

PD 1360

Table of Contents

11/27/2018 Minor Change **2**
 Exhibits 3
01/25/2017 PD Adoption **6**
 Ordinance 6
 Statements 6
 Bulk Table 10
 Exhibits 11



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 27, 2018

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

Re: Minor change request for PD No. 1360, Sub area A, 210 N. Carpenter St.

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Business Planned Development No. 1360 ("PD 1360") 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 1360.

Your client and the owner of all of the property within Sub area A of PD 1360, 1056 W. Lake, LLC, is seeking a minor change to allow for the substitution of perforated metal panels in place of the previously approved brick screen wall above the first floor storefronts at 210 N. Carpenter St. During advanced phases of the building design, the owner decided to enclose the parking garage, thereby requiring an insulated enclosure with mechanical ventilation. The open coursed brick was no longer feasible, while the perforated metal panels, as shown on the attached elevation drawings, met their functional and aesthetic requirements.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed material substitution 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.

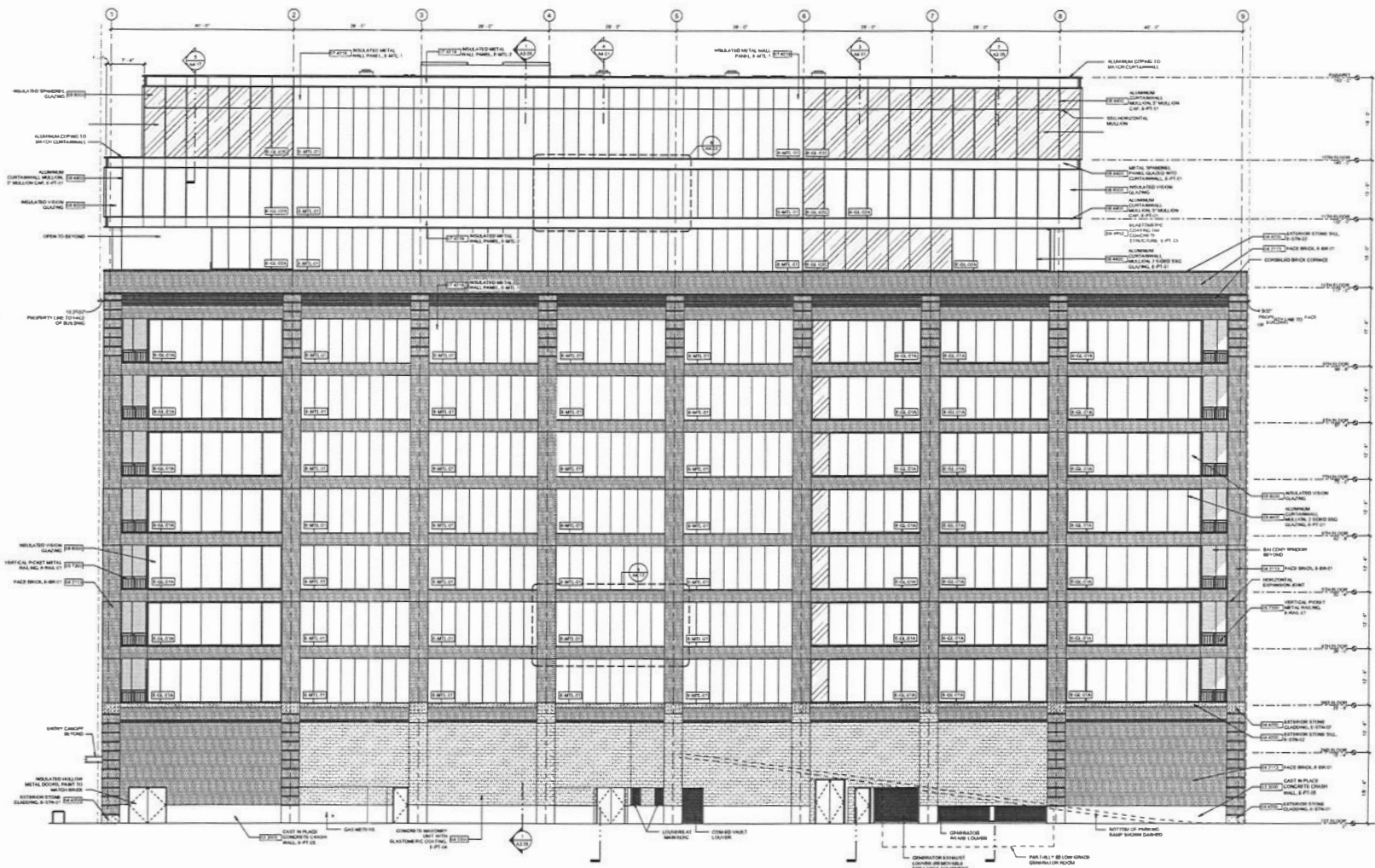
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1360, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor 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,


