

PD 1319

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 10, 2018

Katherine C. Jahnke Dale
DLA Piper LLP
203 N. LaSalle Street
Suite 1900
Chicago, IL 60601-1293

Re: Advisory Opinion for Planned Development No. 1319, 200 N. Green Street

Dear Ms. Jahnke Dale:

This letter is in response to your recent request regarding confirmation that general retail sales is a permitted use within Planned Development Number 1319 ("PD 1319"). Pursuant to Statement Number 5 of the Planned Development Ordinance, the permitted uses are: hotel/motel, general and limited restaurant, tavern, outdoor patio (including beverage and liquor sales and service at rooftop and at grade), small and medium venues, banquet or meeting halls, food and beverage retail sales, liquor sales, medical service, office, high technology office, personal service, participant sports and recreation, incidental and accessory uses and accessory parking. Also, commercial space, along with restaurant space and a hotel lobby are identified on the PD's Ground Floor Plan. Although not specifically identified, general retail sales is a permitted use in PD 1319.

Sincerely,

Patrick Murphey
Acting Zoning Administrator

PM:tm

C: Fernando Espinoza, Janice Hill, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 19, 2017

Katherine C. Jahnke Dale
DLA Piper LLP
444 W. Lake Street
Suite 900
Chicago, IL 60606-0089

**Re: Administrative Relief request for Planned Development No. 1319
Sub area A, 200-208 N. Green Street**

Dear Ms. Dale:

Please be advised that your request for a minor change to Business Planned Development No. 1319 ("PD 1319"), 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 1319. On June 1, 2016, administrative relief was granted to correct a typographical error in the PD regarding the required 5,200 square foot green roof.

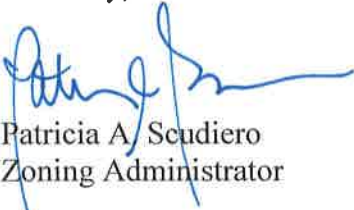
Your client and the owner of all of the property within Sub area A of PD 1319, 200 Green Developer LLC, is now seeking administrative relief to allow for the following modifications to the proposed building at 200-208 N. Green Street:

- Revise the layout of the green roof to accommodate an updated layout and design, including the removal of several trees. As shown on the attached, revised Green Roof Plan, the green roof area will remain 5,200 square feet (33.5% of the green roof area) and the project will be LEED Silver.
- Revise (1) the opaque portions of the West and North Elevations from metal panel to rendered cement finish and (2) the tower enclosure materials from metal panel column and slab edge covers with masonry details and relief, metal and glass. These changes are shown on the attached, revised North, South, East and West Elevations, Typical Window Bay Detail, Parking Bay-Brick Pattern on East Façade Detail, Façade Detail-Base, Façade Detail-Tower, Façade Detail-Top, East Façade Rendering, and Southeast Corner-Train Rendering.
- Identify space for two art murals on the building's North and West Elevations. As noted on the drawings, the area to be covered by the murals will be finished with reveals and scored patterns and in a similar color palette so as to match the rest of the building. The murals must be works of art with no commercial message. Signs, as defined in Section 17-17-02159 of the Chicago Zoning Ordinance, are not allowed.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed green roof and elevation revisions 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. 1319, 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.

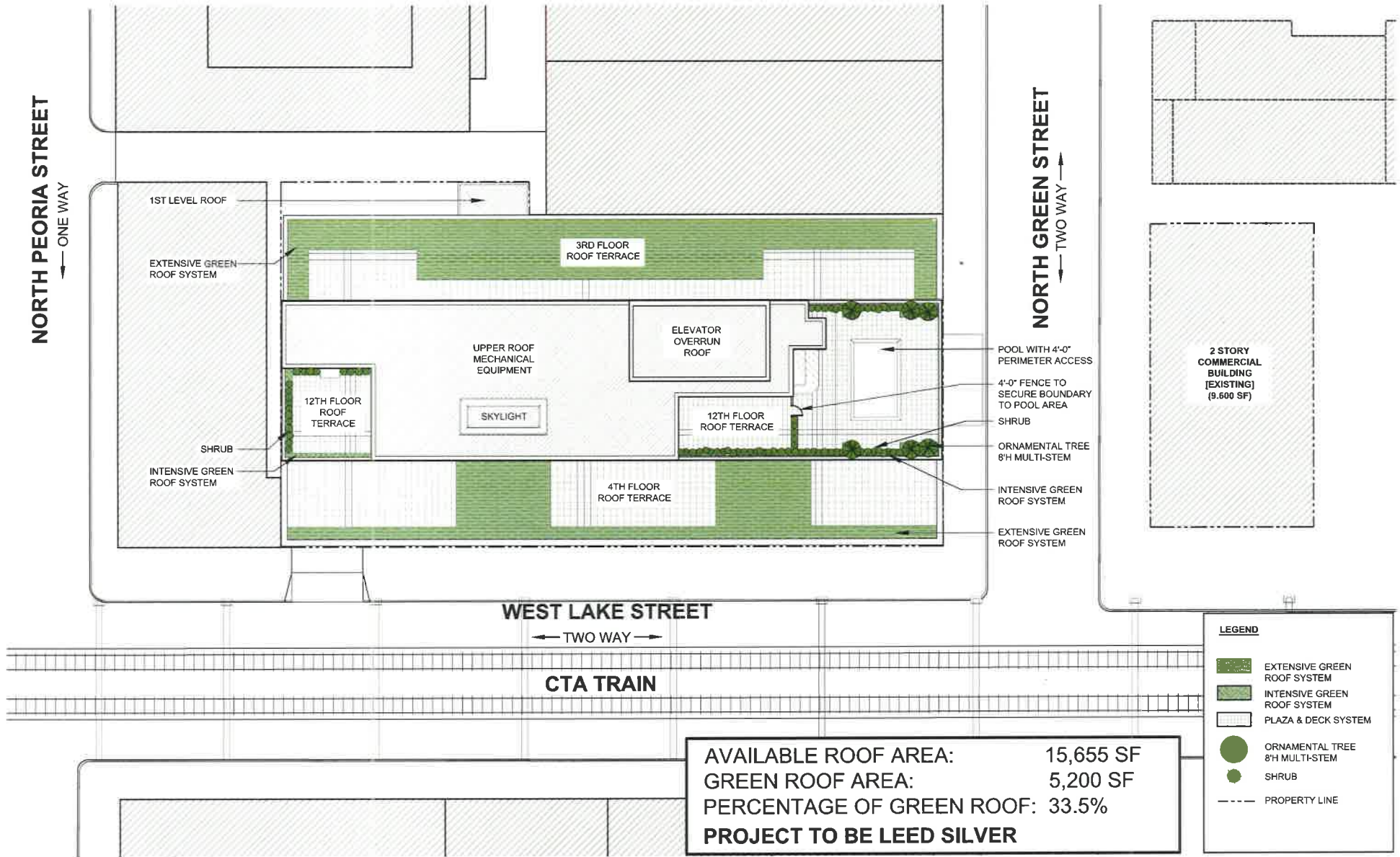
Sincerely,

A handwritten signature in blue ink, appearing to read 'Patricia A. Scudiero', with a long horizontal flourish extending to the right.

Patricia A. Scudiero
Zoning Administrator

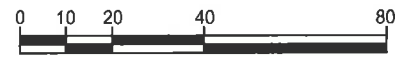
PAS:PM:tm

C: Mike Marmo, Erik Glass, Fernando Espinoza, Cindy Roubik, Michael Berkshire, Main file



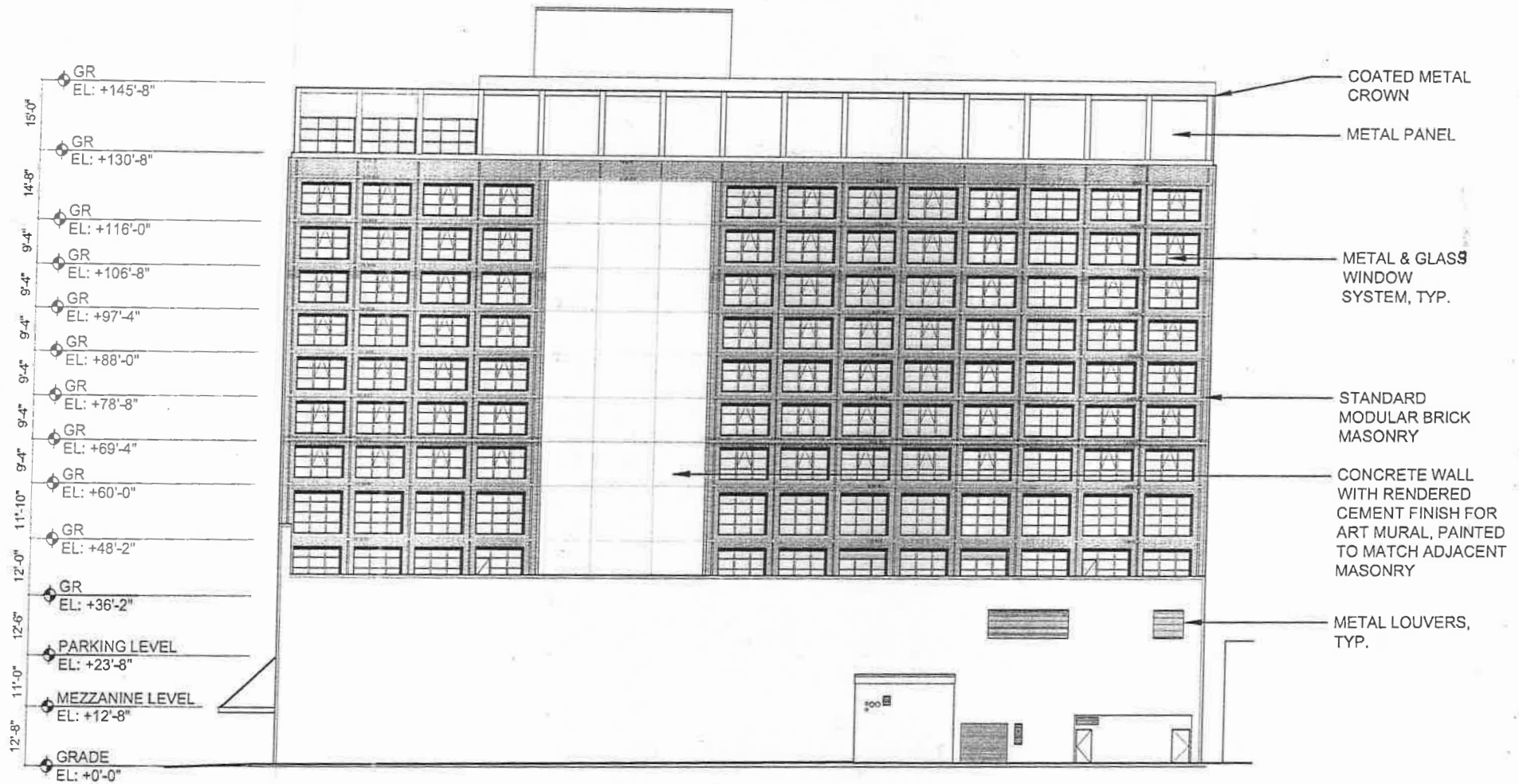
GREEN ROOF PLAN

SCALE: 1" = 40'-0"



200-208 N GREEN ST.

