



Office of the Chicago City  
Clerk



SO2011-9712

Office of the City Clerk

City Council Document Tracking Sheet

<b>Meeting Date:</b>	12/14/2011
<b>Sponsor(s):</b>	Mendoza, Susana A. (Clerk)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification App No. 17382
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

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 B3-2 Community Shopping District symbols and designations as shown on Map No. 9-G in the area bounded by

West Grace Street; a line 129.33 feet West of and parallel to North Halsted Street, a line 46.05 feet South of and parallel to West Grace Street; a line 86.15 feet West of and parallel to North Halsted Street, a line 72.10 feet South of and parallel to West Grace Street; a line 94.20 feet West of and parallel to North Halsted Street, a line 94.60 feet South of and parallel to West Grace Street; a line 97.20 feet West of and parallel to North Halsted Street, a line 119 feet South of and parallel to West Grace Street; North Halsted Street, West Bradley Place; a line 264.71 feet West of and parallel to North Halsted Street, a line 174.50 feet South of and parallel to West Grace Street; a line 321.27 feet West of and parallel to North Halsted Street,

to those of the B3-5 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2: That the Chicago Zoning Ordinance be amended by changing all B3-5 Community Shopping District symbols and designations as shown on Map No. 9-G in the area bounded by

West Grace Street; a line 129.33 feet West of and parallel to North Halsted Street, a line 46.05 feet South of and parallel to West Grace Street; a line 86.15 feet West of and parallel to North Halsted Street, a line 72.10 feet South of and parallel to West Grace Street; a line 94.20 feet West of and parallel to North Halsted Street, a line 94.60 feet South of and parallel to West Grace Street; a line 97.20 feet West of and parallel to North Halsted Street, a line 119 feet

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_  
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number \_\_\_\_\_, (“Planned Development”) consists of approximately 83,711 square feet of property which is depicted on the attached Planned Development Boundary and Sub-Area Map (“Property”) and is owned or controlled by the Co-Applicants, Halsted Grace Ventures, LLC and Open Arms United Worship Center, collectively referred to herein as Applicant.
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 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.

APPLICANT: HALSTED GRACE VENTURES LLC & OPEN ARMS UNITED WORSHIP CENTER  
ADDRESS: 800-24 WEST BRADLEY PLACE; 3736-54 NORTH HALSTED STREET; AND, 815-31 WEST GRACE STREET  
DATE: DECEMBER 7, 2011  
PLAN COMMISSION: MAY 24, 2012

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 Housing and Economic 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.

Notwithstanding Section 17-3-0504-G of the Zoning Ordinance, one driveway servicing this development shall be permitted on North Halsted Street; any change to the off-street parking and loading ingress and egress as depicted in the plans shall be subject to the review and approval of the Departments of Transportation and Housing and Economic Development.

4. This Plan of Development consists of sixteen (16) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary Map; Site and Landscape Plan; a Green Roof Plan; Chicago Builds Green form and Building Elevations (North, South, East and West) prepared by Hartshorne Plunkard Architecture and dated May 24, 2012, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned

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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, retail sales (general), bank, office, restaurant (general), health club, religious assembly, accessory parking and accessory and related 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 Housing and Economic 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 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 FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 83,711 square feet.

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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 Housing and Economic 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. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. 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.
12. The terms and conditions of development under this the 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.
13. 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 new buildings and improvements on the

Property shall be reviewed and approved by the Mayor's Office for People with

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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.

14. 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. At the time of a hearing before the Chicago Plan Commission, all new development must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Housing and Economic Development. The Property will be improved with a green roof of 50% of Net Roof Area of 21,420 square feet and will achieve LEED Certification.
15. The Applicant acknowledges and agrees that the rezoning of the Property from B3-2 to B3-5 for construction of the Residential Project 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 must: (i) develop affordable housing units as part of the residential housing 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 make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per unit ("Cash Payment") in the amount of \$2,700,000. At the time of each Part II review for the Residential Project, Applicant shall update and resubmit the Affordable Housing Profile Form to HED for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, HED shall adjust the requirements of this Statement 15 (i.e., number of Affordable Units and/or amount of Cash Payment)

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accordingly without amending this Planned Development. Prior to the issuance of a building permit for the Residential Project, the Applicant must either make the required Cash Payment, or execute an Affordable Housing Covenant and Lien, in substantially the form attached hereto as an exhibit, in accordance with Section 2-45-110(i)(2). The terms of the Affordable Housing Covenant and Lien and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the Affordable Housing Covenant and Lien will be recorded against the Property and will constitute a lien against each Affordable Unit. The City shall execute partial releases of the Affordable Housing Covenant and Lien prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. Notwithstanding anything to the contrary contained in Sec. 17-4-1003-E, the Commissioner of Housing and Economic Development may enforce remedies for breach of the Affordable Housing Covenant and Lien, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the planned development ordinance.

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 Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to B3-5.

