



City of Chicago



SO2022-2744

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/21/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-J at 3833-3859 W Chicago Ave, 739-757 N Springfield Ave and 746-756 N Avers Ave - App No. 21139
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 C1-1, Neighborhood Commercial District symbols and indications as shown on Map Number 1-J in the area bounded by:

a line 210.6 feet south of and parallel to West Chicago Avenue; North Springfield Avenue; West Chicago Avenue; North Avers Avenue; a line 122 feet south of and parallel to West Chicago Avenue; and a line 120.25 feet east of and parallel to West Chicago Avenue

to those of B3-2, Community Shopping District.

SECTION 2: That the Chicago Zoning Ordinance be amended by changing all of the B3-2, Community Shopping District symbols and indications as shown on Map Number 91-B in the area bounded by:

a line 210.6 feet south of and parallel to West Chicago Avenue; North Springfield Avenue; West Chicago Avenue; North Avers Avenue; a line 122 feet south of and parallel to West Chicago Avenue; and a line 120.25 feet east of and parallel to West Chicago Avenue

to those of Residential Business Planned Development [], which is hereby established in the area above described, subject to such use and bulk regulation as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

Common Address: 3833 - 3859 W. Chicago Avenue; 739-757 N. Springfield Avenue;
746-756 N. Avers Avenue

**FINAL FOR
PUBLICATION**

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Business Planned Development No. (the "Planned Development") consists of a net site area of approximately 41,638 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The applicant for this Planned Development is 548 Development, LLC (the "Applicant"). The Property is owned in part by the City of Chicago and in part by 548 Development, LLC.

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

3. All applicable official reviews, approvals or permits are required to be obtained by any owner of the Property, as applicable, or its successors, assigns or grantees, which require such reviews, approvals or permits. 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 ("CDOT") on behalf of the applicable Property owner, its successors, assigns or grantees, seeking such action.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans (as defined below).

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. The Applicant shall cooperate with CDOT to ensure the design of any adjacent public way is acceptable and consistent with surrounding public way and CDOT plans. The site plan shall detail the specific improvements and necessary infrastructure upgrades, which shall be incorporated into the site plan approval.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between CDOT's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may

include, but not be limited to, the following as shall be reviewed and determined by the CDOT's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any CDOT and DPD Part II review permitting. The Perimeter Restoration Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with CDOT's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow CDOT's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

4. This Planned Development consists of 18 Statements: a Bulk Regulations and Data Table and the following Exhibits:

- Exhibit 1 Existing Zoning Map
- Exhibit 2 Land Use Map
- Exhibit 3 Planned Development Boundary and Property Line Map
- Exhibit 4 Planned Development Site Plan
- Exhibit 5 Elevations
- Exhibit 6 Landscape Plans

prepared by Lamar Johnson Collaborative (collectively, the "Plans"). In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Chicago 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 within the Planned Development: Multi-unit residential located on the ground floor and above the ground floor; Community Center; Food and Beverage Retail Sales With Liquor Sales as Accessory Use Only; Repair Or Laundry Service, Consumer; Retail Sales, General; Accessory Parking and 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 a net site area of 41,638 square feet and a base FAR of 2.2.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

10. 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.

11. The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for any use contemplated herein which is located or established in, on, over or above the improvements, facilities and spaces undertaken in accordance with the Plans other than Part II Approval (per Section 17-13-0610 of the Zoning Ordinance).

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. Subject to the provisions of Statement No. 2 of this Planned Development, 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 titleholders 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 and enables universal access throughout the Property as required by law. Plans for all new buildings and improvements on the Property constructed after the date hereof 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.

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. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises (“M/WBEs”) and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant’s goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant’s proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant’s submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant’s preliminary outreach plan, (b) a description of the Applicant’s outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant’s outreach efforts, and (d) updates (if any) to the applicant’s M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. The Applicant acknowledges and agrees that the rezoning of the Property from C1-1 Neighborhood Commercial District to B3-2 Community Shopping District and then to this Planned Development (“PD”) is an “entitlement” that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the “ARO”). The PD is located in a “community preservation area” within the meaning of the ARO and permits the construction of 60 dwelling units. The Applicant intends to construct a 60-unit rental building (the “Project”).

Eighty percent of the rental units in the Project will be affordable. It is anticipated that the Project will be financed with Low-Income Housing Tax Credits, tax increment financing, and other forms of financial assistance ("Affordable Housing Financial Assistance"). Such Affordable Housing Financial Assistance imposes affordability requirements (the "Financing Requirements") that exceed the ARO requirements. As a result, the Financial Requirements shall govern the Applicant's obligation to provide affordable housing in the PD.

