

PD 1233

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17856

76250

JOURNAL--CITY COUNCIL--CHICAGO

3/5/2014

Reclassification Of Area Shown On Map No. 2-G.
(Application No. 17913)
(Common Address: 616 -- 618 S. Racine Ave.)

[O2014-37]

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 RT4 Residential Two-Flat and Multi-Unit District symbols and indications as shown on Map Number 2-G in the area bounded by:

a line 134 feet west of and parallel to South Racine Avenue; next a line 149 feet south of and parallel to West Harrison Street; next South Racine Avenue; and lastly a line 20 feet south of and parallel to West Harrison Street,

to those of an RM5 Residential Multi-Unit District.

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

Reclassification Of Area Shown On Map No. 3-G.
(As Amended)
(Application No. 17856)
(Common Address: 1150 -- 1168 N. Halsted St.)

WBPD 1233

[SO2013-7554]

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 M3-3 Heavy Industry District symbols and indications as shown on Map Number 3-G in the area bounded by:

West Division Street; North Halsted Street; a southwesterly line 87.35 feet long beginning at a point 222.76 feet south of the south line of West Division Street (as measured along the west boundary line of North Halsted Street) and ending at a point 55.5 feet west of the west line of North Halsted Street and 290.16 feet south of the south line of West Division Street; a northwesterly line 10.33 feet long beginning at a point 55.5 feet west of the west line of North Halsted Street and 290.16 feet south of the south line of West Division Street and ending at a point 63.5 feet west of the west line of North Halsted Street and 284.4 feet south of the south line of West Division Street; a southwesterly line 19.15 feet long starting at a point 63.5 feet west of the west line of North Halsted Street and 284.4 feet south of the south line of West Division Street and ending at a point 75.7 feet west of the west line of North Halsted Street and 299.3 feet south of the south line

of West Division Street; the northeast boundary line of the Chicago River North Branch Canal to the point of beginning,

to those of a C3-3 Commercial, Manufacturing and Employment District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the C3-3 Commercial, Manufacturing and Employment District symbols to a Business Planned Development and a corresponding use district is hereby established in the area above described.

SECTION 3. 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 No. 1233

Planned Development Statements.

1. The area delineated herein as Waterway Business Planned Development Number 1233 ("Planned Development") consists of approximately 48,260 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, Chicago Illinois (1150 Halsted) 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 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, assignees 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 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 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 16 statements; a Bulk Regulations Table; an Existing Zoning and Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; a Green Roof Plan; and Building Elevations (North, South, East and West) prepared by Interplan LLC and W-T Civil Engineering LLC and dated February 20, 2014, 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 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 permitted in the area delineated herein as a Waterway Business Planned Development: commercial and retail uses, accessory parking, and accessory 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 Planning and 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 48,260 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 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. 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 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 13-32-125 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. Consistent with the City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development, 90 percent of the net roof area shall be green roof (16,366 square feet of net roof area with 14,182 square feet of green roof) and exceed ASHRAE 90.1-2004 Standards by 14 percent.
15. 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 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 setback and trails of adjacent properties when the river edges of the adjacent properties are similarly improved. The riverside trail shall contain signage indicating the trail is open to the public free of charge. All improvements within the river setback must be substantially completed prior to receipt

of a final certificate of occupancy, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.

16. 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 Planning and Development shall initiate a zoning map amendment to rezone the Property to a C3-3 Commercial, Manufacturing and Employment District.

