



City of Chicago



SO2016-45

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/13/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-F at 1400-1418 N Orleans St, 324-344 W Schiller St and 1401-1419 N Sedgwick St - App No. 18612
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE 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 the current C1-3 Neighborhood Commercial District and B3-3 Community Shopping District symbols and indications as shown on Map No. 3-F in the area bounded by:

A line 216.66 feet north of West Schiller Street, as measured along the east line of North Sedgwick Street; North Orleans Street; West Schiller Street; and North Sedgwick Street

to those of a B2-5 Neighborhood Mixed-Use District which is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current B2-5 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 3-F in the area bounded by:

A line 216.66 feet north of West Schiller Street, as measured along the east line of North Sedgwick Street; North Orleans Street; West Schiller Street: and North Sedgwick Street

to those of a Residential Planned Development which is hereby established in the area described above.

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

Property Address:

1400 - 18 N. Orleans St./324 - 44 W. Schiller St./1401 - 19 N. Sedgwick St.

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RESIDENTIAL PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number _____, (“Planned Development”) consists of approximately 44,335.00 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, LG Development Group, 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 titleholder 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, assign or grantees. 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 sixteen (16) Statements: a Bulk Regulations Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; a Green Roof Plan and Building Elevations 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

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Address: 1400 - 18 N. Orleans St./324 - 44 W. Schiller St./1401 - 19 N. Sedgwick St.
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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 Planned Development: Residential Dwelling Units; Wireless Communications Facilities; 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 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 Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area of 44,335.00 square feet and a base FAR of 5.0, with the total FAR allowed under this Planned Development of 5.0.

9. The Applicant acknowledges and agrees that the rezoning of the Property from B3-3/C1-3 to B2-5, and then to this Planned Development, triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). 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 (the "Required Units") as affordable units, or, with the Commissioner's 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); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the Required Units on-site or off-site.. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a "higher income area" within the meaning of the ARO, and the project has a total of 252 units. As a result, the Applicant's affordable housing obligation is 25 units (10% of 252, rounded down), 6 of which are Required Units (2.5% of 252, rounded down). Applicant has agreed to satisfy its affordable housing obligation by providing 12 affordable units in the rental building to be constructed in the Planned Development, and making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$125,000 per unit ("Cash Payment" for the 13 remaining units, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit [____]). The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area

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Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development (“DPD”) for review and approval, and DPD may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and 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 Planned Development, 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 9, 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 Planned Development.

10. 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.

11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other 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.

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, Environment 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

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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. The applicant has agreed to provide a 50% green roof over the net roof area and achieve Building Certification to comply with the City of Chicago's Sustainable Matrix.

16. 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 a B2-5 Neighborhood Mixed-Use District.

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RESIDENTIAL BUSINESS PLANNED DEVELOPMENT
PLAN OF DEVELOPMENT
BULK REGULATIONS AND DATA TABLE

GROSS SITE AREA = Net Site Area + Area remaining in the public right-of-way

59,333.18 sq. ft. (1.36 acres) = 44,335.00 (1.02 acres) + 14,998.18 sq. ft. (0.34 acres)

FAR: 5.0

SETBACKS FROM PROPERTY LINE: Per Site Plan and Elevations

MAXIMUM NUMBER OF UNITS: 252

MINIMUM NUMBER OF ACCESSORY OFF-STREET PARKING: 89

MINIMUM NUMBER OF OFF-STREET LOADING: One (10' x 25')

MAXIMUM BUILDING HEIGHT: 96 feet

BICYCLE PARKING: 132

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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.

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

Date: 12/6/2016

DEVELOPMENT INFORMATION

Development Name: 1415 Sedgwick

Development Address: 1415 N. Sedgwick St.

Zoning Application Number, if applicable:

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 12/6/2016

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 MRR 1400 N. Orleans LLC

Developer Contact Gabriel Leahu

Developer Address 2234 W. North Ave.

