



City of Chicago



SO2014-4171

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/28/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1001 W Chicago Ave - App No. 18040
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. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-3, Limited Manufacturing / Business Park District symbols shown on Map 1-G in the area generally bounded by:

West Chicago Avenue; North Morgan Street; the public alley next south of and parallel to West Chicago Avenue; a line 77.12 feet west of and parallel to North Morgan Street; a line 61.69 feet west of and parallel to North Morgan Street running in a southwesterly direction to North Milwaukee Avenue; North Milwaukee Avenue; and North Carpenter Street

to the designation of B3-5, Community Shopping District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-5, Community Shopping District symbols shown on Map 1-G in the area described in Section 1 above, to those of a Residential-Business Planned Development, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 3. This ordinance takes effect after its passage and approval.

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT No. _____

Plan of Development Statements

1. The area delineated herein as a Residential Business Planned Development No. _____ (“Planned Development”), consists of approximately 81,821 square feet (1.87 acres) of property located 1001 West Chicago Avenue (the “Property”), as more fully depicted on the attached Planned Development Boundary and Property Line Map. The Property is under the single designated control of the Applicant, SP Riverwest, 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 an amendment, modification or change (administrative, legislative or otherwise) to this Planned Development is made, shall be under single ownership or single 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, assignees 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.

The south building shall be set back from the property line along North Milwaukee Avenue, as depicted on the Site Plan, to provide an expanded pedestrian path

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the street. The setback along North Milwaukee Avenue shall measure approximately 5'-3". This pedestrian setback shall remain free and clear of obstruction and it shall be open to the public at all times after completion of construction for purposes of pedestrian access.

4. This Plan of Development consists of Sixteen Statements; a Bulk Regulations and Data Table; an Existing Land Use Map; a Planned Development Boundary and Property Line Map; Existing Zoning Map; Site Plan; Typical Floor Plans; Landscape Plans; a Green Roof Plan; Amenity Deck Plans; Vehicular Use Area Plan; and Building Elevations prepared by Fitzgerald Associates Architects dated October 16, 2014..
5. The following uses as permitted in the B3-5 Community Shopping District are permitted in the area delineated herein as a Residential Business Planned Development: Multi-Unit residential; townhomes; financial services; office, except electronic data storage; retail sales, general; food and beverage retail sales; accessory parking; and accessory uses. Non-accessory parking is permitted, but only in the underground garage of the north building.
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 Property shall be 4.65 in accordance with the attached Bulk Regulations Table. For 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 81,821 square feet.
9. Upon review and determination ("Part II Review"), and pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. The improvements on the property, including the on-site exterior landscaping, as well as the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed, and maintained in substantial conformance with the

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Site Plan, the Landscape Plan, and the Building Elevations. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim review associated with the site plan review or Part II reviews are conditional until final Part II approval.

11. The Applicant shall comply with the Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation and Fleet and Facility Management and Buildings, pursuant to Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development Ordinance may be modified administratively by the Zoning Administrator, pursuant to Section 17-13-0611-A of the Zoning Ordinance, upon written application 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 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.
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. A green roof of not less than 50% of the net roof area shall be provided on each building (approximately 29,100 total square feet). The Applicant shall achieve at least basic L.E.E.D. Certification under the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System for all new construction within the Planned Development.
15. The Applicant acknowledges and agrees that the rezoning of the Property from M1-3 to B3-5 and then to a Planned Development 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; or (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 provide 37 affordable housing units in the Residential Project for households earning up to 100% of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units") or make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per unit ("Cash Payment"). At the time of each Part II review for the Residential Project, Applicant shall update and

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resubmit the Affordable Housing Profile Form to the Department of Planning and Development (“DPD”) for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, DPD may adjust the requirements of this Statement 15 (*i.e.*, number of Affordable Units and/or amount of Cash Payment) 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 Agreement in substantially the form attached hereto as an Exhibit in accordance with Section 2-45-110(i)(2). The terms of any Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development Ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to B3-5 Community Shopping District.

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RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. _____

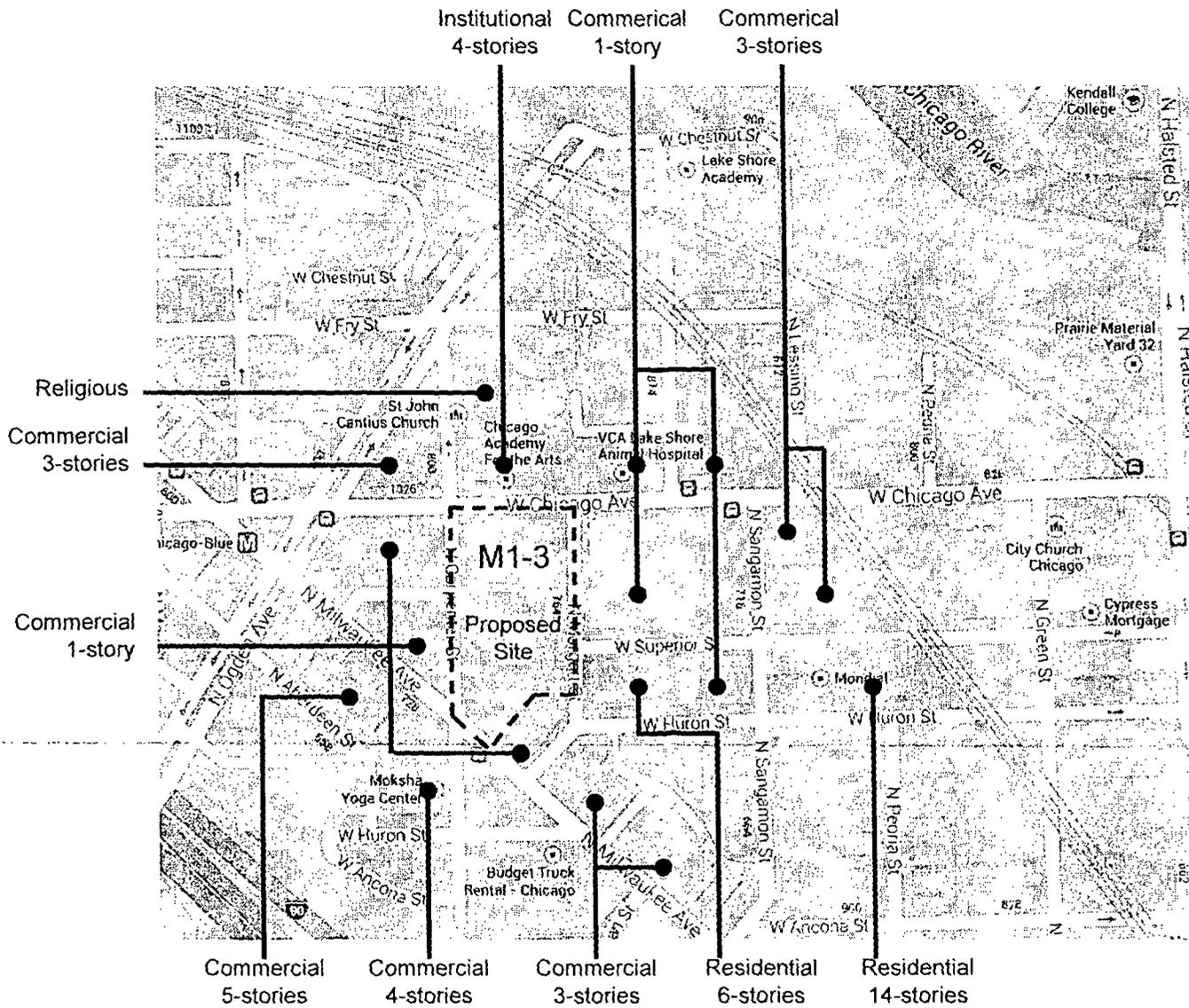
BULK REGULATIONS AND DATA TABLE

Gross Site Area:	122,743 Square Feet
Area in Public Way:	40,922 Square Feet
Net Site Area:	81,821 Square Feet
Maximum Floor Area Ratio:	4.70
Maximum Building Height:	
North Building	175 feet
South Building	205feet
Maximum Number of Dwelling Units:	363
Minimum Number of Parking Spaces*:	318
Minimum Number of Loading Berths:	4
Minimum Number of Bicycle Parking:	50
Minimum Setbacks:	In accordance with the Site Plan

* Non-accessory parking is permitted only in the underground garage of the north building.

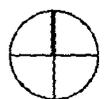
Applicant: SP Riverwest, LLC
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Planned Development No. Existing Land-Use Map

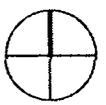
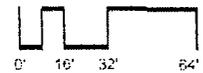
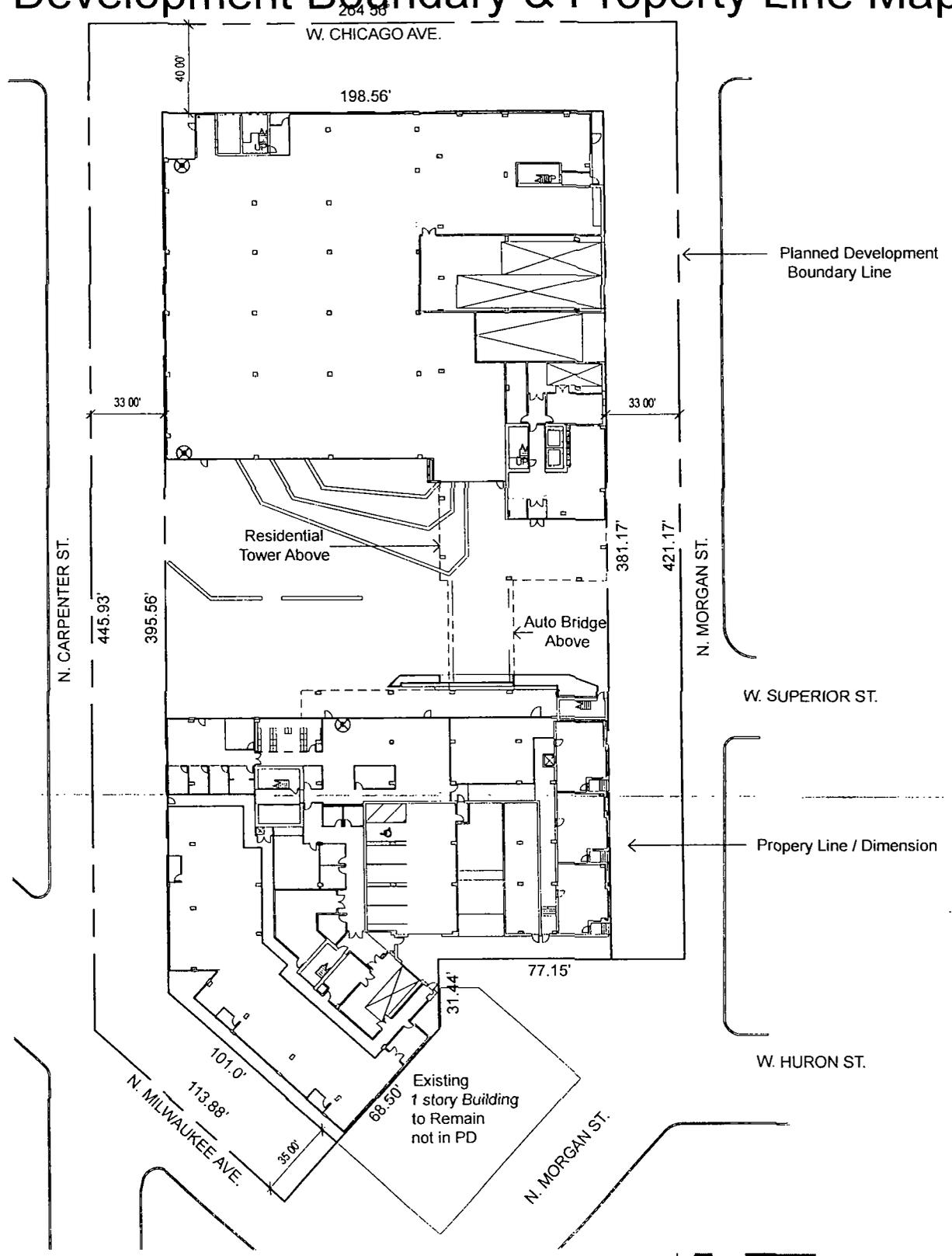


