

PD 1277

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 26, 2016

Richard F. Klawiter
DLA Piper LLP
203 North LaSalle St., Suite 1900
Chicago, IL 60654-5313

Re: Administrative Relief request for Planned Development No. 1277, 801-811 W. Fulton Market

Dear Mr. Klawiter:

Please be advised that your request for a minor change to Business Planned Development No. 1277 ("PD 1277"), 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 PD 1277.


On October 9, 2015, administrative relief was granted for the 7-story commercial building at 801-11 W. Fulton Market. Your client and the owner of all of the property within PD 1277, Shapack Partners, is now seeking administrative relief to:

- Eliminate two trees along Fulton Street, to allow greater visibility of a new Fulton Market gateway sign. Furthermore, the Fulton Market Innovation District Design Guidelines discourages parkway trees due to heavy pedestrian traffic. The attached, revised Site Plan/ Landscape Plan shall be inserted in the main file plan
- Reduce the minimum number of bicycle parking spaces from 50 to 25 spaces, as shown on the attached, revised First Floor Plan, dated October 21, 2016.

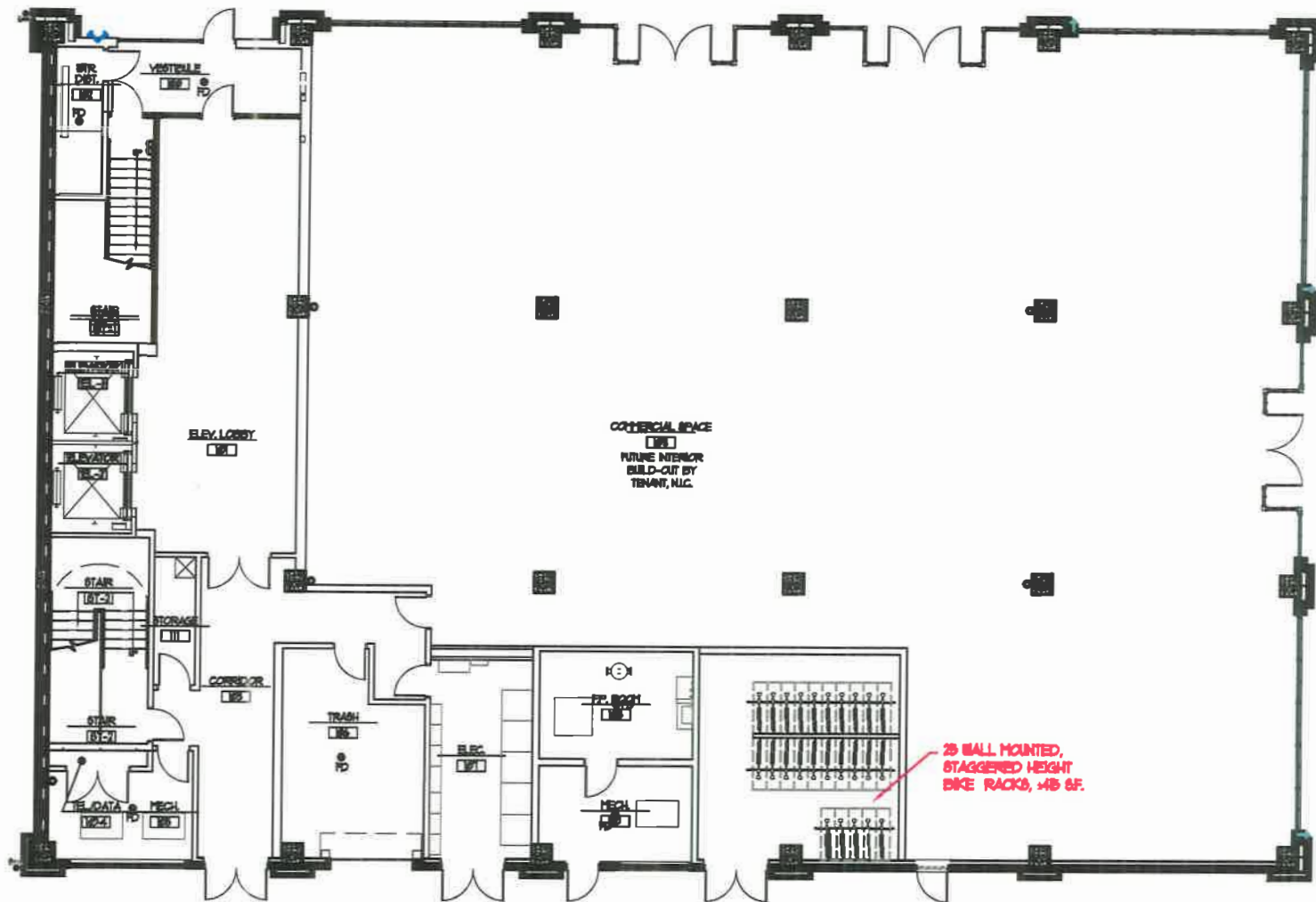
With regard to your request, the Department of Planning and Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of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

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 1277, 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, Fernando Espinoza, Ron Daye, Main file

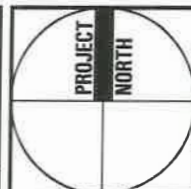


1 **FIRST FLOOR PLAN**
 SCALE: 1/4" = 1'-0"

HARTSHORNE PLUNKARD ARCHITECTURE
HPA
 232 NORTH CARPENTER STREET
 CHICAGO, IL 60607
 312.238.4488
 HPARCHITECTURE.COM

SHAWSHANK
 CHICAGO, IL

PLANS AND ALL SPECIFICATION ARE SUBJECT TO REVISION AS DEEMED NECESSARY OR ADVISABLE BY BUILDER, ARCHITECT, OR AS REQUIRED BY LAW.



