

PD 1251

Table of Contents

09/10/2014 PD Adoption **2**
 Ordinance 2
 Statements 3
 Bulk Table 7
 Exhibits 9

Page 1 also contains a text amendment regarding large venue entertainment in Planned Manufacturing Districts.

Pages 1 through 9 contain 33 map amendments regarding land use.

Pages 9 and 10 contain various applications for large signs, two landmark fee waivers and one landmark designation.

I hereby move for passage of the proposed ordinances and substitute ordinances transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

B BPD 1251

On motion of Alderman Solis, the said proposed ordinances and substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Fioretti, Dowell, Burns, Hairston, Sawyer, Holmes, Harris, Beale, Pope, Balcer, Cárdenas, Quinn, Burke, Foulkes, Thompson, Thomas, Lane, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Chandler, Solis, Maldonado, Burnett, Ervin, Graham, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Sposato, Mitts, Cullerton, Laurino, P. O'Connor, M. O'Connor, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, Moore, Silverstein -- 50.

Nays -- None.

Alderman Pope moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

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

(As Amended)

(Application No. 17981)

(Common Address: 141 -- 171 W. Erie St., 630 -- 648 N. LaSalle St.,
140 -- 170 W. Ontario St. And 629 -- 649 N. Wells St.)

[SO2014-2318]

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

West Erie Street; North LaSalle Street; West Ontario Street; and North Wells Street, to the designation of Residential-Business Planned Development Number 1251 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 2. This ordinance shall be in force and effect from after its passage and due publication.

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

Residential-Business Planned Development No. 1251.

Plan Of Development Statements.

1. The area delineated herein as Residential Business Planned Development Number 1251 consists of approximately 67,177 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, MAC West 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 Street.

The above infrastructure improvements shall be completed prior to the granting of the final occupancy certificate.

4. This plan of development consists of these seventeen (17) 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 Loewenberg Architects dated August 21, 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 dwelling units, Animal Services, Artist Work or Sales Space, Body Art Services, Building Maintenance Services, Business Equipment Sales and Service, Business Support Services, Communication Service Establishments, Eating and Drinking Establishments, Financial Services, 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, General, Sports and Recreation, Participant (Entertainment Cabaret, Outdoor, Indoor, and Children's Play Center), Vehicle Sales and Service, Auto Supply/Accessory Sales, accessory and non-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. Currently there is an on-premises sign that exists within the boundaries of the planned development which currently reads

"Effen Vodka", representing a tenant in the existing office building. This on-premises sign shall be permitted to remain at the existing location. The sign is a wall sign measuring 162 feet, 0 inches by 18 feet, 9 inches, front lit from below with 13 fixtures. The height to the top of the sign from grade is 91 feet, 4 inches. 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 67,177 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:	0.84
Affordable Housing:	1.00
Adopt-a-Landmark:	<u>1.06</u>
TOTAL FAR:	9.90

9. The applicant acknowledges and agrees that this planned development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance" or "AHO") under Section 2-45-110 (b)(4)(iii) because this is a planned development in a Downtown District and applicant is taking a zoning density bonus pursuant to Section 17-4-1004-B, this planned development triggers the requirements of Section 2-45-10 of the Municipal Code (the "Affordable Housing Ordinance" or "AHO"). Any developer of a "residential housing project" within the meaning of the AHO ("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, pursuant to Section 17-4-1004-B of the Zoning Code, 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"). Any developer of a building receiving an affordable housing floor area bonus ("Eligible Building") must either provide on-site affordable housing units or make a cash payment to the City's Affordable Housing Opportunity Fund. If a planned development is subject to both sections (2-45-10 and 17-4-1004-B), the developer may elect to satisfy the AHO requirements by complying with the affordable housing bonus provided for in Section 17-4-1004. Applicant has elected to comply with

Section 17-4-1004 and has elected to make a cash payment in lieu of providing on-site affordable housing units. 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 make a cash payment in the amount of \$2,310,888.80 ("Cash Payment"). The applicant must make the required Cash Payment before the issuance of any building permits for the Eligible Building, including, without limitation, excavation or foundation permits, and must comply with all applicable affordable housing standards and requirements set forth in Section 17-4-1004, the terms of which are incorporated herein by this reference.

10. The applicant has identified the Adopt-a-Landmark Bonus for this planned development and it involves a floor area bonus under the Chicago Zoning Ordinance pursuant to Section 17-4-1022 of the Municipal Code (the "Adopt-a-Landmark FAR Bonus") for "adopting" the Bush Temple of Music at 100 West Chicago Avenue/800 North Clark Street (the "Landmark Building"), a designated Chicago landmark. The Commissioner of the Department of Planning and Development acting on behalf of the City of Chicago and the Commission on Chicago Landmarks is authorized to (a) enter into an agreement with the owner of the Landmark Building or its successor regarding the manner in which the funds for the renovation work in the Landmark Project will be used; and (b) approve, as necessary, any minor modifications to the Landmark Project Scope of Work and Budget otherwise consistent with the purposes and requirements of the Adopt-a-Landmark FAR Bonus and Landmark Guidelines and be subject to the review and acceptance of the Department of Planning and Development. In acknowledgment of the benefit conveyed to the planned development project as the result of the Adopt-a-Landmark FAR Bonus, the applicant agrees not to seek any waiver of permit fees for the project pursuant to Section 2-120-815 of the Chicago Municipal Code.
11. 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.
12. 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.
13. 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.
14. 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.

- 15. 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.
- 16. 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 29,559 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.
- 17. 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 Adjustments; Site Plan/First Floor/Landscape Plan; Green Roof Diagram; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 88615 through 88625 of this *Journal*.]

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

Bulk Regulations Table.

Existing Zoning:	DX-7
Net Site Area:	67,177 square feet

Maximum Allowable FAR:	7.00 (470,239 square feet)
Upper Level Setback Bonus:	0.84 (56,429 square feet)
Affordable Housing Bonus:	1.00 (67,177 square feet)
Adopt-A-Landmark Bonus:	1.06 (71,208 square feet)
Total FAR With Bonuses:	9.90
Maximum Allowable FAR:	665,052 square feet
Maximum Residential Units:	450

Parking:

