



City of Chicago



SO2014-5808

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 7/30/2014

Sponsor(s): City Clerk (transmitted by)

Type: Ordinance

Title: Zoning Reclassification Map No. 7-G at 2518-2552 N
Lincoln Ave and 922-938 W Altgeld St - App No. 18121

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. That the Chicago Zoning Ordinance be amended by changing all the current B3-3 Community Shopping District symbols and indications as shown on Map No. 7-G in the area bounded by:

a line perpendicular to North Lincoln Avenue and 350.00 ft. southeast of North Sheffield Avenue as measured along the southwesterly line of North Lincoln Avenue; North Lincoln Avenue; a line perpendicular to North Lincoln Avenue and 701.39 ft. southeast of North Sheffield Avenue as measured along the southwesterly line of North Lincoln Avenue; West Altgeld Street; a line 184.59 feet east of North Sheffield Avenue; the alley next north of West Altgeld Street; the alley next southwest of North Lincoln Avenue; and a line from a point 28.00 feet southwest of North Lincoln Avenue, as measured along a line perpendicular to North Lincoln Avenue and 350.00 feet southeast of North Sheffield Avenue, as measured along the southwesterly line of North Lincoln Avenue, running south for a distance of 128.35 feet to its intersection with the northeasterly line of the alley next southwest of North Lincoln Avenue

to those of a B3-5 Community Shopping District which is hereby established in the area described above.

SECTION 2: That the Chicago Zoning Ordinance be amended by changing all the current B3-5 Community Shopping District symbols and indications as shown on Map No. 7-G in the area bounded by:

a line perpendicular to North Lincoln Avenue and 350.00 ft. southeast of North Sheffield Avenue as measured along the southwesterly line of North Lincoln Avenue; North Lincoln Avenue; a line perpendicular to North Lincoln Avenue and 701.39 ft. southeast of North Sheffield Avenue as measured along the southwesterly line of North Lincoln Avenue; West Altgeld Street; a line 184.59 feet east of North Sheffield Avenue; the alley next north of West Altgeld Street; the alley next southwest of North Lincoln Avenue; and a line from a point 28.00 feet southwest of North Lincoln Avenue, as measured along a line perpendicular to North Lincoln Avenue and 350.00 feet southeast of North Sheffield Avenue, as measured along the southwesterly line of North Lincoln Avenue, running south for a distance of 128.35 feet to its intersection with the northeasterly line of the alley next southwest of North Lincoln Avenue

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

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

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

GROSS SITE AREA (71,199.40 sq. ft.) = Net Site Area (53,145.11 sq. ft.) + Area in existing public right-of-way (18,056.40 sq. ft.) – Area in public right-of-way to be vacated (150.76 sq. ft.) + Area in public right-of-way to be dedicated (148.65 sq. ft.)

NET SITE AREA:

Sub-Area A: 7,755.00 sq. ft

Sub-Area B: 45,390.11 sq. ft.

FAR:

Sub-Area A: 0.903

Sub-Area B: 5.115

Overall: 4.500

MINIMUM SETBACKS FROM PROPERTY LINE:

Per Attached Site Plan

MAXIMUM PERCENTAGE OF SITE COVERAGE:

Per Attached Site Plan

MAXIMUM NUMBER OF RESIDENTIAL UNITS:

Sub-Area A: None

Sub-Area B: 200

MINIMUM NUMBER OF ACCESSORY OFF-STREET PARKING:

Sub-Area A: None

Sub-Area B: 138 spaces for residential units

MINIMUM NUMBER OF OFF-STREET LOADING SPACES:

Sub-Area A: None

Sub-Area B: 2 berths @ 10'x25'

MINIMUM NUMBER OF BICYCLE SPACES:

Sub-Area A: None

Sub-Area B: 100

MAXIMUM BUILDING HEIGHT:

Sub-Area A: 50 feet

Sub-Area B: 131.5 feet to the ceiling of the highest enclosed space

120 feet to the ceiling of the tenth floor

108 feet to the ceiling of the highest residential floor, excluding penthouse units

(See Statement No. 7 for height measurement.)

APPLICANT: Baker Development Corporation

ADDRESSES: 2518 – 2552 North Lincoln Ave.; 922 – 938 West Altgeld St.

INTRODUCTION DATE: July 30, 2014

PLAN COMMISSION DATE: July 16, 2015

RESIDENTIAL – BUSINESS PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number _____, (“Planned Development”) consists of approximately 53,145.11 square feet of property which is depicted on the attached Planned Development Boundary, Property Line and Sub-Area Map (the “Property”) and is owned or controlled by the Applicant, Baker Development Corporation.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees 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 sixteen (16) Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary, Property Line and Sub-Area Map; a Right-of-Way Adjustment Map; a Site Plan; a Ground Level Plan; a Landscape Plan; a Landscape Details; a Green Roof Plan and Building Elevations (three for Sub-Area A and nine for Sub-Area B), prepared by SCB Architecture and dated July 16, 2015, and an Affordable Housing Profile form.

APPLICANT: Baker Development Corporation
ADDRESS: 2518 – 52 North Lincoln Ave.; 922 – 938 West Altgeld St.
INTRODUCED DATE: July 30, 2014
PLAN COMMISSION DATE: July 16, 2015

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:

Sub-Area A: Medium Venue (limited to 500 seats) and related uses; and office and retail uses (excluding medical cannabis dispensing establishments and establishment dedicated solely to the sale of electronic cigarettes or similar items and accessory therefor) all such uses limited to 3,000 sq. ft.;

Sub-Area B: Residential Dwelling Units located above the ground floor (excluding single room occupancy, elderly housing and all Group Living uses); day care, subject to the review by the Department of Planning and Development of parking and drop-off provisions; artist work or sales space; limited and general restaurants;; financial services (excluding payday/title secured loan store and pawn shop); food and beverage retail sales (excluding the sale of liquor except as an accessory activity); office uses, including medical offices; personal service (excluding nail salons and massage establishments); veterinary clinics; consumer repair and laundry service, including dry cleaning drop-off and pick-up with no plant on premises; children's play center subject to the review of the Department of Planning and Development of parking provision; and retail uses (excluding medical cannabis dispensing establishments and establishment dedicated solely to the sale of electronic cigarettes or similar items and accessory therefor) ; co-located wireless communications facilities; accessory and related uses; and accessory parking.

In accord with Section 17-10-0503 of the Municipal Code, the Applicant may lease to members of the public on an hourly, daily, weekly or monthly basis up to forty-five percent (45%) (62 spaces) of the minimum required 138 residential parking spaces in Sub-Area B.

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

APPLICANT: Baker Development Corporation
ADDRESS: 2518 – 52 North Lincoln Ave.; 922 – 938 West Altgeld St.
INTRODUCED DATE: July 30, 2014
PLAN COMMISSION DATE: July 16, 2015

approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area of 53,145.11 square feet and a Floor Area Ratio of 4.50.

9. The Applicant acknowledges and agrees that the rezoning of the Property from B3-3 to B3-5 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 make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per required Affordable Unit, defined as 10% of the total number of units in the Residential Project ("Cash Payment"). 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 9 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development. Prior to the issuance of any building permits for Residential Project, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment.

10. 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 Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and

APPLICANT:	Baker Development Corporation
ADDRESS:	2518 – 52 North Lincoln Ave.; 922 – 938 West Altgeld St.
INTRODUCED DATE:	July 30, 2014
PLAN COMMISSION DATE:	July 16, 2015

Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

In Sub-Area B, a minimum of 36 square feet of open space per dwelling unit shall be provided including the landscaped second-level courtyard indicated on the Green Roof Plan. The required open space must have a minimum dimension of at least 5 feet on any side if private and 15 feet on any side if provided as common open space.

As indicated on the Sub-Area B West Elevation (CTA Track), high-performing acoustical panels as per ASTM C-423 and perforated metal panels painted with sound-absorbing insulation shall be installed to reduce reverberation from the CTA Elevated trains.

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.

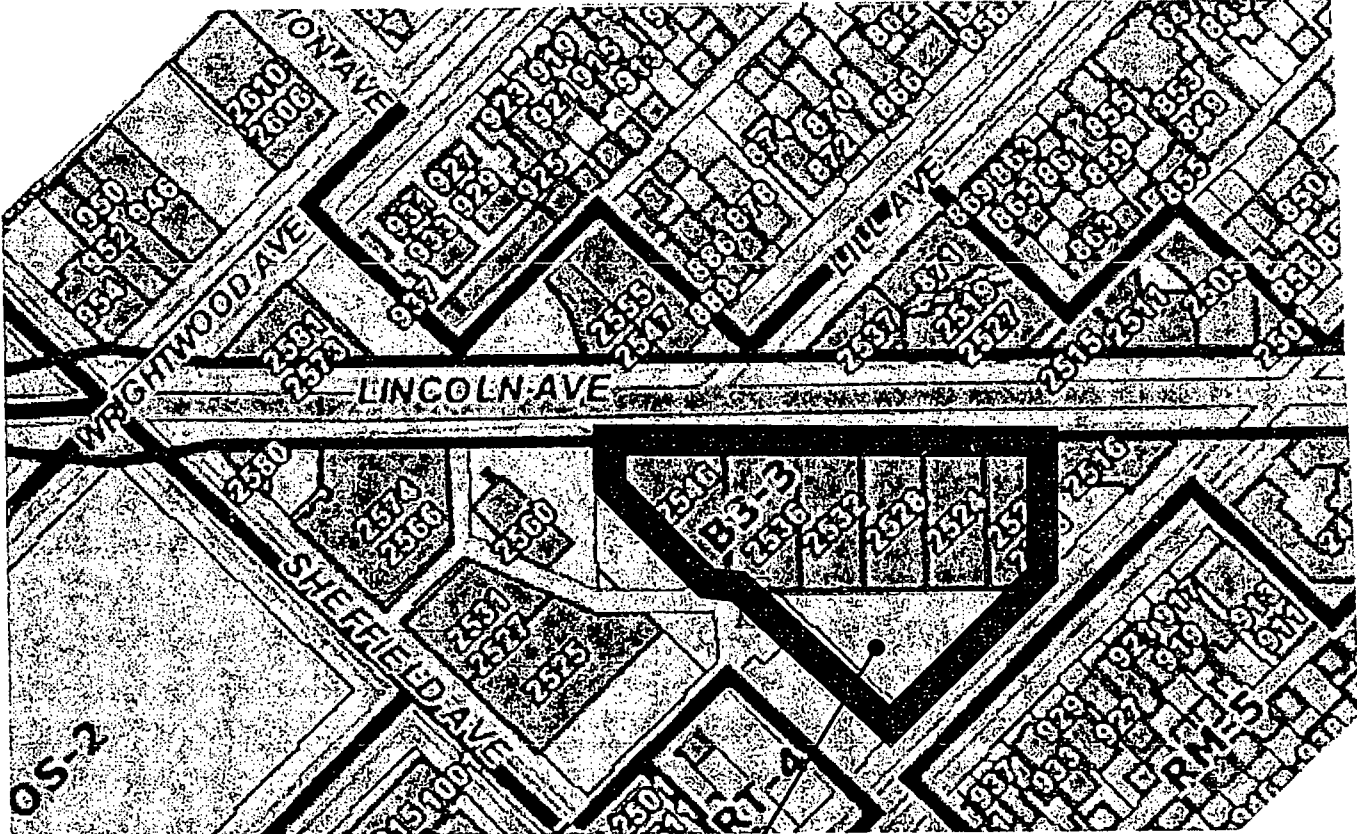
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if 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. In Sub-Area B, the Applicant has agreed to provide a 50% green roof over the net roof area, approximately 18,074 square feet, and achieve either LEED or Green Globe Certification to comply with the City of Chicago's Sustainable Development Policy.

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 a B3-3 Community Shopping District.

