



Office of the City Clerk

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

Legislation Text

File #: SO2016-6337, **Version:** 1

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-2 Neighborhood Commercial District symbols and indications as shown on Map I-G in the area bounded by:

North Carpenter Street; West Lake Street; a line 100 feet west of and parallel to North Carpenter Street; a line 100 feet south of and parallel to West Lake Street; a line 125 feet east of and parallel to North Aberdeen Street; West Lake Street; "North Aberdeen Street; and the public alley north of and parallel to West Lake Street,

to those of a DX-5 Downtown Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the DX-5 Downtown Mixed-Use District symbols and indications as shown on Map I-G in the area bounded by:

North Carpenter Street; West Lake Street; a line 100 feet west of and parallel to North Carpenter Street; a line 100 feet south of and parallel to West Lake Street; a line 125 feet east of and parallel to North Aberdeen Street; West Lake Street; North Aberdeen Street; and the public alley north of and parallel to West Lake Street,

to those of a Business Planned Development.

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

Address: 200-210 N. Carpenter; 1032-1056 W. Lake; 201-211 N. Aberdeen; 1039 W. Lake Chicago, Illinois

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BUSINESS PLANNED DEVELOPMENT NO. _____
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number _____, ("Planned Development") consists of approximately 27,698 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). 1056 W. Lake, LLC is the owner of a portion of the Property and the "Applicant" for this Planned Development pursuant to authorization from the owner of the remainder 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 "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 (defined below).

Ingress or egress shall be [http://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 Planned Development consists of these 15 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Solomon Cordwell Buenz and dated January 19, 2017, (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a PD Boundary and Property Line Map; a Subarea Map; a Site/Landscape Plan; a Roof Plan; and Building Elevations (North, South, East and West). 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 thereof, 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.

Applicant: 1056 W. Lake, LLC
Address: 200-21 ON. Carpenter; 1032-1056 W. Lake; 201-211 N. Aberdeen; 1039 W. Lake

Chicago, Illinois

Introduced: September 14, 2016

Plan Commission: January 19, 2017

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5. The following uses are permitted in the area delineated herein as a Business Planned Development: Office; Daycare; Animal Services; Business Equipment Sales and Service; Business Support Services; Urban Farm (rooftop operation); Communication Service Establishments; Eating and Drinking Establishments (all, including Taverns); Entertainment and Spectator Sports (excluding inter-track wagering facilities); Indoor Special Event including incidental liquor sales; Financial Services; Food and Beverage Retail Sales; Medical Service; Personal Service; General Retail Sales; Participant Sports and Recreation (excluding outdoor); Limited and Artisan Manufacturing, Production and Industrial Services; Co-located Wireless Communication Facilities and 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 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 27,698 square feet and a base FAR of 5.0.

The Applicant acknowledges that the project has received a bonus FAR of 3.1, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 8.1. 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. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

In this case, the Applicant will contribute the Local Impact portion of the bonus payment for construction of a public library (the "Project") The Project is located within one mile of the Planned Development site, as required by Sec. 17-4-1005-C. The Applicant must make such payment, or the applicable portion thereof in the case of a phased development, prior to the issuance of the first building permit for the Planned Development or applicable phase thereof. The City must enter into an intergovernmental agreement regarding the manner in which the funds will be used.

Applicant: 1056 W. Lake, LLC
Address: 200-210 N. Carpenter; 1032-1056 W. Lake; 201-211 N. Aberdeen; 1039 W. Lake
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9. Upon review and determination, "Part 11 Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part 11 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 11 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 H reviews, are conditional until final Part II approval.
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 achieve building certification and provide a 50% green roof equivalent to an actual total of 9,466 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 DX-5 Downtown Mixed-Use District.

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Chicago, Illinois Introduced:
September 14, 2016 Plan Commission: January 19,
2017

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BUSINESS PLANNED DEVELOPMENT NO.
BULK REGULATIONS AND DATA TABLE

| | |
|-------------------------------------|---|
| Gross Site Area (sf): | 49,870 |
| Area of Public Rights-of-Way <(sf): | 22,172 |
| Net Site Area (sf): | 27,698 |
| Subarea A: | 25,183 |
| Subarea B: | 2,515 |
| Maximum Floor Area Ratio: | 8.1 |
| Subarea A: | 8.74 |
| Subarea B: | 1.72 |
| Minimum Off-Street Parking Spaces: | |
| Subarea A: | 40 |
| Subarea B: | 0 |
| Minimum Off-Street Loading Spaces: | |
| Subarea A: | 2 (10 feet x 25 feet) |
| Subarea B: | 0 |
| Maximum Building Height: | 163' |
| Minimum Setbacks: | In substantial conformance with the Plans |

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**EXISTING ZONING
MAP**

Applicant: Address:

Introduction: Plan Commission:

1056 W. Lake, LLC

200 210 N. Carpenter; 1032-1056 W. Lake;

201 211 N. Aberdeen, 1039 W. Lake

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**EXISTING LAND USE
MAP**

Applicant: 1056 W. Lake, LLC

Address: 200-210 N. Carpenter; 1032-1056 W. Lake

201-211 N. Aberdeen, 1039 W. Lake

Introduction: September 14, 2016

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PD 1283 11 STORY MIXED USE

EXISTING 3 STORY RESIDENTIAL

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NET SITE AREA: 27,698 SF
AREA IN RIGHT OF WAY: 22,172 SF
GROSS SITE AREA: 49,870 SF
1056W. Lake, LLC
200 210 N. Carpenter; 1032-1056 W. Lake;
201 211 N. Aberdeen; 1039 W. Lake
September 14, 2016 January 19, 2017