SCALE	1/16" = 1'-0"
DATE	10-21-16

DRAWING	BIKE PARKING LOCATION OPTION
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ASK#	7
REV#	REV-2



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 9, 2015

Richard F. Klawiter
DLA Piper LLP
203 North LaSalle Street
Suite 1900
Chicago, IL 60654-5313

**Re: Administrative Relief request for Business Planned Development No. 1277
801-811 W. Fulton Market**

Dear Mr. Klawiter:

Please be advised that your request for a minor change to Business Planned Development No.1277 ("PD 1277"), 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 PD 1277.

Your client and the owner of all of the property within PD 1277, Dufresne Capital Partners LLC, is constructing a 7-story commercial building at 801-11 W. Fulton Market and they are seeking administrative relief to allow for the following modifications:

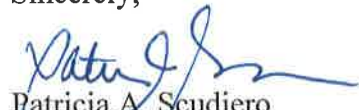
- A parking reduction from 12 spaces to 11 spaces in order to accommodate a larger trash compactor. The site is located within 1,200 feet of the Morgan CTA Green line station.
- The elimination of the proposed rooftop deck and to fully enclose the seventh floor, while not exceeding the 5.0 FAR.
- The addition of mechanical louvers in place of windows on the western bay only of the south elevation in order to provide the necessary ventilation. The louvers will be on one bay of the rear alley elevation only and their black finish will match the window finish.
- The elimination of the proposed one-story section of the building along Halsted, on the southeast corner of the site due to the addition of ComEd equipment. The equipment will be on the exterior of the building, mounted on concrete pads, and visually screened from Halsted by a decorative metal slat fence. Metal was chosen to compliment the metal Fulton Market District sign near the building's north elevation.

With regard to your request, the Department of Planning and Development has determined that allowing these 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. The

attached, revised Site Plan/Landscape Plan, North, South, East and West Elevations, shall be inserted into the main file.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 1277, 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~~ ^{after} 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.

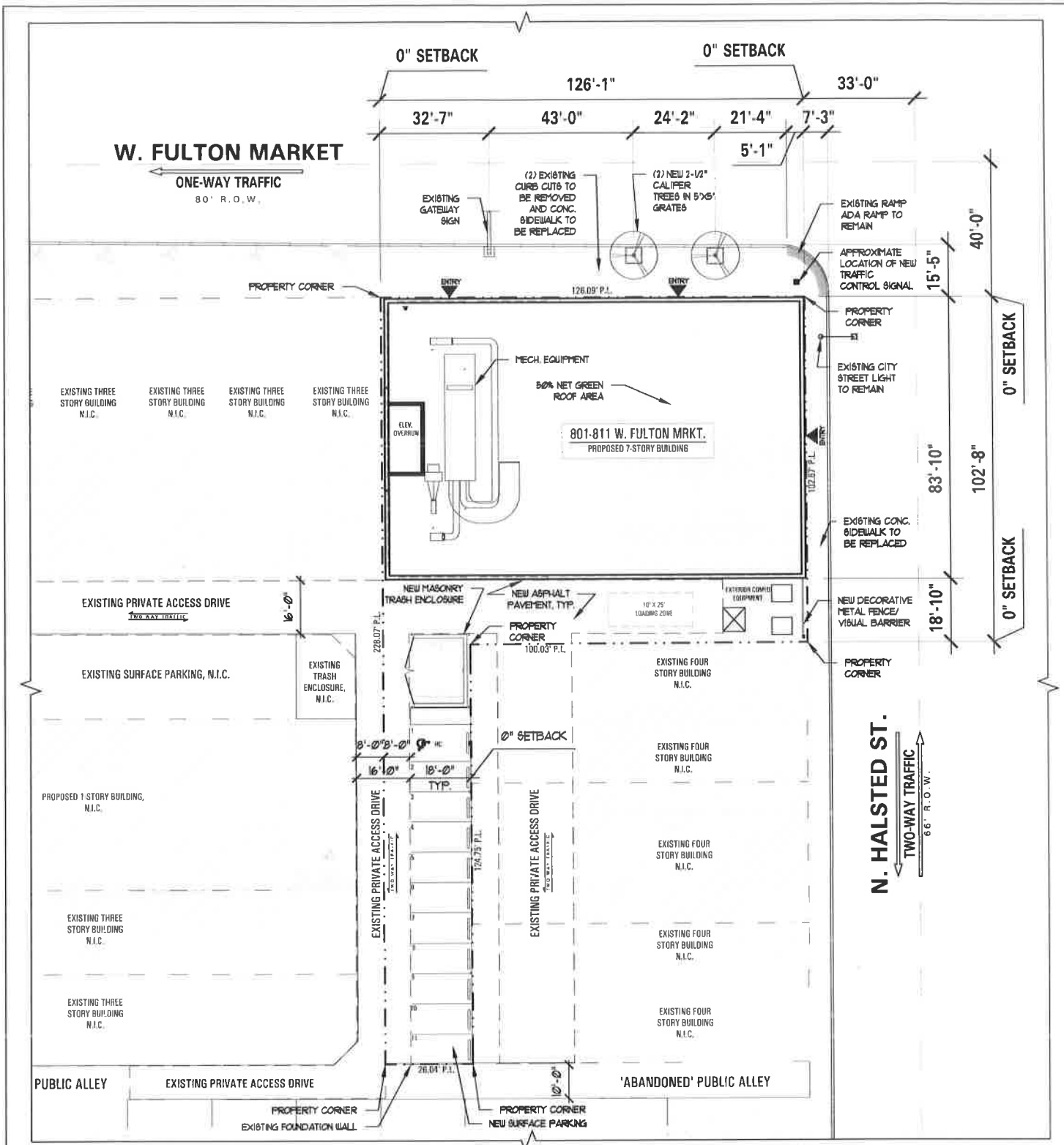
Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Fernando Espinoza, Main file



