



Office of the City Clerk

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

Legislation Text

File #: SO2017-156, Version: 1

FINAL FOR PUBLICATION

ORDINANCE

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

SECTION 1: Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the DC-16 Downtown Core District symbols and indications as shown on Map No. 1-F in the area bounded by:

West Randolph Street; North Wacker Drive; West Washington Street and the east bank of the south branch of the Chicago River,

to those of a Waterway-Business Planned Development which is hereby established in the area described, subject to such use and bulk regulations as are set forth in the Plan of Development attached herewith and made a part thereof and to no others.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

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PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Waterway-Business Planned Development Number .. ., (Planned Development) consists

of approximately 44,480 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, HH Wacker Acquisition Company, 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 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 are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
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, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development 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 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 Seventeen Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Composite Landscape Plan; Riverwalk Plan; Lower Level Floor Plans; a Green Roof Plan; Building Section Plan and Building Elevations (North, South, East and West) prepared by Goettsch Partners - Architects and dated March 16, 2017, submitted herein. Full-sized copies of the Site Plan, Landscape 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

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Address:	110 N Wacker Drive
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Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as the Planned Development: office, eating and drinking establishments, outdoor patio, food and beverage retail sales and retail sales, financial services, fitness facilities, accessory parking, co-located wireless communication facilities and related and ancillary 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 Chicago 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 44,480 square feet and a base FAR of 16.00.

The Applicant acknowledges that the project has received a bonus FAR of 17.72, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 33.72. 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, pursuant to Section 17-4-1003-D. Such funds will be utilized pursuant to Section 17-4-1004-B (Neighborhoods Opportunity), Section 17-4-1006-C (Citywide Adopt-a-Landmark) and Section 17-4-1005-C (Local Impact).

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9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, 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, including Section 17-13-0800. 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 shall design and construct the open space plaza depicted in the attached exhibit to this Planned Development labeled the Composite Landscape Plan (hereinafter the "Plaza"), and shall be responsible to assure that the Plaza is clean, litter free and clear of snow and debris and that any landscaping or plant material is in a healthy condition. The Plaza shall be open to the public daily from 5:00 am to 11:00 pm. The Applicant agrees to cooperate with the City to permit the installation of mutually-approved public art or sculpture within the Plaza in a mutually agreed upon location in the general area of the northeast corner of the site.
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, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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. The applicant and the city of Chicago agree to cooperate to design a mutually acceptable future access to and from the Street Level Riverwalk Deck and River Level Dock Space when a river level riverwalk connection is made to the River Level Dock Space from the adjacent properties to improve connectivity and access for the site, which does not adversely affect the building operations or security; such modifications that result from these discussions shall be made pursuant to Section 17-13-0611."
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

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operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

16. 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 to: (a) provide a landscaped 60 foot high arcaded street level river setback and continuous riverwalk that is between 25' and 45' as indicated on the Site Plan and Composite Landscape Plan ("Street Level Riverwalk Deck"); and (b) permit connection by others to the property's river level dock space to the setback and riverwalks of adjacent properties when the river edges of the adjacent properties are similarly improved. The Street Level Riverwalk Deck and river level dock space when connected to adjacent properties shall be un-gated and access thereto open to the public free of charge with signage indicating that the Street Level Riverwalk Deck is open to the public daily from 5:00 am to 11:00 pm.

All improvements within the Street Level Riverwalk Deck and river level dock space setback must be substantially completed prior to receipt of a final Certificate of Occupancy 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.

17. This Planned Development shall be governed by Section 17-13-0612. 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 the DC-16 Downtown Core District.

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Waterway-Business Planned Development Bulk Regulations And Data

Table

Gross Site Area: Area in Adjoining Right-of-Way: Net Site Area Including Air Rights: Base Floor Area Ratio (FAR): Bonus Floor Area Ratio (FAR): Total Maximum FAR:

Maximum Accessory Parking Spaces: Minimum Bike Parking Spaces: Minimum Periphery Setbacks:

Maximum Building Height: Minimum Off-Street Loading Berths:

133,088 sq. ft. (3.05528 acres) 88,608 sq. ft. (2.03416 acres) 44,480 sq.ft. (1.02112 acres)

16.0 (711,680 sq. ft.)

