



# City of Chicago



SO2018-9330

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 12/12/2018

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 20-F at 1115 W  
Washington Blvd and 19-27 N May St - App No. 19900

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

# Final for Publication

## ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all of the Residential Planned Development 1357 symbols and indications as shown on Map 20-F in the area bounded by:

West Washington Boulevard; North Aberdeen Street; the alley next south of and parallel to West Washington Boulevard; the alley next east of and parallel to North May Street; the alley next north of and parallel to West Madison Street; North May Street; the alley next south of and parallel to West Washington Boulevard; and a line 201.3 feet west of and parallel to North Aberdeen Street

to those of a Residential Planned Development Number 1357, as amended, which is hereby established in the area described above and subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

**SECTION 2.** This Ordinance shall be in force and effect from and after its passage and due publication.

Address 1115 West Washington Boulevard and 19-27 North May Street, Chicago, Illinois

EAST 162691480.5

**RESIDENTIAL PLANNED DEVELOPMENT NO. 1357, AS AMENDED  
PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Residential Planned Development Number 1357 (hereinafter the "Planned Development"), consists of approximately 42,093 square feet of property, which is depicted on the attached Planned Development Boundary and Property Line Map (hereinafter the "Property"). 19 N. May LLC is the owner of a portion of the Property and is the "Applicant" for this Planned Development amendment pursuant to due authorization from the owner of the remainder of the Property.
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 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. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (hereinafter "the 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.

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

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Department of Planning and Development and/or Department of 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 Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

With respect to the property located at 19 N. May, pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys

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- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of seventeen (17) Statements: a Bulk Regulations (Zoning Analysis) Table; an Existing Land Use Map; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; a Site Plan; a Landscape Plan; a Green Roof Plan; Subarea B Elevations (North, South, East and West) and Subarea B Detail Plans (Typical Façade at Street, Typical Mid Façade, Typical Penthouse Façade) which were prepared by the Lamar Johnson Collaborative and dated July 16, 2020, submitted herein.

This plan of development consists of the following exhibits related to the development of Subarea A (1115 W. Washington): Basement Plan, Ground Floor Plan, Level 2 Floor Plan, Typical Floor Plan, Penthouse Floor Plan, Roof Plan, Streetscape Elevations and Elevations which were prepared by Booth Hansen and dated January 19, 2017 and published in the City Council Journal of Proceedings for January 25, 2017 on pages 42046-42047 and 42059-42068.

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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as a Residential Planned Development: dwelling units on and above the ground floor; open/green space; incidental and accessory uses, and accessory off-street parking.
6. On-premises 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-premises 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.

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15. The permitted Floor Area Ratio (FAR) identified in the Bulk Regulations (Zoning Analysis) Table has been determined using a Net Site Area of forty-two thousand and seventy-one (42,093) square feet and a base FAR of 5.0.

The Applicant acknowledges that the project has received a bonus FAR of 3.1 FAR pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 8.1. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, of the Zoning Ordinance, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3, of the Zoning Ordinance.

The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

In this case, the Local Impact portion of the bonus payment for Subarea A was to be contributed to the construction of a field house in Skinner Park (the "Project"). The Project is located within one mile of the Planned Development site, as required by Section 17-4-1005-C. The Local Impact portion of the bonus payment for Subarea B is currently unallocated.

The Applicant must make such payment, or the applicable portion thereof in the case of a phased development, prior to the issuance of the first building permit for the Planned Development or applicable phase thereof. The City must enter into an intergovernmental agreement regarding the manner in which the funds will be used.

16. The Applicant acknowledges and agrees that the rezoning of Planned Development ("PD") 1357 in 2015, triggered the requirements of Section 2-45-115 of the Municipal Code of Chicago (the "2015 ARO"). The Applicant further acknowledges and agrees that this amendment of the PD from PD 1357 to PD 1357, as amended, for 50 additional residential units triggers the requirements of Section 2-44-080 of the Municipal Code (the "Affordable Requirements Ordinance" or the "ARO") and, because the PD is located in the Near North/Near West Pilot Area, Section 2-44-090 of the Municipal Code (the "Near North/Near West ARO Pilot Area Ordinance" or the "Pilot"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project, or with the approval of the commissioner of the Department of Housing ("DOH"), in an approved off-site location, as affordable units ("ARO Units"); (ii) pay a fee in lieu of the development of the ARO Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the ARO Units on-site or off-site (the "Required Units"). If the developer elects to provide ARO Units off-site, the off-site ARO Units must be located within a two-mile radius from the residential housing

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project and in the same or a different higher income area or downtown district. The PD is located in a downtown district, within the meaning of the ARO, and the project, prior to this amendment allowed for a total of 56 units. As a result, the Applicant's prior affordable housing obligation was six affordable units (10% of 56 rounded up). Applicant satisfied its affordable housing obligation to date by providing no units and making a cash payment to the Affordable Housing Opportunity Fund in the amount of Two-Hundred and Twenty-five Thousand Dollars (\$225,000), per unit (Cash Payment), as set forth in the Affordable Housing Profile Form, attached hereto as Exhibit \_\_\_. Twenty-eight of the permitted fifty-six units have been constructed to date, and \$675,000 was paid to the Affordable Housing Opportunity Fund to fulfill the prior obligation of three affordable units. Twenty-eight units remain to be constructed, and the remaining obligation for three affordable units has not yet been fulfilled.

