

# PD 1190

**Table of Contents**

**03/04/2015 Minor Change** ..... **2**  
    Exhibits ..... 3  
**04/24/2012 PD Adoption** ..... **4**  
    Ordinance ..... 4  
    Statements ..... 6  
    Bulk Table ..... 8  
    Exhibits ..... 9



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

March 4, 2015

Rob Rejman  
Chicago Park District  
541 North Fairbanks  
Chicago, IL 60611

**Re: Administrative Relief request for Waterway Planned Development No. 1190  
Proposed Eleanor Boathouse at 2754-2860 S. Eleanor Street**

Dear Mr. Rejman:


Please be advised that your request for a minor change to Waterway Planned Development No. 1190 ("PD 1190"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

The Chicago Park District, owner of all of the property within PD 1190, is seeking administrative relief to allow for modifications to the location and orientation of the proposed field house, boat storage building, and proposed parking lot, along with the addition of an outdoor fitness area. The original request also included the addition of two storage containers at the south end of the site, however, they are no longer needed, have been removed from the revised Site Plan, dated March 2, 2015, and are not included in this approval. The Department of Transportation approved the revised Eleanor Street curb cuts on January 12, 2015.

With regard to your request, the Department of Planning and Development has determined that allowing these proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will 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 Waterway Planned Development No. 1190, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

C: Mike Marmo, Erik Glass, Doreen O'Donnell, Steffan Schoenauer, Christopher Vant Hoff, Main file

SOUTH BRANCH CHICAGO RIVER



CANAL ORIGINS PARK

BUBBLBY CREEK

1 SITE PLAN  
Scale: 1/8" = 1'-0"



**CHICAGO PARK DISTRICT**  
541 NORTH FARBANKS  
Chicago, Illinois 60611

**PARK #571  
CANAL ORIGINS  
BOAT HOUSE**

571 SOUTH ELEANOR STREET  
SOUTH BRANCH OF CHICAGO RIVER  
CHICAGO, ILLINOIS

**GENERAL NOTES**  
1. SEE GENERAL NOTES TO SPECIFICATIONS AND PROJECT MANUAL FOR THE PROJECT.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND STATE HIGHWAYS.  
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND STATE HIGHWAYS.  
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND STATE HIGHWAYS.

NO.	DESCRIPTION	DATE
1	ISSUED FOR BIDDING	08/20/2013
2	PERMITS	09/10/2013
3	ISSUED FOR CONSTRUCTION	09/10/2013
4	ISSUED FOR CONSTRUCTION	09/10/2013
5	ISSUED FOR CONSTRUCTION	09/10/2013
6	ISSUED FOR CONSTRUCTION	09/10/2013
7	ISSUED FOR CONSTRUCTION	09/10/2013
8	ISSUED FOR CONSTRUCTION	09/10/2013
9	ISSUED FOR CONSTRUCTION	09/10/2013
10	ISSUED FOR CONSTRUCTION	09/10/2013

**STUDIO / BAND / ARCHITECTS**  
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3000 Project for CPD Project No. 1111 P.1 (2013)  
Client: CPD  
Drawing No.: 010-010  
Drawing Title: BOAT HOUSE  
Scale: 1/8" = 1'-0"  
**SITE PLAN**

Drawing Number: **A-010**

17933

4/24/2012

REPORTS OF COMMITTEES

25147

~~Reclassification Of Area Shown On Map No. 6-F.  
 (As Amended)  
 (Application No. A-7770)  
 (Common Address: 2347 S. Wabash Ave. (2343 --  
 2359 S. Wabash Ave.; And 44 -- 74 E. 24<sup>th</sup> St.))~~

[SO2011-9880]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the DS3 Downtown Service District and DX5 Downtown Mixed-Use District symbols and indications as shown on Map Number 6-F in the area bounded by:

South Wabash Avenue; the alley immediately north of and parallel to East 24<sup>th</sup> Street; a line 211.01 feet east of and parallel to South Wabash Avenue; a line 199 feet north of and parallel to East 24<sup>th</sup> Street; a line 321.58 feet east of and parallel to South Wabash Avenue; and East 24<sup>th</sup> Street,

to those of a DR3 Downtown Residential District and a corresponding use district is hereby established in the area above described.

