

PD 996

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 4, 2025

Matthew Guski
Project Coordinator
Chicago Building Consulting Services
205 W. Randolph St., Suite 1020
Chicago, IL 60606

Re: Minor change to PD 996, 300 N. LaSalle Street, River Edge Cafe addition

Dear Mr. Guski:

Please be advised that your request for a minor change to Business Planned Development No. 996 (PD 996”), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

You are seeking a minor change on behalf of your client and the sole property owner of PD 996, 300 N LaSalle LLC as managed by Irvine Management Company Illinois Inc. The minor change will allow for the construction of a 1,155 SF restaurant addition within the existing terrace area at the Lower/Café and River Level of the existing building at 300 N. LaSalle St. The proposed project will include a covered outdoor seating area with a louvered pergola. As noted on the attached Lower Level 1- Proposed Plan, the proposed covered and uncovered seating areas along the river must remain open to the public at all times. This space within the public riverwalk area cannot be used, reserved or privatized for anyone’s specific use.

In 2005 when the PD was established, PD 996 was granted a FAR Bonus of 2.21 (7,303 SF/52,960 SF x 1.0 x 16.0) for the Riverwalk Improvements. Eliminating the area of the proposed 1,155 SF addition results in a reduction in the Riverwalk Improvement bonus from 2.21 to 1.86. As a result of the bonus reduction, the maximum FAR is reduced from 25.95 to 25.6. Based on the most recent Part II issued, the proposed addition will result in an FAR of 25.33. The following updated exhibits are attached: Bulk Regulations and Data Table, Site Plan, Proposed and Existing South and East Elevations and Lower Level 1 Plans, Photos and Renderings.

The Department of Planning and 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 the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Additionally, CDOT, Fire Prevention, MOPD, and Stormwater have reviewed and approved the change.

Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 996, 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 commences 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

