



City of Chicago



SO2016-8651

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/14/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 6-G at 1501-1517 W Fuller St, 280-2812 S Lock St, 2900-2944 S Hillock St, 2901-2947 S Hillock St (commonly known as 2800 S Lock St) - App No. 19073
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

SUBSTITUTE
ORDINANCE

19073

Info: 12/19/16

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

SECTION 1: That the Chicago Zoning Ordinance be amended by changing all of the Residential Planned Development No. 1215 District symbols and indications as shown on Map 6-G in the area bounded by:

the southeasterly boundary line of the South Fork of the South Branch of the Chicago River; West Fuller Street; South Lock Street; the alley immediately southeast of and parallel to South Hillock Street; a line 126 feet southwest of and parallel to South Lock Street; a line 124.61 feet southeast of and parallel to South Hillock Street (as measured along the southwest line of South Lock Street); the easterly line of the South Fork of the South Branch of the Chicago River.

to those of Residential Planned Development No. 1215, As Amended, which is hereby established in the area above described, subject to such Use and Bulk Regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2: This Ordinance shall be in full force and effect from and after its passage and due publication.

Project Address: 1501-17 W. Fuller; 2800-12 S. Lock Street; 2900-44 S. Hillock Street; 2901-47 S. Hillock Street, Chicago, Illinois (commonly known as 2800 S. Lock Street).

RESIDENTIAL PLANNED DEVELOPMENT NO. 1215, AS AMENDED

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Institutional Planned Development Number 1215, As Amended (“Planned Development”) consists of approximately 135,659 net square feet of property (3.11 acres) which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is controlled by the Riverbend Real Estate Investment, LLC (the “Applicant”).
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined 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.

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.

APPLICANT: Riverbend Real Estate Investments, LLC
ADDRESS: 1501-17 W. Fuller; 2800-12 S. Lock Street, 2900-44 S. Hillock Street;
2901-47 S. Hillock Street
FILING DATE: December 14, 2016
PLAN COMMISSION DATE: May 18, 23017

4. This Plan of Development consists of 17 Statements: a Bulk Regulations Table; an Existing Zoning Map; a General Land-Use Map; a Planned Development Boundary and Right-of-Way Adjustment Map; an Overall Site Plan; a Landscape Plan; a River Walk Plan; a General Roof Plan; a Basement Floor Plan; and Building Elevations dated May 18, 2017, submitted herein. 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 allowed in the area delineated herein: residential, accessory parking and related accessory uses.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of 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 FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 135,659 square feet.
9. The Applicant acknowledges and agrees that the prior rezonings of its property from M2-2 to RT3.5 for the construction of twenty-seven (27) single family homes (Phase I), and from M2-3 to Residential Planned Development No. 1215 ("RPD #1215") for the construction of seventeen (17) single family homes and twenty-four (24) townhomes (Phase II), triggered the requirements of Section 2-45-110 of the Municipal Code (the "2007 Affordable Requirements Ordinance" or "2007 ARO").

The Applicant further acknowledges and agrees that the rezoning of the Property from RPD #1215 to RPD #1215, as amended, for the addition of twenty-eight (28) rental units less seven (7) townhomes (Phase III), triggers the requirements of Section 2-45-115 of the Municipal Code (the "2015 Affordable Requirements Ordinance" or "2015 ARO").

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Phase I, Phase II and Phase III together constitute a single “residential housing project” within the meaning of the 2007 ARO and the 2015 ARO. Any developer of a “residential housing project” must: (i) set aside 10% of the housing units as affordable units (the “Required Units”); (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that under the 2015 ARO, residential housing projects with 20 or more units must provide at least 25% of the Required Units on-site or off-site. The project has a total of 89 units across the three phases. As a result, the Applicant’s affordable housing obligation is 9 affordable units (10% of 89, rounded up). Applicant has agreed to satisfy its affordable housing obligation by making a cash payment to the Affordable Housing Opportunity Fund for seven (7) for-sale units (“Cash Payment”) and by constructing two (2) affordable rental units in the rental building to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. Applicant agrees that the affordable rental units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (“AMI”), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development (“DPD”) for review and approval, and DPD may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the applicable portion of the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 9, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

10. Upon review and determination, “Part II Review”, pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
11. The Site and Landscape Plan 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 Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

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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, Environment 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 the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contain in the Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. To further these goals, the Applicant agrees to: (a) provide a landscaped 60-foot-wide river setback and continuous riverside trail as indicated on the Site Plan and Landscape Plan; and (b) permit connection of such setback and trail to the setback and trails of adjacent properties when the river edges of the adjacent properties are similarly improved. The Applicant shall permit un-gated public access to the river setback and provide signage on the river-walk that the river-walk is open to the public during typical Chicago Park District hours. As shown on the attached River Walk Plan, the Property is divided into Phase I (single family homes) and Phase II (townhomes and apartment building). The Phase I river walk improvements must be installed no later than completion of the Phase I single family homes or September 2, 2017, whichever comes first. The Phase II river walk improvements will be completed upon completion of the Phase II townhouse and apartment development or 18 months after the first Phase II permit is issued, whichever comes first. No permits shall be issued for Phase II until the Phase I river walk improvements are completed. Applicant shall submit an infrastructure site plan request for each Phase, prior to our issuance of a permit for each Phase.
16. 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. Within the Planned

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Development, the single family homes and townhomes shall achieve a minimum of two (2) star rating under the Chicago Green Homes Program and the multi-unit building shall comply with the requirements of the City of Chicago Sustainability Matrix effective at the time of the filing of this Planned Development, including providing a green roof totaling approximately 4,550 square feet on the roof of (or 50% of the open area of the roof) and obtaining certification for such multi-unit building.

17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to Residential Planned Development No. 1215.

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**INSTITUTIONAL PLANNED DEVELOPMENT NO. 1215,
BULK REGULATIONS**

Gross Site Area:	182,924 square feet (4.19 acres)
Net Site Area: (Excluding proposed dedicated alley)	135,659 square feet (3.11 acres)
Public Area Right-of-Way: (Including proposed dedicated alley)	47,265 square feet (1.08 acres)
Maximum Floor Area Ratio:	1.2
Maximum Number of Dwelling Units:	62
Minimum Number of Off-Street Loading Spaces:	1
Minimum Number of Off-Street Parking Spaces:	96
Maximum Building Height:	50 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback:	In accordance with the Site Plan
Maximum Percent of Site Coverage:	In accordance with the Site Plan

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2015 Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org

Date: 5/8/2017

DEVELOPMENT INFORMATION

Development Name: Euclid Homes
Development Address: 2925 South Hillch
Zoning Application Number, if applicable:
If you are working with a Planner at the City, what is his/her name?

Ward: 11th

Type of City Involvement

check all that apply

City Land

Financial Assistance

Zoning increase

Planned Development (PD)

Transit Served Location (TSL) project

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

- ARO Web Form completed and attached - or submitted online on
- ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel)
- If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf)
- If ARO units proposed are off-site, required attachments are included (see next page)
- If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

DEVELOPER INFORMATION

Developer Name: Euclid Homes
Developer Contact: Michael Tein
Developer Address: 4450 S Morgan Street
Email: mteinjr@euclidhomes.com
Attorney Name: Scott Borstein

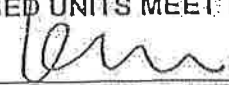
Developer Phone: 773-254-3644
Attorney Phone: 773-690-1726

TIMING

Estimated date marketing will begin: In process
Estimated date of building permit*: In process - next phase 5/2017
Estimated date ARO units will be complete: 7/2017

*note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)


Kara Breems, DPD

5-9-2017
Date


Developer/Project Manager

5/8/2017
Date

ARO Web Form

Development Information

Address

Submitted Date: 05/08/2017

Address Number From :2825 Address Number To: null Street Direction: S
Street :Hillock Postal Code: 60608

Development Name, if applicable

River bend Homes - Phase III

Information

Ward :11 ARO Zone: Higher Income

Details

Type of city involvement :Zoning change and planned development
Total Number of units in development: 89
Type of development: Rent
Is this a Transit Served Location Project : N

Requirements

Required affordable units :9 Required *On-site aff. Units: 2

How do you intend to meet your required obligation

On-Site: 2 Off-Site: 0

On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0

Total Units Committed: 2 Remaining In-Lieu Fee Owed: ~~875,000~~ \$700,000 - approved as 2007 ARO

Summary: Riverbend Estates

		market rate		affordable		
	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage
studio	0	n/a	n/a	0	n/a	n/a
one-bed	0	n/a	n/a	0	n/a	n/a
two-bed	26	100%	1,152	2	100%	1,050
three-bed	0	n/a	n/a	0	n/a	n/a
four-bed	0	n/a	n/a	0	n/a	n/a

