



# City of Chicago



SO2015-6359

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/24/2015
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-G at 900 W Washington Blvd - App No. 18481
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

FINAL PUBLISHED

SUBSTITUTE ORDINANCE

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 DX-3 Downtown, Mixed-Use District symbols and indications as shown on Map Number 1-G in the area bounded by:

A line 100.21 feet north of and parallel to West Washington Boulevard; North Peoria Street; West Washington Boulevard; the 16.00 foot public alley next west of North Peoria Street; a line beginning 90.32 feet north of and parallel to West Washington Boulevard running east 14.07 feet; a line 100.76 feet west of and parallel to North Peoria Street

to those of a DX-5 Downtown Residential District and an accompanying use district is hereby established in the area described above.

SECTION 2: Changing all the DX-5 Downtown Mixed Use District symbols and indications shown on Map No. 1-G in the area bounded by:

A line 100.21 feet north of and parallel to West Washington Boulevard; North Peoria Street; West Washington Boulevard; the 16.00 foot public alley next west of North Peoria Street; a line beginning 90.32 feet north of and parallel to West Washington Boulevard running east 14.07 feet; a line 100.76 feet west of and parallel to North Peoria Street

to those of a Residential Planned Development, and a corresponding use district, which is hereby established in the area above described.

SECTION 3: This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of the Property: 900-910 West Washington Boulevard

FILED TO BE APPROVED

RESIDENTIAL PLANNED DEVELOPMENT NO. \_\_\_\_\_  
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Planned Development Number \_\_\_\_\_, (Planned Development) consists of approximately 11,375 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, Torikago, 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.
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 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 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 17 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Ground Floor Site Plan; Landscape Plan; a Green Roof Plan; and, Building Elevations (North, South, East and West) prepared by Northworks and dated January 19, 2017, submitted herein. 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

Applicant: Torikago, LLC  
Address: 906-910 West Washington Blvd  
Introduced: September 24, 2015  
Plan Commission: January 19, 2017

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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 Planned Development: multi-family dwelling units including below the second floor, accessory parking, and accessory uses.
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 Chicago 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 11,375 square feet and a base FAR of 5.0. The Applicant acknowledges that the project has received a bonus FAR of 1.0, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 6.0. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17.4-1003-B & C, 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

The bonus payment will be split between three separate funds, as follows: 80% to the Neighborhoods Opportunity Fund, 10% to the Citywide Adopt-a-Landmark Fund and 10% 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.

Usage of Local Impact Fund: In this case, the Applicant will contribute the Local Impact portion of the bonus payment for construction of the Skinner Park Fieldhouse (the "Project") The Project is located within one mile of the Planned Development site, as required by Sec. 17-4-1005-C. The Applicant must make such payment, or the applicable portion thereof in

Applicant:	Torikago, LLC
Address:	900-910 West Washington Blvd.
Introduced:	September 24, 2015
Plan Commission:	January 19, 2017

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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.

- 9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, 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.
- 11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. 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.
- 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, or any other provision of the Municipal Code of Chicago.
- 13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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, conserves energy and maximizes the preservation of natural resources. (At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The Planned Development shall include a 2,171 square foot green roof (50% of 4,271 square foot roof area) and will achieve either LEED or Green Globe building certification.
- 16. The Applicant acknowledges and agrees that the rezoning of the Property from DX-3 to DR-5, and then to this Planned Development (PD), triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago (Affordable Requirements Ordinance or ARO). Any developer of a residential housing project within the meaning of the ARO must: (i) set aside

Applicant.	Torikago, LLC
Address:	900-910 West Washington Blvd
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10% of the housing units in the residential housing project (Required Units) as affordable units, or with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or, (iii) any combination of (i) and (ii). The Property is located in a downtown district, within the meaning of the ARO, and the project has a total of 22 units. As a result, the Applicant's affordable housing obligation is 2 affordable units (10% of 22 rounded down). Applicant has agreed to satisfy its affordable housing obligation by making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$225,000 if providing no units per unit (Cash Payment), as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. If the Applicant subsequently reduces (or increases) the number of housing units in the PD, or elects to build a rental project instead, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the requirements or number of required Affordable 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 make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(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 DPD may enforce remedies for any breach of this Statement 16, including any breach of any affordable housing 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. 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 DX-5.

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Address:	900-910 West Washington Blvd
Introduced:	September 24, 2015
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7-11-2017 10:00 AM

RESIDENTIAL PLANNED DEVELOPMENT NO. \_\_\_\_\_  
BULK REGULATIONS AND DATA TABLE

GROSS SITE AREA: 21,601 SF

NET SITE AREA: 11,375 SF

FLOOR AREA RATIO: 6.0

MAXIMUM NUMBER OF DWELLING UNITS: 22

MINIMUM NUMBER OF AUTOMOBILE PARKING: 22

MINIMUM NUMBER OF BICYCLE PARKING: 11

NUMBER OF OFF-STREET LOADING BERTHS: 0

MAXIMUM BUILDING HEIGHT: 138 FT (PLUS MECHANICAL PENTHOUSE AT 154'-10")

MINIMUM BUILDING SETBACKS: IN SUBSTANTIAL CONFORMANCE WITH THE SITE PLAN

APPLICANT: Torikago, LLC  
ADDRESS: 904 W. Washington Blvd.  
INTRODUCED: September 25, 2015  
PLAN COMMISSION: January 19, 2017

**2015 Affordable Housing Profile Form (AHP)**

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO).