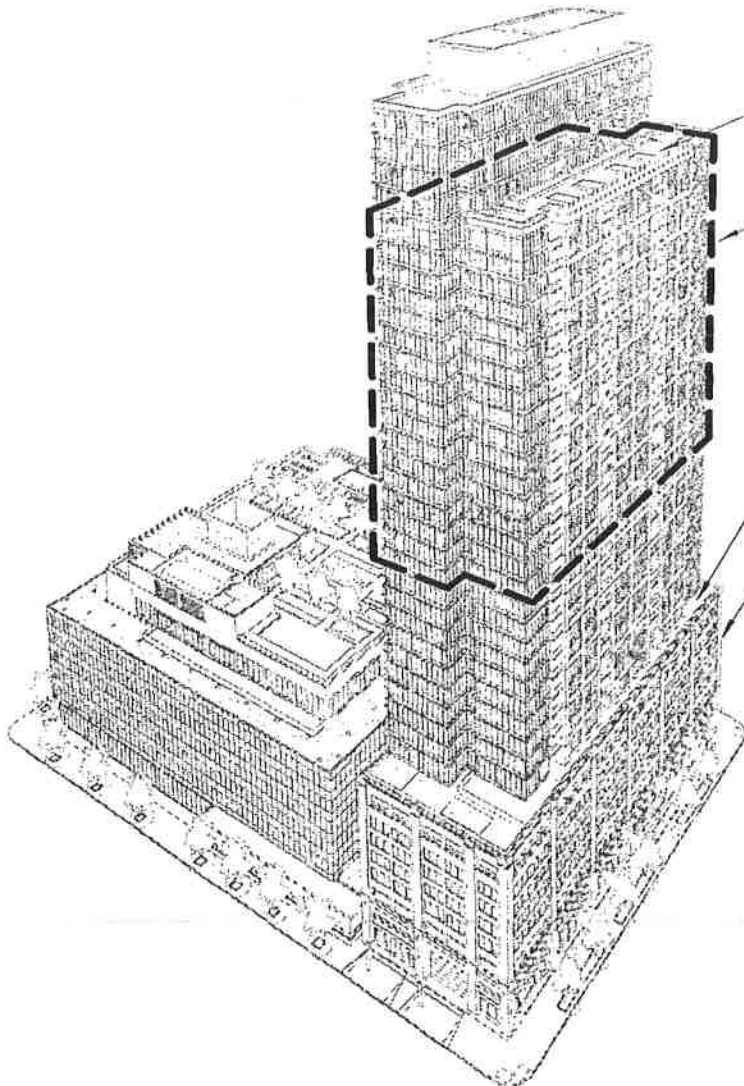
Residential Parking:	121 spaces
Office Parking:	47 spaces
Non-Accessory Parking:	51 spaces
Minimum Total Paid Parking:	219 spaces

Loading Berths:

New:	(2) 10 feet x 25 inches
Existing:	(1) 20 feet x 70 inches

Proposed Building Height: 418 feet from grade

Bike Parking: Minimum 155 spaces



SETBACK = 9,736 SF
APPLIES TO 4 FLOORS

FLOORS OBTAINED BY
FAR BONUSES: 16

SETBACK = 4,701 SF
APPLIES TO 22.47 FLOORS

RESIDENTIAL UNITS OCCUPY
ALL OR A PORTION OF
PODIUM LEVELS 02, 03 AND 08

FAR ANALYSIS:	
EXISTING ZONING:	DX-7
NET SITE AREA:	67,177 SF
MAXIMUM ALLOWABLE FAR (AND AREA) :	7.00 (470,239 SF)
UPPER LEVEL SETBACK BONUS:	0.84 (56,429 SF)
AFFORDABLE HOUSING BONUS:	1.00 (67,177 SF)
ADOPT-A-LANDMARK BONUS:	1.06 (71,208 SF)
TOTAL FAR WITH BONUSES:	9.90
MAXIMUM ALLOWABLE FAR AREA:	665,052 SF
UPPER LEVEL SETBACK ANALYSIS:	
UPPER LEVEL SETBACK BONUS FAR (MAXIMUM 1.0): 0.3 X SUM OF SETBACK AREAS ON EACH FLOOR / SITE AREA =	
LEVEL E7 SETBACK AREA: 13,156 SF 0.3 X 1 FLOOR X 13,156 SF / 67,177 SF = 0.059	
LEVEL E8 SETBACK AREA: 17,793 SF 0.3 X 1 FLOOR X 17,793 SF / 67,177 SF = 0.079	
LEVEL 09 SETBACK AREA (L09 - L35): 4,701 SF 0.3 X 22.47 FLOORS X 4,701 SF / 67,177 SF = 0.472	
LEVEL 36 SETBACK AREA (L36 - L39): 9,736 SF 0.3 X 4 FLOORS X 9,736 SF / 67,177 SF = 0.174	
LEVEL 40 MECHANICAL SETBACK AREA: 12,261 SF 0.3 X 1 FLOOR X 12,261 SF / 67,177 SF = 0.055	
TOTAL UPPER LEVEL SETBACK = 0.84	

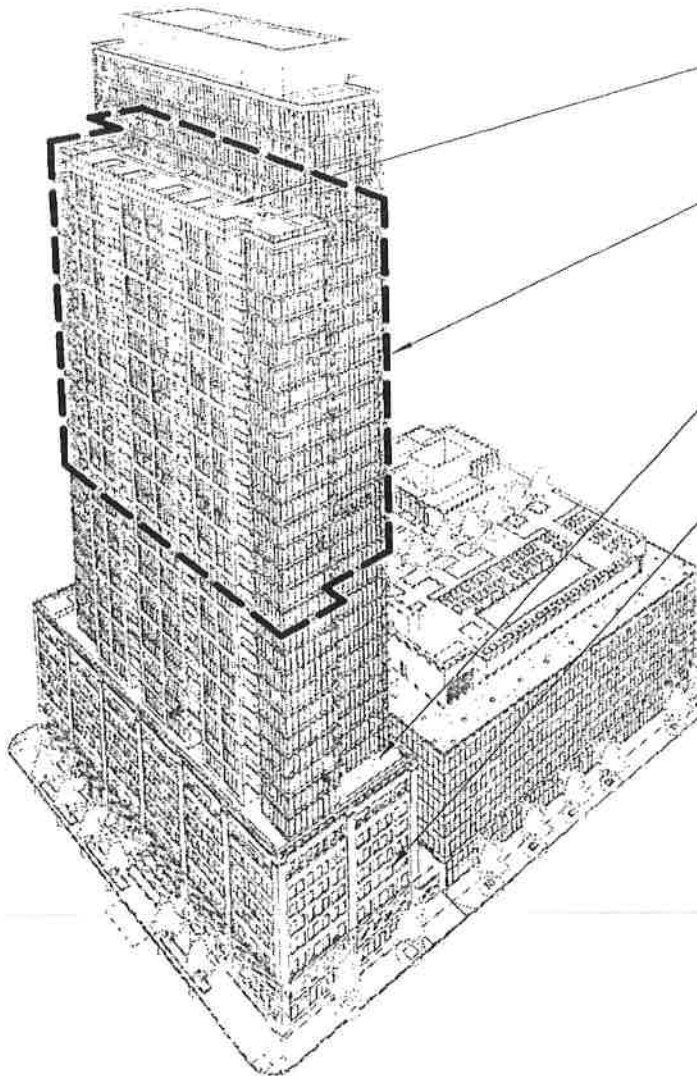
B - UPPER LEVEL SETBACK ANALYSIS

167 W. ERIE - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MAC West LLC
ADDRESS: 167 W. ERIE / 640 N. LaSALLE STREET

