

NARRATIVE AND PLANS TYPE 1 ZONING MAP AMENDMENT APPLICATION

Applicant: 30 North LaSalle Owner, LLC
Property Location: 30 North LaSalle, Chicago, Illinois
Proposed Zoning: DC-16 Downtown Core District
Lot Area: 36,574 square feet

30 North LaSalle Owner, LLC, is the “Applicant” for a Type 1 Zoning Map Amendment for the subject property located at 30 North LaSalle Street. The Applicant requests a re-zoning from Planned Development Number 596 to DC-16 Downtown Core District, together with approval of an administrative adjustment to allow alternative compliance with on-site open space standards, along with all other relief necessary, as allowed by code, for the attached plans.

The building at 30 North LaSalle Street is a 44-story glass and steel office tower designed by Texas architect Thomas E. Stanley II and completed in 1974. The building is best known as the structure that replaced the Old Chicago Stock Exchange, a distinctive Adler and Sullivan-designed commercial building that was demolished in 1972 despite fierce protests from preservationists. Chicago preservationist and architectural photographer Richard Nickel, known for his tireless efforts to document and preserve the works of Louis Sullivan, lost his life during the demolition of the Stock Exchange. The demolition of the Stock Exchange served as a galvanizing moment for the historic preservation movement in Chicago, leading to the formation of the Landmarks Preservation Council (later Landmarks Illinois) and ushering in a new era of sophisticated, organized, and effective advocacy that would preserve many of the city’s most architecturally significant buildings.

The Applicant proposes to renovate and adaptively reuse a portion of the existing building to create 349 dwelling units, residential amenity areas, and residential lobby space. New residential amenity spaces would be provided at ground level and Level 11. Based on the proposed number of dwelling units, Section 17-4-0410 requires a total of 12,564 sf of on-site open space. The Applicant proposes to provide a total of 11,762 sf of open space, consisting of 9,223 sf of open space at ground level and 2,539 sf of open space on Level 11. A dog run would be provided at ground level. An exterior terrace would be provided at Level 11. Additional residential amenities include a fitness center, bocce ball court, studio and party room on Level 11, co-working space on Level 2, and an indoor bike room at ground level. Bike parking would be provided at a 1:1 ratio for the dwelling units. The remainder of the building would remain available for renovation and re-occupancy with office and commercial uses. Separate amenity spaces are proposed for the remaining office areas.

The site is a transit-served location due to its proximity to the Washington/Wells Brown Line CTA Station, the Monroe Red Line CTA Station, Metra Ogilvie Transportation Center, Union Station, and designated CTA bus line corridor segments. The DC-16 District does not impose any minimum parking requirements for non-residential uses, other than hotel and theater uses which are not relevant to this building. The existing building is being designated as a Chicago Landmark. Pursuant to Section 17-10-0102-A, no additional off-street parking or loading spaces are required for rehabilitation or reuse of an official Chicago Landmark building.

NARRATIVE ZONING ANALYSIS

(a) Floor Area and Floor Area Ratio:

- | | | |
|------|-------------------------------|--------------|
| i. | Lot area: | 36,574 sf |
| ii. | Total proposed building area: | 1,051,041 sf |
| iii. | Proposed FAR: | 28.74* |

Address: 30 N. LaSalle, Chicago, Illinois
1630238562.2

1630238562.2

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*Note: The existing building consists of 1,049,451 sf of built floor area, equating to a floor area ratio (FAR) of 28.69. The maximum permitted FAR pursuant to PD 569 is 28.5. To address the existing nonconforming FAR and the additional 1,590 sf of floor area to be added with development of the project, the Applicant will separately seek approval of a waiver in bulk standards pursuant to Section 17-14-0202-L.

The residential project includes removing 1,261 sf of FAR area at Level 2 to create a new double-height residential lobby on Washington Street. At Level 11, modifications include removing 2,913 sf of FAR area to create an exterior roof terrace dedicated to the residential program. Also on Level 11, 3,737 sf of existing mechanical area will be converted to residential amenity program.

