

PD 1037

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City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

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October 30, 2007

Ms. Jesse W. Dodson
DLA Piper US, L.L.P.
203 North LaSalle Street, Suite 1900
Chicago, Illinois 60601-1293

Re: Administrative Relief Request for Waterway Business Planned Development No. 1037, CRM Properties Group, Limited ('Whole Foods') Address – 1550 North Kingsbury Street

Dear Ms. Dodson:

Please be advised that your request for Administrative Relief to Waterway Business Planned Development No. 1037 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you are requesting the following modification to the approved Plan of Development:

- Plantings along Blackhawk have been modified from four (4) trees in four (4) planters to three (3) trees in two (2) planters. Further modifications along Blackhawk include narrowing of the sidewalk and the widening of the driveway accessing the loading dock.
- Plantings and parking along Kingsbury Street have been modified from angled parking with trees in islands and a sod parkway to limited parallel parking with an increased amount of trees in planters. The sidewalk has been narrowed and an outdoor café has been added.
- The plantings along Weed Street have been modified from five (5) trees in five (5) planters to five (5) trees in three (3) planters. Additionally, the sidewalk has been slightly narrowed.
- The river walk improvements have been modified to a meandering walk with access to the Chicago River's edge with fewer planting beds. A seating area has been added between the walkway and the proposed building.

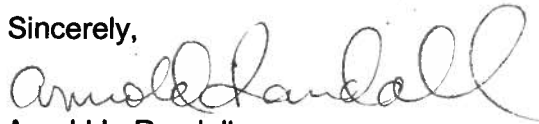
The revised landscape plan consists of seven (7) sheets (Sheet Numbers L100, L101, L102, L103, L104, L105 and L106) was prepared by Ted Wolff of Wolff Landscape Architecture, Inc. and most recently revised on October 15, 2007. The revised landscape plan accurately depicts the revisions described above and has been approved by CDOT.

With regard to your request, the Department of Planning and Development has determined that the revised landscape plan does not create an adverse impact on the Planned Development or surrounding neighborhood, does not result in an increase in the bulk or density, does not change the character of the development and therefore, would constitute a minor change.



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 1037, I hereby render the Administrative Relief dated October 30, 2007, and approve the foregoing minor change to this Planned Development located at 1550 North Kingsbury Street.

Sincerely,

A handwritten signature in cursive script, appearing to read "Arnold L. Randall".

Arnold L. Randall
Commissioner

ALR: MRD: eg

cc: Kathleen Nelson, Danita Childers, Mike Marmo, Pat Haynes, DPD files

*Reclassification Of Area Shown On Map Number 3-G.
(As Amended)
(Application Number 15766)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C3-5 Commercial, Manufacturing and Employment District symbols and indications as shown on Map Number 3-G in the area bounded by:

West Weed Street, North Kingsbury Street, West Blackhawk Street; and the north branch of the Chicago River,

to those of a Business Planned Development.

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

Plan of Development Statements attached to this ordinance read as follows:

Waterway Business Planned Development Number 1037.

Plan Of Development Statements.

1. The area delineated herein as Waterway Business Planned Development (the "Planned Development") consists of approximately one hundred thirty-seven thousand six hundred fifty (137,650) net square feet (three and sixteen-hundredths (3.16) acres) of real property located at 1500 North Kingsbury Street and bounded by West Weed Street, North Kingsbury Street, West Blackhawk Street and the north branch of the Chicago River (the "Property"), and is controlled by the applicant, CRM Properties Group, Ltd. (the "Applicant").
2. The Applicant or its successors, assignees or grantees 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 rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council. The Applicant or its successors, assignees or grantees may construct the proposed new

improvements in the Planned Development in phases and shall be permitted to seek and obtain permits required for such construction separately for different structures located in the Planned Development.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assignees and, if different than the Applicant, the legal titleholders and any ground lessors except as provided herein. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assignees and, if different than the Applicant, the legal titleholders and any ground lessors and their respective successors and assignees. 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 for purposes of this Statement shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors of the Property, except that the Applicant shall be permitted, as set forth in Statement 11 hereof, to designate subareas within the Planned Development pursuant to a minor change approved by the Commissioner of the Department of Planning and Development ("Commissioner"). Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "the Applicant" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder; provided, however, that the Applicant's right to authorize changes or modifications to this Planned Development for so long as it owns or controls all or any portion of the Property shall not be deemed amended or transferred to apply to a transferee (or its beneficiaries as aforesaid) unless expressly assigned in a written instrument executed by the original Applicant hereunder. An agreement among different owners of the Property, or a covenant binding owners of the Property, may designate the parties authorized to apply for future amendments, modifications or other changes to the Planned Development.