Email g Leahu@lgdevelopmentgroup.com

Developer Phone 773-227-2850

Attorney Name Michael Ezgur

Attorney Phone 312-617-8900

TIMING

Estimated date marketing will begin 6/1/18

Estimated date of building permit* 3/1/17

Estimated date ARO units will be complete 9/1/18

*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

12-9-16
12/6/2016


Developer/Project Manager

Date

Development Information

Address

Printed Date: 12/06/2016

Address Number From :1415 Address Number To: N/A Street Direction: N
Street :Sedgwick Postal Code: 60610

Development Name, if applicable

Information

Ward :27 ARO Zone: Higher Income

Details

Type of city involvement :ZP
Total Number of units in development: 252
Type of development: Rent
Is this a Transit Served Location Project : N

Requirements

Required affordable units :25 Required *On-site aff. Units: 6

How do you intend to meet your required obligation

On-Site: 12 Off-Site: 0

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

Total Units Committed: 12 Remaining In-Lieu Fee Owed: 1,625,000 *

* 13 units * \$125,000 = \$1,625,000 (KB)

Project Name 1415 Sedgwick

Zoning Application number, if applicable

Address 1415 Sedgwick

Is this a For Sale or Rental Project? Rental

Anticipated average psf rent/price? \$3.00

Total Units in Project 252

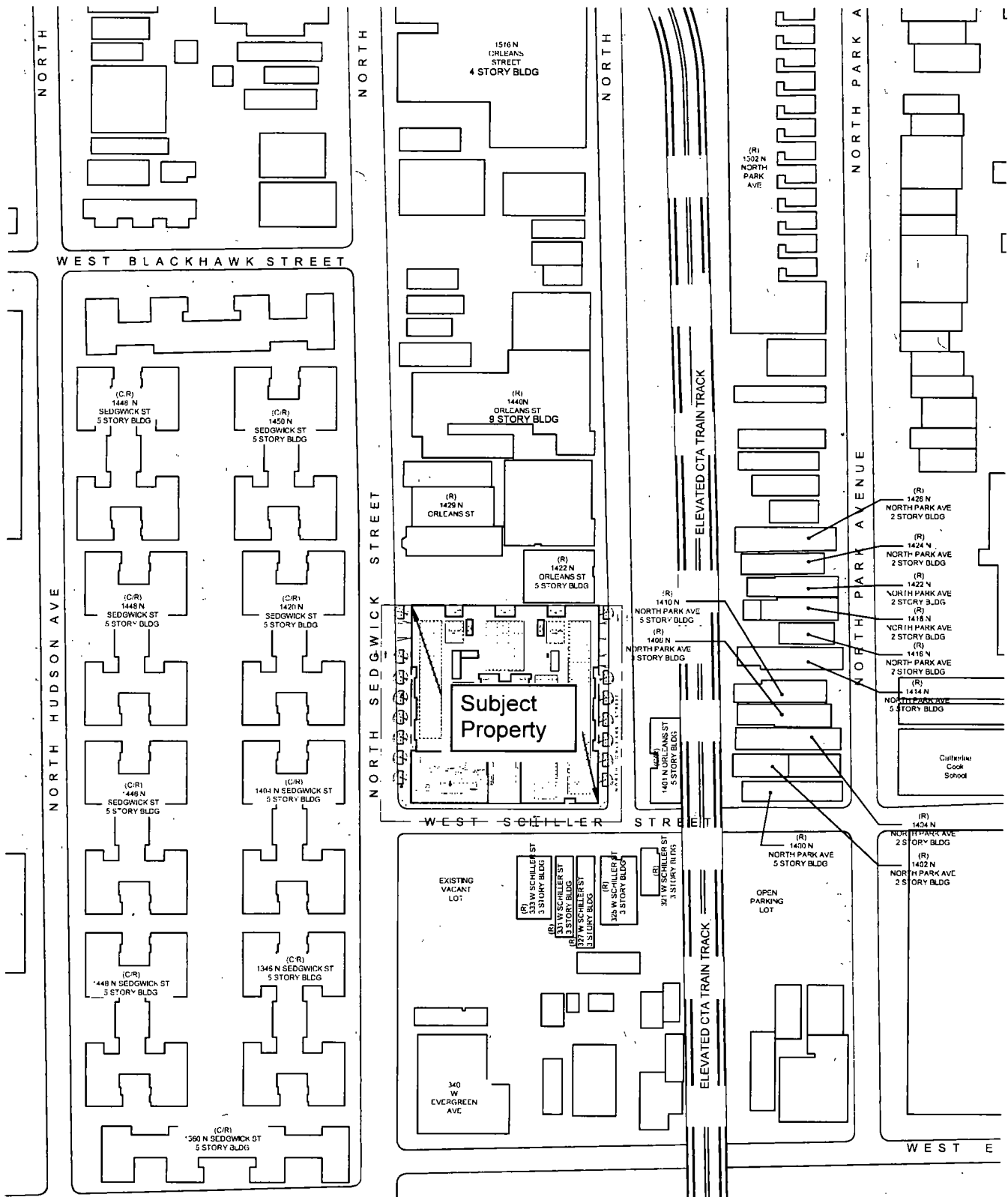
Total Affordable units 12

Summary

	market rate			affordable		
	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage
studio	91	38%	424	3	25%	427
one-bed	106	44%	721	3	25%	729
two-bed	17	7%	1,023	3	25%	999
three-bed	25	10%	1,184	2	17%	1,223
four-bed	7	3%	1,615	1	8%	1,615

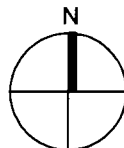
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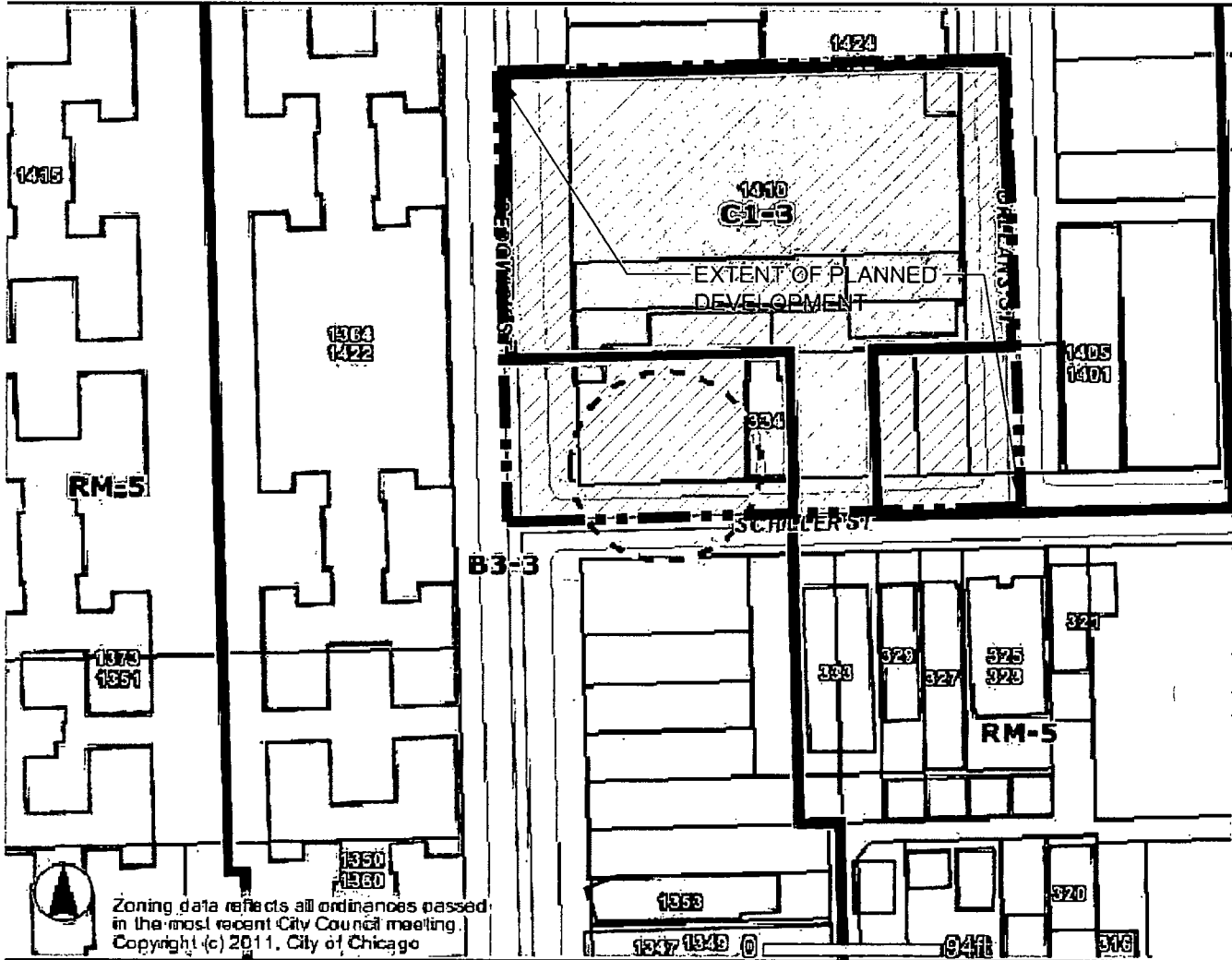
EXISTING LAND USE MAP

