

PD 710

Table of Contents

05/02/2024 Zoning Letter **2**

03/24/2000 Minor Change **3**

04/21/1999 PD Adoption **5**

 Ordinance 5

 Statements 5

 Bulk Table 9

 Exhibits 11



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 2, 2024

John W. Beck
Siegel, O'Connor, O'Donnell & Beck
One Financial Plaza
755 Main St., 20th Floor
Hartford, CT 06103

Re: Opinion response for PD 710, 1 N. Halsted St.

Dear Mr. Beck:

In response to your recent request, please be advised the subject property is zoned Residential-Business Planned Development Number 710 ("PD 710").

PD 710 was approved in 1999 and pursuant to the PD Bulk Regulations and Data Table, a minimum of 294 residential parking spaces and a minimum of 119 commercial parking spaces was required for the subject building at 1 N. Halsted St.

On March 24, 2000, the Department of Planning and Development ("DPD") approved a minor change allowing an increase in the height of the building's base from 47 feet to 60 feet (due to the elimination of the 2nd floor retail space and the addition of 3 floors of parking), an increase in the number of parking spaces to 662 (524 accessory spaces and 138 non-accessory spaces), and changes to the parking garage façade.

On Nov. 1, 2000, DPD approved an Interim Stage II to allow for the construction of a 39-story mixed use building consisting of off-street parking on the lower level and the 2nd through 5th floors, retail use on the 1st floor, and residential dwelling units beginning on the 6th floor through the 38th floor, along with a 39th floor mechanical penthouse.

If the subject building or any portion is partially damaged or totally destroyed by fire or other causes beyond the control of the property owner, the structure may be rebuilt in conformance with PD 710 or subject to the nonconformity regulations of Chapter 17-15 of the Zoning Ordinance, as applicable.

Sincerely,



Patrick Murphey
Zoning Administrator

PM:tm

C: Noah Szafraniec, Mike Marmo, Main file



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.ci.chi.il.us>

March 24, 2000

Mr. Langdon Neal
Earl Neal & Associates, L.L.C.
111 West Washington Street
Chicago, IL 60602

**Re: Request for minor changes to RBPD No. 710
One North Halsted Street**

Dear Mr. Neal:

The Department of Planning and Development has considered your request for minor changes to Residential Business Planned Development No. 710 pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you requested that the height of the base of the building be increased from 47 feet to 60 feet (due to the elimination of the second floor retail space and the addition of three levels of parking), along with changes to the parking garage facades. There would be no increase in the height of the tower, the number of dwelling units, or the Floor Area Ratio. The percentage of site coverage above the base would not increase, and no changes would be made in setbacks. Proposed loading docks and driveways have been reconfigured, and the changes would be acceptable to CDOT.

While the amount of retail space would be reduced, the proposed number of parking spaces has increased, to a total of 662. The Department has determined that 524 of those spaces would be accessory, and 138 would be non-accessory, as follows: Accessory residential parking would account for 356 spaces (1.5 spaces per unit x 237 units), and accessory commercial parking would account for 168 spaces (4 spaces/1000 square feet for a 42,000 sf supermarket). The 138 non-accessory spaces would count toward the FAR at a rate of 300 square feet per space.

Facing Halsted Street, the revised parking garage would be enclosed with translucent tinted glass panels on all parking levels except for the open air upper level, which would be shielded by an integral planter box system with climbing trellises for boston ivy. Improvements at the pedestrian level consisting of clear glass window bays and low decorative fencing, planting, and uplighting at the parkway areas have also been proposed as a part of this

NEIGHBORHOODS



minor change. On the north and south elevations, the garage would be predominately enclosed by a combination of concrete and glass, with ivy growing up the wall on the north side. There would be no change to the east elevation from the original proposal except for an increase in the height of the base per the above.

Any proposed signs would be reviewed by the Department at a later date upon submittal of an application for a sign permit. In addition, given the high-visibility location and amount of concrete wall area of the tower, the Department requests, as a courtesy, that sample paint colors for the poured-in-place concrete be submitted for review and comment as soon as they are available.

Accordingly, per the authority granted by the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development, I hereby approve the requested minor changes, but no other changes to Residential Business Planned Development No. 710. The attached revised Site Plan, Landscape Plan, Building Elevations, and Climbing Trellis Detail, dated February 18, 2000 and prepared by Perkins and Will Architects, shall be substituted for the original Site/Landscape Plan and the Building Elevations approved and published by the Chicago City Council on April 21, 1999, and shall be made a part of this approval.