In addition to the Affordable Housing Financial Assistance described above, the Applicant is receiving a cash payment from the developer of Waterway Business-Residential Planned Development No. 1438 (the "Lincoln Yards Developer") in the amount of \$4,771,084 (as adjusted in accordance with the ARO, the "Cash Payment"), pursuant to Ordinance Number O2018-6029, adopted by the City Council on March 13, 2019. The Cash Payment is equivalent to the "in lieu" fee that would otherwise be due and payable to the City for the construction of a 341-unit rental building at 1687 N. Throop Street in PD 1438. The Lincoln Yards Developer has agreed to deposit the Cash Payment into an escrow account for the construction of the Project. The City shall release the escrowed funds to Applicant or, at the City's option, to the construction escrow account for the Project, at the closing of the construction financing for the Project.

If, for any reason, the Applicant does not receive the anticipated Affordable Housing Financial Assistance and the Project is not subject to Financing Requirements that exceed the ARO requirements, then the Applicant shall comply with the ARO, and the Cash Payment shall be released to the City for deposit in the City's Affordable Housing Opportunity Fund immediately upon written notice from the City.

18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to B3-2, Community Shopping District.

**RESIDENTIAL BUSINESS PLANNED DEVELOPMENT
BULK REGULATIONS AND DATA TABLE**

Site Area

Gross Site Area 69,982 sq. ft.

Public Right-of-Way: 28,344 sq. ft.

Net Site Area: 41,638 sq. ft.

