



Office of the City Clerk

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

Legislation Text

File #: SO2016-6363, **Version:** 1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO;
AS AMENDED

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Industrial Planned Development Number 1151 District symbols and indications as shown on Map No. 9-1 in the area bounded by a line 323.03 feet north of W. Roscoe Street; the west line of the North Branch of the Chicago River; West Roscoe Street; North California Avenue; a line 267 feet north of West Roscoe Street; and a line 275.79 feet east of North California Avenue to those of Industrial Planned Development Number 1151, as amended, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

Common Address: 3401 North California Avenue

32478

INDUSTRIAL PLANNED DEVELOPMENT NUMBER 1151, As Amended.

PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Industrial Planned Development Number 1151, as amended, consists of a net site area of approximately 169,556 square feet (3.89 acres) of property which is depicted on the attached Planned Development Boundary and Property Map ("Property") and is owned or controlled by Williams Electronic Games, ("Applicant"), doing business as WMS Gaming, Inc..
2. The applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets, alleys or easements, or any adjustment 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. 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 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 Chicago Zoning Ordinance. .
4. This Plan of Development consists of these eighteen (18) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Vicinity Plan (Map); an Existing Land Use Map; a Site Plan; a Planned Development Boundary Map; a Planned Development Site (Plan); a Landscape and Green Roof Plan; Plant Palette and Details; Building Elevations (East, West, South and North); a Building Section; and Riverwalk Section all prepared by Solomon Cordwell Buenz, September 17, 2009 (and revised 10-20-2016). In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago 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: WMS Gaming, Inc.

Address: 34 01 North California. Avenue

Date: May 4, 2009 ¹

CPC Date: September 17, 2009; Revised: October 20, 2016

5. The following uses are permitted within the Planned Development: All uses permitted within the M2 Light Industry District, specifically including, but not limited to: High Tech Offices and Offices; accessory and non-accessory off street parking; and accessory uses.
6. On-Premise signs, and temporary signs, such as construction and marketing signs shall be permitted

subject to review and approval of the Department of Planning and Development. Business identification 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. Off-street parking shall be provided in compliance with this Plan of Development.

All off-street parking serving the development may be located off-site at the following locations:

1. All or part of approximately 2703-2725 W. Roscoe Street.
2. All or part of approximately 3231-3323 N. California Avenue

8. Ingress or egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.

9. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. In addition to the maximum height of buildings and any appurtenance thereto described in this planned development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.

10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.

11. Upon review and determination, "Part II Review", pursuant to Sec. 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 the Department of Planning and Development staff at that time is final and binding on the Applicant and must be

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paid to the Department of Revenue prior to the issuance of any Part II Approval.

12. The improvements on the property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site Plan, Building Elevations and Landscape/Roof Plan. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance

and corresponding regulations and guidelines where compatible with the Landscape Plan.

13. 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 Chicago Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. To further these goals, the Applicant agrees to: (a) provide a landscaped 30-foot-wide river setback and continuous riverside trail according to the standards of the Chicago River Plan and Design Guidelines as indicated on the Site Plans and Landscape Plan; and (b) permit connection of such setback and trail to the setback and trails of adjacent properties when the river edges of the adjacent properties are similarly improved. The Applicant shall permit ungated public access to the river setback, and provide signage on the riverwalk 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 certificate for the principal building, provided that planting may be delayed if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.
14. The applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. New buildings located on the property shall be Leadership Energy and Environmental Design ("LEED") Green Building Rating System Certified. The Applicant shall also provide a vegetative roof on the proposed building totaling 31,032 square feet, or fifty percent (50%) of the available roof area of the new building to be constructed.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain building and all other improvements in a manner that 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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to

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promote a standard of accessibility.

16. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the written request of 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 development of the Property contemplated herein. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.

17. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
18. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert back to the previously existing M2-2 Light Industry District.

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**INDUSTRIAL PLANNED DEVELOPMENT
PLAN OF DEVELOPMENT BULK
REGULATIONS AND DATA TABLE**

GROSS SITE AREA:

AREA IN PUBLIC RIGHT-OF-WAY:

169,556 sq. ft. (3.89 acres)

MAXIMUM PERMITTED FAR.

61'-2" (as measured in accordance with the Chicago Zoning Ordinance

MAXIMUM PERCENTAGE OF SITE COVERAGE:

MINIMUM SETBACKS FROM PROPERTY LINE:

MINIMUM NUMBER OF OFF-STREET PARKING SPACES:

**MINIMUM NUMBER OF OFF-STREET
LOADING BERTHS:**

"May be located as provided for in Statement 7 of the Plan of Development Statements.

