

PD 1250

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 28, 2015

John J. George
Schuyler, Roche & Crisham, P.C.
Two Prudential Plaza
180 N. Stetson St., Suite 3700
Chicago, IL 60601

**Re: Administrative Relief request for Residential Business Planned Development No. 1250
Light pole at approximately 165 W. Superior Street**

Dear Mr. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1250 ("PD 1250"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 331.

Your client and the owner of all of the property within PD 1250, Superior Park LLC, is seeking administrative relief to allow for the proposed elimination of the light pole requirement in Statement No. 3 of the Planned Development. Statement No. 3 requires "Installation of a replacement light pole (existing light pole on a concrete podium) on the south side of Superior Street, west of LaSalle."

According to the Department of Transportation ("CDOT"), the light pole on the concrete base was a temporary arrangement that was set when an adjacent building was under construction. The temporary light pole has been removed by the City and according to CDOT, since the block has adequate lighting, a new light pole is not required at this location.

With regard to your request, the Department of Planning and Development has determined that allowing the elimination of the light pole requirement 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 Residential Business Planned Development No. 1250, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

C: Mike Marmo, Erik Glass, Noah Szafraniec, Otto Letamendi, Main file

17976

9/10/2014

REPORTS OF COMMITTEES

88641

Reclassification Of Area Shown On Map No. 1-F.

(As Amended)

(Application No. 17976)

(Common Address: 141 -- 171 W. Superior St., 712 -- 720 N. LaSalle St.
And 731 -- 721 N. Wells St.)

RBPD 1250

[SO2014-2313]

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 DX-5 Downtown Mixed-Use District and DX-7 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-F in an area bounded by:

West Superior Street; North LaSalle Street; the alley next south of and parallel to West Superior Street; a line 110.41 feet east of and parallel to North Wells Street; a line 105.07 feet south of and parallel to West Superior Street; and North Wells Street,

to the designation of DX-7 Downtown Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all DX-7 Downtown Mixed-Use District symbols and indications established in Section 1 above to the designation of Residential Business Planned Development Number 1250 which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

Residential Business Planned Development No. 1250.

Plan Of Development Statements.

1. The area delineated herein as Residential Business Planned Development Number 1250 consists of approximately 31,457 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, Superior Park 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 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 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 adjustments of 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.

Applicant shall make the following improvements:

- Installation of a traffic signal at Wells and Superior.
 - Installation of countdown signals at: Wells and Huron, Wells and Erie, Wells and Ontario, LaSalle and Ontario.
 - Installation of a replacement light pole (existing light pole on a concrete podium) on the south side of Superior Street, west of LaSalle. The above infrastructure improvements shall be completed prior to the granting of the final occupancy certificate.
4. This plan of development consists of these sixteen (16) statements; a Bulk Regulations and Data Table; an Upper Level Setback Analysis; an Existing Land Use Map; an Existing Zoning Map; a Property Line and Right-of-Way Adjustment Map; a Site

Plan/First Floor/Landscape Plan; a Green Roof Diagram; and Building Elevations prepared by bKL Architects dated July 17, 2014. Full size 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 shall be allowed within the area herein delineated as Residential Business Planned Development: residential uses, Artist Work or Sales Space, Building Maintenance Services, Business Equipment Sales and Service, Business Support Services, Construction Sales and Service (no warehousing or storage of inventory on site), Eating and Drink Establishments (all), Financial Services (excluding pay day loan stores and pawn shops), Food and Beverage Retail Sales, Liquor Store (package goods), Liquor Sales (as accessory use), Medical Service, Office, Personal Service, Repair or Laundry Service, Consumer, Retail Sales, Sports and Recreation, Participant (Entertainment Cabaret, Indoor, and Children's Play Center), Vehicle Sales and Service (no warehousing or storage of inventory on site and no servicing of vehicles on site), Light Equipment Sales/Rental, Indoor (no warehousing or storage of inventory on site), 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 and Data 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 and Data Table has been determined using a Net Site Area of 31,457 square feet.

Base FAR:

7.0

The improvements to be constructed on the Property will utilize the following series of FAR Bonuses:

Upper Level Setback:	1.00
Affordable Housing:	<u>1.00</u>
TOTAL FAR:	9.00

9. The applicant acknowledges and agrees that the rezoning of a portion of the Property from DX-5 to DX-7 for this planned development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance" or "AHO"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). The applicant further acknowledges and agrees that this Planned Development is subject to Section 17-4-1004-D of the Zoning Code, which requires on-site affordable housing or payment of a fee in lieu of providing affordable housing for rezonings in DC, DX and DR districts that increase the base floor area ratio. If a planned development is subject to the requirements of both sections (2-45-110 and 17-4-1004-D), the developer may elect to satisfy the AHO requirements by complying with the affordable housing floor area bonus provided for in Section 17-4-1004. Applicant has elected to comply with Section 17-4-1004. Pursuant to Section 17-4-1004-B of the Zoning Ordinance, the applicant has requested an increase in the floor area ratio for the Property, as set forth in the bonus worksheet required under Section 17-4-1003-D and attached hereto as Exhibit A ("Bonus Worksheet"). In accordance with the formulas set forth in Section 17-4-1004-C and the Bonus Worksheet, the applicant acknowledges and agrees that it must provide a cash payment in lieu of providing affordable housing in the amount of \$1,082,120.80 ("Cash Payment"). Prior to the issuance of any building permits for the Eligible Building, including, without limitation, excavation or foundation permits, the applicant must make the required Cash Payment. The applicant acknowledges and agrees that, pursuant to Section 17-4-1003-D3, the Bonus Worksheet will serve as an official record of bonuses and amenities. Notwithstanding anything to the contrary contained in Section 17-4-1003-E, the Commissioner of the Department of Planning and Development may enforce remedies for breach of the provisions of this Statement 9, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.
10. 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.
11. 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.