DATE: 08/21/14

SK-31.03-R8



SETBACK = 9,736 SF
APPLIES TO 4 FLOORS

FLOORS OBTAINED BY
FAR BONUSES: 16

SETBACK = 4,701 SF
APPLIES TO 22.47 FLOORS

RESIDENTIAL UNITS OCCUPY
ALL OR A PORTION OF
PODIUM LEVELS 02, 03 AND 08

FAR ANALYSIS:	
EXISTING ZONING:	DX 7
NET SITE AREA:	67,177 SF
MAXIMUM ALLOWABLE FAR (AND AREA) :	7.00 (470,239 SF)
UPPER LEVEL SETBACK BONUS:	0.84 (56,429 SF)
AFFORDABLE HOUSING BONUS:	1.00 (67,177 SF)
ADOPT-A-LANDMARK BONUS:	1.06 (71,208 SF)
TOTAL FAR WITH BONUSES:	9.90
MAXIMUM ALLOWABLE FAR AREA:	665,052 SF
UPPER LEVEL SETBACK ANALYSIS:	
UPPER LEVEL SETBACK BONUS FAR (MAXIMUM 1.0): 0.3 X SUM OF SETBACK AREAS ON EACH FLOOR / SITE AREA =	
LEVEL E7 SETBACK AREA: 13,156 SF 0.3 X 1 FLOOR X 13,156 SF / 67,177 SF = 0.059	
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LEVEL 40 MECHANICAL SETBACK AREA: 12,261 SF 0.3 X 1 FLOOR X 12,261 SF / 67,177 SF = 0.055	
TOTAL UPPER LEVEL SETBACK = 0.84	

B.1 - UPPER LEVEL SETBACK ANALYSIS

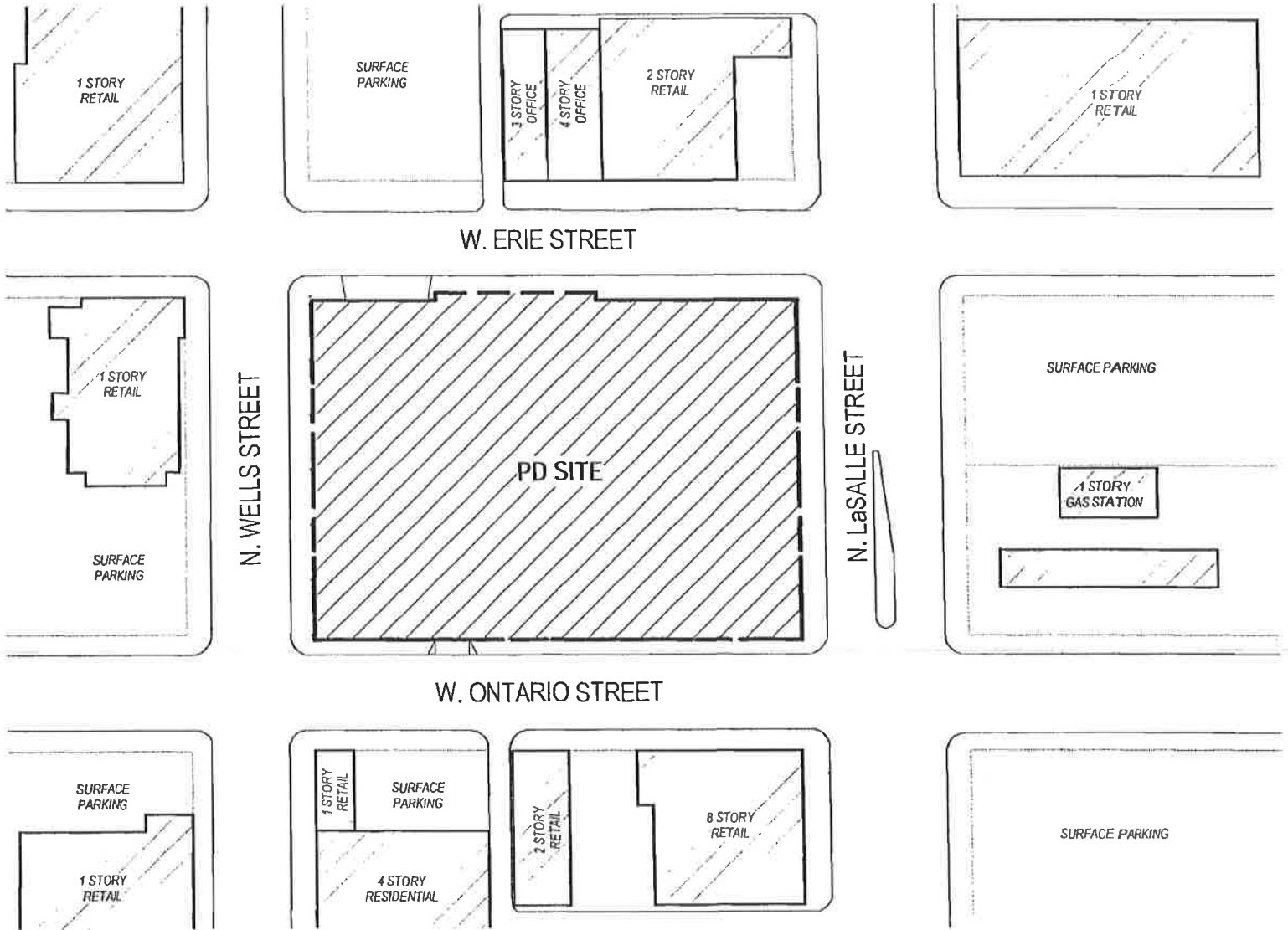
167 W. ERIE - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MAC West LLC

