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Legislation Details (With Text)

File #: SO2012-4964
Type: Ordinance **Status:** Passed
File created: 7/25/2012 **In control:** City Council
Final action: 12/12/2012
Title: Zoning Reclassification Map No. 2-F at 201-217 S Halsted St, 761-779 W Adams St and 758-778 W Quincy St - App No. 17552
Sponsors: Misc. Transmittal
Indexes: Map No. 2-F
Attachments: 1. O2012-4964.pdf, 2. SO2012-4964.pdf

Date	Ver.	Action By	Action	Result
12/12/2012	1	City Council	Passed as Substitute	Pass
11/29/2012	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
9/27/2012	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
7/25/2012	1	City Council	Referred	

**REPORT FINAL to the
CHICAGO PLAN COMMISSION from
THE DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT BUREAU
OF PLANNING AND ZONING**

NOVEMBER 27, 2012

FOR APPROVAL: RESIDENTIAL BUSINESS PLANNED DEVELOPMENT

APPLICANT: WHITE OAK REALTY PARTNERS, LLC

LOCATION: 201 -211 S. HALSTED STREET, 761 -779 W. ADAMS STREET, AND 758-778 W. QUINCY STREET

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Housing and Economic Development hereby submit this report and recommendation on a proposed Residential - Business Planned Development for your review and recommendation to the Chicago City Council. The application for the amendment to the Chicago Zoning Ordinance was introduced into the City Council on July 25, 2012. Proper legal notice of the public hearing on the application was published in the Chicago Sun Times on November 9, 2012. The Applicant was separately notified of this hearing.

The applicant is proposing to amend the current zoning of the site from DS-5 Downtown Service District to a DX-7 Downtown Mixed-Use District prior to establishing the Residential Business Planned Development. This application is submitted by the Applicant, as a mandatory planned

development pursuant to Section 17-8-0511 Tall Buildings, which states that a planned development review and approval is required when the proposed project meets or exceeds 180 feet in the DX-7 Downtown District. Additionally section 17-8-0513 requires planned development review and approval when a proposed residential development meets or exceeds 200 dwelling units in the DX-7 Downtown District.

SITE AND AREA DESCRIPTION

The project site is a rectangular shaped lot containing 79,658 net square feet and is bounded by South Halsted Street on the west; West Adams Street on the north; West Quincy Street on the south and the Kennedy Expressway (Interstate 90/94) on the east. The site is improved with a public surface parking lot with 100 parking spaces. The site is located just north of I-290, south of which is the University of Illinois at Chicago's east campus. Northwest of the site is a recently approved Residential Business Planned Development No. 1181 - The Gateway development.

The site is within the boundaries of the Near West Tax Increment Finance District, but is not located within the Lake Michigan and Chicago Lakefront Protection District or a Chicago Landmark District. The project is also located in the Near West Side Community Area and within the Greek town neighborhood.

1

The site is served by the Chicago Transit Authority's bus routes #1 (Indiana-Hyde Park), #7 (Harrison), #8 (Halsted), #20 (Madison), #56 (Milwaukee), #60 (Blue Island/26th), #124 (Navy Pier), #125 (Water Tower Express), #126 (Jackson).

The CTA rail stations at Clinton and UIC/Halsted on the Blue Line and Morgan on the Green and Pink Lines; and, nine Metra lines, via either the Ogilvie Transportation Center or Union Station, all serve the area and are located within approximately one mile of the site.

PROJECT DESCRIPTION

The applicant, White Oak Realty Partners, L.L.C, proposes to construct a 33-story mixed-use building with 351 dwelling units, 357 accessory parking spaces, and ground floor retail space. The project has an estimated total project cost of \$160,000,000 and the expected construction time line is 24 to 30 months.

DESIGN

The 33-story building is primarily comprised of a pre-finished aluminum and curtain wall system. This architectural vocabulary defines primarily the west elevation from the fourth floor thru thirty-third floor. The east, west and south elevations have the same materials and similar design quality. Floors 2 through 4 contain the 357 accessory parking spaces with the majority of the elevations covered in an opaque glass and metal window wall system and accentuated with a perforated metal screen wall system. The east and south elevations screen the parking levels with a pre-finished aluminum louver

system while, the north and west elevations are screened with the pre-finished curtain wall system.