----- Proposed Planned
Development Boundary

Applicant: SP Riverwest LLC
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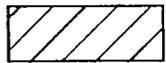
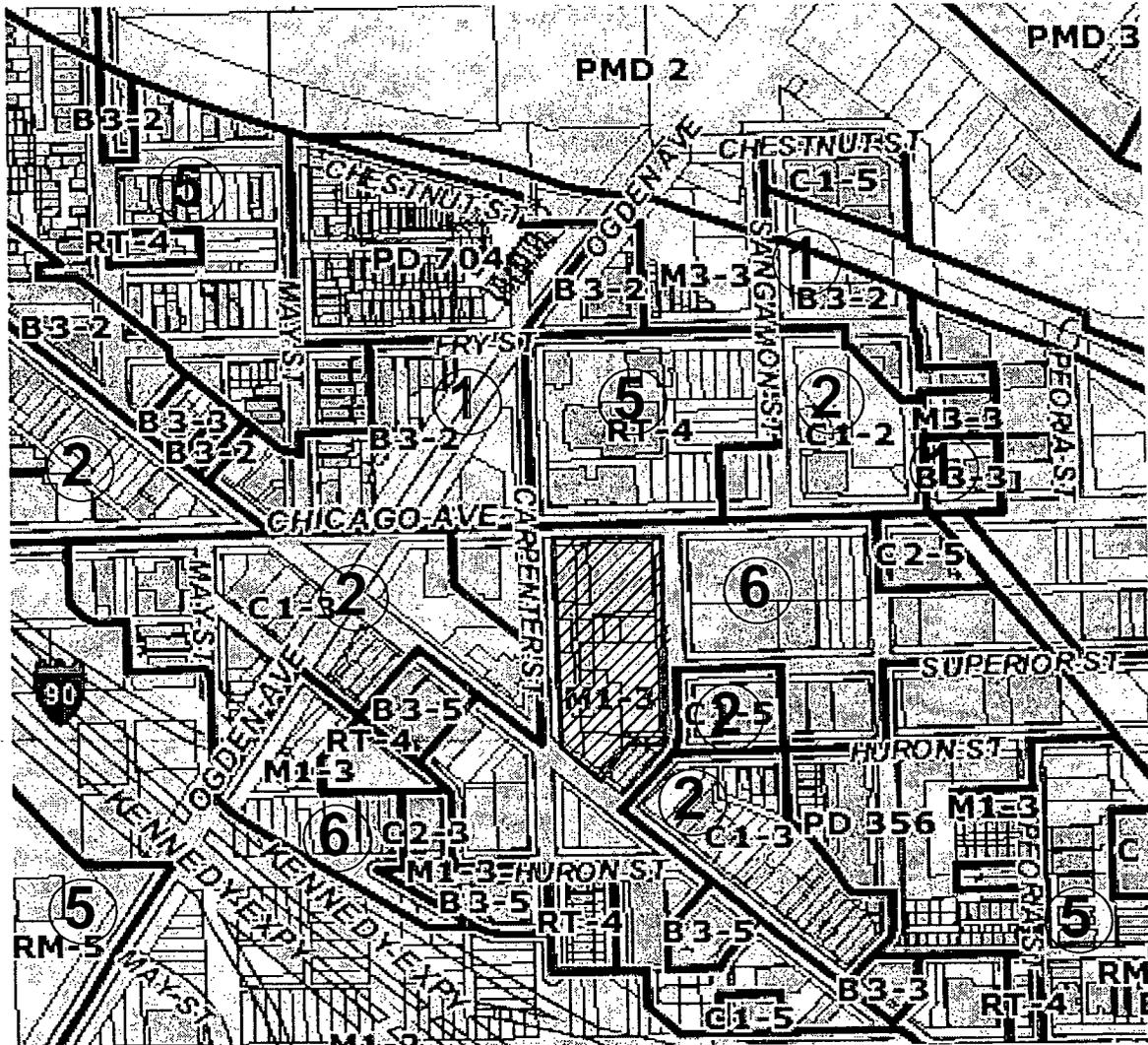


Planned Development No. Planned Development Boundary & Property Line Map



Applicant: SP Riverwest LLC
 Address: 1001 West Chicago Avenue, Chicago, IL
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Planned Development No. Existing Zoning Map



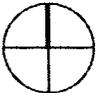
Indicates Area of Planned Development



Zoning District Boundaries

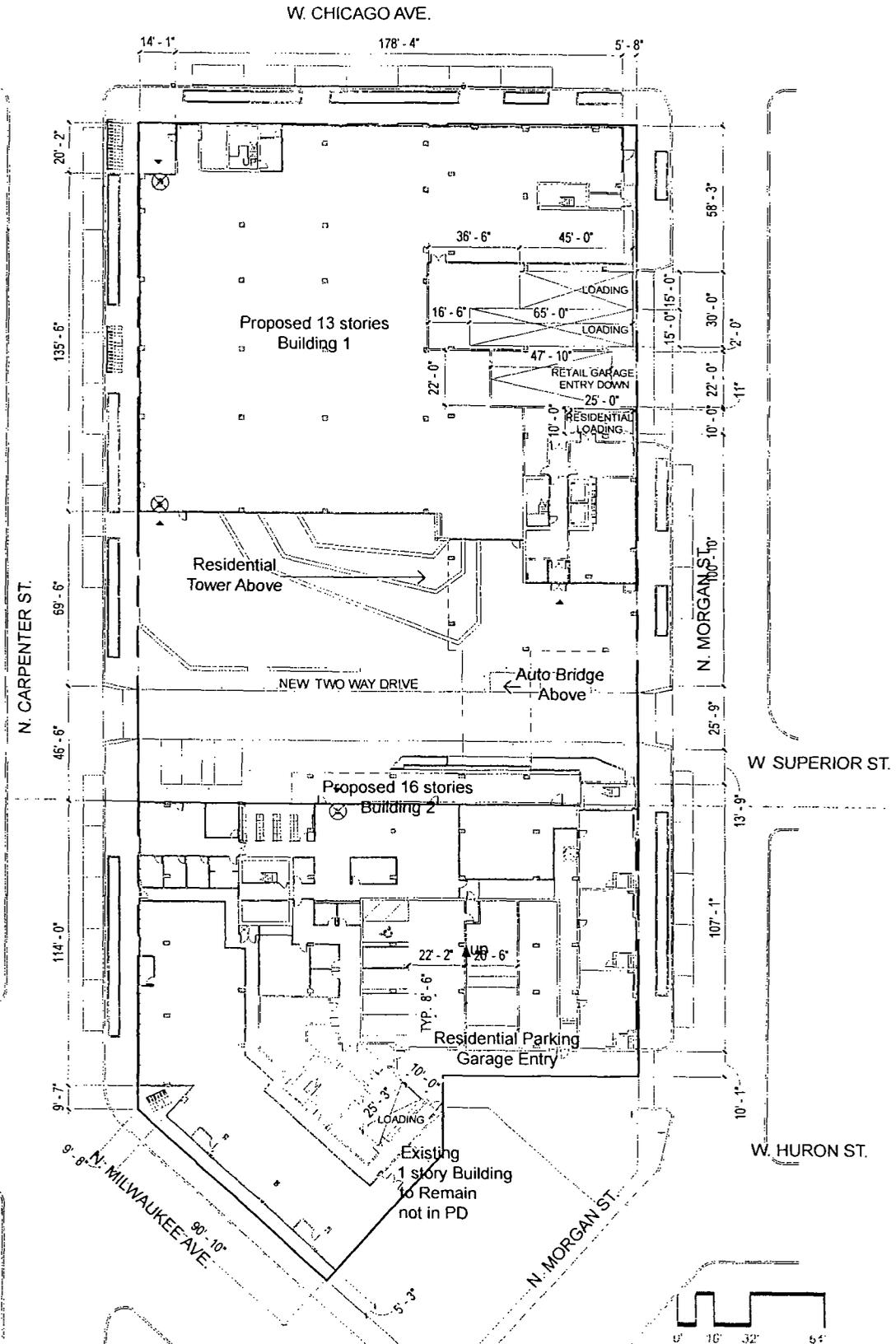
Key

- 1 Business District
- 2 Commercial District
- PD Planned Development
- 4 Parks and Open Space
- 5 Residential
- 6 Industrial



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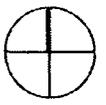
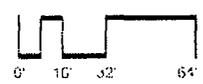
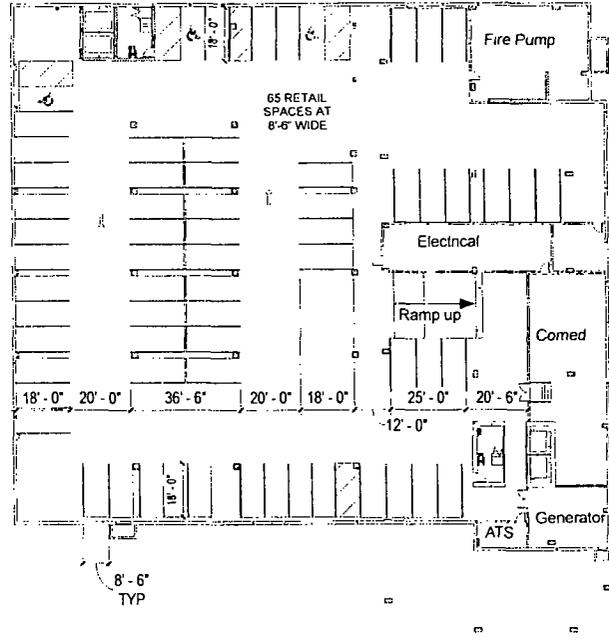
Planned Development No. Site Plan



