

PD 1306

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18546

18798

JOURNAL--CITY COUNCIL--CHICAGO

2/10/2016

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

(As Amended)

(Application No. 18546)

(Common Address: 1300 -- 1344 W. Fulton St., 301 -- 329 N. Ada St.,
1301 -- 1345 W. Carroll Ave. And 300 -- 330 N. Elizabeth St.)

CMPD 1306

[SO2015-7344]

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 M2-3 Light Industry District symbols and indications as shown on Map Number 1-G in an area bounded by:

West Carroll Avenue; North Elizabeth Street; West Fulton Street; and North Ada Street,

to the designation of a C3-5 Commercial, Manufacturing and Employment 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 C3-5 Commercial, Manufacturing and Employment District symbols and indications as shown on Map Number 1-G in an area bounded by:

West Carroll Avenue; North Elizabeth Street; West Fulton Street; and North Ada Street,

to the designation of Commercial Manufacturing Planned Development Number ____ 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 after its passage and due publication.

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

Commercial Manufacturing Planned Development No. 1306

Plan Of Development Statements.

1. The area delineated herein as Commercial Manufacturing Planned Development Number 1306 consists of approximately 136,282 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, 1330 West Fulton 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.

As part of this project, applicant agrees to contribute \$50,000 towards the cost of installation of a turn bay onto West Carroll Avenue, from West Ogden Avenue. The applicant further agrees to contribute \$199,500 towards the cost of the installation of a traffic signal and related improvements at West Fulton Street and West Ogden Avenue. Both payments must be made to the City of Chicago Department of Transportation prior to the certificate of occupancy of the building located on the northeast corner of North Fulton Street and North Ada Street, with address ranges of 1324 -- 1342 North Fulton Street and 301 -- 329 North Ada Street.

4. This plan of development consists of these fifteen (15) Statements; a Bulk Regulations and Data Table; a Vicinity Map; an Existing Land-Use Map; an Existing Zoning Map; a Subarea Diagram; a Site Plan; a Landscape Plan; a Green Roof Diagram; and Building Elevations prepared by architect Gensler dated October 14, 2015. 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 Commercial Manufacturing Planned Development:
 - office; high technology office; electronic data storage center
 - accessory and non-accessory parking
 - artist work or sales space
 - business equipment sales and service
 - business maintenance services
 - business support services; copying and reproduction, business/trade school, day labor employment agency, employment agencies
 - urban farm; indoor operation, outdoor operation, rooftop operation
 - day care
 - communication service establishments
 - entertainment and spectator sports; indoor special event Class A and Class B including incidental liquor sales, small venues (1-149 capacity)
 - financial services; bank, savings bank, savings and loan association, currency exchange, and credit union, automated teller machine facility
 - food and beverage retail sales; liquor store (package goods), liquor sales (as accessory use)
 - personal service; hair salon, nail salon, or barbershop, massage establishment
 - repair or laundry service, consumer; dry cleaning drop-off or pick up (no on-premise plant)
 - sports and recreation, participant; indoor, children's play center
 - manufacturing, production and industrial services; artisan, limited, general

- wireless communication facilities, co-located, freestanding (towers)
 - medical service
 - eating and drinking establishments; restaurant -- limited, restaurant -- general
 - tavern, outdoor patio (if located on a rooftop), outdoor patio (if located at grade level)
 - retail sales, general
 - sales of goods produced and services offered on site by tenants of the property
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 136,282 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, 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 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. New buildings will conform to the Chicago Sustainable Development Policy and are eligible for building certification and will provide green roof to cover at least 50 percent of the net roof area of any new building. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment.
- 15. 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 C3-5 Commercial, Manufacturing and Employment District classification.

[Vicinity Map; Existing Zoning Map; Existing Land-Use Map; Site Plan; Landscape Plan; Green Roof Diagram; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 18804 through 18813 of this *Journal*.]

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

Bulk Regulations And Data Table.