SCALE: 1" = 150'-0"



APPLICANT: LG DEVELOPMENT
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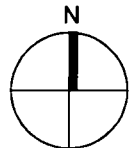
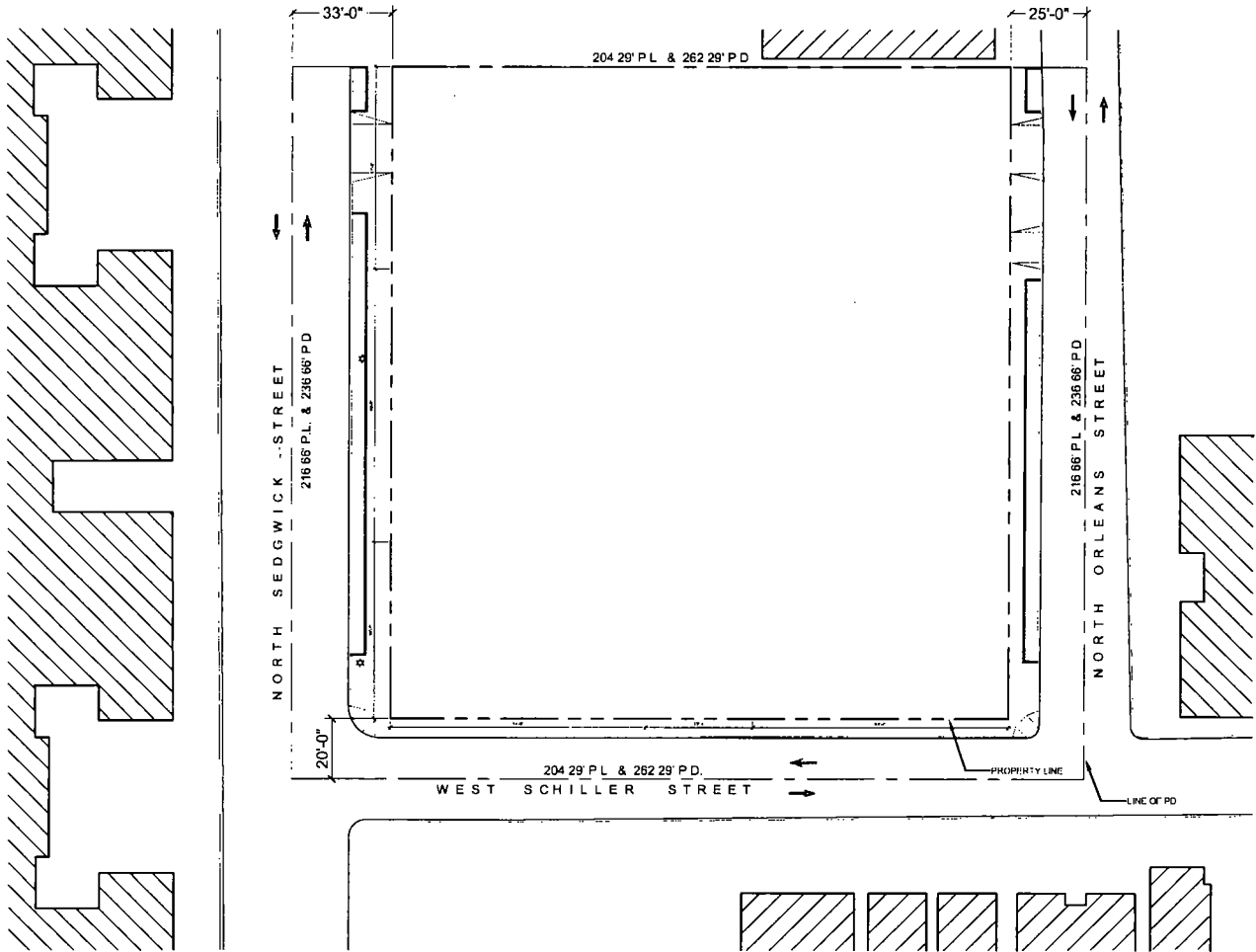