Patrick Murphey
Zoning Administrator

PM:tm

C: Mike Marmo. Erik Glass. Dan Klaiber. Main file



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
1	01/15/10	ISSUE FOR PERMIT
2	02/10/10	FOR REVIEW
3	03/10/10	FOR REVIEW
4	04/10/10	FOR REVIEW
5	05/10/10	FOR REVIEW
6	06/10/10	FOR REVIEW
7	07/10/10	FOR REVIEW
8	08/10/10	FOR REVIEW
9	09/10/10	FOR REVIEW
10	10/10/10	FOR REVIEW
11	11/10/10	FOR REVIEW
12	12/10/10	FOR REVIEW



Solution Consultant
Chicago
P: 312.356.1100
S: 415.216.7410
www.scb.com

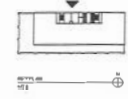
210 NORTH CARPENTER

Chicago, Illinois
© 2011 Solution Consultant

NORTH ELEVATION

Drawn By:
CA/BSB
Checked By:
BO/RSB
Project Number:
2016022

Sheet Number:
A3.03



18942

1/25/2017

REPORTS OF COMMITTEES

42069

*Reclassification Of Area Shown On Map No. 1-G.
(As Amended)*

BPD 1360

(Application No. 18942)

(Common Address: 200 -- 210 N. Carpenter St., 1032 -- 1056 W. Lake St.,
201 -- 211 N. Aberdeen St. And 1039 W. Lake St.)

[SO2016-6337]

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 C1-2 Neighborhood Commercial District symbols and indications as shown on Map Number 1-G in the area bounded by:

North Carpenter Street; West Lake Street; a line 100 feet west of and parallel to North Carpenter Street; a line 100 feet south of and parallel to West Lake Street; a line 125 feet east of and parallel to North Aberdeen Street; West Lake Street; North Aberdeen Street; and the public alley north of and parallel to West Lake Street,

to those of a DX-5 Downtown Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-G in the area bounded by:

North Carpenter Street; West Lake Street; a line 100 feet west of and parallel to North Carpenter Street; a line 100 feet south of and parallel to West Lake Street; a line 125 feet east of and parallel to North Aberdeen Street; West Lake Street; North Aberdeen Street; and the public alley north of and parallel to West Lake 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 attached to this ordinance read as follows:

Business Planned Development No. 1360

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1360 ("Planned Development") consists of approximately 27,698 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map

(the "Property"). 1056 West Lake LLC is the owner of a portion of the Property and the "Applicant" for this Planned Development pursuant to authorization from the owner of the remainder 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 "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 (defined below).

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 Planned Development consists of these 15 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Solomon Cordwell Buenz and dated January 19, 2017, (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a PD Boundary and Property Line Map; a Subarea Map; a Site/Landscape Plan; a Roof Plan; and 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: office; daycare; animal services; business equipment sales and service; business support services; urban farm (rooftop operation); communication service establishments; eating and drinking establishments (all, including taverns); entertainment and spectator sports (excluding inter-track wagering facilities); indoor special event including incidental liquor sales; financial services; food and beverage retail sales; medical service; personal service; general retail sales; participant sports and recreation (excluding outdoor); limited and artisan manufacturing, production and industrial services; co-located wireless communication facilities and 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 purpose 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 27,698 square feet and a base FAR of 5.0.

The Applicant acknowledges that the project has received a bonus FAR of 3.1, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 8.1. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17.4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

In this case, the Applicant will contribute the Local Impact portion of the bonus payment for construction of a public library (the "Project"). The Project is located within one mile of the Planned Development site, as required by Section 17-4-1005-C. The Applicant must make such payment, or the applicable portion thereof in the case of a phased development, prior to the issuance of the first building permit for the Planned Development or applicable phase thereof. The City must enter into an intergovernmental agreement regarding the manner in which the funds will be used.