Site Area:

Gross Site Area:	194,841 square feet
Net Site Area:	136,282 square feet

Public Right-of-Way:	58,559 square feet
Maximum Height:	139 feet, 0 inches
Floor Area Ratio:	5.0
Site Buildable Area:	
Net Site Area:	136,282 square feet
Allowable Buildable Area:	618,410 square feet
Existing As-Built Square Feet:	166,000 square feet
Remaining Buildable Area:	515,410 square feet
Setbacks:	
Boundary and Front:	Per approved Site Plan
Boundary and Side:	Per approved Site Plan
Parking Spaces:	
Minimum Proposed Accessory Parking Spaces:	450
Maximum Proposed Non-Accessory Parking Spaces:	160
Total Proposed Parking Spaces:	610
Loading Spaces:	
Spaces Provided:	6
Bicycle Parking Spaces:	50

VICINITY MAP

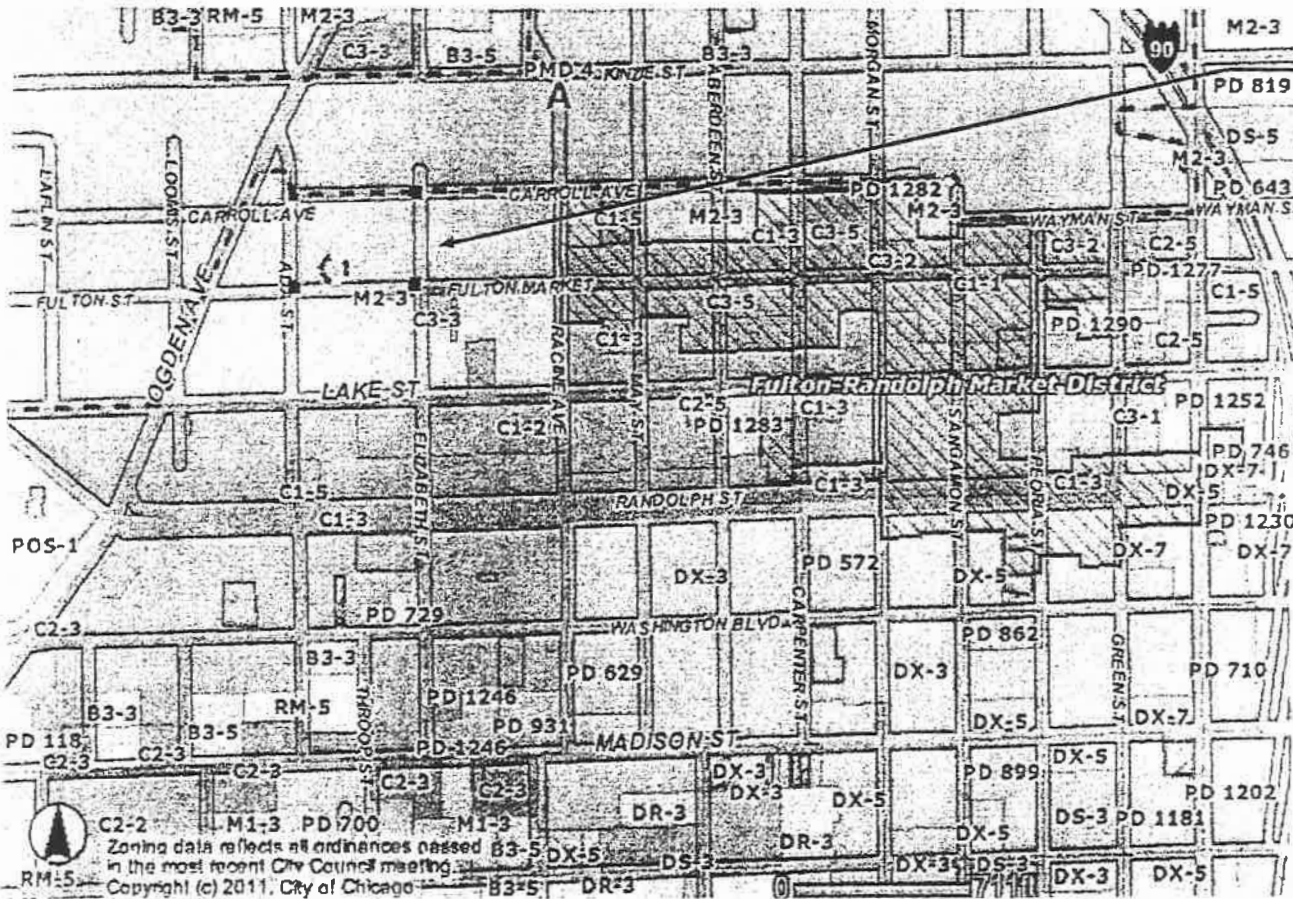


PROJECT SITE

FINAL FOR PUBLICATION



EXISTING ZONING MAP



SUBJECT PROPERTY

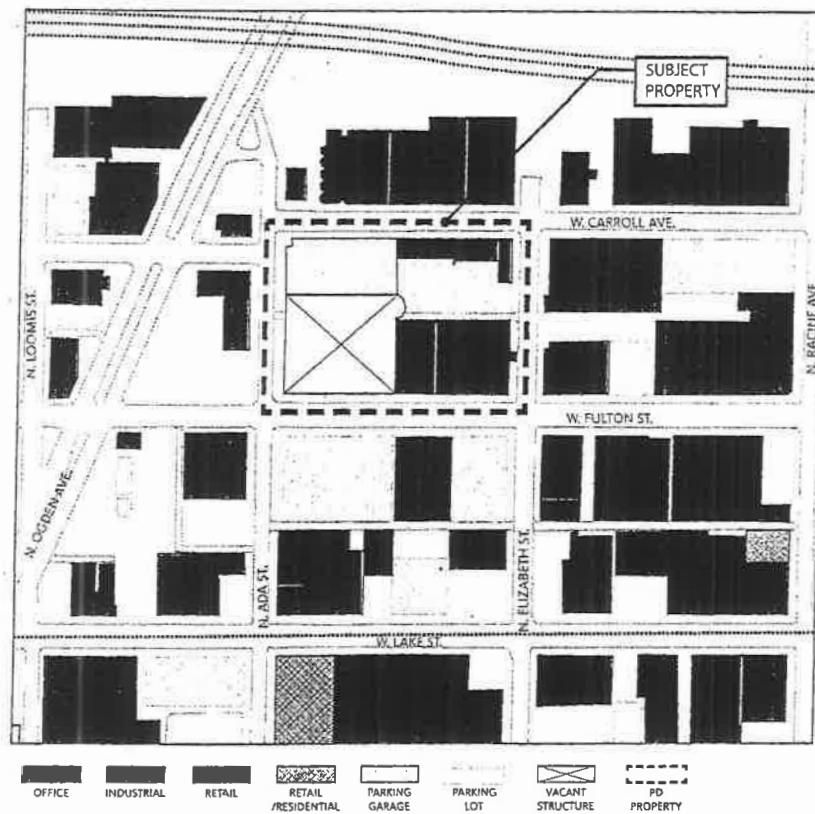
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2/10/2016