The office project would include an increase of 654 sf of FAR area by pushing the storefront at the office lobby out to the stone columns. This modification would partially restore the historic building condition. Approximately 1,130 sf of FAR area would be removed at Level 2 to create a double-height lobby, and approximately 4,563 sf on Level 44 would be removed to create a new double-height lounge space. A new rooftop amenity space would create 7,149 sf of FAR area, resulting from the conversion of existing roof/elevation mechanical space.

The total FAR floor area is proposed to be 1,051,041 sf, which is within 10% of the existing nonconforming FAR floor area, less the proposed FAR floor area to be removed.

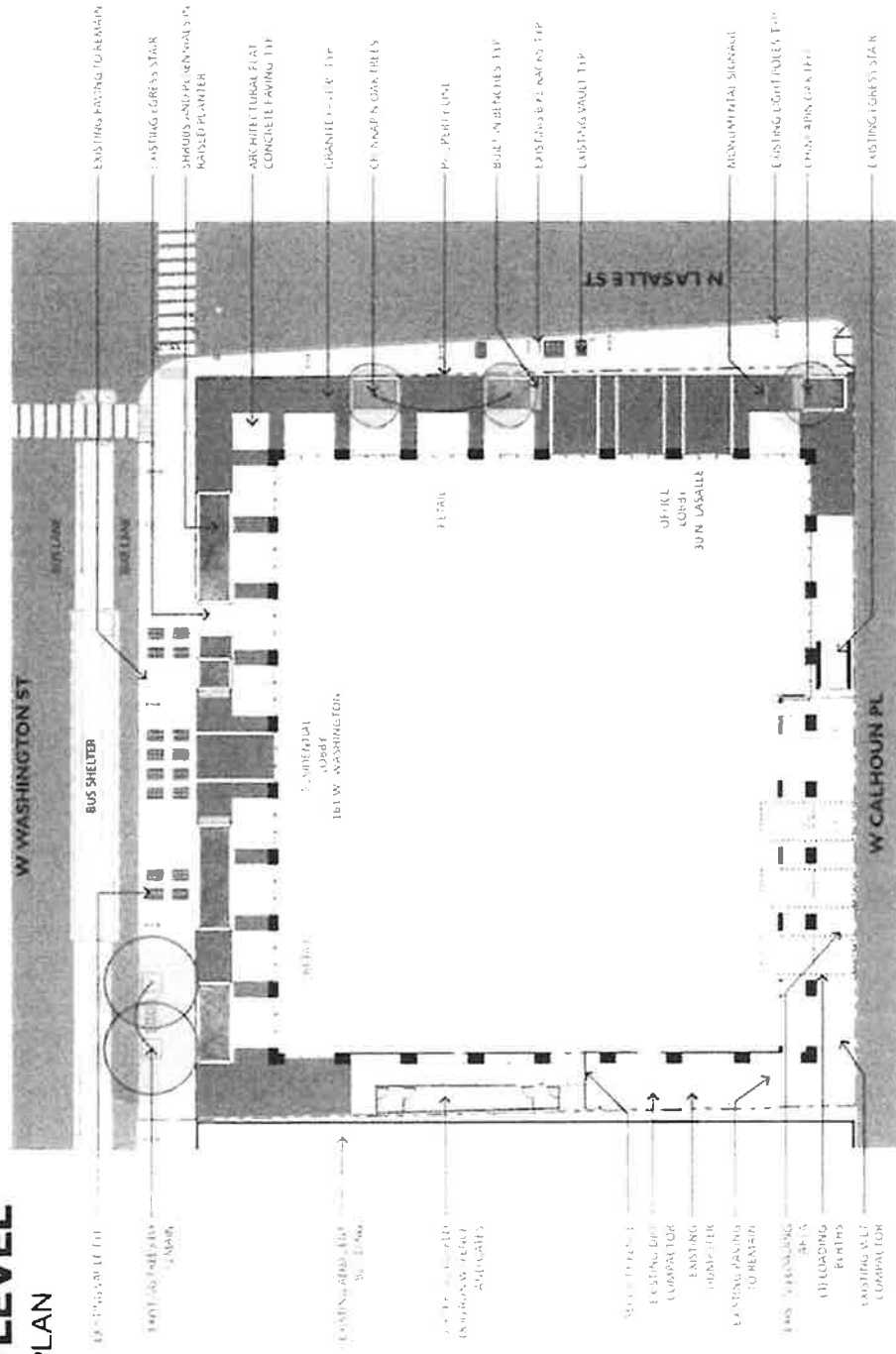
- (b) Density (Lot Area Per Dwelling Unit): 104.79 sf/unit
- (c) Amount of off-street parking: None
- (d) Setbacks: Existing setbacks will remain unchanged
 - 20' (Washington Street)
 - 19' (LaSalle Street)
 - 10' (Calhoun Street)
 - 12' (East Property Line)
- (e) Building height: 580 feet
- (f) Off-street Loading: Existing loading area along Calhoun will remain

