



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: SO2016-2607
Type: Ordinance
Status: Passed
File created: 4/13/2016
In control: City Council
Final action: 9/14/2016
Title: Zoning Reclassification Map No. 1-F at 314-332 N Clark St, 315-333 N LaSalle St and 101-131 W Carroll Ave - App No. 18731
Sponsors: Misc. Transmittal
Indexes: Map No. 1-F
Attachments: 1. O2016-2607.pdf, 2. SO2016-2607.pdf

Date	Ver.	Action By	Action	Result
9/14/2016		City Council	Passed as Substitute	Pass
9/12/2016	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	
9/12/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
4/13/2016	1	City Council	Referred	

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SUBSTITUTE 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 DC-12 Downtown Core District and DC-16 Downtown Core District symbols and indications as shown on Map No. 1-F in an area bounded by:

a line 194.91 feet south of and parallel to West Kinzie Street; North Clark Street; the north bank of the Chicago River, North LaSalle Street; West Carroll Avenue; a line 149.48 feet west of and parallel to North Clark Street; a line 234.77 feet south of and parallel to West Kinzie Street; a line 80.22 feet west of and parallel to North Clark Street

to the designation of Waterway Business 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.

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WATERWAY BUSINESS PLANNED DEVELOPMENT NO. PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Waterway Business Planned Development No. consists of approximately 70,690.85 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, 322 North Clark LLC.
2. 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 easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City

Council.

3. 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. 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 of the Zoning Ordinance.
4. All work proposed in the public way must be designed and constructed in accordance
4. with the Department of Transportation Construction Standards for Work in the Public
4. Way and in compliance with the Municipal Code of the City of Chicago. The

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ADDRESS: 314-332 NORTH CLARK STREET, 315-333 NORTH LASALLE STREET,
101-131 WEST CARROLL AVENUE, CHICAGO, ILLINOIS
INTRODUCED: APRIL 13, 2016
PLAN COMMISSION: AUGUST IS, 2016

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submitted plans must be approved by the Department of Transportation. Applicant shall make the following improvements:

Prior to issuance of Certificate of Occupancy, the Applicant agrees to remove the existing traffic signal at 320 North Clark Street and to perform a traffic signal warrant study to determine whether a new mid-block pedestrian traffic signal should be provided on Clark adjacent to the project's proposed entrance driveway. If warranted, the Applicant agrees to fully fund, install, and activate the traffic signal prior to issuance of the Certificate of Occupancy. The Applicant also agrees to install countdown pedestrian signals at

the intersection of Clark Street and Kinzie Street prior to the issuance of the Certificate of Occupancy.

5. This Plan of Development consists of these sixteen (16) Statements; a Bulk Regulations

and Data Table; an Existing Land Use Map; Existing Zoning Map; a Planned

Development Boundary Map, a Green Roof Plan, a Property Line and Right of Way

Adjustment Map; a Site Plan/First Floor; and Building Elevations prepared by HKS

Architects dated, August 18, 2016. 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

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Zoning Ordinance, this Planned Development Ordinance shall control.

6. The following uses shall be allowed within the area herein delineated as Waterway Business Planned

Development: Cultural Exhibits; Day Care; Lodge or Private Club; Artist Work or Sales Space; Building

Maintenance Services; Business Equipment Sales and Service; Business Support Services; Communication

Service Establishments; Eating and Drinking Establishments (all); Entertainment and Spectator Sports,

Small and Medium venue; Financial Services; Food and Beverage Retail Sales; Hotel; Medical Service; Office; Personal Service; Repair and Laundry Services, Consumer; Retail Sales, General; Indoor Participant Sports and Recreation; Children's Play Center; Valuable Objects Dealer; Light Equipment Sales/Rentals; Artisan Manufacturing, Production and Industrial Services; Wireless Communication Facilities; Riveredge Docking; Accessory Parking.

7. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs, shall be permitted subject to the review and approval of the Department of Planning and Development.
8. Any service drives or other ingress or egress (including ramps from Clark Street and/or LaSalle Street to Carroll Avenue) shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to

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the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.

9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the

Federal Aviation Administration.