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

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~~Reclassification Of Area Shown On Map No. 6-G.  
 (As Amended)  
 (Application No. 17433)  
 (Common Address: 2700 Block Of S. Eleanor St.)~~

WPD 1190

[SO2012-639]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M2-3 Light Industry District and PMD Number 11 (Planned Manufacturing District Number 11) symbols and indications as shown on Map Number 6-G in the area bounded by:

the centerline of the south branch of the Chicago River; South Loomis Street; a line 495.47 feet southwest of and almost parallel to the west boundary line of South Loomis Street (as measured along the northwest boundary line of South Eleanor Street); South Eleanor Street; West Fuller Street; the centerline of the Fork of the Chicago River (the centerline of the south branch of the Chicago River),

or the boundary as follows:

a parcel of land consisting of a part of Lot 3 and a part of Lot 4, in Blocks 7 and 8 in Canal Trustees Subdivision of the blocks in the south fractional half of Section 29-39-14 East of the Third Principal Meridian, in Cook County, Illinois. Said parcel of land being bounded and described as follows:

beginning at the most southerly corner of said Lot 4 and running; thence northwesterly along the southwesterly line of said Lot 4, a distance of 341 feet; thence northeasterly along a straight line, the easterly terminus of which is the northwesterly corner of Lot 1 in said Blocks 7 and 8, a distance of 298.56 feet to the point of intersection of said straight line which is 298.11 feet measured perpendicularly northeasterly from and parallel with the southwesterly line of said Lot 4; thence southeasterly along said last described parallel line, a distance of 329.89 feet to its intersection with the southeasterly line of said Lot 3; and thence southwesterly along the southeasterly line of said Lots 3 and 4, a distance of 298.16 feet to the point of beginning, in Cook County, Illinois.

Lot 5 (except that part taken for widening of the Chicago River by condemnation proceedings had in district court of the United States of America as Case 9535); and

That part of Lot 6 lying easterly of a line described as follows:

beginning at a point in the northerly side of said Lot 6, a distance of 231.5 feet from the northerly side of South Eleanor Street; thence southwesterly to a point on the southerly side of said Lot 6, distant 134.3 feet from the northerly side of South Eleanor Street (being all of said Lot 6 lying east of the present government dock line); and

Lot 7 (except that part conveyed to City of Chicago for straightening the Chicago River and except that part conveyed to the U.S.A. for turning basin) in the subdivision of Blocks 7, 8 and 9 in Canal Trustees' Subdivision of the south fractional half of Section 29, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Numbers:

17-29-301-003-0000;

17-29-301-005-0000;

17-29-301-008-0000; and

17-29-301-009-0000,

to those of a Parks and Open Space District (POS-1) then to a Waterway Planned Development.

SECTION 2. This ordinance takes effect after its passage and approval.

Plan of Development Statements referred to in this ordinance read as follows:

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1190 ("Planned Development") consists of approximately 182,155 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 City of Chicago.
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 titleholders 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 titleholder 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 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 Department of Transportation on behalf of the applicant or its successors, assign 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 Departments of Housing and Economic 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's Construction 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 the Department of Transportation.

4. This plan of development consists of fifteen (15) statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Building Elevations (North, South, East and West); and Chicago Builds Green Form prepared by Studio Gang and dated March 15, 2012, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. 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 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 Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are allowed in the area delineated herein as a Planned Development: canoe/boat launch, fishing pier, recreation building, passive open space, accessory off-street parking, storage building and associated uses.
6. On-Premises 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 Housing and Economic Development. Off-Premises 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 site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 133,375 square feet.
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 the Department of Housing and Economic 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. Final landscape plan review and approval will be by the Department of Housing and Economic Development. 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, Environment 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 titleholders 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. This proposed Planned Development will be in compliance with the Sustainable Development Policy of the Department of Housing and Economic Development through its provision of a project that is Leadership in Energy and Environmental Design ("LEED") certified Silver.
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 the Department of Housing and Economic Development shall initiate a Zoning Map amendment to rezone the Property to POS-1 (Parks and Open Space District).

