



# City of Chicago



SO2018-4962

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	6/27/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-I at 2501-2519 W Armitage Ave - App No. 19691
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

FINAL FOR PUBLICATION

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 RBPD 1247 Residential – Business Planned Development District symbols and indications as shown on Map No. 5-I in an area bound by

West Armitage Avenue; North Campbell Avenue; a line 211.85 feet south of and parallel to West Armitage Avenue; a line 167.38 feet west of and parallel to North Campbell Avenue; West Homer Avenue; a line 203.84 feet west of and parallel to North Campbell Avenue; a line 53.08 feet north of and parallel to West Homer Street; a line 203.5 feet west of and parallel to North Campbell Avenue; a line 140.74 feet north of and parallel West Homer Avenue; a line 194.55 feet west of and parallel to North Campbell Avenue; a line from a point 194.55 feet west of North Campbell Avenue and 246.13 feet north of West Homer Street; to a point, 190.51 feet west of North Campbell Avenue and the south right-of-way line of West Armitage Avenue; and West Armitage Avenue,

to those of an RBPD 1247 As Amended Residential – Business Planned Development District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 2501-19 West Armitage Avenue.

STANDARD PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as a Residential-Business Planned Development Number 1247, ("Planned Development") consists of approximately 44,102 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, 2501 Armitage, LLC.
2. 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 holders 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 title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees, and approval by the City Council.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. 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 Planned Development Boundary and Property Line Map; Site Plan; Landscape and Green Roof Plan; Building Elevations (Northeast/North, South/Southeast, and West) prepared by Antunovich Associates and dated May 5, 2014 and Affordable Housing Profile Form (Rental), dated May 22, 2014, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose

of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Residential Business Planned Development: Multi-unit Residential, office and retail businesses, tavern and package goods alcohol sales, accessory parking and accessory uses as authorized by the Chicago Zoning ordinance.
6. 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. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 44,102 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. The improvements on the Property, including the on-site exterior landscaping, as well as the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed, and maintained in substantial conformance with the Site Plan and the Landscape Plan. In addition, parkway trees shall be planted and maintained in accordance with the Parkway Tree Planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The applicant acknowledges and agrees that the rezoning of the Property from C1-1 Neighborhood Commercial District to B1-3 Neighborhood Shopping District for construction of this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential housing

- project” within the meaning of the Affordable Housing Ordinance (“Residential Project”) must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as an Exhibit, the Applicant has agreed to dedicate eight units as onsite affordable units. At the time of each Part II review for the Residential Project, applicant may update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development (“DPD”) for review and approval. If the applicant subsequently reduces the number of dwelling units in the Residential Project, DPD may adjust the requirements of this Statement No. 11 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development.
12. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
  13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
  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 buildings and improvements on the Property shall be reviewed and approved by the Mayor’s Office for People with Disabilities 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. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. All development shall be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The proposed building shall provide a vegetated (“green”) roof, totaling a minimum of 50 per cent of the net roof area 28,250 square feet and obtain a LEED certification.
  16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the property B1-3 Neighborhood Shopping District.

## Bulk and Data Table

## 2501 W Armitage Ave. Mixed-Use Development

Gross Site Area:	59,668.0 square feet
Public Right-of-Way Area:	15,566.0 square feet
Net Site Area:	44,102.0 square feet
Maximum Floor Area Ratio:	3.0
Maximum Allowable Building Area:	132,306 square feet
Maximum Building Height:	65 feet, 0 inches
Minimum Number of Accessory Off-Street Parking Spaces:	55 spaces
Minimum Number of Accessory Off-Street Loading Spaces:	1 space
Number of Residential Units:	78 units
Number of Bicycle Racks:	78 spaces
Minimum Setbacks:	per Site Plan

6/25/2014

REPORTS OF COMMITTEES

84245

**Affordable Housing Profile Form (Rental)**

Submit this form to the Department of Planning & Development for each project that triggers an affordability requirement (including CPAN, ARO, and the Density Bonus).

This completed form should be returned (via e-mail, fax, postal service or Interoffice mail), to: Marcia Baxter, Department of Planning & Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: [Marcia.Baxter@cityofchicago.org](mailto:Marcia.Baxter@cityofchicago.org); Telephone: (312) 744-0696.

For information on these programs/requirements, visit [www.cityofchicago.org/dpd](http://www.cityofchicago.org/dpd)

Date: 5/27/2014

**SECTION 1: DEVELOPMENT INFORMATION**

Development Name: 2501 W ARMITAGE  
 Development Address: 2501 W ARMITAGE AVE.  
 Ward: 1<sup>st</sup>

If you are working with a Planner at the City, what is his/her name? NOAH SZAFRANIEC

- Type of City involvement: (check all that apply)
- Land write-down
  - Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction?  \*if yes, please provide copy of the TIF Eligible Expenses
  - Zoning increase, PD, or City Land purchase

**SECTION 2: DEVELOPER INFORMATION**

Developer Name: SPEARHEAD PROPERTIES, LLC.  
 Developer Contact (Project Coordinator): JEFFREY HREBEN  
 Developer Address: 1725 N. BURLING ST  
 Email address: jeffrey@speareheadprop.com May we use email to contact you?  Yes  No  
 Telephone Number: 312.420.1385

**SECTION 3: DEVELOPMENT INFORMATION**

**a) Affordable units required**

For ARO projects: 70 x 10%\* = 8 (always round up)  
 Total units total affordable units required  
 \*20% if TIF assistance is provided

For Density Bonus projects: \_\_\_\_\_ X 25% = \_\_\_\_\_  
 Bonus Square Footage\* Affordable sq. footage required  
 \*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 ([www.cityofchicago.org/zoning](http://www.cityofchicago.org/zoning) for zoning info).