The Near North/Near West Pilot Area is divided into two zones: the Near North Zone and the Near West Zone. The PD is located in the Near North Zone. In the Near North Zone, pursuant to the Pilot, the percentage of units in a residential housing project required to be affordable for a period of 30 years, whether rental or for-sale, is increased from 10% to 20%. Any developer of a residential housing project in the Near North Zone must provide the first 10% of units required to be affordable (the "First Units") either: (i) in the residential housing project, or (ii) with the approval of the commissioner of DOH, in an off-site location within two miles of the PD and either (a) in a higher income area or downtown district, or (b) within the Near North Pilot Area, regardless of the income area in which the PD is located. In addition, the developer must provide the second 10% of units required to be affordable (the "Additional Units") either: (i) in the residential housing project, or (ii) with the approval of the commissioner of DOH, in an off-site location anywhere within the Near North/Near West Pilot Area, regardless of distance from the PD or income area. The Applicant's affordable housing obligation with respect to the additional 30 units, added pursuant to this amendment, is six affordable units (20% of 30), consisting of three First Units and three Additional Units. Applicant has agreed to satisfy its affordable housing obligation by providing the First Units and the Additional Units off-site, at a location or locations to be approved by the DOH, as set forth in the Affordable Housing Profile Form attached hereto. In addition to the three First Units and three Additional Units, the Applicant has agreed to forego the ability to make the Cash Payment for the three ARO Units required pursuant to the 2015 rezoning and the 2015 ARO. These three units will also be constructed and considered Additional Units, for a total of nine ARO Units to be constructed off-site, three of which are First Units and six of which are Additional Units. Pursuant to the commissioner of DOH's determination, in consultation with the alderman of the ward in which the PD is located, the Applicant is required to sell the First and Additional Units to households earning no more than 100% of the Chicago Primary Metropolitan Statistical Area Median Income ("AMI"), as updated annually by the City of Chicago at prices affordable to households at 100% AMI. If the Applicant subsequently reduces (or increases) the number of housing units in the PD, the Applicant shall update and resubmit the Affordable Housing Profile Form to DOH for review and approval, and DOH may adjust the number of required ARO Units without amending the PD. Prior to the issuance of any building permits for any residential building in the PD, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-44-080(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the PD, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement, including any breach of any affordable housing

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agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the PD

- 17 This Planned Development shall be governed by Section 17-13-0612, of the Zoning Ordinance. Should this Planned Development Ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to Residential Planned Development No. 1357 as it existed prior to the date of this amendment.

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## COMMERCIAL INSTITUTIONAL PLANNED DEVELOPMENT NO. 1243 BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	61,773 SF
Area of Public Rights-of-Way (sf):	19,609 SF
Net Site Area (sf):	42,104 SF
Subarea A:	20,094 SF
Subarea B:	22,010 SF
Maximum Floor Area Ratio:	8.1
Subarea A:	114,034 SF
Subarea B:	227,008 SF
Maximum Unit Count:	
Subarea A:	28
Subarea B:	58
Minimum Off-Street Parking Spaces:	
Subarea A:	42
Subarea B:	78
Minimum Number of Bicycle Parking Spaces:	
Subarea A:	42
Subarea B:	39
Minimum Off-Street Loading Spaces:	0
Maximum Building Height:	
Subarea A:	107 feet, 2 inches
Subarea B:	186 feet (top of roof) 202 feet (top of mechanical penthouse)
Minimum Setbacks:	Per plans
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**ARO Affordable Housing Profile Form (AHP)**

Submit this form for projects that are subject to the 2015 ARO, Near North/Near West Pilot, Milwaukee Pilot or Pilsen/Little Village Pilot Ordinances (all projects submitted to City Council after October 13, 2015). More information is online at [www.cityofchicago.gov/ARO](http://www.cityofchicago.gov/ARO). Submit the completed to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: [denise.roman@cityofchicago.org](mailto:denise.roman@cityofchicago.org) or [justin.root@cityofchicago.org](mailto:justin.root@cityofchicago.org). Applications that include off-site units should submit documentation listed on page two.

Date: June 17, 2020

**DEVELOPMENT INFORMATION**

Development Name: 19 North May

Development Address: 19 North May

Zoning Application Number, if applicable: 19900

Ward: 25

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

**Type of City Involvement**

check all that apply

City Land

Planned Development (PD)

Financial Assistance

Transit Served Location (TSL) project

Zoning increase

**REQUIRED ATTACHMENTS:** the AHP will not be reviewed until all required docs are received

ARO Web Form completed and attached - or submitted online on

ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)

If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)

If ARO units proposed are off-site, required attachments are included (see next page)

If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

**DEVELOPER INFORMATION**

Developer Name 19 N May LLC

Developer Contact Dominic Sulo

Developer Address 1809 W Chicago

Email [dominic@sulodevelopment.com](mailto:dominic@sulodevelopment.com)

Developer Phone 708-254-4878

Attorney Name Katie Jainke Dale

Attorney Phone 312-368-2155

**TIMING**

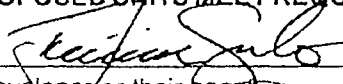
Estimated date marketing will begin October 2020 (pre-sales)

Estimated date of building permit\* April 2021

Estimated date ARO units will be complete October 2022

\*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

**PROPOSED UNITS MEET REQUIREMENTS** (to be executed by Developer & ARO Project Manager)

  
\_\_\_\_\_  
Developer or their Agent

6/24/2020  
Date

Justin Root or Denise Roman, DOH

6/24/2020  
Date

## Required Attachments: For Off-Site Units Only

Your application will be reviewed when required documentation has been received. Off-Site Units fall into one of three categories: New Construction (NC); Significant Rehab (SR) and Prior Rehab (PR). Documentation is also required for the Subject Property (SP); the property that triggered the ARO Requirement. The documents required for each are listed below:

SP	NC	SR	PR	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Evidence of Site Control
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project Budget, with per-unit cost breakdown & documentation
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CMA or appraised value of proposed, for sale, off-site units
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Description + Schedule of anticipated building permits
			<input type="checkbox"/>	Certificate of Occupancy + Approved Plans & Permits (CofO must be <3 years old, or <1 year, if low-mod zone)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Management Plan for off-site building that includes ARO units and a Marketing Brochure
		<input type="checkbox"/>	<input type="checkbox"/>	Signed Statement attesting that units are currently vacant - OR -
		<input type="checkbox"/>	<input type="checkbox"/>	Income Qualification packets, if current tenants are income-qualified & intend to lease ARO units
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Completed ARO Unit Evaluation Table
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recent permits: most recent permits for all major systems; plumbing, electrical, HVAC, Mechanicals and building envelope.

