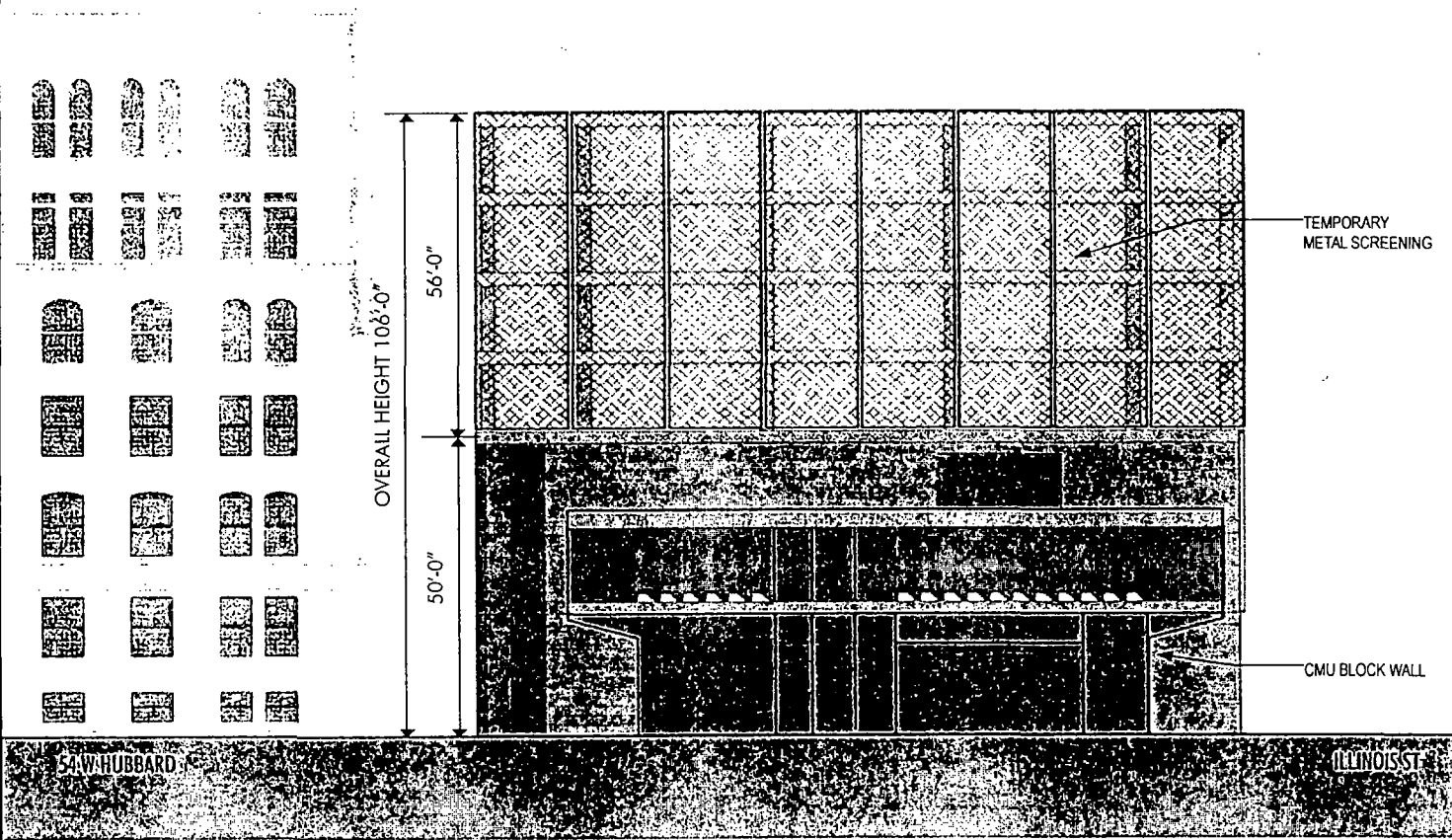
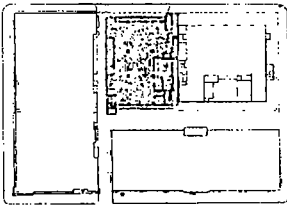
WELEVATION - FIREHOUSE  
INTRODUCED SEPTEMBER 20, 2018  
CPC DATE OCTOBER 18, 2018



PHASE 1 FIREHOUSE - SOUTH ELEVATION SCALE 1" = 30'-0"