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: [kara.breems@cityofchicago.org](mailto:kara.breems@cityofchicago.org)

Date: 10/28/2016

**DEVELOPMENT INFORMATION**

Development Name: 900 WEST

Development Address: 900 West Washington Blvd.

Zoning Application Number, if applicable: 18481

Ward: 27

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 10/28/2016

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 Torikago, LLC

Developer Contact Patrick Buck

Developer Address 350 N. Orleans, Suite 2N

Email pbuck@tarisrealestate.com

Developer Phone 312-264-5600

Attorney Name Katriina McGuire

Attorney Phone 312-580-2326

**TIMING**

Estimated date marketing will begin 11/2016

Estimated date of building permit\* 03/2017

Estimated date ARO units will be complete n/a - in lieu fee

\*note that the in-lieu fee and recorded covenant 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)

Kara Breems/DPD

Date

10-28-16

Developer/Project Manager

Date

1-17-17



ARO Web Form

**Development Information**

**Address**

**Printed Date: 10/28/2016**

Address Number From :900    Address Number To: N/A    Street Direction: W  
Street :Washington                      Postal Code: 60607

**Development Name, if applicable**

900 WEST

**Information**

Ward :27                      ARO Zone: Downtown

**Details**

Type of city involvement :ZC  
Total Number of units in development: 22  
Type of development: Sale  
Is this a Transit Served Location Project : N

**Requirements**

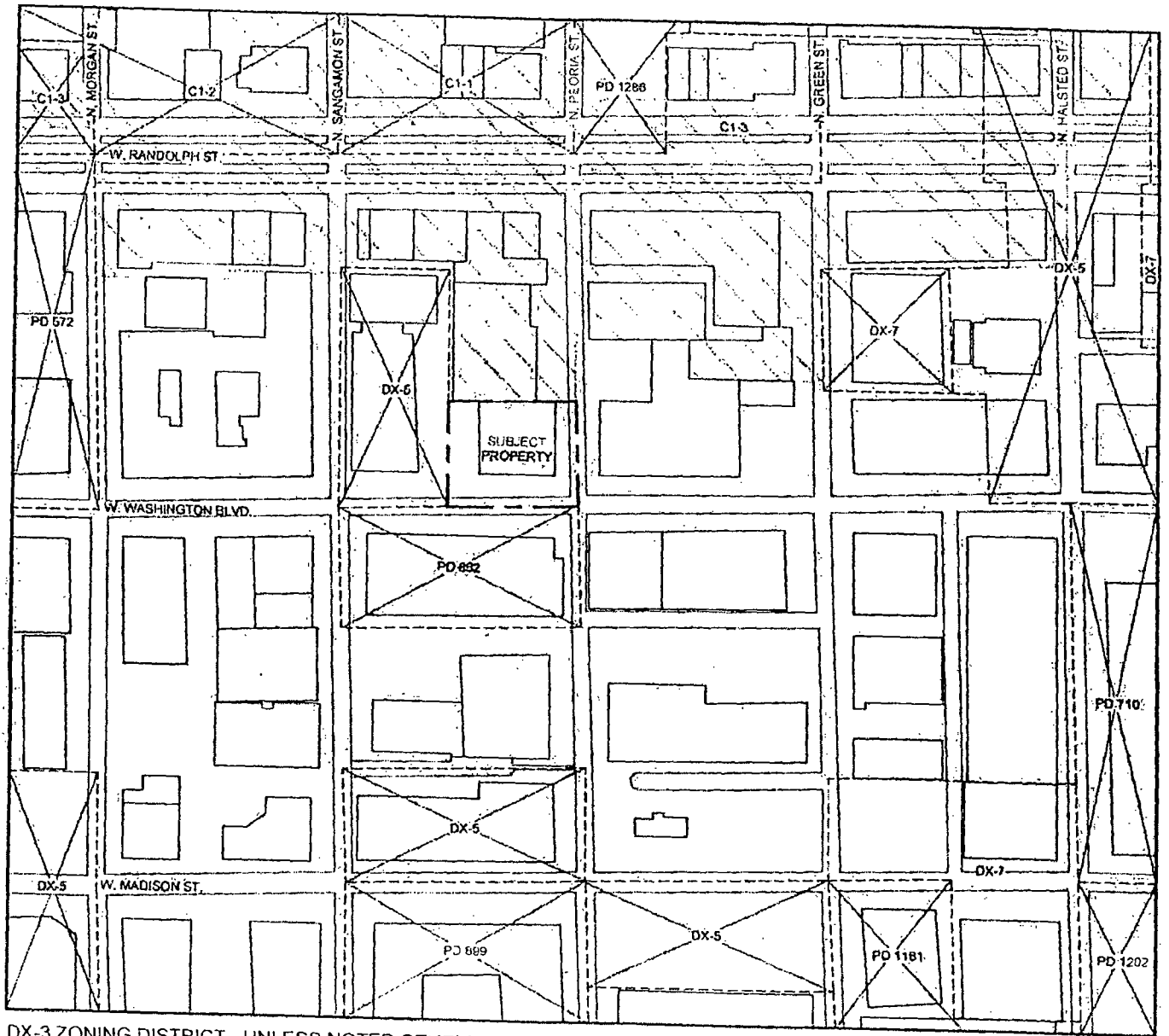
Required affordable units :2    Required \*On-site aff. Units: 1

How do you intend to meet your required obligation

On-Site: 0    Off-Site: 0

On-Site to CHA or Authorized agency: 0    Off-Site to CHA or Authorized agency: 0

