



City of Chicago



SO2017-2216

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/29/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-G at 3515-3549 N Clark St, 1001-1029 W Addison St and 3546-3558 N Sheffield Ave - App No. 19171
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

INTRO DATE

MARCH 29, 2017

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1: That the Chicago Zoning Ordinance be amended by changing all Residential Business Planned Development No. 1164 symbols and designations as shown on Map No. 9-G in the area bounded by

West Addison Street; North Sheffield Avenue; the alley next South of and parallel to West Addison Street; the alley next West of and parallel to North Sheffield Avenue; a line 287.63 feet South of and parallel to West Addison Street; the alley next West of and parallel to North Sheffield Avenue; a line drawn from a point 335.15 feet South of West Addison Street and 135.55 feet East of North Clark Street to a point on the East line of North Clark Street 455.98 feet South of the South line of West Addison Street; North Clark Street; a line 65.30 feet South of and parallel to West Addison Street; a line 393.89 feet West of and parallel to North Sheffield Avenue; a line 44.97 feet South of and parallel to West Addison Street; a line 302.21 feet West of and parallel to North Sheffield Avenue,

to the designation of a Residential Business Planned Development No. 1164, as amended, 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 2: This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 3515-49 N. Clark St.; 1001-29 w. Addison St.; 3546-58 N. Sheffield Ave.

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RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 1164, AS AMENDED PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Business Planned Development consists of property commonly known as 3515-3549 N. Clark Street; 1001-1029 W. Addison Street; and 3546-3558 N Sheffield Avenue, Chicago, Illinois (“the Property”). The Property consists of approximately 93,015 square feet (2.13 acres) and is owned or controlled by the Applicant, 1025 W. Addison Street Apartments Owner LLC.
2. 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 easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
3. 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, then to the owners of record title to all of the Property and to any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are

APPLICANT: 1025 W. Addison Street Apartments Owner LLC
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made, shall be under single ownership or under single designated control as defined in Section 17-8-0400 of the Chicago Zoning Ordinance.

4. This Plan of Development consists of nineteen Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; Existing Land Use Map; a Planned Development Boundary, Property Line & Right of Way Adjustment Map; a Site Plan; Landscape Plan / First Floor Plan; Basement Plan; Second Floor Plan; Third Floor Parking Plan; Fourth Floor Parking Plan; Landscape Planting Details; Green Roof Plan; Building Elevations; and Building Section Plan prepared by Solomon Cordwell Buenz dated March 29, 2017. Full-size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. .
5. The following uses shall be permitted within the area herein delineated as “Residential Business Planned Development”: residential, office, health club, retail sales, pharmacy, banks and financial institutions, private clubs, entertainment small, medium and large venue, banquet and meeting halls, restaurants, liquor sales as an accessory use, grocery / convenience store with packaged goods liquor sales as an accessory use, day care, veterinary, artist work and sales space, indoor special events including incidental liquor sales, personal services, repair or laundry service, consumer, indoor sports and recreation, amusement arcades as an incidental use only, entertainment cabaret, children’s play center, vehicle sales and service - light equipment sales / rental, indoor, vehicle sales and service – motor vehicle repair shop, not including body work, painting or commercial vehicle repairs, co-location of wireless communication facilities, accessory and related

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uses and accessory and non-accessory parking, of which 45% of the required residential parking (maximum 67 spaces) may be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees or guests of the principal uses.

6. On-premise and Business Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Housing and Economic Development. A comprehensive sign package for the Planned Development shall be approved by the Department of Housing and Economic Development prior to the issuance of any Part II approval. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Housing and Economic Development. No off-premise signs shall be permitted.
7. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the Public Way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Notwithstanding the designation of North Clark Street between West Newport Avenue and West Addison Street as a P Pedestrian Retail Street (Section 17-3-0500 of the Zoning Ordinance), a curb cut shall be permitted on North Clark Street at the location indicated on the attached Site Plan.
8. Prior to the issuance of a Part II approval, the applicant shall work with C.D.O.T. to develop a traffic management plan. A copy of this C. D.O.T. approved plan containing

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details on traffic management strategies, signalization, streetscape and lighting must be provided to the Department of Housing and Economic Development at the time of the Part II submittal.

9. For the purposes of measuring height, the definition in the Chicago Zoning Ordinance shall apply. Maximum height shall be 93 feet to the roof of the highest occupied space and 108 feet to the ceiling of the highest enclosed space. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
10. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. Upon review and determination, pursuant to Section 17-13-0610 of the Zoning Ordinance, "Part II Review", 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.
12. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the

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Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of this Planned Development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this Planned Development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.

13. The improvements on the Property shall be designed, constructed, maintained and operated in accordance with the exhibits attached hereto and the following general design and operating standards:

- (a) The developer shall install brick return walls to conceal the side walls of the adjacent buildings exposed due to the four (4) foot set back on Clark Street as depicted on the attached Site Plan dated October 17, 2013; and

- (b) Floors 1 - 4 of the building shall be set back from the property line along North Clark Street, as depicted on the Site Plan, to provide for an expanded pedestrian path and parkway trees along Clark Street. The setback along Clark street shall measure approximately four (4) feet, zero (0) inches. The pedestrian setback shall remain free and clear of obstructions except for building elements as illustrated on the Site Plan and Elevations; and the pedestrian set back shall be open to the public at all times after completion of construction for purposes of pedestrian access.

14. Pursuant to the 2007 Affordable Requirements Ordinance of the City of Chicago Municipal Code, Title 2 Chapter 2-44-090 et seq. ("2007 ARO"), the Applicant has asked for the rezoning of a lot to permit a higher floor area ratio than would otherwise be

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permitted in the base district and to develop the lot with residential housing units. The Applicant hereby acknowledges that according to the 2007 ARO at least 10 percent of the housing units must be affordable units or a cash payment must be made to the City of Chicago Affordable Housing Opportunity Fund in accordance with Section 2-44-090 (d)(1)(ii). The Applicant has agreed to provide a cash payment to the City of Chicago Affordable Housing Opportunity Fund in the amount of \$1,500,000.00. The payment is required to be made to the Department of Housing and Economic Development prior to the issuance of building permits. The Applicant must comply with all of the applicable Sections of the Affordable Requirements Ordinance which Sections are hereby incorporated into this Planned Development. The Affordable Housing Agreement is also incorporated into this Planned Development.

15. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance by the Zoning Administrator, upon the application for such a modification by the Applicant and after a determination by the Zoning Administrator that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of these Statements by the Zoning Administrator shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

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16. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall design, construct and maintain the improvements and buildings on the Property consistent with the Energy Star or the Leadership in Energy and Environmental Design (LEED) Green Building Rating System. The Applicant shall provide a vegetated (“green”) roof of at least fifty percent (50%) of the net roof area of the buildings within the Planned Development measuring approximately 41,725 square feet in size. “Net roof area” is defined as total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment.
17. 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 (MOPD) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each building or improvement.
18. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Streets and Sanitation, the Commissioner of Facilities and Fleet Management, and the Commissioner of Buildings

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under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.

19. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the base zoning of the property of the B3-3 Community Shopping District.