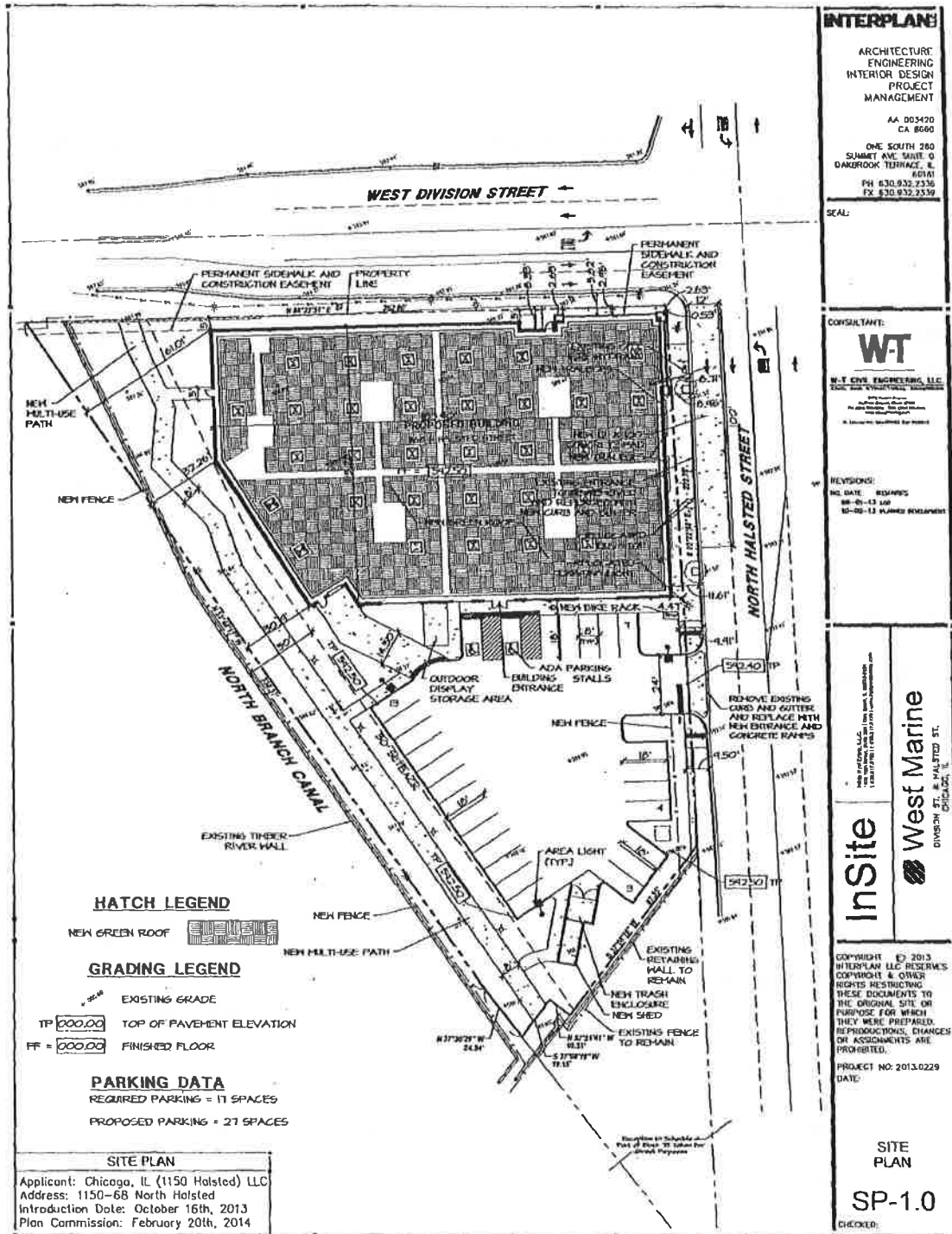
[Site Plan; Aerial Map; Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Landscape Plan; Fence Detail; and North, South, East and West Elevations referred to in these Plan of Development Statements printed on pages 76255 through 76262 of this *Journal*.]

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

Waterway Business Planned Development No. 1233

Bulk Regulations And Data Table.

Gross Site Area:	65,005 square feet
Net Site Area:	48,260 square feet
Area in public streets and alleys:	16,745 square feet
Maximum FAR:	.50
Minimum number of accessory parking spaces:	27
Minimum number of bicycle parking:	4
Minimum number of off-street Loading berths:	1 (10 feet x 25 feet)
Minimum periphery setbacks:	Per Site Plan
Maximum building height:	23 feet, 0 inches





INTERPLANE
 ARCHITECTURE
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 INTERIOR DESIGN
 PROJECT
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 AA 003420
 CA 0860
 ONE SOUTH 280
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 OAKBROOK TERRACE, IL
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 PH 630.932.2336
 FX 630.932.2339

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CONSULTANT:
W-T
 W-T CIVIL ENGINEERING, LLC
 1200 N. FREDERICK ROAD
 SUITE 100
 CHICAGO, IL 60642
 PH 773.399.8800
 WWW.WTENGINEERING.COM

REVISIONS:

NO.	DATE	REMARKS
08-01-13	08-01-13	W-T
10-02-13	10-02-13	PLANNED DEVELOPMENT

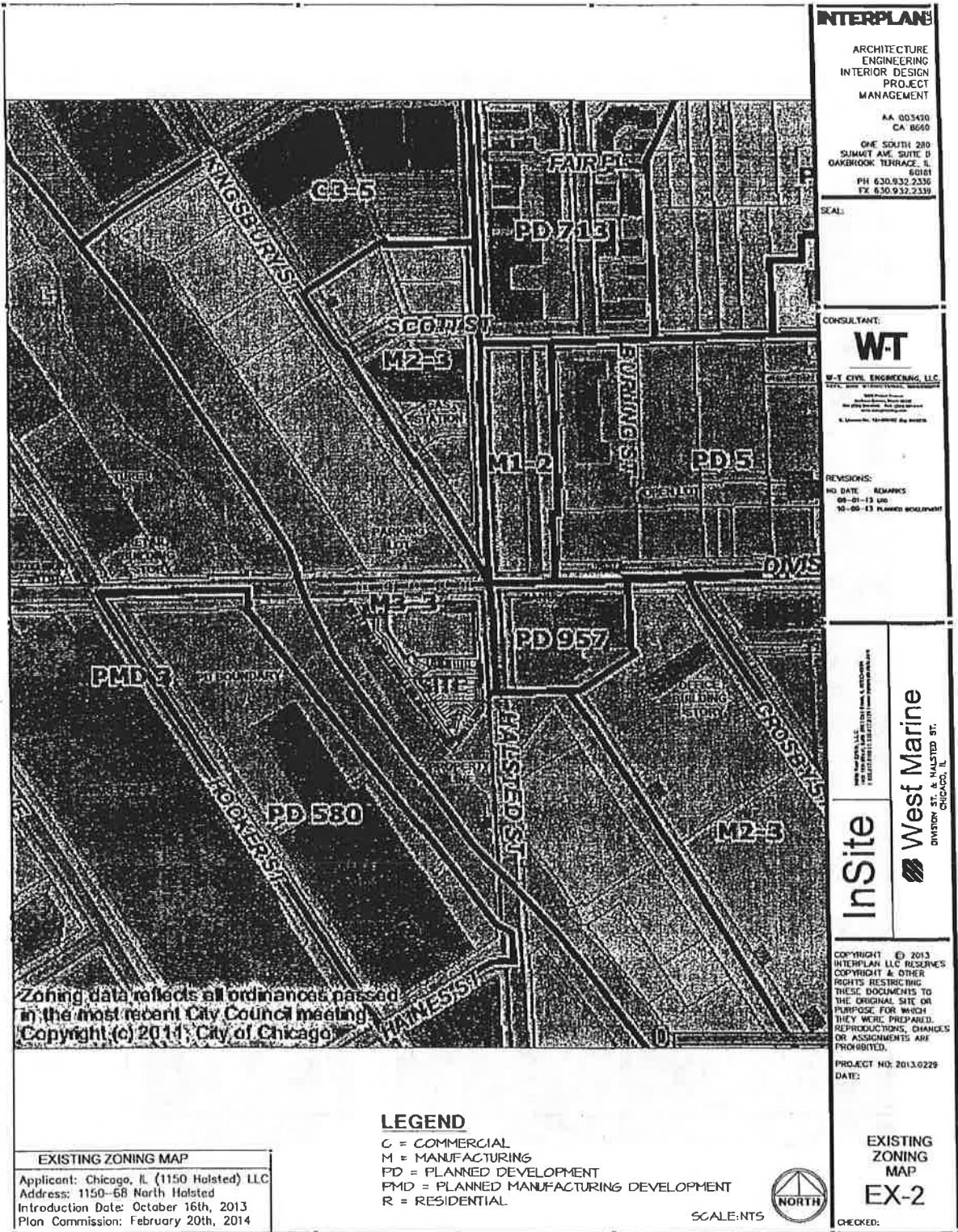
InSite
 West Marine
 DIVISION ST. & HALSTED ST.
 CHICAGO, IL