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, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
13. 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.
14. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enable 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 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 operating costs and conserves energy and natural resources. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The project will be LEED certified and will provide a 9,018 square foot green roof to cover at least 50 percent of the net roof area of all new building area. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment.
16. Unless construction of the new improvements contemplated in this Planned Development has commenced within six years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the property shall automatically revert to the DX-7 Downtown Mixed-Use District classification.

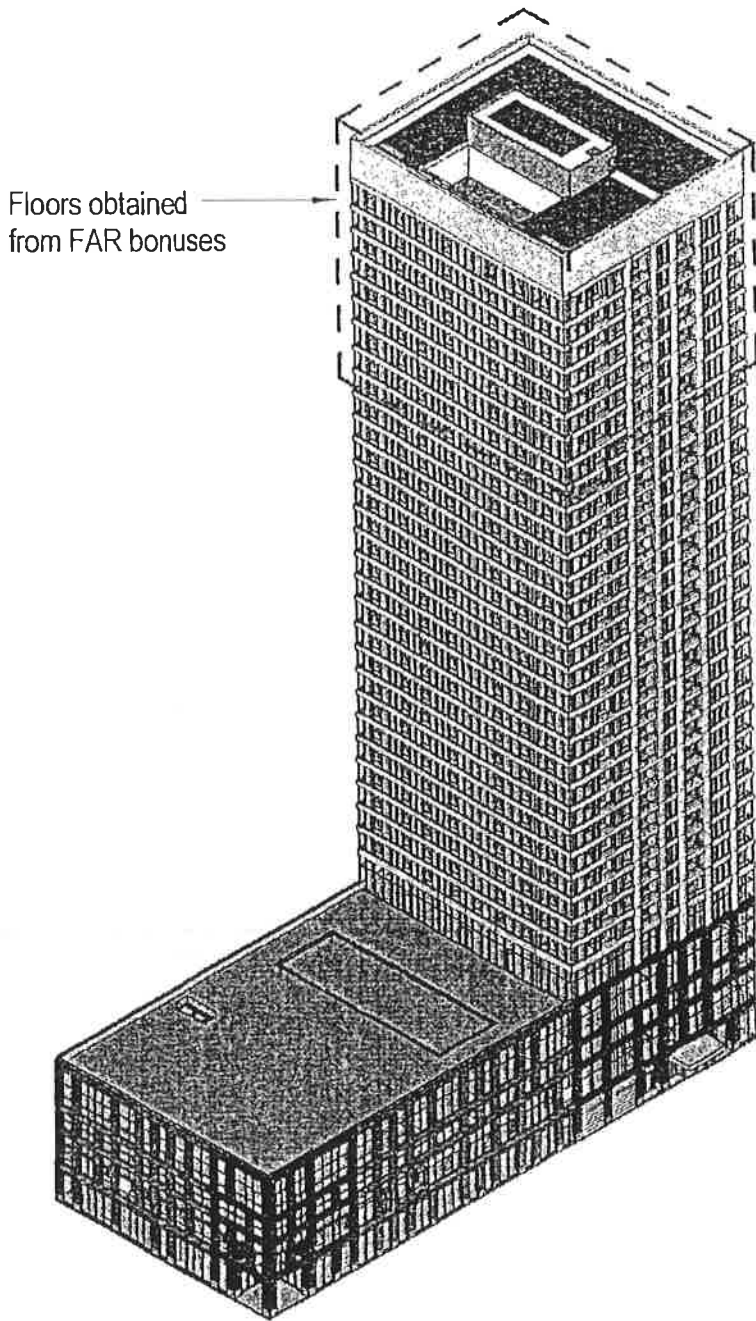
[Exhibit "A" (Bonus Worksheet) referred to in these Plan of Development Statements unavailable at time of printing.]

[Upper Level Setback Analysis; Existing Land-Use Map; Existing Zoning Map; Property Line and Right-of-way Adjustment Map; Site Plan/First Floor/Landscape Plan; Green Roof Diagram; North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 88647 through 88656 of this *Journal*.]

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

Bulk Regulations Table.

Net Site Area:	31,457 square feet
Gross Site Area (Net Site + Remaining in Public Right-of-way):	54,080 square feet
Maximum Allowable FAR:	7.0
Upper Level Setback Bonus:	1.0
Affordable Housing Bonus:	1.0
Total FAR With Bonus:	9.0
Maximum Allowable FAR Area:	283,113 square feet
Maximum Residential Units:	298 units
Area of Retail/Commercial:	16,500 square feet
Accessory Parking:	109 spaces (5HC) All standard 8.5 feet x 18 feet
Loading Berths:	
Residential	(2) at 10 feet x 25 feet
Commercial	(1) at 10 feet x 25 feet
Proposed Building Height:	382 feet, 0 inches Top of Roof Structure (including elevator override)
Minimum Number Of Bicycle Parking:	153



FAR Analysis:

Net Site Area: 31,457 sf
 Maximum Allowable FAR: 7.0 FAR
 Allowable FAR Area: 220,199 sf

Affordable Housing Bonus: 1.0 FAR
 Upper Level Setback Bonus: 1.0 FAR

Total FAR with Bonus: 9.0 FAR
 Maximum FAR Area: 283,113 sf

Upper Level Setback Analysis:

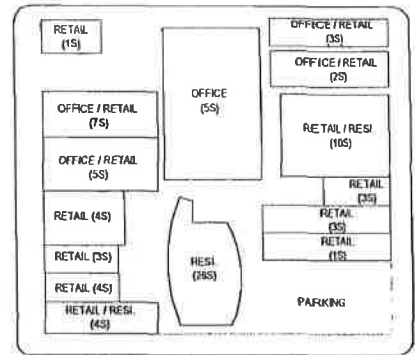
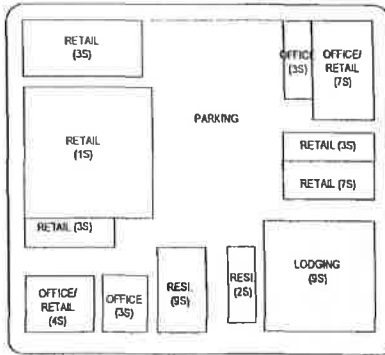
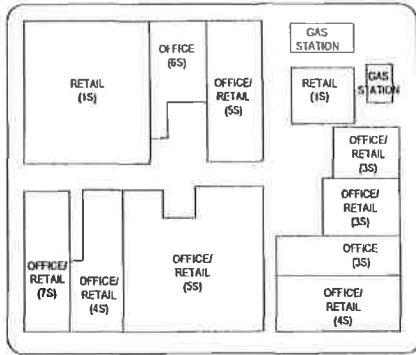
Bonus FAR:
 (0.3 x sum of setback areas on each floor)/lot area
 (0.3 x 22.2 floors x 14,283 sf) / 31,457 sf
 = 95,124.78 sf / 31,457 sf
 = 3.0 FAR
 1.00 FAR Maximum
 1.00 FAR Proposed