PD BOUNDARY & PROPERTY LINE

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Applicant-Address: .
C 2016 SOLOMON CORDWEIA BUENZ

Introduction: Plan Commission:

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PROPOSED BIKE HACK 11111
WEST LAKE STREET
159'

drt 25.18' PROPERTY LINE

PD 1283 11 STORY MIXED USE
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EXISTING 3 STORY RESIDENTIAL

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SUB-AREA MAP

Applicant: Address:

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1056 W. Lake, LLC
200 210 M. Carpenter; 1032-1056 W. Lake;
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SITE / LANDSCAPE PLAN

Applicant: Address:

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1056 W. Lake, LLC
200 210 N. Carpenter; 1032-1056 W. Lake;
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r 10TH FLOOR ROOF / DECK BELOW
10TH FLOOR ROOF, DECK BELOW

ROOF LEVEL

Total Non-Mechanical Roof Area = 18,931 SF Total Green
Roof Area = 11,230 SF
Green Roof Area > 50% of Total Non-Mechanical Roof Area

GREEN ROOF PLAN

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1056 W. Lake, LLC

200 210 N. Carpenter; 1032-1056 W. Lake;

201 211 N Aberdeen; 1039 W. Lake

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V STONE CAP

2S-4-METAL

ENTRY CANOPY STONE BASE

GLASS REVOLVING DOOR

BRICK SCREEN WALL

EAST ELEVATION

Applicant: 1056 W. Lake, LLC

0 20 40

Address: 200-210 N. Carpenter; 1032-1056 W. Lake;
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Introduction: September 14, 2016 uffly^

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10TH FL. PARAPET ^ 120^ V"

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ALUMINUM -AND GLASS WINDOWS

BRICK CLAD " "FRAME-

T/ STONE CAP
26-4"

STONE -CAP

BRICK REVEAL "

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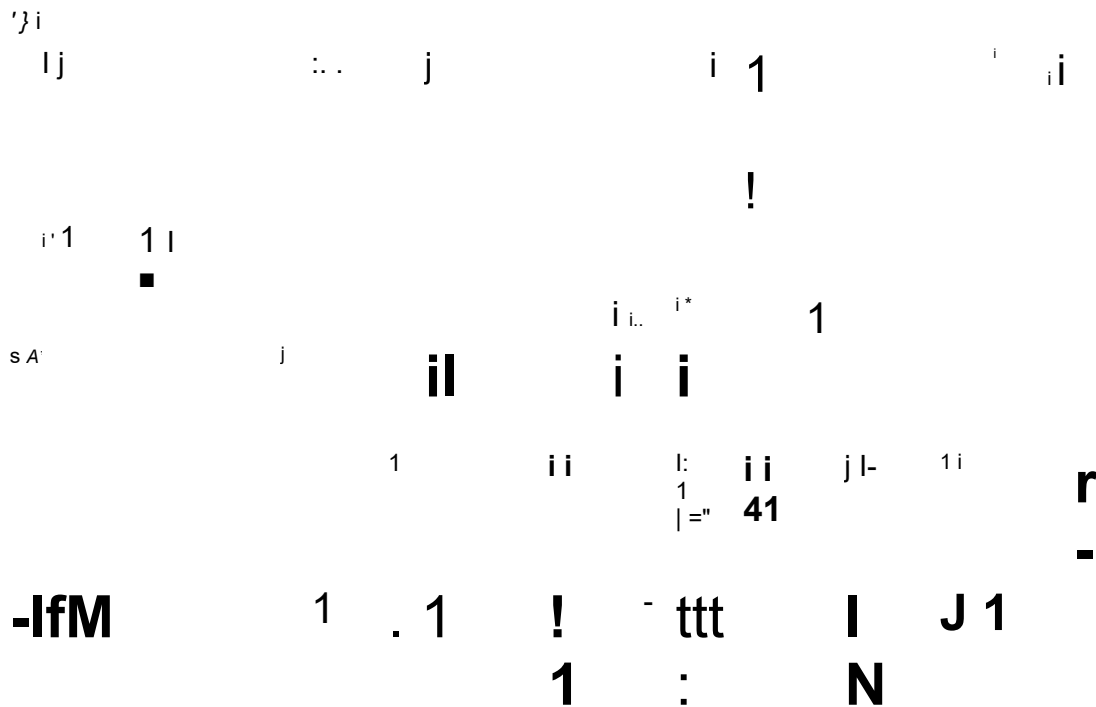
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ALUMINUM" AND GLASS STOREFRONT
BRICK SCREEN WALL -

SOUTH ELEVATION

Applicant: Address:

1056 VV Lake, LLC
200 210 N. Carpenter; 1032-1056 W. Lake;
201 211 N. Aberdeen, 1039 W. Lake

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BRICK SCREEN WALL

WEST ELEVATION

Applicant: 1056 W. Lake, LLC
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NORTH ELEVATION

Applicant: Address:

Introduction: Plan Commission:

1056 W. Lake. LLC

200 210 N. Carpenter; 1032-1056 W. Lake;

201 211 N Aberdeen; 1039 W. Lake

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