**b) building details**

In addition to water, which of the following utilities will be included in the rent (circle applicable):

- Cooking gas  electric  gas heat  electric heat  other (describe on back)

Is parking included in the rent for the: affordable units? yes  no  market-rate units? yes  no   
 If parking is not included, what is the monthly cost per space? \$125

Estimated date for the commencement of marketing: SPRING 2015

Estimated date for completion of construction of the affordable units: SUMMER/FALL 2015

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to Proceed?
<i>Example</i>	1 bed/1 bath	4	1	800	\$1000	750	60%	
Affordable Units								
Market Rate Units						N/A	N/A	
						N/A	N/A	
						N/A	N/A	

\*Rent amounts updated annually in the "City of Chicago's Maximum Affordable Monthly Rent Chart"

**SECTION 4: PAYMENT IN LIEU OF UNITS**

When do you expect to make the payment in-lieu? TBD / UNKNOWN IF PAID OR ON SITE  
 (typically corresponds with issuance of building permits) Month/Year

For ARO projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \frac{\text{Amount owed}}{\text{Amount owed}} \times \$100,000 = \$$$

(round up to nearest whole number)

For Density Bonus projects, use the following formula to calculate payment owed:

$$\text{Bonus Floor Area (sq ft)} \times 80\% \times \$ \text{median price per base FAR foot} = \$ \text{Amount owed}$$

(from table below)

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop; Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North; Division on north; Chicago River on south/west; Lake Shore Dr. on east	\$43
South; Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east	\$22
West; Lake on north; Congress on south; Chicago River on east; Racine on west	\$29

Authorization to Proceed (to be completed by Department of HED)

[Signature]  
 Mardo Baxter, KATA Program  
 Department of Planning & Development