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RESIDENTIAL – BUSINESS PLANNED DEVELOPMENT NO. 1064, AS AMENDED BULK REGULATIONS AND DATA TABLE

Site Area

Gross Site Area	124,817 sf (2.87 acres)
Net Site Area	93,015 sf (2.13 acres)
Public R.O.W. to be Vacated	7,500 sf
Public R.O.W. to be Dedicated	2,700 sf
Maximum Floor Area Ratio	3.76
Total Buildable Area	349,801 sf
Remaining Available Buildable Area	0 sf

Maximum Height

93'-0" to the roof of the highest occupied floor
108'-0" to the ceiling of the highest enclosed space

Dwelling Units

Maximum Number of Residential Units	148 units
Maximum Percentage of Efficiency Units	30%

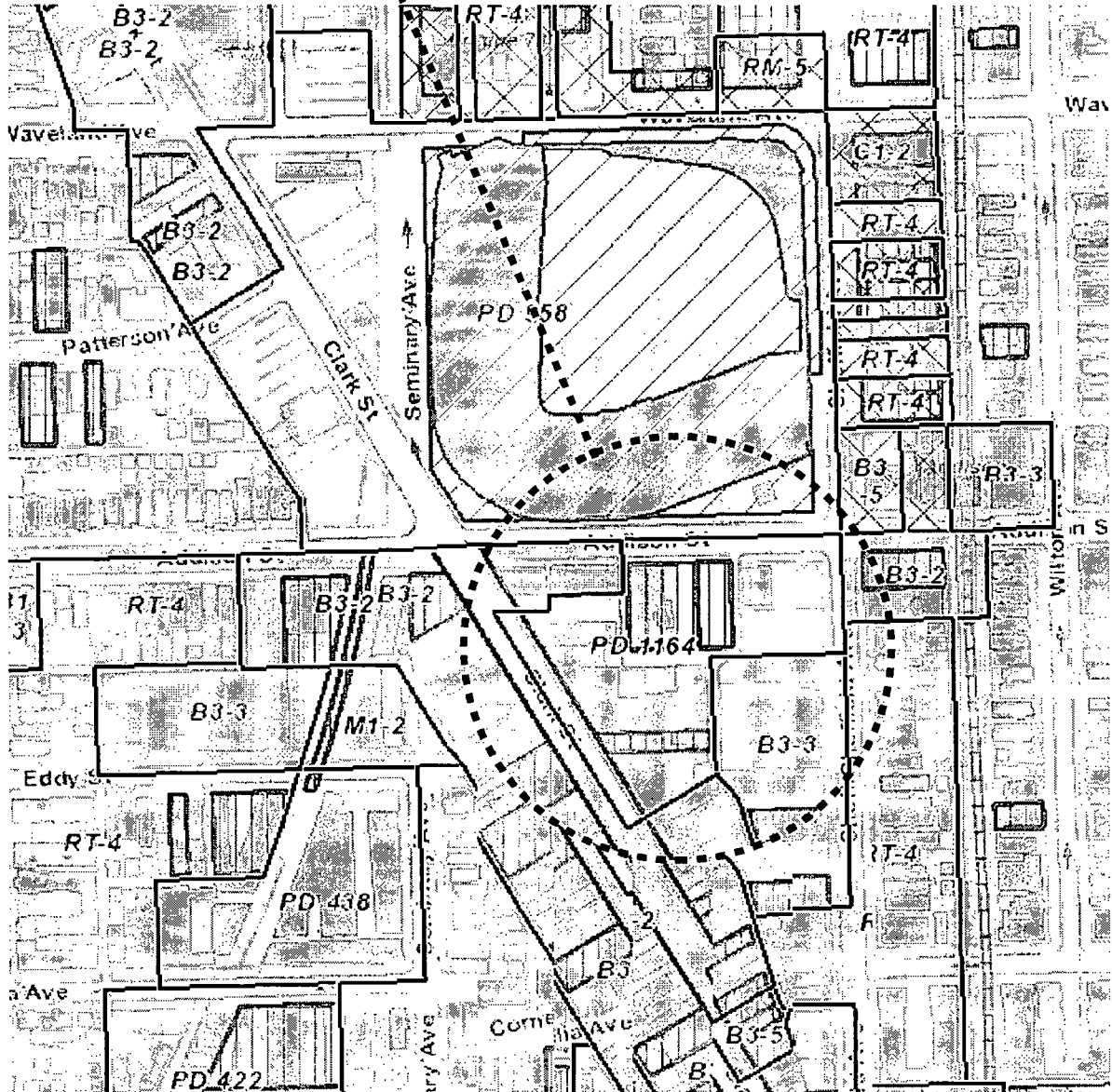
Setbacks from Property Line

Clark Street	4'-9 1/2"	(Floors 1-2)
	10'-0"	(Floors 3-4)
	44'-0"	(Floors 5-Roof; At Res. Tower)
	36'-0"	(Floors 5-Roof; At Amenity)
	8'-0"	(Floors 1-4; At the Fitness Entry)
Addison Street	0'-0"	(Floors 1-2)
	4'-0"	Floors (3-4)
	14'-0"	(Floors 5-Roof)
Sheffield Avenue	0'-0"	(Floors 1-2)
	4'-0"	(Floors 3-4)
	14'-0"	(Floors 5-Roof)

Parking / Loading

Maximum Number of Accessory Off Street Parking Spaces	410
Maximum Number of Non-Accessory Parking Spaces	83
Minimum Number of Off-Street Loading Docks	3
Minimum Number of Bicycle Spaces	50 spaces
Green Roof	50% of Net Roof Area (approx. 36,502 sq ft)

PROJECT SITE



EXISTING ZONING MAP

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Project: Addison Park on Clark

Intro Date: 03.29.2017 **CPC DATE:** 06.15.2017





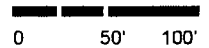
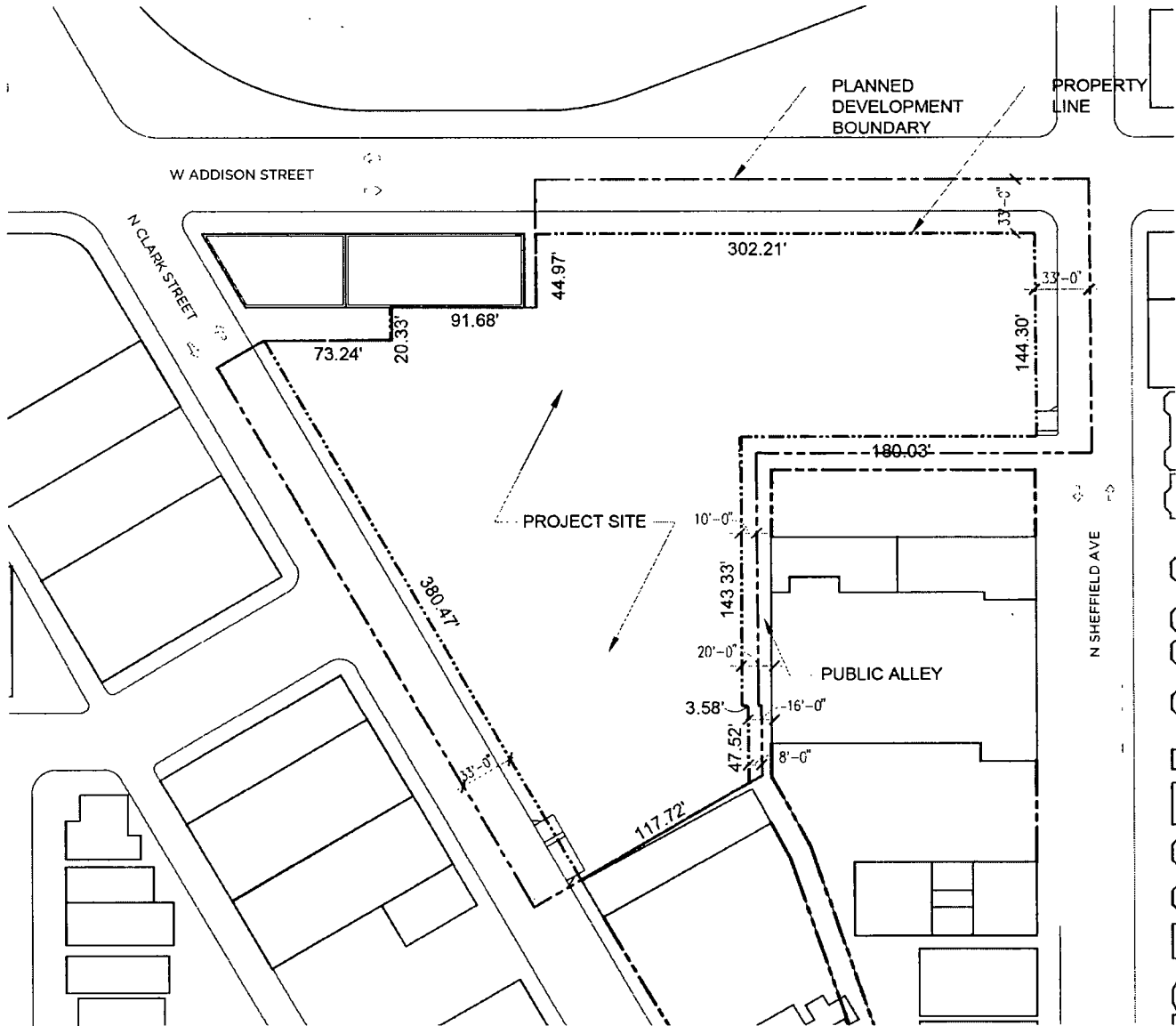
EXISTING LAND USE MAP