Address: 30 N. LaSalle, Chicago, Illinois
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GROUND LEVEL LANDSCAPE PLAN



Scale: 1" = 10'-0"

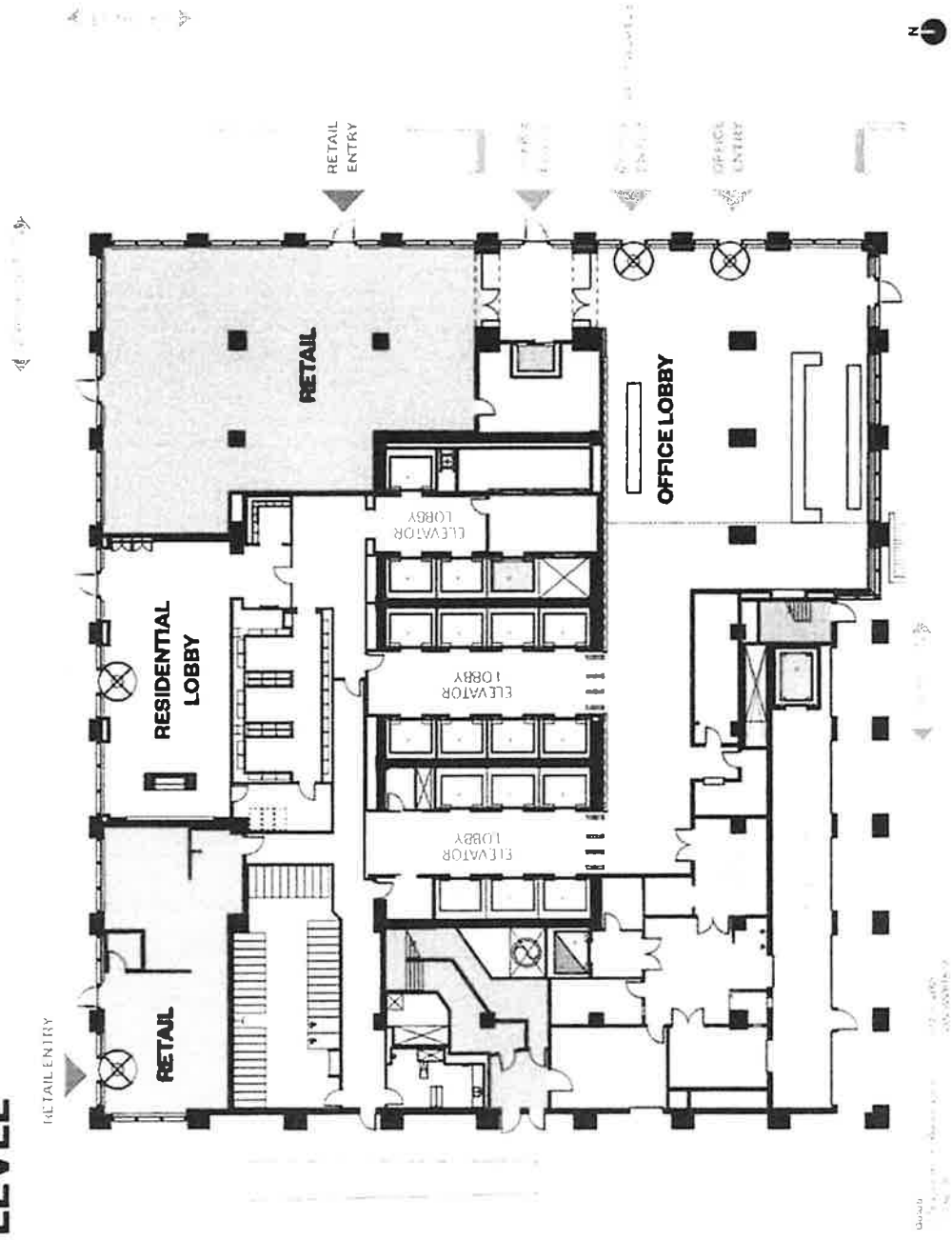
DATE: 10/10/2019

BY: [Name]