Total Units Committed: 0 Remaining In-Lieu Fee Owed: 450,000



DX-3 ZONING DISTRICT - UNLESS NOTED OTHERWISE

 FULTON-RANDOLPH MARKET DISTRICT



**EXISTING ZONING MAP**

1" = 200'-0"

**900 WEST**

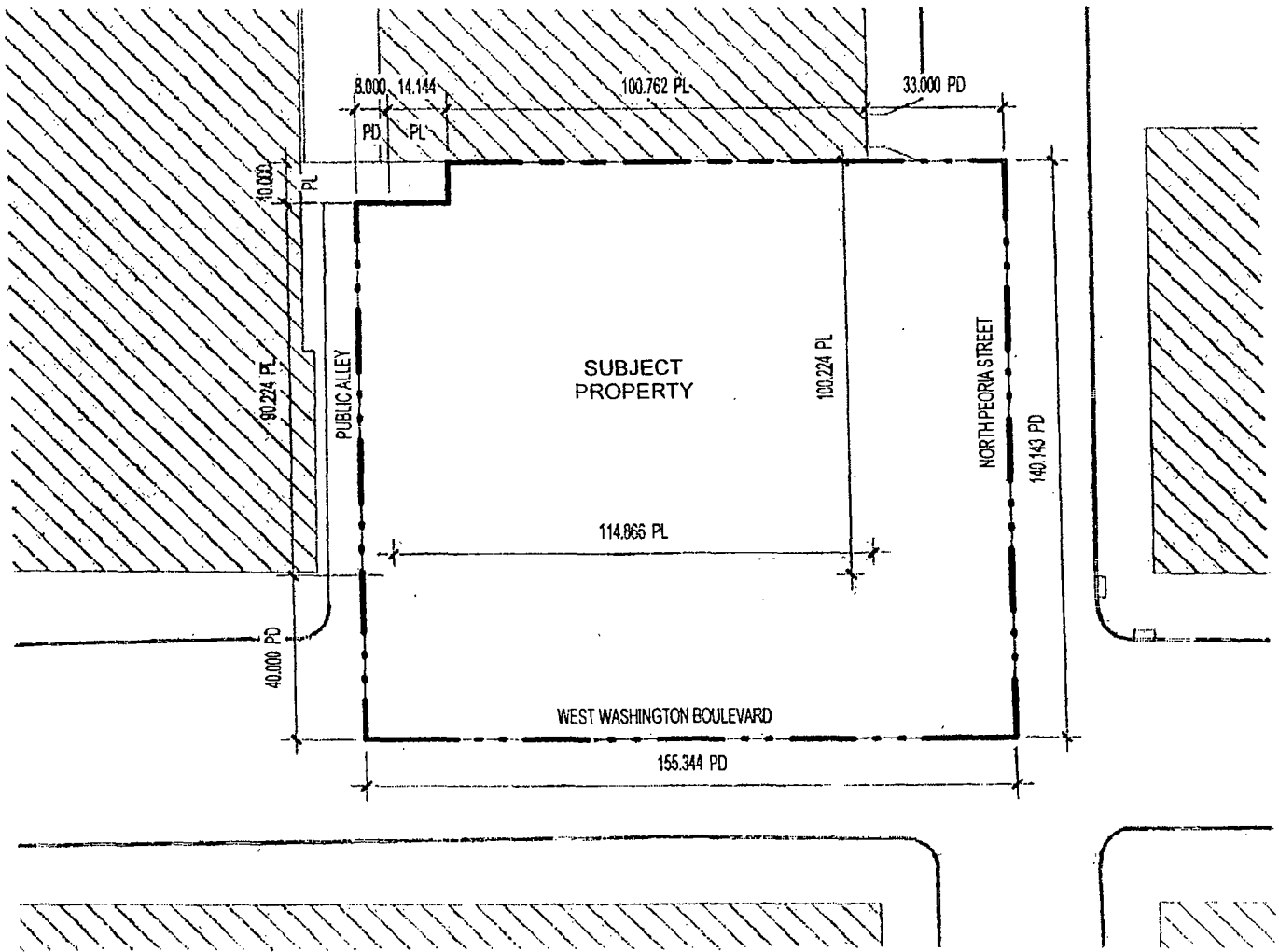
**PLANNED DEVELOPMENT EXHIBITS**

APPLICANT: Torikago, LLC

ADDRESS: 900-910 West Washington Blvd.

INTRODUCED: September 24, 2015

PLAN COMMISSION: January 19, 2017



— — — — — PROPERTY LINE (PL)  
 - - - - - PLANNED DEVELOPMENT (PD)