REPORTS OF COMMITTEES

18805

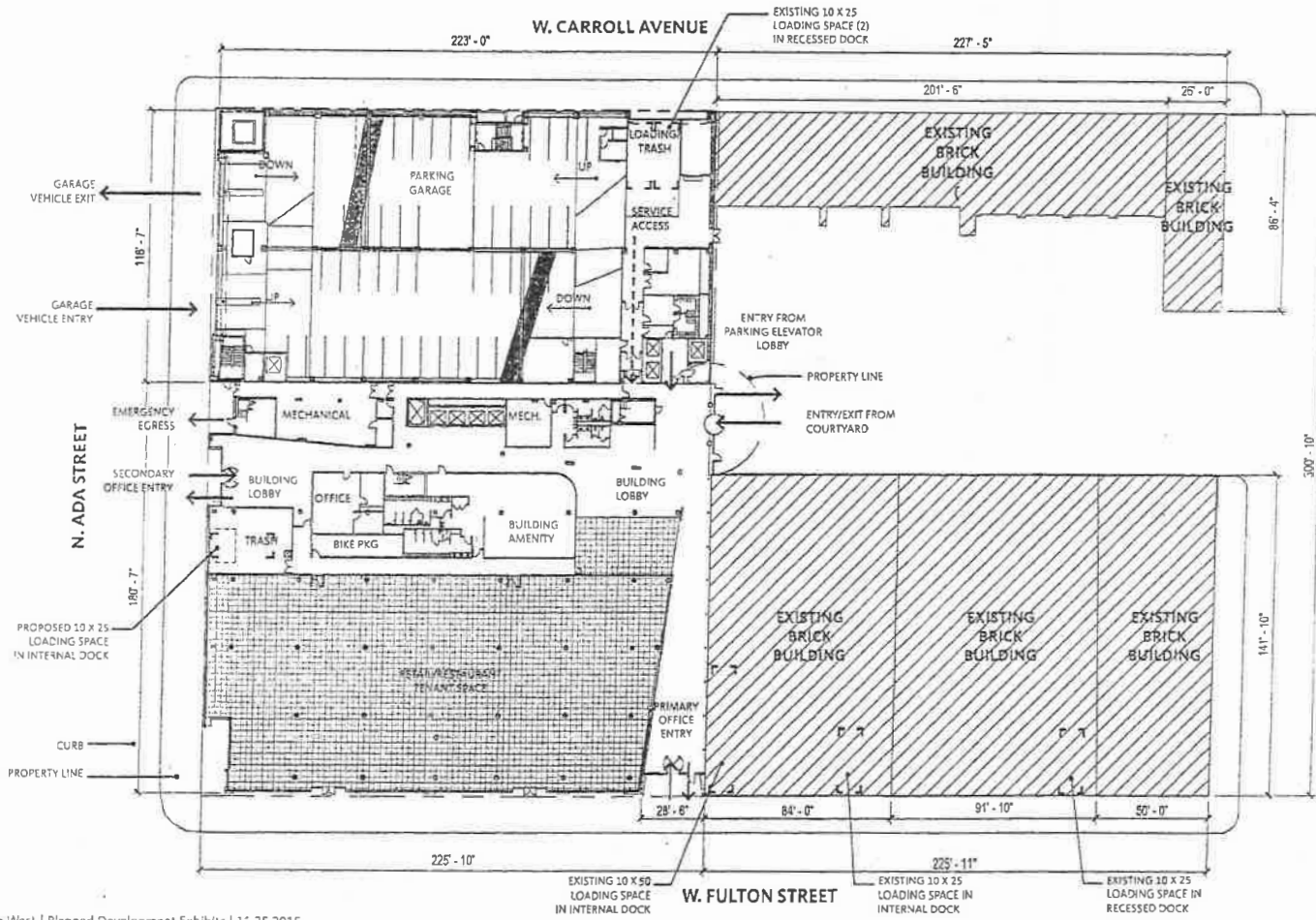
EXISTING LAND USE MAP



FINAL FOR PUBLICATION



SITE PLAN



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2/10/2016

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18807

GREEN ROOF DIAGRAM

OFFICE



TOTAL NET ROOF AREA	
MAIN ROOF	17,575 SF
HIGH ROOF	1,820 SF
TOTAL	19,395 SF

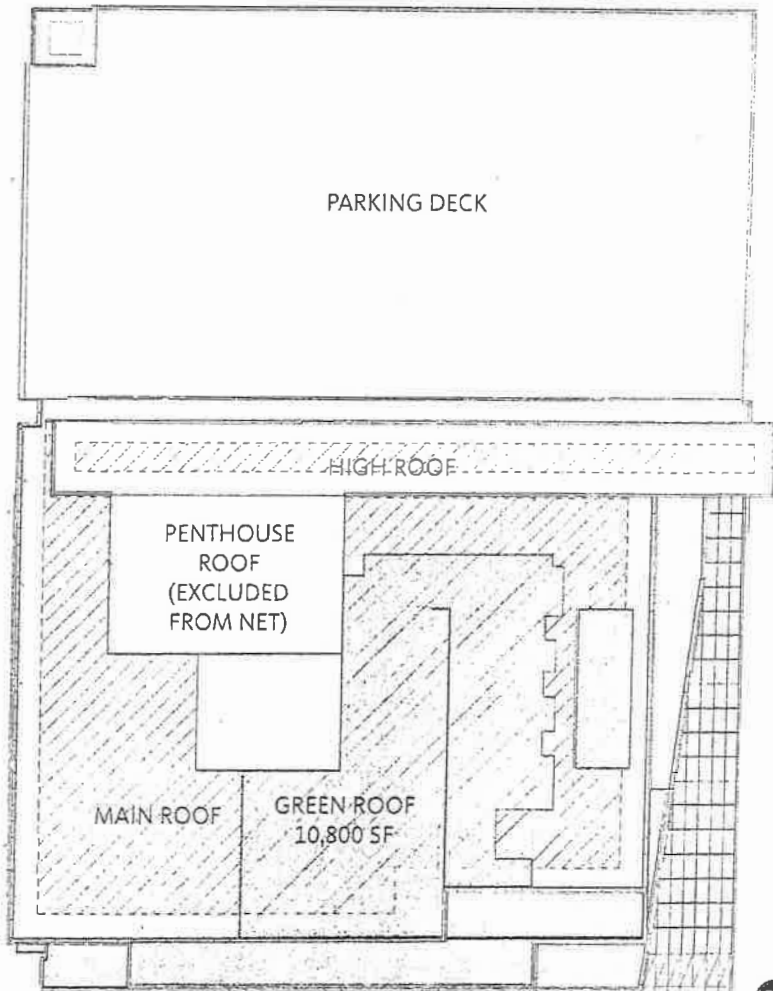
REQUIRED GREEN ROOF AREA PER CITY OF CHICAGO
SUSTAINABLE DEVELOPMENT POLICY =
50% (19,395 SF) = 9,698 SF