6-2-14  
 Date

[Signature]  
 Development Director/Manager

6/25/14  
 Date



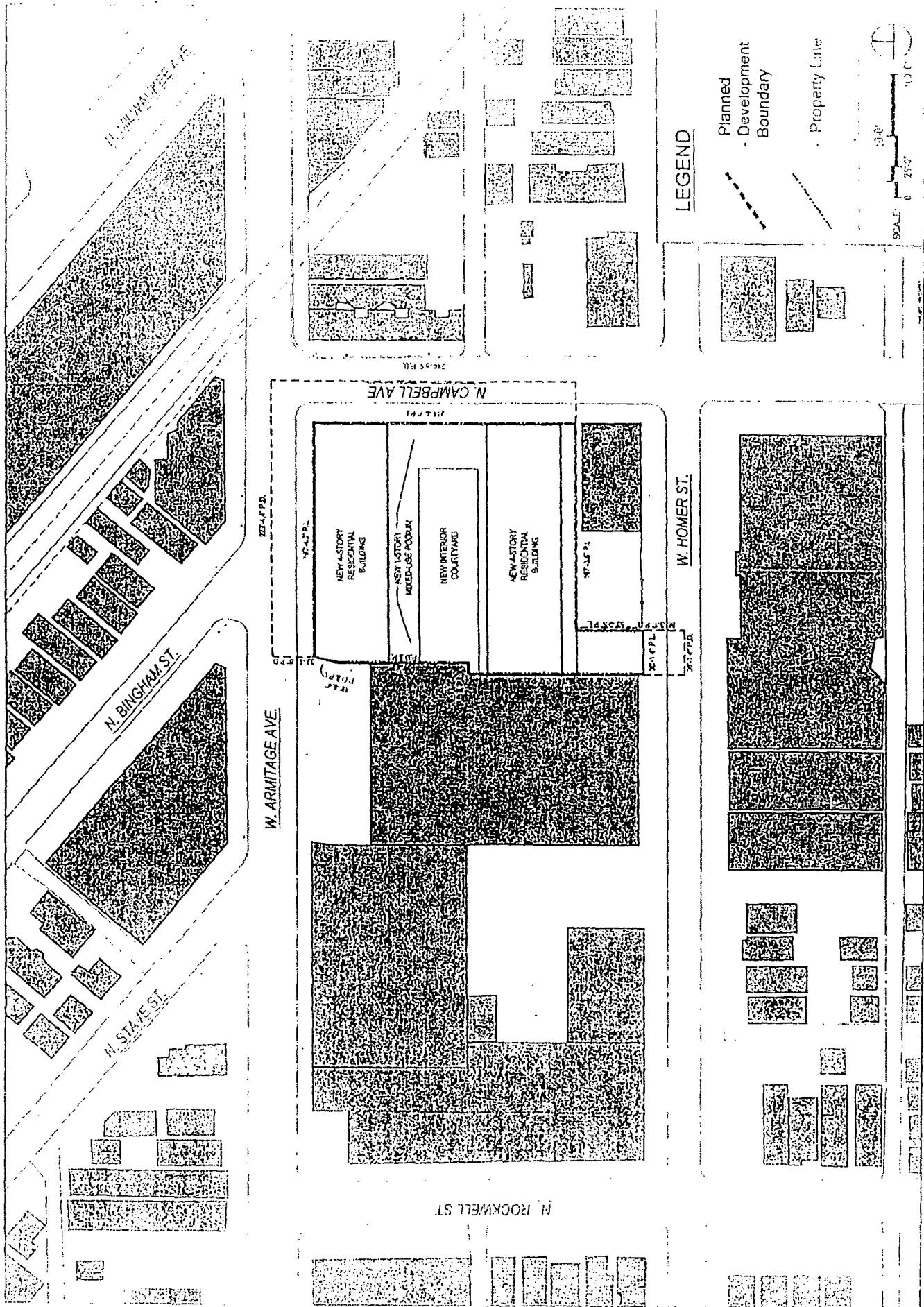
6/25/2014

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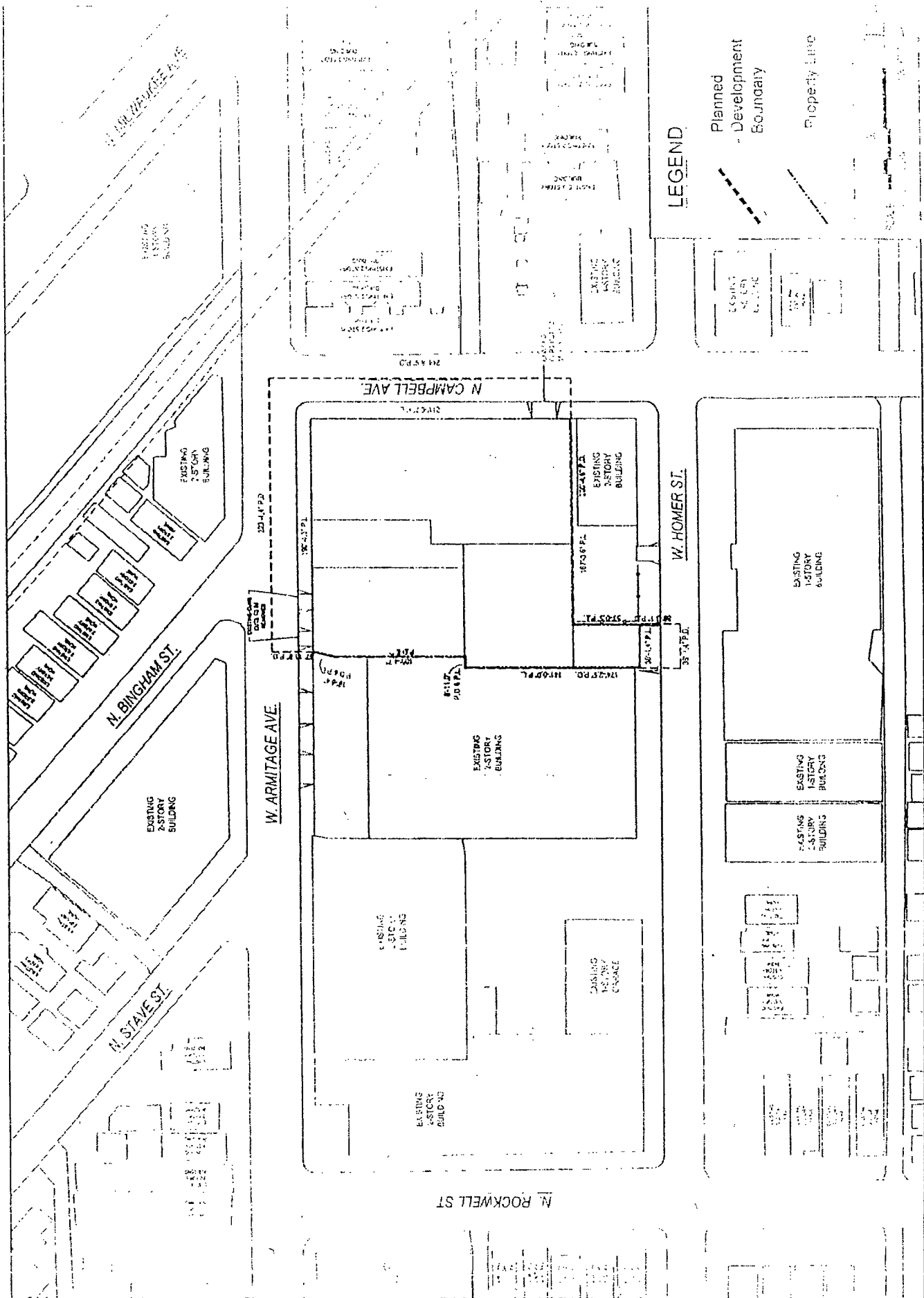
2501 W Armitage  
5/22/2014

	Unit Type	Number of Units	Number of Bedrooms/Unit	Total Square footage/Unit	Expected Market Rent	Proposed Affordable Rent	Proposed Level of Affordability (60% less of AMI)	Unit Mix OK to proceed
Example	1 Bed/1 Bath	4	1	800	\$ 1,000	\$ 750	60%	
Affordable Units	Studio/1 Bath	1	0	550	\$ 1,337	\$ 705	60%	yes
	Junior 1 Bedroom/1 Bath	1	1	600	\$ 1,434	\$ 736	60%	
	1 Bed/1 Bath	4	1	720	\$ 1,667	\$ 738	60%	
	2 Bed/2 Bath	2	2	1015	\$ 2,227	\$ 878	60%	
Market Rate Units	Studio/1 Bath	6	0	550	\$ 1,337	N/A	N/A	↓
	Junior 1 Bedroom/1 Bath	6	1	600	\$ 1,434	N/A	N/A	
	1 Bed/1 Bath	37	1	720	\$ 1,667	N/A	N/A	
	2 Bed/2 Bath	19	2	1015	\$ 2,227	N/A	N/A	