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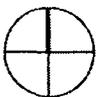
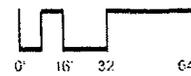
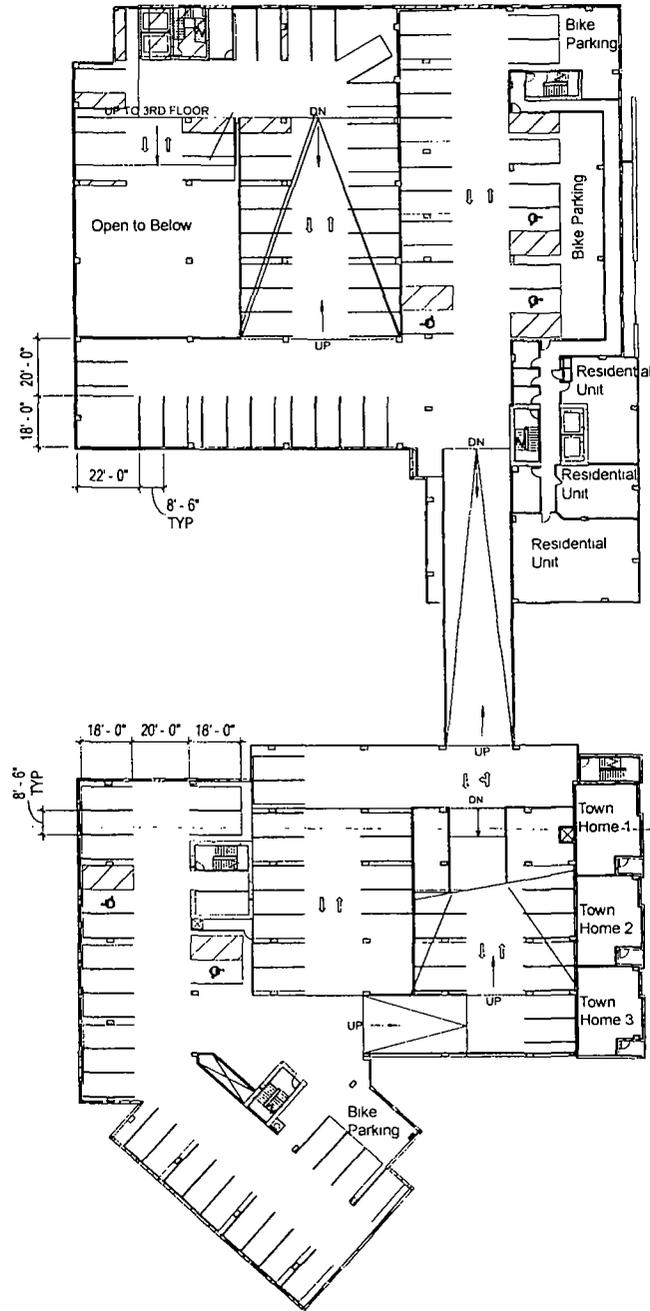
Planned Development No. Basement Plan

W. CHICAGO AVE.



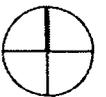
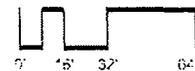
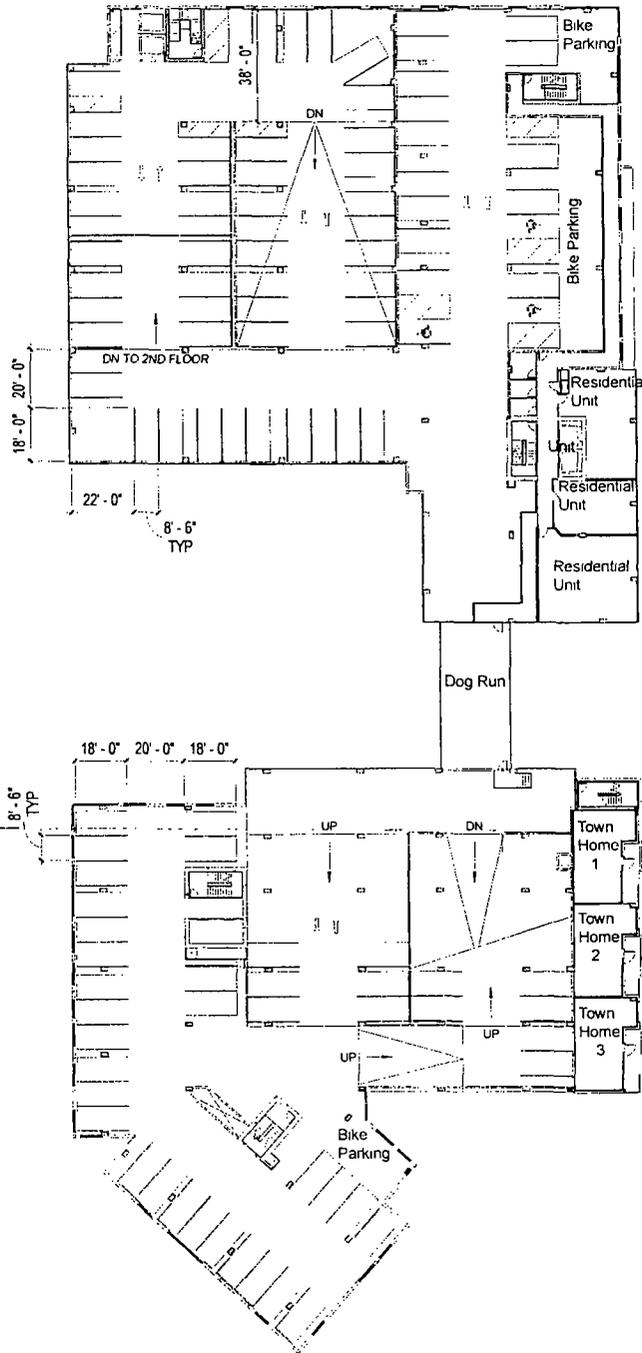
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Planned Development No. 2nd Floor Plan



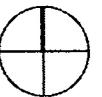
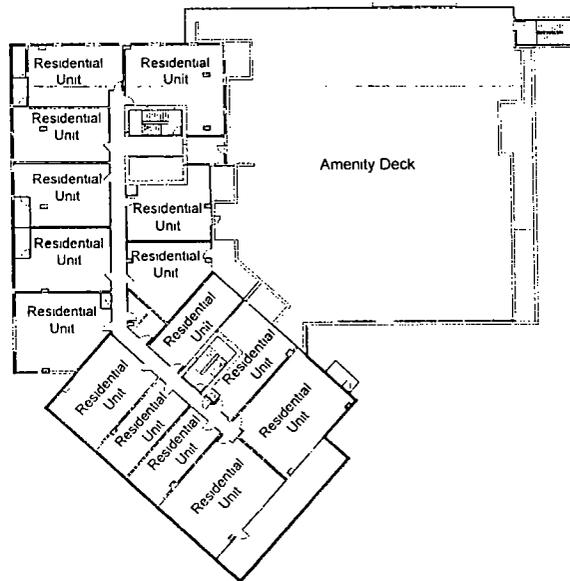
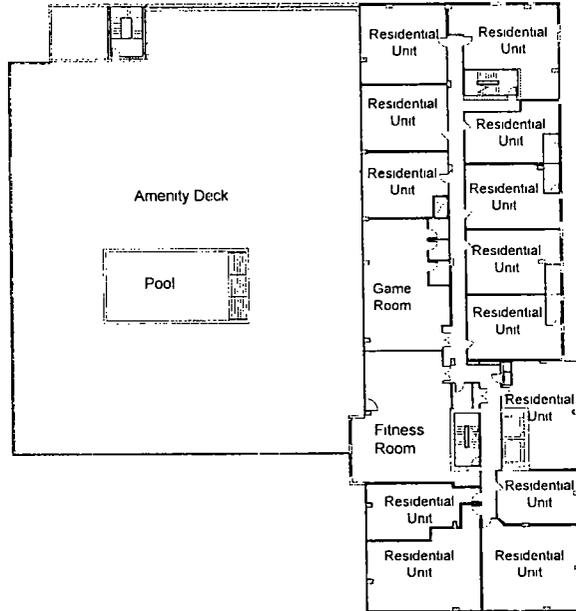
Applicant: SP Riverwest LLC
Address: 1001 West Chicago Avenue, Chicago, IL
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Planned Development No. 3rd Floor Plan



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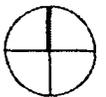
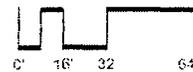
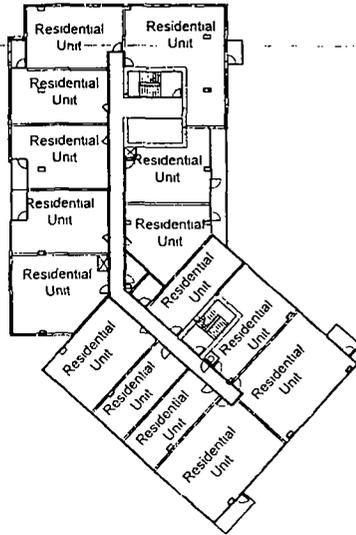
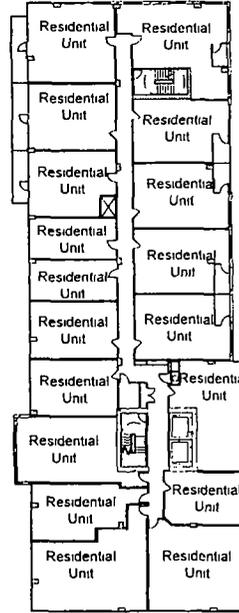
Planned Development No. ^{FINAL FOR PUBLICATION} 4th Floor Plan



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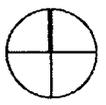
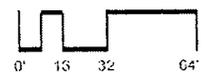
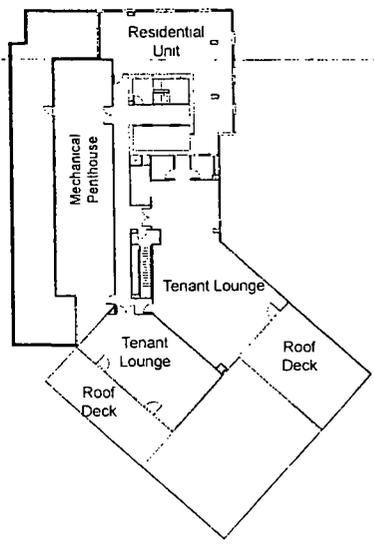
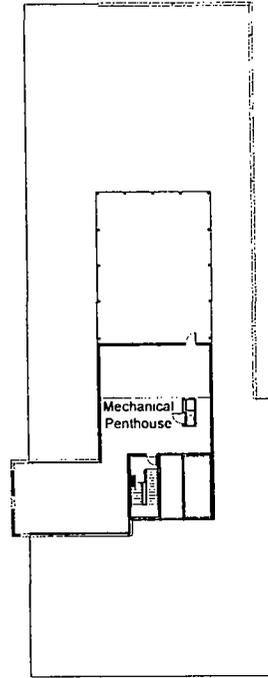
Planned Development No. Typical Floor Plan

