



City of Chicago



SO2014-1445

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 3/5/2014

Sponsor(s): City Clerk (transmitted by)

Type: Ordinance

Title: Zoning Reclassification App No. 17965 at 2501-2519 W
Armitage Ave

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

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 be amended by changing all the C1-1 Neighborhood Commercial District symbols and indications as shown on Map No. 5-I in the area bounded by

West Armitage Avenue; North Campbell Avenue; a line 211.85 feet south of and parallel to West Armitage Avenue; a line 167.38 feet west of and parallel to North Campbell Avenue; West Homer Avenue; a line 203.84 feet west of and parallel to North Campbell Avenue; a line 53.08 feet north of and parallel to West Homer Street; a line 203.5 feet west of and parallel to North Campbell Avenue; a line 140.74 feet north of and parallel West Homer Avenue; a line 194.55 feet west of and parallel to North Campbell Avenue; a line from a point 194.55 feet west of North Campbell Avenue and 246.13 feet north of West Homer Street; to a point, 190.51 feet west of North Campbell Avenue and the south right-of-way line of West Armitage Avenue; and West Armitage Avenue,

to those of a B3-3 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 the B3-3 Community Shopping District symbols and indications within the area herein-above described to the designation of Residential-Business Planned Development No. _____, 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.

Common address of properties: 2501-2519 W Armitage Avenue

BULK & DATA TABLE - 06/10/2014 2501 W. ARMITAGE MIXED-USE DEVELOPMENT	
GROSS SITE AREA:	59,668.0 sf
PUBLIC RIGHT-OF-WAY AREA:	15,566.0 sf
NET SITE AREA:	44,102.0 sf
MAXIMUM FLOOR AREA RATIO:	3.0
MAXIMUM ALLOWABLE BUILDING AREA:	132,306 sf
MAXIMUM BUILDING HEIGHT:	65'-0"
MINIMUM NUMBER OF ACCESSORY OFF-STREET PARKING SPACES:	55 spaces
MINIMUM NUMBER OF ACCESSORY OFF-STREET LOADING SPACES:	1 space
NUMBER OF RESIDENTIAL UNITS:	78 units
NUMBER OF BICYCLE RACKS:	78 spaces
MINIMUM SETBACKS:	Per Site Plan

STANDARD PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as a Residential Business Planned Development Number _____, (“Planned Development”) consists of approximately 44,102 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, Spearhead Properties, 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 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees, and approval by the City Council.

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 these sixteen (16) Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape and Green Roof Plan; Building Elevations (Northeast/North, South/Southeast, and West) prepared by Antunovich Associates and dated May 5, 2014 and Affordable Housing Profile Form (Rental), dated May 22, 2014,

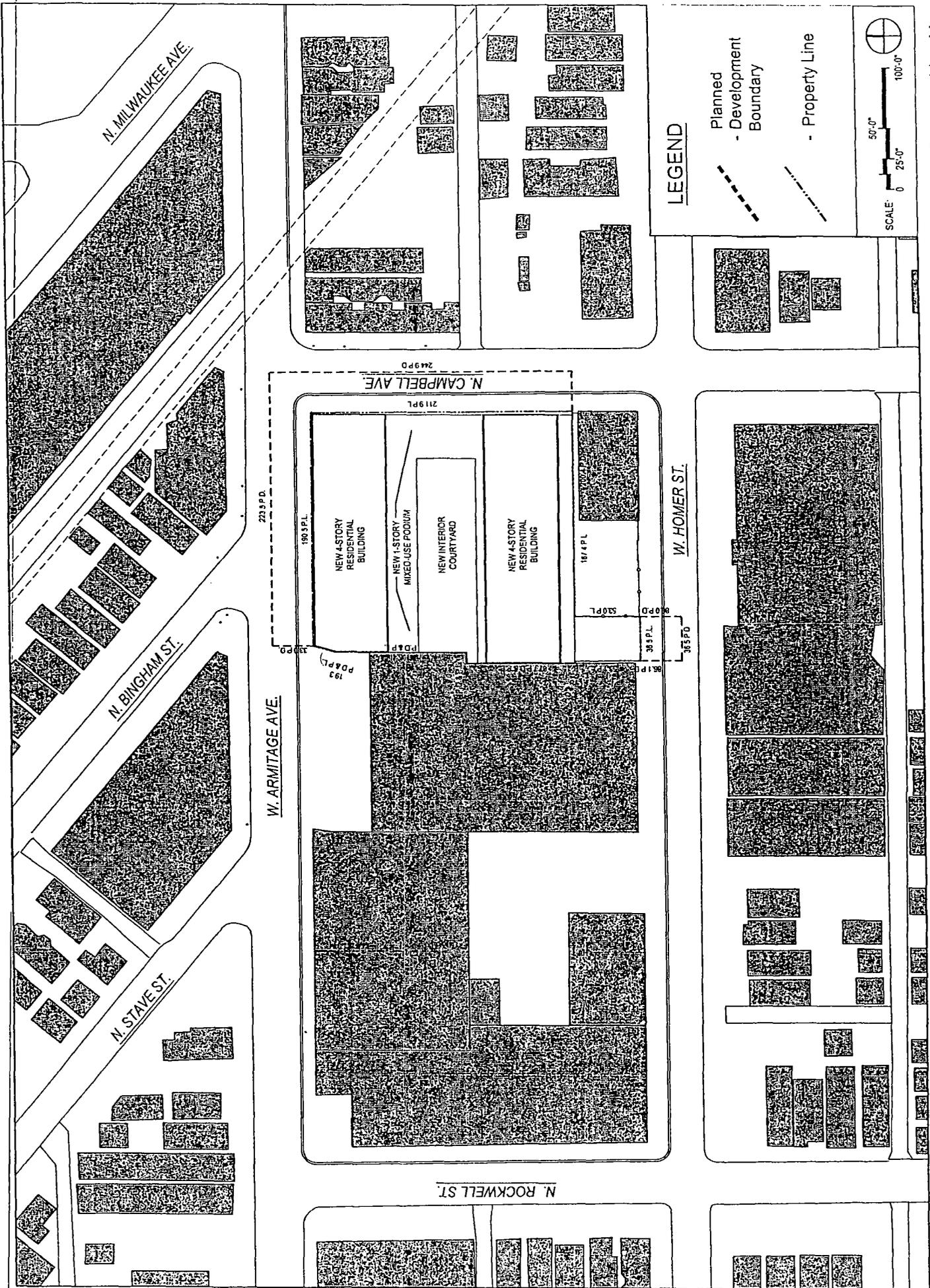
submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned 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 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, office and retail business on the ground floor, accessory parking and accessory uses as authorized by the Chicago Zoning Ordinance.
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 and Data 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 44,102 square feet.
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 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 Site Plan and the Landscape Plan. In addition, parkway trees shall be planted and maintained in accordance with the Parkway Tree Planting provisions of the Chicago Zoning Ordinance and