PLANNED DEVELOPMENT PROPERTY BOUNDARY

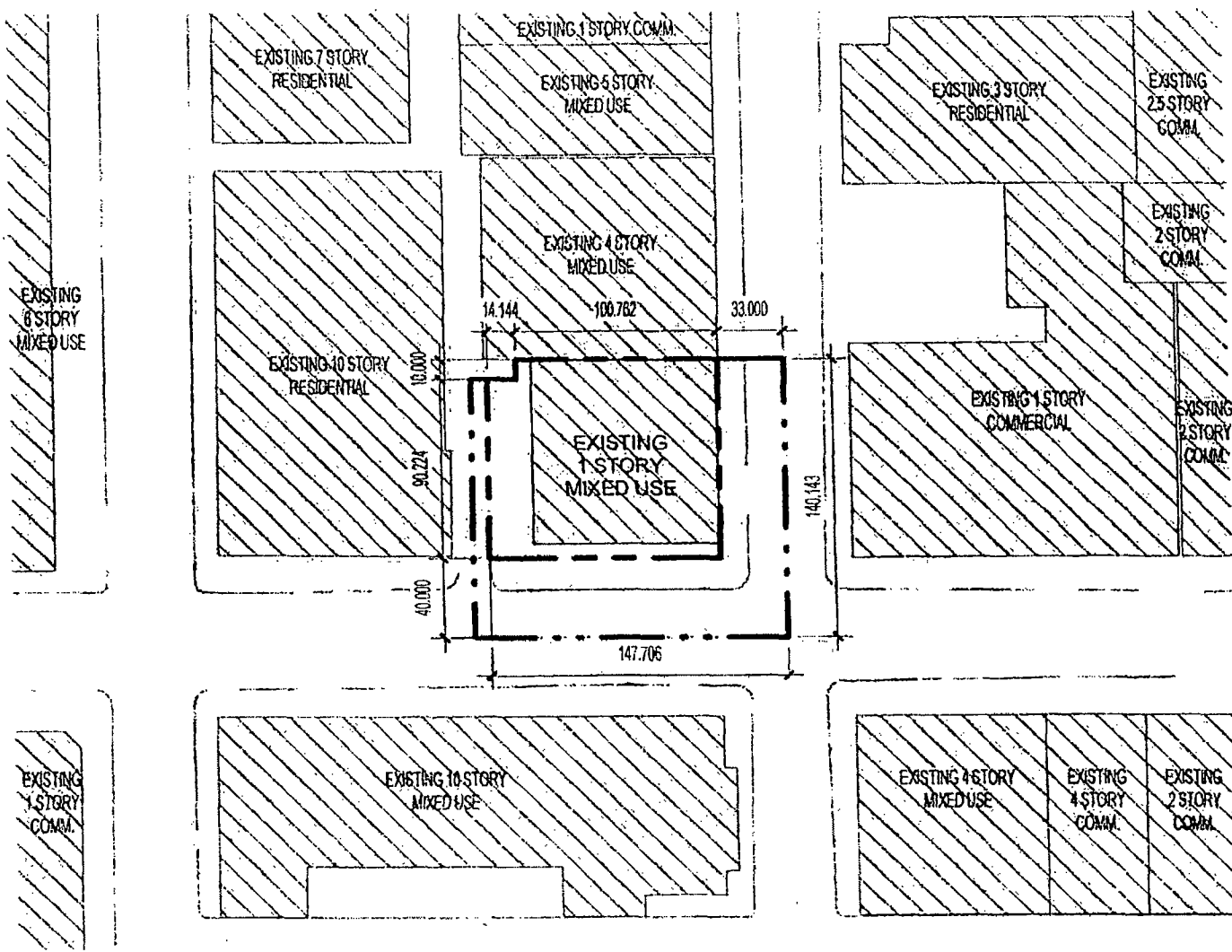
1" = 40'-0"

900 WEST

**PLANNED DEVELOPMENT EXHIBITS**

APPLICANT: Torikago, LLC  
 ADDRESS: 900-910 West Washington Blvd.  
 INTRODUCED: September 24, 2015  
 PLAN COMMISSION: January 19, 2017

FINAL PLAN FOR PROPOSED DEVELOPMENT



 PROPERTY LINE (PL)  
 PLANNED DEVELOPMENT (PD)



