



Office of the City Clerk

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

Legislation Text

File #: SO2017-8983, Version: 1

Final FOR PUBLICATION

SUBSTITUTE 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 C3-1 Commercial, Manufacturing and Employment District, DX-5 Downtown Mixed-Use District and Residential-Business Planned Development Number 1354 symbols and indications as shown on Map 1-G in the area bounded by:

West Lake Street; a line 50 feet east of and parallel to North Green Street; the public alley south of and parallel to West Lake Street; the public alley west of and parallel to North Halsted Street; a line 165 feet south of and parallel to West Lake Street; North Halsted Street; a line 240 feet south of and parallel to West Lake Street; the public alley west of and parallel to North Halsted Street; the public alley north of and parallel to West Randolph Street and North Green Street;

to those of a DX-7 Downtown Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the DX-7 Downtown Mixed-Use District and Business Planned Development Number 1359 symbols and indications as shown on Map 1 -G in the area bounded by:

West Lake Street; a line 50 feet east of and parallel to North Green Street; the public alley south of and parallel to West Lake Street; a line 150 feet west of and parallel to North Halsted Street; West Lake Street; North Halsted Street; a line 240 feet south of and parallel to West Lake Street; the public alley west of and parallel to North Halsted Street; the public alley north of and parallel to West Randolph Street and North Green Street;

to those of Business Planned Development Number 1359, as amended.

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

Address: 159-185 North Green Street, 801-813/821-825 West Lake Street, 162-184 North Halsted Street
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BUSINESS PLANNED DEVELOPMENT NO. 1359, AS AMENDED PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number 1359, as amended ("Planned Development") consists of approximately 57,085 (includes 3,768 square feet of right-of-way to be vacated) which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Spectre Partners LLC is the "Applicant" for this planned development pursuant to authorization from the Property owners.
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.

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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the City's

Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by CDOT's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter " " *"" " ~
- Pavement markings

Applicant: Spectre Partners LLC
Address: 159-185 North Green Street, 801-813/821-825 West Lake Street, 162-184 North Halsted Street

Introduced: December 13, 2017 Plan
Commission: February 15, 2018

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The Perimeter Restoration Agreement must be must be executed prior to any CDOT and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the CDOT Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the CDOT Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

4. This Plan of Development consists of these 16 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Gensler and dated February 15, 2018 (the "Plans"): an Existing Land Use Map; an Existing Zoning Map; a Planned Development Subarea Map; a Planned Development Boundary and Property Line Map; a Site and Ground Level Plan; a Landscape Plan; a Green Roof Plan; Subarea A Building Elevations (North, South, East and West); Subarea A Facade Details (Masonry Base, Metal and Glass Curtain Walls); and Subarea B elevations (North 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.
5. The following uses are permitted in the area delineated herein as a Business Planned Development: Retail Sales, General; Office; Lodge or Private Club; School; Co-Located Wireless Communication Facilities; Day Care; Postal Service; Public Safety Services; Animal Services; Artist Work or Sales Space; Business Equipment Sales and Service; Business Support Services; Urban Farm (Rooftop Operation); Communication Service Establishments; Eating and Drinking Establishments (all, including Tavern); Entertainment and Spectator Sports (excluding Inter-Track Wagering Facility); 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; Children's Play Center; Auto Supply/Accessory Sales; Car Wash or Cleaning Service; Motor Vehicle.Repair Shop (not including body work, painting or commercial vehicle repairs); Indoor Participant Sports and Recreation, and related, incidental and accessory uses and accessory parking.
6. On-Prernise 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
7. any building shall also be subject to height limitations, if any, established by the Federal Aviation
7. Administration.

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8. The Applicant acknowledges that the project has received a bonus FAR of 4.5, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 11.5. 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 one half (1/2) of the Local Impact portion of the bonus payment for construction of a field house located at Skinner Park and one half (1/2) of the Local Impact portion of the bonus payment for future lighting improvements of Lake Street to be coordinated with CDOT (the "Projects") The Projects are 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.

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.
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 13-32-085, or any other provision of the Municipal Code of Chicago.

12. The terms and conditions of development under this Planned Development ordinance may be modified
12. administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning
12. Administrator upon the application for such a modification by the Applicant, its successors and assigns
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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 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.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such

outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner shall initiate a Zoning Map Amendment to rezone the property to Business Planned Development No. 1359, as it existed prior to this amendment.

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Address: 159-185 North Green Street, 801 -813/821-825 West Lake Street, 162-184 North Halsted Street
Introduced: December 13, 2017 Plan Commission:
February 15, 2018

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Applicant: Spectre Partners LLC
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Introduced: December 13, 2017 Plan Commission:
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BUSINESS PLANNED DEVELOPMENT NO. 1359, AS AMENDED BULK
REGULATIONS AND DATA TABLE

Gross Site Area (sf):

Area of Public Rights-of-Way (sf):

Net Site Area (sf):

Subarea A:

Subarea B: Maximum Floor Area Ratio:

Subarea A:

Subarea B: Minimum Off-Street Parking Spaces:

Subarea A:

Subarea B: Minimum Bicycle Parking Spaces:

Subarea A:

Subarea B: Minimum Off-Street Loading Spaces:

Subarea A:

Subarea B: Maximum Building Height:

Subarea A:

Subarea B:

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88,945 31,860 57,085

(includes 3,768 square feet of right-of-way to be vacated)

52,044

5,041

11.5

12.52

1.0

120 0

30 0

2(10'x25') 0

275'0" 45'0"

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Applicant: Spectre Partners LLC
Address: 159-185 North Green Street, 801-813/821-825 West Lake Street, 162-184 North
Halsted Street Introduced: December
13, 2017 Plan Commission: February 15, 2018

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DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

From:

David L. Reifman Commissioner

Department of Planning and Development Date: February

15, 2018

Re: Proposed Amendment to Planned Development #1359 (generally located at 801 W. Lake Street)

On February 15, 2018, the Chicago Plan Commission recommended approval of a proposed Amendment to Planned Development #1359 submitted by the Applicant, Spectre Partners, LLC. The project involves the expansion of the boundaries of PD #1359 to incorporate adjacent parcels currently zoned C3-1 and DX-5 and then to establish a unified DX-7 zoning district before re-establishing PD #1359, as amended. The Amendment will ultimately allow for the construction of a 290' office building with ground floor retail space and approximately 129 parking spaces. A copy of the proposed ordinance, statements, exhibits and bulk table are 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 Zoning and Land Use 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