



CHICAGO PLAN COMMISSION

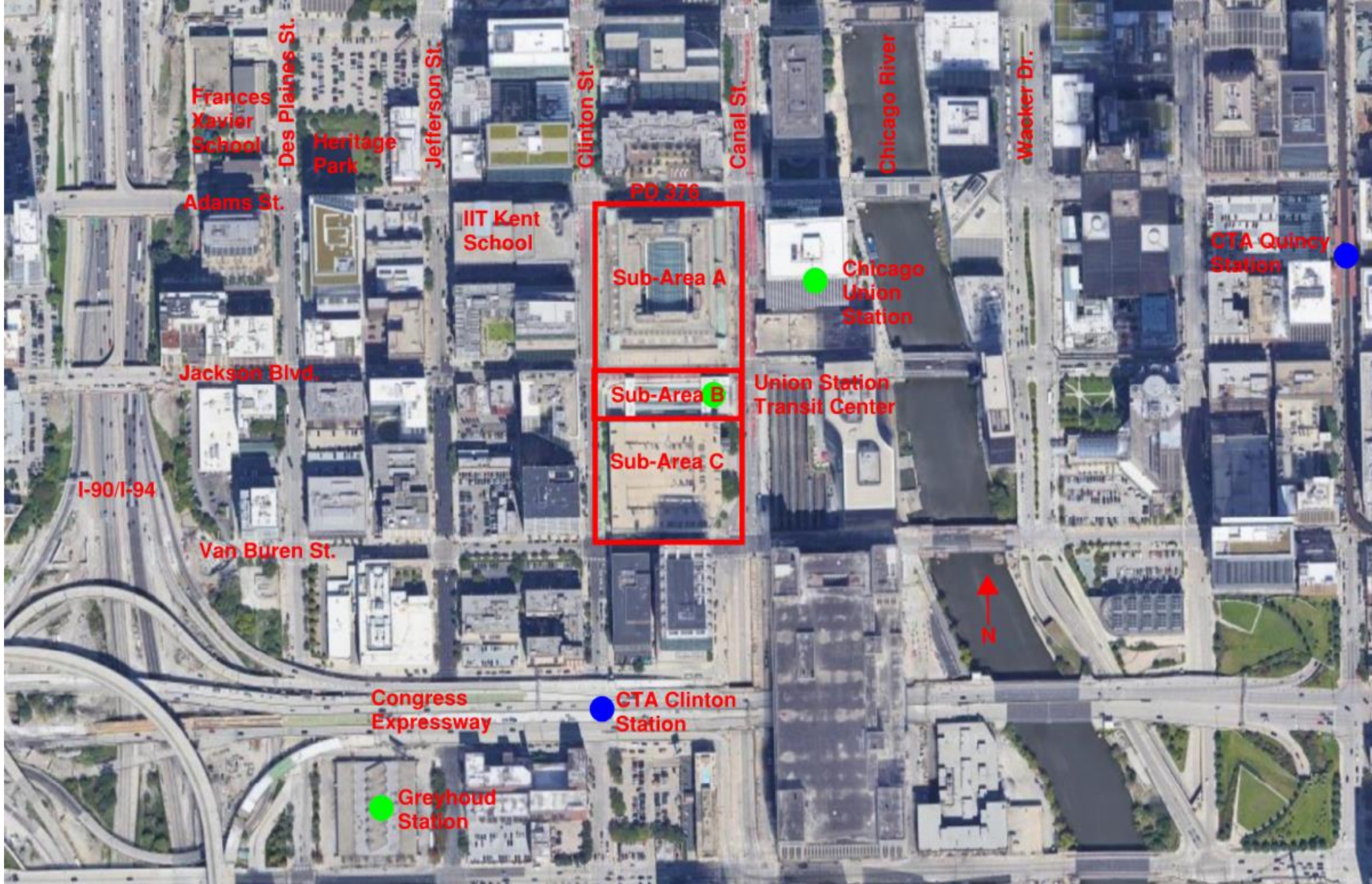
Department of Planning and Development

PROJECT NAME: Business Planned Development Number 