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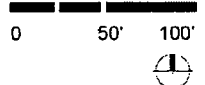
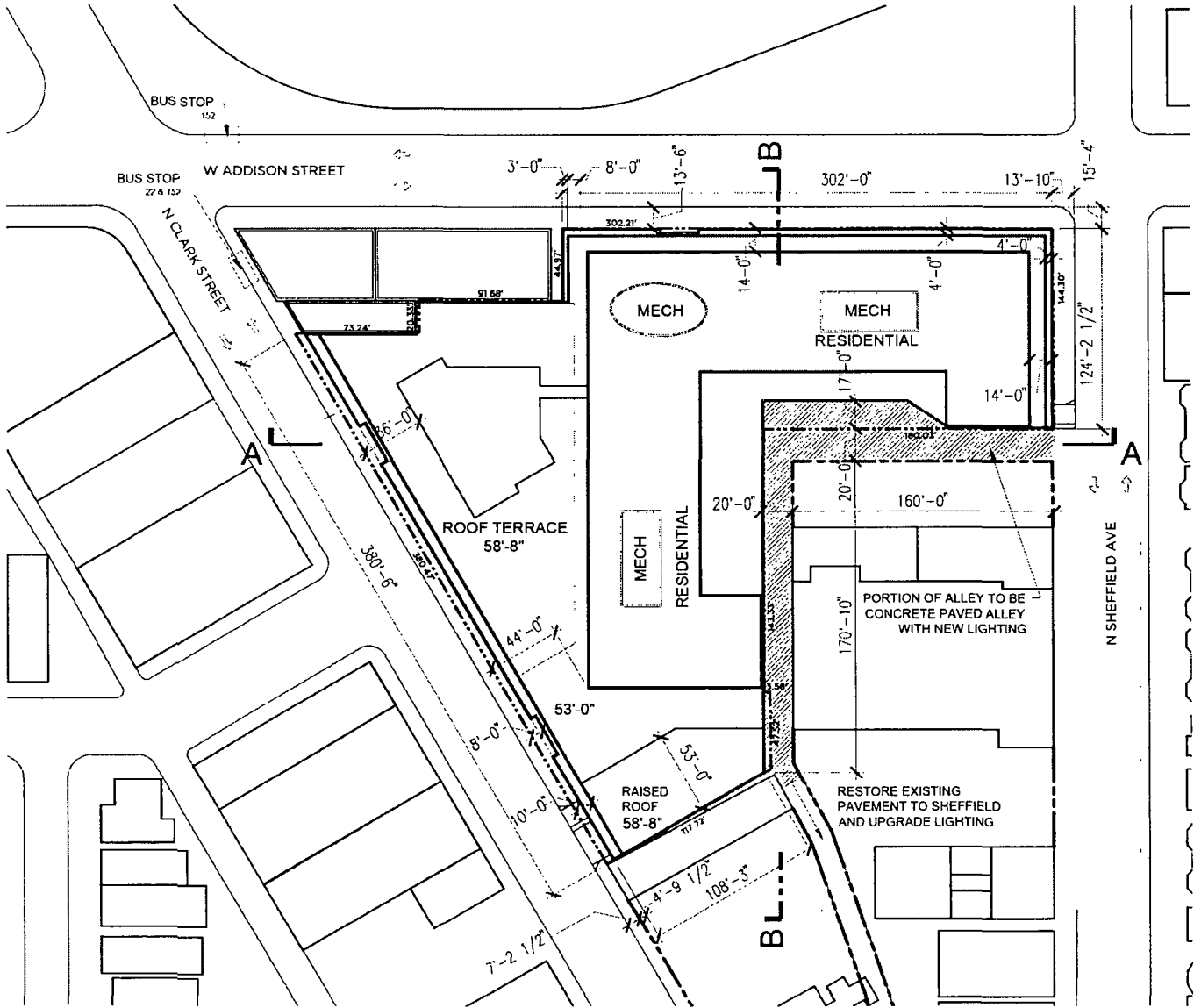
PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE & RIGHT OF WAY ADJUSTMENT MAP

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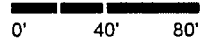
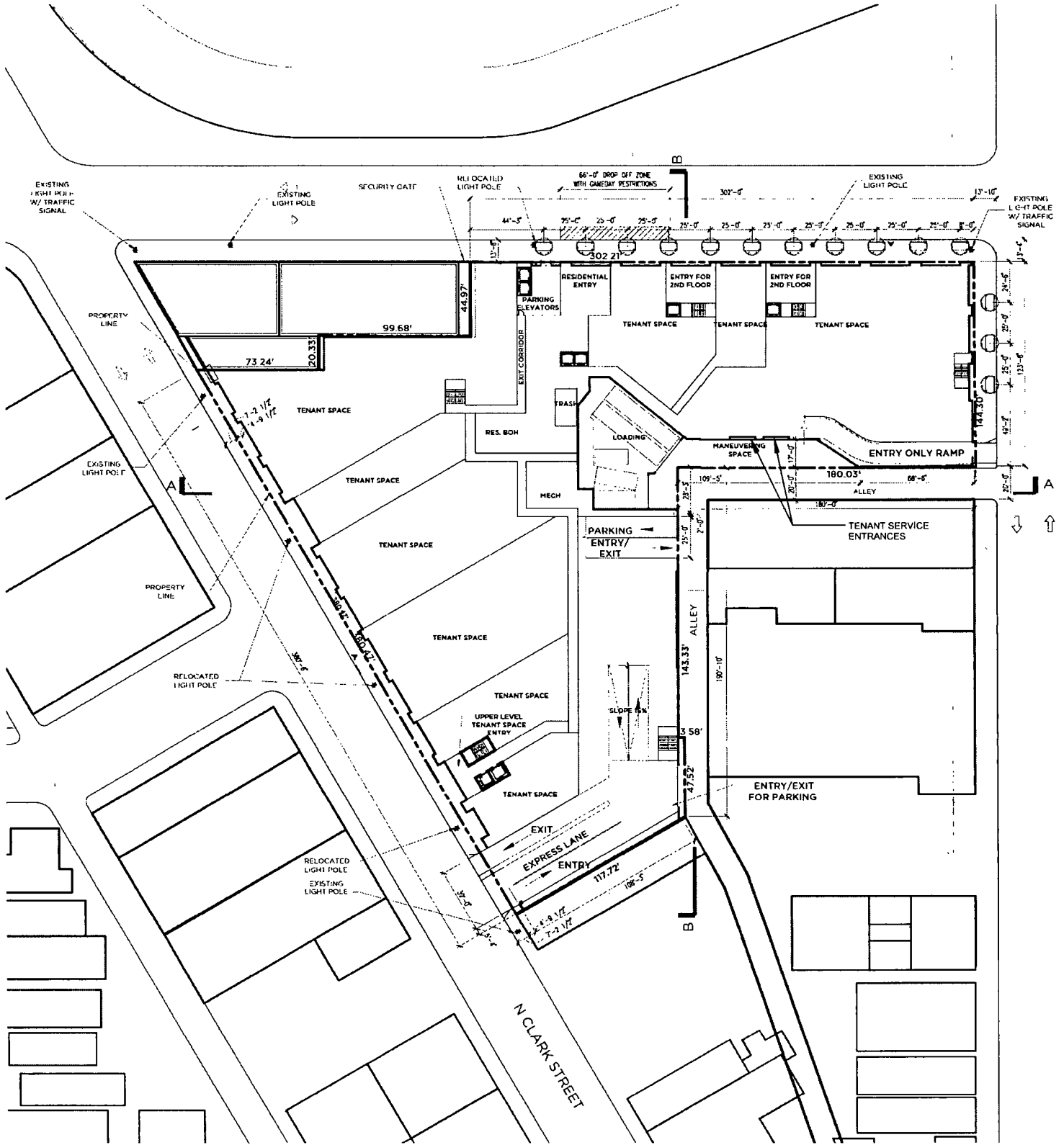
SITE PLAN