Does the proposed off-site project require a zoning change or financial assistance from the City?

Yes No

### Construction Drawings/Submissions

The Development team and the Architect of Record should prepare and submit the following information for review. One hard copy and one electronic pdf of all materials, plans, sketches, and photos should be submitted for review. Label each attachment to correspond to the requirement below (ie "Master Plan" etc)

- All Projects:**
- Project narrative:** should briefly summarize (one page, double-spaced) the project work scope, development objectives, site, building construction systems (identify wall, floor and roof construction), building design concepts and environmental
  - Master plan:** should locate the project site(s), depict the adjacencies to existing properties and, in the case of larger developments, illustrate proximity of proposed multiple sites.
  - Context photographs and drawings:** photos of all sites and existing buildings, photos should include nearest adjacent buildings.
  - Floor plans:** should clearly depict room designations, dimensions and typical furniture layout
  - Building section (optional):** should identify building materials, structural framing, depth of footings/foundations, ceiling heights of interior spaces and general floor and roof framing.
  - Site / Landscape plan:** conceptual site plan should identify setbacks, easements, number of parking spaces provided/required; refuse pick-up areas, utilities and pedestrian environment issues. Illustrate the type of plant materials, location of shrubs and trees, ground treatment, security fencing and other site features.
  - Front, side and rear elevations:** Illustrate selection and location of materials, doors, fenestration and roof configuration. Drawings should also indicate vertical heights and depth of foundations when a section drawing is not provided. For existing buildings, provide photographs of all exterior elevations.

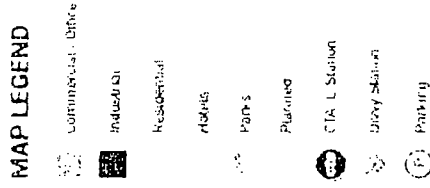
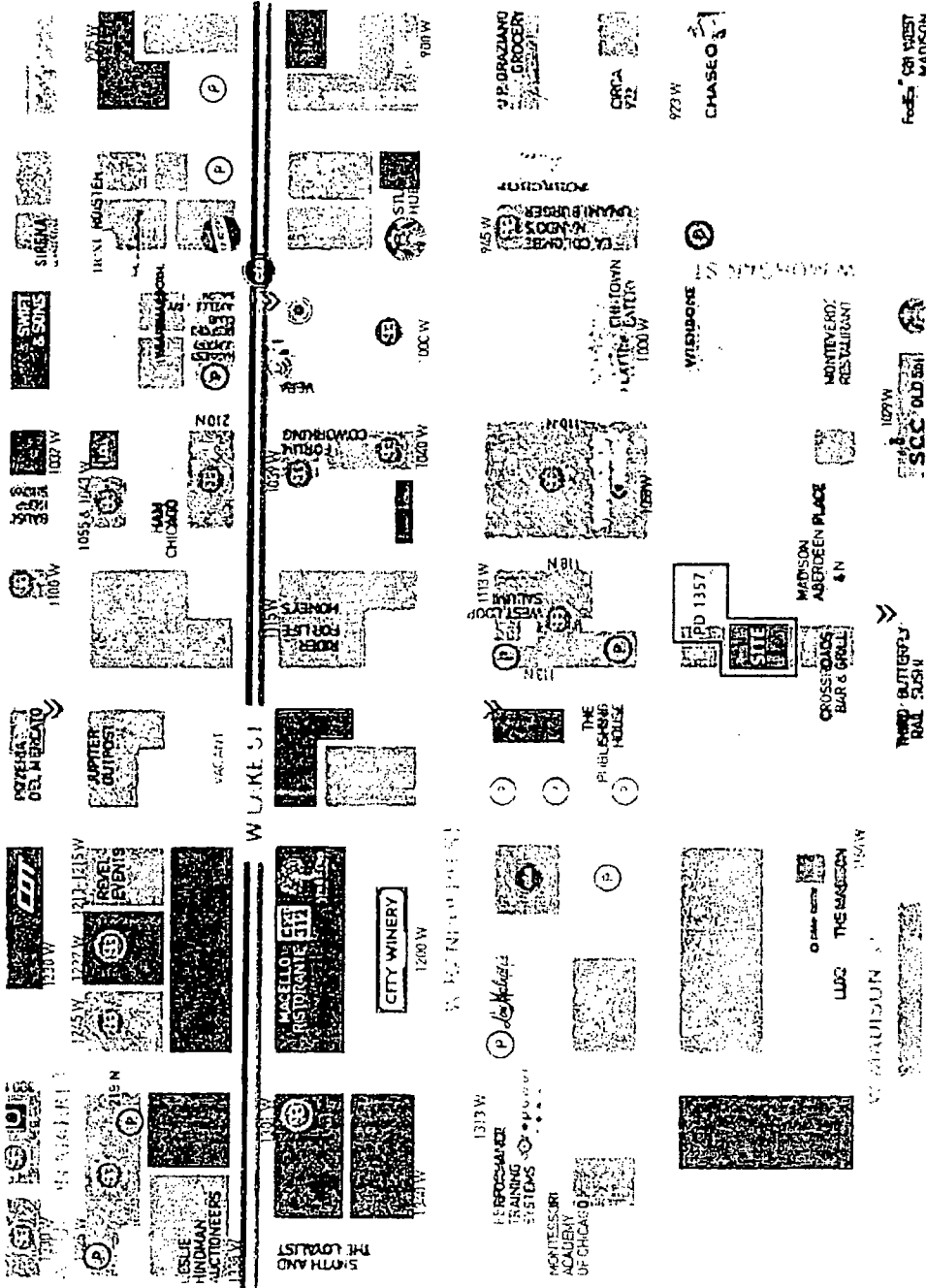
Additional documents may be requested during the review by Construction & Compliance staff. A \$5,000/unit fee is required for prior to the issuance of the building permit for the ARO-triggering property.