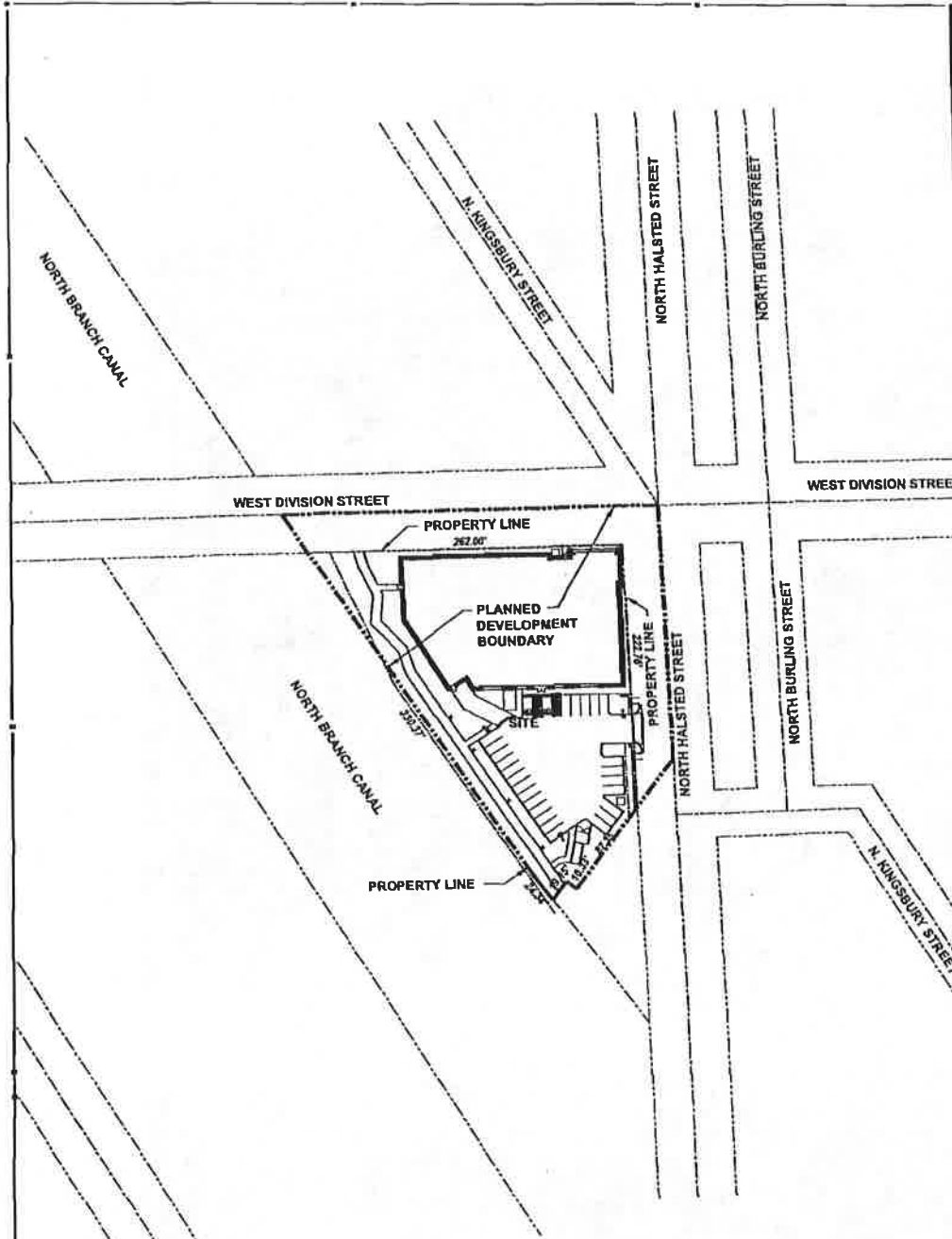
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 PROJECT NO 2013.0228
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AERIAL MAP
 Applicant: Chicago, IL (1150 Halsted) LLC
 Address: 1150-68 North Halsted
 Introduction Date: October 16th, 2013
 Plan Commission: February 20th, 2014

SCALE: NTS


**AERIAL
 MAP
 EX-1**
 CHECKED:





INTERPLAN
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 PROJECT
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CONSULTANT:
W-T
 W-T CIVIL ENGINEERING, LLC
 2001 WEST 12TH STREET
 CHICAGO, IL 60604
 PH 312.467.1100
 FX 312.467.1100
 A License No. 04-00000000