EXISTING ZONING MAP

SCALE: NTS

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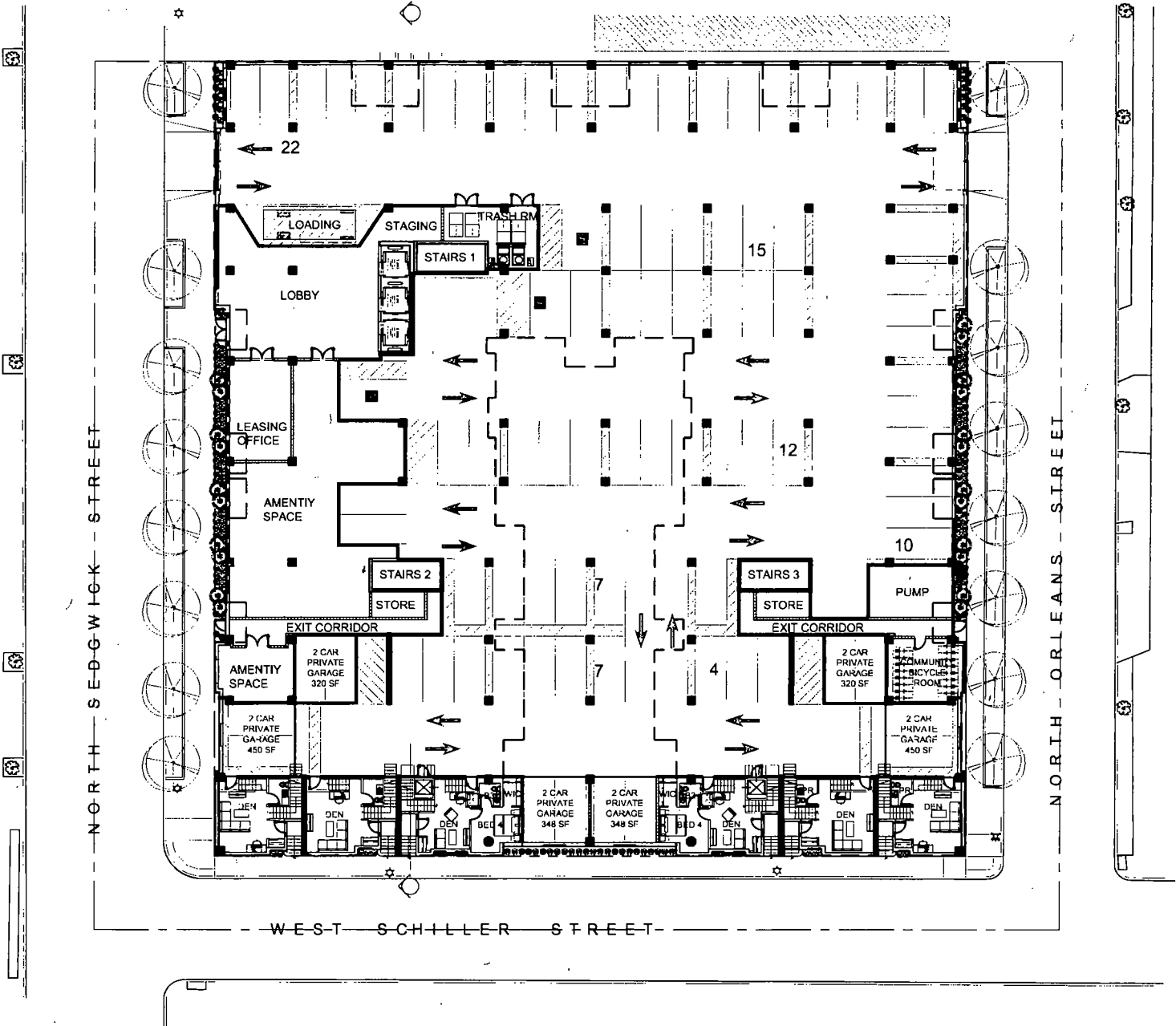
PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE MAP