B. UPPER-LEVEL SETBACK ANALYSIS

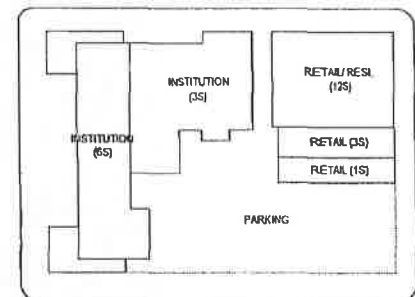
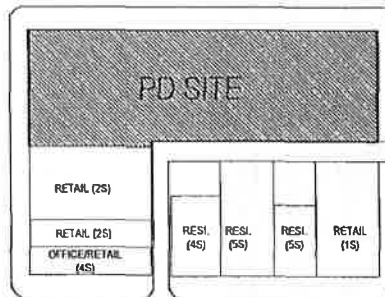
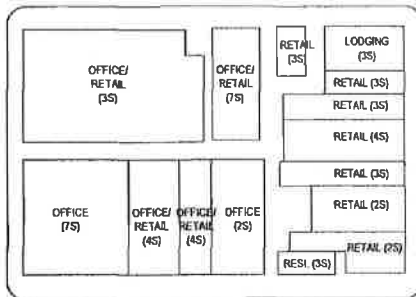
720 N. LASALLE - Planned Development Exhibits

Applicant: Superior Park LLC.
 Address: 720 N. LaSalle St., Chicago, IL 60610
 Plan Commission Date: August 21th, 2014

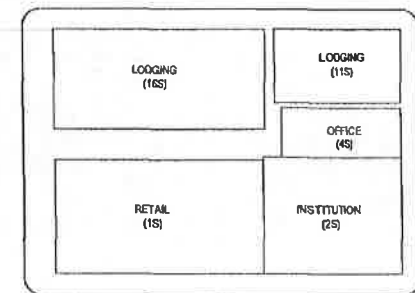
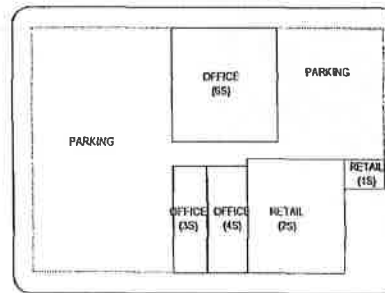
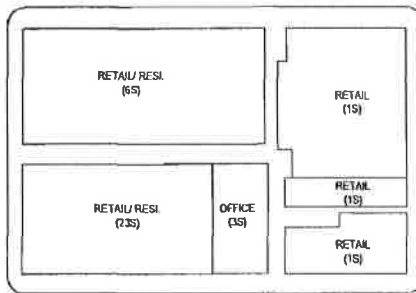
W. CHICAGO AVE.