Applicant: 1025 W. Addison Street Apartments Owner, LLC.
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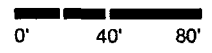
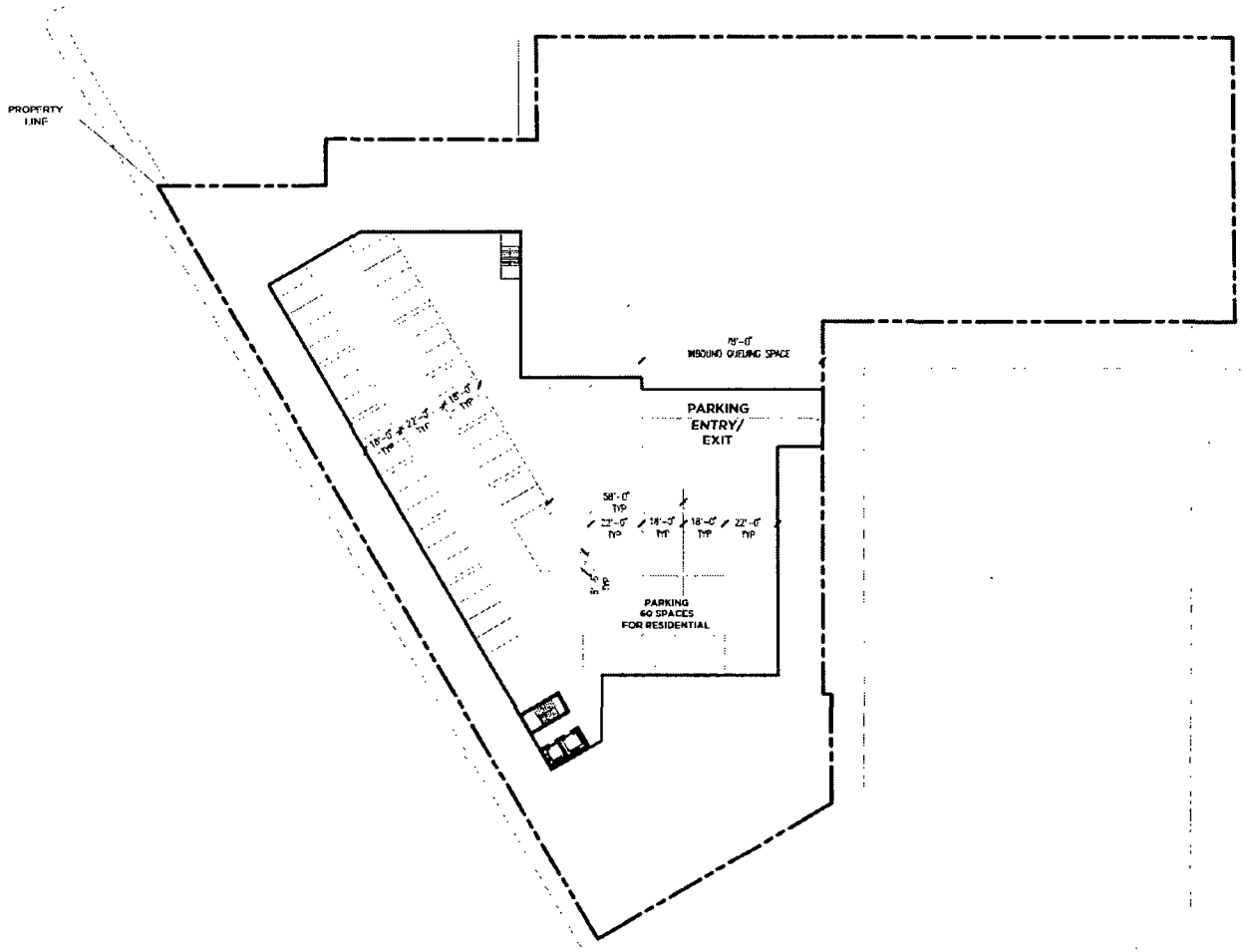
LANDSCAPE PLAN / FIRST FLOOR PLAN