APPLICANT:	Baker Development Corporation
ADDRESS:	2518 – 52 North Lincoln Ave.; 922 – 938 West Altgeld St.
INTRODUCED DATE:	July 30, 2014
PLAN COMMISSION DATE:	July 16, 2015



SITE ———



EXISTING ZONING MAP



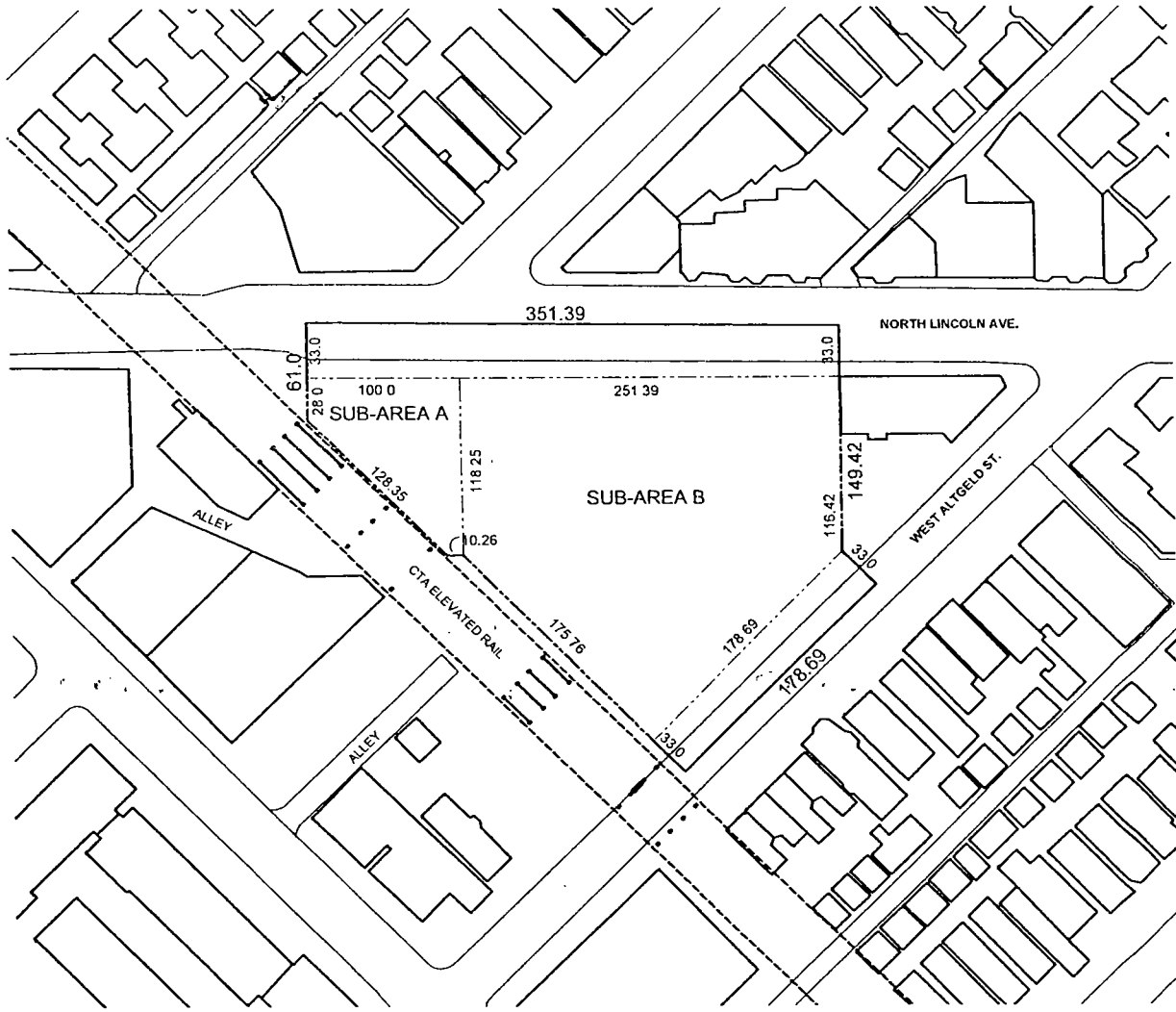
© 2015 Solomon Cordwell Buenz

Applicant:
Address:

Baker Development Corporation
2518-2552 North Lincoln Avenue

Introduced Date:
Date:

July 30, 2014
July 9, 2015



KEY:
 — PD BOUNDARY LINE
 - - - PD BOUNDARY LINE AND PROPERTY LINE
 ····· PROPERTY LINE

**PLANNED DEVELOPMENT
 BOUNDARY, PROPERTY LINE,
 AND SUB-AREA MAP**

Applicant:
Address:

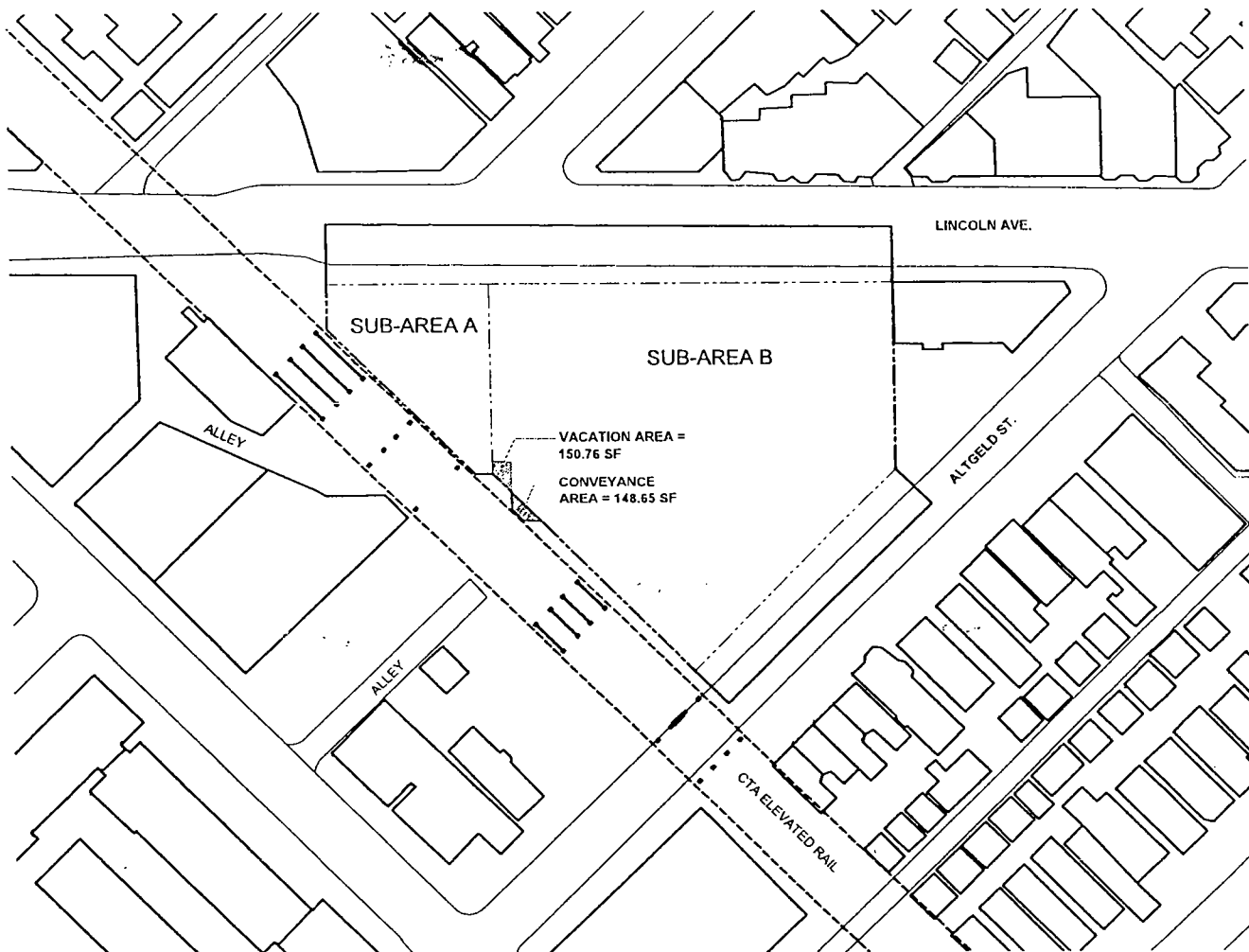
Baker Development Corporation
2518-2552 North Lincoln Avenue