PD-010

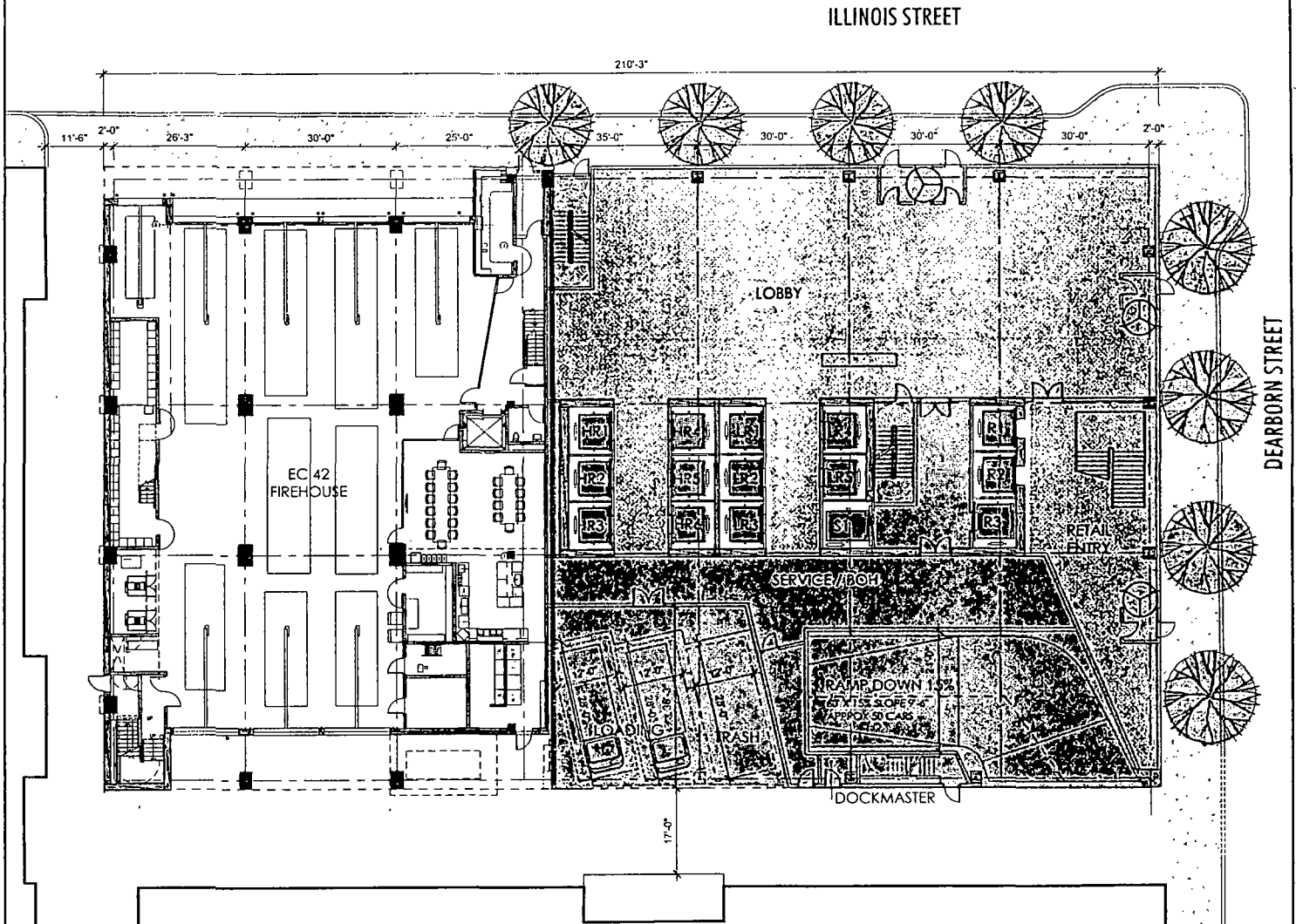
Final for Publication



PHASE 1 FIREHOUSE EAST ELEVATION    SCALE 1" = 30'-0"

PD-011

# Final for Publication



PD-012  
SCALE 1/32" = 1'-0"

Goettsch Partners - Architects  
224 S Michigan Ave Floor 17  
Chicago IL 60604

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333 W Wacker Drive Suite 850  
Chicago IL 60606

Applicant: EC 42 Developer LLC  
Address: 45-75 W Illinois St, 430-450 N Dearborn St,  
46-76 W Hubbard St, 431-451 N Clark St