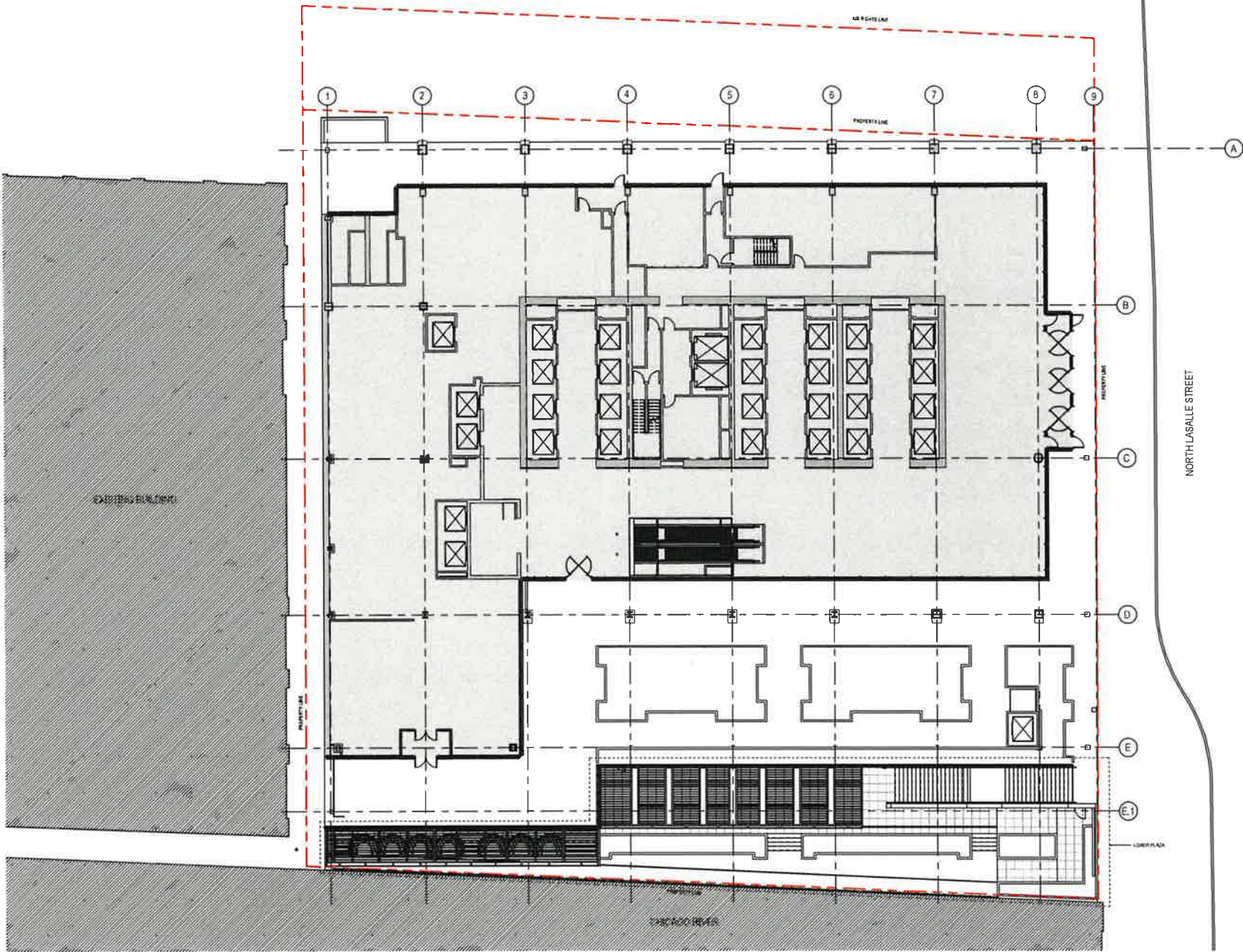
Updated PD Bulk Table

Business Planned Development number 996

Bulk Regulations and Data Table

Net Site Area:	52,960 square feet
Area in Public Right-of-Way:	64,120 square feet
Gross Site Area:	117,080 square feet
Maximum Floor Area Ratio:	25.6
Base Floor Area Ratio:	16.0
Riverwalk Improvement:	1.86
Upper-Level Setbacks:	2.82
Lower-Level Planting Terrace	0.93
Green Roof:	0.17
Underground Parking:	3.57
Streetscape Improvements:	0.25
Setbacks from Property Line:	In substantial conformance with Site Plan
Maximum Number of Parking Spaces:	1 space per 2,800 square feet of gross floor area
Minimum Number of Off-Street Loading Berths:	3 at 10 feet by 25 feet
Maximum Building Height:	In substantial conformation with the Building Elevations.

WEST CARROLL STREET BELOW



THE IRVINE COMPANY
 300 N. LaSalle Dr.
 Lower Level 01
 Chicago IL 60654

Gensler

11 East Wacker Drive
 Suite 202
 Chicago, IL 60601
 United States

TEL 312.642.1000
 FAX 312.642.1008

Scale: 1/8" = 1'-0"

Scale: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

Project Name:
 300 N. LASALLE LOWER LEVEL 1 RENOVATION
 Project Number:
 21,1348,000
 Description:
 SITE PLAN

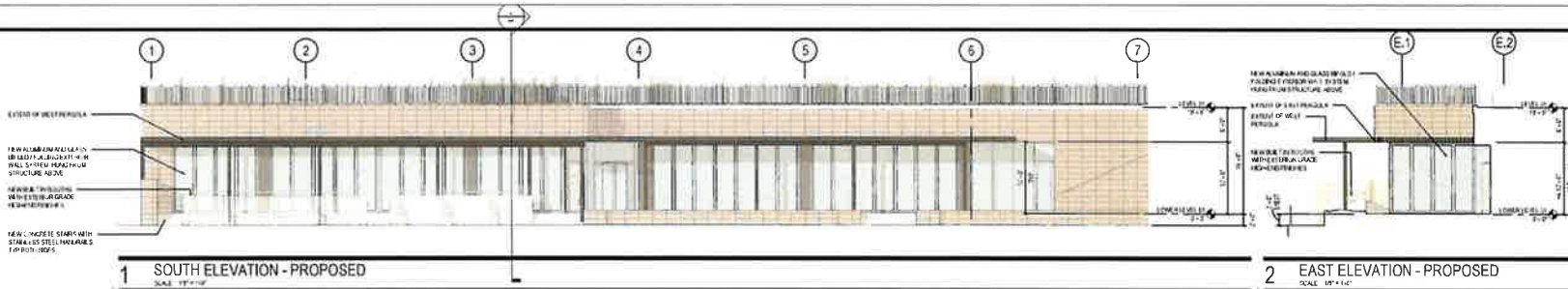
Scale:
 1" = 10'-0"

PD01

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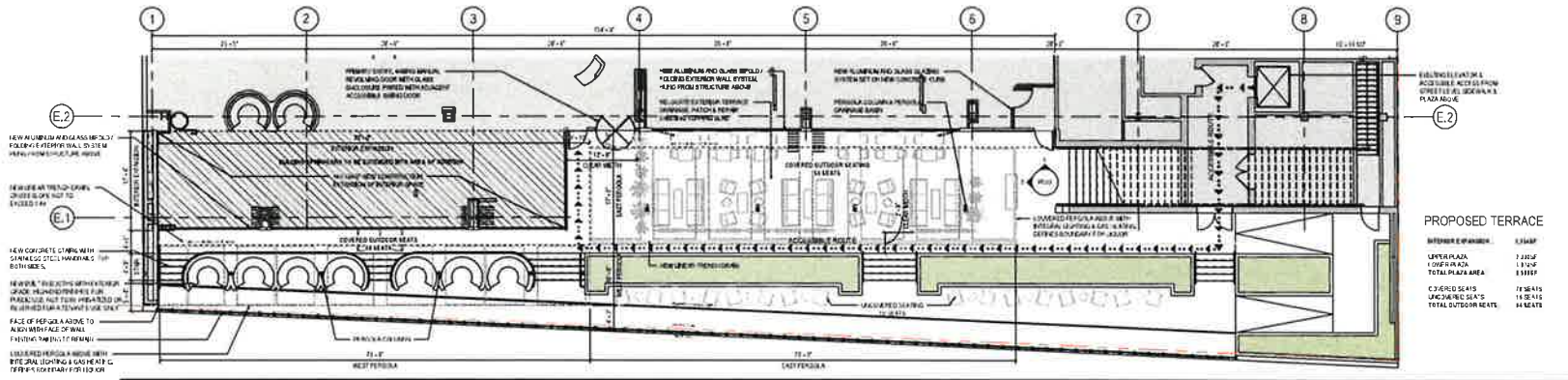
1 SITE PLAN
 SCALE: 1" = 10'-0"

11/22/11 10:41 AM - Model: 300N.LASALLE.LOWER.LEVEL.1.RENOVATION.DWG - 2011.11.22 10:41 AM - Gensler