FINAL FOR PUBLICATION



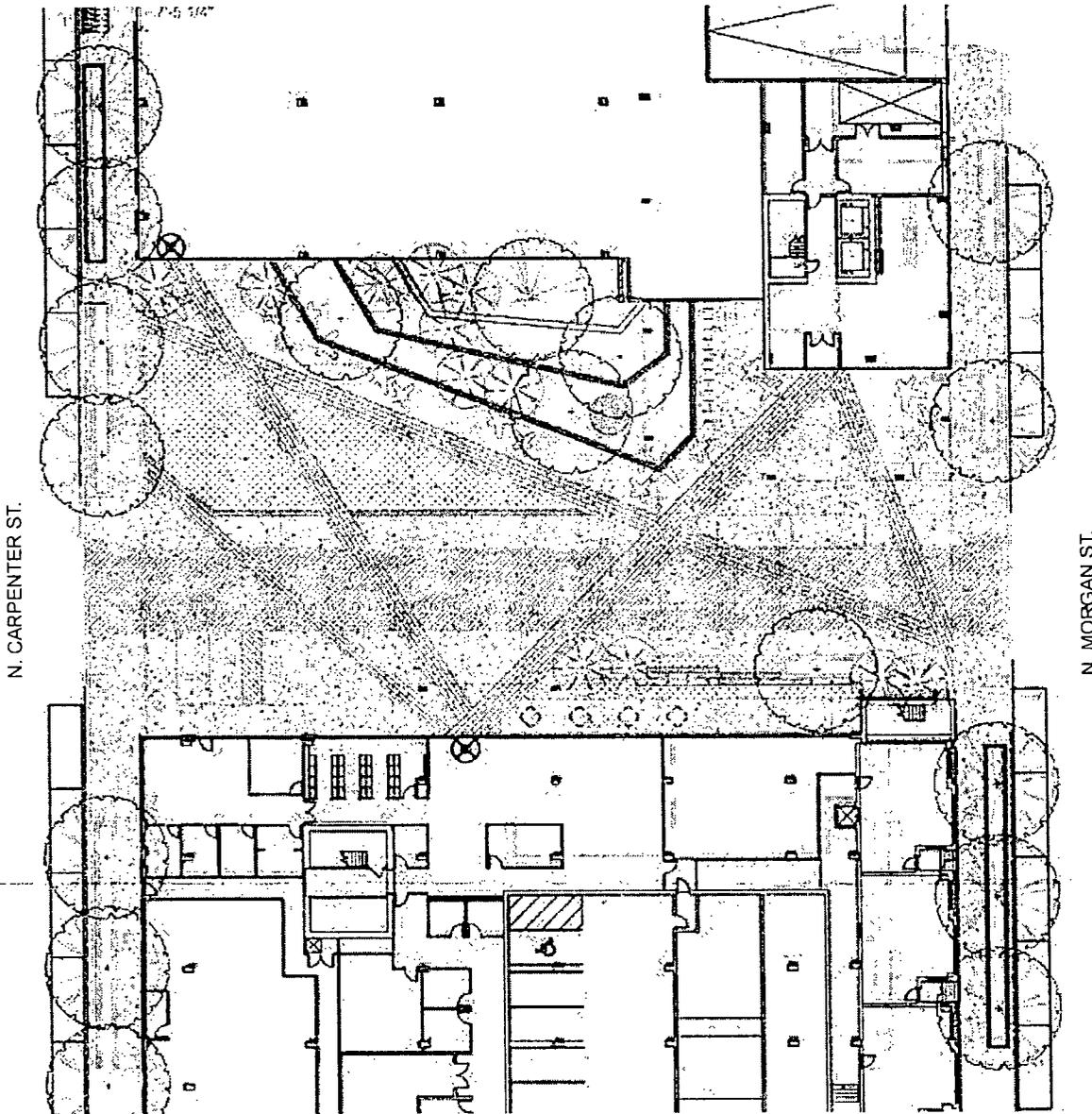
Applicant: SP Riverwest LLC
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Planned Development No. Penthouse Floor Plan



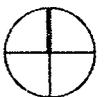
Applicant: SP Riverwest LLC
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Planned Development No. Landscape Plan - Plaza Detail

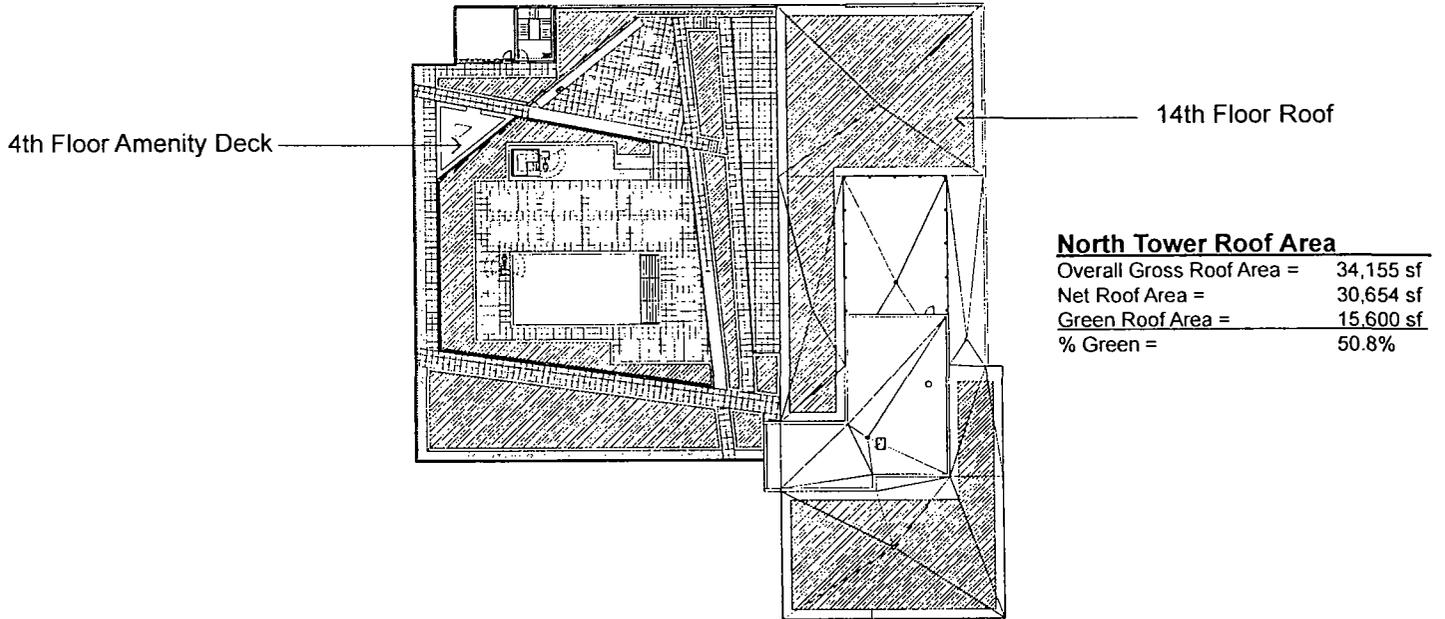


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|--|---------------------------------|--|-----------------------------------------------------------|
| | 6' THICK CONCRETE | | CAST-IN PLACE CONCRETE BENCHES WITH SIGNAGE OPPORTUNITIES |
| | STABILIZED DECOMPOSED AGGREGATE | | GRATE PAVEMENT |
| | LINEAR PERMEABLE PAVERS | | 6' FLUSH CONCRETE CURB |
| | PERENNIALS | | 5' x 10' TREE GRATE |
| | ORNAMENTAL TREE | | IN-GROUND FOUNTAIN NOZZLES |
| | SHADE TREE | | BIKE RACKS |
| | EXISTING TREE | | |
| | CONCRETE BENCHES | | |

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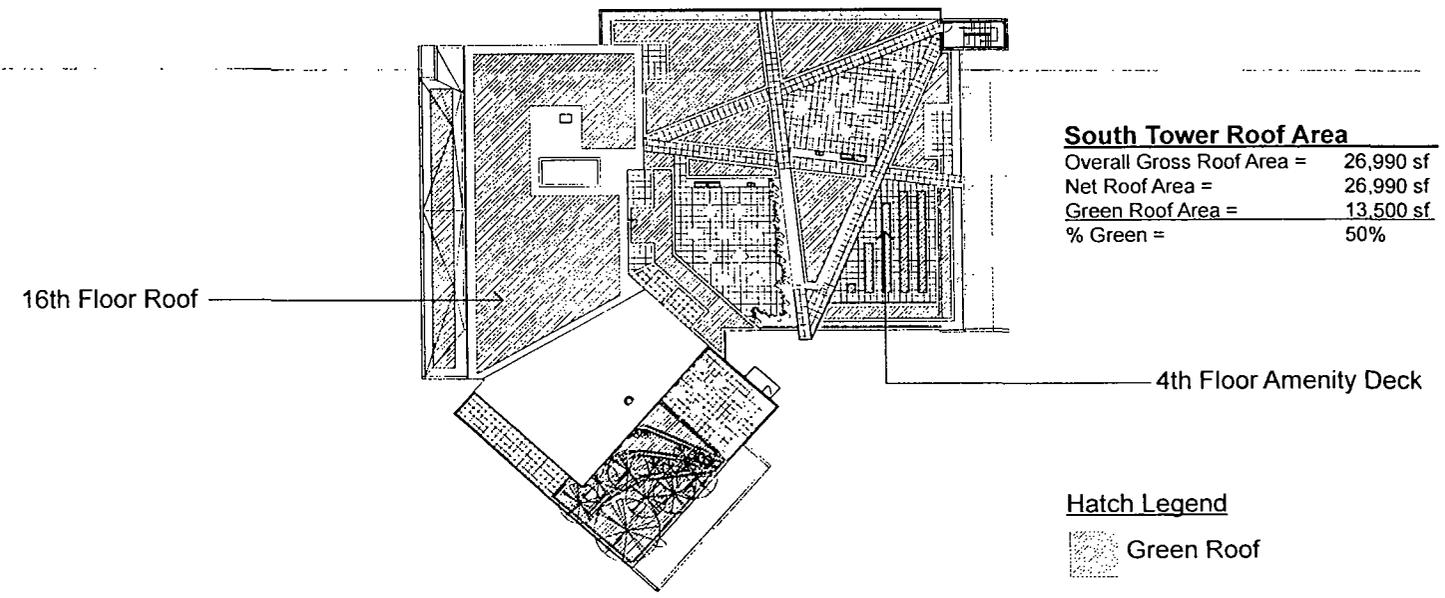
Planned Development No. **FINAL FOR PUBLICATION** Green Roof Plan



North Tower Roof Area

Overall Gross Roof Area =	34,155 sf
Net Roof Area =	30,654 sf
Green Roof Area =	15,600 sf
% Green =	50.8%

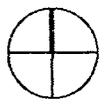
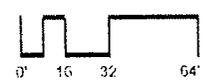
Roof of Auto Bridge At 4th Floor Below



South Tower Roof Area

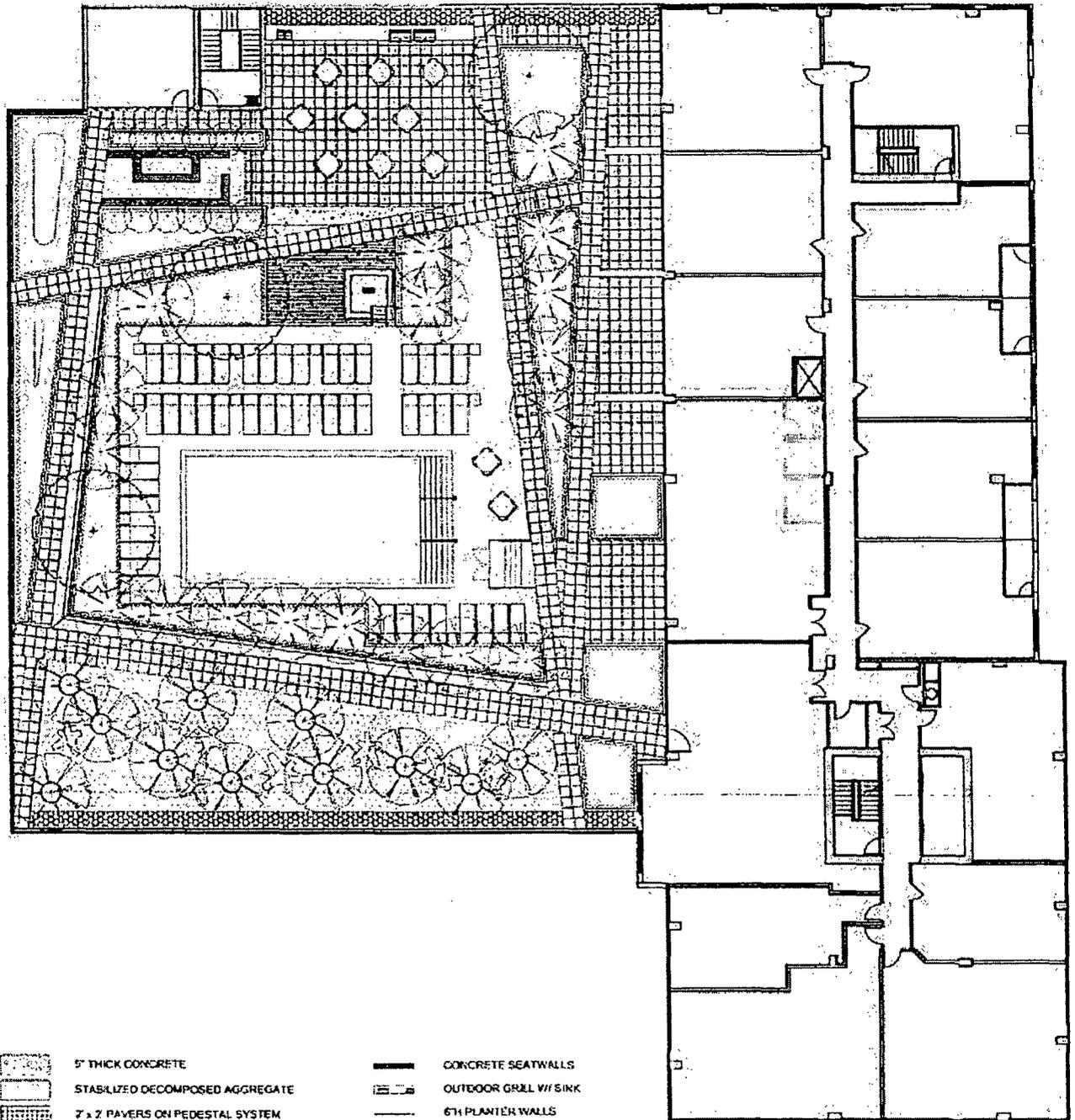
Overall Gross Roof Area =	26,990 sf
Net Roof Area =	26,990 sf
Green Roof Area =	13,500 sf
% Green =	50%