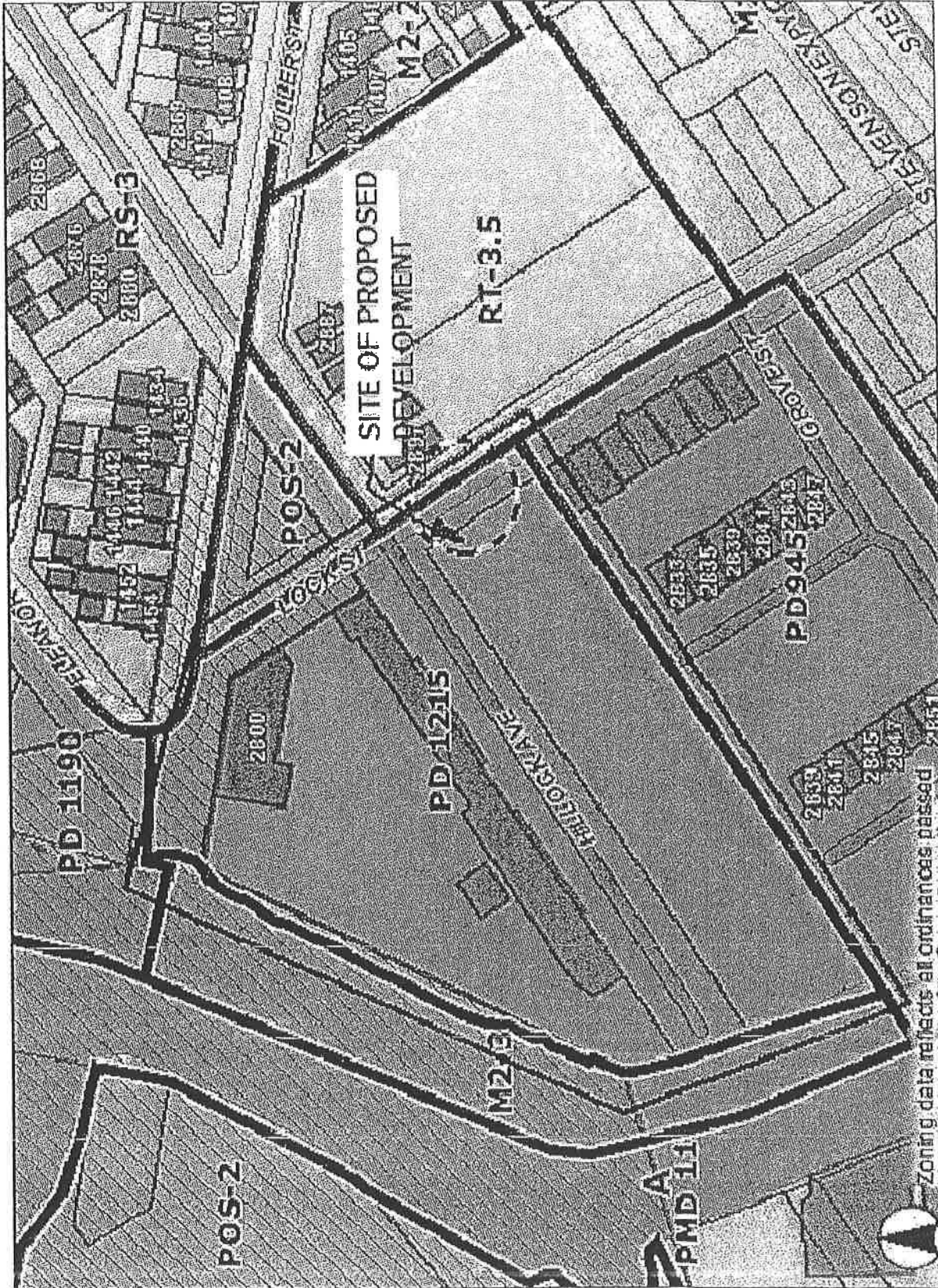
All projects with proposed ARO units must complete this tab

	Market Rate Units	Affordable Units
Parking	yes 26 spots	yes 2 spots
Laundry	yes in unit	yes in unit
Appliances	yes stainless	yes stainless
Refrigerator	yes	yes
age/EnergyStar/make/model/color	no	no
Dishwasher	no	no
age/EnergyStar/make/model/color	yes	yes
Stove/Oven	yes	yes
age/EnergyStar/make/model/color	yes	yes
Microwave	yes	yes
age/EnergyStar/make/model/color	yes	yes
Bathroom(s)	2 full	2 full
how many?		
Half bath? Full bath?		
Kitchen countertops material	granite	granite
Flooring material	hardwood	hardwood
HVAC	yes	yes
Other		

APPLICANT:
RIVERBEND REAL ESTATE
INVESTMENTS, LLC.
2802 S. LOCK

FILING DATE: 12/14/16
PLAN COMMISSION:
5/18/17

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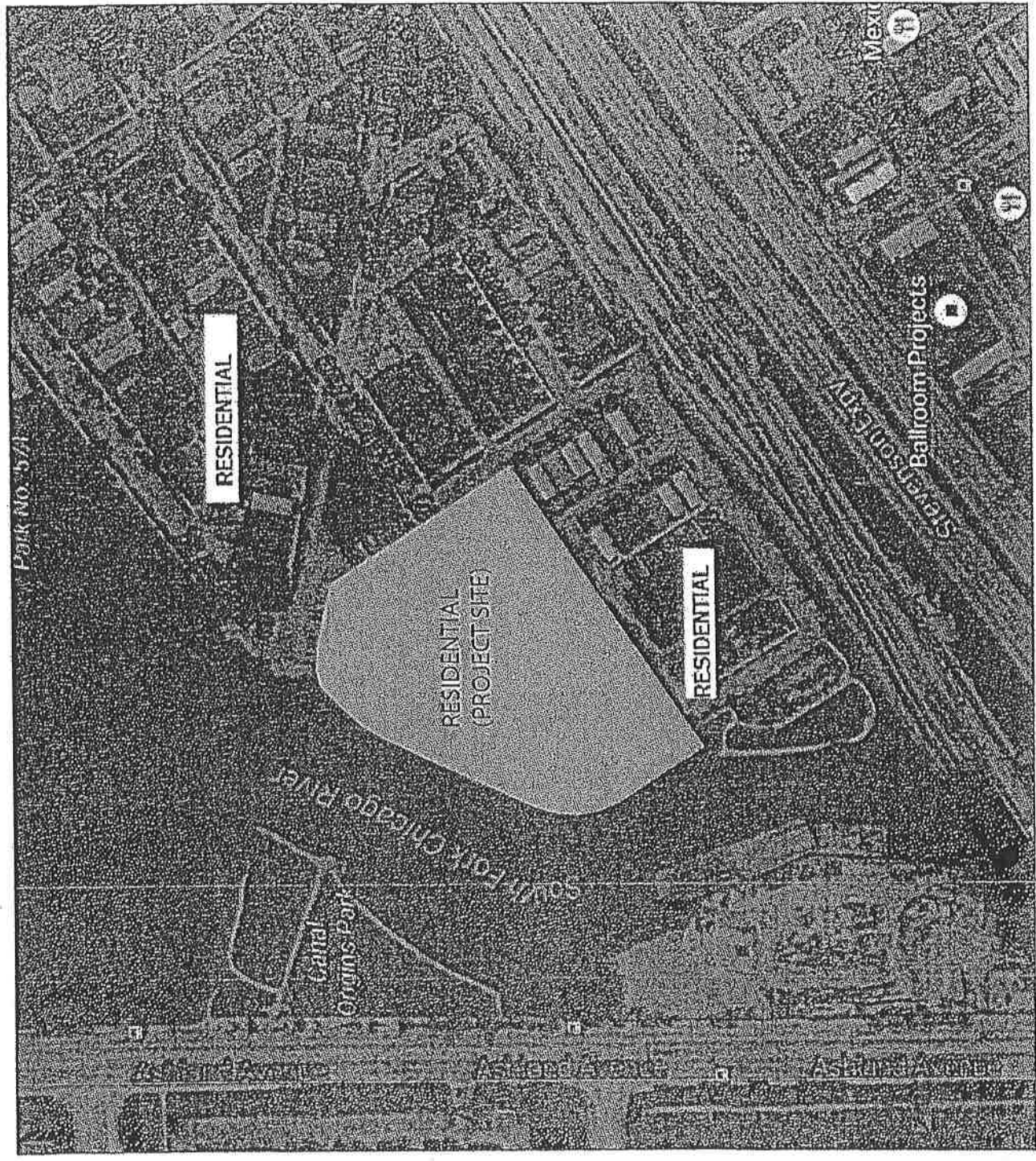
Zoning data reflects all ordinances passed