ACCESS/CIRCULATION

The site has vehicular access via one curb cut along West Quincy Street and pedestrian access for the residential tower is located along West Adams Street from a residential entry lobby. Integration of this proposal into the commercial and residential developments of this neighborhood takes on added importance in light of the project's frontage along both West Adams and South Halsted Streets, both major thoroughfares, and its proximity to I-90/94 (Kennedy Expressway). The ground floor of the proposed building is designed for commercial storefronts fronting North Halsted Street. The design improves the pedestrian experience and is enlivened by a glass facade.

SUSTAINABILITY

The project will install 13 parkway trees along both West Adams Street and South Halsted Street and meet CDOT and the City's Landscape Ordinance. This development includes a vegetative ("green") roof covering 50% of the net roof area (10,470 square feet) of the proposed building and will achieve either LEED certification with the USGBC certification program or Energy Star certification to comply with the City's Sustainable Development Policy. The project will also comply with the Storm Water Management Ordinance, implementing best practices in all storm water management.

2

BULK/USE/DENSITY

The site is currently zoned DS-5, Downtown Service District and will be rezoned to a DX-7 Downtown Mixed Use District and has a maximum allowable Floor Area Ratio (F.A.R) of 7.0. This proposed Residential Business Planned Development will achieve an F.A.R of 9.65, which the applicant achieved via two Density bonus allowed only in the DX-7 Downtown District.

The project is taking an additional floor area bonus of 1.0 over the maximum allowed of 7.0 F.A.R through an Upper Level Set Back Bonus and an additional floor area bonus of 1.65 through the Affordable Housing Bonus via a cash payment of \$1,675,132.80 to the City of Chicago Affordable Housing Opportunity Fund. The base F.A.R of 7.0 and the two F.A.R bonuses will allow the project to achieve a maximum F.A.R. of 9.65.

RECOMMENDATION

The Department of Housing and Economic Development has reviewed the project materials submitted by the Applicant and have concluded that the proposed development would be appropriate for the site for the following reasons:

The project complies with the Standards and Guidelines for Planned Developments in the

Zoning Ordinance (Section 17-8-0900).

- a. Compliance with Zoning. The proposed Planned Development would increase the maximum Floor Area Ratio (F.A.R.) stipulated but would remain consistent with the surrounding community. This project would have similar uses as the surrounding areas, which include residential, commercial, and accessory parking.
- b. Approved Plans. The site is identified in the Central Area Action Plan approved by Plan Commission on August 20, 2009, and is identified as an opportunity site. The plan identifies this site for high-rise residential or mixed use building with complimentary commercial uses as the highest and best economic use for the Near West Side subdistrict. The Plan also identifies this area of the Central Area to allow for taller buildings along the Kennedy Expressway.
- c. Transportation, Traffic Circulation and Parking. The pedestrian access point for the residential building is located on West Adams Street, the vehicular access occurs on a proposed curb cut on West Quincy Street, and loading will occur internal to the site. The project site plan has received preliminary approval from CDOT and any comments received have been incorporated into the revised application.

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- d. Pedestrian Orientation. The proposed project will allow unimpeded pedestrian flow on South Halsted Street and West Adams Street. The entire street frontage of the building is enlivened by a glass facade looking directly onto the street frontage.
 - e. Urban and Building Design. The building's modern design emphasizes the contrast among the various types of architectural styles and vocabulary along both West Adams Street and South Halsted Street.
2. The proposed development is compatible with the character of the surrounding area in terms of uses, density, and building scale.
- a. The proposed Planned Development would be consistent in bulk, density, and Floor Area Ratio (F.A.R.) with the surrounding area. The proposed project will remain at its current underlying zoning of DX-7 Downtown District and achieve a maximum total Floor Area Ratio (F.A.R.) to 9.65. This project would have similar uses as the surrounding area, which includes residential, commercial, and accessory parking. The height of the

proposed 33-story mixed-use building is within the context of the surrounding area.

3. The public infrastructure facilities and city services will be adequate to serve the proposed development at the time of occupancy.
 - a. The proposed Planned Development has been reviewed by the Chicago Department of Transportation's Project Review Committee and all requested changes have been made. Copies of this application have been circulated to other City departments and agencies and all comments received which have been addressed in the revised application.