APPLICANT: DUFRESNE CAPITAL PARTNERS LLC
ADDRESS OF PROJECT: 801-811 W. FULTON MARKET CHICAGO, ILLINOIS
INTRODUCTION DATE: -
PLAN COMMISSION DATE: -

SITE PLAN/ LANDSCAPE PLAN
SCALE: 1" = 40'-0"





APPLICANT:	DUFRESNE CAPITAL PARTNERS LLC	<h2 style="margin: 0;">NORTH ELEVATION</h2> <p style="margin: 0;">SCALE: 1" = 20'-0"</p>
ADDRESS OF PROJECT:	801-811 W. FULTON MARKET CHICAGO, ILLINOIS	
INTRODUCTION DATE:	-	
PLAN COMMISSION DATE: -		

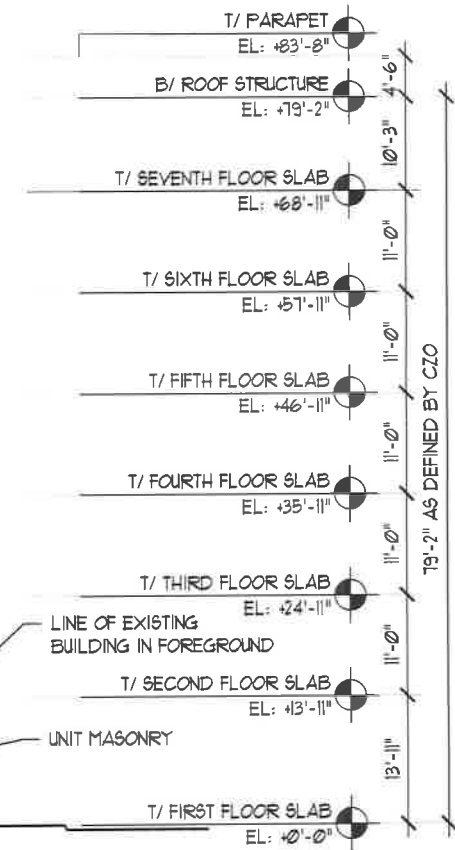
STEPPED BRICK
CORNICE AND METAL
COPING CAP, TYPICAL

MECHANICAL
LOUVERS, TYPICAL

MODULAR BRICK,
TYPICAL

ALUMINUM WINDOWS,
TYPICAL

BRICK SPANDREL
PANELS, TYPICAL



LINE OF EXISTING
BUILDING IN FOREGROUND

UNIT MASONRY

19'-2" AS DEFINED BY CZO

APPLICANT: DUFRESNE CAPITAL PARTNERS LLC
 ADDRESS OF PROJECT: 801-811 W. FULTON MARKET
 CHICAGO, ILLINOIS

SOUTH ELEVATION
 SCALE: 1" = 20'-0"