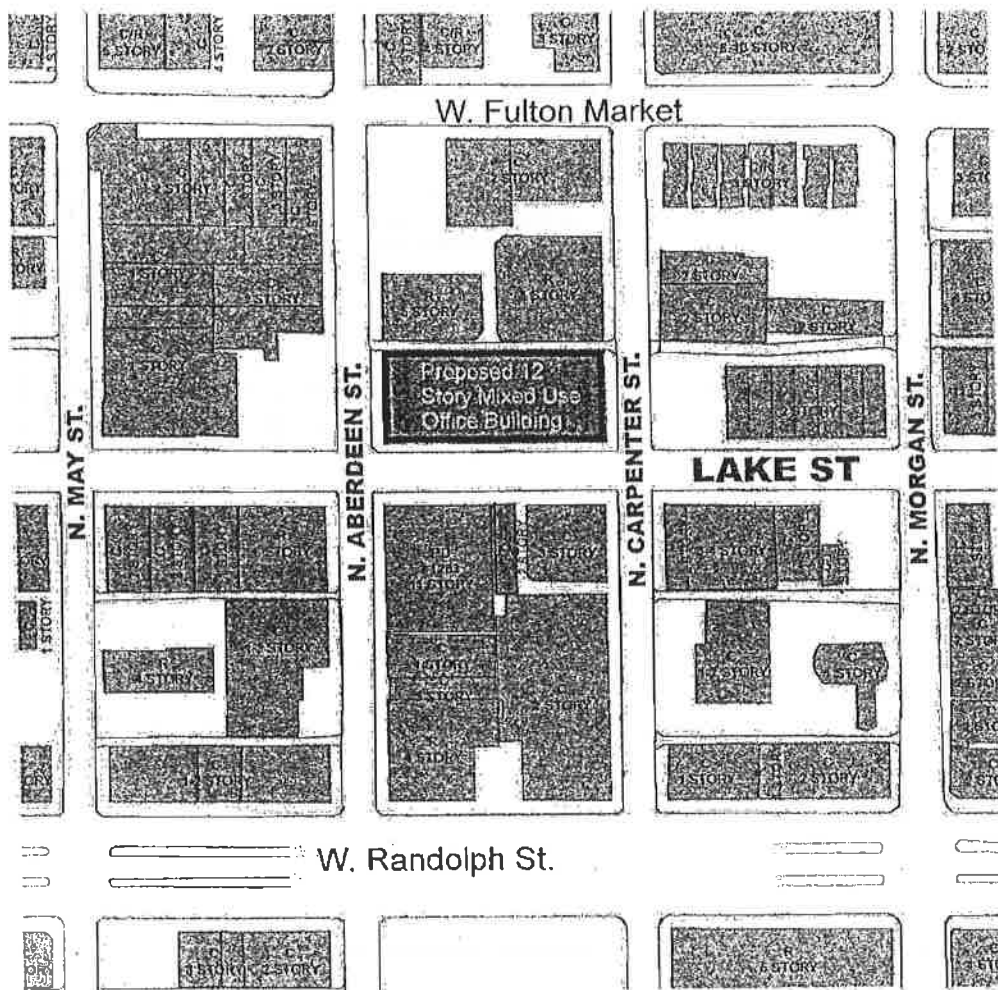
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance 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 achieve building certification and provide a 50 percent green roof equivalent to an actual total of 9,466 square feet.
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 DX-5 Downtown Mixed-Use District.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Subarea Map; Site/Landscape Plan; Green Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 42074 through 42083 of this *Journal*.]