EXISTING ZONING MAP

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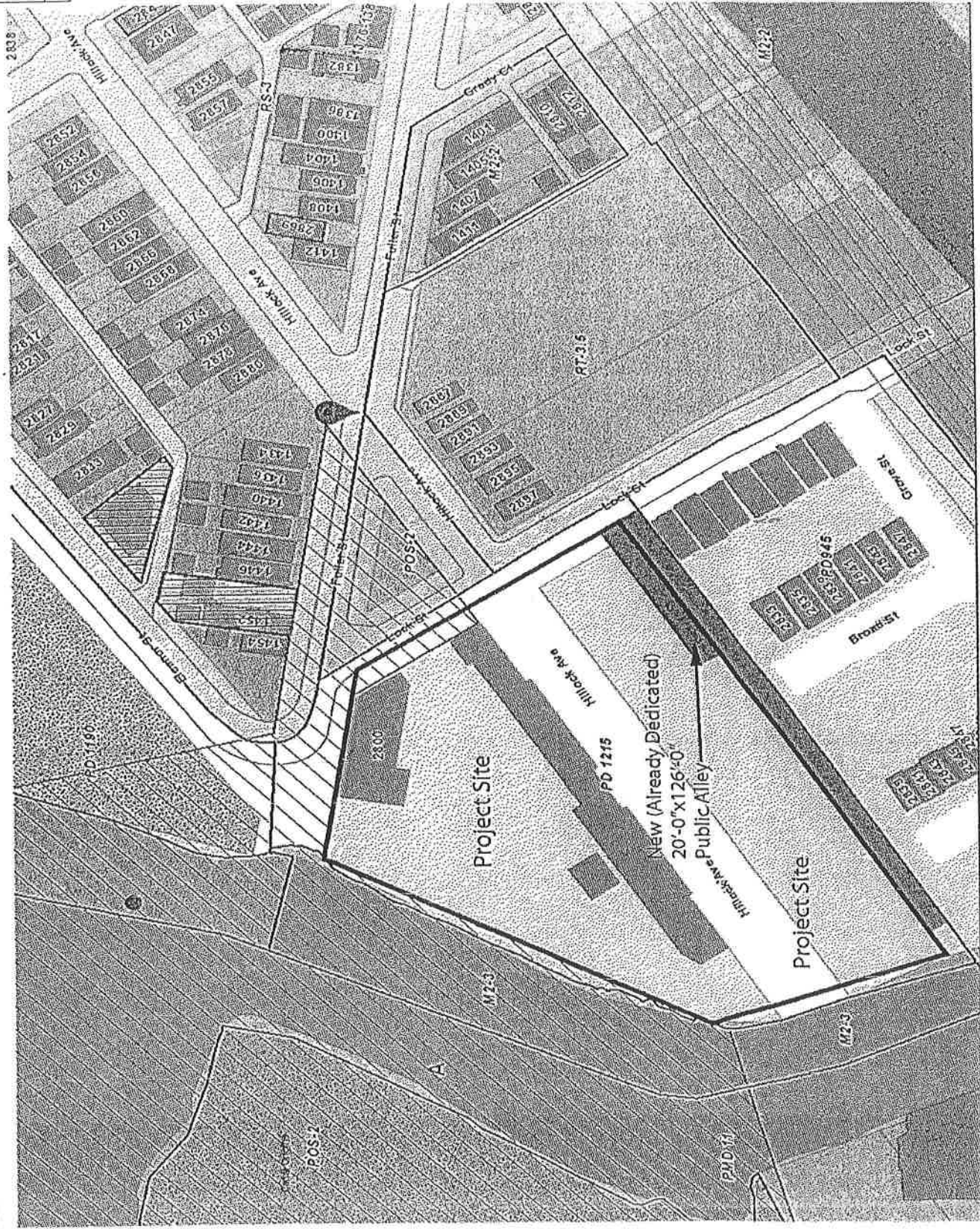


LAND USE MAP

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PROPOSED PLANNED DEVELOPMENT BOUNDARY MAP
WITH RIGHT OF WAY ADJUSTMENT

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SOUTH LOCK STREET

WEST FULLER STREET

SOUTH HILLOCK STREET

NEW 20'-0"X126'-0" PUBLIC ALLEY

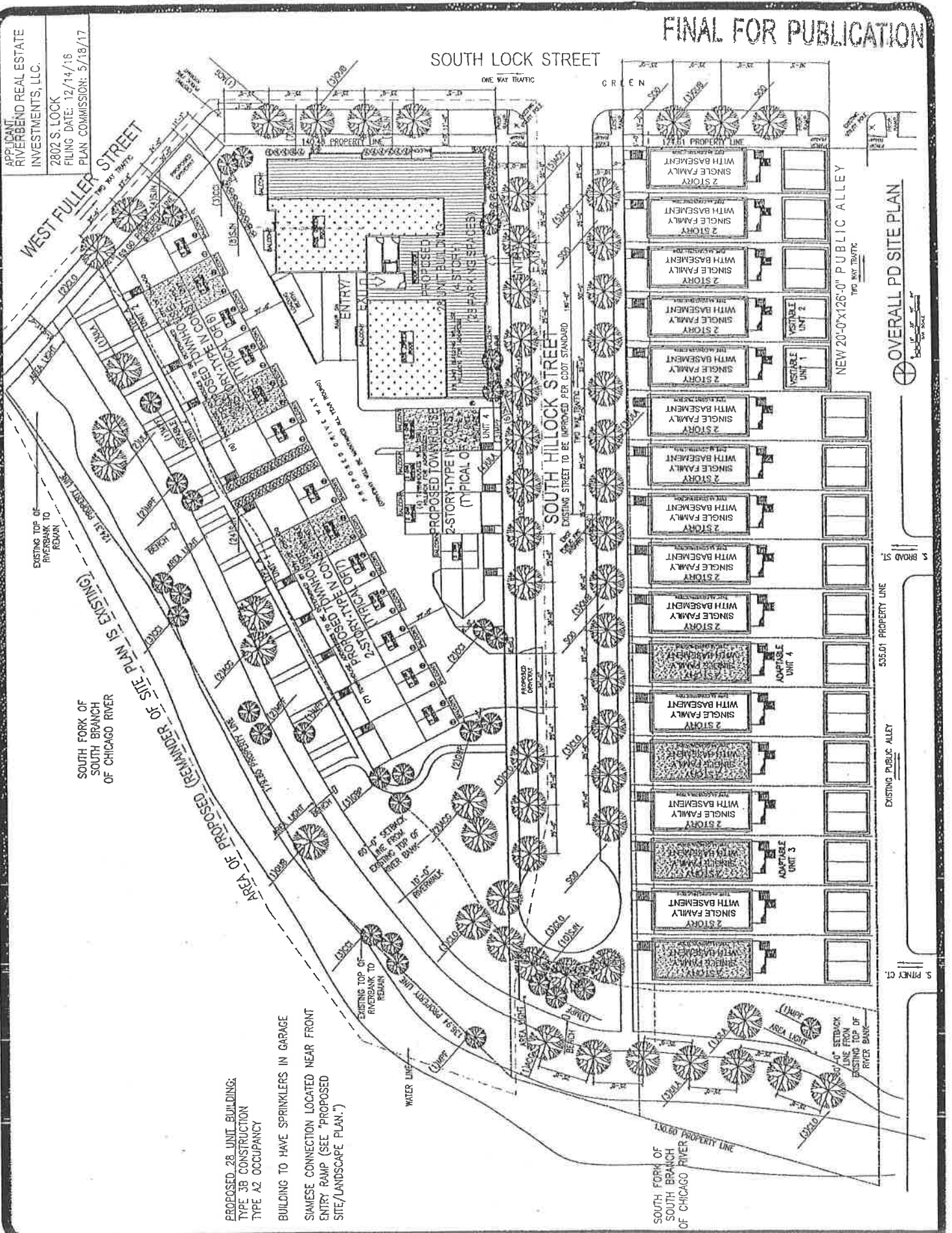
OVERALL PD SITE PLAN

SOUTH FORK OF SOUTH BRANCH OF CHICAGO RIVER

PROPOSED 28 UNIT BUILDING.
 TYPE 3B CONSTRUCTION
 TYPE A2 OCCUPANCY

BUILDING TO HAVE SPRINKLERS IN GARAGE

SIAMSE CONNECTION LOCATED NEAR FRONT ENTRY RAMP (SEE "PROPOSED SITE/LANDSCAPE PLAN.")