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.

11. The Applicant acknowledges and agrees that the rezoning of the Property from C1-1 Neighborhood Commercial District to B1-3 Neighborhood Shopping District for construction of this Planned Development 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 ("Residential Project") must: (i) develop affordable housing units as part of the Residential 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 dedicate eight (8) units as onsite affordable units. At the time of each Part II review for the Residential Project, Applicant may update and 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 No. 11 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development.
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 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 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. All development shall be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The proposed building shall provide a vegetated ("green") roof, totaling a minimum of 50% of the net roof area 28,250 square feet and obtain a LEED certification.

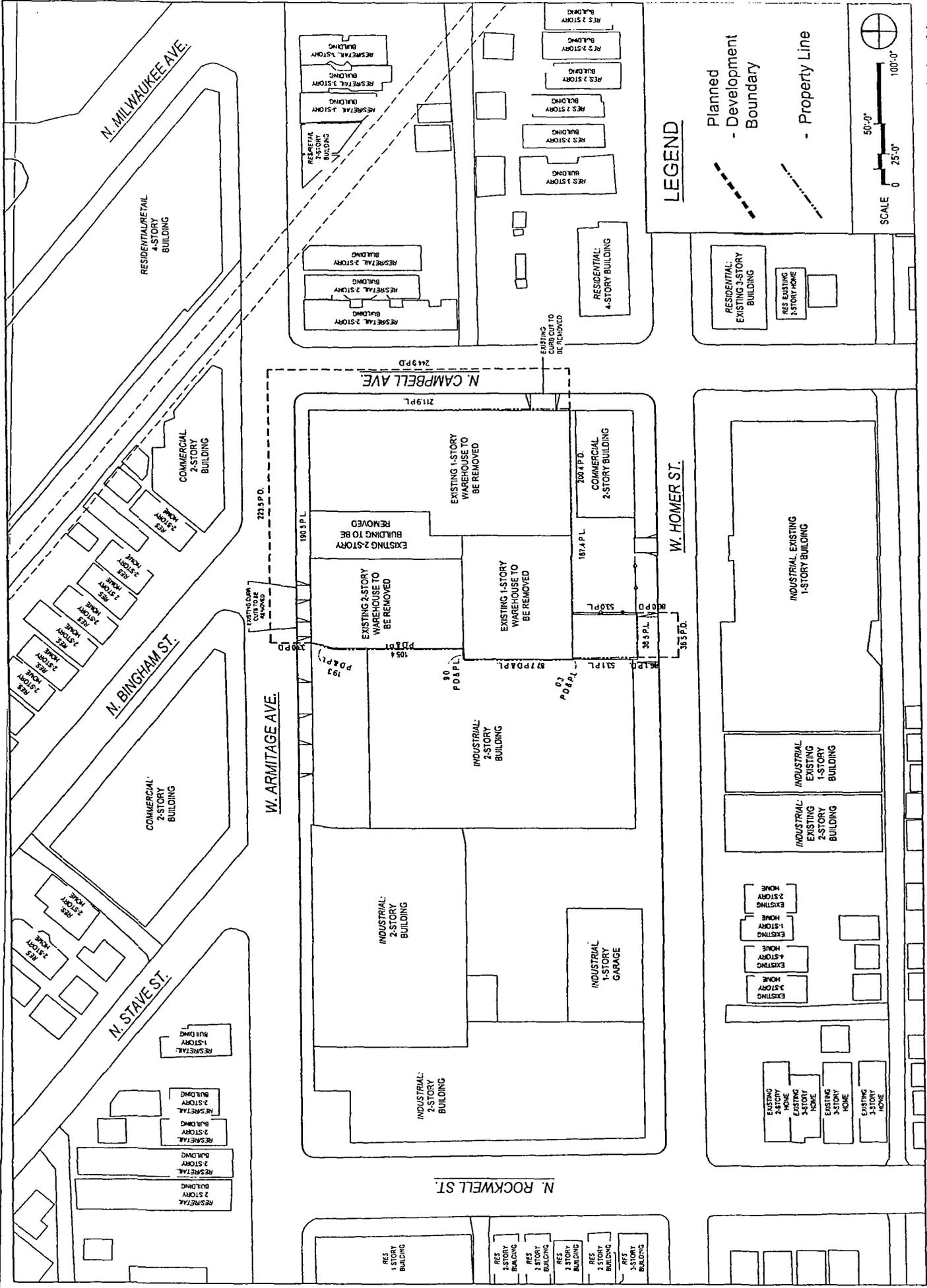
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property B1-3 Neighborhood Shopping District.