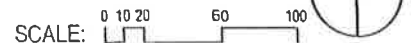
DATE: 08/21/14

ADDRESS: 167 W. ERIE / 640 N. LaSALLE STREET

SK-31.04-R4



C - EXISTING LAND-USE MAP

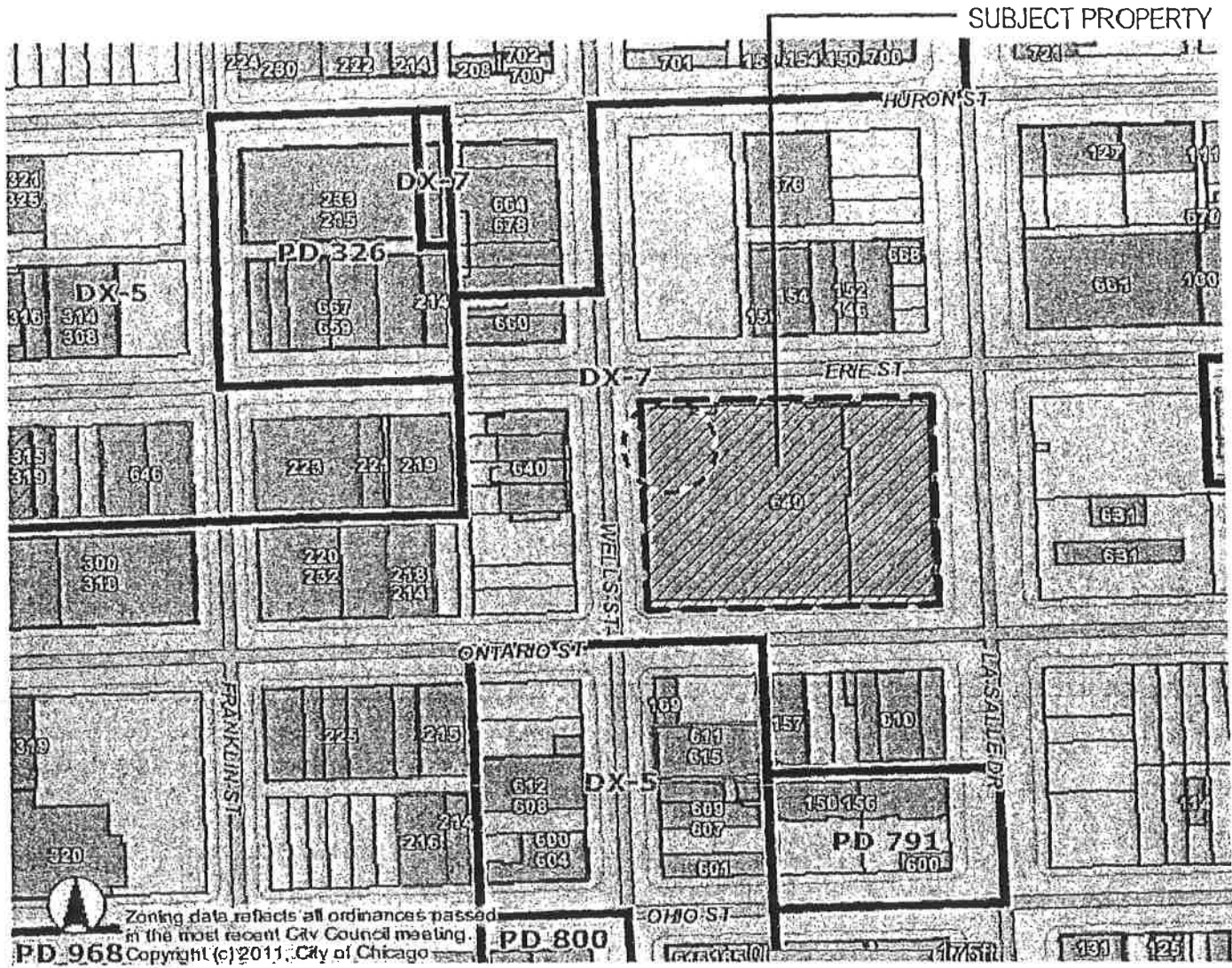


167 W. ERIE - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MAC West LLC
 ADDRESS: 167 W. ERIE / 640 N. LaSALLE STREET

DATE: 08/21/14

SK-31.07-R4



D - EXISTING ZONING MAP

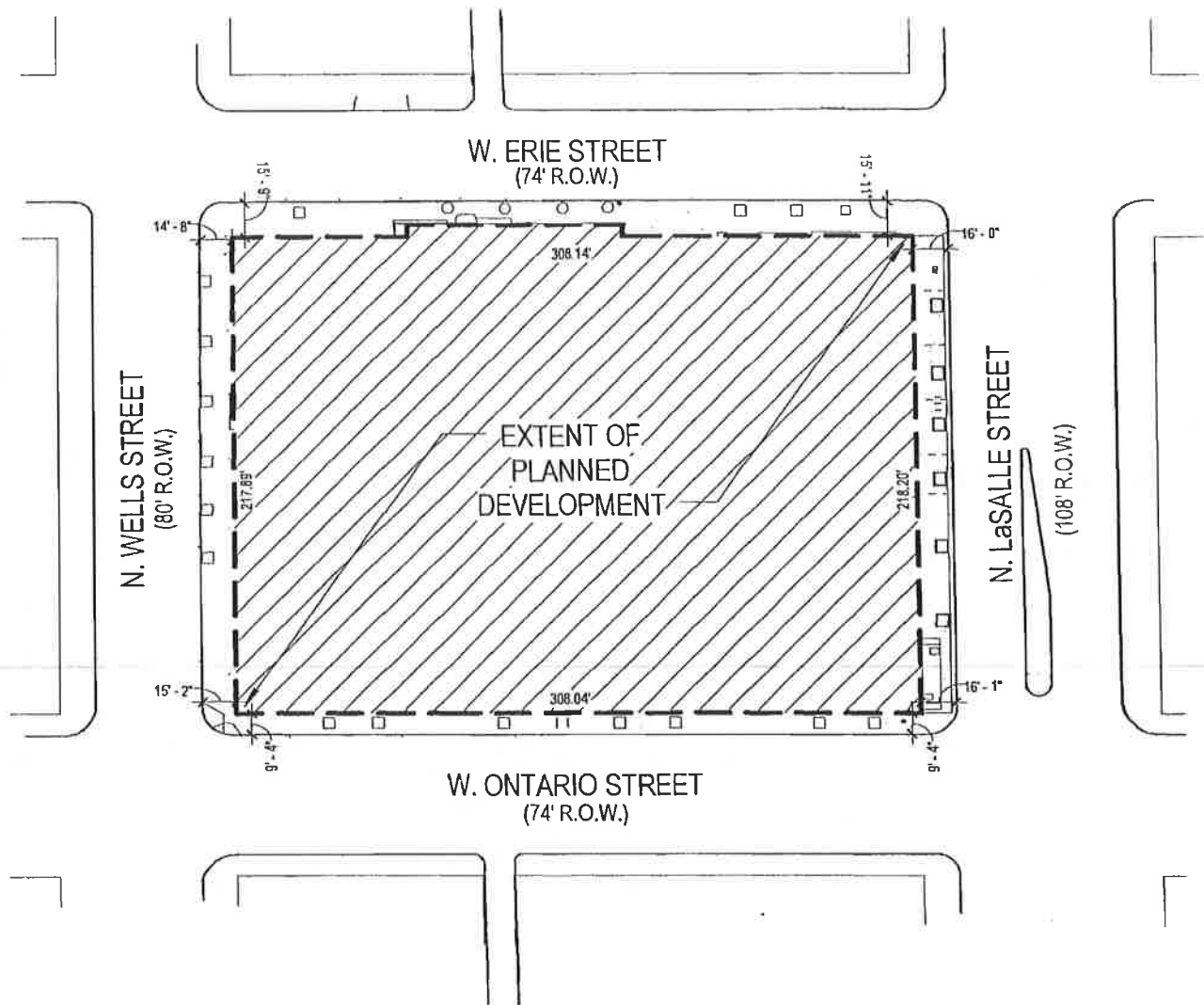
167 W. ERIE - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MAC West LLC