335.01 PROPERTY LINE

EXISTING PUBLIC ALLEY

S. PRINCE CT.

S. BROAD ST.

ONE WAY TRAFFIC

ONE WAY TRAFFIC

ONE WAY TRAFFIC

ONE WAY TRAFFIC

ONE WAY TRAFFIC

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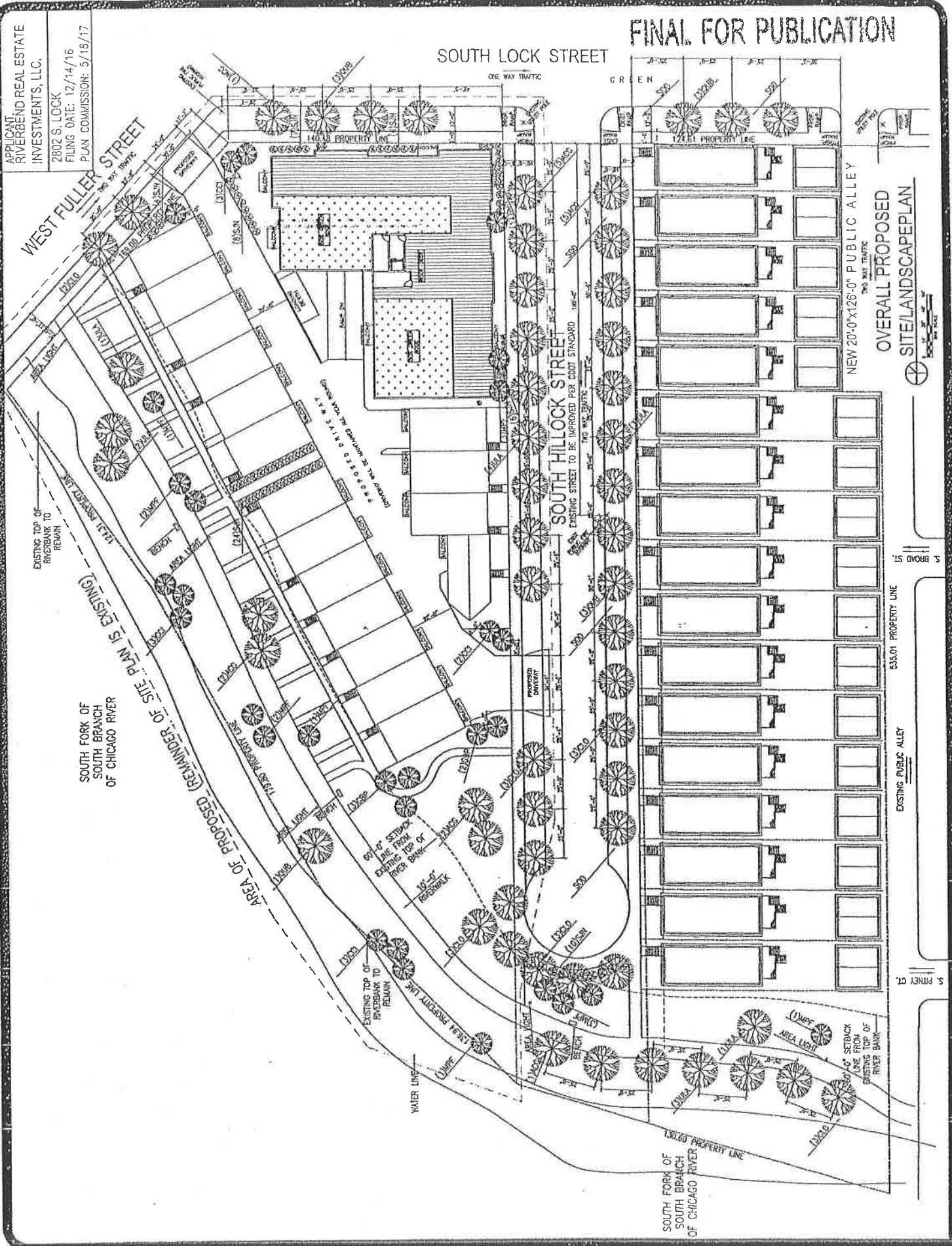
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SOUTH LOCK STREET
ONE WAY TRAFFIC

WEST FULLER STREET
ONE WAY TRAFFIC

NEW 20'-0" X 126'-0" PUBLIC ALLEY
ONE WAY TRAFFIC

OVERALL PROPOSED
SITE/LANDSCAPE PLAN



SOUTH FORK OF
SOUTH BRANCH
OF CHICAGO RIVER

AREA OF PROPOSED REMAINS OF SITE PLAN IS EXISTING

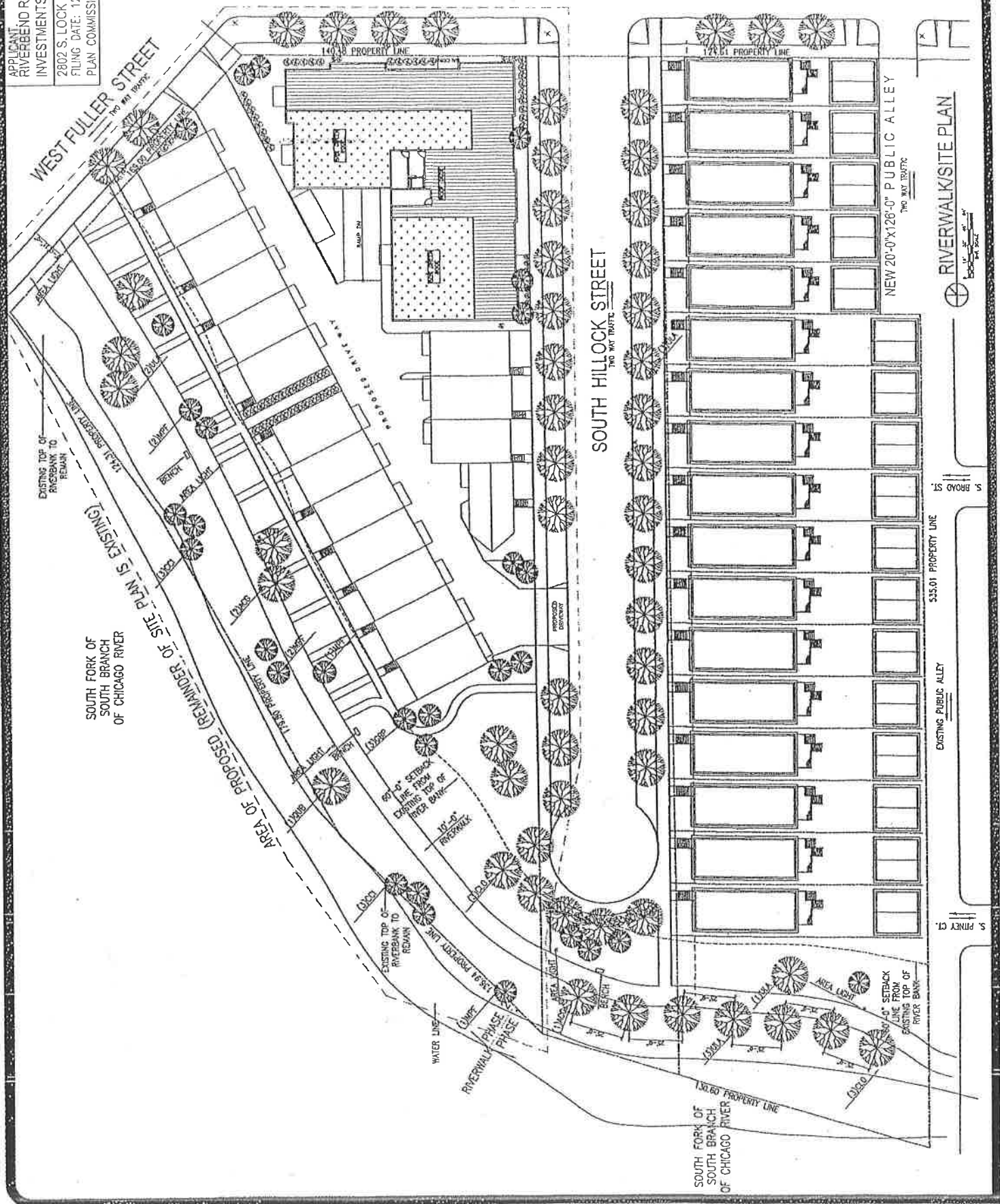
SOUTH FORK OF
SOUTH BRANCH
OF CHICAGO RIVER

S. BROAD ST.
S. PINEY CT.
535.01 PROPERTY LINE
EXISTING PUBLIC ALLEY

APPLICANT
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INVESTMENTS, LLC.
2802 S. LOCK
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SOUTH LOCK STREET **FINAL FOR PUBLICATION**

ONE WAY TRAFFIC



SOUTH FORK OF
SOUTH BRANCH
OF CHICAGO RIVER

AREA OF PROPOSED (REMAINDER OF SITE PLAN IS EXISTING)

SOUTH HILLOCK STREET
TWO WAY TRAFFIC

RIVERWALK/SITE PLAN



S. BROAD ST

335.01 PROPERTY LINE

EXISTING PUBLIC ALLEY

S. PINNEY CT

SOUTH FORK OF
SOUTH BRANCH
OF CHICAGO RIVER

10'-0" SETBACK
LINE FROM
EXISTING TOP OF
RIVER BANK

APPLICANT:
RIVERBEND REAL ESTATE
INVESTMENTS, LLC.

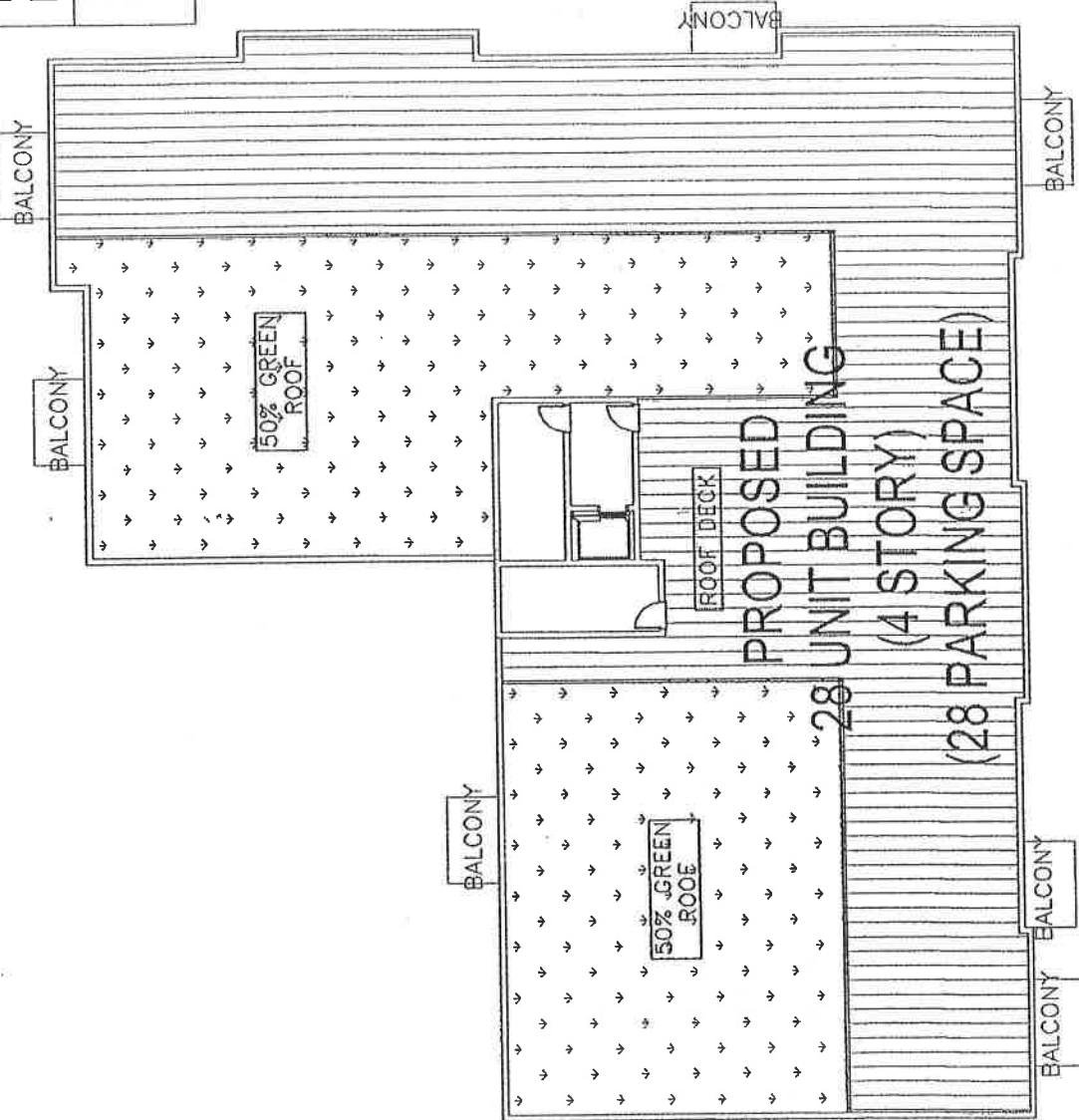
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PROPOSED
28 UNIT BUILDING
(4 STORY)