2501 W. Armitage - Mixed-Use Development

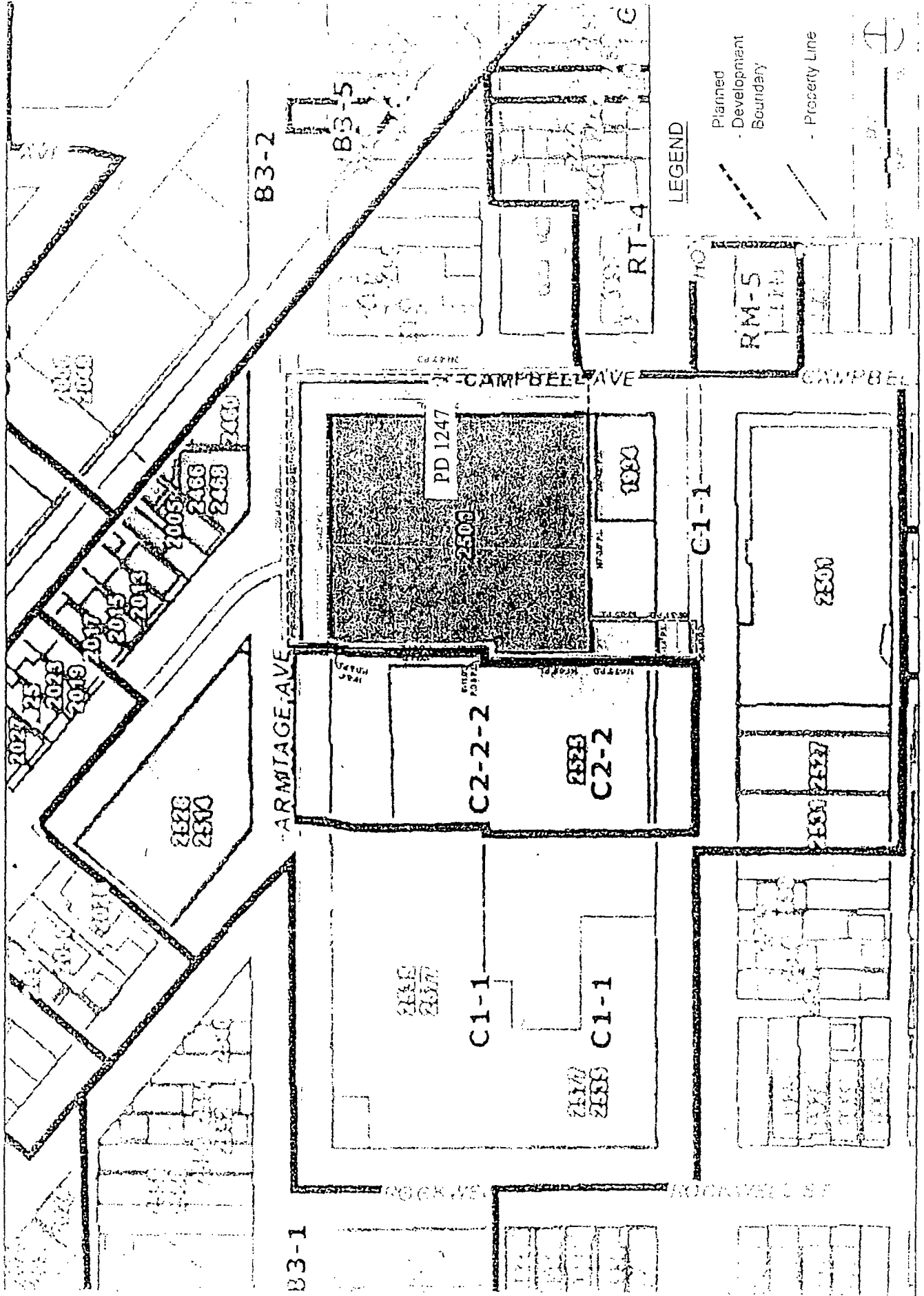
Proposed Boundary and Property Line Note