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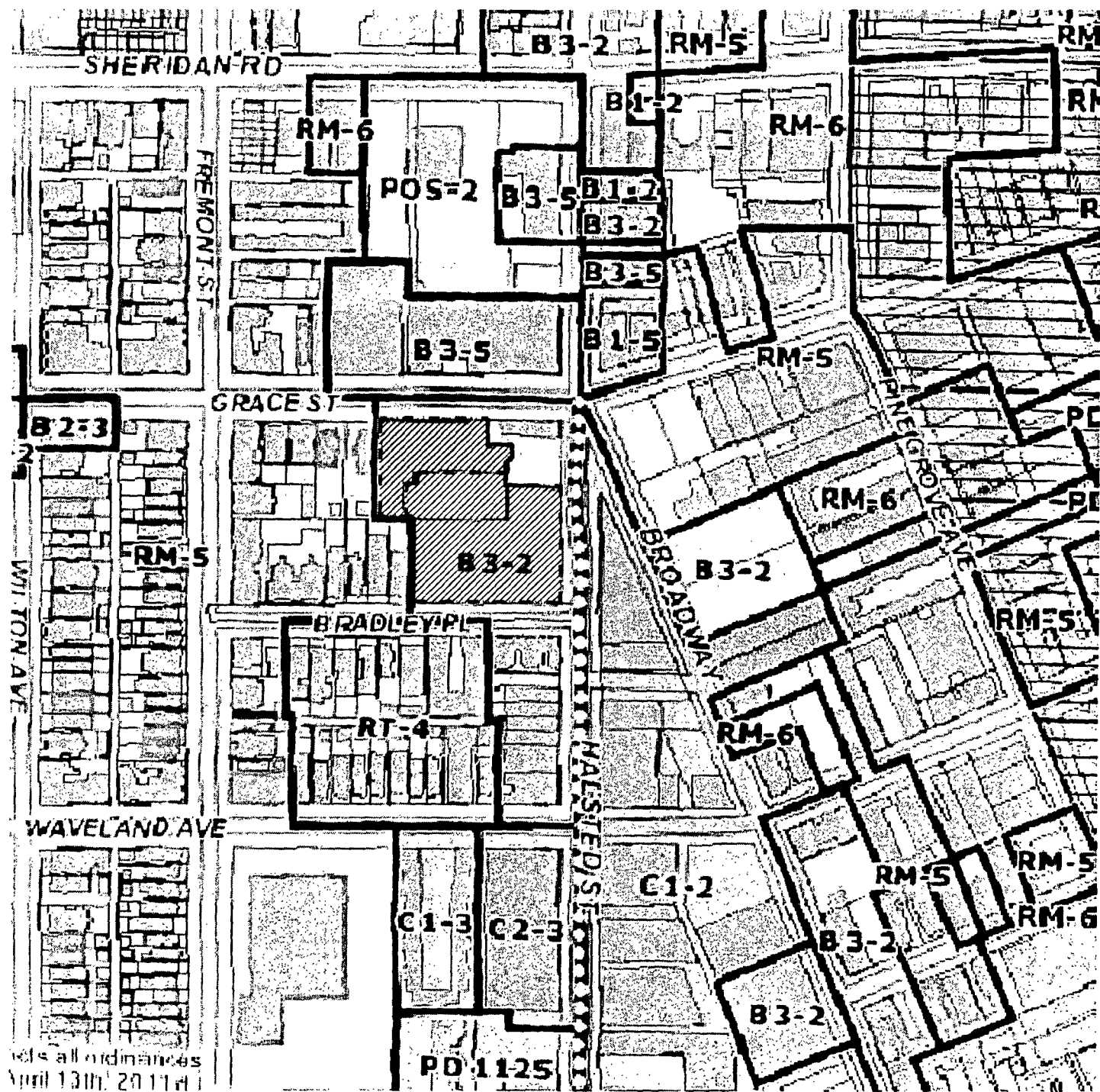


**BULK REGULATIONS TABLE**

TOTAL GROSS SITE AREA:	108,896 SF
PUBLIC AREA IN THE PUBLIC RIGHT OF WAY:	25,185 SF
TOTAL NET SITE AREA:	83,711 SF
MAXIMUM FLOOR AREA RATIO:	3.95
MAXIMUM NUMBER OF RESIDENTIAL UNITS:	269
NUMBER OF OFF STREET PARKING SPACES:	276
NUMBER OF BICYCLE PARKING SPACES:	58
LOADING BERTHS:	TWO (2) 10' x 25'
BUILDING HEIGHT:	157'-0"
SETBACKS:	PER SITE PLAN EXHIBIT