SCALE: 1" = 60'-0"



APPLICANT: LG DEVELOPMENT
ADDRESS: 1401-21 N SEDGWICK
INTRO DATE: JANUARY 5, 2016
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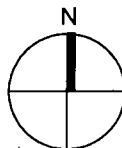
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SITE / LANDSCAPE PLAN

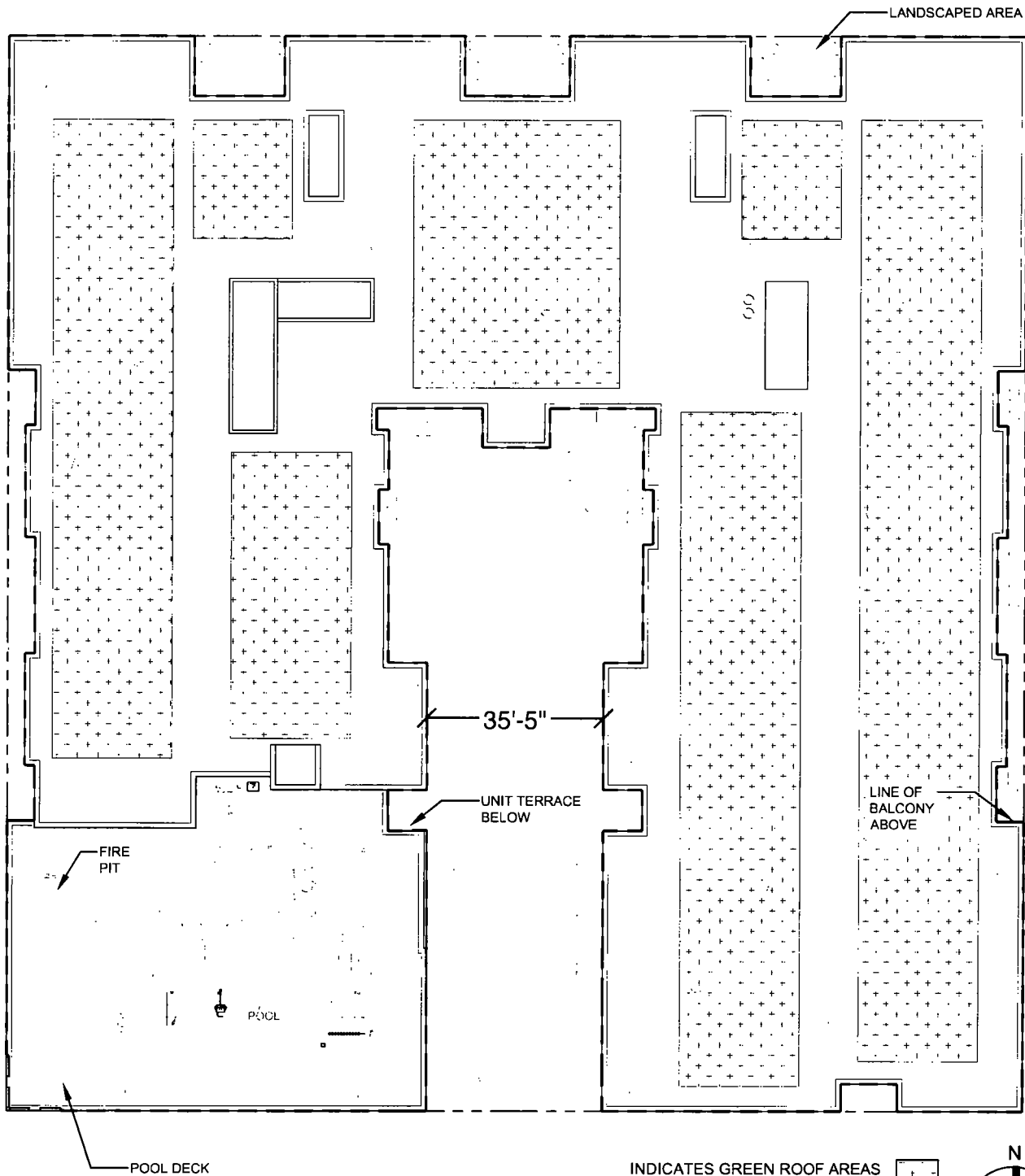
SCALE: 1" = 40'-0"