Hatch Legend
Green Roof



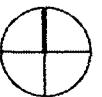
Applicant: SP Riverwest LLC
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Planned Development No. FINAL FOR PUBLICATION Amenity Deck Plan of North Building - 4 th. Floor

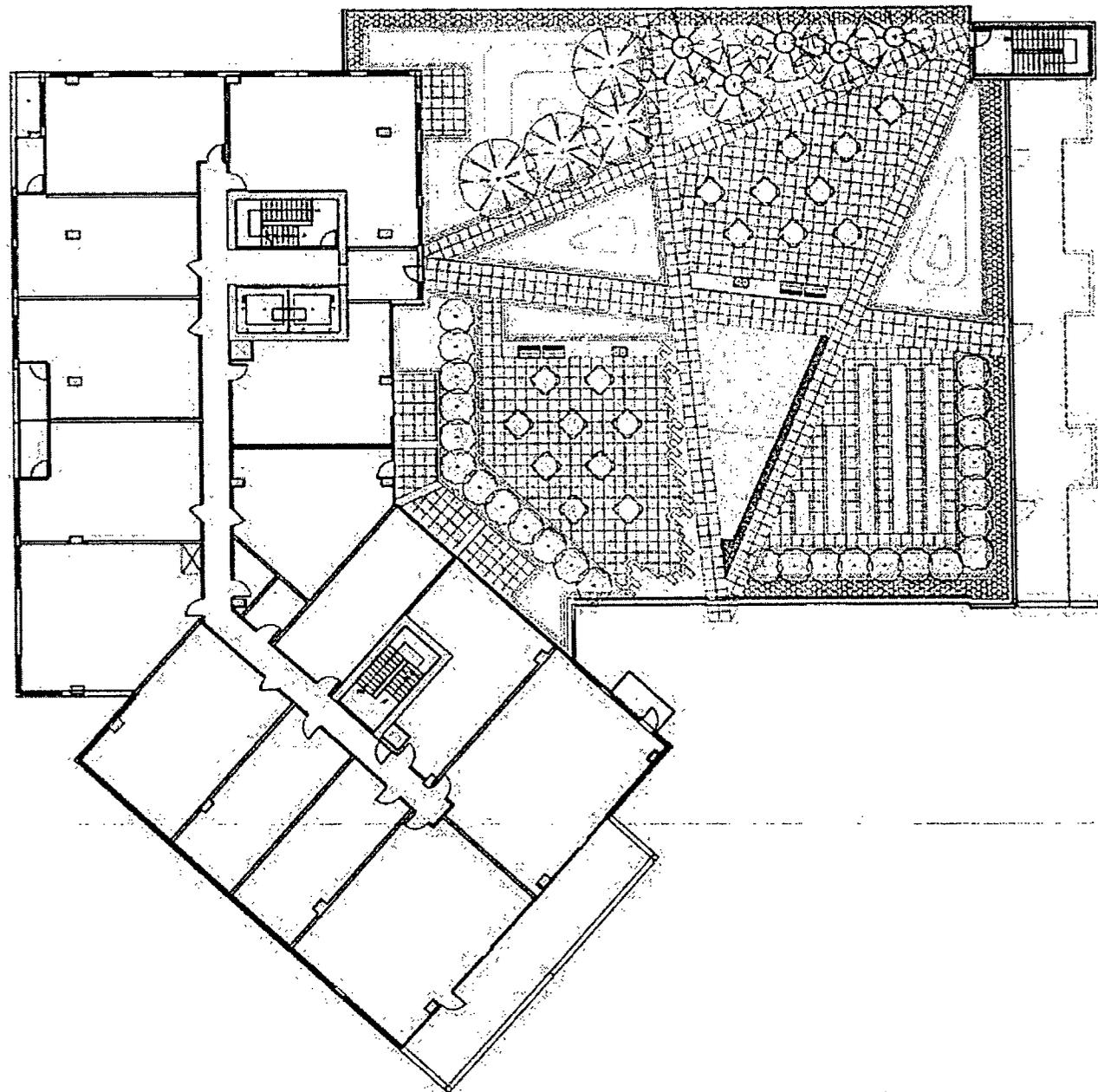


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|--|---------------------------------|--|------------------------|
| | 5' THICK CONCRETE | | CONCRETE SEATWALLS |
| | STABILIZED DECOMPOSED AGGREGATE | | OUTDOOR GRILL W/ SINK |
| | 7 x 7 PAVERS ON PEDESTAL SYSTEM | | 6TH PLANTER WALLS |
| | RAISED WOOD COMPOSITE DECK | | FURNISHINGS |
| | SEDUM MAT | | FENCE W/ 3W GATE |
| | SOD | | GUARDRAIL |
| | MEXICAN BEACH PEBBLES | | STEEL AND WOOD TRELLIS |
| | PERENNIALS | | |
| | ORNAMENTAL TREE | | |
| | CONCRETE BENCHES | | |

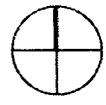
Applicant: SP Riverwest LLC
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Planned Development No. Amenity Deck Plan of South Building - 4 th. Floor

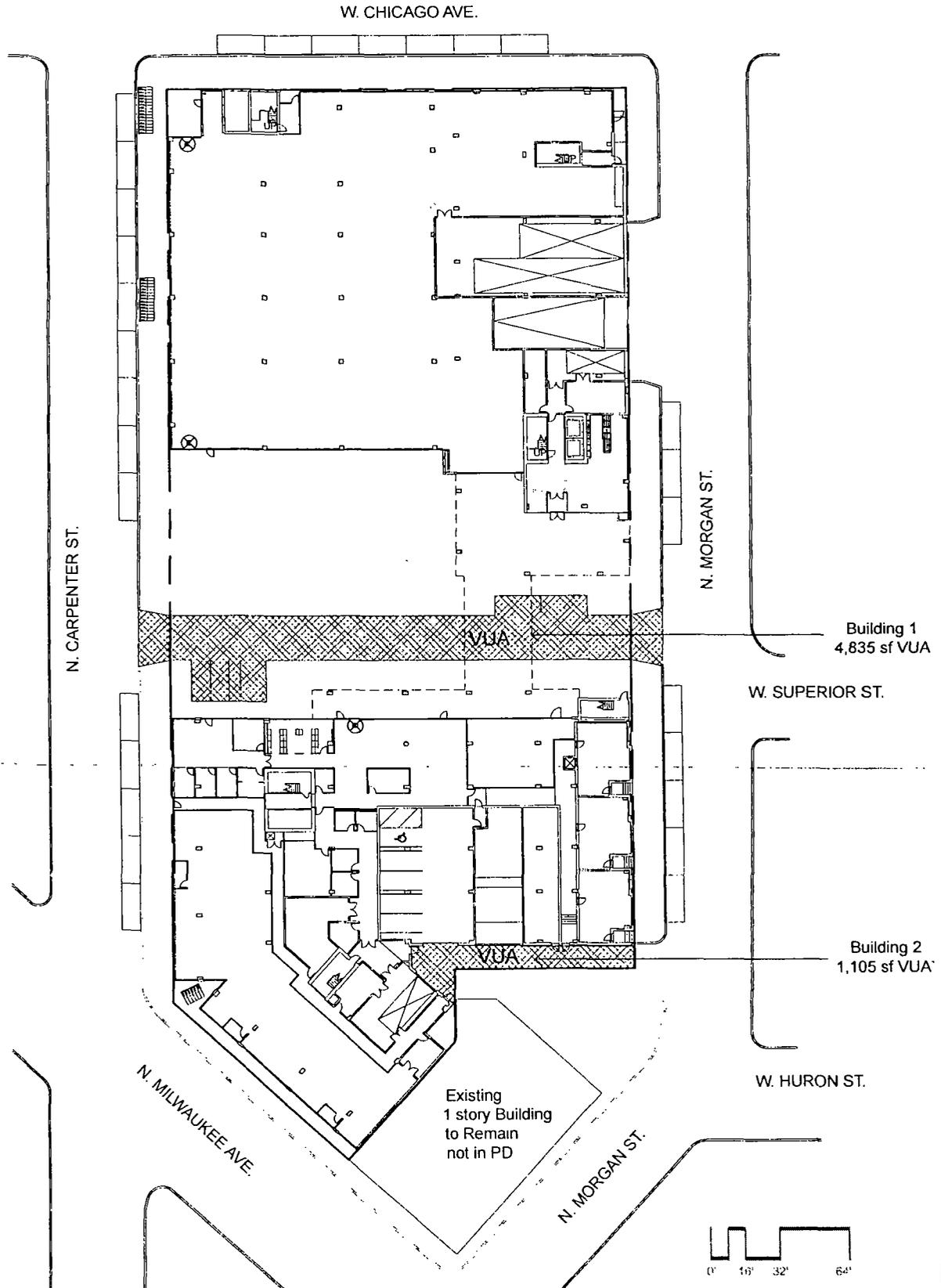


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|--|---------------------------------|--|------------------------|
| | 5' THICK CONCRETE | | CONCRETE SEAT WALLS |
| | STABILIZED DECOMPOSED AGGREGATE | | OUTDOOR GRILL W/ SINK |
| | Z + Z PAVERS ON PEDESTAL SYSTEM | | 6TH PLANTER WALLS |
| | RAISED WOOD COMPOSITE DECK | | FURNISHINGS |
| | SEDUM MAT | | FENCE W/ 3W GATE |
| | SOD | | GUARDRAIL |
| | MEXICAN BEACH PEBBLES | | |
| | PERENNIALS | | STEEL AND WOOD TRELLIS |
| | ORNAMENTAL TREE | | |
| | CONCRETE BENCHES | | |



