



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

File #: SO2014-8814, Version: 1

# FINAL FOR PUBLICATION

## 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 of the CI-1 Neighborhood Commercial District symbols and indications as shown on Map 1-G in the area bounded by:

North Peoria Street; the public alley next south of and parallel to West Fulton Market; the public alley next south of and parallel to West Fulton Street; North Green Street; a line 125.75 feet south of and parallel to West Fulton Market; a line 126 feet east of and parallel to North Green Street; a line 177.23 feet south of and parallel to West Fulton Market; North Green Street; a line 100 feet north of and parallel to West Lake Street; a line 126.14 feet west of and parallel to North Green Street; and the public alley next north of and parallel to West Lake Street;

to those of the CI-5 Neighborhood Commercial District;

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the CI-5 Neighborhood Commercial District symbols and indications as shown on Map 1-G in the area bounded by:

North Peoria Street; the public alley next south of and parallel to West Fulton Market; the public alley next south of and parallel to West Fulton Street; North Green Street; a line 125.75 feet south of and parallel to West Fulton Market; a line 126 feet east of and parallel to North Green Street; a line 177.23 feet south of and parallel to West Fulton Market; North Green Street; a line 100 feet north of and parallel to West Lake Street; a line 126.14 feet west of and parallel to North Green Street; and the public alley next north of and parallel to West Lake Street;

to those Business Planned Development;

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

## FINAL FOR PUBLICATION

### BUSINESS PLANNED DEVELOPMENT NO. PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number TBD, ("Planned Development") consists of approximately 34,709 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property")- The applicants, SRI-ASW Green Owner LLC and 219

Partners LLC (the "Applicants"), are the owners of the Property.

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, 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 Chicago Department of Transportation ("CDOT") 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 Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT 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 CDOT.

4. This Plan of Development consists of 15 Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Overall Site Plan, Site Plan for Subarea A, B and C; Landscape Plan; and Building Elevations (North, South, East and West) prepared by Hartshorne Plunkard Architecture and dated September 17, 2015, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the DPD. In any instance

Applicant: SRI-ASW Green Owner LLC and 219 Partners LLC

Address: 213-223 North Peoria Street, 210-222 North Green Street & 211-219 North  
Green Street Chicago, Illinois Introduced:

November 5, 2014 Plan Commission: September 17, 2015

## FINAL FOR PUBLICATION

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 Business Planned Development: Retail Sales, General; Office; Co-Located Wireless Communication Facilities; Day Care; Postal Service; Public Safety Services; Animal Services; Artist Work or Sales Space; Building Maintenance Services; Business Equipment Sales and Service; Business Support Services; Communication Service Establishments; Eating and Drinking Establishments; Outdoor patio (located on a rooftop or at grade level); Financial Services (excluding pawn shops and pay day loan stores); Food and Beverage Retail Sales (provided Liquor Sales shall only be an accessory use); Medical Service; Personal Service; Repair or Laundry Service, Consumer; and Auto Supply/Accessory Sales, only; and related, incidental and accessory uses and accessory parking.
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 DPD. 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 FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 34,709 square feet.
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 DPD. 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 DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

Applicant: SR1-ASW Green Owner LLC and 219 Partners LLC  
Address: 213-223 North Peoria Street, 210-222 North Green Street & 211-219 North  
Green Street Chicago, Illinois  
Introduced: November 5, 2014 Plan Commission:  
September 17, 2015

**FINAL FOR PUBLICATION**

11. 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.
12. 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.
13. 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.
14. 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 seek LEED certification and provide a 50% net green roof equivalent to an actual overall total of 11,581 square feet.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to the C1-5 Neighborhood Commercial District.