W. SUPERIOR ST.



W. HURON ST.



W. ERIE ST.

N. FRANKLIN ST.

N. WELLS ST.

N. LASALLE ST.

N. CLARK ST.

C. EXISTING LAND-USE MAP

720 N. LASALLE - Planned Development Exhibits

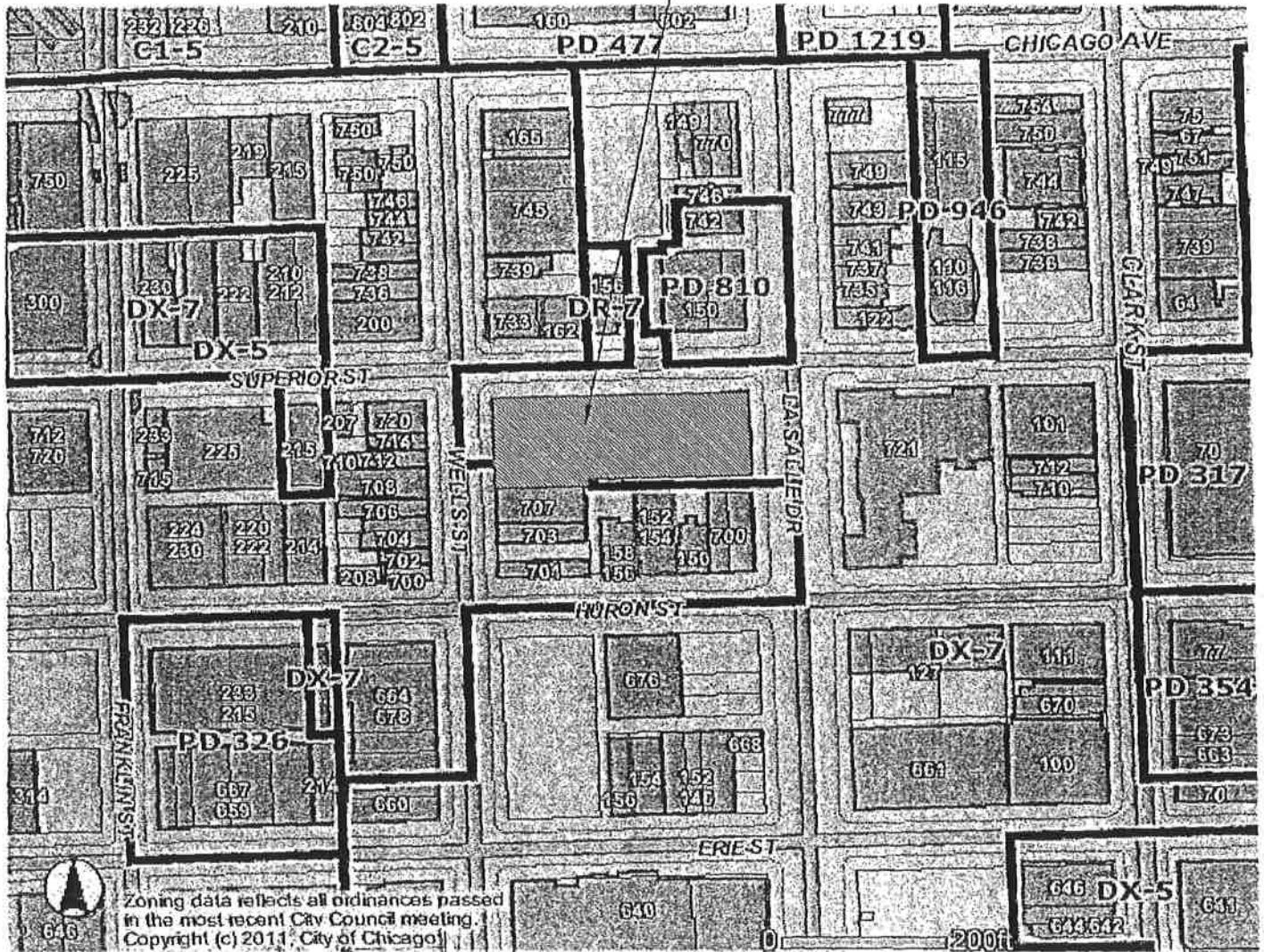
Scale: 1 : 2000



Applicant: Superior Park LLC.
 Address: 720 N. LaSalle St., Chicago, IL 60610
 Plan Commission Date: August 21th, 2014



SUBJECT PROPERTY

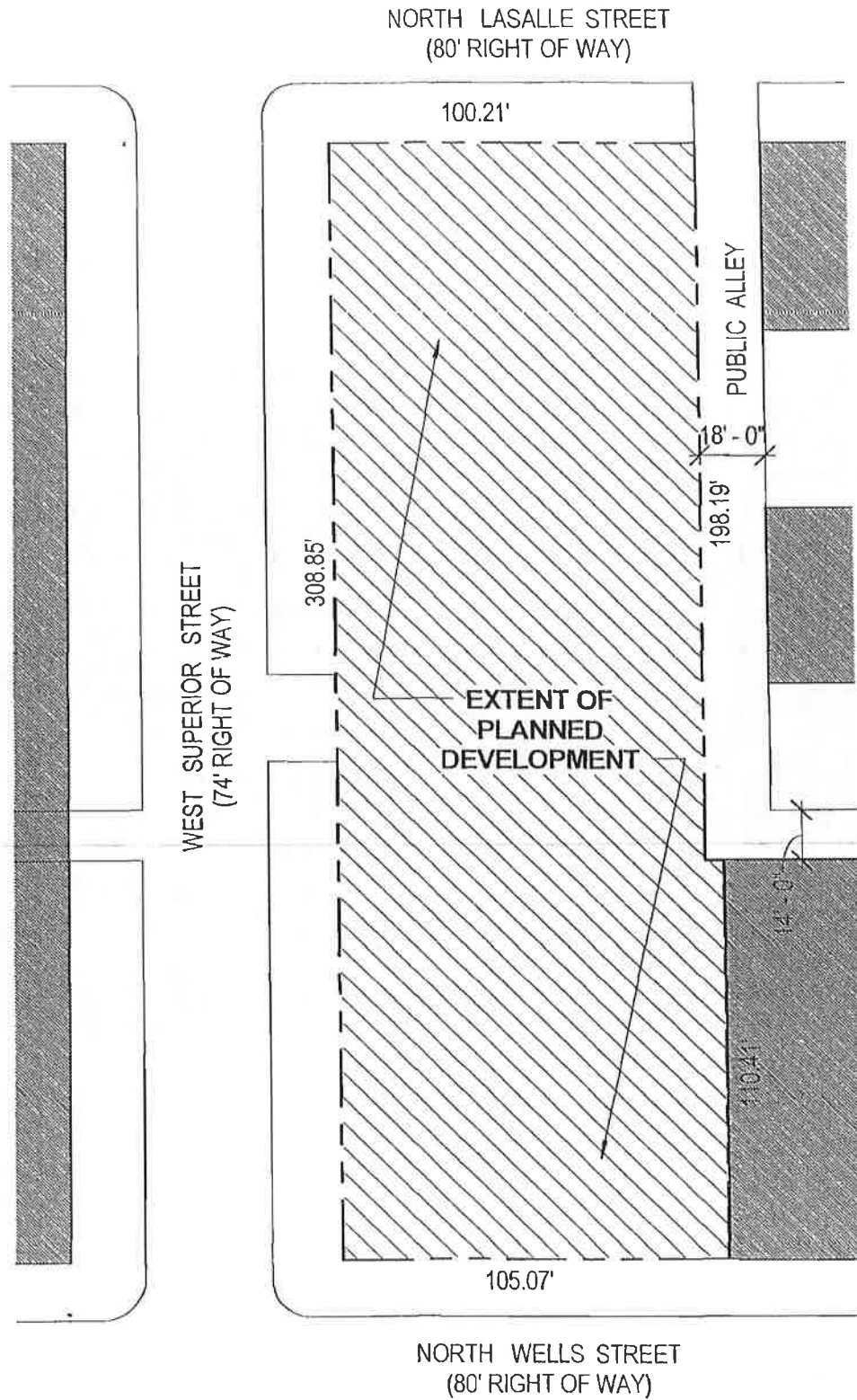


D. EXISTING ZONING MAP

720 N. LASALLE - Planned Development Exhibits

Applicant: Superior Park LLC.
 Address: 720 N. LaSalle St., Chicago, IL 60610
 Plan Commission Date: August 21th, 2014