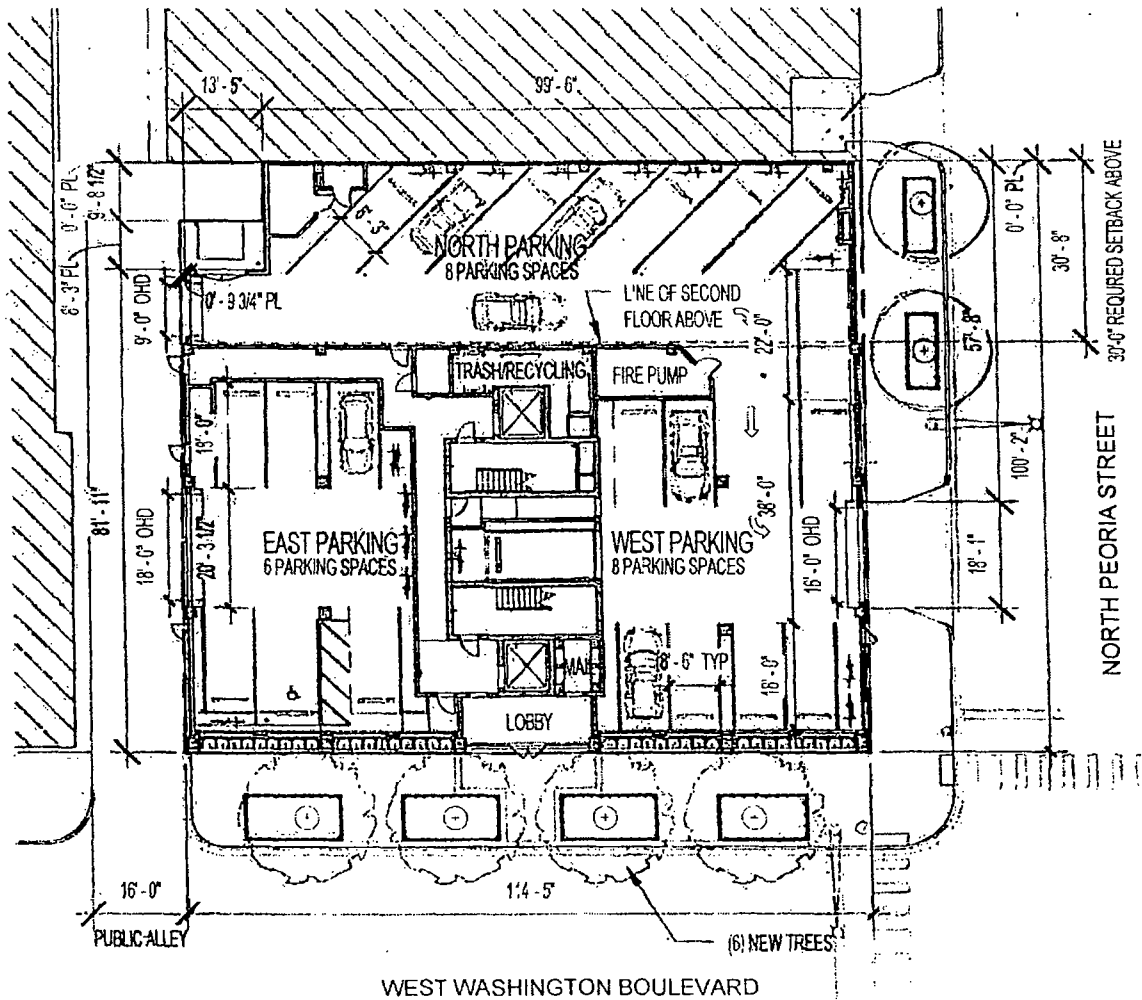
**EXISTING LAND USE**

1" = 80'-0"

**900 WEST**

**PLANNED DEVELOPMENT EXHIBITS**

APPLICANT: Torikago, LLC  
 ADDRESS: 900-910 West Washington Blvd.  
 INTRODUCED: September 24, 2015  
 PLAN COMMISSION: January 19, 2017



GROUND FLOOR SITE PLAN

1" = 30'-0"

900 WEST

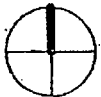
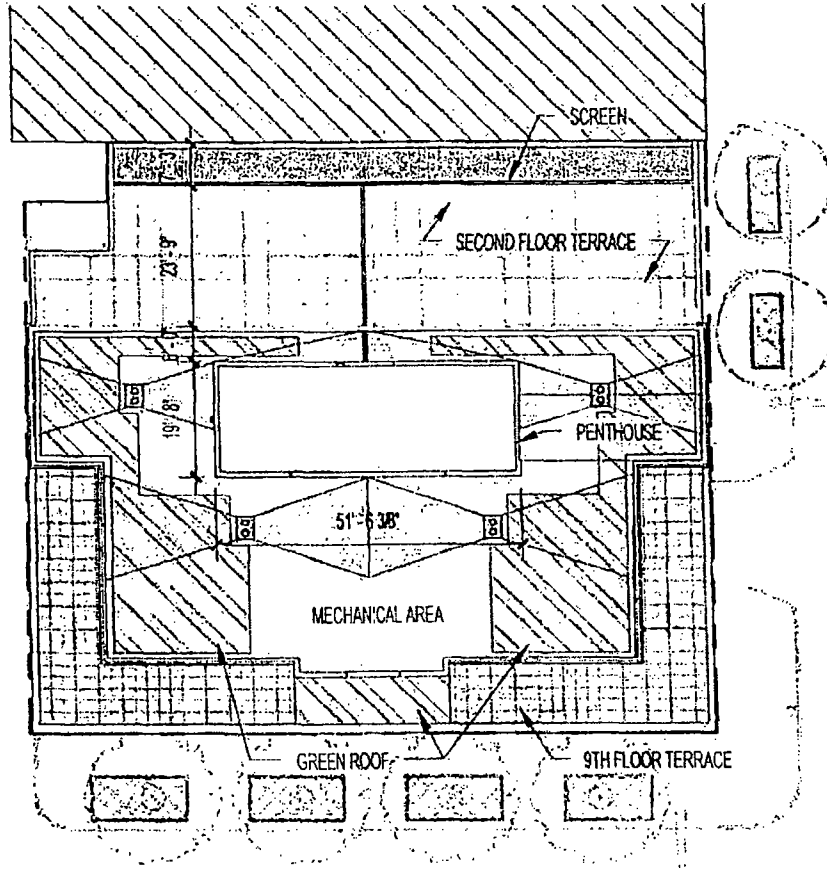
PLANNED DEVELOPMENT EXHIBITS

APPLICANT: Torikago, LLC  
 ADDRESS: 900-910 West Washington Blvd.  
 INTRODUCED: September 24, 2015  
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**GREEN ROOF CALCULATION:**

TOTAL ROOF AREA (ALL LEVELS)	10,242 SF
MECHANICAL AREA	1,900 SF
TERRACE AREA	4,071 SF
<hr/> TOTAL NET USABLE:	<hr/> 4,271 SF