Existing Land-Use Map

2501 W. Armitage - Mixed-Use Development

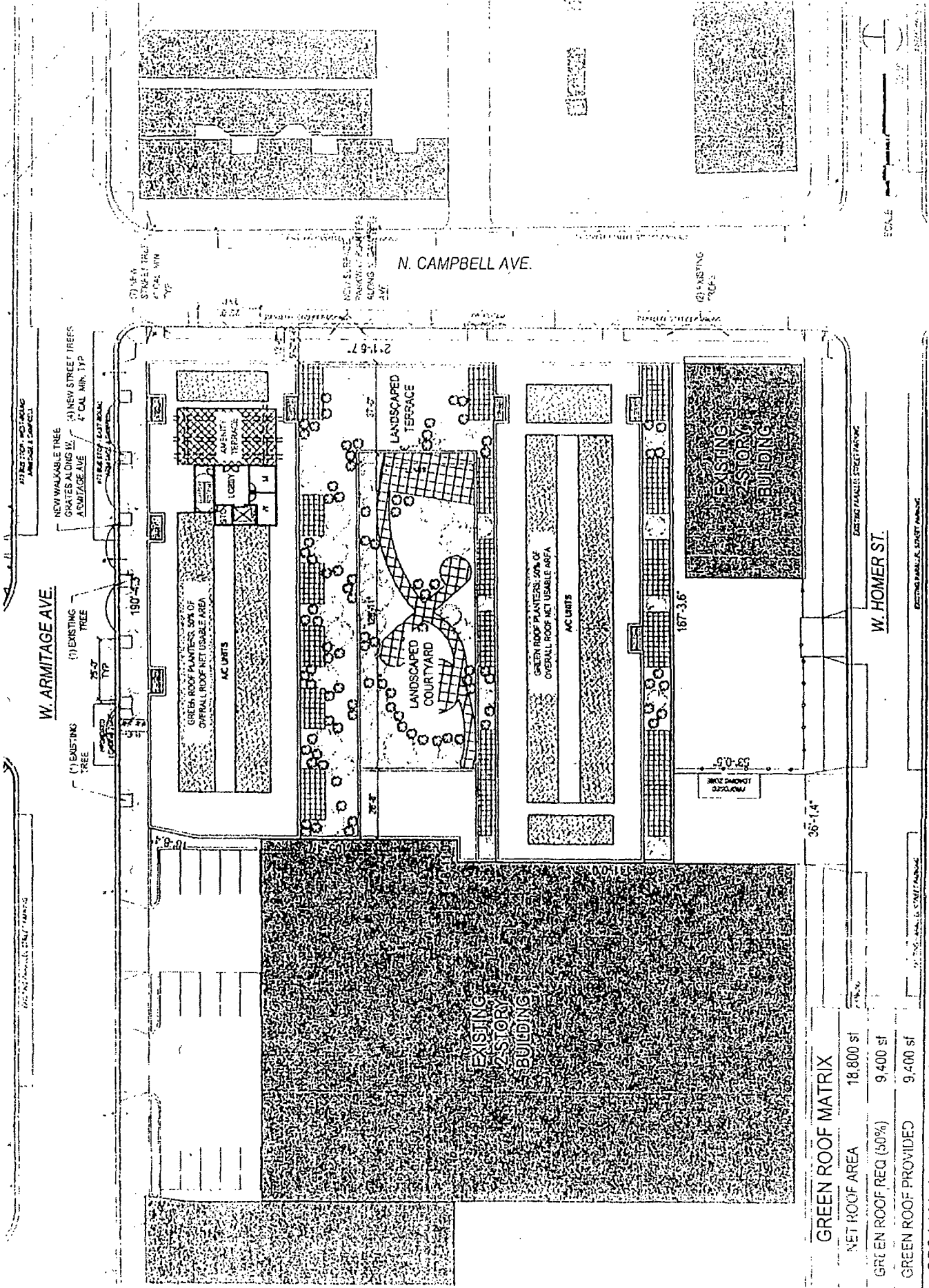
City of Chicago  
 2501 West Armitage Avenue, Chicago, Illinois  
 2014 Project File: 2014-001-000001-000001



