



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

CITY OF CHICAGO

April 1, 2013

Avner Papouchado  
President of SF CH1, LLC  
Server Farm Realty  
999 N. Sepulveda Blvd.  
Suite 600  
El Segundo, CA 90245

**Re: Administrative Relief request for Airport Planned Development No. 221, 815 S. Clinton Street**

Dear Mr. Papouchado:


Please be advised that your request for a minor change to Airport Planned Development No. 221 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

You are requesting, on behalf of the property owner, SF CH1, LLC and Server Farm Realty, (the "Applicant"), to allow the installation of up to six emergency generators at 815 S. Clinton St. The generators will be stacked in two-high manufactured enclosures as shown on the attached Site Plan, First Floor Plan and Elevations, dated January 8, 2013. These emergency generators will serve the neighboring data center building at 840 S. Canal St. which is also owned by the applicant.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these emergency generators 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. As stated in your request letter and as a condition of this approval, over the next year you will work with Alderman Solis to rezone this property from a Planned Development to an appropriate Downtown District.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Airport Planned Development No. 221, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for 12 months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

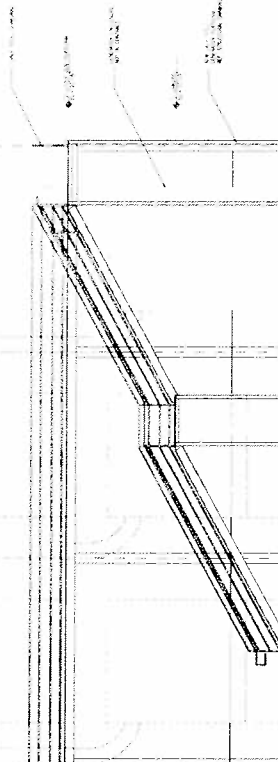
  
Patricia A. Scudiero  
Zoning Administrator

PAS: HG: tm

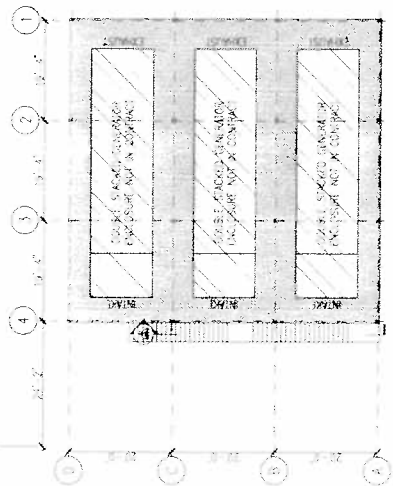
C: Mike Marmo, Erik Glass, Main file



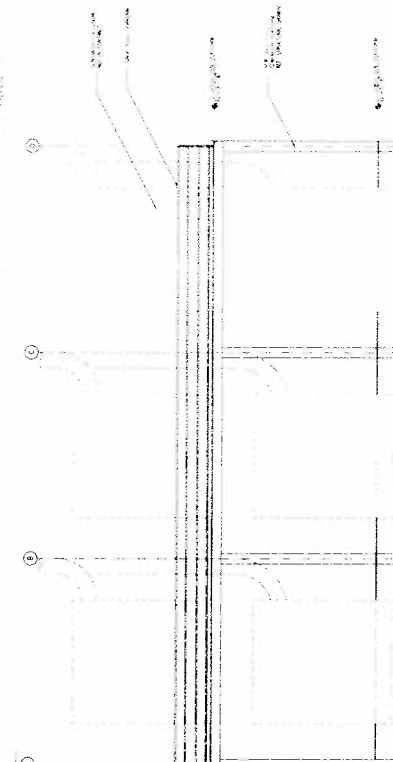
NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT. ALL DIMENSIONS TO BE CHECKED IN FIELD.



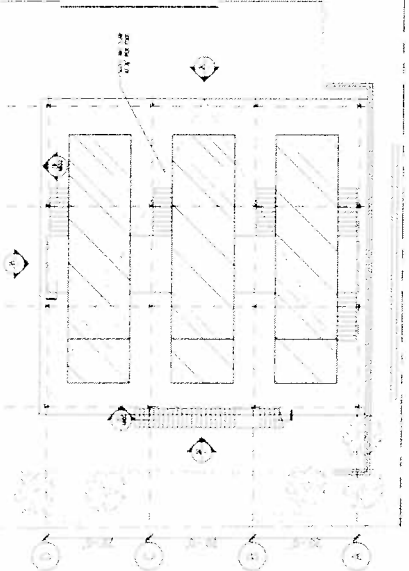
3D NS SECTION THROUGH STAIR



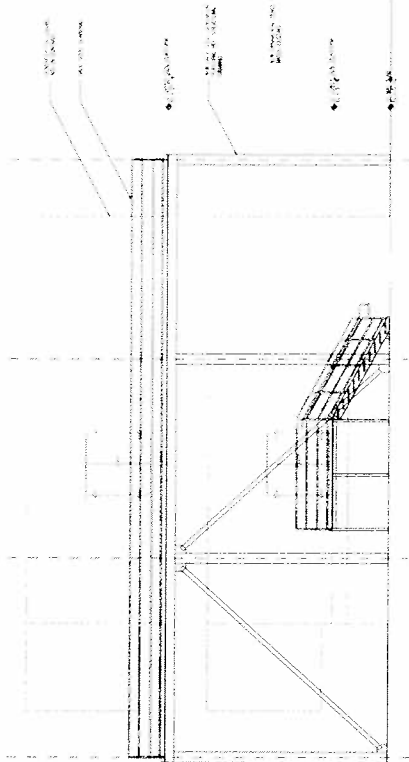
1C 1st FLOOR PLAN



3C NS ELEVATION



1A 1st FLOOR PLAN



3A NS ELEVATION

NOVA  
SHEEHAN PARTNERS LTD

PROJECT  
**EQUIPMENT**  
YARD CONSTRUCTION  
815 S. CLINTON  
CHICAGO, IL 60607  
PLANS AND SECTIONS  
A200



City of Chicago  
Richard M. Daley, Mayor

Department of Planning

Charles Thurow  
Acting Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4471 (Voice)  
(312) 744-2578 (TDD)  
(312) 744-6550 (FAX)

September 4, 1991

Mr. Timothy McGrath  
DeStefano/Groettsch Ltd.  
445 East Illinois Street  
Chicago, Illinois 60611

Dear Mr. McGrath:

Re: Airport Planned  
Development No. 221  
800 South Canal

Please be advised that your request for a minor change to Airport Planned Development No. 221 has been considered by the Department of Planning pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance.

Specifically, you requested relief to reduce the required south setback by fourteen (14) feet in order to construct an enclosed stairway and elevator to the helicopter deck. This will reduce the south side yard setback to one foot. A total of 33 lineal feet of the south property line will be affected by the new building. The reduction in the south setback is required for technical reasons and to permit this building to conform to the pattern of existing buildings which are all built out to or near the property line.

Due to new construction, specifically the construction on adjacent property, the elevation of the landing surface will need to be raised to a height of thirty-six (36) feet above grade in order to comply with required F.A.A. glide ratio of 8:1. This will require the relocation of the landing area from its current position to a new location above the existing hanger. An access structure will be required to load and unload passengers from the aircraft upon the deck. This access structure has been placed as close to the existing hanger as possible without damaging the existing building's foundation. The stair tower has been reduced in its north-south dimension to its practical minimum and the on-site operation requires a direct connection to the street for delivery and pickup of air cargo. This configuration will preserve the structural integrity of the existing hanger.



With regard to your request, the Department of Planning has determined that the modification would constitute a minor change pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and that this minor change will not:

1. Change the character of this development;
2. Increase the number of units per acre;
3. Increase the maximum permitted floor area ratio for the site;
4. Increase the maximum permitted percent of land coverage for the site;
5. Reduce the periphery setbacks or distance between structures... except "where required to permit conformance to the pattern of, or architectural relation to, existing structures."

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, the Commissioner of the Department of Planning hereby authorizes and approves the following minor change to Airport Planned Development No. 221:

1. A permanent reduction of fourteen (14) feet in the required south setback, for the construction of an enclosed stairway and elevator.

Sincerely,

*Charles Thurow*  
Charles Thurow  
Acting Commissioner

*Reclassification of Area Shown on Map No. 1-F.*

*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 B6-7 Restricted Central Business District symbols and indications as shown on Map No. 1-F in the area bounded by

W. Lake Street; the alley next east of N. Canal Street; W. Randolph Street; and N. Canal Street

to those of a B7-7 General Central Business District and a corresponding use district is hereby established in the area above described.

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

*Reclassification of Area Shown on Map No. 1-F.*

*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 M1-5 Restricted Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by

the alley next north of and parallel to W. Superior Street; a line 42.10 feet east of and parallel to N. Franklin Street; W. Superior Street and N. Franklin Street

to those of a C3-6 Commercial Manufacturing District, and a corresponding use district is hereby established in the area above described.

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

*Reclassification of Area Shown on Map No. 2-F.*

*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 M2-5 General Manufacturing District symbols and indications as shown on Map No. 2-F in the area bounded by

W. Polk Street; S. Canal Street; W. Cabrini Street; and S. Clinton Street

to the designation of an Airport 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

[Plan of Development printed on pages 2908 to 2912 of this Journal]

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

*Reclassification of Area Shown on Map No. 1-H.*

*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 R3 General Residence District symbols and indications as shown on Map No. 1-H in the area bounded by

W. Superior Street; a line 95.7 feet west of N. Leavitt Street; the alley next south of W. Superior Street; and a line 239.78 feet west of N. Leavitt Street

to those of a R4 General Residence District and a corresponding use district is hereby established in the area above described.

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

*Reclassification of Area Shown on Map No. 2-F.*

*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 M2-5 General Manufacturing District symbols and indications as shown on Map No. 2-F in the area bounded by

W. Polk Street; S. Wells Street; the east property line lying between W. Taylor Street and W. Roosevelt Road of the Baltimore and Ohio Chicago Terminal Railroad Company property; W. Roosevelt Road; and the South Branch of the Chicago River

to the designation of a 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.

[Plan of Development printed on pages 2913 to 2914 of this Journal]

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

*Reclassification of Area Shown on Map No. 3-E.*

*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 B7-6 General Central Business District symbols and indications as shown on Map No. 3-E in area bounded by

the alley next north of and parallel to E. Delaware Place; N. Wabash Avenue; E. Delaware Place; and a line 79.85 feet west of and parallel to N. Wabash Avenue

to those of a Planned Development District, and a corresponding use district is hereby established in the area above described.

[Plan of Development printed on pages 2915 to 2920 of this Journal]

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

*Reclassification of Area Show non Map No. 3-F.*

*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 R7 General Residence District and B7-6 General Central Business District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 96.45 feet north of W. Tooker Place; a line 149.41 feet east of N. Dearborn Street; a line 62.40 feet north of West Tooker Place; a line 218.0 feet East of N. Dearborn Street; a line 42.28 feet North of W. Tooker Place or the line thereof extended where no such street exists; N. State Street; W.

(continued on page 2921)

2907

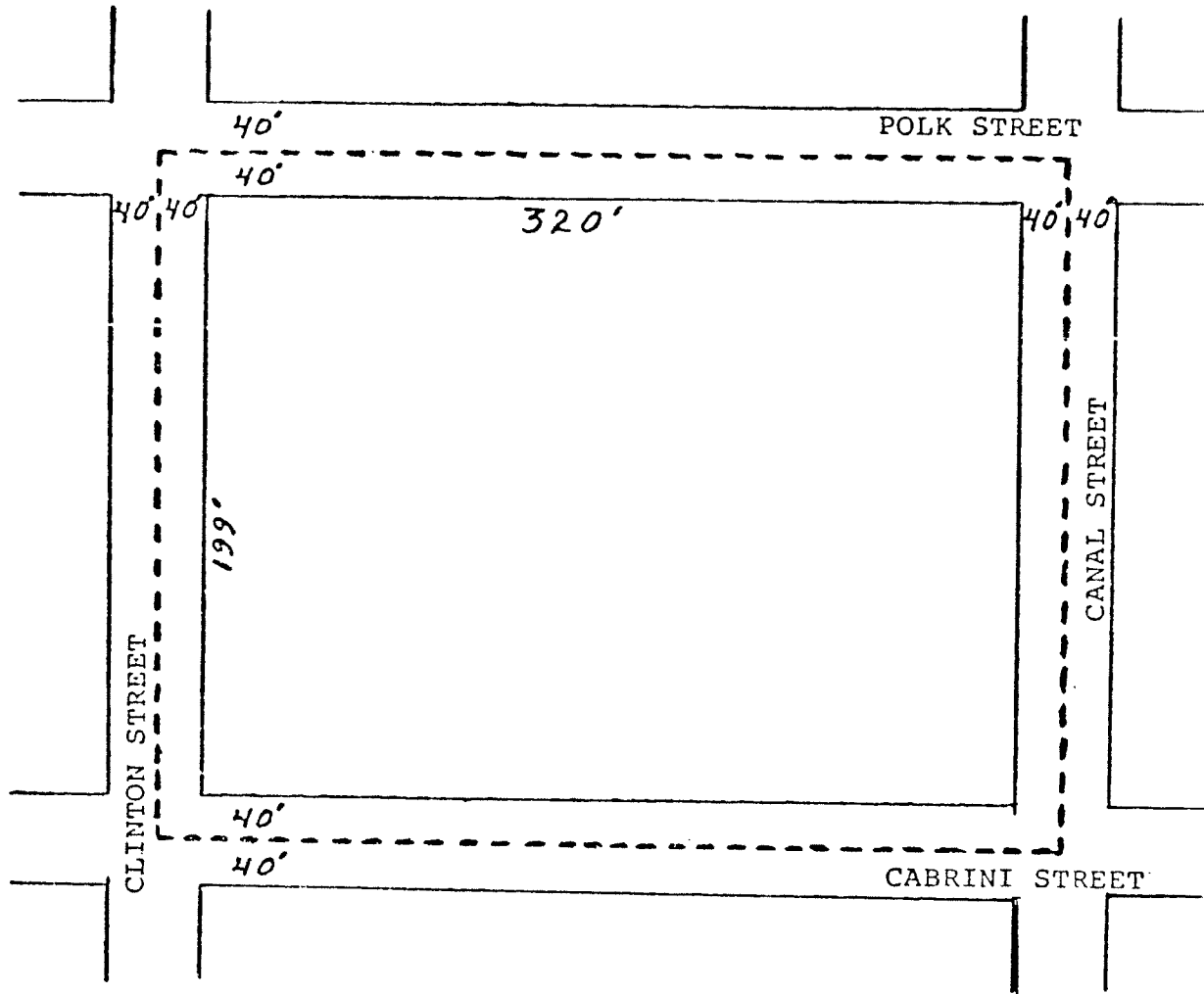
PLAN OF DEVELOPMENT  
AIRPORT PLANNED DEVELOPMENT # 221

1. The area delineated hereon as "Airport Development" is to be owned by the Applicant, Continental Illinois National Bank & Trust Co., and is under a contract of purchase at this time.
2. All applicable official reviews, approvals, or permits are required to be obtained by the Continental Illinois National Bank & Trust Co. or its successors, heirs, assignees, grantees or devisees.
3. Use of land will consist of a private heliport landing pad, a hanger building, office, waiting room, toilet, storage, and off-street parking.
4. The heliport, for private use only, is designed in accord with Federal Aviation Administration and the State of Illinois Department of Aeronautics regulations.
5. Any dedication of streets or adjustments of public rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of Continental Illinois National Bank & Trust Co. or its successors, heirs, assignees, grantees or devisees and approval by the City Council.
6. Off-street parking and loading facilities will be provided in compliance with Plan of Development.
7. Public service drives or any other public means of ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas. Fire Lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
8. Identification signs may be permitted if approved by the Department of Inspectional Services and by the Commissioner of Planning.
9. The following information sets forth data concerning the property included in said planned development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance and with regulations hereby made thereto.
10. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as adopted by the Commissioner of Planning.

Applicant: Continental Illinois National Bank & Trust Co.

Date: January, 1980

AIRPORT PLANNED DEVELOPMENT  
PROPERTY LINE MAP AND RIGHT OF WAY ADJUSTMENT



LEGEND

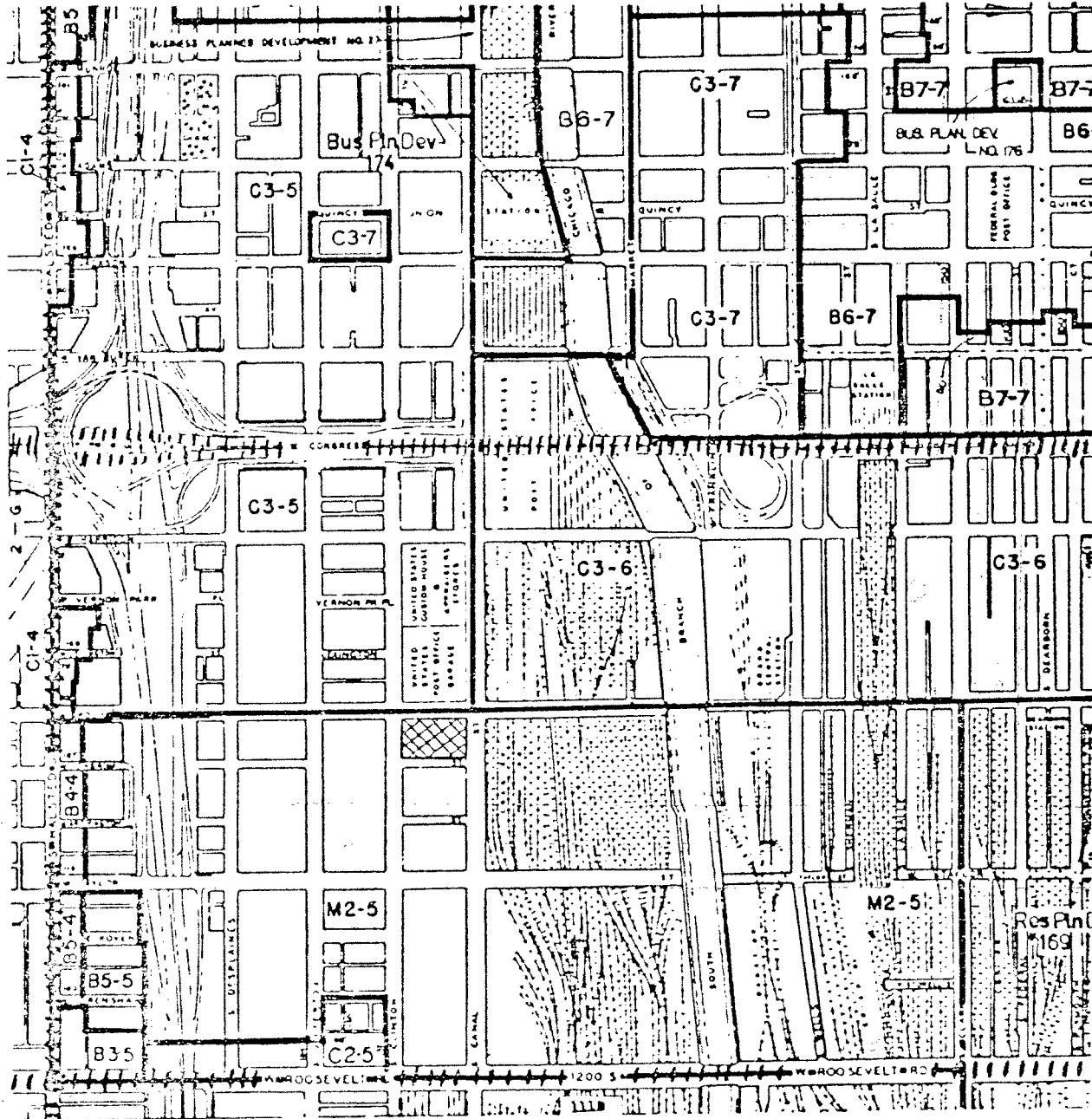
--- PLANNED DEVELOPMENT BOUNDARY







Applicant: Continental Illinois National Bank & Trust

Date: January, 1980

AIRPORT PLANNED DEVELOPMENT  
EXISTING ZONING AND PREFERENTIAL STREET MAP

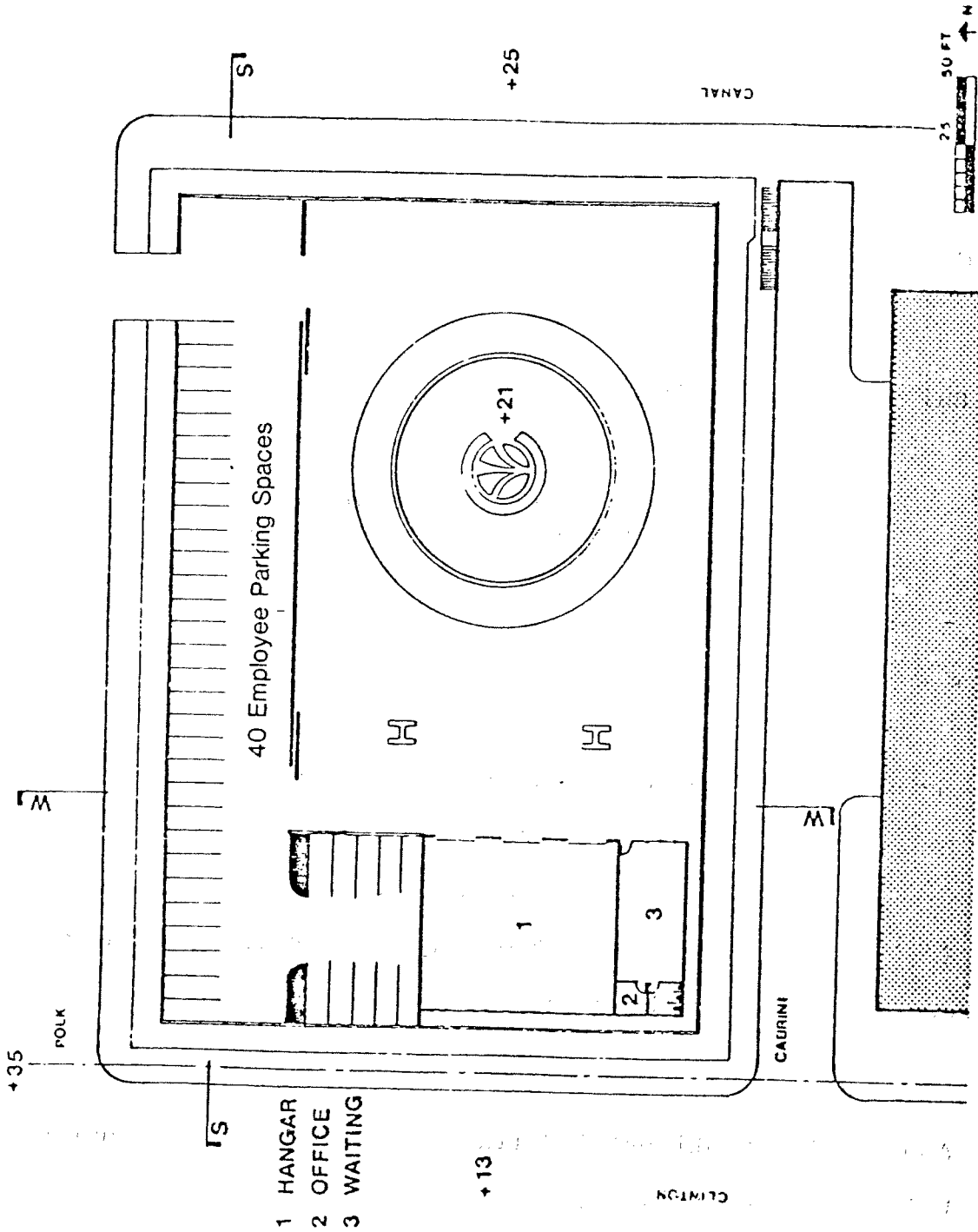


-  Planned Development Boundary
-  Zoning Districts
-  Public and Quasi-Public Facilities
-  Preferential Streets

Applicant: Continental Illinois National Bank and Trust



AIRPORT PLANNED DEVELOPMENT LAND USE



Applicant: Continental Illinois National Bank & Trust Co.  
 Date: January, 1980

AIRPORT PLANNED DEVELOPMENT  
PLANNED DEVELOPMENT USE AND BULK REGULATIONS

	<u>Sq. Ft.</u>	<u>Acres</u>
Net Site Area	63,825	1.47
Gross Site Area	111,600	2.56
Building: Dimensions		67'0" x 104'0"
Area		6968 sq. ft.
Setback from west and south property lines		15'0"

F.A.R.: .11

The site as planned contemplates 40 off-street parking spaces for employees of Continental Bank. A circular landing pad 85' in diameter (5674.5 sq. ft.) is located in a fenced enclosure 238' x 160' (38,080 sq. ft.) next to the hangar and office building on the southeast side of the site.

Applicant: Continental Illinois National Bank & Trust Co.

Date: January, 1980