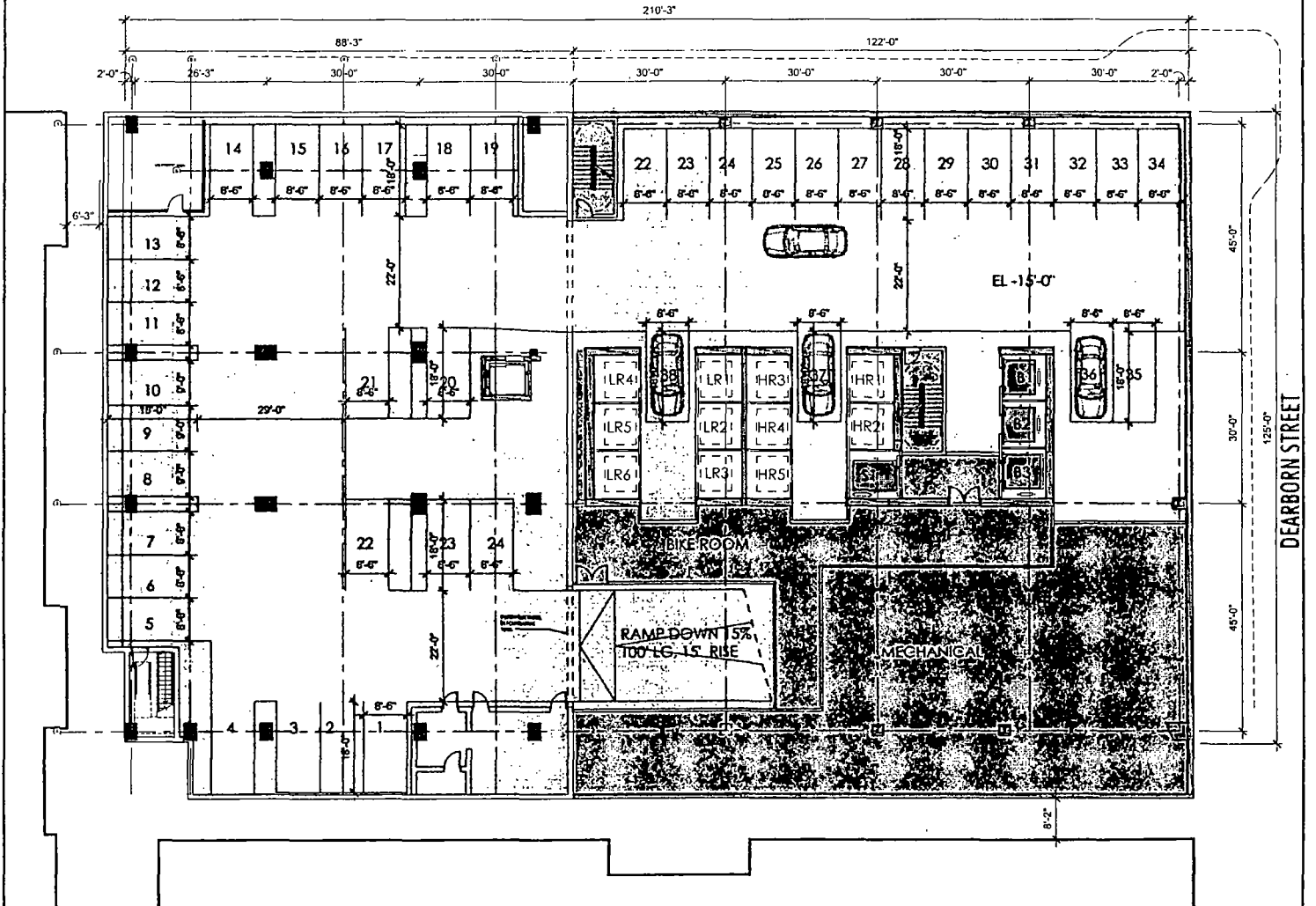
444 N Dearborn

SITEPLAN - OFFICE BLDG  
INTRODUCED SEPTEMBER 20, 2018  
CPC DATE OCTOBER 18, 2018



# Final for Publication

ILLINOIS STREET



PD-015  
SCALE 1/32" = 1'-0"

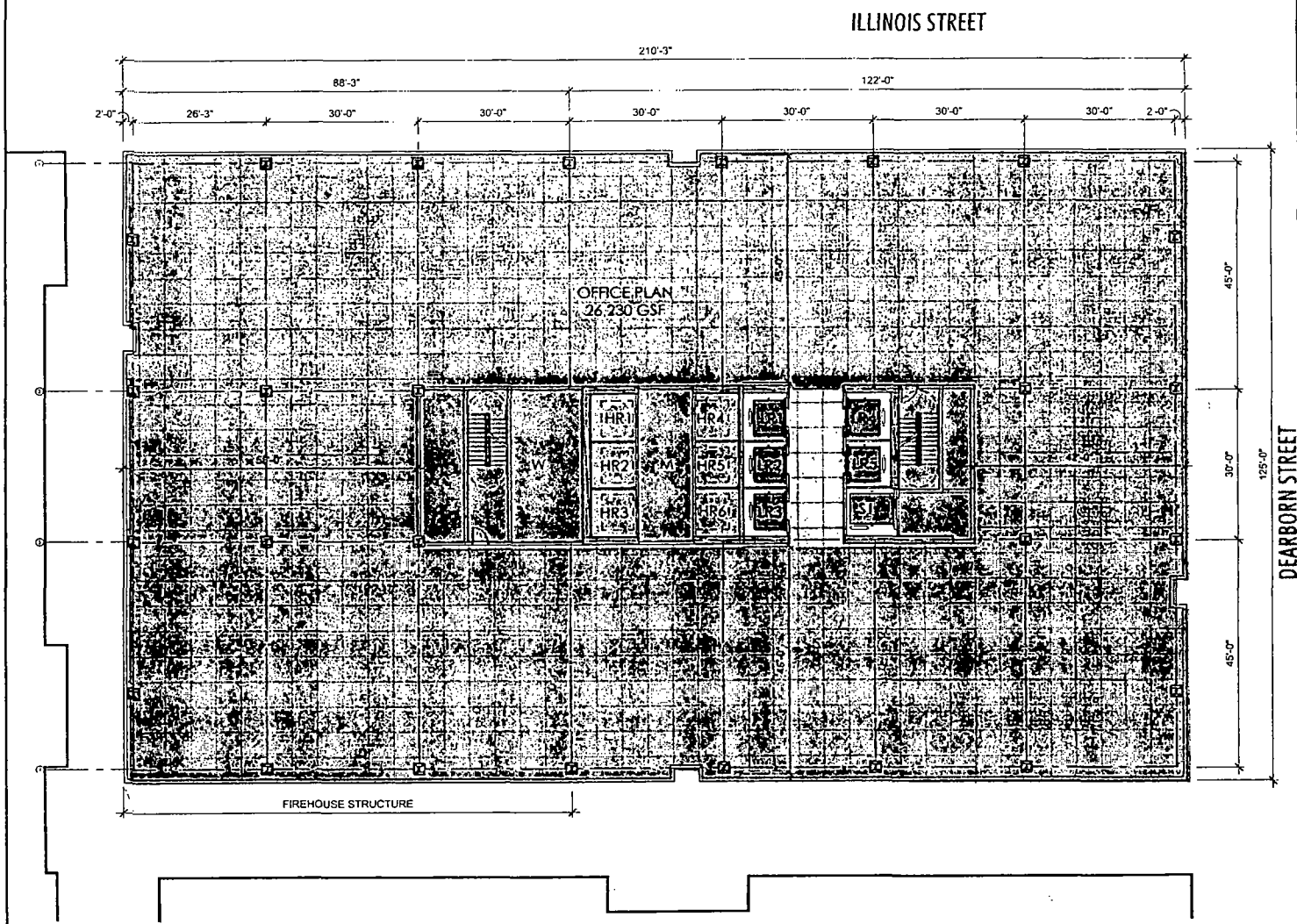
Goettsch Partners - Architects  
224 S Michigan Ave. Floor 17  
Chicago IL 60604

DLR Group - Architects  
333 W Wacker Drive Suite 850  
Chicago IL 60606

Applicant: EC 42 Developer LLC  
Address: 45-75 W Illinois St., 430-450 N Dearborn St.,  
46-76 W Hubbard St., 431-451 N Clark St

444 N Dearborn

LOWER LEVEL PLAN  
OFFICE BLDG  
INTRODUCED SEPTEMBER 20, 2018  
CPC DATE OCTOBER 18, 2018



PD-016  
SCALE 1/32" = 1'-0"

