



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 21, 2023

Mariah F. DiGrino
DLA Piper LLP
444 West Lake Street
Suite 900
Chicago, Illinois 60606

Re: 30 North LaSalle Street

Dear Ms. DiGrino:

In response to your recent request, please be advised that the subject property is currently zoned Business Planned Development (PD) No. 596 and is located along Pedestrian Street.

According to your request letter, your client and the owner of the subject building, 30 North LaSalle Owner, LLC, is working with FarmZero, a non-profit organization that promotes sustainable urban agriculture, to evaluate the feasibility of adapting downtown office buildings with indoor vertical farming facilities. The owner is seeking to allow FarmZero to use approximately 3,214 SF of space within the 44-story office building to install an indoor vertical farm facility on a temporary basis. Approximately 2,300 SF of the space would be "canopy" growing space on rolling racks and the remainder of the space will be used for prep, cleaning, packaging, and seed germination, as shown on the attached. The owner is also proposing to sunset PD 596 and rezone the property to a DC Downtown Mixed-Use District. You are seeking confirmation that the proposed use is allowed as temporary accessory use under both the existing PD 596 and the proposed DC District.

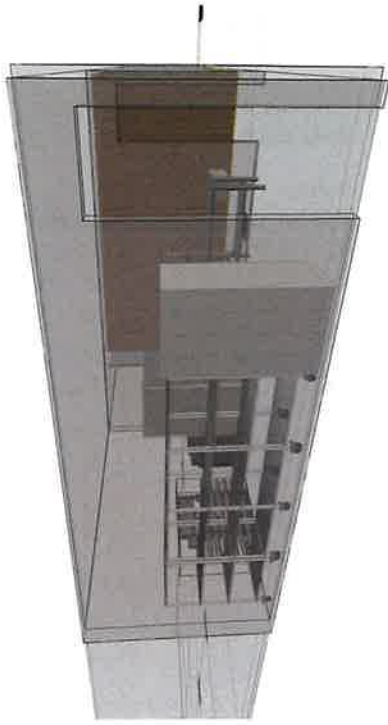
Statement five of PD 596 states the following uses are permitted: business and professional offices; retail and service uses; telecommunications equipment, structures and installations, including parabolic dishes and antennae not to exceed eight feet in diameter; and any uses, including accessory uses and related uses, permitted in the B6-7 and C3-7 Zoning Districts. Since approval of the PD in 1996, the B6-7 and C3-7 Districts have been converted to the DC-16 District at this location.

Based on the information submitted, it is our opinion that the proposed temporary use is permitted to be established by right as an accessory use to any principal use allowed pursuant to either PD 596 or the proposed DC district, pursuant to Section 17-9-0201 of the Zoning Ordinance.

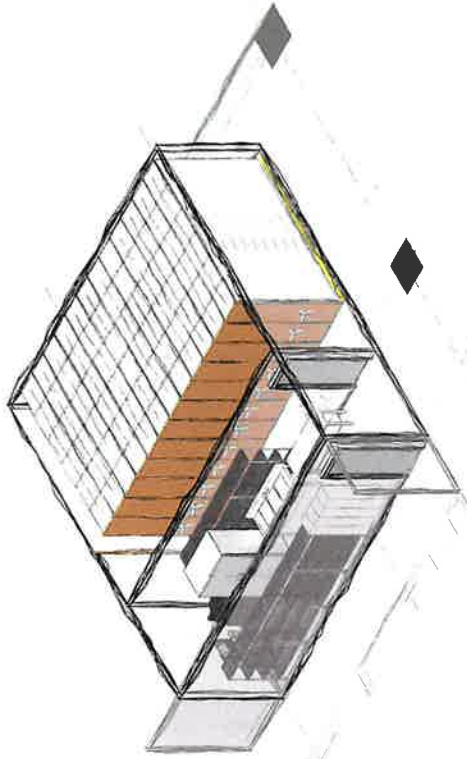
Sincerely,


Patrick Murphey
Zoning Administrator

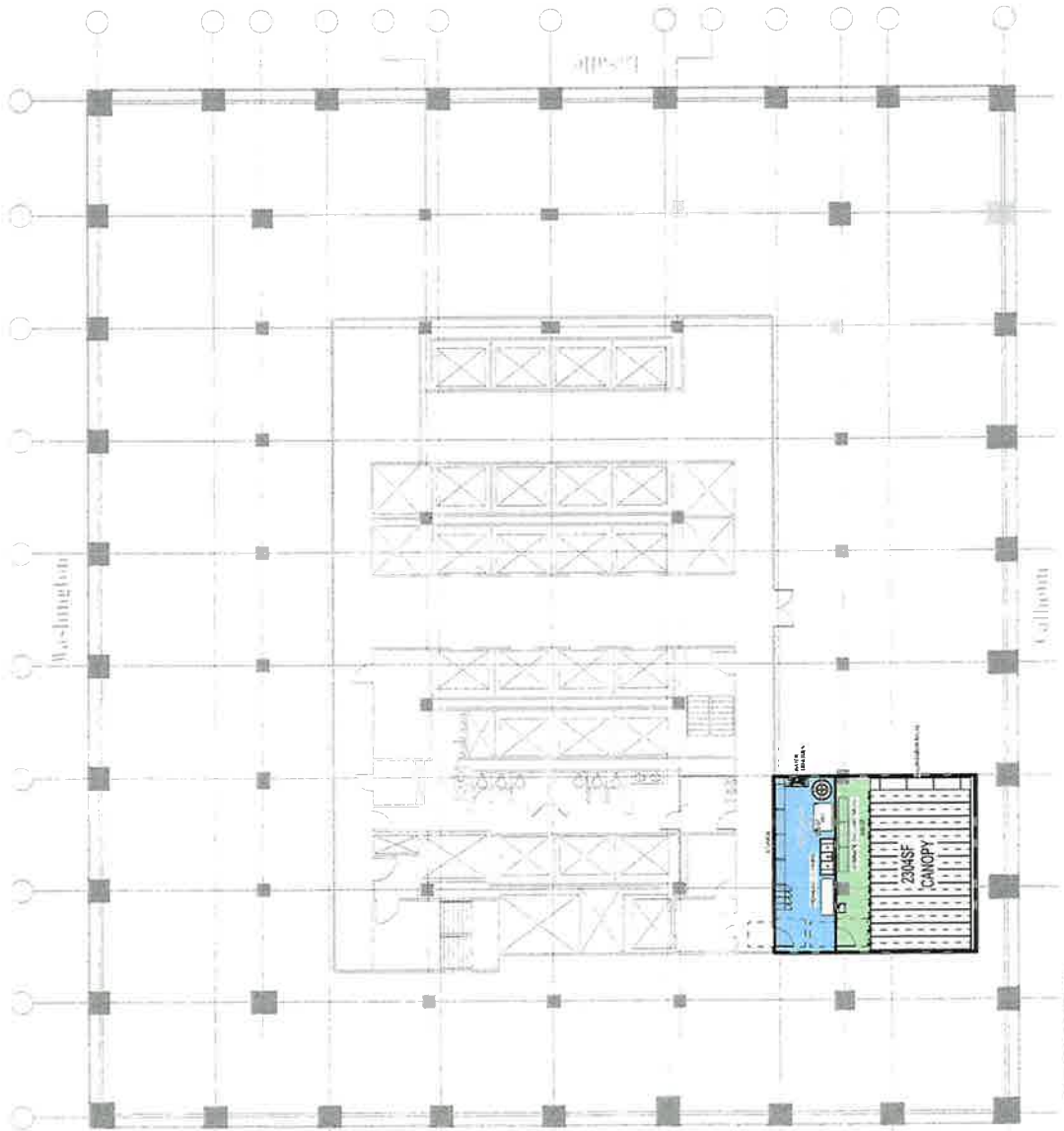
C: Kyle Bartlett, Noah Szafraniec, Main file



3DNL VIEW FROM ENTRY DOOR



3DNL CONCEPT ISOMETRIC



3DNL CONCEPT PLAN
1/8" = 1'-0"

*Reclassification Of Area Shown On Map Number 1-F.
(As Amended)*

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 and C3-7 Commercial-Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by:

West Washington Street; North LaSalle Street; West Calhoun Place;
and a line 202.44 feet west of and parallel to North LaSalle Street,

to those of a Business Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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:

Business Planned Development.

596

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development (the "Planned Development") consists of approximately thirty-six thousand five hundred twenty (36,520) square feet, plus or minus point eight hundred thirty-eight ($\pm .838$) acres of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, LaSalle Partners, L.P..
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.

3. 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 title holders 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 title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.

Nothing herein shall be construed to mean that any individual owner, or any ground lessors, of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust), and the seller or transferor therein (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of ten (10) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a current photograph of the building; and a Site/Landscape Plan (the "Site/Landscape Plan") prepared by VOA Architects dated December 14, 1995. A reduced copy of the Site/Landscape Plan is attached hereto and a full size copy is on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and satisfies the established criteria for approval as a planned development.

5. The following uses are permitted in the area delineated herein as a Business Planned Development:

Business and professional offices; retail and service uses; telecommunications equipment, structures and installations, including parabolic dishes and antennae not to exceed eight (8) feet in diameter; and any uses, including accessory uses and related uses, permitted in B6-7 and C3-7 Zoning Districts.
6. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. For purposes of Floor Area Ratio ("F.A.R.") calculations, in addition to the other exclusions from floor area permitted by the Chicago Zoning Ordinance for purposes of determining F.A.R., floor area in excess of 5,000 square feet devoted to mechanical uses in a single location, regardless of placement in the building, shall be excluded.
8. The existing improvements on the Property, including the on-site exterior landscaping, loading areas and all entrances and exits to and from the loading areas, shall be maintained in substantial conformance with the Bulk Regulations and Data Table and the Site/Landscape Plan attached hereto and made a part hereof.
9. The requirements of the Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
10. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design and maintain the existing building located within this Planned

11647

Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Photograph of Building; and Site/Landscape Plan referred to in these Plan of Development Statements printed on pages 16124 through 16128 of this Journal.]

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

Business Planned Development. No. 596

Bulk Regulations And Data Table.

Gross Site Area, 55,676.092 square feet (\pm 1.278 acres) = Net Site Area, 36,520 square feet (\pm .838 acres) + Area Remaining in Public Right-of-Way, 19,087.086 square feet (\pm .440 acres).

Maximum Permitted Floor Area Ratio:	28.5.
Setbacks From Property Line:	In substantial conformance with the Site/Landscape Plan.
Maximum Percentage of Site Coverage:	In substantial conformance with the Site/Landscape Plan.
Minimum Number of Off-Street Parking Spaces:	0.

Minimum Number of Off-Street
Loading Berths:

As existing at the time of this
application (5 at approximately 12
feet by 25 feet).

Maximum Height:

As existing at the time of this
application (approximately 570
feet above grade level).

Reclassification Of Area Shown On Map Number 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:

a line 184 feet south of and parallel to West Ohio Street; the public alley next east of and parallel to North Claremont Avenue; a line 253.05 feet south of and parallel to West Ohio Street; and North Claremont Avenue,

to those of an 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 Number 2-F.
(As Amended)*

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 C3-5 Commercial-Manufacturing District symbols and indications as shown on Map No. 2-F in the area bounded by:

(Continued on page 16129)

Existing Zoning Map.

Business Planned Development

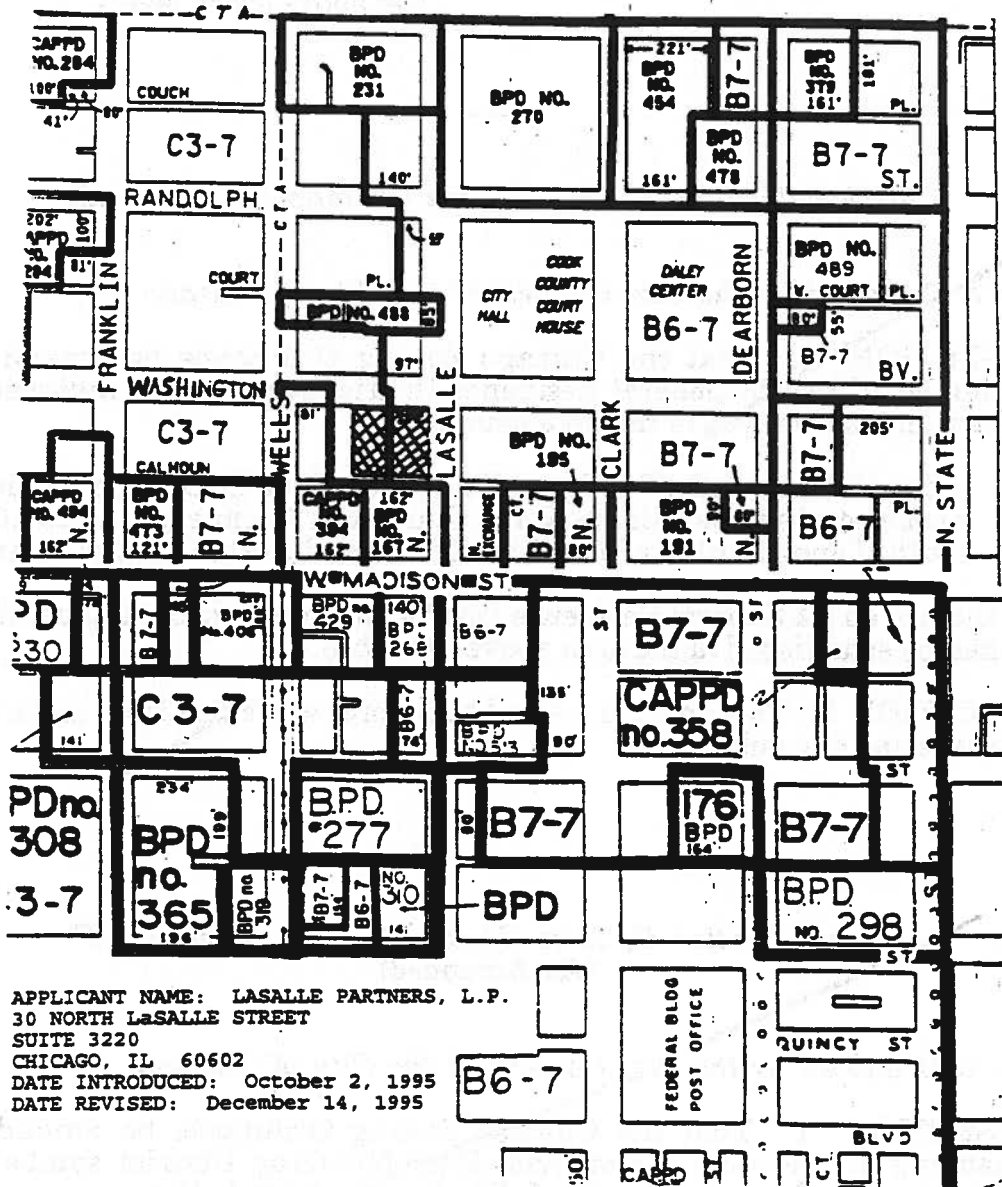
LEGEND



Subject Property

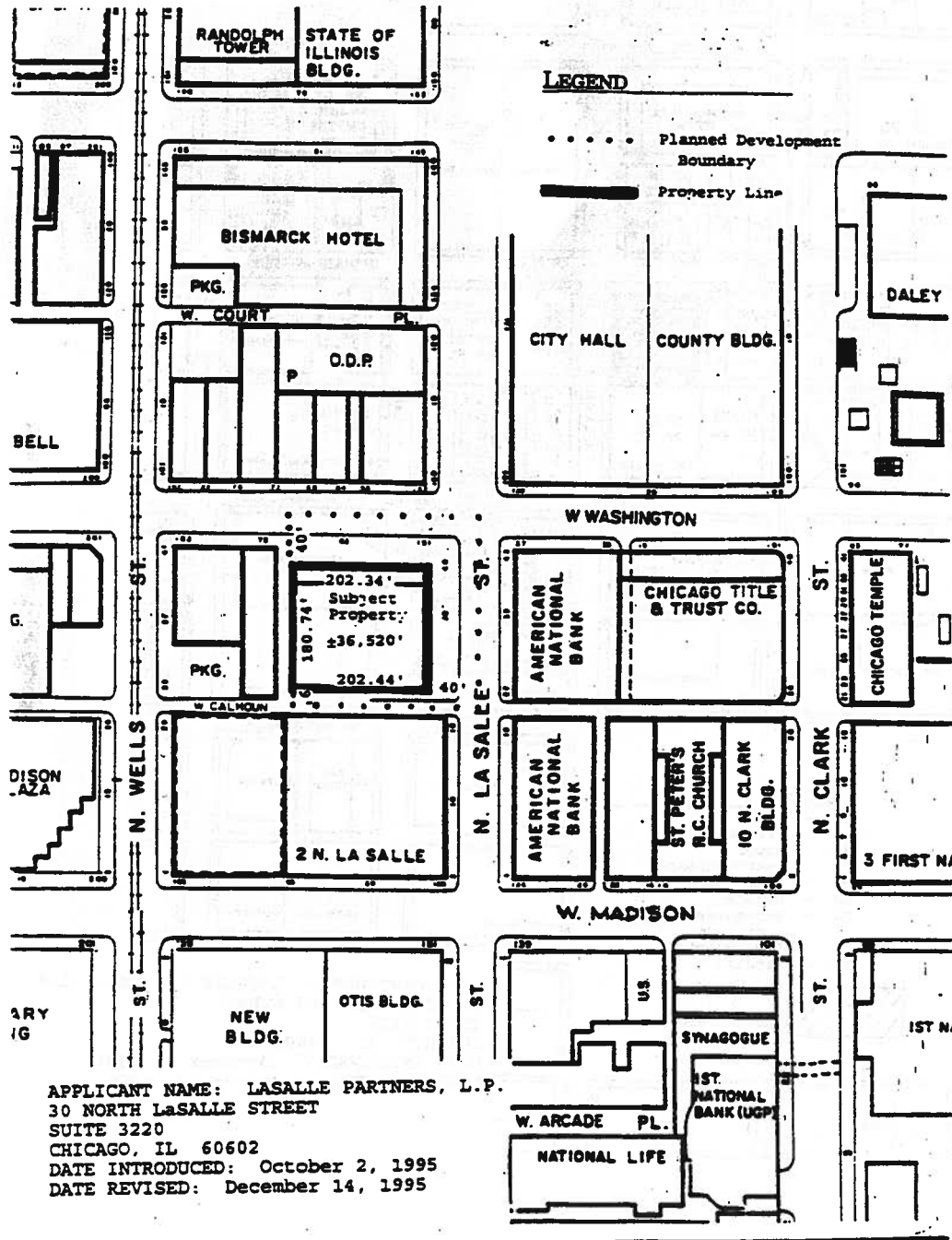


Zoning Boundaries

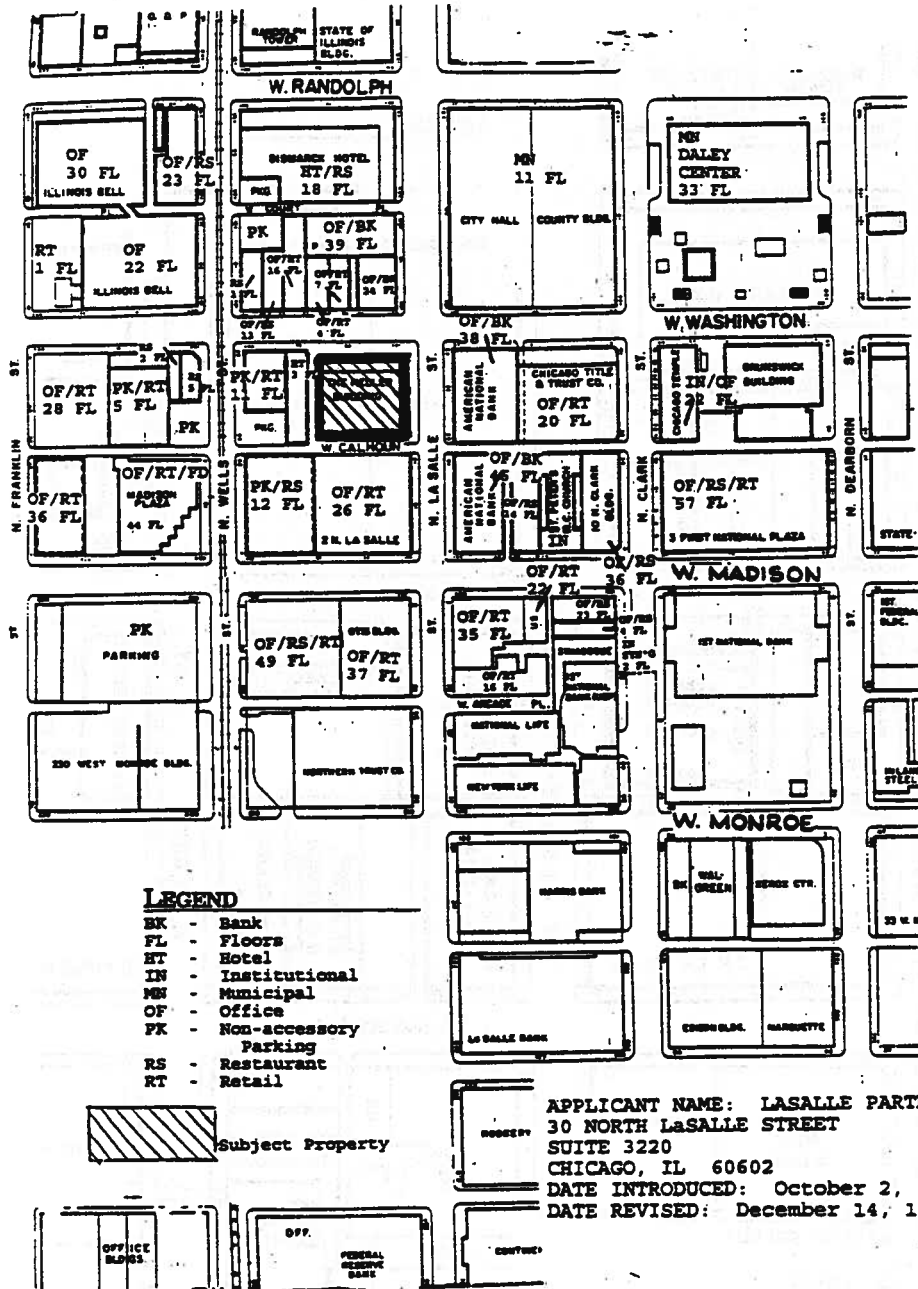


APPLICANT NAME: LASALLE PARTNERS, L.P.
 30 NORTH LASALLE STREET
 SUITE 3220
 CHICAGO, IL 60602
 DATE INTRODUCED: October 2, 1995
 DATE REVISED: December 14, 1995

Planned Development Boundary And Property Line Map.



Existing Land-Use Map.



2/7/96

UNFINISHED BUSINESS

16127

Photograph Of Building.



PHOTOGRAPH OF 30 NORTH LASALLE (1995)

APPLICANT: LASALLE PARTNERS L.P.
DATE: DECEMBER 14, 1995

Site/Landscape Plan.