1 SOUTH ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

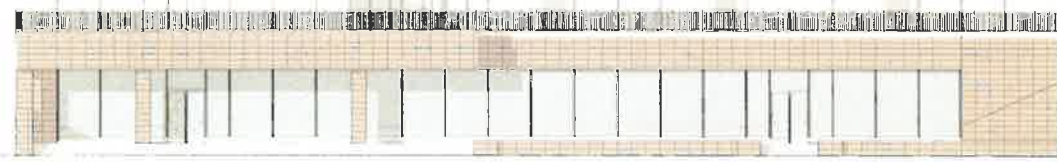
2 EAST ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"



3 LOWER LEVEL 1 - PROPOSED
SCALE: 1/8" = 1'-0"

PROPOSED TERRACE

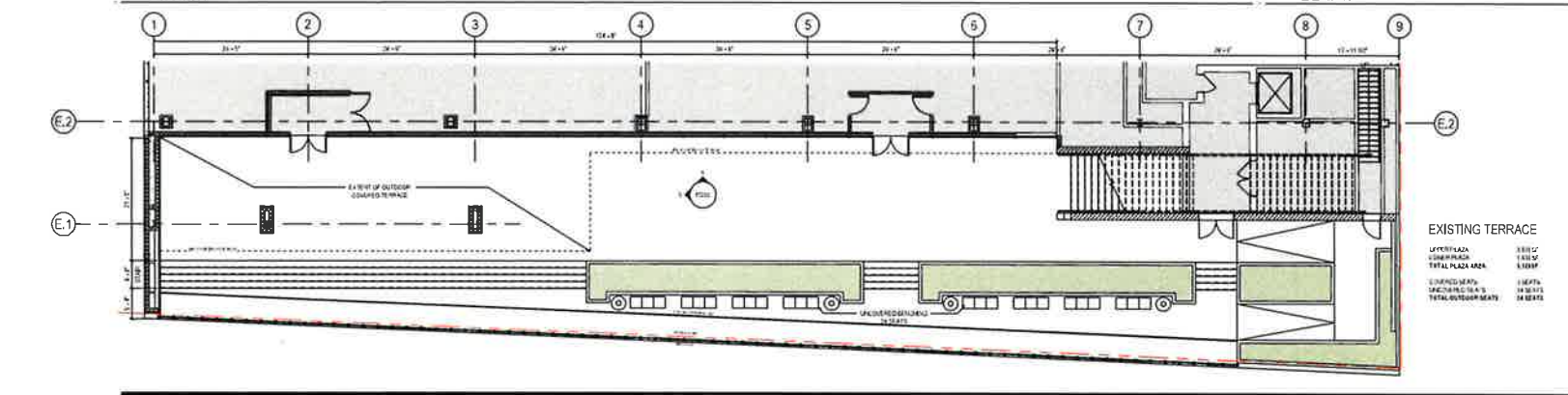
INTERIOR SEATING	1,536 SF
OUTDOOR SEATING	1,200 SF
TOTAL PLAZA AREA	2,736 SF
COVERED SEATING	18 SEATS
UNCOVERED SEATING	14 SEATS
TOTAL OUTDOOR SEATING	32 SEATS



6 SOUTH ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



5 EAST ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



4 LOWER LEVEL 1 - EXISTING
SCALE: 1/8" = 1'-0"

EXISTING TERRACE

INTERIOR SEATING	1,536 SF
OUTDOOR SEATING	1,200 SF
TOTAL PLAZA AREA	2,736 SF
COVERED SEATING	18 SEATS
UNCOVERED SEATING	14 SEATS
TOTAL OUTDOOR SEATING	32 SEATS

THE IRVINE COMPANY
300 N. LaSalle Dr.
Lower Level 01
Chicago, IL 60654

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111 East Wacker Drive
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Tel: 312.527.1000

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Boelter
Chicago Office
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United States
Tel: 312.527.1000

Architect: Gensler

Project Name:
300 N. LaSalle LL1
RESTAURANT RENOVATION
& ADDITION

Project Number:
21,134B,000

Discipline:
PLANS & ELEVATIONS

Scale:
1/8" = 1'-0"

PD02

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EXISTING - VIEW FROM SOUTH



EXISTING - LOWER TERRACE - VIEW FROM WEST



EXISTING - LOWER TERRACE - VIEW FROM EAST



EXISTING - UPPER TERRACE - VIEW FROM WEST



EXISTING - UPPER TERRACE - VIEW FROM EAST



EXISTING - VIEW FROM EAST STAIR



PROPOSED - ENTRY AT EAST PERGOLA - VIEW FROM EAST



PROPOSED - ENTRY AT EAST PERGOLA - VIEW FROM WEST



PROPOSED - VIEW FROM SOUTHEAST



PROPOSED - WEST PERGOLA - VIEW FROM WEST



PROPOSED - EAST PERGOLA - VIEW FROM EAST

THE IRVINE COMPANY
305 N. LaSalle Dr.
Lower Level 01
Chicago, IL 60654

Gensler

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United States

Tel: 312.642.0110
Fax: 312.642.0104

▲ **Site** **Design**

▲ **Architect**

NOT FOR CONSTRUCTION

Project Name
300 N. LaSalle Lower Level 1 Renovation
Project Number
21,1348,000
Discipline
PHOTOS & RENDERINGS

Scale

PD03

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15145

60372

JOURNAL--CITY COUNCIL--CHICAGO

11/1/2005

(Detached House) District, B3-2 Community Shopping District symbols and indications as shown on Map Number 15-J in the area bounded by:

a line 175 feet southeast of North Christiana Avenue (as measured at the southwest right-of-way line of North Lincoln Avenue and perpendicular thereto); North Lincoln Avenue; North Jersey Avenue; a line 151.38 feet north of and parallel to West Glenlake Avenue (as measured at the west right-of-way line of North Jersey Avenue); the alley next east of and parallel to North Christiana Avenue; and the alley next southwest of and parallel to North Lincoln Avenue,

to those of a B3-3 Community Shopping 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.