Very Truly Yours,



Christopher R. Hill
Commissioner

Originated by:



Mary Fishman

cc: Jack Swenson
Phil Levin
Michael Marmo
Paul Woznicki
Curt Behnke

(Continued from page 93219)

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C2-4 General Commercial District and the C3-5 Commercial Manufacturing District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Washington Street; the westerly right-of-way line of the John F. Kennedy Expressway; West Madison Street; and North Halsted Street,

to the designation of a B5-5 General Service 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 the B5-5 General Service District symbols and indications established in Section 1 above 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.

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:

Residential-Business Planned Development Number 710, As Amended.

Plan Of Development Statements.

1. The area delineated herein as a Residential/Business Planned Development consists of approximately eighty-two thousand seven hundred eight and sixty-one hundredths (82,708.61) square feet (one and nine-tenths (1.9) acres) and is owned or controlled by the Applicant, One North L.L.C., an Illinois limited liability company.
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, or adjustments

of 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 approved 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 lessor. 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 or any property owners association which may be found to succeed the applicant, and any ground lessor.
4. This Plan of Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; an Existing Land-Use Map; a Site/Landscape Plan, and Building Elevations dated December 16, 1998, prepared by Perkins and Will. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Residential/Business Planned Development": residential units, all uses permitted in a B5-5 General Service District located on the first (1st) two (2) floors and basement only (except auto service stations, drive-through uses, video arcades, stand alone liquor stores or adult uses, including grocery stores, drug stores, health clubs, banks and accessory parking. The Applicant acknowledges that the availability of larger residential units is a component of attracting families to the City, and accordingly, agrees to make a minimum of twenty-five percent (25%) of the dwelling units of a sufficient size to accommodate two (2) or three (3) bedroom units. However, if after marketing such units in good faith for a minimum of thirty-six (36) months if a residential condominium building is constructed or eighteen (18) months if a rental building is constructed (which may include pre-construction

marketing), they have not been rented or sold, as the case may be, the applicant may request relief from the large-unit requirement as a minor change to the planned development pursuant to Statement 13 hereof. Any such request for relief shall be accompanied by documentation of good faith efforts to market the larger units over an eighteen (18) or thirty-six (36) month time period as provided herein.

6. 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 shall be permitted, subject to the review and approval of the Department of Planning and Development. No pylon or roof-top signs shall be permitted.
7. Any service drives or other ingress or egress 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. Ingress and egress shall be subject to the review and approval of the Department of Transportation, 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.
8. In addition to the maximum height of any building or 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.
9. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations, and in accordance with the parkway and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. In addition, the Applicant agrees to cooperate with the Chicago Transit Authority in relocating existing bus stops on the block, minimizing driveway widths and encouraging the use of transit to and from the site. Seasonal planters, awnings, cafe seating and other pedestrian amenities shall be provided within the Halsted Street setback area.

11. 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. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in periphery setbacks or an increase in the maximum percent of land coverage.
12. 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 most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
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 (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.
14. Unless substantial construction has commenced within four (4) years following adoption of this Planned Development (which time period shall be tolled during any litigation involving the 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 C2-4 and C3- General Commercial District classifications.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary Line and Right-of-Way Adjustment Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 93234 through 93241 of this Journal.]

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

Residential Planned Development Number 710, As Amended.

Bulk Regulations And Data Table.

Net Site Area	Maximum Floor - Area Ratio	Maximum Percent Of Site Coverage
Net Site Area: 82,708.61 square feet	6.0	In accordance with the Site Plan.
Gross Site Area: 115,741.47 square feet		
Right-of-Way Area: 33,032.86 square feet		
Maximum Number of Units:	190.	
Minimum Off-Street Loading Spaces:	4.	
Minimum Off-Street Parking Spaces:		Commercial: 119.

Residential: 294.

Minimum Required Setbacks: In accordance with the Site Plan.

Minimum Building Heights: 460.