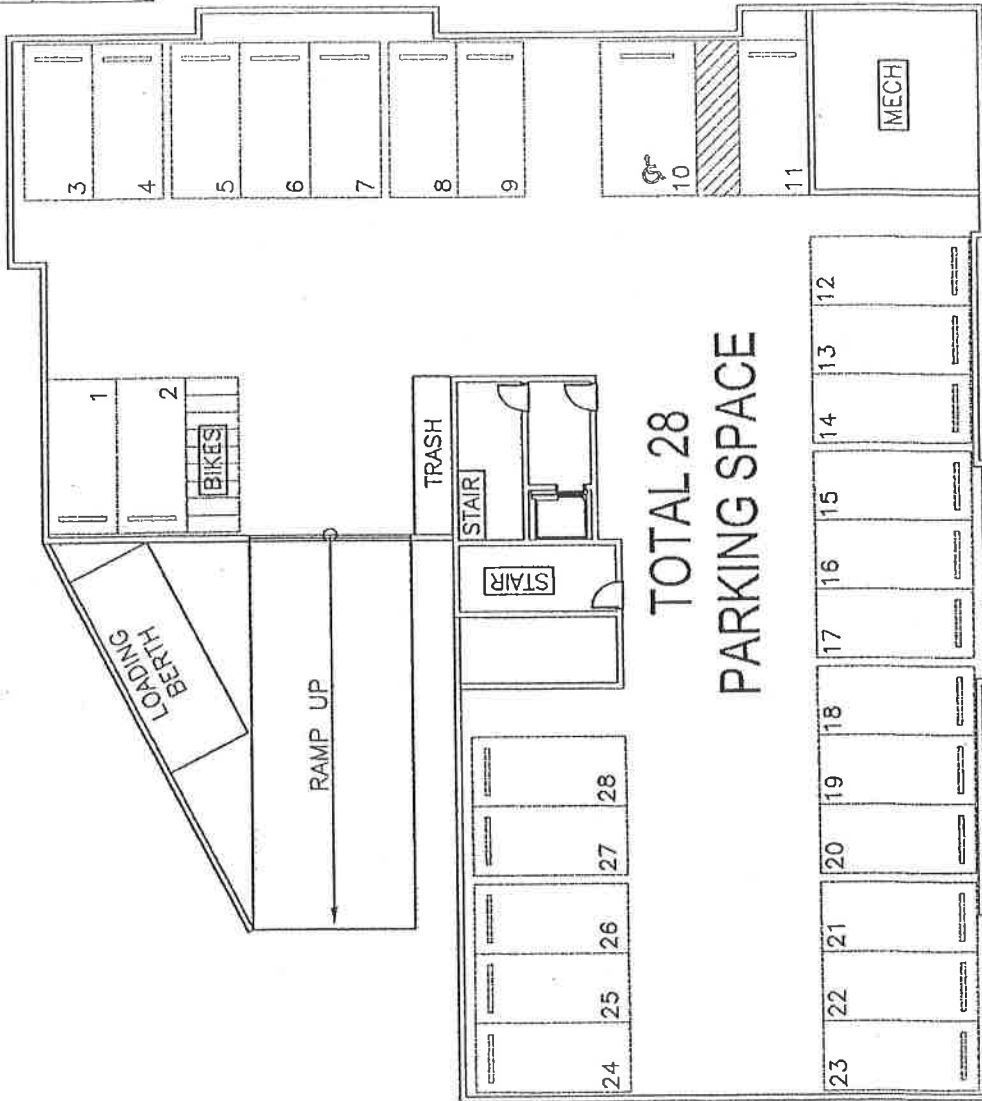


GREEN ROOF PLAN
0 5' 10' 20' 30'
1" = 10'
NAT. SCALE

APPLICANT:
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INVESTMENTS, LLC.

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TOTAL 28
PARKING SPACE

BASEMENT FLOOR PLAN

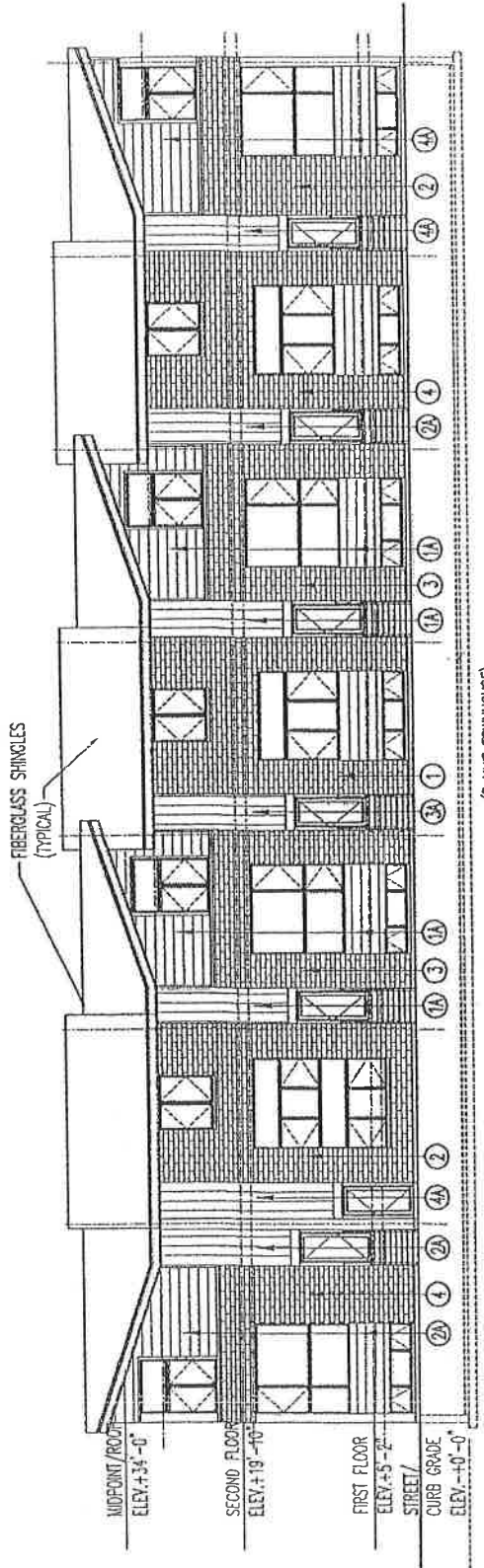
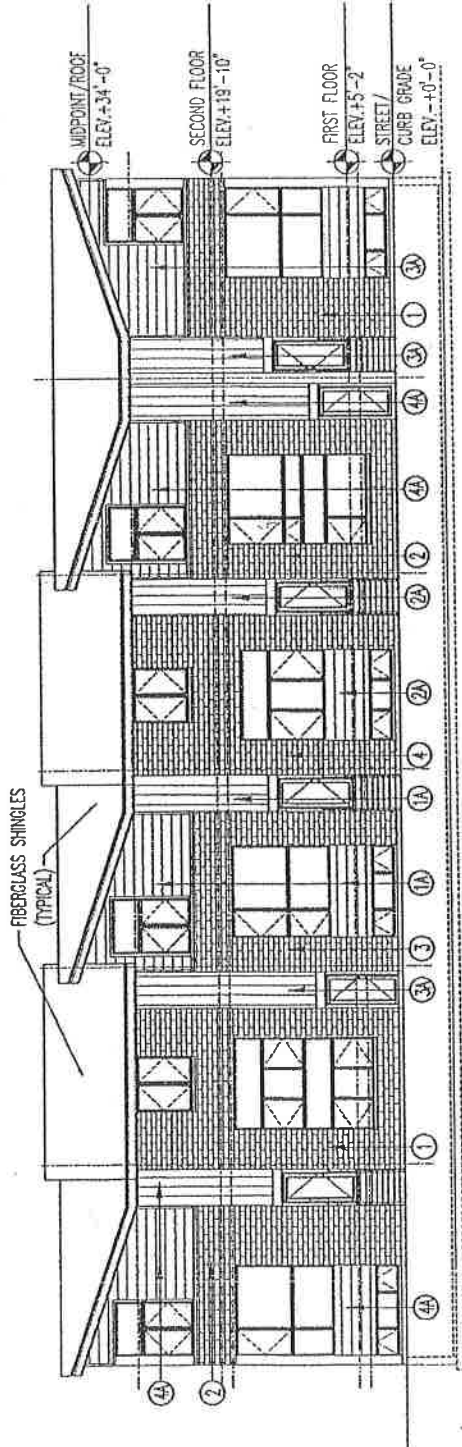