INTRODUCTION DATE: - PLAN COMMISSION DATE: -

STEPPED BRICK
CORNICE AND METAL
COPING CAP, TYPICAL

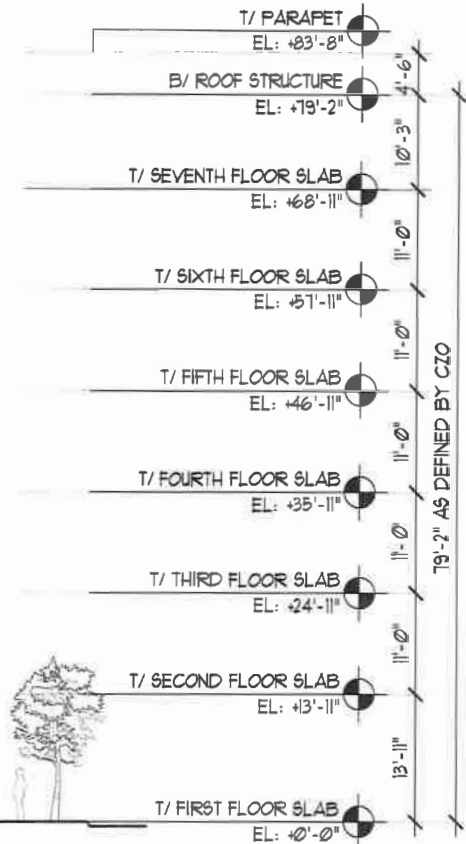
MODULAR BRICK,
TYPICAL

ALUMINUM
WINDOWS,
TYPICAL

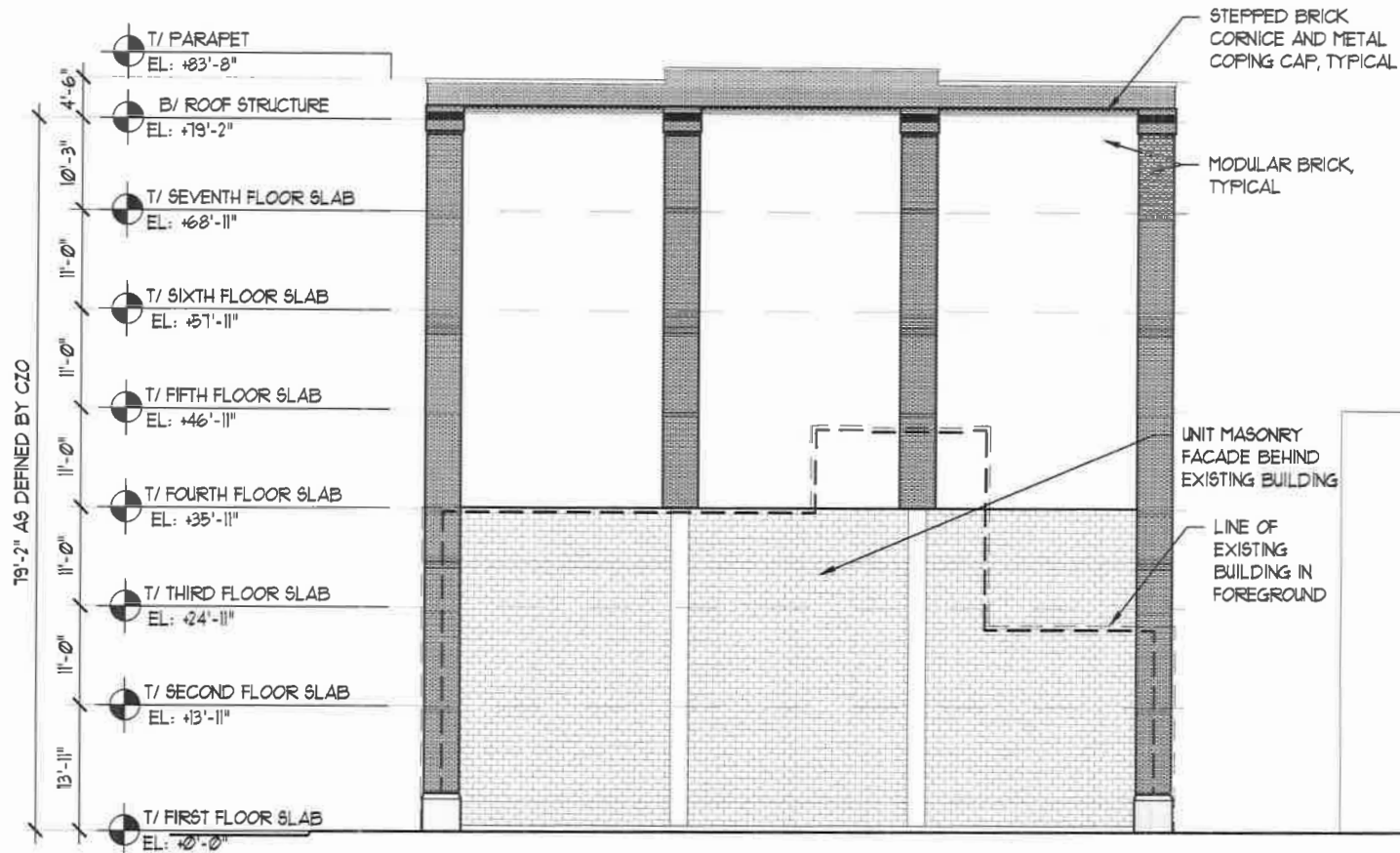
BRICK
SPANDREL
PANELS,
TYPICAL

ALUMINUM
STOREFRONT,
TYPICAL

DECORATIVE
METAL FENCE/
VISUAL BARRIER



APPLICANT:	DUFRESNE CAPITAL PARTNERS LLC	<h2>EAST ELEVATION</h2> <p>SCALE: 1" = 20'-0"</p>
ADDRESS OF PROJECT:	801-811 W. FULTON MARKET CHICAGO, ILLINOIS	
INTRODUCTION DATE:	-	
PLAN COMMISSION DATE: -		



APPLICANT:	DUFRESNE CAPITAL PARTNERS LLC	WEST ELEVATION <hr/> SCALE: 1" = 20'-0"
ADDRESS OF PROJECT:	801-811 W. FULTON MARKET CHICAGO, ILLINOIS	
INTRODUCTION DATE:	-	
PLAN COMMISSION DATE: -		

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-G.