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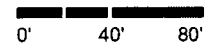
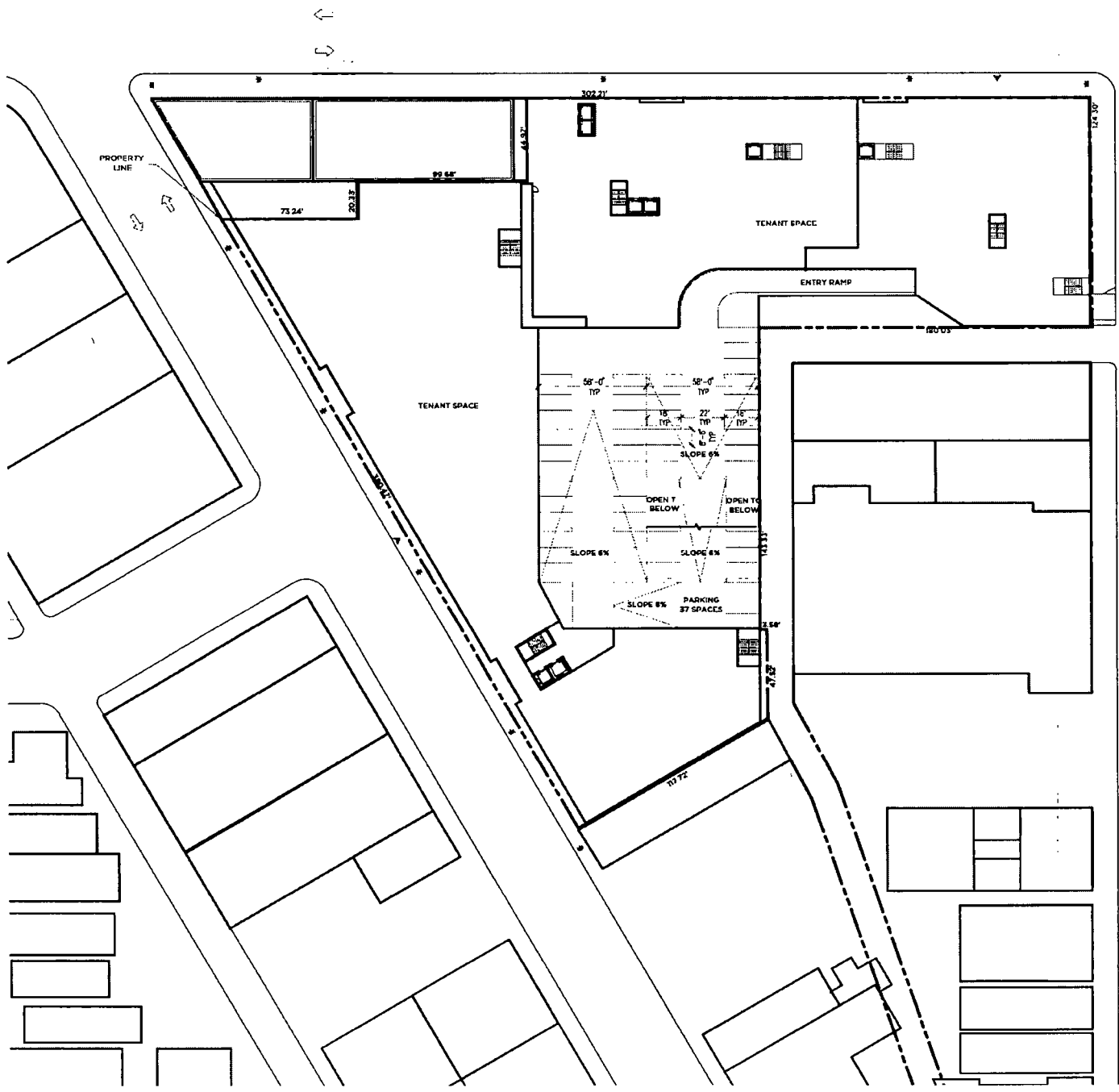
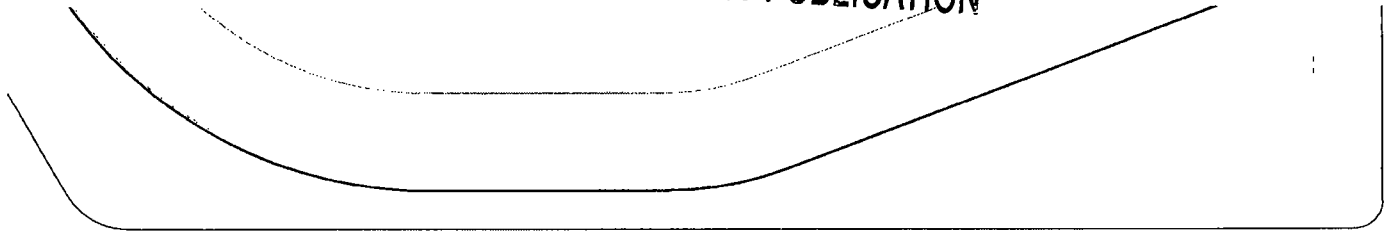
BASEMENT PLAN

Applicant: 1025 W. Addison Street Apartments Owner, LLC.
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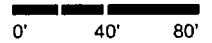
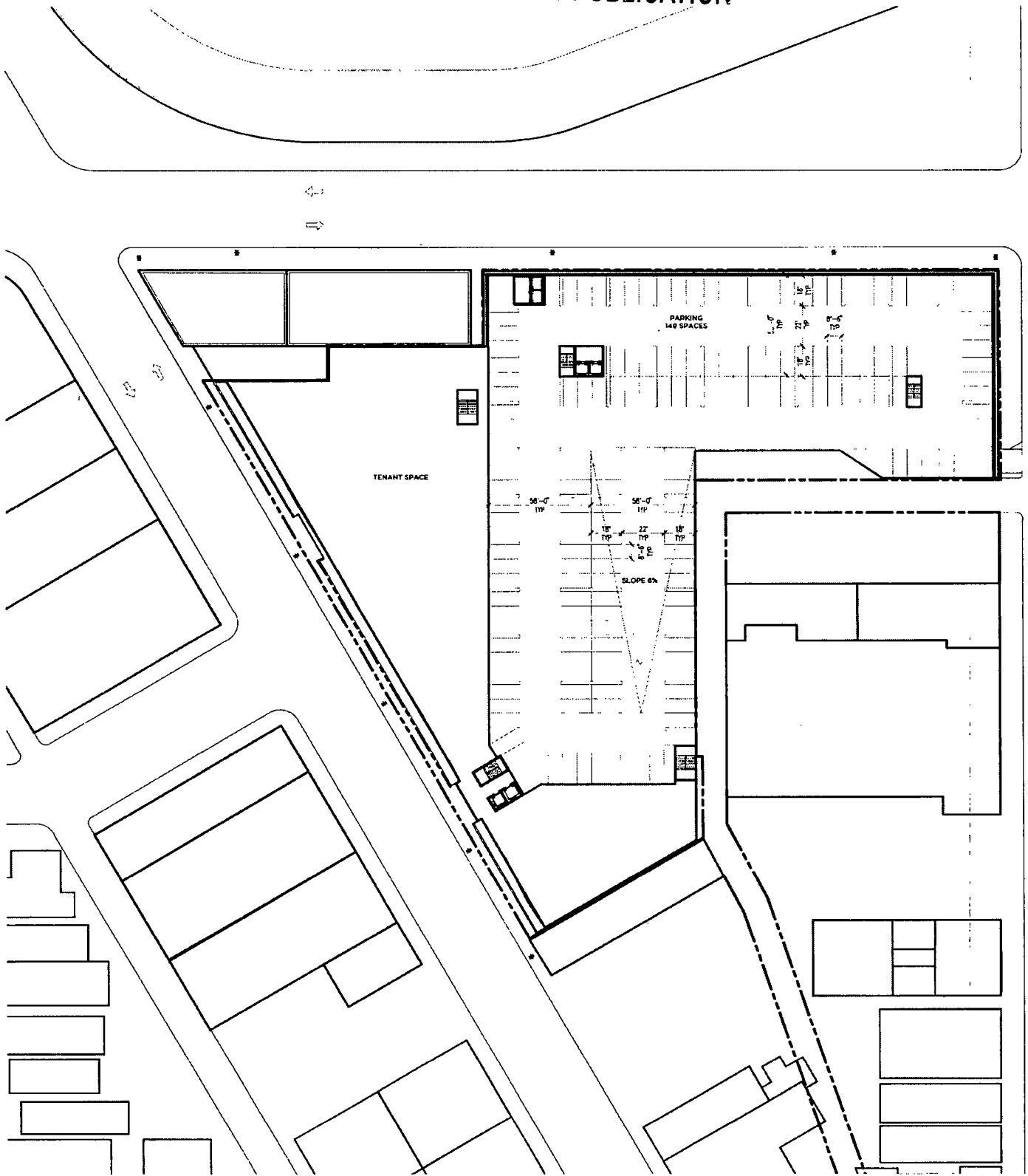