50% NET USABLE:	2,136 SF
PROPOSED GREEN ROOF:	2,171 SF



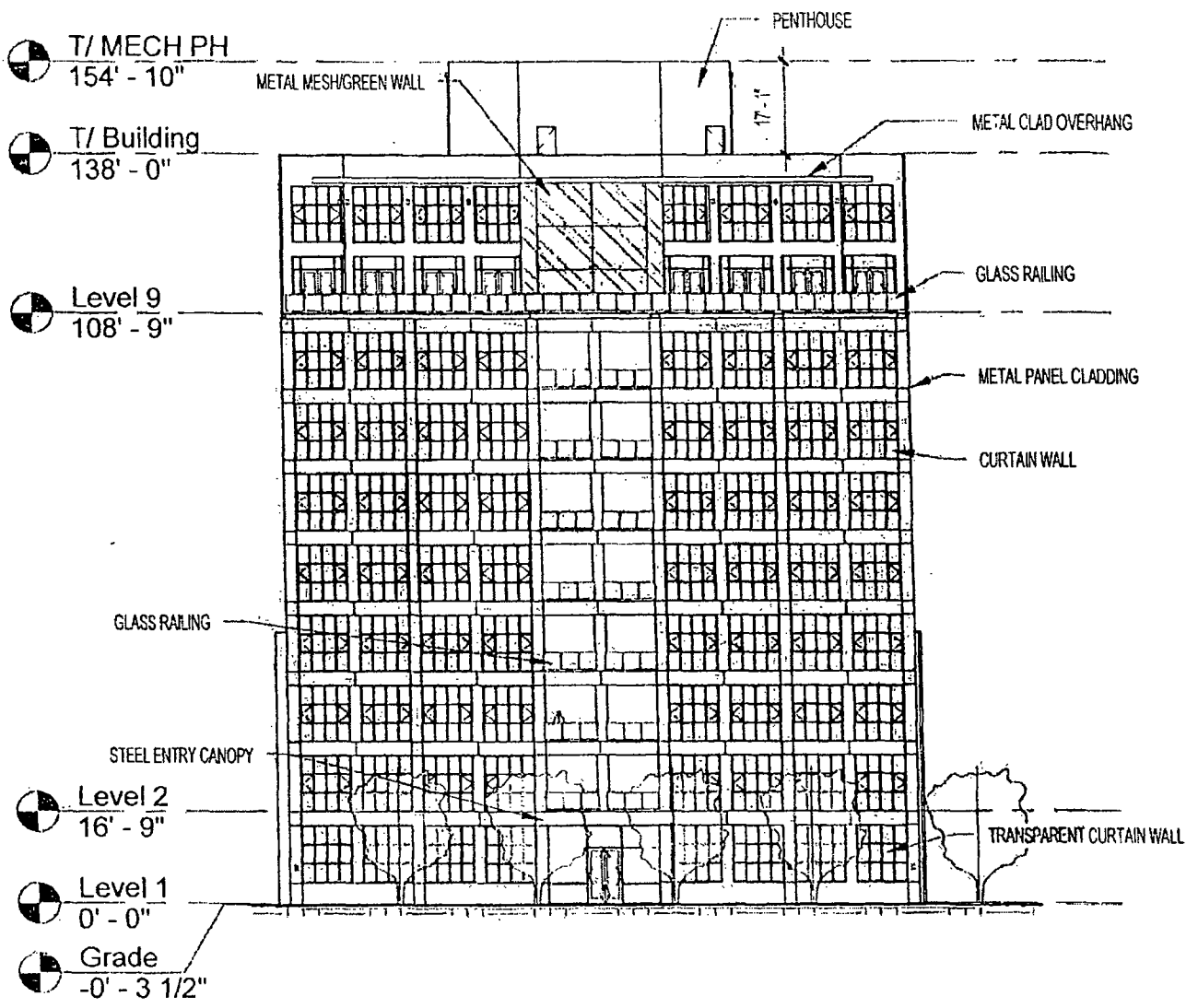
**GREEN ROOF PLAN**

1" = 30'-0"

**900 WEST**

**PLANNED DEVELOPMENT EXHIBITS**

APPLICANT: Torikago, LLC  
ADDRESS: 900-910 West Washington Blvd.  
INTRODUCED: September 24, 2015  
PLAN COMMISSION: January 19, 2017