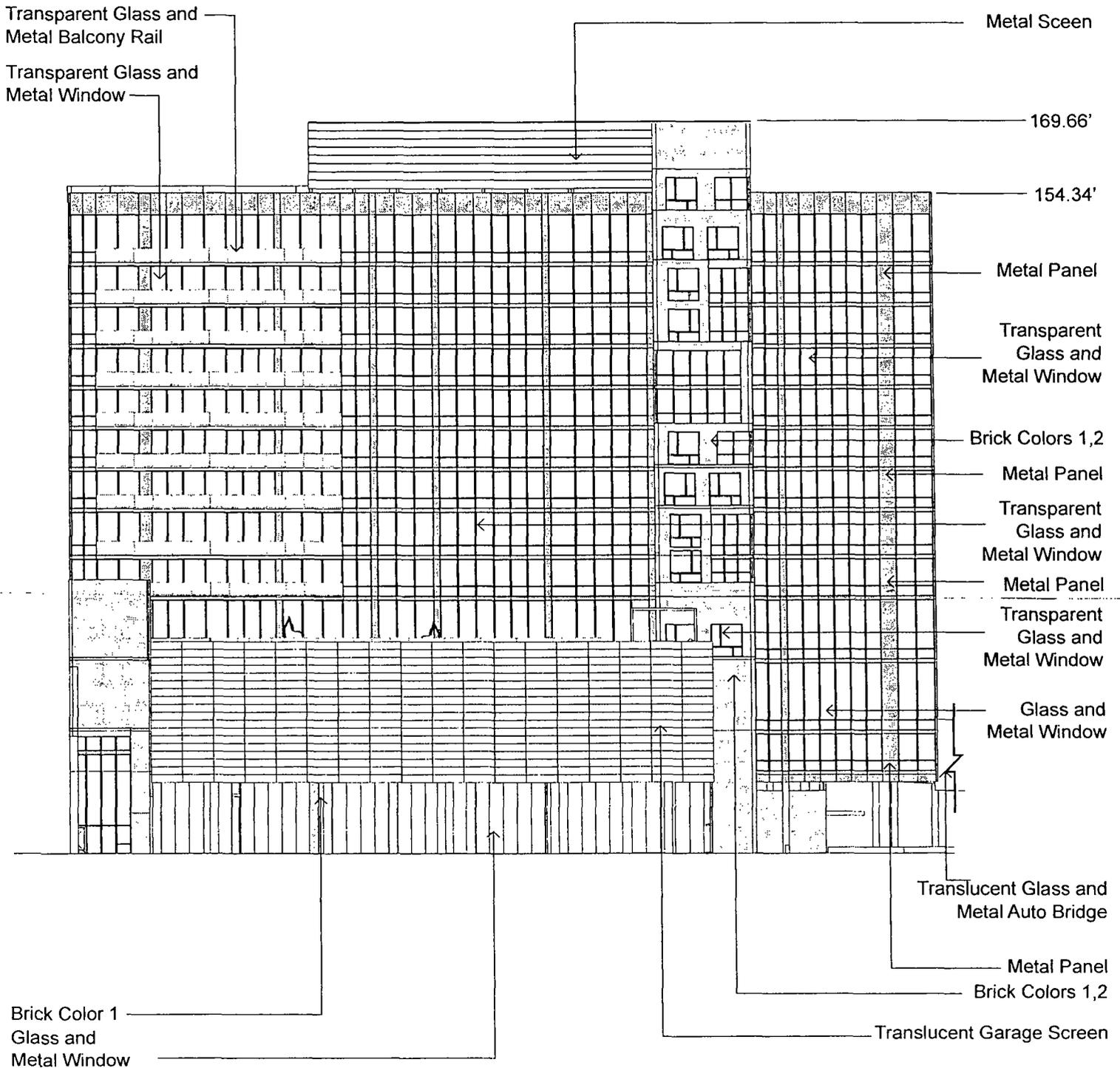
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Planned Development No. Vehicular Use Area Plan



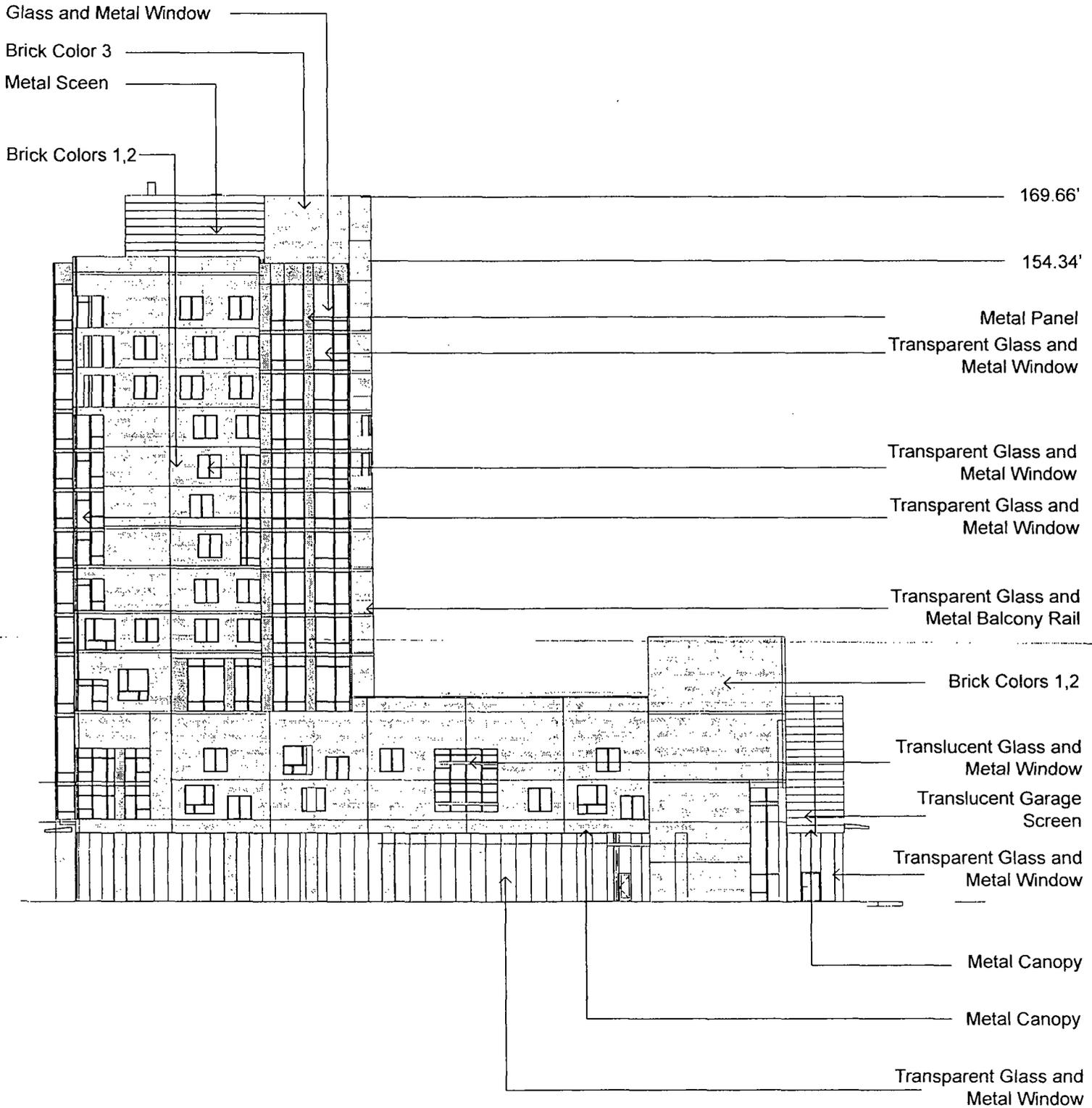
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Planned Development No. West Elevation of North Building



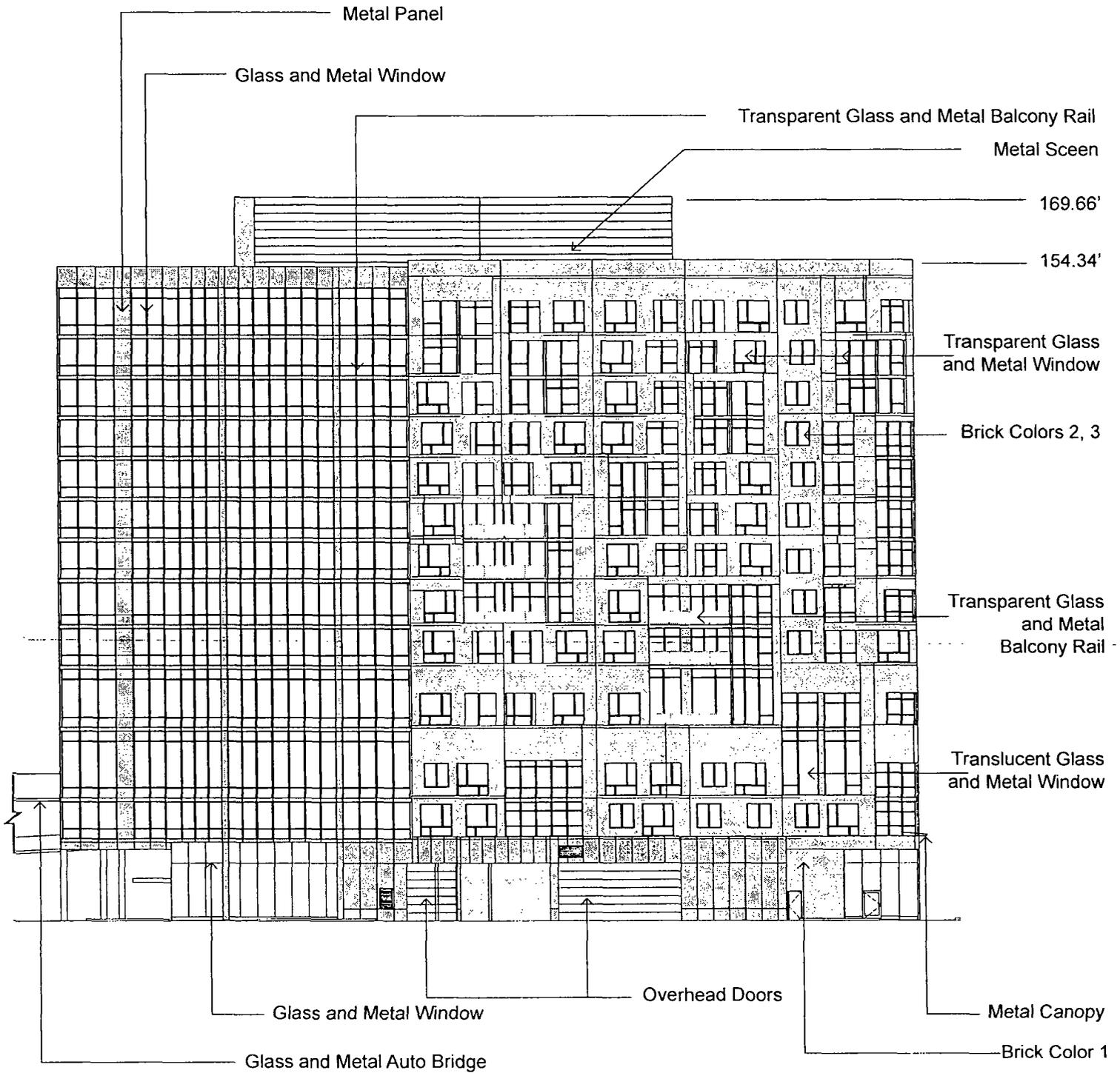
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Planned Development No. North Elevation of North Building