(As Amended)

(Application No. 18227)

(Common Address: 801 -- 811 W. Fulton Market And 222 -- 232 N. Halsted St.)

[SO2014-8815]

BPD1277

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the C2-5 Motor Vehicle-Related Commercial District and C1-1 Neighborhood Commercial District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Fulton Market; North Halsted Street; a line 102.67 feet south of and parallel to West Fulton Market; a line 100.03 feet west of and parallel to North Halsted Street; a line 227.42 feet south of and parallel to West Fulton Market; and a line 126.09 feet west of and parallel to North Halsted Street (at a point 228.07 feet south of West Fulton Market),

to those of a C2-5 Motor Vehicle-Related Commercial District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the C2-5 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Fulton Market; North Halsted Street; a line 102.67 feet south of and parallel to West Fulton Market; a line 100.03 feet west of and parallel to North Halsted Street; a line 227.42 feet south of and parallel to West Fulton Market; and a line 126.09 feet west of and parallel to North Halsted Street (at a point 228.07 feet south of West Fulton Market),

to those of a Business Planned Development.

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

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

Business Planned Development No. 1277.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1277 ("Planned Development") consists of approximately 16,235 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). The applicant, Dufresne Capital Partners LLC (the "Applicant"), is the owner of the Property.

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, 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 Chicago Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assigns 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 Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT 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 CDOT.

4. This plan of development consists of 15 Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; and Building Elevations (North, South, East and West) prepared by Hartshorne Plunkard Architecture and dated March 19, 2015, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the DPD. 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 Business Planned Development: retail sales, general; office; colocated wireless communication facilities; day care; postal service; public safety services; animal services; artist work or sales space; building maintenance services; business equipment sales and service; business support services; communication service establishments; eating and drinking establishments; outdoor patio (located on a rooftop); entertainment-small venue

financial services (excluding pawn shops and pay day loan stores); food and beverage retail sales (liquor sales only as an accessory use); medical service; personal service; repair or laundry service, consumer; and vehicle sales and service (auto supply/accessory sales, only); and related, incidental and accessory uses and accessory parking.

6. On-premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. 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 16,235 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 DPD. 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 DPD. 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. The Applicant shall seek LEED certification and provide a 50 percent green roof over the Net Roof Area.
- 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 DPD shall initiate a zoning map amendment to rezone the Property to the C2-5 Motor Vehicle-Related Commercial District.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Site/Landscape Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 107290 through 107297 of this *Journal*.]

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

Business Planned Development No. 1277

Plan Of Development.

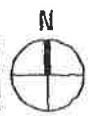
Bulk Regulations And Data Table.

Gross Site Area:	26,114
Area in Right-of-Way:	9,879
Net Site Area:	16,235
Maximum Floor Area Ratio (FAR):	5.0
Minimum Number of Off-Street Parking Spaces:	12
Maximum Building Height:	80 feet, 0 inches
Minimum Setbacks:	Per Site Plan
Minimum Bike Parking spaces:	50

FINAL FOR PUBLICATION



LEGEND
 [Shaded Box] SUBJECT PREMISES



APPLICANT: DUFRESNE CAPITAL PARTNERS LLC
 ADDRESS OF PROJECT: 801-811 W. FULTON MARKET CHICAGO, ILLINOIS
 INTRODUCTION DATE: NOVEMBER 5, 2014
 PLAN COMMISSION DATE: MARCH 19, 2015