APPLICANT: 200 GREEN DEVELOPER LLC
 ADDRESS: 820-850 LAKE ST., 200-208 N. GREENT ST. & 201-209 N GREEN ST.
 INTRODUCTION DATE: DECEMBER 9TH, 2015



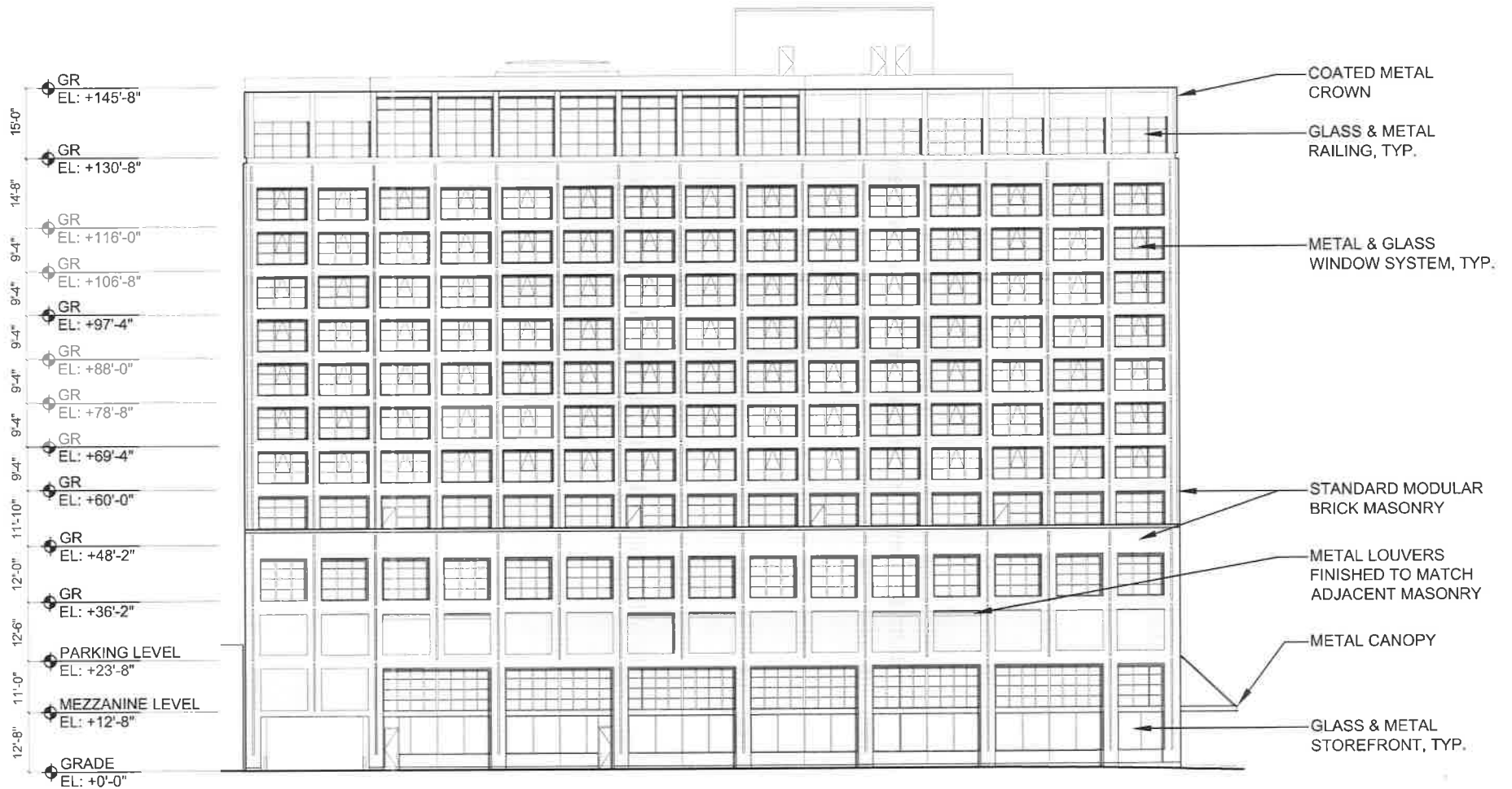
NORTH ELEVATION

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

200-208 N GREEN ST.

APPLICANT: 200 GREEN DEVELOPER LLC
 ADDRESS: 820-850 LAKE ST., 200-208 N. GREEN ST. & 201-209 N GREEN ST.
 INTRODUCTION DATE: DECEMBER 9TH, 2015





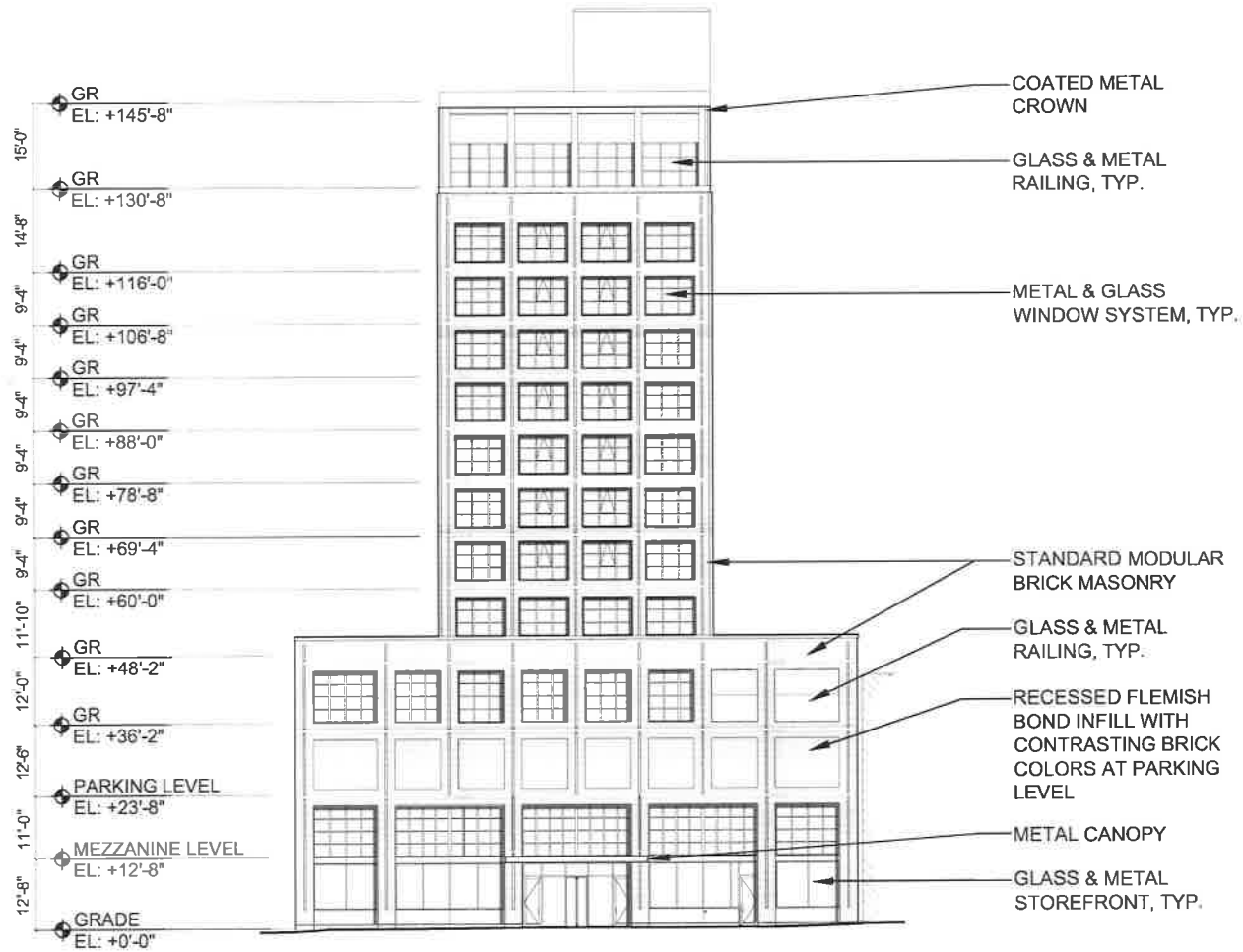
SOUTH ELEVATION

SCALE: $\frac{1}{32}'' = 1'-0''$

200-208 N GREEN ST.

APPLICANT: 200 GREEN DEVELOPER LLC
 ADDRESS: 820-850 LAKE ST., 200-208 N. GREENT ST. & 201-209 N GREEN ST.
 INTRODUCTION DATE: DECEMBER 9TH, 2015





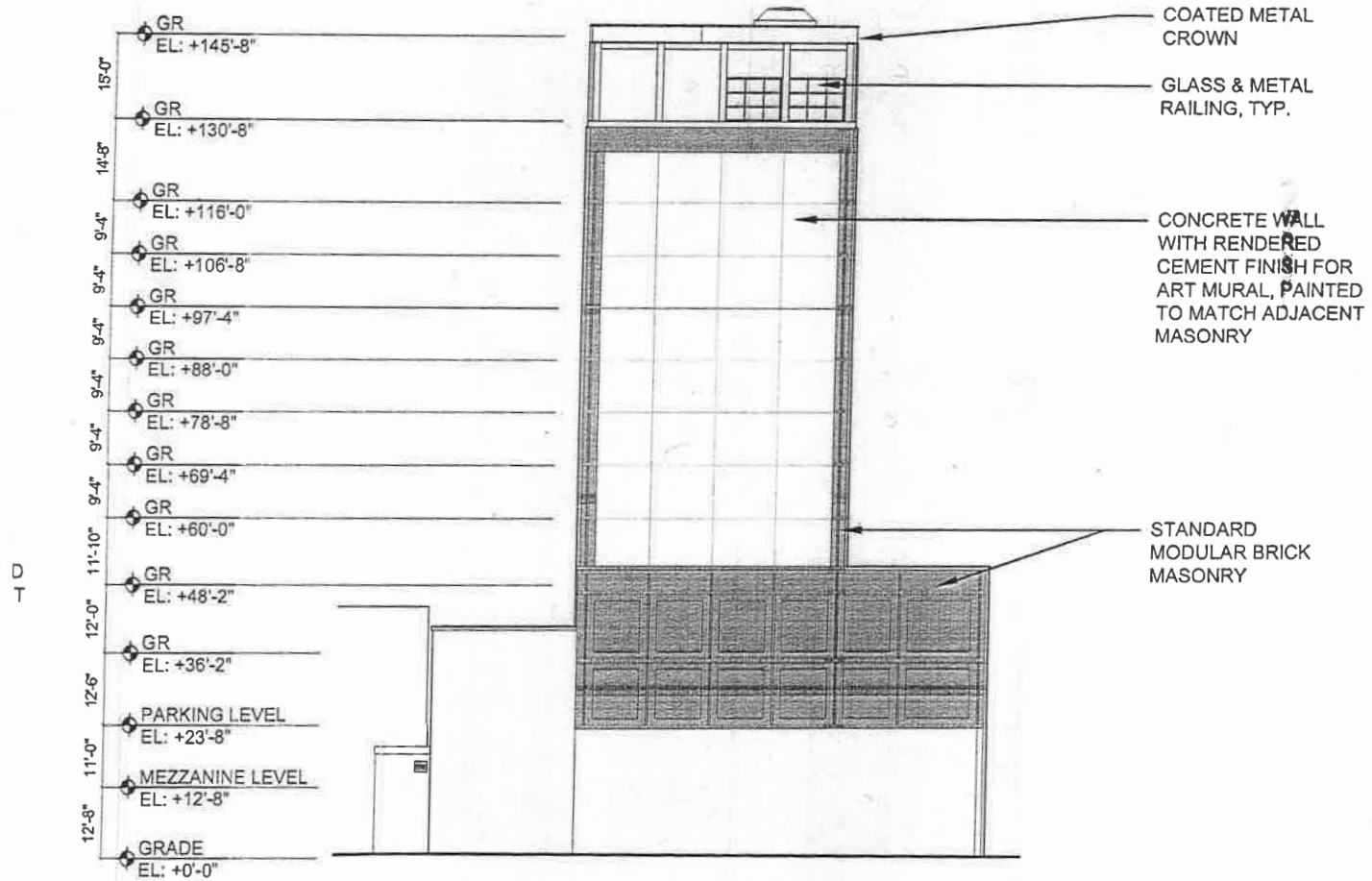
EAST ELEVATION

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

200-208 N GREEN ST.

