

# PD 1399

## Table of Contents

<b>07/16/2025 PD Amendment</b>	<b>2</b>
Ordinance	3
Statements	3
Design Guidelines	13
Bulk Table	17
ARO	18
Exhibits	29
<b>07/30/2025 Minor Change</b>	<b>53</b>
Exhibits	55
<b>02/07/2025 Zoning Letter</b>	<b>70</b>
Exhibits	72
<b>05/02/2024 Zoning Letter</b>	<b>75</b>
<b>04/19/2023 Zoning Letter</b>	<b>76</b>
<b>03/18/2021 Zoning Letter</b>	<b>77</b>
<b>02/28/2018 PD Adoption</b>	<b>78</b>
Ordinance	78
Statements	78
Bulk Table	88
ARO	89
Exhibits	94

7/16/2025

REPORTS OF COMMITTEES

22229  
31031

*Action Deferred* -- AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF AREA SHOWN ON MAP NO. 3-F.

(Application No. 22229)

(Common Address: 700 W. Chicago Ave.)

WRBPD1399,99

[O2023-0002795]

The Committee on Zoning, Landmarks and Building Standards submitted the following report, which was, on motion of Alderpersons Sigcho-Lopez and Rodriguez, *Deferred* and ordered publish.

*To the President and Members of the City Council:*

Presenting a report for your Committee on Zoning, Landmarks and Building Standards which held a meeting on July 15, 2025, the following items were passed by a majority of the members present:

Page 1 contains Document Number SO2024-0008918 amending Municipal Code Titles 2 and 17 regarding conversion units and coach houses.

Page 1 also contains Document Number SO2025-0015577 that allows for minimum off-street automobile parking ratio reduction up to 100 percent for construction of parking structures near Chicago Transit Authority or Metra rail or bus lines.

Page 1 also contains Document Number O2025-0018156 amending the predominance of Block 606 District in the 31<sup>st</sup> and 36<sup>th</sup> Wards.

Page 1 also contains Document Number SO2025-0018189 authorizing the Zoning Administrator to approve exemption from minimum lot area for Chicago landmark buildings.

Page 1 also contains Document Number O2025-0018063 concerning a *Journal* correction for zoning reclassification of Map Number 5-G at 2225 North Dayton Street.

Page 1 further contains Adopt-A-Landmark Grant Funding agreement with Greenstone United Methodist Church for a preservation project at 11211 South St. Lawrence Avenue.

Pages 2 through 9 contain various map amendments in the 3<sup>rd</sup>, 8<sup>th</sup>, 11<sup>th</sup>, 17<sup>th</sup>, 19<sup>th</sup>, 21<sup>st</sup>, 25<sup>th</sup>, 27<sup>th</sup>, 28<sup>th</sup>, 31<sup>st</sup>, 32<sup>nd</sup>, 43<sup>rd</sup>, 44<sup>th</sup>, 47<sup>th</sup>, 48<sup>th</sup> and 50<sup>th</sup> Wards.

Lastly, page 10 contains various large signs over 100 square feet in area and 24 feet above grade in the 11<sup>th</sup>, 25<sup>th</sup>, 27<sup>th</sup>, 29<sup>th</sup>, 35<sup>th</sup>, 36<sup>th</sup>, 41<sup>st</sup>, 42<sup>nd</sup>, 45<sup>th</sup> and 49<sup>th</sup> Wards.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) WALTER BURNETT, JR.,  
Chair.

The following is said proposed ordinance transmitted with the foregoing committee report:

*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 Planned Development Number 1399 symbols and indications as shown on Map Number 3-F in the area bounded by:

the North Branch of the Chicago River; West Chicago Avenue; and North Halsted Street, to those of the Planned Development Number 1399, as amended.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

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

*Waterway-Residential-Business Planned Development No. 1399.*

*Planned Development Statements.*

1. The area delineated herein as Waterway Residential-Business Planned Development Number 1399 ("Planned Development") consists of approximately 309,277 square feet of property which is depicted on the attached Planned Development Property Line and Boundary Map (the "Property"). Onni 700 West Chicago LLC is the owner of the Property and the "Applicant" for this Planned Development.
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 are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
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 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 Planned Development.

Ingress or egress shall be pursuant to the Planned Development 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 Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago.

Prior to issuance of any site plan approval as contemplated by Statement 15, the Applicant shall submit a site plan and Traffic Study for review and approval by CDOT. If the study indicates the installation of a traffic signal at Chicago and Jefferson is required as part of such phase, the Applicant agrees to fund and install the necessary infrastructure. Further, the Applicant shall cooperate with CDOT to ensure the design of any adjacent public way is acceptable and consistent with surrounding public way and CDOT plans.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between CDOT's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by CDOT's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Agreement must be executed prior to any CDOT and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow CDOT's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation



in scope or design of public way improvements and restoration must be approved by CDOT.

The Applicant commits to provide and fully fund the following infrastructure improvements. All infrastructure improvements will be subject to review and approval by CDOT and must be designed and constructed in accordance with the CDOT Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago:

- Installation of countdown pedestrian signals at the intersection of Chicago Avenue and Kingsbury Street.
  - Installation of a new Divvy station on Chicago Avenue.
  - Installation of a water taxi stop along the riverwalk (subject to review and approval by other non-Chicago agencies).
4. This plan of development consists of 20 Statements: a Bulk Regulations Table; and the following "Plans" prepared by Goettsch Partners and dated June 20, 2024, submitted herein: Existing Land-Use Map, P.D. Boundary and Property Line Map, Planned Development Subarea Map, Site Plan -- Master Plan, Landscape Plan -- Master Plan, Riverwalk Sections -- Key Plan, Riverwalk Sections, Riverwalk and Landscape Sections, Landscape Sections, Landscape Details, Site Plan -- Subarea 1, Landscape Plan -- Subarea 1, Ground Floor -- Subarea 1, Lower Level 1 -- Parking Plan -- Phase 1, Lower Level 2 -- Parking Plan -- Phase 1, Lower Level 3 -- Parking Plan -- Phase 1, South Elevation -- Subarea 1, North Elevation -- Subarea 1, West Elevation -- Subarea 1, East Elevation Subarea 1, Podium Detail -- Subarea 1, Lobby Detail -- Subarea 1, and Tower and L27 Detail -- Subarea 1, and an ARO Affordable Housing Profile Form ("AHP").

In any instance where a provision of this Planned Development conflicts with the Chicago Building Code or AHP, the Building Code or AHP, as applicable, shall control. This Planned Development conforms to the intent and purpose of the Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in all subareas in the area delineated herein as a Planned Development Number 1399: dwelling units located on and above the ground floor but not located within Buffer Area C-1 pursuant to Section 17-7-0403-C (including multi-unit residential and townhouses); hotel; daycare (subject to future site plan review); animal services (sales and grooming, veterinary, excluding kenneling and boarding); artist work or sales space; business support services (except day labor employment agency); eating and drinking establishments (all); entertainment and spectator sports, large venue; financial services (all), excluding payday/title secured

loan store and pawn shop); food and beverage retail sales (except as more specifically regulated); liquor sales (as accessory use); lodging; medical service; office; personal service (all); retail sales; indoor participant sports and recreation; co-located wireless communication facilities; accessory parking; and accessory and incidental 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 DPD. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago 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 permitted floor area ratio (FAR) identified in the Bulk Regulations Table has been determined using a net site area of 309,277 square feet of net site area 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.

9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, 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, including Section 17-13-0800. 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 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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.

In order to encourage architectural diversity and excellence in design, the Applicant will provide a detailed checklist to show and ensure that each site plan submittal substantially complies with the Design Guidelines as part of the Part II review process. Revisions and modifications to any previously approved site plan, landscape plan or building elevations must be substantially consistent with the aforementioned guidelines.
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 obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for any building in Building T1-B and Subareas 2 and 3, the Applicant shall submit a site plan, landscape plan and building elevations for the specific subarea(s) for review and approval in accordance with the Site Plan Review provisions of Section 17-13-0800 of the Chicago Zoning Ordinance. Review and approval by Department of Planning and Development (DPD) and review by the Chicago Plan Commission for a courtesy presentation and comment is intended to assure that specific development components substantially conform with the Planned Development (P.D.) and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either

public Rights-of-Way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II approval for Building T1-B and Subareas 2 and 3 shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the P.D.

Provided the Site Plan Submittal required hereunder is in general conformance with this Planned Development and the Design Guidelines, and provided Applicant has timely provided all Site Plan Submittals, the Commissioner of DPD (the "Commissioner") shall issue such site plan approval and the Plan Commission shall conduct its review hearing of the Site Plan Submittal. Following approval of a Site Plan Submittal by the Commissioner, the approved plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development.

After approval of the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the P.D., the terms of the P.D. shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- location and dimensions of all parking spaces and loading berths;
- fully-dimensioned building elevations;
- building sections of the improvements;
- building materials list;
- fully-dimensioned landscape plan(s);
- interim wayfinding signage package directing riverwalk users through the site for any proposed temporary terminus of the riverwalk;
- statistical information applicable to the subject Subarea, including floor area, the applicable floor area ratio, uses to be established, floor area devoted to all uses; building heights and setbacks;
- if requested by DPD, a School Impact Study may be required with a future site plan submittal; and
- an approved Site Plan by CDOT (as provided in Statement 3), Fire Prevention Bureau, Mayor's Office for People with Disabilities, and the Building Department's Division of Storm Water Management.

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the P.D.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of: (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
17. The Applicant acknowledges and agrees that the rezoning of the Property from Planned Development ("P.D.") Number 1399 to P.D. Number 1399, as amended, is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The P.D. is located in a "downtown district" within the meaning of the ARO and permits the construction of 688 dwelling units in Subarea 1 (T1-A and T1-B), 542 dwelling units in Subarea 2 (T2-A), and 1,221 units in Subarea 3 (T3-A and T3-B). This statement addresses compliance with the ARO for Subarea 1 (T1-A and T1-B), where the Applicant intends to construct a 688-unit rental

building (the "Project"). Compliance with the ARO for Subarea 2 (T2-A) and Subarea 3 (T3-A and T3-B) will be determined in the future if a residential project is proposed, subject to Site Plan Approval as set forth in Statement 15.

Developers of rental projects in the downtown districts with 30 or more units must provide between 10 percent and 20 percent of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described in subsection (F) (2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25 percent of the affordable units on-site and another 25 percent on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under subsection (W) (10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant for Subarea 1 has elected the 20 percent option as set forth in the chart in subsection (F) (2) of the ARO. As a result, the Applicant's affordable housing obligation is 138 affordable units (20 percent of 688) and half of those affordable units are Required Units. The Applicant for Subarea 1 has agreed to satisfy its affordable housing obligation by providing all 138 affordable units in the rental building in Subarea 1, as set forth in the Affordable Housing Profile (AHP) attached hereto. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually, provided that (x) the maximum income level for any affordable unit may not exceed 80 percent of the AMI, (y) at least one-third (or 46 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 8 of the 46 units) must be affordable to households at or below 40 percent of the AMI, and (z) all income levels must be multiples of 10 percent of the AMI.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this P.D., DOH may adjust the AHP as requested, in accordance with the ARO, without amending the P.D., provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or

foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the P.D. and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this P.D. Statement, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this P.D. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

18. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contain in the Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. To further these goals, the Applicant agrees to: (a) provide a landscaped 30-foot-wide river setback and continuous riverside trail as indicated on the Site Plan, Public and Common Open Space Plan and Landscape Plan; and (b) permit connection of such setback and trail to the setback and trails of adjacent properties when the river edges of the adjacent properties are similarly improved. The Applicant shall permit un-gated public access to the river setback and provide signage on the riverwalk that the riverwalk is open to the public during typical Chicago Park District hours. All improvements within the river setback must be substantially completed prior to receipt of Certificate of Occupancy for the principal building, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.

Prior to the issuance of the first building permits for the first principal building, the Applicant will enter into a development and maintenance agreement (the "DEMA") with the City for the construction, maintenance, and management of the riverwalk and open space. The DEMA obligations shall be binding upon the Applicant, its successors and assigns, including but not limited to a homeowner or master association whose purpose includes maintaining the riverwalk and open space. Upon completion of the riverwalk and open space, the public access provided for herein shall be memorialized in a public access easement agreement (which may be included in the DEMA) with and for the benefit of the City. The recording and other costs associated with establishing the easement shall be the responsibility of the Applicant. A copy of said public access easement agreement shall be on file with the Department of Planning and Development.

19. The Applicant acknowledges that the Property is located in the North Branch Industrial Corridor Industrial Corridor Conversion Area and has undergone a "rezoning"

within the meaning of Chapter 16-8 of the Municipal Code (the "Industrial Corridor System Fund Ordinance"). As a result of this rezoning, the Planned Development is subject to the conversion fee provisions of the Industrial Corridor System Fund Ordinance. The purpose of the conversion fee is to mitigate the loss of industrial land and facilities in conversion areas by generating funds for investment in receiving industrial corridors in order to preserve and enhance the City's industrial base, support new and expanding industrial uses, and ensure a stable future for manufacturing and industrial employment in Chicago. The Applicant is required to pay the conversion fee in full 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 conversion fee 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 amount of the conversion fee due prior to the issuance of a building permit shall be calculated based on the fee rate in effect at the time of payment. The Applicant shall record a notice against the Property to ensure that the requirements of the Industrial Corridor System Fund Ordinance are enforced in accordance with Section 16-8-100.

20. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to the Planned Development Number 1399, as existed prior to this amendment.

[Bulk Regulations and Data Table and ARO Intake Form; Unit Plans -- Levels Two through 56; Existing Land-Use Map; Boundary and Property Line Map; Subarea Map; Site Plan -- Master Plan; Landscape Plan -- Master Plan; Riverwalk Sections -- Key Plan; Riverwalk Sections; Riverwalk and Landscape Sections; Landscape Details; Site Plan -- Subarea One; Landscape Plan -- Subarea 1; Ground Floor Plan -- Subarea One; Lower Levels One Two and Three -- Phase One; North, South, East and West Building Elevations -- Subarea One; Podium Detail -- Subarea One; Lobby Detail -- Subarea One; and Tower and L27 Detail -- Subarea One referred to in these Plan of Development Statements printed on pages 31046 through 31081 of this *Journal*.]

Halsted Landing Design Guidelines attached to this Plan of Development Statements read as follows:



**FINAL FOR PUBLICATION****Introduction:****Purpose**

Halsted Landing is a site which is located within the North Branch Framework (NBF) and will substantially comply with the requirements of the North Branch Framework Plan (NBFP) adopted by the Chicago Plan Commission on May 18, 2017, or as amended, with the Chicago River Corridor Design Guidelines & Standards, or as amended, and with the design standards and guidelines outlined in the Chicago Zoning Ordinance

The design guidelines listed below provide additional standards for buildings and the public realm for development within this planned development site commonly known as Halsted Landing (aka 700 W. Chicago).

**Public Realm Guidelines:****Public Realm and Open Space**

Incorporate open greenspace that encourages public gathering spaces, seating elements and connection pathways to the river walk and site access points. Public realm will include active, vibrant streets, pedestrian-scaled sidewalks, and welcoming green spaces. All public realm and open space areas are to be well-lit, safe, and publicly accessible. Publicly accessible open spaces will be designed to the applicable standards of Chicago Park District parks

- a. A variety of recreational amenity spaces shall be designed for use by people of all ages.

- b. Where feasible, accommodate greenspace adjacent to river walk and along the river.
- c. Open space landscape design that is biodiverse and receptive to wildlife habitats
- d. Provide public and accessible design to connect open spaces to street network. Stair and ramp design shall avoid blank walls.

**Hardscape Open Space**

Incorporate hardscape open space that encourages public gathering spaces, wide walking paths and connection pathways to the river walk and site access points.

- a) Hardscape spaces that are publicly accessible and open to the sky above.
- b) Hardscape spaces that incorporate native plantings for natural stormwater management.
- c) Hardscape spaces that interact with the ground floor programming of the adjacent buildings.
- d) Hardscape open spaces between buildings should serve as pedestrian connections through the development, as well as parking and service entrances. These open spaces should be designed with pedestrian priority.

**Riverwalk and River Access**

- a) Incorporate 16'-wide multi-use walking paths and bike lanes along the river.
- b) Integrate native plantings for natural stormwater management.
- c) Incorporate plantings that encourage natural wildlife habitats

**FINAL FOR PUBLICATION**

- d) Establish pedestrian connections to the river walk through adjacent hardscape or green space with tiered steps.
- e) Provide a mix of high-quality built-in and moveable site furnishings within seating niches outside of the 16ft required shared Riverwalk.
- f) Where appropriate, the Riverwalk shall include educational and interpretive signage.
- g) The Riverwalk will incorporate the Chicago River brand signage with directional, wayfinding, and mile marker signs.
- h) All proposed improvements must conform with the Chicago River Design Guidelines.

**Site and Riverfront Ecology**

- a) The Riverwalk design should enhance ecological conditions and aid in the restoration of the river.
- b) Where the site allows, the Riverwalk will incorporate wetland elements to encourage habitat for various aquatic wildlife.
- c) Where the site allows, the Riverwalk will include native habitat to improve the environment for resident and migratory birds, pollinators, and other native species.

**Riverwalk Activation**

- a) Locate active uses such as building amenity areas and commercial areas facing the Riverwalk.
- b) Buildings facing the Riverwalk should have entrances facing the Riverwalk.

**New Pedestrian Overlook**

- a) Where feasible on site, incorporate an elevated area for visual connection across

the river to adjacent properties (Halsted Landing preferably).

- b) Design treatments and materials should be specific to context.
- c) Integrate best practices in lighting.

**Streetscapes**

- a) Vehicular circulation paths should include wayfinding signage throughout the site.
- b) Where feasible on site, consider permeable paving and other natural stormwater management strategies.
- c) Street-specific elements shall be reviewed by and approved by CDOT at each phase of development to ensure that they follow those standards and reach the best use of the public way.
- d) Where feasible on site, maintain wide sidewalks for pedestrians.

**Ground Floor Guidelines:****Street Level Activation**

- a) Reserve ground level of buildings for the most actively used spaces and program (i.e., grocery, retail, lobby, and daycare etc.).
- b) Maintain view corridors and accessible pathways from Halsted St. to the ground level for pedestrians and bikers.
- c) Where feasible, incorporate vision glass and well-lit spaces on the ground level.
- d) Where feasible, incorporate high-quality building materials and pedestrian-scaled details at the ground level.
- e) Primary building entrances are to be visible from the street and easily accessible, and evident in daytime and at night.

**FINAL FOR PUBLICATION****Services and Parking**

- a) Where feasible, locate parking below ground so as to minimize the height of above-grade parking structures on site.
- b) Locate service drives and loading zones away from Halsted Street.
- c) Where feasible, parking and loading entrances to garage(s) should be located off of the inner private drive and not directly off of Halsted St or Chicago Ave.
- d) Incorporate drop-off and lay-by lanes near building lobby where feasible.
- e) Locate trash removal and move-in related program underground where possible.

**Built Form Guidelines:****Base Building / Podium**

- a) Integrate well-lit and transparent glass at the levels that meet the ground plane where possible, except where bird friendly design elements are incorporated.
- b) Activate the upper-most level of the podium with active use such as amenity and recreational space.
- c) When parking is located within a building podium, incorporate screening materials consistent with the building façade materials.
- d) The podiums should relate to one another in both scale and materiality to present a cohesive design across the entire site.
- e) Podium and tower should relate to one another to provide a cohesive expression.
- f) Where residential use is permitted, activate podiums with residential liner units.
- g) When parking is located within a building podium, incorporate screening materials consistent with the building façade materials.
- h) The podiums should relate to one another in terms of design, scale, and materiality to present a cohesive design across the entire site.

- i) Podium and tower should relate to one another to provide a cohesive expression.

**Height and Massing**

- a) The building towers should be of varying heights to introduce variety into the development, as well as maximize views and sunlight exposure.
- b) Taller buildings should consider orientation and slenderness.
- c) Building massing shall achieve a varied and distinctive skyline.
- d) Step down the heights of buildings to transition to the scale of the surrounding neighborhoods.
- e) The tops of the buildings should be varied massing and design to introduce variety into the development.
- f) Balconies and terraces should be integrated into the building façade design within residential towers.
- g) Roof top mechanical equipment should be concealed from pedestrian view within architectural enclosures consistent with the overall building.
- h) To preserve access to sunlight, building towers should have adequate separation between them.

**Building Material Guidelines**

- a) Promote the architectural and urban design, sustainability, longevity and creative expression with visionary design and high-quality materials.
- b) Buildings should not be clad in low-quality materials with low aesthetic value such as EIFS, CMU or metal siding, etc.
- c) All of the building's facades shall be designed as significant facades and there shall not be a "backside" to the building.

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- d) Incorporate bird-friendly glass up to 50' in height on the façades of the buildings where applicable.
- e) Building materials used on new buildings shall be informed by the building materials on other existing buildings in the surrounding neighborhood but not necessarily used in the same way.
- f) Buildings will employ architectural materials consistent with contemporary building practices, such as high-quality wall systems in glass, metal, masonry, architectural concrete, or hardwood.
- g) Design of future towers to be varied to create dynamic facades.
- h) Some architectural design features of the towers should be consistent across all of the buildings to create a cohesive development.

**Building Performance**

- a) Building enclosure should utilize environmentally responsible design by reducing heat loads and maximizing occupant comfort.
- b) Use of green technologies and recycled materials is encouraged.
- c) Prioritize energy efficiency and human health.
- d) Consider energy district solution for entire development where feasible.
- e) Treat all forms of water as valuable resources.

- End -

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Gross Site Area (sf)	477,007
Area in Public Right of Way (sf)	167,730
Net Site Area (sf)	<b>309,277</b>
Subarea 1 (T-1A & T1-B)	97,969
Subarea 2 (T2-A)	77,465
Subarea 3 (T-3A & T-3B)	133,843
Maximum Floor Area Ratio	<b>8.1</b>
Subarea 1 (T-1A & T1-B)	7.52
Subarea 2 (T2-A)	7.17
Subarea 3 (T-3A & T-3B)	9.06
Maximum Number of Dwelling Units	<b>2,451</b>
Subarea 1 (T-1A & T1-B)	688
Subarea 2 (T2-A)	542
Subarea 3 (T-3A & T-3B)	1,221
Hotel Keys	280
Minimum Parking	<b>1,950</b>
Maximum Height	
Subarea 1 (T-1A & T1-B)	600'-0"
Subarea 2 (T2-A)	500'-0"
Subarea 3 (T-3A & T-3B)	650'-0"
Minimum Loading:	Per Section 17-10-1100 of the Chicago Zoning Code
Minimum Bicycle Parking	<b>2,451</b> (1 per dwelling unit)
Subarea 1 (T-1A & T1-B)	688
Subarea 2 (T2-A)	542
Subarea 3 (T-3A & T-3B)	1,221
Minimum Setbacks	Per plans

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An official website of the City of Chicago. Here's how you know

## EFORMS ADMIN TOOL

## ARO Intake Application

Submission ID: 954827

## Applicant Contact Information

Section 2-44-085 of the Municipal Code of the City of Chicago (the "ARO") is effective as of October 1, 2021, and is available to read in its entirety online at [Section 2-44-085 of the Municipal Code of the City of Chicago](#).

The Pilsen-Little Village ARO Pilot shall expire without further action by the City Council on 12/31, 2023 and its requirements have been incorporated into this web form. More information is available in [Section 2-44-085 of the Municipal Code of the City of Chicago](#).

**PLEASE READ CAREFULLY** This form requires several steps and does NOT support an automatic save or save for later function. Before starting the submission process, please gather and complete all the necessary documentation outlined in [Section 2-44-085 of the Municipal Code of the City of Chicago](#) and listed below. Please start by first completing the Affordable Unit Details Worksheet, available for [download](#). The Affordable Unit Details Worksheet is required to be submitted as an attachment under Step 4 of this submission. If affordable units are proposed, please ensure that you have the following documents ready to submit when prompted:

- Affordable Unit Mix Details and Square Footage Spreadsheet
- Dimensional Floor Plans with affordable units highlighted
- If affordable units are proposed off-site, off-site unit application as detailed in Article 6.2.3 of the ARO Rules
- If affordable units are proposed as authorized agency units, a signed acceptance letter from the authorized agency

Your application will be reviewed when all required documentation has been received. Additional documents may be requested during the review period by DOH staff.

The ARO Rules are available online at [Section 2-44-085 of the Municipal Code of the City of Chicago](#). If you have any questions about completing this application, please contact [Section 2-44-085 of the Municipal Code of the City of Chicago](#).

Please help us improve the form by reporting any errors, inconsistencies or sharing any suggestions to [Section 2-44-085 of the Municipal Code of the City of Chicago](#).

<b>Applicant Name *</b> Omni 700 West Chicago LLC	<b>Applicant Contact Person *</b> Pali Purewal
<b>Applicant Email *</b> ppurewal@omni.com	<b>Applicant Phone *</b> 312-485-6947
<b>Applicant Address *</b> 200 W LaSalle Street, Suite 300	
<b>Attorney Name *</b> Katie Jahnske Darr	<b>Attorney Email *</b> katie.darr@kdsilapier.com

## Development Information

Development Address

<b>From *</b> 700	<b>To</b>	<b>Direction *</b> W	<b>Street Name *</b> CHICAGO
<b>Zip Code *</b> 606542314	<b>Ward *</b> 27	<b>ARO Zone *</b> Downtown	
<b>Development Name *</b> 700 W Chicago		If you are working with a Planner at the City, what is his/her/their name? Max Lyon	
<b>Zoning Application Number (if applicable)</b>		<b>Council Introduction Date *</b> 7/2/2023	
Is your project currently in, or do you plan to rezone to, a downtown zoning district? *			
<b>ARO Trigger *</b> Zoning Entitlement		<b>Development Type *</b> Rental	
<b>Total Units *</b> 1583			
Is your Project in a Transit Served Location? *			

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with 4.0 FAR; 100% on-site requirement)

Estimated date marketing will begin \*

1/1/2030

Estimated date of building permit (in-lieu fee, \$5,000 per off-site unit administration fee, and recorded covenant are required prior to issuance of any building permits) \*

1/1/2029

## ARO Requirements

ARO Option

20% at 60% average AMI

10% at 50% average AMI

0% at 40% AMI

10% at 20% AMI

ARO Option

20% at 100% AMI

0% at 90% AMI

ARO Option \*

0% SET-ASIDE AT A WEIGHTED AVERAGE OF 60% OF THE AMI

ARO Option \*

10% AT A WEIGHTED AVERAGE OF 60% OF THE AMI

5% AT A WEIGHTED AVERAGE OF 90% OF THE AMI

Affordable Units

Required \*

138

Minimum On-Site

Units \*

35

Maximum Units Paid

For In-Lieu \*

59

Proposed On-Site

Units \*

139

Proposed Off-Site

Units \*

0

Proposed In-Lieu

Units \*

0

In-Lieu Amount

Owed \*

\$0.00

On-Site Units To

CLHTE or CHA \*

0

If the In-Lieu Amount Owed calculation results in a fractional unit that is less than 0.5, the developer shall either pay an in-lieu fee or provide an additional unit to satisfy the fractional obligation. The in-lieu fee for any fractional unit will be calculated as follows: [fractional unit] x applicable in-lieu fee]

Off-Site Address

From

To

Direction

Select One

Street Name

Select One

Zip Code

Ward

ARO Zone

Off-Site Type

Select One

Off-Site Admin Fee

\$0.00

## Forms

Unit Mix and Square Footage Spreadsheet \*

Dimensioned Floor Plans with affordable units highlighted

If ARO units are CLHTE or CHA, attach signed acceptance letter

If off-site units are new construction, attach

A. Schematic and design development drawings for on-site units

B. Schematic and design development drawings for off-site units

If off-site units are rehab, please attach the following documents:

A. Schematic and design development drawings for on-site units

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- B Schematic and design development drawings for off-site units
- C A Physical Needs Assessment (PNA)
- D Surveys
- E Outstanding code violations
- F Scope of work and estimated cost of renovations

## Off-Site Units Only: Documents Required for Architectural Approval Letter

- A Owner Sworn Statement
- B GC Sworn Statement
- C Boundary Survey
- D Draft permit application prior to submission to the Department of Buildings (DOB)
- E Final construction drawings stamped by the architect of record prior to submission to DOB

## OFF-SITE UNITS ONLY: Documents required for Architectural Construction a Approval Letter and Notice to Proceed

- A A letter from the Developer on company letterhead stating the project is complete and requesting a final site inspection from DOH
- B A copy of the front and back of each building permit for each property with all DOB signoffs
- C A copy of the Certificate of Occupancy for each property (if applicable)
- D Final GC and Owner Sworn Statements
- E All final waivers of lien or a title report showing no liens for each property
- F As built Survey (new construction)
- G Final Issued for Construction Permitted Construction Drawings
- H List of any Buyer changes (if applicable, for-sale units only)

## Signature

Developer or their Agent \*

Emily Becker

## Summary Work Log

Submission Date: 12/17/2023 01:21:41 PM

Amended Date

Admin Amended Date

Admin Amended By

Admin Amended Institution

Options

Action


[Disclaimer](#)

[Web Standards](#)



City of Chicago

Contact Info

[Email: \[redacted\]](#)  
[Phone: \[redacted\]](#)



Project Name	700 W Chicago
Zoning Application number, if applicable	
Address	700 W Chicago
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?	
Total Units in Project	655
Total Affordable units	139

## Features and Amenities

	Market Rate Units	Affordable Units
Parking	\$ 300.00	\$ 300.00
Laundry	New in Unit Stacked	New in Unit Stacked
Appliances		
Refrigerator age/EnergyStar/make/model/color	New/Fulgor/FM4BM22FBI	New/GE/GTS18G5N5S
Dishwasher age/EnergyStar/make/model/color	New/Fulgor/F4DWT24FI1	New/GE/GDF450PSRSS
Stove/Oven age/EnergyStar/make/model/color	New/Fulgor/F15M2452	New/GE/JB256RTSS
Microwave age/EnergyStar/make/model/color	New/GE	New/GE
Bathroom(s) how many? Half bath? Full bath?	Depending on Floor Plan: Studio 1 Bath, 1 Bedroom 1 Bath, 2 Bedroom 2 Baths, & 3 Bedroom 2 Baths.	Depending on Floor Plan: Studio 1 Bath, 1 Bedroom 1 Bath, 2 Bedroom 2 Baths, & 3 Bedroom 2 Baths.
Kitchen countertops material	Stone, Quartz, or Solid Surface	Quartz, or Solid Surface
Flooring material	Wood Look LVT in all living spaces & Porcelain tile in baths.	Wood Look LVT in all living spaces & Porcelain tile in baths.
HVAC	Individually controlled Heat Pumps.	Individually controlled Heat Pumps.
Other	Unit Lighting & Window Coverings in all units. Balconies depending on floor plan.	Unit Lighting & Window Coverings in all units. Balconies depending on floor plan.

Summary							
Market Rate				ARO			
unit type	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage	affordable v. market square footage*
studio	168	30%	528	42	30%	474	90%
one-bed	201	37%	764	51	37%	709	90%
two-bed	139	25%	919	35	25%	904	98%
three-bed	43	8%	1,216	11	8%	1,216	100%
four-bed	0	#VALUE!	#DIV/0!	0	#VALUE!	#DIV/0!	#DIV/0!