*Reclassification Of Area Shown On Map Number 1-G.
(Application Number 12659)*

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 Number 1-G in the area bounded by:

a line 270 feet north of and parallel to West Huron Street; North Willard Court; a line 150 feet north of and parallel to West Huron Street; and the alley next west of North Willard Court,

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 1-G.
(Application Number 12670)*

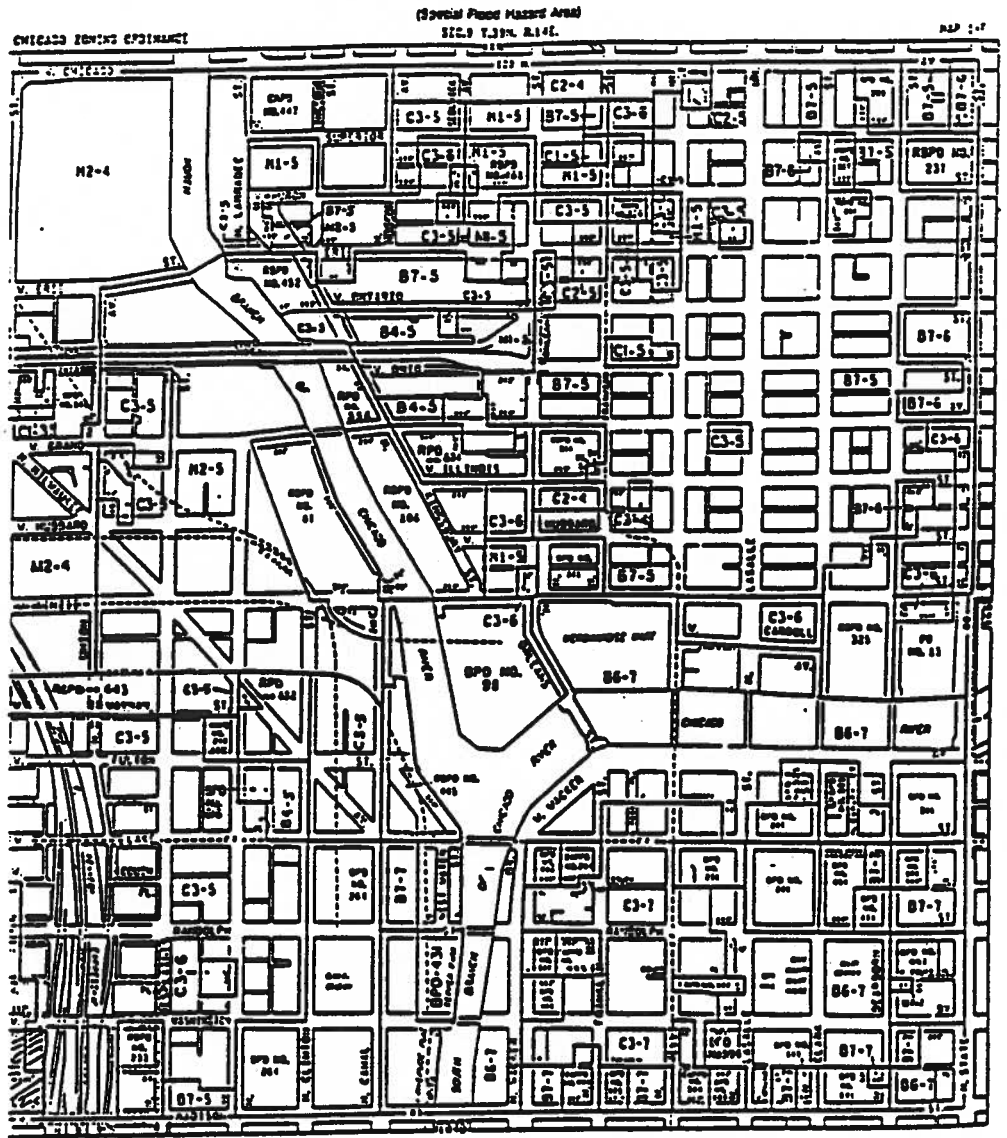
Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map Number 1-G in the area bounded by:

(Continued on page 93242)

Existing Zoning Map.