17.72 (788,320 sq. ft.)

33.72 (1,500,000 sq.ft.)

87 spaces 25 bike spaces Per Site Plan 800 feet

4 (10 feet X 25 feet)

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Address: 110 N Wacker Drive
Introduced: January 25, 2017
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Goetsch Partners - Architects Applicant HH Wacker Acquisition Company, LLC
224 S Michigan Ave. Floor 17 Address: 110 N Wacker Drive
Chicago IL 60604

110 NORTH MAP nm EXISTING ZONING MAP tVIK-UU I
WACKER DRIVE INTRODUCED' JANUARY 25, 2017 CPC DATE MARCH 18, 2017

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Goettsch Partners - Architects
224 S Michigan Ave. Floor 17
Chicago IL 60604

Applicant. HH Wacker Acquisition Company, LLC Address. 110 N. Wacker Drive
110 NORTH WACKER DRIVE

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EXISTING LAND USE MAP EXISTING CONDITIONS

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W RANDOLPH ST

EASEMENT FOR
REINFORCED CONCRETE
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SOUTH BRANCH OF THE CHICAGO RIVER
ZONING DISTRICT; DC-16

AREA OF PROPERTY ; 44,480 SQ.FT.

N UPPER WACKER DR

OL

PD BOUNDARY LINE
PROPERTY LINE

Goeltsch Partners - Architects
224 S Michigan Ave. Floor 17
Chicago IL 60604

Applicant: HH Wacker Acquisition Company, LLC Address' 110 N. Wacker Drive

110 NORTH WACKER DRIVE

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PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE MAP

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W RANDOLPH ST

* APPROXIMATE LOCATION OF RIGHT-OF-WAY MONUMENT SIGNAGE

ROOF DECK (LEVEL 64)

ROOF DECK (LEVEL 64)

US'-*'

• 1' 1"

j) N UPPER 11 WACKER DR

PROPERTY LINE 1H-1

CZ

0 15; 30'

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Applicant: HH Wacker Acquisition Company, LLC Address: 110 N. Wacker Drive
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SITE PLAN

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WRANDOLPH ST

BRIDGE HOUSE
SITE AREA 44,480 SF
TOTAL ENCLOSED AREA (BUILDING)-22,293 SF-(50.0%)
TOTAL OPEN AREA (VEGETATED+HARDSCAPE) =9,534+12,410=21,944 SF (50.0%)
TOTAL BUILDING OVERHANG AREA (WEST+EAST) =13,611 SF

LINE OF

BUILDING ABOVE
PROPERTY LINE CZ

Goettsch Partners - Architects
224 S Michigan Ave. Floor 17
Chicago IL 60604

Applicant HH Wacker Acquisition Company, LLC Address. 110 N. Wacker Drive

110 NORTH WACKER DRIVE

COMPOSITE LANDSCAPE PLAN

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W RANDOLPH ST

EXISTING
BRIDGE HOUSE

0

W WASHINGTON ST
APPROXIMATE LOCATION OF

FUTURE MONUMENT SIGNAGE

UNE OF

EASEMENT
N UPPER WACKER DR

RELOCATED
DIVVY STATION

LINE OF
BUILDING ABOVE
PROPERTY LINE C-Z-1-

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RIVERWALK LEVEL PLAN
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TOTAL 87 PARKING SPACES P1:19 PARKING P2:68 PARKING

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LOWER LEVEL 1 PLAN

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TOTAL 87 PARKING SPACES P1:19 PARKING P2:68 PARKING

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LOWER LEVEL 2 PLAN

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W RANDOLPH ST

SOUTH BRANCH OF THE CHICAGO RIVER

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PLANTEDAREA

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i LEVEL 54 ROOF *745'2■ CCD

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N UPPER WACKER DR

GROSS ROOF AREA: 40,927 SF ESTIMATED NET ROOF AREA: 29,920 SF ESTIMATED GREEN ROOF AREA: 14,960 SF (SHALL BE 60% OF NET ROOF AREA)
ZTZ

NOTE. FINAL SHAPES OF GREEN SPACE TBC

0 15' 30'