DATE: 08/21/14

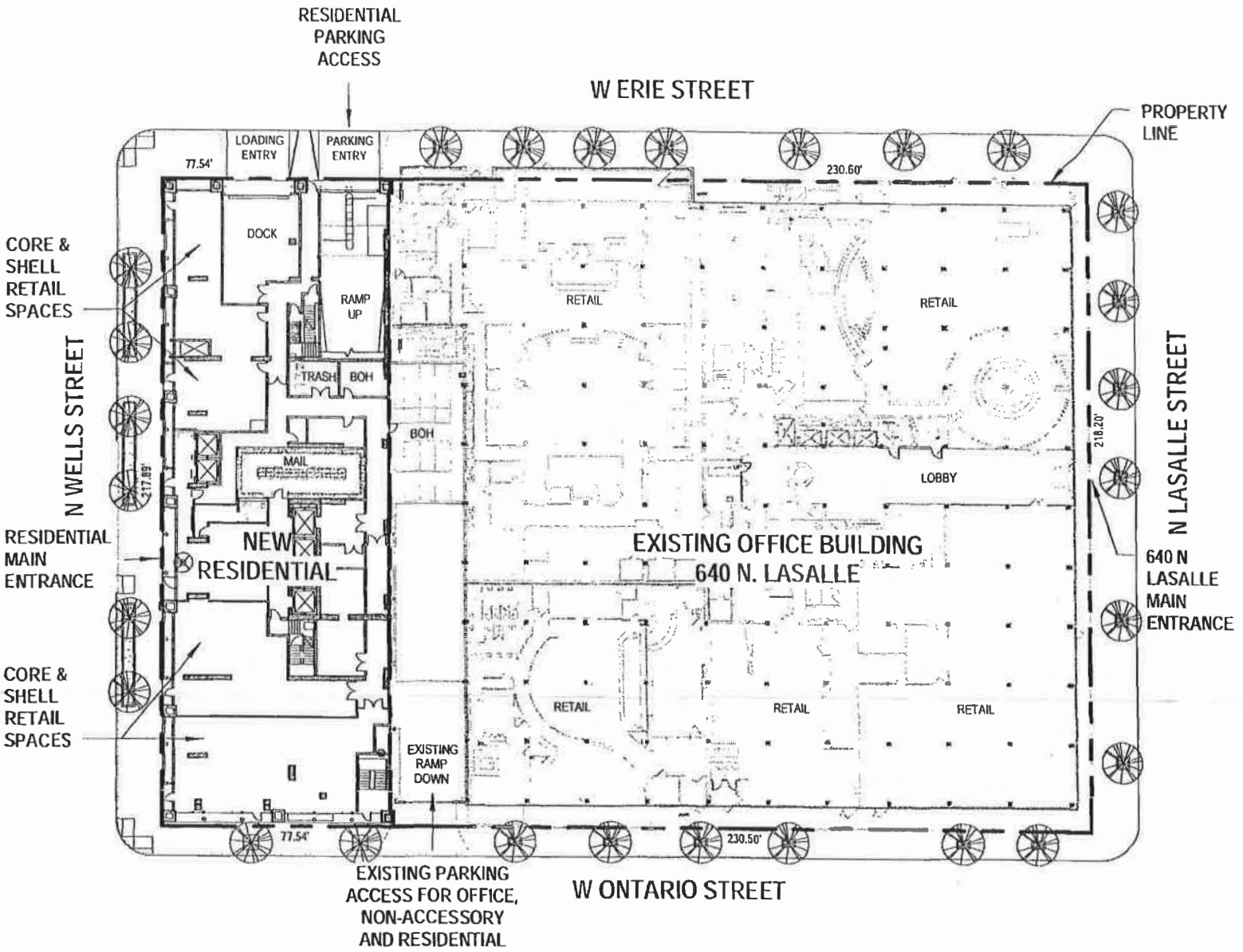
ADDRESS: 167 W. ERIE / 640 N. LaSALLE STREET

SK-31.08-R4

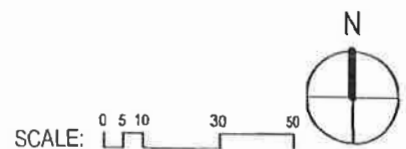


E - PROPERTY LINE AND RIGHT OF WAY ADJUSTMENTS

167 W. ERIE - PLANNED DEVELOPMENT EXHIBITS	
APPLICANT: MAC West LLC	DATE: 08/21/14
ADDRESS: 167 W. ERIE / 640 N. LaSALLE STREET	SK-31.09-R4