APPLICANT: 200 GREEN DEVELOPER LLC
 ADDRESS: 820-850 LAKE ST., 200-208 N. GREEN ST. & 201-209 N GREEN ST.
 INTRODUCTION DATE: DECEMBER 9TH, 2015





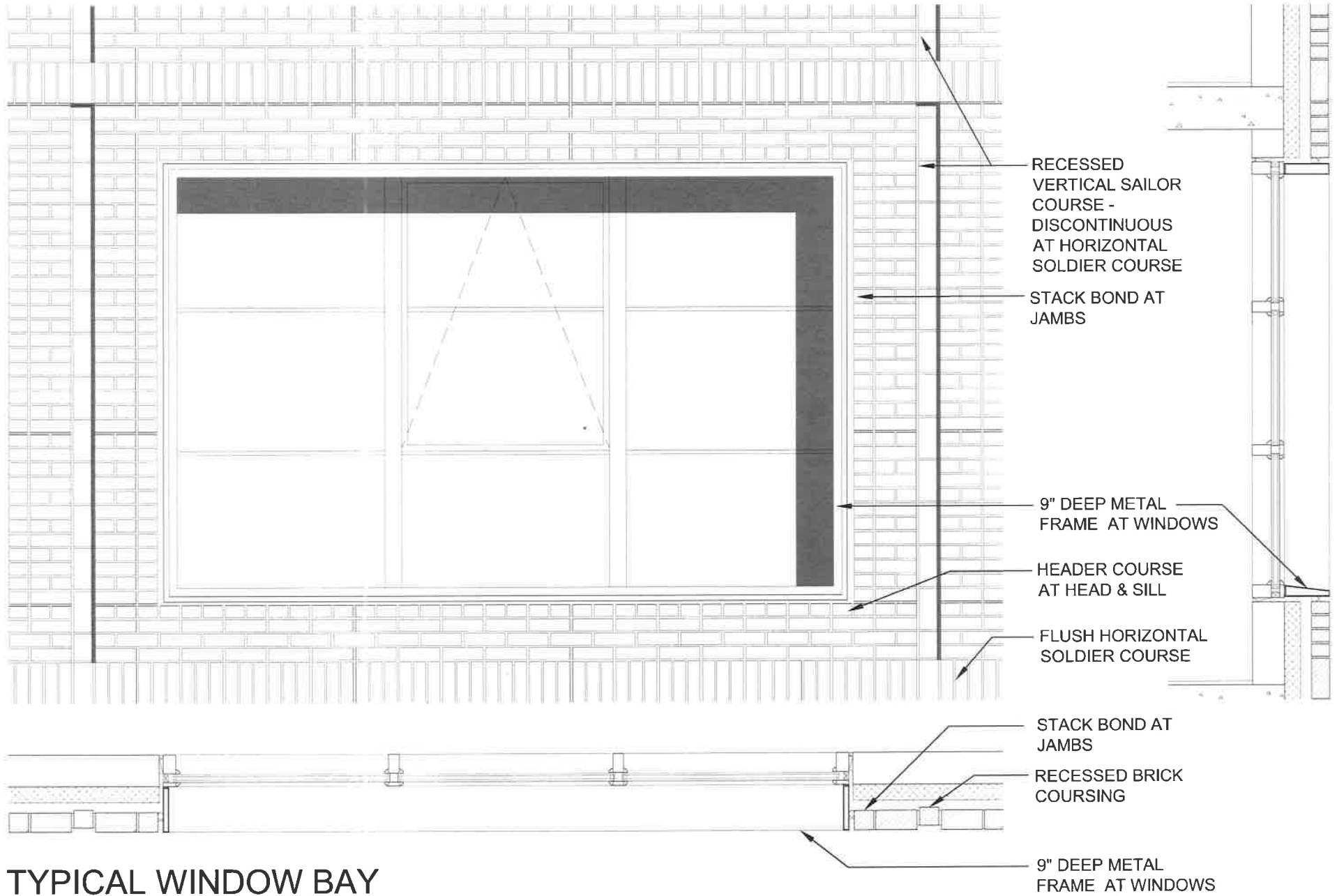
WEST ELEVATION

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

200-208 N GREEN ST.

APPLICANT: 200 GREEN DEVELOPER LLC
 ADDRESS: 820-850 LAKE ST., 200-208 N. GREEN ST. & 201-209 N GREEN ST.
 INTRODUCTION DATE: DECEMBER 9TH, 2015





TYPICAL WINDOW BAY

SCALE: 1/2" = 1'-0"

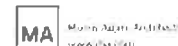
200-208 N GREEN ST.

APPLICANT: 200 GREEN DEVELOPER LLC

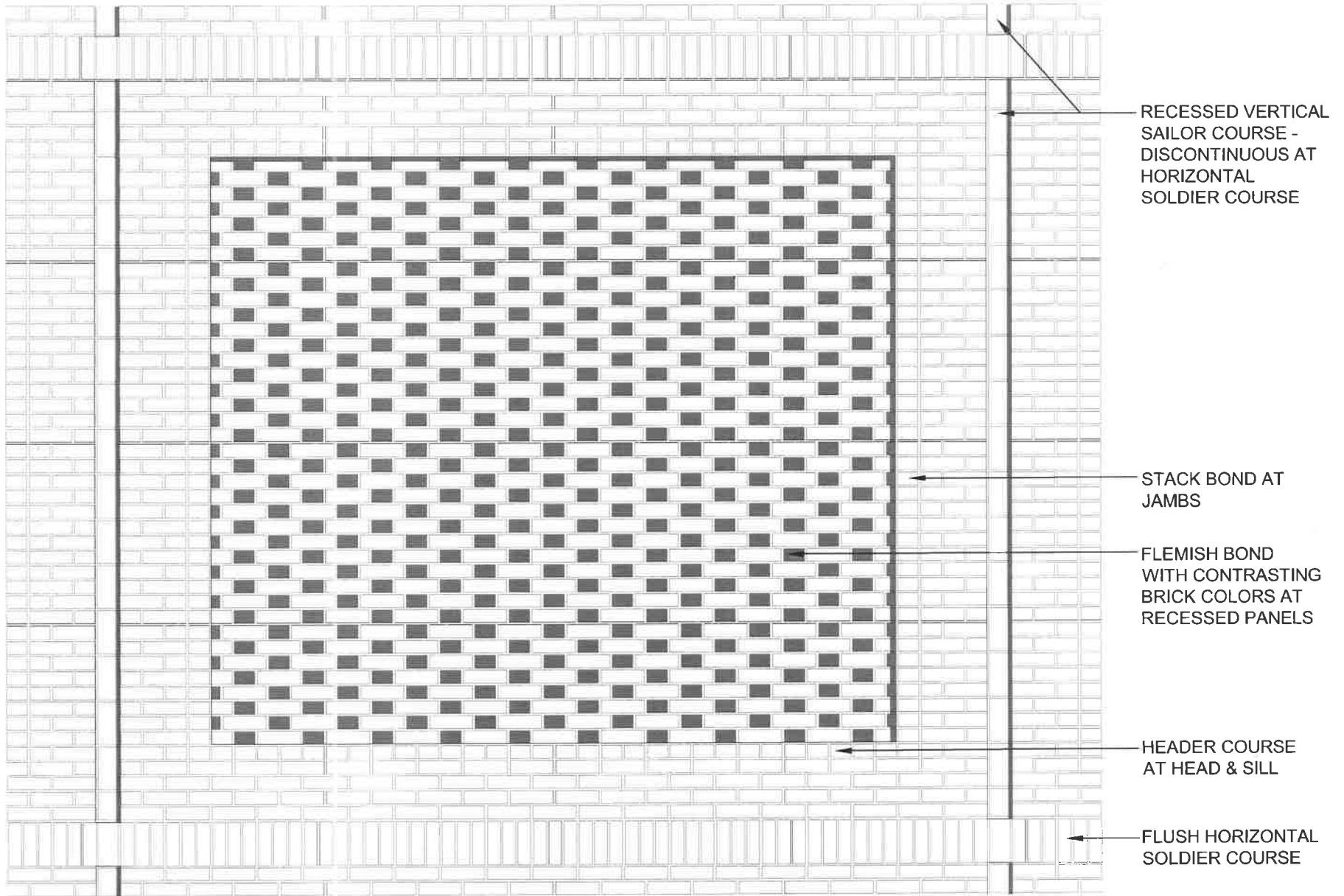
ADDRESS: 820-850 LAKE ST., 200-208 N. GREENT ST. & 201-209 N GREEN ST.

INTRODUCTION DATE: DECEMBER 9TH, 2015

SHAPACK PARTNERS



G|R|E|C ARCHITECTS



PARKING BAY - BRICK PATTERN ON EAST FACADE

SCALE: 1/2" = 1'-0"

200-208 N GREEN ST.