EXISTING ZONING MAP
 SCALE: NTS

FINAL FOR PUBLICATION

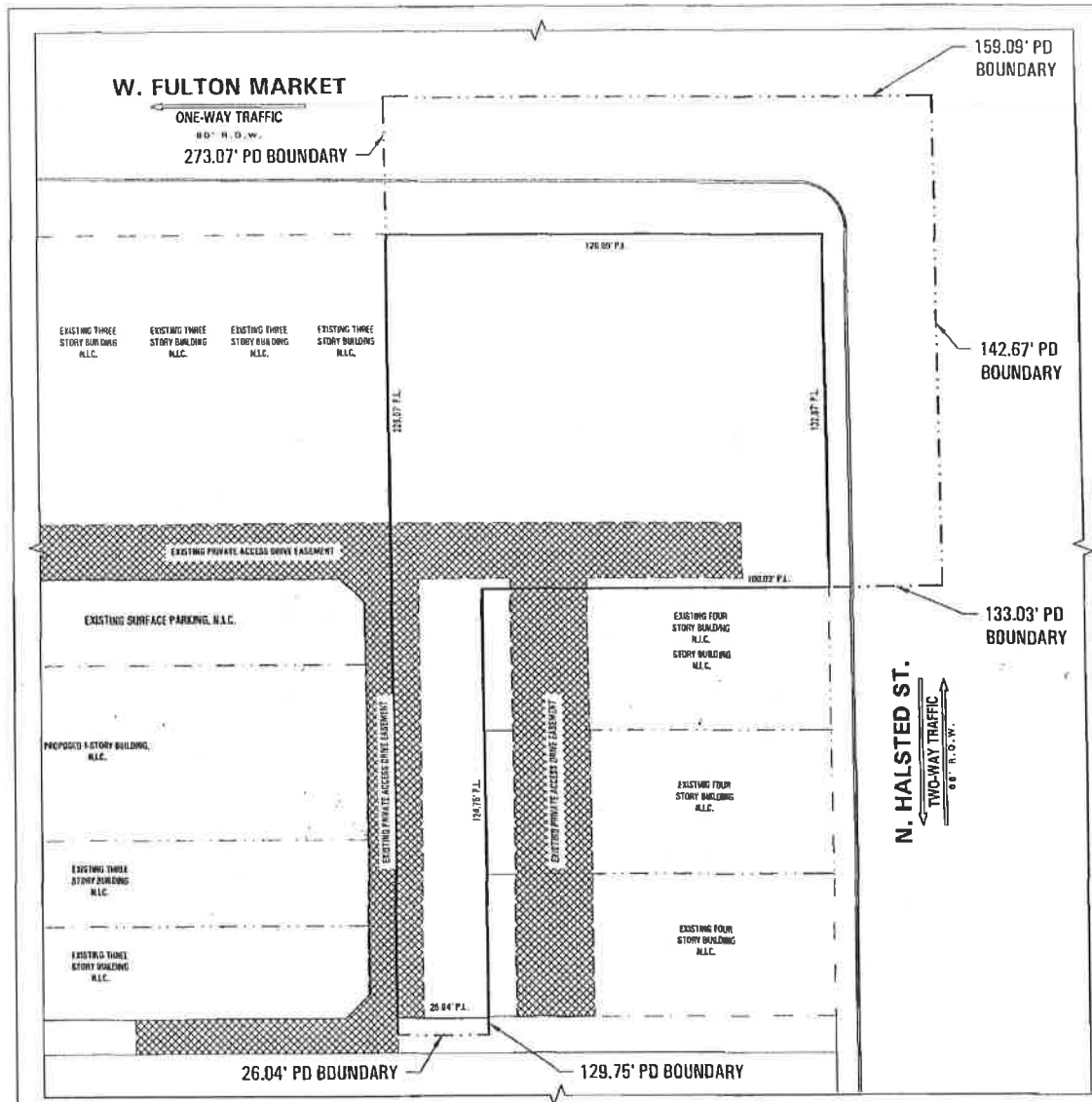



LEGEND
 [Shaded Box] SUBJECT PREMISES



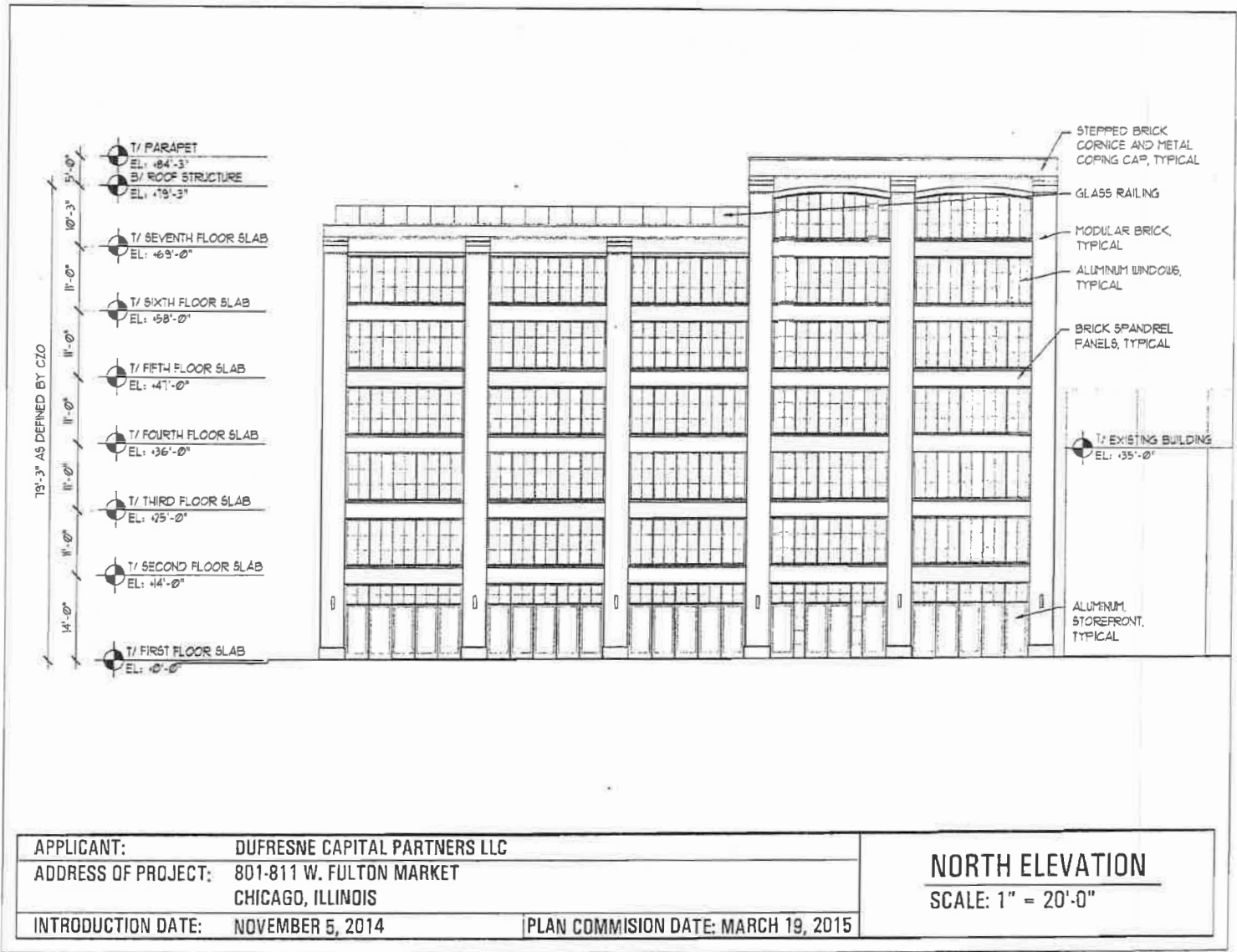
APPLICANT: DUFRESNE CAPITAL PARTNERS LLC
 ADDRESS OF PROJECT: 801-811 W. FULTON MARKET CHICAGO, ILLINOIS
 INTRODUCTION DATE: NOVEMBER 5, 2014
 PLAN COMMISSION DATE: MARCH 19, 2015