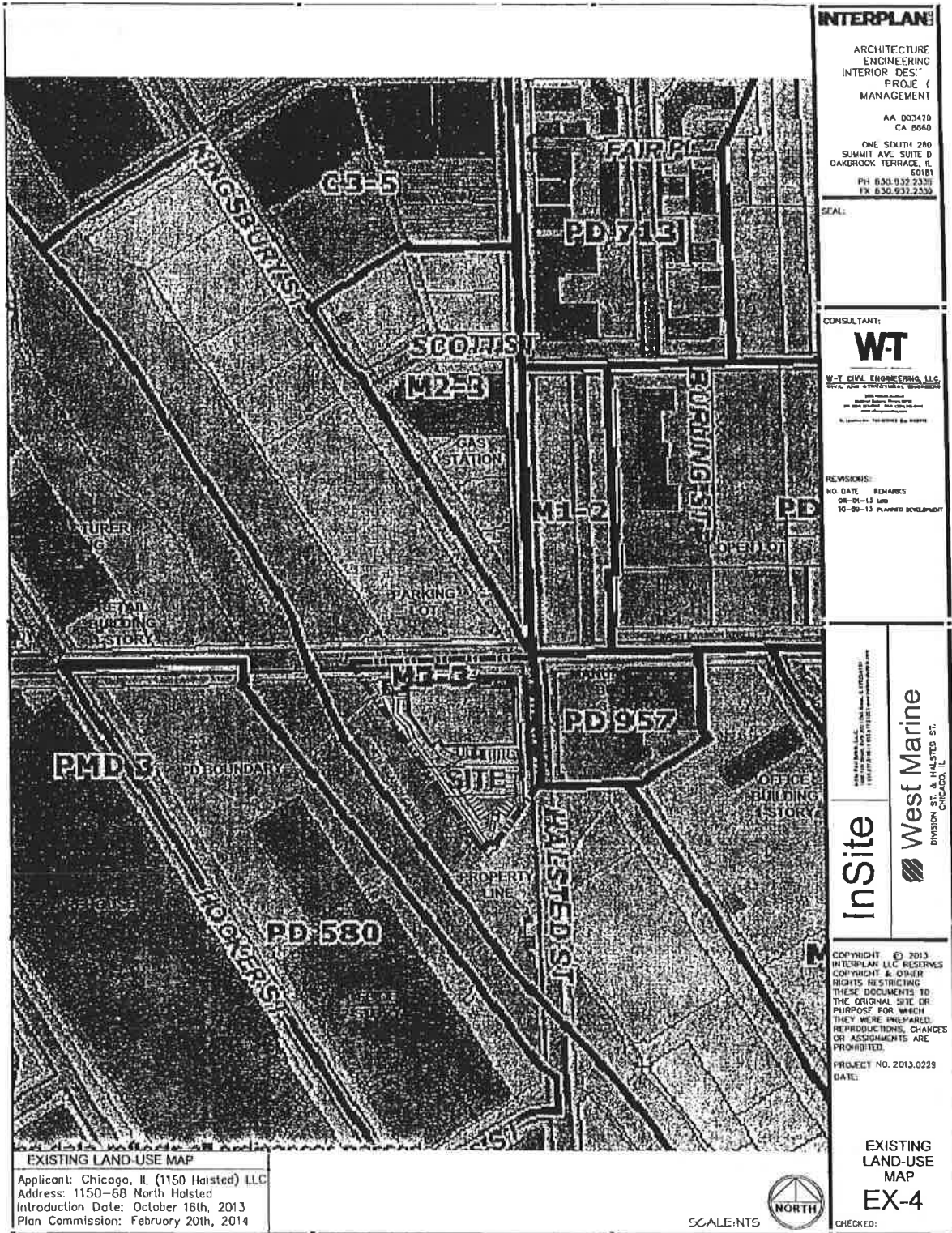
REVISIONS:
 NO. DATE REVISION
 06-01-13 LHM
 10-02-13 PLANNED DEVELOPMENT

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 PROJECT No: 2013.0229
 DATE:
 PLANNED
 DEVELOPMENT
 BOUNDARY AND
 PROPERTY LINE
 MAP
 EX-3
 CHECKED:

**PLANNED DEVELOPMENT BOUNDARY
 AND PROPERTY LINE MAP**
 Applicant: Chicago, IL (1150 Halsted) LLC
 Address: 1150-68 North Halsted
 Introduction Date: October 16th, 2013
 Plan Commission: February 20th, 2014





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REVISIONS:
 NO. DATE REMARKS
 08-01-13 LDD
 10-09-13 PLANNED DEVELOPMENT