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LEGEND	
	SUBJECT PREMISES




Adopts all ordinances  
April 13th, 2011

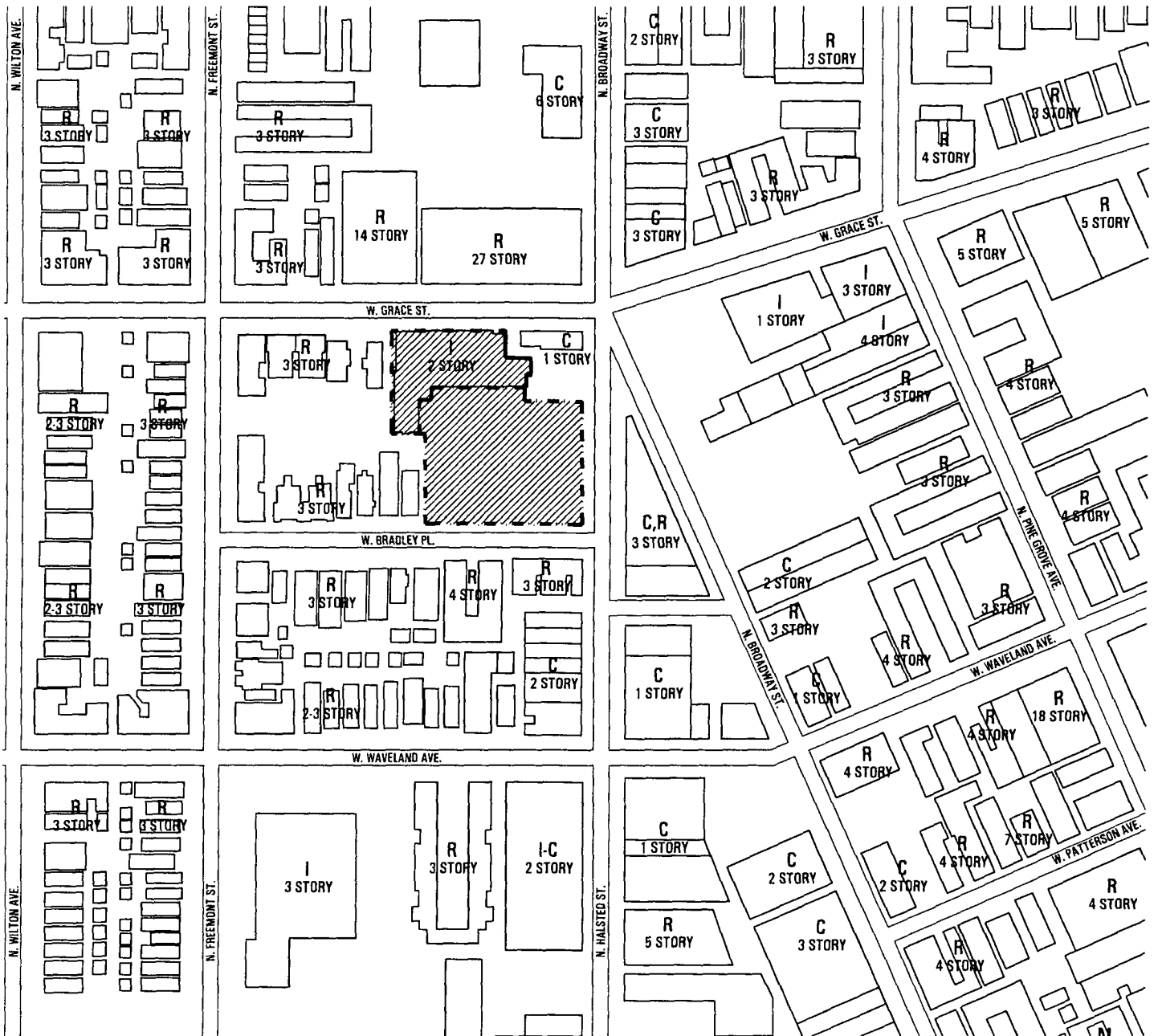


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DATE:	DECEMBER 7, 2011	
REVISED:	MAY 24, 2012	SCALE: 1" = 250'-0"