0 10' 20' 40'



APPLICANT: LG DEVELOPMENT
ADDRESS: 1401-21 N SEDGWICK
INTRO DATE: JANUARY 5, 2016
PLAN COMMISSION DATE: 12/15/16

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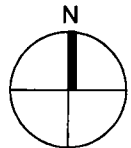


INDICATES GREEN ROOF AREAS 

GREEN ROOF AREA CALCULATION:

Total Green Roof Area: 21,265SF
Total Roof Area: 42,605 SF

Green Roof Area Percentage: 50%



GREEN ROOF PLAN

SCALE: 1" = 30'-0"

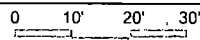
0 10' 20' 30'

APPLICANT: LG DEVELOPMENT
ADDRESS: 1401-21 N SEDGWICK
INTRO DATE: JANUARY 5, 2016
PLAN COMMISSION DATE 12/15/2016

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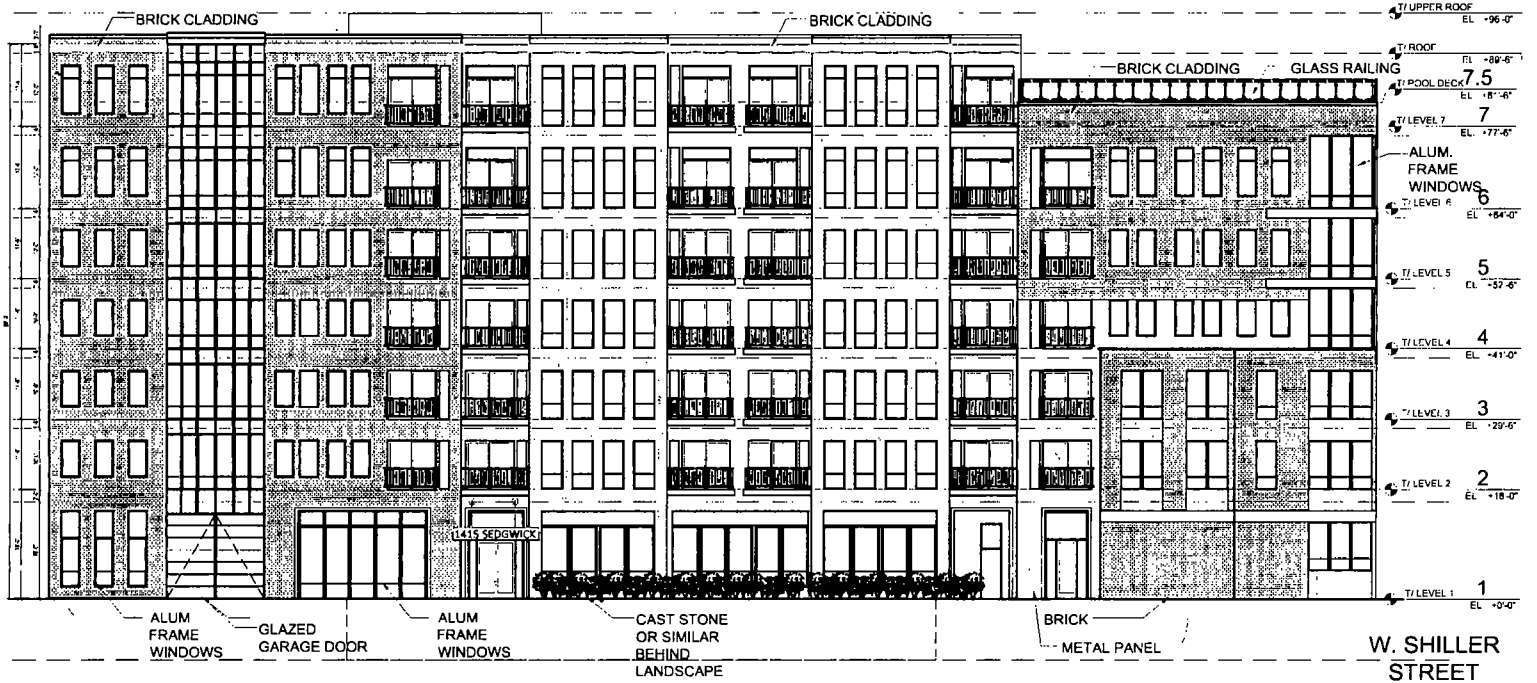