T/PARAPET

MECH

LEVEL 28

LEVEL 27

LEVEL 26

LEVEL 25

LEVEL 24

LEVEL 23

LEVEL 22

LEVEL 21

LEVEL 20

LEVEL 19

LEVEL 18

LEVEL 17

LEVEL 16

LEVEL 15

LEVEL 14

LEVEL 13

LEVEL 12

LEVEL 11

LEVEL 10

LEVEL 9

LEVEL 8

LEVEL 7

LEVEL 6

LEVEL 5

LEVEL 4

LEVEL 3

LEVEL 2

GROUND FLOOR

LOWER LEVEL 1

OVERALL HEIGHT 455'-0"

OVERALL HEIGHT 425'-0"

ALUMINUM PANEL  
TERRACE SOFFIT

HIGH EFFICIENT VISION  
GLASS WINDOWS

CLEAR GLASS GUARDRAIL

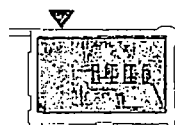
HIGH EFFICIENT GLASS FACADE  
WITH GLASS SPANDREL

ALUMINUM EXTERIOR PROFILES

ALUMINUM PANEL

FIREHOUSE GARAGE DOORS

HIGHLY TRANSPARENT  
GLASS LOBBY WALL



PHASE 2 NORTH ELEVATION SCALE 1" = 50'-0"

PD-017

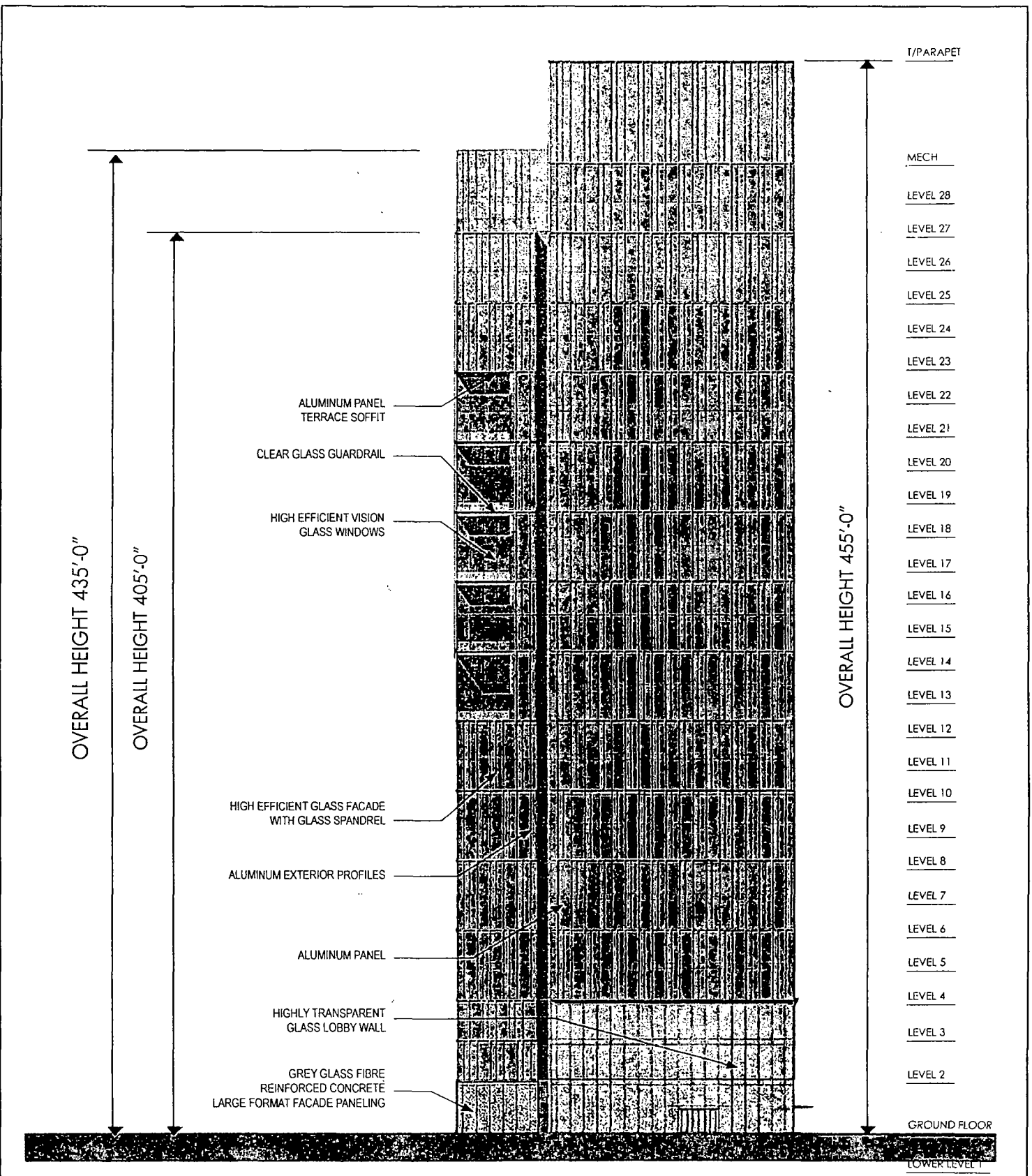
Goettsch Partners - Architects  
224 S Michigan Ave. Floor 17  
Chicago IL 60604

DLR Group - Architects  
333 W Wacker Drive Suite 850  
Chicago IL 60606

Applicant EC 42 Developer LLC  
Address 45-75 W Illinois St., 430-450 N Dearborn St.,  
46-76 W Hubbard St., 431-451 N Clark St