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION
OF AREA SHOWN ON MAP NUMBER 1-F.
(Application Number 15145) BPD 996

(Committee Meeting Held October 27, 2005)

The Committee on Zoning submitted the following report:

CHICAGO, November 1, 2005.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on October 27, 2005, I beg leave to recommend that Your Honorable Body Pass various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of eight ordinances which were corrected and amended in their amended form. They are Application Numbers A-5807, 15173, A-5800, A-5803, 14802, 15123, 15145 and 15201.

Please let the record reflect that Alderman Thomas Allen abstained from voting on Application Number 15211 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Please let the record reflect that I, William J. P. Banks, abstained from voting and recused myself on Application Numbers 15170, 15177, 15173, 15175, 15174, 15176, 14973, 15167 and 15054 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

At this time, I move for passage of the substitute ordinance transmitted herewith.

Again, please let the record reflect that I abstain from voting on Application Numbers 15170, 15177, 15173, 15175, 15174, 15176, 14973, 15167 and 15054 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Please re-refer Application Number TAD-345 to the Committee on Finance.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Flores, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Cárdenas, Olivo, T. Thomas, Coleman, L. Thomas, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Natarus, Daley, Tunney, Levar, Shiller, Schulter, Moore -- 44.

Nays -- None.

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

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the DC-16 Downtown Core District symbols as shown on Map Number 1-F in the area bounded by:

vacated West Carroll Avenue; North LaSalle Street; the centerline of the Chicago River; and a line 220.5 feet west of and parallel to North LaSalle Street,

to those of a Business Planned Development.

SECTION 2. This ordinance takes effect after its passage and approval.

Plan of Development Statements attached to this ordinance read as follows:

Business Planned Development Number 996.

Plan Of Development Statements

1. The area delineated herein as a Business Planned Development ("Planned Development") consists of approximately fifty-two thousand nine hundred sixty (52,960) square feet of property located in the area generally bounded by vacated West Carroll Avenue; North LaSalle Street; the north bank of the Chicago River; and a line two hundred twenty and five-tenths (220.5) feet west of and parallel to North LaSalle Street as more fully depicted on the attached Planned Development Boundary and Property Line Map ("Property"). The Property is under the unified control of the applicant, Hines Interests Limited Partnership.
2. All applicable official reviews, approvals or permits that are required in connection with the Planned Development shall be obtained or authorized to be obtained by the applicant. Any dedication or vacation of streets, alleys or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal and approval by the City Council.
3. The requirements, obligations and conditions contained within the 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

of the Property. Any applications for amendments, modifications or changes (administrative, legislative or otherwise) to the Planned Development shall be made or authorized by all the owners of the Property and any ground lessors of the Property.

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 (other than an 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 thereof (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. The plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; a Site/Landscape Plan; Building Elevations prepared by Pickard Chilton Architects dated October 20, 2005; a typical parking level plan; and two (2) exhibits depicting proposed future stair locations and platform for the proposed transitway. Full-sized copies of the Site/Landscape Plan and the Building Elevations are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses shall be permitted in the area delineated herein as Business Planned Development Number 996: any Allowed Use (as defined in §17-17-0211 of the Chicago Zoning Ordinance) in the DC Downtown Core District; parking, including tandem and valet; boat docks; and accessory and related uses. Portions of the Property may be used on an interim basis for construction staging and the storage of construction materials for the various phases of development of the Property.
6. Identification signs, on-premise 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.
7. Any service drive or other ingress and egress shall be adequately designed and paved in accordance with the regulations of the Chicago Department

of Transportation in effect at the time of construction and in compliance with the Municipal Code of Chicago. Closure of all or part of any public street or alley during demolition or construction shall be subject to review and approval of the Chicago Department of Transportation.

8. In addition to the maximum height of the building and any appurtenances thereto set forth in the 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 and floor area ratio ("F.A.R.") calculations, the definitions of the Chicago Zoning Ordinance shall apply, except that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, floor area devoted to mechanical equipment located on the roof and mechanical equipment within the building that occupies a contiguous area of one thousand (1,000) square feet or more shall be excluded.
10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site Plan and Building Elevations attached hereto and made a part of the Planned Development.
11. The Applicant acknowledges that the City of Chicago and the Chicago Transit Authority are studying transit alternatives along an east/west corridor north of the main branch of the Chicago River. This study may lead to the eventual establishment of a transitway on West Carroll Avenue adjacent to the Property. At such time construction of the transitway is substantially funded, the Applicant shall make space available within the areas identified as "proposed future platform and stair location" depicted on the drawings attached to this Planned Development, for the establishment of a transitway platform and two (2) stairways: one (1) toward the eastern boundary of the Property and one (1) toward the western boundary, to serve a proposed passenger station to be located on West Carroll Avenue. All costs associated with the provision of the space, such as, but not limited to, the relocation of any equipment then located in the space; any modification to the building or building systems necessitated by the conversion of the space for use as a stairway serving the passenger station; any modification of the public sidewalk, curb, gutter or street; and/or any and all work required to improve the space for use as a stairway serving the passenger station, shall be borne by the City of Chicago.
12. The terms, conditions and exhibits of the Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon written application 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 the 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 17-13-0611-A of the Chicago Zoning Ordinance.