PROPOSED
28 UNIT BUILDING
(4 STORY)

APPLICANT
 RIVERBEND REAL ESTATE
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2802 S. LOCK
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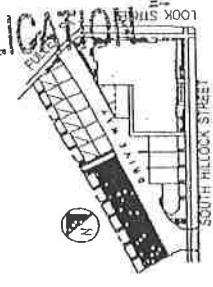
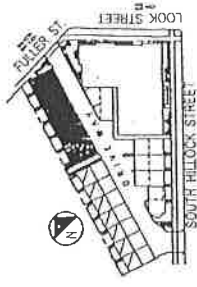


LEGEND:

- ① BROWN BRICK
- ② RED BRICK
- ③ ORANGE BRICK
- ④ YELLOW BRICK
- ①A BROWN SIDING
- ②A RED SIDING
- ③A ORANGE SIDING
- ④A YELLOW SIDING

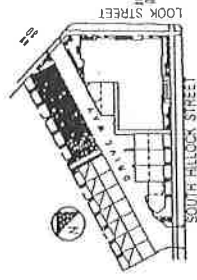
NORTH ELEVATIONS

0' 8" 16" 24" 32"
 MAX SCALE

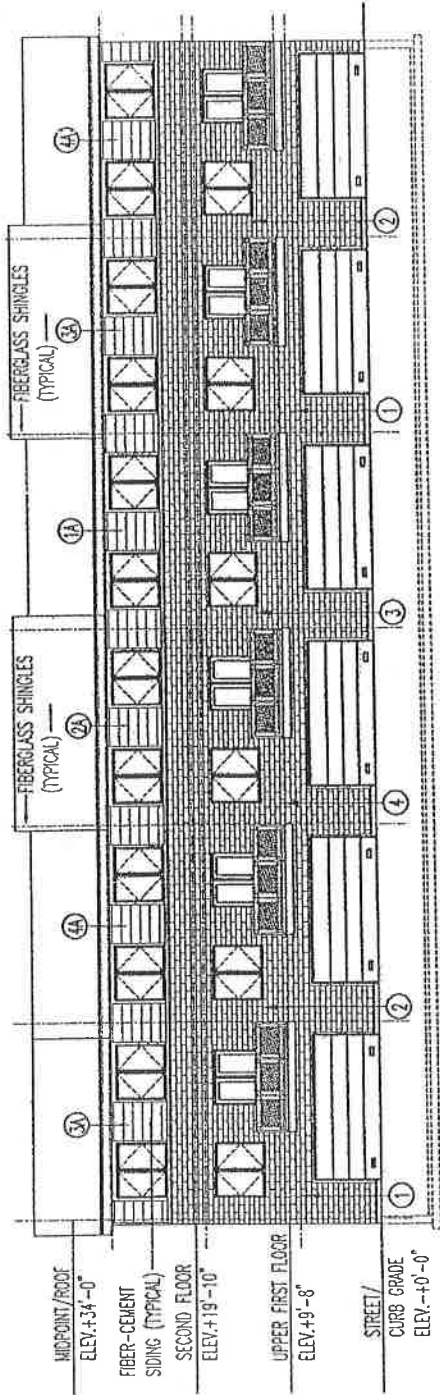
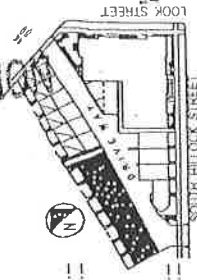


APPLICANT:
RIVERBEND REAL ESTATE
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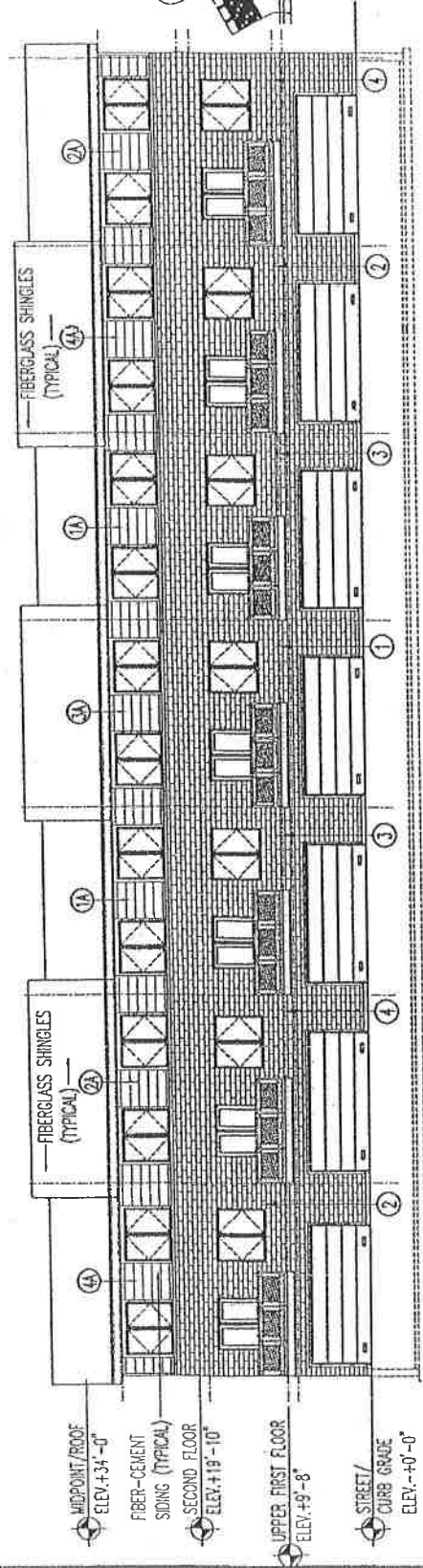
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(6 UNIT TOWNHOUSE)

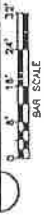


(7 UNIT TOWNHOUSE)

LEGEND:

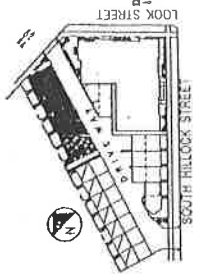
- | | | | |
|----|--------------|----|---------------|
| ① | BROWN BRICK | ③ | ORANGE BRICK |
| ①A | BROWN SIDING | ③A | ORANGE SIDING |
| ② | RED BRICK | ④ | YELLOW BRICK |
| ②A | RED SIDING | ④A | YELLOW SIDING |

SOUTH ELEVATIONS

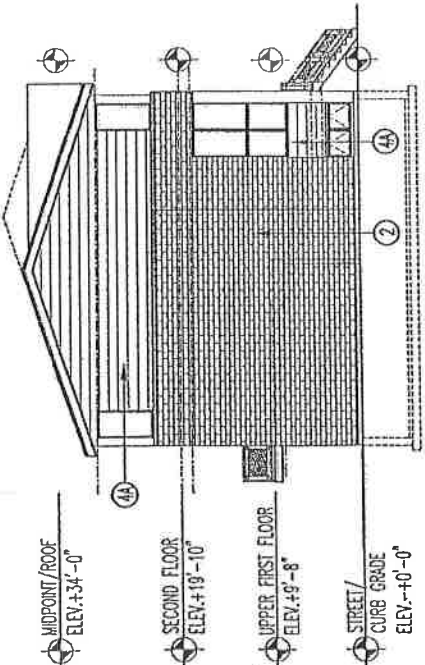


APPLICANT:
RIVERBEND REAL ESTATE
INVESTMENTS, LLC.