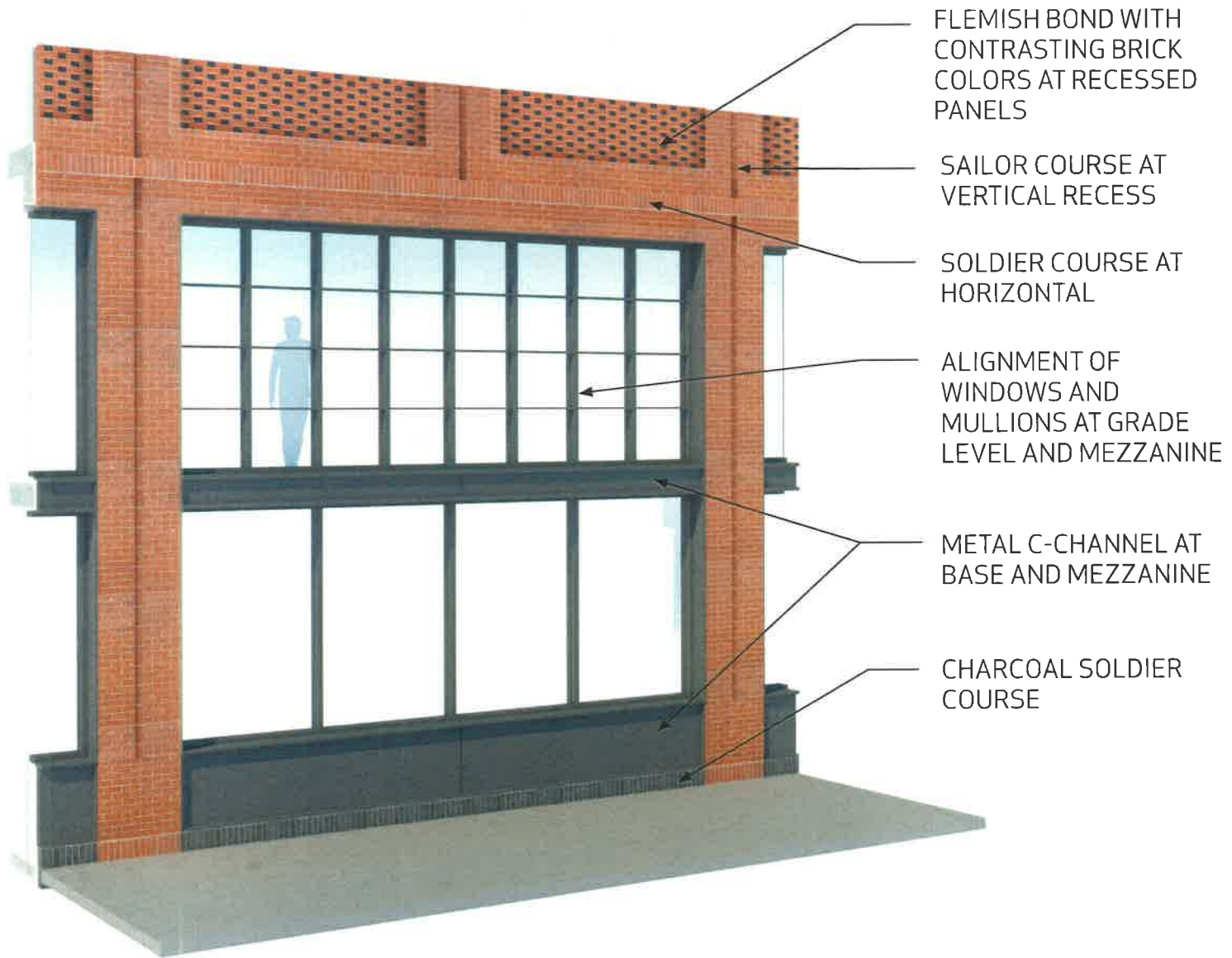
APPLICANT: 200 GREEN DEVELOPER LLC
 ADDRESS: 820-850 LAKE ST., 200-208 N. GREENT ST. & 201-209 N GREEN ST.
 INTRODUCTION DATE: DECEMBER 9TH, 2015

SHAPACK PARTNERS



MA
 Multi-Adaptive Architecture
 www.maa.com

G|R|E|C ARCHITECTS



FACADE DETAIL - BASE

NTS

200-208 N GREEN ST.

APPLICANT: 200 GREEN DEVELOPER LLC

ADDRESS: 820-850 LAKE ST., 200-208 N. GREENT ST. & 201-209 N GREEN ST.

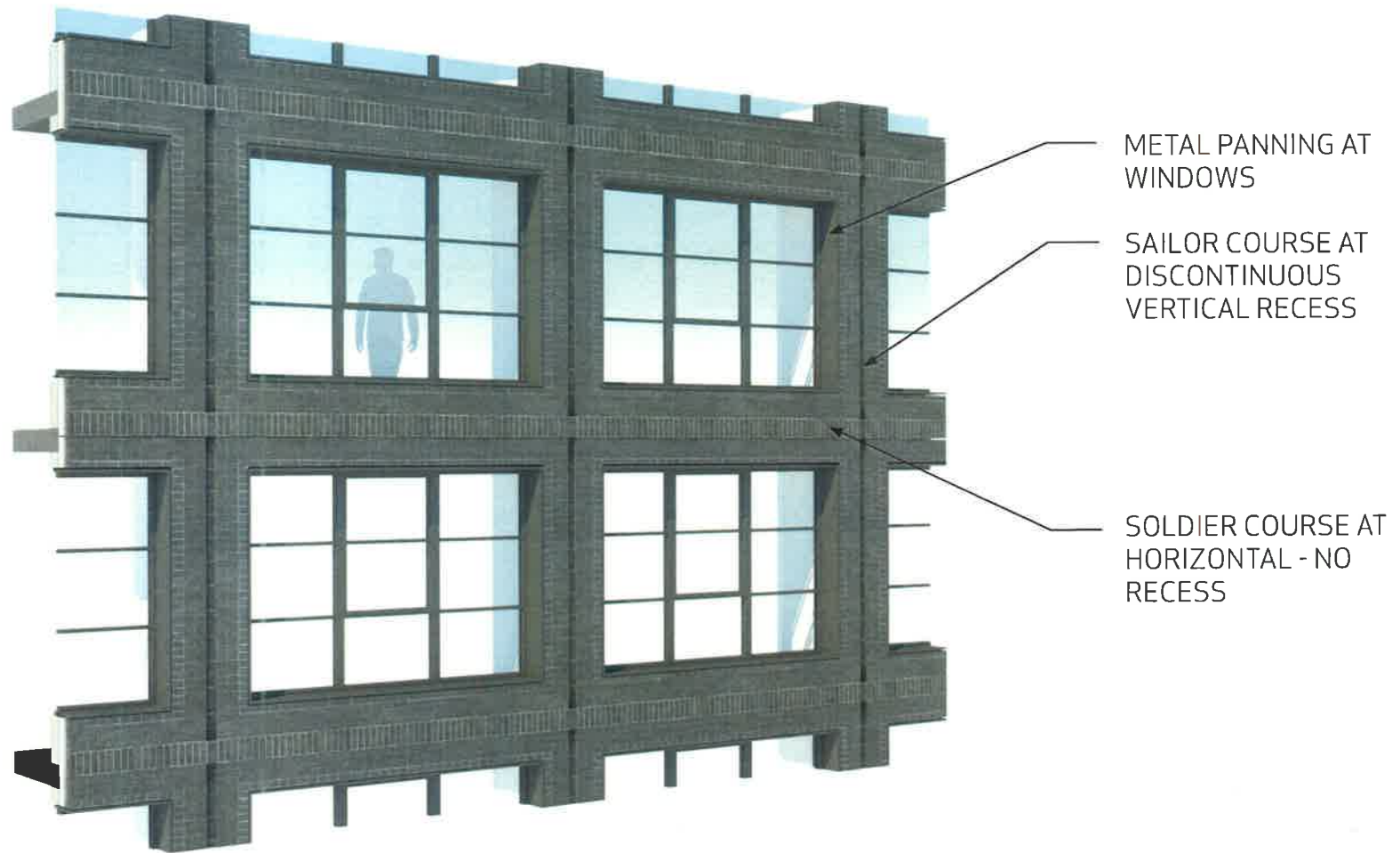
INTRODUCTION DATE: DECEMBER 9TH, 2015

SHAPACK PART II



Marin Adams Architects
www.maa.com

G|R|E|C ARCHITECTS



FACADE DETAIL - TOWER

NTS

200-208 N GREEN ST.

APPLICANT: 200 GREEN DEVELOPER LLC

ADDRESS: 820-850 LAKE ST., 200-208 N. GREENT ST. & 201-209 N GREEN ST.

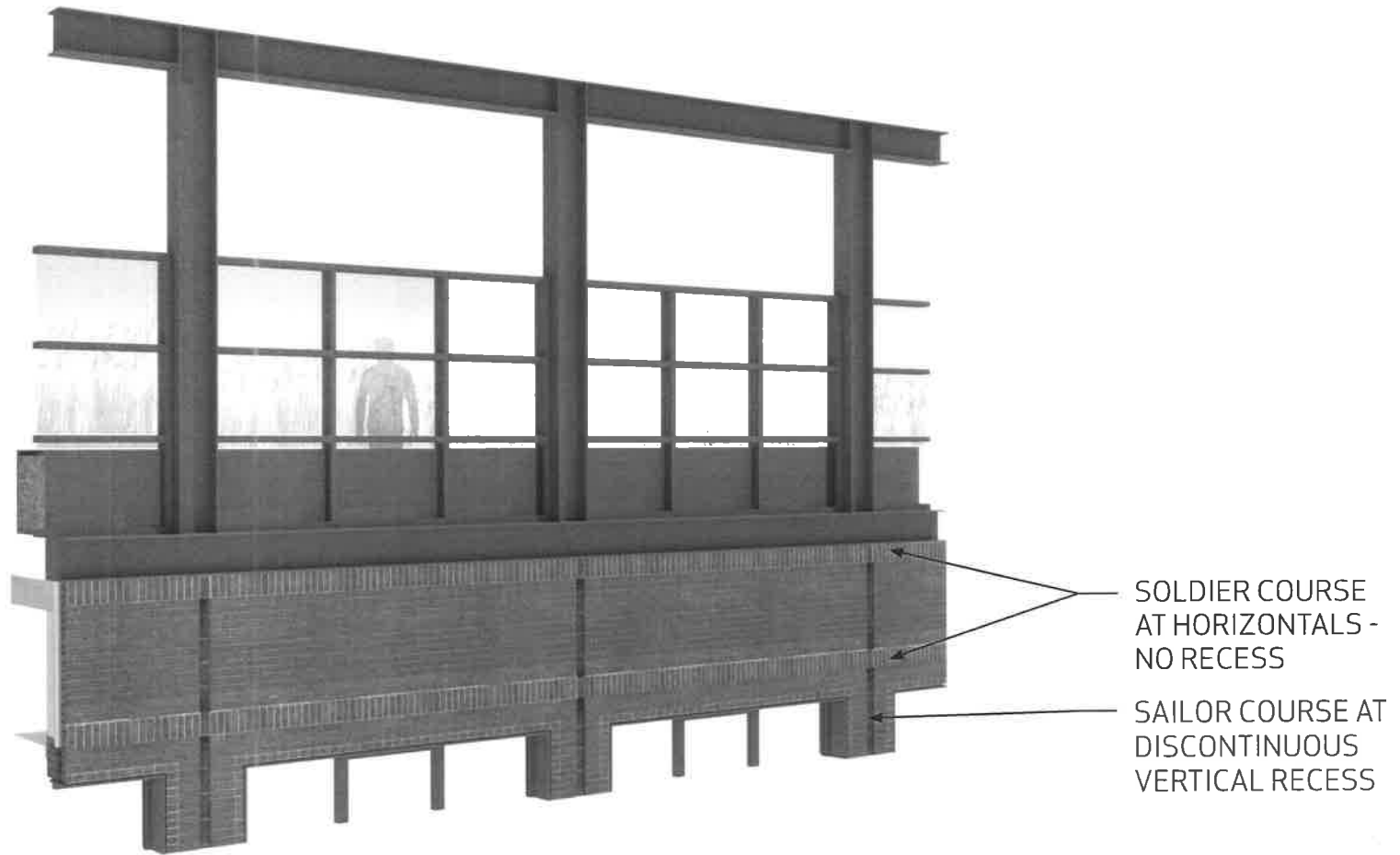
INTRODUCTION DATE: DECEMBER 9TH, 2015

SHAPACK PARTNERS



Moore Adams Architects
www.maarch.com

GIR|E|C ARCHITECTS



FACADE DETAIL - TOP

NTS

200-208 N GREEN ST.