SECOND FLOOR PLAN

Applicant: 1025 W. Addison Street Apartments Owner, LLC.
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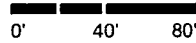
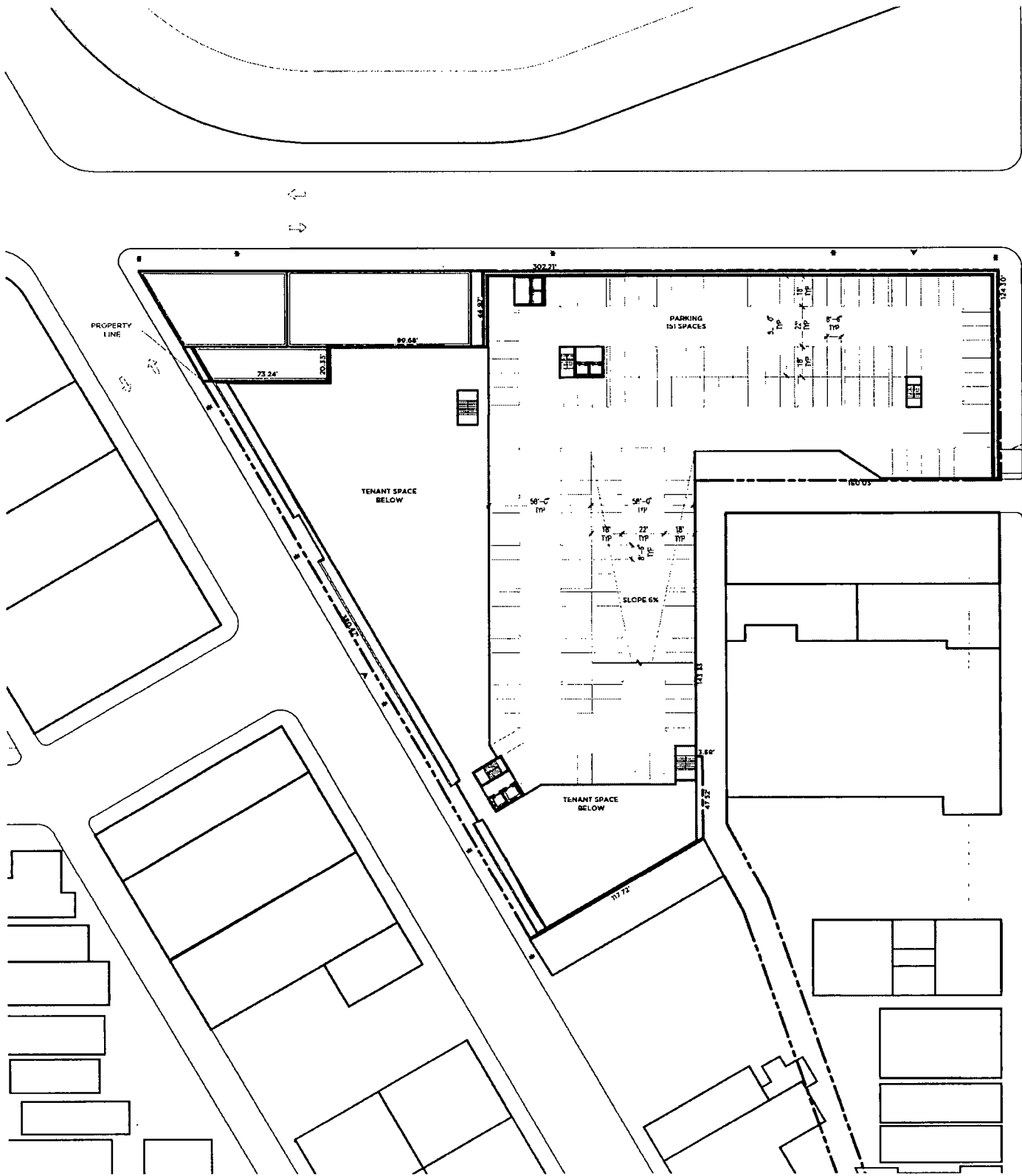


THIRD FLOOR PARKING PLAN

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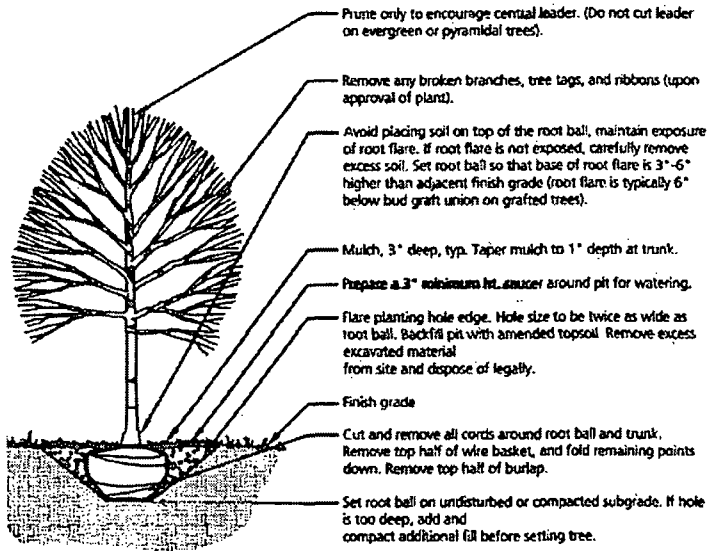


FOURTH FLOOR PARKING PLAN

Applicant: 1025 W. Addison Street Apartments Owner, LLC.
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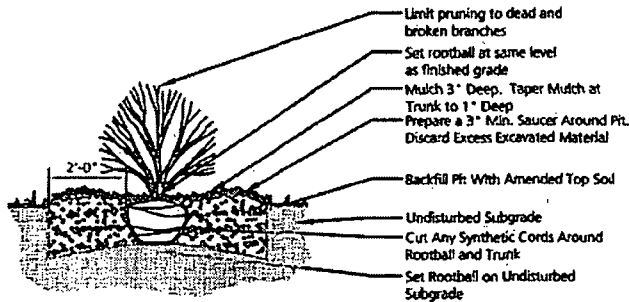
Project: Addison Park on Clark
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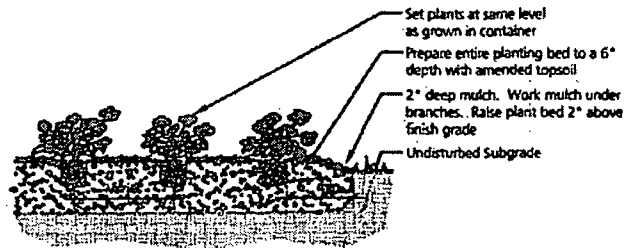
1 Tree Planting

D-Tree
1/2" = 1'-0"



2 Shrub Planting

D-Shrub
1/2" = 1'-0"



3 Perennial and Groundcover Planting

D-Perml-Grnd
1/2" = 1'-0"

	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHADE TREES	ULMUS X 'MORTON'	ACCOLADE ELM	4" CALIPER	
	PYRUS CALLERYANA 'CHANTICLEER'	CALLERY PEAR	4" CALIPER	
SHRUBS	TAXUS MEDIA DENSIFORMIS	DENSE YEW	30" HT	2'-6" O.C.
PERENNIALS	HOSTA SIEBOLDIANA 'ELEGANS'	ELEGANS PLANTAIN LILY	1 GALLON	1'-6" O.C.
	HOSTA SIEBOLDIANA 'FRANCIS WILLIAMS'	FRANCIS WILLIAMS PLANTAIN LILY	1 GALLON	1'-6" O.C.
	HEUCHERA MICRANTHA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	1 GALLON	1' O.C.
	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	3" POT	6" O.C.
BULBS	NARCISSUS 'DUTCHMASTER'	DUTCHMASTER DAFFODIL	BULB	INTERPLANT AT 1' O.C.