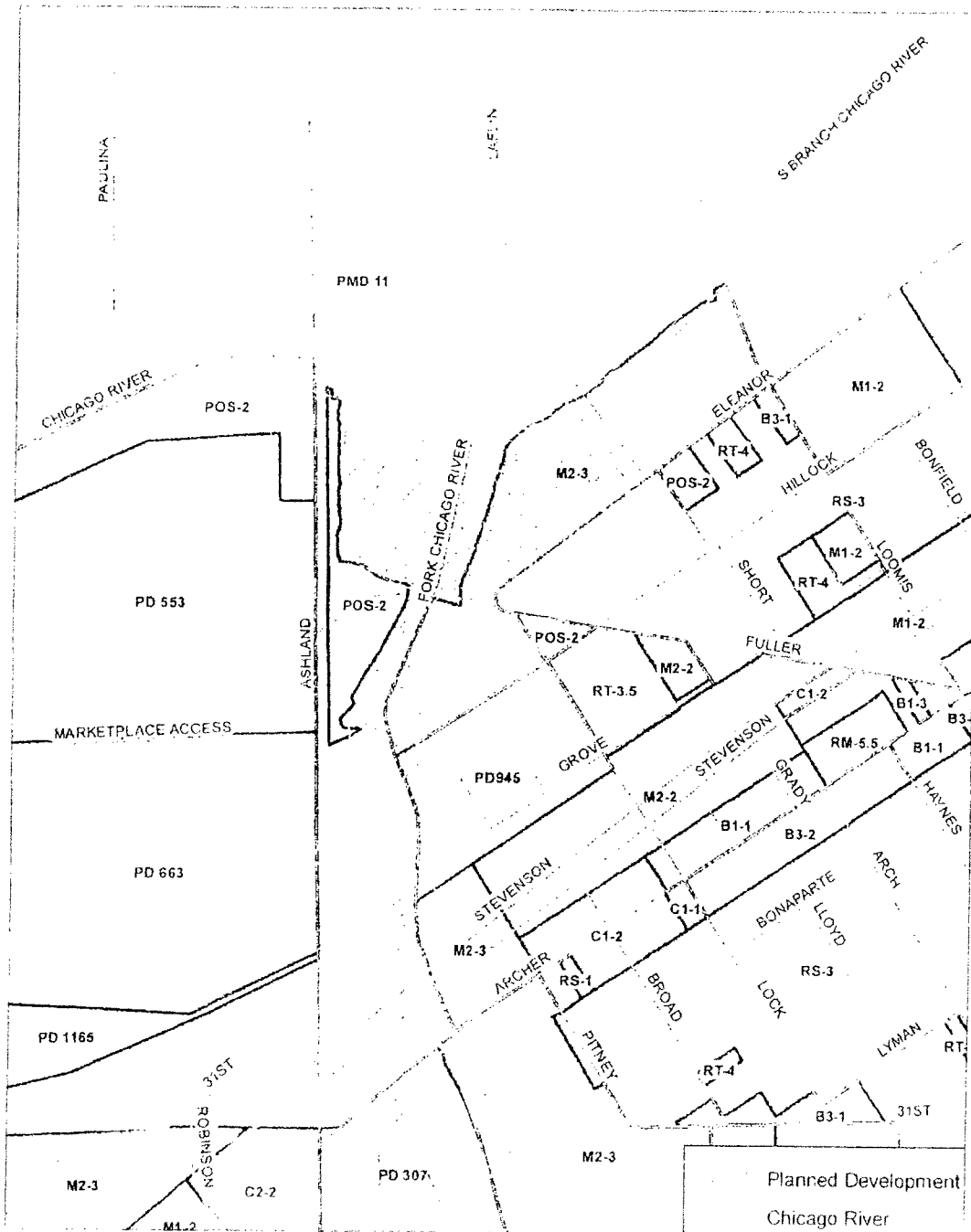
[Existing Zoning Map; Existing Land-Use Map; Existing Property Lines; Site Plan; Landscape Plan; Building Elevations; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 25152 through 25163 of this *Journal*.]