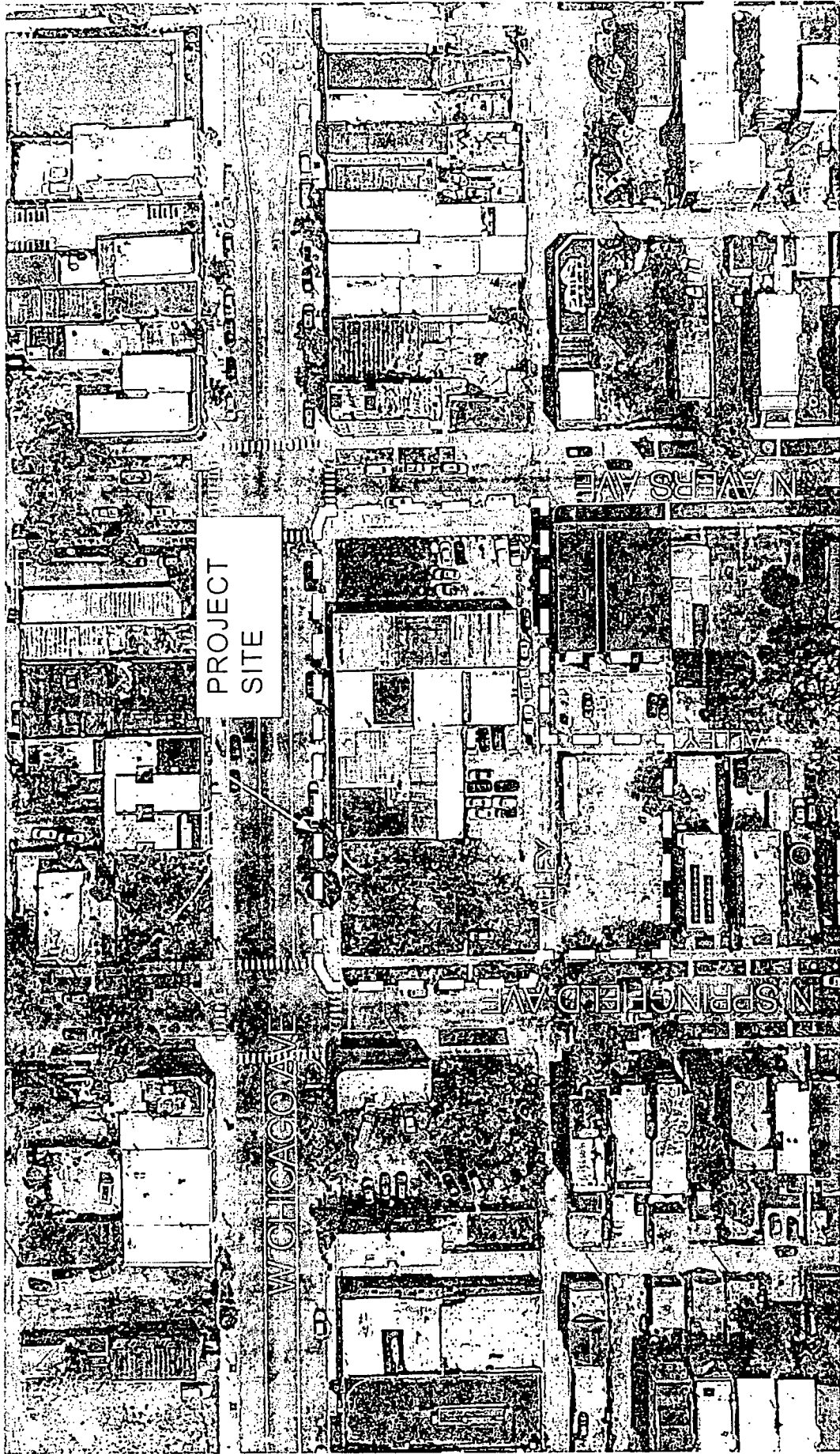
Maximum Floor Area Ratio: 2.2

Off-Street Parking Spaces: 30

Off-Street Loading Spaces: 1

Bike Spaces: 20 residential: 12 retail

Maximum Building Height: 58'

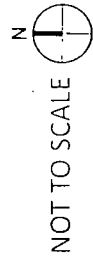
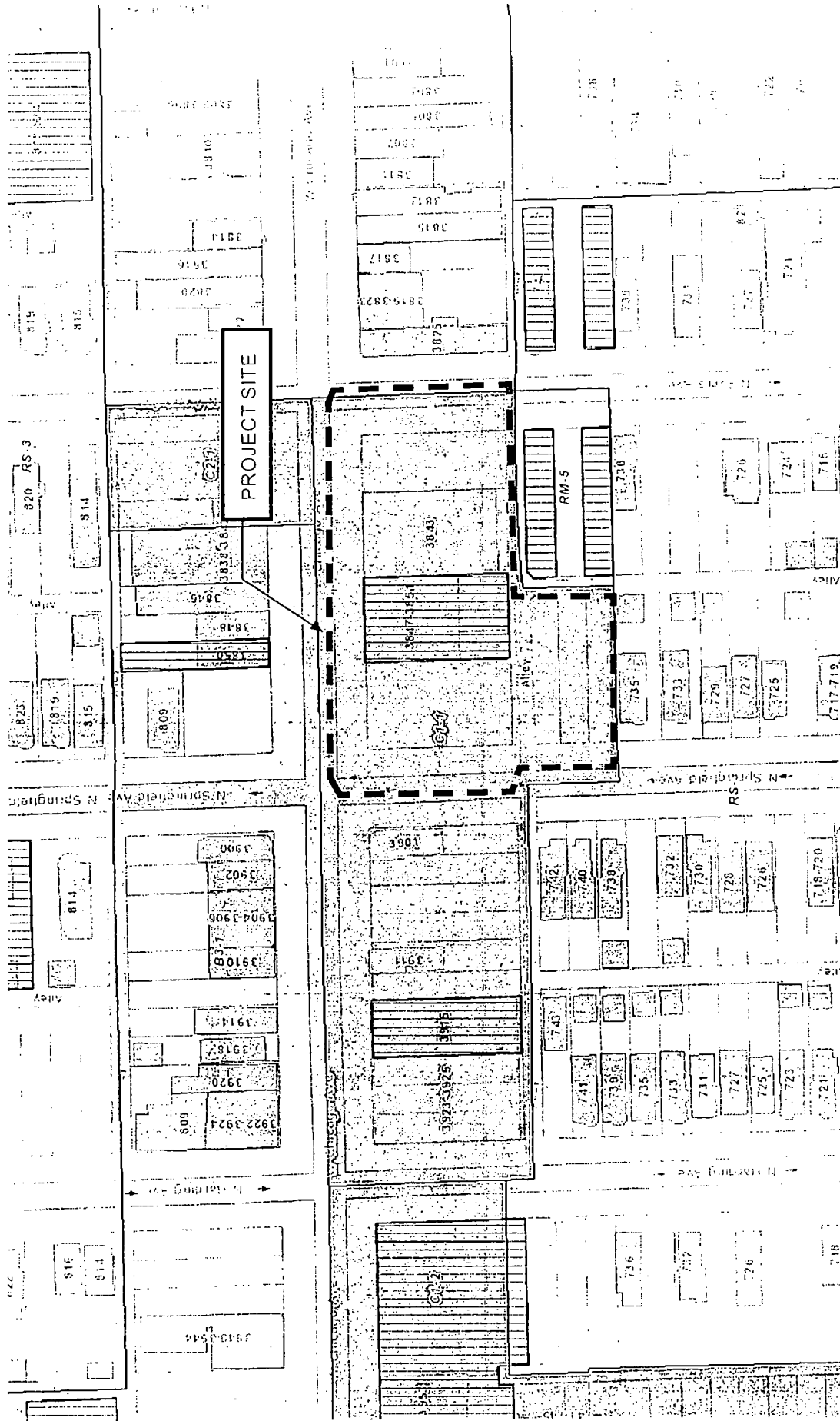