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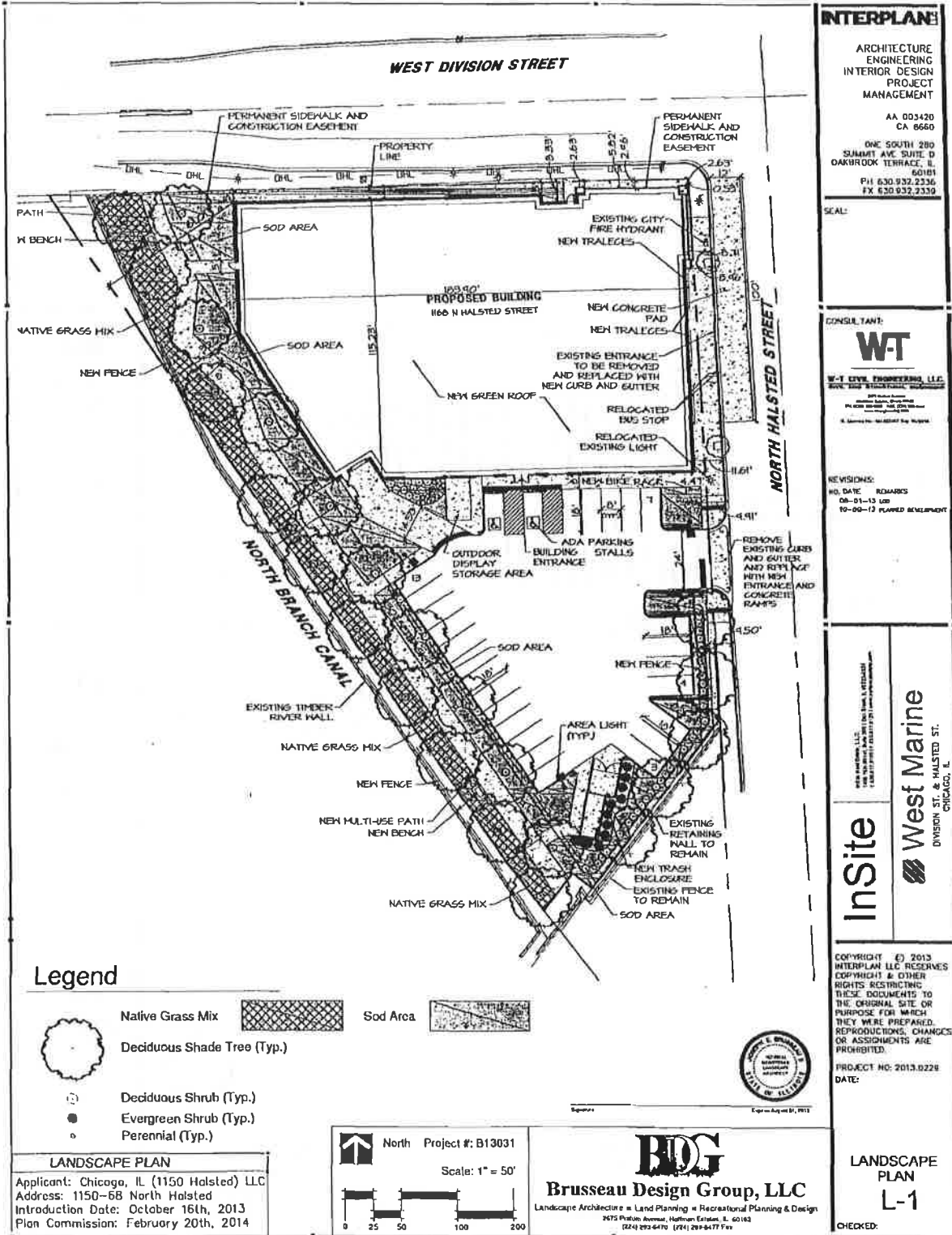
EXISTING LAND-USE MAP
 Applicant: Chicago, IL (1150 Halsted) LLC
 Address: 1150-68 North Halsted
 Introduction Date: October 16th, 2013
 Plan Commission: February 20th, 2014