**COMMERCIAL INSTITUTIONAL PLANNED DEVELOPMENT NO. 1243  
BULK REGULATIONS AND DATA TABLE**

Gross Site Area (sf):	61,773 SF
Area of Public Rights-of-Way (sf):	19,609 SF
Net Site Area (sf):	42,104 SF
Subarea A:	20,094 SF
Subarea B:	22,010 SF
Maximum Floor Area Ratio:	8.1
Subarea A:	114,034 SF
Subarea B:	227,008 SF
Maximum Unit Count:	
Subarea A:	28
Subarea B:	58
Minimum Off-Street Parking Spaces:	
Subarea A:	42
Subarea B:	78
Minimum Number of Bicycle Parking Spaces:	
Subarea A:	42
Subarea B:	39
Minimum Off-Street Loading Spaces:	0
Maximum Building Height:	
Subarea A:	107 feet, 2 inches
Subarea B:	186 feet (top of roof) 202 feet (top of mechanical penthouse)
Minimum Setbacks:	Per plans

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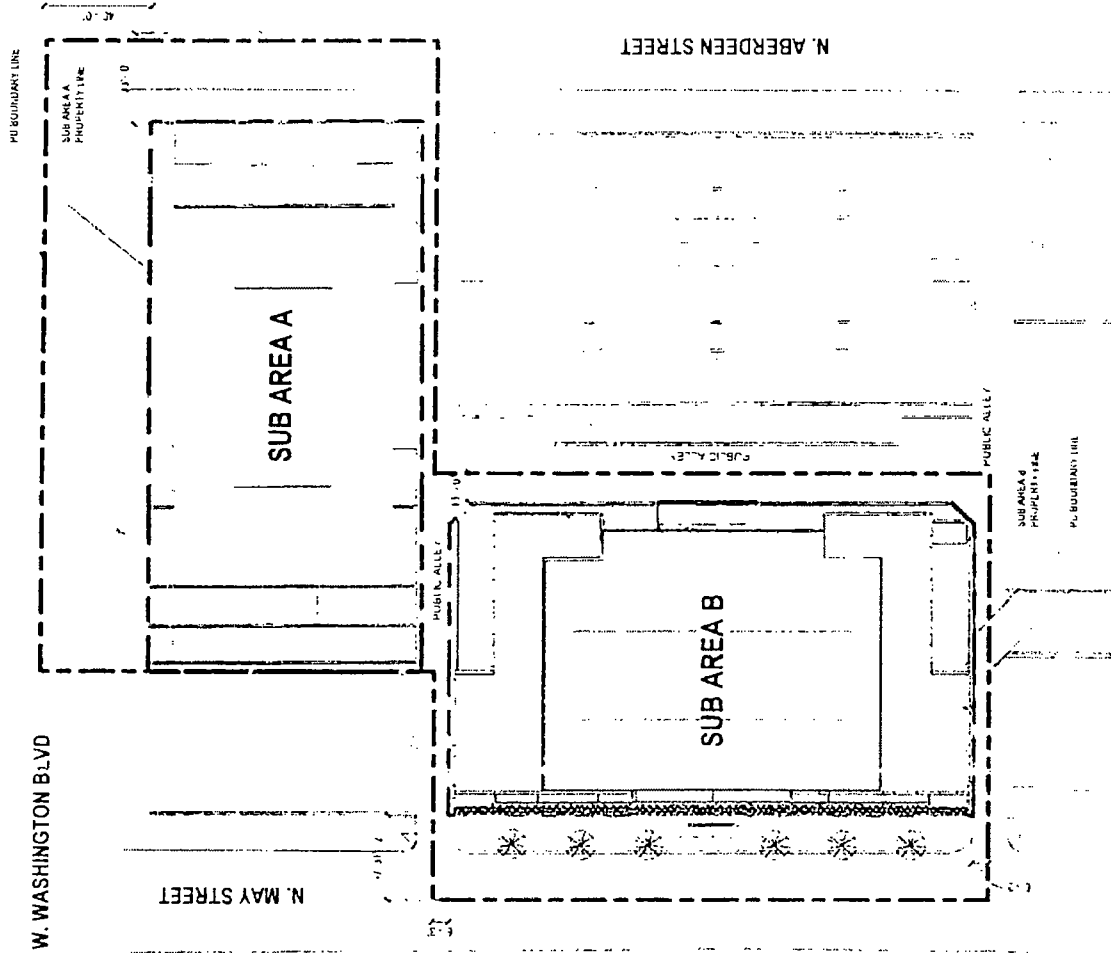
# EXISTING LAND USE MAP



Applicant 19 N May LLC  
 Address 1115 West Washington Boulevard and 19-27 North May Street, Chicago Illinois  
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PLANNED DEVELOPMENT PROPERTY LINE AND BOUNDARY MAP