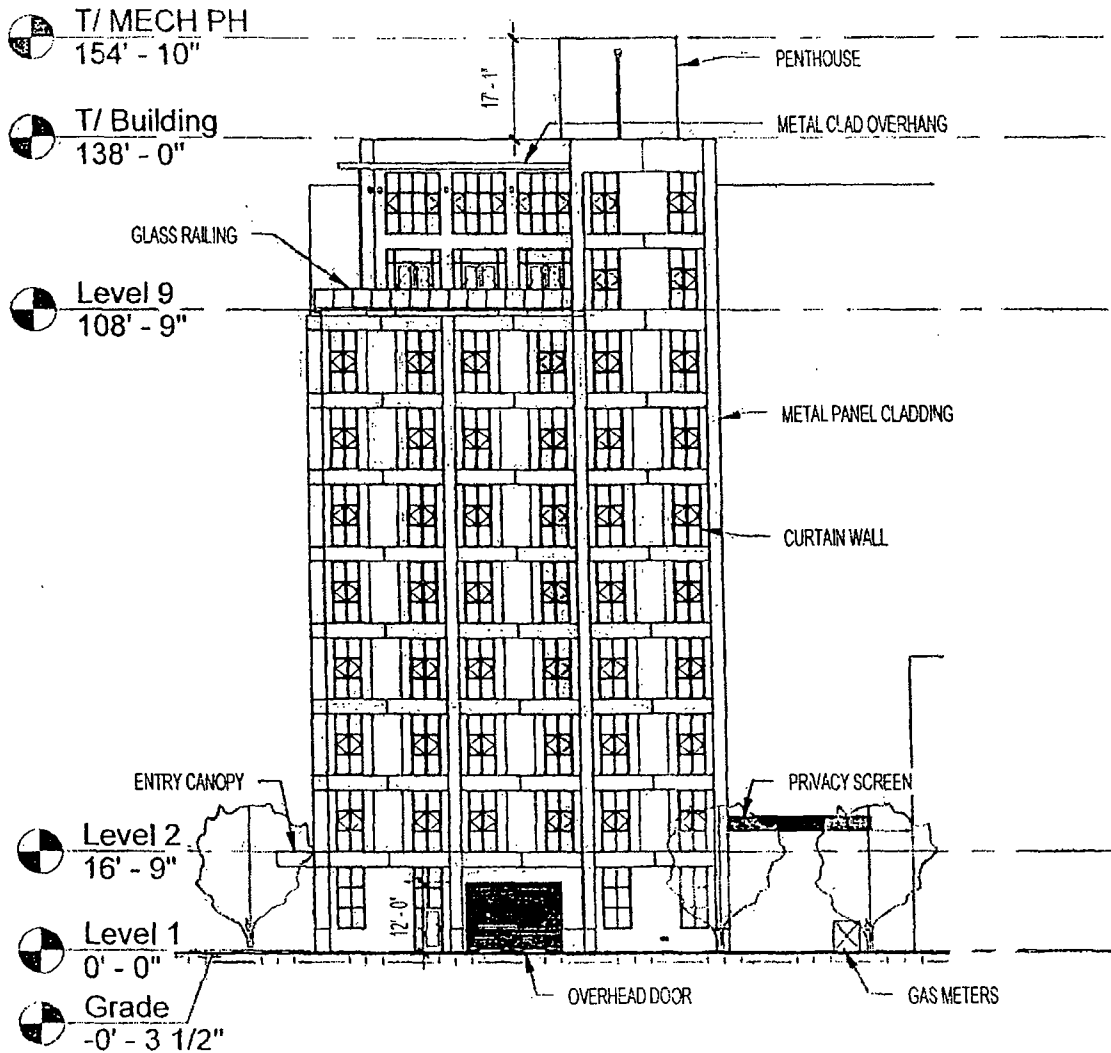


**SOUTH ELEVATION**

1" = 30'-0"

**900 WEST**

**PLANNED DEVELOPMENT EXHIBITS**  
 APPLICANT: Torikago, LLC  
 ADDRESS: 900-910 West Washington Blvd.  
 INTRODUCED: September 24, 2015  
 PLAN COMMISSION: January 19, 2017



**EAST ELEVATION**

1" = 30'-0"

**900 WEST**

**PLANNED DEVELOPMENT EXHIBITS**

APPLICANT: Torikago, LLC

ADDRESS: 900-910 West Washington Blvd.

INTRODUCED: September 24, 2015

PLAN COMMISSION: January 19, 2017



T/ MECH PH  
154' - 10"

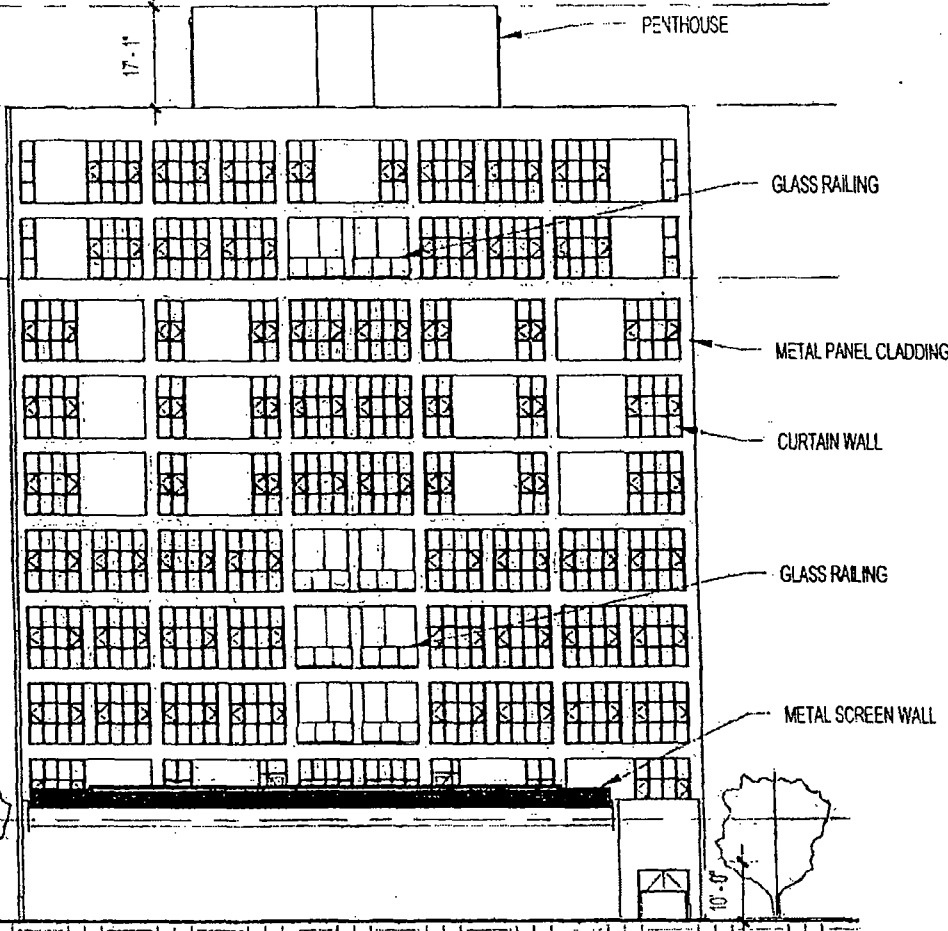
T/ Building  
138' - 0"