Applicant: WMS Gaming, Inc.
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EXISTING ZONING MAP

not to scale

Applicant: WMS Gaming, Inc.

Project: 3401 N. California / 2704 W. Roscoe

into- 09.17.09 Revised: October 20, 2016 VJ7

Date: 09.17.09 Revised:

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EXISTING LAND USE MAP

not to scale

<35

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PLANNED DEVELOPMENT BOUNDARY MAP

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SITE PLAN

not to scale

Applicant: WMS Gaming, Inc. Project:

3401 N. California / 2704 W. Roscoe

PLANNED DEVELOPMENT SITE

Applicant: WMS Gaming, Inc.

Project: 3401 N. California / 2704 W. Roscoe

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1"

not to scale

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1/3"

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RIVERWALK ENCROACHMENT - AREA

ENCROACHMENT AREA: 293 SF

COMPENSATION AREA REQUIRED: 733 SF (293 x 2.5)

COMPENSATION AREA PROVIDED 999 SF

RIVERWALK ENCROACHMENT - LENGTH

OVERALL RIVER FRONTAGE: 270 LF

ALLOWABLE ENCROACHMENT LENGTH: 90 LF

ACTUAL ENCROACHMENT LENGTH: 90 LF

GREEN ROOF - AREA

GROSS ROOF: 39,621 SF

NET ROOF: 28,275 SF

GREEN ROOF 14,457 SF (51.13%)

LANDSCAPE AND GREEN ROOF PLAN ~to scale Applicant: WMS Gaming, Inc. -Project: 3401 N. California / 2704 W. Roscoe

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BOTANICAL NAME

1. LYMUS CANADENSIS

PARICUM VILGATUM SHILNANXJAH

6 SC417ACHYR: IIM SCOT-AR: LIM

SOI GI 1ASTP UM NUT AFJ.

7Z ALUUMSINISCIMS ASCLZ-PIAS TU-r-i-ROSA

P-OUTEIOUA CLKTIPINIXHA

COREOPSIS PALM AT A

1.1 ATMS PYCNOST ACHYA

LI VINUS PERBNNII

OPUNTIA HUMIHJA

SIMPERVIVUM ■PURI-L3: BIALITY*

SOI JDAGO SPECIOSA

5: **z/n** SEDUM ACRE

sf/dum ALBUM

SEDUM CUACOMBIANUM

SEDUM FLORIR-RUM

SIDUM RUPuSI RE

SEDUM STEICO

GREEN ROOF PLANT PALETTE

EXCAVATE TREE PIT TO DC 3 1 IM.ES WIDER TI IAN ROOT BALL DIAMETER -

utt.iuuOus 1 Ktt installation detail

EXCAVATE SHRUB BED TO BE 3 TIKES WIDER THAN ROOT BALL DIAMATLTI

SHRUB INSTALLATION DETAIL

SI AUG (DO NOT PRUNE STAKE, OR WRAP SHRUGS UNLESS DIRECTED TO DO SO BY LANDSCAPE ARCHITECT) CROWN OF ROOT BALL FLUSH WIT) ■ FINIS) 1 GRADE LEAVING TRUNK FLARE VISIBLE AT THE TOR OF TIC ROOT BALL

J* DEPTH MULCH LAYR AFTER SETTLEMENT TO EDGE OF PLANTING

am 00 not rtAcr mulch in

CONTACT WITH SHRUB FINISH GRADE

PLANTING MIXTURE BACKFK1

ROUGHEN EDGES OF PLANTING PIT

REMOVE SHRUB FROM CONTAINER WITHOUT DUCKING OR BREAKING ROOTHALL

TAMP PLANTING MIXTURE AROUJIL 1 BASE AND UNDER ROOT BALL TO STABILIZE SI-RUB UNGXCAVATED OR EXISTING SOIL

-(DO©
SSL00Q0

• FINISH- GRADE

• OKNAMENTAL CRASS / PCRENNIAI.se <http://PCRENNIAI.se>GRQUNDCOVGR

• J* DEPTH MULCH LAYER, AFTER SETTLEMENT TO TOP DRESS PLANTING BCD DO NOT PLACE FULCM IN CONTACT WITH PLANT I-ATERIAL STCMS

•raise hnish grade of planting red <• for ao equate drainage

• planting mixture see son. depth chart

- unxcxavated or existing son.