\*ARO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios)

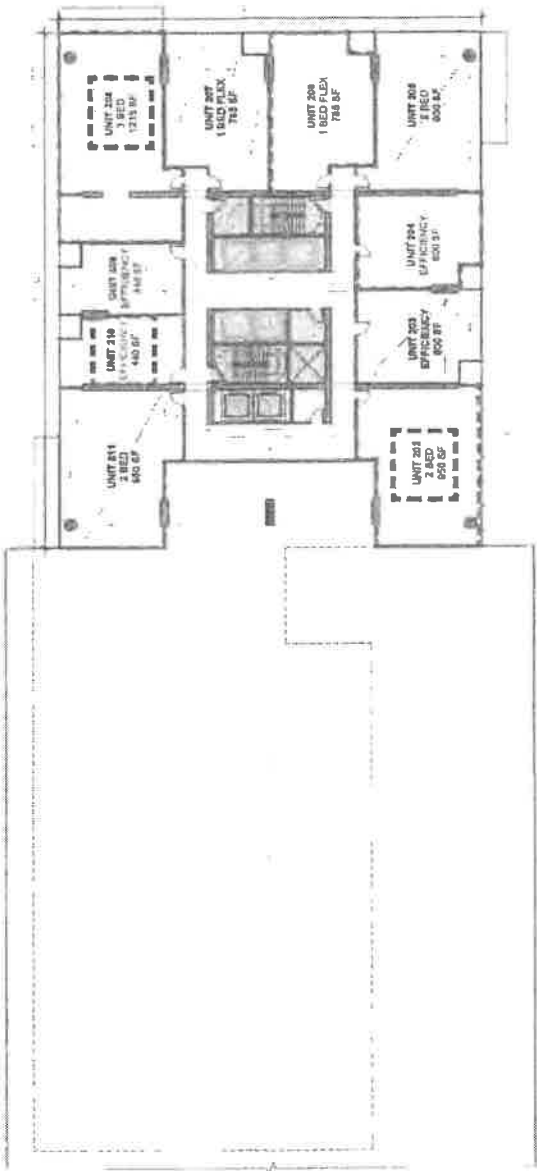
\*\*the average affordable square footage should be 85% or greater of market rate square footage for comparable unit type. Off-site units must meet minimum unit sizes specified in the Design Guidelines

## AMI Mix for ARO Units

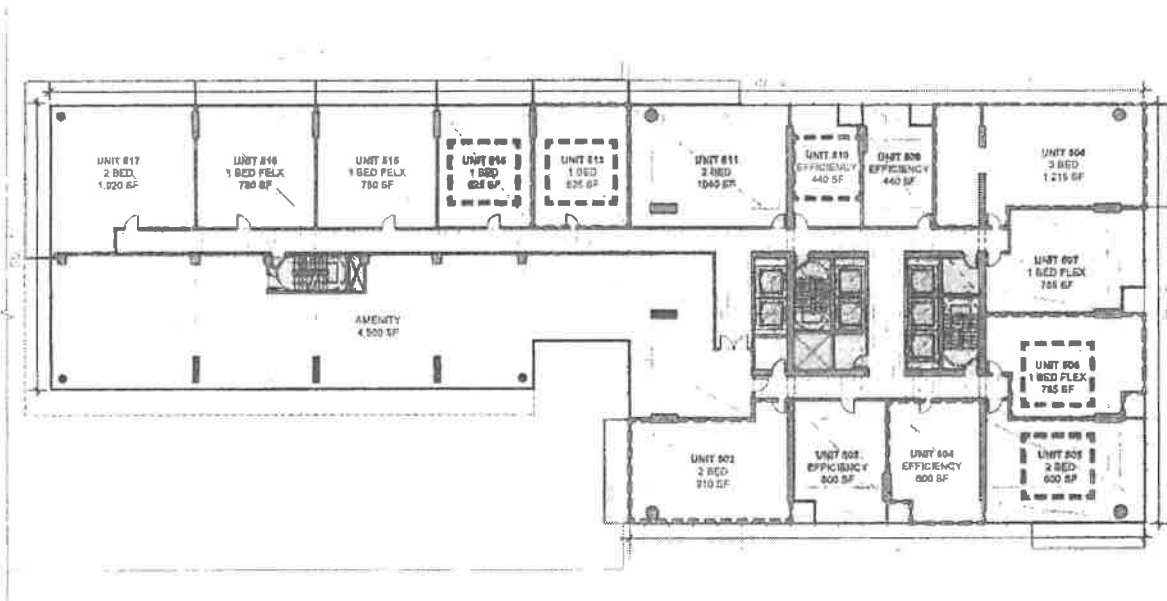
Affordable Units	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	Total Units	Average
Studio	-	2	12	14	12	2	42	60.00%
1 bed	-	3	14	17	14	3	51	60.00%
2 bed	-	2	10	11	10	2	35	60.00%
3 bed	-	1	3	3	3	1	11	60.00%
	-	8	39	45	39	8	139	60.00%

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UNIT FLOOR PLAN

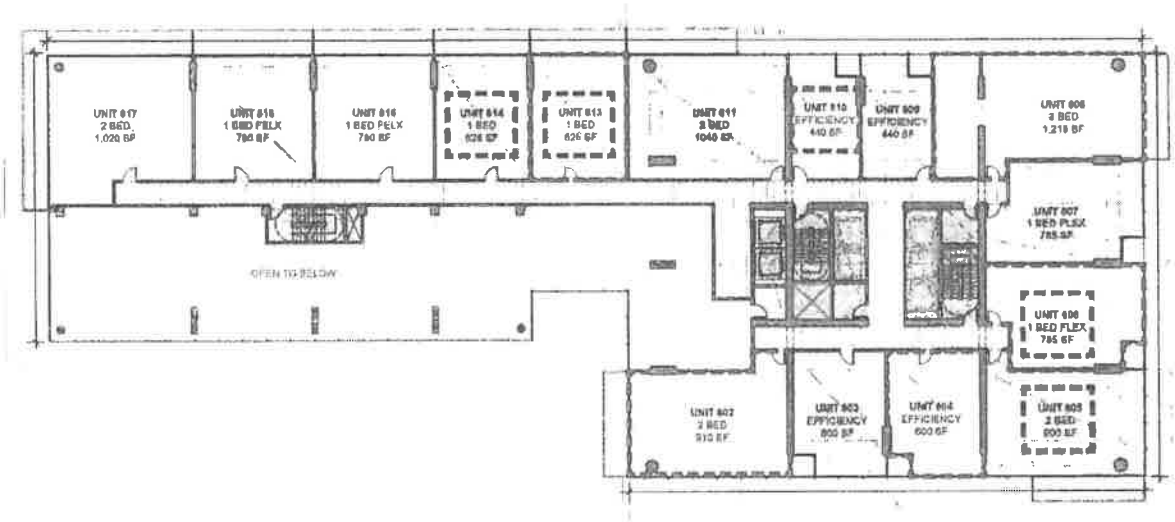


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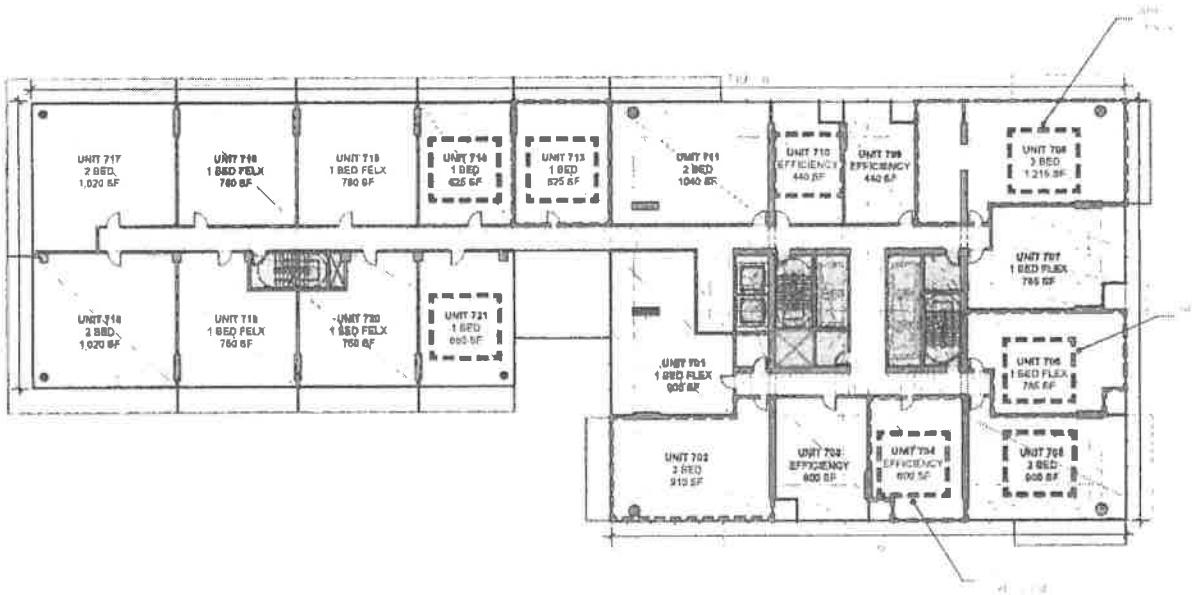


UNIT #17 2 BED 1,920 SF

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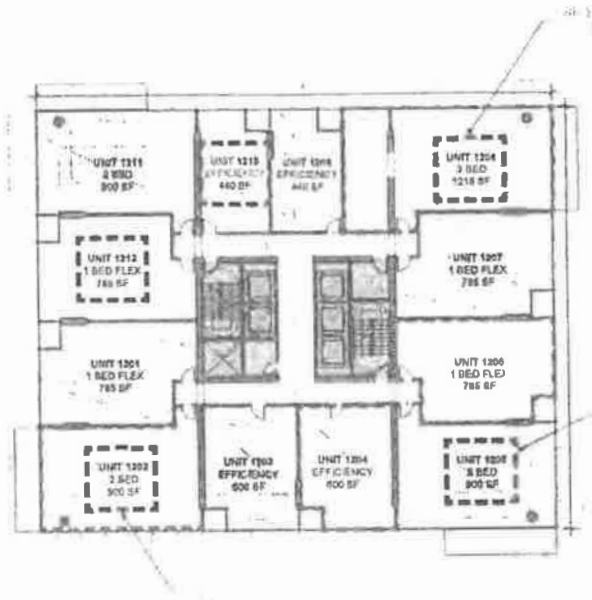
7/16/2025

REPORTS OF COMMITTEES

31055

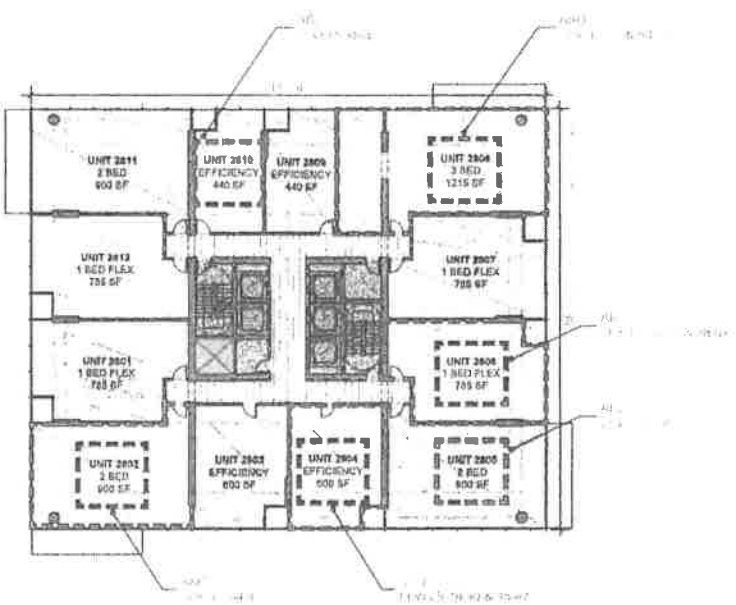
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UNIT 1201 1211 1221



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UNIT FLOOR PLAN 2052



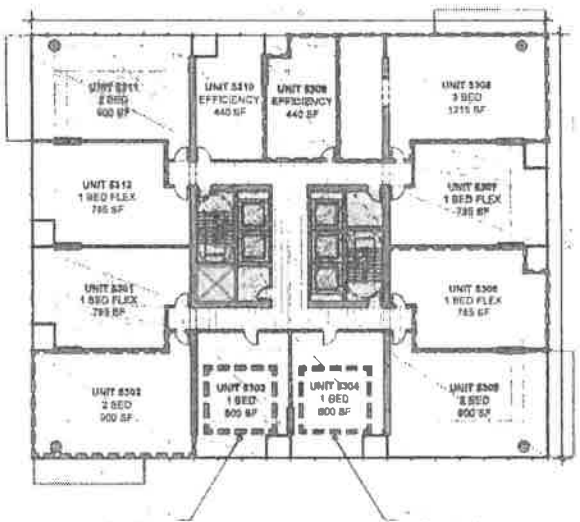
UNIT 2052  
3 BED  
1215 SF

7/16/2025

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31057

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0 10' 20' 30'



UNIT 1401, UNIT 1402



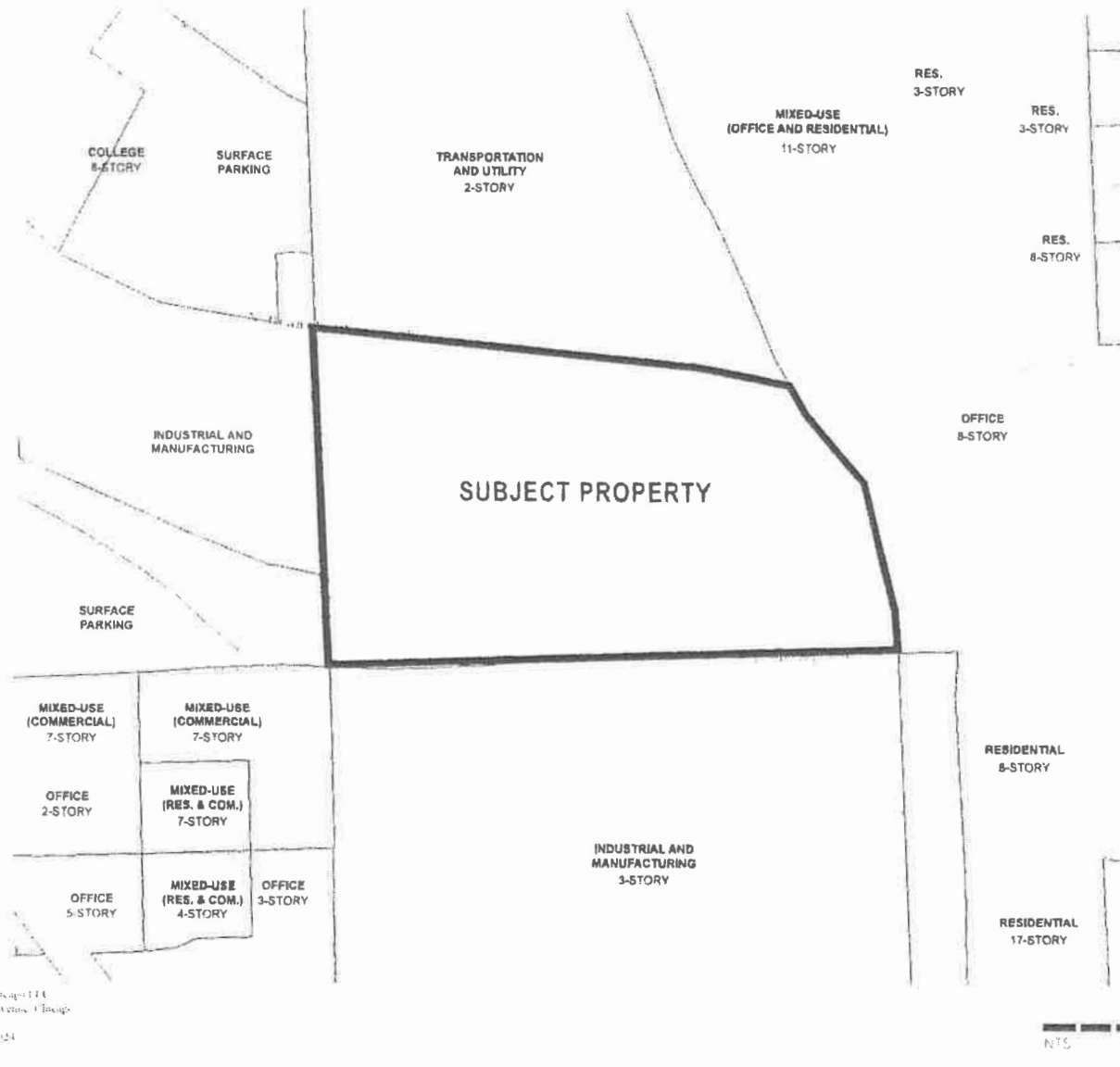
# EXISTING LAND USE MAP

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31058

JOURNAL--CITY COUNCIL--CHICAGO

7/16/2025



Appl. No. 100-100-100-100-100  
 Address: 100 West Chicago Avenue, Chicago  
 Issued: July 1, 2024  
 Plan Commission: June 20, 2024  
 File No. 100-100-100-100-100

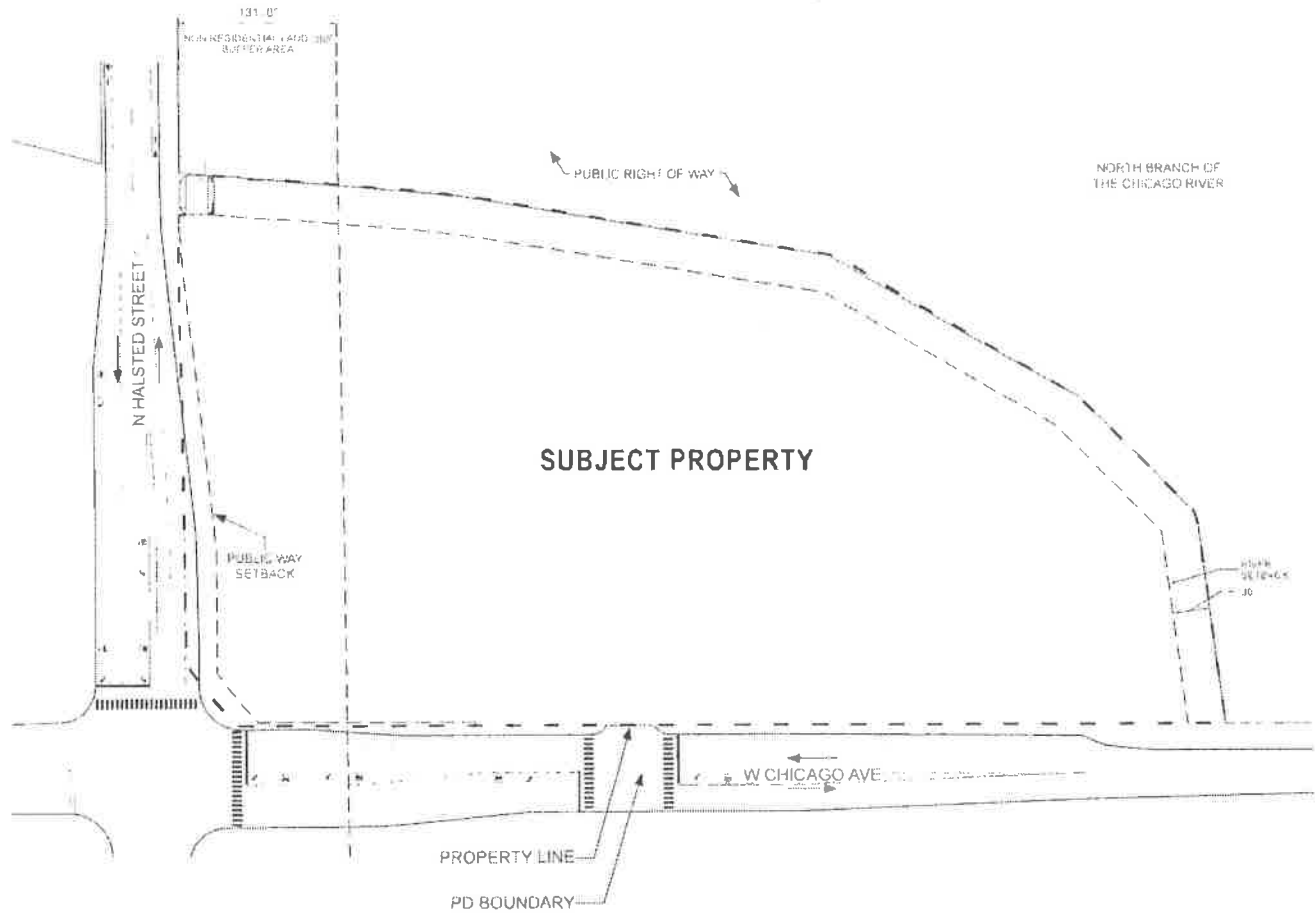
# PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

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7/16/2025

REPORTS OF COMMITTEES

31059



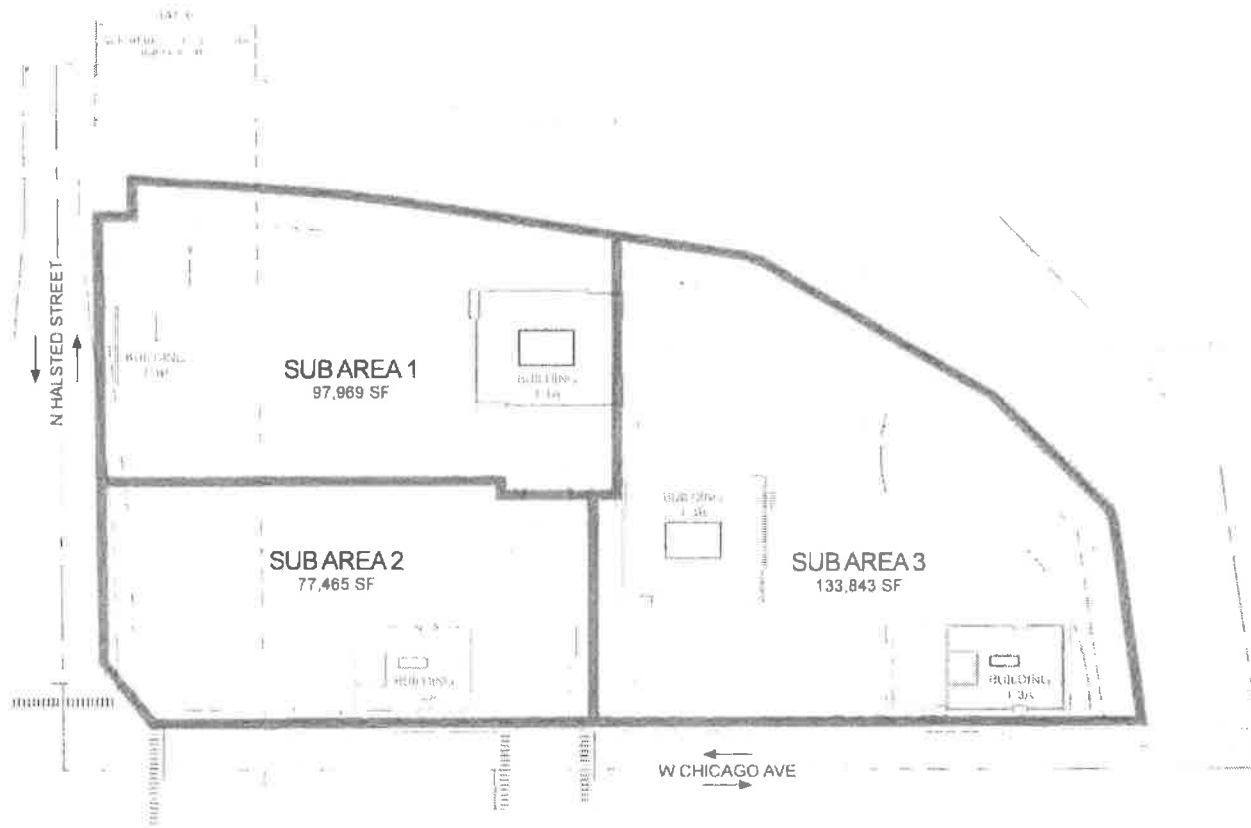
# PLANNED DEVELOPMENT SUBAREA MAP

FINAL FOR PUBLICATION

31060

JOURNAL--CITY COUNCIL--CHICAGO

7/16/2025



Applicant: Omni 700 West Chicago LLC  
Address: 700 West Chicago Avenue Chicago  
Introduced: July 21, 2023  
Plan Commission: June 20, 2024  
061078246.1



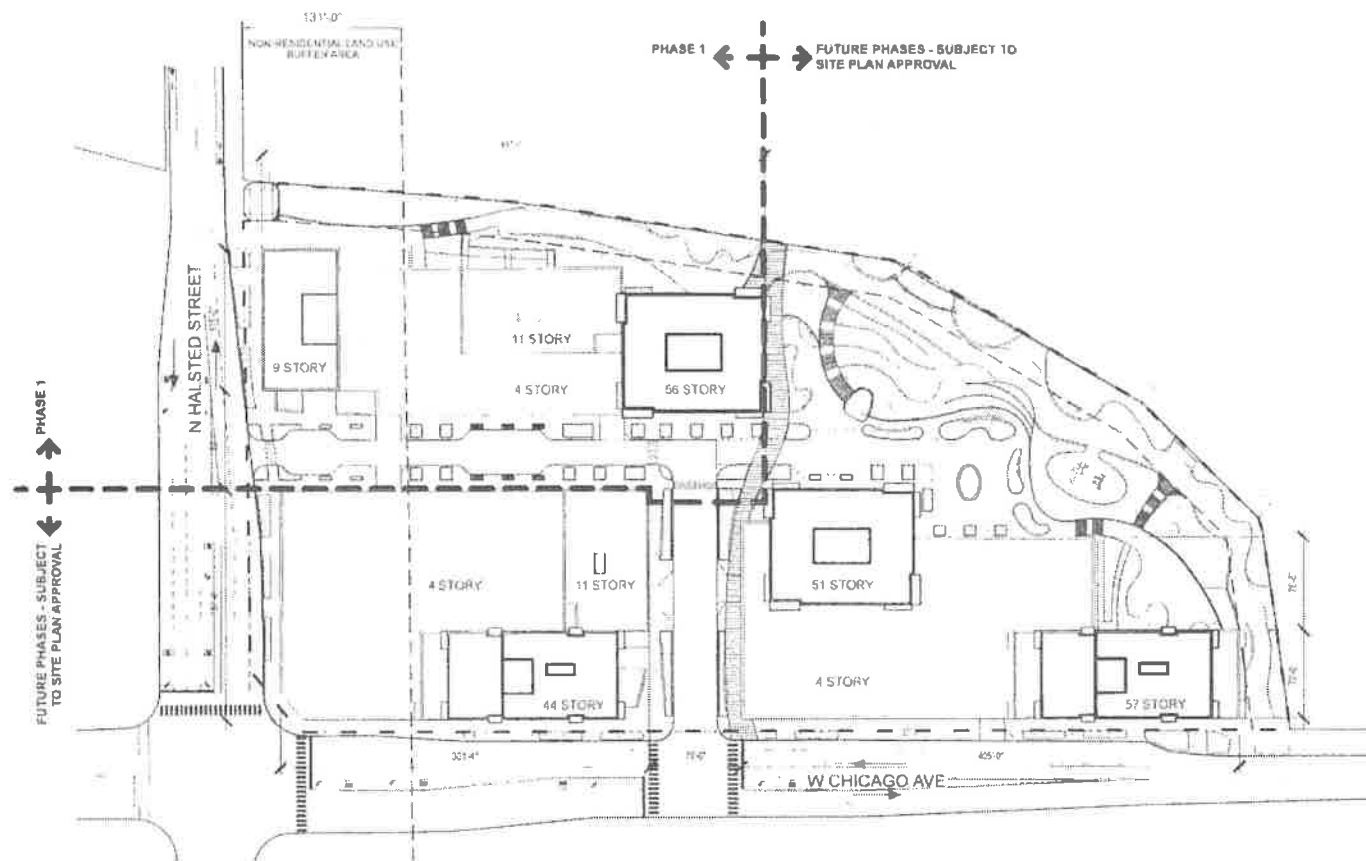
## SITE PLAN - MASTER PLAN

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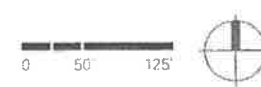
7/16/2025

## REPORTS OF COMMITTEES

31061

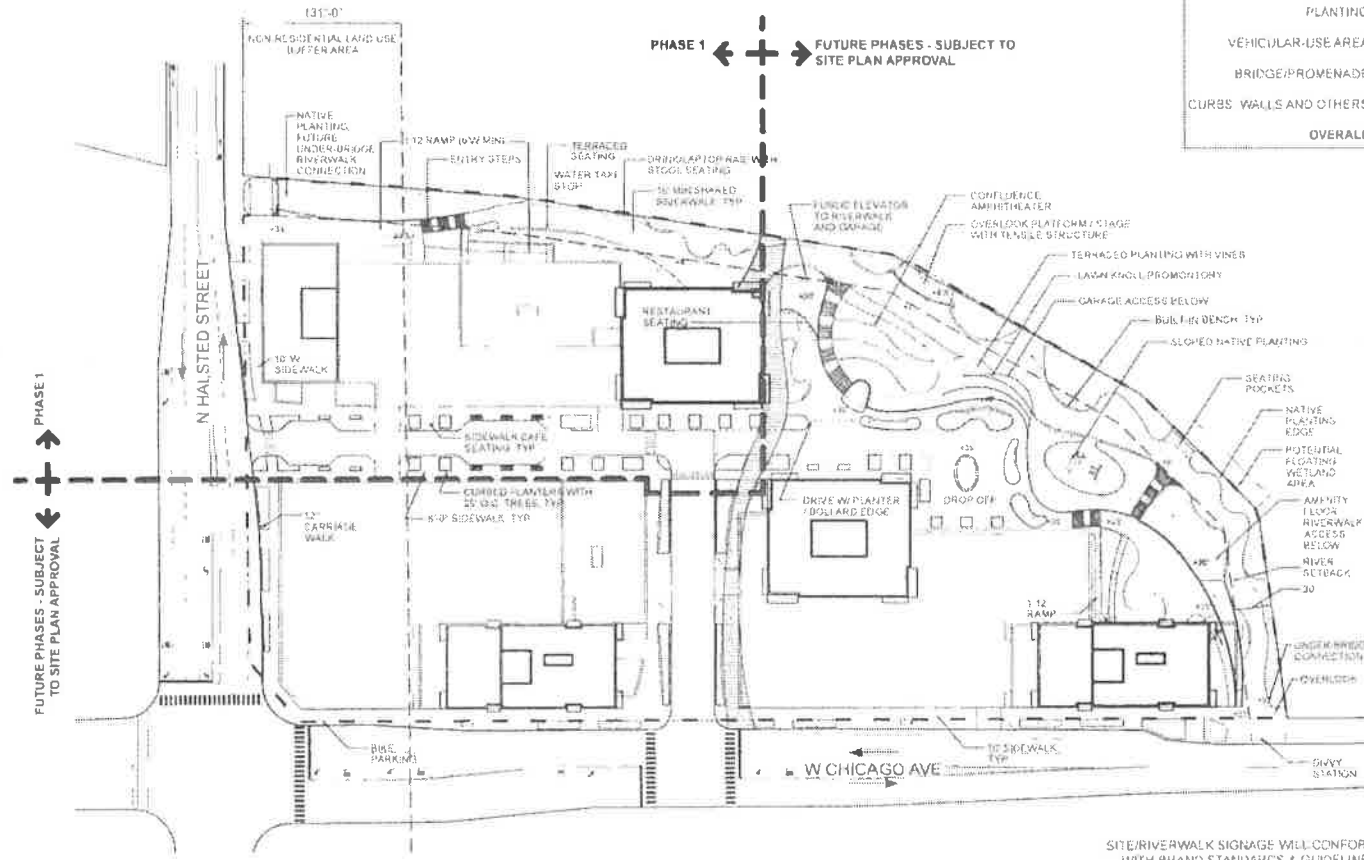


Applicant On: 7th West Chicago LLC  
Address: 780 West Chicago Avenue Chicago  
Introduced: July 21, 2023  
Plan Commission: June 30, 2023  
6037782463



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BUILDING FOOTPRINT	154,017 SF
PEDESTRIAN HARDSCAPE	104,534 SF
LAWN	6,134 SF
PLANTING	42,202 SF
VEHICULAR-USE AREA	27,734 SF
BRIDGE/PROMENADE	6,719 SF
CURBS, WALLS AND OTHERS	6,624 SF
<b>OVERALL</b>	<b>308,735 SF</b>



SITE/RIVERWALK SIGNAGE WILL CONFORM  
WITH BRAND STANDARDS & GUIDELINES

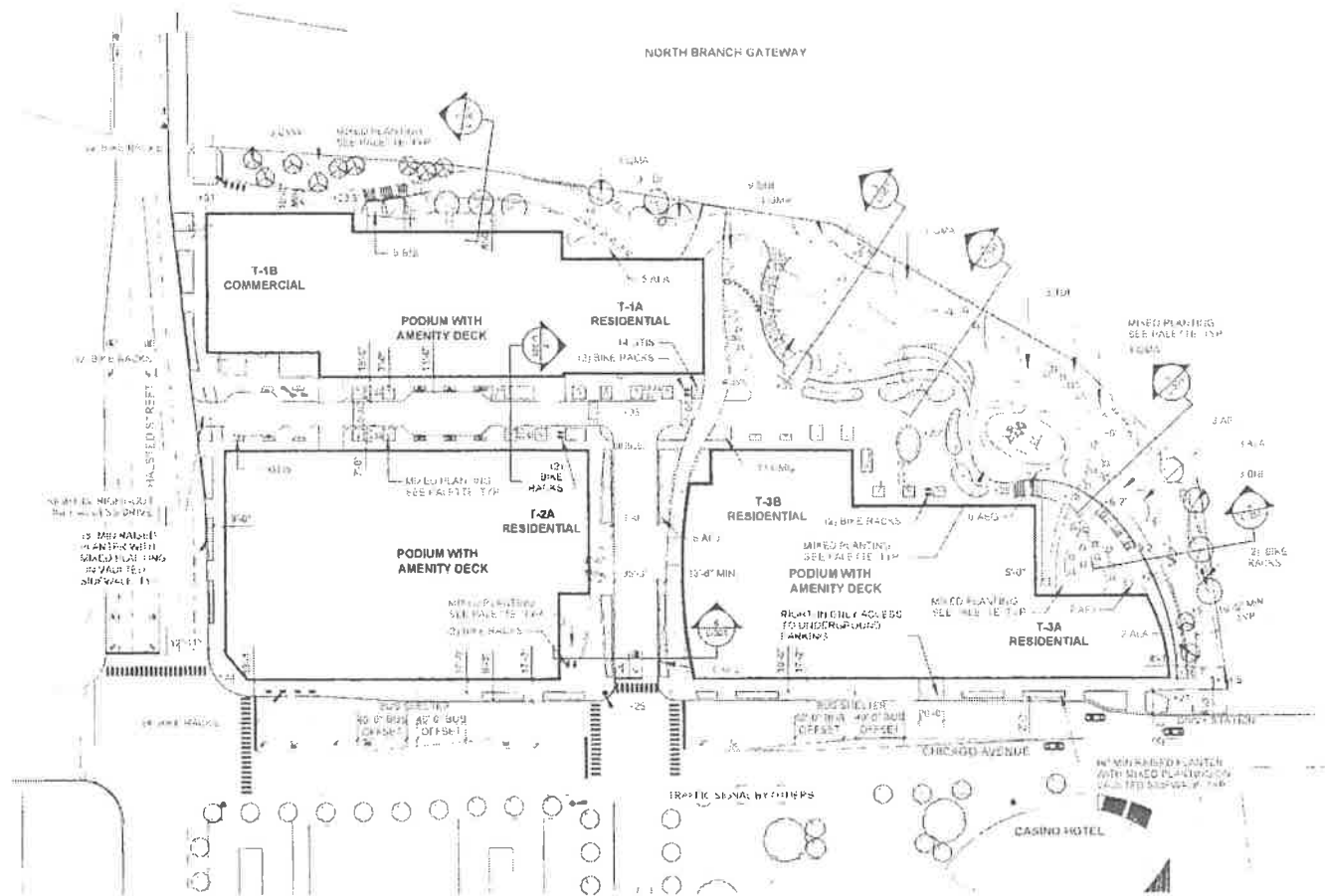


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7/16/2025

## REPORTS OF COMMITTEES

31063

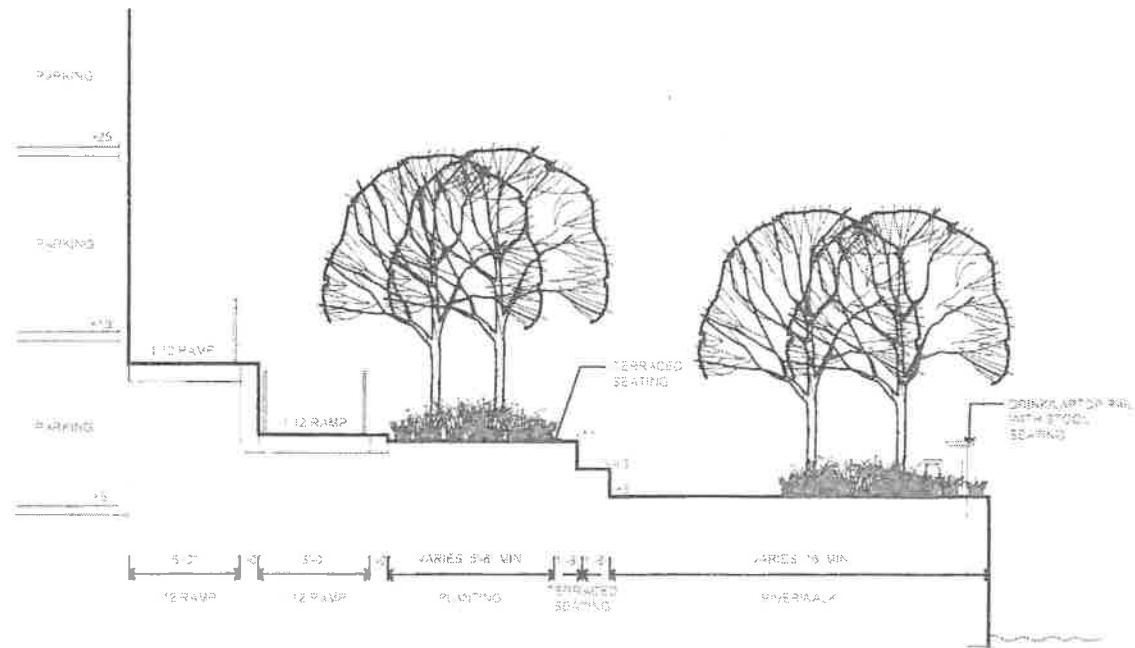


Applicant: One 720 West Chicago LLC  
Address: 720 West Chicago Avenue Chicago  
Introduced: July 21, 2012  
Filed: 08/09/2012 Date: 21/2/24  
600178213