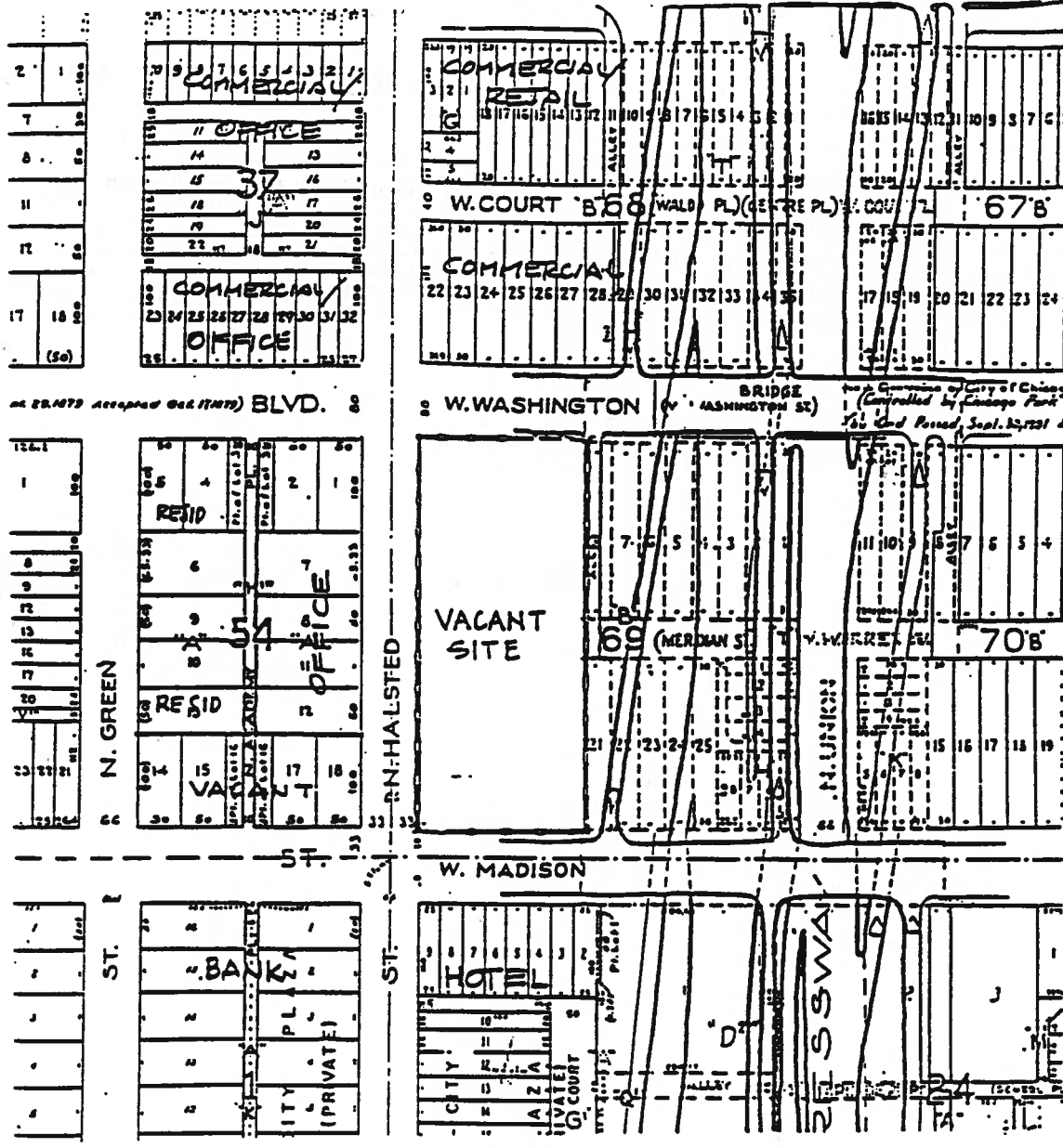
RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 710
EXISTING ZONING MAP



Applicant:	One North, LLC
Address:	One North Halsted St. Chicago, Illinois 60614
Date:	July 29, 1998
Revised Date:	December 16, 1998