© 2015 Solomon Cordwell Buenz

Introduced Date: July 30, 2014
Date: July 9, 2015





KEY:
—— PD BOUDARY LINE
- - - PD BOUNDARY LINE AND PROPERTY LINE
- - - PROPERTY LINE

**RIGHT OF WAY
ADJUSTMENT MAP**

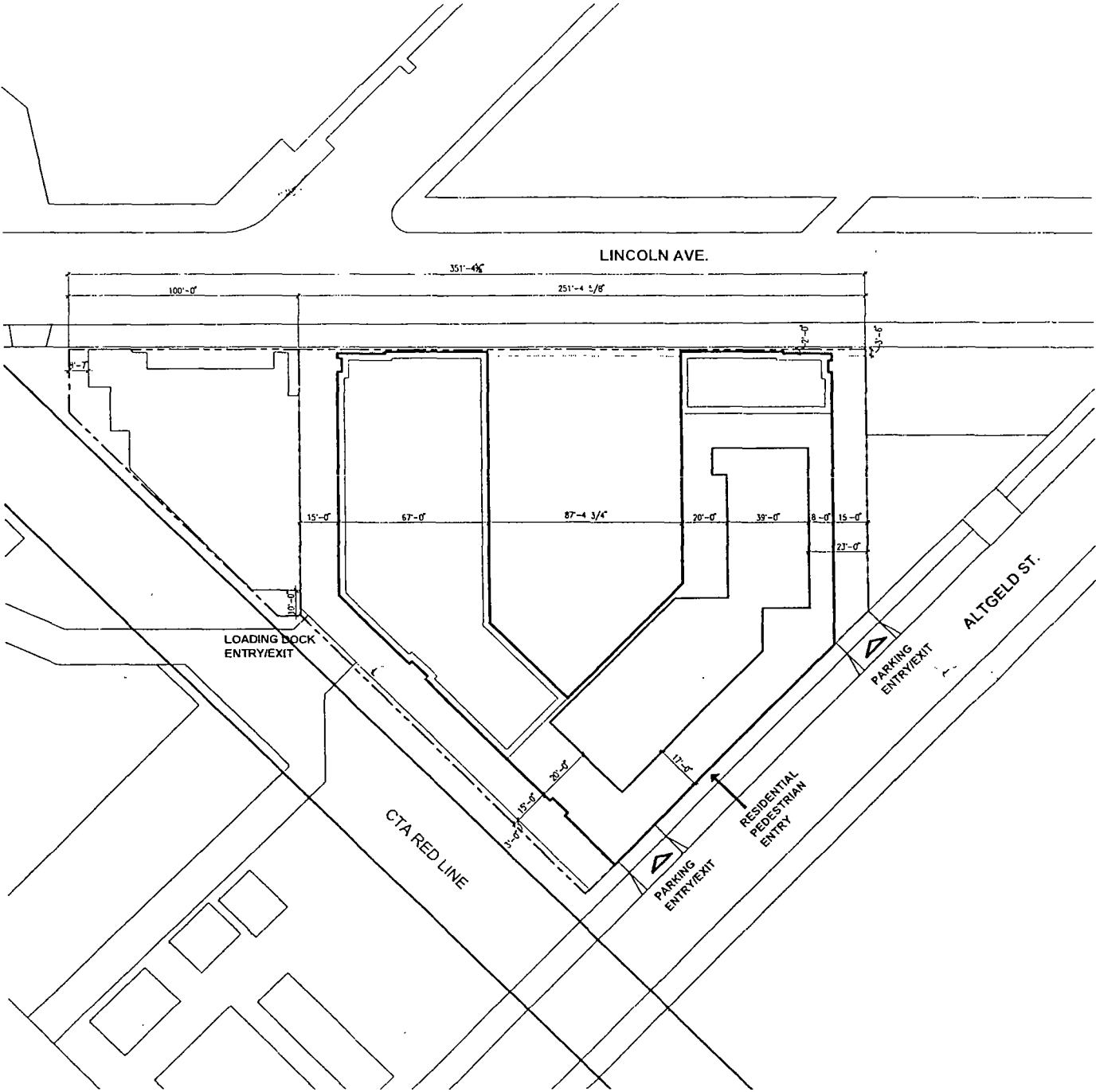


© 2015 Solomon Cordwell Buenz

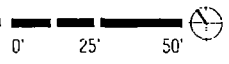
**Applicant:
Address:**

**Baker Development Corporation
2518-2552 North Lincoln Avenue**

**Introduced Date: July 30, 2014
Date: July 9, 2015**



SITE PLAN

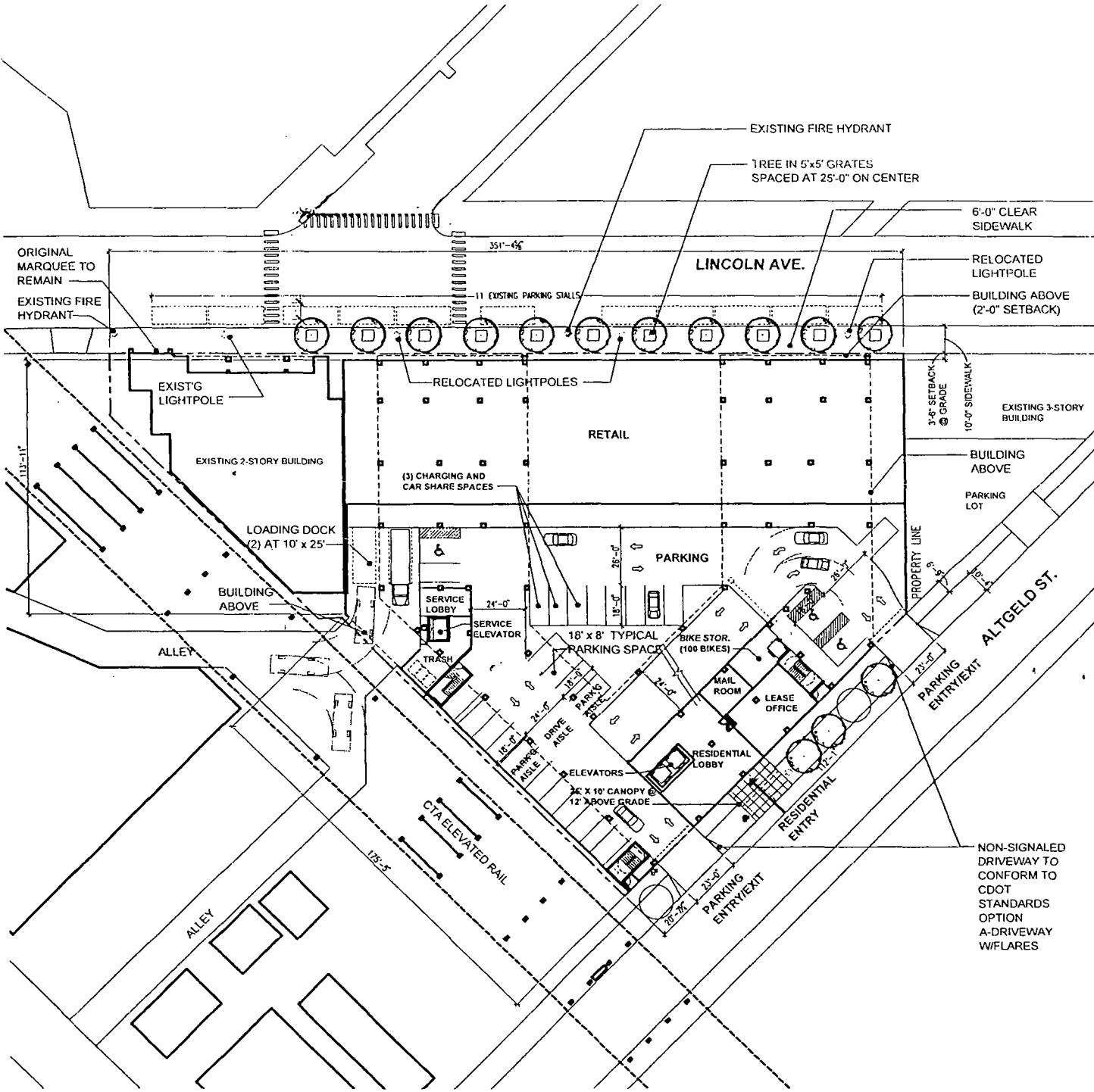


Applicant: Baker Development Corporation
Address: 2518-2552 North Lincoln Avenue



© 2015 Solomon Cordwell Buenz

Introduced Date: July 30, 2014
Date: July 9, 2015



GROUND LEVEL PLAN



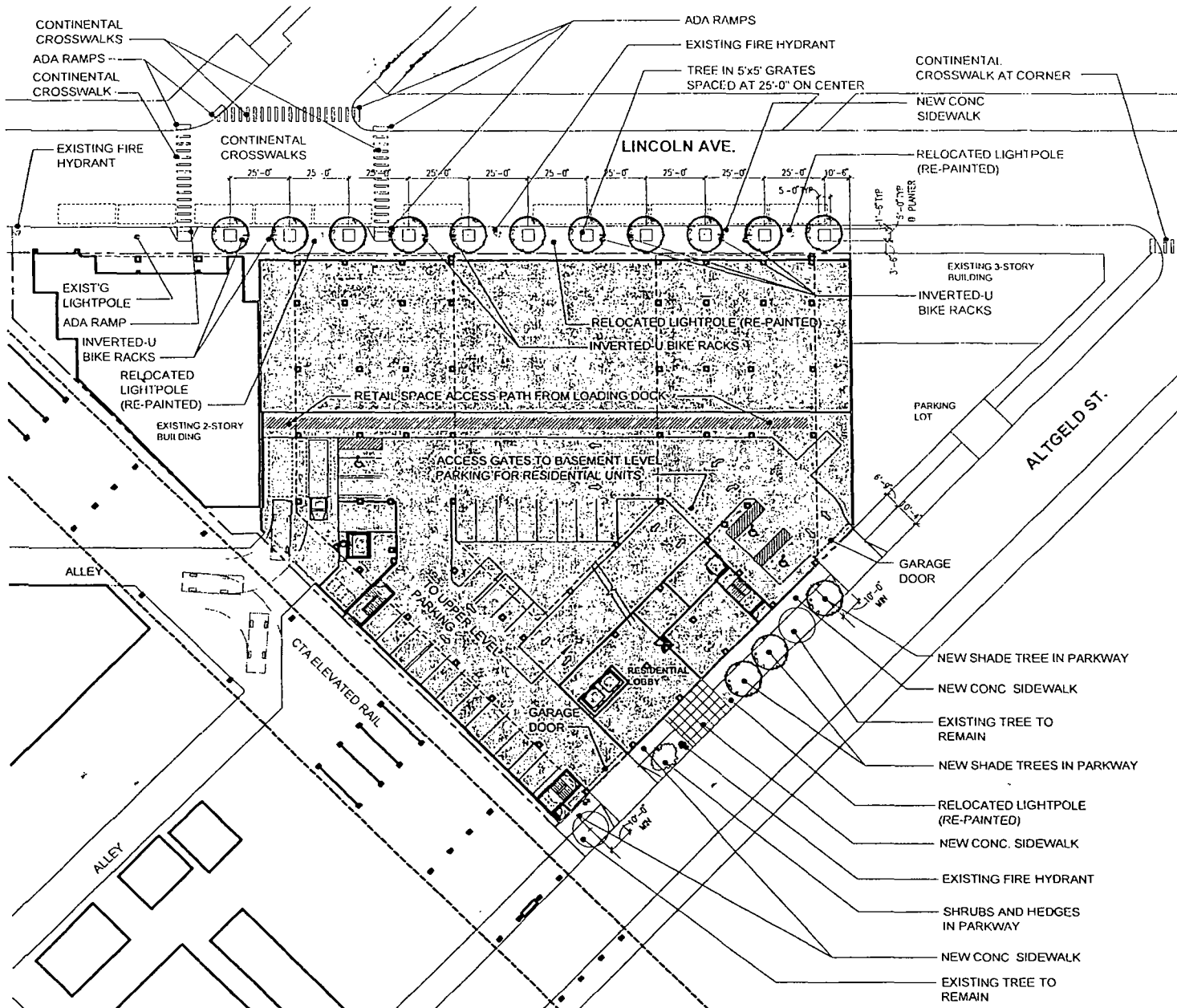
© 2015 Solomon Cordwell Buenz

Applicant:
Address:

Baker Development Corporation
2518-2552 North Lincoln Avenue

Introduced Date:
Date:

July 30, 2014
July 9, 2015



STREET FRONTAGE	EXISTING	EXISTING TO REMAIN	REQUIRED	NEWLY PROVIDED
NORTH LINCOLN AVE	6	0	11	11
WEST ALTGELD ST	10	2	0	3

NOTE: WHERE SIDEWALK IN THE PUBLIC ROW IS LESS THAN 9 FT WIDE NO STREET TREES ARE REQUIRED

LANDSCAPE PLAN GENERAL NOTES

1. New tree species on Lincoln to be *Gymnocladus dioicus*, *Gleditsia triacanthos*, or *Ulmus minor* 'New Horizon'.
2. New tree species on Altgeld to be either *Quercus bicolor* or *Celtis occidentalis*.
3. Tree grates stamped with "City of Chicago" with 24" opening
4. Garage doors operated by ticket validation or residential unit swipe card access
5. Ground level (P1) and upper level (P2) reserved for retail and public use

LANDSCAPE PLAN



© 2015 Solomon Cordwell Buenz

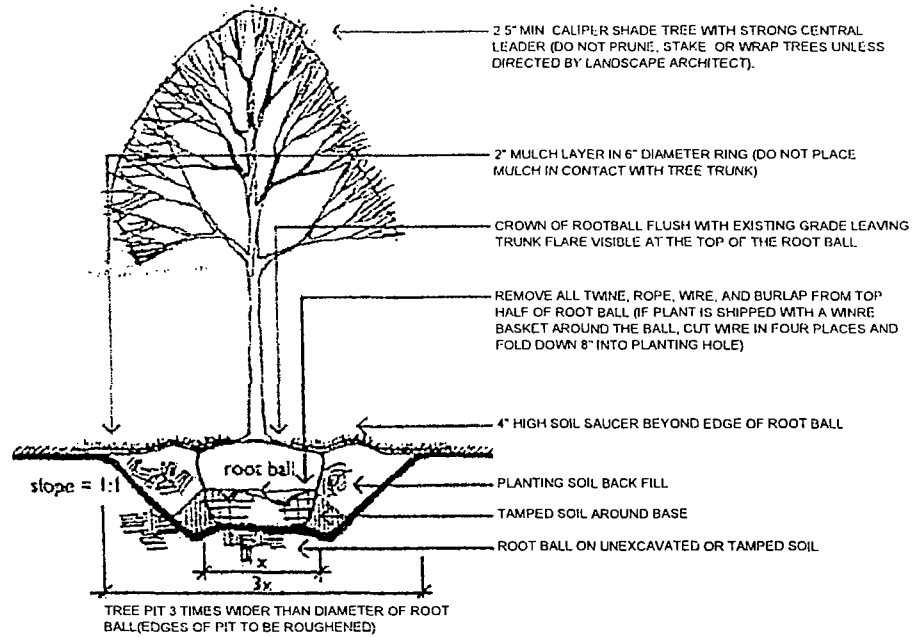
Applicant:
Address:

Baker Development Corporation
2518-2552 North Lincoln Avenue

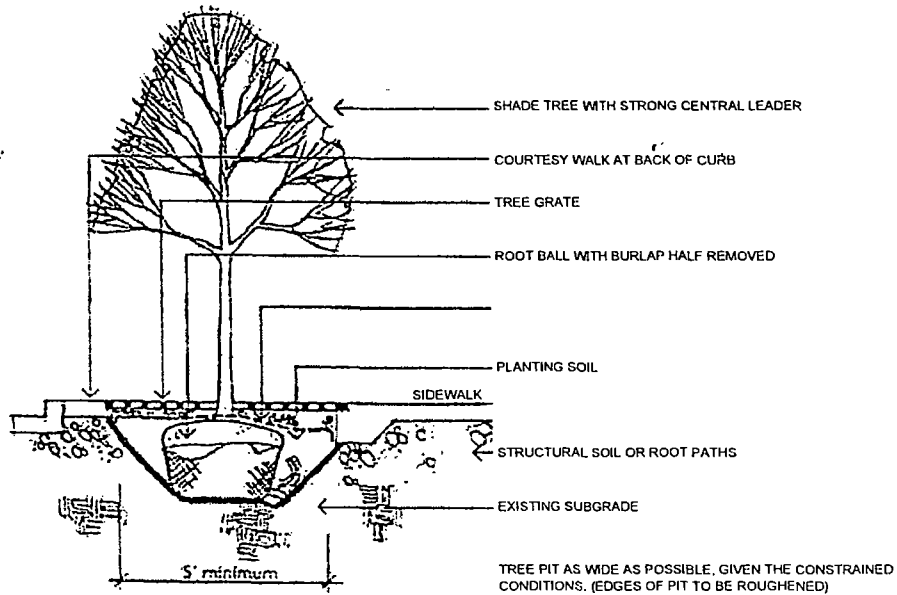
Introduced Date:
Date:

July 30, 2014
July 9, 2015





TREE IN PARKWAY ON W. ALTGELD ST.



TREE IN GRATING ON N. LINCOLN AVE.

LANDSCAPE DETAILS

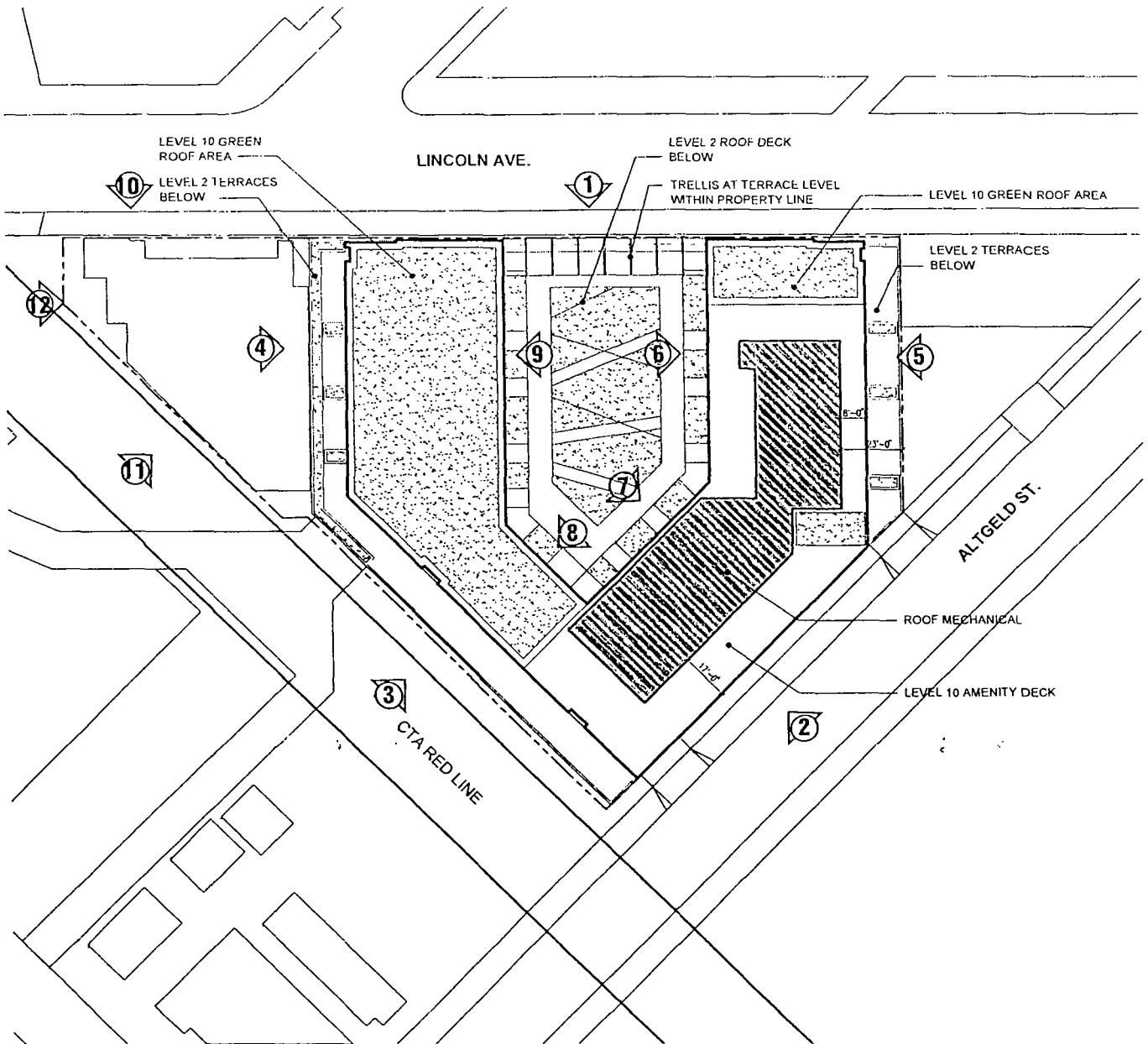


© 2015 Solomon Cordwell Buenz

Applicant: Baker Development Corporation
Address: 2518-2552 North Lincoln Avenue

Introduced Date: July 30, 2014
Date: July 9, 2015



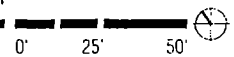


GREEN ROOF PLAN

-  DENOTES GREEN AREA
-  ATTACHED FACADE ELEVATIONS

TOTAL ROOF AREA	42,026 SQ. FT
SPACE DEVOTED TO MECHANICAL AREA	6,706 SQ. FT
NET USEABLE ROOF AREA	35,320 SQ. FT
GREEN ROOF AREA (VEGETATED + 10% HARDSCAPE)	18,074 SQ. FT
VEGETATED	16,158 SQ. FT
HARDSCAPE AT 10%	1,916 SQ. FT
NON-GREEN ROOF AREA	17,246 SQ. FT
PERCENTAGE OF GREEN ROOF	52%