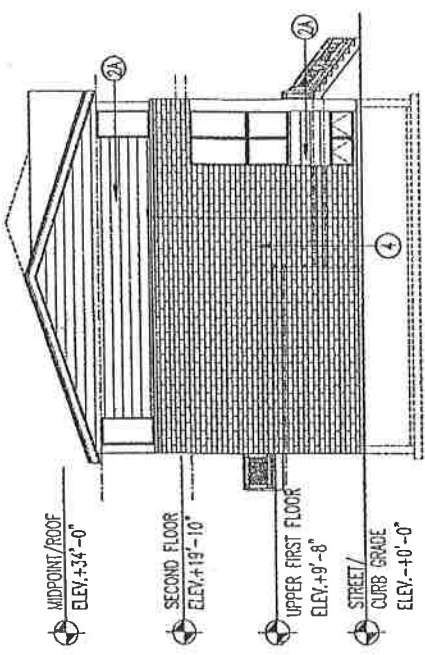
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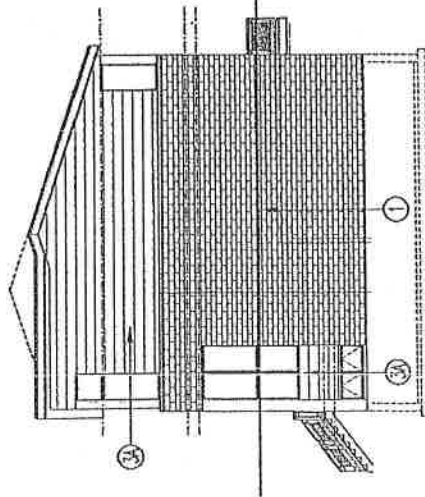
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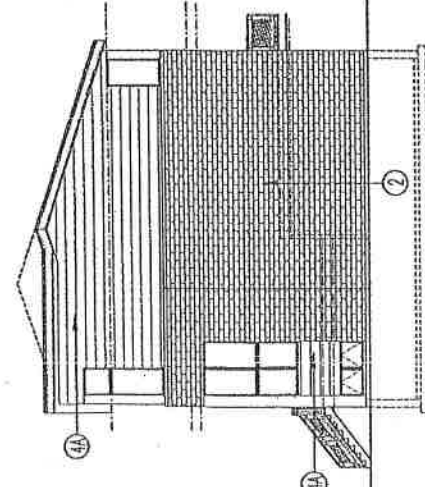
WEST ELEVATION
BAR SCALE
0 5' 10' 24' 32'
(6 UNIT TOWNHOUSE)



EAST ELEVATION
BAR SCALE
0 5' 10' 24' 32'
(6 UNIT TOWNHOUSE)



WEST ELEVATION
BAR SCALE
0 5' 10' 24' 32'
(7 UNIT TOWNHOUSE)



EAST ELEVATION
BAR SCALE
0 5' 10' 24' 32'
(7 UNIT TOWNHOUSE)

LEGEND:

1	BROWN BRICK	3	ORANGE BRICK
1A	BROWN SIDING	3A	ORANGE SIDING
2	RED BRICK	4	YELLOW BRICK
2A	RED SIDING	4A	YELLOW SIDING

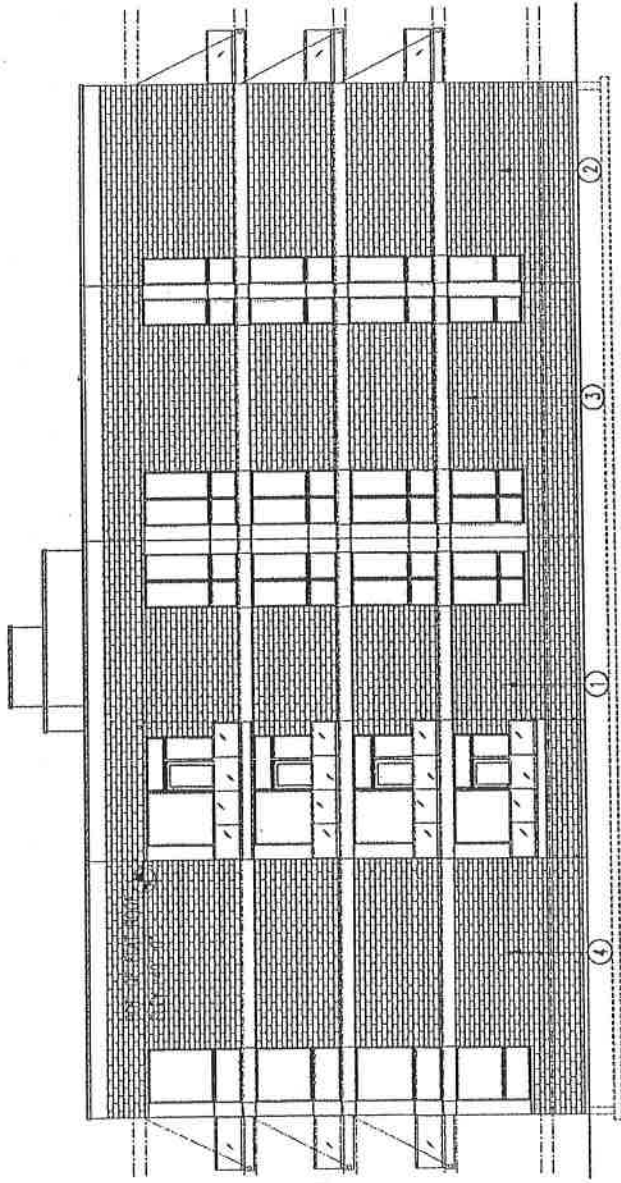
APPLICANT
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FILING DATE: 12/14/16

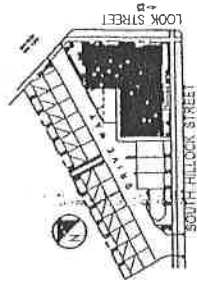
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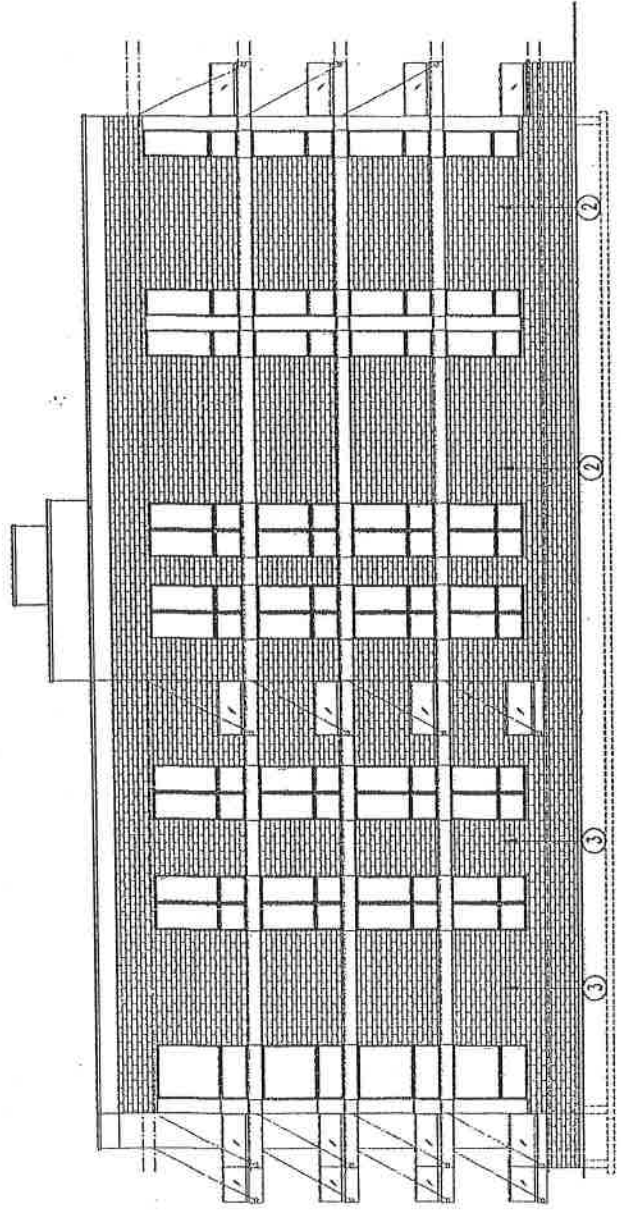
EAST ELEVATION

(20 UNIT BUILDING)



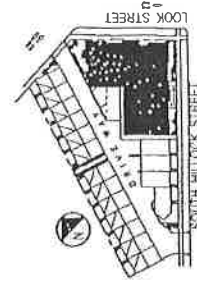
LEGEND:

- ① [Pattern] BROWN BRICK
- ② [Pattern] RED BRICK
- ③ [Pattern] ORANGE BRICK
- ④ [Pattern] YELLOW BRICK
- 1A [Pattern] BROWN SIDING
- 2A [Pattern] RED SIDING
- 3A [Pattern] ORANGE SIDING
- 4A [Pattern] YELLOW SIDING



WEST ELEVATION

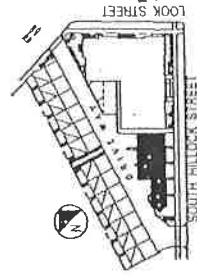
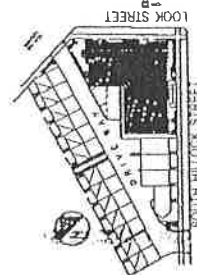
(26 UNIT BUILDING)