Applicant: 19 N May LLC  
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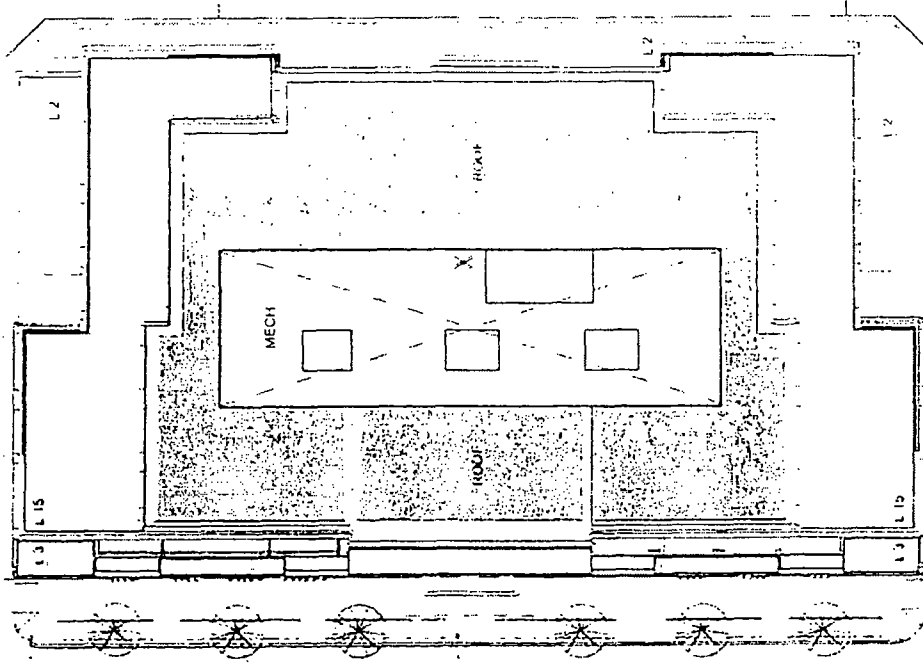








# GREEN ROOF PLAN



LEVEL	NET ROOF AREA (SF)	GREEN ROOF (SF)
MECH	500	0
ROOF	8,200	7,300
15	4,328	0
3	810	640
2	3,450	725
	<b>16,788</b>	<b>8,665</b>

PROVIDED

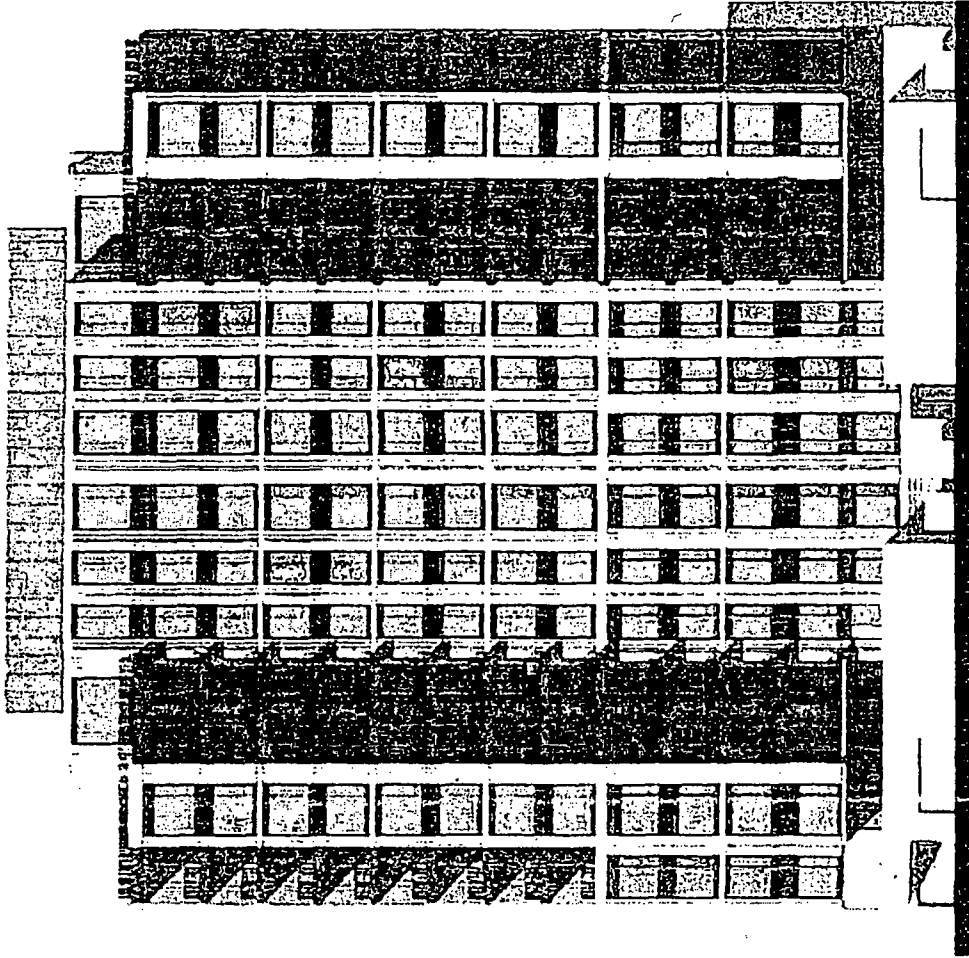
8,394 50% REQUIRED

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# EAST ELEVATION - SUBAREA B