E. PROPERTY LINE AND RIGHT OF WAY ADJUSTMENT MAP

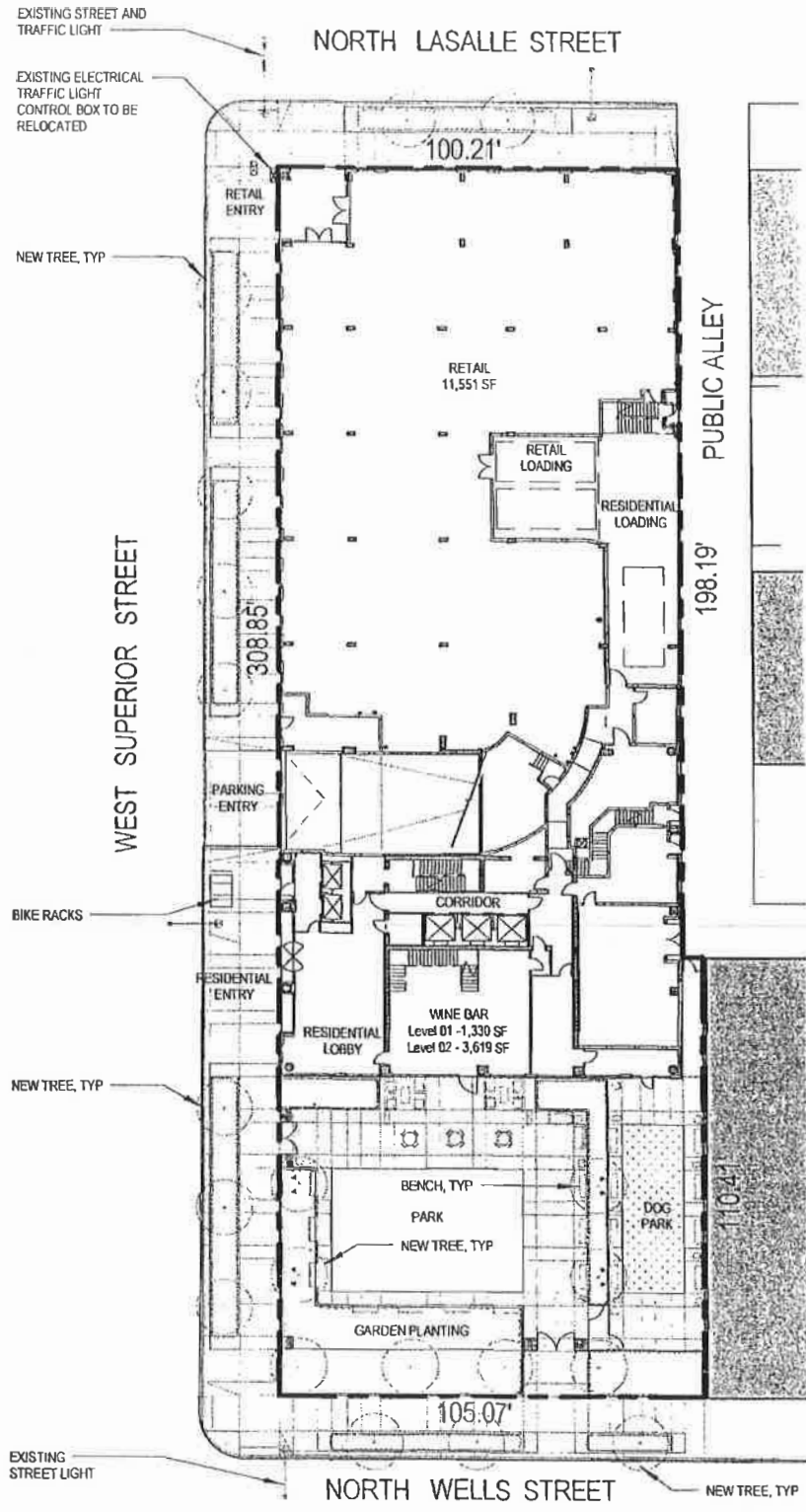
720 N. LASALLE - Planned Development Exhibits

Scale: 1 : 500



Applicant: Superior Park LLC.
 Address: 720 N. LaSalle St., Chicago, IL 60610
 Plan Commission Date: August 21th, 2014





F. SITE PLAN / FIRST FLOOR / LANDSCAPE PLAN

720 N. LASALLE - Planned Development Exhibits

Scale: 1 : 500



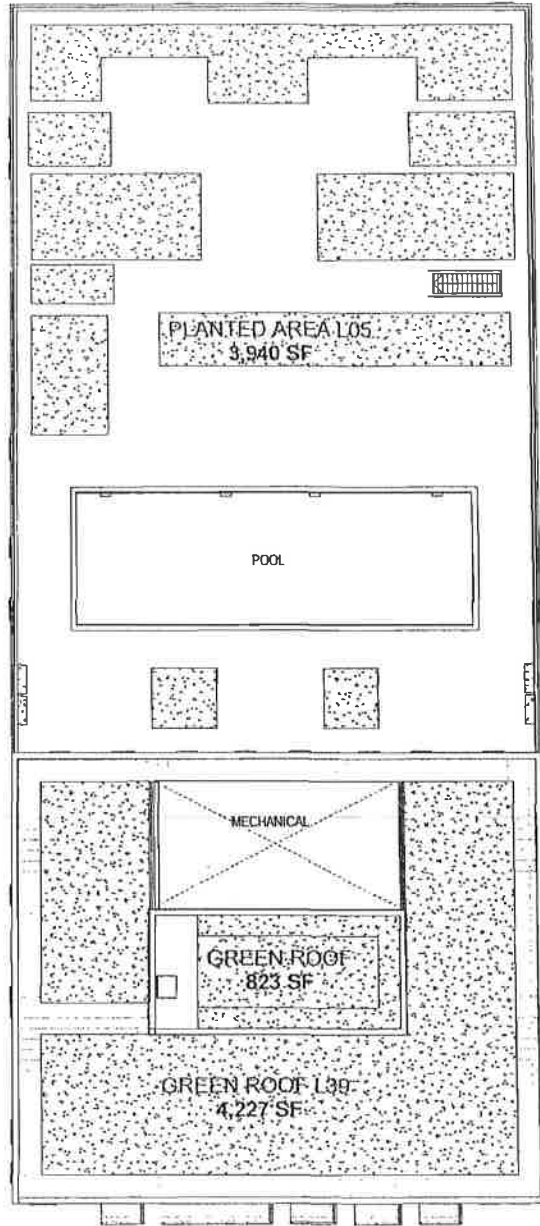
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NORTH LASALLE STREET