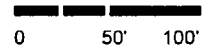
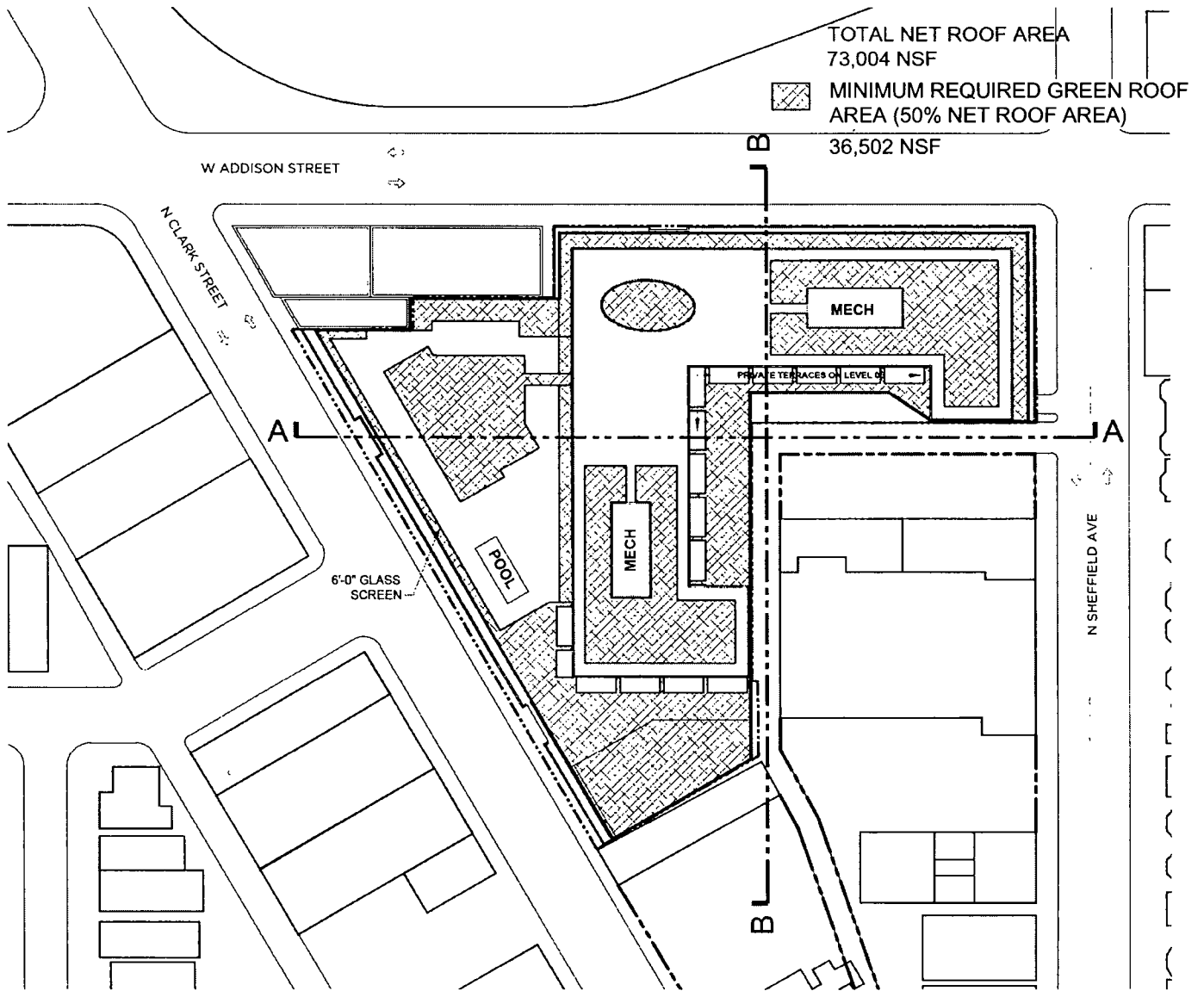
LANDSCAPE PLANTING DETAILS

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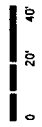
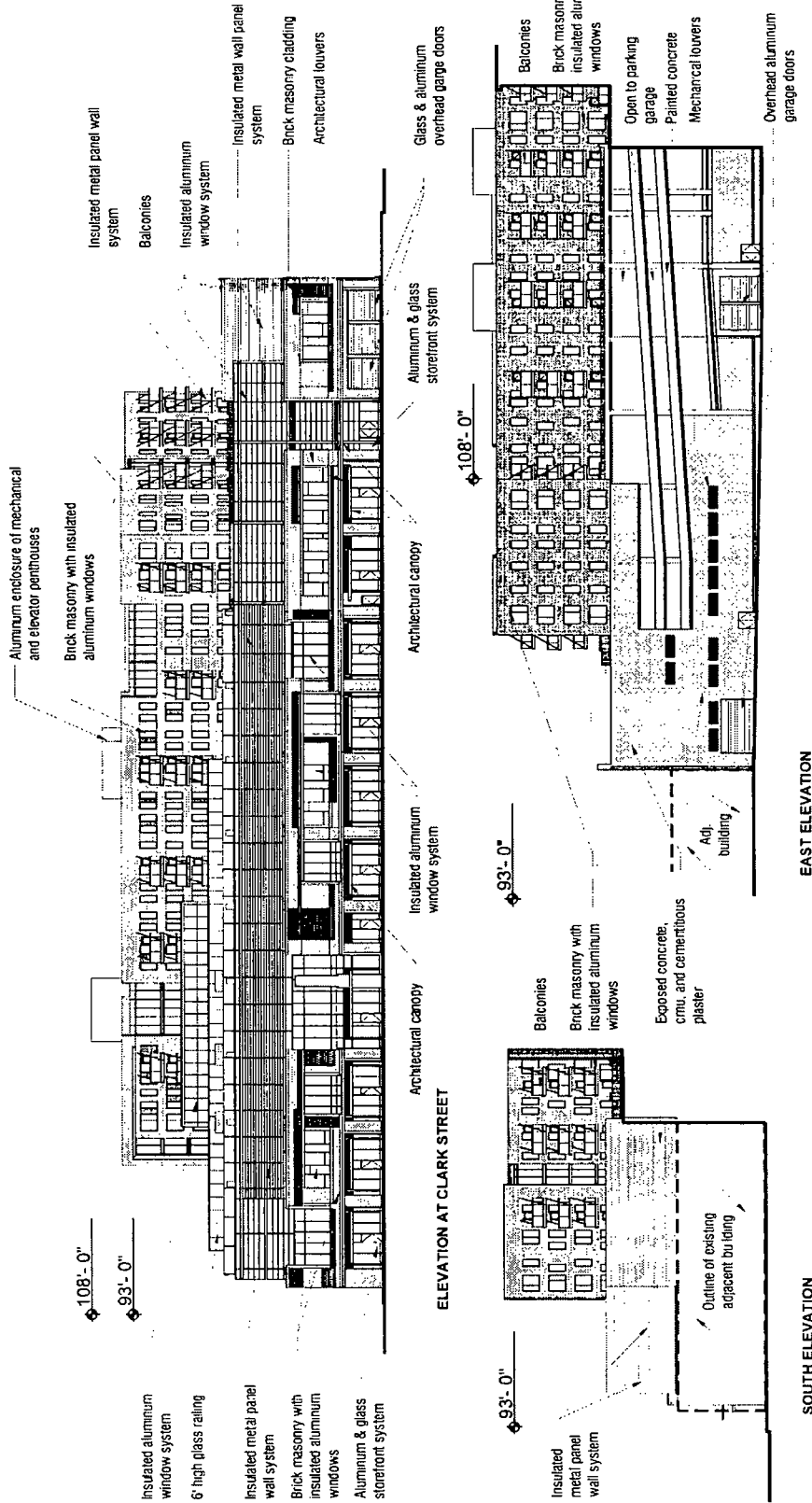
GREEN ROOF PLAN

Applicant: 1025 W. Addison Street Apartments Owner, LLC.
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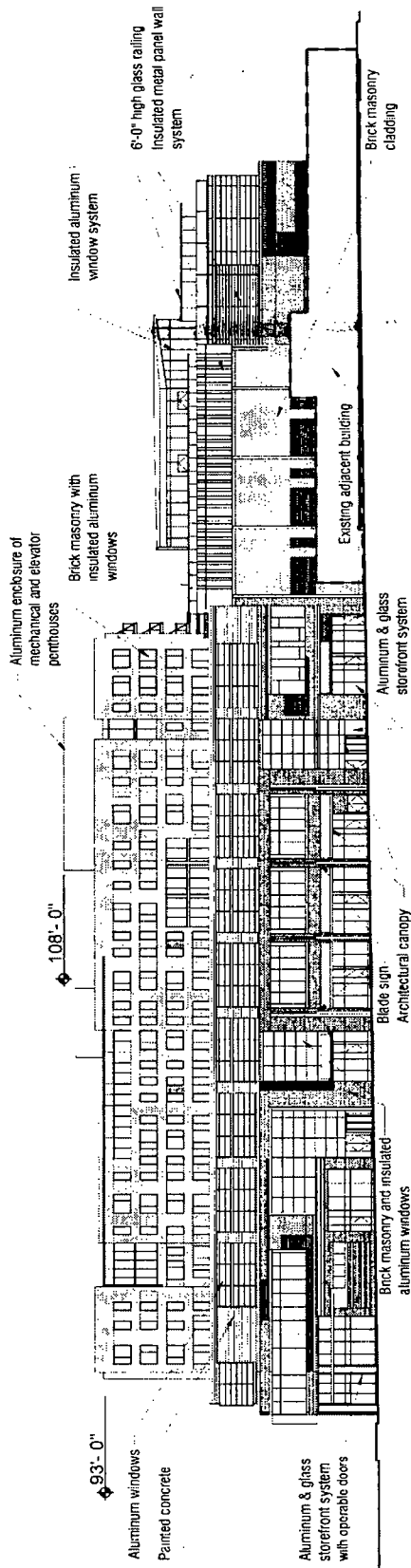
BUILDING ELEVATIONS