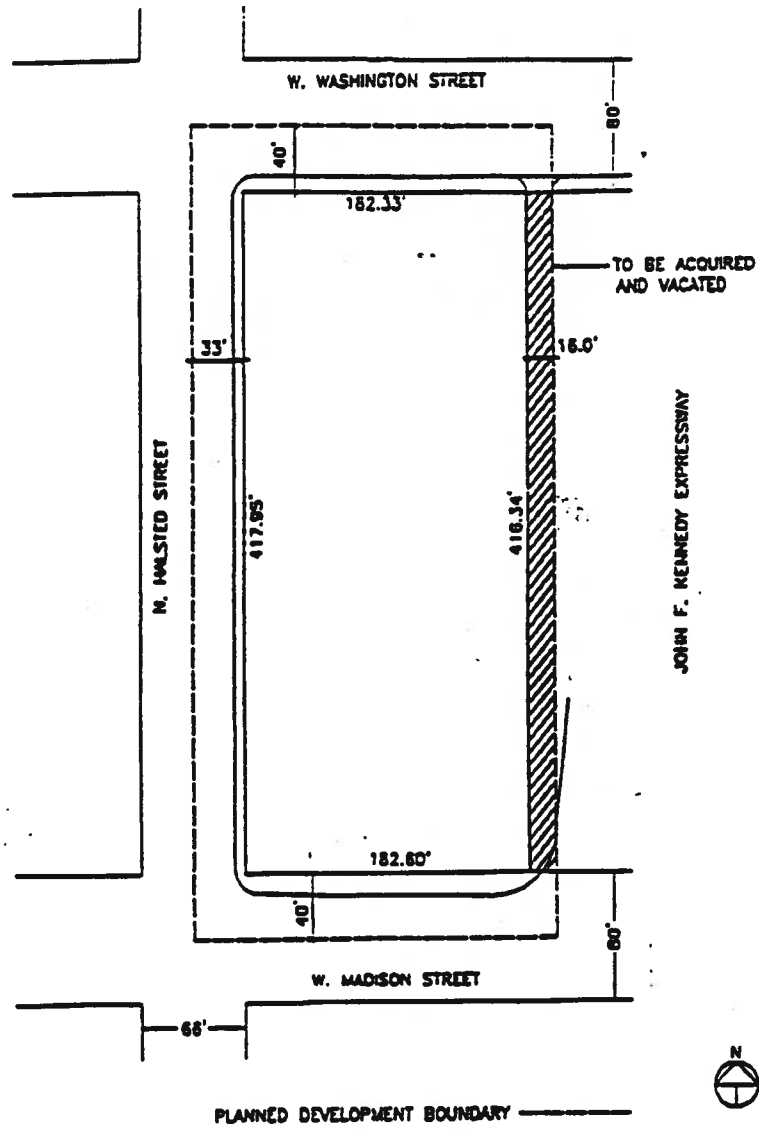
Existing Land-Use Map.

BUSINESS PLANNED DEVELOPMENT NO. 710
EXISTING LAND USE MAP



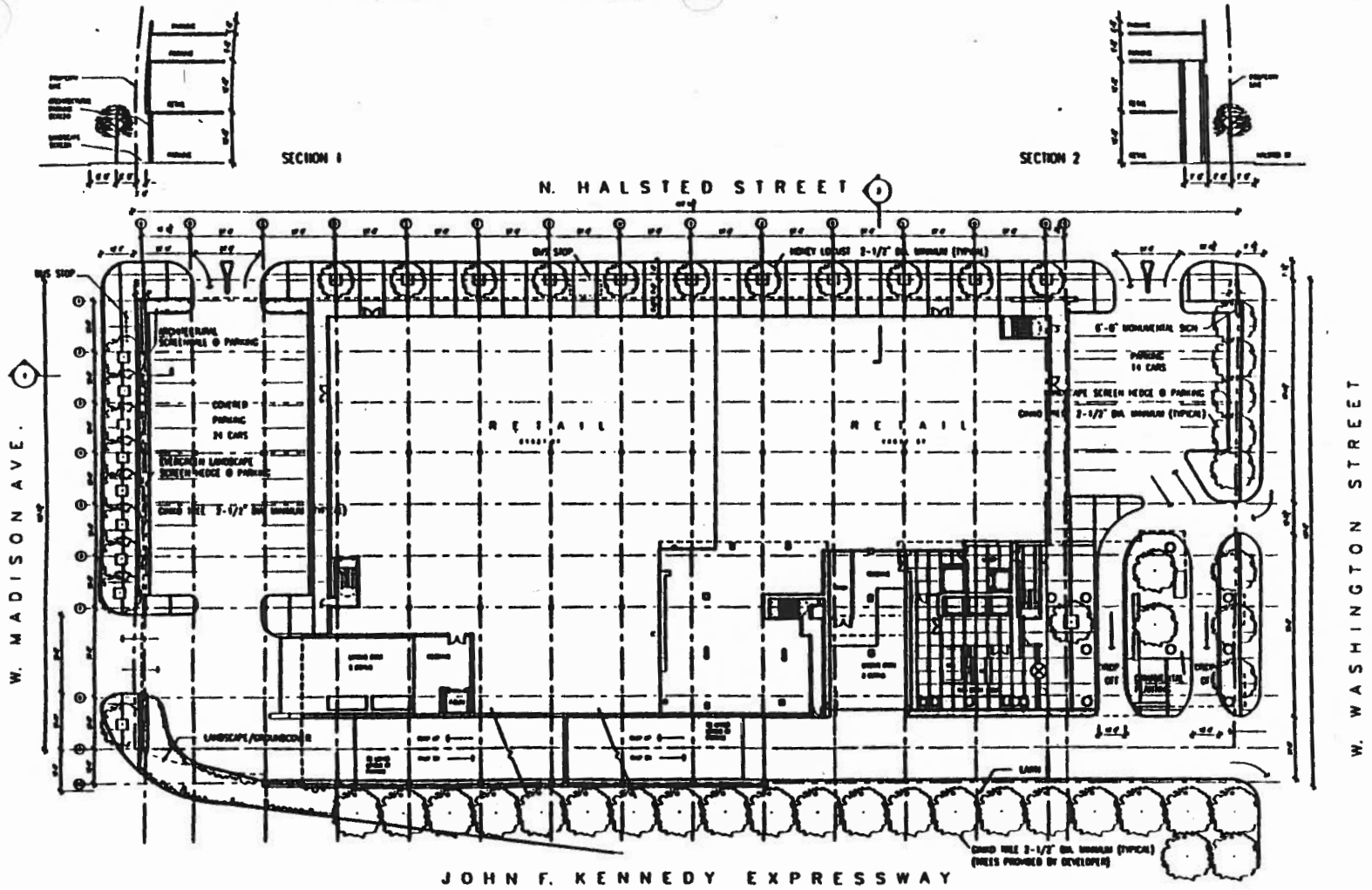
Applicant: One North, LLC
 Address: One North Halsted St.
 Chicago, Illinois 60614
 Date: July 29, 1998
 Revised Date: December 16, 1998