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

*Bulk Regulations And Data Table.*

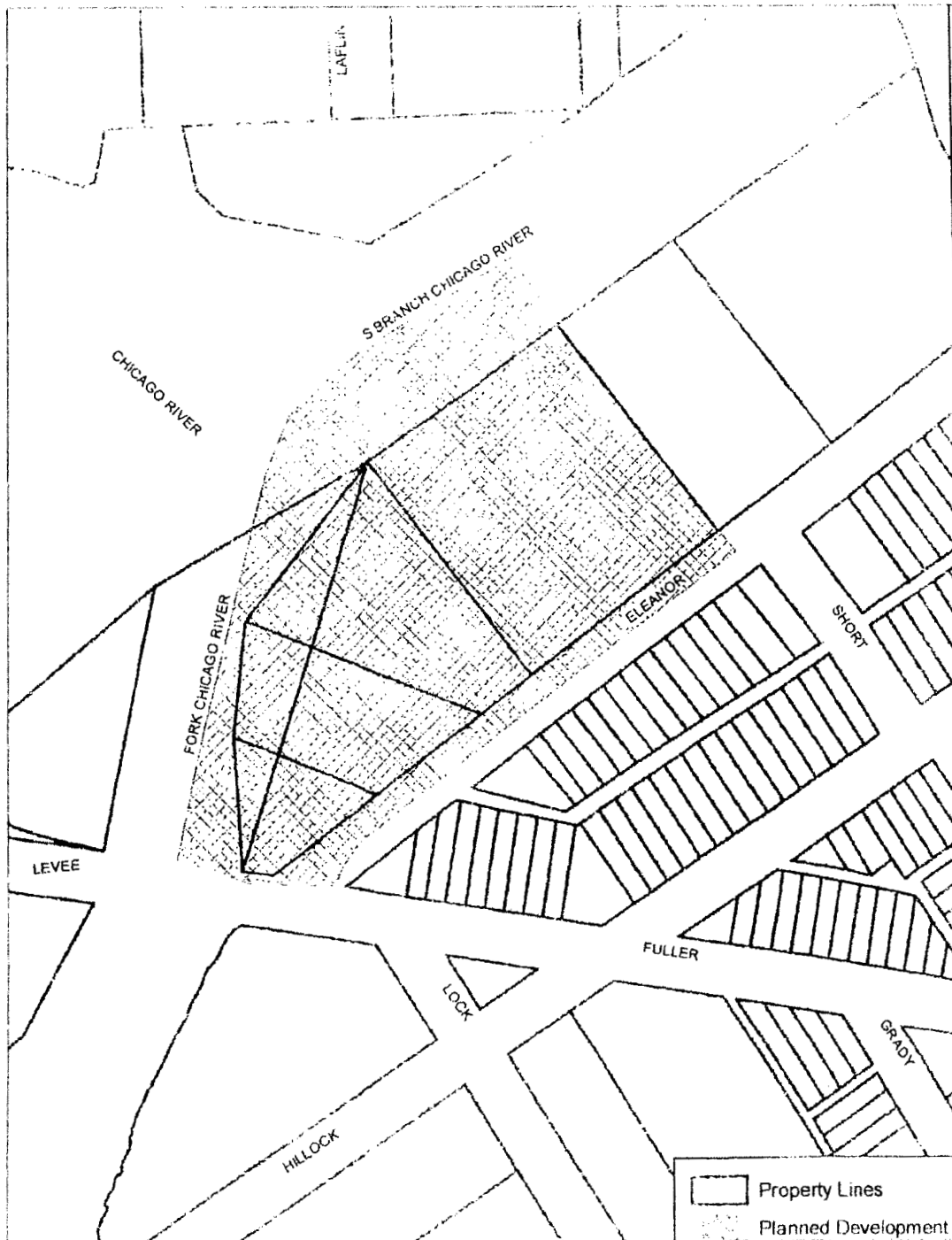
Gross Site Area:	Public Right-Of-Way	Net Site Area
182,155 square feet (4.18 acres)	48,780 square feet (1.12 acres)	133,375 square feet (3.06 acres)
Maximum Floor Area Ratio:	1.0	
Minimum Number of Accessory Off-Street Parking Spaces:	14	
Minimum Number of Off-Street Loading Spaces:	0	
Minimum Number of Bicycle Spaces:	4	
Maximum Building Height:	42 feet, 9 inches	

Planned Development And Existing Zoning Map.





Planned Development And Existing Property Lines.