**EXISTING ZONING MAP**

# FINAL FOR PUBLICATION

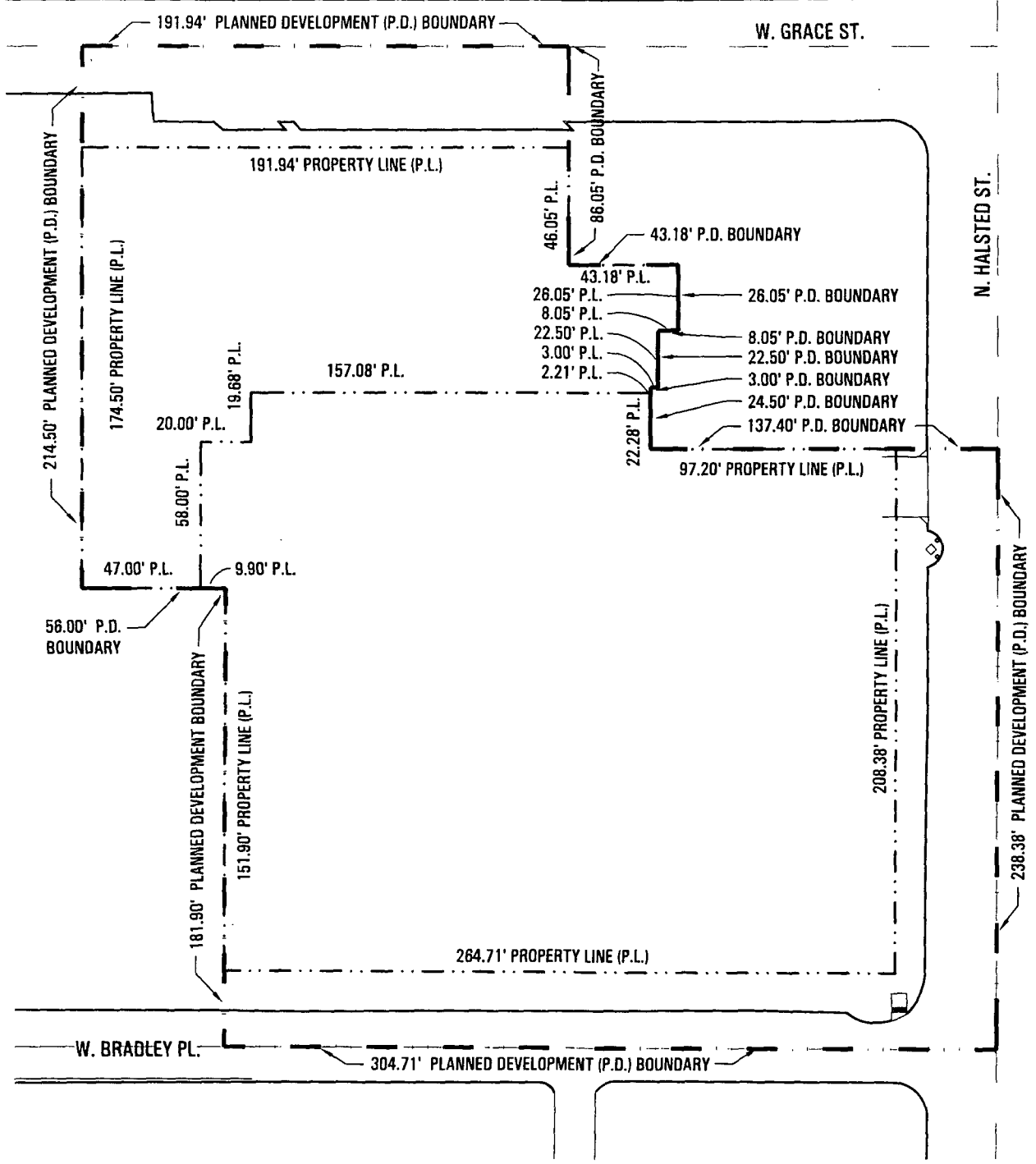
LEGEND	
	SUBJECT PREMISES
I	INSTITUTIONAL
C	BUSINESS/COMMERCIAL
R	RESIDENTIAL



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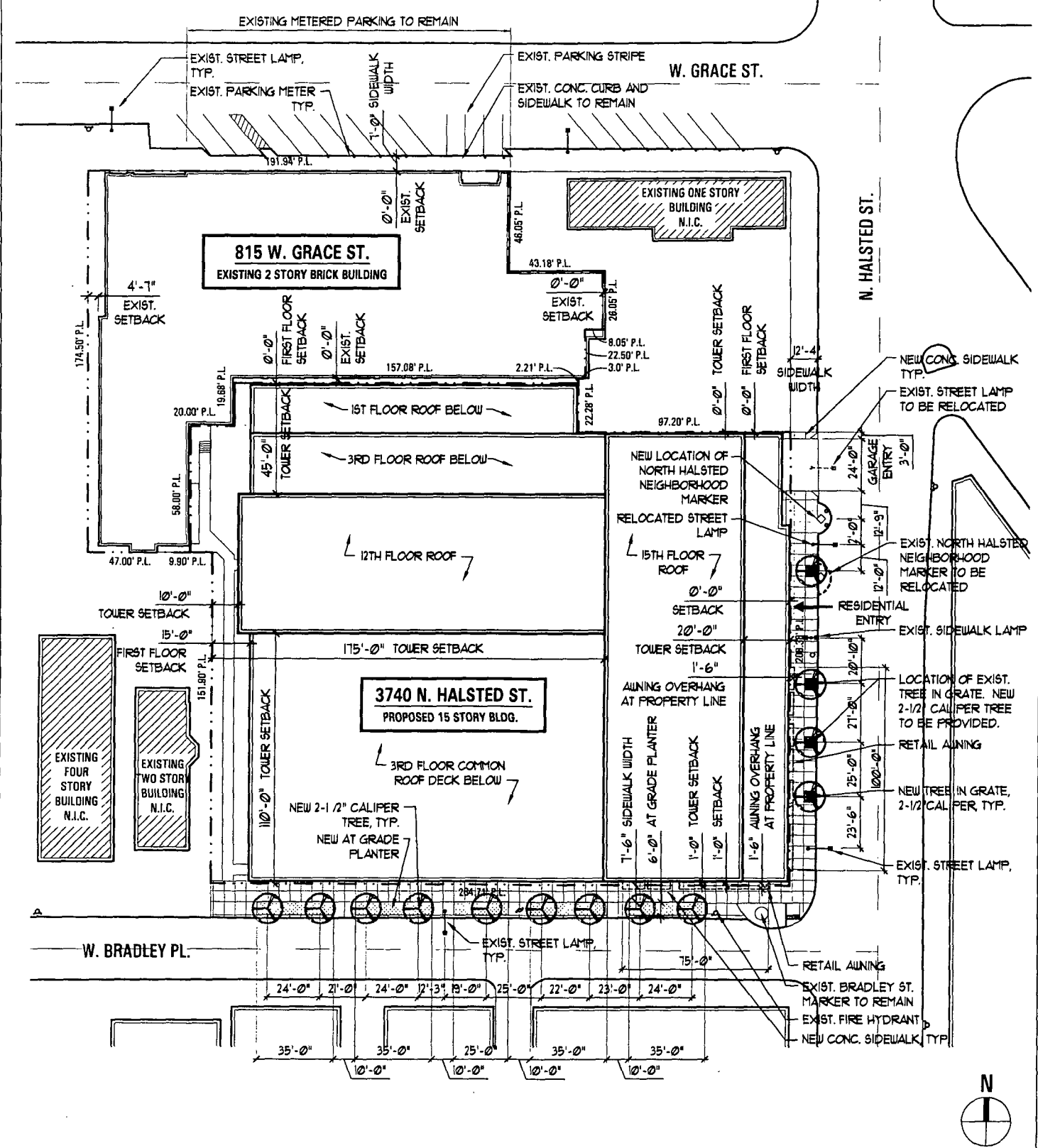
SCALE: 1" = 250'-0"

## EXISTING LAND USE MAP



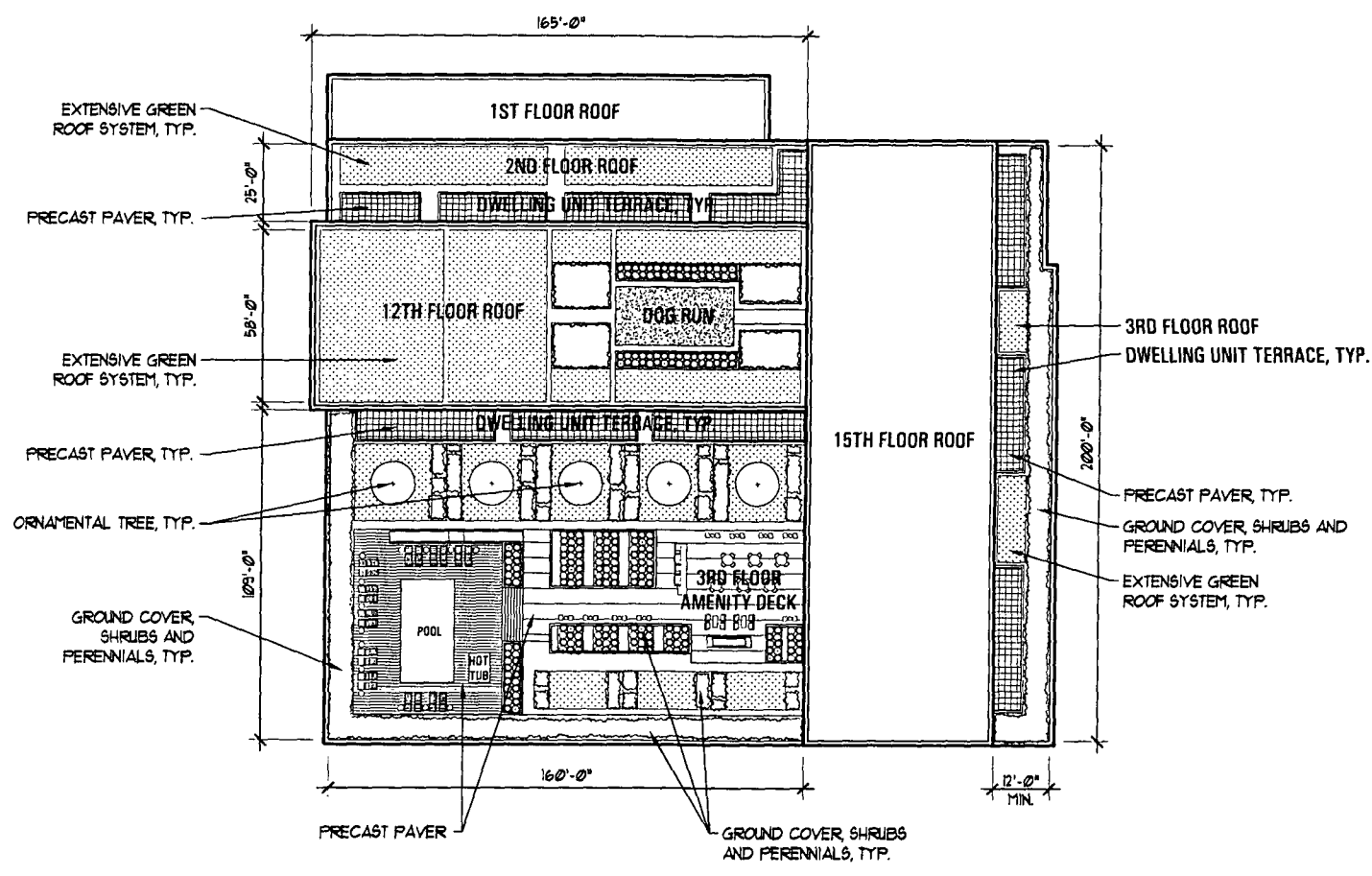
APPLICANT:	HALSTED GRACE VENTURE LLC AND OPEN ARMS UNITED WORSHIP CENTER	
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**PLANNED DEVELOPMENT  
BOUNDARY MAP**