- Level 14 202'-0"
- Level 13 187'-0"
- Level 12 174'-0"
- Level 11 162'-0"
- Level 10 148'-0"
- Level 9 135'-0"
- Level 8 124'-0"
- Level 7 112'-0"
- Level 6 100'-0"
- Level 5 88'-0"
- Level 4 76'-0"
- Level 3 62'-0"
- Level 2 50'-0"
- Level 1 38'-0"
- Level 0 24'-0"
- Level -1 12'-0"
- Level -2 0'-0"



METAL PANEL, MULTICOLORSQUE  
CONCRETE AT TERRACE

WINDUP WALL

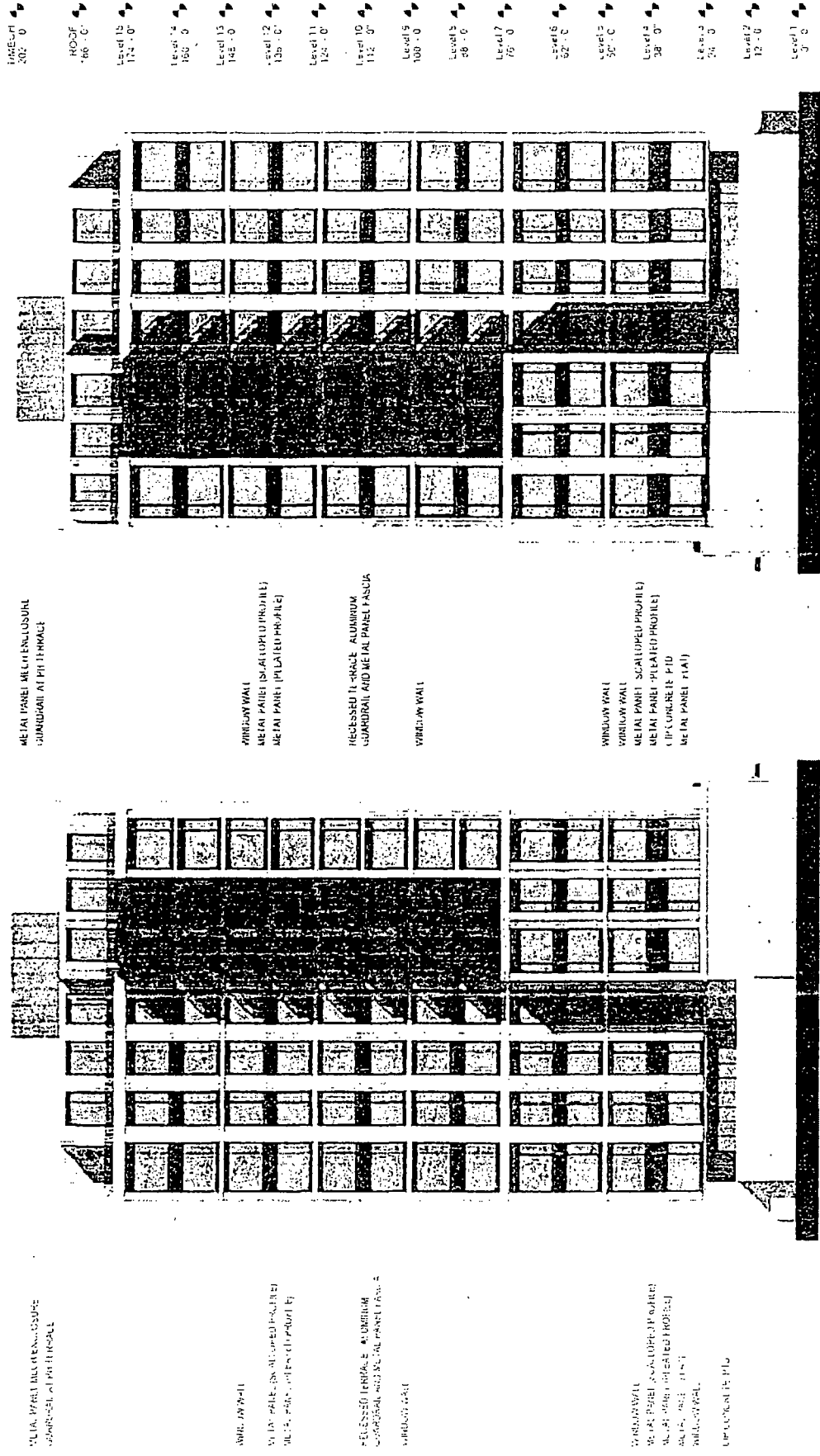
METAL PANEL (EXALLOPED PROFILE)  
METAL PANEL (FLALED PROFILE)

RELIEVED TERRACE - ALUMINUM  
CORROSION AND METAL PANEL FASCIA

WINDUP WALL  
METAL PANEL (EXALLOPED PROFILE)  
METAL PANEL (FLALED PROFILE)  
WINDUP WALL  
METAL CORNER  
CIP CONCRETE, FUD

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# NORTH AND SOUTH ELEVATION - SUBAREA B