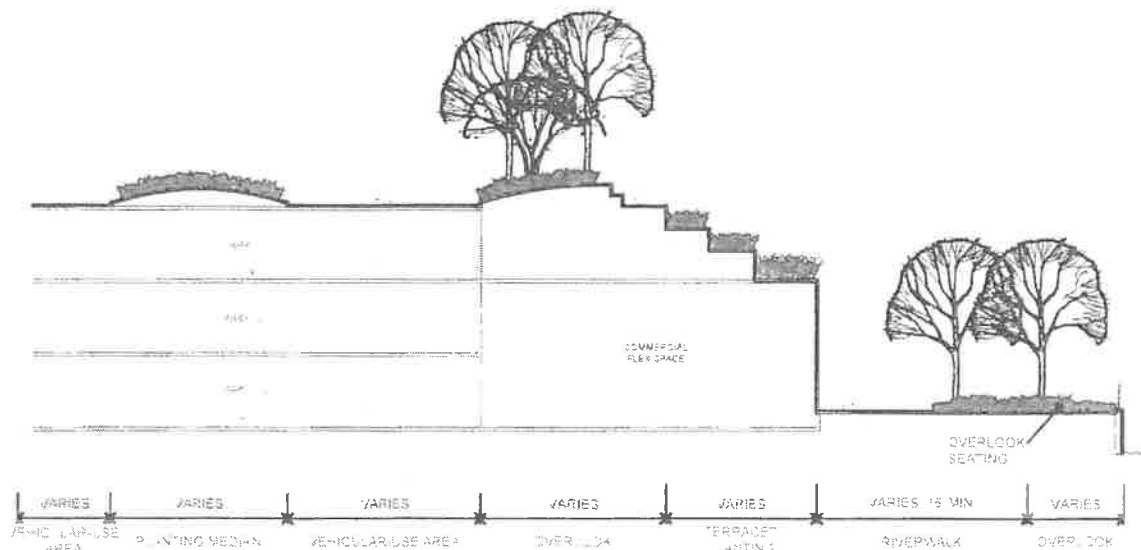


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## RIVERWALK SECTIONS



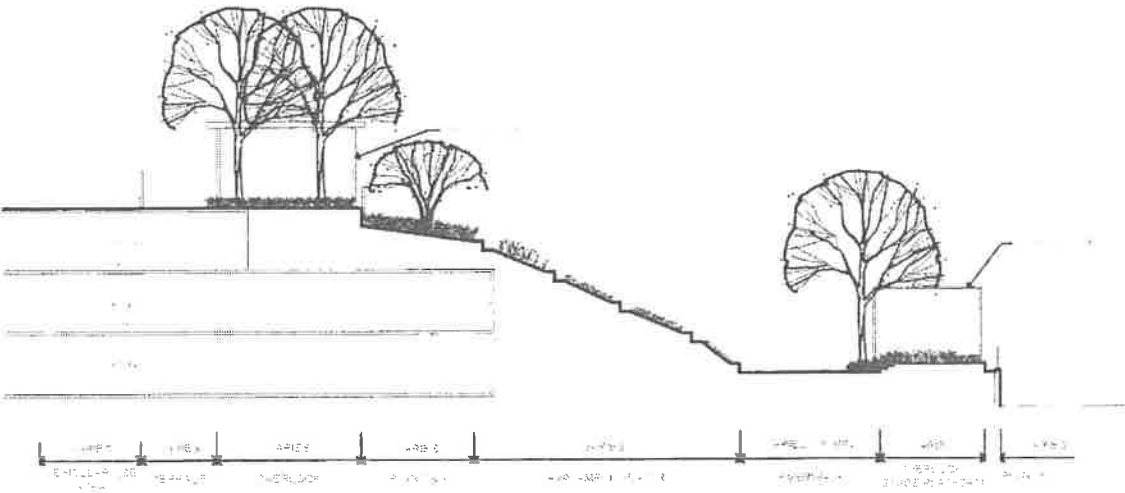
1 SECTION @ WESTERN RIVERWALK



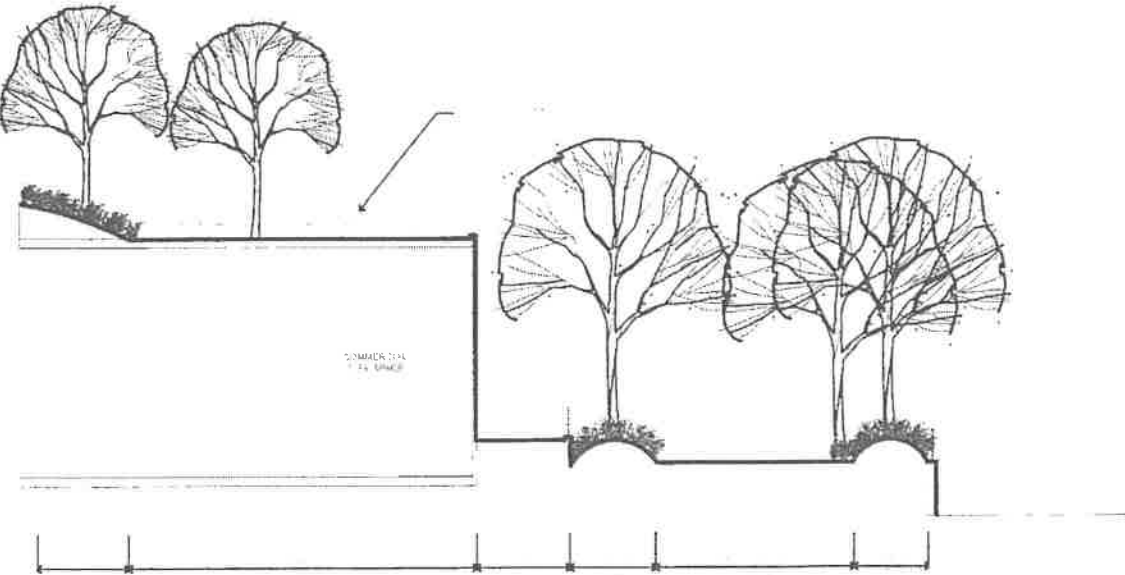
2 SECTION @ BELVEDERE TERRACE

RIVERWALK SECTIONS

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3 SECTION @ AMPHITHEATER

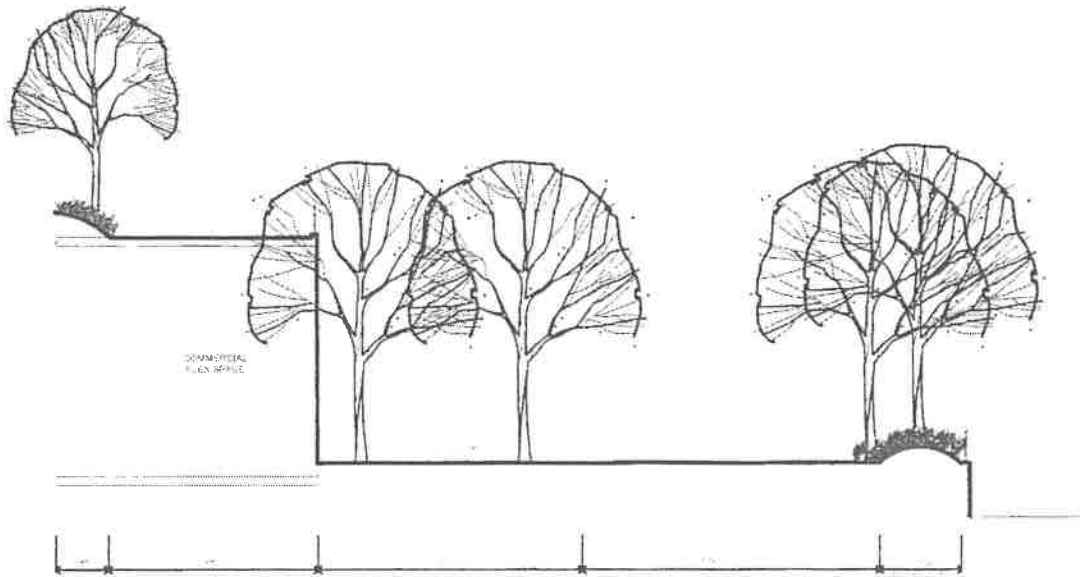


4 SECTION @ RESTAURANT TERRACE

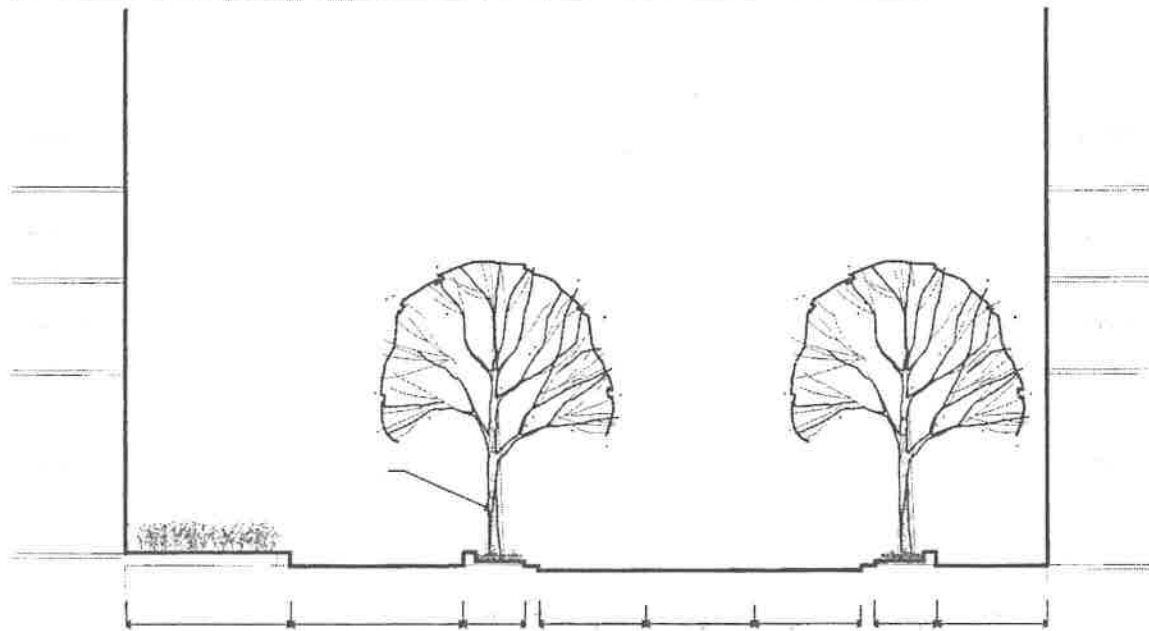


## RIVERWALK & LANDSCAPE SECTIONS

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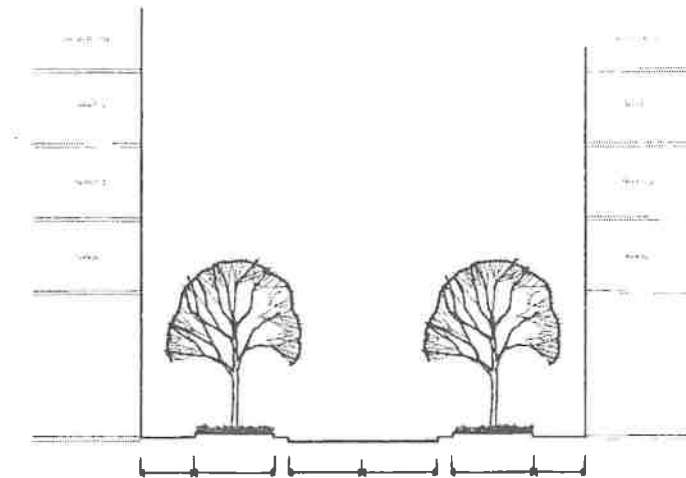
5 SECTION @ MID RIVERWALK



5 SECTION @ CHICAGO AVE ENTRY

# LANDSCAPE SECTIONS

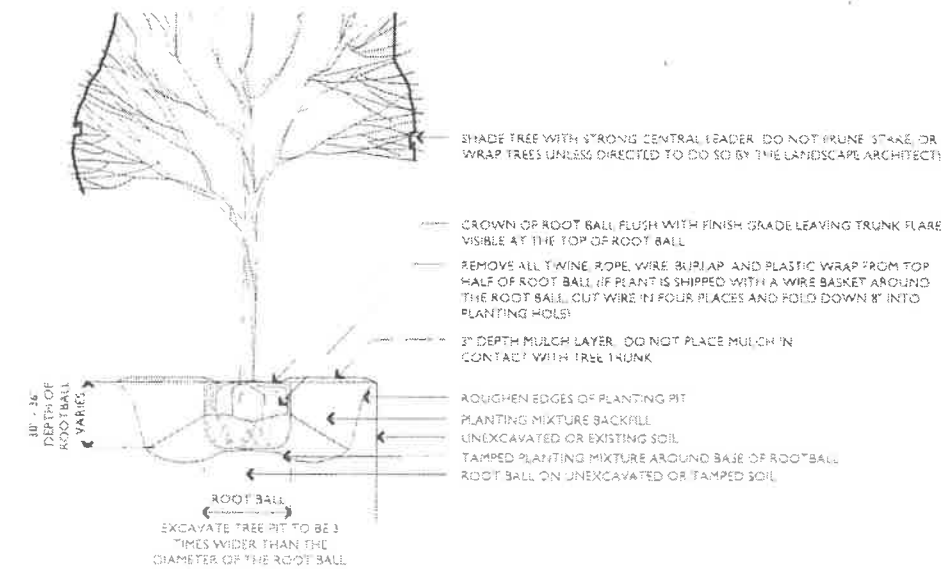
FINAL FOR PUBLICATION



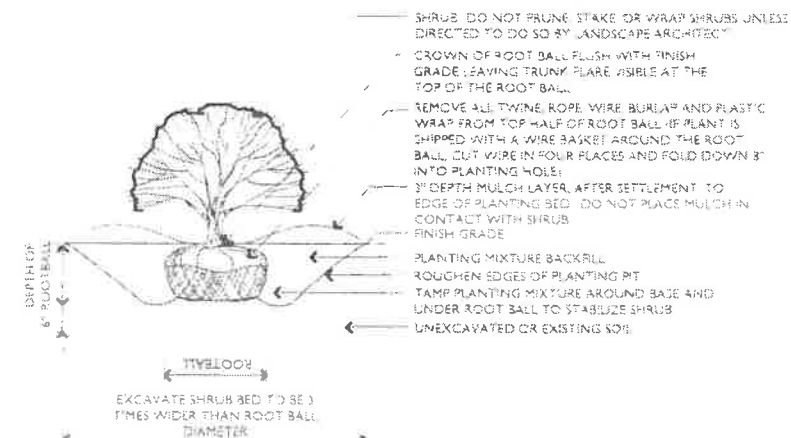
7 SECTION @ HALSTED STREET ENTRY

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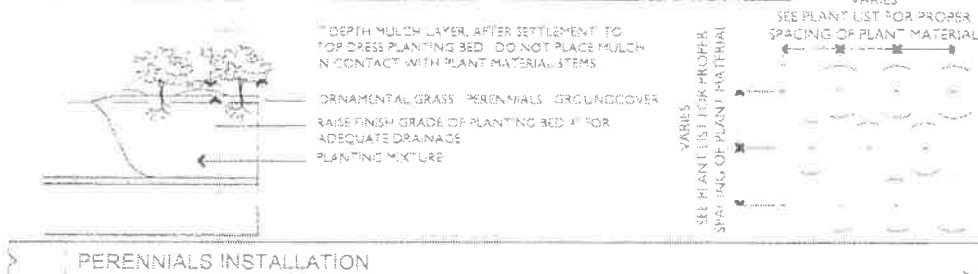
## LANDSCAPE DETAILS



## NEW TREE IN MULCH PLANTER DETAIL



## SHRUB INSTALLATION DETAIL



## PERENNIALS INSTALLATION

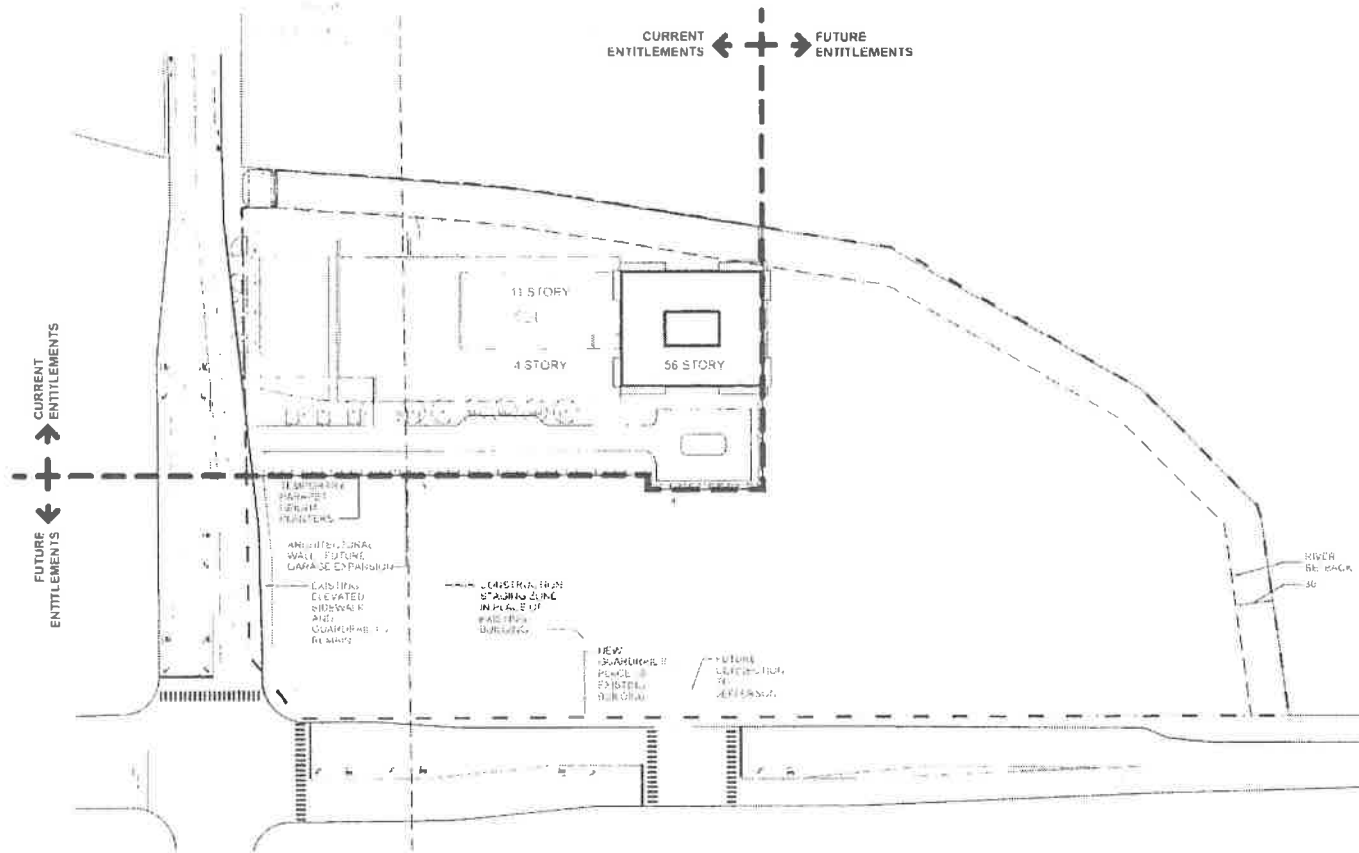
# SITE PLAN - SUBAREA 1

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7/16/2025

REPORTS OF COMMITTEES

31069



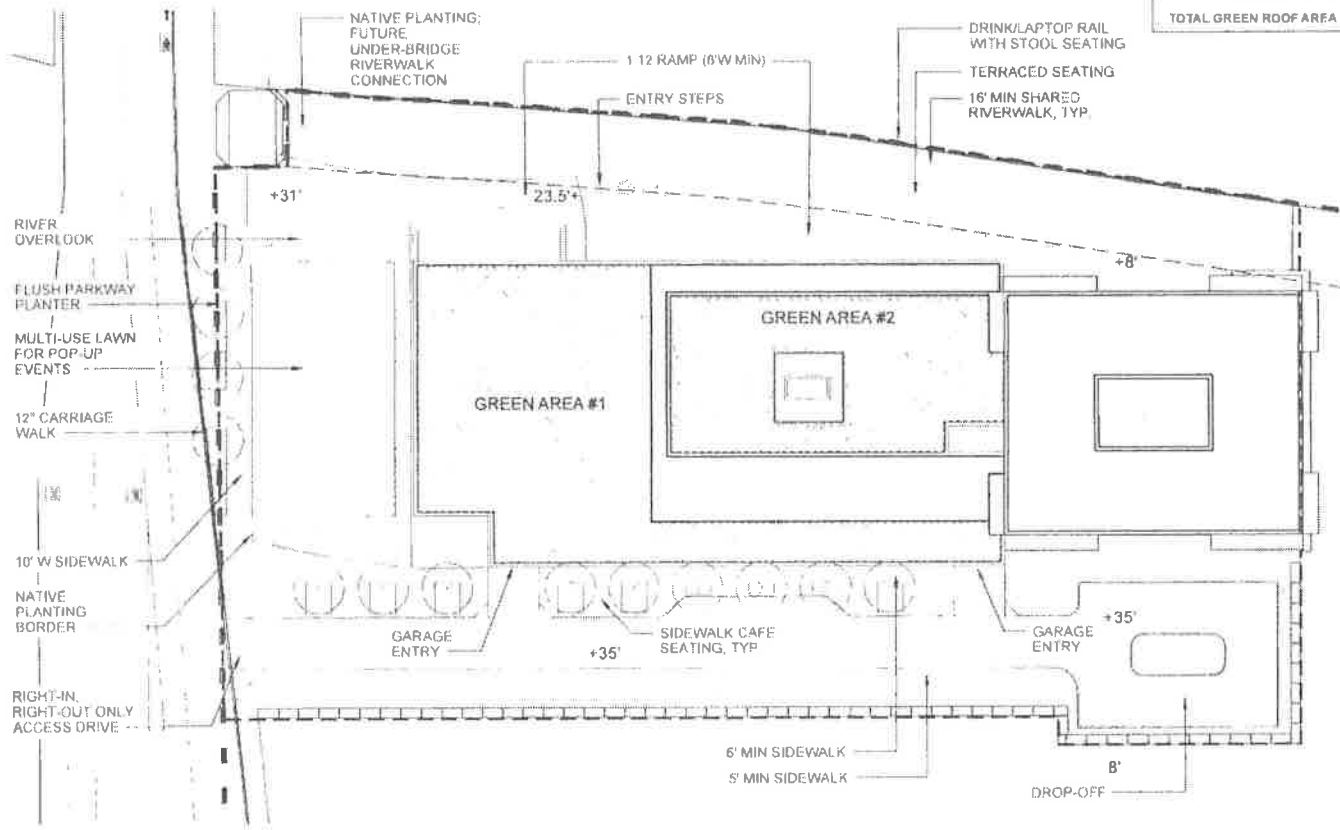
Applicant: One 700 West Chicago LLC  
 Address: 700 West Chicago Avenue Chicago  
 Introduced: July 21, 2023  
 Plan Commission: June 30, 2024  
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# LANDSCAPE PLAN - SUBAREA 1

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BUILDING FOOTPRINT	38,263 SF
REQ GREEN ROOF AREA	19,131 SF
OCCUPIED AREA	5,227 SF
GREEN AREA #1	12,288 SF
GREEN AREA #2	6,850 SF
TOTAL GREEN ROOF AREA	19,248 SF



31070

JOURNAL--CITY COUNCIL--CHICAGO

7/16/2025

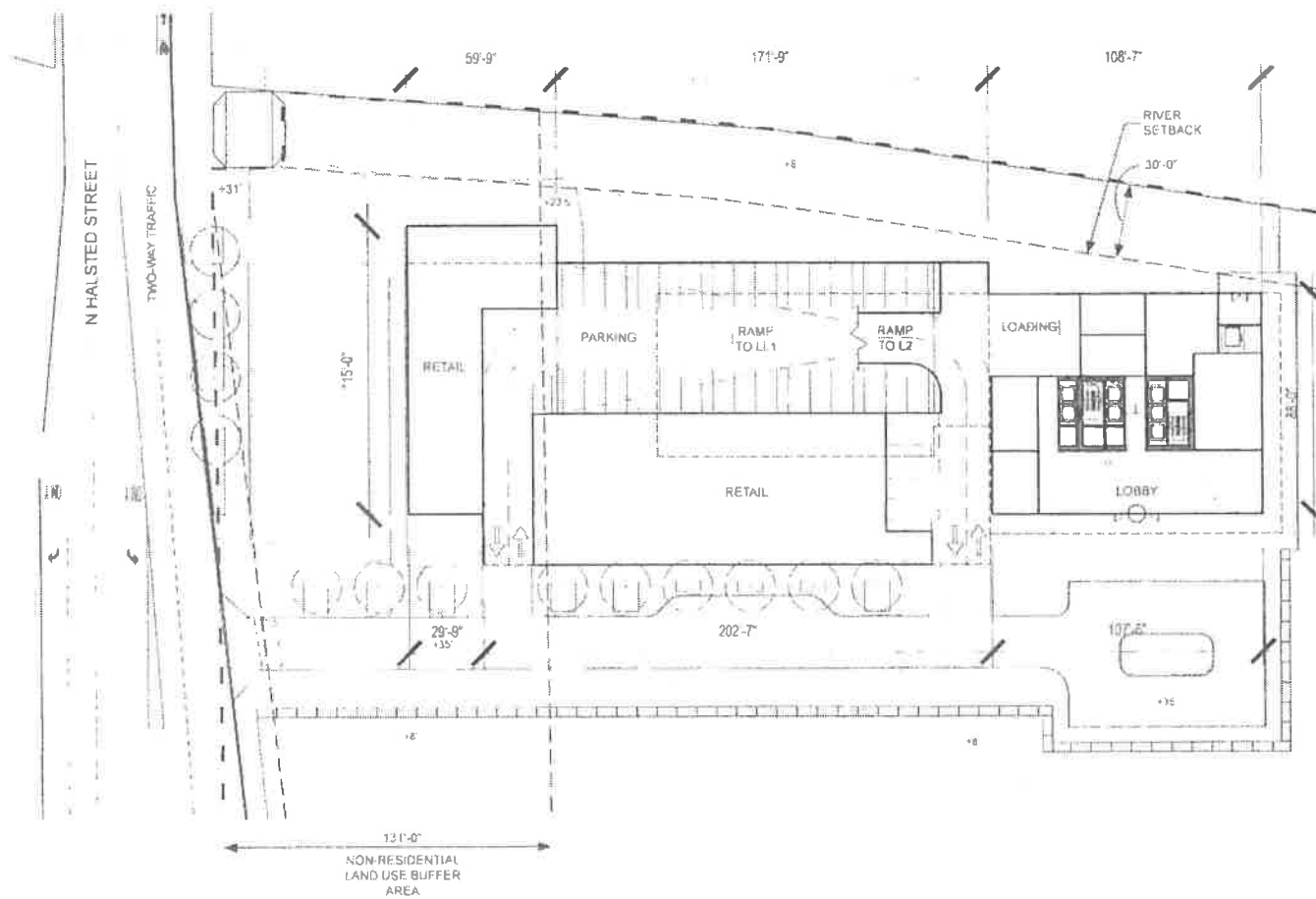
# GROUND FLOOR - SUBAREA 1

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7/16/2025

REPORTS OF COMMITTEES

31071



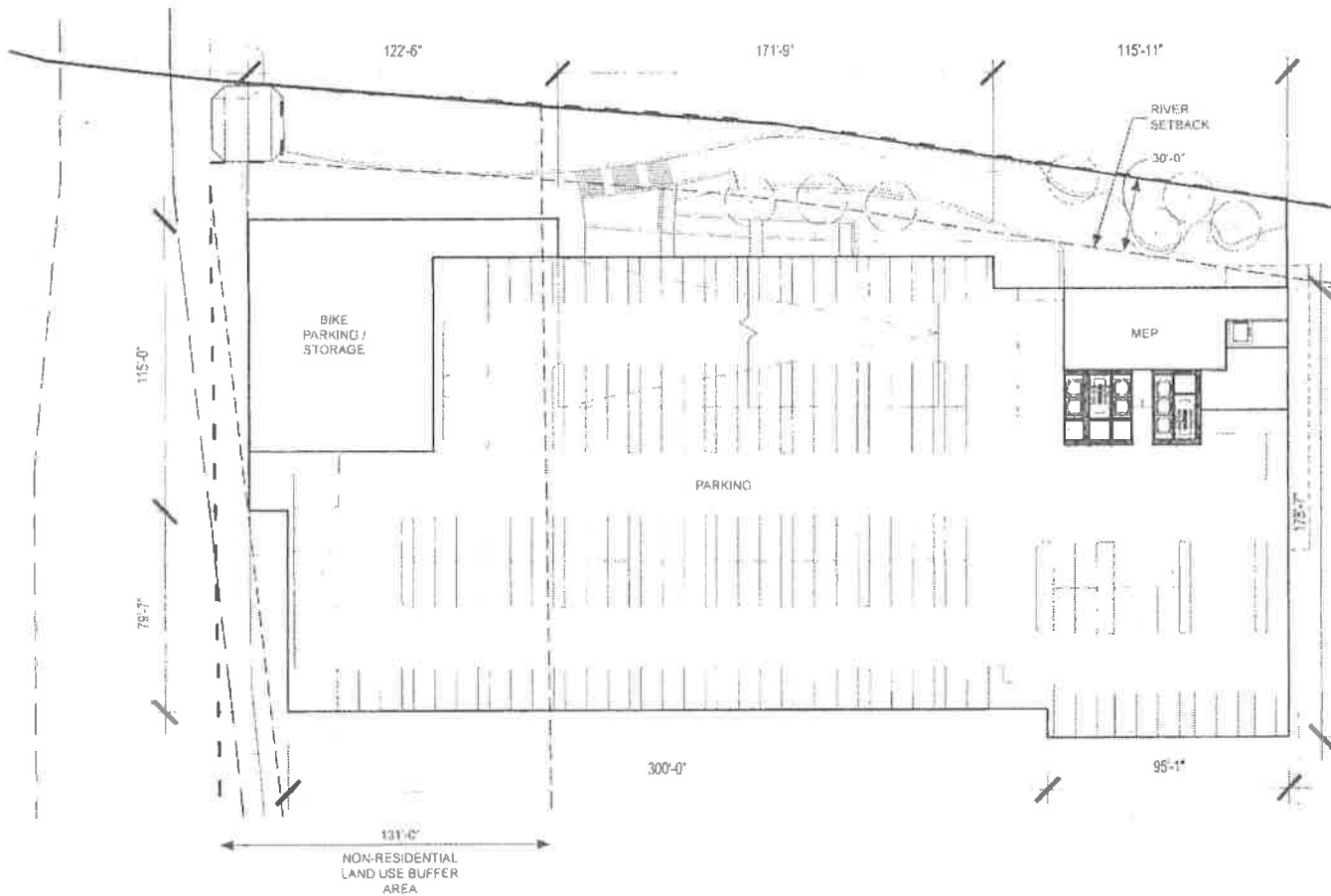
# LOWER LEVEL 1 - PARKING PLAN - PHASE 1

FINAL FOR PUBLICATION

31072

JOURNAL--CITY COUNCIL--CHICAGO

7/16/2025



Applicant: Chin 200 West Chicago LLC  
 Address: 200 West Chicago Avenue Chicago  
 Introduced: July 23, 2023  
 Plan Commission: June 20, 2024  
 ca03782 (v. 3)