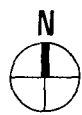


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**SITE PLAN /  
LANDSCAPE PLAN**



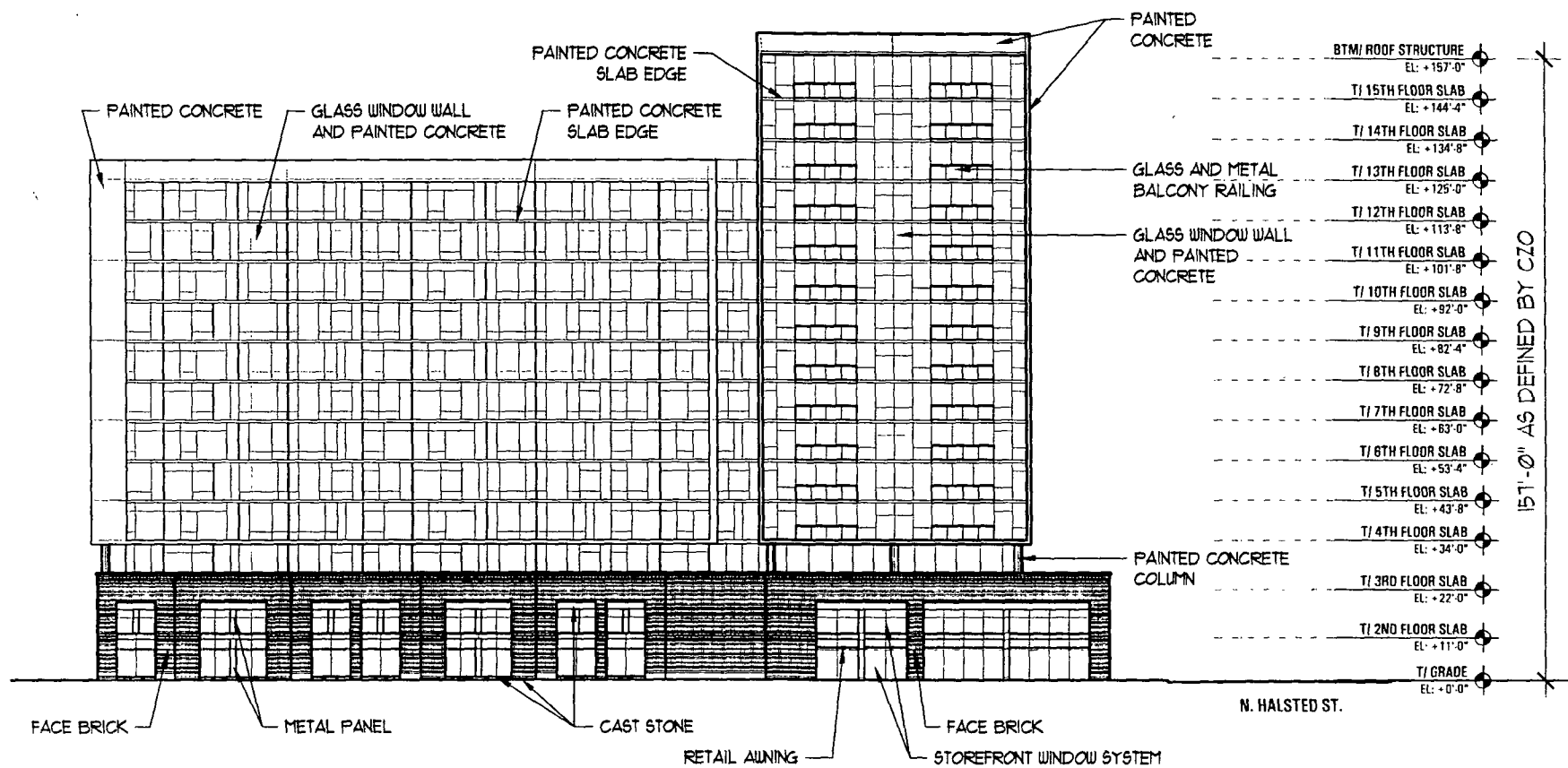
TOTAL GREEN ROOF AREA: 21,420 SQ. FT.