4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; and the following plan documents dated October 19, 2006 and prepared by Gensler (collectively, the "Plans"): Existing Zoning Map; Existing Land-Use Map; Planned Development Property Line and Boundary Map; Site Plan; Landscape Plan; Floor Plans and Roof Plan; and Building Elevations. Full-sized copies of the Plans are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This 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.
5. The following uses of the Property shall be permitted in the Planned Development: general retail sales (including without limitation grocery store); office; accessory and non-accessory parking; accessory uses; and all other uses permitted in the C3-5 Commercial, Manufacturing and Employment District.
6. Business identification 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. Any store operating on the Property may, in the ordinary course of business, maintain displays of certain seasonal and other merchandise in areas outside the access doors to such store.
7. The improvements of the Property shall be designed, constructed and maintained in substantial conformance with the Plans described in Statement 4 above and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance.
8. In addition to the maximum heights of the buildings and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements also shall be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area, floor area ratio ("F.A.R.") and building height calculations, the definitions of the Chicago Zoning Ordinance in effect as of the date hereof shall apply; provided, however, that in addition to the other exclusions from Floor Area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, such floor area shall not include (a) all floor area devoted to mechanical equipment which exceeds one thousand (1,000) square feet in any single location regardless of

placement; and (b) all floor area associated with parking and loading areas. The calculation of F.A.R. shall be made based on the net site area of the Planned Development. In addition, the calculation of any building height shall not include mechanical penthouses and enclosures, telecommunications facilities or architectural design elements such as spires.

10. 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. Any changes to ingress and egress as depicted in the Plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street parking and loading facilities shall be provided in compliance with this Planned Development. A minimum of two percent (2%) of all parking spaces provided pursuant to this Planned Development shall be designated and designed for parking for the handicapped.
11. The requirements of the Planned Development may be modified administratively by the Commissioner upon application and a determination by the Commissioner that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner shall be deemed to be a minor change to the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance. Notwithstanding the provisions of Section 17-13-0611 of the Chicago Zoning Ordinance, such minor changes may include the designation of subareas within the Planned Development, a reduction of the minimum required distance between structures and a reduction of periphery setbacks. It is acknowledged that the demising walls for the interior spaces are illustrative only and that the location and relocation of demising walls or division of interior spaces shall not be deemed to require any further approvals pursuant hereto.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of natural resources. The Applicant shall use commercially reasonable efforts to design, construct and maintain all buildings located on the Property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System; provided, however, nothing set forth in this

Planned Development shall be construed to require Applicant to obtain L.E.E.D. certification for any of the improvements on the Property. The Applicant shall provide a green roof area equal to twenty-five percent (25%) of the net roof area, as shown on the Site Plan.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the improvements of the Property in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new 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 promote the highest standard of accessibility. No permits shall be issued pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each new building or improvement.
14. 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 provided in the waterway planned development guidelines contained in the Chicago Zoning Ordinance (Section 17-8-1912). To further these goals, the Applicant agrees to: (a) provide a landscaped thirty (30) foot wide river setback and continuous riverside trail as indicated on the Site Plan and Landscape Plan; and (b) permit connection of such setback and trail to the setbacks 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 improvements within the thirty (30) foot setback free of charge during typical Chicago Park District hours. All improvements within the thirty (30) foot setback must be substantially completed prior to receipt of an occupancy certificate for the principal building on the Property, provided that planting may be delayed if consistent with good landscaping practices, but no longer than one (1) year following the receipt of the occupancy certificate.
15. Unless substantial construction of the new buildings contemplated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion of such buildings is pursued thereafter, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the Property shall automatically revert to the C3-5 Commercial, Manufacturing and Employment District classification.

11/1/2006

REPORTS OF COMMITTEES

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Said six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner determines that good cause for such an extension is shown.

[Existing Zoning Map; Existing Land-Use Map, Planned Development Property Line and Boundary Map; Site Plan; Landscape Plan; Riverwalk at Mezzanine and Lower Terrace; Floor Plans; Roof Plan; and Building Elevations referred to in these Plan and Development Statements printed on pages 90466 through 90476 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Waterway Business Planned Development. 1037

Plan Of Development Bulk Regulations And Data Table.