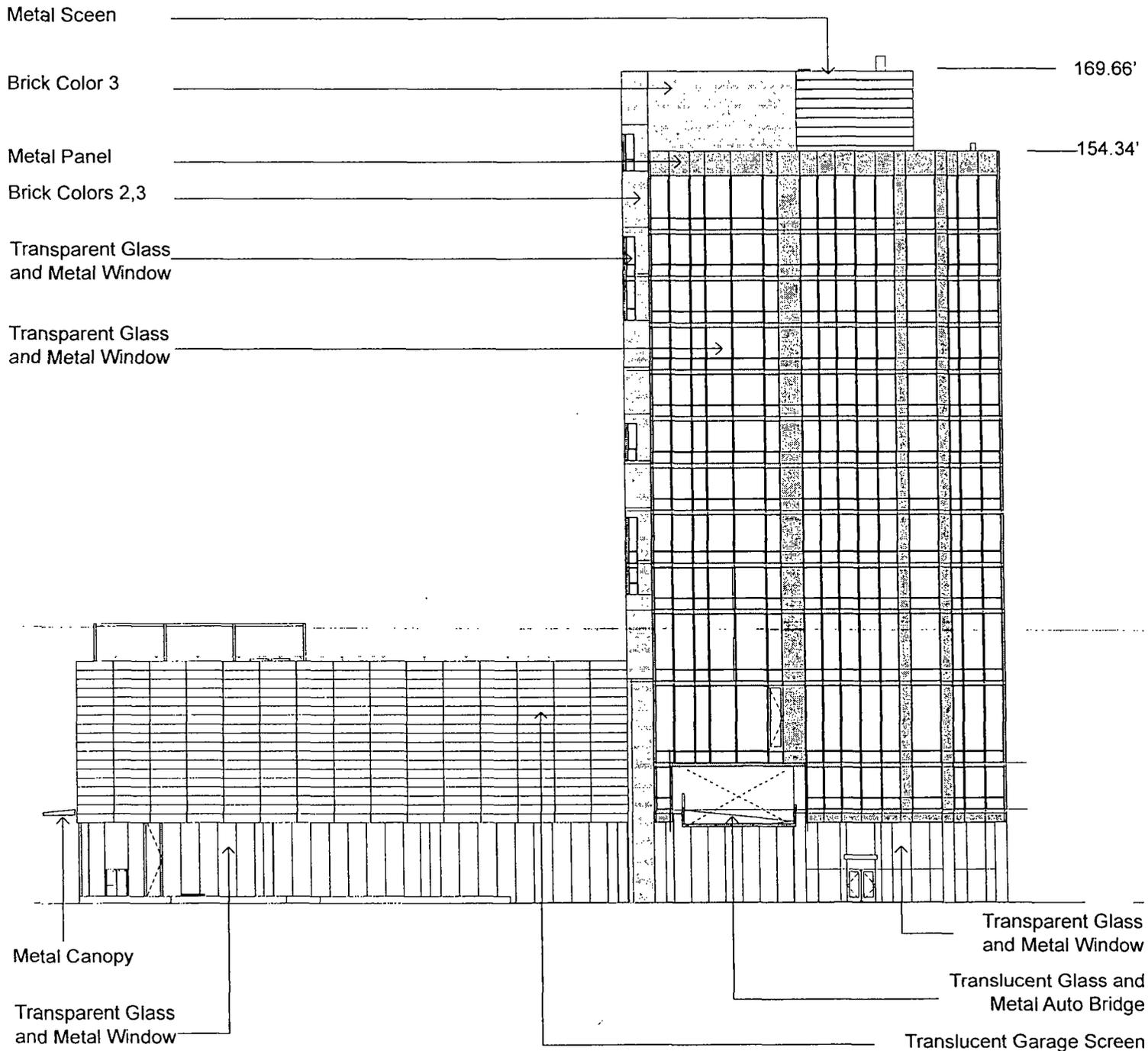
Applicant: SP Riverwest LLC
Address: 1001 West Chicago Avenue, Chicago, IL
Date: May 28 , 2014
Plan Commission Date: October 16 , 2014

Planned Development No. East Elevation of North Building



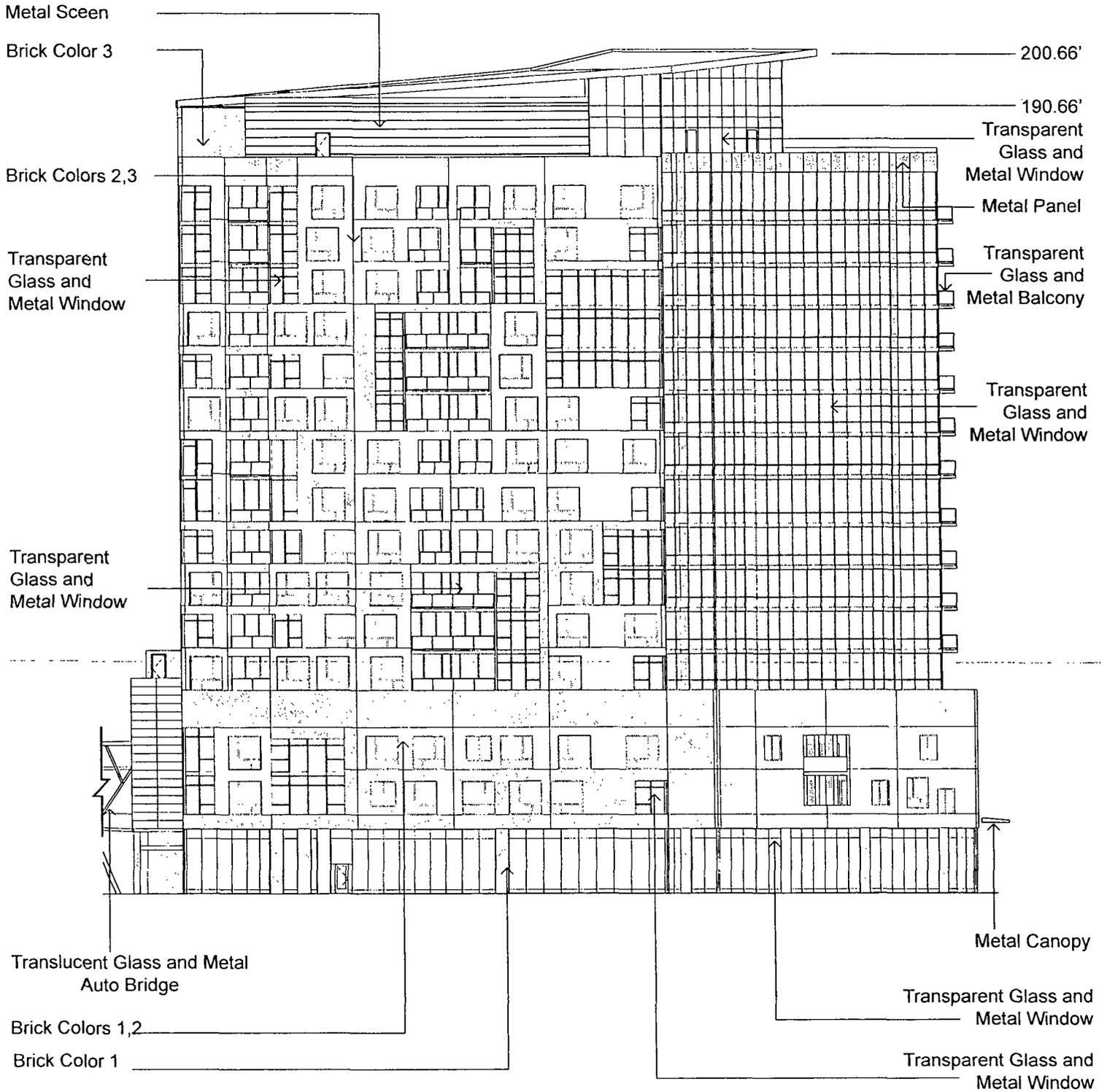
Applicant: SP Riverwest LLC
Address: 1001 West Chicago Avenue, Chicago, IL
Date: May 28, 2014
Plan Commission Date: October 16, 2014

Planned Development No. South Elevation of North Building



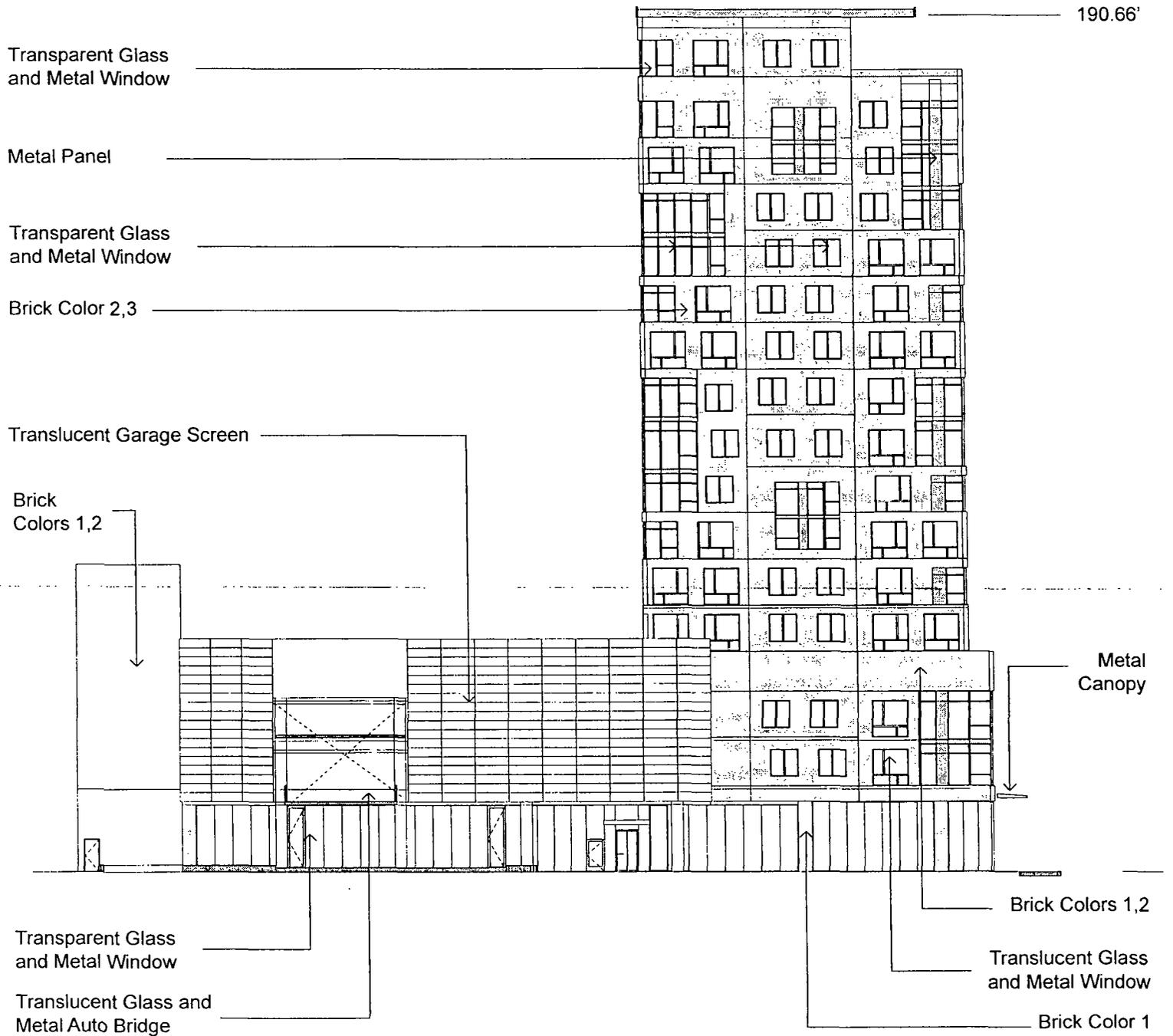
Applicant: SP Riverwest LLC
Address: 1001 West Chicago Avenue, Chicago, IL
Date: May 28 , 2014
Plan Commission Date: October 16 , 2014