Based on the foregoing, it is the recommendation of the Department of Housing and Economic Development that the revised application for a Residential Business Planned Development be approved and the recommendation to the City Council Committee on Zoning, Landmarks and Building Standards be "As-Revised, Passage Recommended"

Department of Housing and Economic Development Bureau of
Planning and Zoning

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Department of Housing and economic Development CITY OF
CHICAGO

RESOLUTION
201-211 S. HALSTED STREET, 761-779 W. ADAMS STREET, AND 758-778 W.
QUINCY STREET

WHEREAS, the applicant, White Oak Realty Partners, LLC, proposes to zone the site from DS-5 Downtown Service District to a DX-7 Downtown Mixed-Use District and then to a Residential Business Planned Development. The applicant proposes to construct a 33-story mixed-use building with 351 dwelling units, 357 accessory parking spaces, with ground floor retail space; and

WHEREAS, this development is being submitted by the applicant as a mandatory planned development application and an application for a Planned Development was introduced to the City Council on July 25, 2012; and

WHEREAS, proper legal notice of the hearing before the Chicago Plan Commission was published in the Chicago Sun-Times on November 9, 2012. The Applicant was separately notified of this hearing and the proposed zoning application was considered at a public hearing by this Plan Commission on November 27, 2012; and

WHEREAS, the Plan Commission has reviewed the application with respect to the provisions of the Chicago Zoning Ordinance and finds that the proposal will be consistent with said provisions; and

WHEREAS, the Department of Housing and Economic Development recommended approval of the application, with the recommendation and explanation contained in the written report dated November 27, 2012, a copy of which is attached hereto and made a part hereof; and

WHEREAS, the Chicago Plan Commission has fully reviewed the application and all informational submissions associated with the proposed amendment, the report and recommendation of the Commissioner of the Department of Housing and Economic Development, and all other testimony presented at the public hearing held on November 27, 2012 giving due and proper consideration to the Chicago Zoning Ordinance; and

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO ILLINOIS 60602

NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:

Martin Cabrera, Jr. Chairman
Chicago Plan Commission

1. THAT the final application dated November 27, 2012 be approved as being in conformance with the provisions, terms and conditions of the corresponding zoning application; and
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning, Landmarks and Building Standards of the final zoning application dated November 27, 2012; and
3. THAT the above-stated recitals to this resolution together with the report of the Commissioner of the Department of Housing and Economic Development be adopted as the findings of fact of the Chicago Plan Commission regarding the zoning map amendment application.

Approved: November 27, 2012

RBPD No.

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CITY OF CHICAGO

APPLICA TION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

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'of the propeity Applicant is seeking to rezone:

201 - 17 S. Halsted St /761 - 79 W. Adams St /758 - 78 W. Quincy St.

2. Ward Number that property is located in: 27

3. APPLICANT White Oak Realty Partners. LLC

ADDRESS 9525 W. Bryn Mawr Ave.. Suite 975

CITY Rosemont STATE DL

CONTACT PERSON Rolando R. Acosta

NO

X

4. Is the Applicant the owner of the property? YES_

If the Applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the applicant to proceed.

OWNER Andriyous Youkhana and James Veros

ADDRESS 65 E. Harrison St / 60 W. Adams

ZIP CODE 60605/60603

CONTACT PERSON Rolando R. Acosta

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

Rolando Acosta

ADDRESS 2949 W Gregory St. CITY Chicago

CITY Chicago STATE IL ZAP CODE 60625

PHONE 312-636-6937

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide th©»namesi©fsalhowners as disclosed on the Economic Disclosure Statements.