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

*Business Planned Development No. 1360
Bulk Regulations And Data Table.*

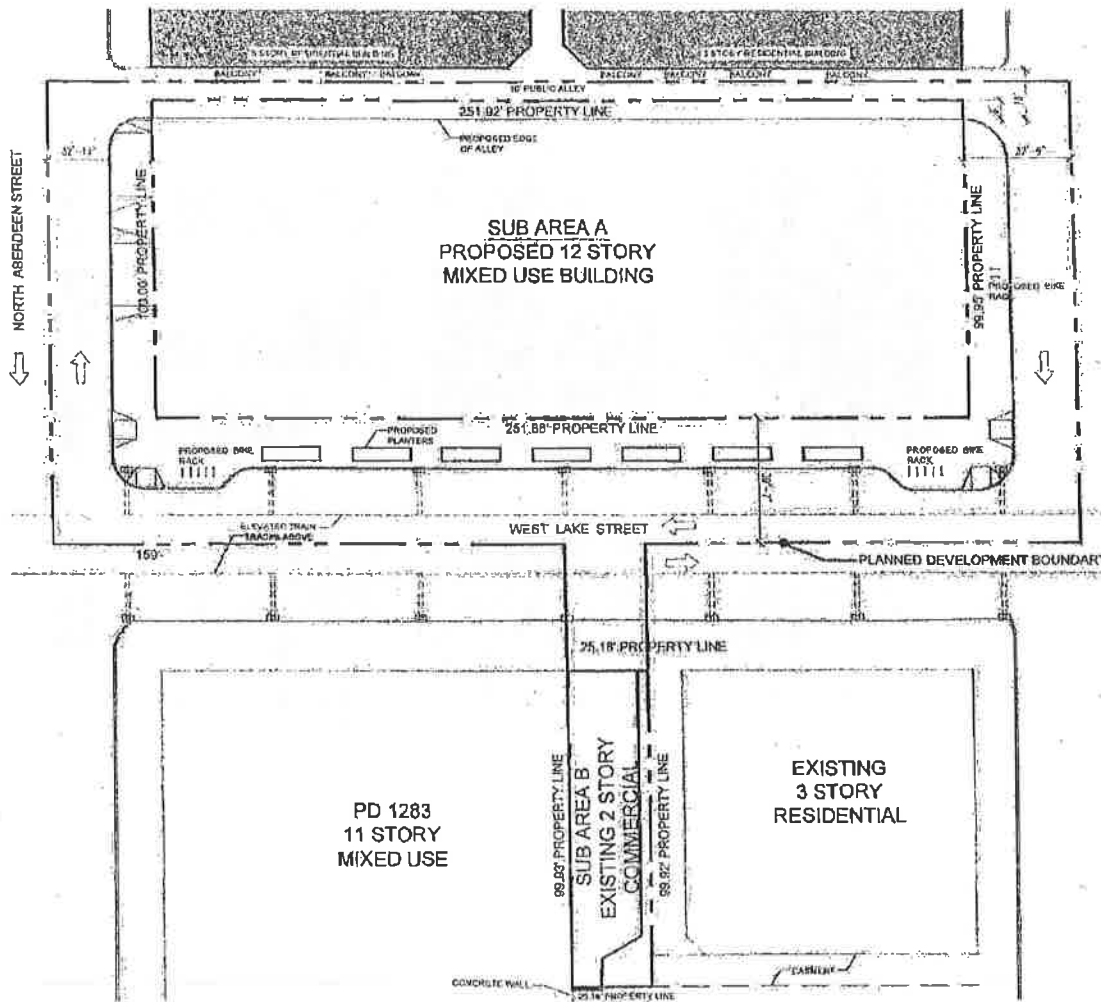
Gross Site Area (square feet):	49,870
Area of Public Rights-of-Way (square feet):	22,172
Net Site Area (square feet):	27,698
Subarea A:	25,183
Subarea B:	2,515
Maximum Floor Area Ratio:	8.1
Subarea A:	8.74
Subarea B:	1.72
Minimum Off-Street Parking Spaces:	
Subarea A:	40
Subarea B:	0
Minimum Off-Street Loading Spaces:	
Subarea A:	2 (10 feet by 25 feet)
Subarea B:	0
Maximum Building Height:	163 feet
Minimum Setbacks:	In substantial conformance with the plans



EXISTING LAND USE MAP



Applicant: 1056 W. Lake, LLC
Address: 200-210 N. Carpenter; 1032-1056 W. Lake;
 201-211 N. Aberdeen; 1039 W. Lake
Introduction: September 14, 2016
Plan Commission: January 19, 2017