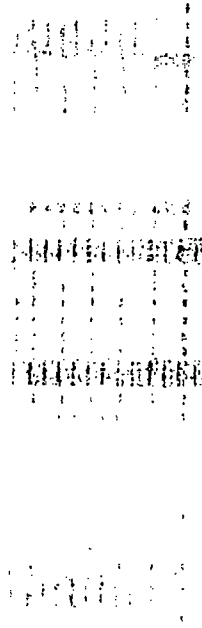
11111

11111

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# TYPICAL FACADE AT STREET

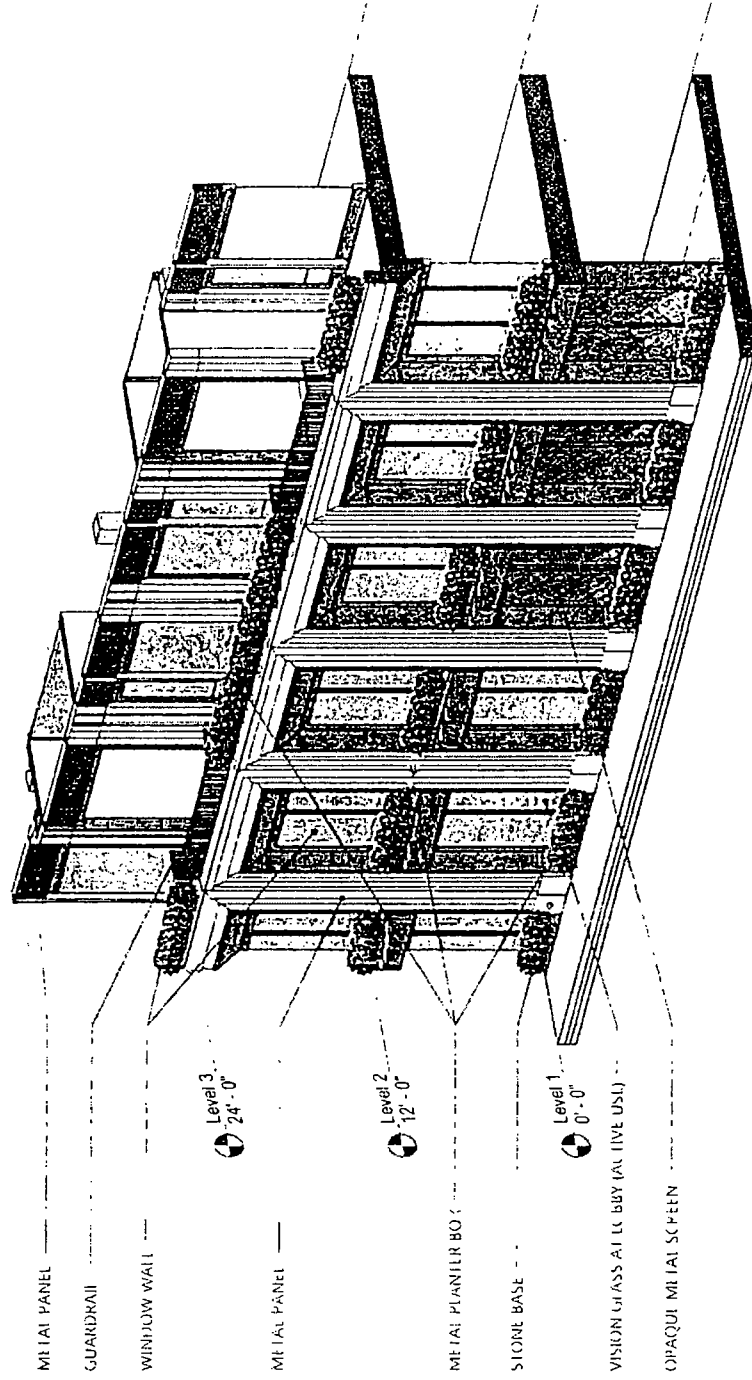


WEST

SOUTH

EAST

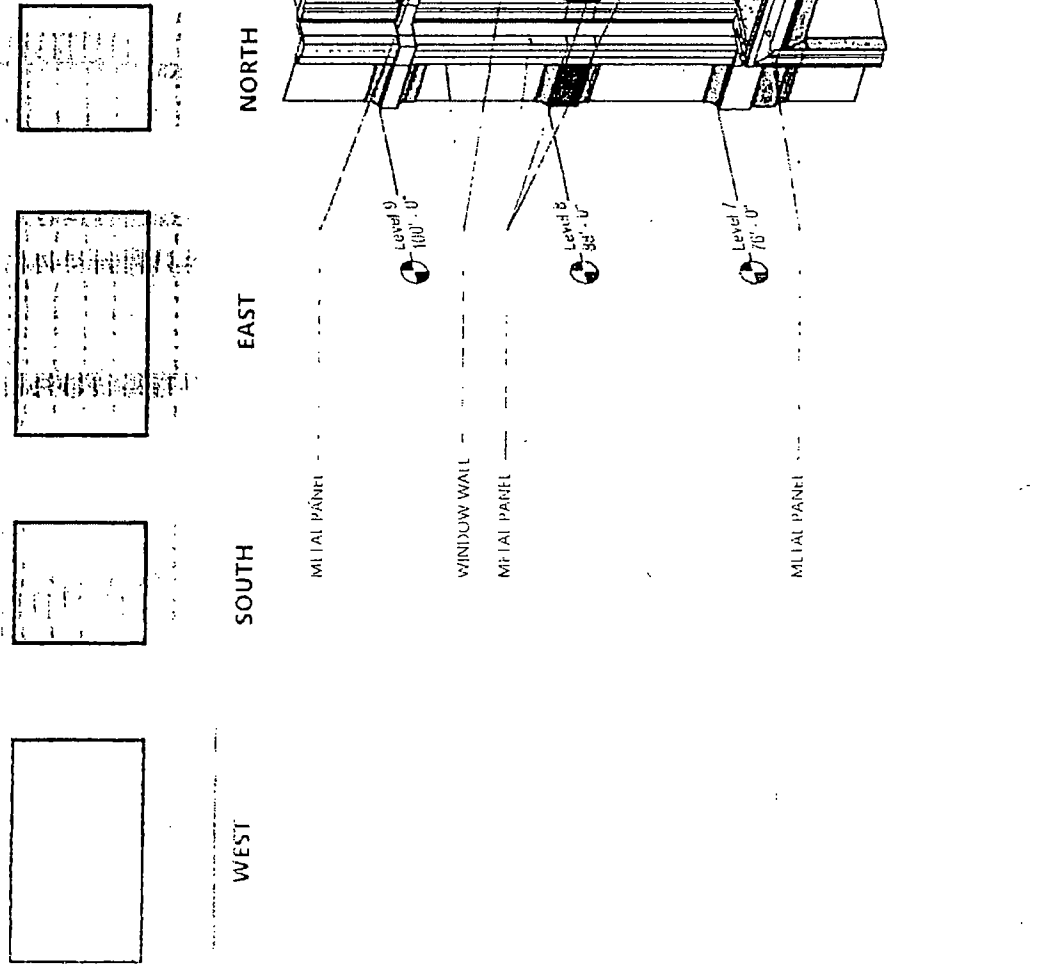
NORTH



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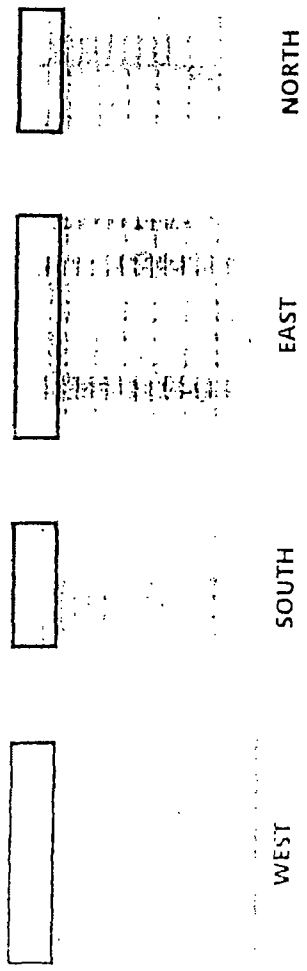