APPLICANT: 200 GREEN DEVELOPER LLC

ADDRESS: 820-850 LAKE ST., 200-208 N. GREENT ST. & 201-209 N GREEN ST.

INTRODUCTION DATE: DECEMBER 9TH, 2015

SHAPACK PART 1



Martin Adams Architects
www.maa.com

GIR|E|C ARCHITECTS



EAST FACADE

© 2017 G|R|E|C Architects, LLC

HOXTON CHICAGO | Chicago, IL

13 SEPTEMBER 2017

G|R|E|C ARCHITECTS



SOUTHEAST CORNER - TRAIN

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HOXTON CHICAGO | Chicago, IL

13 SEPTEMBER 2017

G|R|E|C ARCHITECTS



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 1, 2016

Richard F. Klawiter
DLA Piper LLP
203 N. LaSalle St., Suite 1900
Chicago, IL 60601-1293

**Re: Administrative Relief request for Planned Development No. 1319
Green roof square footage at 820-850 W. Lake Street and 200-208 N. Green Street**

Dear Mr. Klawiter:

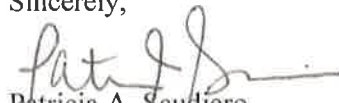
Please be advised that your request for a minor change to Business Planned Development No. 1319 ("PD 1319"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1319.

Your client and the owner of all of the property within Subarea A, 200 Green Developer LLC, is seeking administrative relief to correct a typographical error in the amount of green roof required in Statement Number 14 of the PD Ordinance. Statement Number 14 requires a green roof of 52,000 square feet while the Green Roof Plan identifies a green roof requirement of 5,200 square feet. The correct number is 5,200 square feet.

With regard to your request, the Department of Planning and Development has determined that correcting the typographical error and bringing Statement Number 14 into compliance with the Green Roof Plan 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. 1319, 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

PAS:PM:tm

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

Reclassification Of Area Shown On Map No. 1-G.
 (As Amended)
 (Application No. 18605)
 (Common Address: 820 -- 850 W. Lake St., 200 -- 208 N. Green St.
 And 201 -- 209 N. Green St.)

BPD 1319

[SO2015-8490]

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 C1-1 Neighborhood Commercial District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Lake Street; a line 50.4 feet east of and parallel to North Green Street; the public alley north of and parallel to West Lake Street; North Green Street; a line 100 feet north of and parallel to West Lake Street; a line 125 feet west of and parallel to North Green Street; a line 110.23 feet north of and parallel to West Lake Street; and a line 200 feet west of and parallel to North Green Street,

to those of a C3-5 Commercial, Manufacturing and Employment District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the C3-5 Commercial, Manufacturing and Employment District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Lake Street; a line 50.4 feet east of and parallel to North Green Street; the public alley north of and parallel to West Lake Street; North Green Street; a line 100 feet north of and parallel to West Lake Street; a line 125 feet west of and parallel to North Green Street; a line 110.23 feet north of and parallel to West Lake Street; and a line 200 feet west of and parallel to North Green Street,

to those of a Business Planned Development.

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

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

Business Planned Development No. 1319.

Planned Development Statements.

1. The area delineated herein as Planned Development Number TBD ("Planned Development") consists of approximately 25,619 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). 200 Green Developer LLC is the "Applicant" for this Planned Development pursuant to authorization from the Property owners.
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 "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 these 15 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by GREC Architects and dated March 17, 2016 (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property and Boundary Line Map; a Site Plan; a Landscape/Green Roof Plan; Building Elevations (North, South, East and West). 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 thereof, 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: hotel/motel, general and limited restaurant, tavern, outdoor patio (including beverage and liquor sales and service at rooftop and at grade), small and medium venues, banquet or meeting halls, food and beverage retail sales, liquor sales, medical service, office, high technology office, personal service, participant sports and recreation, incidental and accessory uses and accessory parking.
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 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 Property 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 25,753 square feet and an FAR of 5.0.
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 Silver certification (or equivalent alternative certification, such as Energy Star) and provide a green roof equivalent to an actual total of 52,000 square feet for the building.
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 C3-5 Commercial, Manufacturing and Employment District.

[Existing Zoning Map; Existing Land-Use Map; Proposed Boundary Map; Proposed Subareas; Site Plan; Landscape Plan and Ground Floor Plan; Green Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 23202 through 23211 of this *Journal*.]

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

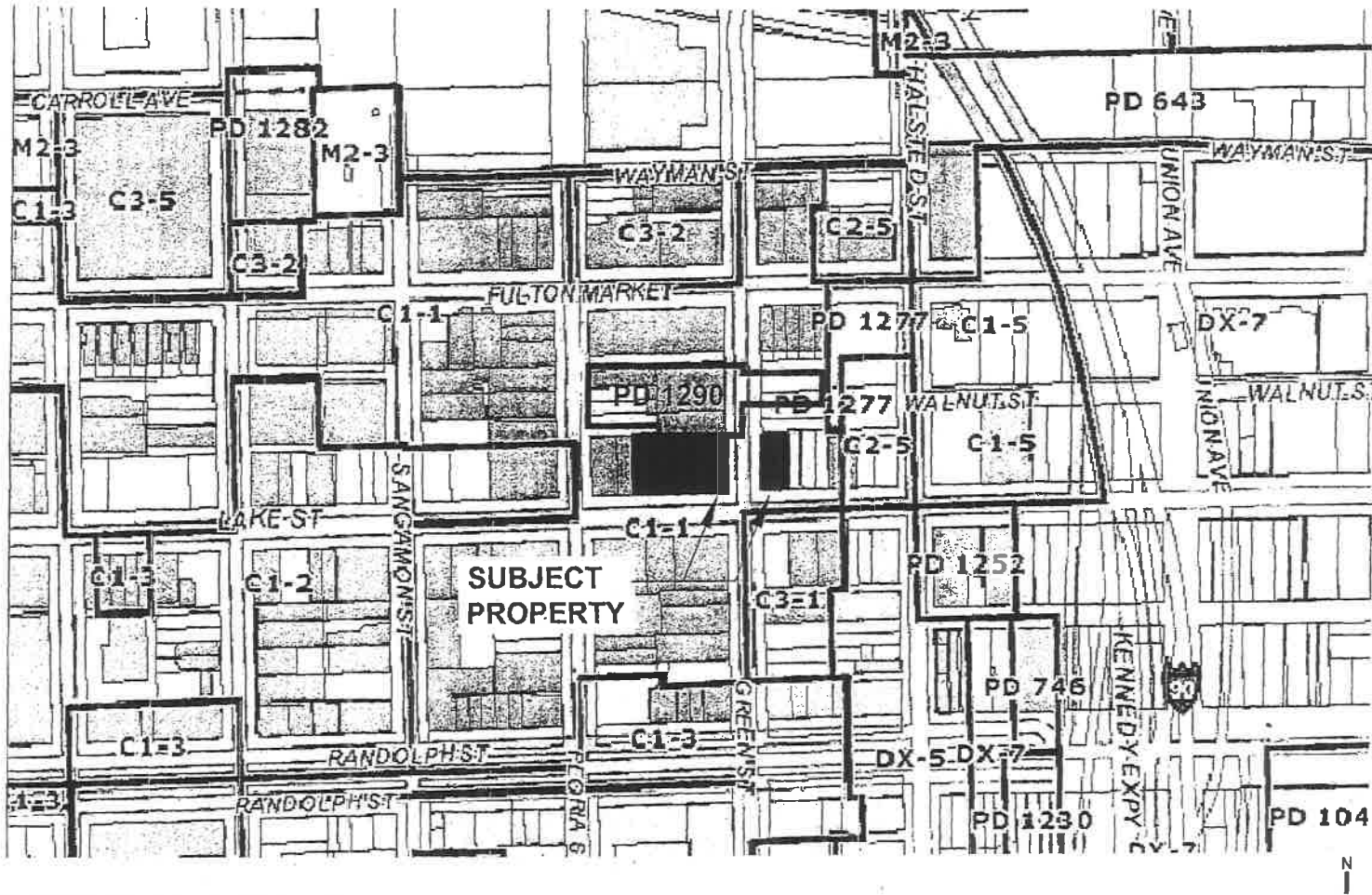
4/13/2016

REPORTS OF COMMITTEES

23201

*Business Planned Development No. 1319.**Bulk Regulations And Data Table.*

Gross Site Area (square feet):	38,226
Area of Public Rights-of-Way (square feet):	12,473
Net Site Area (square feet):	25,753
Maximum Floor Area Ratio:	5.0
Maximum Floor Area (square feet):	
Subarea A:	119,155
Subarea B:	9,610
Minimum Off-Street Parking Spaces:	42
Minimum Off-Street Loading Spaces:	1 (10 feet x 25 feet)
Maximum Hotel Keys:	190
Maximum Building Height:	149 feet, 0 inches
Minimum Setbacks:	In conformance with the Plans



EXISTING ZONING MAP

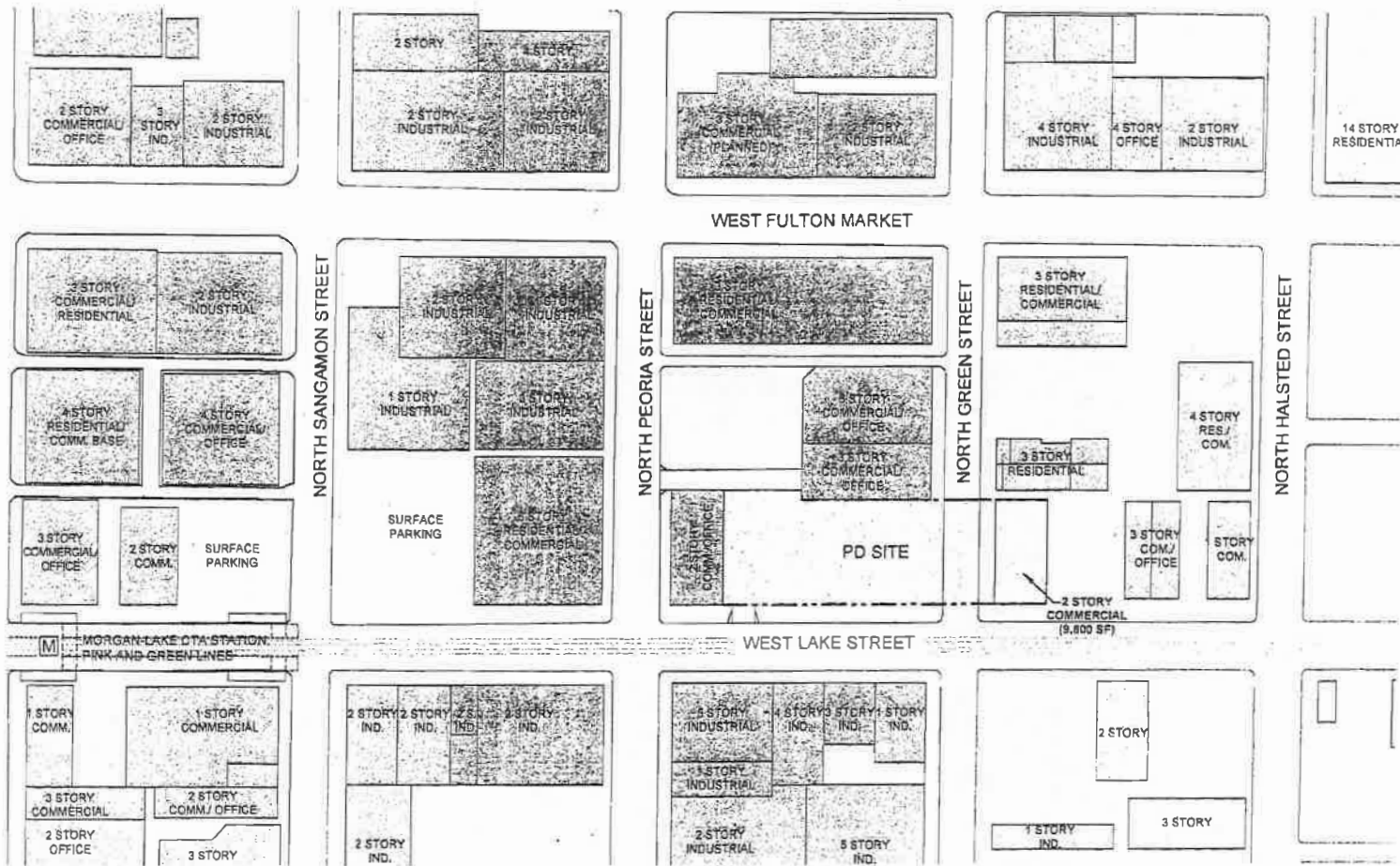
SCALE: NTS

200-208 N GREEN ST.