10. For purposes of Floor Area Ratio ("FAR") calculations the definitions in the Zoning Ordinance shall apply.
11. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan, the Riveredge Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. All physical improvements to the exterior of the designated historic Reid Murdoch Building including, but not limited to roof top additions, infill additions, signage, awnings, window replacement, cleaning and restoration, shall require approval of the Commission on Chicago Landmarks.
12. 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 and quality of and accessibility to the Chicago River, as provided for in the Waterway Planned Development Guidelines set forth in Section 17-8-0509 of the Chicago Zoning Ordinance. To further these goals, the Applicant may pursue a permit from the Army Corps of Engineers to extend the existing deck running east to west

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- along the property at the river level ("River Deck") in accordance with the plan attached hereto. Applicant's application for permit will provide for extending the River Deck southward to a point aligned with the south edge of the existing dolphins adjacent to the Clark and LaSalle Street bridge houses. Following its extension, the River Deck shall include a publicly accessible walkway ("Riveredge Walkway"). When completed, the Riveredge Walkway shall be open and available for use by the general public, free of charge, during normal Chicago Park District hours and such other hours as may be designated by Applicant: provided, however,

Applicant may from time to time close off public access to the Riveredge Walkway for repairs and to prevent the establishment of any public, prescriptive or constructive easements to such area or portion thereof. Until such time as the Applicant secures the permit from the Army Corps of Engineers and the related approvals for the extension of the River Deck, Applicant shall continue to maintain the River Deck and provide a street level walkway connection between LaSalle and Clark Street ("Street Level Deck"). From the Street Level Deck Applicant also provides stairways to the River Deck, one on the west end (LaSalle Street) and one on the east end (Clark Street). Until such time as the Applicant secures the permit from the Army Corps of Engineers and the related approvals for the extension of the River Deck, the Street Level Deck and River Deck and at least one stairway shall be open, unobstructed, and available for use by the general public, free of charge, during normal Chicago Park District hours; provided, however, Applicant may from time to time close off public access to the Street Level Deck and the River Deck for repairs and to prevent ' establishment of any public, prescriptive or constructive easements. Notwithstanding

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the foregoing and provided the public ingress and egress is not blocked, the Applicant and any lessee, shall be permitted to operate outdoor dining areas on the River Deck and Street Level Deck.

13. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be

deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all new buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards. Applicant will achieve building certification for the new building area and will provide a 50% green roof on all new net roof area.

15.- The Applicant acknowledges that it is in the public interest to design, construct and

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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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0611 until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement. 16. Unless substantial construction of the new improvements contemplated in this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the property shall automatically revert to DC-16 Downtown Core District.

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WATERWAY BUSINESS PLANNED DEVELOPMENT No. BULK

REGULATIONS AND DATA TABLE

Gross Site Area:	98,715.08 sf
Area in Public R.O.W.:	28,024.23 sf
Net Site Area:	70,690.85 sf

Max. Allowable FAR:	12.0
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Total FAR Square Footage allowed:	848,290.2 sf
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Existing building area:	328,213 sf
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Loading berths:	2 existing
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2 proposed (12'x 35')

Maximum building height: 395' - 0"

Minimum number of Parking Spaces: 55

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B. EXISTING LAND-USE MAP

HOTEL I RESIDENTIAL' 10-24 STORIES

HOTEL / RESIDENTIAL 25-49 STORIES HOTEL /RESIDENTIAL. 50+ STORIES
E G E N D

BUSINESS / COMMERICAL. 10-24 STORIES BUSINESS / COMMERICAL 25-49 STORIES BUSINESS / COMMERICAL. 50+ STORIES

N

330 NORTH CLARK - Planned Development Exhibits

Applicant: 322 North Clark, LLC City Council Introduction Date: April 13, 2016

Address: 350 N. Clark St, Chicago, IL Plan Commission Date: August 18, 2016

FWM- FOR PUSUCWiW

C. EXISTING ZONING MAP

N

330 NORTH CLARK. - Planned Development Exhibits

Applicant: 322 North Clark, LLC

City Council Introduction Date:

Address: 350 N. Clark St, Chicago, IL

Plan Commission Date:

April 13, 2016 August 18, 2016

D. PROPERTY LINE AND PLANNED DEVELOPMENT BOUNDARY MAP

ACQUISITI

330 NORTH CLARK - Planned Development Exhibits

Applicant: 322 North Clark, LLC City Council Introduction Date: April 13, 2016
Address: 350 N. Clark St, Chicago, IL Plan Commission Date: August 18, 2016