Planned Development Boundary Line
And Right-Of-Way Adjustment Map.



Applicant: One North, LLC
Address: One North Halsted St.
Chicago, Illinois 60614
Date: July 29, 1998
Revised Date: December 16, 1998

Site/Landscape Plan.



ONE NORTH HALSTED

1" = 30'-0"
SITE/LANDSCAPE PLAN

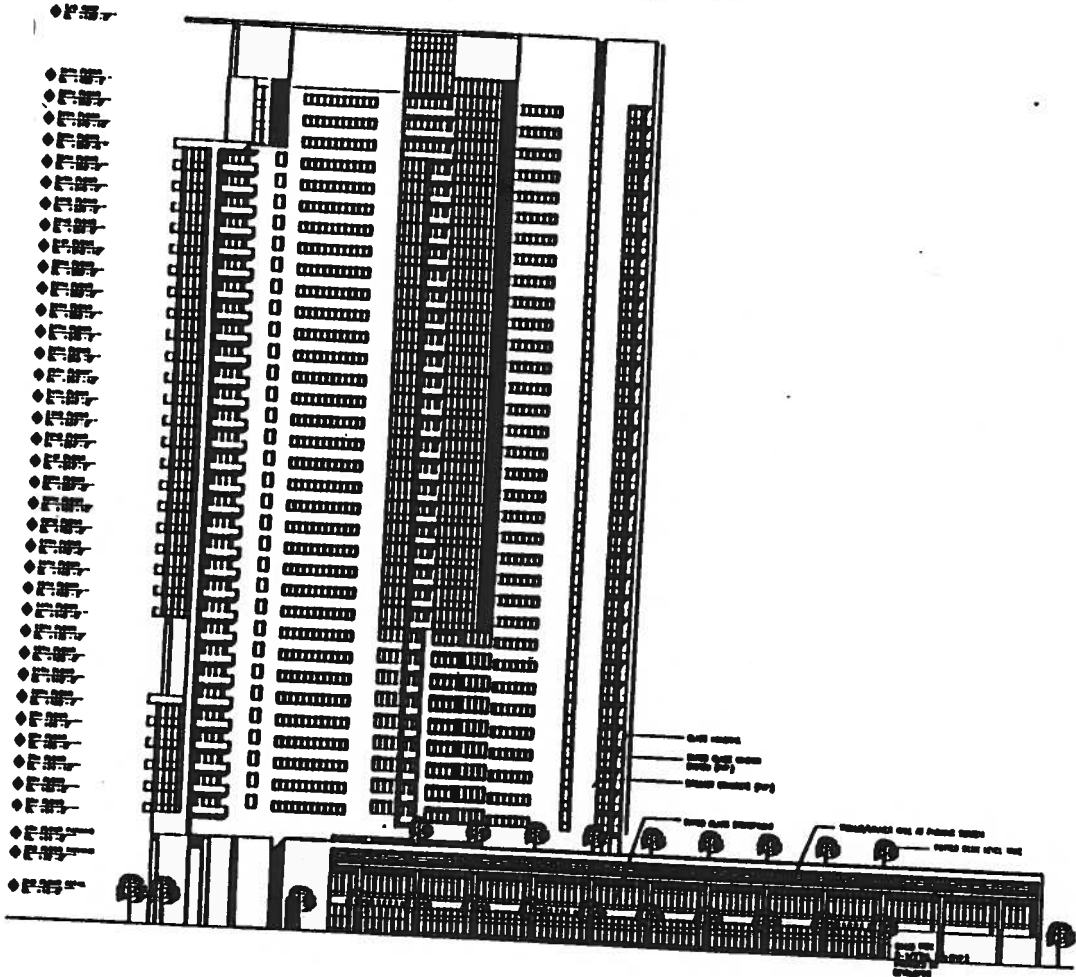
Architect: Sun North, LLC
 Address: 877 N. Clyburn
 Chicago, Illinois 60614
 Date: July 28, 1999 Revised Date: December 21, 1999