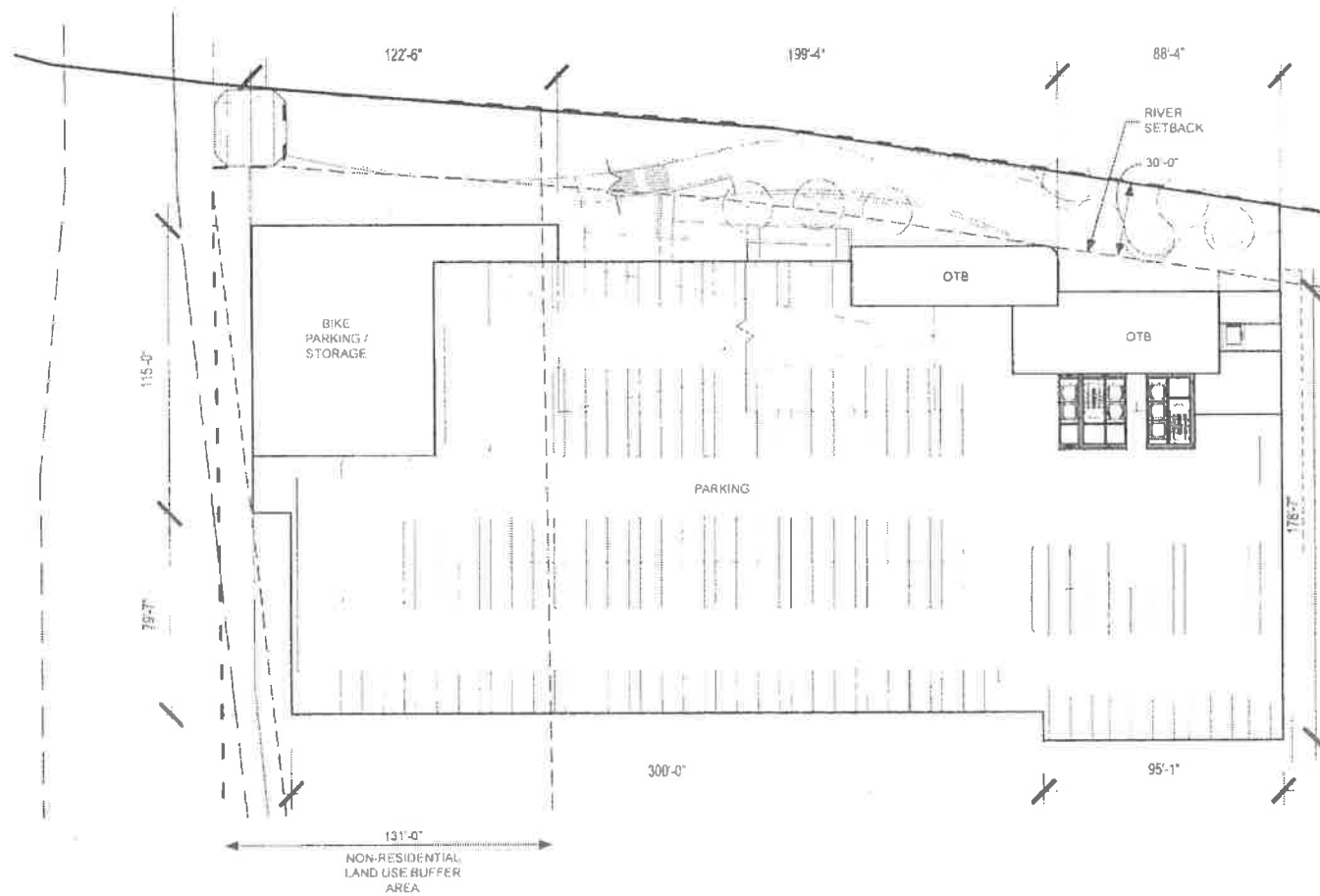
# LOWER LEVEL 2 - PARKING PLAN - PHASE 1

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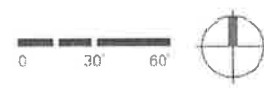
7/16/2025

REPORTS OF COMMITTEES

31073



Applicant: Omni 700 West Chicago LLC  
Address: 700 West Chicago Avenue Chicago  
Introduced: July 21, 2023  
Plan Commission: June 20, 2024  
640378246.3





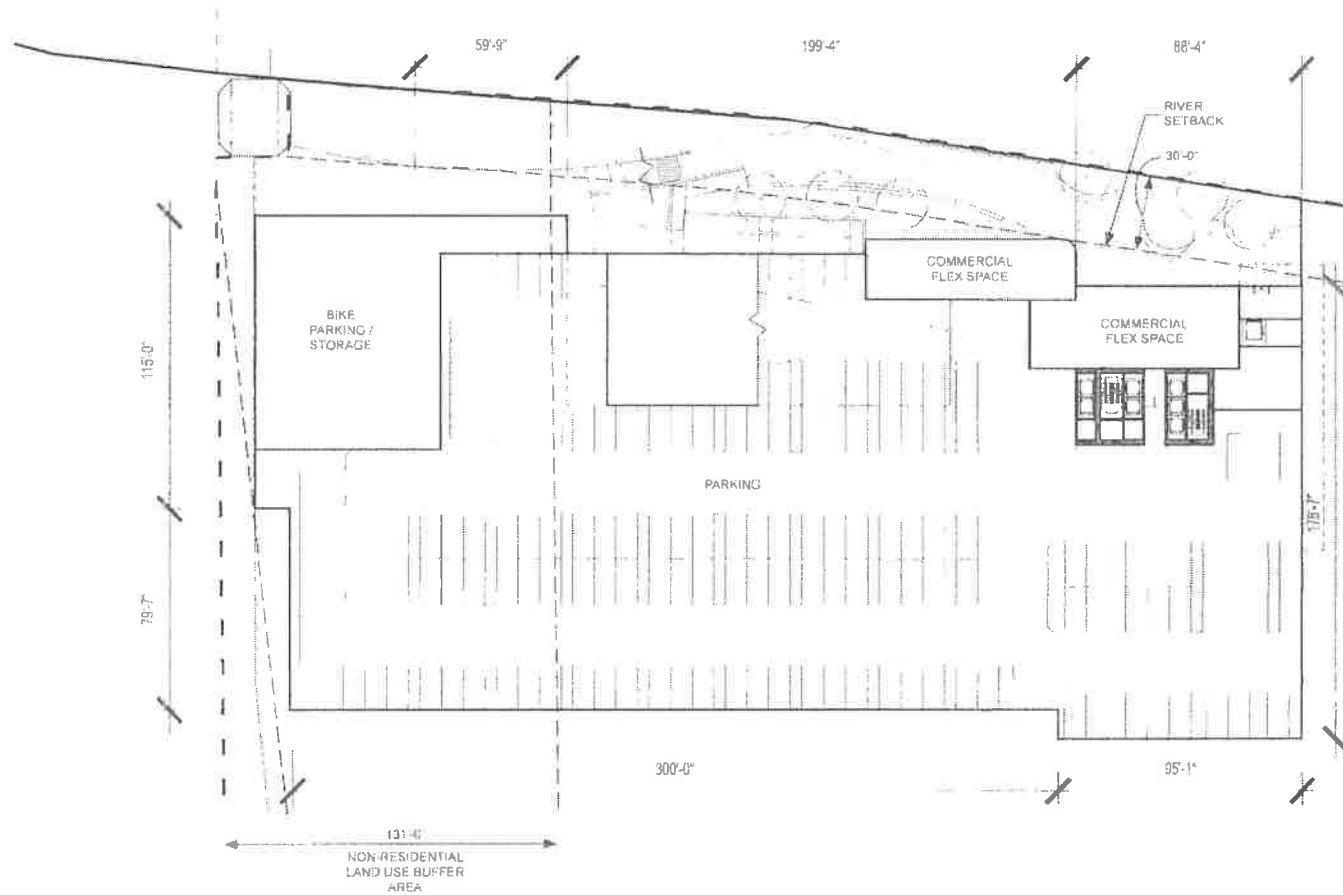
# LOWER LEVEL 3 - PARKING PLAN - PHASE 1

FINAL FOR PUBLICATION

31074

JOURNAL--CITY COUNCIL--CHICAGO

7/16/2025

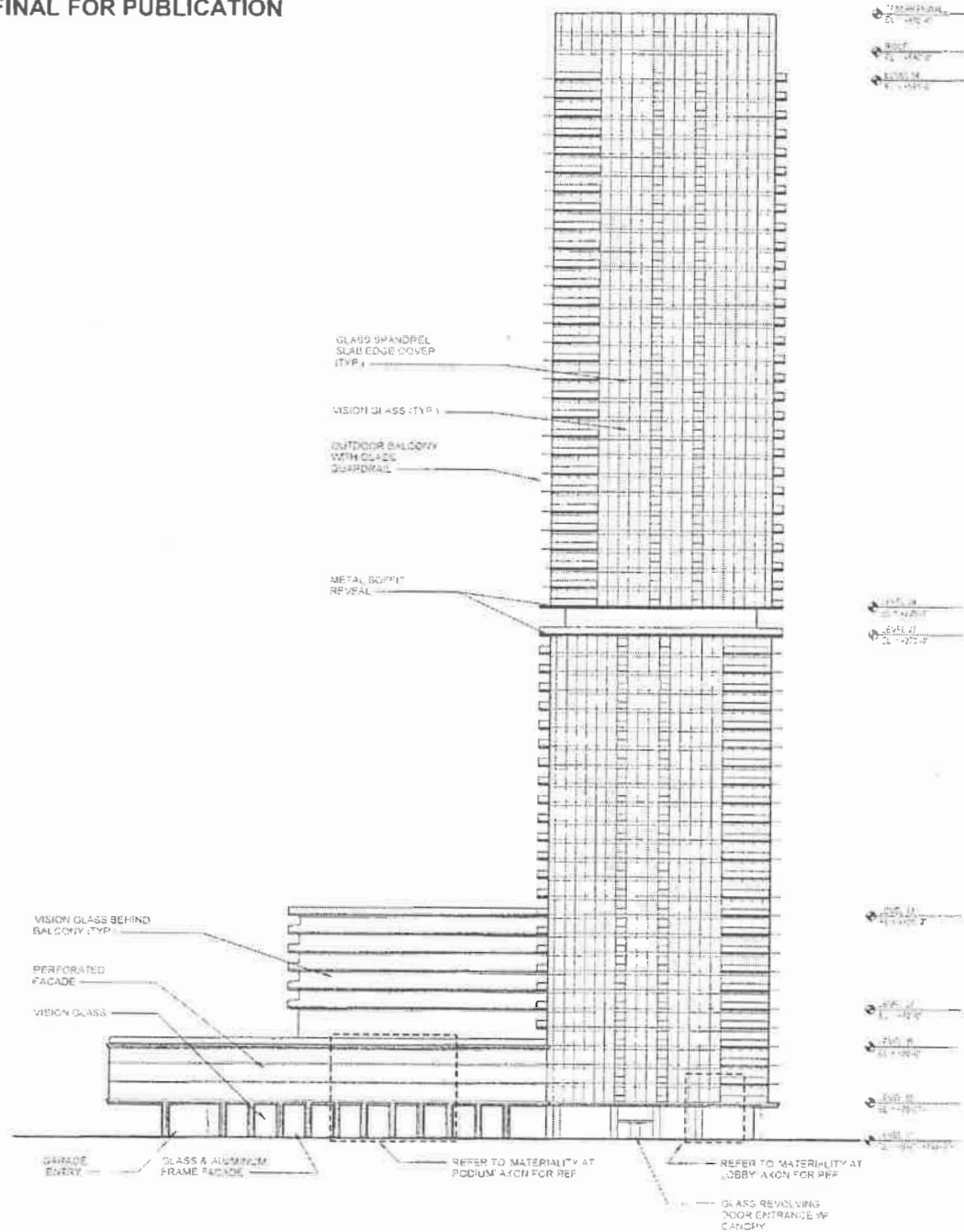


Applicant: One West Chicago LLC  
 Address: 700 West Chicago Avenue Chicago  
 Introduced: July 21, 2023  
 Plan Commission: June 20, 2024  
 (603)752463

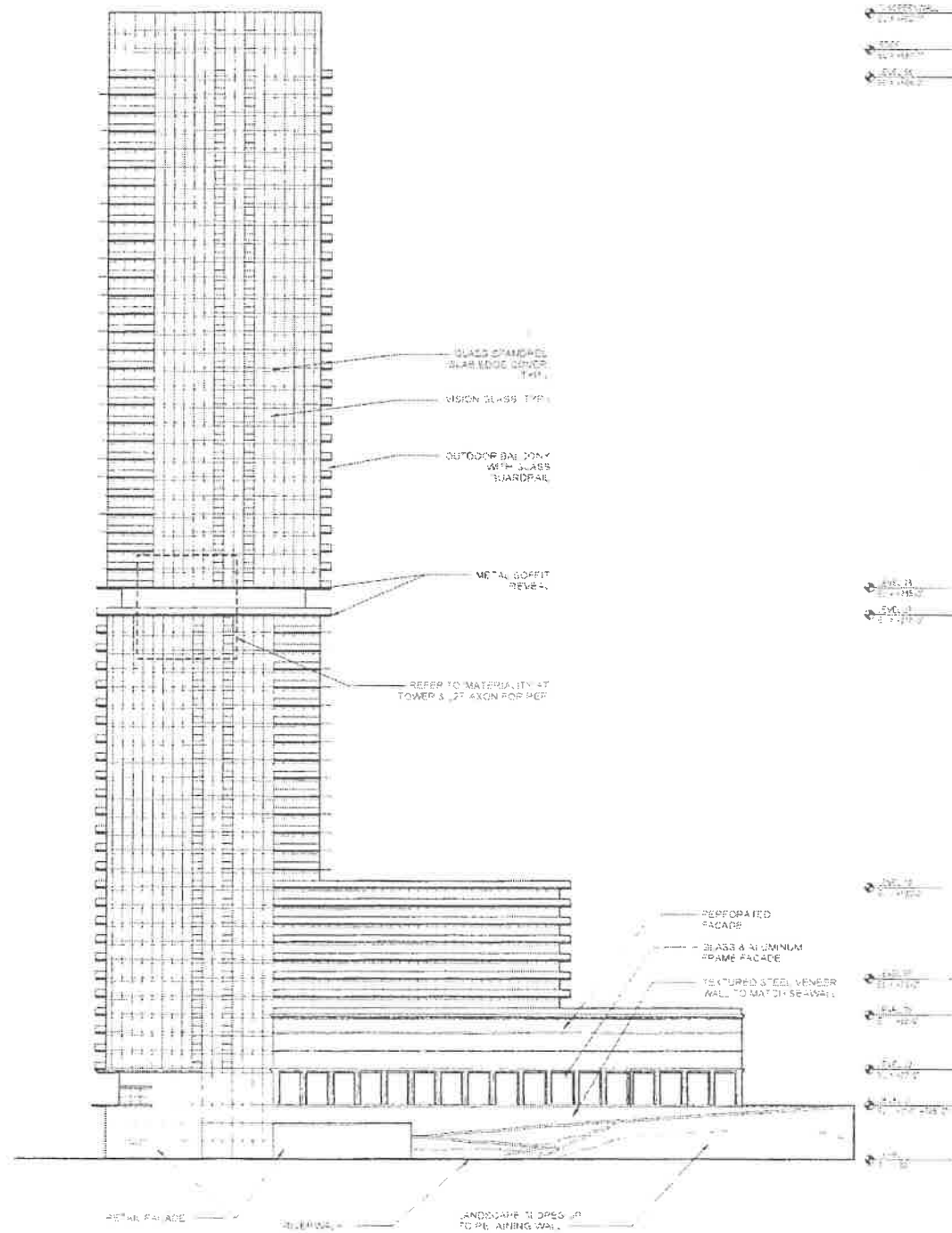


## SOUTH ELEVATION - SUBAREA 1

FINAL FOR PUBLICATION

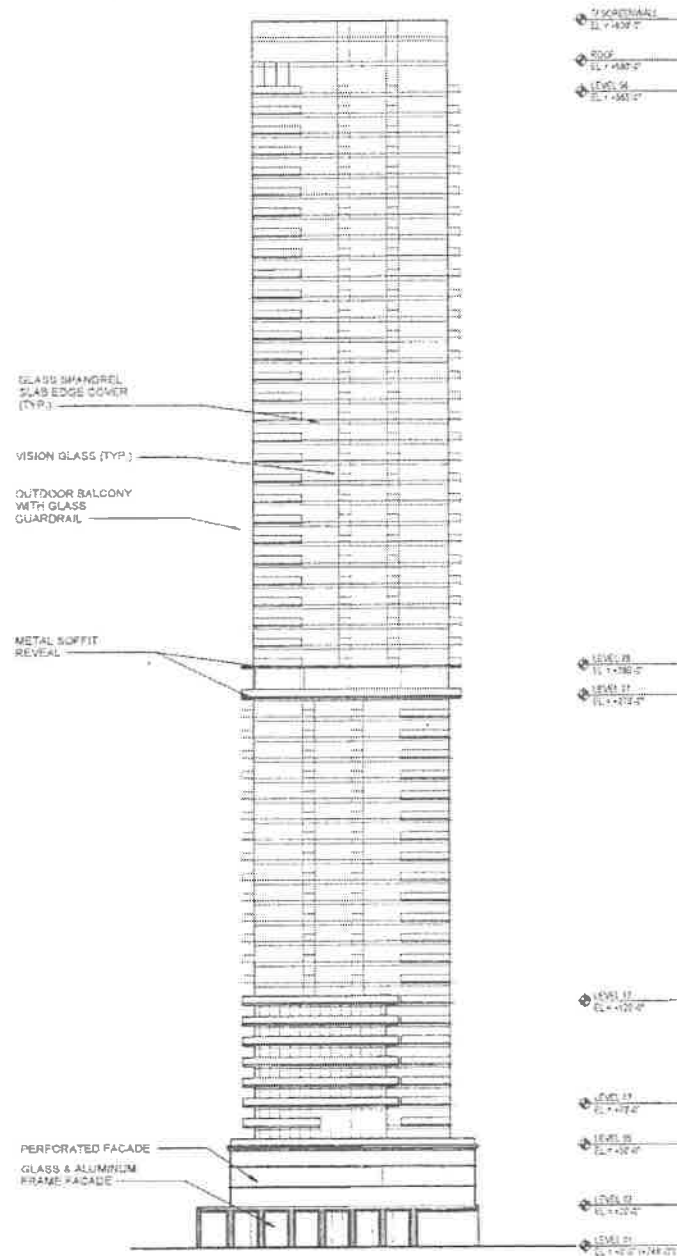


# **NORTH ELEVATION - SUBAREA 1** **FINAL FOR PUBLICATION**



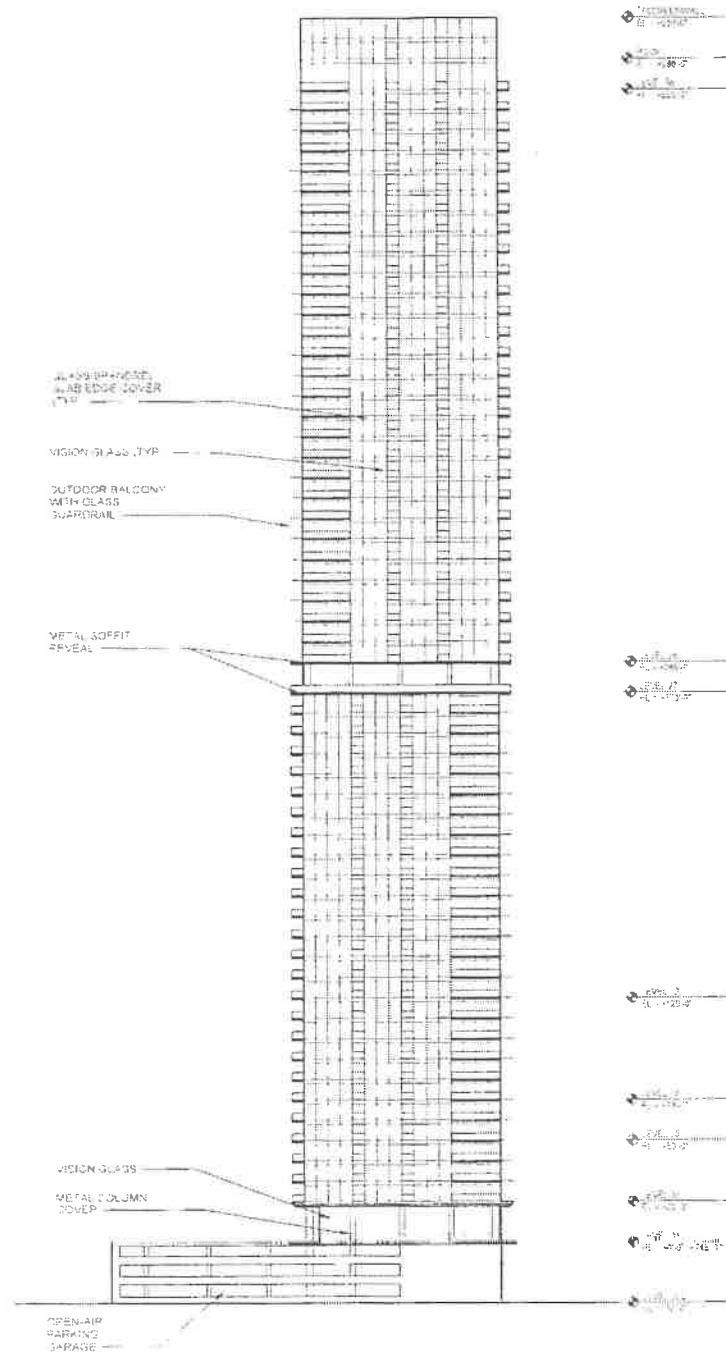
# WEST ELEVATION - SUBAREA 1

FINAL FOR PUBLICATION



# EAST ELEVATION - SUBAREA 1

FINAL FOR PUBLICATION



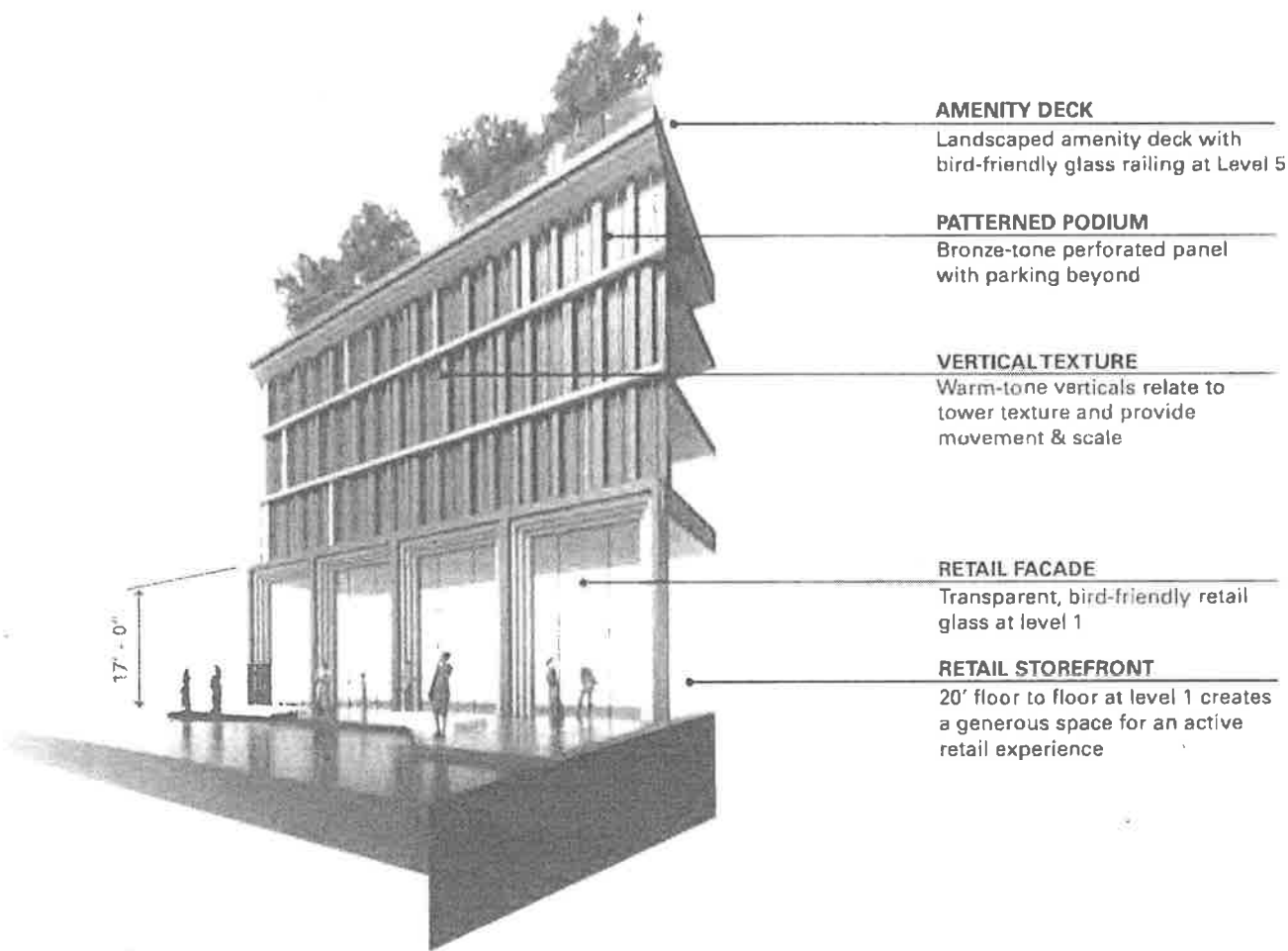
PODIUM DETAIL - SUBAREA 1

FINAL FOR PUBLICATION

7/16/2025

REPORTS OF COMMITTEES

31079



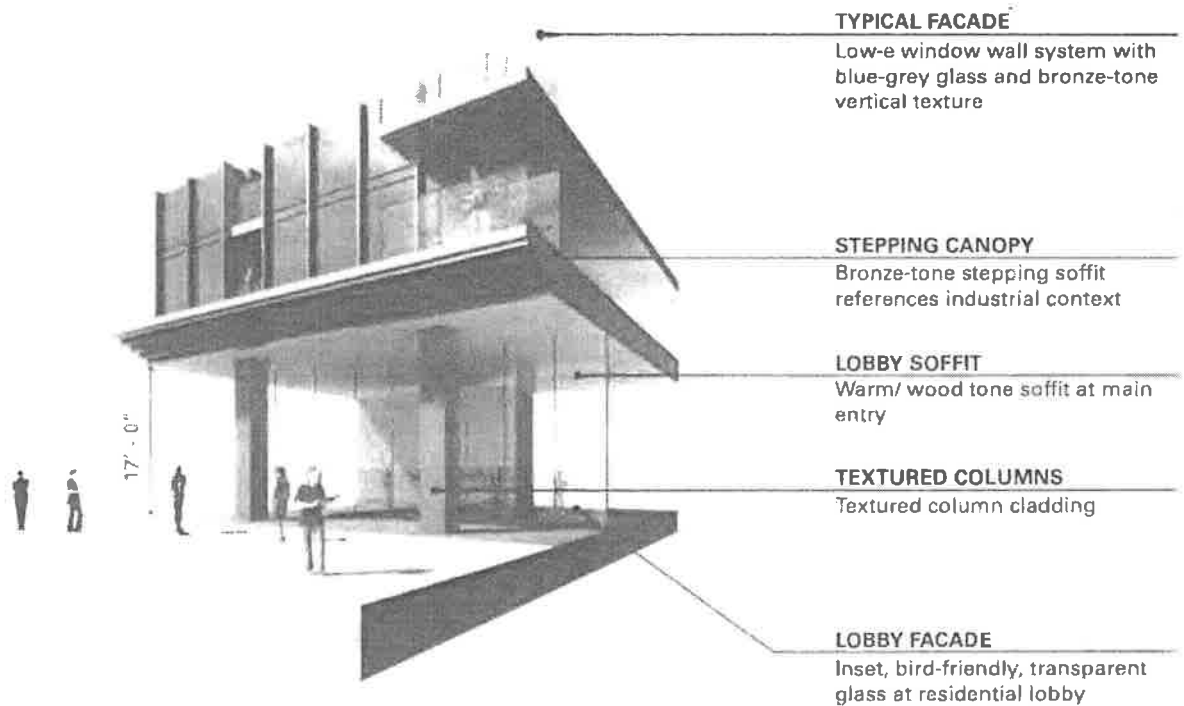
LOBBY DETAIL - SUBAREA 1

FINAL FOR PUBLICATION

31080

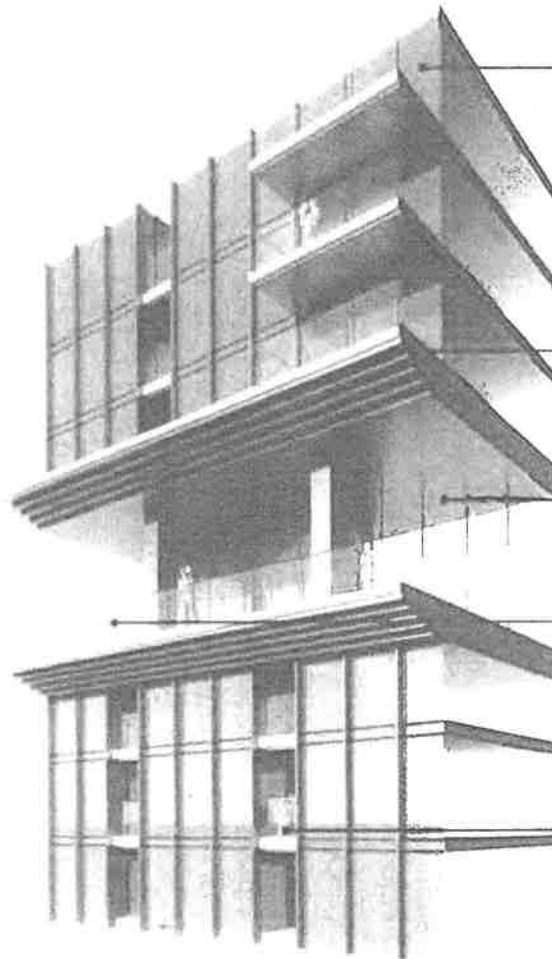
JOURNAL--CITY COUNCIL--CHICAGO

7/16/2025



# TOWER & L27 DETAIL - SUBAREA 1

FINAL FOR PUBLICATION



## TYPICAL FACADE

Low-e window wall system with blue-grey glass and bronze-tone vertical texture

## STEPPING SOFFIT

Bronze-tone stepping soffit creates detail and shadow lines

## SKY PLATFORM

Dramatic space at L27 creates a unique architectural expression and tower identity

## GUARDRAIL

Transparent, guardrail provides clear views to river and skyline

## DANCING BALCONIES

Multiple balcony types, provided for every unit, create texture & pattern for tower

NTS





DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

July 30, 2025

Meg George  
Akerman LLP  
71 S. Wacker Dr., 47<sup>th</sup> Floor  
Chicago, IL 60601

**Re: Minor change to PD 1399, 700 W. Chicago Avenue**

Dear Ms. George:

Please be advised that your request for a minor change to Waterway Residential Business Planned Development No. 1399 ("PD 1399"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 13 of PD 1399.

On behalf of your client, WC Development LLC, and with the consent of the sole property owner, ONNI 700 West Chicago LLC, you are seeking a minor change to allow an interim entertainment and spectator sports, large venue use within the existing warehouse building. Proposed modifications to the existing building and site include new ramp work associated with the City's plans to replace the Chicago Ave. Bridge and rebuild Chicago Ave.

The existing building will be used for an interim entertainment venue which will provide patrons with a story-driven immersive experience, consisting of live performances by actors located throughout the themed experience. The venue will include accessory eating and drinking along with general retail sales, in conformance with Section 17-9-0201-B of the Zoning Ordinance. One or more stages for theatrical performances may be included. The remainder of the space will include ancillary spaces, such as office, kitchen and storage. Entry to the venue will be ticket-based, with patrons purchasing tickets for specific entry time blocks on a given day. The proposed venue's capacity would be 1,000 persons or more.

The following are proposed changes to the Planned Development:

- The existing building will remain on site and will be adaptively reused;
- The existing ramps will be demolished, redesigned and relocated, as shown on the attached site plans;
- An interim traffic signal will be installed at the entrance to the property on Chicago Avenue;
- The landscaping will be updated as shown on the attached landscape plan;
- The riverwalk plan has been updated as shown on the attached plans;
- The total number of parking spaces for the interim use will be at least 208 spaces, of which at least eight (8) spaces will be accessible;
- The total number of loading berths will be at least four (4);
- No residential units are planned in this interim phase;
- The following drawings are attached: Site Plan, Main Floor Plan, Mez. 1 Floor Plan, Mez. 2 Floor Plan, Roof Plan, South and West Elevations, North and East Elevations, Access Site Plan Main Level, Fire Access Plan Main Level, Fire Access Plan Mez 2 (Chicago Ave), Fire Department Check List, Dimensioned Site Plan Exhibit, Hardscape Plan Exhibit, Landscape Plan Exhibit, Infrastructure Exhibit.

You are also seeking to incorporate in this minor change the following opinions rendered in our letter dated Feb. 7<sup>th</sup> : (1) the proposed entertainment use met with the use allowances of the PD; (2) the proposed interim riverwalk improvements would be acceptable; (3) the industrial conversion fee would not be applicable, as this is an exempt interim use; (4) the infrastructure requirements of the original Planned Development are not applicable to this interim use.

Lastly, please be advised that while some of the exhibits reference or contain placeholders for new signs, no approval for any signage is included in this minor change letter. A sign permit from the Department of Buildings is generally required to place a sign on a parcel of land, a building, a structure or a place of business in the City of Chicago.

Regarding your request, the Department of Planning and Development has determined that the proposed interim use and 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. Additionally, the Dept. of Buildings Stormwater Review, the Fire Prevention Bureau, the Mayor's Office for People with Disabilities, and the Dept. of Transportation have reviewed your request and have no objection to the proposed changes.

Accordingly, pursuant to the authority granted by the Zoning Ordinance and PD 1399, 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.

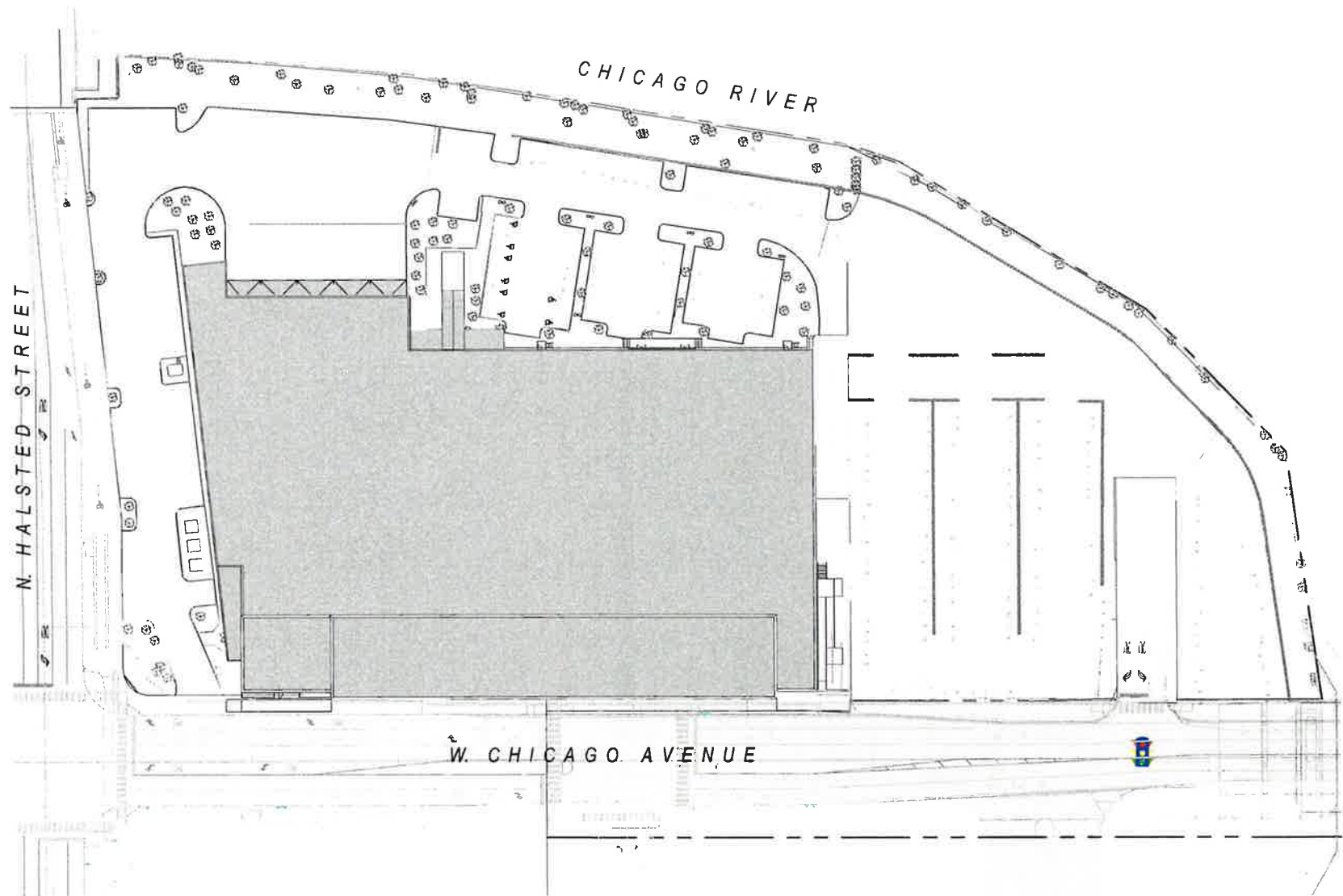
Sincerely,



Noah Szafraniec  
Assistant Commissioner

NS:tm

C: Noah Szafraniec, Janice Hill, Mike Marmo, Stephen Nutt, Main file



**Gensler**  
 11 East Madison Street  
 Suite 300  
 Chicago, IL 60602  
 United States  
 Tel 312.456.0123  
 Fax 312.456.0124

700 W CHICAGO AVE

CHICAGO

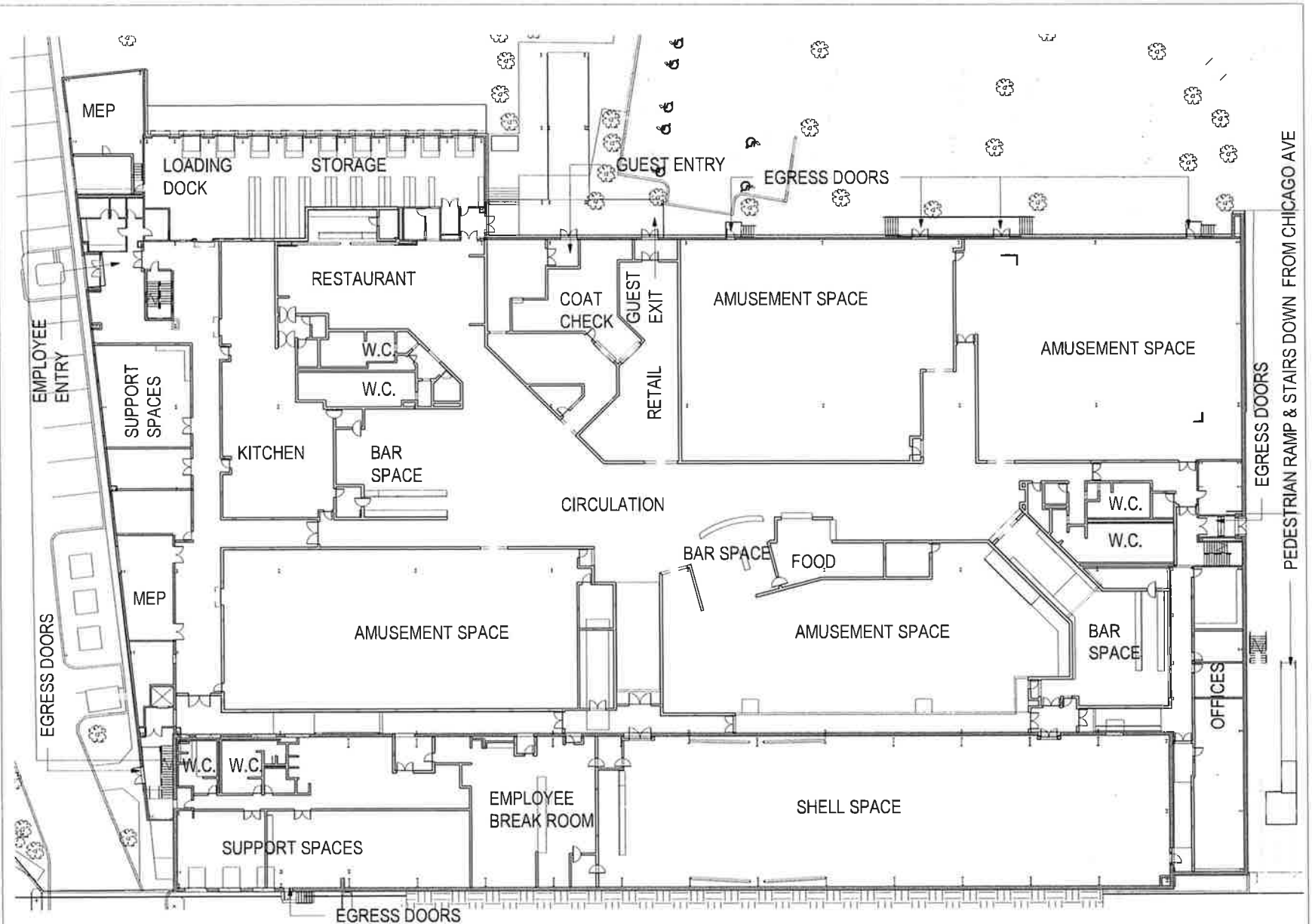
ILLINOIS

SITE PLAN

DATE 6/12/2025



SCALE 1" = 100'-0"



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United States  
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Fax 312.456.0124

700 W CHICAGO AVE

CHICAGO

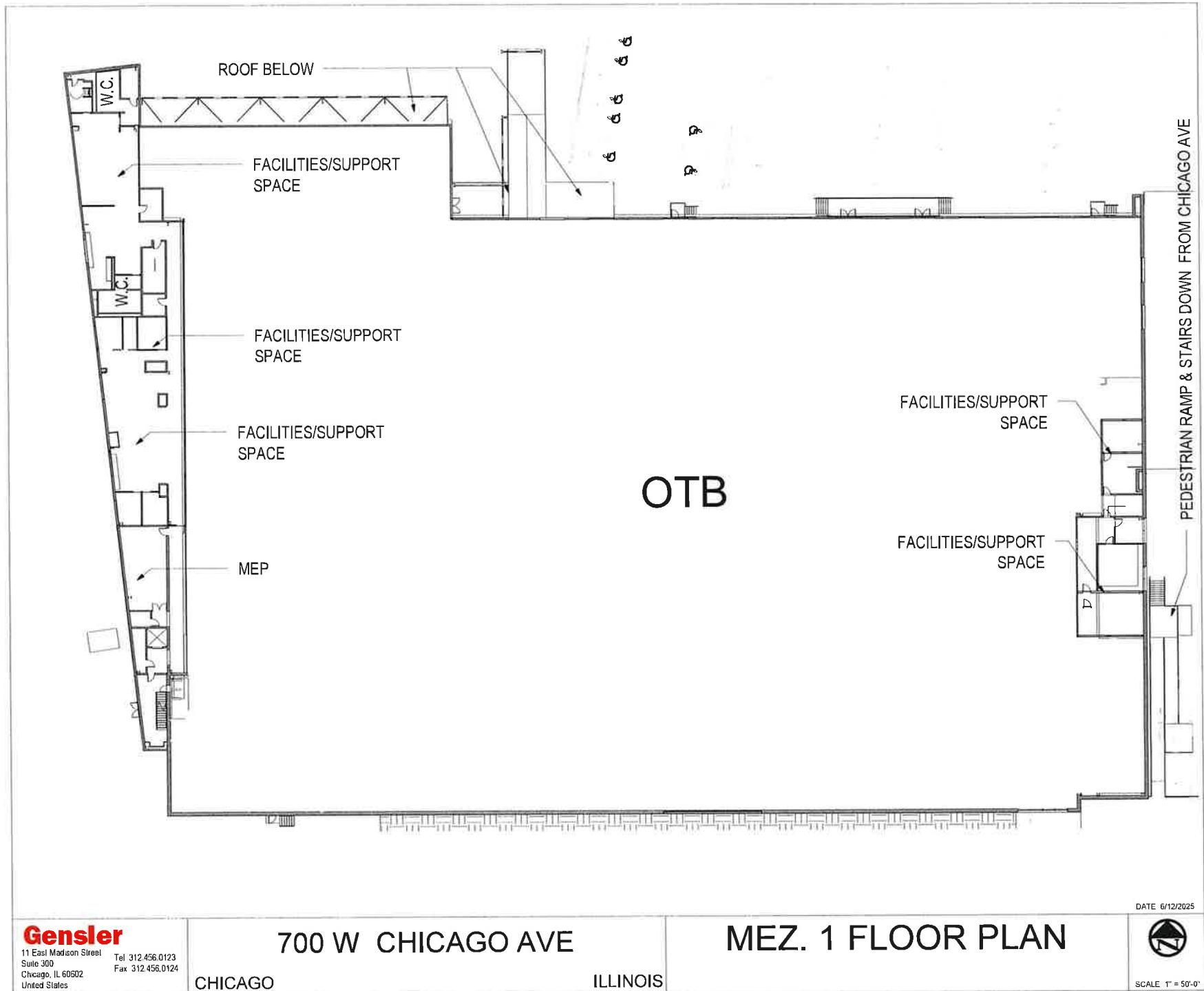
ILLINOIS

MAIN FLOOR PLAN

DATE 6/12/2025



SCALE 1" = 50'-0"



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United States

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Fax 312.456.0124

700 W CHICAGO AVE

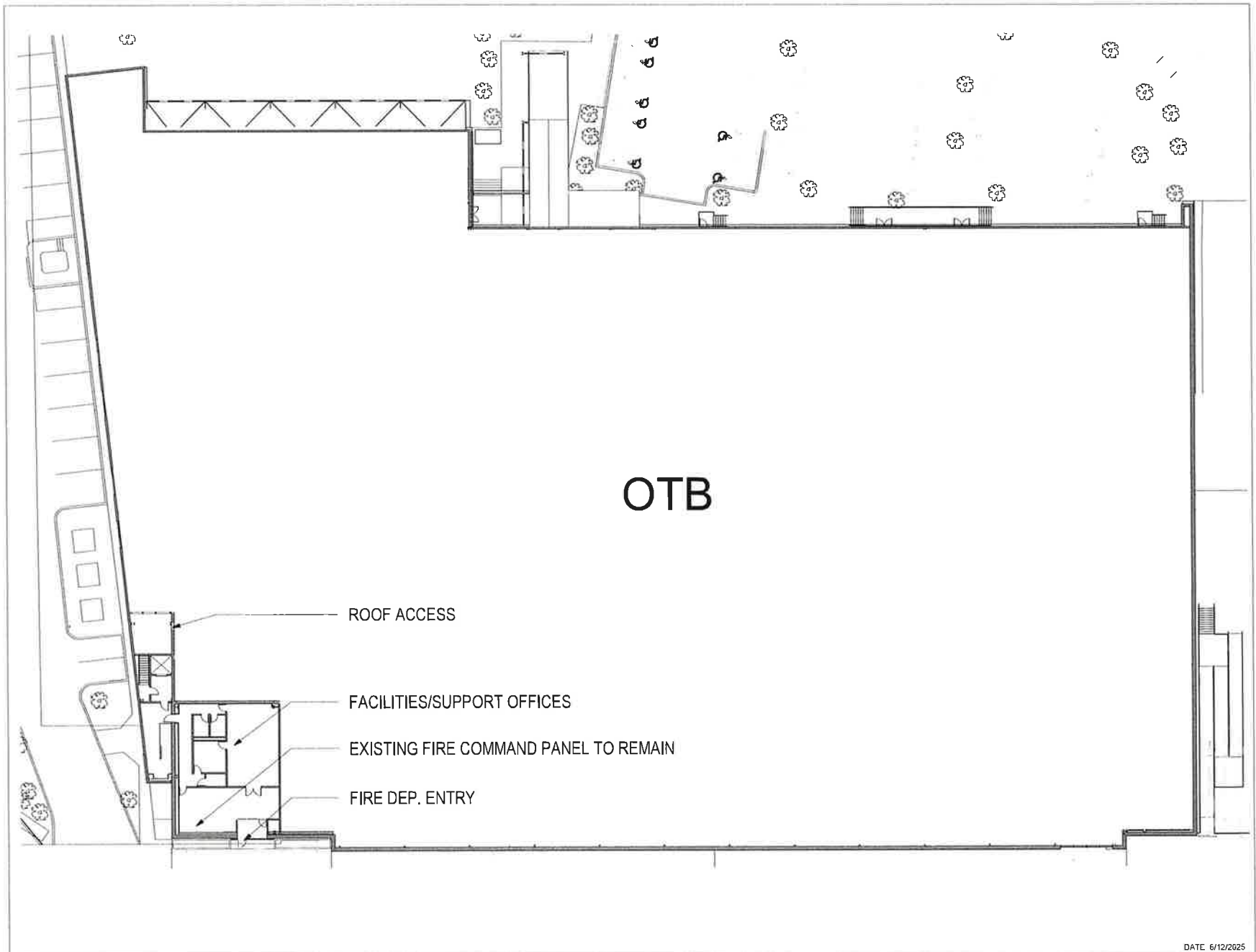
CHICAGO

ILLINOIS

MEZ. 1 FLOOR PLAN



SCALE 1" = 50'-0"



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 Suite 300  
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 United States  
 Tel 312.456.0123  
 Fax 312.456.0124

700 W CHICAGO AVE

CHICAGO

ILLINOIS

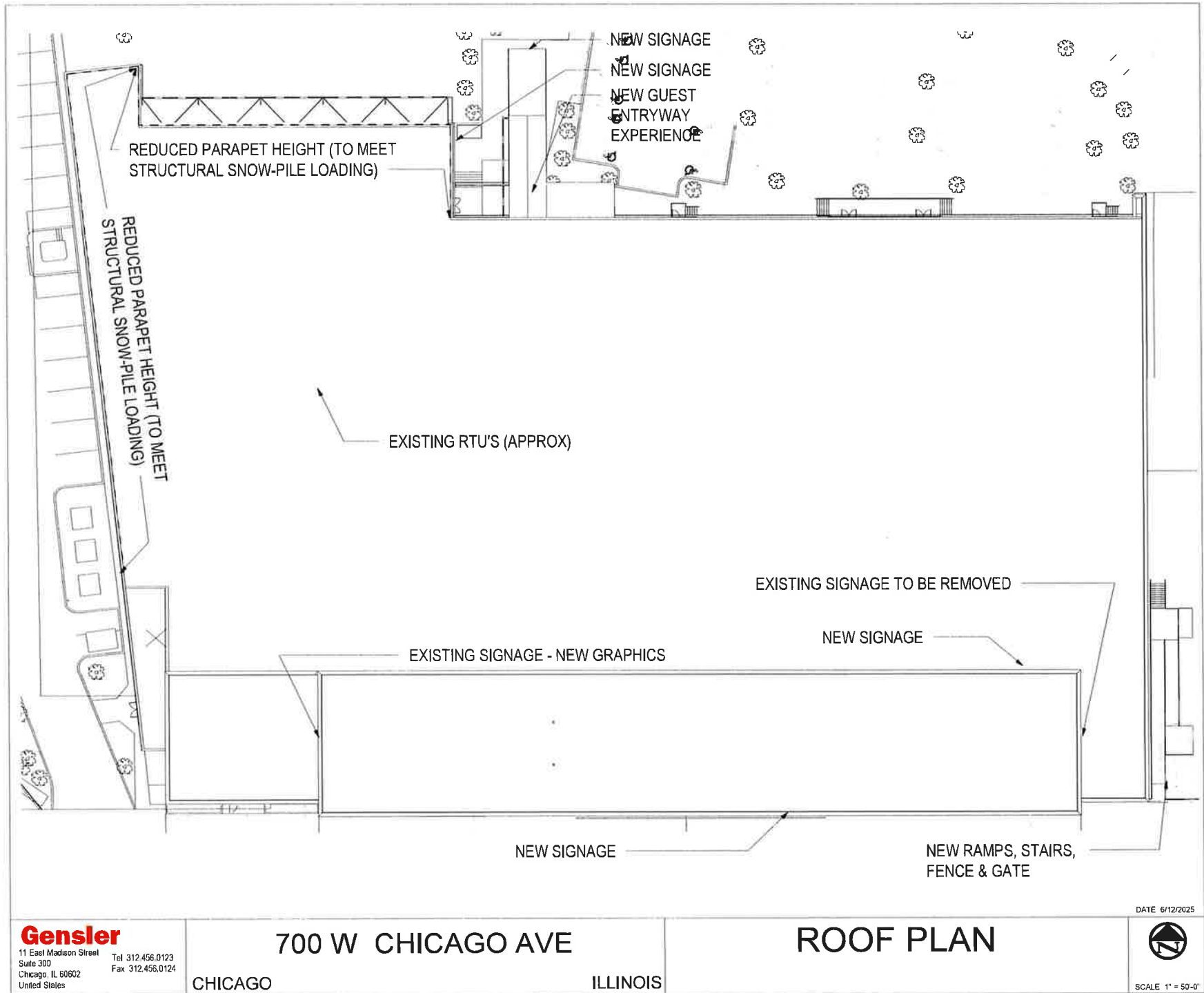
MEZ 2 FLOOR PLAN

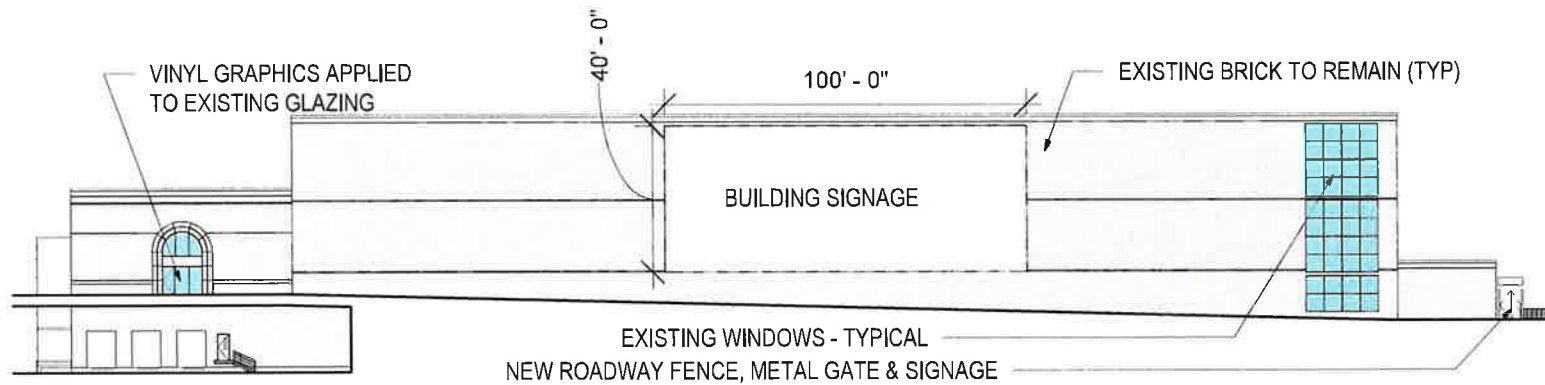
DATE 6/12/2025



SCALE 1" = 50'-0"

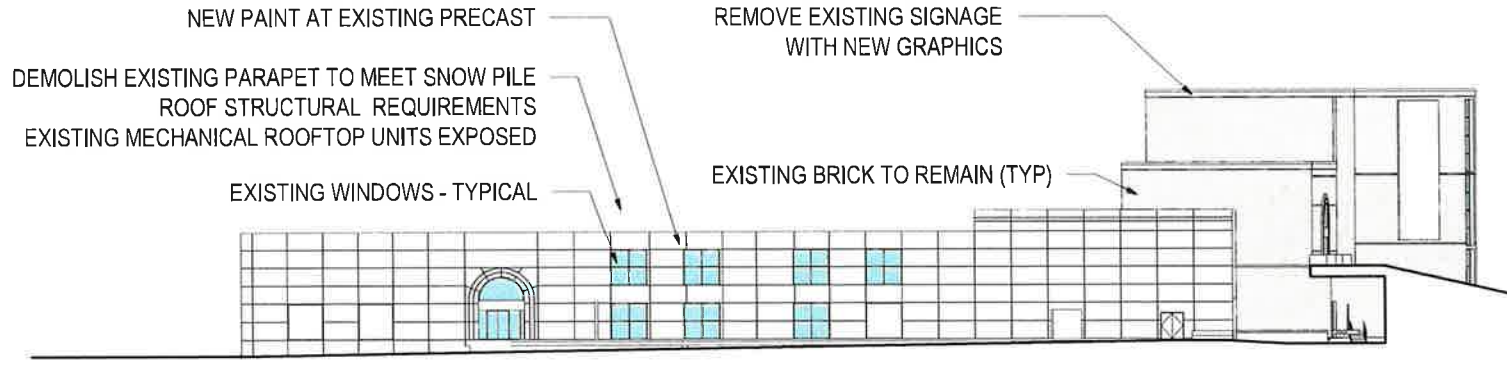






## Exterior Elevation - South PD

SCALE: 1" = 50'-0"



## Exterior Elevation - West PD

SCALE: 1" = 50'-0"

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Suite 300  
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United States

Tel 312.456.0123  
Fax 312.456.0124

700 W CHICAGO AVE

CHICAGO

ILLINOIS

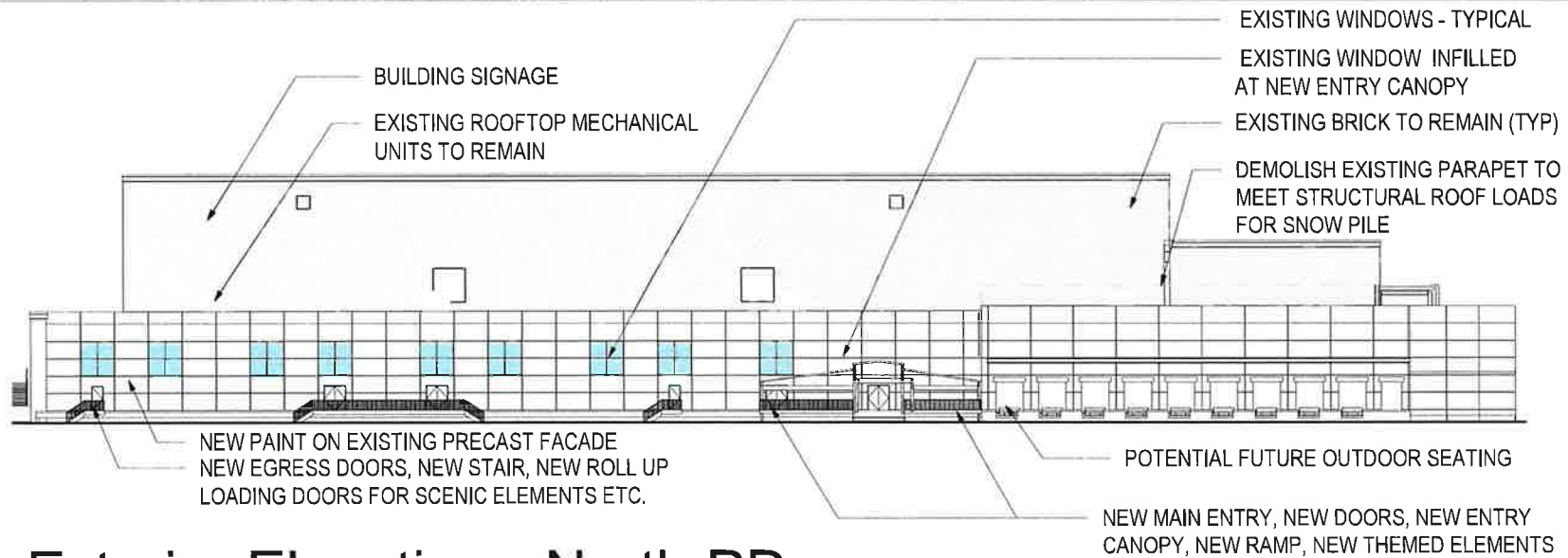
ELEVATIONS

DATE 6/12/2025



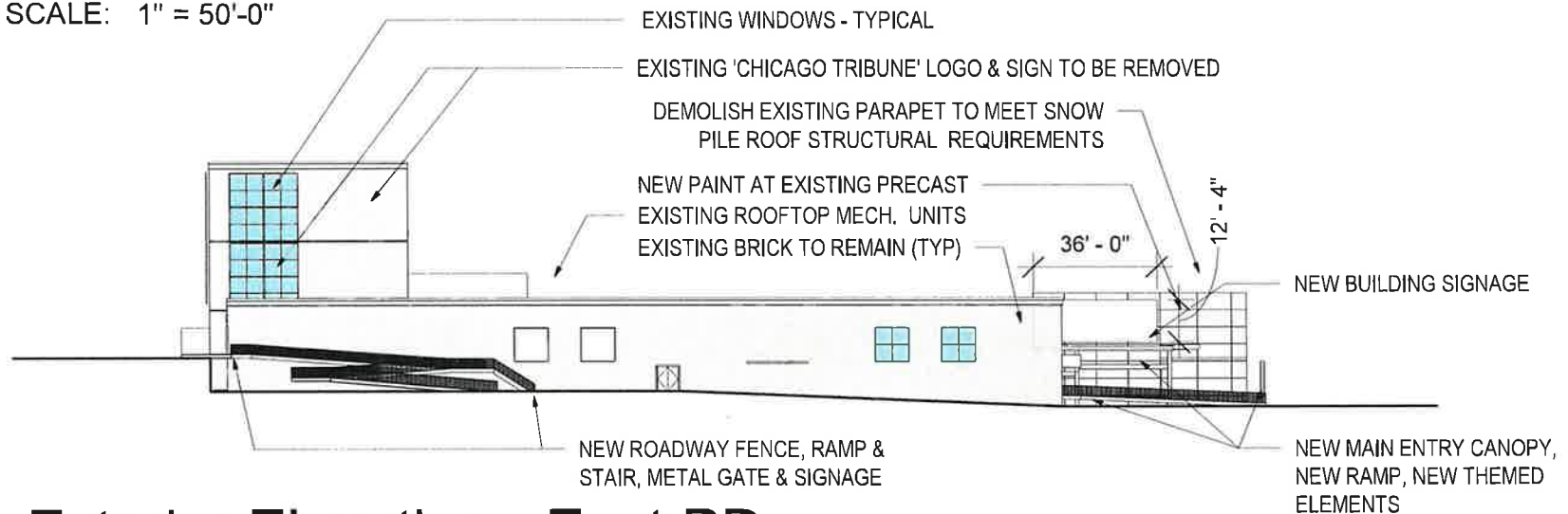
SCALE 1" = 50'-0"





## Exterior Elevation - North PD

SCALE: 1" = 50'-0"



## Exterior Elevation - East PD

SCALE: 1" = 50'-0"

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Suite 300  
Chicago, IL 60602  
United States

Tel 312.456.0123  
Fax 312.456.0124

700 W CHICAGO AVE

CHICAGO

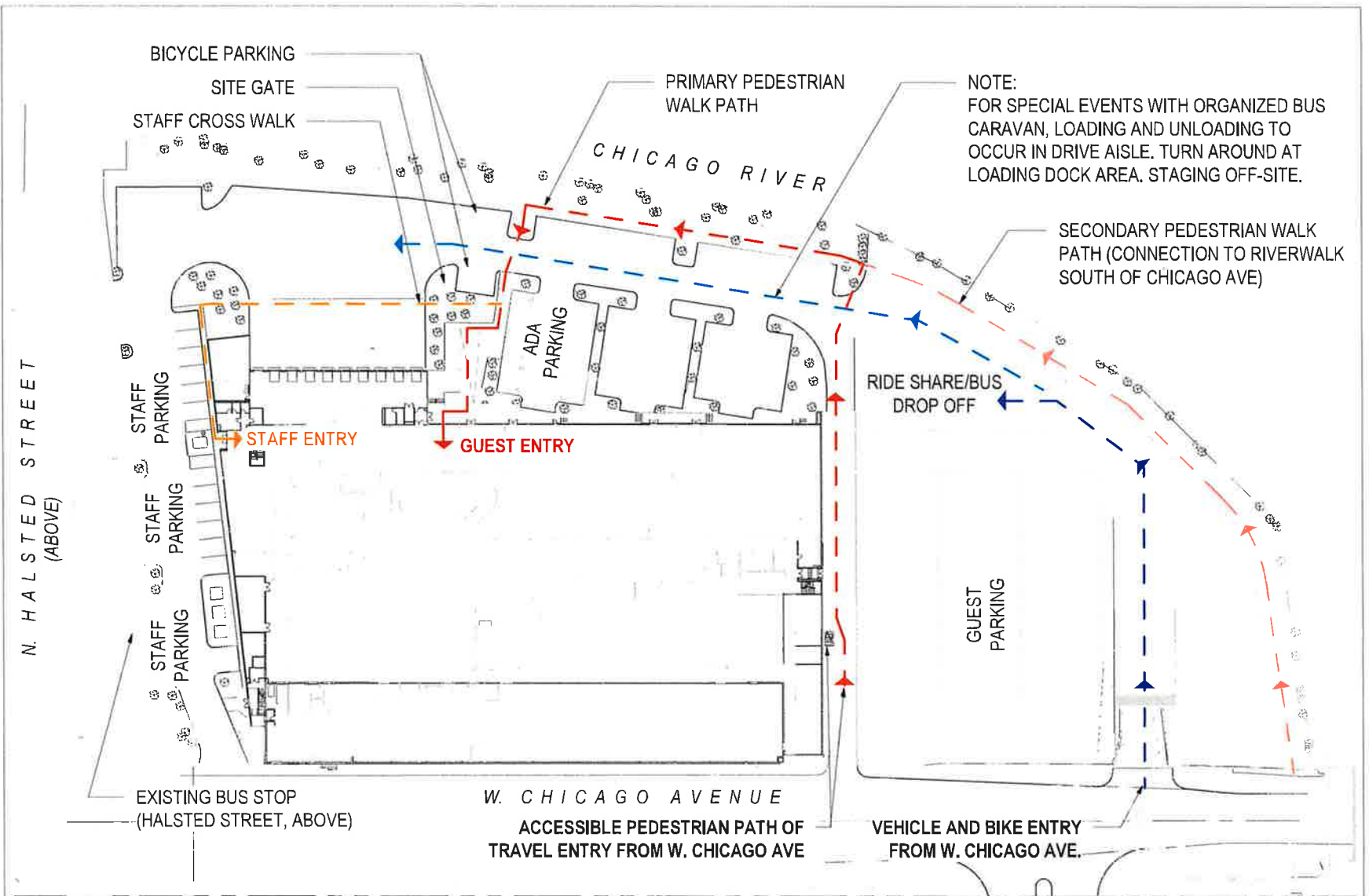
ILLINOIS

ELEVATIONS

DATE 6/12/2025



SCALE 1" = 50'-0"



NOTE:  
FOR SPECIAL EVENTS WITH ORGANIZED BUS  
CARAVAN, LOADING AND UNLOADING TO  
OCCUR IN DRIVE AISLE. TURN AROUND AT  
LOADING DOCK AREA. STAGING OFF-SITE.

SECONDARY PEDESTRIAN WALK  
PATH (CONNECTION TO RIVERWALK  
SOUTH OF CHICAGO AVE)

RIDE SHARE/BUS  
DROP OFF

GUEST  
PARKING

N. HALSTED STREET  
(ABOVE)

EXISTING BUS STOP  
(HALSTED STREET, ABOVE)

W. CHICAGO AVENUE  
ACCESSIBLE PEDESTRIAN PATH OF  
TRAVEL ENTRY FROM W. CHICAGO AVE

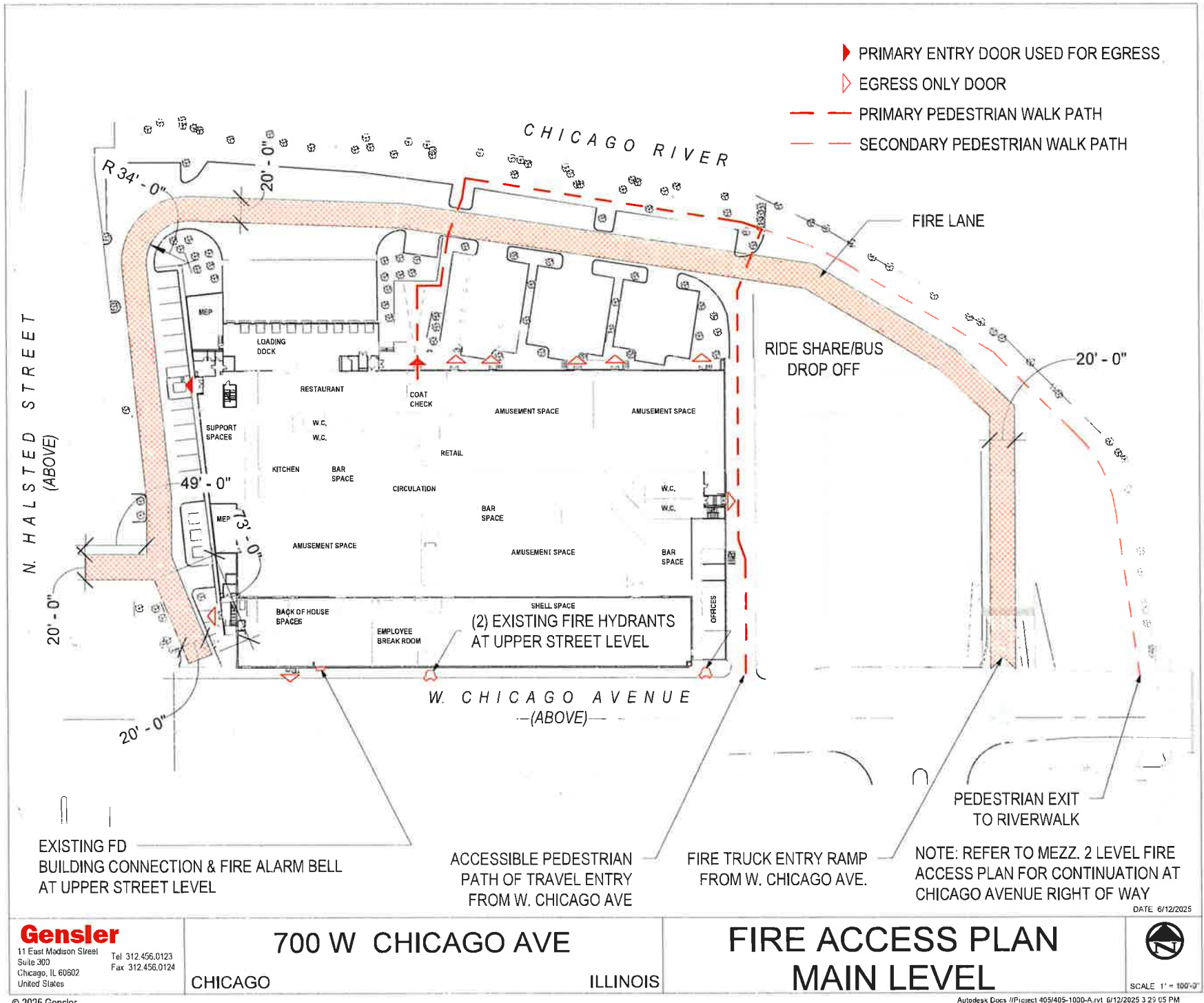
VEHICLE AND BIKE ENTRY  
FROM W. CHICAGO AVE.

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Suite 300  
Chicago, IL 60602  
United States  
Tel 312.456.0123  
Fax 312.456.0124

700 W CHICAGO AVE  
CHICAGO ILLINOIS

# ACCESS SITE PLAN MAIN LEVEL

DATE 6/12/2025  
SCALE 1" = 100'-0"



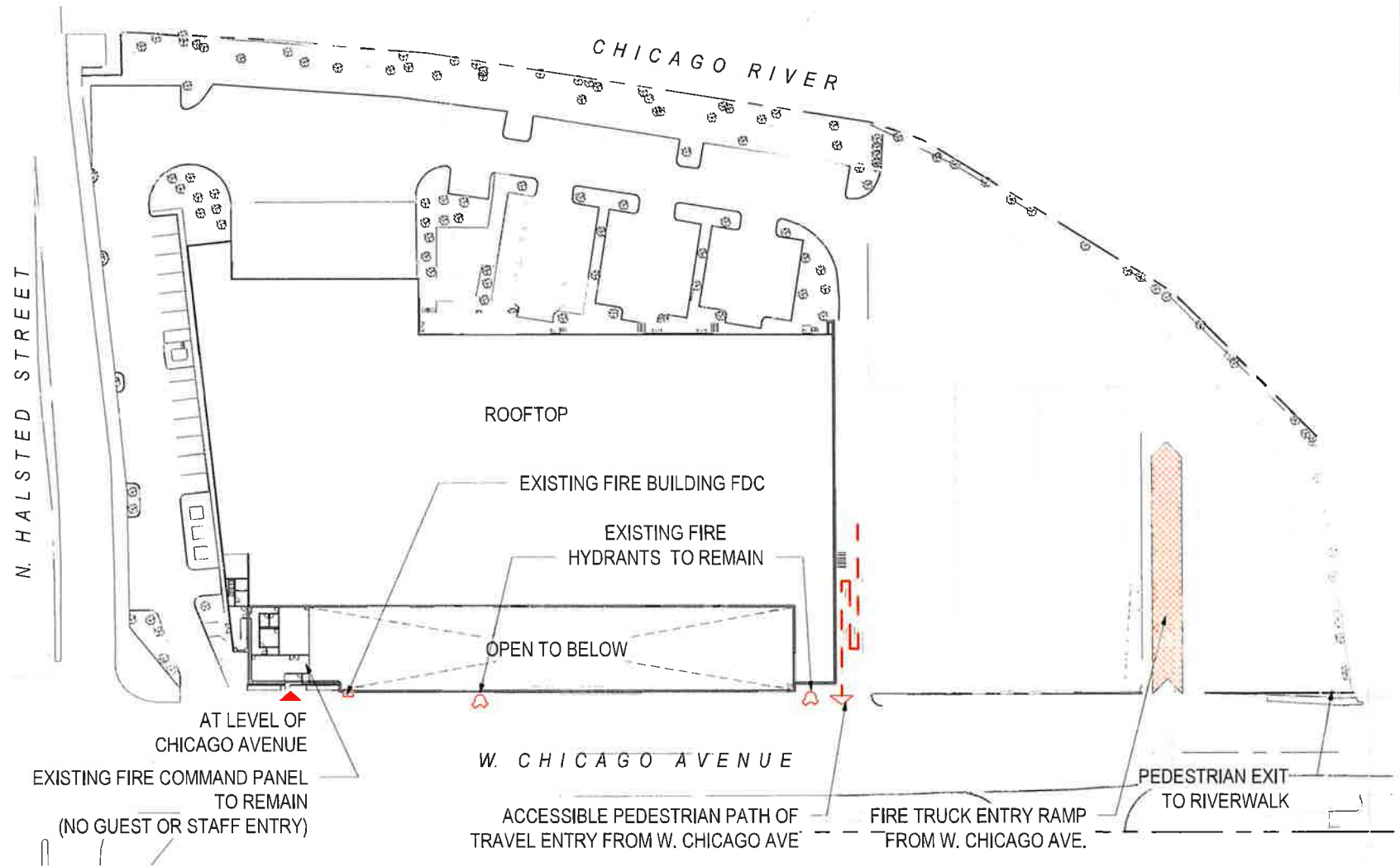
**Gensler**  
 11 East Madison Street  
 Suite 300  
 Chicago, IL 60602  
 United States  
 Tel 312.456.0123  
 Fax 312.456.0124

**700 W CHICAGO AVE**  
 CHICAGO ILLINOIS

**FIRE ACCESS PLAN  
 MAIN LEVEL**



► FIRE DEPARTMENT ENTRY



NOTE: REFER TO MAIN LEVEL  
FIRE ACCESS PLAN FOR  
CONTINUATION AT GRADE

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United States  
Tel 312.456.0123  
Fax 312.456.0124

700 W CHICAGO AVE

CHICAGO

ILLINOIS

## FIRE ACCESS PLAN MEZ 2 (CHICAGO AVE)

DATE 6/12/2025



SCALE 1" = 100'-0"

## FIRE DEPARTMENT SITE REVIEW CHECKLIST

ITEM	RESPONSE	ITEM	RESPONSE
1	MAIN ENTRANCE OF EACH BUILDING WHERE EMERGENCY UNITS WILL RESPOND	9	ALL SURROUNDING CITY STREETS, PARKING LOTS, AND DRIVEWAY
2	ADDRESS OF BUILDINGS. IF THE ADDRESS HAS NOT BEEN DETERMINED, THEN INDICATE WHAT STREET WILL BE USED FOR THE ADDRESS IN THE FUTURE	10	ALL FIRE HYDRANTS, IDENTIFYING THEM AS CITY OR PRIVATE HYDRANTS. A 5-FOOT CLEARANCE ON ALL SIDES MUST BE MAINTAINED AROUND ALL HYDRANTS. PRIVATE HYDRANTS MUST BE PAINTED A "FEDERAL SAFETY" GREEN.
3	CONSTRUCTION TYPE PER CITY CODE OF ALL BUILDINGS	11	ALL PROPOSED FIRE LANES. INDICATE THE WIDTH AND SURFACE MATERIAL OF THE FIRE LANE. FIRE LANES MUST BE ABLE TO SUPPORT THE WEIGHT OF THE FIRE DEPARTMENT VEHICLES. FIRE LANES MUST BE MAINTAINED YEAR ROUND. THIS MUST BE NOTED ON THE PLAN. FIRE LANES ARE USUALLY NEEDED WHEN A BUILDING IS LOCATED MORE THAN 150 FEET FROM A CITY STREET.
4	HEIGHT, AREA, AND NUMBER OF STORIES, PER CITY CODE OF ALL BUILDINGS	12	SHOW ALL CURB CUTS AND MOUNTABLE CURBS. IF USING A MOUNTABLE CURB, A DETAIL OF SUCH MUST BE SHOWN
5	OCCUPANCY TYPE PER CODE OF ALL FLOORS OF EACH BUILDING	13	TURNING RADIUS FOR FIRE DEPARTMENT APPARATUS AROUND THE SITE
6	INDICATE WHICH BUILDINGS WILL HAVE A SPRINKLER SYSTEM, THE APPROXIMATE LOCATION OF THE FIRE DEPARTMENT (FOC) & SIAMESE CONNECTION	14	ALL UTILITY POLES IF THE INCOMING SERVICES ARE NOT UNDERGROUND
7	INDICATE WHICH BUILDINGS WILL HAVE STANDPIPES	15	FENCES AND GATES. MUST INDICATE LOCKED OR UNLOCKED FOR THE N/A GATES, IF GATES ARE TO BE LOCKED, CLARIFY HOW EMERGENCY UNITS WILL GAIN ACCESS.
8	INDICATE WHICH BUILDINGS WILL HAVE A FIRE ALARM SYSTEM. SHOW THE APPROXIMATE LOCATION OF THE ANNUNCIATOR PANEL	16	IF THE PROJECT INCLUDES WOOD FRAME PRIVATE GARAGES, THE REQUIRED CLEARANCES TO THE LOT LINES PER 4(13-96-280) MUST BE SHOWN

DATE 6/12/2025

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United States

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700 W CHICAGO AVE

CHICAGO

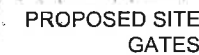
ILLINOIS

**FIRE DEPARTMENT  
CHECK LIST**

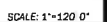


SCALE





DATE: 07-30-25

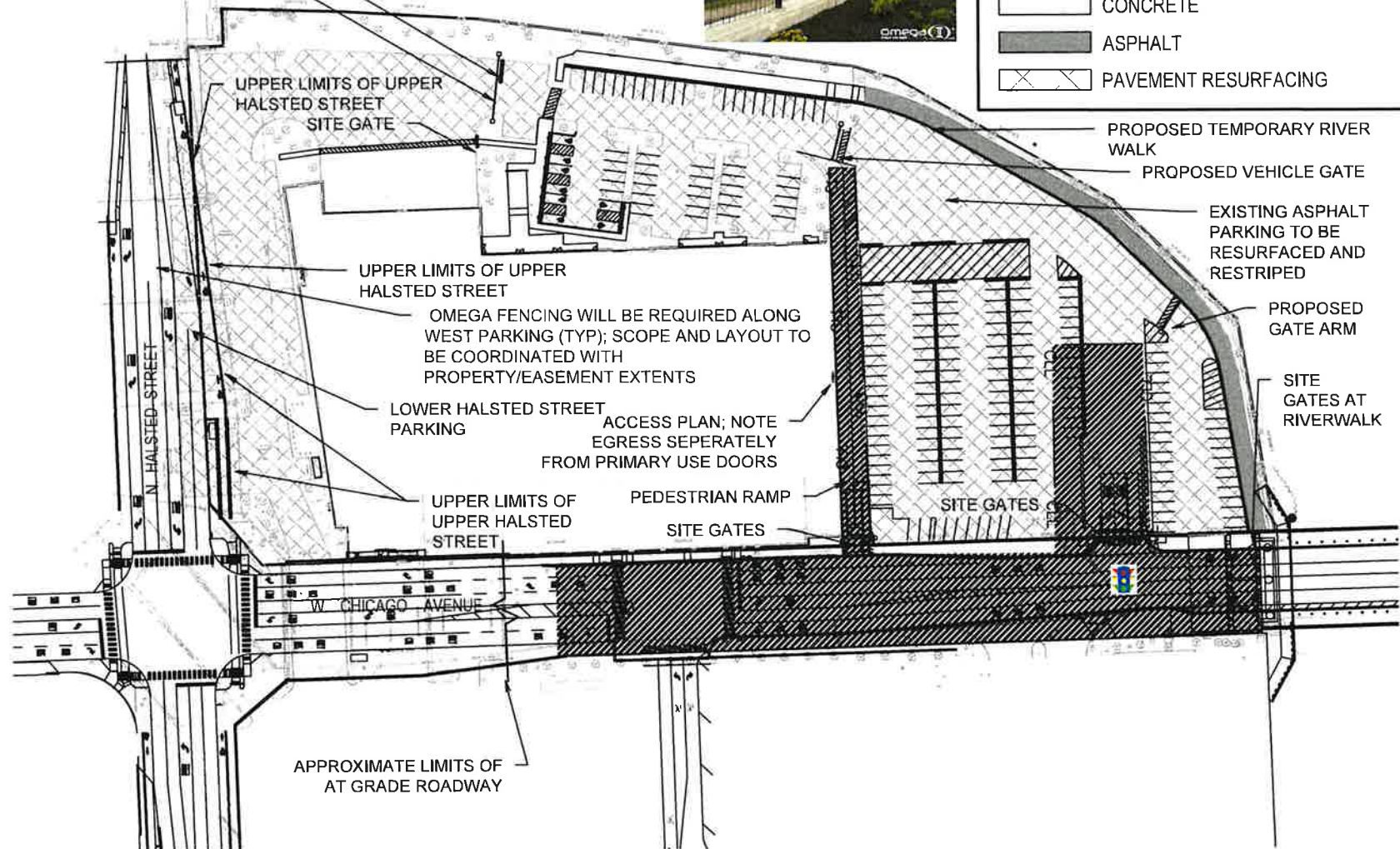




PROPOSED INTERIOR  
K-RAIL FOR LIGHTING  
PROPOSED VEHICLE GATE



LEGEND	
	K-RAIL WITH LIGHTING
	WORK TO BE PERFORMED BY CDOT
	FENCE
	GATE ARM
	CONCRETE
	ASPHALT
	PAVEMENT RESURFACING



7325 Jones Avenue  
Woodridge, IL 60517  
630.724.9200 phone  
www.v3co.com

700 W. CHICAGO

CHICAGO

ILLINOIS

HARDSCAPE PLAN EXHIBIT



SCALE: 1"=120'-0"

N:\2025\250038\250038.01\Drawings\ACAD\LD\S02\Misc Drawings\Minor Mods Files\Landscape-Hardscape.dwg

6/12/2025



(1) BETULA NIGRA  
 REMOVE (51) TAXUS  
 X MEDIA 'NIGRO'  
 REPLACE ALL GROUND  
 COVER FROM ADA  
 RAMP HERE  
 REMOVE (1) HALEZIA CAROLINA  
 (20) PANICUM VIRGATUM  
 (2) BETULA NIGRA  
 (10) PANICUM VIRGATUM  
 REMOVE (1) TILIA CORDATA  
 (1) BETULA NIGRA  
 REMOVE (2) FRAXINUS  
 PENNSYLVANICO  
 (2) BETULA NIGRA  
 REMOVE (1)  
 SALIX ALBA

LEGEND	
•	452 SHRUBS REMOVED
○	43 PROPOSED
○	11 TREES REMOVED
○	11 PROPOSED
✕	TREES REMOVED
	LANDSCAPE REMOVAL AREAS
	K-RAIL WITH LIGHTING
	WORK TO BE PERFORMED BY CDOT

REMOVE (48) NEPETA  
 MUSSINII

REMOVE (5)  
 BETULA  
 PLATYPHYLLA  
 JAPONICA

REMOVE (56)  
 NEPETA MUSSINII  
 REMOVE (16)  
 COTONEASTER  
 HORIZONTALIS

QUERCUS ROBUR  
 FASTIGIATA  
 NYSSA SYLVATICA  
 REMOVE (120)  
 EUONYMUS FORTUNEI  
 QUERCUS ROBUR  
 FASTIGIATA  
 REMOVE (112) GOLIUM  
 ODORATUM  
 REMOVE (8) KERRIA  
 JAPONICA

PEDESTRIAN RAMP

REMOVE (1)  
 PLATYPHYLLA  
 JAPONICA  
 NYSSA SYLVATICA

REMOVE (11)HYDRANGEA  
 ARBORESCENS  
 (1) COTONEASTER  
 HORIZONTALIS  
 (1)CORNUS ALBA  
 (22) HOSTA

(10) PANICUM VIRGATUM

NOTE: TREES REMOVED AND LANDSCAPE  
 REMOVAL AREA INFORMATION FROM  
 "SUNDAY PACKAGING FACILITY"  
 CONSTRUCTION RECORD DOCUMENTS  
 DATED JANUARY 24, 2003



7325 Janes Avenue  
 Woodridge, IL 60517  
 630.724.9200 phone  
 www.v3co.com

CHICAGO

700 W. CHICAGO

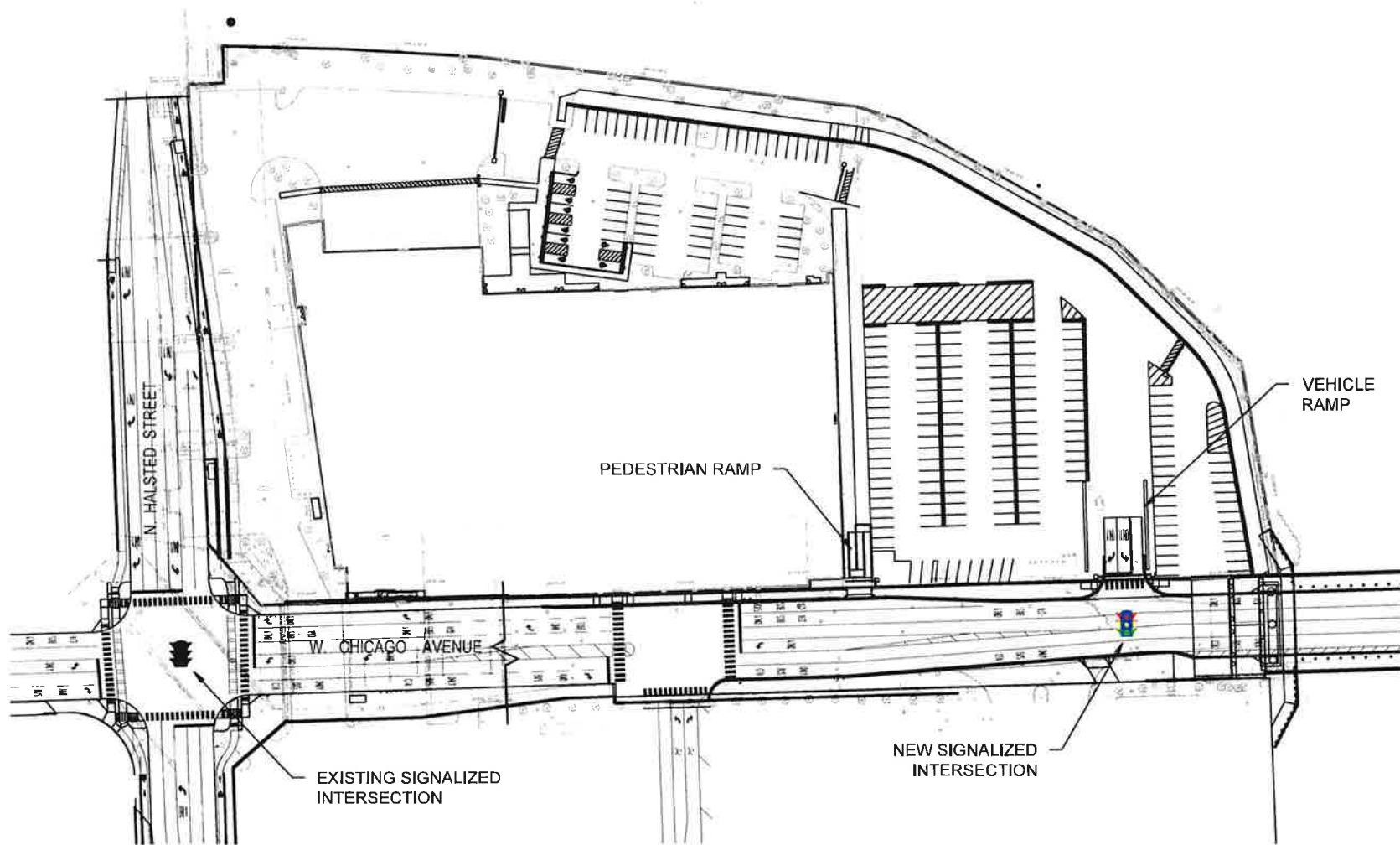
ILLINOIS

LANDSCAPE PLAN EXHIBIT



SCALE: 1"=120'-0"





7325 Jones Avenue  
Woodridge, IL 60517  
630.724.9200 phone  
www.v3co.com

CHICAGO

700 W. CHICAGO

ILLINOIS

INFRASTRUCTURE EXHIBIT

DATE: 06-12-25



SCALE: 1"=150'-0"



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

February 7, 2025

John McReynolds  
Senior Vice President, External Affairs  
Universal Destinations & Experiences  
John.Reynolds@uniparks.com

**Re: Opinion response for PD 1399, 700 W. Chicago Avenue**

Dear Mr. McReynolds:

In response to your recent request, please be advised the subject property is zoned Waterway Residential Business Planned Development Number 1399 ("PD 1399"). The property is located within the North Branch Corridor Overlay District, Subdistrict C. According to your request, Universal Destinations & Experiences ("UDX") is considering leasing the subject property for the purposes of creating an immersive entertainment venue within the existing building.

UDX is proposing a themed entertainment venue that will provide patrons with a story-driven immersive horror experience, consisting of live performances by actors located throughout the venue comprised primarily of several rooms containing mazes. Each maze will be a separate themed experience with its own horror-related storyline. The venue will include eating and drinking areas featuring costumed bartenders and food service workers performing in character and may include one or more stages for theatrical performances. The remainder of the proposed entertainment venue will include ancillary spaces, such as a kitchen, makeup, wardrobe, rehearsal space, a small retail store with merchandise related to the particular storylines, restrooms, staff lounge/backstage area, storage space, and administrative offices. Entrance to the venue will be ticket-based, with patrons purchasing tickets for specific entry time blocks on a given day. The proposed venue's expected capacity is 1,000 persons or more.

Based on the information submitted, it is our opinion that the proposed use would be defined as entertainment and spectator sports, large venue and will require approval of a minor change, pursuant to Statement 13 of PD 1399. Eating and drinking along with general retail sales would be allowed as accessory uses to the principal use, in conformance with Section 17-9-0201-B of the Zoning Ordinance.

The pending PD 1399 amendment under document #O2023-0002795, incorporating the records and findings from the approved Plan Commission hearing of June 20, 2024, would allow the proposed entertainment and spectator sports, large venue and will require approval of a minor change, pursuant to Statement 12 of the pending PD 1399 amendment.

The subject property is located along the Chicago River and the proposed interim riverwalk improvements, as attached, shall comply with the river requirements, pursuant to Statement 16

of the Planned Development and Statement 18 of the pending PD 1399 amendment. The improvements depicted will allow for public access at the riverwalk entry point located at the easterly southern boundary of the property. UDX shall provide their own liability insurance for the riverwalk together with all other operations and amenities on site. All maintenance requirements for the riverwalk would be the responsibility of UDX.

Please be advised that the infrastructure improvements, as outlined in Statement 3 of PD 1399, are not applicable to this project and will not be required as a part of UDX's development of the site. Additionally, the industrial conversion fee referenced in Statement 21 of PD 1399 will also not be required as a part of the project, since the project is an exempt interim use that does not include any expansion of the existing building footprint.

Sincerely,

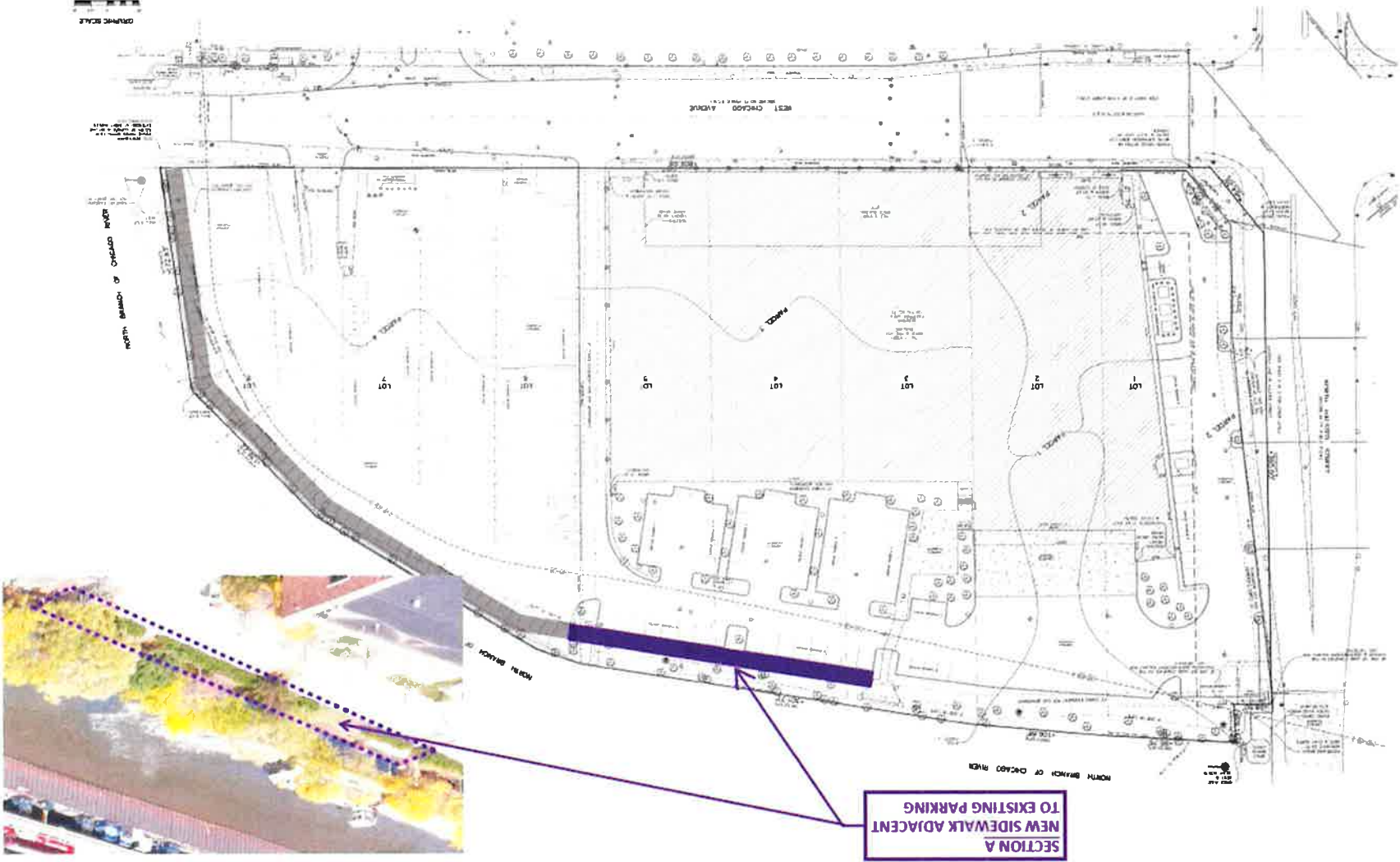


Patrick Murphey  
Zoning Administrator

PM:tm

Cc: Kyle Bartlett, Patrick Murphey, Noah Szafraniec, Main file

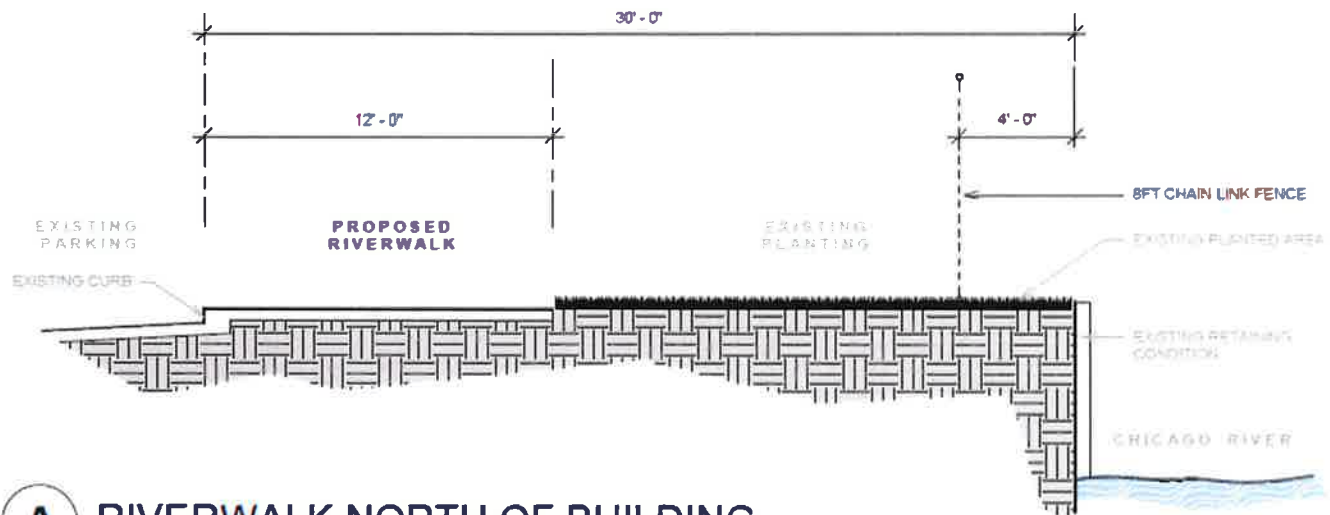
Attachments: Riverwalk



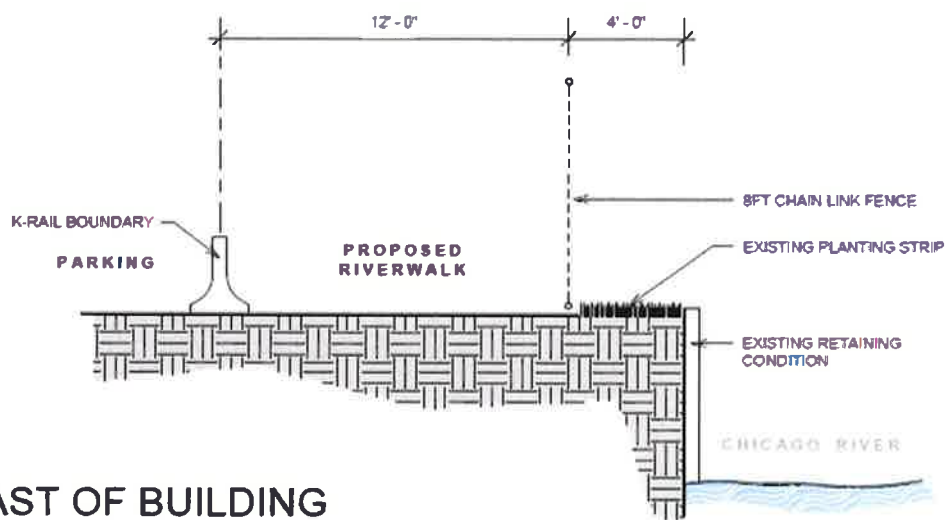
12/13/24







**A** RIVERWALK NORTH OF BUILDING



**B** RIVERWALK EAST OF BUILDING



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

May 2, 2024

Agnes Plecka  
Jaffe & Berlin  
111 W. Washington St., Suite 900  
Chicago, IL 60602

**Re: Opinion response for PD 1399, 700 W. Chicago Avenue**

Dear Ms. Plecka:

In response to your recent request, please be advised that the subject property is zoned Waterway Residential Business Planned Development Number 1399 ("PD 1399") and located within the North Branch Corridor Overlay District, Subdistrict C.

The subject property at 700 W. Chicago Ave. is improved with a commercial building with approximately 120,000 square feet of floor area and an outdoor parking area. According to your request, your client is seeking to lease approximately 30,000 SF within the existing building and establish a temporary, immersive themed cultural and entertainment experience. The use would be operated on a temporary basis with an estimated operational period of three months, from Oct. 2024 to Jan. 2025. The use may include interactive games (mini golf, laser tag, and/or other similar participant activities), and scenery and photo opportunities for spectators and participants (both children and adults). Timed entries would occur every 30 minutes and there would be a maximum ticketing capacity of 100 guests every 30 minutes. The operator would either apply for an incidental liquor license to allow a themed bar area serving pre-prepared snacks and liquor for on-site consumption or instead provide such food and liquor via catering vendors with their own liquor license.

Based on the information submitted, it is our opinion that the proposed use would be defined as indoor participant sports and recreation. Pursuant to Statement 5 of PD 1399, indoor participant sports and recreation is not a permitted use. Therefore, the proposed temporary use is not allowed at the subject site.

Sincerely,

  
Patrick Murphey  
Zoning Administrator

PM:tm

C: Noah Szafraniec, Mike Marmo, Janice Hill, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

April 19, 2023

Jack George  
Akerman LLP  
71 S. Wacker Dr., 47<sup>th</sup> Floor  
Chicago, IL 60606

**Re: Opinion response for PD 1399, 700 W. Chicago Avenue**

Dear Mr. George:

In response to your recent request, please be advised that the subject property is zoned Waterway Residential Business Planned Development Number 1399 ("PD 1399") and located within the North Branch Corridor Overlay District, Subdistrict C. According to your request letter, S2BN is planning to lease the subject property for five years and create an entertainment venue within the existing building.

Their core business is focused on timed, ticketed exhibitions similar to museum exhibitions. They expect the shows/exhibitions would run during the hours of 11 am to 8pm every day with between 100-200 guests per hour during the week. On weekends, they expect between 300-400 guests per hour. Time frames for entry would be every 15 to 30 minutes throughout the day.

In addition to exhibitions, they would like to include the option to host or rent the space for occasional larger scale events including but not limited to: galas, fundraisers, corporate and nonprofit events, art exhibits, one-off concerts, performances, small trade shows, commercial shoots, etc. Per your request, you state these could be potentially larger in scale, but they would most likely occur during non-rush hour periods.

Based on the information submitted, it is our opinion that based on a capacity greater than 1,000, the proposed use would be defined as entertainment and spectator sports. PD 1399 allows for the redevelopment of the site with 4 towers and this proposed interim use will require approval of a minor change, pursuant to Statement's 5 and 13 of PD 1399.

Sincerely,



Patrick Murphy  
Zoning Administrator

PM:tm

C: Noah Szafraniec, Mike Marmo, Janice Hill, Main file



March 18, 2021

Jack George  
Akerman LLP  
71 S. Wacker Dr., 47<sup>th</sup> Floor  
Chicago, IL 60606

**Re: Opinion response for PD 1399, 700 W. Chicago Ave.**

Dear Mr. George:

In response to your recent request, please be advised that the subject property is currently zoned Waterway Residential Planned Development Number 1399 ("PD 1399") and located within the North Branch Corridor Overlay District, Subdistrict C. Your client and the property owner, a venture between Tribune Real Estate Holdings and Riverside Investment and Development, is seeking confirmation that their proposed use of the subject property is permitted within PD 1399.

The 309,277 SF site is improved with an approximately 120,000 SF facility known as Freedom Center North, and which has been used as a distribution center by the Chicago Tribune. Per your letter, up to 150 employees worked three shifts at its peak, and there are up to 20 distribution trucks currently using the site, the majority of which are 53-foot long trailers. The new proposed use of the site would involve 26-foot long trucks bringing merchandise that would then be distributed to nearby customers via electric cargo bikes (e-bikes). There would be eight box trucks coming to the site up to 10 times per day, equaling 80 trips, each way. The majority of truck deliveries would occur between 10:00 am and 5:00 pm. There would be 75 delivery vehicles on-site performing deliveries up to three times per day, equaling as many as 225 e-bike trips, each way. The estimated delivery radius of the e-bikes would be no greater than three miles. In accordance with the underlying DX-5 zoning, there would be 96 automobile parking spaces on the site to serve the anticipated employees.

Based on the information submitted, the Chicago Tribune has continued to use the site for distribution while waiting for the proposed PD improvements to be built. They are now ceasing distribution from this site and the new proposed distribution use will not result in an increase in intensity. Pursuant to Sections 17-4-0207-QQ and WW of the Zoning Ordinance, general retail sales and warehousing are permitted in the underlying DX zoning district. However, under this proposal, customers will not actually be visiting the site to purchase merchandise. Finally, Statement No. 5 of PD 1399 does not specifically prohibit the proposed use. Therefore, it is our opinion that the existing, non-conforming, warehouse and distribution use may continue in a different and less intensive form, and as described above. However, please be advised that that approval of this interim use does not result in the PD rights being vested, pursuant to Statement No. 23 of PD 1399 and Section 17-13-0612 of the Zoning Ordinance.

Sincerely,



Patrick Murphey  
Zoning Administrator

C: Mike Marmo, Erik Glass, Janice Hill, Noah Szafraniec, Main file

*Reclassification Of Area Shown On Map No. 3-F.*  
(As Amended)  
(Application No. 19345)  
(Common Address: 640 -- 740 W. Chicago Ave.  
And 801 -- 843 N. Halsted St.)

WRB1399

[SO2017-6176]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M3-3 Heavy Industry District and DS-5 Downtown Service District symbols and designations as shown on Map Number 3-F in the area bounded by:

the north branch of the Chicago River; West Chicago Avenue; and North Halsted Street,

to the designation of the DX-5 Downtown Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all DX-5 Downtown Mixed-Use District symbols and designations as shown on Map Number 3-F in the area bounded by:

the north branch of the Chicago River; West Chicago Avenue; and North Halsted Street,

to the designation of a Waterway Residential Business Planned Development, 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 and after its passage and due publication.

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

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1399 (Planned Development) consists of approximately 309,277 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, Riverside/700 West Investors 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 of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
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 Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

The Applicant commits to provide and fully-fund the following Phase I infrastructure improvements prior to issuance of the final Certificate of Occupancy of Phase I of the development. All infrastructure improvements will be subject to review and approval by the Department of Transportation and 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.

- Installation of a new traffic signal at the proposed site access driveway on Chicago Avenue.
- Sponsorship and provision of a 15 dock Divvy bikeshare station within the Planned Development boundaries at the eastern boundary of the site.
- The Applicant will contribute \$1,000,000 towards CDOT traffic signal infrastructure improvements at the Chicago-Halsted and the Chicago-Milwaukee-Ogden intersections impacted by the development to mitigate impacts from the development on intersections identified in the traffic study, which shall constitute full satisfaction of Applicant's financial contribution towards the Phase I infrastructure improvements except for the costs to fully-fund the installation of a new traffic signal at the proposed site access driveway on Chicago Avenue and the sponsorship of a 15 dock Divvy bikeshare station to be located at the eastern boundary of the site.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development. Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and

approval of the Departments of Planning and Development (DPD) and Transportation (CDOT). 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 Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation. The Applicant shall enter into an agreement with the Department of Transportation to implement the provisions of this Statement 3. Such agreement shall be recorded against the Property prior to the issuance of any Part II Approval.

4. This plan of development consists of 23 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Right-of-Way Adjustment Map; Site Survey; Subarea Map; Phasing Diagram; Phase One and Full Buildout Site Plan/Ground Floor Plan; Accessory Parking Map; Landscape Plan; Riverwalk/Path Plan; Roof Plan; Building Sections and Building Elevations (North, South, East and West) prepared by Goettsch Partners - Architects and dated January 18, 2018, submitted herein. Full-sized 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. In each of the following Subareas, the following uses shall be permitted in this Planned Development:

Subarea I (East Tower): office, eating and drinking establishments, outdoor patio, food and beverage retail sales and retail sales, financial services, fitness facilities, entertainment large venue, accessory parking, boat dock, co-located wireless communication facilities and accessory and related.

Subarea II (Central East Tower): multi-unit residential, hotel, office, eating and drinking establishments, outdoor patio, food and beverage retail sales and retail sales, financial services, fitness facilities, entertainment large venue, accessory parking, boat dock, co-located wireless communication facilities and accessory and related, provided that in the event Subarea II is improved with a non-residential building, Applicant shall provide written notice thereof pursuant to Section 17-13-0107-A of the Chicago Zoning Ordinance as applicable to zoning map amendments as part of the Site Plan Review application.

Subarea III (Southwest Tower): office, eating and drinking establishments, outdoor patio, food and beverage retail sales and retail sales, financial services, fitness facilities, entertainment large venue, accessory parking, co-located wireless communication facilities and accessory and related.

Subarea IV (Northwest Tower): office, eating and drinking establishments, outdoor patio, food and beverage retail sales and retail sales, financial services, fitness facilities, entertainment large venue, accessory parking, boat dock, co-located wireless communication facilities and accessory and related.

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 Chicago 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 Chicago Zoning Ordinance shall apply, except grade shall be defined as plus twenty-eight (+28) feet Chicago City Datum, plus or minus six ( $\pm 6$ ) feet in respect to design conditions. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 309,277 square feet.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, 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.
- \*11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. 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.
12. 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 13-32-085, or any other provision of the Municipal Code of Chicago.

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\* Editor's Note: Section 10 missing in original document.

13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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.
14. 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.
15. 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, conserves energy and maximizes the preservation of 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.
16. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contain in the Chicago Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. The Applicant also acknowledges the river development Design Guidelines of the North Branch Framework Plan that build upon the North Branch Industrial Corridor's unique natural and built environment. To further these goals, the Applicant agrees to: (a) provide a minimum landscaped 30-foot wide river setback and continuous riverside trail for both pedestrians and bicyclists as indicated on the Phasing Diagram, Phase One and Full Buildout Site Plan, Landscape Plan and Riverwalk/Path Plan; (b) provide a riverfront park with active uses and river overlooks as indicated on said plans; and (c) permit connection of such setback and trail to the setback and trails of adjacent properties when the river edges of the adjacent properties are similarly improved. The Applicant shall permit un-gated public access to the river setback and to the riverfront park, and provide signage at park and river trail entries that the riverwalk and riverfront park is open to the public during typical Chicago Park District hours. All improvements within the river setback for a particular phase must be substantially completed prior to receipt of Certificate of Occupancy for the principal building of such phase, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate. The Applicant agrees to provide and maintain interim native wildlife landscaping to Phase 2, 3, and 4 prior to buildout of these respective subareas. The final design of the interim landscaped areas require

approval from the Department of Planning and Development, and are not required to be publicly accessible.

17. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Subareas II, III, and IV, the Applicant shall submit a site plan, landscape plan and building elevations for the specific Subarea(s) for review and approval in accordance with the Site Plan Review provisions of Section 17-13-0800 of the Chicago Zoning Ordinance. Review and approval by DPD and review by the Chicago Plan Commission for a courtesy presentation and comment is intended to assure that specific development components substantially conform with the Planned Development (P.D.) and to assist the City in monitoring ongoing development. Subarea Site Plan Review approval submittals pursuant to Section 17-13-0800 need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest Subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

DPD shall not issue Part II Approval for Subareas II, III, and IV of the Property until Site Plan Review approval has been granted. If DPD determines that the Site Plan Review submissions are in substantial compliance with the Planned Development, such submissions must then be reviewed by the Chicago Plan Commission at a public meeting but shall not require review or approval by the City Council. Following review and comment by the Chicago Plan Commission, the Zoning Administrator shall issue written approval of the applicable Subarea Site Plans and the approved submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the P.D.

After approval of a Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 13. In the event of any inconsistency between approved Subarea Site Plans and the terms of the P.D., the terms of the P.D. shall govern. Any Subarea Site Plan Review application shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the propose improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s);
- statistical information applicable to the subject Subarea, including floor area,
- the applicable floor area ratio, uses to be established, building heights and setbacks; and
- updated Traffic Study.



Subarea Site Plan Review applications shall include all other information necessary to illustrate conformance with the P.D.

18. In order to encourage architectural diversity and excellence in design, DPD will encourage the Applicant to continue to evolve the design of Subareas II, III and IV during Site Plan Review. The Applicant will ensure that each of Subareas II, III and IV, or any sub-parcel thereof substantially complies with the North Branch Framework and Design Guidelines (NBF) as part of the Site Plan Review process. Revisions and modifications to the site plan, landscape plan and building elevations must be substantially consistent with the NBF.

The Applicant acknowledges the potential alignments for a multi-modal trail, transitway and other potential transportation improvements ("Transportation Improvements") through and adjacent to the Property. The Applicant agrees to identify the Transportation Improvements on the Subarea Site Plans developed during the Site Plan Review process and to provide an easement on, across and through the Property as necessary to accommodate the Transportation Improvements as provided herein. The Applicant and the City of Chicago agree to cooperate on the final location of the Transportation Improvements through the Planned Development site. The Transportation Improvements are meant to improve connectivity and access to the Planned Development site and to other development sites near the Planned Development. The Transportation Improvements shall not adversely affect operations or security of the buildings within the Planned Development. Any modifications that result from these discussions shall be made pursuant to the minor change provisions of Section 17-13-0611.

19. The Applicant acknowledges and agrees that the rezoning of the Property from the DS-5 and M3-3 zoning districts to the DX-5 zoning district, and then to this Planned Development (P.D.), for construction of the Project triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or the "ARO"). The Applicant further acknowledges and agrees that the Property is located in the Near North/Near West Pilot Area, pursuant to Section 2-45-117 of the Municipal Code (the "Near North/Near West ARO Pilot Area Ordinance" or the "Pilot"). The Near North/Near West Pilot Area is divided into two zones: the Near North Zone and the Near West Zone. The Property is located in the Near North Zone. In the Near North Zone, pursuant to ARO, the percentage of units in a residential housing project required to be affordable for a period of 30 years, whether rental or for-sale, is increased from 10 percent to 20 percent. Any developer of a residential housing project in the Near North Zone must provide the first 10 percent of units required to be affordable (the "First Units") either: (i) in the residential housing project, or (ii) with the approval of the Commissioner of the Department of Planning and Development (the "Commissioner"), in an off-site location within two miles of the Property and in the same or a different higher income area or downtown district, or (iii) any combination of (i) and (ii). In addition, the developer must provide the second 10 percent of units required to be affordable (the "Additional Units") either: (i) in the residential housing project, or (ii) with the Commissioner's approval, in an off-site location anywhere within the Near North/Near West Pilot Area,



regardless of distance from the project or income area, or (iii) any combination of (i) and (ii). The project has a total of 310 housing units. As a result, the Applicant's affordable housing obligation is 62 affordable units (20 percent of 310), consisting of 31 First Units and 31 Additional Units. Applicant has agreed to satisfy its affordable housing obligation by providing the First Units and the Additional Units in the rental building to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto. In accordance with the ARO Pilot, the Applicant is required to lease the First Units to households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income ("AMI") at prices affordable to households at such income level, and the Additional Units to households earning up to 80 percent or 100 percent of AMI, as determined by rule and approved by the Commissioner, at prices affordable to households at such income level. If the Applicant subsequently reduces (or increases) the number of housing units in the project, or elects to build a for-sale project instead of a rental project, or (with the Commissioner's approval) elects to construct off-site units instead of on-site units, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval. DPD may adjust the requirements to reflect any such change without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner may enforce remedies for any breach of this Statement 19, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

20. Applicant commits to provide and fully-fund the Phase I, Phase II, Phase III and Phase IV traffic demand measures and infrastructure improvements, as detailed in the attached Traffic Demand Measures and Area Infrastructure Improvements Exhibit (all such measures and improvements are collectively referred to herein as the "Improvements"). The funding, design and provision of all such Improvements are the responsibility of the Applicant and its successors and assigns, subject to review and installation scheduling by the Department of Transportation. The Applicant must design and construct the Improvements in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago.

The Applicant agrees to provide access to the Department of Transportation and its contractors to undeveloped portions of the Planned Development site for access, storage, staging and other planning and construction activities of any future Transportation Improvements adjacent to the Property to the extent such access

does not interfere with the future use and development of such undeveloped portions of the Property.

The Applicant shall enter into an agreement with the Department of Transportation to implement the provisions of this Statement 20. Such agreement shall be recorded against the Property prior to the issuance of the issuance of Part II Approval for any Subarea.

21. The Applicant acknowledges that the Property is located in the North Branch Industrial Corridor Conversion Area, and has undergone a "rezoning" within the meaning of Chapter 16-8 of the Municipal Code (the "Industrial Corridor System Fund Ordinance"). As a result of this rezoning, the Planned Development is subject to the conversion fee provisions of the Industrial Corridor System Fund Ordinance. The purpose of the conversion fee is to mitigate the loss of industrial land and facilities in conversion areas by generating funds for investment in receiving industrial corridors in order to preserve and enhance the City's industrial base, support new and expanding industrial uses, and ensure a stable future for manufacturing and industrial employment in Chicago. The Applicant is required to pay the conversion fee in full 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 conversion fee 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 amount of the conversion fee due prior to the issuance of a building permit shall be calculated based on the fee rate in effect at the time of payment. The Applicant shall record a notice against the Property to ensure that the requirements of the Industrial Corridor System Fund Ordinance are enforced in accordance with Section 16-8-100.
22. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the Applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the Applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and \*(ii) 50 percent City resident hiring (measured

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\* Editor's Note: Numbering sequence error; (i) missing in original document.

against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II Permit Review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

23. This Planned Development shall be governed by Section 17-13-0612. Commencement and completion of the proposed development of any subarea hereof shall toll the running of Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to DX-5 Downtown Mixed-Use District.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property  
Line Map; Site Plans; Ground Floor Plan; Parking Level 1 Plan;  
Parking Mezzanine Plan; Dimensioned Site Plan; East/West  
Sections 1 and 2; and North, South, East and West  
Building Elevations referred to in these Plan  
of Development Statements printed on  
pages 68785 through 68799  
of this *Journal*.]

2/28/2018

## REPORTS OF COMMITTEES

68779

Bulk Regulations and Data Table, 2015 Affordable Housing Profile Form and Traffic Demand Measures and Area Infrastructure Improvements referred to in these Plan of Development Statements read as follows:

*Waterway Residential Business Planned Development.*

*Bulk Regulations And Data Table.*

	Subarea I	Subarea II	Subarea III	Subarea IV	Total
Net Site Area:	159,162	29,033	52,043	69,037	309,277
FAR Building Area:	453,317	309,277	489,121	294,670	1,546,385
FAR <sup>[1]</sup> :	2.85	10.65	9.4	4.27	5.0
Height:	210 feet	315 feet	320 feet	210 feet	320
Maximum DU:	0	310	0	0	310 units
Maximum Parking:	196	19	77	180	472 stalls
Bike Parking:	125	125	125	125	500 racks
Minimum Loading:	2	2	2	0	6

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[1] The Maximum FAR Buildable Area as allocated to the subareas herein may be transferred and shifted among Subareas for future building projects as approved via Site Plan Approved pursuant P.D. Statement 17 hereof.

## FINAL FOR PUBLICATION

## 2015 Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO).

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: [kara.breems@cityofchicago.org](mailto:kara.breems@cityofchicago.org)

Date: January 3, 2018

## DEVELOPMENT INFORMATION

Development Name: 700 W. Chicago

Development Address: 640-740 W. Chicago Avenue, Chicago IL 60654

Zoning Application Number, if applicable: 19345

Ward: 27th

If you are working with a Planner at the City, what is his/her name?

Type of City Involvement  
check all that apply

☐ City Land

☒ Planned Development (PD)

☐ Financial Assistance

☐ Transit Served Location (TSL) project

☐ Zoning increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

☒ ARO Web Form completed and attached - or submitted online on

☐ ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel)

☐ If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf)

☐ If ARO units proposed are off-site, required attachments are included (see next page)

☐ If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

## DEVELOPER INFORMATION

Developer Name Riverside/700 West Investors, LLC

Developer Contact John O'Donnell

Developer Address 150 N. Riverside, Suite 1800

Email [jod@riversideid.com](mailto:jod@riversideid.com)

Developer Phone 312-788-1802

Attorney Name John J. George

Attorney Phone 312-870-8022

## TIMING

Estimated date marketing will begin TBD

Estimated date of building permit\* TBD

Estimated date ARO units will be complete TBD

\*note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)

Kara Breems, DPD

Developer/Project Manager

Date

1-12-18

Date

but developer must provide - and get our sign off - on unit details worksheet - before building permit.

## ARO Web Form

FINAL FOR PUBLICATION

**Applicant Contact Information**

Name: John O'Donnell

Email: jod@riversideid.com

**Development Information****Address****Submitted Date: 01/12/2018**

Address Number From: 640

Address Number To: 740

Street Direction: W

Street: Chicago Avenue

Postal Code: 60654

**Development Name, If applicable**

700 W. Chicago

Is your project in a Downtown Expansion Area and will you be rezoning to Downtown zoning?: Y

Was your Project approved by City Council or recommended for approval by the Plan Commission or Committee on Zoning before November 1, 2017?: No - PILOTS APPLY

**Information**

Ward: 27

ARO Zone: Downtown

Pilot Area: Near North

**Details**

Type of city involvement: Downtown Planned Development

Total Number of units in development: 310

Type of development: Rent

**Requirements**

First ARO Units Required: 31 Additional ARO Units Required: 31

**How do you intend to meet your ARO obligation for the First ARO Units?**

On-Site: 31

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units Committed: 31

**FINAL FOR PUBLICATION****How do you intend to meet your ARO obligation for the Additional ARO Units?**

Will the Units be 80% AMI or 100% AMI: 100% AMI

On-Site: 31

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units Committed: 31

*Traffic Demand Measures And  
Area Infrastructure Improvements.*

Phase I.

Traffic Demand Measures (TDM):

- Provide a 125 bike stall bike room in the base of the building, alone with facilities including lockers, storage and repair tools.
- Provide public bike parking within the Phase I subarea as depicted on the P.D. Exhibits.
- Provide a 15 dock Divvy Station to be located on the Chicago Avenue frontage at the eastern edge of the site as depicted on the P.D. Exhibits.
- Operate a commuter shuttle bus service during rush hour Monday through Friday to Ogilvie and Union Stations utilizing the existing service road through the Freedom Center site between Chicago Avenue and Grand Avenue.
- Provide priority parking spaces for car and van-pool program and car-sharing options on-site within the parking garage.
- Separate parking spaces from general lease agreements for office and residential tenants and charge market rate for parking on-site.
- Encourage tenants of the office building to provide transit subsidies to promote CTA/Metra ridership among employees.
- Encourage staggered work hours for tenants and employees to reduce traffic volumes during peak periods.

Phase II, III Or Phase IV.

Traffic Demand Measures:

- Provide a 125 bike stall bike room in the base of each building, along with facilities including lockers, storage and repair tools.



- Provide public bike parking within each subarea as depicted on the P.D. Exhibits, concurred with occupancy of each phase.
- Provide a 15 dock Divvy Station to be located on the Halsted Street frontage site as depicted on the P.D. Exhibits, concurrent with the delivery of Phase III.
- Provide a dock for a water taxi stop to be located at the northern border of the site along the east/west river frontage.
- Establish a Transportation Management Association (TMA) for tenants of the development to coordinate TDM measures,

Infrastructures Improvement (As Determined By The Phase II, Phase III And Phase Traffic Studies):

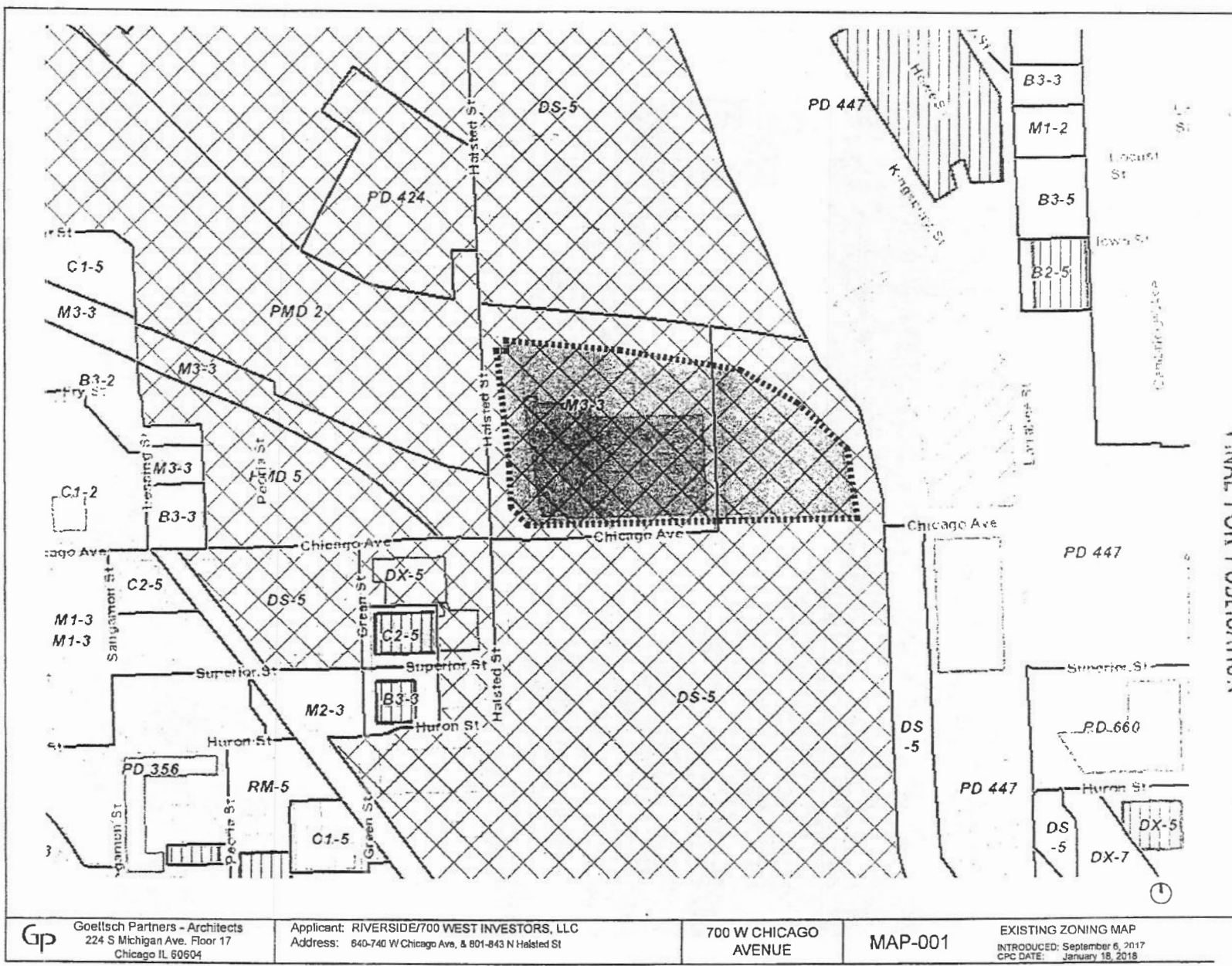
Intersection	Improvements
Halsted Street Entrance (Phase III)	<ul style="list-style-type: none"><li>-- Construct new entrance intersection as depicted on the P.D. Exhibits with three-quarter access with one lane in and a right turn only outbound lane entrance</li><li>-- modify stripping on Halsted to provide southbound left turn lane into the entrance</li><li>-- Provide international cross-walks</li></ul>
Halsted Street/North Branch Street	<ul style="list-style-type: none"><li>-- modify striping on Halsted to provide northbound left turn lane</li></ul>

2/28/2018

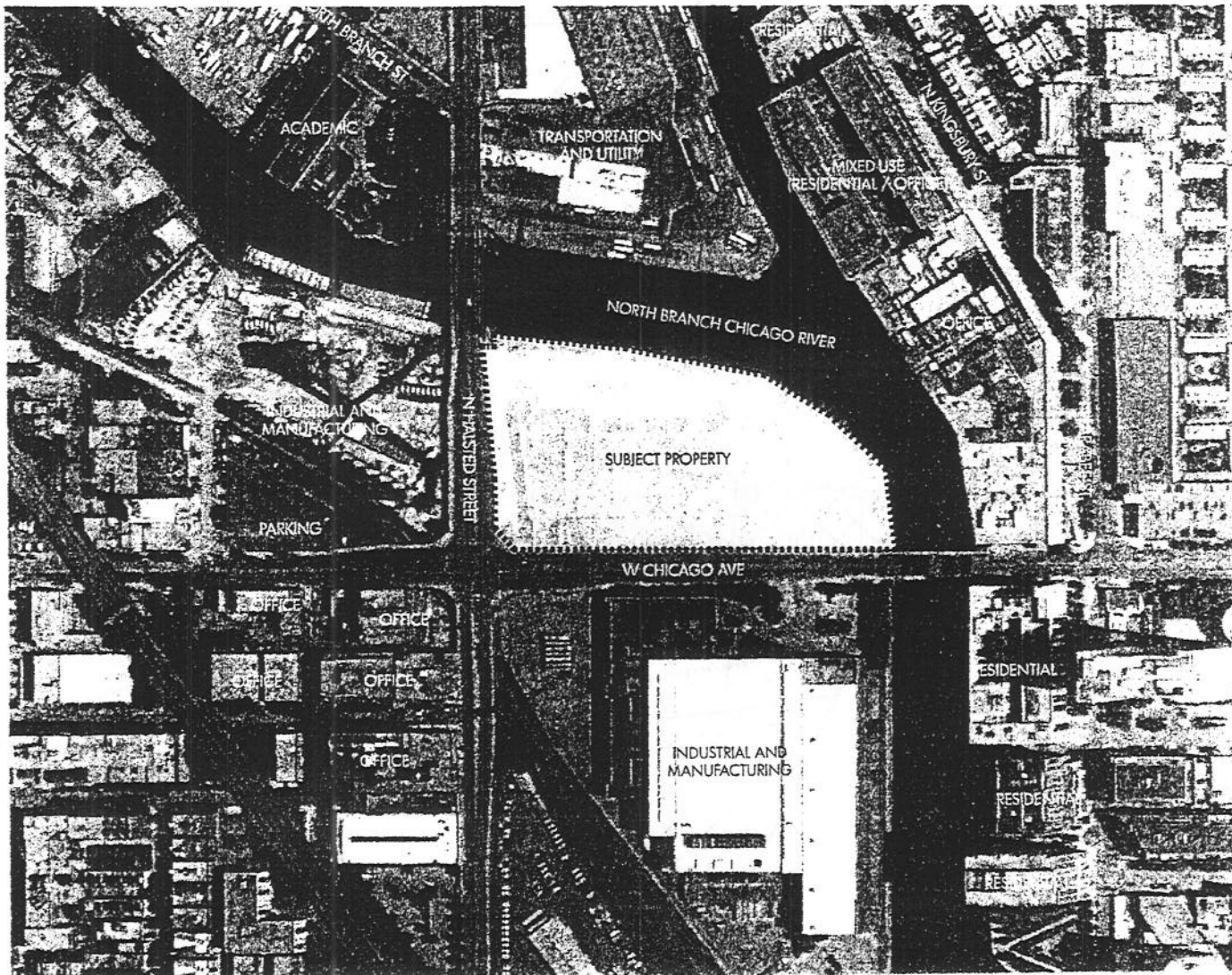
REPORTS OF COMMITTEES

68785

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①



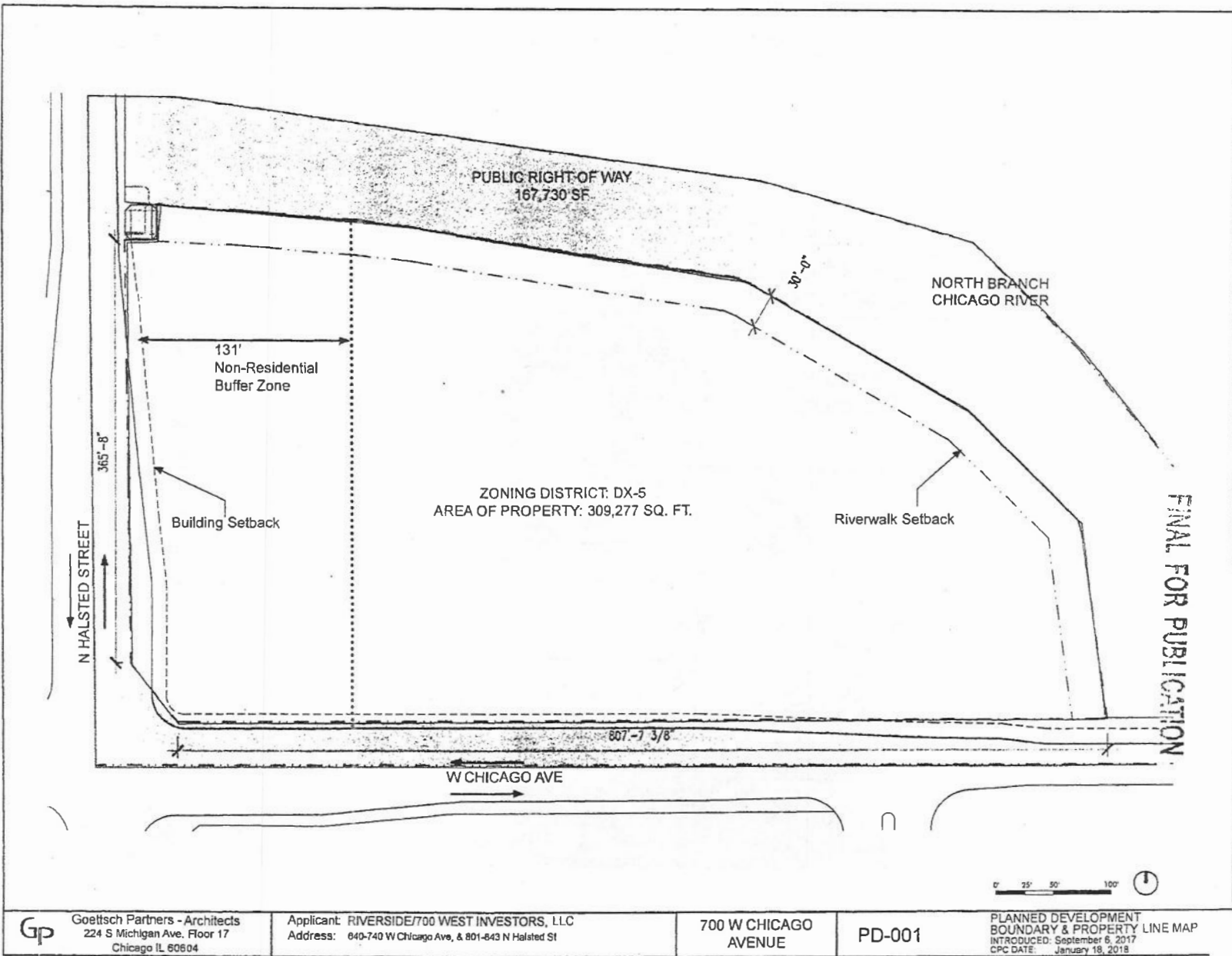
Goettsch Partners - Architects  
224 S Michigan Ave, Floor 17  
Chicago IL 60604

Applicant: RIVERSIDE/700 WEST INVESTORS, LLC  
Address: 640-740 W Chicago Ave, & 801-843 N Halsted St

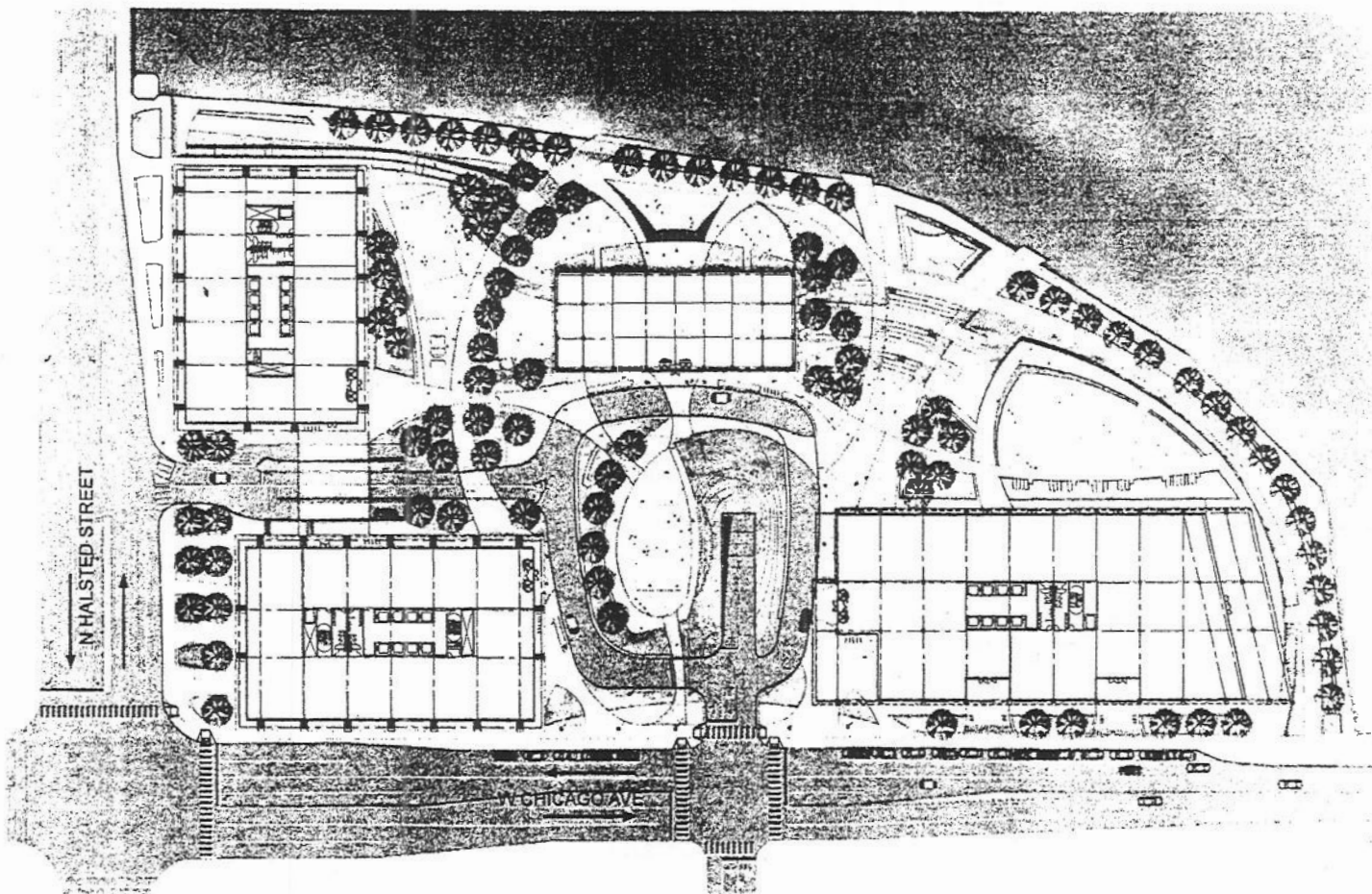
700 W CHICAGO  
AVENUE

MAP-002

EXISTING LAND USE MAP  
INTRODUCED: September 6, 2017  
CPC DATE: January 18, 2018



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0' 25' 50' 100' 1



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700 W CHICAGO  
AVENUE

PD-100

SITE PLAN  
INTRODUCED: September 8, 2017  
CPC DATE: January 18, 2018

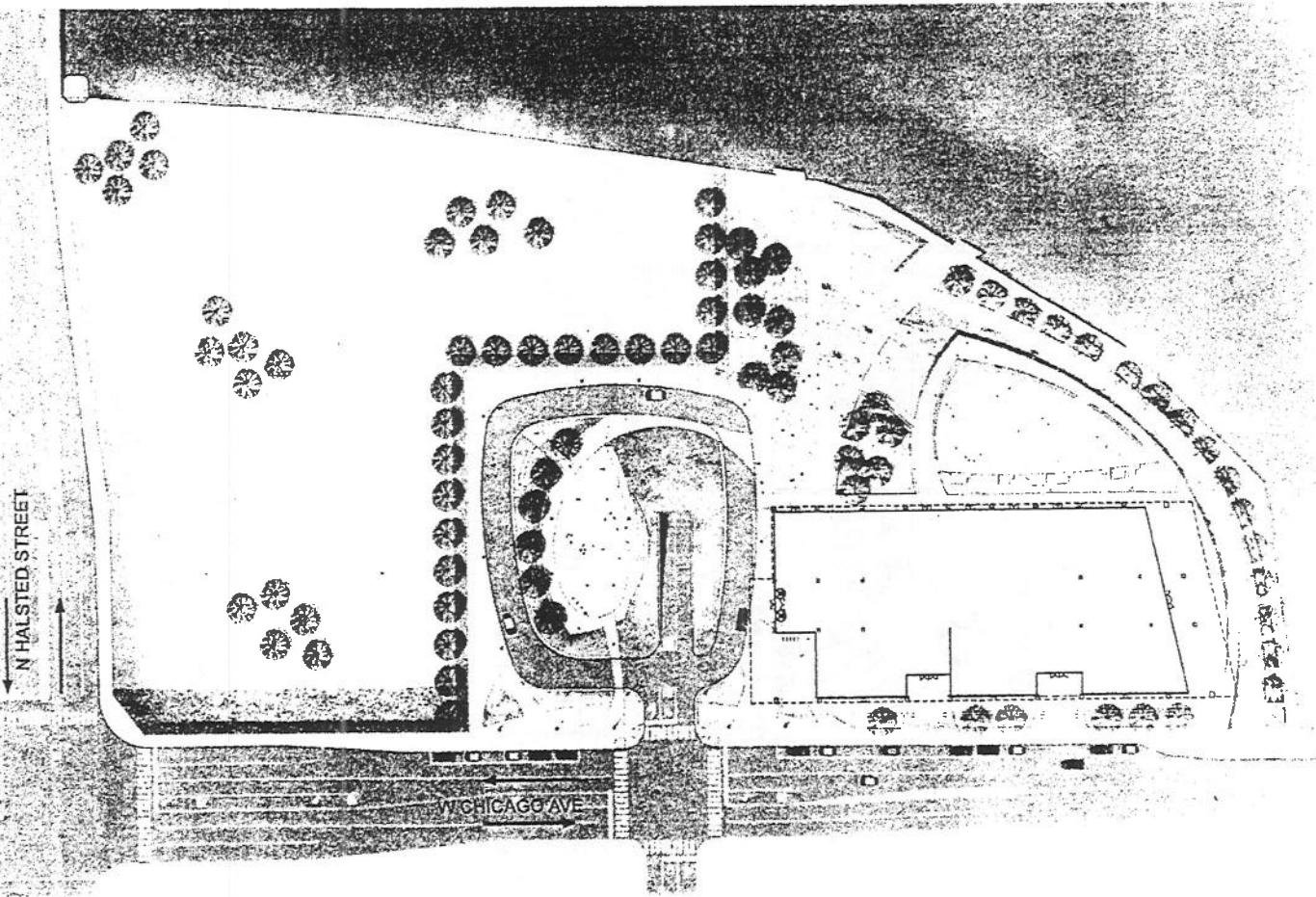


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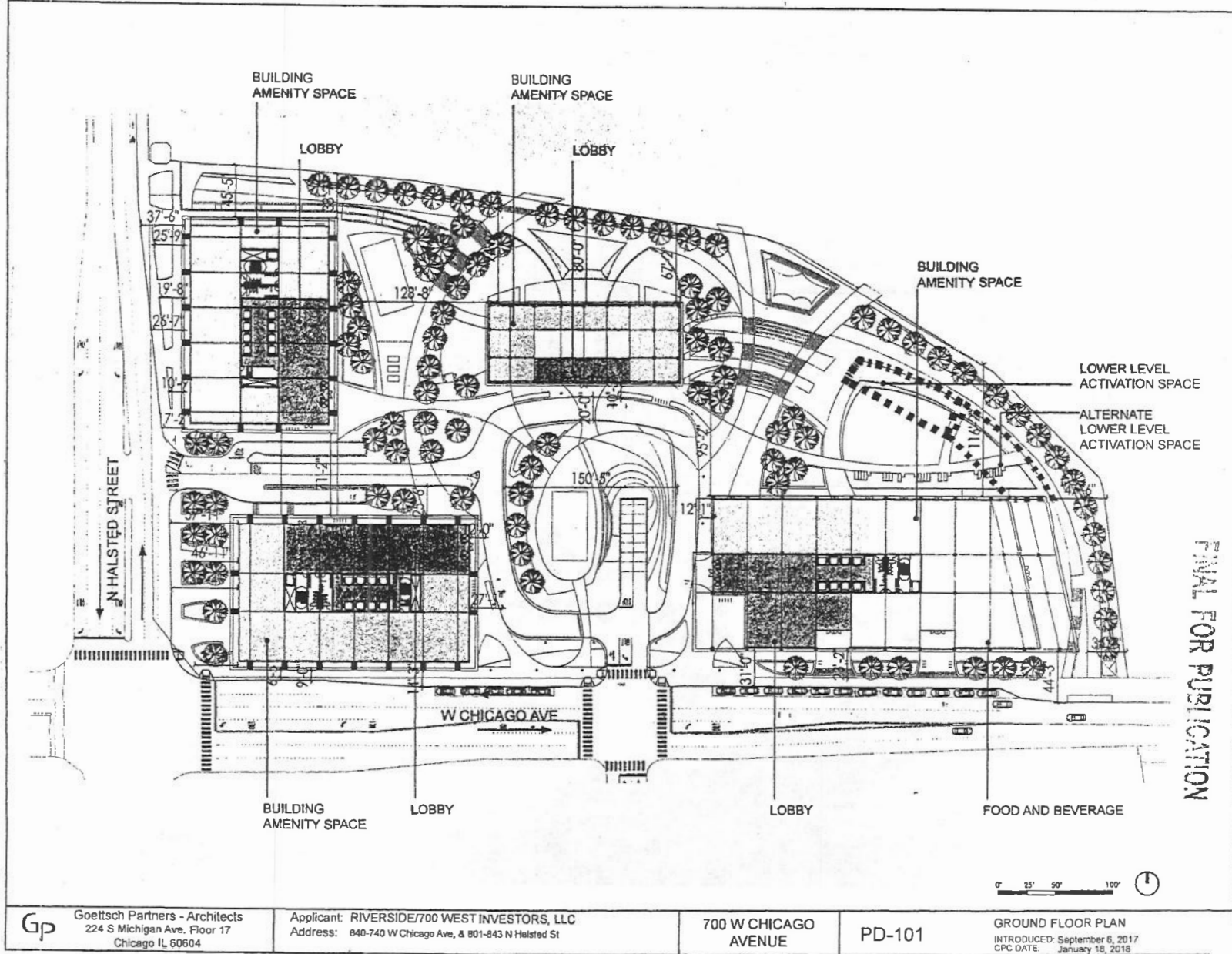
Goettsch Partners - Architects  
224 S Michigan Ave, Floor 17  
Chicago IL 60604

Applicant: RIVERSIDE/700 WEST INVESTORS, LLC  
Address: 640-740 W Chicago Ave, & 801-843 N Halsted St

700 W CHICAGO  
AVENUE

PD-501

SITE PLAN : PHASE 1  
INTRODUCED: September 6, 2017  
CPC DATE: January 18, 2018

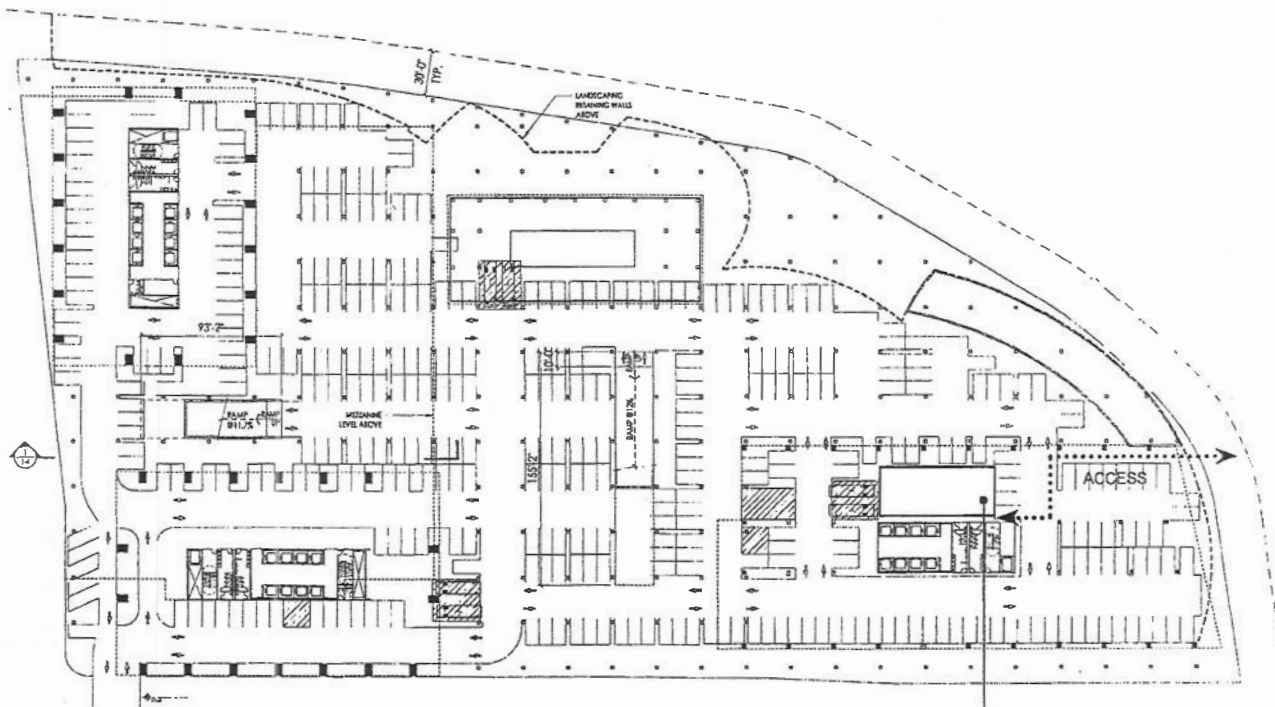



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0' 25' 50' 100' 



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700 W CHICAGO  
AVENUE

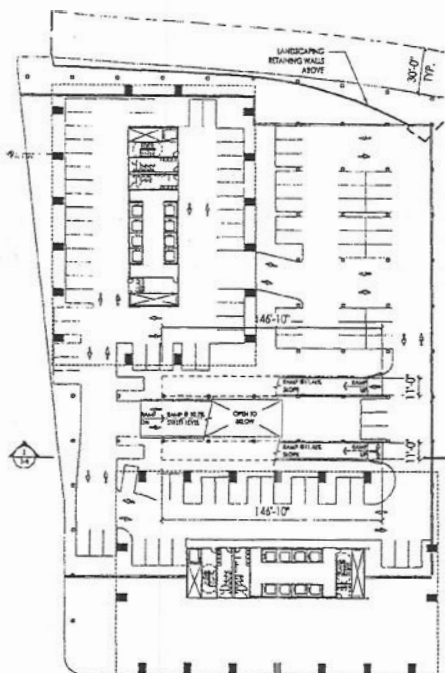
PD-102

PARKING LEVEL 1 PLAN

INTRODUCED September 6, 2017  
CPC DATE January 18, 2018



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Mezzanine Plan



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Applicant: RIVERSIDE/700 WEST INVESTORS, LLC  
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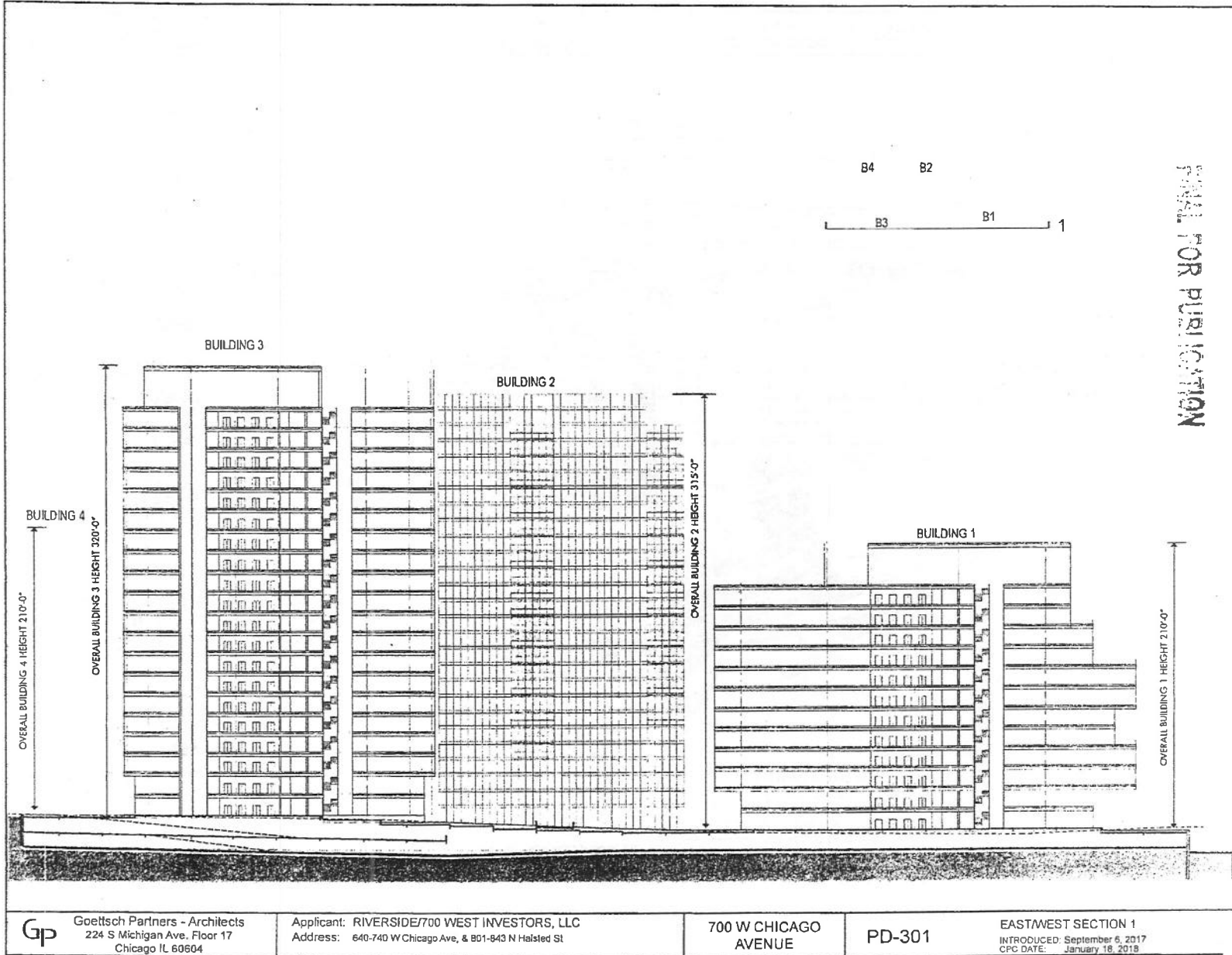
700 W CHICAGO  
AVENUE

PD-103

PARKING MEZZANINE PLAN

INTRODUCED: September 6, 2017  
CPC DATE: January 18, 2018

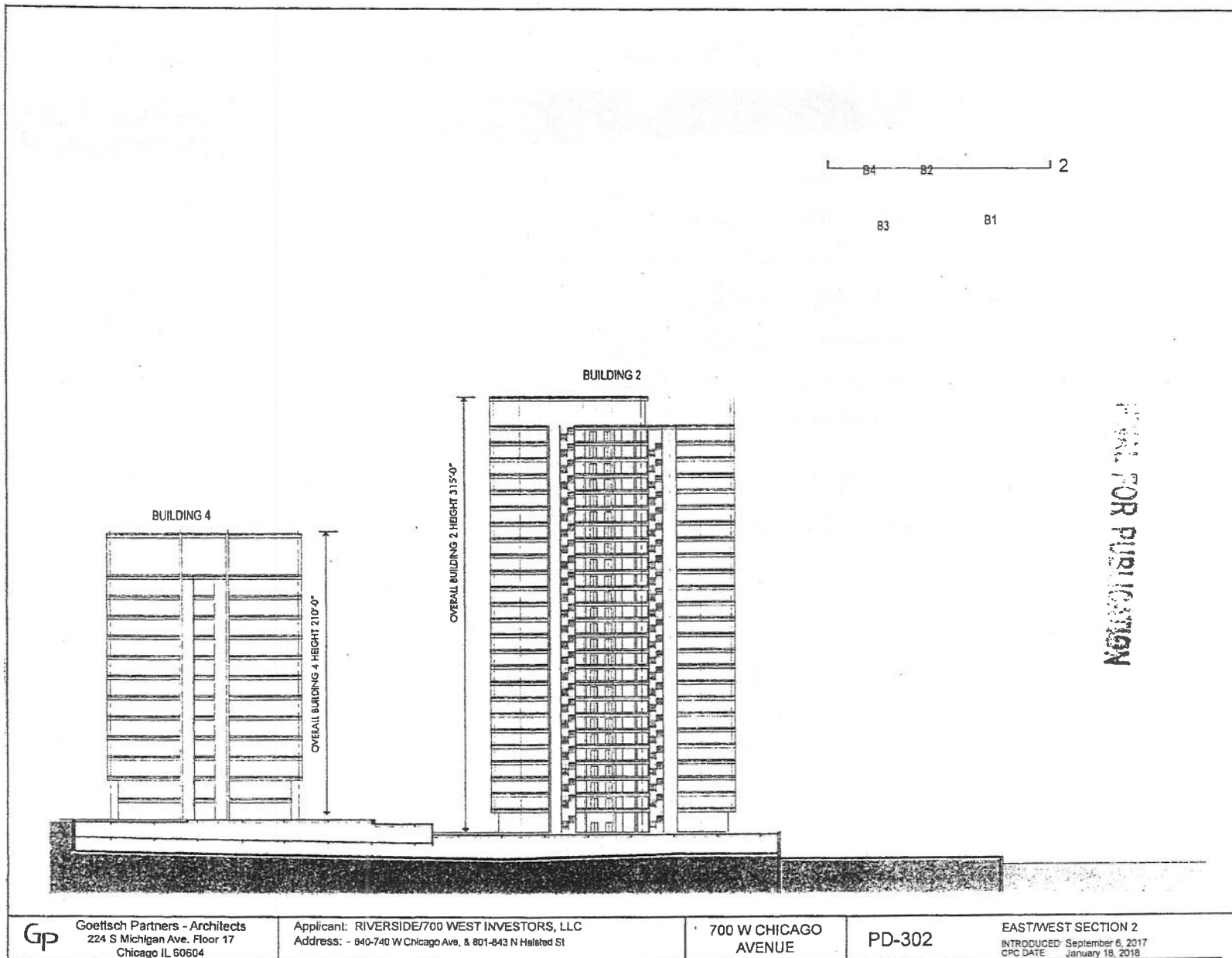


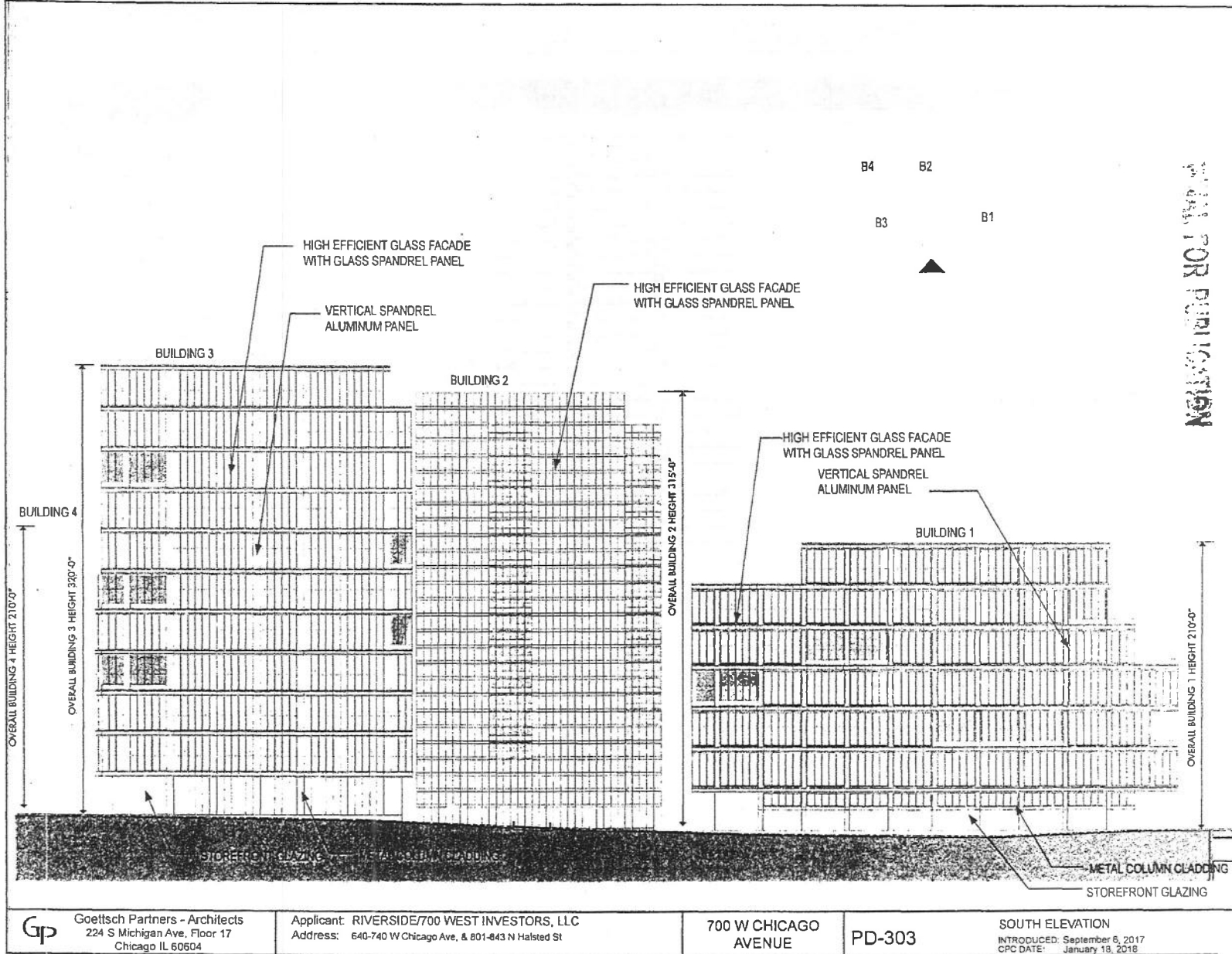


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68795

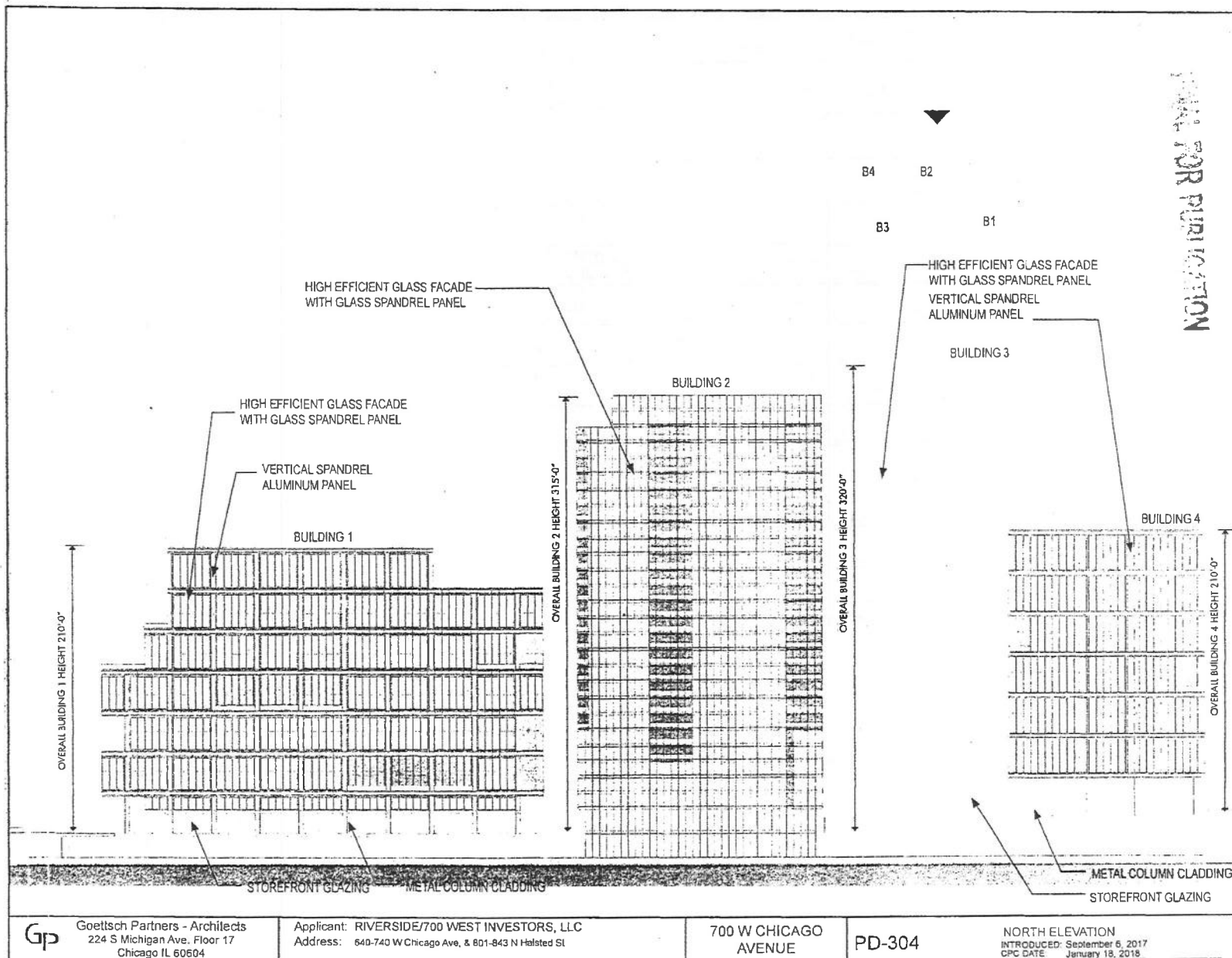




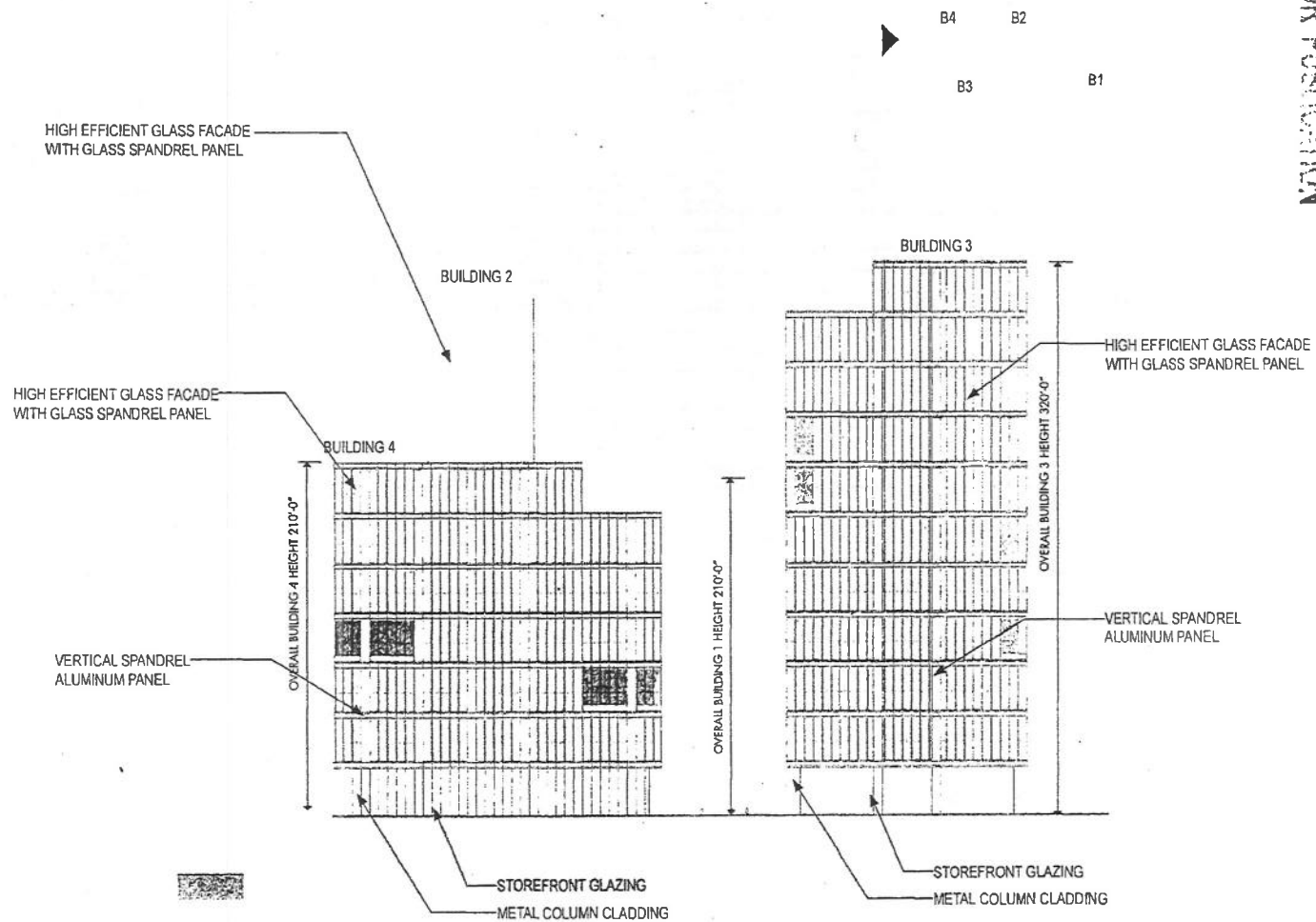
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68797



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Applicant: RIVERSIDE/700 WEST INVESTORS, LLC  
Address: 640-740 W Chicago Ave, & 801-843 N Halsted St

700 W CHICAGO  
AVENUE

PD-305

WEST ELEVATION  
INTRODUCED: September 6, 2017  
CPC DATE: January 18, 2018

2/28/2018

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68799

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B4 B2  
B3 B1

HIGH EFFICIENT GLASS FACADE  
WITH GLASS SPANDREL PANEL

BUILDING 3

HIGH EFFICIENT GLASS FACADE  
WITH GLASS SPANDREL PANEL

OVERALL BUILDING 3 HEIGHT 270'-0"

BUILDING 1

VERTICAL SPANDREL  
ALUMINUM PANEL

OVERALL BUILDING 1 HEIGHT 210'-0"

OVERALL BUILDING 4 HEIGHT 210'-0"

BUILDING 2

OVERALL BUILDING 2 HEIGHT 315'-0"

BUILDING 4

HIGH EFFICIENT GLASS FACADE  
WITH GLASS SPANDREL PANEL

VERTICAL SPANDREL  
ALUMINUM PANEL

STOREFRONT GLAZING

STOREFRONT GLAZING  
METAL COLUMN CLADDING



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224 S Michigan Ave. Floor 17  
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Applicant: RIVERSIDE/700 WEST INVESTORS, LLC  
Address: 640-740 W Chicago Ave. & 801-843 N Halsted St

700 W CHICAGO  
AVENUE

PD-306

EAST ELEVATION  
INTRODUCED: September 6, 2017  
CPG DATE: January 18, 2018