13. 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 natural resources. The Applicant shall use its best and reasonable efforts to design, construct and maintain all new buildings located within the Planned Development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System.
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 new 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.
15. Unless substantial construction of the development contemplated by this Planned Development has commenced within six (6) years following adoption of the Planned Development, and unless completion of such building is diligently pursued thereafter, the Planned Development shall expire and the zoning of the Property shall revert to the pre-existing classification of DC-16 Downtown Core District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site and Landscape Plan; Building Elevations; Typical Parking Level Plan; and Depictions of Proposed Future Stair Locations and Platform for Proposed Transitway referred to in these Plan of Development Statements printed on pages 60379 through 60387 of this *Journal*.]

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

15145

60378

JOURNAL--CITY COUNCIL--CHICAGO

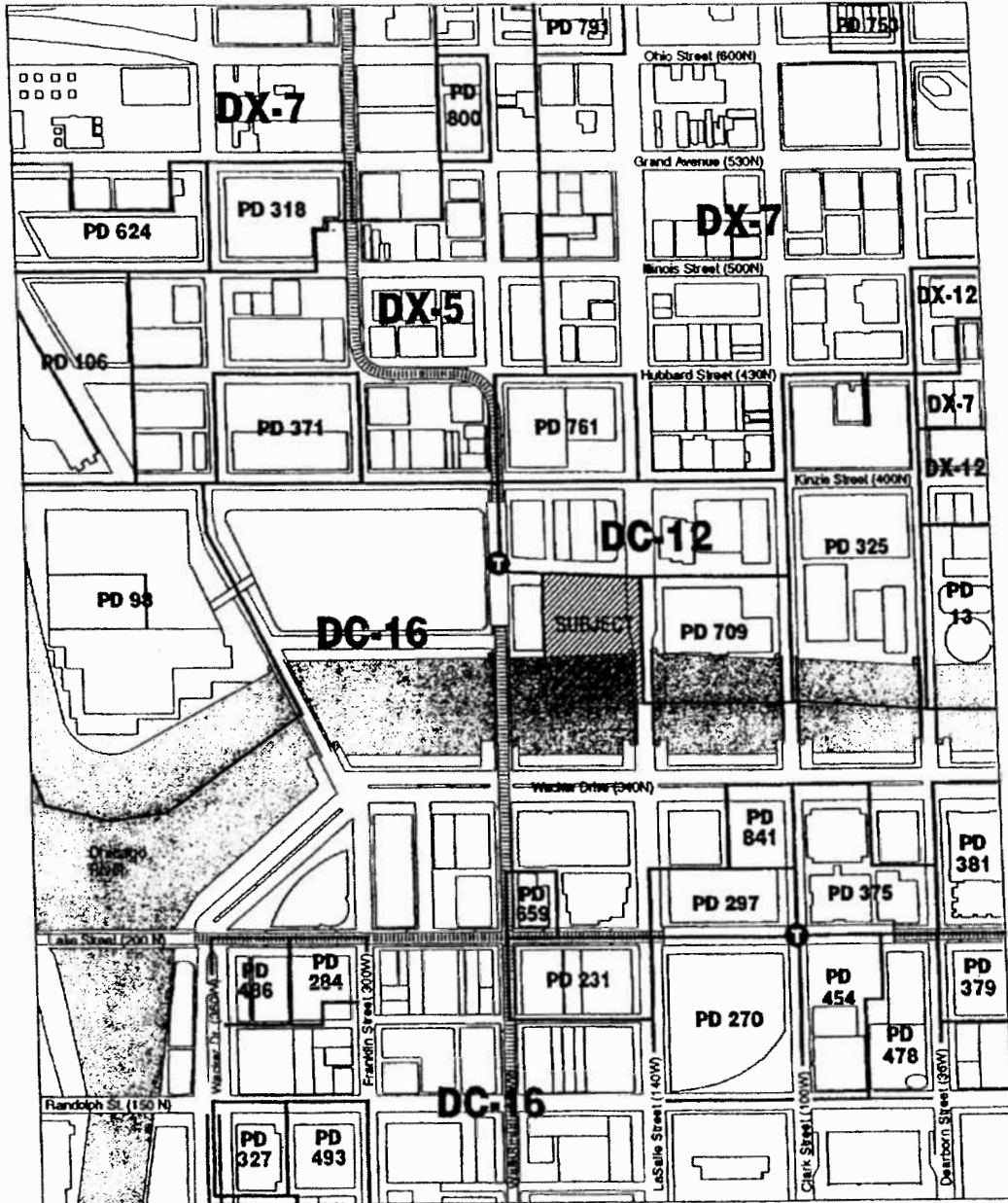
11/1/2005

Bulk Regulations And Data Table.