APPLICANT: 200 GREEN DEVELOPER LLC
 ADDRESS: 820-850 W LAKE ST., 200-208 N GREEN ST. & 201-209 N GREEN ST.
 INTRODUCTION DATE: DECEMBER 9TH, 2015
 PLAN COMMISSION DATE: MARCH 17TH, 2016

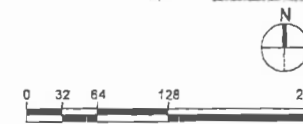


G|R|E|C ARCHITECTS



EXISTING LAND-USE MAP

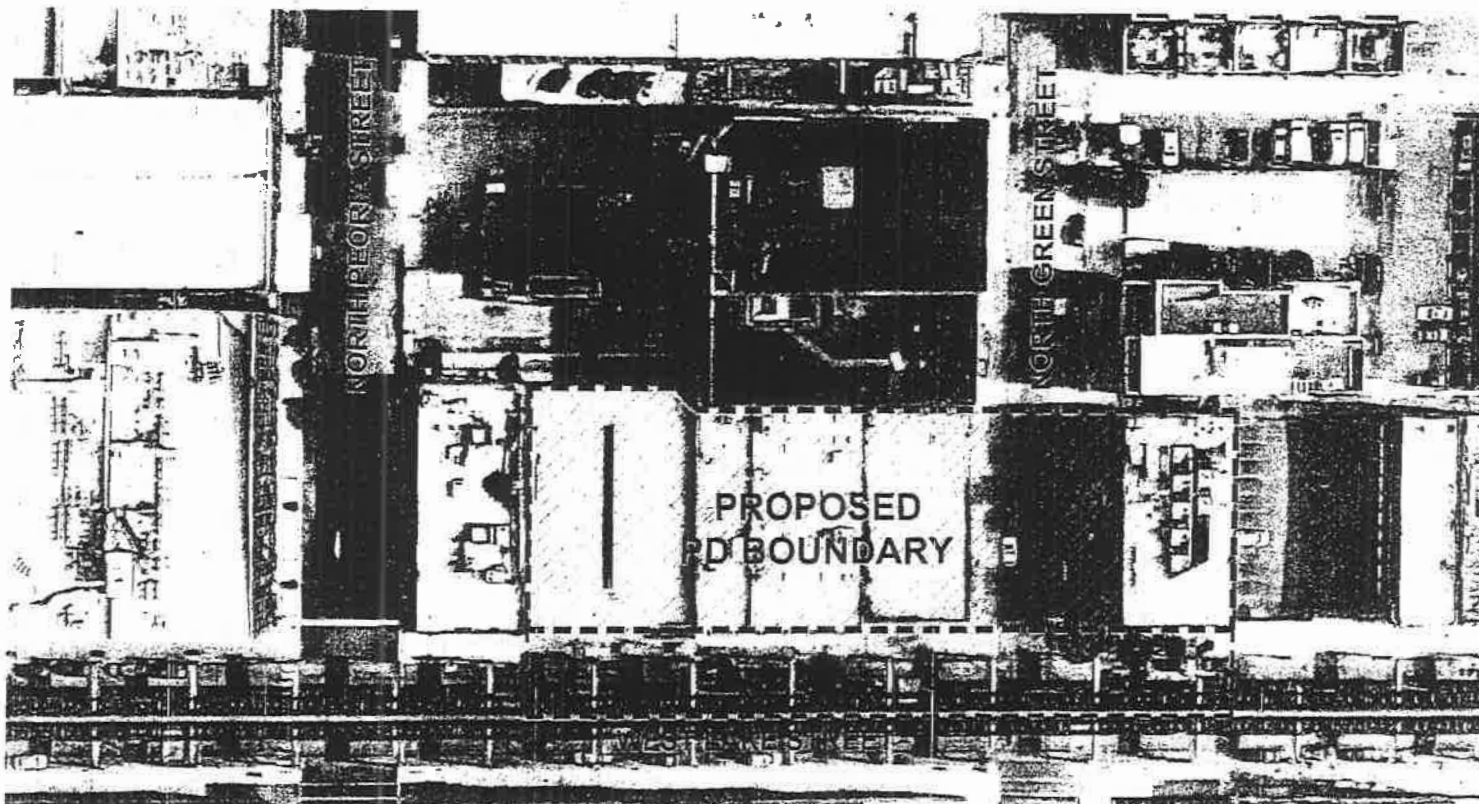
SCALE: 1/2" = 1'-0"



200-208 N GREEN ST.

APPLICANT: 200 GREEN DEVELOPER LLC
 ADDRESS: 820-850 W LAKE ST., 200-208 N GREEN ST. & 201-209 N GREEN ST.
 INTRODUCTION DATE: DECEMBER 9TH, 2015
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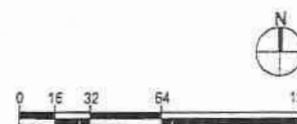




NET SITE AREA: 25.753 SF
 AREA IN RIGHT-OF-WAY: 12.473 SF
 GROSS SITE AREA: 38.226 SF

PROPOSED PD BOUNDARY

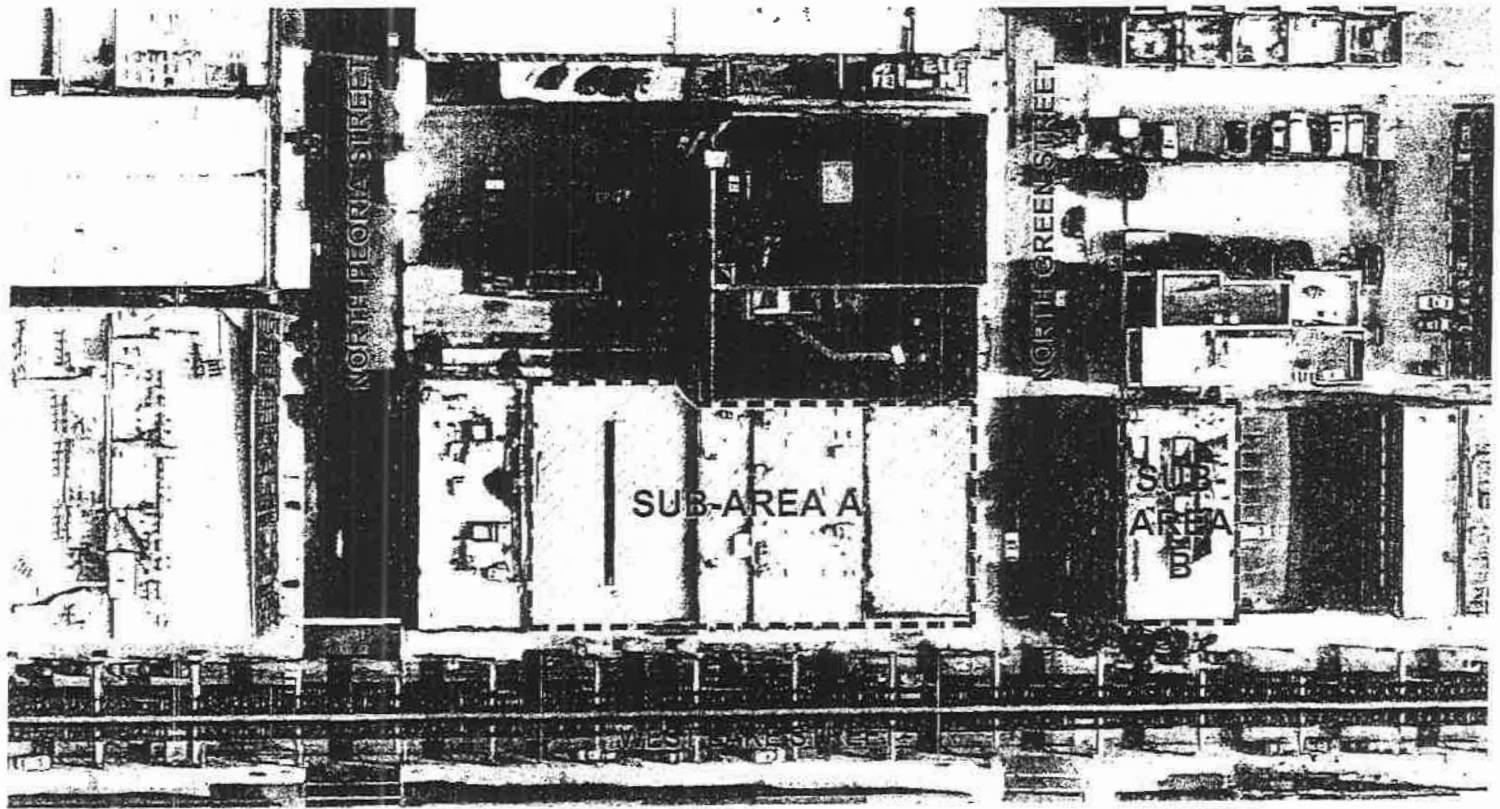
SCALE: 1/64"=1'-0"



200-208 N GREEN ST.

APPLICANT: 200 GREEN DEVELOPER LLC
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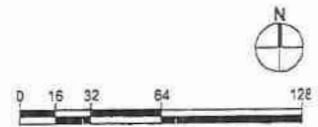


PROPOSED PD SUB-AREAS

SCALE: 1/4"=1'-0"

200-208 N GREEN ST.