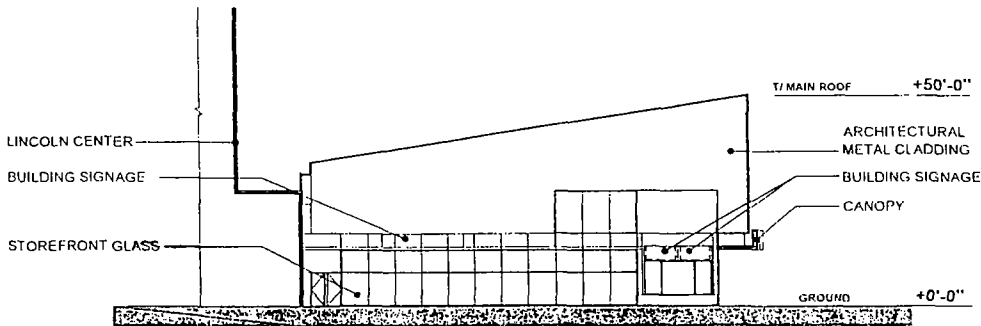
GREEN ROOF PLAN



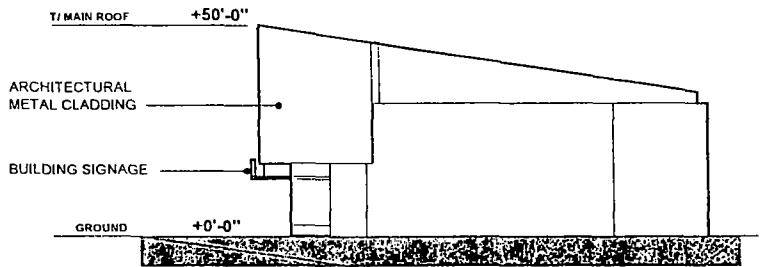
© 2015 Solomon Cordwell Buenz

Applicant: Baker Development Corporation
Address: 2518-2552 North Lincoln Avenue

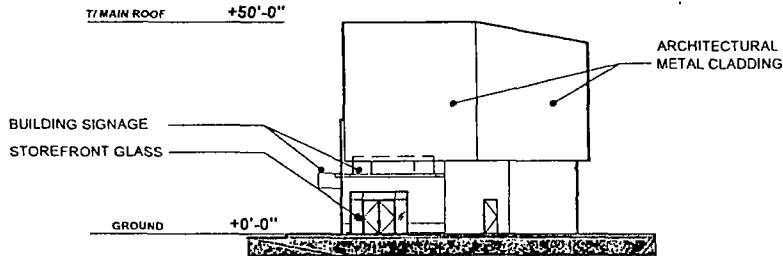
Introduced Date: July 30, 2014
Date: July 9, 2015



⑩ NORTH EAST ELEVATION (LINCOLN AVENUE)



⑪ WEST ELEVATION (CTA TRACKS)



⑫ NORTH WEST ELEVATION (CTA TRACKS)

SUB-AREA A ELEVATIONS

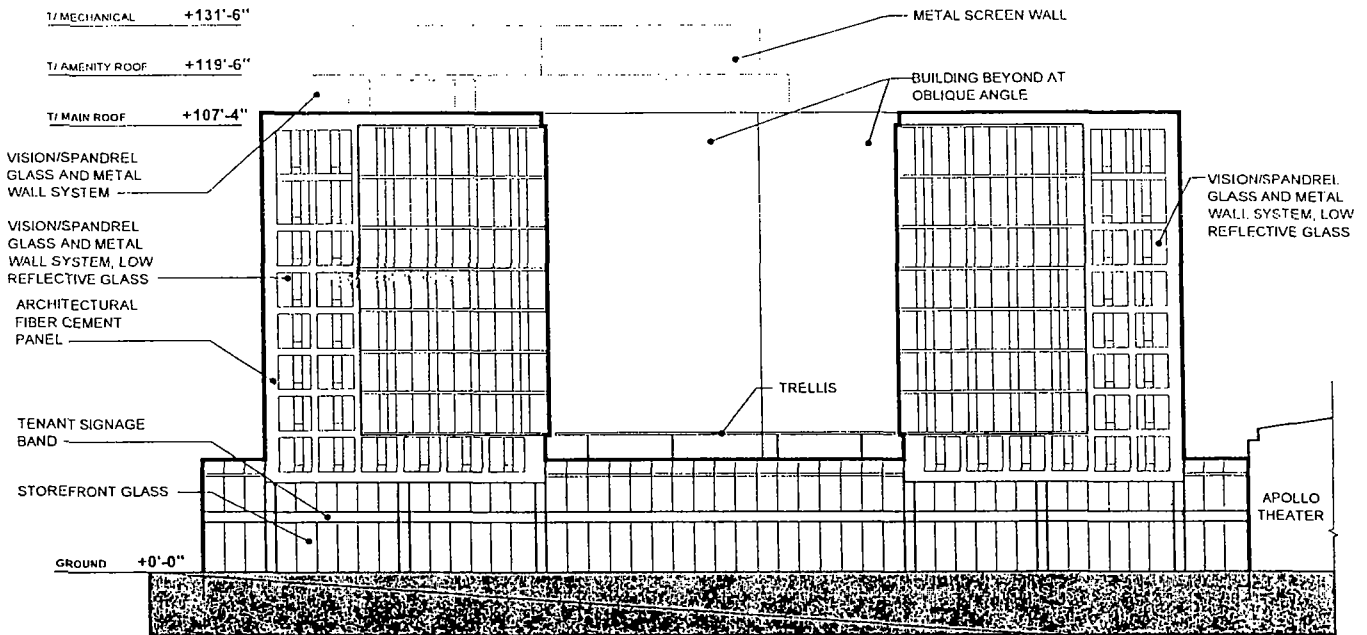
Applicant: Baker Development Corporation
Address: 2518-2552 North Lincoln Avenue

Introduced Date: July 30, 2014
Date: July 9, 2015

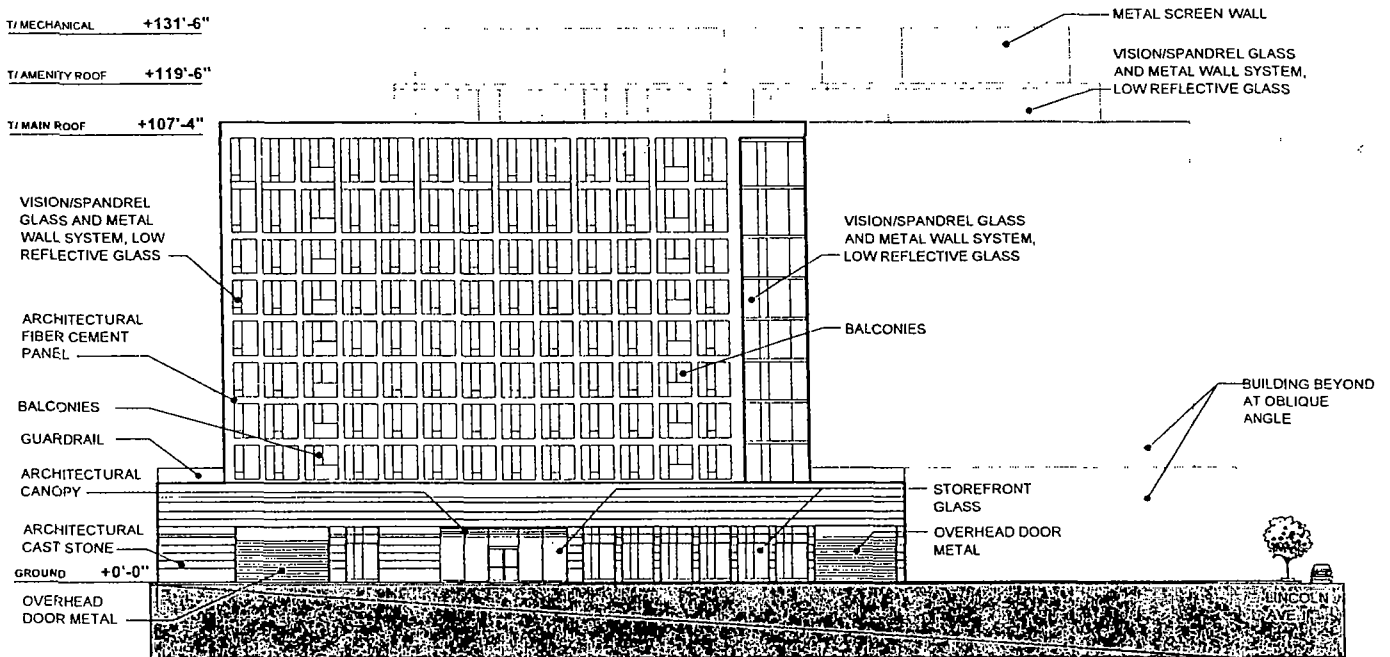


© 2015 Solomon Cordwell Buenz





① NORTH EAST ELEVATION (LINCOLN AVENUE)



② SOUTH ELEVATION (ALTGELD STREET)

SEE GREEN ROOF PLAN FOR ELEVATION LOCATIONS

0' 20' 40'

SUB-AREA B ELEVATIONS

Applicant:
Address:

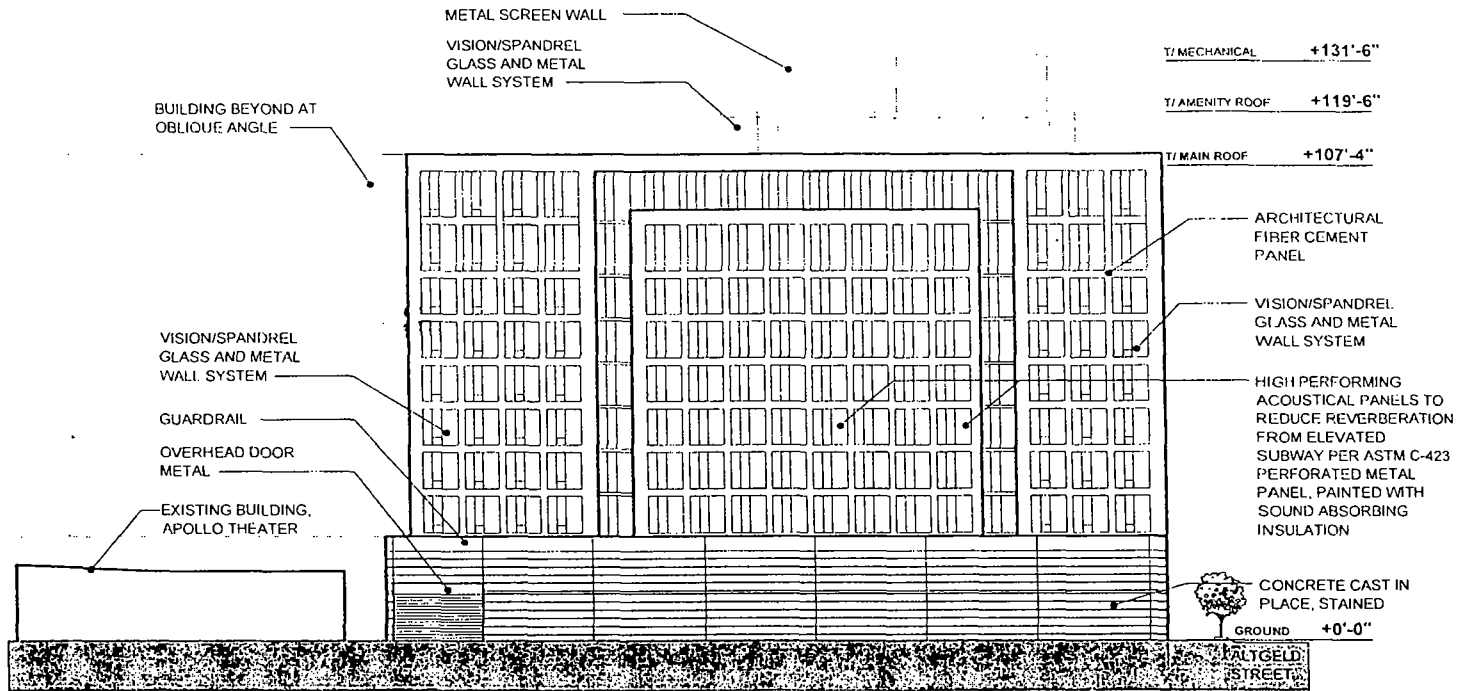
Baker Development Corporation
2518-2552 North Lincoln Avenue