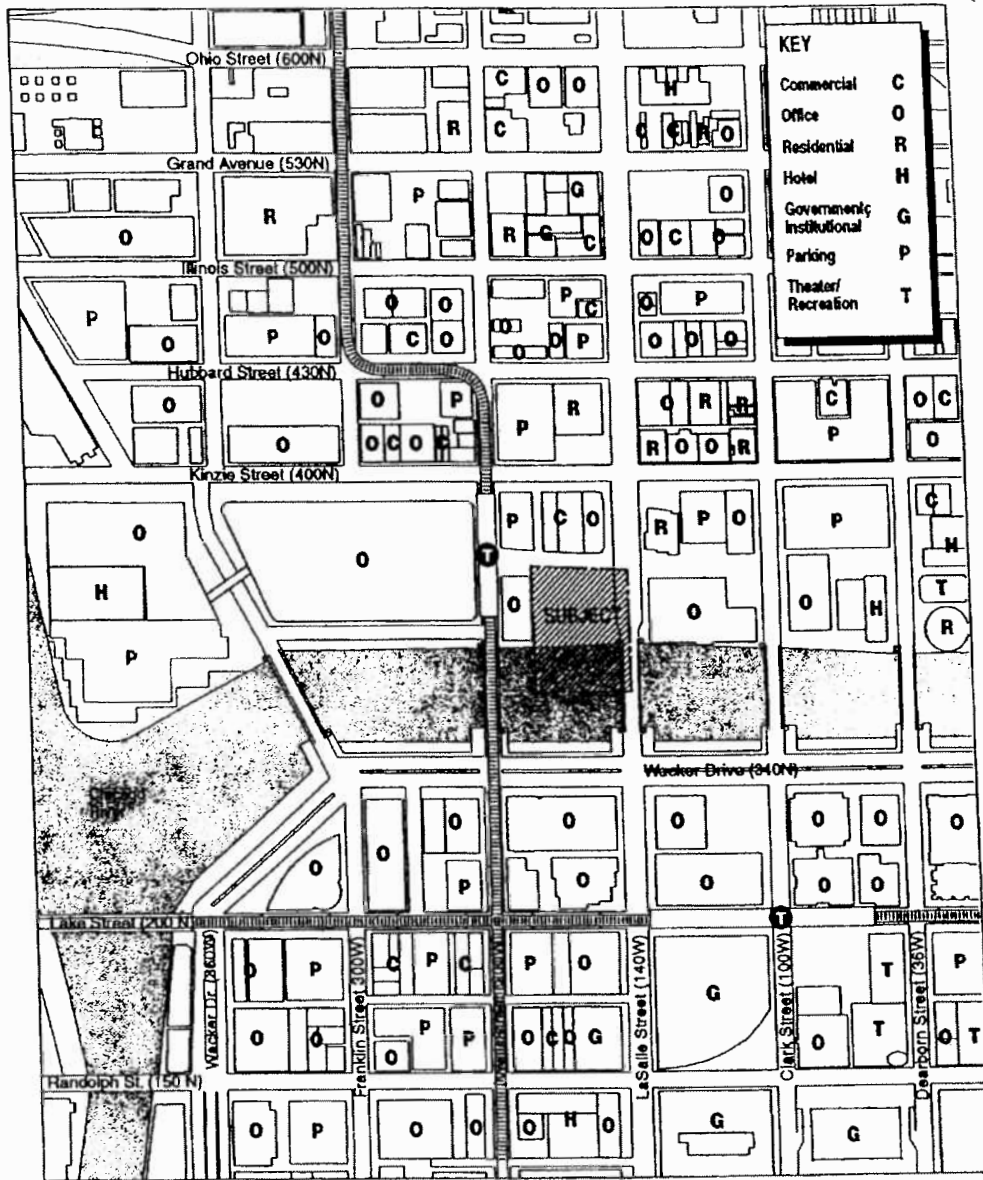
Net Site Area:	52,960 square feet
Area in Public Right-of-Way:	64,120 square feet
Gross Site Area:	117,080 square feet
Maximum Floor Area Ratio:	25.95
Base Floor Area Ratio:	16.0
Riverwalk Improvement:	2.21
Upper-Level Setbacks:	2.82
Lower-Level Planting Terrace:	0.93
Green Roof:	0.17
Underground Parking:	3.57
Streetscape Improvements:	0.25
Setbacks from Property Line:	In substantial conformance with the Site Plan
Maximum Number of Parking Spaces:	1 space per 2,800 square feet of gross floor area
Minimum Number of Off-Street Loading Berths:	3 at 10 feet by 25 feet
Maximum Building Height:	In substantial conformance with the Building Elevations.