Applicant: SR1-ASW Green Owner LLC and 219 Partners LLC  
Address: 213-223 North Peoria Street, 210-222 North Green Street & 211-219 North  
Green Street Chicago, Illinois  
Introduced: November 5, 2014 Plan Commission:  
September 17, 2015

# FINAL FOR PUBLICATION

## BUSINESS PLANNED DEVELOPMENT NO. BULK REGULATIONS AND DATA TABLE

Gross Site Area (si <sup>7</sup> ):	46,443 SF
Area of Public Rights-of-Way (sf):	11,734 SF
Net Site Area (sf) (overall):	34,709 SF
Sub-Area A (sf):	6,470 SF
Sub-Area B (sf):	16,159 SF
Sub-Area C (sf):	12,080 SF
Maximum Floor Area Ratio (overall):	5.0

Minimum Off-Street Parking Spaces: Subarea A:

Subarea B: .

Subarea C Minimum Bicycle Parking Spaces: Minimum Off-Street Loading Spaces:

Subarea A:

Subarea B:

Subarea C Maximum Building Height:

Sub-Area A:

Sub-Area B:

Sub-Area C: Minimum Setbacks:

3 0

37 6

0 0 1

20' 81'6" 149'

In substantial conformance with the Plans

Applicant: SRI-ASW Green Owner LLC and 219 Partners LLC  
Address: 213-223 North Peoria Street, 210-222 North Green Street & 211-219 North Green Street Chicago,  
Illinois  
Introduced: November 5, 2014 Plan Commission:  
September 17, 2015

OAST\84332747.2

FINAL FOR  
PUBLICATION

>-  
CC

LU  
CD

O  
ca

Q\_  
DC

O  
DC

a  
CL.

CJ  
-i >-  
DO <t  
AHVrjNfIOa •<|■<).ZZIS  
(Trd) .zzis

CO  
CO CO

O  
DC

CD ^

«=C CC

| (Tdl,8tfl5  
AHVQNfIOa j JQ d ,C9ZZ I

$$-X:$$

Q\_CD

**£Z2**

$$Q_{\leq C}$$
$$Q < -DC < C$$

O CD

XXx X " '•X.>v \

xx

\
   
 \*'X J
   
 - \ ' V. ■

xK

xx-  
V^NCd\ 'Xj'\x  
X %'  
X % iS° . "\ ' ^  
X- X>~3 ci, x ^

$$X' \otimes X' = X_0 \oplus X_1 \oplus \dots \oplus X_n \quad \text{..} \quad X.$$

'In

If §

CD

CJ  
CO

. X X. X, 'X. 'X. X X \\ \\ v, X

x, -<X k\ Xfe >- - ' x -X -£2 cc  
x. \ X\, >>ojj;+t- \ x\ xx

x. X- X x ■■■  
>\ XX -.°° ~ x ■■■ ,

E^I ('Td)3NIUIH3dOHd.W'OOI

AHVQNnoa 0d .fr9ZU

IS VIHOId

VX XX -, >-X -X  
X X% . :s O. z.V, .  
CN1 160 j

X- X:t3'-CC CD. V

CD CXJ

CO

Lo DC

: O i <N

DC LU CQ

LU CO

CO

CD,-CO.



CD 3 ,CJ X

CO CC  
.X P  
CO  
' CD

XS2 o ' xi- X. uj. co \ ■\*.

X ^\ CD " XvS<Xg X;  
∞ CJ.

**xg s ci,**  
**s cq -;**  
X cS >-<sup>3</sup>

xS2 cc \

.~Xo..  
CO CN1 CN1  
CO

«=; ' CO  
"=t ; co  
CD ; LU  
n l oc  
•« IS  
tn a  
^ . co S I £2

cc is  
Lr I-\*

FINAL FOR PUBLICATION

CO UJ  
CO

>-cc

CD  
LU

CD  
ca a  
Q  
CL  
O cc  
α.  
CD

CO ZD CO

CD

a

CD

CO  
X

co  
CD CNI  
LO  
CC LU  
ca

CO

: ! ^  
CD ! yJ zzI I CO LU ! gj-  
CD | t±J s I CO  
LU I-

«=C i «=-

a j co i- ! ■  
" i:

CC ; -  
cc : cni  
CO j CNI

CNI

<t i CO  
C/ LU  
ZZ, ■ cc  
q\_ cd

CC ! cc CD ' CD i LU & ' CL

CO

I CO

FINAL FOR PUBLICATION

CO cu CO

WJ  
CD  
CC  
Q\_

ca  
ro  
CO

AHOISZI cc

2 STORY2  
STORY

>-

ORY STOF

2 SI

AU01S1/ AH01S I  
DC

*AH01S Z*

1 1 2 ' C 3 STORY  
STOSTOSTORY  
RY RY

*AU01S*  
*Z*

CJ)

>-CC  
a i- co

*AuOIS Z*

>-cc a i- co  
CO

5^ DC  
a i-  
CO  
CNI

co

CO

CO =r CC O  
LU  
! Cl.  
CO

CO , CNI  
i ^A  
^ F  
! co ■=C : CO CD ; lu ZZj ! CC o\_ ! CD Q\_ ; a

OO CM

CD CO

CD  
CD I  
LO  
CC  
LU  
ca  
cm ; r^.

CC  
LU  
Ca

LU h-CL. LU CO

cd

0 iS2  
CD CD  
Q\_

CD ZD CD CD CC

# FINAL FOR PUBLICATION

GO LU  
CO

CL.

CQ  
CO

a  
UJ  
CD

Q\_ <zt CD «^

AUOlScU cc

IS Q31S1VH

2 STORY2  
STORY  
>-  
ORY STOF  
2 SI

CC

C\_3 tŷ  
CO\_

AU01S DC AU01S I

*AU01S Z*

AuOlS Z

>-  
cc 0

CO CNI

CC  
CD

Iz CD

00  
CNI

CJ  
CO

>-  
CC  
CD  
f-  
CO  
«3-

1 1 2 >- CC CD y-  
STO STOSTORY CO CO C\_3  
RY RY

*AU01S*

*Z*

IS N33H9

CJ co

>-ccDC CD

CO

>-cc  
CD I- CO

*AuOIS Z*

CC  
CD I- CO  
CO

DC CD I- CO  
CNI

co

cc  
cni ; cd  
o3 j  
co j cd  
i cni  
-! cni  
85!°

CD I I-J

lu l cr

LU I - DC ! CC CD ■ CD P-1

i CL.  
co ! •  
<t j S  
CO  
zrz i CO CC j cni  
CNI  
CO  
CNI  
CJ -1 Q\_  
CO CO  
LU DC  
tn  
CD

cni ; r~

LO CD CD I™

£ i=

DC uj  
lu l ca  
CO i.  
S ii  
> I Q  
CD I I S i CO

cj ; ■  
92 l  
y- l'  
Λ °

FINAL FOR  
PUBLICATION

FINAL FOR PUBLICATION

A. v

Si

v o

CO

® Sn

\

<jd

O E<t E UJ <t SQ iy W- < KOQOQt- x Q> o -> Q\_ O <t U ij) <t lhohQ.



3  
\_i < 3 LU  
**a**  
cd

\  
\

V.

>  
fj/ LU LU  
CLO  
Q\_O  
Q\_  
U\_I Q\_  
<C  
CJ) CO  
**a**

CO <C  
UJ  
DC OO CO

CC  
Q\_ CO CM  
O3  
CD  
I  
CC

llco  
LU | €^

CM CO

CD  
CO

CD CM

CC LU CO

CM

I CO

45 i co S q\_ q  
d. a  
3 i  
s i co  
o lf  
i- ::  
5 i <=> g|«  
CC : S ^ijj  
\_ cl

FINAL FOR  
PUBLICATION

FINAL FOR PUBLIGAI SUN

FINAL FOR  
PUBLICATION

FINAL FOR PUBLICATION

„|-,LI

I- CD

00 rZ.