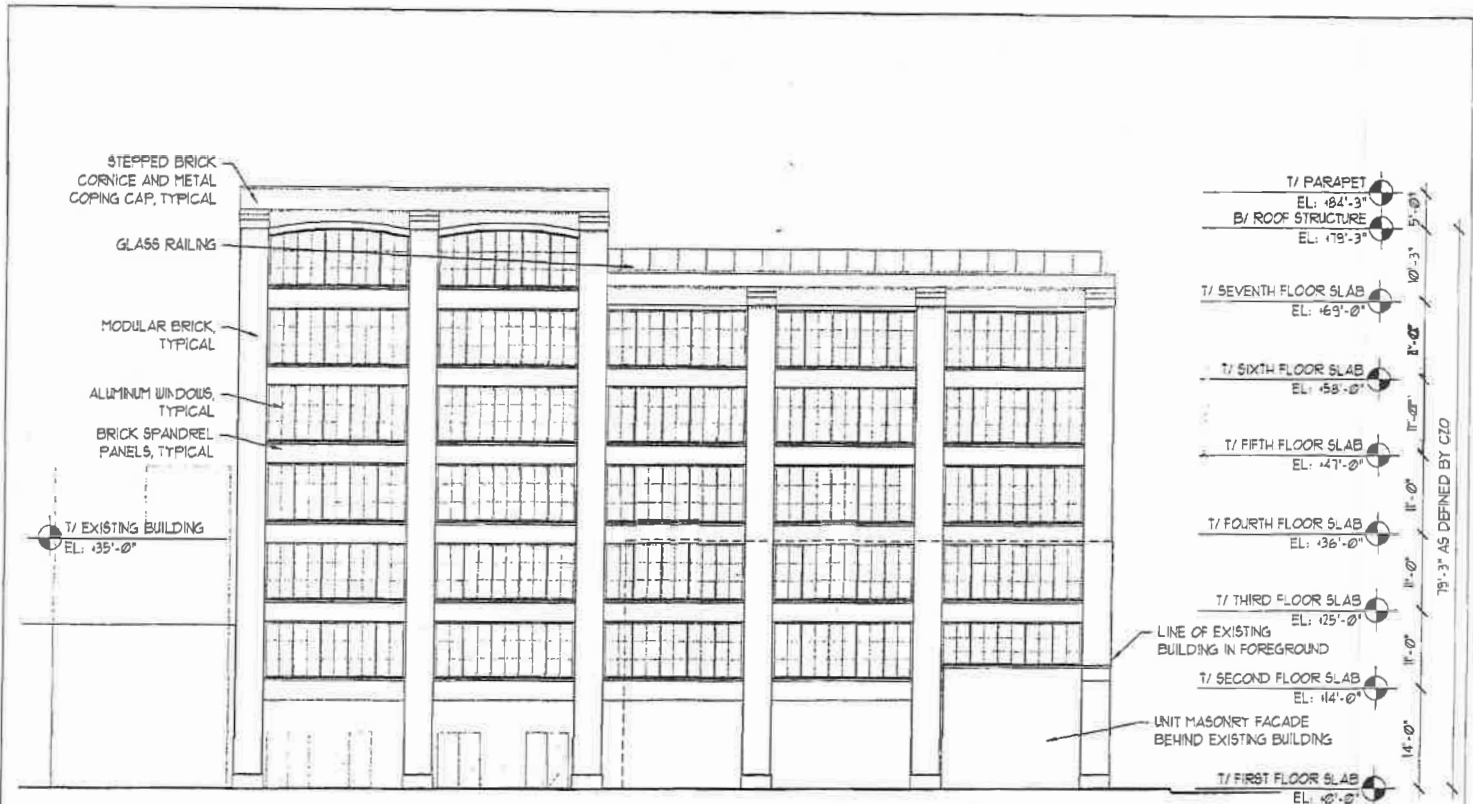
EXISTING LAND USE MAP
 SCALE: NTS



KEY PD BOUNDARY ———— PROPERTY LINE —————	AREA SUMMARY		N 
	GROSS PD SITE AREA =	26,114 S.F.	
	NET SITE AREA =	16,235 S.F.	
	PUBLIC RIGHT-OF-WAY AREA =	9,879 S.F.	