444 N Dearborn

N ELEVATION - OFFICE BLDG  
INTRODUCED SEPTEMBER 20, 2018  
CPC DATE OCTOBER 18, 2018



PHASE 2 EAST ELEVATION SCALE 1" = 50'-0"

PD-018

T/PARAPET

MECH

LEVEL 28

LEVEL 27

LEVEL 26

LEVEL 25

LEVEL 24

LEVEL 23

LEVEL 22

LEVEL 21

LEVEL 20

LEVEL 19

LEVEL 18

LEVEL 17

LEVEL 16

LEVEL 15

LEVEL 14

LEVEL 13

LEVEL 12

LEVEL 11

LEVEL 10

LEVEL 9

LEVEL 8

LEVEL 7

LEVEL 6

LEVEL 5

LEVEL 4

LEVEL 3

LEVEL 2

GROUND FLOOR

LOWER LEVEL 1

FIRESTATION GARAGE DOORS

OVERALL HEIGHT 435'-0"

HIGH EFFICIENT  
VISION  
GLASS WINDOWS

GREY GLASS  
FIBRE  
REINFORCED  
CONCRETE  
LARGE FORMAT  
FACADE  
PANELING

ALUMINUM PANEL  
TERRACE SOFFIT  
HIGH EFFICIENT VISION  
GLASS WINDOWS

CLEAR GLASS  
GUARDRAIL

HIGH EFFICIENT GLASS FACADE  
WITH GLASS SPANDREL

ALUMINUM EXTERIOR  
PROFILES

ALUMINUM PANEL

GREY GLASS FIBRE  
REINFORCED  
CONCRETE  
LARGE FORMAT FACADE  
PANELING

OVERALL HEIGHT 405'-0"

OVERALL HEIGHT 455'-0"

PHASE 2 SOUTH ELEVATION SCALE 1"=50'-0"

PD-019

Goettisch Partners - Architects  
224 S Michigan Ave. Floor 17  
Chicago IL 60604

DLR Group - Architects  
333 W Wacker Drive Suite 850  
Chicago IL 60606

Applicant EC 42 Developer LLC  
Address 45-75 W Illinois St., 430-450 N Dearborn St.,  
46-76 W Hubbard St., 431-451 N Clark St

444 N Dearborn

S ELEVATION - OFFICE BLDG  
INTRODUCED SEPTEMBER 20, 2018  
CPC DATE OCTOBER 18, 2018

T/ PARAPET

MECH

LEVEL 28

LEVEL 27

LEVEL 26

LEVEL 25

LEVEL 24

ALUMINUM PANEL  
TERRACE SOFFIT

LEVEL 23

CLEAR GLASS GUARDRAIL

LEVEL 22

LEVEL 21

HIGH EFFICIENT VISION  
GLASS WINDOWS

LEVEL 20

LEVEL 19

LEVEL 18

LEVEL 17

LEVEL 16

LEVEL 15

LEVEL 14

LEVEL 13

LEVEL 12

LEVEL 11

LEVEL 10

LEVEL 9

LEVEL 8

LEVEL 7

LEVEL 6

LEVEL 5

LEVEL 4

LEVEL 3

LEVEL 2

GROUND FLOOR

LOWER LEVEL 1

OVERALL HEIGHT 425'-0"

OVERALL HEIGHT 435'-0"

OVERALL HEIGHT 455'-0"

HIGH EFFICIENT GLASS FACADE  
WITH GLASS SPANDREL

ALUMINUM EXTERIOR PROFILES

ALUMINUM PANEL

GREY GLASS FIBRE  
REINFORCED CONCRETE  
LARGE FORMAT FACADE PANELING

PHASE 2 WEST ELEVATION SCALE 1" = 50'-0"



PD-020

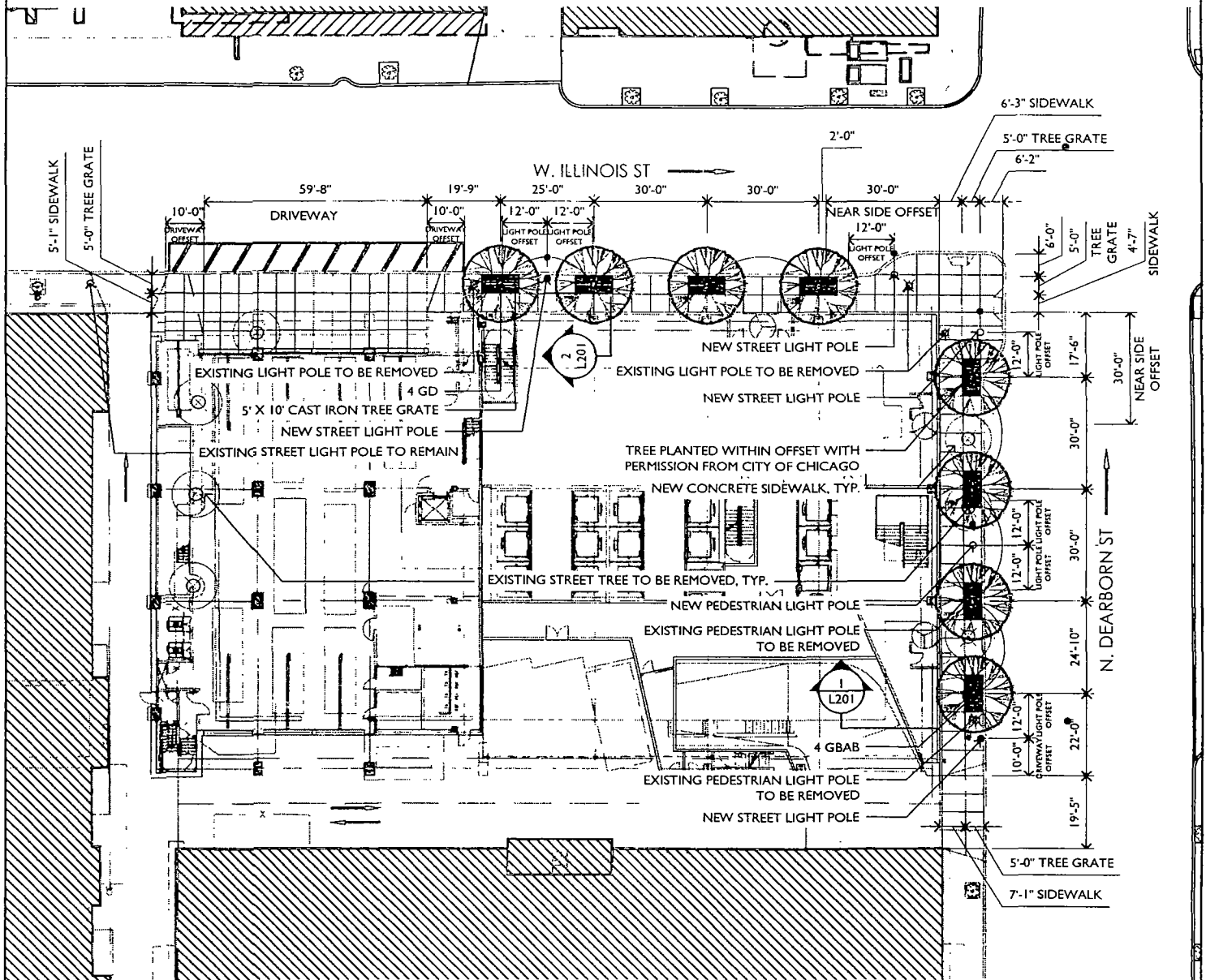
Goeltch Partners - Architects  
224 S Michigan Ave. Floor 17  
Chicago IL 60604