APPLICANT: 200 GREEN DEVELOPER LLC
ADDRESS: 820-850 W LAKE ST., 200-208 N GREEN ST. & 201-209 N GREEN ST.
INTRODUCTION DATE: DECEMBER 9TH, 2015
PLAN COMMISSION DATE: MARCH 17TH, 2016



SHAPACK PARTNERS

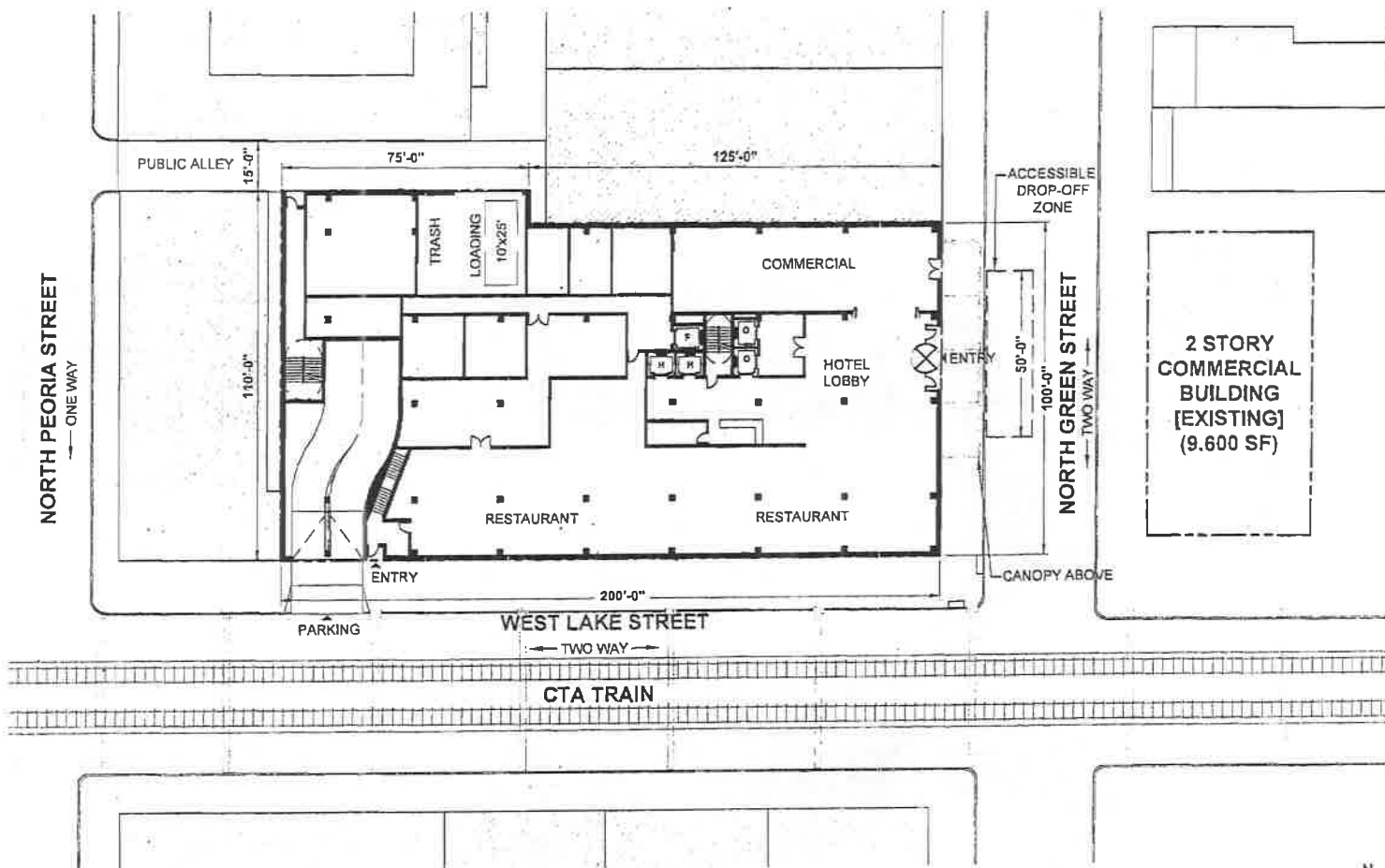
MA Mount Adreli Architects
www.ma.com

G|R|E|C ARCHITECTS

4/13/2016

REPORTS OF COMMITTEES

23205



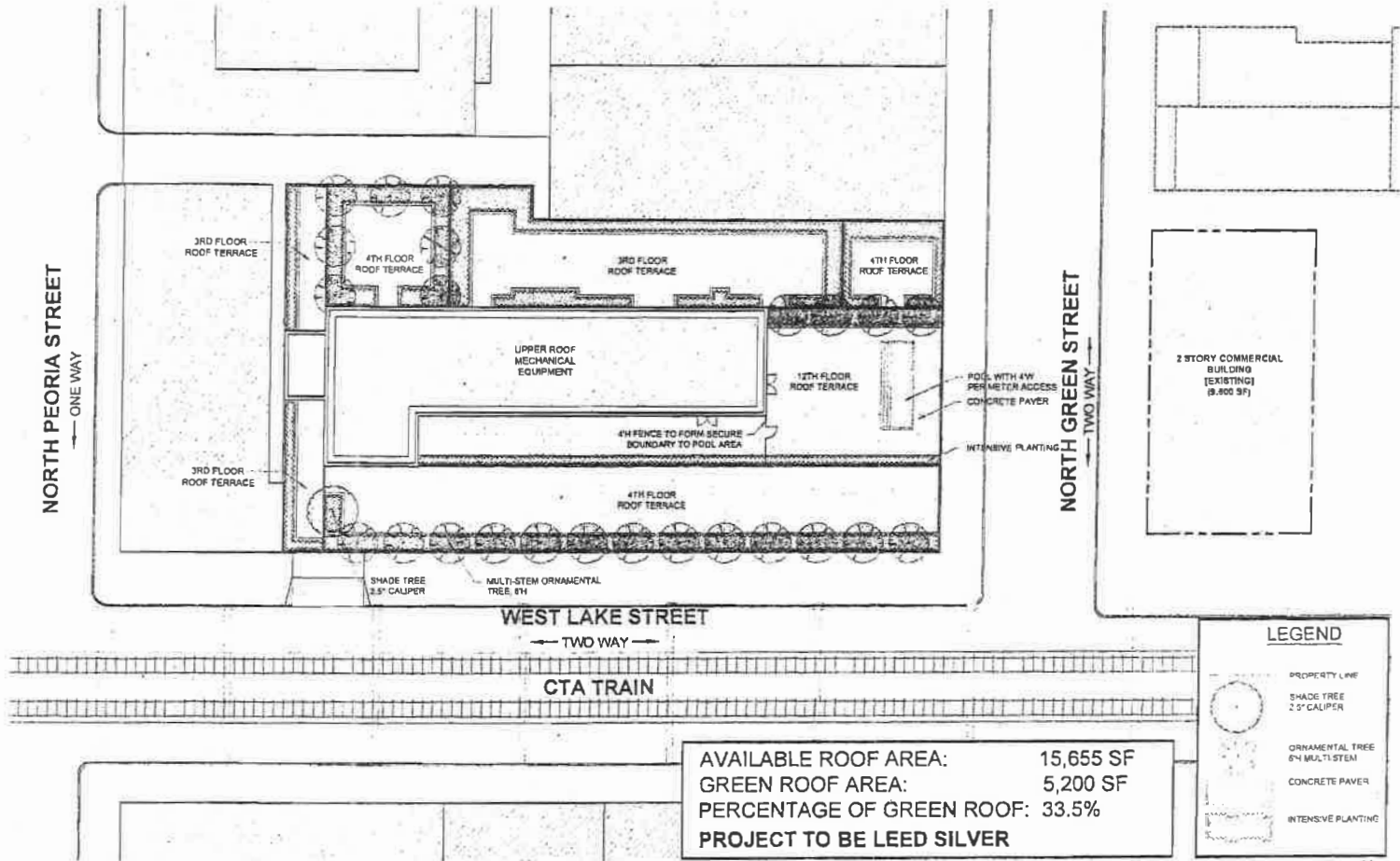
SITE PLAN , LANDSCAPE PLAN & GROUND FLOOR PLAN

SCALE: 1" = 40'-0"

200-208 N GREEN ST.

APPLICANT: 200 GREEN DEVELOPER LLC
 ADDRESS: 820-850 W LAKE ST., 200-208 N GREEN ST. & 201-209 N GREEN ST.
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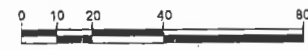




AVAILABLE ROOF AREA: 15,655 SF
 GREEN ROOF AREA: 5,200 SF
 PERCENTAGE OF GREEN ROOF: 33.5%
 PROJECT TO BE LEED SILVER

LEGEND

- PROPERTY LINE
- SHADE TREE 2.5" CALIPER
- ORNAMENTAL TREE 6" MULTI-STEM
- CONCRETE PAVER
- INTENSIVE PLANTING



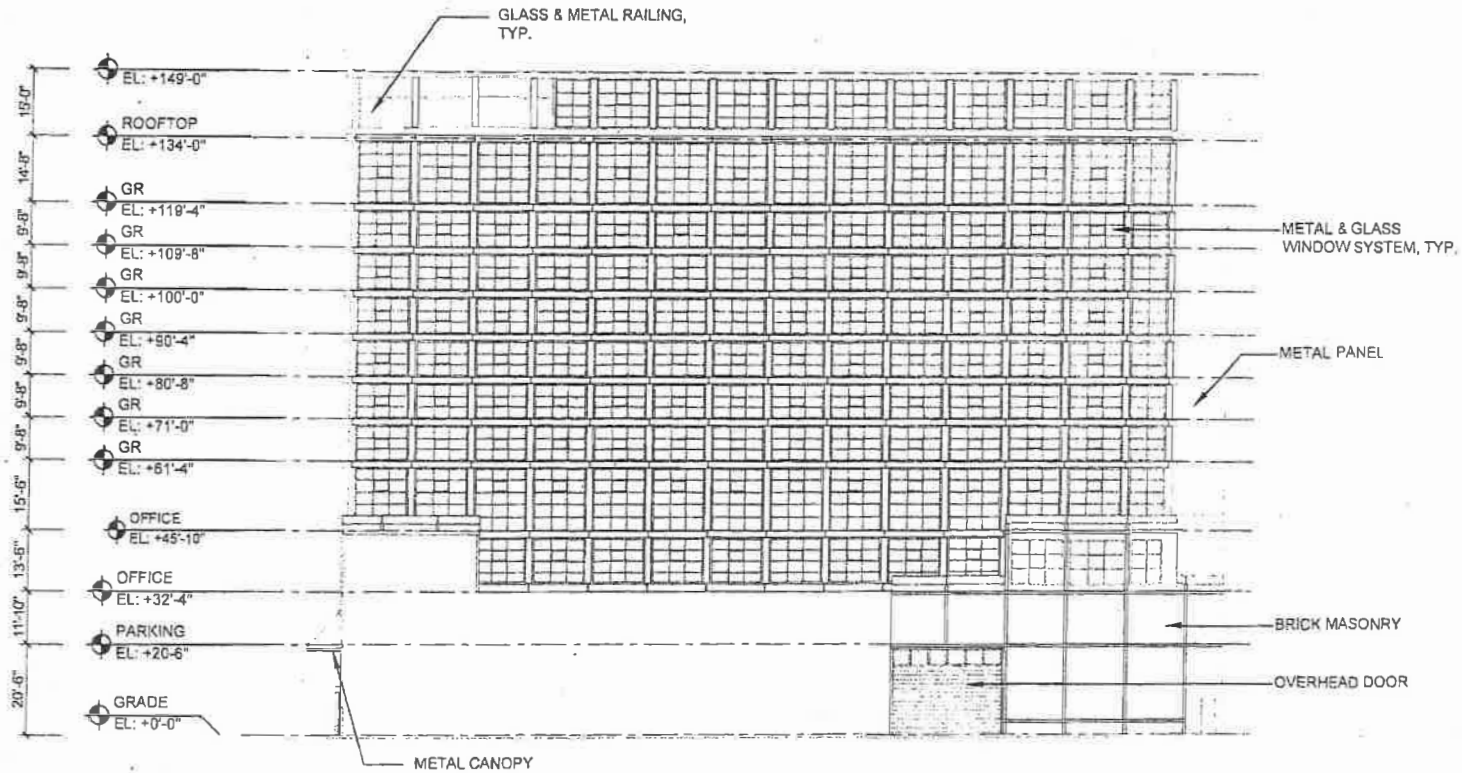
GREEN ROOF PLAN

SCALE: 1" = 40'-0"

200-208 N GREEN ST.