5 g

cc £ §

< CD LU

CQ ■ -j

oo in :

<^ CO

o  
OL tQ

5 5

o

iiii

■i: 1

cc i co

D\_CO  
0

r  
CD

CJ CO

CD

- o

5 i CnI

lu <r  
LU I -  
DC !cc  
CD i CD

CNI  
LO  
CC LU  
CQ  
CO  
CNI

DC LU CQ

UJ  
£  
LU CO

1  
i= a p.

CO  
CNI CNI

! CNI  
^ i CO  
«=£ : CO  
Cj i lu  
J i cc  
d. i Cj  
q\_ i cn <c ! <c

1-

CD : CO

j co

CO ZD  
O  
CO  
£3 : Cu

FINAL FOR PUBLICATION

o  
:-sb

Q\_

GO O

2 =»=

< LU LU <  
LU LU >  
92 ccLu  
<C CD  
CQ ■  
LU

W n W  
CNI  
■=3.

RRNPi

CJ CNI  
LO  
E5  
ca

a  
CNI

cc  
LU  
ca

S3  
! co

co co

^!c5  
CJ LU  
-; cc o\_j a  
Q\_ : C3  
<c; ce-  
CJ ■

2  
cc 1 •

HNAL hUK PUBLIUAIUN

o

\_.£Q Q

CO -

CC £ u

< □ u

CQ ■ 3

ZD ^ j-

C/3 rs π

<- CD

CNI =>

:cd i -\_

'll

co

cc

CD

\*a:

CJ

cc <x o \_

co xxi 03

CJ

I

cc

o

CNI CNI

I CD-

co

5 !^

CNI : ,

GO

i CC  
I CD

CC LU LU I CQ CQ I .

=\* I CL CD I LU  
2 : CO  
s : i o \_

CD I CD 'CO

CO I -FP ∞  
CC I CNI CO : CNI

'■ O

; cj

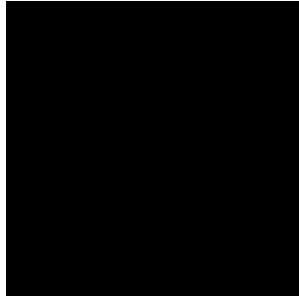
ig i CO<sup>^ ^</sup> lcm  
CO CC  
CJ : CO  
13 I CC  
o : a  
cE , q

FINAL FOR PUBLICATION

CQ  
<t LXJ  
CO  
CO

^ CD CQ CNI ZD CNJ





oc co  
Q\_CO  
CD CNI

ca

CQ  
LU>I-  
<OA'O O  
LU  
Q Z  
  
UU  
ZOO  
vD

x  
>

o

LU  
IT  
v3  
Z i-  
co X

^ ; °-3i^

CO ! CNl

! CO

j= 166  
<C l CO CJ j LU  
m cc  
q ca  
o\_l Cj

! C  
***cj*** ! ■ 2 |'<=>  
a i ! co a if2

Sir<sup>5</sup>  
CC ~-  
l- i <t  
^ Cu

FINAL FOR  
PUBLICATION

FINAL FOR PUBLICATION

-/rX-

O  
CK  
CQ

O O  
z t  
X  
1, -, :  
O

v3 z »-  
sD. X  
OC  
CD

CQ  
<X.  
i\_u CC ^  
CO  
CD CQ CNI ZD CN.I  
CD CNI

GO

CNI

o3  
CJ CD CNI CNI  
LU

LU I=> = I GO

cc I cc  
CD ! CD

DC IS co I CNI

I CO

LJ-  
Is ico  
X CO CJ . LU  
Zj I cc  
CL I CD Q\_ I CD

CO

CO

CJ CO

\*\* I CD  
cc  
UJ CO

CNI ! ,

LO  
cc  
LU

CO

i CO

CD I CD  
S; ∞ O IS2

f=!:  
CJ I'