Gross Site Area (179,032 square feet) = Net Site Area (137,650 square feet) + Area Remaining in Public Right-of-Way (41,382 square feet)

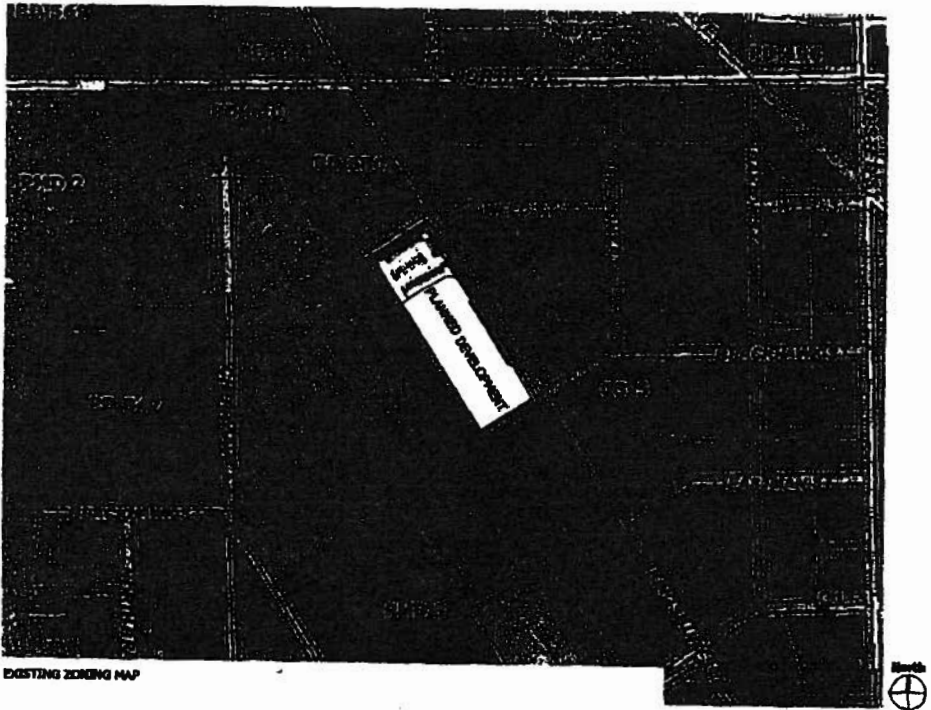
Net Site Area:	137,650 square feet
Maximum Floor Area Ratio:	5.0
Maximum Site Coverage:	In accordance with the Site Plan
Minimum Number of Off-Street Parking Spaces:	300
Minimum Number of Off-Street Loading Berths:	3
Maximum Building Height:	65 feet
Minimum Setbacks from Property Lines:	In accordance with the Site Plan

90466

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11/1/2006

Existing Zoning Map.



CEM PROPERTIES GROUP, LTD - 1500 N. Kingsbury
Project Number: 21.6061.000

Chicago, Illinois

10/19/06

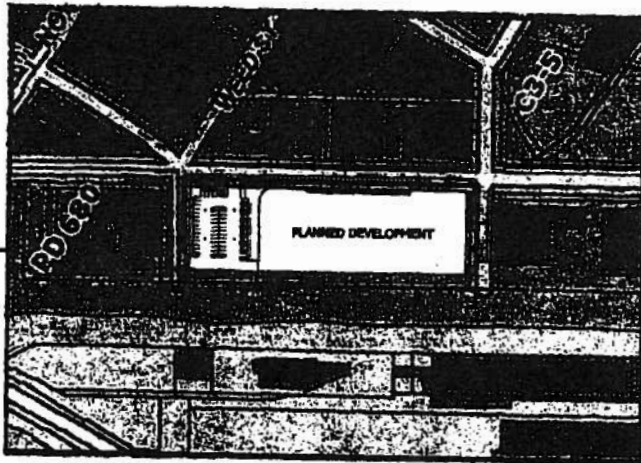
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Existing Land-Use Map.

ADDRESS	USE	STORIES
1 NORTH AVE COLLECTIVE	MULTIPLE RESID.	4
1 1201 SHIPLEY AVE	207 LICENSE BAR	3
1 1202 SHIPLEY AVE	OFFICES	2
1 1203 SHIPLEY AVE	BEACH BEACH BAR	2
6 1201 N. SHIPLEY AVE	BAR	2
6 942 W. WOOD ST	BAR	1
7 1200 N. PULASKI ST	CAR WASH	1
6 822 N. WOOD ST	W/CLUB	2
9 904 N. WOOD ST	OFF-TRACK BETTING	1
10 804 N. WOOD ST	RESTAURANT	1
11 804 N. WOOD ST	RESTAURANT	1
12 804 N. WOOD ST	RESTAURANT	1,3
13 1242 N. PULASKI	TRUCKS	1
14 1242 N. PULASKI	W/CLUB	1
15 1220 N. PULASKI	W/CLUB	2
16 1212 N. PULASKI	OFFICES	2
17 1204 N. PULASKI	BAR/CLUB	2
18 BLACKSTONE	FUTURE RESIDENTIAL	1004-1006
19 FUTURE PARKING LOT		
20 PARKING	FOR OFFICE SPACE	
21 808 SHIPLEY	OFFICE SPACE	2
22 1440 KENNEDY	OFFICE AND RETAIL	2
23 804 BLACKSTONE	RETAIL	2
24 1200 N. KENNEDY	RETAIL	2
25 FUTURE PARKING		
26 1222 N. KENNEDY	RETAIL	2
27 1222 N. KENNEDY	W/CLUB	2
28 FUTURE PARKING LOT		
29 1202 N. KENNEDY	RESTAURANT	2
30 1202 N. KENNEDY	TEN-RENTALY LICOR-ALCOHOL	2
31 PARKING		
32 804 N. NORTH AVE	RETAIL AND RESTAURANT	1
33 PLAZA PARKING	HIGHLY PARKING	2
34 1204 N. KENNEDY	RETAIL	2
35 1204 N. KENNEDY	RETAIL	2
36 PARKING		
37 1204 N. KENNEDY	RETAIL	1
38 808 NORTH AVE	RETAIL	1

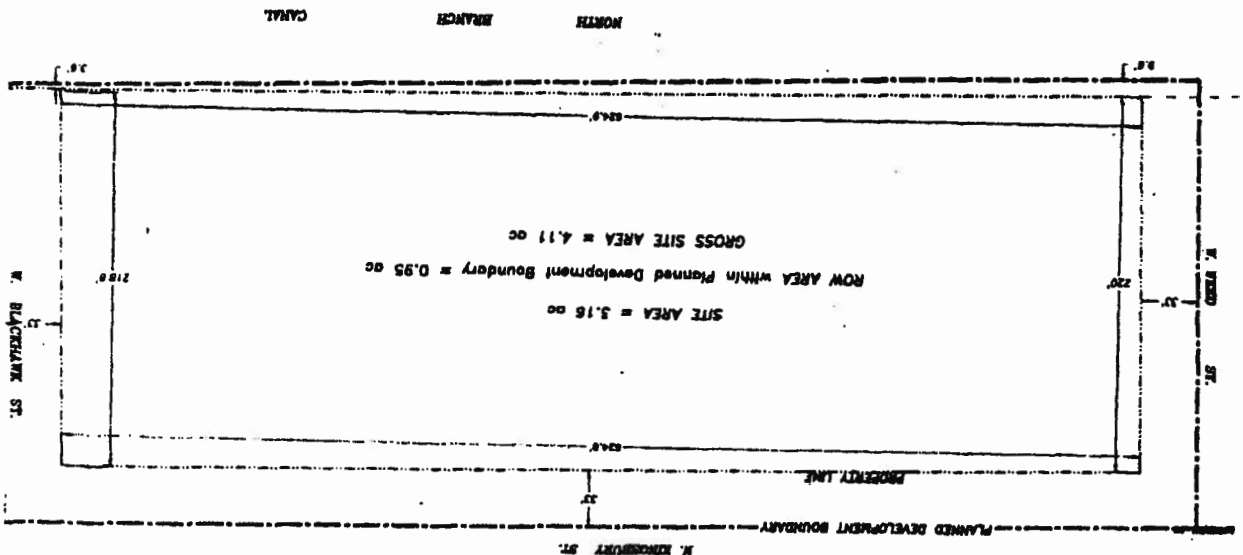


PROPERTY LINE
OFFSET = 400 FT

EXISTING LAND USE MAP
BAR SCALE:



Planned Development Property Line
And Boundary Map.

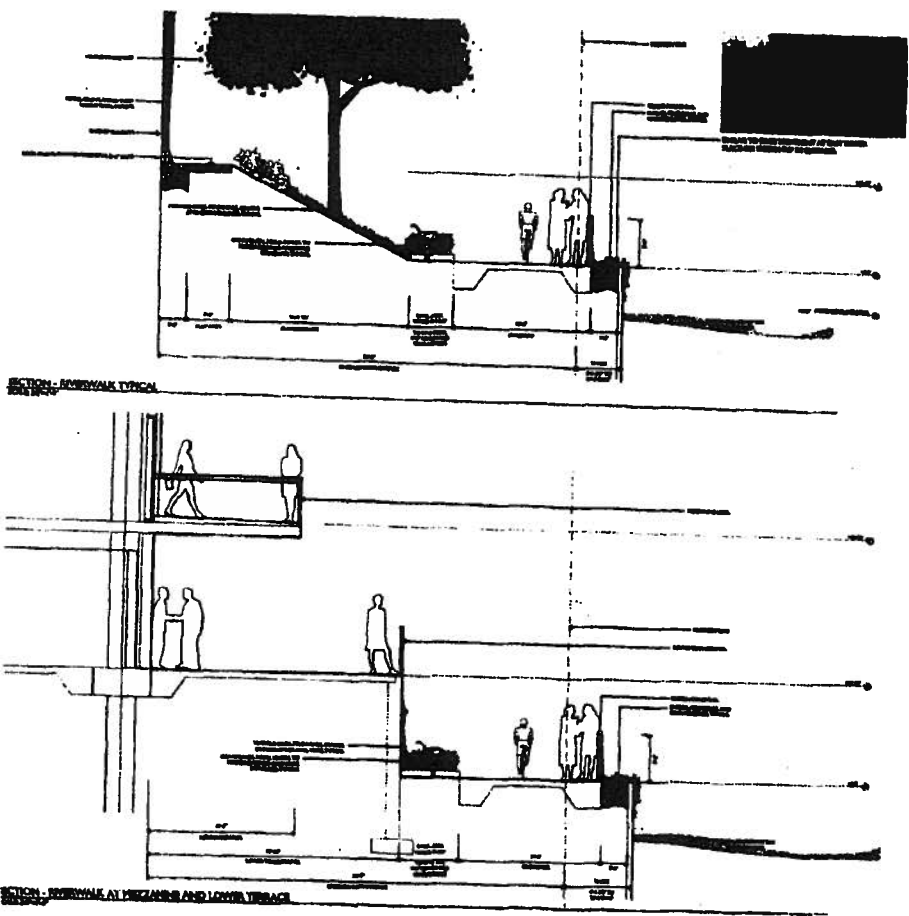
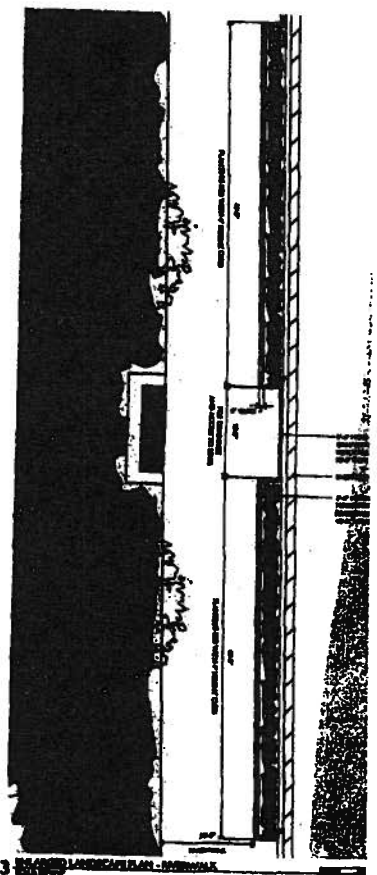


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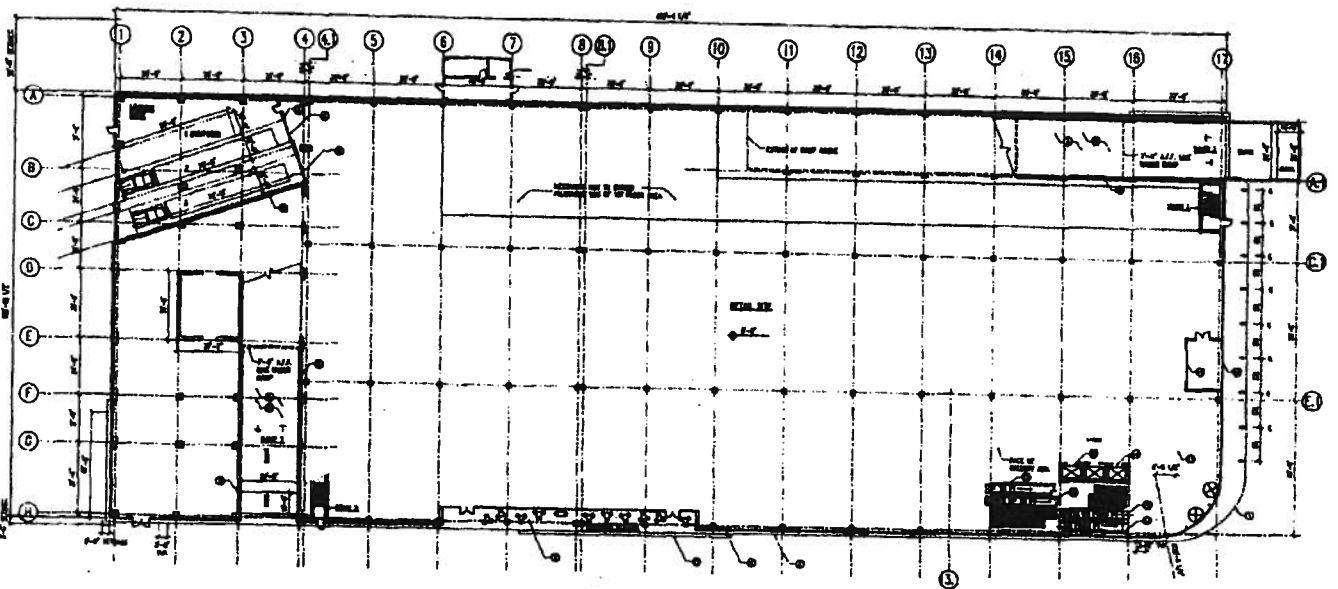
REPORTS OF COMMITTEES

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Riverwalk At Mezzanine And Lower Terrace.

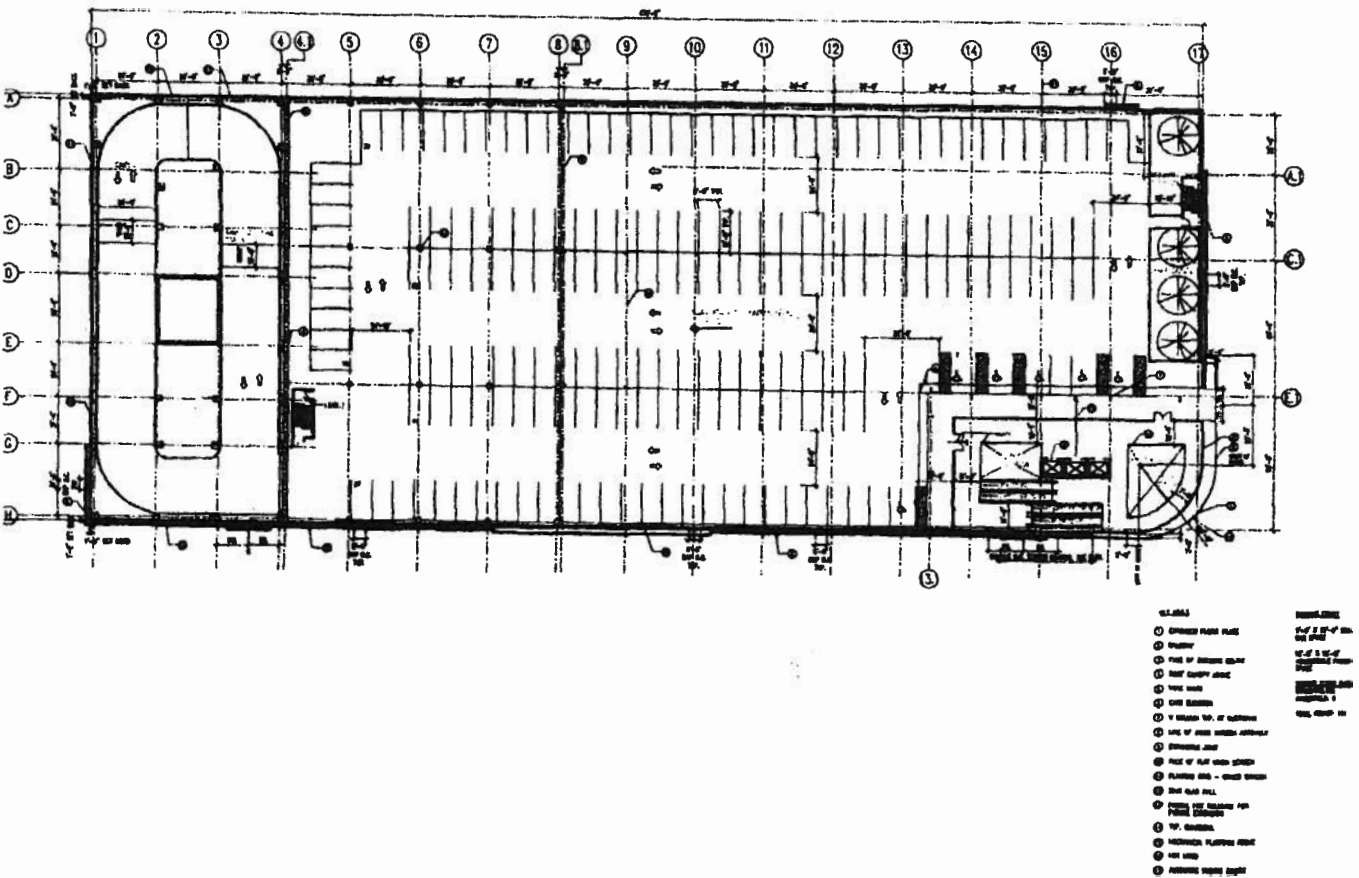


Ground Floor Plan.

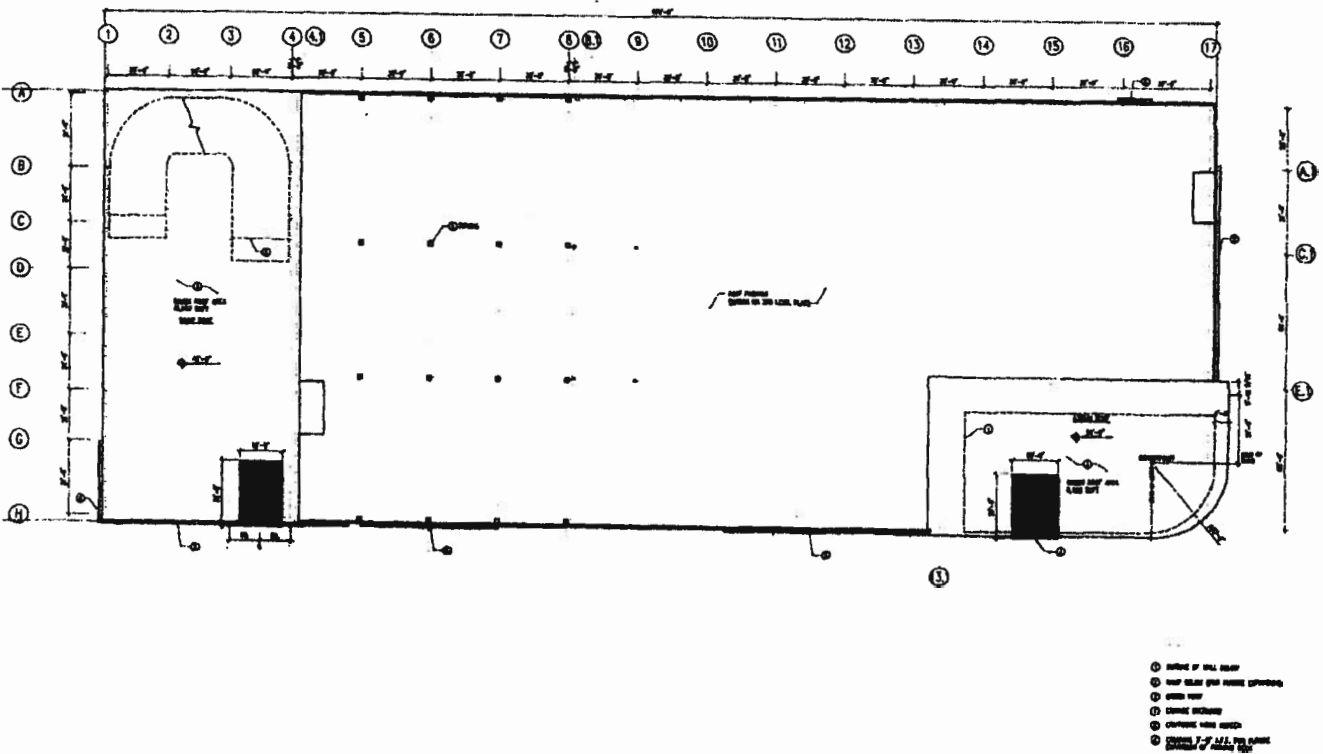


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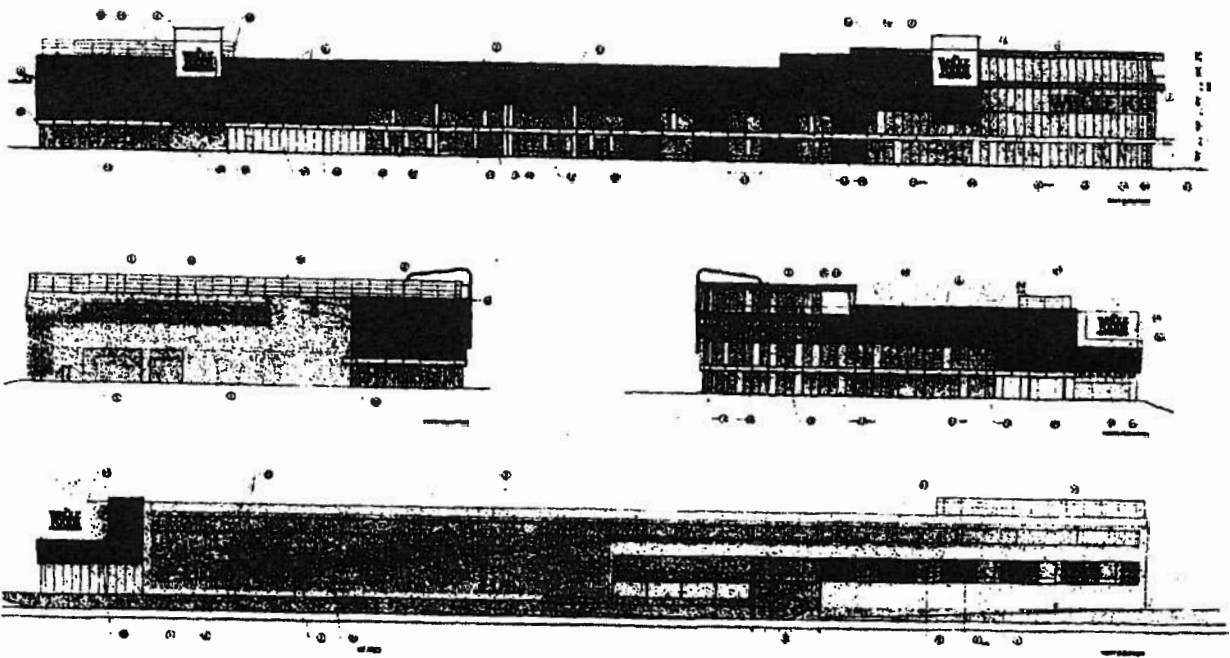
Third Floor Parking Deck.



Roof Plan.



Exterior Elevations.



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- 346. 2x694
- 347. 2x696
- 348. 2x698
- 349. 2x700
- 350. 2x702
- 351. 2x704
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- 355. 2x712
- 356. 2x714
- 357. 2x716
- 358. 2x718
- 359. 2x720
- 360. 2x722
- 361. 2x724
- 362. 2x726
- 363. 2x728
- 364. 2x730
- 365. 2x732
- 366. 2x734
- 367. 2x736
- 368. 2x738
- 369. 2x740
- 370. 2x742
- 371. 2x744
- 372. 2x746
- 373. 2x748
- 374. 2x750
- 375. 2x752
- 376. 2x754
- 377. 2x756
- 378. 2x758
- 379. 2x760
- 380. 2x762
- 381. 2x764
- 382. 2x766
- 383. 2x768
- 384. 2x770
- 385. 2x772
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- 387. 2x776
- 388. 2x778
- 389. 2x780
- 390. 2x782
- 391. 2x784
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- 415. 2x832
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- 417. 2x836
- 418. 2x838
- 419. 2x840
- 420. 2x842
- 421. 2x844
- 422. 2x846
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- 424. 2x850
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- 430. 2x862
- 431. 2x864
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- 488. 2x978
- 489. 2x980
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- 493. 2x988
- 494. 2x990
- 495. 2x992
- 496. 2x994
- 497. 2x996
- 498. 2x998
- 499. 2x1000