Proposed Boundary and Property Line Map

2501 W. Armitage - Mixed-Use Development

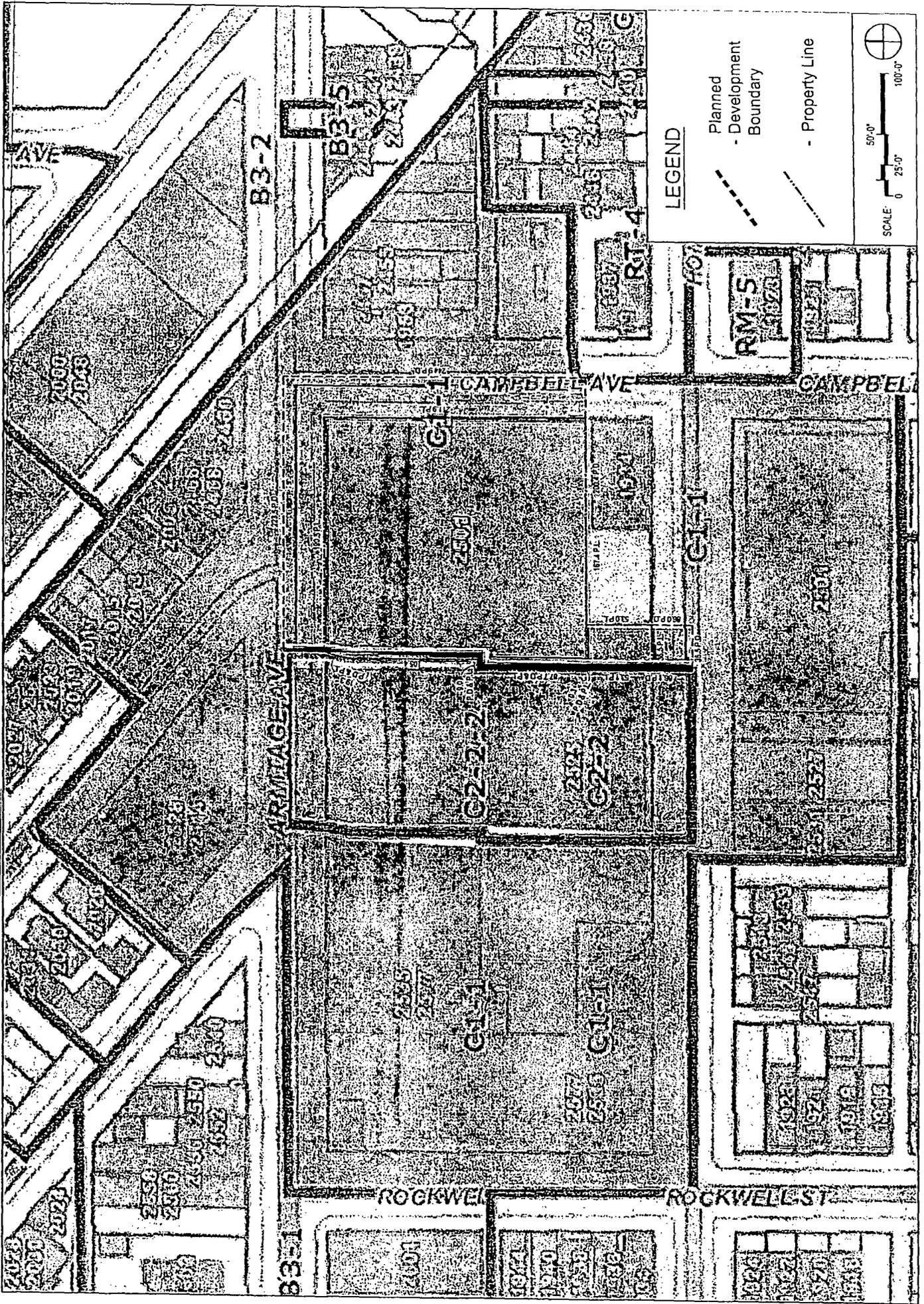
Applicant: Spearhead Properties
 Address: 2501 West Armitage Avenue, Chicago, Illinois
 Date: 06/19/2014
 Commission: 06/19/14
 Commission: June 19, 2014