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# GREEN ROOF PLAN

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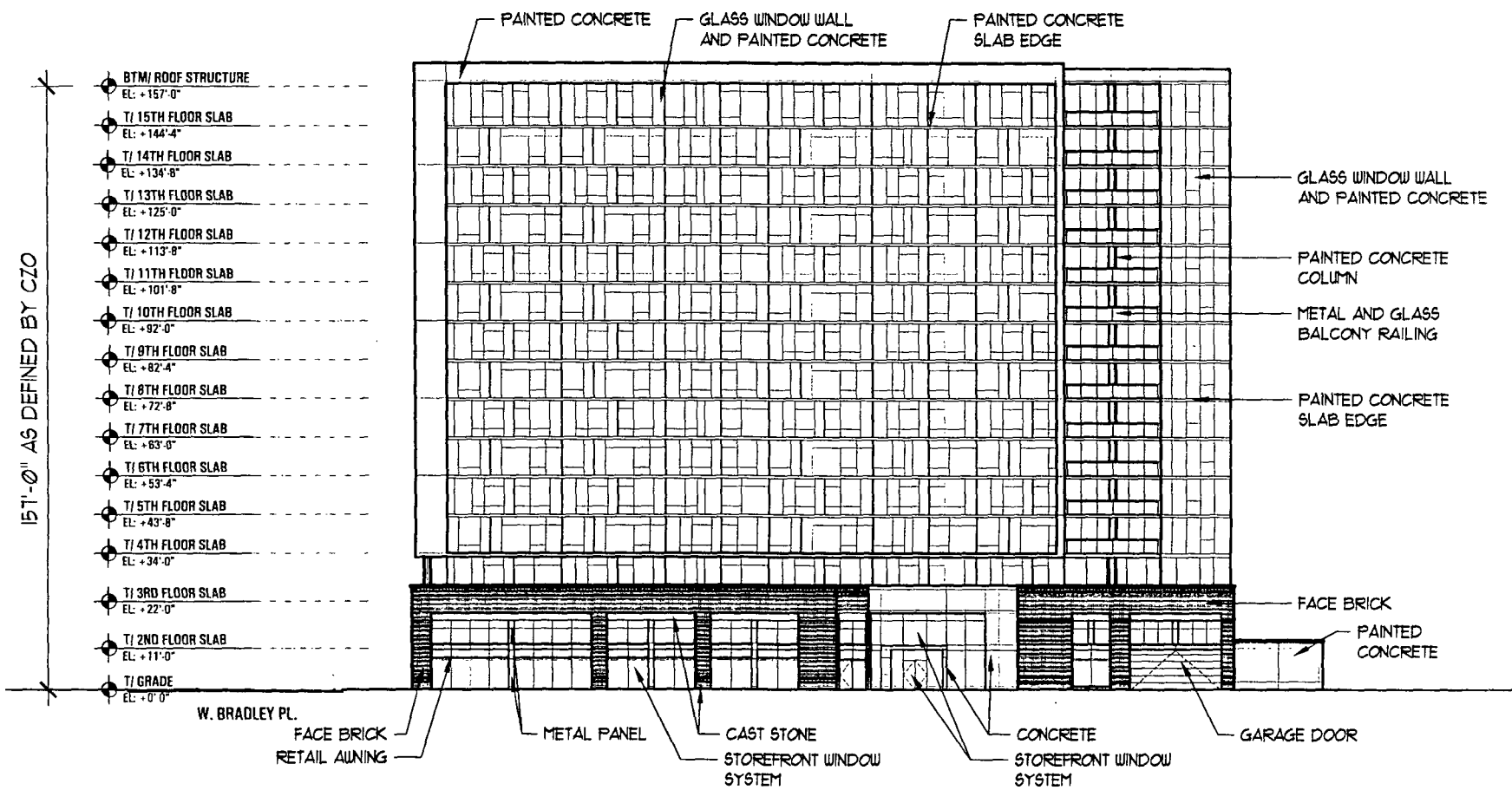
1 SOUTH ELEVATION  
SCALE: 1" = 40'-0"

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SCALE: 1" = 40'-0"

**SOUTH ELEVATION**

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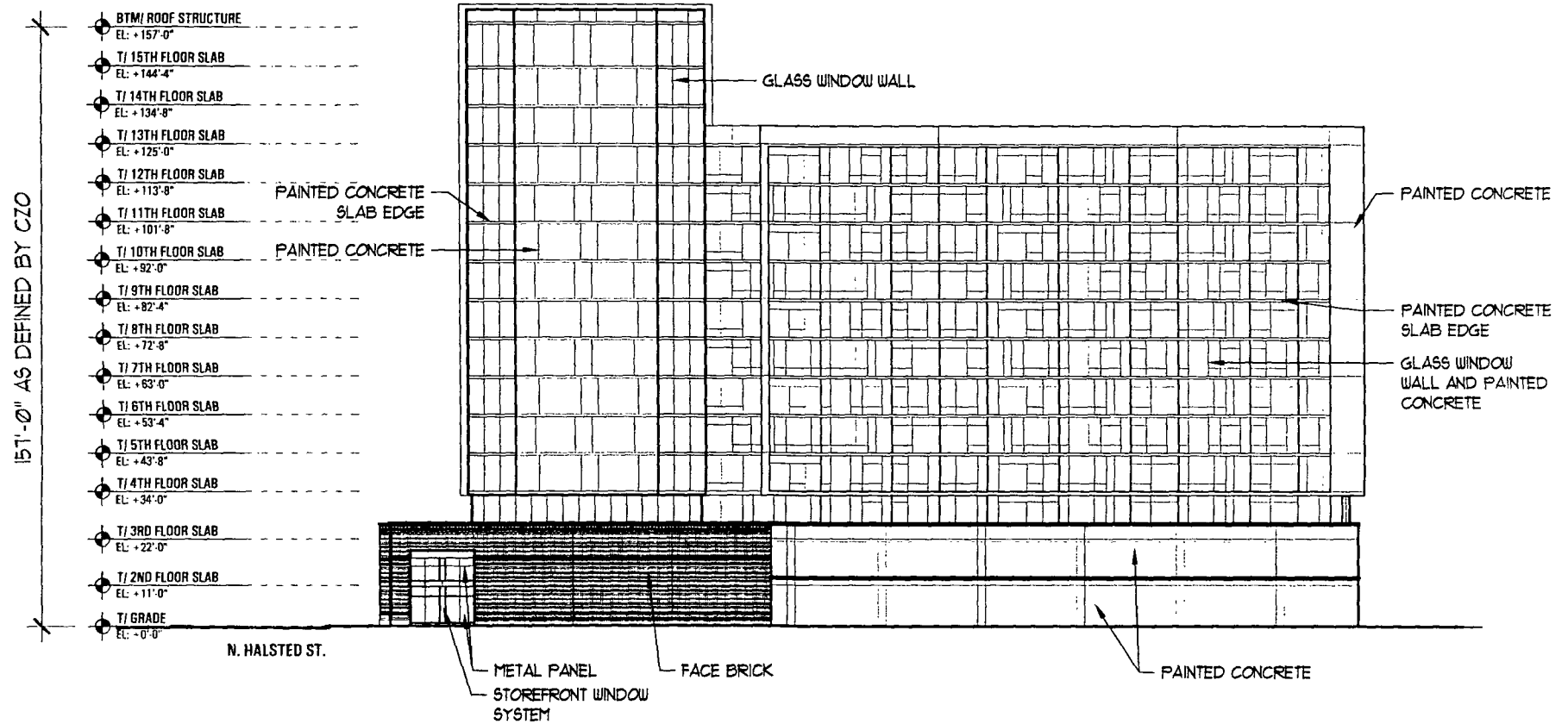
1 EAST ELEVATION  
SCALE: 1" = 40'-0"