Architectural, Planning,
Interior and Urban Design

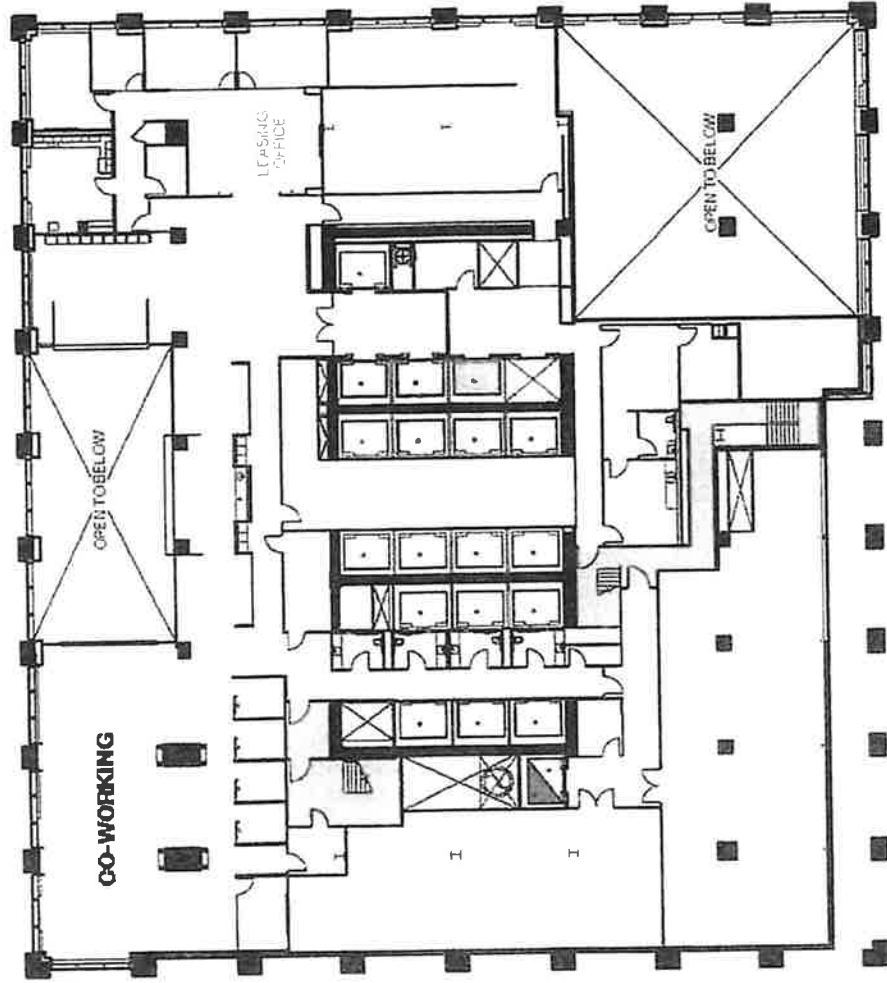
GROUND LEVEL

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LEVEL 02 RESIDENTIAL AMENITY