F - SITE PLAN / FIRST FLOOR / LANDSCAPE PLAN



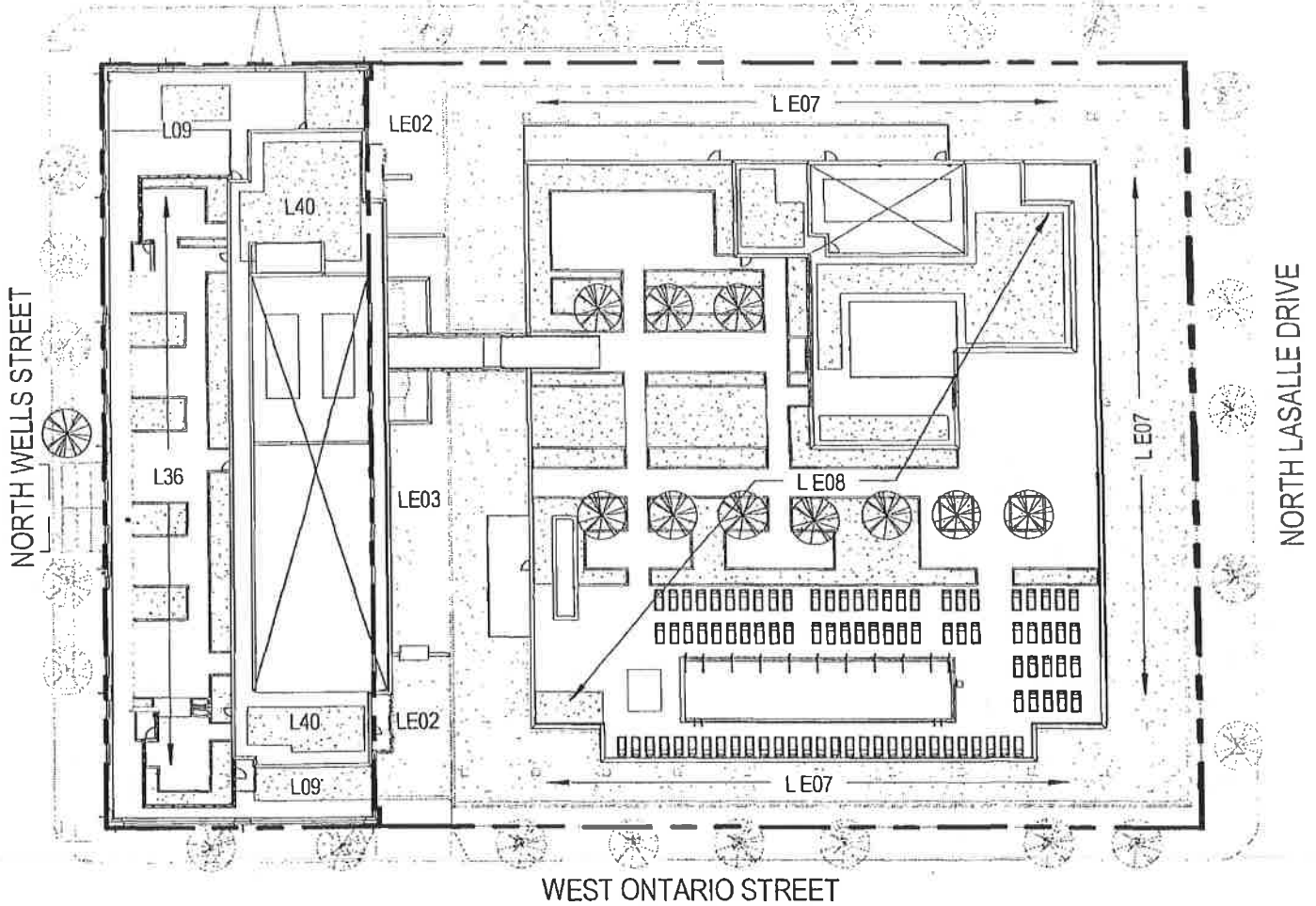
167 W. ERIE - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MAC West LLC
 ADDRESS: 167 W. ERIE / 640 N. LaSALLE STREET

DATE: 08/21/14

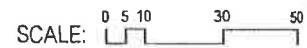
SK-31.10-R4

WEST ERIE STREET



GREEN ROOF CALCULATIONS:	
TOTAL ROOF AREA:	64,144 SF
LESS MECHANICAL AREA:	5,038 SF
TOTAL NET ROOF AREA:	59,106 SF
REQ'D (50% NET):	29,553 SF
GREEN ROOF AREA PROPOSED:	
LEVEL 40:	1,812 SF
LEVEL 36:	2,584 SF
LEVEL 09:	1,853 SF
LEVEL E08:	13,126 SF
LEVEL E07:	8,444 SF
LEVEL E02:	1,740 SF
TOTAL GREEN ROOF PROPOSED:	
	29,559 SF
	50.01%

G - GREEN ROOF DIAGRAM

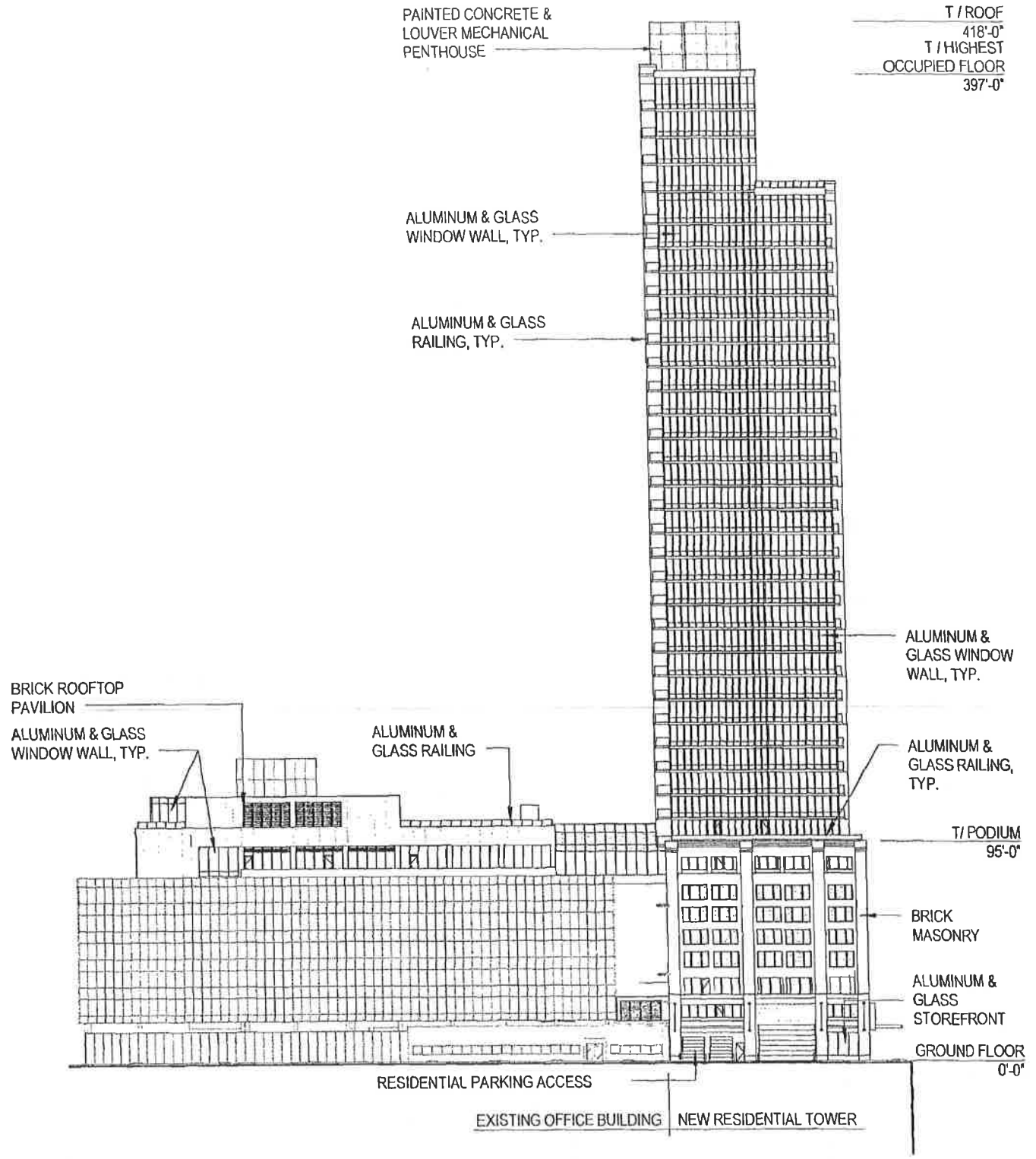


167 W. ERIE - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MAC West LLC
 ADDRESS: 167 W. ERIE / 640 N. LaSALLE STREET