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SCALE: 1" = 40'-0"

EAST ELEVATION



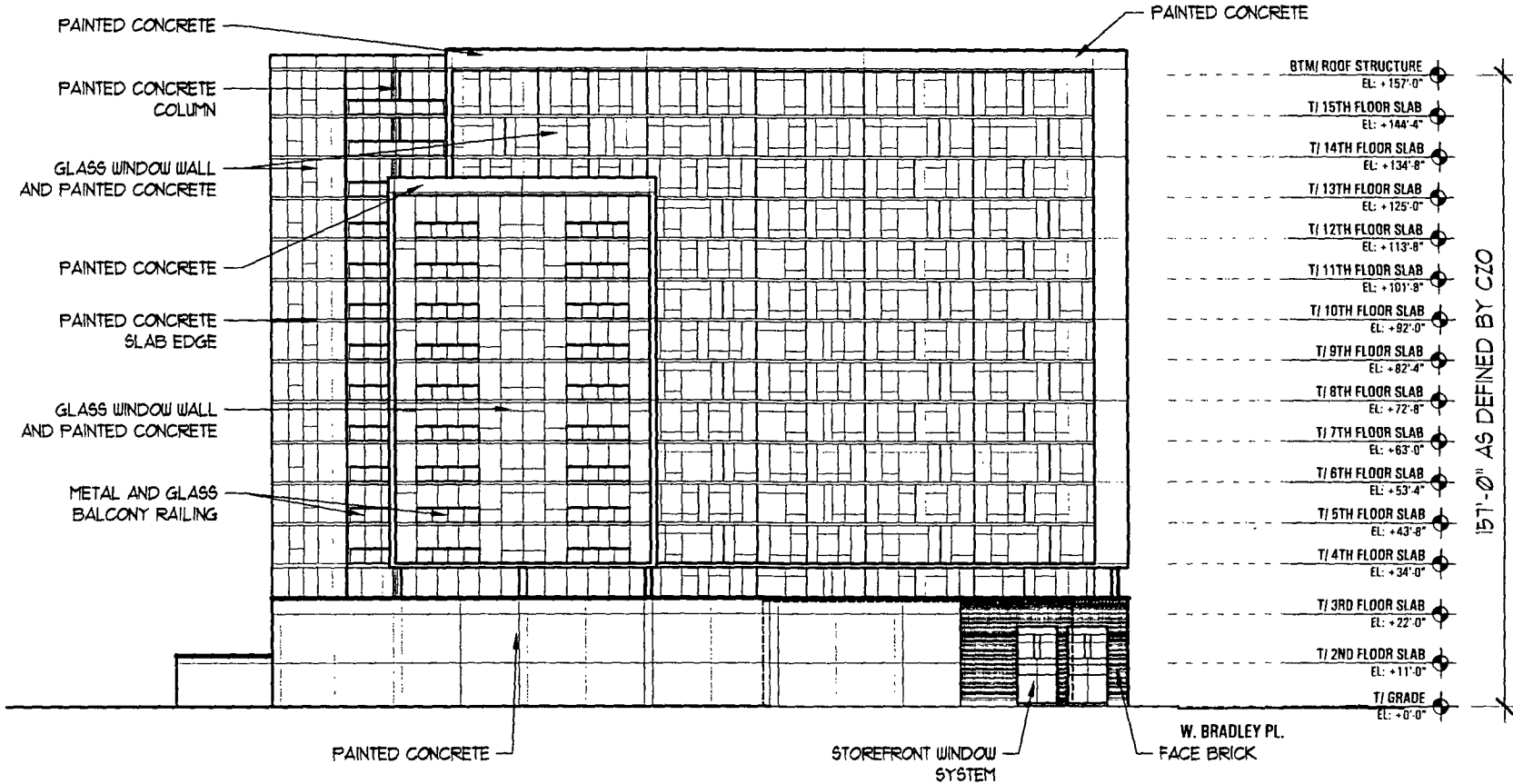


1 NORTH ELEVATION  
SCALE: 1" = 40'-0"

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NORTH ELEVATION

SCALE: 1" = 40'-0"



1 WEST ELEVATION  
SCALE: 1" = 40'-0"

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SCALE: 1" = 40'-0"

WEST ELEVATION

**Project Name:**

*\* Street Number (if the address only includes one street number, please fill only the cell "From"):*

**Project Location:**

<i>From*</i>	<i>To*</i>	<i>Direction:</i>	<i>Street Name:</i>	<i>Select Street Type:</i>
3736	3754	N	Halsted	St

*Ward No: Community Area No:*

46	
----	--

*Check applicable:*

**Project Type:**

Planned Development    
  Redevelopment Agreement    
  Zoning Change  
 PD No:      RDA No:      From:  To:

Public project    
  Landmark

*Total land area in sq.ft.: Total building(s) footprint in sq.ft.: Total vehicular use area in sq.ft.:*