WASHINGTON
LA SALLE



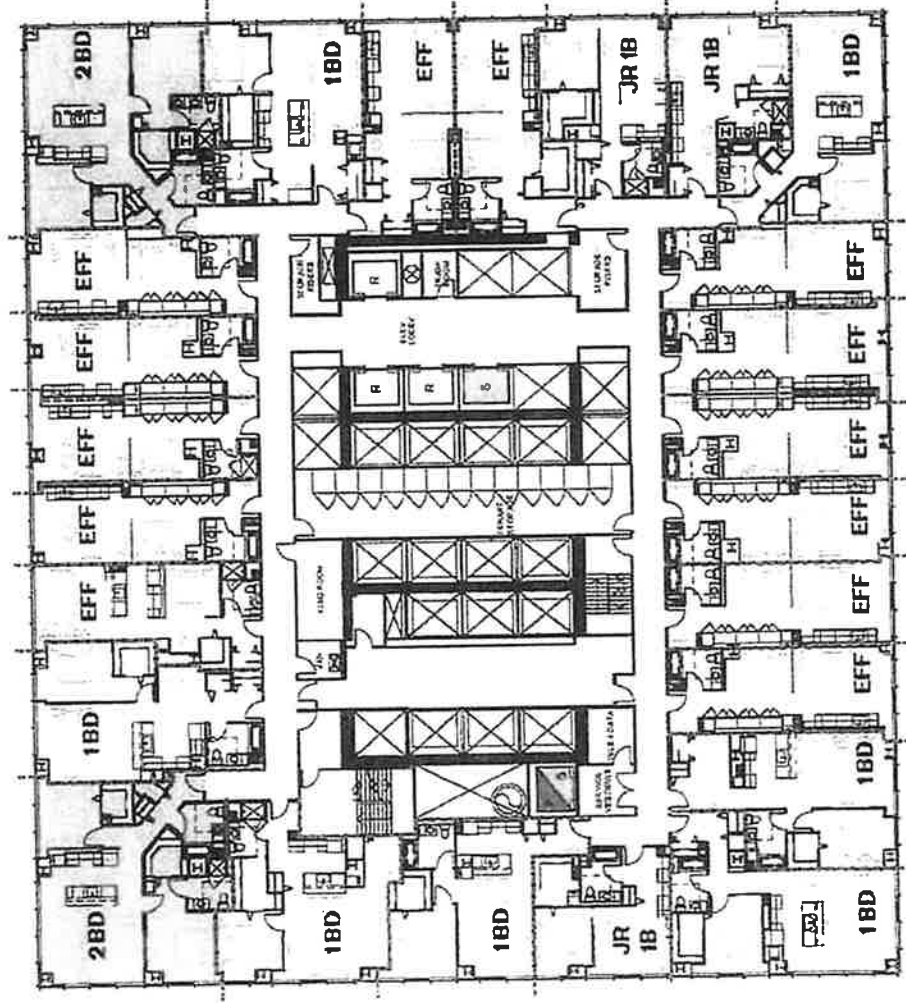
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Gudub
3214 Laxar / 10 Washington
Chicago, IL

2025
Architecture Planning
Interior and Urban Design



LEVEL 03 - 10; 12-18
RESIDENTIAL



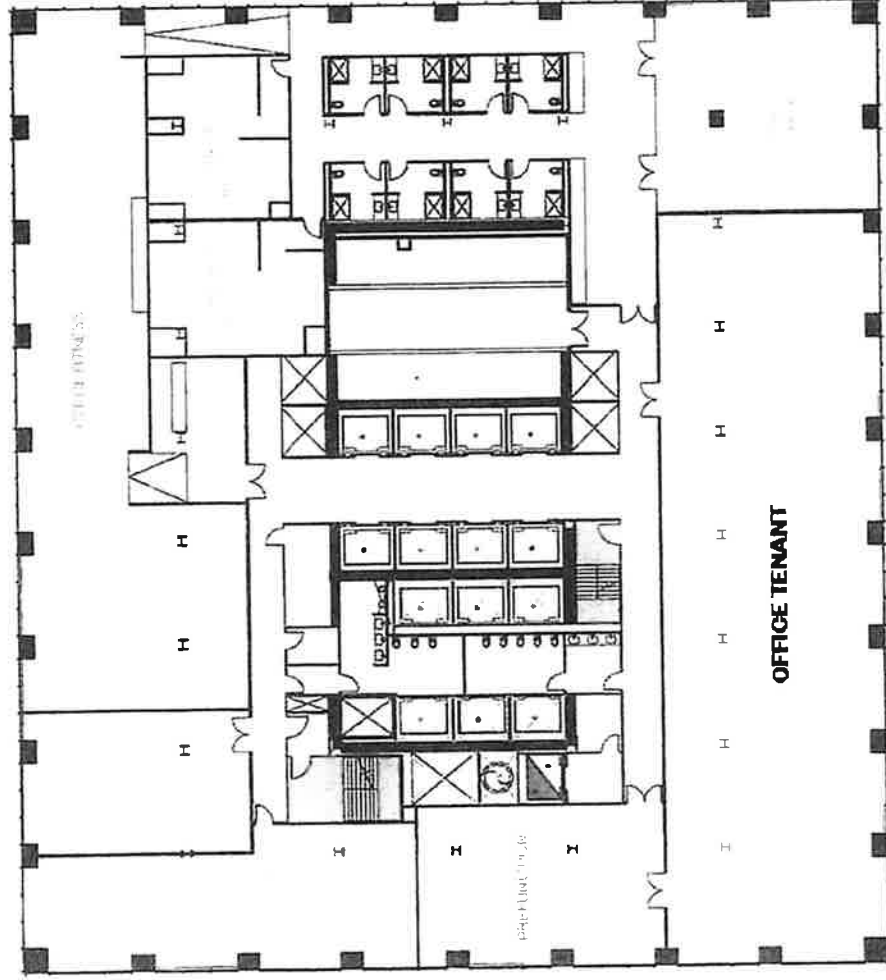
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Architectural
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Grubb
3000 Lakeside Drive
Chicago, IL
01/20/2020
707.325.5000