\$!"  
CC ^

FINAL FOR  
PUBLICATION

FINAL FOR PUBLICATION

cn  
CD

CJ) U-I  
CC

CO

CO CM CNI

8

CXJ CD CXI

cd : h"

^! CO

**CD** |-

>

LU LU

I- CO

CNI CO

CO CO

«\* CD

LO CC  
CD ^ CNI

CC  
LU  
CQ

cc | cc

**CD**i**CD**

Q\_ LU CO

CC

co GO'S

**WW** ■

<C ! CO CO UJ

**ZZ**j i **cc**

D\_ j CD D\_ ! CD

CJ CD

lis

l-  
CD CO  
CO ZD  
a  
CD  
CC

\*a:  
l  
i Q\_

FINAL FOR PUBLICATION

-X-

-V

Cm

or

CD

CD

<C u\_i DC <C

CO

CO OJ CNI

CD CO

IT

1!

*wwwm*

V O

= Uj  
St Cr 8  
^ ci ?

\_i UI

ZZ

-- £

O  
Si  
O  
Si  
£2 Z \* LU

OA O O \_i = u \_

l s

9l

cn "J  
oa >  
\* Ui

=\_i S> ^--• ZZ l-i-T X

9 Lu In a:  
UJ

1 (L

<  
NI UJ'  
5=1

0<sup>f</sup>. O  
t<sup>l</sup>  
= Q Si  
s £

cc <<sup>CO</sup>r  
q<sub>l</sub> CO  
,- cc  
CNI I CD  
oS j ^» CJ I  
cc  
CD ! CNI ! CNI  
CD



CD  
CO ^  
cc : oc  
CD ' CD  
! q\_ co j •

bciS  
CO j CNI

^ CNI  
g l CO-  
= c : co  
CJ , LU  
J ■ cc o\_ ; cd  
Q\_ ! CD  
< i : < r

5 i<sup>c</sup>  
cc  
LU  
co  
CNI  
lo cc  
CL. LU CO

CD i CD S I CO r% CO

~^ : CD

! cl.

FINAL FOR PUBLICATION

C_D	-	
<	a.	<
lu	uj	Zr-
cc	q_	u
<c	.	u
DO	^	u
oo	cni	co

CNI < C

co

CNI CO

\*a:  
CJ  
CO

cc I co

Q\_! 街  
CO  
CC CD  
CD CNI

i DC  
CNI

cj ! cz> -! i cni

i CNI

I CQ CNI LO  
cc i  
LU '  
CQ  
S ii  
DC i CC CD CJ

<2 I cciS  
CO j CNI

I ^co

CJ | LU  
ZZj ' cc  
Cl. : CD, D\_ ! CJ  
«=£ ! <t

CO

21°

^ ico

1 ' =

I- CJ

2 ;°

g!«

CC : •

^ *lit*

FINAL FOR PUBLICATION

<      □      <  
CC      Q\_      u  
<C  
CQ      .      u  
13      ^      h  
CO      <-      q-  
OJ

cnj Tr-

\*.11 - .

00  
Si  
CNI CO

CO CO

\_JJL\_JJ

S> Q "CP>At ? O

o

<S> Z  
■ Ui

c<" LU

>

OL  
O  
Si  
O Si u\_

Ci z

o o  
=U- \_J  
9 ZT 1 S  
Si

Si  
ch M-f co >

i LL  
~p> zz  
Si

Si zz

\* c3

Ui 4-  
LU

Z Q\_

CC CD

ee

2l j CO  
LU eg\* LU - CC I DC CD i CD LU  
CO

cm j rC

I cc  
I LU  
: CQ

S :cb"  
=E, co  
CO LU  
m ; cc  
Q\_ i CD Q\_ : CD  
<C i «=C  
<t ■  
a  
-=\* j CO  
o 1 W  
co i ■>  
2. ico  
DC i ■  
I- i <c

O

OO \_i\_ u\_

LO

FINAL FOR PUBLICATION