4/21/99

REPORTS OF COMMITTEES

93239

Building Elevations.
(Page 2 of 4)



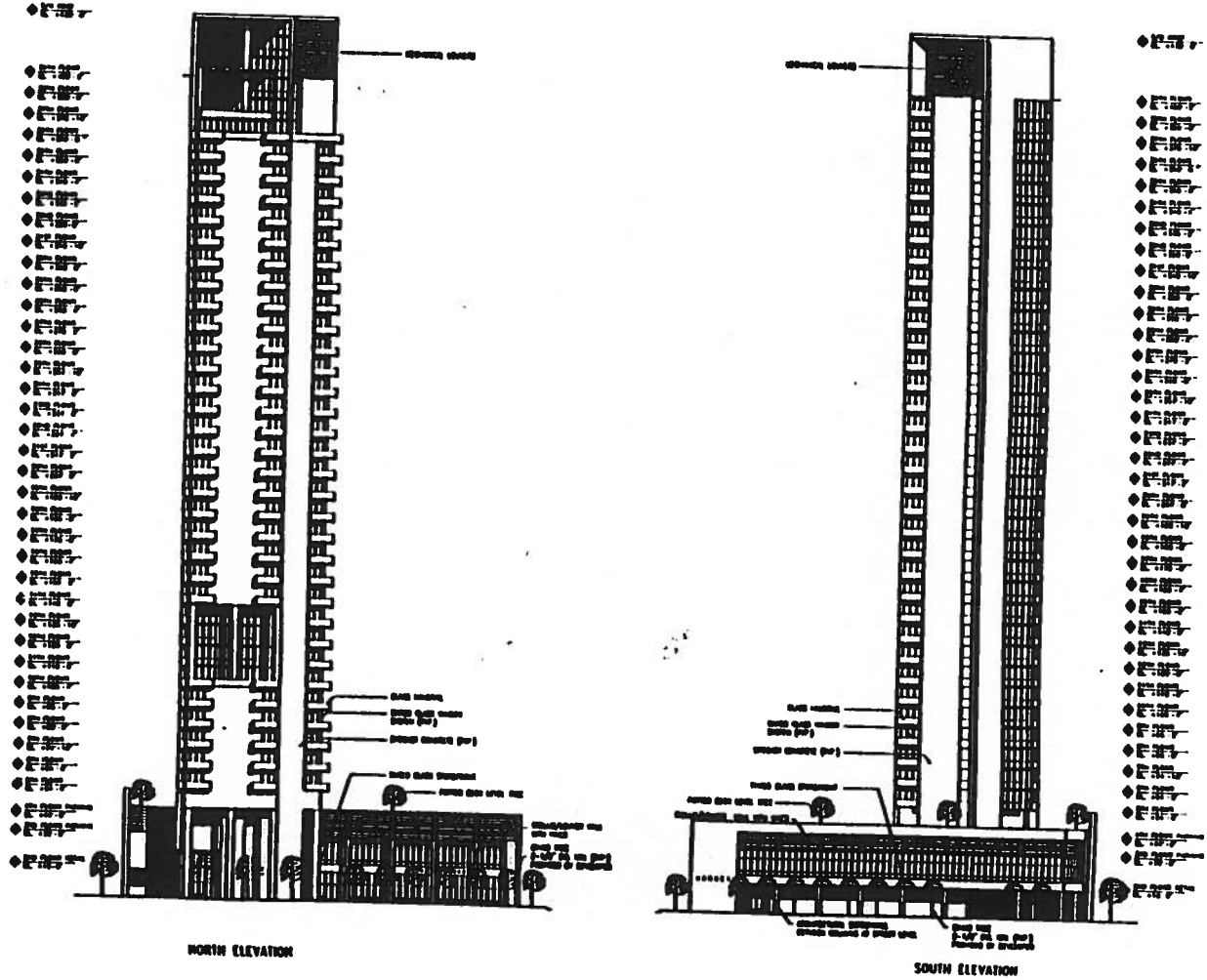
ONE NORTH HALSTED

1" = 10'-0"
WEST ELEVATION

Applied: One North, LLC
 Address: 377 N. Orleans
 Chicago, Illinois 60610
 Date: July 28, 1998
 Prepared By: PERKINS
 & WIL
 Revised Date: December 15, 1998

1711

Building Elevations.
(Page 3 of 4)



NORTH ELEVATION

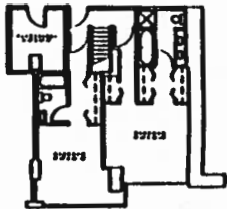