LEVEL 19
OFFICE AMENITY

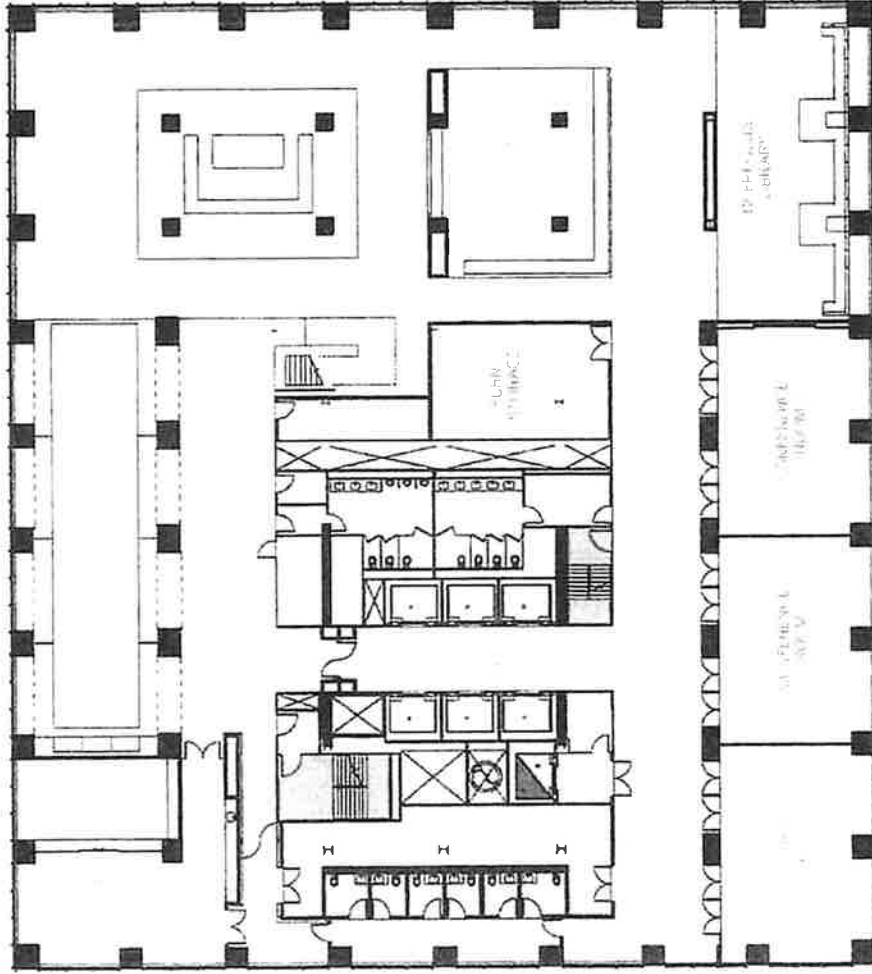


Architectural Planning
Interior and Urban Design

Group
SEN, Laidlaw / BNV Washington
02.20.2020
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LEVEL 43
OFFICE AMENITY