Existing Zoning Map

2501 W. Armitage - Mixed-Use Development

City of Chicago, Department of Planning and Economic Development, 2014



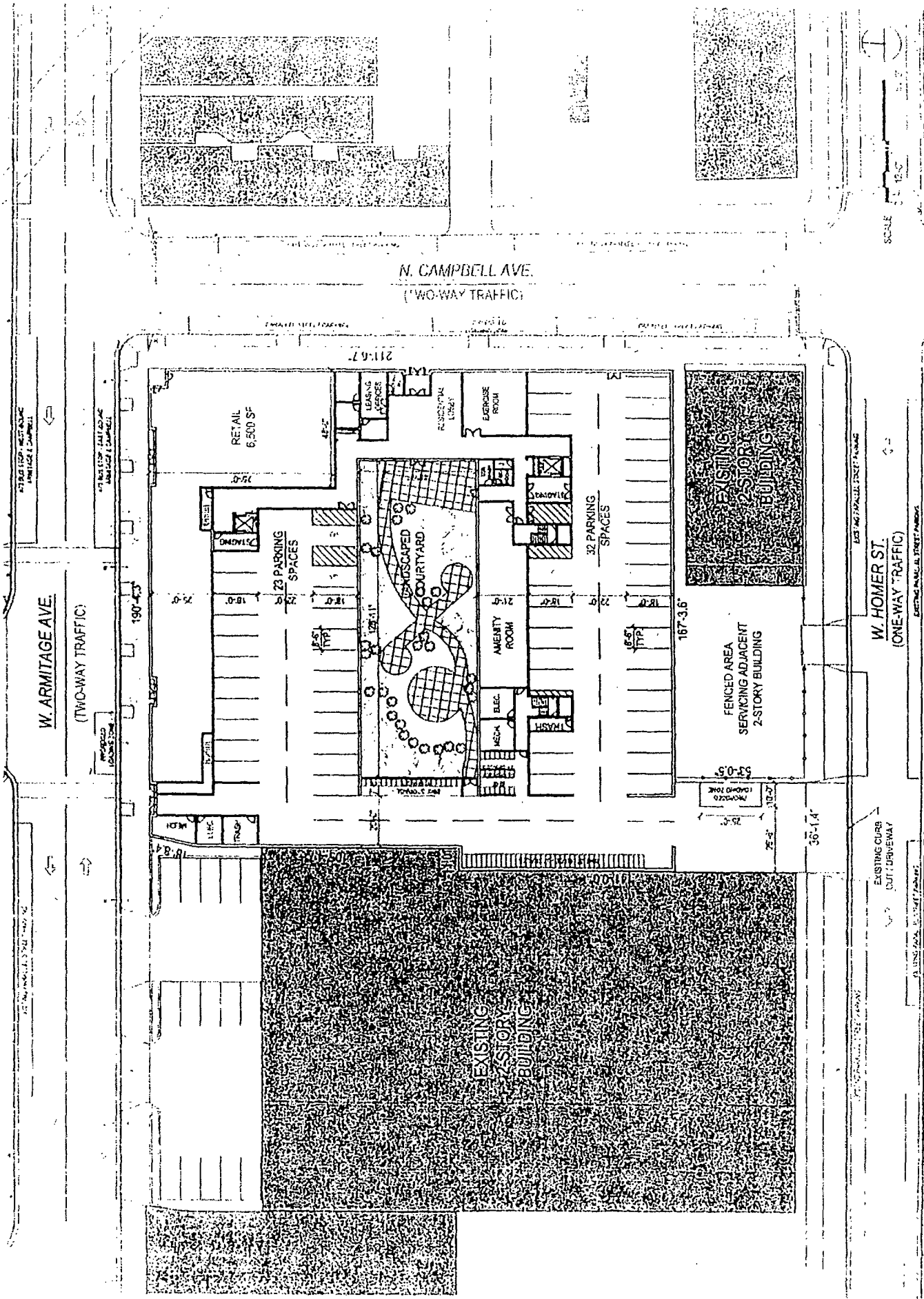
GREEN ROOF MATRIX	
NET ROOF AREA	18,800 sf
GREEN ROOF REQ (50%)	9,400 sf
GREEN ROOF PROVIDED	9,400 sf

**2501 W. Armitage - Mixed-Use Development**

2501 W. Armitage Avenue, Chicago, Illinois  
 Prepared by February 25, 2014 Chicago Plan Commission, June 26, 2014

**Landscape Plan & Green Roof Plan**





Site Plan / Ground Floor Plan

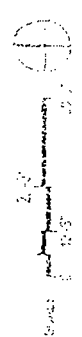
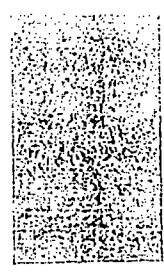
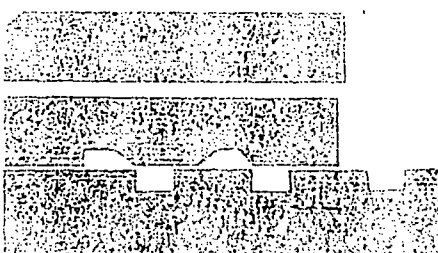
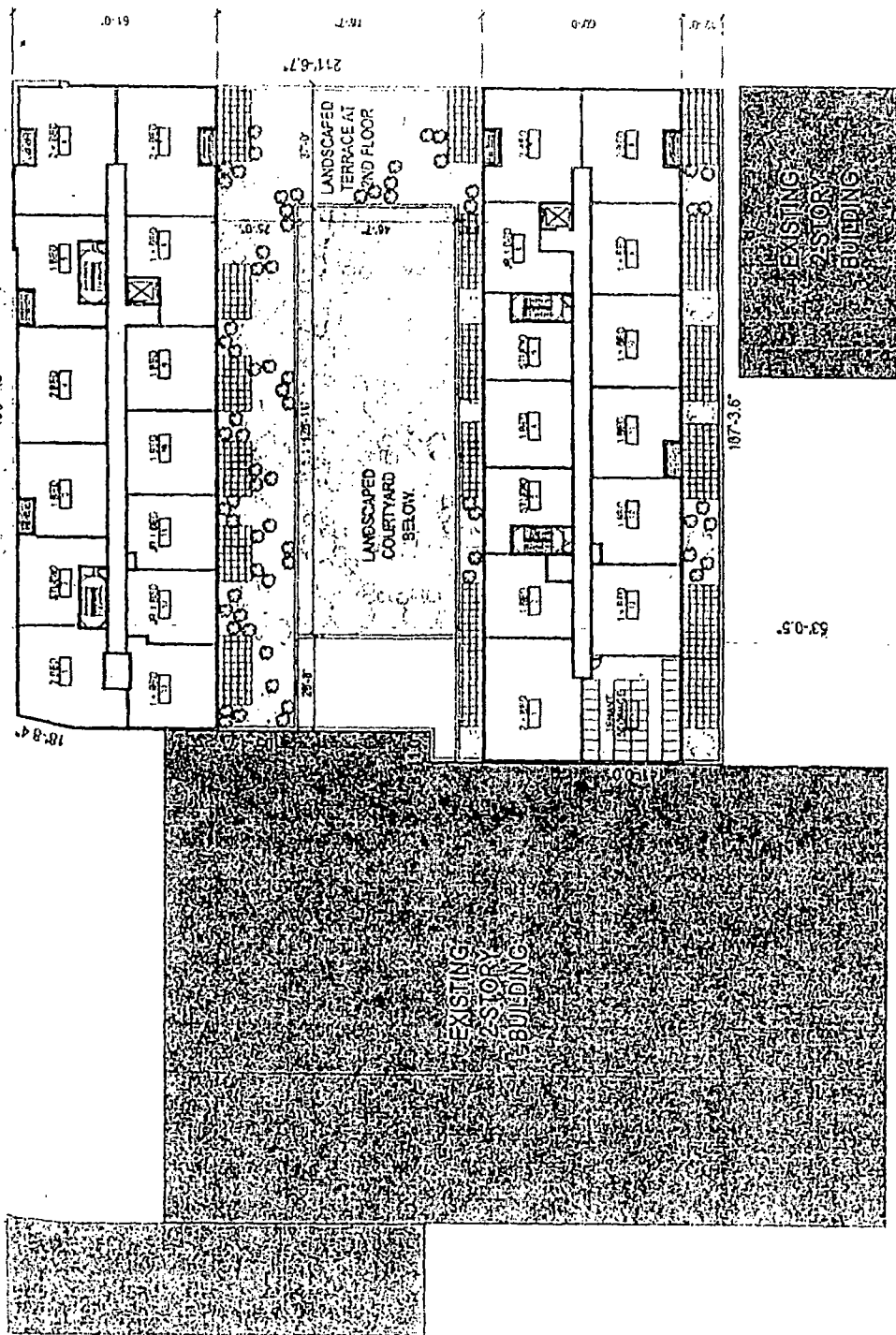
2501 W. Armitage - Mixed-Use Development