Applicant: 1025 W. Addison Street Apartments Owner, LLC.
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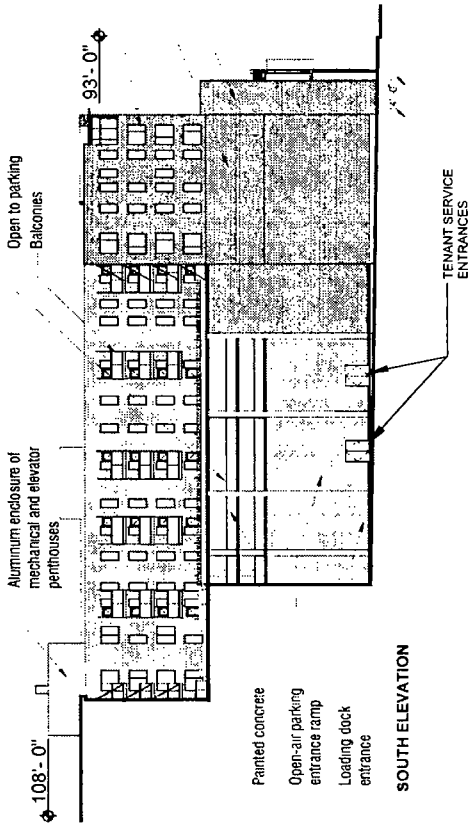
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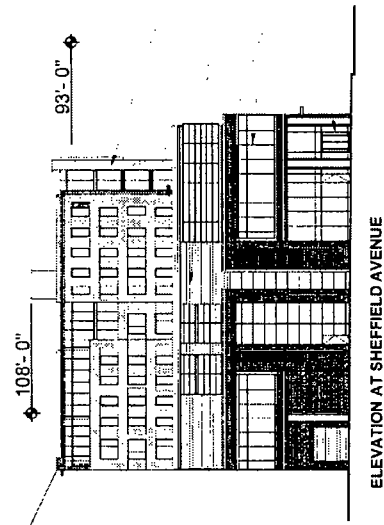




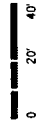
ELEVATION AT ADDISON STREET



SOUTH ELEVATION



ELEVATION AT SHEFFIELD AVENUE



BUILDING ELEVATIONS

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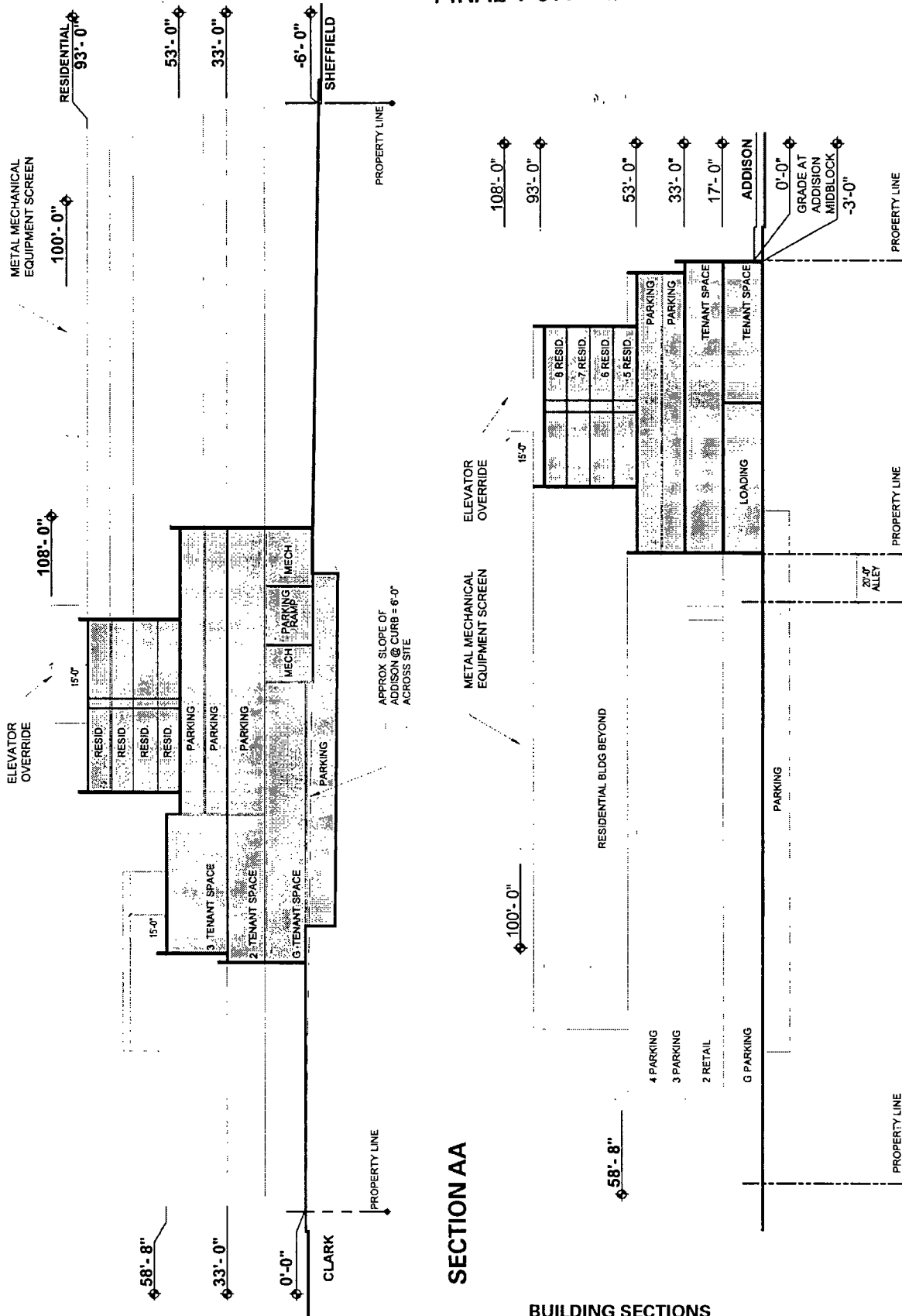
Project: Addison Park on Clark

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CPC DATE:

06.15.2017





SECTION AA

SECTION BB

BUILDING SECTIONS

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 3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark

Intro Date: 03.29.2017 **CPC DATE:** 06.15.2017





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FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

From: David L. Reifman
Chicago Plan Commission

Date: June 15, 2017

Re: 3515-3549 N. Clark; 1001-1029 W. Addison; 3546-3558 N. Sheffield

On June 15, 2017, the Chicago Plan Commission recommended approval of the proposed amendment submitted by 1025 W. Addison Street Apartments Owner LLC. A copy of the proposed amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano
PD Master File (Original PD, copy of memo)