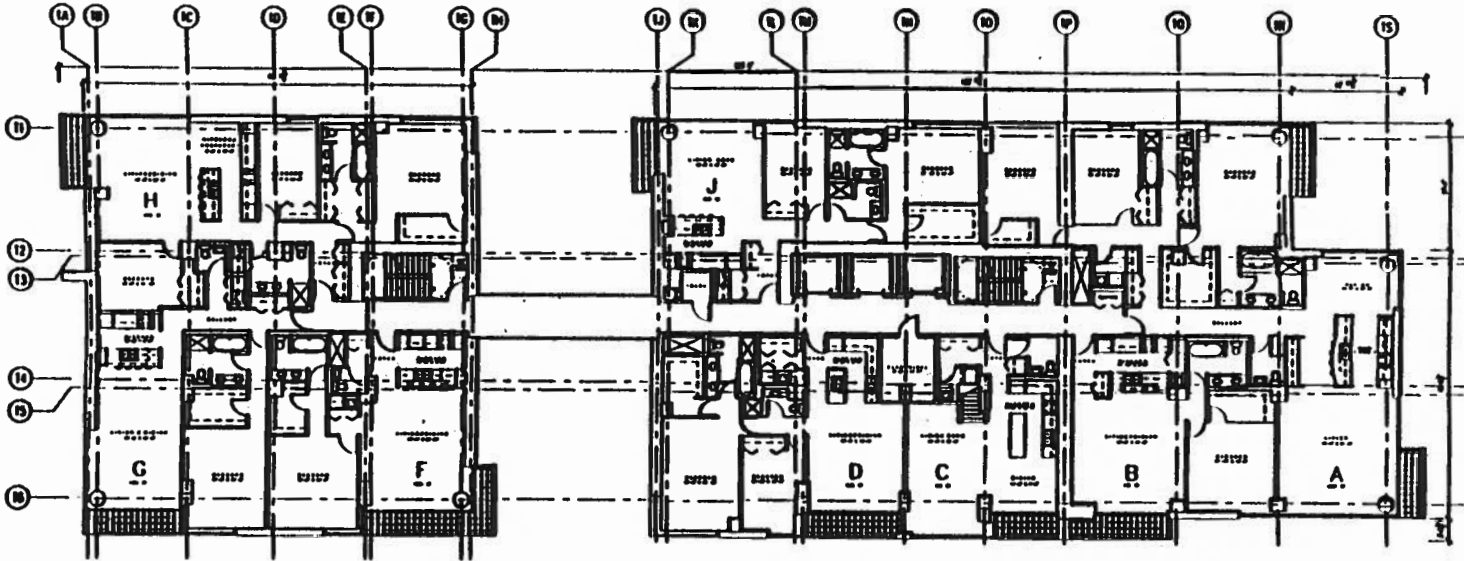
SOUTH ELEVATION

ONE NORTH HALSTED

1" = 30'-0"
NORTH AND SOUTH ELEVATIONS

Architect: One North, LLC
Address: 277 N. Halsted

Building Elevations.
(Page 4 of 4)



©
1" = 32'-0"
LEVELS 14-35

ONE NORTH HALSTED

Applicant:	Gen North, LLC	P E R K I N S
Address:	577 N. Clybourn	A R C H I T E C T S
	Chicago, Illinois 60614	
Date:	July 28, 1998	Revised Date: December 14, 1998