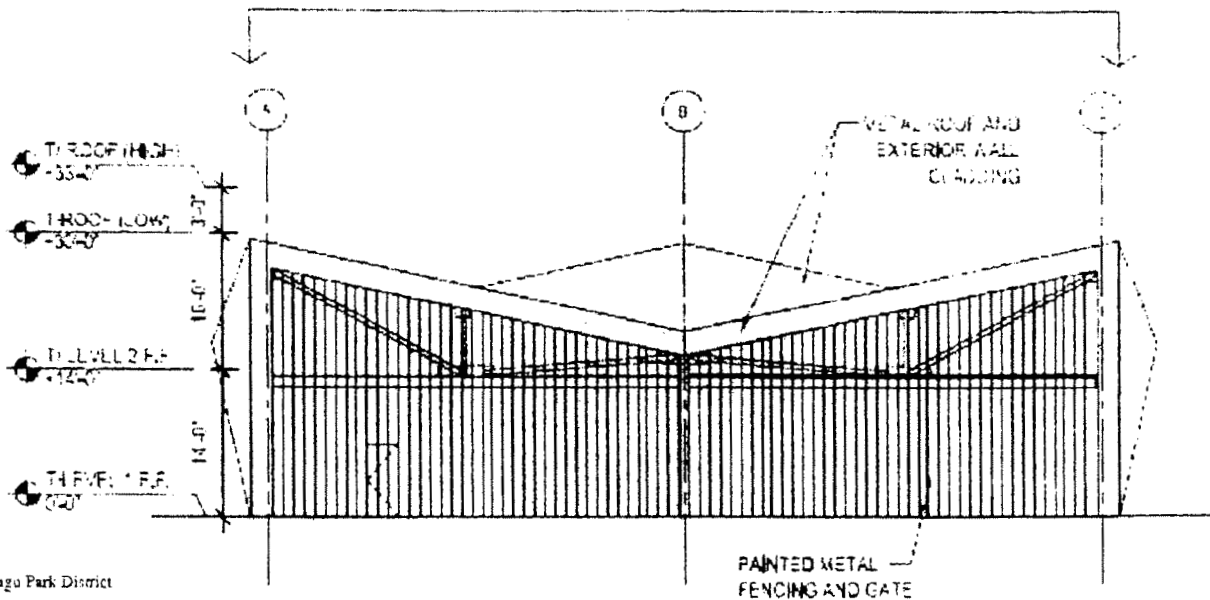






North Building Elevation.

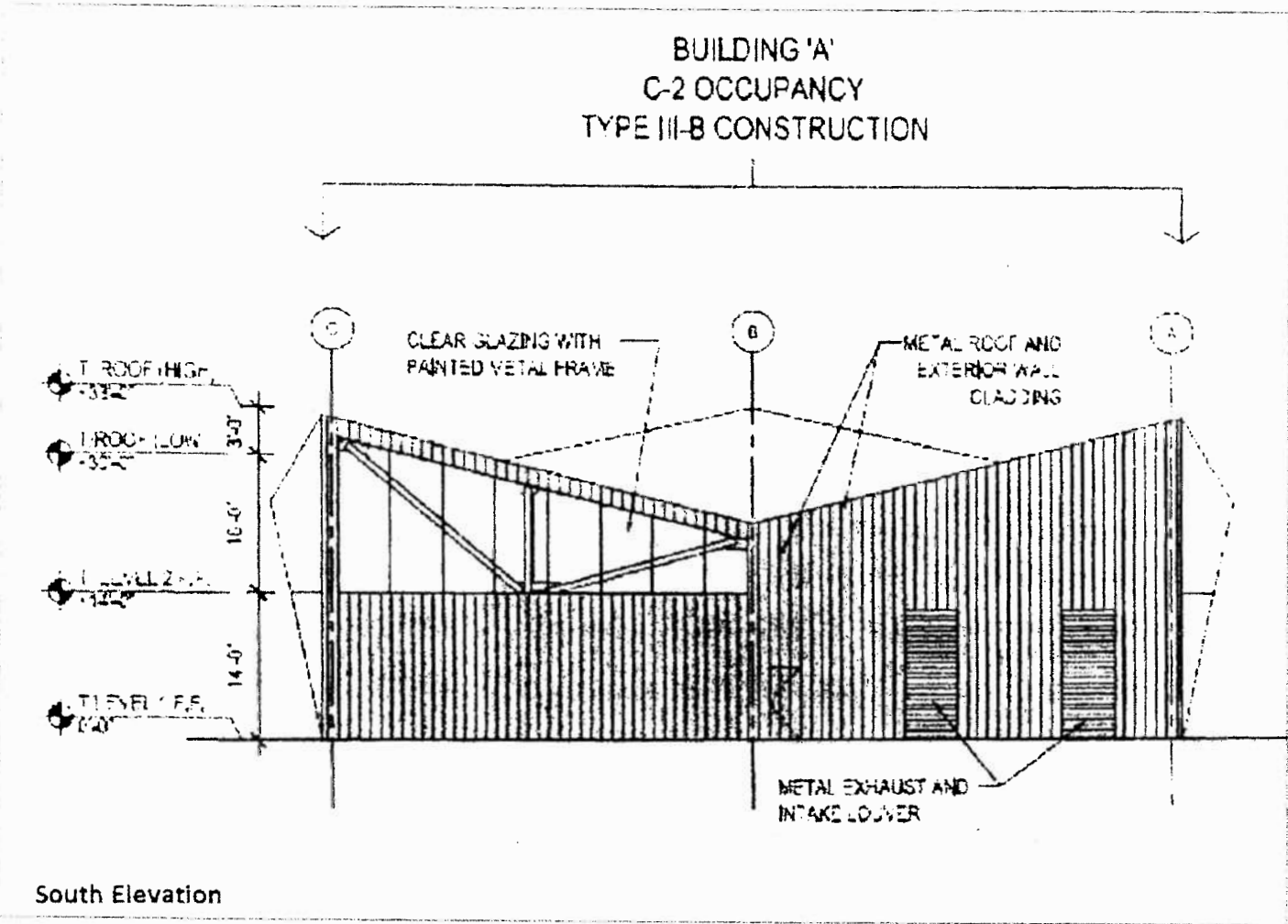
BUILDING 'B'  
H-2 OCCUPANCY  
TYPE III-B CONSTRUCTION