APPLICANT: DUFRESNE CAPITAL PARTNERS LLC ADDRESS OF PROJECT: 801-811 W. FULTON MARKET CHICAGO, ILLINOIS INTRODUCTION DATE: NOVEMBER 5, 2014 PLAN COMMISSION DATE: MARCH 19, 2015	PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP SCALE: 1" = 40'-0"
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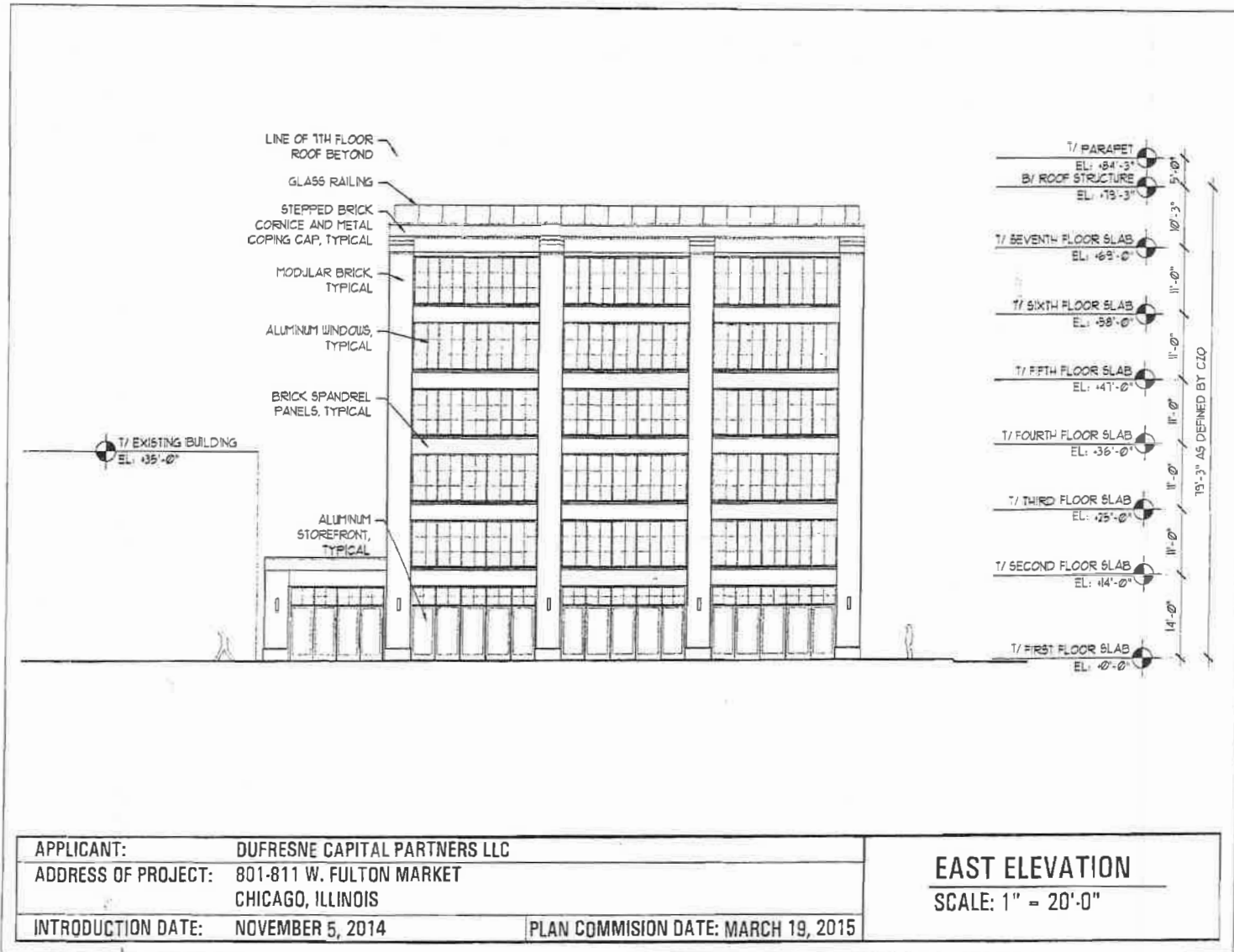


APPLICANT:	DUFRESNE CAPITAL PARTNERS LLC	SOUTH ELEVATION SCALE: 1" = 20'-0"
ADDRESS OF PROJECT:	801-811 W. FULTON MARKET CHICAGO, ILLINOIS	
INTRODUCTION DATE:	NOVEMBER 5, 2014	PLAN COMMISSION DATE: MARCH 19, 2015

4/15/2015

REPORTS OF COMMITTEES

107295



4/15/2015

REPORTS OF COMMITTEES

107297