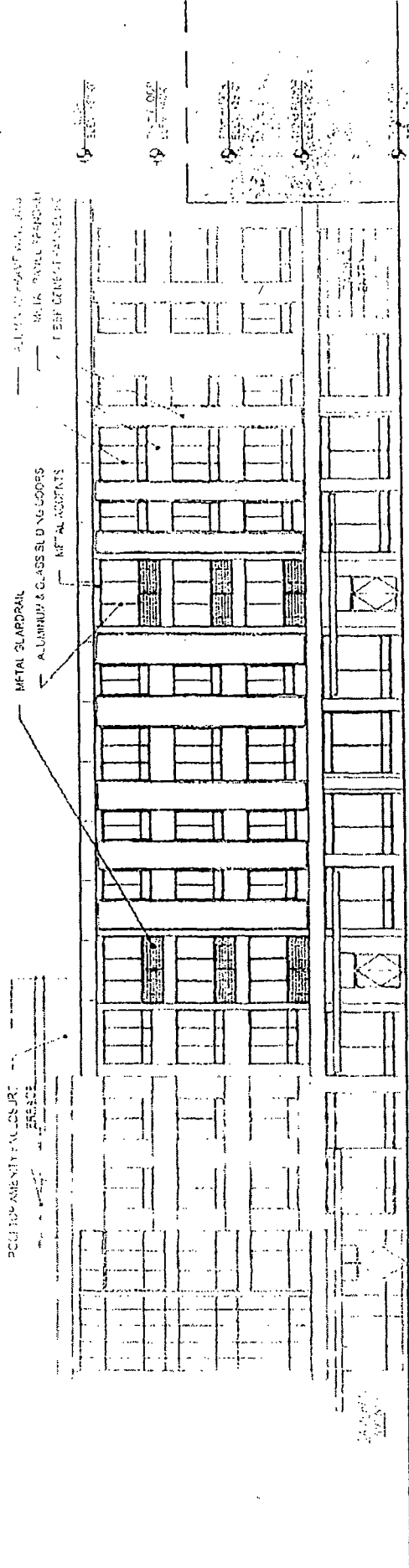
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 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: [Number]  
 SHEET NO: [Number] OF [Total]  
 DATE: 05/20/14

W. ARMITAGE AVE.

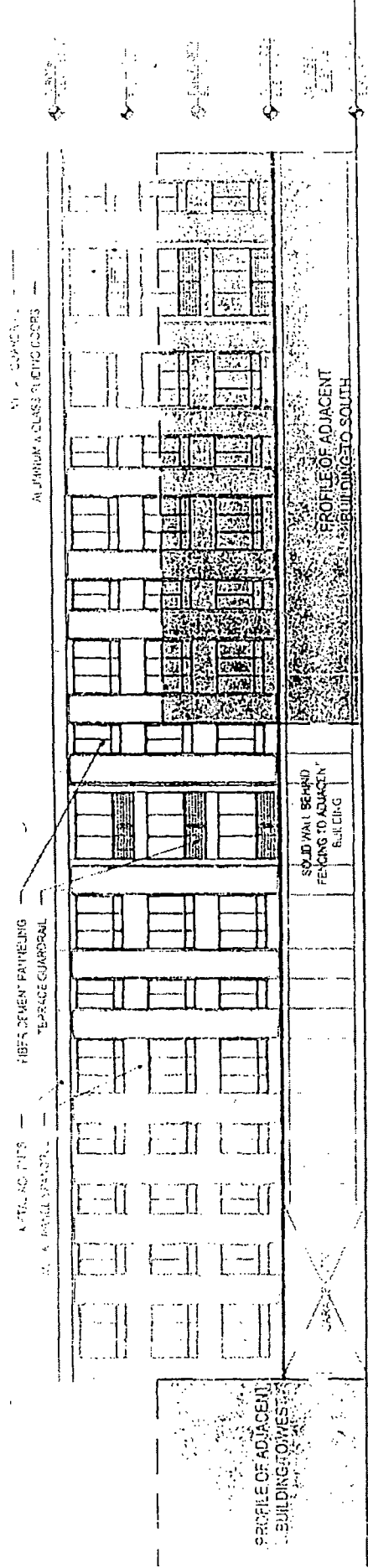
N. CAMPBELL AVE.