NET SITE AREA: 27,698 SF
 AREA IN RIGHT OF WAY: 22,172 SF
 GROSS SITE AREA: 49,870 SF

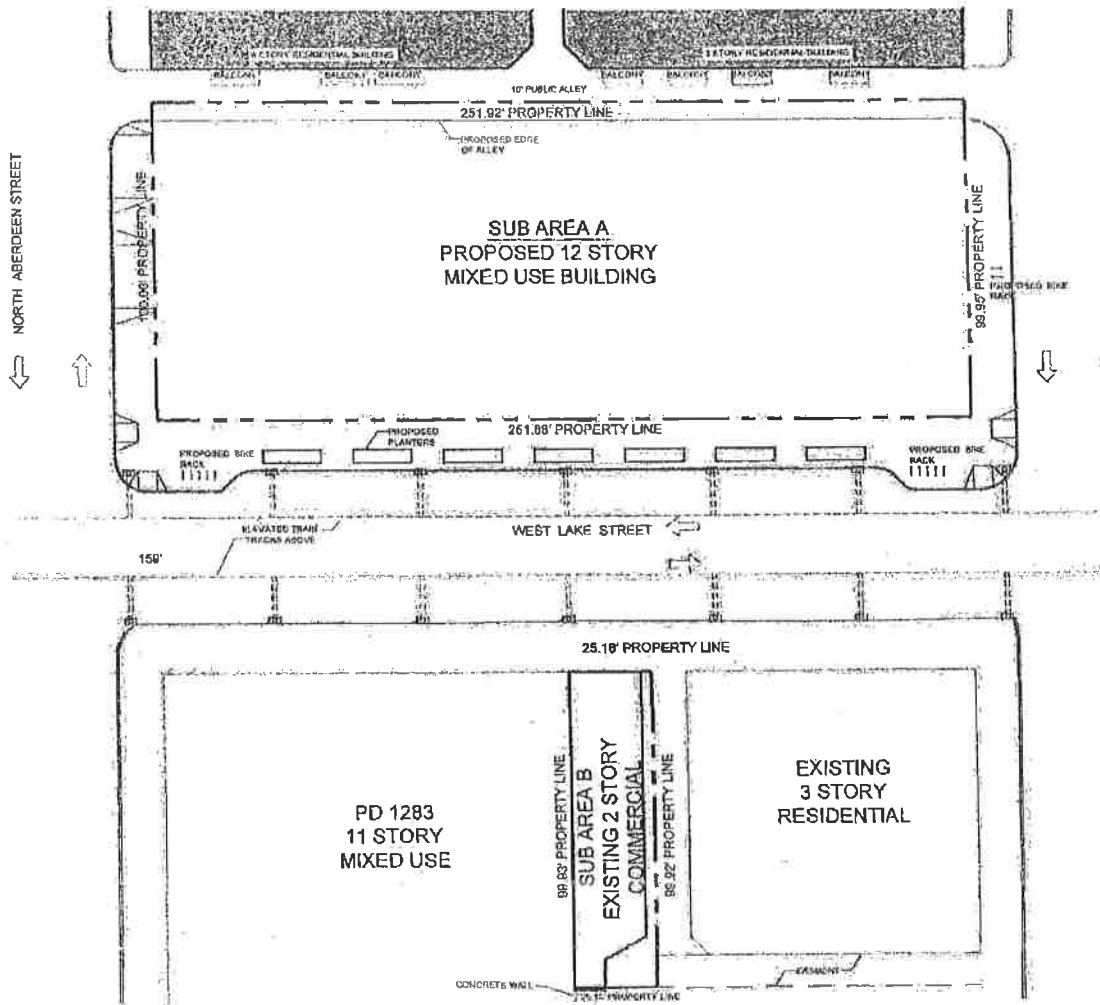
PD BOUNDARY & PROPERTY LINE

0 50 100



Applicant: 1056 W. Lake, LLC
Address: 200-210 N. Carpenter; 1032-1056 W. Lake;
 201-211 N. Aberdeen; 1039 W. Lake

Introduction: September 14, 2016
Plan Commission: January 19, 2017



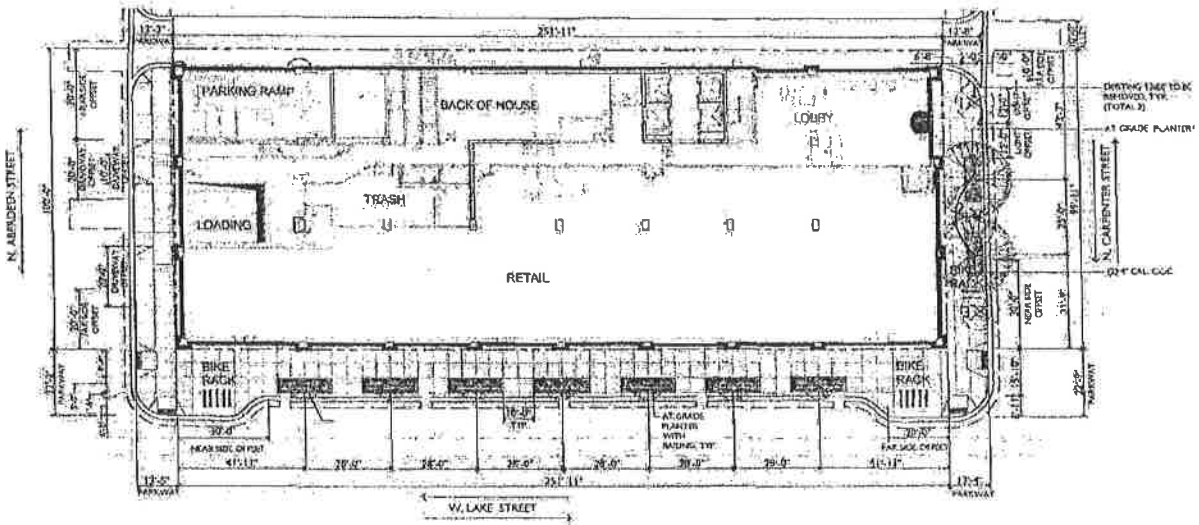
SUB-AREA MAP

0 50 100



Applicant: 1056 W. Lake, LLC
Address: 200-210 N. Carpenter; 1032-1056 W. Lake;
 201-211 N. Aberdeen; 1039 W. Lake