APPLICANT: 200 GREEN DEVELOPER LLC
 ADDRESS: 820-850 W LAKE ST., 200-208 N GREEN ST. & 201-209 N GREEN ST.
 INTRODUCTION DATE: DECEMBER 9TH, 2015
 PLAN COMMISSION DATE: MARCH 17TH, 2016

SHAPACK PARTNERS | **MA** North Adams Architects www.ma.com | **G|R|E|C ARCHITECTS**



NORTH ELEVATION

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

200-208 N GREEN ST.

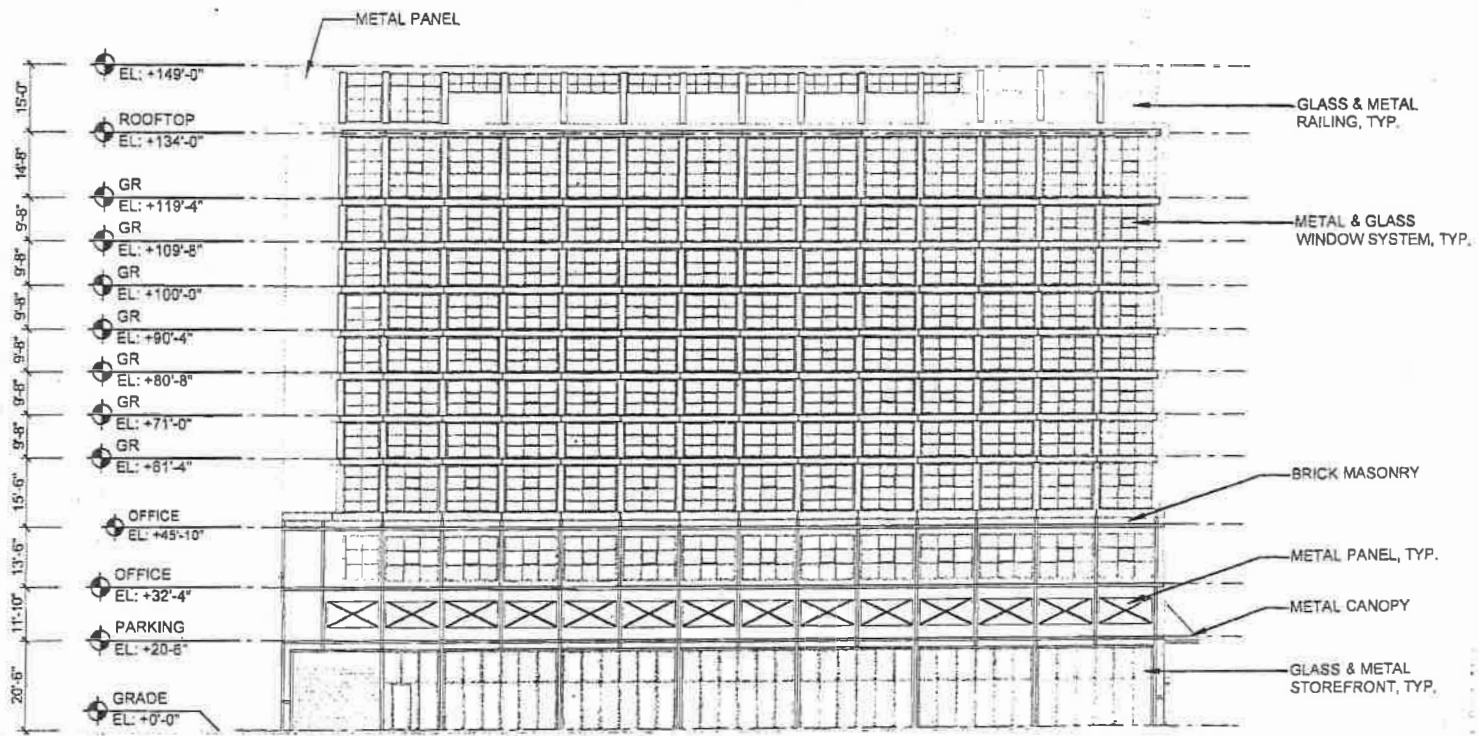
APPLICANT: 200 GREEN DEVELOPER LLC
 ADDRESS: 820-850 W LAKE ST., 200-208 N GREEN ST. & 201-209 N GREEN ST.
 INTRODUCTION DATE: DECEMBER 9TH, 2015
 PLAN COMMISSION DATE: MARCH 17TH, 2016



4/13/2016

REPORTS OF COMMITTEES

23209



SOUTH ELEVATION

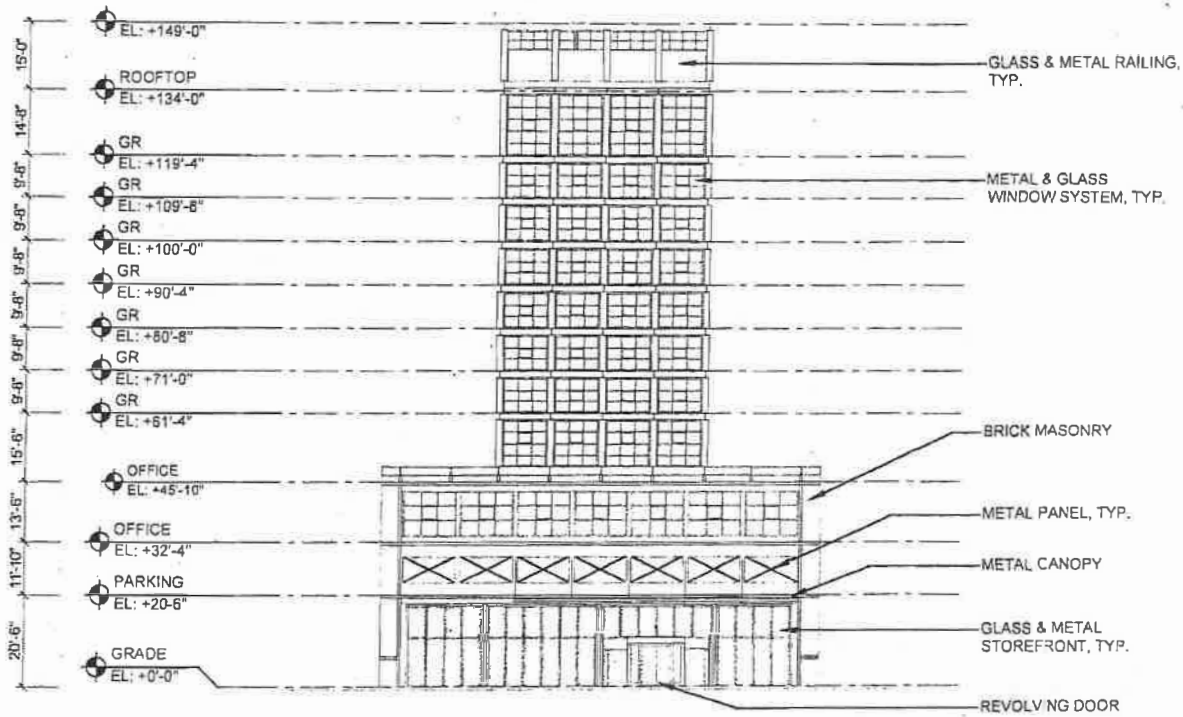
SCALE: 1/32" = 1'-0"



200-208 N GREEN ST.

APPLICANT: 200 GREEN DEVELOPER LLC
 ADDRESS: 820-850 W LAKE ST., 200-208 N GREEN ST. & 201-209 N GREEN ST.
 INTRODUCTION DATE: DECEMBER 9TH, 2015
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EAST ELEVATION

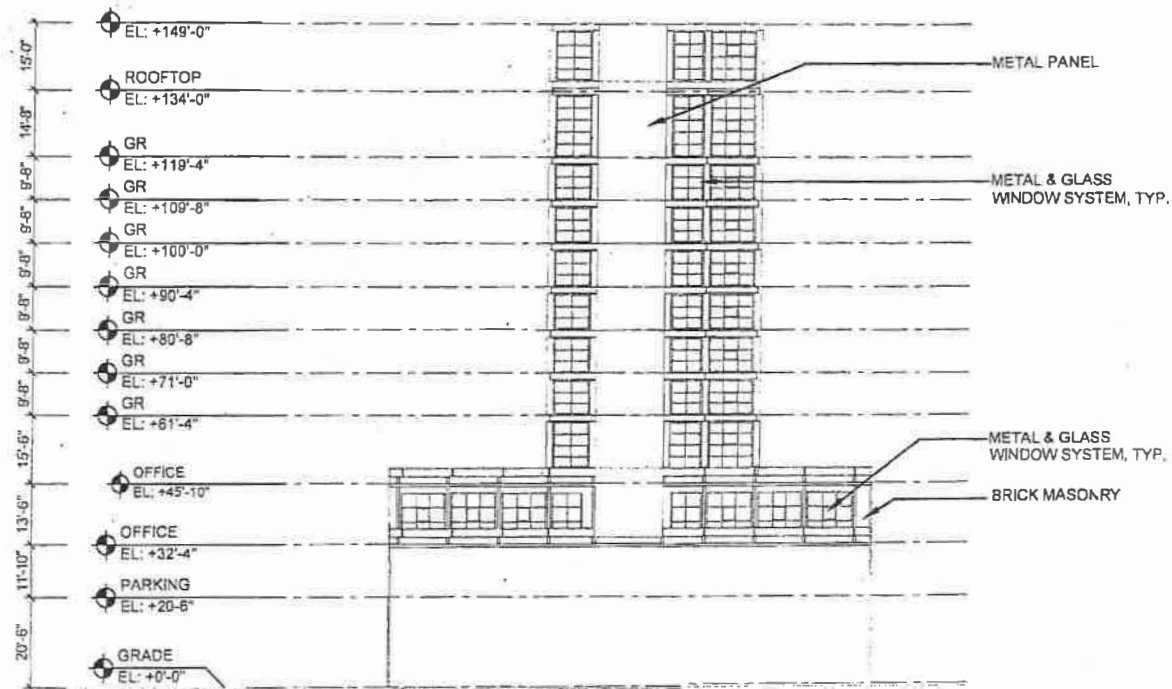
SCALE: 1/32" = 1'-0"



200-208 N GREEN ST.

APPLICANT: 200 GREEN DEVELOPER LLC
 ADDRESS: 820-850 W LAKE ST., 200-208 N GREEN ST. & 201-209 N GREEN ST.
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WEST ELEVATION

SCALE: 1/2" = 1'-0"



200-208 N GREEN ST.

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