PROPOSED GREEN ROOF AREA = 10,800 SF

GARAGE

NO GREEN ROOF PROVIDED

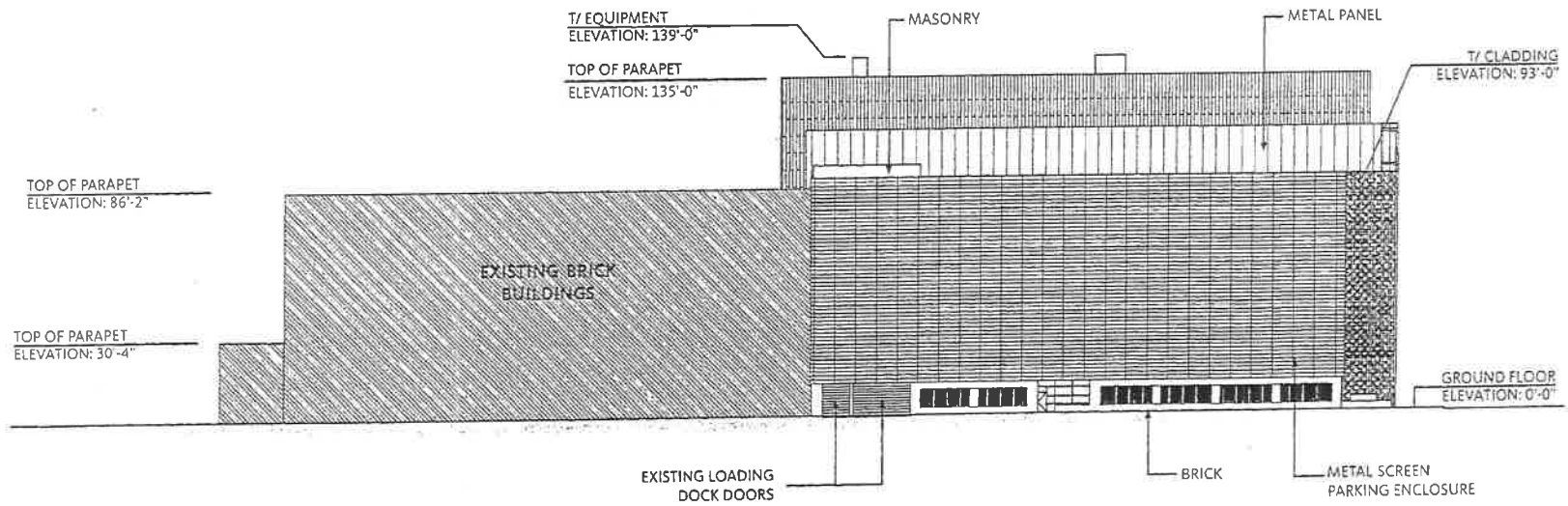
-  NET ROOF AREA
-  EXTENT OF GREEN ROOF