*• PROPERTY LINE f

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GREEN ROOF PLAN

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BRIDGE HOUSE SITE AREA 44,480 SF
TOTAL ENCLOSED AREA (BUILDING) -22,-293 SF (59.0%) TOTAL OPEN AREA (VEGETATED+HARDSCAPE) 9,534+12,410=21,944 SF (50.0%)
TOTAL BUILDING OVERHANG AREA (WEST+EAST) =13,611 SF

OVERHANG(EAST) 3.075 SF / RELOCATED
DIWY STATION

LINE OF - BUILDING ABOVE o 15. -- PROPERTY LINE I I

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110 NORTH WACKER DRIVE

COMPOSITE LANDSCAPE PLAN

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LEVEL LB

PODIUM ENLARGED SECTIONS 1

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PODIUM ENLARGED SECTIONS 2

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Applicant HH Wacker Acquisition Company, LLC Address: 110 N. Wacker Drive
110 NORTH WACKER DRIVE
WEST-EAST PODIUM SECTIONS

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WEST ELEVATION

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224 S Michigan Ave. Floor 17
Chicago IL 60604

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Applicant- HH Wacker Acquisition Company, LLC Address- 110 N. Wacker Dnve

GLASS SCREEN WALL
LOW-IRON LAMINATED GLASS SCREEN WALL

ARCHITECTURAL LOUVER

METAL LOUVERS AT MECHANICAL FLOOR

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NORTH ELEVATION

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Applicant: HH Wacker Acquisition Company. LLC Address 110 N. Wacker Drive

ARCHITECTURAL LOUVBR
METAL LOUVERS AT MECHANICAL FLOOR

COLUMN CLADDING
COLUMN COVERS

ALUMINUM SCREEN PROFILE
HORIZONTAL ALUMINUM SCREEN PROFILE WITH INTEGRATED LOUVER ASSEMBLY

LOBBY FACADE
CLEAR LOBBY GLASS WALL

STOREFRONT GLASS
INSULATED HIGH PERFORMANCE GLASS WITH NEUTRAL COATING

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W RANDOLPH ST

RELOCATED DIVVY STATION
WASHINGTON ST
LINE OF
BUILDING ABOVE
PROPERTY LINE C
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Chicago IL 60604
Applicant: HH Wacker Acquisition Company, LLC Address: 110 N. Wacker Drive
110 NORTH WACKER DRIVE
COMPOSITE LANDSCAPE PLAN

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DWARF PEE GEE HYDRANGAEA

GRO-LOW SUMAC

DWARF FOTHERGILLA

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224 S Michigan Ave. Floor 17
Chicago IL 60604
Applicant: HH Wacker Acquisition Company, LLC Address: 3355 Noel Rd. Dallas, TX 75240
110 NORTH WACKER DRIVE

TREE AND SHRUB
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224 S Michigan Ave. Floor 17
Chicago IL 60604

Applicant: HH Wacker Acquisition Company, LLC
Address: 3355 Noel Rd, Dallas, TX 75240

110 NORTH PD 1 m PERENNIALSANDSEASONALFLOWERS "U- LUO
WACKER DRIVE INTRODUCED: JANUARY 25, 2017 CPCOATE. MARCH 18, 2017

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VARIES M'-IO-TO I5'-2"

SECTION THROUGH PARKWAY PLANTER
SCALE: 1/4" = 1'0"

SECTION THROUGH RIVER PROMENADE
SCALE: 1/4" = 1'0"

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224 S Michigan Ave Floor 17
Chicago IL 60604

Applicant: HH Wacker Acquisition Company, LLC Address 3355 Noel Rd, Dallas, TX 75240
110 NORTH WACKER DRIVE

SECTIONS
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DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

MEMORANDUM

To:

Alderman Daniel S. Solis

Chairman, City Council Committee on Zoning
David Reiff

From:

Chicago Plan Commission Date: March 16, 2017

Re: Waterway Business Planned Development, located at 110 N. Wacker Drive

On March 16, 2017, the Chicago Plan Commission recommended approval of the proposed Planned Development submitted by HH Wacker Acquisition Company, LLC. A copy of the zoning application and

proposal is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

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 744-9476.

Cc: Steve Valenziano
PD Master File (Original PD, copy of memo)

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