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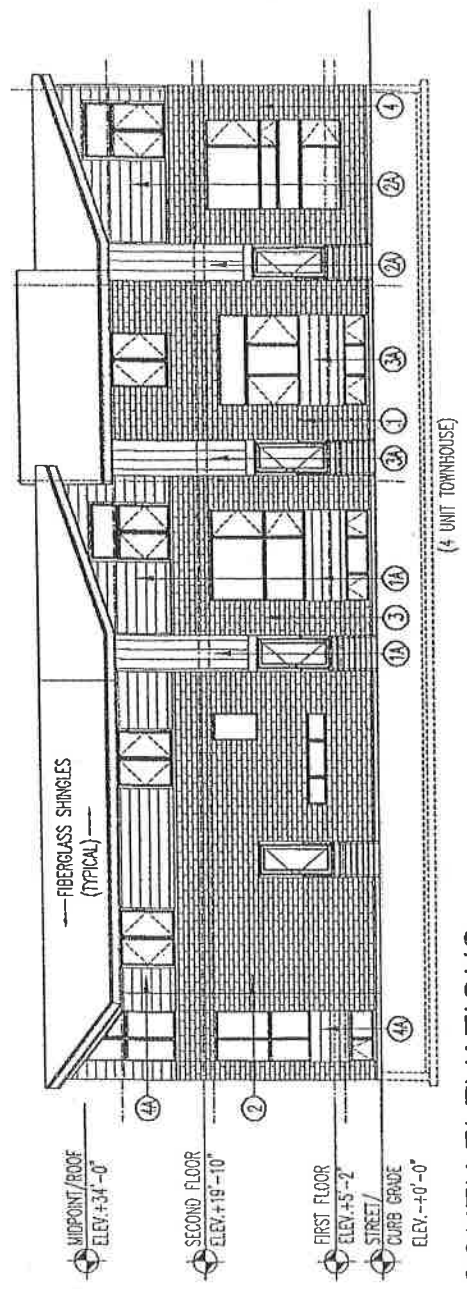
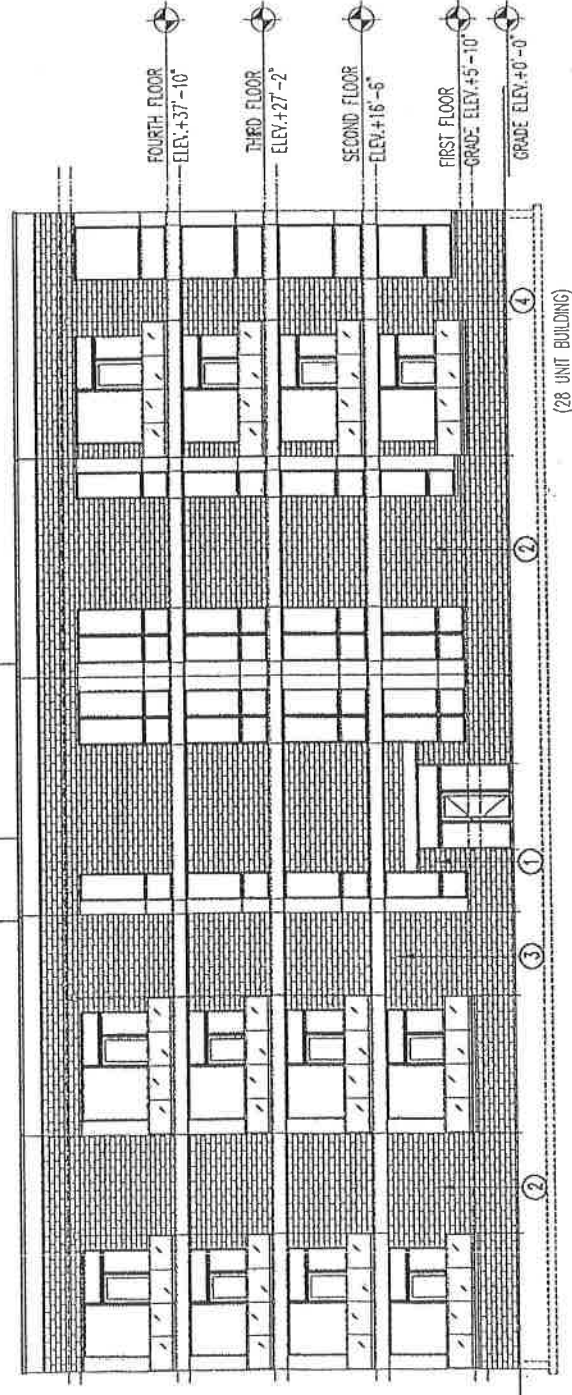
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LEGEND

①	BROWN BRICK	③	ORANGE BRICK
1A	BROWN SIDING	3A	ORANGE SIDING
②	RED BRICK	④	YELLOW BRICK
2A	RED SIDING	4A	YELLOW SIDING

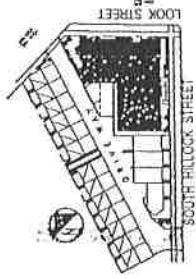


SOUTH ELEVATIONS

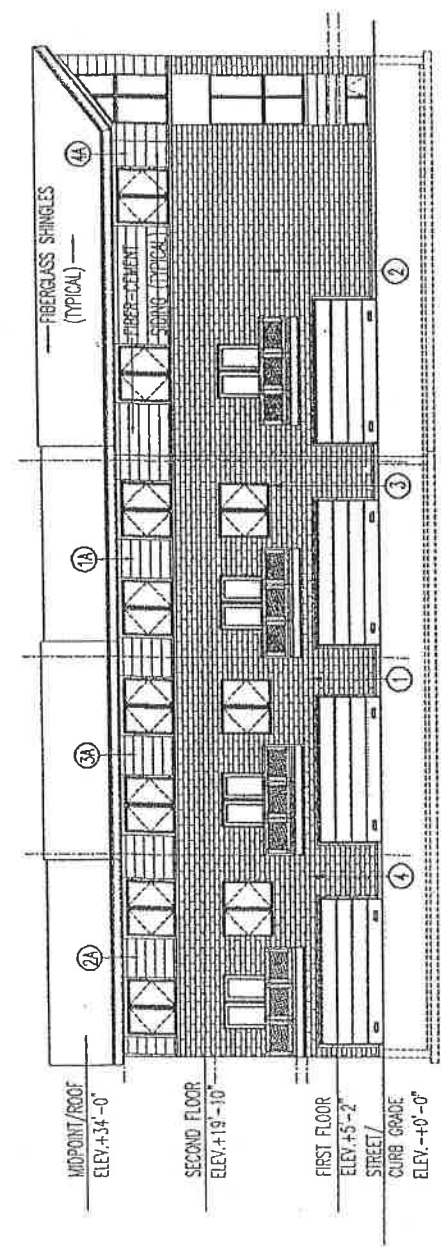
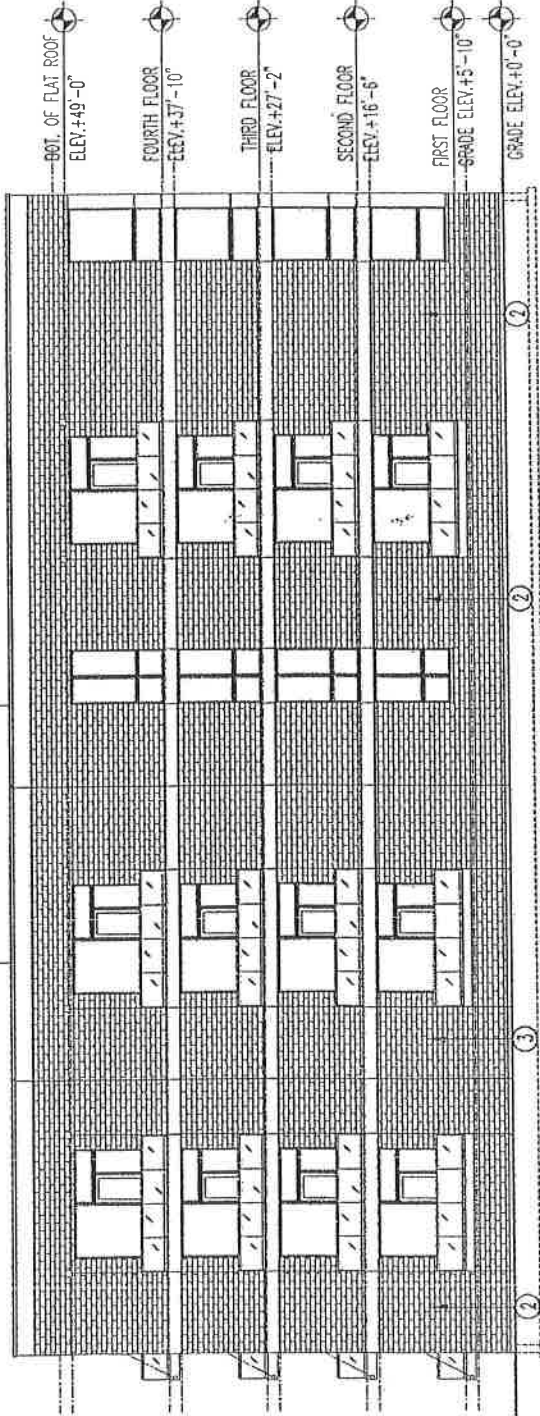
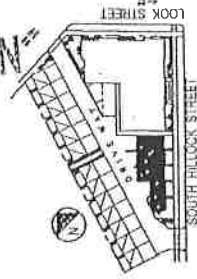


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- LEGEND:
- ① BROWN BRICK
 - ② RED BRICK
 - ③ ORANGE BRICK
 - ④ YELLOW BRICK
 - ①A BROWN SIDING
 - ②A RED SIDING
 - ③A ORANGE SIDING
 - ④A YELLOW SIDING

NORTH ELEVATIONS
 (28 UNIT BUILDING)