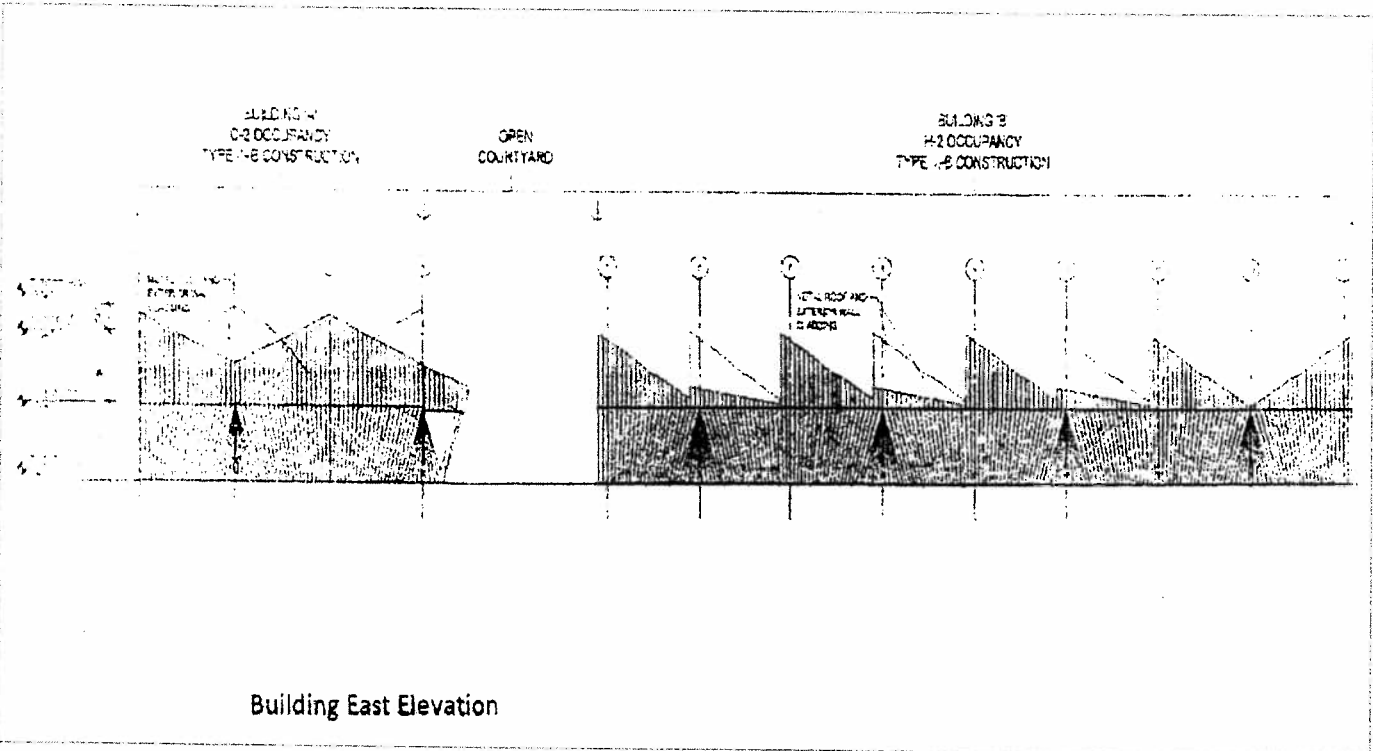
North Building Elevation

Applicant: Chicago Park District  
Address: 2754-2860 S. Eleanor St  