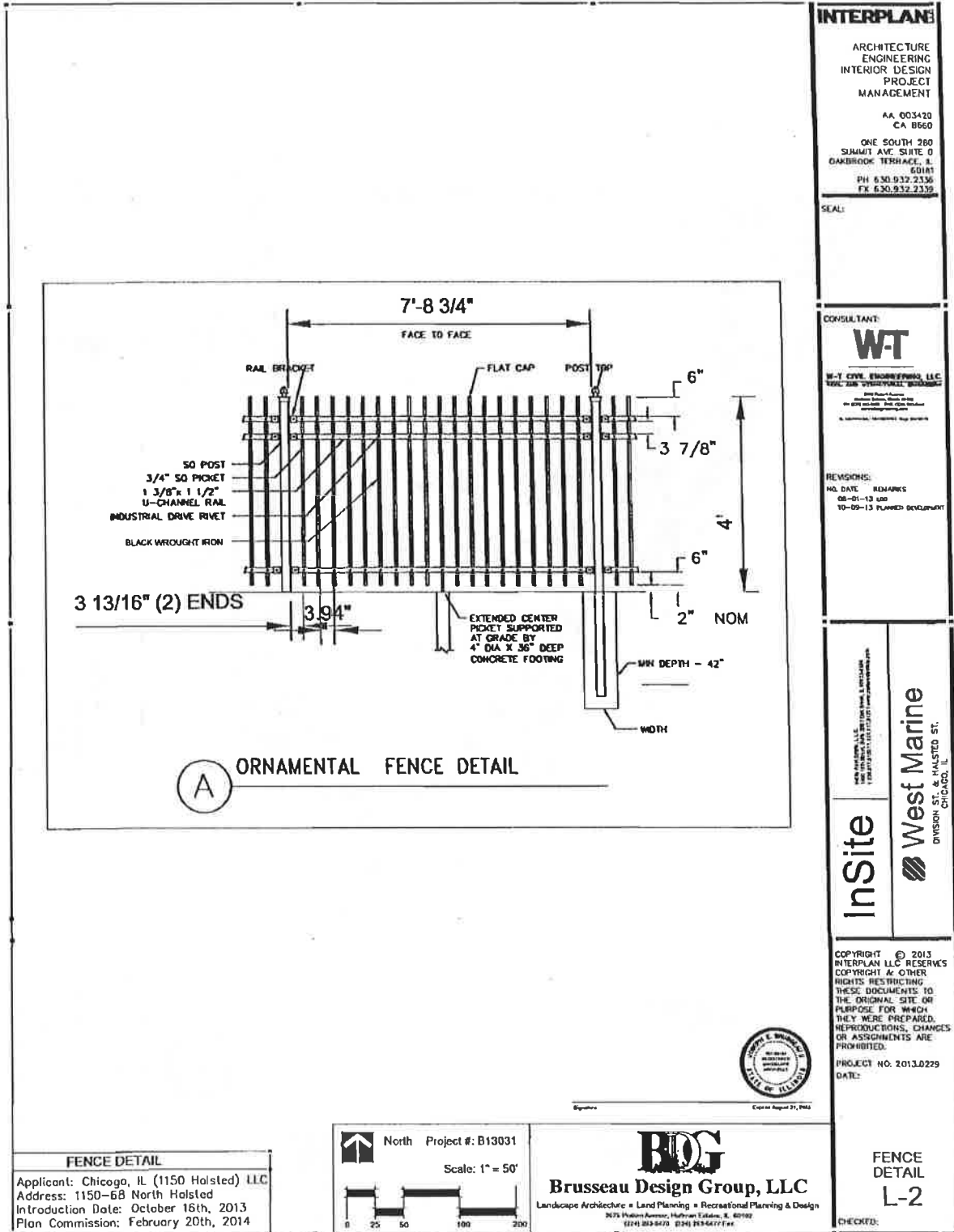


SCALE: NTS

CHECKED:

EXISTING
 LAND-USE
 MAP
EX-4





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 CONSULTANT:
WT
 W-T CIVIL ENGINEERING, LLC
 8000 Paulina Avenue
 Suite 100
 Chicago, IL 60630
 & Associates, Inc. (dba) West Marine

REVISIONS:

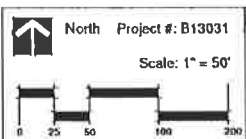
NO.	DATE	REMARKS
08-01-13	LD	
10-09-13	PLANNED DEVELOPMENT	

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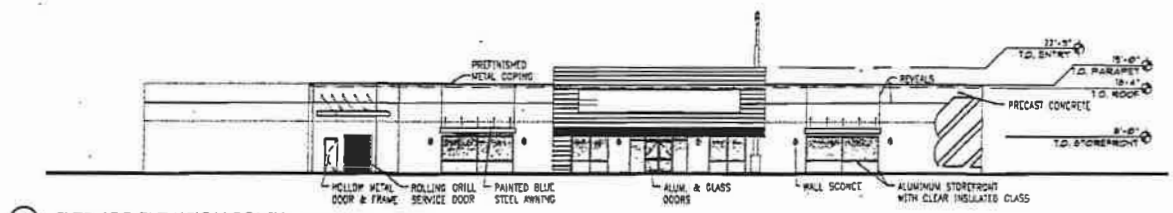