Introduction: September 14, 2016
Plan Commission: January 19, 2017



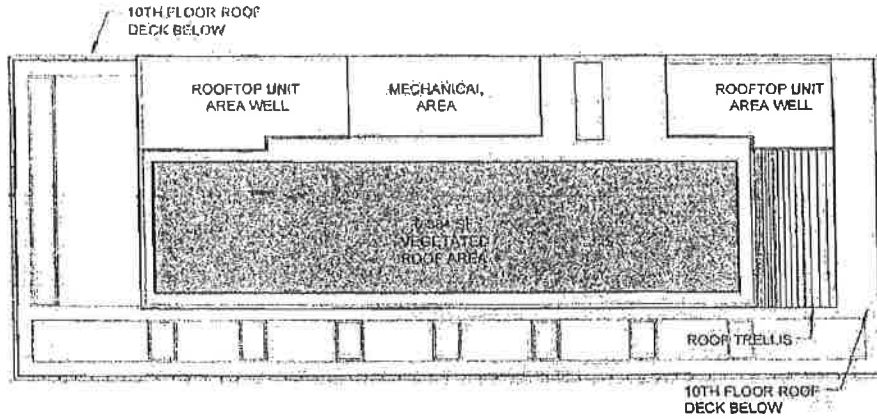
SITE / LANDSCAPE PLAN

0 20 40

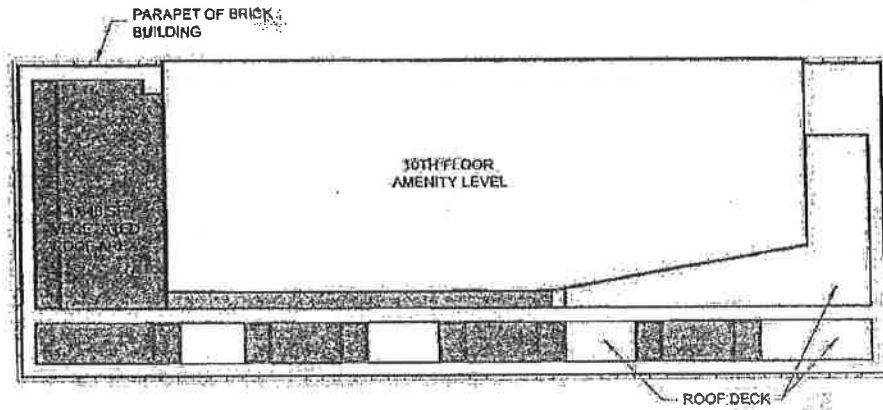


Applicant: 1056 W. Lake, LLC
Address: 200-210 N. Carpenter; 1032-1056 W. Lake;
 201-211 N. Aberdeen; 1039 W. Lake
Introduction: September 14, 2016
Plan Commission: January 19, 2017

FILE FOR PUBLICATION



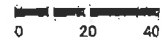
ROOF LEVEL



10TH FLOOR GREEN ROOF DECK

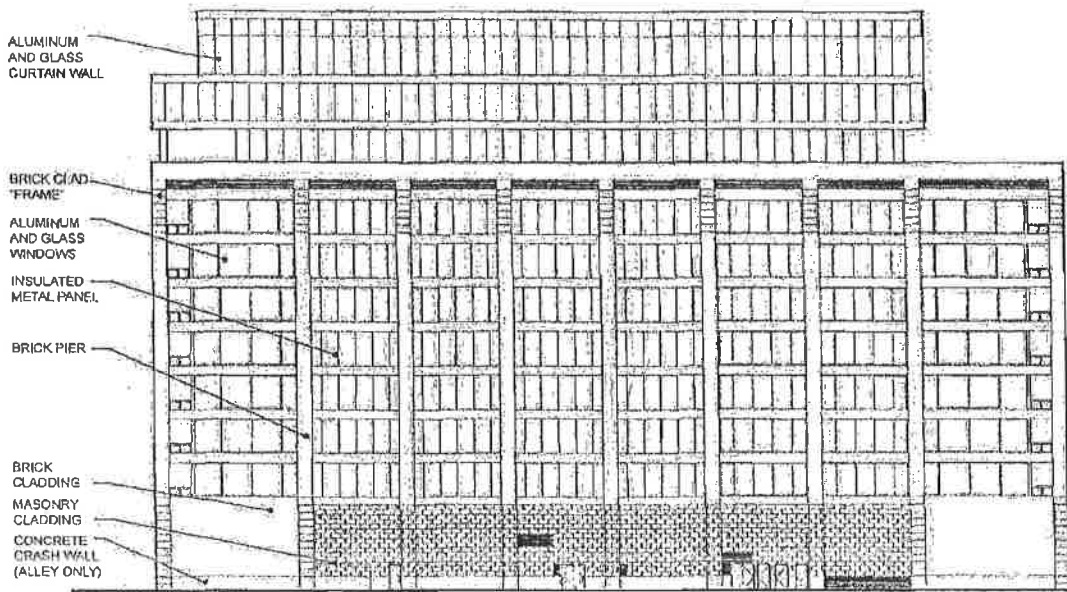
Total Non-Mechanical Roof Area = 18,931 SF
 Total Green Roof Area = 11,230 SF
 Green Roof Area > 60% of Total Non-Mechanical Roof Area