WEST SUPERIOR STREET

ALLEY



NORTH WELLS STREET

GREEN ROOF CALCULATIONS

TOTAL GROSS ROOF AREA:	22,883 SF
LESS MECHANICAL AREA:	4,848 SF
TOTAL NET ROOF AREA:	18,035 SF

REQUIRED (50% NET):
9,018 SF

GREEN ROOF AREA PROPOSED

L5:	4,621 SF
L39:	3,940 SF
ELEVATOR ROOF:	496 SF

TOTAL :	9,057 SF
	= 50.0%

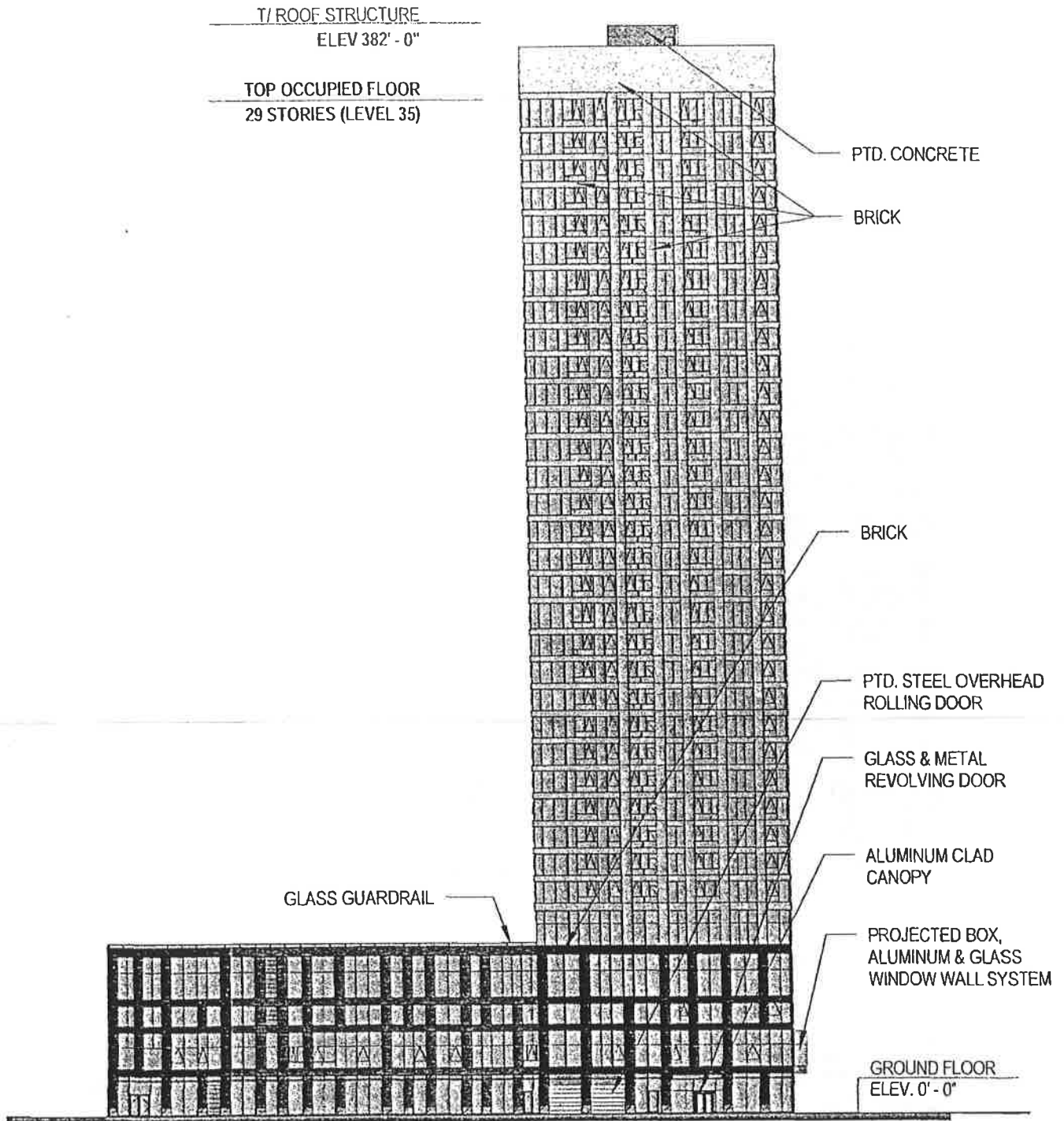
G. GREEN ROOF DIAGRAM

720 N. LASALLE - Planned Development Exhibits

Scale: 1/32" = 1'-0" ⊕

Applicant: Superior Park LLC.
 Address: 720 N. LaSalle St., Chicago, IL 60610
 Plan Commission Date: August 21th, 2014