Richard H. Blum

7. On what date did the owner acquire legal title to the subject property?
8. Has the present owner previously rezoned this property? If Yes, when?
8. NO
9. Present Zoning District DS-5 Proposed Zoning District DX-7 then to a PD
10. Lot Size in square feet (or dimensions) 36.102 sf
11. Current Use of the property Surface Parking Lot
12. Reason for rezoning the property: Development
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)
Development of a thirty-three story building containing 351 dwelling units.
approximately 22.635 sq. ft. of retail space, 357 parking spaces and two loading berths.
14. On May 14 , 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

X NO

COUNTY OF COOK STATE OF ILLINOIS

L Richard H Blum, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

OFFICIAL SEAL" > Clerk George Nrfary Pabic, Slate onHnob

Signature of Applicant Manager of White Oak Realty Partners, LLC

Subscribed and Sworn to me before this
JJ day of July 2012.
Notary Public

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For Office Use Only

Date of Introduction:

File Number:

Ward:

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 the current DS-5 Downtown Service District symbols and indications as shown on Map No. 2-F in the area bounded by:

West Adams Street; a line 202.19 feet east of South Halsted Street; West Quincy Street; and South Halsted Street

to those of a DX-7 Downtown Mixed-Use District which is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current DX-7 Downtown Mixed-Use District symbols and indications as shown on Map No. 2-F in the area bounded by:

West Adams Street; a line 202.19 feet east of South Halsted Street; West Quincy Street; and South Halsted Street

to those of a Residential Business Planned Development which is hereby established in the area described above.

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

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as "Planned Development" Number _____, ("Planned

Development") consists of approximately 36,102 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, White Oak Realty Partners, 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 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 Department of Transportation on behalf of the Applicant or its successors, assign or grantees. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans. In addition, prior to the issuance of a Certificate of Occupancy for the proposed development, the Applicant shall have caused, at its expense, the completion of certain traffic related improvement consisting of A) a separate left turn lane from southbound Halsted Street to east bound Quincy Street as indicated on the Site Plan; B) a northbound actuated left turn signal at Adams Street and Halsted Street; and C) a southbound actuated left turn signal at Jackson Street and Halsted Street. The Applicant's deposit of the funds for completion of these improvements with the Department of Transportation at least six months prior to the request for issuance of the Certificate of Completion shall be deemed compliance with the requirement to provide said improvements prior to issuance of the Certificate of Completion.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Housing and Economic 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 the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

APPLICANT: White Oak Realty Partners, LLC
ADDRESS: 201 - 17 S. Halsted St., 761 -79 W. Adams St.,758 - 78 W. Quincy
INTRODUCED: July 25, 2012
CPC DATE: November 27, 2012

- 4r This Plan of Development consists of sixteen (16) Statements: a Bulk Regulations Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; and Building Elevations submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic 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.

5. The following uses are permitted in the area delineated herein as a Residential Business Planned Development: Residential Units; Day Care; Permitted uses in the Commercial use group; Wireless Communications Facilities; and accessory uses. The following uses are prohibited; Undertaking, Lodging, Entertainment Cabaret, and Free Standing Communication (Towers)

The Applicant shall maintain the minimum required residential parking spaces plus a minimum of an additional thirty (30) parking spaces for the retail users available at all times for occupants of, employees in or visitors to the building; provided, however, that the Applicant may lease to members of the public on an hourly, daily, weekly or monthly basis up to forty-five percent (45%) of the minimum required residential parking spaces, and any parking spaces above the minimum required, except the thirty (30) parking spaces reserved for the retail users.

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 Housing and Economic 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 Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area of 36,102 square feet and a base FAR of 7. The improvements to be constructed on the Property will utilize the following series of FAR bonuses:

APPLICANT: White Oak Realty Partners, LLC
ADDRESS: 201 - 17 S. Halsted St., 761 - 79 W. Adams St., 758 - 78 W. Quincy
INTRODUCED: July 25, 2012
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Description FAR

Base FAR: 7.00	
Upper Level Setbacks	1.00
<u>Affordable Housing</u>	<u>1.65</u>
Total FAR: 9.65	

9. The Applicant acknowledges and agrees that the rezoning of the Property from DS-5 to DX-7 for this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance" or "AHO"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units;

