



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2017-8762
Type: Ordinance **Status:** Passed
File created: 12/13/2017 **In control:** City Council
Final action: 2/28/2018
Title: Zoning Reclassification Map No. 1-F at 110 N Wacker Dr - App No. 19463
Sponsors: Misc. Transmittal
Indexes: Map No. 1-F
Attachments: 1. O2017-8762.pdf, 2. SO2017-8762.pdf

Date	Ver.	Action By	Action	Result
2/28/2018	1	City Council	Passed as Substitute	Pass
1/9/2018	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	
12/13/2017	1	City Council	Referred	

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ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1: Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the Waterway-Business Planned Development 1369 symbols and indications as shown on Map No. 1-F in the area bounded by:

West Randolph Street; North Wacker Drive; West Washington Street and the east bank of the south branch of the Chicago River,

to those of a Waterway-Business Planned Development 1369, as amended which is hereby established in the area described, subject to such use and bulk regulations as are set forth in the Plan of Development attached herewith and made a part thereof and to

no others.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

Address: HON. Wacker Drive

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PLANNED DEVELOPMENT STATEMENTS PLANNED DEVELOPMENT NO. 1369. AA

1. The area delineated herein as Waterway-Business Planned Development Number 1369, (Planned Development) consists of approximately 44,480 square feet of property, which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is owned or controlled by the Applicant, HH Wacker Acquisition Company, 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 of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or 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 any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation 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 Planned Development.

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.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of Seventeen Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Composite Landscape Plan; Riverwalk Plan; Lower Level Floor Plans; a Green Roof Plan; Building Section Plan and Building Elevations (North, South, East and West) prepared by Goettsch Partners - Architects and dated January 18, 2018, submitted herein. Full-sized copies of the Site Plan, Landscape 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

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Plan Commission January 18, 2018

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purpose of the Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as the Planned Development: office, eating and drinking establishments, outdoor patio, food and beverage retail sales and retail sales, financial services, fitness facilities, accessory parking, co-located wireless communication facilities, boat dock and related and ancillary 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 Chicago 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 purpose 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 44,480 square feet and a base FAR of 16.00.

The Applicant acknowledges that the project has received a bonus FAR of 19.97, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 35.97. 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, pursuant to Section 17-4-1003-D. Such funds will be utilized pursuant to Section 17-4-1004-B (Neighborhoods Opportunity), Section 17-4-1006-C (Citywide Adopt-a-Landmark) and Section 17-4-1005-C (Local Impact)

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, 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.

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10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13- 0800. 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.
11. The Applicant shall design and construct the open space plaza depicted in the attached exhibit to this Planned Development labeled the Composite Landscape Plan (hereinafter the "Plaza"), and shall be responsible to assure that the Plaza is clean, litter free and clear of snow and debris and that any landscaping or plant material is in a healthy condition. The Plaza shall be open to the public daily from 6:00 am to 11:00 pm. The Applicant agrees to cooperate with the City to permit the installation of mutually-approved public art or sculpture within the Plaza in a mutually agreed upon location in the general area of the northeast corner of the site.
12. 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 13-32-085, or any other provision of the Municipal Code of Chicago.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611 -A, 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. The applicant and the city of Chicago agree to cooperate to design a mutually acceptable future access to and from the Street Level Riverwalk Deck and the River Level Dock Space when a river level riverwalk connection is made to the River Level Dock Space from the adjacent properties to improve connectivity and access for the site, which does not adversely affect the building operations or security; such modifications that result from these discussions shall be made pursuant to Section 17-13-0611.
14. 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.
15. 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.

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16. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contained in the Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. To further these goals, the Applicant agrees to: (a) provide a landscaped 60 foot high arcaded street level river setback and continuous riverwalk that is between 25' and 45' as indicated on the Site Plan and Composite Landscape Plan ("Street Level Riverwalk Deck"); and (b) permit connection by others to the property's river level dock space to the setback and riverwalks of adjacent properties when the river edges of the adjacent properties are similarly improved. The Street Level Riverwalk Deck and river level dock space when connected to adjacent properties shall be un-gated and access thereto open to the public free of charge with signage indicating that the Street Level Riverwalk Deck is open to the public daily from 6:00 am to 11:00 pm. All improvements within the Street Level Riverwalk Deck and river level dock space setback must be substantially completed prior to receipt of a final Certificate of Occupancy for the principal building, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.
17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to

the Waterway-Business Planned Development dated March 29, 2017.

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Waterway-Business Planned Development No. 1369, AA Bulk Regulations And Data TableGross Site Area:

Area in Adjoining Right-of-Way: Net Site Area Including Air Rights: Base Floor Area Ratio (FAR):

Bonus Floor Area Ratio (FAR):

Total Maximum FAR:

Maximum Accessory Parking Spaces: Minimum Bike Parking Spaces: Minimum Periphery Setbacks: Maximum Building Height:

Minimum Off-Street Loading Berths: 133,088 sq. ft. (3.05528 acres) 88,608 sq. ft. (2.03416 acres) 44,480 sq. ft. (1.02112 acres) 16.0 (711,680 sq. ft.) 19.97 (888,320 sq. ft.) 35.97(1,600,000 sq. ft.) 87 spaces 25 bike spaces Per Site Plan 800

feet
4 (10 feet X 25 feet)

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EASEMENT FOR REINFORCED CONCRETE SEWER

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south branch of the chicago river

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PD BOUNDARY LINE PROPERTY LINE

Applicant MFI Wicker Acquisition Company, LLC Address 110 N Wacker Drive

PLANNED DEVELOPMENT BOUNDARY MAP
I u uu I INTRODUCED DECEMBER 13.2017
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& PROPERTY LINE MAP
CPC DATE JANUARY 18.2018,w randolph st

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RIVERWALK LEVEL PLAN

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landscape

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60'

*- PROPERTY LINE I .II _J

GREEN ROOF PLAN
WEST-EAST BUILDING SECTION

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WEST ELEVATION

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Applicant HH Wacker Acquisition Company, LLC Address 110 N Wacker Drive

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COMPOSITE LANDSCAPE PLAN

INTRODUCED DECEMBER 13 2017

CPC DATE

JANUARY 1st Q18

WHITE SPIRE BIRCH
SPREADING YEW
SPIREA
GRO-LOW SUMAC

WINTERBERRY
DWARF FOTHERGILLA
KOREAN BOXWOOD
TREE AND SHRUB
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DWARF FOUNTAIN GRASS

LADY'S MANTLE

PERENNIAL GERANIUM

MIXED ANNUALS

Applicant HH Wacker Acquisition Company, LLC Address 3355 Noel Rd, Dallas, TX 75240
PERENNIALS AND SEASONAL FLOWERS
INTRODUCED DECEMBER 13, 2017

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KEY PLAN

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SECTION THROUGH PARKWAY PLANTER

SCALE 1/8" = 1'-0"

SECTION THROUGH RIVER PROMENADE

SCALE 1/0" = 1 0"