FINAL FOR PUBLICATION



ELEVATIONS - NORTH ELEVATION

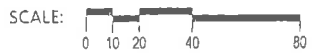
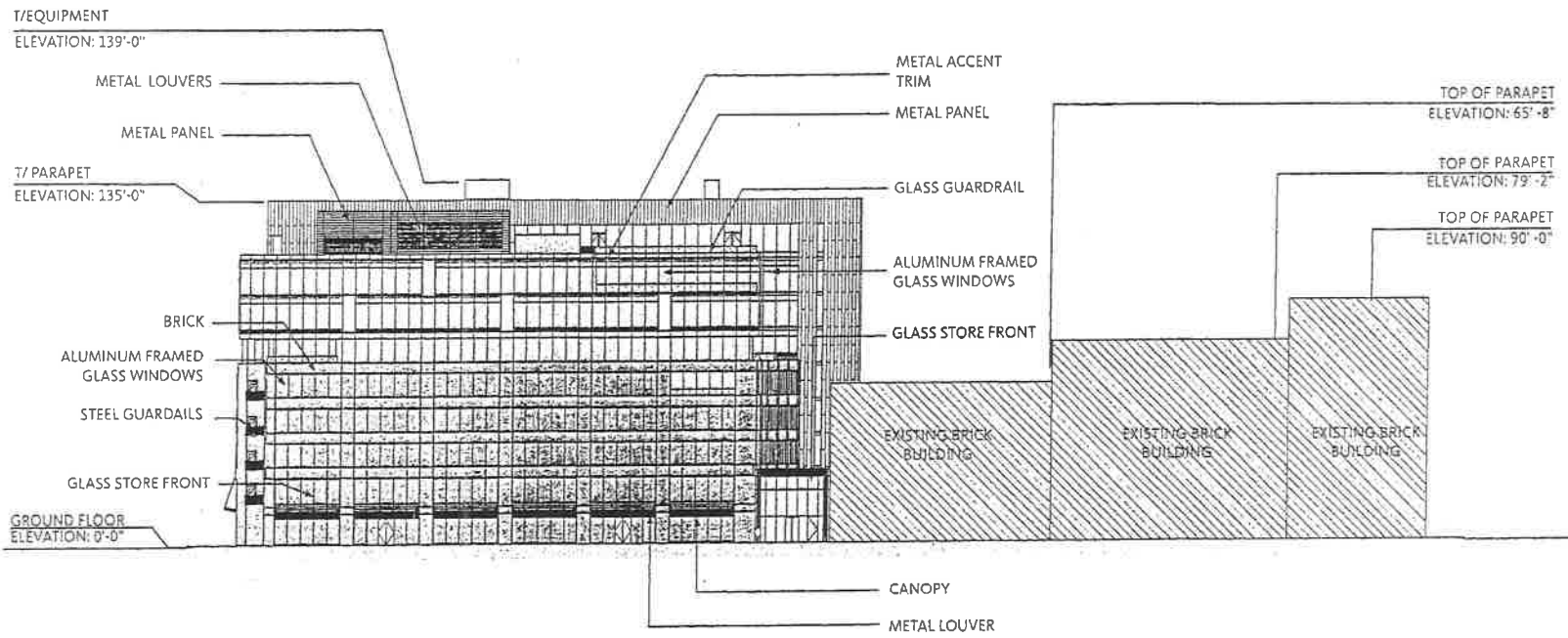


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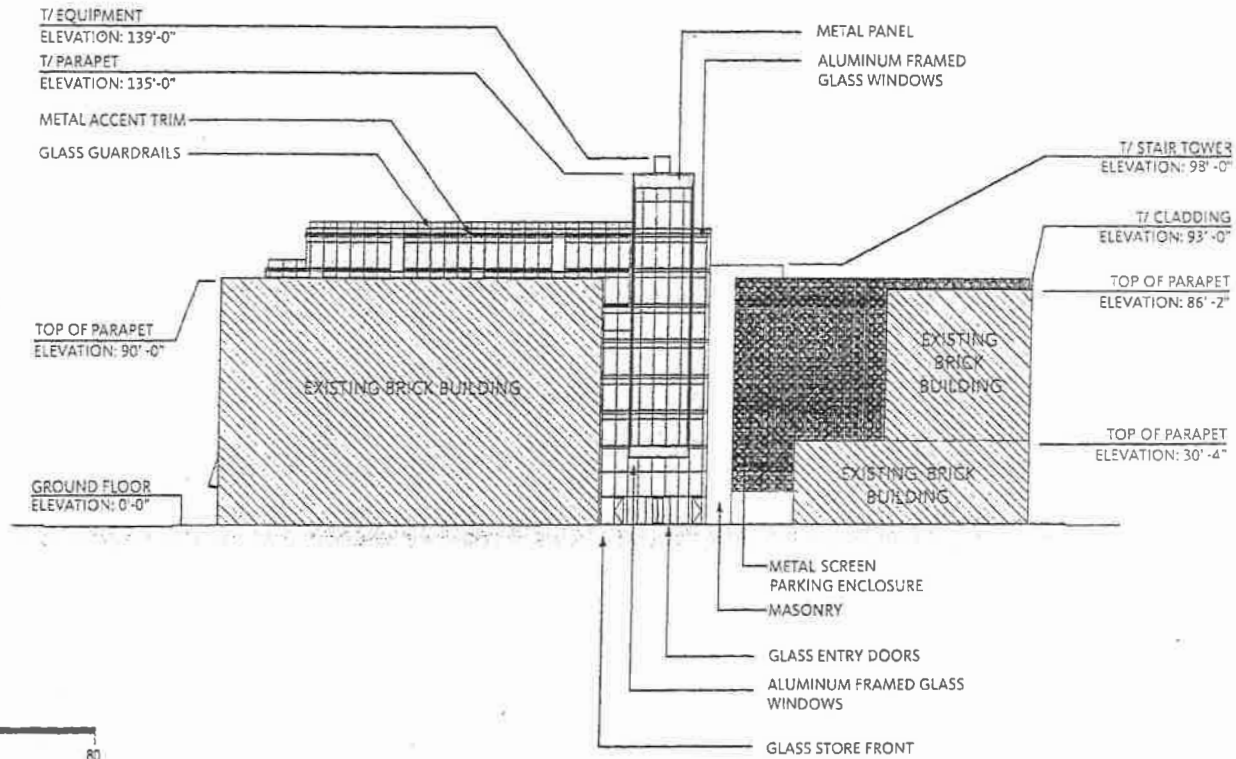