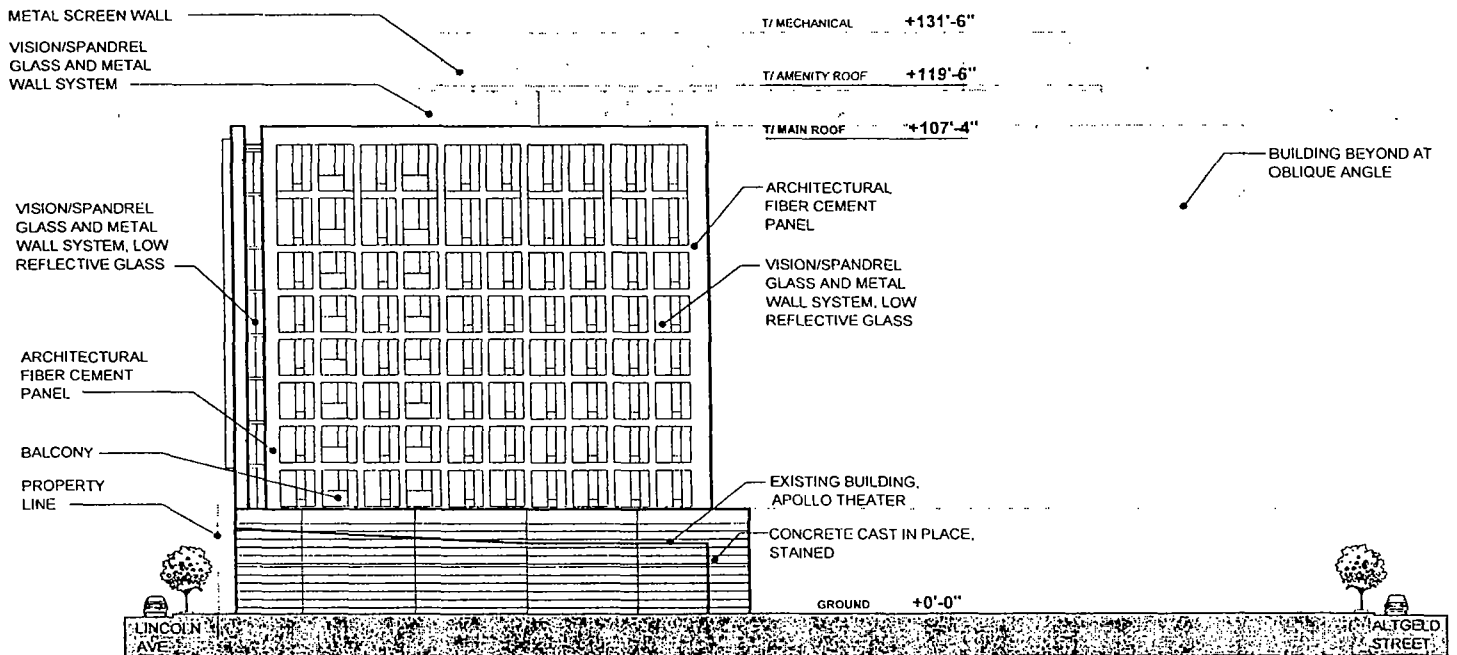
© 2015 Solomon Cordwell Buenz

Introduced Date:
Date:

July 30, 2014
July 9, 2015

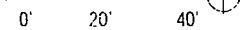


③ WEST ELEVATION (CTA TRACK)



④ NORTH WEST ELEVATION (CTA TRACK)

SEE GREEN ROOF PLAN FOR ELEVATION LOCATIONS



SUB-AREA B ELEVATIONS

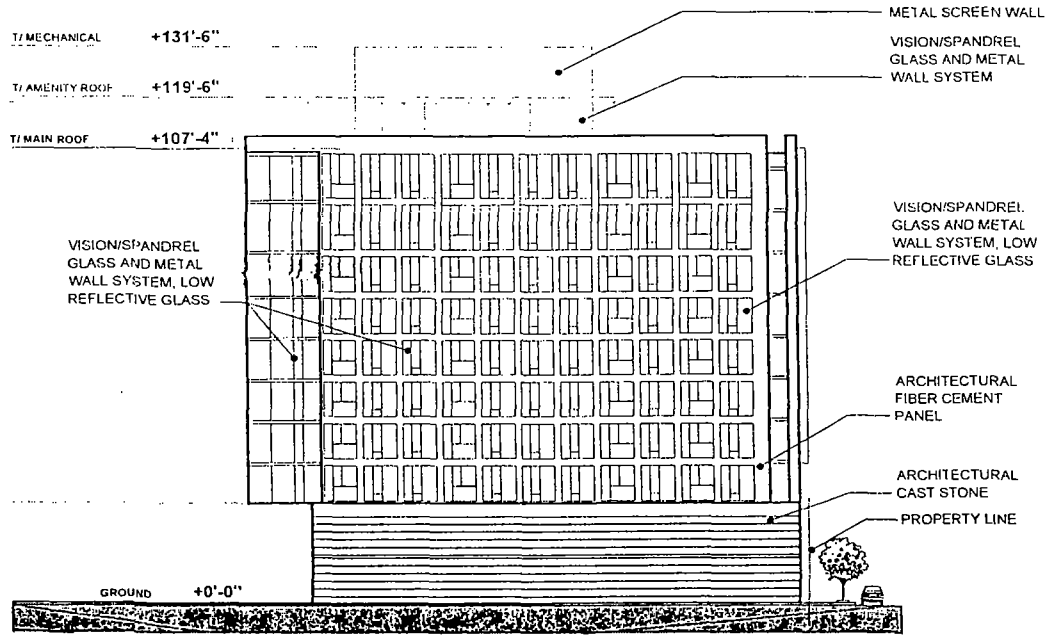
Applicant:
Address:

Baker Development Corporation
2518-2552 North Lincoln Avenue



© 2015 Solomon Cordwell Buenz

Introduced Date: July 30, 2014
Date: July 9, 2015



⑤ SOUTH EAST ELEVATION (ALTGELD)

SEE GREEN ROOF PLAN FOR ELEVATION LOCATIONS

SUB-AREA B ELEVATIONS

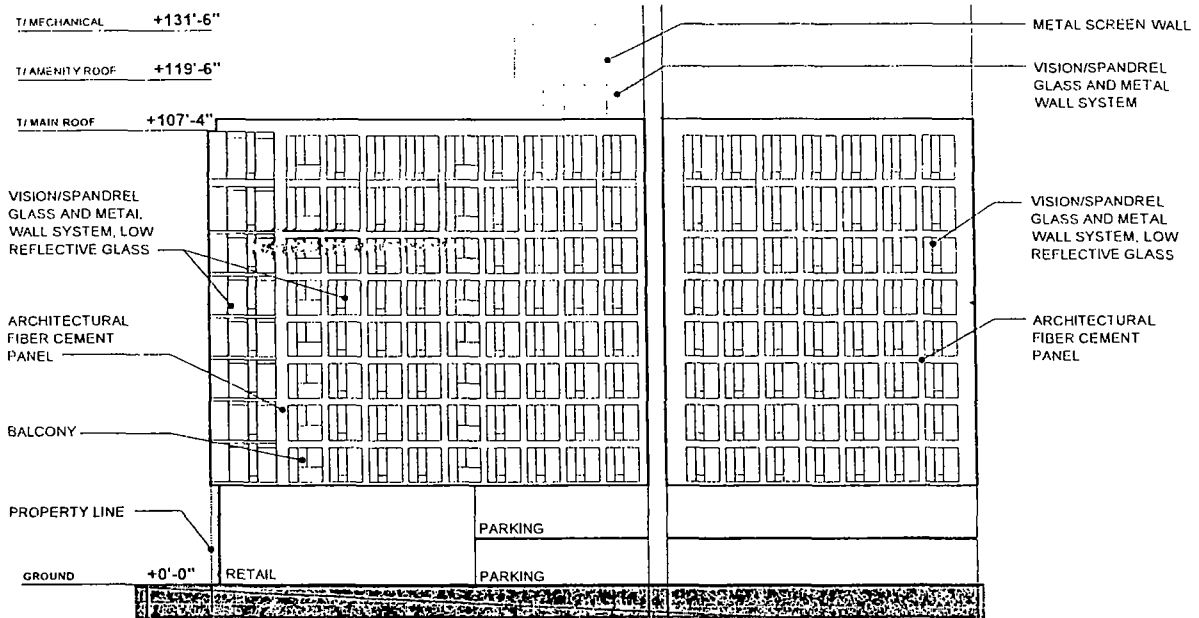


© 2015 Solomon Cordwell Buenz

Applicant:
Address:

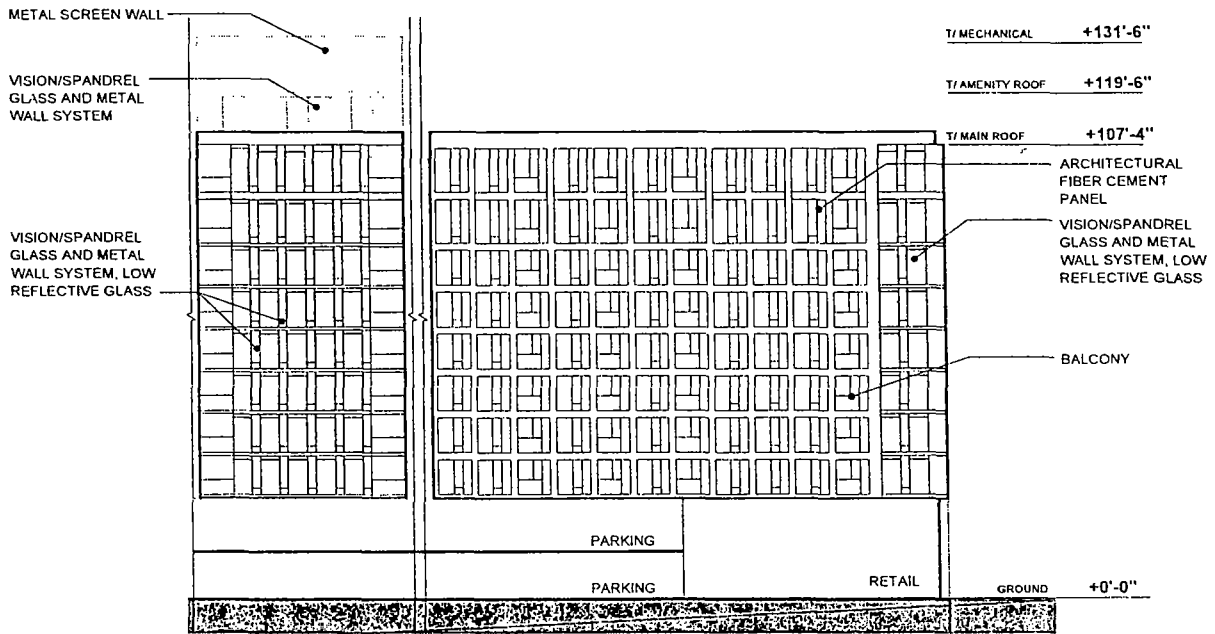
Baker Development Corporation
2518-2540 NORTH LINCOLN AVENUE

Introduced Date: July 30, 2014
Date: July 9, 2015



⑥ INNER COURTYARD NORTHWEST ELEVATION

⑦ INNER COURTYARD NORTH ELEVATION



⑧ INNER COURTYARD EAST ELEVATION

⑨ INNER COURTYARD SOUTHEAST ELEVATION

SEE GREEN ROOF PLAN FOR ELEVATION LOCATIONS

0' 20' 40'

SUB-AREA B ELEVATIONS



© 2015 Solomon Cordwell Buenz

Applicant:
Address:

Baker Development Corporation
2518-2552 North Lincoln Avenue

Introduced Date: July 30, 2014
Date: July 9, 2015

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: 6-29-15

SECTION 1: DEVELOPMENT INFORMATION

Development Name: Lincoln Center

Development Address: 2518 – 52 North Lincoln Ave.; 922 – 938 West Altgeld St

Ward: 43

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

Type of City involvement: 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: Baker Development Corporation

Developer Contact (Project Coordinator): Warren Baker

Developer Address: 1156 W. Armitage Ave., Chicago, IL 60614

Email address: W.Baker@bakerdevelopmentcorp.com May we use email to contact you? Yes No

Telephone Number: 773-755-0600

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: 200 x 10%* = 20 (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? _____

Estimated date for the commencement of marketing:

Estimated date for completion of construction of the affordable units:

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? June/2016

(typically corresponds with issuance of building permits)

Month/Year

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

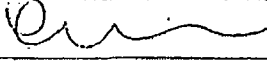
$$\frac{200}{\text{Number of total units in development}} \times 10\% = \frac{20}{\text{(round up to nearest whole number)}} \times \$100,000 = \$ \frac{2,000,000}{\text{Amount owed}}$$

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

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

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

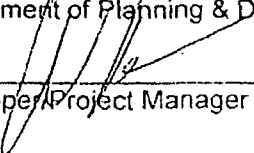
Authorization to Proceed (to be completed by Department of HED)



 Marcia Baxter,
 Department of Planning & Development

7-13-15

 Date



 Developer/Project Manager

7-10-15

 Date

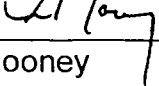


A18121
FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

FROM: 
Andrew J. Mooney
Secretary
Chicago Plan Commission

DATE: July 17, 2015

RE: Proposed Residential Business Planned Development for property generally
located at 2518-2552 North Lincoln Avenue.