ORNAMENTAL GRASS, PERENNIAL, AND GROUNDCOVER INSTALLATION DETAIL

	CODE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
5 *	AGAB	AMELANCH1ER X GRANDIFLORA, -AUTUMN BRILLIANCE*	AUTUMN BRILLIANCc APPLE SERVICESERRY	11	12"	MULT I-STEM, I-b STEMS MINUMUM
< "a x pi	UCMC-	ULMUS CARPLNIFOUA MORTON GLOSSY*	TRIUMPH ELM	1	7jr	SINGLE STRAIGHT TRUNK. SPECIMEN CVAUTY
D X	CA	CEANOTHUS AMe RLCANUS	NEWJERSEYTEA	ti	«S	3'J)" ON CENTER
	FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	36	«S	3MJ- ON CENT'S:
	IVJD	ILXX VERTICILLATAJIM DANDY	JIM DANDY DWARF WINTIRSRERY	3	»S	3'-0" ON CENTER
	1VKS	ILEX VERTICILI AT A "RED SPRITE'	RED SPRITE DWARF WINTERBER^ Y	IB	US	S'-O-ONCENTES.
	tsv	H EA VIRGINICA-SPRICH'	LITTLE HINRY DWAR VIRGINIA SWEET SPIRE	116	«S	2'J)" ON CENTER
	iHPCY	IUNIPERUS HORIT.ONTAUS VLUMOSA COMPACTA YOUNGSTOWN'	YOUNGSTOWN ANDORRA COMPACT (UNIP=R	83	ns	3'4J" ON CENTER
	JPN	IUNIPERUS PROCUMScNS NANA*	DWARF JAPANESE ROCK GARDEN JUNIPH	15	«5	2'-0" ON CENTER

	RAGu	RHUS AROMATIC A "G"OJ-OW	G"OJ-OW FRAGRANT SUMAC	20		y-0~ ON CENTER
	RRKO	ROSA X "RED KNOCK OUT	RCD KNOCKOUT ROSE	SJ	«3	y-0' ON CENTER
< O	PVS	PAJICLW VRGATUM "S HE NANDOA -T	SHENANDOAH R.ED SWITCH GRASS	IS	tl	T-0~ ON CENTER
	SHT	SPOROBOLUS HETEROLEP1S TAR.A"	TARA DWARF PRAIRIE DROPSPEED	373	fjl	r-ET ON CENTER
< Z	AC	AQUILEC-IA CANADE"S(S	WILD COUJUM3INE	(00		1 JD" ON CENTER
	EPKK	ECHINACEA PURPUREA "KIM'S KN=E HIGH"	KIM'S KN=E HIGH PURPLE CONI-IOW:"	SS	a\	1-6" ON CENTER
	EPM	ECHINACEA PURPUREA MAGNUS"	MAGNUS PURPLE COF JEFLOWIR		#\	I-8- ON CENTER
	LSP	LIRJOPE SHCATA	C RE-EPING LILY TURF	3\3S	01	0-10- OIJ CENTER
	PVP	PHLOX VOLCANO PURJVE	VOLCAJO PURPLE PHLOX	SB3	u\	1-0- ON CENTER
	RFC-	RUDBECKIA FULGIDA"GOLDSTURM"	SLACK EY=D SUSAT-I	2fl	«l	L-6- ON CENTER
^ 0 2 lf. 186 > a- U	<S	CLEMATIS VIRGIN1ANA	VIRGIN'S BOWER	36	QT	
	LS	LONICE"A SIMPFRVRENS	TRUMPET HONEYSUCKLE	37	QT	
	PQ	PAIT-ICNOCISSUS QU1NQU-FOLIA	VIRGINIA CREEPFR	H	QT	

PLANT PALETTE

PLANT PALETTE AND DETAILS

not to scale

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RIVERWALK SECTION

not to scale

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EAST AND WEST ELEVATION

not to scale

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NORTH AND SOUTH ELEVATION

not to scale

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Date:

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BUILDING SECTION

BUILDING SECTION

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Roscoe

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Date:

09.17.09

Revised: October 20, 2016

Department of Planning

CITY OF CHICAGO

MEMORANDUM

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

David L. Rdifman Secretary
Chicago Plan Commission

October 21, 2016

RE: Proposed Amendment to Industrial Planned Development No. 1151 for property generally located at 3401 North California Avenue.

On October 20, 2016, the Chicago Plan Commission recommended approval of the proposed amendment submitted by Williams Electronic Games, Inc. 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)

121 NORTH LASALLE STREET, ROOM U.K.1