FENCE DETAIL
 Applicant: Chicago, IL (1150 Halsted) LLC
 Address: 1150-68 North Halsted
 Introduction Date: October 16th, 2013
 Plan Commission: February 20th, 2014

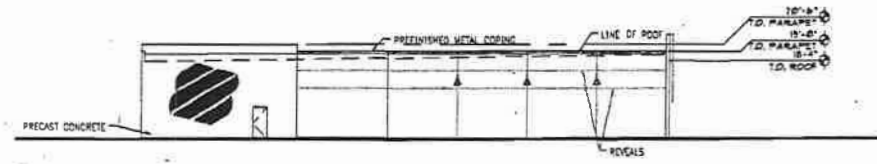


BDG
Brusseau Design Group, LLC
 Landscape Architecture • Land Planning • Recreational Planning & Design
 3675 Paulina Avenue, Hoffman Estates, IL 60139
 (815) 324-8470 (815) 324-6477 Fax

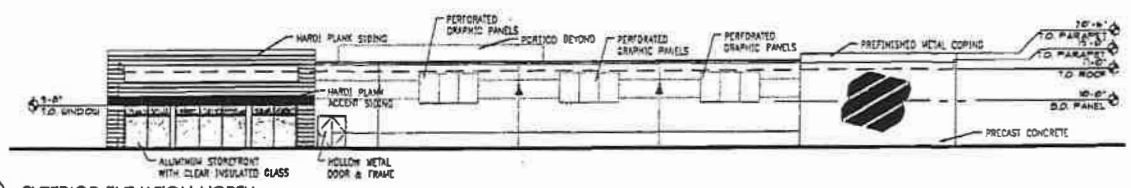
FENCE
 DETAIL
L-2
 CHECKED:



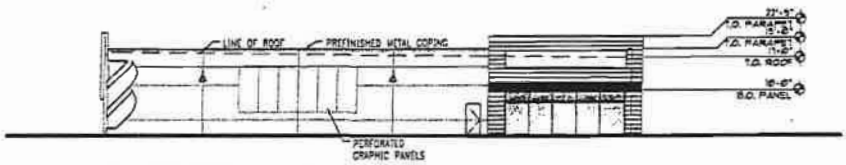
1 EXTERIOR ELEVATION-SOUTH 1/32"=1'-0"



2 EXTERIOR ELEVATION-WEST 1/32"=1'-0"



3 EXTERIOR ELEVATION-NORTH 1/32"=1'-0"



4 EXTERIOR ELEVATION-EAST 1/32"=1'-0"

ELEVATIONS

SCALE: 1/32"=1'-0"

Applicant: Chicago, IL (1150 Holsted) LLC
 Address: 1150-68 North Holsted
 Introduction Date: October 16th, 2013
 Plan Commission: February 20, 2014

EXTERIOR ELEVATION FINISHES:

EXTERIOR COLORS:
 SHERWIN WILLIAMS SW1812 "VANGUARD BLUE"
 SHERWIN WILLIAMS SW7043 "MORRIS GRAY"
 SHERWIN WILLIAMS SW1812 "VANGUARD BLUE"
 SHERWIN WILLIAMS SW7043 "MORRIS GRAY"
 HARDI PLANK SIDING:
 SHERWIN WILLIAMS SW7233 "TUNGSTEN BIRCH"
 SHERWIN WILLIAMS SW1812 "VANGUARD BLUE"
 PERFORATED GRAPHIC PANEL:
 POWDER COATED GRAPHIC PATTERN

INTERPLANS

ARCHITECTURE
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 M. O'DONN
 D. KENNEDY

ONE JOHN W. BISHOP AVE.
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 PHONE: 630.583.2330
 FAX: 630.583.2330

DATE:

CONSULTOR



WEST MARINE, LLC
 1000 West Division Street, Chicago, IL 60622
 312.467.2100

REVISIONS:
 NO. DATE BY
 10-07-13 RANDED DEVELOPMENT
 02-04-14 RANDED DEVELOPMENT

InSite
 West Marine
 10101 St. & Division St.
 Chicago, IL

CONTRACT NO. 2013
 INTERPLANS, LLC
 1000 WEST DIVISION STREET
 OAKBROOK, ILLINOIS 60151
 PHONE: 630.583.2330
 FAX: 630.583.2330

PROJECT NO. 20130220
 DATE:

EX-6
 05/03/08