DLR Group - Architects  
333 W Wacker Drive Suite 850  
Chicago IL 60606

Applicant EC 42 Developer LLC  
Address 45-75 W Illinois St., 430-450 N Dearborn St.,  
46-76 W Hubbard St., 431-451 N Clark St

444 N Dearborn

WELEVATION - OFFICE BLDG  
INTRODUCED SEPTEMBER 20, 2018  
CPC DATE OCTOBER 18, 2018



PD-021  
SCALE 1"=40'-0"



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333 W Wacker Drive Suite 850  
Chicago IL 60606

Applicant EC 42 Developer LLC  
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444 N Dearborn

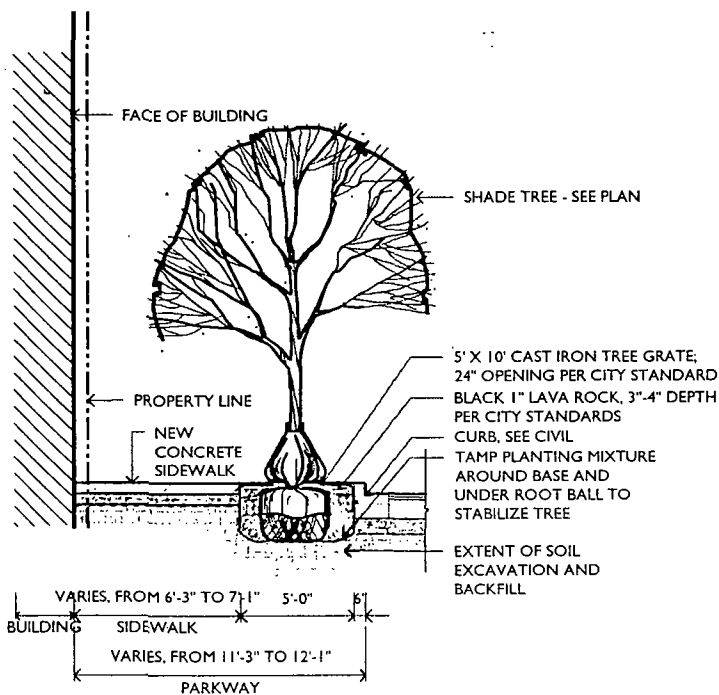
LANDSCAPE - OFFICE BLDG

INTRODUCED SEPTEMBER 20, 2018  
CPC DATE OCTOBER 18, 2018



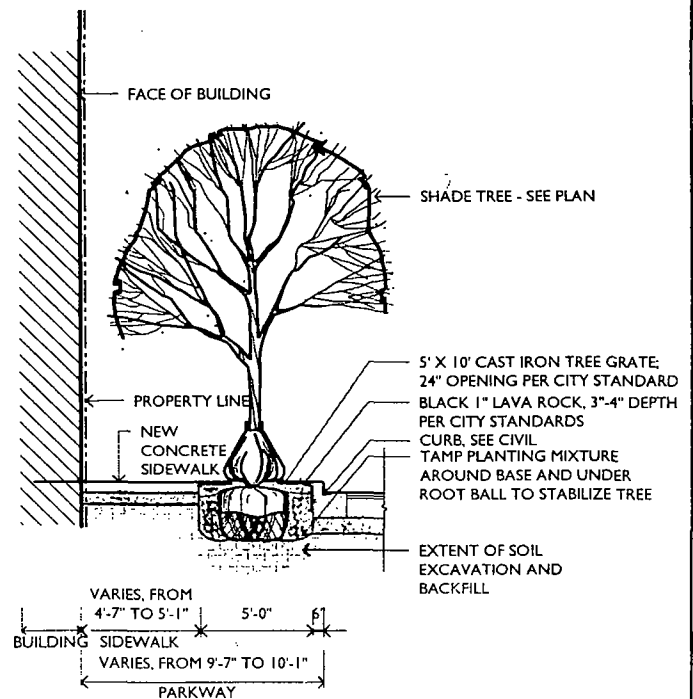
## PLANTING PALETTE

	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL. HT	SPRD	ROOT	REMARKS
TREES	GBAG	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINGKO	4	4"	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	GD	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	4	4"	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY



1 TYPICAL SECTION AT NORTH DEARBORN STREET

SCALE: 1/8" = 1'-0"



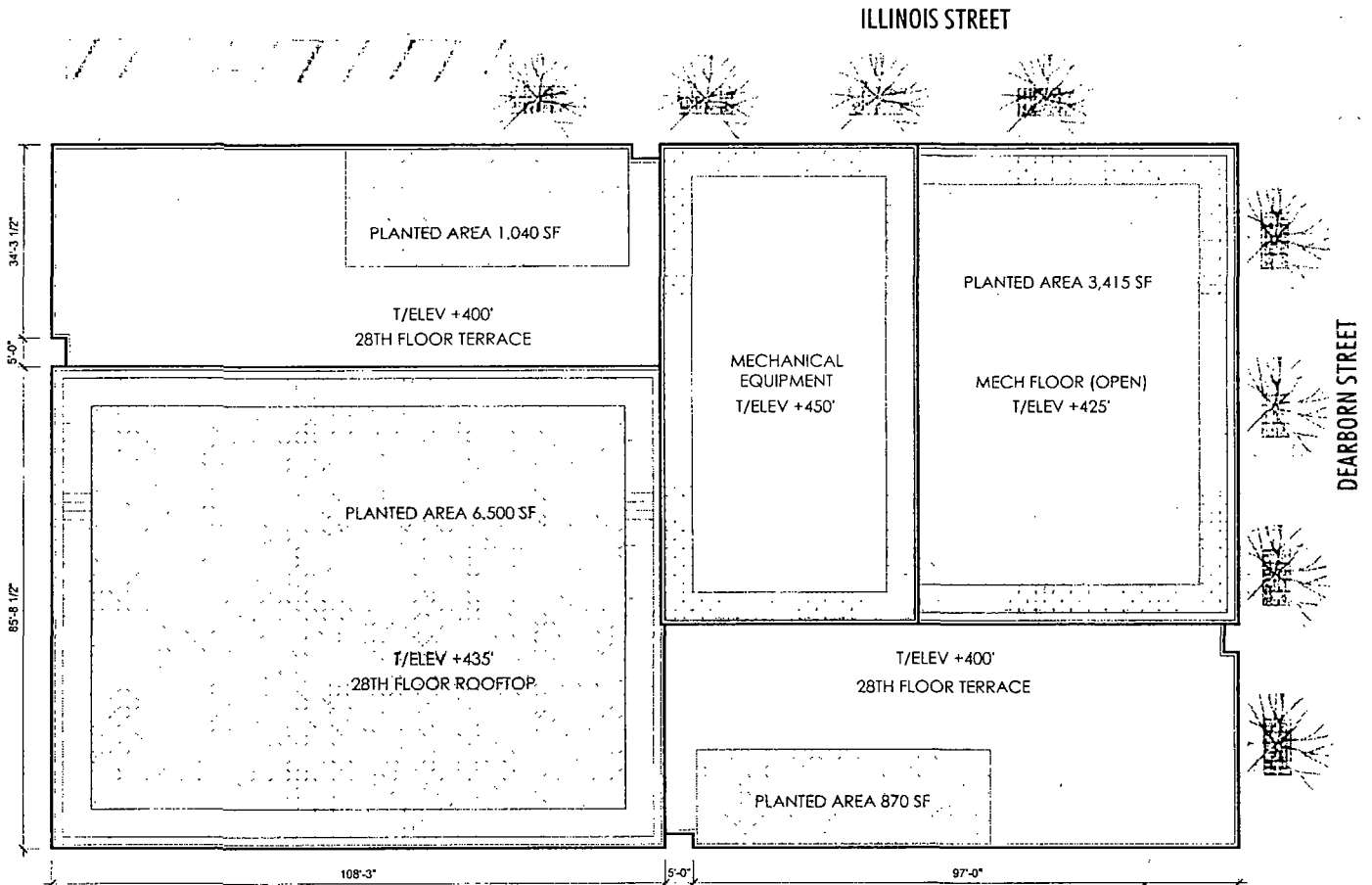
2 TYPICAL SECTION AT WEST ILLINOIS STREET

SCALE: 1/8" = 1'-0"

PD-022







PD-023  
SCALE 1/32" = 1'-0"

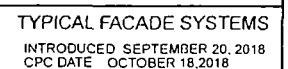
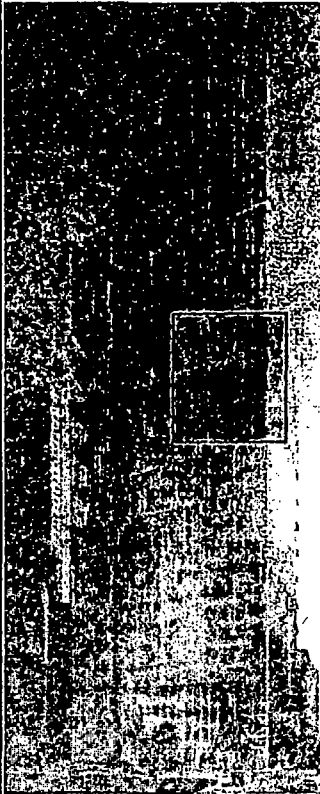
Goettsch Partners - Architects  
224 S Michigan Ave. Floor 17  
Chicago IL 60604