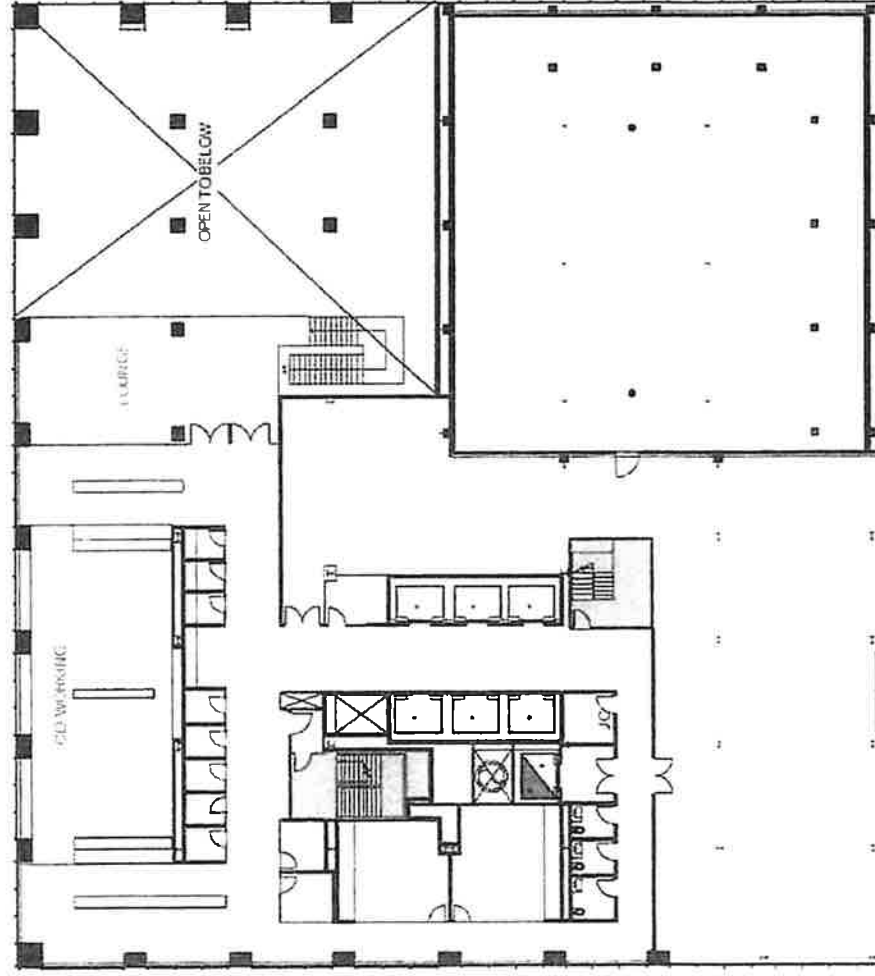
14'-0"	14'-0"
14'-8"	14'-8"
14'-8"	14'-8"
12'-0"	12'-0"



Studio
30N LaSalle / 161 Washington
Chicago, IL 60602
02.20.2020
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Architectural Planning
Interior and Urban Design