376 Technical Amendment

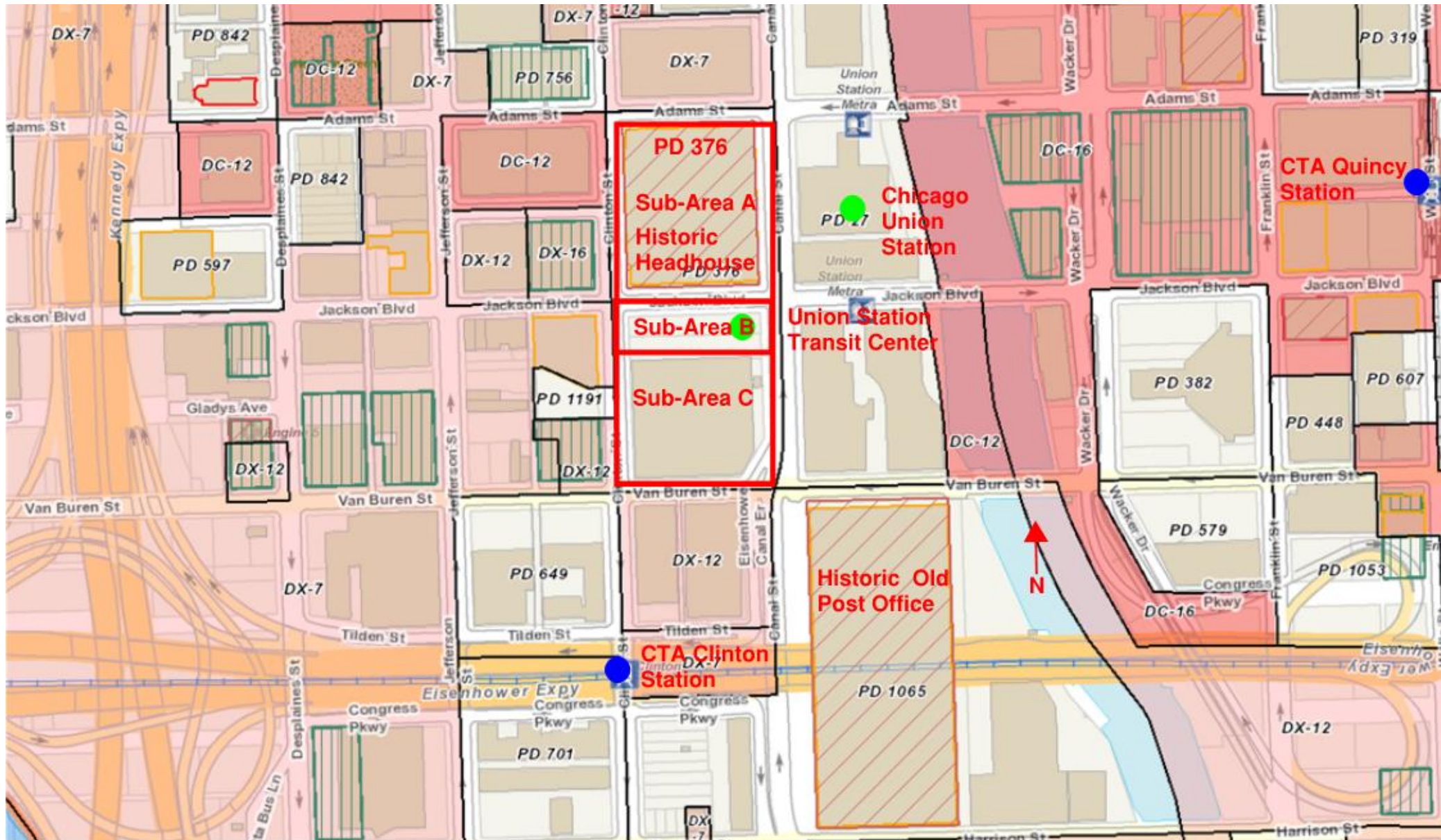
PROJECT ADDRESS: 210 S. Canal St., 307-309 S. Clinton St. and 310 S. Canal St. (42nd Ward)