On July 16, 2015, the Chicago Plan Commission recommended approval of the proposed planned development submitted by Baker Development Corporation. A copy of the proposed planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, bureau of Planning and Zoning recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

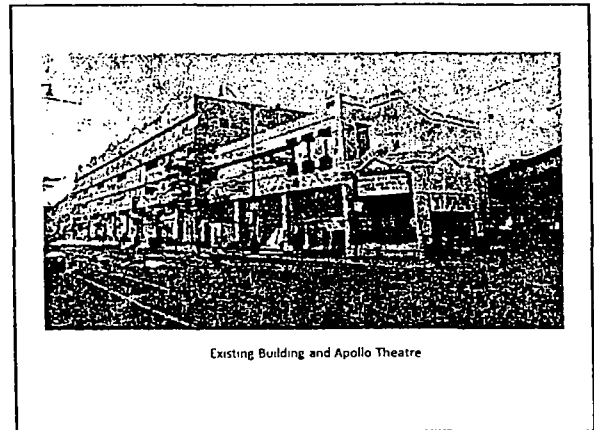
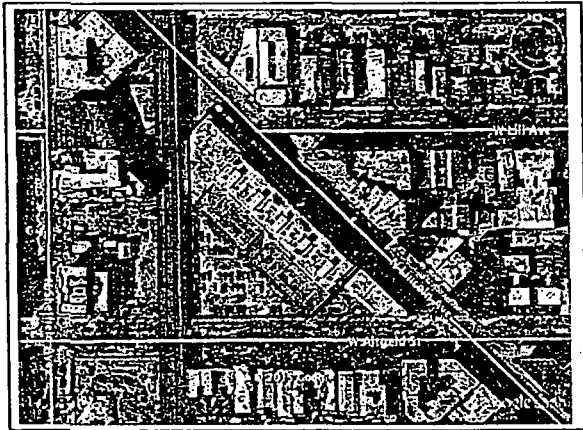
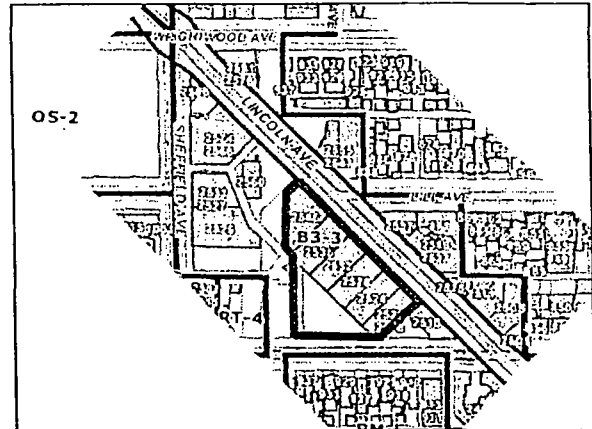
cc: Steve Valenziano
PD Master File (Original PD, copy of memo)

Chicago Plan Commission

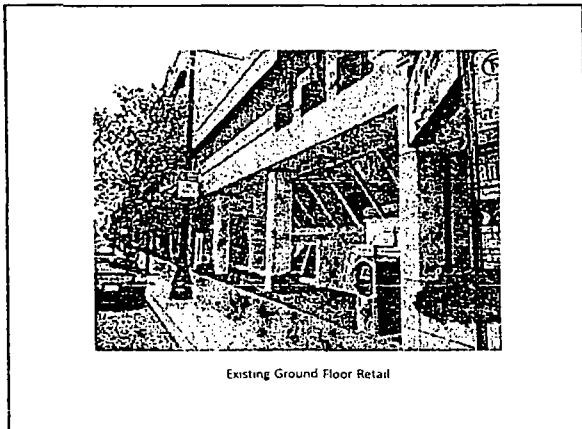
July 16, 2015



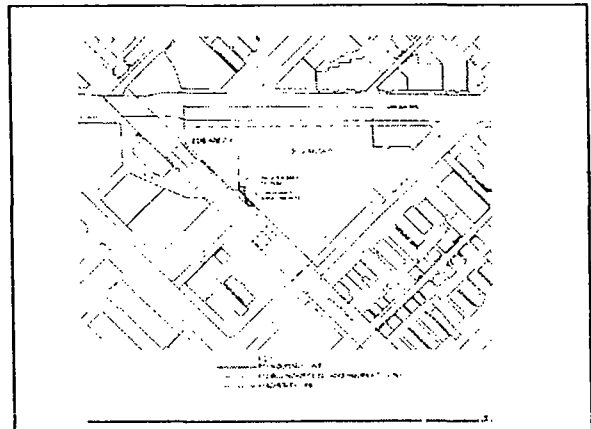
Lincoln Center
2518 – 2552 North Lincoln Avenue
922 – 938 West Altgeld Street

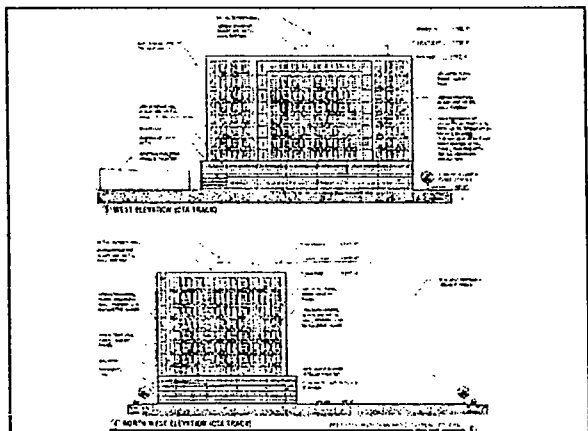
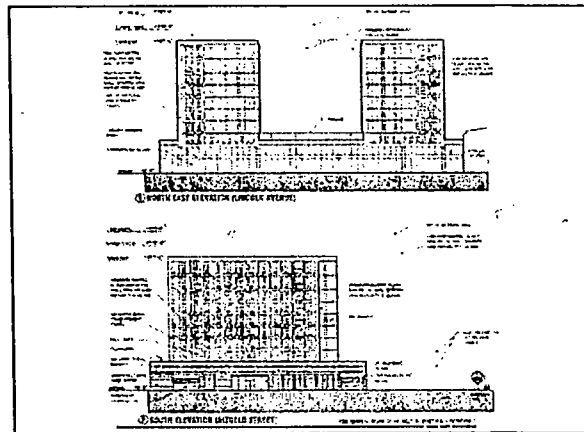
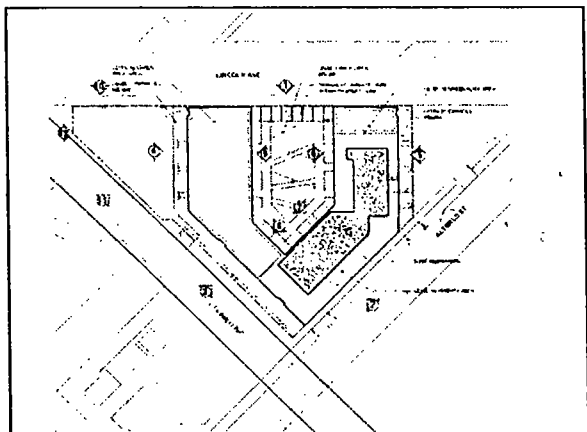
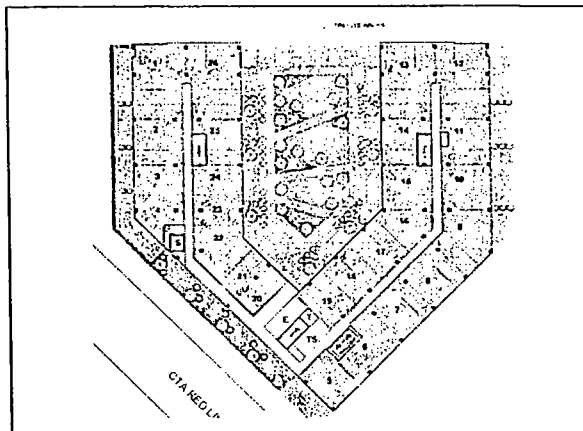
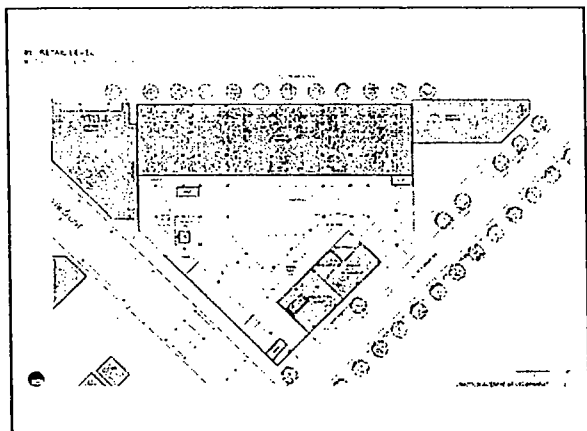


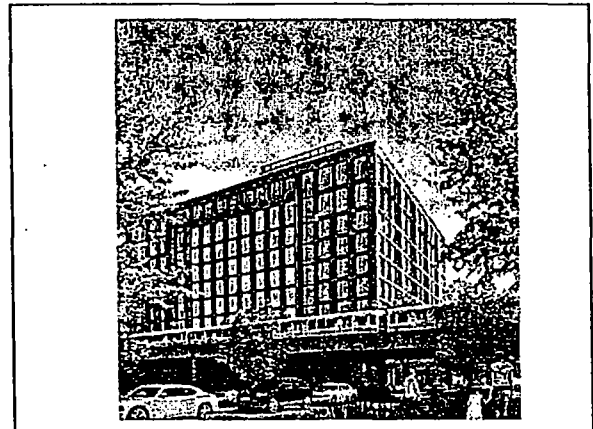
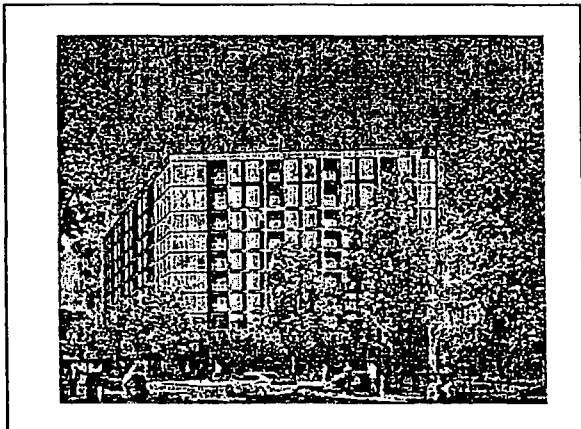
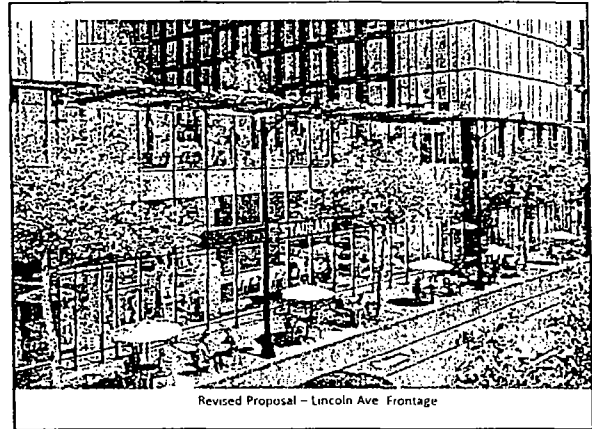
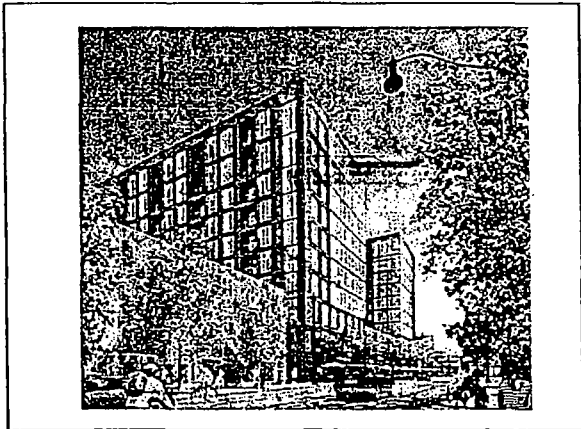
Existing Building and Apollo Theatre



Existing Ground Floor Retail







REPORT
to the
CHICAGO PLAN COMMISSION
from the
DEPARTMENT of PLANNING and DEVELOPMENT

JULY 16, 2015

FOR APPROVAL: RESIDENTIAL BUSINESS PLANNED DEVELOPMENT

APPLICANTS: BAKER DEVELOPMENT CORPORATION

LOCATION: 2518 - 2552 NORTH LINCOLN AVENUE;
922 – 938 WEST ALTGELD STREET;
CHICAGO, ILLINOIS

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Planning and Development hereby submits this report and recommendation on a proposed Residential Business Planned Development for your review and recommendation to the Chicago City Council. The application for this amendment to the Chicago Zoning Ordinance was introduced into the City Council on July 30, 2014. Notice of the public hearing was published in the Chicago Sun-Times on July 1, 2015. The applicant was separately notified of this public hearing.

The applicant, Baker Development Corporation, proposes to construct a ten-story mixed-use building with 200 residential units, approximately 16,300 square feet of groundfloor retail space, and at least 138 off-street parking spaces on an approximately 1.22-acre site. An existing two-story theater building on the site would remain. The applicant proposes to rezone the property from B3-3 Community Shopping District to B3-5 Community Shopping District prior to establishing the Residential Business Planned Development. This application is a mandatory planned development because the proposed buildings would be higher than 80 feet and contain more than 100 residential units in a B3-5 Community Shopping District.