# TYPICAL MID FACADE



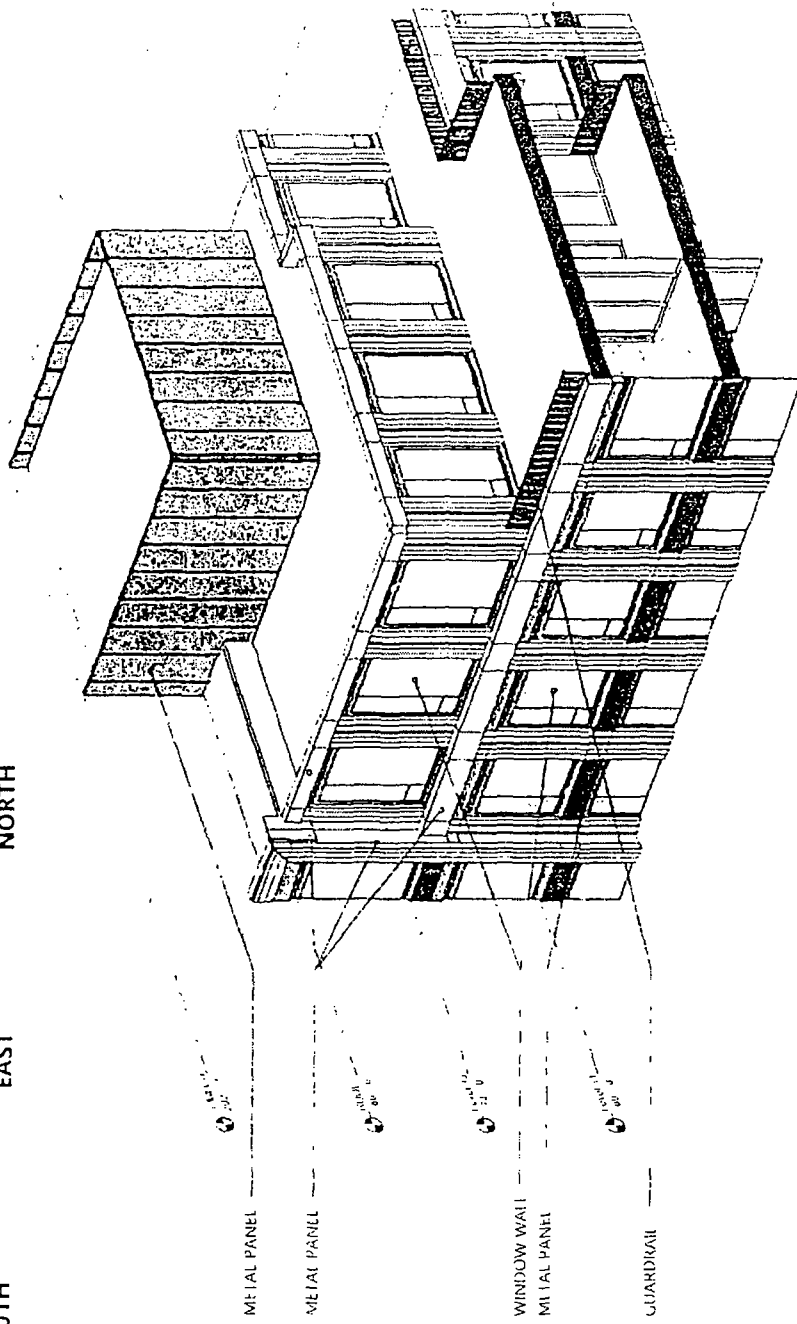
Applicant: 19 N May LLC  
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The Turner Johnson Collaborative

# TYPICAL PENTHOUSE FACADE



WEST SOUTH EAST NORTH



METAL PANEL METAL PANEL WINDOW WALL METAL PANEL GUARDRAIL

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