APPLICANT NAME: National Railroad Passenger Corporation d/b/a Amtrak

5/20/2021



SITE CONTEXT PLAN – AERIAL VIEW



CTA Station	
Non-Accessible	
Accessible	
METRA Station	
Chicago Public Schools	
TIFs	
Industrial Corridors	
Wards	
Community Area	
City Parcels	
Planned Developments	
Lakefront Zoning	
Private	
Public	
Pedestrian Street	
Pedestrian	
Retail	
Six Corner	
Chicago Landmarks	
Chicago Landmark Districts	
Chicago Historic Resources Survey	
Orange	
Red	
National Register	
NRHP - Property	
NRHP - District	
NHL - Property	
NHL - District	
Special Districts	

ZONING MAP

Project Timeline + Community Outreach

- **Recent Plan Commission Approvals re PD 376**
 - PD 376 Amendment Approved October 2018
 - PD 376 Amendment Approved May 2020
- **Current Proposed Amendment**
 - Date of PD Filing: April 21, 2021
 - Alderman Reilly was notified prior to Amtrak filing its application to amend PD 376.

Proposed Amendment- PD Statement 16

- Purpose is to allow for the transfer of the following via a future minor change:
 - 417,344 sq. ft. of FAR building area from Subarea B to Subarea A; and
 - 7,868 sq. ft. of FAR building area from Subarea C to Subarea A.
- Total square footage exists in the air above the existing CTA Transit Center site (Subarea B) and the office building under construction (Subarea C).
- Amtrak's application does not seek to change the maximum building height of the Headhouse site which the City approved in 2018 as part of a previous amendment to PD 376.

Proposed Amendment- PD Statement 16

- Relevant agreements between City and Amtrak:
 - May 1, 2015: Right of First Offer (“ROFO”)
 - Oct. 18, 2018: Memorandum of Understanding (“MOU”)
 - Agreement that Amtrak complete certain improvements within Subarea A in the PD
 - Feb. 2, 2021: Second Amendment to Right of First Offer (“Second Amendment”)
 - Allows for the transfer of FAR building area via a minor change
- Upon PD adoption:
 - Amtrak will request the minor change to transfer FAR and provide the City documentation showing that Amtrak has expended at least \$14.1M on improvements
 - The City will provide Amtrak documentation showing cost of infrastructure improvements made.
 - Within 30 days Amtrak shall reimburse the City for infrastructure improvements in a total amount not to exceed \$500,000.



DPD Recommendations

The proposal:

- Is in compliance with the Planned Development Standards and Guidelines (17-9-0900 & 17-13-0609-A);
- Encourages unified planning and development (17-8-0102);
- Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (17-8-0103); and,
- Is compatible with the character of the surrounding area in terms of uses, density and building scale (17-13-0609-B).

Project Images: *Past / Present / Future*



(1) PAST: View from Great Hall looking west



(2) PRESENT: View from Great Hall looking west



(3) FUTURE: Available for public use and passage



(4) PAST: Headhouse west façade along South Clinton Street



(5) PRESENT: Headhouse west façade along South Clinton Street looking east



(6) FUTURE: Available for public use and passage

Project Images: *Past / Present / Future*



(7) PAST: View looking east towards Great Hall



(8) PRESENT: View looking east towards Great Hall



(9) FUTURE: Fit-out and partnership with third party



(10) PAST: View looking southwest towards South Clinton Avenue



(11) PRESENT: View looking southwest towards South Clinton Avenue



(12) FUTURE: Fit-out and partnership with third party