or (iii) any combination of (i) and (ii). The Applicant further acknowledges and agrees that this Planned Development is subject to Section 17-4-1004-D of the Zoning Code, which also requires on-site affordable housing or payment of a fee in lieu of providing affordable housing for rezonings in DC, DX and DR districts that increase the base floor area ratio. If a planned development is subject to the requirements of both sections (2-45-110 and 17-4-1004-D), the developer may elect to satisfy the AHO requirements by complying with the affordable housing floor area bonus provided for in Section 17-4-1004. Applicant has elected to comply with Section 17-4-1004. Pursuant to Section 17-4-1004-B of the Zoning Ordinance, the Applicant has requested an increase in the floor area ratio for the Property, as set forth in the bonus worksheet required under Section 17-4-1003-D and attached hereto as Exhibit A ("Bonus Worksheet"). In accordance with the formulas set forth in Section 17-4-1004-C and the Bonus Worksheet, the Applicant acknowledges and agrees that it must provide a cash payment in lieu of providing affordable housing in the amount of \$1,675,132.80 ("Cash Payment"). Prior to the issuance of any building permits for the Eligible Building, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment. The Applicant acknowledges and agrees that, pursuant to Section 17-4-1003-D3, the Bonus Worksheet will serve as an official record of bonuses and amenities. Notwithstanding anything to the contrary contained in Section 17-4-1003-E, the Commissioner of the Department of Housing and Economic Development may enforce remedies for breach of the provisions of this Statement 9, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

10. 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 Housing and Economic 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.

APPLICANT: White Oak Realty Partners, LLC
ADDRESS: 201-17 S. Halsted St., 761 -79 W. Adams St., 758 - 78 W. Quincy
INTRODUCED: July 25, 2012
CPC DATE: November 27, 2012

11. 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 Housing and Economic Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
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 13-32-125 of the Municipal Code, or any other provision of that Code.
13. 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.
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 has agreed to provide a 50% green roof (10,470 square feet) of the net roof area and achieve LEED Certification to comply with the City of Chicago's Sustainable Matrix.
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 the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to a DX-7 Downtown Mixed-Use District.

APPLICANT: White Oak Realty Partners, LLC
ADDRESS: 201-17 S. Halsted St., 761 -79 W. Adams St., 758 - 78 W. Quincy
INTRODUCED: July 25, 2012
CPC DATE: November 27, 2012

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT PLAN OF DEVELOPMENT
BULK REGULATIONS AND DATA TABLE

GROSS SITE AREA = Net Site Area + Area remaining in the public right-of-way 54,135 sq. ft. (1.24 acres) = 36,102 sq. ft. (.82 acres) + 18,033 sq. ft. (0.41 acres)

FAR:

Base FAR:	7.00
Upper Level Setbacks	1.00
<u>Affordable Housing</u>	<u>1.65</u>
Total Maximum F.A.R:	9.65

SETBACKS FROM PROPERTY LINE

Adams Street:	5 ft. 11 in.
East Property Line:	1 ft.
Quincy Street:	None
Halsted Street:	5 ft. 11 in.

MAXIMUM PERCENTAGE OF SITE COVERAGE:	Per Site Plan
MAXIMUM NUMBER OF UNITS:	351
MINIMUM NUMBER OF OFF-STREET PARKING:	357
MINIMUM NUMBER OF OFF-STREET LOADING:	2(10' x 25')
MAXIMUM BUILDING HEIGHT:	365 ft.

APPLICANT:	White Oak Realty Partners, LLC
ADDRESS:	201 - 17 S. Halsted St., 761 - 79 W. Adams St., 758 - 78 W. Quincy
INTRODUCED:	July 25, 2012
CPC DATE:	November 27, 2012
Project Site	

Planned Development Nov Zoning Map

Applicant: White Oak Realty Partners LLC

Address: 201 -17 S. Halsted / 761 - 79 W. Adams / 760 - 78 W.

Qui Submitted: November 27, 2012

Planned Development No. Boundary and Property Line Map

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202.16'

W. Quincy Street

40' R.O.W.

Applicant:

Address:

Submitted:

White Oak Realty Partners LLC

201 -17 S. Halsted / 761 - 79 W. Adams / 760 - 78 W. Quincy November 27, 2012

Planned Development No Land Use Map

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Project Site
W'Jac

Applicant: White Oak Realty Partners LLC
Address: 201 -17 S. Halsted / 761 - 79 W. Adams / 760 - 78 W
Quincy Submitted: November 27, 2012

Planned Development No. Site Plan

Existing Fire
Hydrant
New Accessible Ramp with Detectable Warnings, typical per COOT standards
Electric Traffic Control Box
New Accessible Ramp with Detectable Warnings, typical per CDOT standards
Existing Fire
Hydrant
199'-2"
Adams Street 66'-0" ROW One Way Traffic 159'-8"
Quincy Street
(North curb parking to be removed) 40'-0" ROW Two Way Traffic