Existing Land-Use Map

2501 W. Armitage - Mixed-Use Development

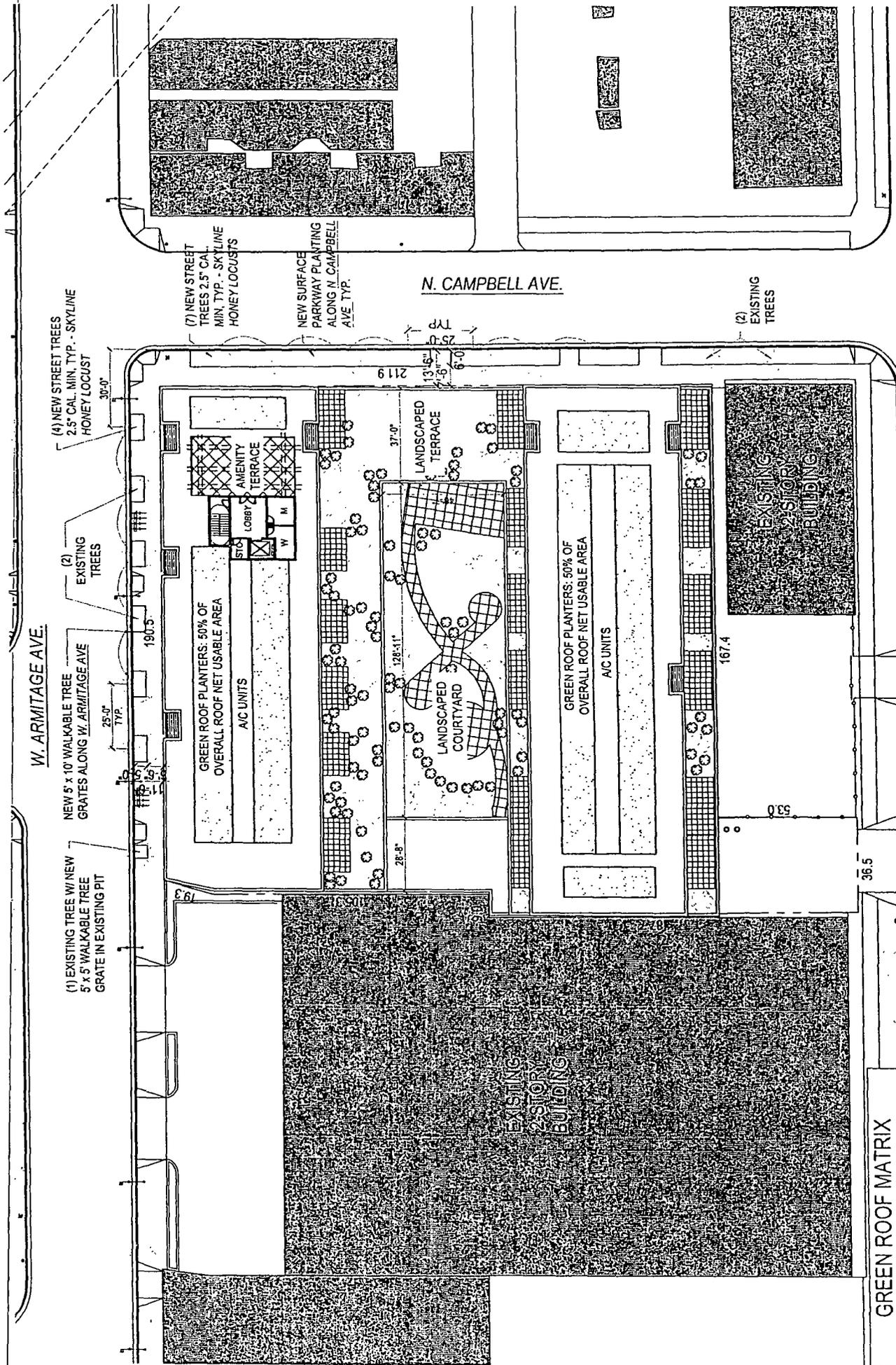
Applicant: Spearhead Properties
 Address: 2501 West Armitage Avenue, Chicago, Illinois
 Date of Submission: February 24, 2014 Chicago Plan Commission: June 19, 2014



Existing Zoning Map

2501 W. Armitage - Mixed-Use Development

Applicant: Spearhead Properties
 Address: 2501 West Armitage Avenue, Chicago, Illinois
 Date of Introduction: February 26, 2014. Chicago Plan Commission: June 19, 2014



W. ARMITAGE AVE.

(4) NEW STREET TREES
2.5" CAL. MIN. TYP. - SKYLINE
HONEY LOCUST

(2) EXISTING
TREES

NEW 5' x 10' WALKABLE TREE
GRATES ALONG W. ARMITAGE AVE

(1) EXISTING TREE W/ NEW
5' x 5' WALKABLE TREE
GRATE IN EXISTING PIT

(7) NEW STREET
TREES 2.5" CAL.
MIN. TYP. - SKYLINE
HONEY LOCUSTS

NEW SURFACE
PARKWAY PLANTING
ALONG N. CAMPBELL
AVE. TYP.