Planned Development No. West Elevation of South Building



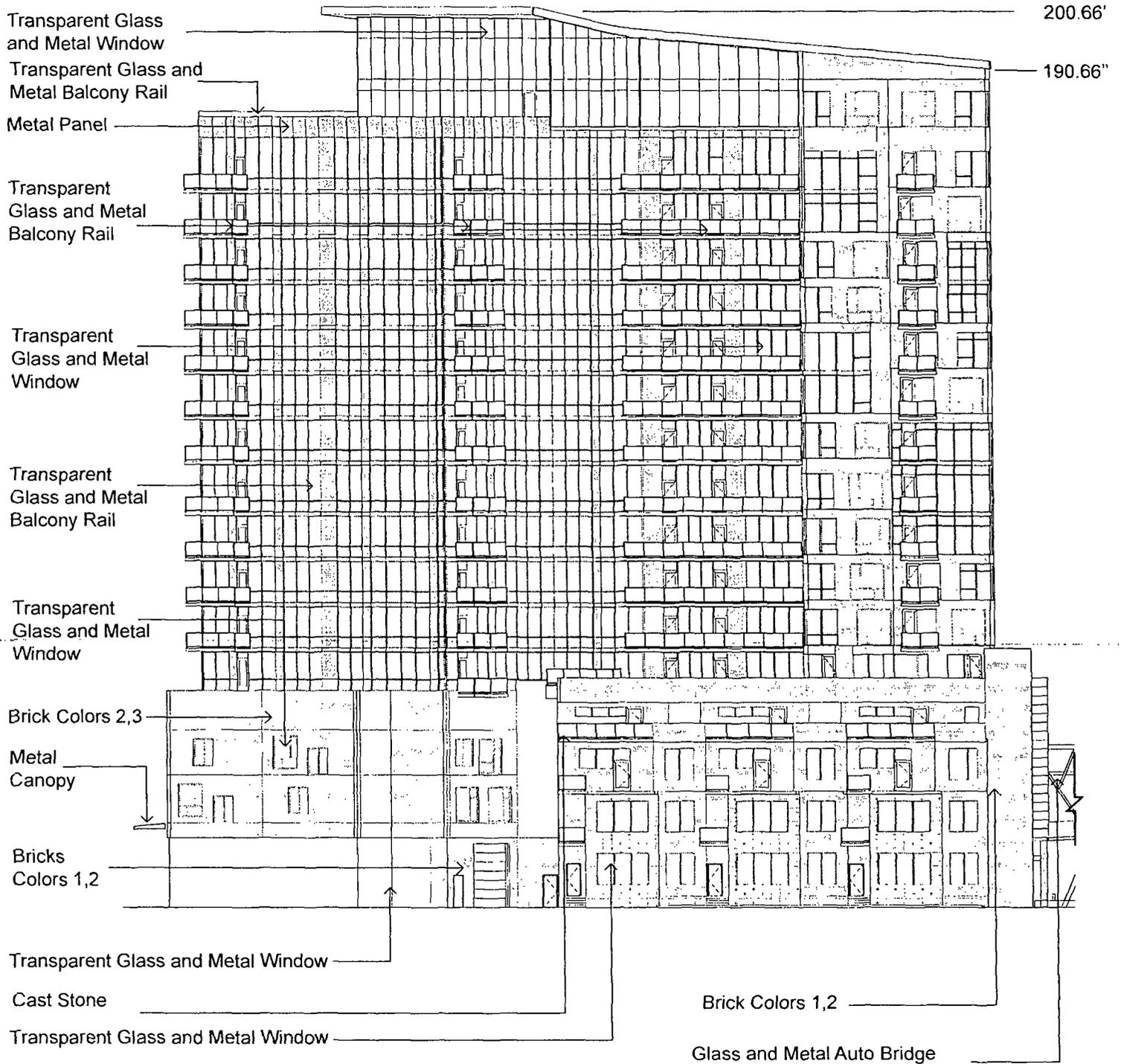
Applicant: SP Riverwest LLC
Address: 1001 West Chicago Avenue, Chicago, IL
Date: May 28, 2014
Plan Commission Date: October 16, 2014

Planned Development No. North Elevation of South Building



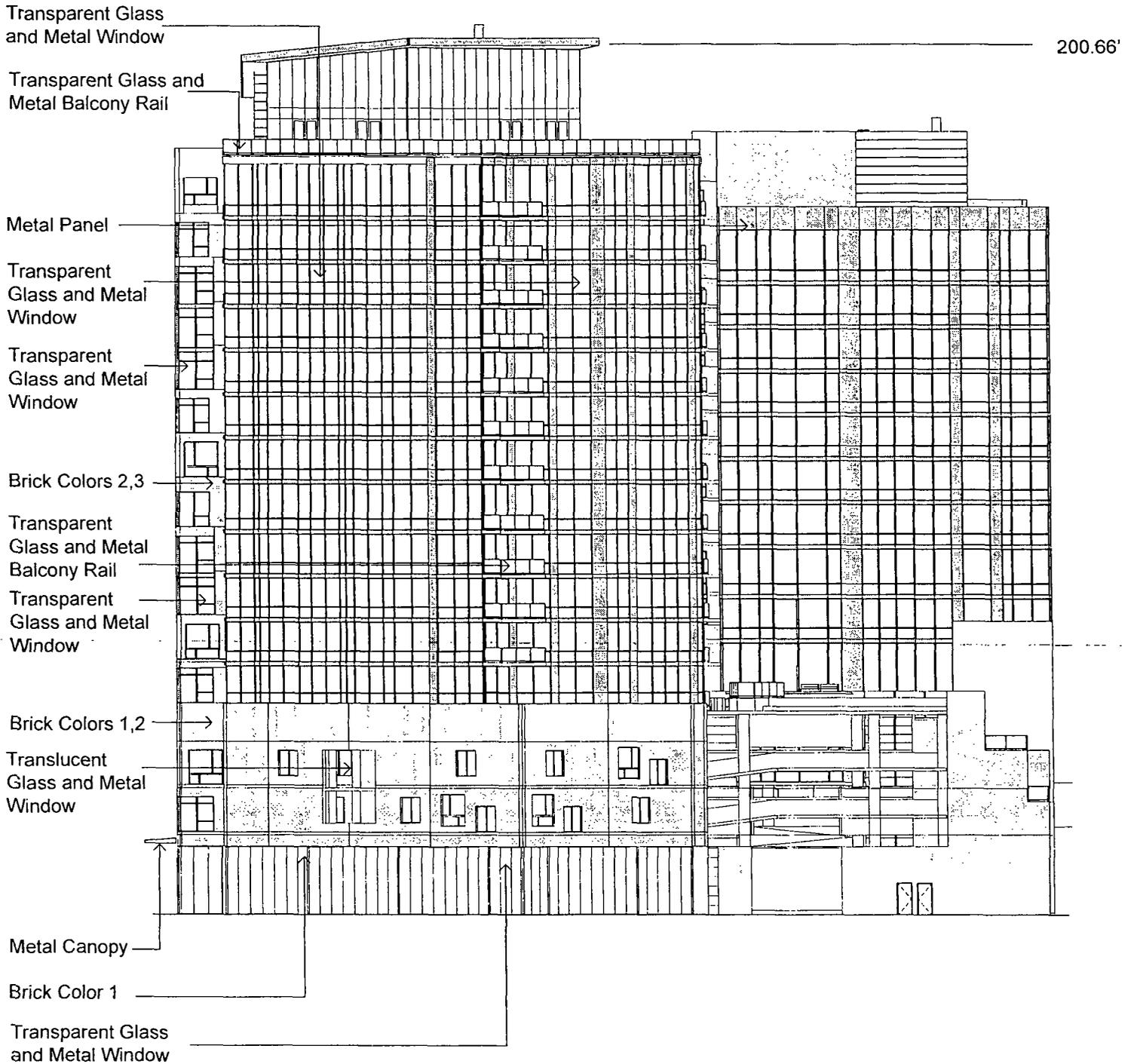
Applicant: SP Riverwest LLC
Address: 1001 West Chicago Avenue, Chicago, IL
Date: May 28, 2014
Plan Commission Date: October 16, 2014

Planned Development No. East Elevation of South Building



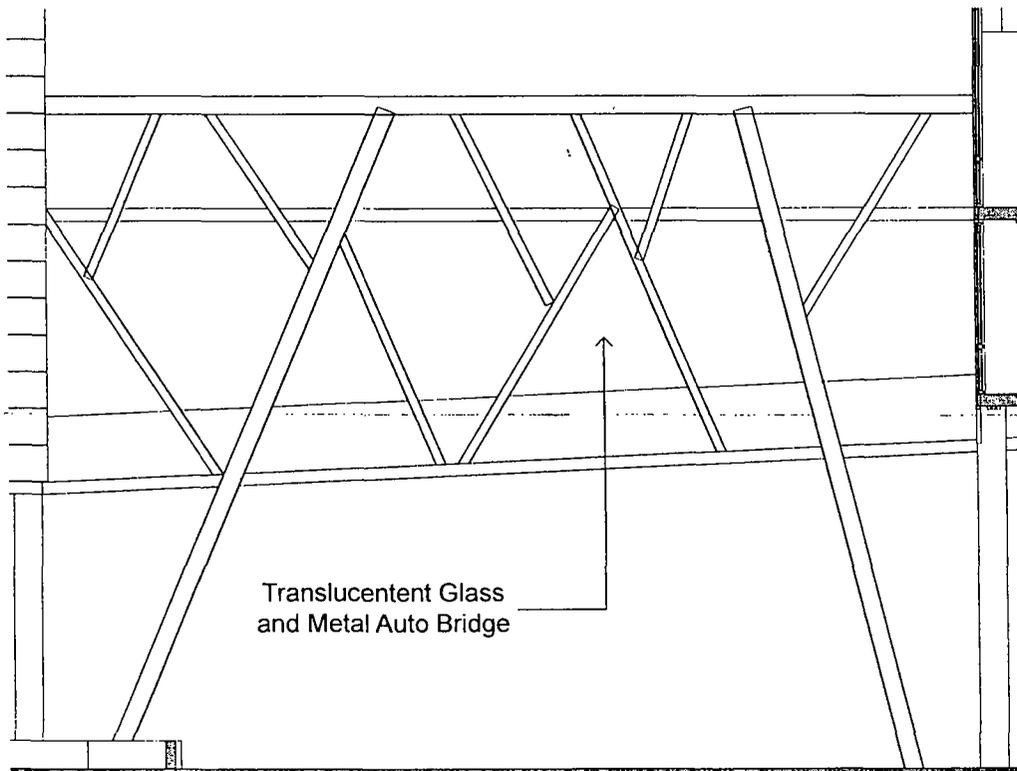
Applicant: SP Riverwest LLC
Address: 1001 West Chicago Avenue, Chicago, IL
Date: May 28, 2014
Plan Commission Date: October 16, 2014

Planned Development No. South Elevation of South Building



Applicant: SP Riverwest LLC
Address: 1001 West Chicago Avenue, Chicago, IL
Date: May 28, 2014
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Planned Development No. Auto Bridge - East Elevation



Note: West Elevation of Auto Bridge is the mirror image of the East Elevation.

Applicant: SP Riverwest LLC
Address: 1001 West Chicago Avenue, Chicago, IL
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Plan Commission Date: October 16 , 2014