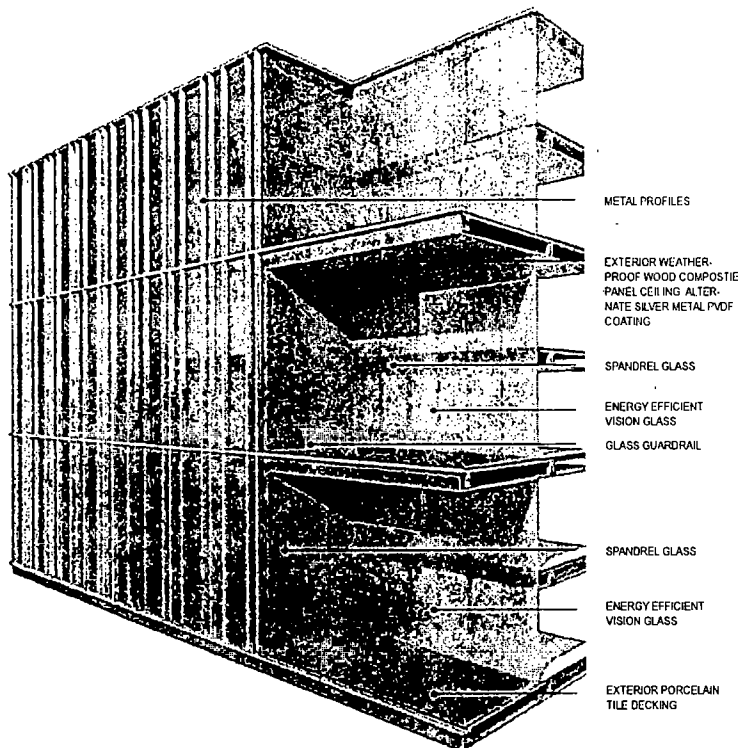
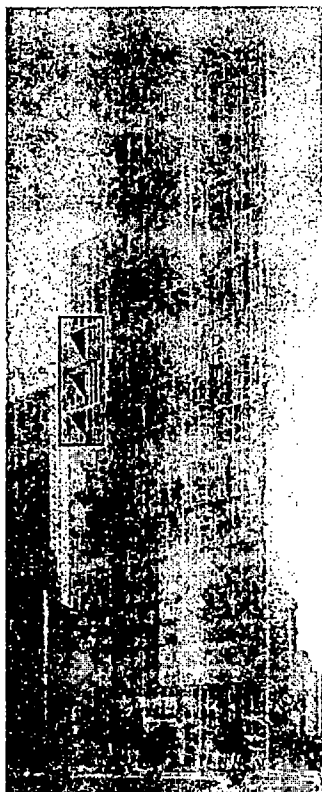
DLR Group - Architects  
333 W Wacker Drive Suite 850  
Chicago IL 60606

Applicant: EC 42 Developer LLC  
Address: 45-75 W Illinois St., 430-450 N Dearborn St.,  
46-76 W Hubbard St., 431-451 N Clark St

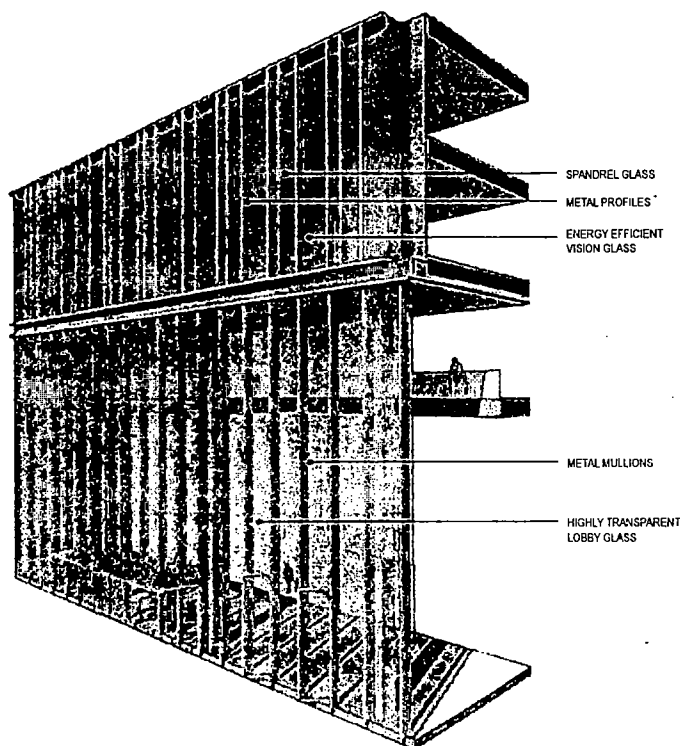
444 N Dearborn

ROOFPLAN - OFFICE BLDG  
INTRODUCED SEPTEMBER 20, 2018  
CPC DATE OCTOBER 18, 2018





FACADE INFO AT TERRACES



FACADE INFO AT BASE/LOBBY

PD-031  
NOT TO SCALE

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224 S Michigan Ave Floor 17  
Chicago IL 60604

DLR Group - Architects  
333 W Wacker Drive Suite 850  
Chicago IL 60606

Applicant EC 42 Developer LLC  
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46-75 W Hubbard St , 431-451 N Clark St

444 N Dearborn

TYPICAL FACADE SYSTEMS  
INTRODUCED SEPTEMBER 20, 2018  
CPC DATE OCTOBER 18, 2018



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

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

From: David Reifman  
Commissioner  
Department of Planning and Development

Date: October 18, 2018

Re: Proposed Planned Development

---

On October 18, 2018, the Chicago Plan Commission recommended approval of a proposed Planned Development submitted by EC 42 Developer LLC. The site is currently zoned DX-7 (Downtown Mixed-Use District) and the Applicant is proposing to rezone the site to a Planned Development prior to constructing a new firehouse including office space for the Fire Prevention Bureau and a 455' tall building with approximately 614,000 square feet of commercial space, and 30 accessory, vehicular parking spaces. The applicant will seek to utilize 4.5 F.A.R. of bonus floor area through the Neighborhood Opportunity Bonus. 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 744-0756.

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

TO: CLERK

GT