SITE AND AREA DESCRIPTION

The approximately 1.22-acre site lies in the Lincoln Park Community Area. The site is bounded by North Lincoln Avenue on the northeast, a three-story mixed-use building on the southeast, West Altgeld Street on the south, and the CTA's Elevated structure on the west. The site currently contains a two-story, 490-seat theater building (Apollo Theater) and a mixed-use building with ground floor commercial space and thirty residential units on the upper three floors, plus a surface parking lot. The Apollo Theater would remain; the other structure would be demolished.

The CTA's Elevated Red/Brown/Purple Line structure determines much of the character of the neighborhood. The four-track structure runs north-south through the area a half-block east of N. Sheffield Avenue, and it has a major station at Fullerton and secondary stations at Armitage and Diversey. The properties adjacent to the Elevated include 19th- and early 20th-Century residential buildings, three- and four-story commercial buildings, and the various buildings and facilities of DePaul University. The former campus of Children's Memorial Hospital along N. Lincoln Avenue south of W. Fullerton Avenue has been approved for redevelopment as a large mixed-use residential/commercial project. Most of the zoning in the area is either Planned Development (DePaul University or the former Children's Memorial Hospital site), medium-density residential (RT4, RM4.5, or RM5), or community business (B3).

In the immediate vicinity, the east side of N. Lincoln Avenue is occupied by one- to three-story mixed-use buildings, typically with residential use on the upper floors. The south side of W. Altgeld Street is a blend of two- to four-story residential buildings. Properties on the west side of the Elevated structure are mostly four-story residential. In general, Lincoln Avenue is characterized by ground-floor commercial uses, heavily eating, drinking, and entertainment establishments. A short distance away, at the corner of N. Sheffield Avenue and W. Wrightwood Avenue is the Chicago Park District's two-acre Jonquil Playlot Park.

The site is not within a tax increment financing (TIF) district. It neither lies within the Lake Michigan and Chicago Lakefront Protection District; nor within an Industrial Corridor; nor within a Chicago Landmark District. North Lincoln Avenue is designated as a Pedestrian Retail Street. There are no buildings on the site that are Chicago Landmarks and no buildings that have been rated as potentially significant in the broader context of the city, state, or country ("red") or as potentially significant in the context of the surrounding community ("orange") by the Chicago Historic Resources Survey.

The Fullerton station on the CTA's Red/Brown/Purple Line is located approximately 700 feet to the south. The CTA's #74 (Fullerton) and #37 (Sedgwick) bus lines serve the Fullerton station.

PROJECT DESCRIPTION

The proposed Planned Development would consist of two subareas. The roughly triangular Subarea A (0.18 acre) is at the north end of the site, where N. Lincoln Avenue meets the Elevated structure. The subarea contains the two-story Apollo Theater building, built in approximately 1978. The building houses a 440-seat main stage, a smaller 50-seat venue, and approximately 3,000 square feet of commercial office space. This building and its uses would remain.

Subarea B, at approximately 1.06 acres, would constitute the bulk of the Planned Development. It is bounded by N. Lincoln Avenue on the northeast, a three-story mixed-use building on the southeast, W. Altgeld Street on the south, the CTA property on the west,

and the Apollo Theater building on the northwest. The existing mixed-use building and its surface parking lot would be replaced by the proposed new development. That project would consist of a ten-story mixed-use building with 200 residential units, approximately 16,300 square feet of ground-floor commercial/retail space fronting N. Lincoln Avenue, at least 138 enclosed parking spots, and residential amenity spaces (indoor and outdoor) at the third and tenth levels.

The base of the building would cover almost the entire subarea with only a 3-foot setback from the CTA property on the west and a 3.5-foot setback from N. Lincoln Avenue. This base would contain the commercial/retail space, the residential lobby, two levels of parking, and the loading docks. The eight residential floors would occupy a "U"-shaped tower where the arms of the "U" would point toward N. Lincoln Avenue. Except along W. Altgeld Street, each arm would be setback 15 feet from the edge of the base and they would be separated from each other by an 87-foot wide landscaped amenity deck on top of the base. The tenth floor would consist of an amenity penthouse perched on top of the southern arm of the tower.

DESIGN

Subarea A. The Apollo Theater would receive a new exterior treatment of new architectural metal cladding, a new storefront system along N. Lincoln Avenue, and new signage.

Subarea B. The base of the building facing N. Lincoln Avenue would be all metal-and-glass storefront. The spaces along N. Lincoln Avenue would be designed and tenanted to promote a lively street environment. This would be augmented by the landscaped open space facing Lincoln between the two residential arms. The residential wings would extend 1.5 feet beyond the base, though still at least 2 feet setback from the N. Lincoln Avenue property line. Other than the N. Lincoln Avenue frontage, the base would be clad in terra cotta-toned fiber-cement architectural panels. Along W. Altgeld Street, the entry to the residential lobby would also be metal-and-glass storefront; the two parking entries would have metal overhead doors.

On each of the residential wings, the bay closest to N. Lincoln Avenue would be metal-and-glass window wall. The rest of the residential elevations, including those facing the interior courtyard, would be clad with the terra cotta-colored architectural panels. Most of the residential units would have recessed balconies. The tenth-floor amenity penthouse would be clad with a metal-and-glass wall system.

On the side facing the Elevated tracks, the floor plan calls for only a single-loaded corridor. The building's cladding, there, would incorporate sound-absorbing panels to attenuate the noise of passing trains that would be reflected onto the residential buildings along N. Sheffield Avenue.

ACCESS and CIRCULATION

Subarea A. The main entry to the Apollo Theater would remain at its far northern corner. The theater has no off-street parking or loading, and that would continue to be the situation. The theater has been, and will continue, using space leased from the CTA under the Elevated structure for patron parking.

Subarea B. The storefronts along N. Lincoln Avenue will have multiple entries for the commercial/retail uses, possibly including walls that open out onto the street in good weather. The residential entry would be sited on W. Altgeld Street, as would two entries to the enclosed parking. Parking would be located in the basement and on the ground and second levels. The two-bay loading dock would be situated against the Elevated structure with access via two public alleys from N. Sheffield Avenue.

The Zoning Code requires no accessory parking for these commercial uses in a B3-5 Community Shopping District. For the 200 residential units, the Code would require 160 parking spaces, but allows for a reduction of as much as 50% within 1200 feet of a transit station if the project is located on a Pedestrian Street. This project would reduce the required residential parking by 22 spaces, or 14%, to 138 spaces. Further, the Code allows up to 45% (62 spaces) of the 138 required residential parking spaces to be rented out to any off-site or public users.

LANDSCAPING and SUSTAINABILITY

In Subarea B, the third-level courtyard fronting on N. Lincoln Avenue would be landscaped as an amenity to the residents and green relief along the N. Lincoln Avenue streetscape. The areas where the residential tower sets back 15 feet from the base would also be landscaped and/or used for private open space. Parkway trees would be installed along N. Lincoln Avenue and W. Altgeld Street where space permits. An effort would be made to retain existing mature trees in the Altgeld Street parkway.

The entire project would be either LEED or Green Globe certified and would have a green roof on approximately 50% of the net roof area.

RECOMMENDATION

The Department of Planning and Development has concluded that the proposed Residential Business Planned Development would be appropriate for the site and that the project meets the review criteria for planned developments set forth in the Zoning Ordinance (Section 17-13-0900).

1. The project complies with the Standards and Guidelines for Planned Developments in the Zoning Ordinance (Section 17-8-0900).
 - a. Compliance with Zoning. The proposed Planned Development generally conforms to the standards and requirements of the B3-5 Community Shopping District. The application proposes a maximum Floor Area Ratio

(F.A.R.) of 4.50. All the uses proposed by the application are permitted in a B3-5 Community Shopping District; and the proposed number of residential units (2003) is fewer than the maximum permitted (265). The maximum permitted height in the B3-5 District is 80 feet, but the Zoning Code allows a taller building if approved as part of a Planned Development; the proposed height of the building is 135 feet. The minimum required parking for the commercial space in the building is zero for the B3-5 District. Because this site is within 1200 feet of a transit station and is located on a Pedestrian Retail Street, the normal required parking for the 200 residential units could be reduced from 160 spaces to 80 spaces. Nevertheless, 138 spaces would be provided, of which the Zoning Code allows up to 45%, or 62 spaces, to be made available for public parking.

- b. **Approved Plans.** There are currently no approved plans for this section of the Lincoln Park Community.
 - c. **Transportation, Traffic Circulation and Parking.** The proposed project is located in a well developed mixed-use area. Most activities are within walking distance. The site is served by a CTA transit and bus lines. Parking and loading access would be from W. Altgeld Street.
 - d. **Pedestrian Orientation.** Ground-floor retail spaces with pedestrian entries and glass storefronts would front N. Lincoln Avenue. The residential entry and drop-off would be on W. Altgeld Street, a residential street. Parkway trees would be installed where feasible.
2. The proposed development is compatible with the character of the surrounding area in terms of uses, density, and building scale.

The proposed Planned Development is located on a major commercial street (N. Lincoln Avenue) and backed up to the Elevated tracks. The modest ground-floor retail space with residential uses on the upper floors continues the development pattern on this stretch of N. Lincoln Avenue. The upper, residential floors would be clad with glass window wall system and terra cotta colored architectural panels to be compatible with the largely red brick and gray-stone residential architecture of the neighborhood. The proposed height, ten stories or 132 feet, is comparable to the 12-story CHA senior housing building on the north side of W. Wrightwood Avenue and the existing 10-story tower of the former Children's Memorial Hospital building.

3. The public infrastructure facilities and city services will be adequate to serve the proposed development at the time of occupancy.

The proposed site plan and a traffic study for the Planned Development have been reviewed by the Chicago Department of Transportation and all requested changes have been made. Copies of this application have been ~~circulated to other~~ City departments and agencies and all comments, which have been received, are addressed in the revised application.

Based on the foregoing, it is the recommendation of the Department of Planning and Development that the revised application for a Residential Business Planned Development be approved and that the recommendation to the City Council Committee on Zoning, Landmarks, and Building Standards be: "As Revised, Passage Recommended."

Department of Planning and Development



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

RESOLUTION

2518 – 2552 NORTH LINCOLN AVENUE
922 – 938 WEST ALTGELD STREET

- WHEREAS,** the applicant, Baker Development Corporation, proposes to establish a Residential Business Planned Development in the Lincoln Park Community Area; and
- WHEREAS,** the applicant proposes to construct a ten-story mixed-use building with 200 residential units, approximately 16,300 square feet of groundfloor retail space, and at least 138 off-street parking spaces; and
- WHEREAS,** the application has been submitted as a mandatory planned development because the proposed building would be higher than 80 feet and contain more than 100 residential units in a B3-5 Community Shopping District and
- WHEREAS,** an application for a Planned Development approval was introduced into the City Council on July 30, 2014; and
- WHEREAS,** notice of the public hearing to consider the application was published in the Chicago Sun-Times on July 1, 2015; the applicant was notified of the hearing; and the proposed Planned Development application was considered at a public hearing by this Plan Commission on July 16, 2015; and
- WHEREAS,** this Plan Commission has reviewed the application with respect to the Planned Development provisions of the Chicago Zoning Ordinance and finds that the proposal would be consistent with that ordinance; and
- WHEREAS,** the Department of Planning and Development recommends approval of the application, which recommendation and the reasons therefore are contained in the Department's written report dated July 16, 2015, a copy of which is attached hereto and made a part hereof; and

WHEREAS, this Plan Commission has fully reviewed the application and all information submissions associated with the proposed development, the report and recommendation of the Department of Planning and Development, and all other testimony presented at the public hearing held on July 16, 2015, giving due consideration to the Planned Development Standards and Guidelines contained in the Chicago Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:

1. THAT the final Planned Development Application, dated July 16, 2015, be approved as being in conformance with the provisions, terms and conditions of the Chicago Zoning Ordinance; and
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning, Landmarks and Building Standards of the final Planned Development Application, dated, July 16, 2015; and
3. THAT the above-stated recitals to this resolution, together with the report of the Department of Planning and Development, be adopted as the findings of fact of the Chicago Plan Commission regarding this Zoning Map Amendment and Planned Development Application.

Smita N. Shah

Martin Cabrera, Jr., Chairman
Chicago Plan Commission

Smita N. Shah

Approved: July 16, 2015

RBPD No. _____

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

Warren Baker

7. On what date did the owner acquire legal title to the subject property? _____

8. Has the present owner previously rezoned this property? If Yes, when?

No

9. Present Zoning District B3-3 Proposed Zoning District B3-5 then to a Residential Business Planned Development

10. Lot Size in square feet (or dimensions) 53,143 sf

11. Current Use of the property Four story mixed-use (commercial – residential) building and two story theater building.

12. Reason for rezoning the property: Redevelopment of the Property

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

Development of a nine-story with penthouse mixed-use building, consisting of approximately 16,000 sq. ft. of retail/commercial space, 200 residential dwelling units, 138 parking spaces and 2 loading berths and retention of existing two story theater building containing approximately 7,000 sq. ft. with 500 seats and no parking or loading.

14. On May 14th, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES X NO _____

EXHIBIT A

2518 – 52 N. Lincoln Ave./922 – 38 W. Altgeld St.