DATE: 08/21/14

SK-31.11-R4



H.1 - NORTH ELEVATION ALONG ERIE STREET

SCALE: 0 5 10 30 50

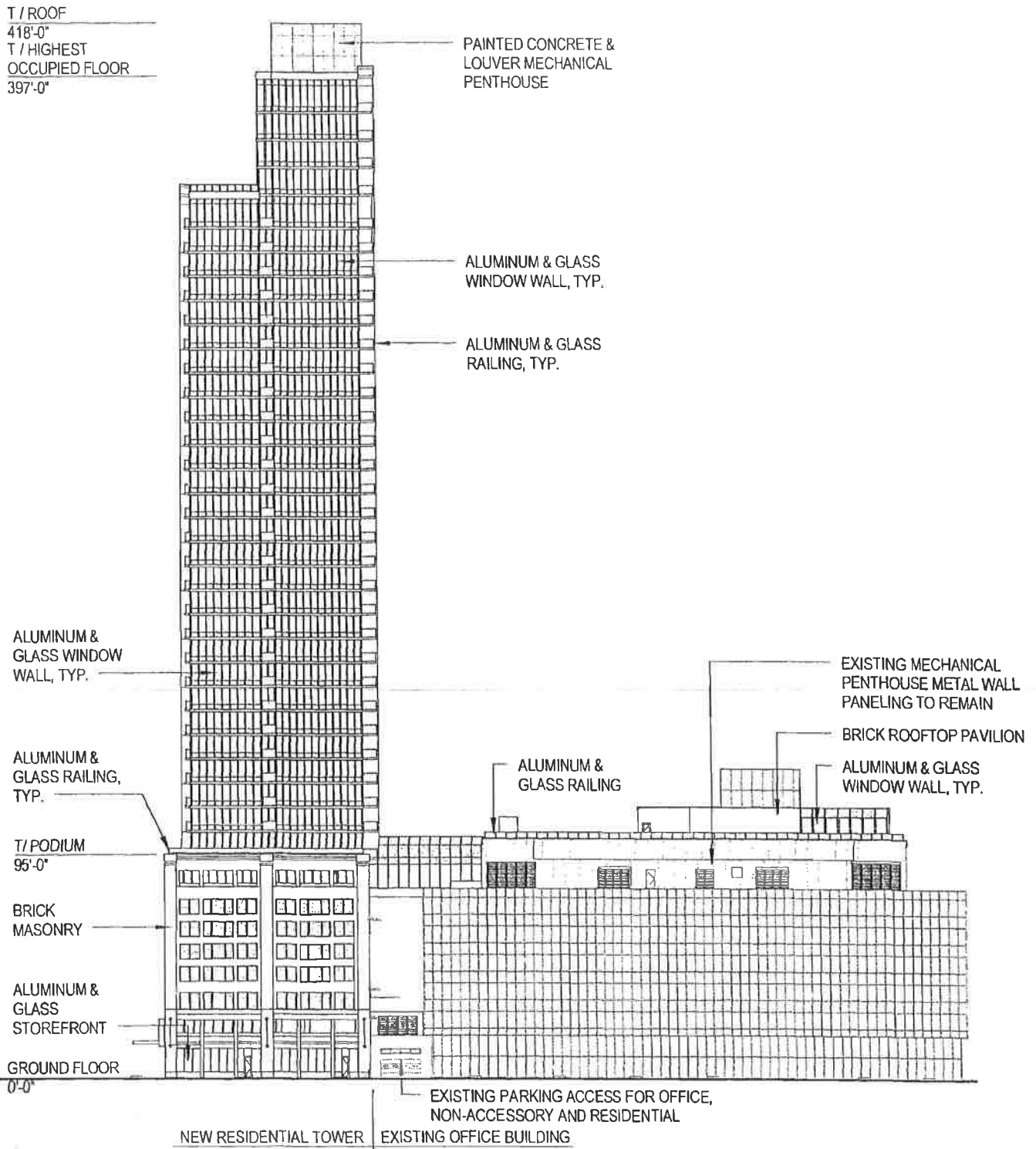
167 W. ERIE - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MAC West LLC