Application Date: January 31, 2012  
Plan Commission Date: March 15, 2012

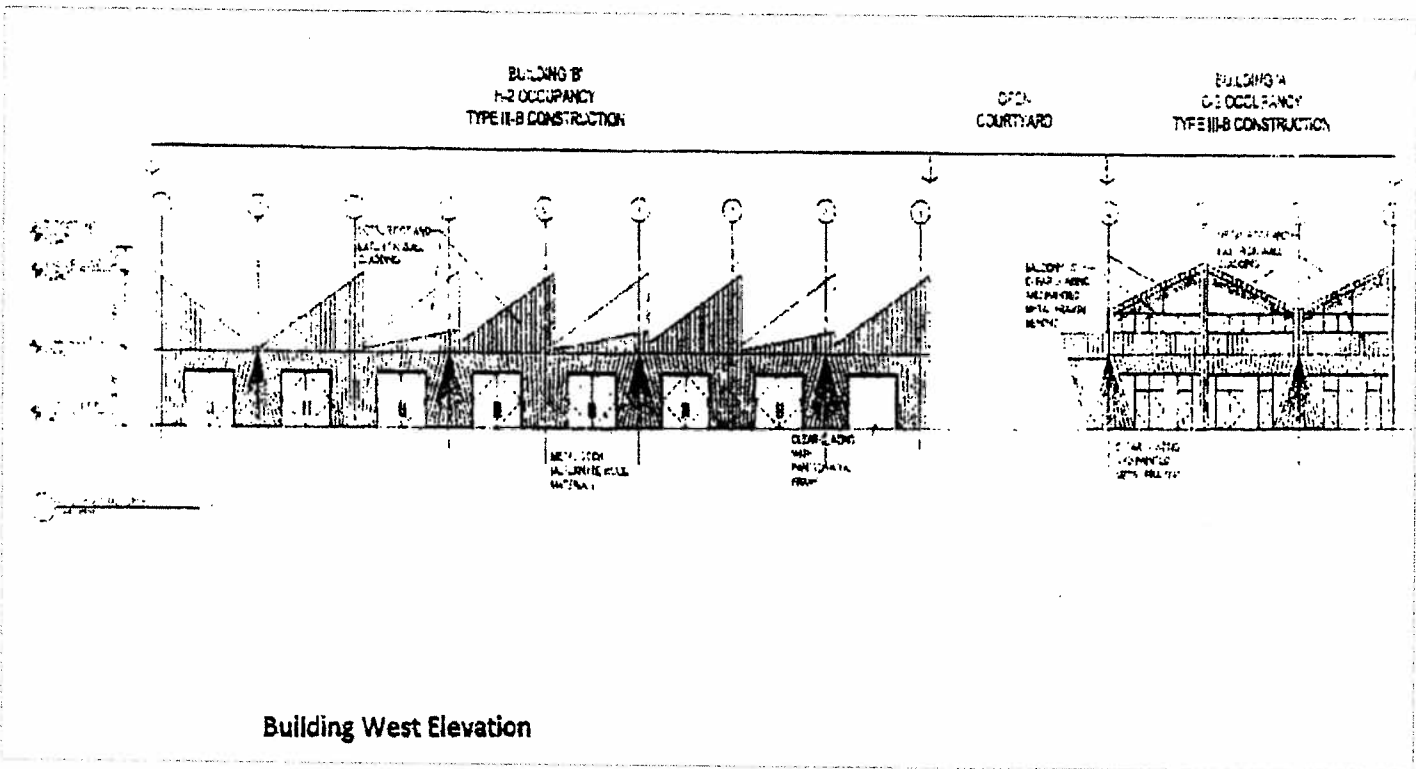
Building South Elevation.