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EI. SITE PLAN

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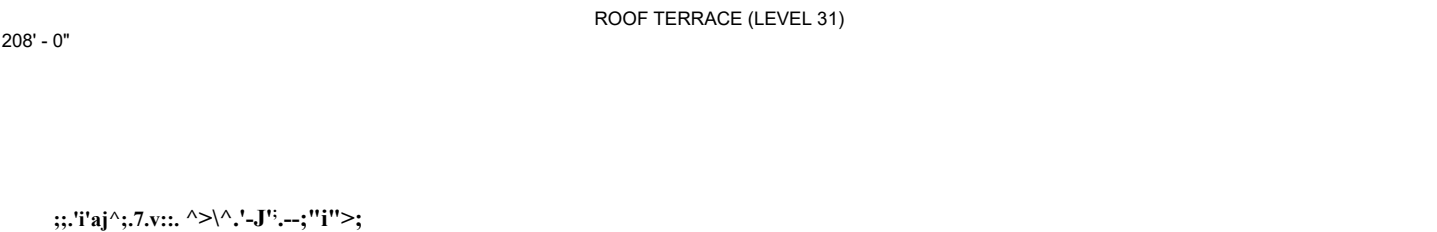
PD BOUNDARY

330 NORTH CLARK - Planned Development Exhibits

Applicant: 322 North Clark, LLC City Council Introduction Date:
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April 13, 2016 August 18, 2016

E2. GREEN ROOF PLAN



NOTE:
50% OF THE NET AREA OF THE ROOF" WILL BE A VEGETATED ROOF.
MECHANICAL EQUIPMENT ROOF

ESTIMATED	ROOF	AREA	(NET):	16,565.5
SF	GREEN	ROOF	AREA	(50%):
8,282.75 SF				

330 NORTH CLARK - Planned Development Exhibits

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Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date:
Plan Commission Date-

April 13, 2016 August 18, 2016

E3. RIVEREDGE PLAN

330 NORTH CLARK - Planned Development Exhibits, Introduction Date: April 13, 2016
Applicant: 322 North Clark, LLC * Commission Date: August 18, 2016
Address: 350 N. Clark St, Chicago, IL

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E4. RIVEREDGE SECTION

RIVER DECK (EXISTING)

RIVER DECK EXTENSION TO ALIGN WITH THE SOUTH EDGE OF THE EXISTING DOLPHINS ADJACENT TO THE CLARK AND LASALLE STREET BRIDGE HOUSES AND WILL INCLUDE THE RIVEREDGE WALKWAY (FUTURE)

STREET LEVEL DECK (EXISTING)

330 NORTH CLARK - Planned Development Exhibits

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F1. EAST ELEVATION ALONG NORTH CLARK ST

ELEV 395' - 0"

TOP OCCUPIED FLOOR

ELEV 361' - 0"

GLASS CURTAIN WALL SYSTEM

VISION GLASS

COMPOSITE METAL PANEL (TWO COLOR TONE)

EXISTING REID MURDOCH BUILDING

ALUMINUM FACADE FRAME

CLEAR GLASS WALL SYSTEM

TOP OF ROOF

GROUND FLOOR ELEV 0' - 0"

330 NORTH CLARK - Planned Development Exhibits

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ELEV 395' - 0"

TOP OCCUPIED FLOOR

ELEV 361' - 0" METAL ROOF

-GLASS CURTAIN WALL SYSTEM

-COMPOSITE METAL PANEL (TWO COLOR TONE)

-EXISTING REID MURDOCH BUILDING

GROUND FLOOR ELEV 0' - 0"

330 NORTH CLARK - Planned Development Exhibits

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F3. WEST ELEVATION

TOP OF ROOF

GROUND FLOOR ELEV 0' - 0"

330 NORTH CLARK - Planned Development Exhibits

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F4. NORTH ELEVATION ALONG CARROLL AVE

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330 NORTH CLARK - Planned Development Exhibits

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F4. NORTH ELEVATION ALONG CARROLL AVE

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Department of Planning and Development
CITY OF CHICAGO

MEMORANDUM

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

David L. Reifman Secretary
Chicago Plan Commission

August 19, 2016

RE: Proposed Planned Development for property generally located at 314-332 North Clark Street.

On August 18, 2016, the Chicago Plan Commission recommended approval of the proposed planned development submitted by 332 North Clark, 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)

1.21 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602