OWNERS

Baker Lincoln, LLC
1156 W. Armitage Ave.
Chicago, IL 60614

The Lincoln Center Umbrella Condominium Association
155 N. Wacker Dr., Ste. 1950
Chicago, IL 60606

Apollo Theater Chicago, LLC
1625 N. Damen Ave.
Chicago, IL 60647



WRIGHTWOOD NEIGHBORS ASSOCIATION
PO BOX 14779
CHICAGO, ILLINOIS 60614-7179

June 15, 2015

Alderman Michele Smith
43rd Ward Office
2523 N. Halsted
Chicago, IL 60614

Dear Alderman Smith,

For over 18 months, Wrightwood Neighbors has reviewed the proposed Transit Oriented Development (TOD) Warren Baker project at 2518-2540 North Lincoln Avenue (Lincoln Centre) which included three community wide meetings, the last of which was held on May 26, 2015 attended by over 100 people.

The project has been modified significantly since the initial proposal. Those modifications have included: better materials, a more attractive residential entrance on Altgeld, the repositioning of the courtyard to face Lincoln Avenue, soundproofing the wall along the elevated tracks, reducing the height, reducing the F.A.R., increased bicycle and car sharing spaces, setting the building back from Lincoln Avenue, and others.

Some of the benefits of the project are:

1. It will demolish a building that is an eyesore, eliminate a parking lot that is an attractive nuisance, and renovate the Apollo Theater.
2. New retail, along with wider sidewalks will enhance the pedestrian experience along Lincoln Avenue.
3. The proximity to the Fullerton CTA Station, car sharing, and bicycle parking will attract many residents that will not own automobiles.
4. This is a quality, \$80 million project that has been improved based upon community input.
5. It will have a doorman, and increased pedestrian traffic along the street creating a safer environment, as well as, providing additional lighting.
6. It will have a positive impact on the revitalization of this portion of Lincoln Avenue including providing more customers for Lincoln Avenue businesses.
7. This project is possible now because one developer has control over both the business and residential portion of this property.



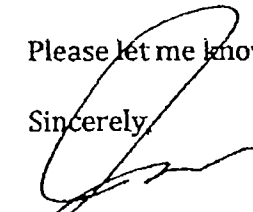
WRIGHTWOOD NEIGHBORS ASSOCIATION
PO BOX 147179
CHICAGO, IL ILLINOIS 60614-7179

While we believe that the project should proceed, we would still like to continue discussions about parking, traffic, and truck delivery issues. We also anticipate that there will be a pre-demolition and pre-construction meeting at the appropriate time.

Based upon the foregoing benefits, the WNA Board of Directors supports the redevelopment of the property located at 2518-2540 North Lincoln Avenue based upon the plans (dated March 25, 2015) presented at the May 26, 2015 community meeting.

Please let me know if you have any questions.

Sincerely,



Justin Moore
President

July 6, 2015

Cheryl & Barrett Coleman
2525 N Sheffield Ave. Apt 4E
Chicago, IL 60614
(630) 849-5497

Dear Baker Development, Alderman Smith, Wrightwood Neighbors and Chicago Plan Commission,

We as residents of 2525 N. Sheffield Avenue we are concerned with the latest/revised Lincoln Centre proposal (2518 – 2552 N Lincoln Avenue). We would like to preface that we welcome a redevelopment of this land and are excited about the improvement of our neighborhood and Lincoln Park as a whole. As direct neighbors to the project, we have reviewed the latest renderings presented by Baker Development on May 26, 2015, and would like to formally voice specific concerns over these plans. Our objective is to raise awareness of the negative impact the current proposal will have on the neighboring buildings, and collaborate on solutions that will benefit all parties involved. We have put these concerns and proposed solutions in priority order:

1. Proposed Structure Height and Footprint Expansion

- The proposed height of this project at 107' is significantly larger than the current B3-3 zoning, which allows 65'. This is approximately 2 times taller than any building in the surrounding neighborhood.
- We request that the building be revised to stay within the current zoning. Our hope is this will provide enough of a footprint to remain advantageous for Baker Development, while maintaining balance with the current neighborhood. A reduced height will help to maintain the surrounding neighbors' sun exposure, privacy and noise levels (see below).
- Please also note that the provided Shadow Study was done against the original proposal and is now outdated. The structure of the building has dramatically changed since the study was conducted.

2. Increased Noise Pollution Due to Proximity of the Elevated Train Track

- With the proposed design, a building of this magnitude footprint/height bordering the tracks will reflect significantly more sound. This noise pollution is very concerning given the frequency of the Brown, Red and Purple trains on these tracks.
- We appreciate the addition of the sound absorbing wall into the revised plans. Can you please provide more information on this technology, including studies, supporting documents, examples of it in use and noise reduction percentage?
- In addition to the sound absorbing wall we request that you consider one of the following: 1 – Reducing the height and overall footprint of the building. 2 – Consider making the tracks between Fullerton Station and Wrightwood Ave. a "slow zone" (similar to the Brown/Purple lines between Sedgwick and Chicago L Stations). 3 – Consider setting the building back from the L tracks to reduce the reflection of sound.

3. Expanded use of Single Lane Shared Alleys for Commercial and Residential Loading Dock

- The revised plans show the loading dock located along the shared alley of the Sheffield, Lincoln and Altgeld neighbors. These alleys are single lane, obstructed by the L, and as they currently exist will not support this increased activity demanded by the proposed project. The
- Please consider re-positioning the loading dock along a main route such as Lincoln or Altgeld to minimize congestion and disturbance to nearby residential neighbors.
- Please also note that the provided Traffic Study was done against the original proposal and is now outdated. The structure of the building has dramatically changed since the study was conducted.

We recognize the value in improving our neighborhood, but we ask the 43rd ward to expand responsibly. We are open to discussing with you, and plan on speaking at the scheduled Plan Commission meeting on July 16th to voice our disapproval for the current building plans. Thank you for your time and please continue to consider the relevant concerns/suggestions of the 43rd Ward Residents.

Sincerely,
Cheryl & Barrett Coleman

FW: Concern over proposed development at 2518-2540 N. Lincoln Avenue

Walsh, Loretta

Tue 7/7/2015 3:37 PM

Inbox

To: Gleason, Heather <Heather.Gleason@cityofchicago.org>, Deters, Frederick <Frederick.Deters@cityofchicago.org>;

From: Ann Koblenzer [mailto:akoblenzer@gmail.com]

Sent: Tuesday, July 07, 2015 3:33 PM

To: Walsh, Loretta

Subject: Fwd: Concern over proposed development at 2518-2540 N. Lincoln Avenue

Chairman Martin Cabrera,

I am the owner of 919 W Altgeld #2 and have concerns with the height of the Altgeld frontage in the proposal. Altgeld is a wonderfully quiet tree lined street and when I look out my front window I enjoy seeing trees and hearing the birds. This 9 story building is too tall for the street and will block the sunlight this street currently enjoys. Part of the reason we bought in this neighborhood and street were that there were no buildings over 4 stories in our sightline and it felt like a neighborhood.

This project will hurt the charm and character of the street and doesn't belong. It is unfair to the current owners who pay property tax to change the neighborhood to one focused more on rentals and high buildings than homeowners. It will reduce sunlight and increase congestion in the area-- the exact opposite of what people want when they buy in Lincoln Park. If this project goes through as planned it will set a dangerous precedent for the street - instead of seeing trees out our windows we will see high buildings- we would have bought downtown if that was what we wanted for our family.

Homeowners and tax payers need to be considered in this project- not just the developer making money. I believe the height and size of this project will negatively impact property values for the surrounding neighbors and require a rezoning of the neighborhood. We need to find a compromise that will energize the neighborhood within the existing zoning laws by reducing the height and footprint of the building.

Thank you for your time in reading this and I look forward to your response on this matter.

Sincerely,
Ann Koblenzer
330-608-8246

This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally

2518-2552 N Lincoln

Rebecca Woan (Chartwell) <rwoan@chartwellins.com>

Sun 7/12/2015 10:05 AM

Inbox

to: Deters, Frederick <Frederick.Deters@cityofchicago.org>,

Dear Mr. Deters

I am writing in opposition to the height of the proposed building to be constructed at 2518-2552 N Lincoln. I understand that the building height at 107 feet will be 50% taller than the next closest structure. It's out of character with the neighborhood. I don't believe that the Wrightwood Neighbors represents the neighborhood. They have acted autonomously for years. Even members of the association were unaware and surprised by the support. If a developer revises a proposal we should not expect unconditional support if the project is too tall.

Regards

Rebecca Korach Woan
831 W Lill

Company Logo

Rebecca Korach Woan

Founder and CEO

Chartwell Insurance Services

211 West Wacker Drive

Suite 1800

Chicago, IL 60606

Tel: 312-645-1200

Fax: 312-645-1206

rwoan@chartwellins.com

cid:cid

www.chartwellins.com

Lincoln Centre Development -- homeowner input to rezoning meeting

Cynthia Vahlkamp <cynthia.vahlkamp@gmail.com>

Tue 7/14/2015 10:08 AM

To Deters, Frederick <Frederick.Deters@cityofchicago.org>;

Cc Ward 43 <yourvoice@ward43.org>; wnaplanning@gmail.com <wnaplanning@gmail.com>; Wrightwood Neighbors <wrightwoodneighbors@gmail.com>;

Dear Mr Deters,

We are unable to attend the meeting on Thursday, July 16 and so are sending comments in writing in advance.

Support

- We strongly support the aspect Baker Development re-design that **broke up the facade into two towers**. This in our opinion was a huge improvement in the "friendliness" of the project in terms of visual weight and consistency with a desirable neighborhood (vs downtown, commercial) feel of the building.

Conditional Support

- Regarding Parking, **we support the planned number of parking spaces for the planned number of units if and only if 1) all 138 parking spaces are made available to residents and 2) Alderman Smith's plan holds firm that residents of this property will NOT be able to apply for permanent or temporary residential parking permits**. Our point of view is based on third party transit analysis that benchmarked this census tract at a 19 - 31% car-free rate (25% +/- 6 %). 138 spaces for 200 units is a car-free rate of 31% -- reasonable for this census tract if and only if all spaces are allocated to residents (and not shared with retailers) Without these caveats, residents and their guests will end up parking on neighboring streets, especially Lill and Montana as well as Wrightwood, with negative neighborhood impact.

Lingering Question/ Possible Objection

- We have a concern about the FAR for this redevelopment. As we understand it, the redesign reduced the FAR from 5.0 for the 122' Height earlier version of the design to 4.5 for the current 107' Height version. Even the redesign, however, has a FAR that exceeds the Children's Memorial Redevelopment of 3.5.
 - In our opinion, **the community deserves to see a design alternative that further reduces the FAR to 4.0 before this development is approved**.
 - My hope is that Baker Development already has thoughts on what a 4.0 FAR design would look like, and that answering this question would not create a lengthy delay in improving this property and our neighborhood.

Thank you,

Cynthia Vahlkamp & Bob Kenyon
homeowners at 822 W Lill Ave since 1986

Cynthia Vahlkamp | 822 W Lill Ave | 773.549-5513

CHICAGO BUILDS GREEN

Project Name: Lincoln Center Development, Chicago IL

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

Project Location:

From*	To*	Direction:	Street Name	Select Street Type
2518	2552	N	Lincoln	Ave

Ward No Community Area No

43	
----	--

Check applicable.

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

Public project Landmark

Project Size:

Total land area in sq ft.	Total building(s) footprint in sq ft	Total vehicular use area in sq ft
53,130	50,527	75,500

Enter First Name Last Name

DPD Project Manager: Fred Deters

Select project category:

BG/GR Matrix: Res. 4 or more Market Rate

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
- Interior Landscape Area
- No. of Interior Trees
- No. of Parkway Trees

Square footage	0	0
Square footage	0	0
	0	0
	13	13

Open Space:

- River Setback
- Private Open Space
- Privately developed Public Open Space

Square footage	0	0
Square footage		18400
Square footage	0	0

Stormwater Management (At-grade volume control):

- Permeable paving
- Raingarden
- Filter strip
- Bioswale
- Detention pond
- Native landscaping
- Rain-water collection cistern/barrel
- Total impervious area reduction

Square footage	0
Check applicable:	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
Square footage	0
Gallons	0
Square footage	0

Other sustainable surface treatments:

- Green roof
- Energy Star roof
- High-albedo pavement

Square footage.	17,660	18,074
Square footage.	0	0
Square footage.		0

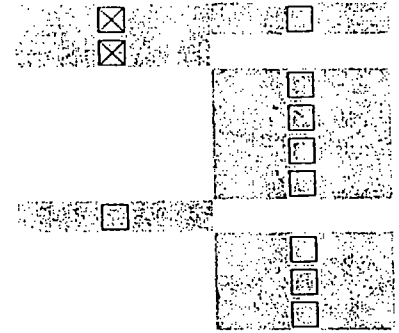
Transportation:

- No. of accessory parking spaces
- Total no. of parking spaces (Accessory + Non- Acc)
- No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)
- No. of bicycle parking
- Within 600 ft of CTA or Metra station entrance

	80	138
		138
	0	3
	50	100
Check if applicable:		<input checked="" type="checkbox"/>

Building Certification:

- Energy Star building
- LEED certification
 - LEED Certified
 - LEED Silver
 - LEED Gold
 - LEED Platinum
- Chicago Green Homes
 - Chicago Green Homes [one-star]
 - Chicago Green Homes [two-star]
 - Chicago Green Homes [three-star]



Energy efficiency strategies not captured above:

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

Project will be either LEED or Green Globe certified

Development of skin with low-e vision glass with high performance U values, SHGC and SC's and the remainder of the building an energy efficient wall system

Use of high efficiency mechanical system and individual unit HVAC systems

Use of energy efficient lighting

Use of motion sensor lighting controls in certain common areas

Allowance for individual controls for lighting and temperature in common areas

Use of low volume plumbing fixture

Other sustainable strategies and/or Project Notes:

Green Roof

Use of some materials with pre-consumer and post-consumer waste

Some use of locally harvested and manufactured materials

Diversion of construction waste from landfills