Building East Elevation.



Building West Elevation.



Building West Elevation

Chicago Builds Green.  
(Page 1 of 3)

# GREEN

Project Name: 28<sup>th</sup> & Eleanor Boat House

Project Location: \* Street Number (if the address only includes one street number, please fill only the cell "From")  
From: 2754 To: 2860 Direction: S Street Name: Eleanor Street Select Street Type: Ave

Ward No: 11 Community Area No: 60

Project Type:  Planned Development  Redevelopment Agreement  Zoning Change  
PD No:  RDA No:   
From:  To:

Public project  Landmark

Project Size: Total land area in sq.ft.: 182,155 Total building(s) footprint in sq.ft.: 23,000 Total vehicular use area in sq.ft.: 3,600

DPD Project Manager: Enter First Name Last Name  
Patrick Murphey

BG/GR Matrix: Select project category  
Inst. School, Com. Center

Financial Incentives: Check applicable  
 TIF  Empowerment Zone Grant  Class L  
 GRIF  Ind. Dev. Revenue Bonds  Class 6b  
 SBIF  Bank Participation Loan  DOH  
 Land Sale Write Down

Density Bonus: Check applicable:  
 Public plaza & pocket park  Water features in a plaza or pocket park  
 Chicago Riverwalk improvements  Setbacks above the ground floor  
 Winter gardens  Lower level planting terrace  
 Indoor through-block connection  Green roof  
 Sidewalk widening  Underground parking and loading  
 Arcades  Concealed above-ground parking

Chicago Builds Green.  
(Page 2 of 3)

Required per 2009  
Code of Green  
Resilient Building Green  
Matrix

To be Provided by  
the development:

Please fill, if applicable

Landscaping:

7' Landscape Setback	Square footage:	0	0
Interior Landscape Area	Square footage:	0	0
No. of Interior Trees		20	20
No. of Parkway Trees		9	14

Open Space:

River Setback	Square footage:		49,000
Private Open Space	Square footage:		160,000
Privately developed Public Open Space	Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving	Square footage:	21,500
Raingarden	Check applicable:	<input checked="" type="checkbox"/>
Filter strip		<input type="checkbox"/>
Bioswale		<input type="checkbox"/>
Detention pond		<input type="checkbox"/>
Native landscaping	Square footage:	0
Rain-water collection cistern/barrel	Gallons:	0
Total impervious area reduction	Square footage:	160,000

Other sustainable surface treatments:

Green roof	Square footage:	0	0
Energy Star roof	Square footage:	0	19,000
High-albedo pavement	Square footage:		

Transportation:

No. of accessory parking spaces		14
Total no. of parking spaces (Accessory + Non- Acc.)		14
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)	0	0
No. of bicycle parking		6
Within 600 ft of CTA or Metra station entrance	Check if applicable:	<input type="checkbox"/>

Chicago Builds Green.  
(Page 3 of 3)

Building Certification:

- |                                  |                          |                                     |
|----------------------------------|--------------------------|-------------------------------------|
| Energy Star building             | <input type="checkbox"/> | <input type="checkbox"/>            |
| LEED certification               | <input type="checkbox"/> |                                     |
| LEED Certified                   |                          | <input type="checkbox"/>            |
| LEED Silver                      |                          | <input checked="" type="checkbox"/> |
| LEED Gold                        |                          | <input type="checkbox"/>            |
| LEED Platinum                    |                          | <input type="checkbox"/>            |
| Chicago Green Homes              | <input type="checkbox"/> |                                     |
| Chicago Green Homes [one-star]   |                          | <input type="checkbox"/>            |
| Chicago Green Homes [two-star]   |                          | <input type="checkbox"/>            |
| Chicago Green Homes [three-star] |                          | <input type="checkbox"/>            |

Energy efficiency strategies  
not captured above:

*(E: Other than Energy Star Roof - or Energy Star Building  
Certification)*

Permeable paving for both walkways and driveways.

Other sustainable strategies  
and/or Project Notes: