



City of Chicago  
Richard M. Daley, Mayor

Department of Housing  
and Economic Development

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190 (Voice)  
(312) 744-2271 (FAX)  
(312) 744-2578 (TTY)  
<http://www.cityofchicago.org>

May 2, 2011

Mr. Nick Helmer Jr.  
Friedman Properties  
350 North Clark Street  
Suite 400  
Chicago, Illinois 60654

Re: **Administrative Relief request for Business Residential Waterway  
Planned Development No. 709, 325 North LaSalle Street**

Dear Mr. Helmer:


Please be advised that your request for a minor change to Business Residential Waterway Planned Development No. 709 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development (PD).

You are requesting to modify the landscaping as shown on a revised Layout and Landscape Plan, prepared by Wolff Landscape Architecture and dated March 4, 2011.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in bulk or density, will not change the character of the development and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Residential Waterway Planned Development No. 709, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

  
Patricia A. Scudiero  
Commissioner

PAS:HG:tm

c: Mike Marmo, Erik Glass, Ron Daye, Matthew Guski, Main file





City of Chicago  
Richard M. Daley, Mayor

Department of Zoning and  
Land Use Planning

Patricia A. Scudiero  
Commissioner

City Hall, Room 905  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-5777 (Voice)  
(312) 744-6552 (FAX)  
(312) 744-2950 (TTY)  
<http://www.cityofchicago.org>

December 15, 2010

Mr. Nick Helmer Jr.  
Friedman Properties  
350 North Clark Street, Suite 400  
Chicago, Illinois 60654

Re: **Administrative Relief request for Business Residential Waterway Planned Development No. 709, 325 North LaSalle Street**

Dear Mr. Helmer:

Please be advised that your request for a minor change to Business Residential Waterway Planned Development No. 709 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development (PD).

You are requesting to:


- Reduce the perimeter vehicular use setback from 7'-0" to 5'-6"
- Reduce the wrought iron fence setback from 5'-0" to 1'-4"
- Reduce the perimeter trees requirement from 4 trees to 0 trees
- Install reed grass instead of perimeter shrubs
- Rearrange the parking geometry as shown on a revised Landscape Plan, prepared by Wolff Landscape Architecture and dated November 23, 2010.

Business Residential Waterway Planned Development No. 709, as amended, was passed by the City Council on April 21, 1999, and on March 30, 2007, the Department of Planning and Development approved a Landscape Plan, Sheet L-1, prepared by Wolf Landscape Architecture and dated November 2, 2006. This Plan met the requirements of the PD and the Chicago Zoning Ordinance. From the photographs you submitted, the approved parking geometry and landscaping was not constructed in its entirety and the above referenced modifications have been completed. Your letter states that you are requesting this relief in order to serve the requirements of your retail tenants, however, no additional information is provided as to what those requirements are or why the approved parking geometry and landscaping was not completed. The revised Landscape Plan does not meet the requirements of the PD or the Chicago Zoning Ordinance.

Therefore, with regard to your request, the Department of Zoning and Land Use Planning has determined that allowing these modifications would create an adverse impact on the Planned Development and would not constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Residential Waterway Planned Development No. 709, I hereby deny this Administrative Relief request.

Sincerely,

  
Patricia A. Scudiero  
Commissioner

PAS:HG:tm

cc: Mike Marmo, Erik Glass, Ron Daye, Matthew Gurski, Main file





**City of Chicago**  
**Richard M. Daley, Mayor**

**Department of Planning  
and Development**

Lori T. Healey  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)  
(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

March 8, 2007

Mr. Albert Friedman  
Friedman Properties Ltd.  
325 North LaSalle Street  
Chicago, IL 60610

Re: **Administrative Relief request for Business Residential Waterway  
Planned Development No. 709, 330 North Clark Street**

Dear Mr. Friedman:

Please be advised that your request for a minor change to Business Residential Waterway Planned Development No. 709 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No.13 of the Planned Development.

Specifically, you requested to allow for a surface parking lot to be located at 330 N. Clark Street on the grounds of the Reid Murdoch Center. The Golden Triangle proposes to lease space on the first floor of the Reid Murdoch Center and utilize the parking lot for clientele.

The following drawings, prepared by Wolff Landscape Architecture, and dated December 5, 2006, show the parking lot configuration:

- L-1 Layout and Demolition Plan
- L-2 Landscape Plan

With regard to your request, the Department of Planning and Development has reviewed the request and has determined that this parking lot will not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Residential Waterway Planned Development No. 709, I hereby approve the foregoing minor change, but no other changes to this Planned Development, with the following restrictions:

- (1) The surface parking lot use will be allowed for a maximum period of five (5) years, a time period which will commence on the date of completion of the lot;
- (2) Upon the five year anniversary, the permitted use will expire; and



- (3) After the expiration, the area devoted to the surface parking lot will be either (a) developed in accordance with Planned Development No. 709, or (b) returned to its original condition as landscaped open space.

Sincerely,



Lori T. Healey  
Commissioner

LTH:MRD:tm

cc: Kathleen Nelson, Terri Haymaker, Brian Goeken, Mike Marmo, Pat Haynes, DPD files

12596

4/21/99

REPORTS OF COMMITTEES

93195

*Yeas* -- Aldermen Granato, Tillman, Preckwinkle, Holt, Lyle, Beavers, Dixon, Powell, Buchanan, Balcer, Frias, Olivo, Burke, Coleman, Peterson, Murphy, Rugai, Troutman, DeVille, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 47.

*Nays* -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

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

(Application Number 12596) BRWPD 709

*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 Number 1-F in the area bounded by:

West Carroll Avenue; North Clark Street; the north bank of the Chicago River; and North LaSalle Street,

to the designation of a Business-Residential Waterway 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 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-Residential Waterway Planned Development Number 709*

*Plan Of Development Statements, As Amended.*

1. The area delineated herein as a Business-Residential Waterway Planned Development consists of approximately sixty-four thousand five hundred eighteen (64,518) square feet (one and forty-eight hundredths (1.48) acres) and is owned by the City of Chicago. The Applicant, Friedman Properties, Ltd., is the contract purchaser, having been selected pursuant to a Request for Proposal (R.F.P.) process.
2. 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 easements, of adjustments or right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees 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 holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. "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.
4. The Department of Planning and Development and Applicant hereby acknowledge and agree that the project is subject to a Redevelopment Agreement by and between Friedman Properties, Ltd. and the City of Chicago. In the event a conflict exists between this Planned Development and the Redevelopment Agreement concerning zoning and land use controls this Planned Development shall control.
5. This Plan of Development consists of these sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Property Line, Boundary and Right-of-Way

Adjustment Map; a Site/Landscape Plan, a Riveredge Plan and Building Elevations dated March 11, 1999 prepared by Daniel P. Coffey & Associates, Ltd.. Full size sets of the Site/Landscape Plan, the Riveredge Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development and the Redevelopment Agreement are applicable to the area delineated hereto and these and no other zoning controls shall apply.

6. The following uses shall be permitted within the area delineated herein as "Business-Residential Waterway Planned Development":

all uses allowed as permitted uses in the B6-7 Restricted Central Business District; including, but not limited to retail, hotel, restaurants, offices and residential uses, riveredge docking; and accessory parking.

7. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development and the Commission on Chicago Landmarks. Temporary signs, such as construction and marketing signs, shall be permitted subject to the review and approval of the Department of Planning and Development.
8. Any service drives or other ingress or egress (including ramps from Clark Street and/or LaSalle Street to Carroll Avenue) shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic, and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic. Prior to occupancy of the building with a new use not in place on the date of this ordinance, the Applicant shall, if determined to be warranted by the Department of Transportation, provide for its proportionate share of the cost of signalization at the LaSalle Street entry portal, as determined by the Department of Transportation.
9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the

height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.

10. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan, the Riveredge Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. All physical improvements to the exterior of the building including, but not limited to roof top additions, infill additions, signage, awnings, window replacement, cleaning and restoration, shall require approval of the Commission on Chicago Landmarks.
12. 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 and quality of and accessibility to the Chicago River, as provided for in the Waterway Planned Development Guidelines set forth in Section 11.11-2(1) of the Chicago Zoning Ordinance. To further these goals, the Applicant agrees to pursue the receipt of a permit from the Army Corps of Engineers to extend the deck (River Deck) southward from the existing concrete dock to a point aligned with the south edge of the existing dolphins adjacent to the Clark and LaSalle Street bridge houses and to allow for continuous public access to the east and to the west under the LaSalle Street and Clark Street bridges. Pursuant to the Riveredge Plan, the River Deck shall include a minimum 15 foot wide publicly accessible riveredge walkway (the Riveredge Area) which shall be landscaped in accordance with the Riveredge Plan, which shall be completed and open to the public concurrent with the opening of the first restaurant or retail space located on the basement level adjacent to the River Deck. The Riveredge Area shall be open and available for use by the general public, free of charge, during normal Chicago Park District hours and such other hours as may be designated by Applicant; provided, however, Applicant may from time to time close off public access to the Riveredge Area to prevent the establishment of any public, prescriptive or constructive easements to such area or any portion thereof.

The Applicant or any lessee, shall be permitted to operate outdoor dining areas on the River Deck only in the areas designated on the Riveredge Plan.

13. The terms, conditions and exhibits of this Planned Development Ordinance 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 after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement 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.
14. 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, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
15. 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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
16. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the property shall automatically revert to the pre-existing B6-7 Restricted Central Business District classification.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Property Line and Right-of-Way Adjustment Map; Site Plan; Floor Plans; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 93202 through 93215 of this Journal.]

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

*Business-Residential-Waterway Planned Development Number 709.*

*Bulk Regulations And Data Table.*

Net Site Area:	Square Feet	Acres	Maximum Floor Area Ratio
	64,518	1.48	8.0
Gross Site Area:	Net Site Area, 64,518 square feet (1.48 acres) plus the Area of Adjacent Public Streets and Alleys, 29,376 square feet (0.67 acres) equals 93,894 square feet (2.16 acres).		
Maximum Permitted Floor Area Ratio for Total Net Site Area:	8.0.		
Maximum Number of Dwelling Units of Extended Stay Suites:	120.		
Maximum Percent of Site Coverage:	In substantial conformance with the Site Plan and Riveredge Plan.		

Minimum Number of Accessory Parking Spaces:	45 garage spaces.  34 adjacent to north side of building.
Minimum Number of Loading Dock:	4.
Minimum Periphery Setbacks:	In substantial conformance with the Site Plan and Riveredge Plan.
Maximum Building Height:	In conformance with the Building Elevations subject to review and approval of the Chicago Commission on Landmarks.

—

*Reclassification Of Area Shown On Map Number 1-F.*  
(As Amended)  
(Application Number 12491)

*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 Residential Business Planned Development Number 659 symbols and indications as shown on Map Number 1-F in the area bounded by:

West Haddock Place; a line 80.96 feet east of the east line of North Wells Street running south to a point 81.07 feet east of the east line of North Wells Street at the north line of West Lake Street; West Lake Street; and North Wells Street,

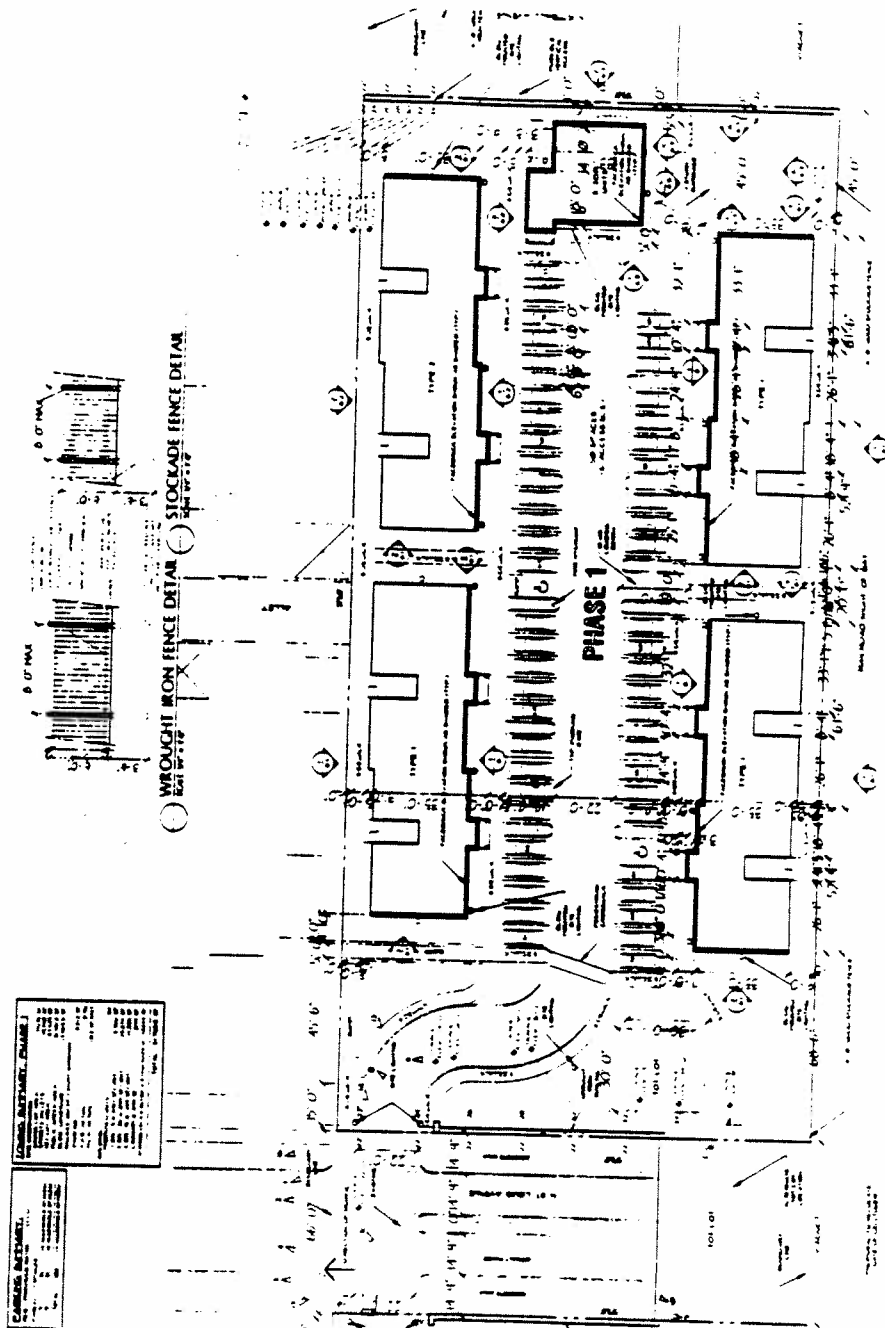
to those of Residential Business Planned Development Number 659, as amended, which is hereby established in the area described, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

(Continued on page 93216)

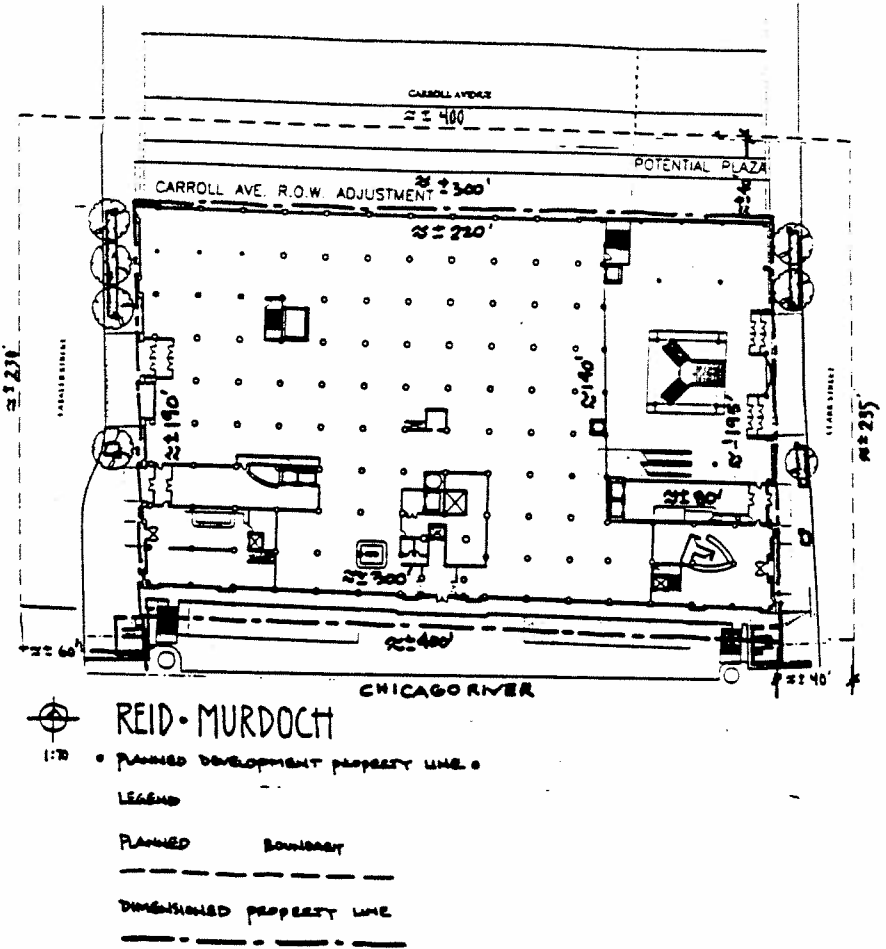




Site Plan.  
(Page 1 of 3)



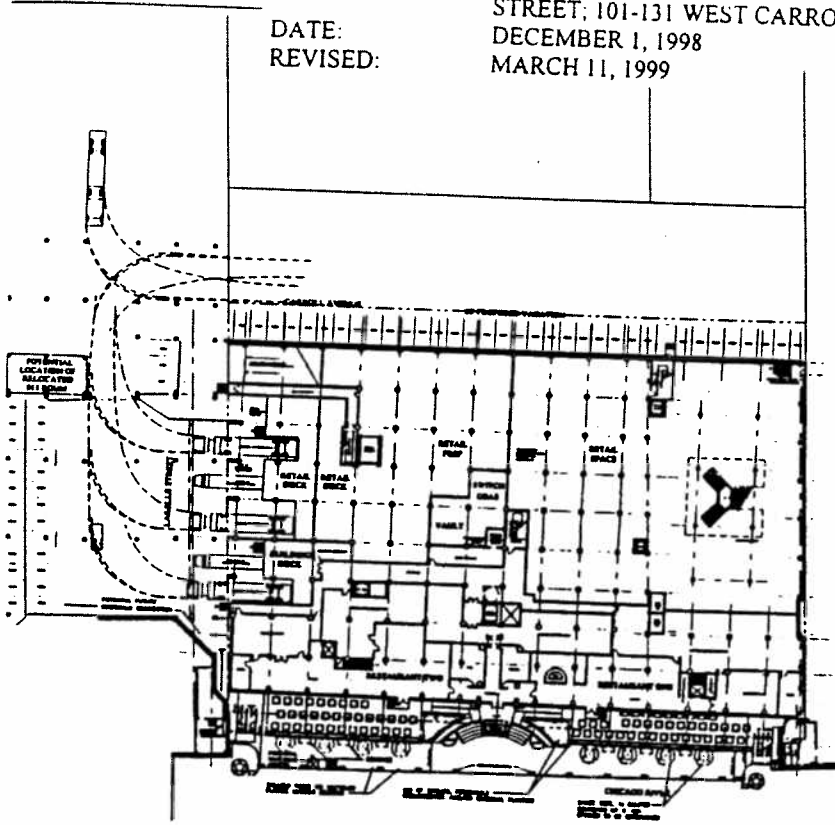
### Planned Development Property Line And Right-Of-Way Adjustment Map.



**APPLICANT:** Friedman Properties Ltd.  
**ADDRESS:** 314-332 North Clark Street, 315-333 North LaSalle Street,  
 101-131 West Carroll Avenue  
**DATE:** December 1, 1998  
**REVISED DATE:** March 11, 1999

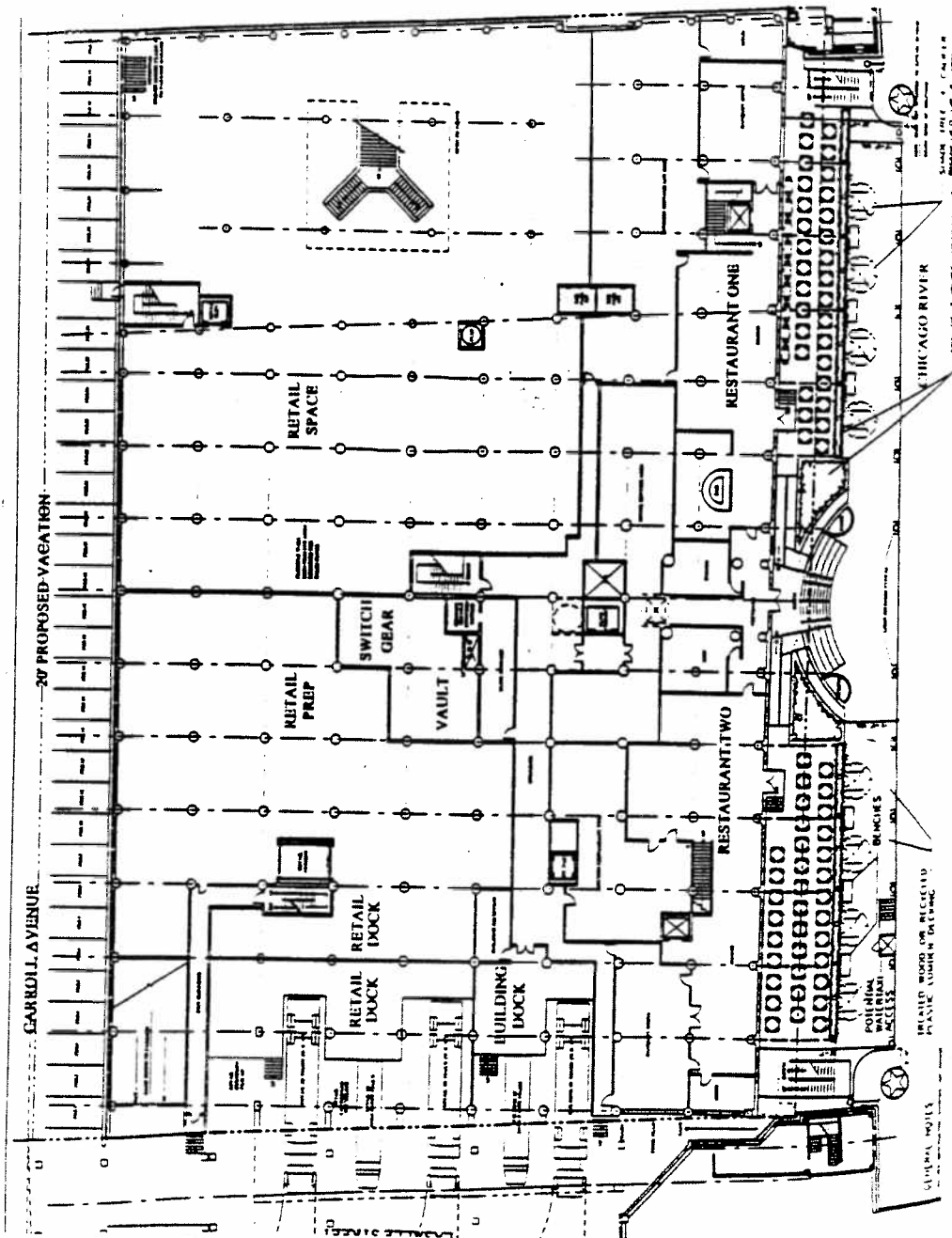
Site Plan.

APPLICANT: FRIEDMAN PROPERTIES LTD.  
ADDRESS: 314-332 NORTH CLARK STREET, 315-333 NORTH LA SALLE STREET, 101-131 WEST CARROLL AVENUE  
DATE: DECEMBER 1, 1998  
REVISED: MARCH 11, 1999



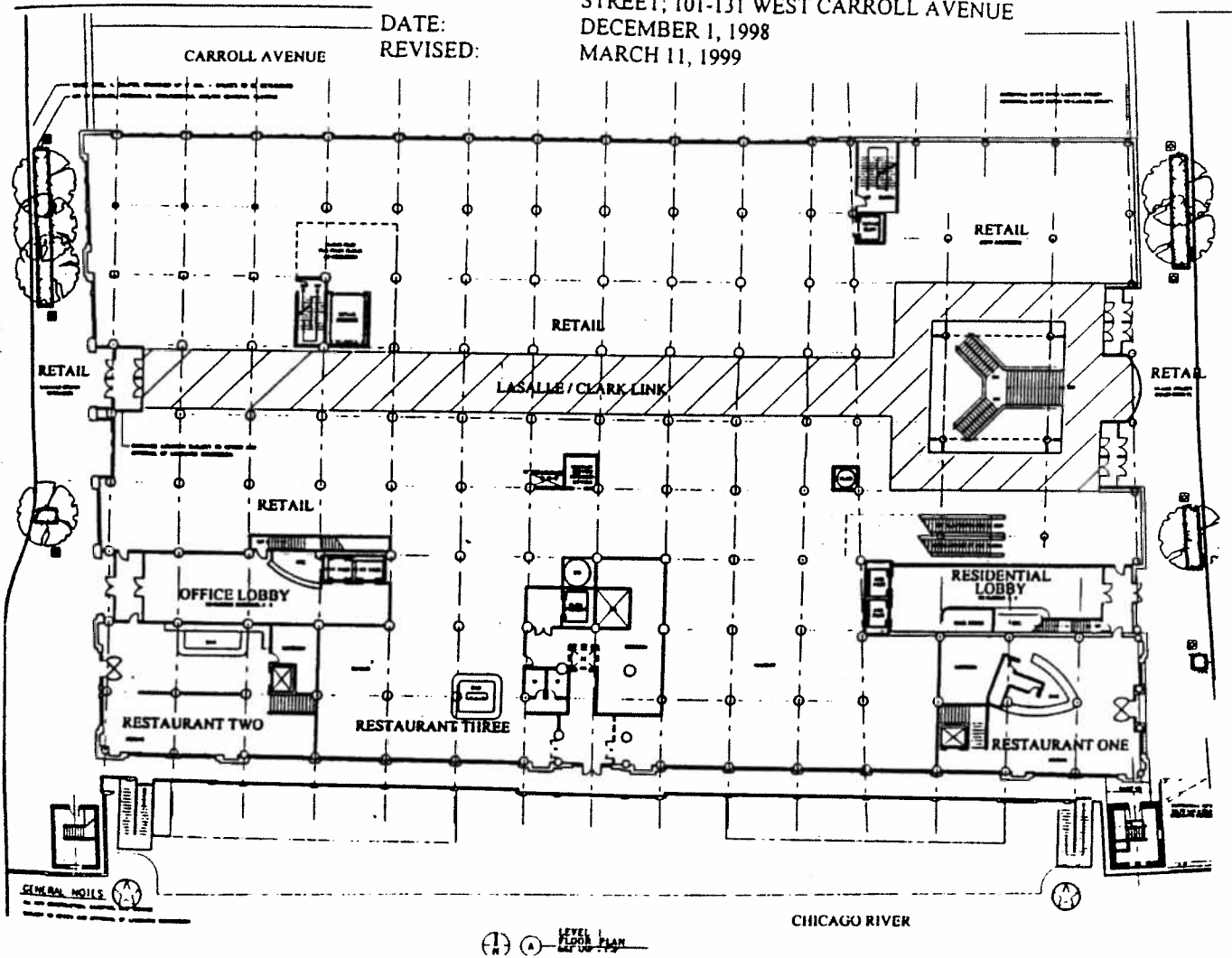
⊕ (A) SITE UNDER LA SALLE STREET

Floor Plans.  
(Page 1 of 2)



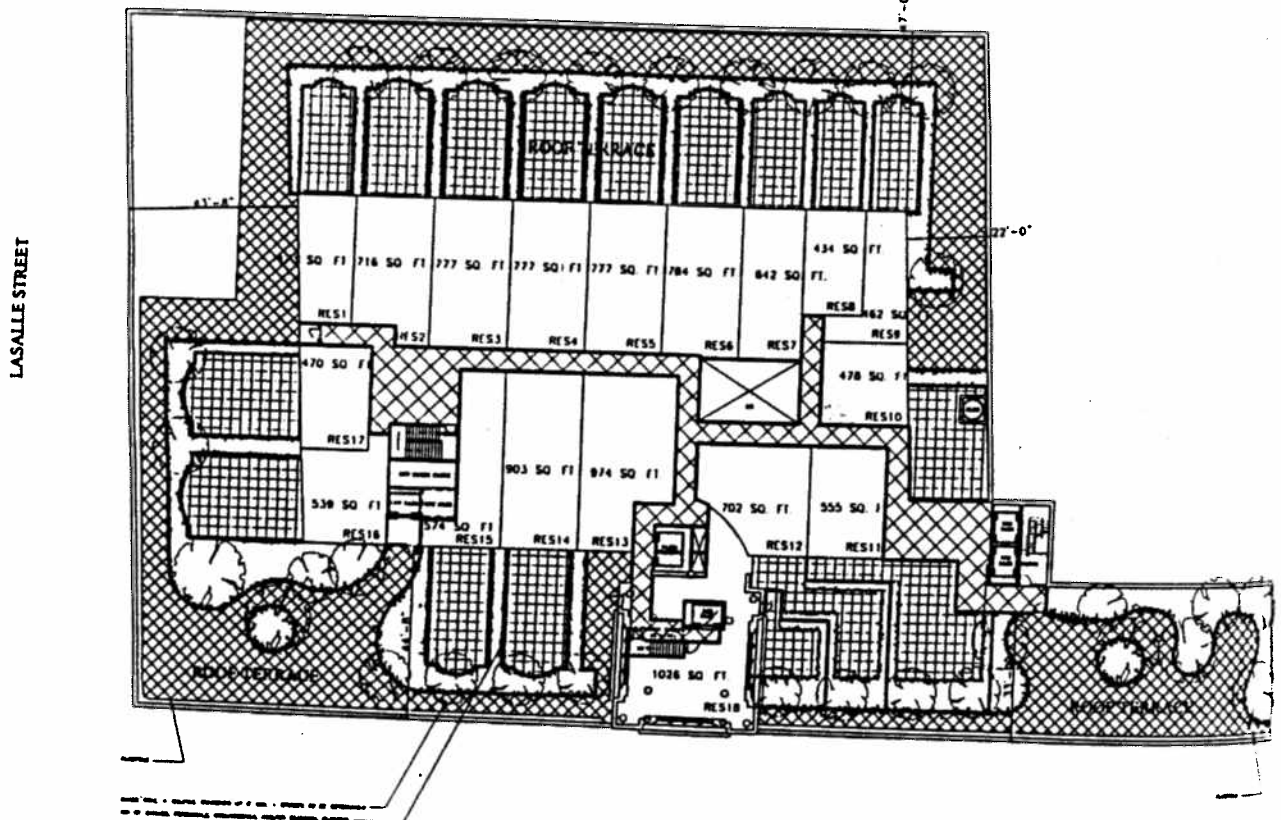
Floor Plans.  
(Page 2 of 2)

APPLICANT: FRIEDMAN PROPERTIES LTD.  
ADDRESS: 314-332 NORTH CLARK STREET; 315-333 NORTH LA SALLE STREET; 101-131 WEST CARROLL AVENUE  
DATE: DECEMBER 1, 1998  
REVISED: MARCH 11, 1999



Building Elevations.  
(Page 1 of 8)

APPLICANT: FRIEDMAN PROPERTIES LTD.  
ADDRESS: 314-332 NORTH CLARK STREET; 315-333 NORTH CLARK STREET; 101-131 WEST CARROLL AVENUE  
DATE: DECEMBER 1, 1998  
REVISED: MARCH 11, 1999

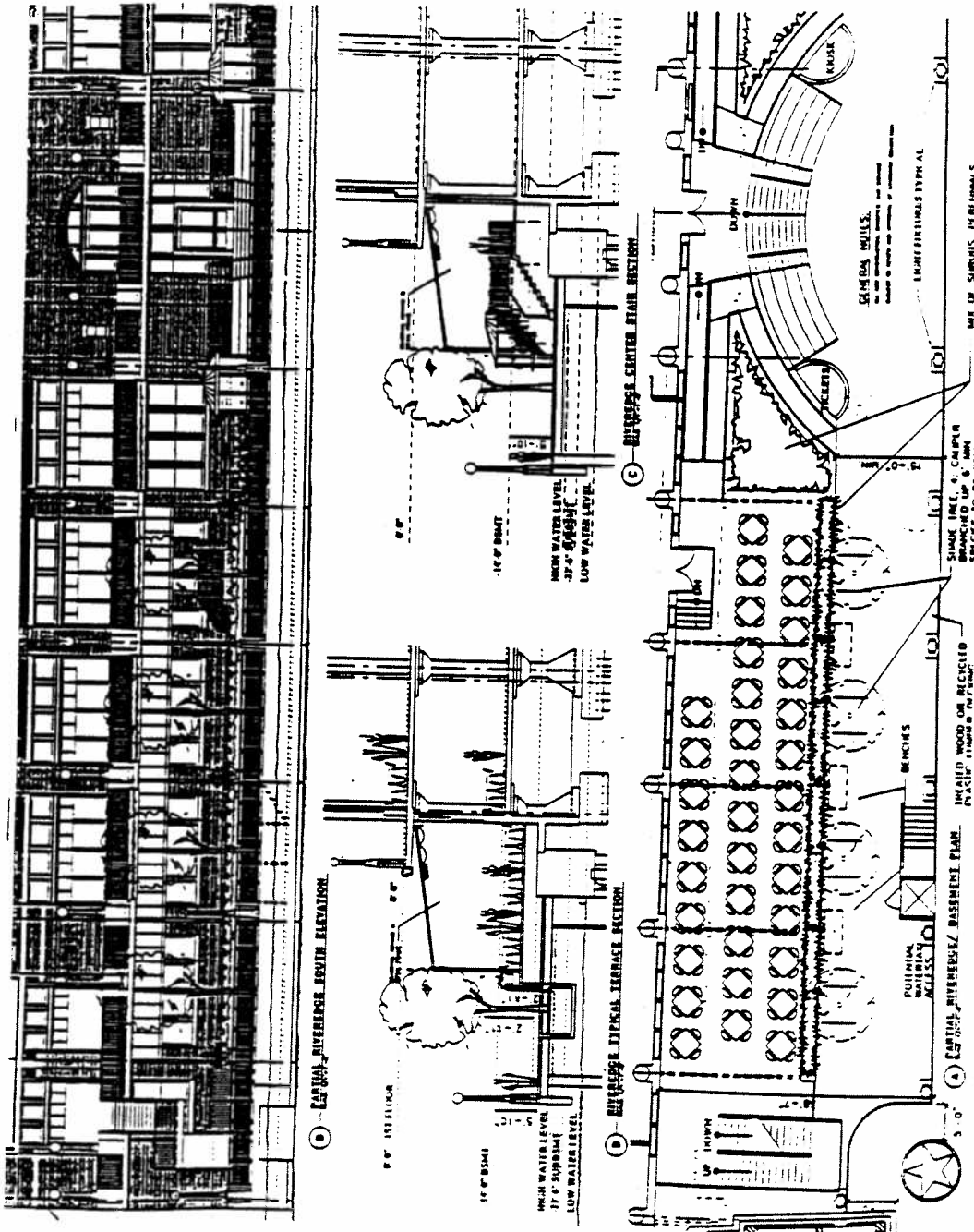


GENERAL NOTES:  
1. SEE ARCHITECTURAL DRAWINGS FOR NOTES  
2. SEE CITY RECORDS FOR HISTORY OF PREVIOUS ELEVATIONS

LEVEL 8  
FLOOR PLAN

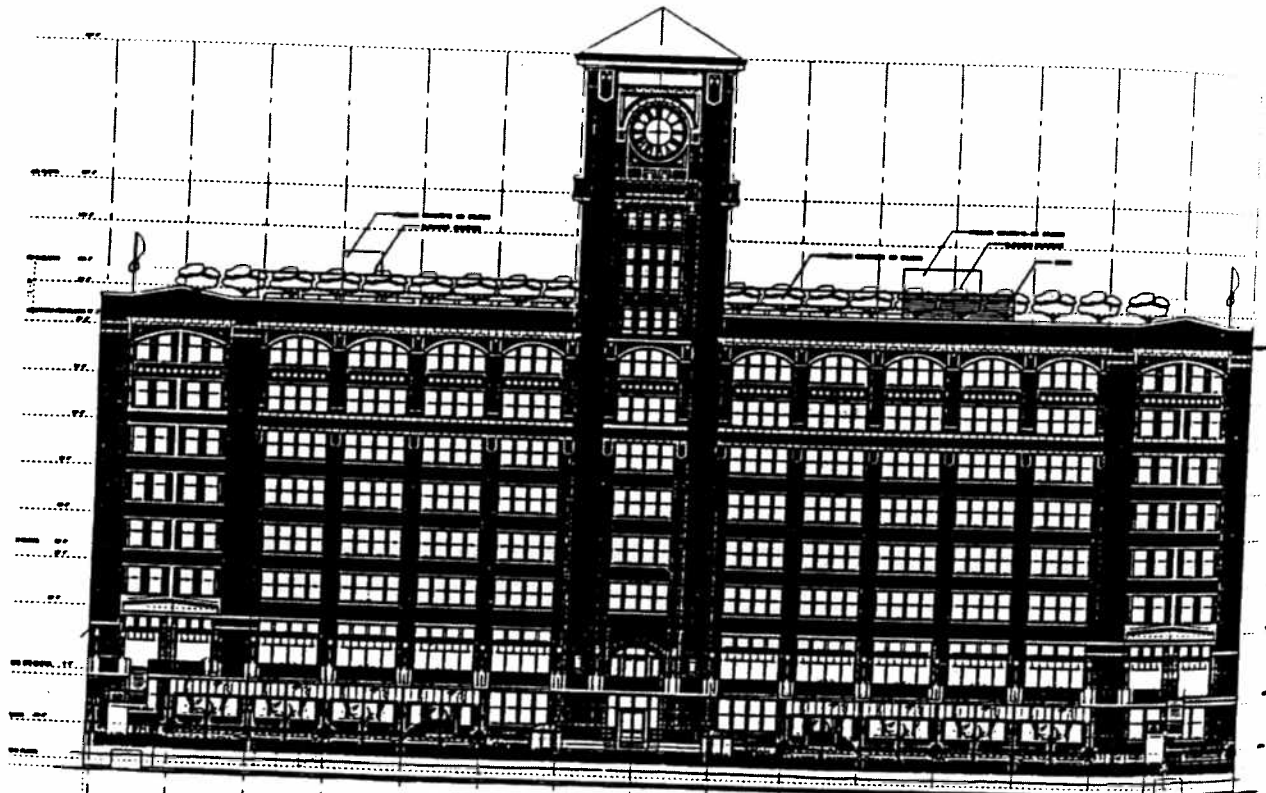
CHICAGO RIVER

Building Elevations.  
(Page 2 of 8)



171

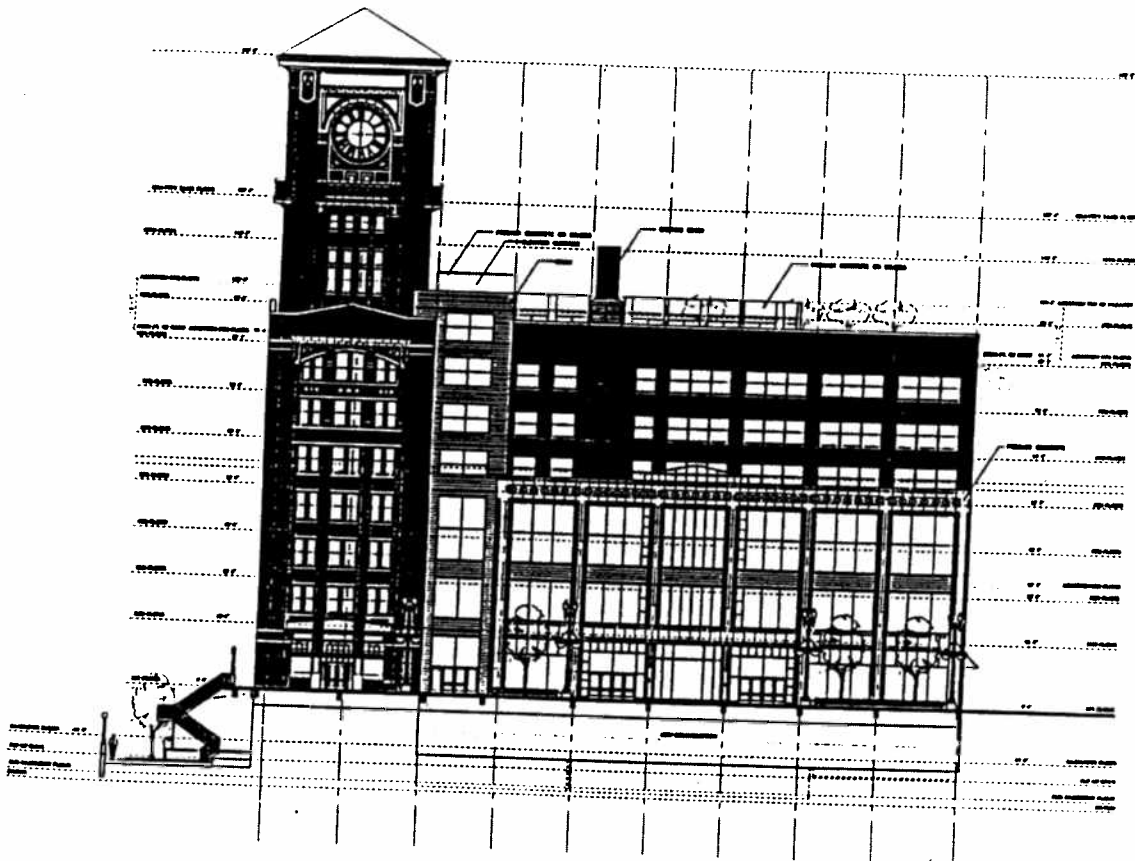
Building Elevations.  
(Page 3 of 8)



GENERAL NOTES  
-----  
-----

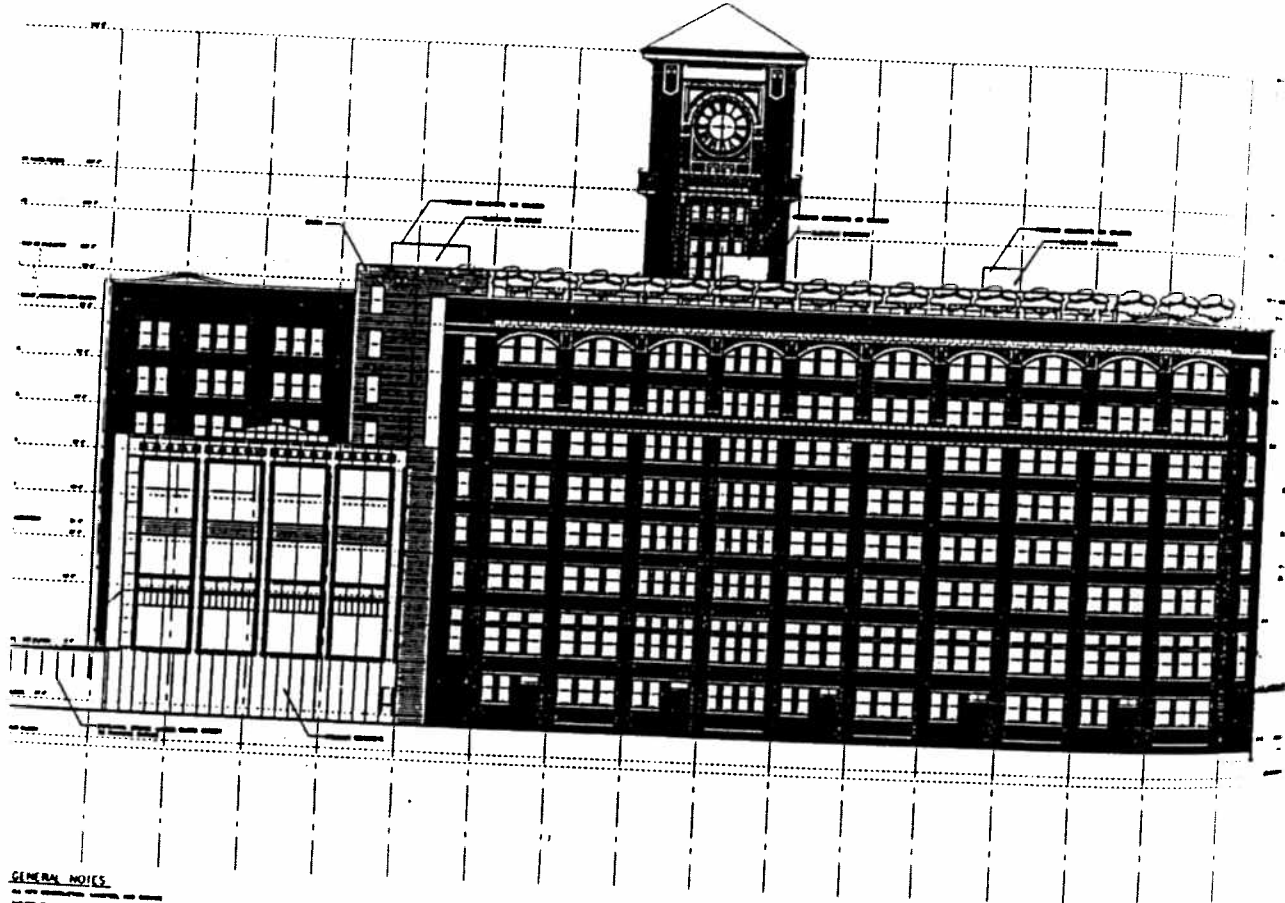
⊕ ⊙ SOUTH ELEVATION

Building Elevations.  
(Page 4 of 8)



⊕ ⊙ EAST ELEVATION

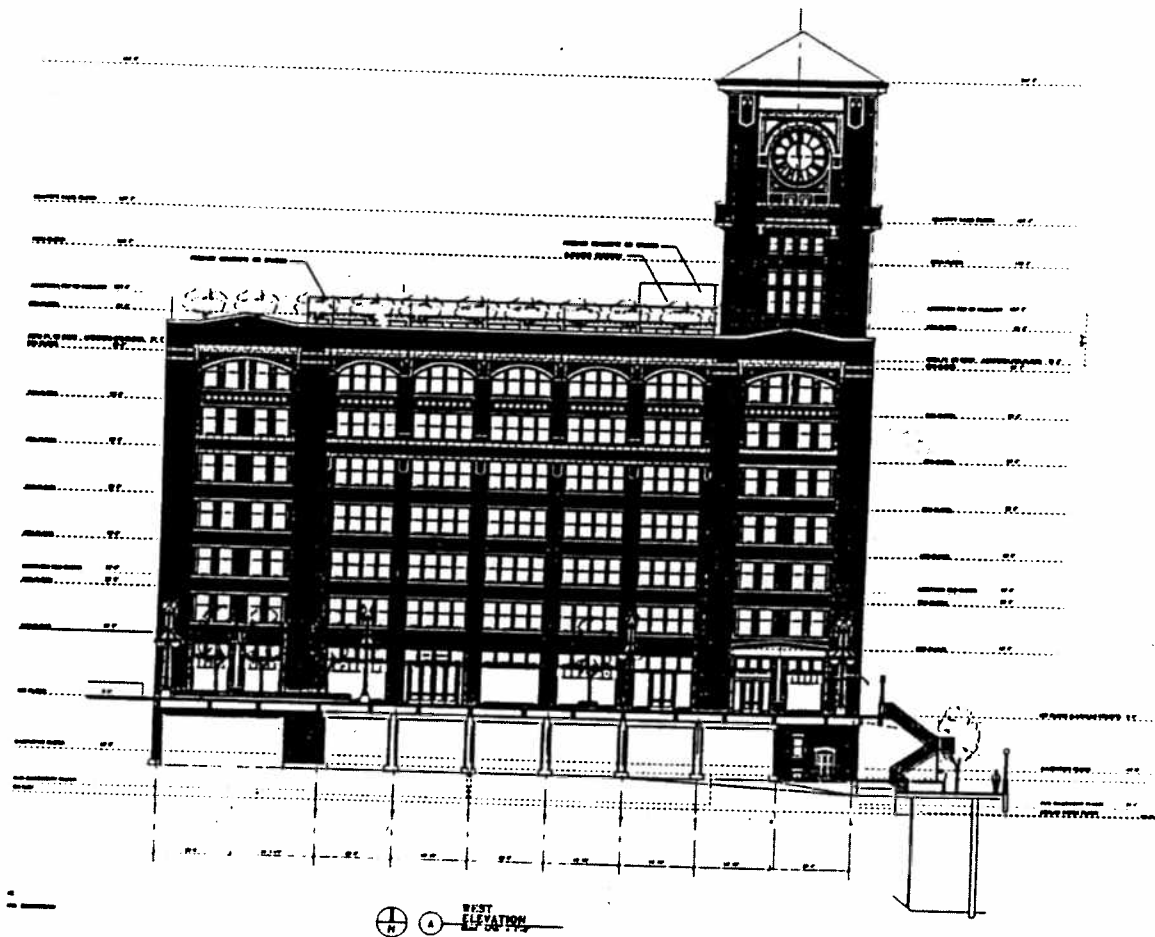
Building Elevations.  
(Page 5 of 8)



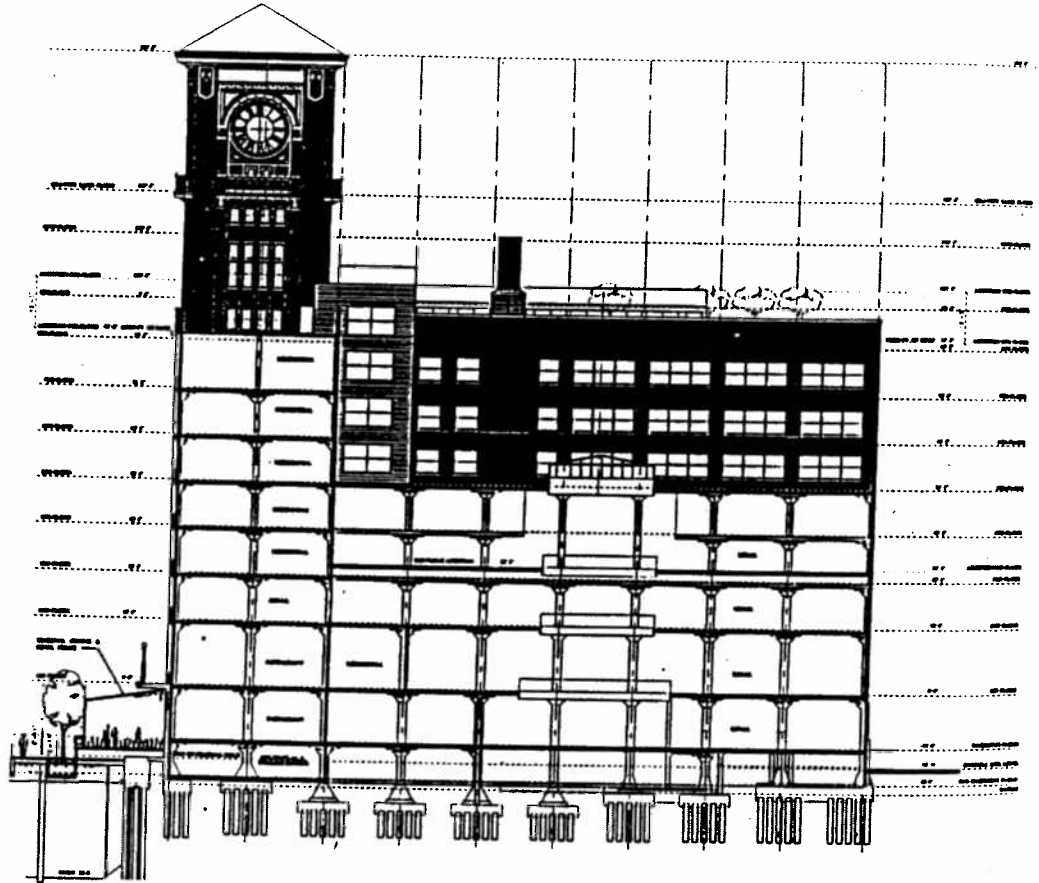
GENERAL NOTES

⊕ (A) NORTH ELEVATION

Building Elevations.  
(Page 6 of 8)

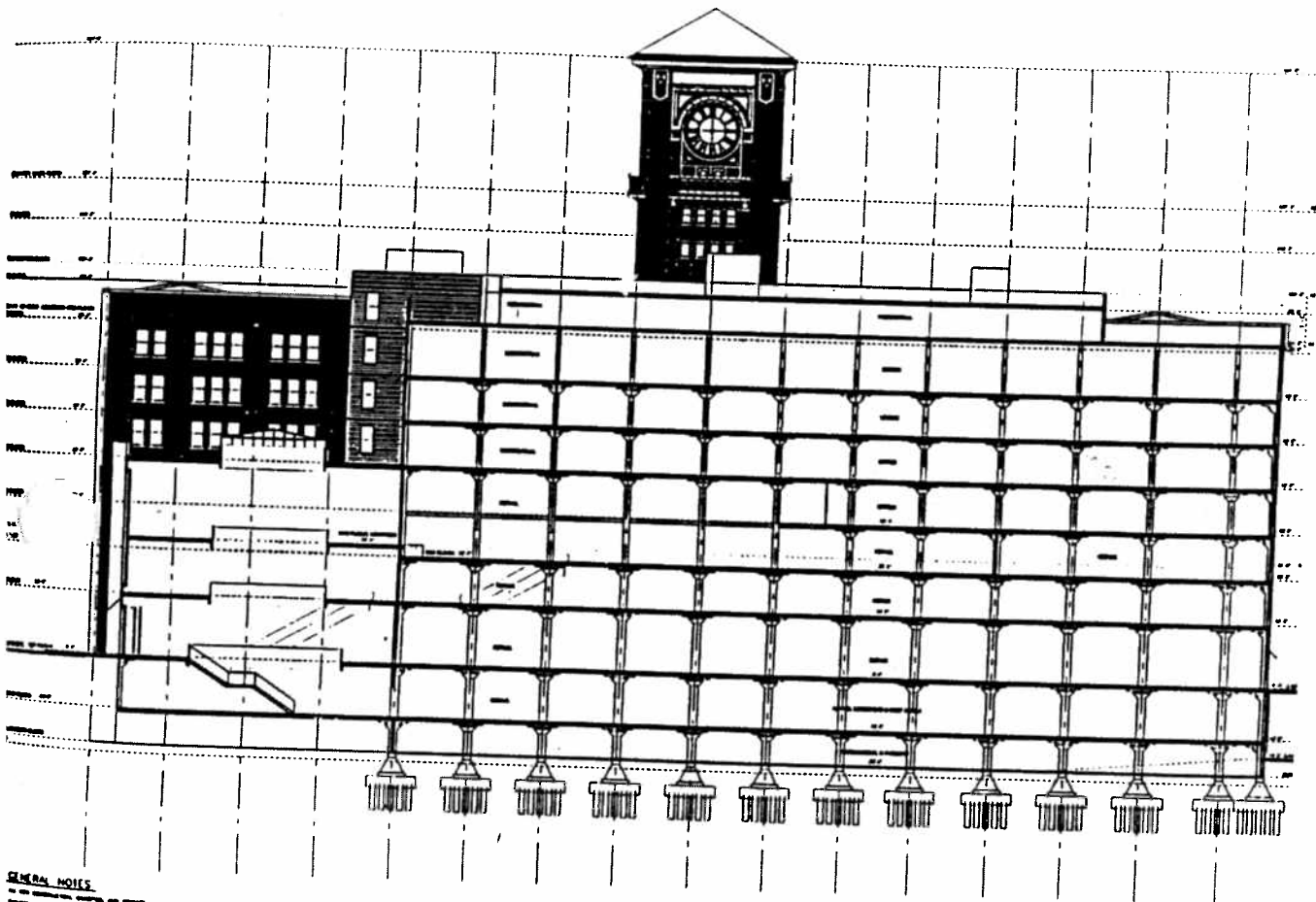


Building Elevations.  
(Page 7 of 8)



⊕ ⊙ EAST CROSS-SECTION

Building Elevations.  
(Page 8 of 8)



GENERAL NOTES

⊕ ○ NORTH CROSS-SECTION