**Project Size:**

83,711	76,555	103,550
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*Enter First Name Last Name*

**DPD Project Manager:**

*Select project category:*

**BG/GR Matrix:**

*Check applicable:*

**Financial Incentives:**

TIF    
  Empowerment Zone Grant    
  Class L  
 GRIF    
  Ind. Dev. Revenue Bonds    
  Class 6b  
 SBIF    
  Bank Participation Loan    
  DOH  
 Land Sale Write Down

*Check applicable:*

**Density Bonus:**

Public plaza & pocket park    
  Water features in a plaza or pocket park  
 Chicago Riverwalk improvements    
  Setbacks above the ground floor  
 Winter gardens    
  Lower level planting terrace  
 Indoor through-block connection    
  Green roof  
 Sidewalk widening    
  Underground parking and loading  
 Arcades    
  Concealed above-ground parking

Required per Zoning Code or Green Roof/Building Green Matrix To be Provided by the development:

Please fill, if applicable

**Landscaping:**

7' Landscape Setback	0	0
Interior Landscape Area	0	0
No. of Interior Trees	0	0
No. of Parkway Trees	13	13

**Open Space:**

River Setback	0	0
Private Open Space	18,300	18300
Privately developed Public Open Space	0	0

**Stormwater Management (At-grade volume control):**

Permeable paving	0	0
Raingarden	<input type="checkbox"/>	
Filter strip	<input type="checkbox"/>	
Bioswale	<input type="checkbox"/>	
Detention pond	<input type="checkbox"/>	
Native landscaping	0	0
Rain-water collection cistern/barrel	0	0
Total impervious area reduction	0	0

**Other sustainable surface treatments:**

Green roof	21,420	21,420
Energy Star roof	0	0
High-albedo pavement	0	0

**Transportation:**

No. of accessory parking spaces	276	276
Total no. of parking spaces (Accessory + Non- Acc.)		276
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)	0	0
No. of bicycle parking	58	58
Within 600 ft of CTA or Metra station entrance		<input type="checkbox"/>

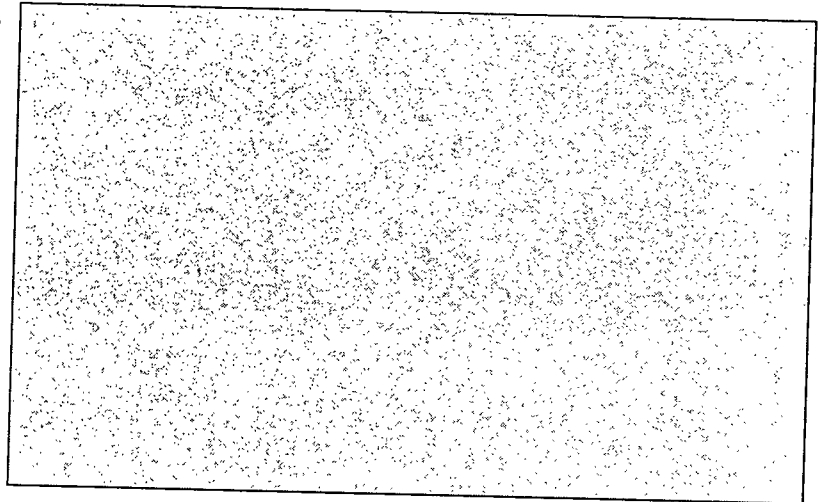


**Building Certification:**

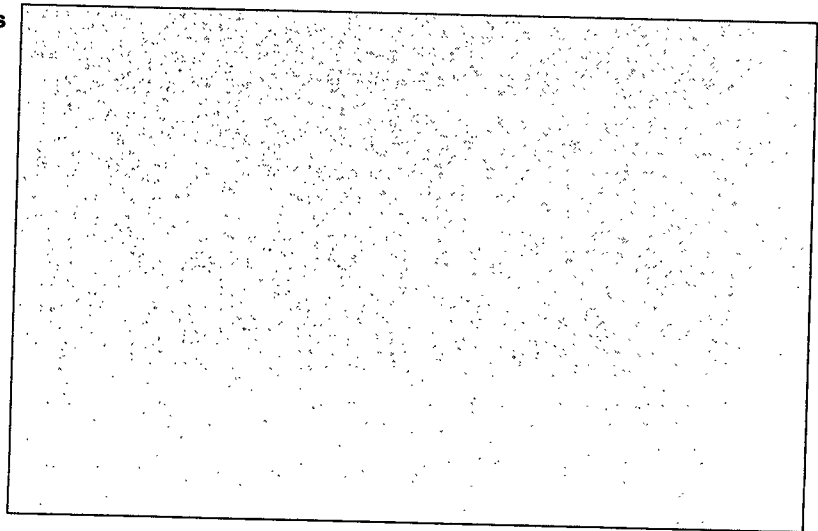
- |                                  |                                     |                                     |
|----------------------------------|-------------------------------------|-------------------------------------|
| Energy Star building             | <input type="checkbox"/>            | <input type="checkbox"/>            |
| LEED certification               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| LEED Certified                   |                                     | <input checked="" type="checkbox"/> |
| LEED Silver                      |                                     | <input type="checkbox"/>            |
| LEED Gold                        |                                     | <input type="checkbox"/>            |
| LEED Platinum                    |                                     | <input type="checkbox"/>            |
| Chicago Green Homes              | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Chicago Green Homes [one-star]   |                                     | <input type="checkbox"/>            |
| Chicago Green Homes [two-star]   |                                     | <input type="checkbox"/>            |
| Chicago Green Homes [three-star] |                                     | <input type="checkbox"/>            |

**Energy efficiency strategies not captured above:**

*-IE: Other than Energy Star Roof – or Energy Star Building Certification-*



**Other sustainable strategies and/or Project Notes:**



## FINAL FOR PUBLICATION

South of and parallel to West Grace Street; North Halsted Street, West Bradley Place; a line 264.71 feet West of and parallel to North Halsted Street, a line 174.50 feet South of and parallel to West Grace Street; a line 321.27 feet West of and parallel to North Halsted Street,

to the designation of a Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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