2

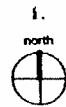
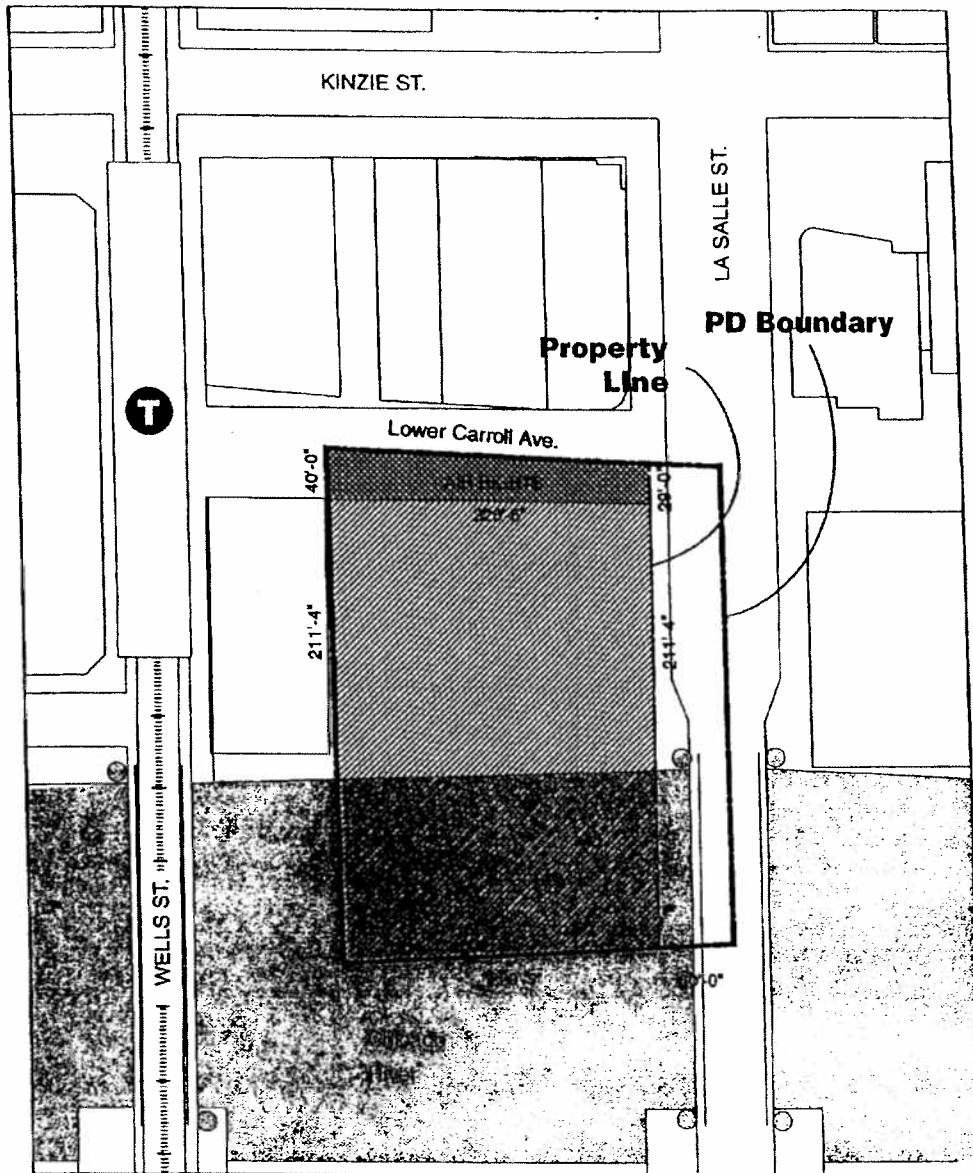
Existing Zoning Map.



Existing Land-Use Map.

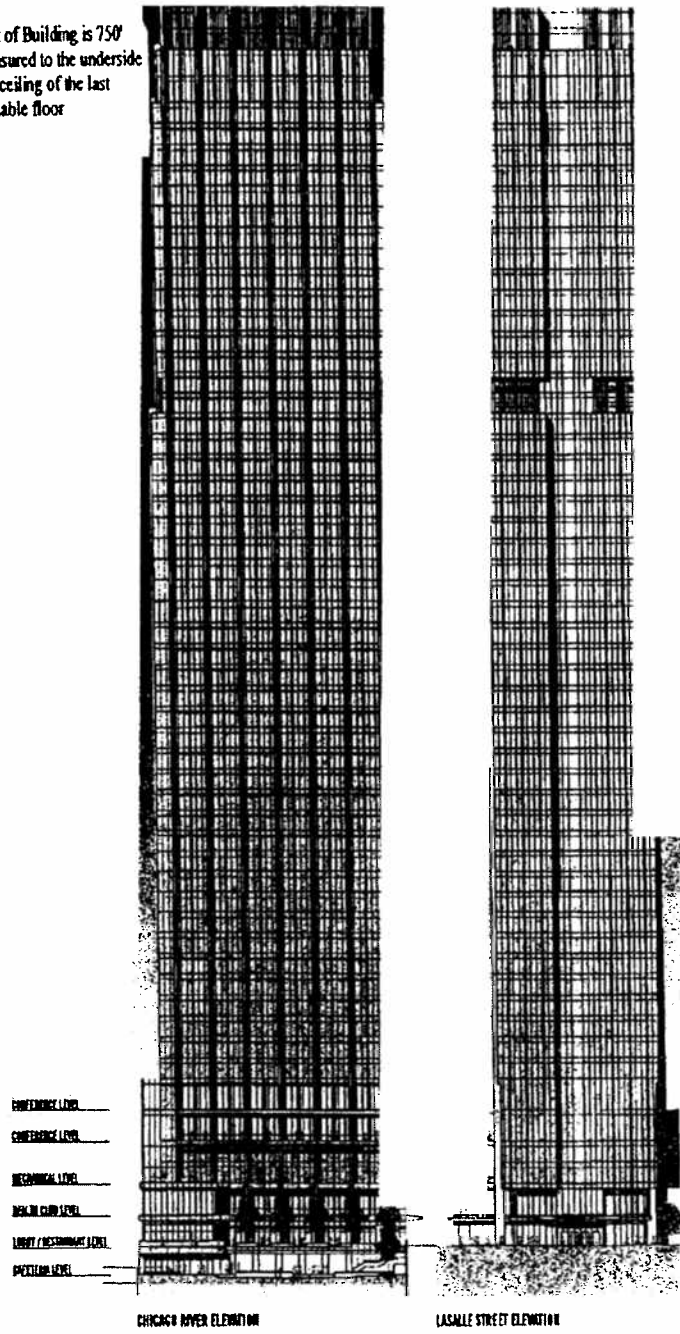


Planned Development Boundary, Property Line And
Right-Of-Way Adjustment Map.