ADDRESS: 167 W. ERIE / 640 N. LaSALLE STREET

DATE: 08/21/14

SK-31.12-R4



H.3 - SOUTH ELEVATION ALONG ONTARIO STREET

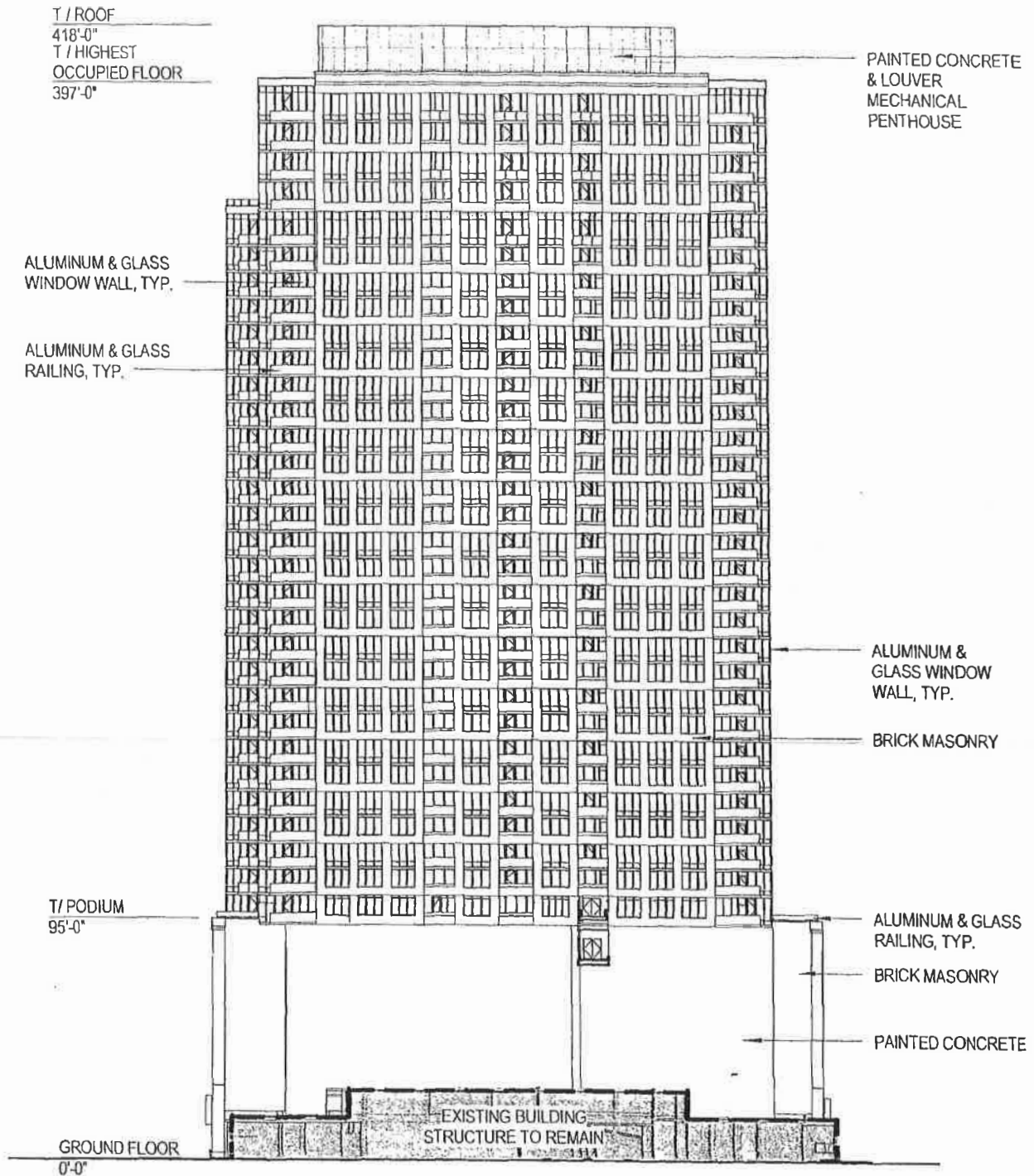
SCALE: 0 5 10 30 50

167 W. ERIE - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MAC West LLC
ADDRESS: 167 W. ERIE / 640 N. LaSALLE STREET

DATE: 08/21/14

SK-31.14-R4



H.4 - EAST ELEVATION ALONG ALLEY

SCALE: 0 5 10 30 50

167 W. ERIE - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MAC West LLC

DATE: 08/21/14

ADDRESS: 167 W. ERIE / 640 N. LaSALLE STREET

SK-31.15-R4

PAINTED CONCRETE & LOUVER MECHANICAL PENTHOUSE

T / ROOF 418'-0"
T / HIGHEST OCCUPIED FLOOR 397'-0"

ALUMINUM & GLASS WINDOW WALL, TYP.

ALUMINUM & GLASS RAILING, TYP.

ALUMINUM & GLASS WINDOW WALL, TYP.

BRICK MASONRY

ALUMINUM & GLASS RAILING, TYP.

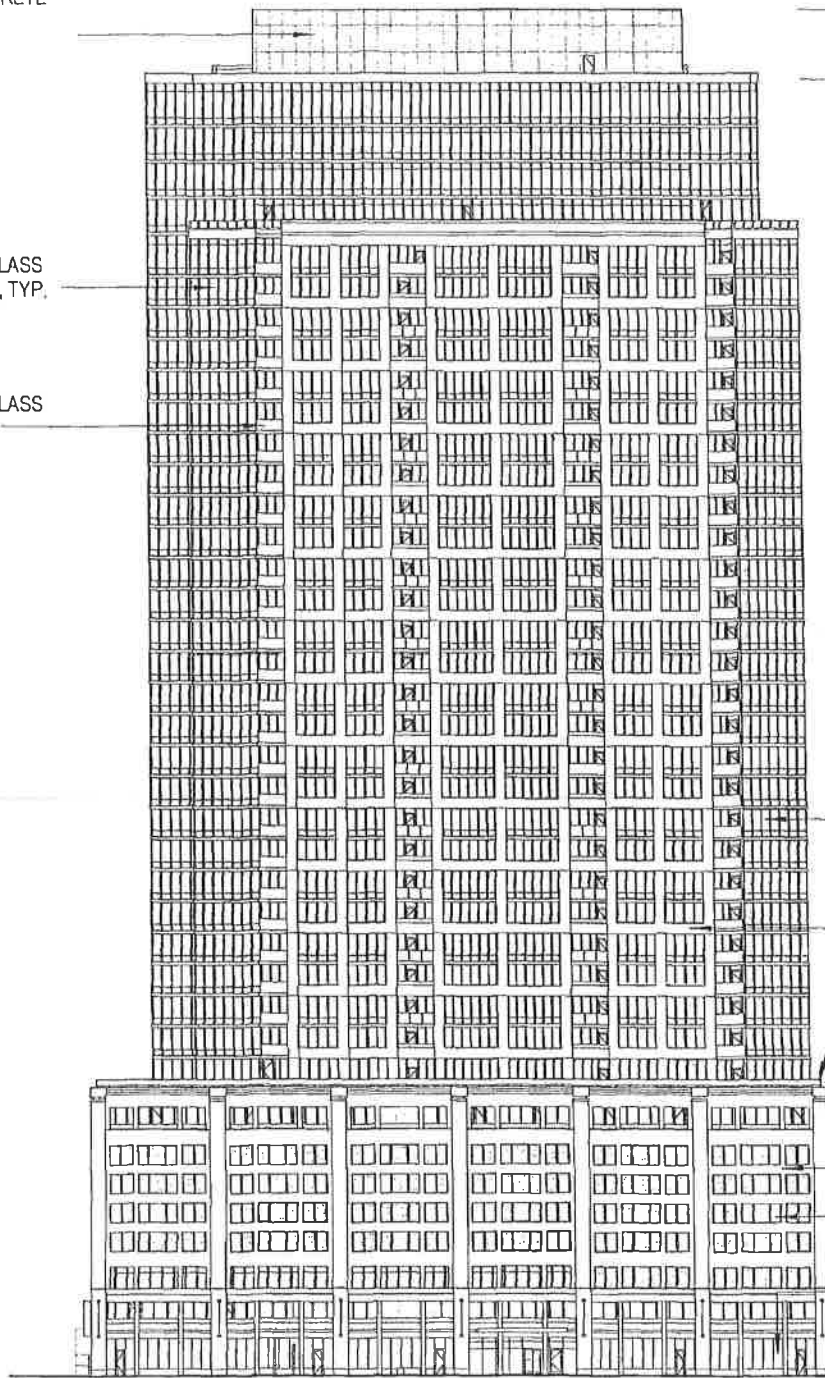
T / PODIUM 95'-0"

BRICK MASONRY

ALUMINUM & GLASS WINDOWS

ALUMINUM & GLASS STOREFRONT

GROUND FLOOR 0'-0"



H.2 - WEST ELEVATION ALONG WELLS STREET

SCALE: 0 5 10 30 50

167 W. ERIE - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MAC West LLC

DATE: 08/21/14

ADDRESS: 167 W. ERIE / 640 N. LaSALLE STREET

SK-31.13-R4