N. CAMPBELL AVE.

(2) EXISTING
TREES

GREEN ROOF PLANTERS: 50% OF
OVERALL ROOF NET USABLE AREA

A/C UNITS

AMENITY
TERRACE

LOBBY

LANDSCAPED
COURTYARD

LANDSCAPED
TERRACE

GREEN ROOF PLANTERS: 50% OF
OVERALL ROOF NET USABLE AREA

A/C UNITS

EXISTING
2-STORY
BUILDING

EXISTING
2-STORY
BUILDING

W. HOMER ST.

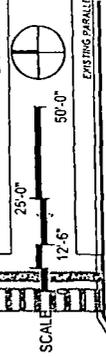
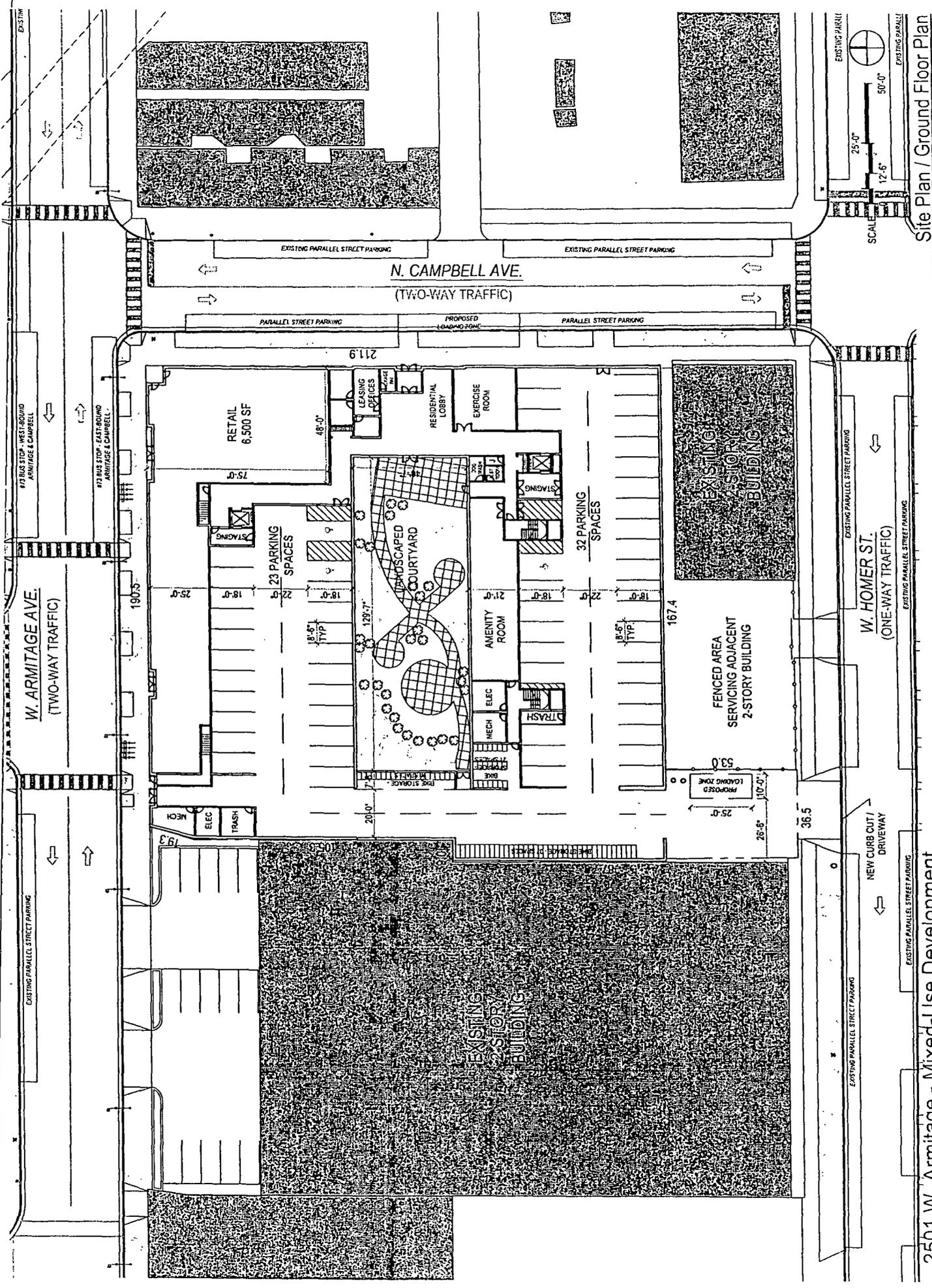


GREEN ROOF MATRIX	
NET ROOF AREA	18,800 sf
GREEN ROOF REQ (50%)	9,400 sf
GREEN ROOF PROVIDED	9,400 sf

2501 W. Armitage - Mixed-Use Development

Applicant: Spearhead Properties
Address: 2501 West Armitage Avenue, Chicago, Illinois
City: Chicago, State: Illinois, Zip: 60644, Planning Commission: June 19, 2014

Landscape Plan & Green Roof Plan



Site Plan / Ground Floor Plan

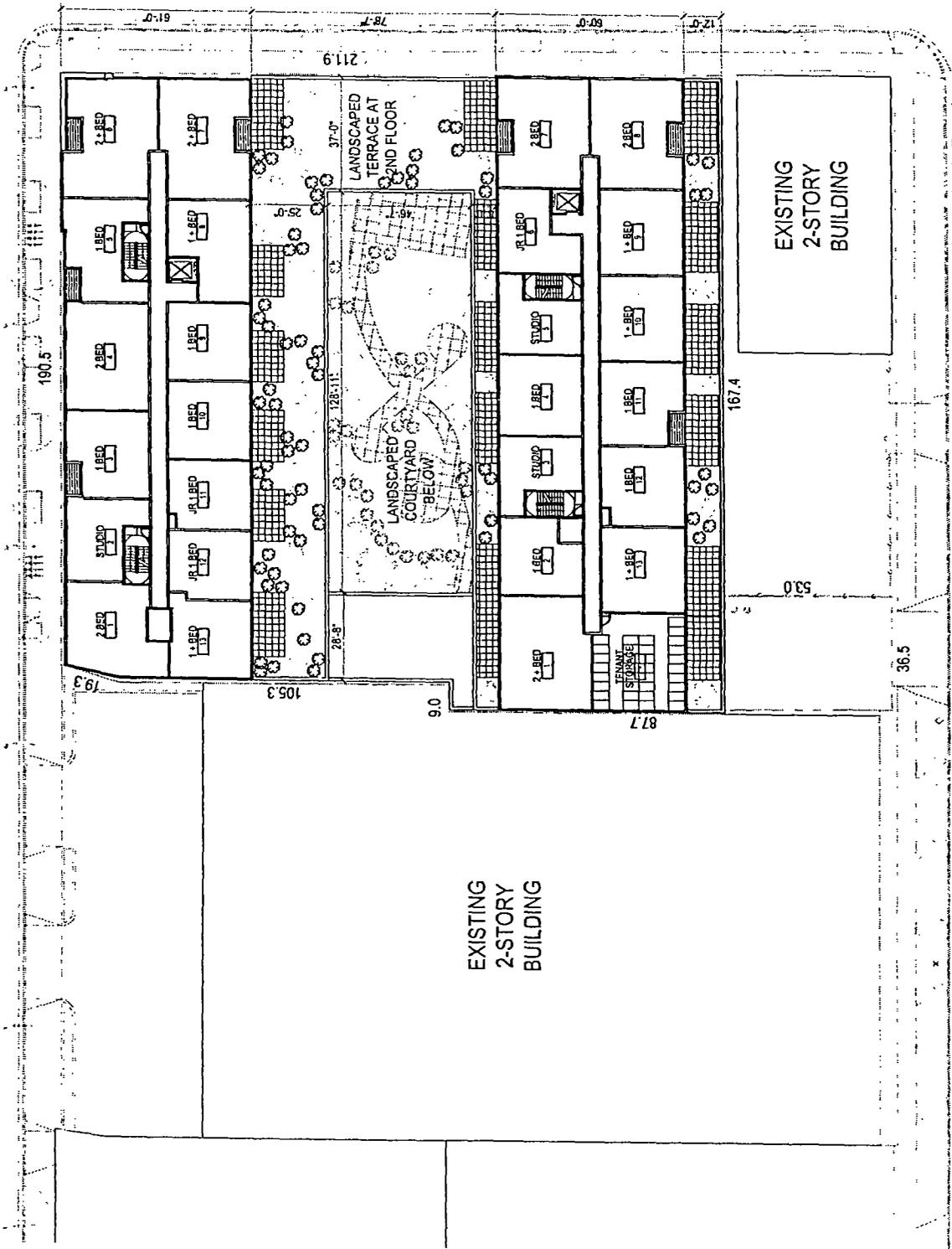
2501 W. Armitage - Mixed-Use Development

Applicant: Spearhead Properties
 Address: 2501 West Armitage Avenue, Chicago, Illinois
 Date of Introduction: February 26, 2014 Chicago Plan Commission. June 19, 2014

W. ARMITAGE AVE.

N. CAMPBELL AVE.

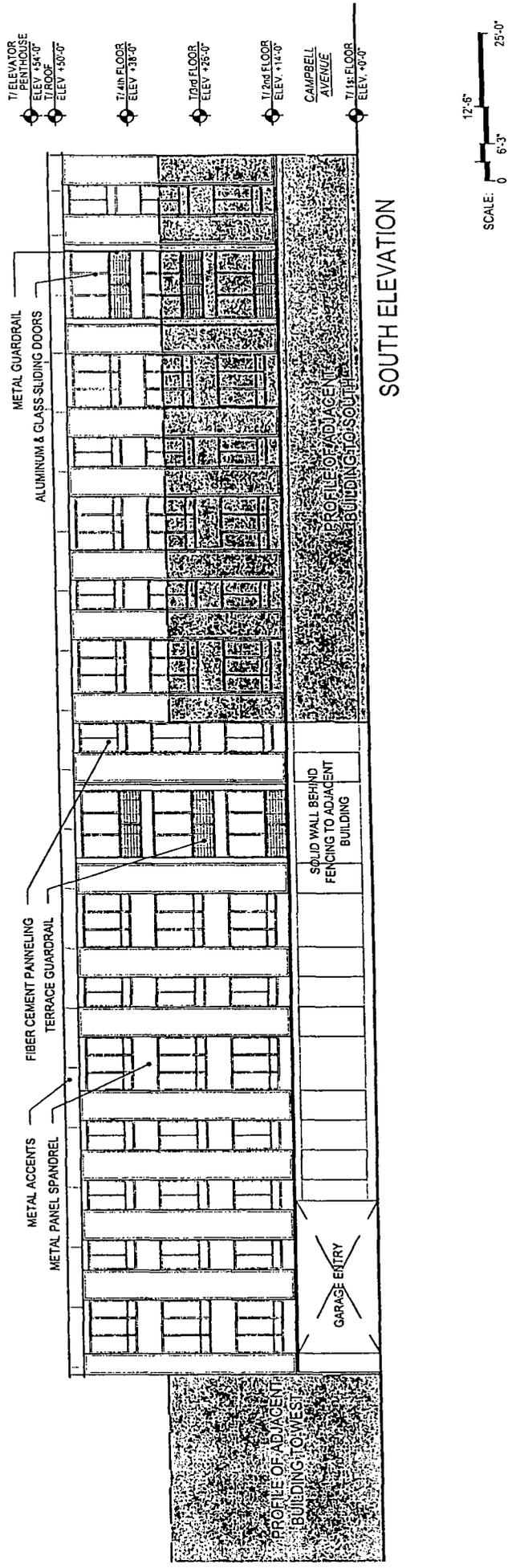
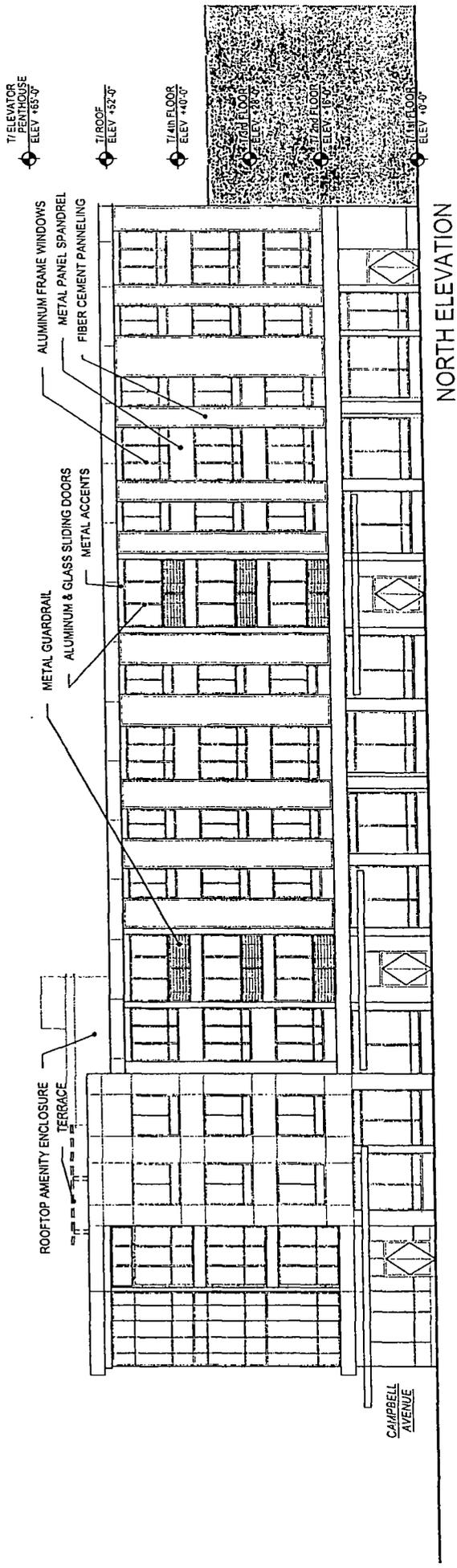
W. HOMER ST.



Typical Upper Floor Plan

2501 W. Armitage - Mixed-Use Development

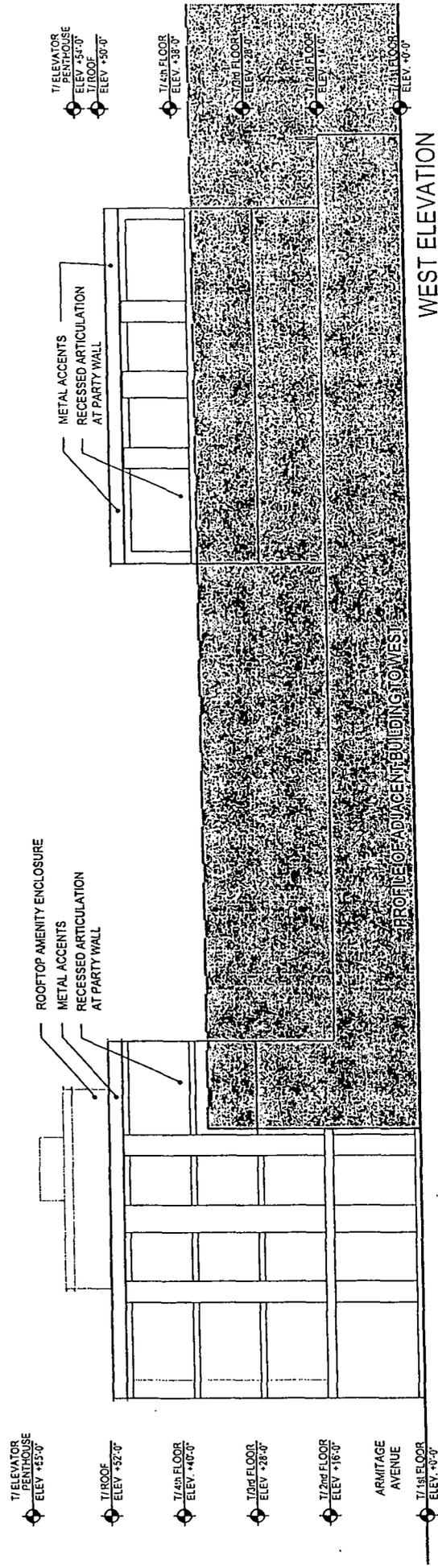
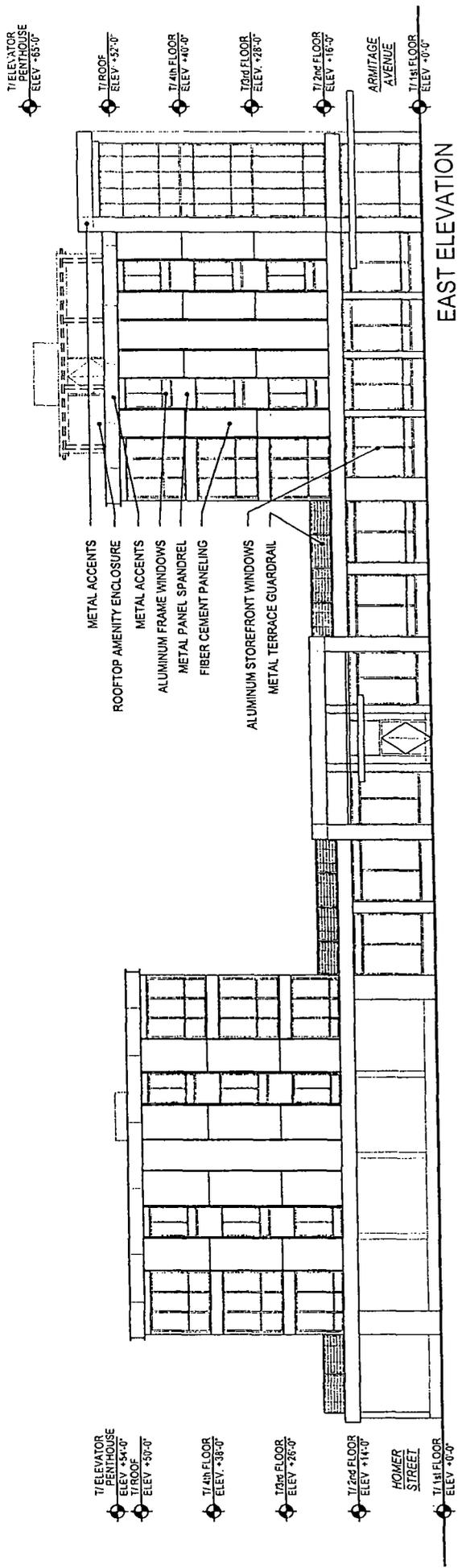
Applicant: Spearhead Properties
 Address: 2501 West Armitage Avenue, Chicago, Illinois
 Date of Introduction: February 26, 2014 Chicago Plan Commission: June 19, 2014



North & South Building Elevations

2501 W. Armitage - Mixed-Use Development

Applicant: Spearhead Properties
Address: 2501 West Armitage Avenue, Chicago, Illinois
Date: 6/19/2014



Affordable Housing Profile Form (Rental)

Submit this form to the Department of Planning & Development for each project that triggers an affordability requirement (including CPAN, ARO, and the Density Bonus).

This completed form should be returned (via e-mail, fax, postal service or Interoffice mail), to: Marcia Baxter, Department of Planning & Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: Marcia.Baxter@cityofchicago.org; Telephone: (312) 744-0696.

For information on these programs/requirements, visit www.cityofchicago.org/dpd

Date: 5/22/2014

SECTION 1: DEVELOPMENT INFORMATION

Development Name: 2501 W ARMITAGE
 Development Address: 2501 W ARMITAGE AVE.
 Ward: 1st

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

Type of City involvement: (check all that apply)

- Land write-down
- Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction? *) *if yes, please provide copy of the TIF Eligible Expenses
- Zoning increase, PD, or City Land purchase

SECTION 2: DEVELOPER INFORMATION

Developer Name: SPEARHEAD PROPERTIES, LLC.
 Developer Contact (Project Coordinator): JEFFREY HREBEN
 Developer Address: 1725 N. BURLING ST
 Email address: jeffrey@spearheadprop.com May we use email to contact you? Yes No
 Telephone Number: 312.420.1385

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: 78 x 10%* = 8 (always round up)
 Total units total affordable units required
 *20% if TIF assistance is provided

For Density Bonus projects: _____ X 25% = _____
 Bonus Square Footage* Affordable sq. footage required

*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 (www.cityofchicago.org/zoning for zoning info).

b) building details

In addition to water, which of the following utilities will be included in the rent (circle applicable):
 Cooking gas electric gas heat electric heat other (describe on back)

Is parking included in the rent for the: affordable units? yes no market-rate units? yes no
 If parking is not included, what is the monthly cost per space? \$125

Estimated date for the commencement of marketing: SPRING 2015

Estimated date for completion of construction of the affordable units: SUMMER/FALL 2015

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
<i>Example</i>	1 bed/1 bath	4	1	800	\$1000	759	60%	
Affordable Units								
Market Rate Units						N/A	N/A	
						N/A	N/A	
						N/A	N/A	

*Rent amounts updated annually in the "City of Chicago's Maximum Affordable Monthly Rent Chart"

SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment -in-lieu? TBD / UNKNOWN IF PAID OR ON SITE
 (typically corresponds with issuance of building permits) Month/Year

For ARO projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \frac{\text{Amount owed}}{\text{Amount owed}} \times \$100,000 = \$ \text{Amount owed}$$

(round up to nearest whole number)

For Density Bonus projects, use the following formula to calculate payment owed:

$$\text{Bonus Floor Area (sq ft)} \times 80\% \times \$ \text{median price per base FAR foot (from table below)} = \$ \text{Amount owed}$$

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicago River on south/west; Lake Shore Dr. on east	\$43
South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east	\$22
West: Lake on north; Congress on south; Chicago River on east; Racine on west	\$29

Authorization to Proceed (to be completed by Department of HED)

[Signature]
~~Marela Baxter~~, Kara Bryson
 Department of Planning & Development

6-2-14
 Date

[Signature]
 Developer/Project Manager

5/22/14
 Date

2501 W Armitage
5/22/2014

	Unit Type	Number of Units	Number of Bedrooms/Unit	Total Square footage/Unit	Expected Market Rent	Proposed Affordable Rent	Proposed Level of Affordability (60% less of AMI)	Unit Mix OK to proceed
Example	1 Bed/1 Bath	4	1	800	\$ 1,000	\$ 759	60%	
Affordable Units	Studio/1 Bath	1	0	550	\$ 1,337	\$ 705	60%	yes
	Junior 1 Bedroom/1 Bath	1	1	600	\$ 1,434	\$ 736	60%	↓
	1 Bed/1 Bath	4	1	720	\$ 1,667	\$ 736	60%	
	2 Bed/2 Bath	2	2	1015	\$ 2,227	\$ 878	60%	
Market Rate Units	Studio/1 Bath	6	0	550	\$ 1,337	N/A	N/A	
	Junior 1 Bedroom/1 Bath	8	1	600	\$ 1,434	N/A	N/A	
	1 Bed/1 Bath	37	1	720	\$ 1,667	N/A	N/A	
	2 Bed/2 Bath	19	2	1015	\$ 2,227	N/A	N/A	