GREEN ROOF PLAN

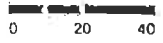


Applicant: 1056 W. Lake, LLC
Address: 200-210 N. Carpenter; 1032-1056 W. Lake;
 201-211 N. Aberdeen; 1039 W. Lake
Introduction: September 14, 2016
Plan Commission: January 19, 2017

RECEIVED
CITY OF CHICAGO
JAN 25 2017

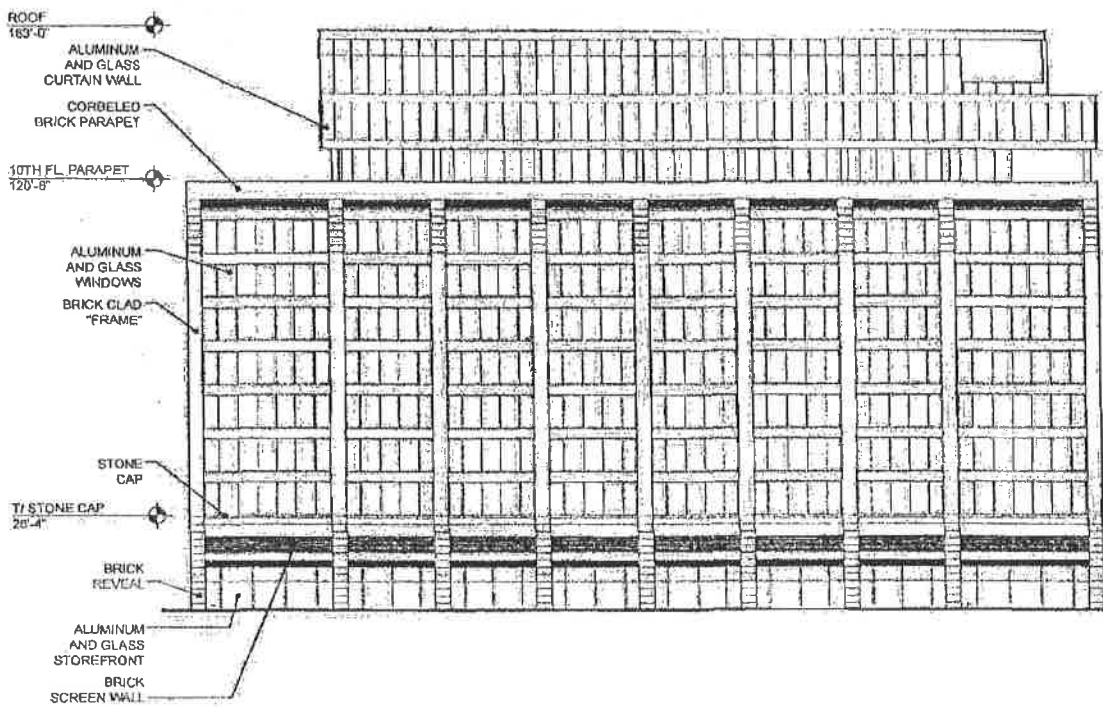


NORTH ELEVATION

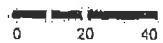


Applicant: 1056 W. Lake, LLC
Address: 200-210 N. Carpenter; 1032-1056 W. Lake;
201-211 N. Aberdeen; 1039 W. Lake
Introduction: September 14, 2016
Plan Commission: January 19, 2017

