



# 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 #:** SO2016-654  
**Type:** Ordinance  
**File created:** 2/10/2016  
**Status:** Passed  
**In control:** City Council  
**Final action:** 9/14/2016  
**Title:** Zoning Reclassification Map No. 5-G at 2015-2031 N Mendell St - App No. 18663  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-G  
**Attachments:** 1. O2016-654.pdf, 2. SO2016-654.pdf

Date	Ver.	Action By	Action	Result
9/14/2016	1	City Council	Passed as Substitute	Pass
8/24/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
8/24/2016	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	Pass
3/14/2016	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
2/10/2016	1	City Council	Referred	

## FINAL FOR PUBLICATION

### ORDINANCE

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

SECTION I. That the Chicago Zoning Ordinance be amended by changing all the current Planned Manufacturing District No. 2, Sub-District A symbols and indications as shown on Map No. 5-G in the area bounded by:

a line from a point 1,128.05 feet north of West Cortland Avenue as measured along the easterly line of North Mendell Street and running perpendicular to North Mendell Street for a distance of 237.00 feet to its intersection with the west bank of the Chicago River; The Chicago River; a line beginning at a point 939.35 feet north of West Cortland Avenue as measured along the easterly line of North Mendell Street running southeasterly for a distance of 108.37 feet to a point 30.90 feet north of the north line of vacated West Mclean Avenue; a line from the terminus of the last described line running southeasterly for a distance of 44.89 ft. to a point 30.20 feet north of the north line of vacated West Mclean Avenue; a line from the terminus of the last described line running southeasterly for a distance of 62.00 feet its intersection with the Chicago River; and North Mendell Street

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

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

Property Address: 2015-31 North Mendell St.

### **WATERWAY PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Planned Development Number \_\_\_\_\_, ("Planned Development") consists of approximately 50,729 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, Mendell Baker, 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 titleholder 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.

Ingress or egress shall be pursuant to the Plans 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 the City 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 sixteen (16) Statements: a Bulk Regulations Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; a Site (Riverwalk) Section; a Green Roof Plan and Building Elevations (North, South, East and West) submitted herein. 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

APPLICANT: Mendell Baker, LLC ADDRESS: 2015 - 31 North  
Mendell St. INTRO DATE: February 10, 2016 PLAN COMMISSION  
DATE: August 18, 2016

## FOR PUBLICATION

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 Business Planned Development: Office, high technology office, warehouse and light industrial uses, roof-top deck, communication service establishments, accessory parking and accessory uses.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of 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 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 50,729 square feet and a base FAR of 1.4.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by 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.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by 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 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, as set forth in the Plans, to:

APPLICANT: Mendell Baker, LLC ADDRESS: 2015 - 31 North  
Mendell St. INTRO DATE: February 10, 2016 PLAN

COMMISSION DATE: August 18, 2016

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(a) provide a minimum 18-foot landscaped setback from the river top of bank, which will include an 8 foot wide walkway as shown on the Landscape Plans, and (b) pennit connection of such walkway and landscaped setback when adjacent properties are similarly improved or redeveloped with a riverwalk. At such time riverwalk improvements are made and public access provided on at least one adjacent riverside property, the Applicant shall: (a) widen and align the walkway to match the adjacent properly riverwalk, except to the extent that a widening of the riverwalk on the Property is required, and (2) permit un-gated public access, and (3) provide signage on the riverwalk indicating that the riverwalk is open to the public during typical Chicago Park District hours. All improvements within the river setback must be substantially completed prior to receipt of occupancy for the principal building, provided that plantings may be delayed if consistent with good landscape practice, but not longer than one year following receipt of the final occupancy certificate. The Applicant and DPD agree to continue to work together on the required lighting proposed along the riverwalk prior to receipt of occupancy lor the principal building.

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, Environment 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 over the net roof area (approximately 8,800 square feet) and achieve Building Certification to comply with the City of Chicago's Sustainable Development Policy.

APPLICANT: Mendell Baker, LLC ADDRESS: 2015-31 North  
Mendell St. INTRO DATE: February 10, 2016 PLAN  
COMMISSION DATE: August 18, 2016

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 Planning and Development shall initiate a Zoning Map Amendment to rezone the property to a Planned Manufacturing District No. 2, Sub-District A.

APPLICANT: Mendell Baker, LLC ADDRESS: 2015-31 North Mendell  
St. INTRO DATE: February 10, 2016 PLAN COMMISSION DATE:  
August 18, 2016

WATERWAY PLANNED DEVELOPMENT

PLAN OF DEVELOPMENT BULK REGULATIONS AND DATA

TABLE

56,956.10 sq. ft.

50,729.00 sq. ft.

Area Remaining in the Public Right of Way

Maximum Floor Area Ratio:

Per Site/Landscape Plan

Minimum Number of Parking Spaces:

Minimum Number of Off-Street Loading:

Maximum Building Height:

Minimum Number of Bicycle Parking Spaces: 60 spaces

APPLICANT: Mendell Baker, LLC ADDRESS: 2015 - 31 North Mendell St.  
INTRO DATE: February 10, 2016 PLAN COMMISSION DATE: August 18, 2016

## EXISTING ZONING MAP

APPLICANT: Mendell Baker, LLC ADDRESS:  
2015 - 31 North Mendell St. INTRO DATE:  
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Department of Planning and Development  
CITY OF CHICAGO

MEMORANDUM

David L. Reifman Secretary  
Chicago Plan Commission

DATE: August 19, 2016

RE: Proposed Planned Development for property generally located at 2015 North Mendell Street.

On August 18, 2016, the Chicago Plan Commission recommended approval of the proposed planned development submitted by 2017 Mendell Baker, LLC. A copy of the proposed planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, bureau of Planning and Zoning 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)

12] NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602