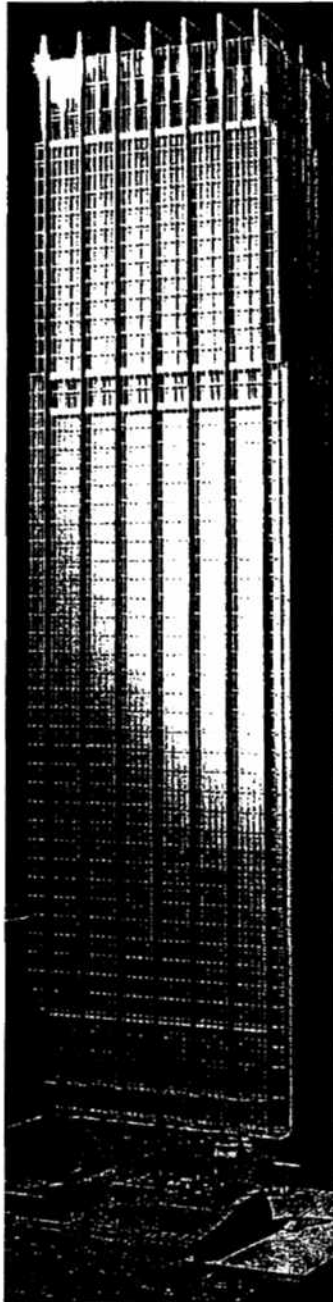


Building Elevations.
(Page 1 of 2)

Height of Building is 750'
as measured to the underside
of the ceiling of the last
occupiable floor

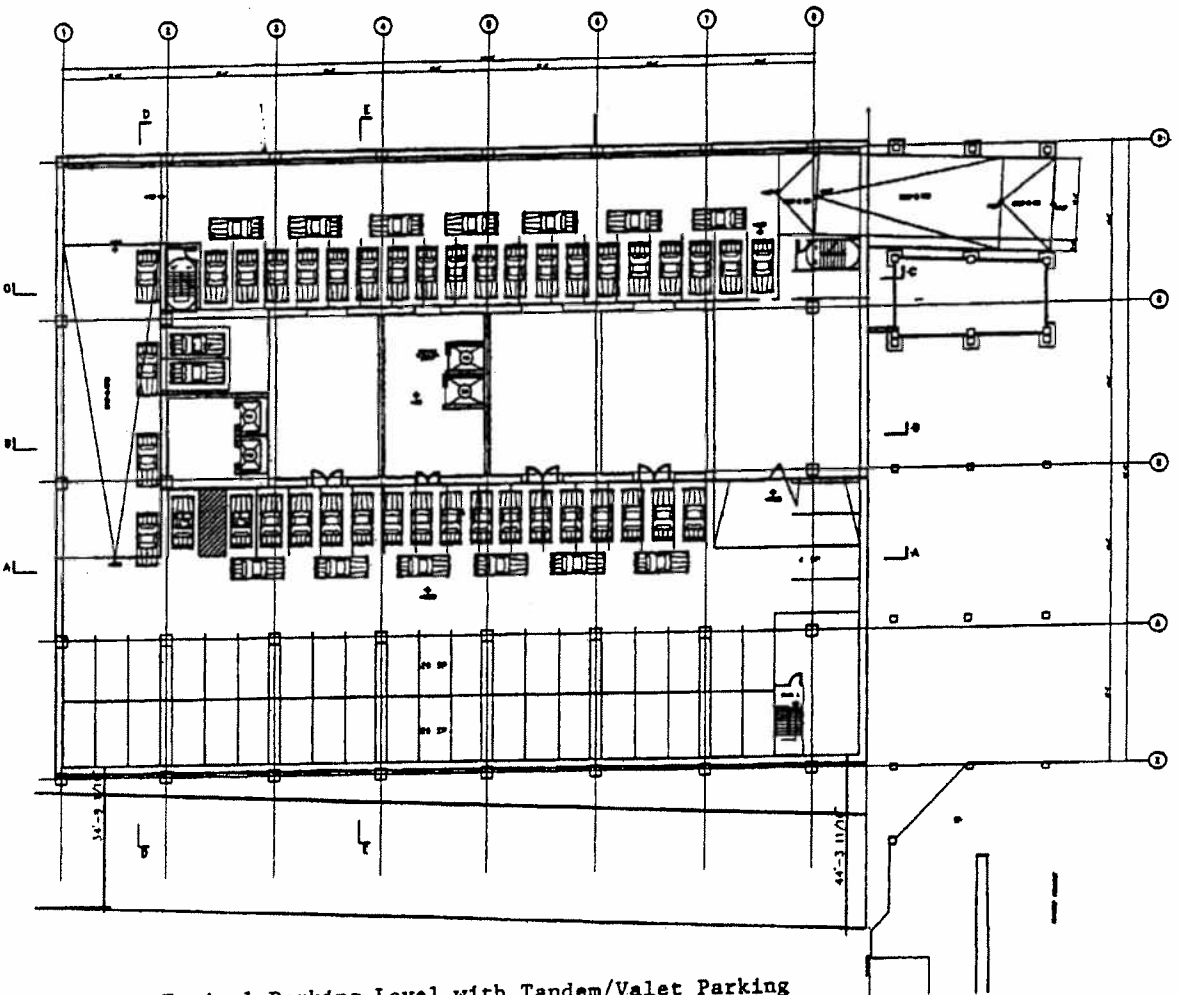


Building Elevations.
(Page 2 of 2)



Typical Parking Level Plan.

Lower LaSalle Street



Typical Parking Level with Tandem/Valet Parking

Proposed Future Platform And Stair Location For Proposed Transitway. (Upper LaSalle Street)