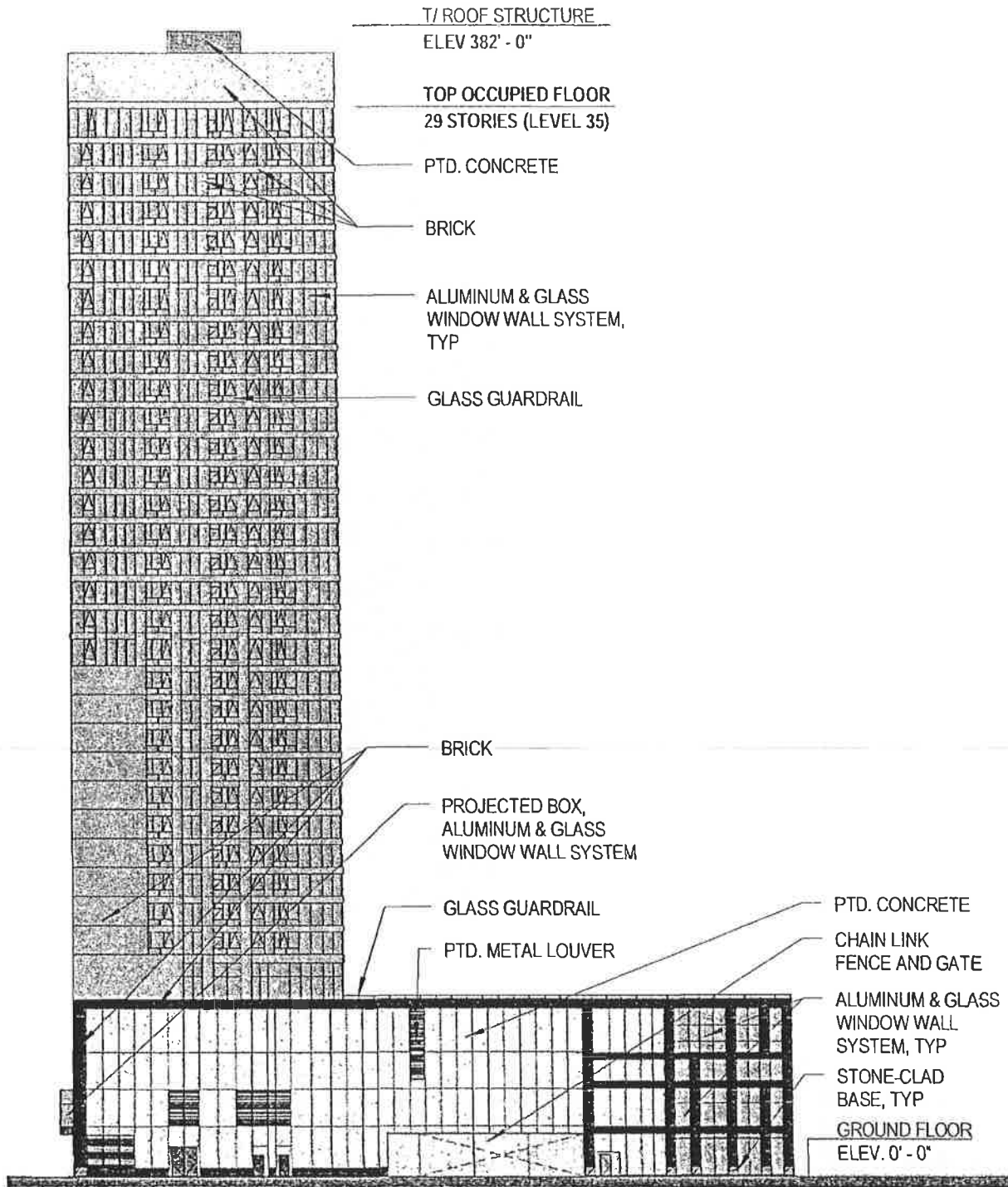




H3. NORTH ELEVATION ALONG W. SUPERIOR ST.

720 N. LASALLE - Planned Development Exhibits

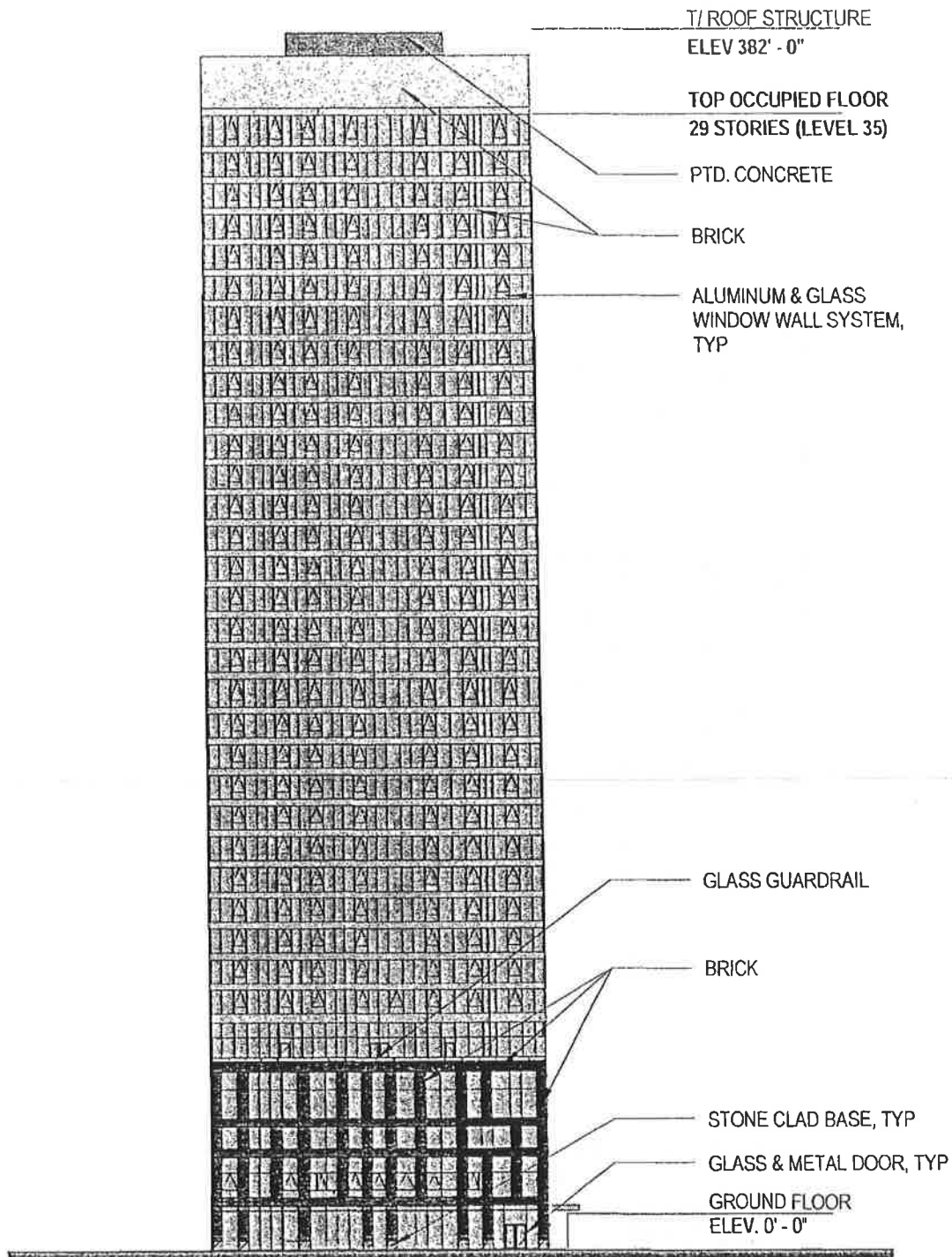
Applicant: Superior Park LLC.
Address: 720 N. LaSalle St., Chicago, IL 60610
Plan Commission Date: August 21th, 2014