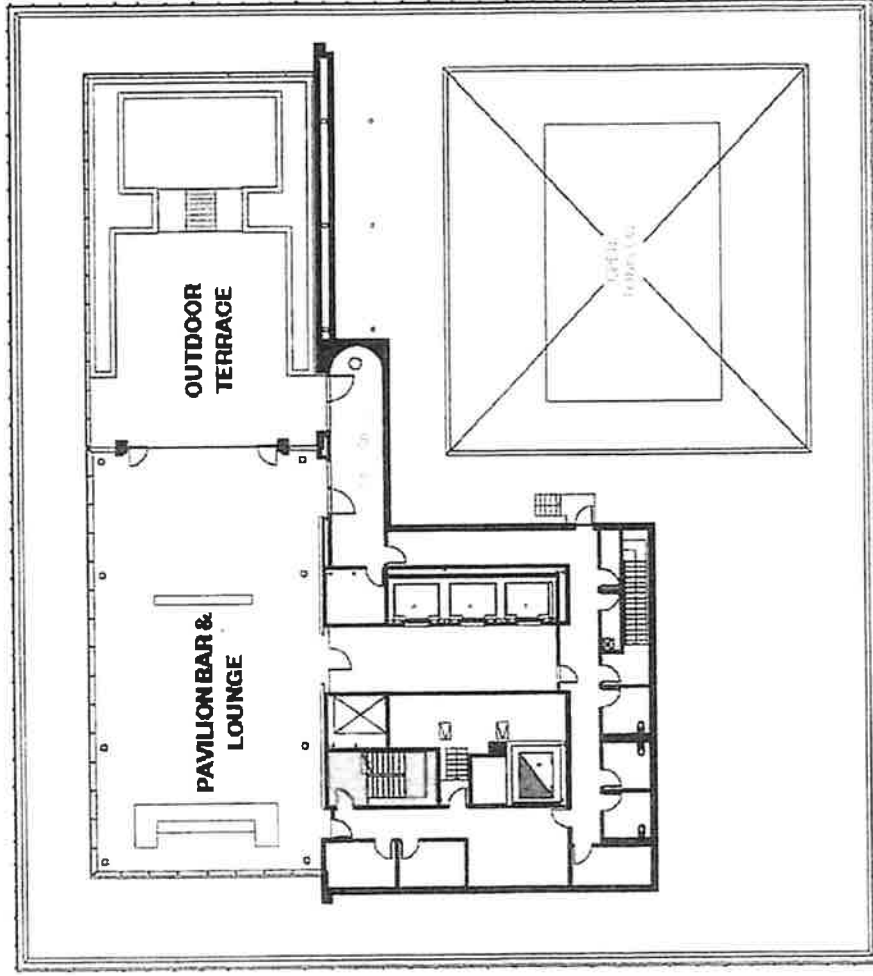
LEVEL 44
OFFICE AMENITY



14'-0"	
14'-8"	
14'-6"	1.428
12'-0"	1.412



ROOFTOP OFFICE ROOFTOP PAVILION



14'-0"
14'-8"
14'-8"
12'-0"



02/28/2020
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Architectural Plans, Inc.
Interior and Urban Design

OPEN SPACE DIAGRAMS

161 WASHINGTON

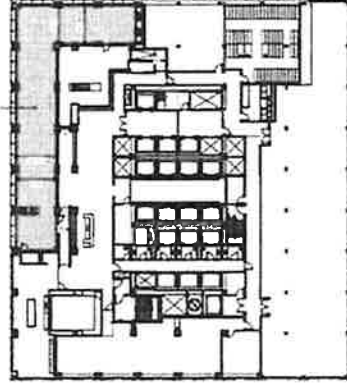
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Open Space Required

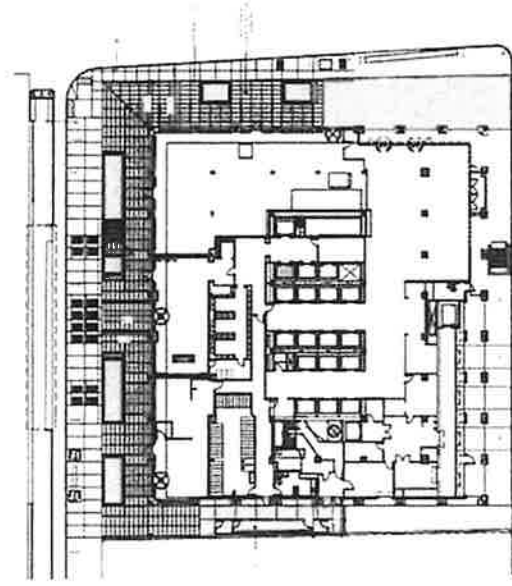
• 36 SF / UNIT x 349 UNIT = 12,564 SF
(CZO 17-4-0410-A)

Open Space Provided

• LEVEL 11 OPEN SPACE: 2,539 SF
• LEVEL 01 OPEN SPACE: 9,223 SF
• **TOTAL OPEN SPACE: 11,762 SF**



LEVEL 11



LEVEL 01



SECTION