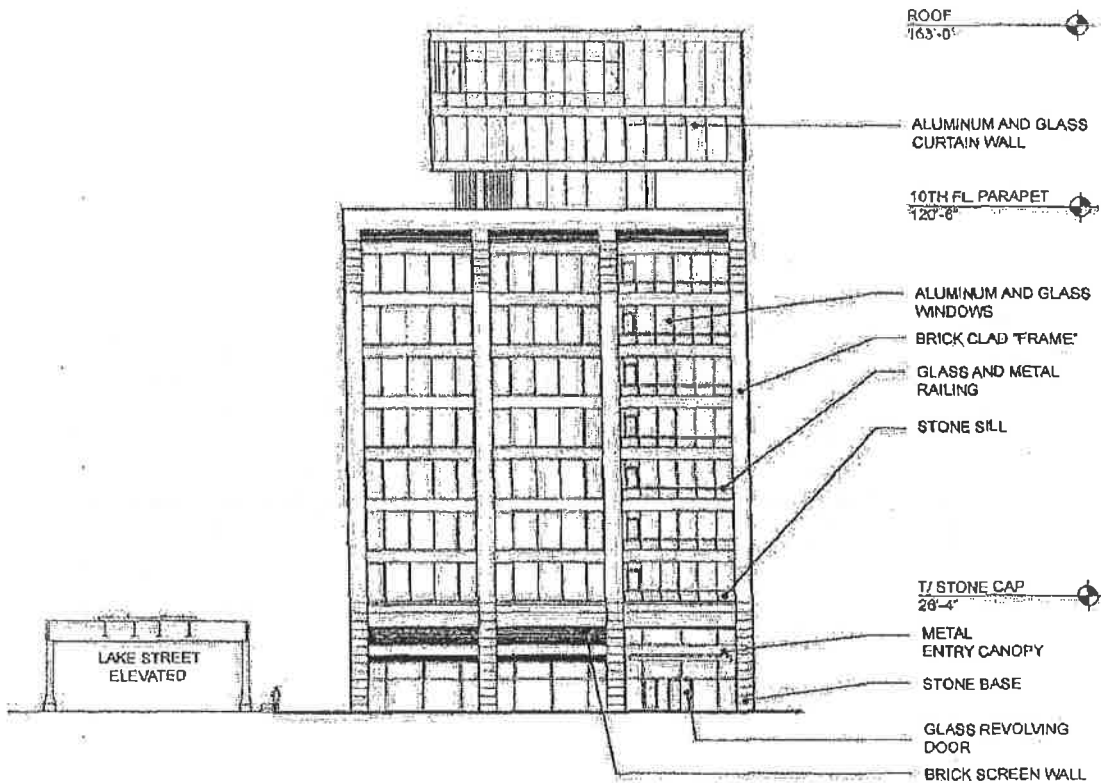
RECEIVED
PLANNING DEPARTMENT



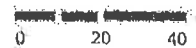
SOUTH ELEVATION



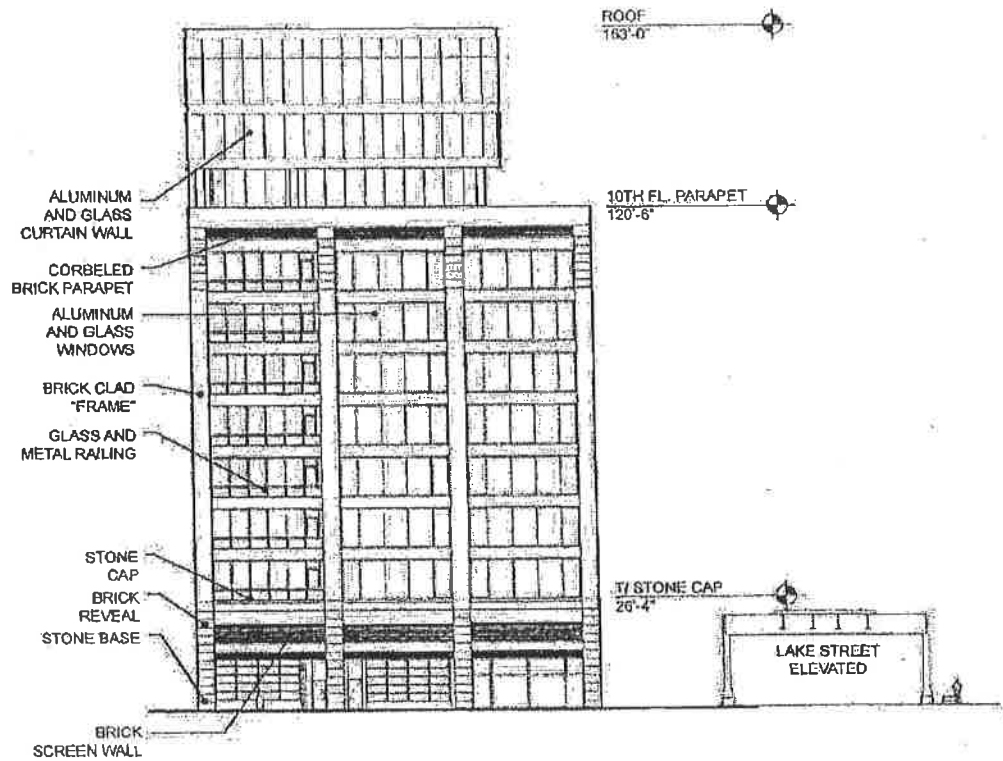
Applicant: 1056 W. Lake, LLC
Address: 200-210 N. Carpenter; 1032-1056 W. Lake;
 201-211 N. Aberdeen; 1039 W. Lake
Introduction: September 14, 2016
Plan Commission: January 19, 2017



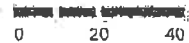
EAST ELEVATION



Applicant: 1056 W. Lake, LLC
Address: 200-210 N. Carpenter; 1032-1056 W. Lake;
 201-211 N. Aberdeen; 1039 W. Lake
Introduction: September 14, 2016
Plan Commission: January 19, 2017



WEST ELEVATION



Applicant: 1056 W. Lake, LLC
Address: 200-210 N. Carpenter; 1032-1056 W. Lake;
 201-211 N. Aberdeen; 1039 W. Lake
Introduction: September 14, 2016
Plan Commission: January 19, 2017