Level 9  
108' - 9"

Level 2  
16' - 9"

Level 1  
0' - 0"

Grade  
-0' - 3 1/2"



NORTH ELEVATION

1" = 30'-0"

900 WEST

PLANNED DEVELOPMENT EXHIBITS

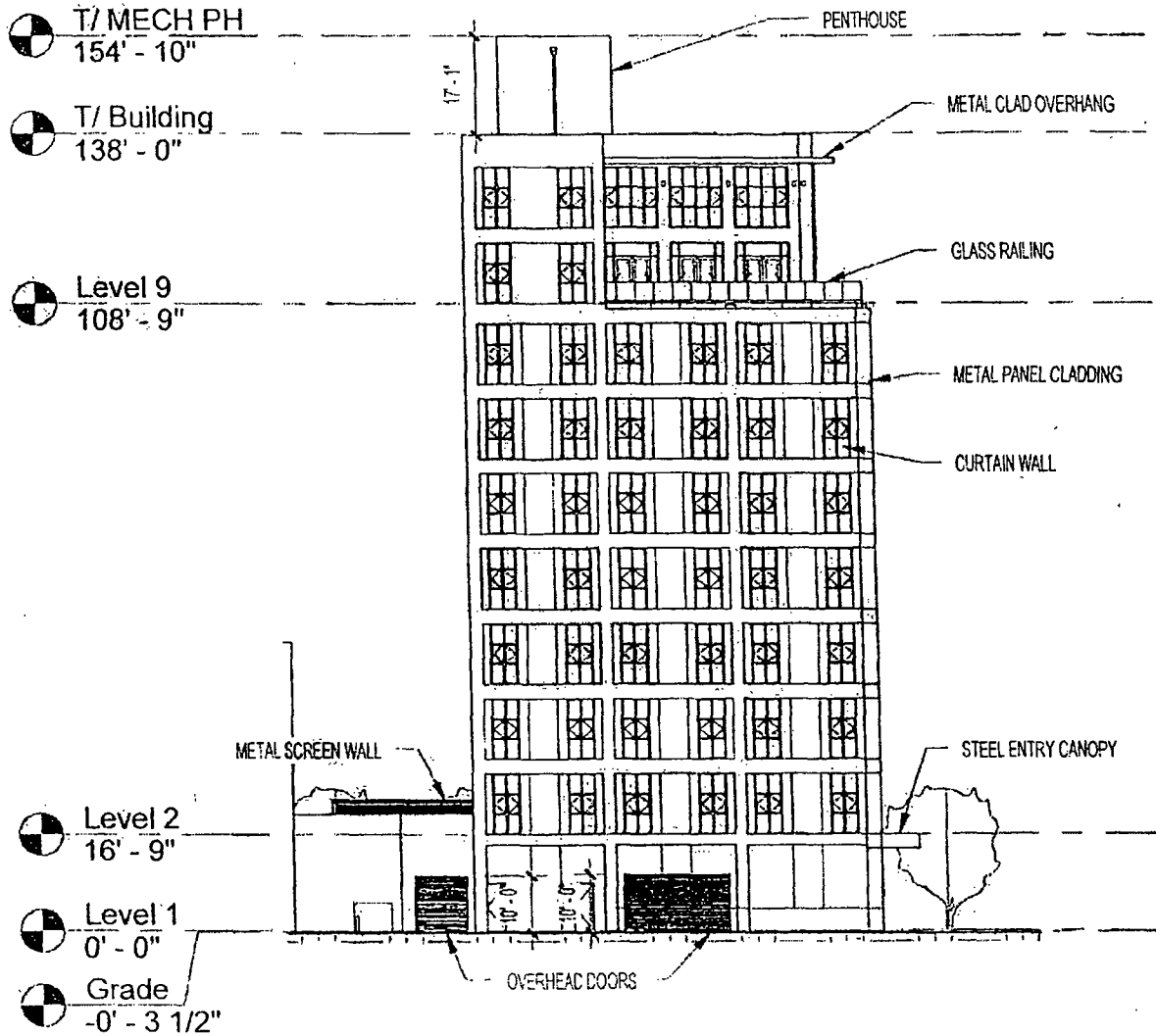
APPLICANT: Torikago, LLC

ADDRESS: 900-910 West Washington Blvd.

INTRODUCED: September 24, 2015

PLAN COMMISSION: January 19, 2017

PC-09



WEST ELEVATION

1" = 30'-0"

900 WEST

PLANNED DEVELOPMENT EXHIBITS

APPLICANT: Tonkago, LLC

ADDRESS: 900-910 West Washington Blvd.

INTRODUCED: September 24, 2015

PLAN COMMISSION: January 19, 2017




18481  
FINAL.

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: January 19, 2017

Re: Proposed Planned Development for the property generally located at 900-10 West Washington Boulevard

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On January 19, 2017, the Chicago Plan Commission recommended approval of the proposed planned development submitted by Torikago, LLC; a copy of which 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)