FINAL VISION PUBLICATION

ELEVATIONS - SOUTH ELEVATION



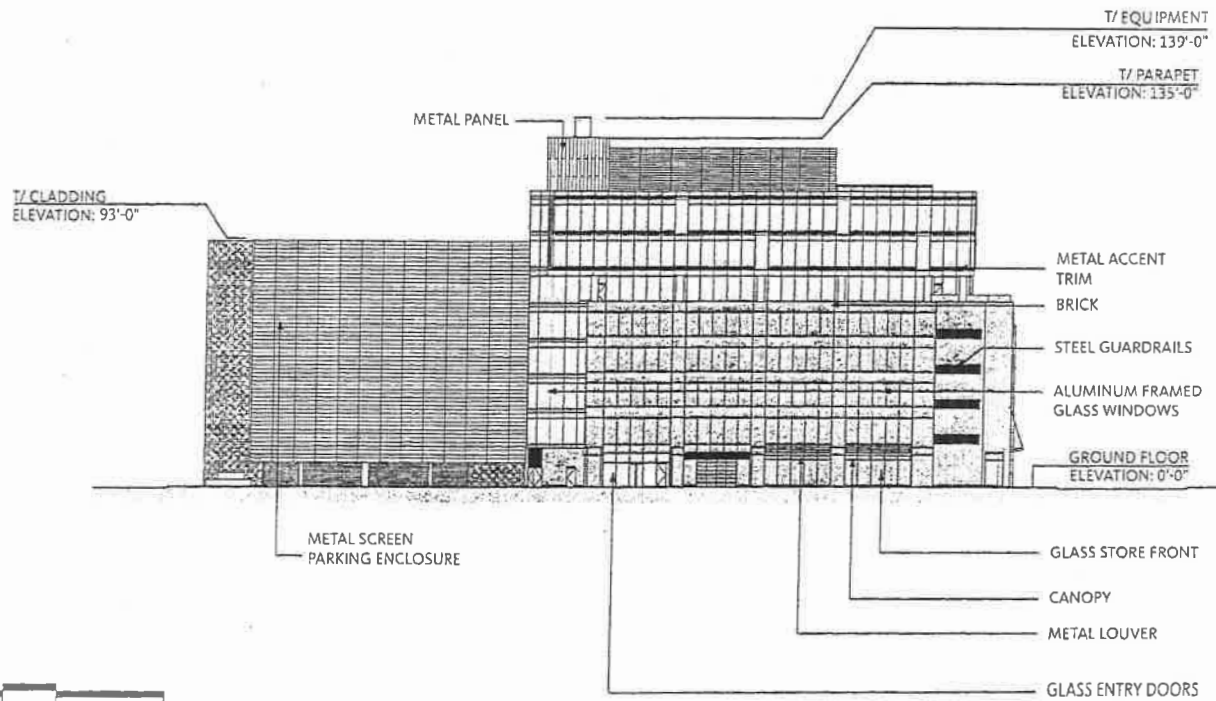
ELEVATIONS - EAST ELEVATION



FINAL FOR PUBLICATION



ELEVATIONS - WEST ELEVATION



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2/10/2016

REPORTS OF COMMITTEES

FINAL FOR PUBLICATION

18813