W. HOMER ST.



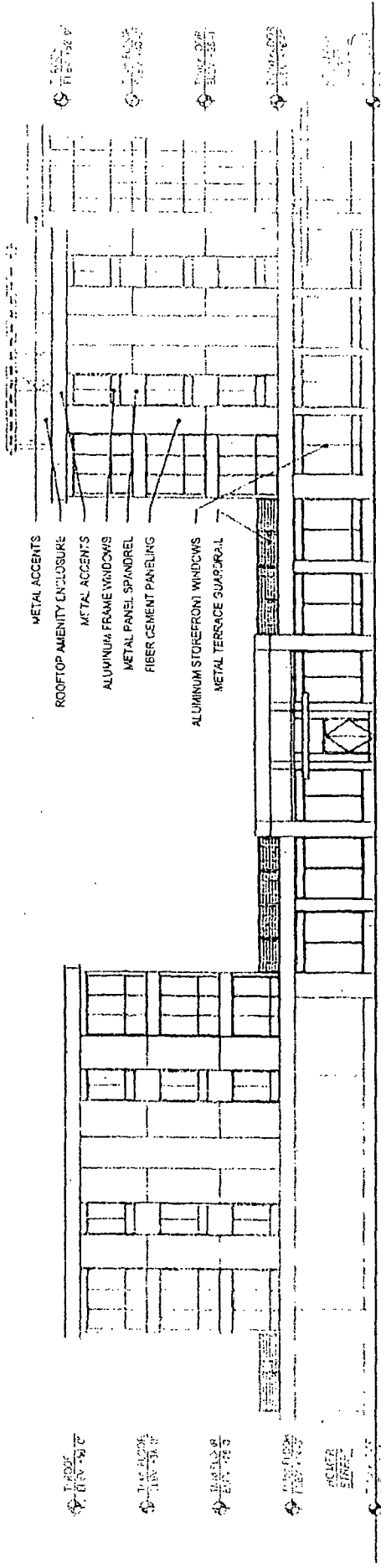


NORTH ELEVATION

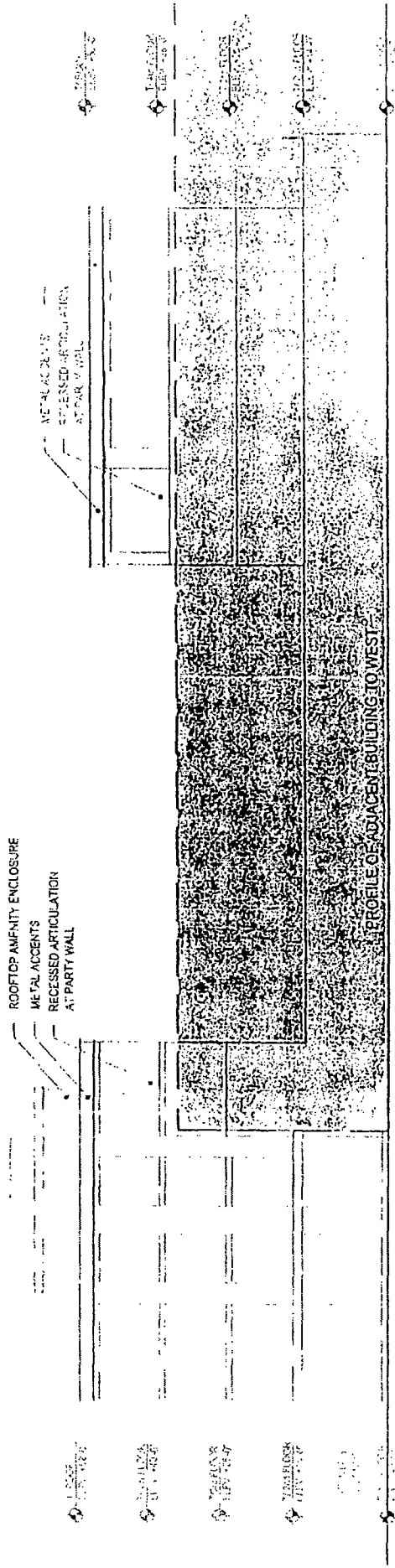


SOUTH ELEVATION





EAST ELEVATION




WEST ELEVATION



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

MEMORANDUM

To: Alderman Daniel S. Solis  
Chairman, City Council Committee on Zoning

From:   
David L. Reifman  
Chicago Plan Commission

Date: July 19, 2018

Re: Proposed Amendment to Planned Development #1247 for the property generally located at 2501 West Armitage Avenue

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On July 19, 2018, the Chicago Plan Commission recommended approval of the proposed technical amendment to planned development #1247 submitted by 2501 Armitage LLC. A copy of the proposed planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano  
PD Master File (Original PD, copy of memo)

To: CITY CLERK [from for registration (Aug)]  
Re: 2501 W. ARMITAGE - App # 19691