EAST ELEVATION (ORLEANS STREET)
SCALE: 1" = 30'-0"

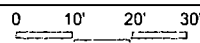


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WEST ELEVATION (SEDGWICK STREET)
 SCALE: 1" = 30'-0"



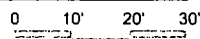
APPLICANT: LG DEVELOPMENT
 ADDRESS: 1401-21 N SEDGWICK
 INTRO DATE: JANUARY 5, 2016
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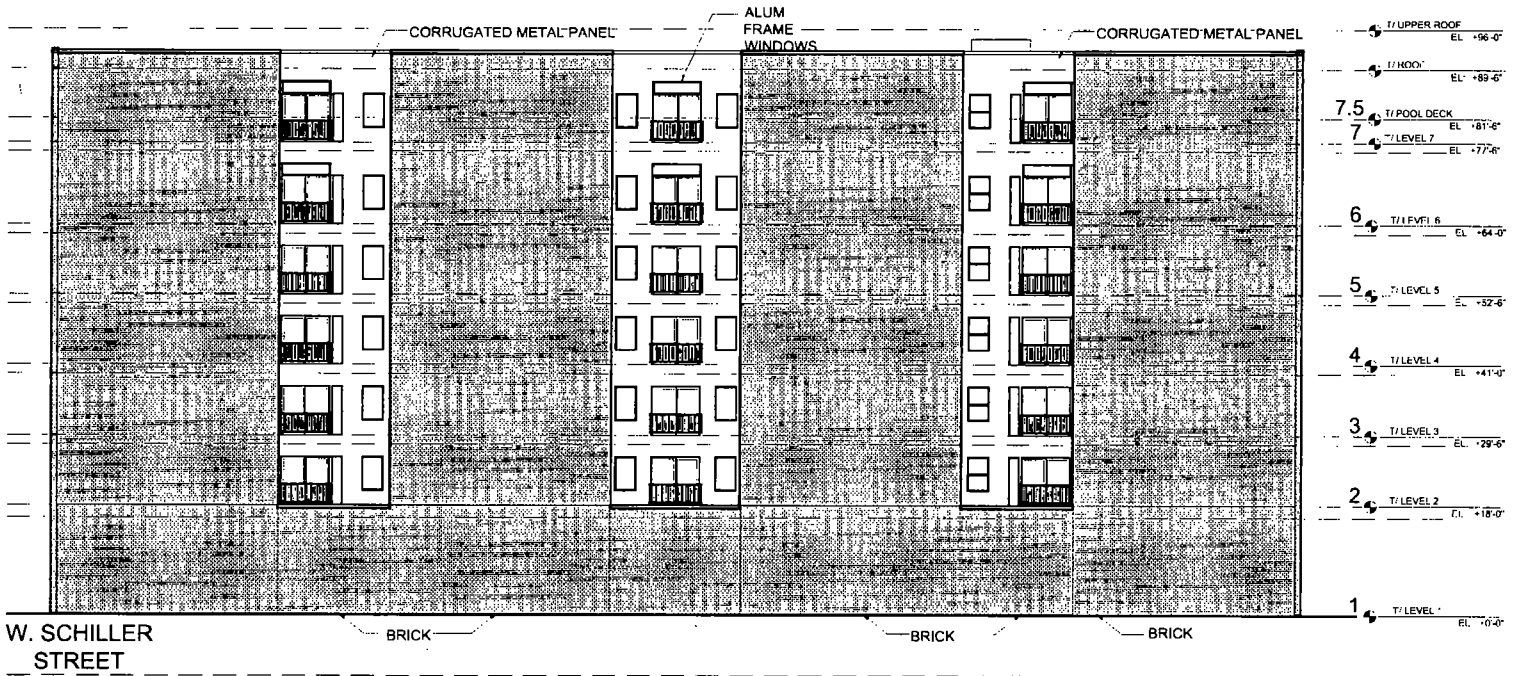
SOUTH ELEVATION (SCHILLER STREET)

SCALE: 1" = 30'-0"



APPLICANT: LG DEVELOPMENT
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NORTH ELEVATION

SCALE: 1" = 30'-0"



APPLICANT: LG DEVELOPMENT
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