H1. SOUTH ELEVATION ALONG ALLEY

720 N. LASALLE - Planned Development Exhibits

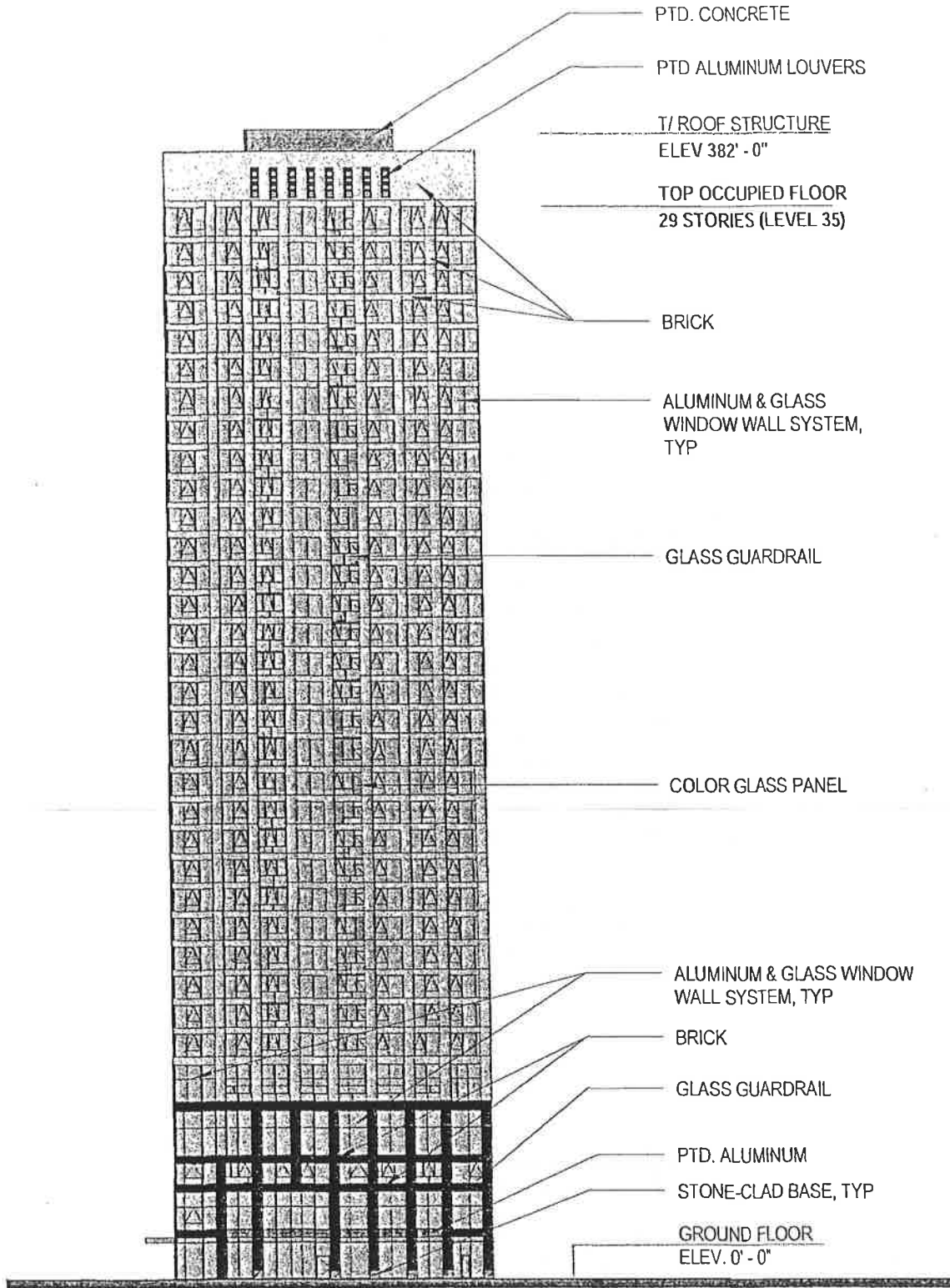
Applicant: Superior Park LLC.
Address: 720 N. LaSalle St., Chicago, IL 60610
Plan Commission Date: August 21th, 2014



H2. EAST ELEVATION ALONG N. LASALLE ST.

720 N. LASALLE - Planned Development Exhibits

Applicant: Superior Park LLC.
Address: 720 N. LaSalle St., Chicago, IL 60610
Plan Commission Date: August 21th, 2014



H4. WEST ELEVATION ALONG N. WELLS ST.

720 N. LASALLE - Planned Development Exhibits

Applicant: Superior Park LLC.
 Address: 720 N. LaSalle St., Chicago, IL 60610
 Plan Commission Date: August 21th 2014