Applicant: White Oak Realty Partners LLC
Address: 201 -17 S. Halsted / 761 - 79 W. Adams / 760 - 78 W. Quincy
Submitted: November 27, 2012 4

Planned No. Typical Floor Plan Development Garage

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Applicant: White Oak Realty Partners LLC

Address: 201 -17 S. Halsted / 761 - 79 W. Adams / 760 - 78 W. Quincy

Submitted: November 27, 2012

**Planned
No.
Floor Plan**

First

**Development
Residential**

70'-0"

Applicant: White Oak Realty Partners LLC

Address: 201 -17 S. Halsted / 761 - 79 W. Adams / 760 - 78 W. Quincy Submitted: November 27, 2012

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0' 8' 16' 32'

Planned Development No. Typical Residential Floor Plan

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0' 8' 16' 32'

Applicant: White Oak Realty Partners LLC

Address: 201 -17 S. Halsted / 761 - 79 W. Adams / 760 - 78 W. Quincy

Submitted: November 27, 2012

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Planned Development No. Roof Plan

35,400 sf Gross Area
20,940 sf Net Area
10,470 sf Green Area
(50%)

Applicant: White Oak Realty Partners LLC

Address: 201 - 17 S. Halsted / 761 - 79 W. Adams / 760 - 78 W. Quincy Submitted: November 27, 2012

Planned Development No. Building Section

"Top of Penthouse
365.00'

-Top of Roof
344.66'

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□

□

□

Applicant: White Oak Realty Partners LLC

Address: 201 -17 S. Halsted / 761 - 79 W. Adams / 760 - 78 W. Quincy Submitted: November 27, 2012

Planned Development No. South Elevation

Top of Roof 344.66'
Painted Concrete

Glass and Metal Window Wall
Glass and Metal Balcony Rail
Top of Garage 64.33'

Metal Screen with Graphic
Louver Band Painted Concrete

Top of Penthouse 365.00'

Applicant: White Oak Realty Partners LLC

Address: 201 -17 S. Halsted / 761 - 79 W. Adams / 760 - 78 W. Quincy Submitted: November 27, 2012

Planned Development No. East Elevation

-Top of Penthouse

365.00' -Top of Roof

344.66'

-Metal Panel

.Glass and Metal Window Wall

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-Top of Garage 64.33'

Metal Screen "with Graphic -Metal Canopy -Glass and Metal Storefront

Applicant:

Address:

Submitted:

White Oak Realty Partners LLC

201-17 S. Halsted / 761 - 79 W. Adams / 760 - 78 W. Quincy November 27, 2012

Planned Development No. North Elevation

"Top of Penthouse 365.00'

-Top of Roof 344.66'

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Glass and
Metal
"Window Wall

Glass and
Metal
Balcony Rail

-Top of Garage 64.33'

Glass and Metal "Window Wall

-Sign and Louver Band -Glass and Metal Storefront

Applicant: White Oak Realty Partners LLC

Address: 201 -17 S. Halsted / 761 - 79 W. Adams / 760 - 78 W. Quincy Submitted: November 27, 2012

Planned Development No. West Elevation

"Top of Penthouse 365.00' -Top of Roof 344.66'

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Glass and Metal Window Wall

Glass and Metal Balcony Rail

-Top of Garage 64.33'

Metal Screen "with Graphic -Sign and Louver Band -Glass and Metal Storefront

Applicant: White Oak Realty Partners LLC

Address: 201 -17 S. Halsted / 761 - 79 W. Adams / 760 - 78 W. Quincy Submitted: November 27, 2012

Department of Housing and Economic Development

city of chicago

MEMORANDUM

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

Andrew Mooned Secretary Chicago Plan Commission

DATE: November 28, 2012

RE: Proposed Residential Planned Development for the property generally located at 761-779 West Adams Street, 201-211 South Halsted Street and 758-778 West Quincy Street.

On November 27, 2012, the Chicago Plan Commission recommended approval of the proposed planned development submitted by White Oak Realty Partners, L.L.C. A copy of the proposed planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the . Department of Housing and Economic Development recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

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

NORTH LASALLE STREET, ROOM 1 000,