NOT TO SCALE

EXISTING VICINITY PLAN

1 Applicant 548 Development LLC
Address 3833-3859 W Chicago Avenue; 739-757 N Springfield Avenue; and 746-756 N Avers Avenue
Plan Commission October 20, 2022
Introduced September 21, 2022

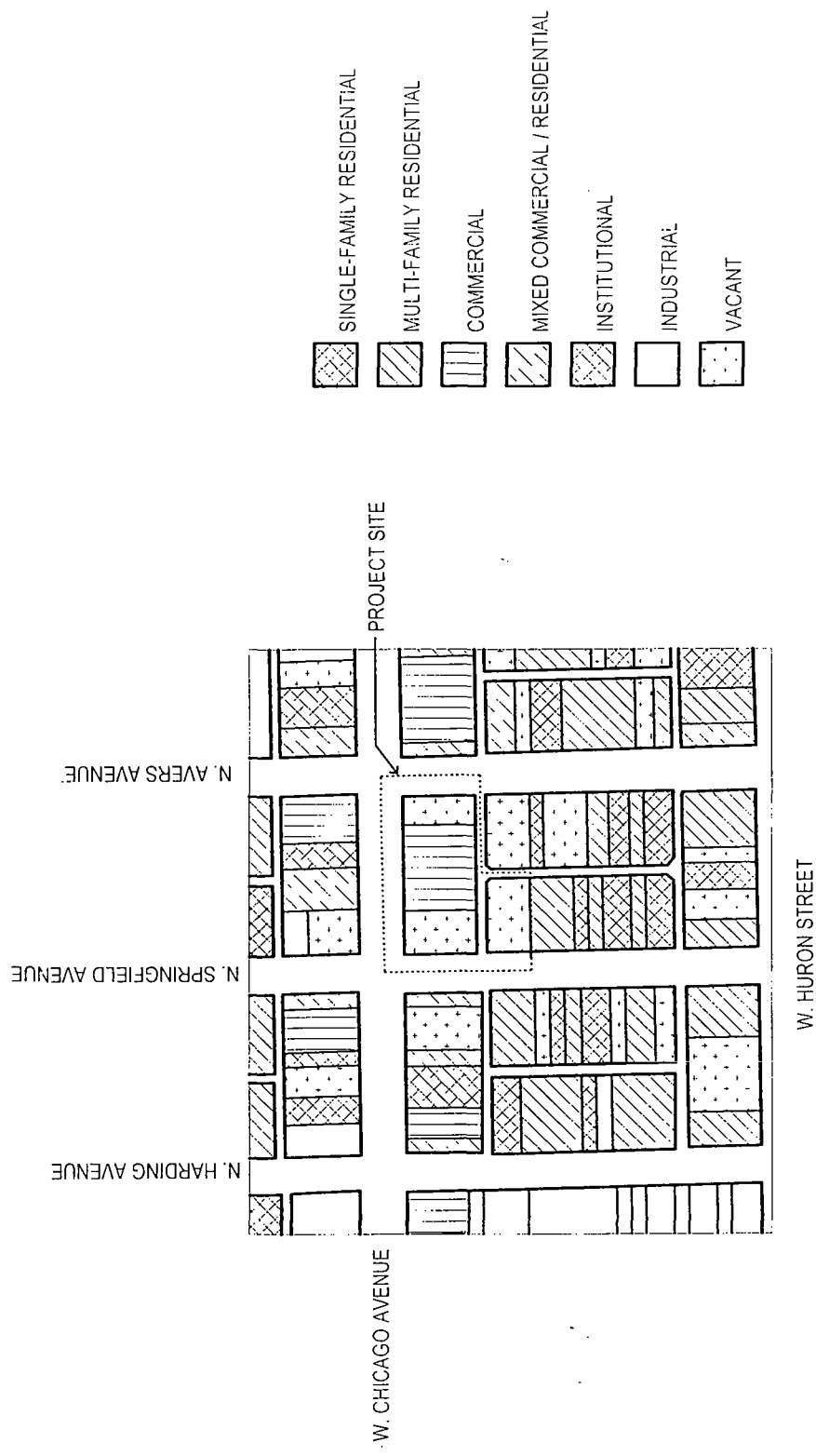
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LJC



NOT TO SCALE

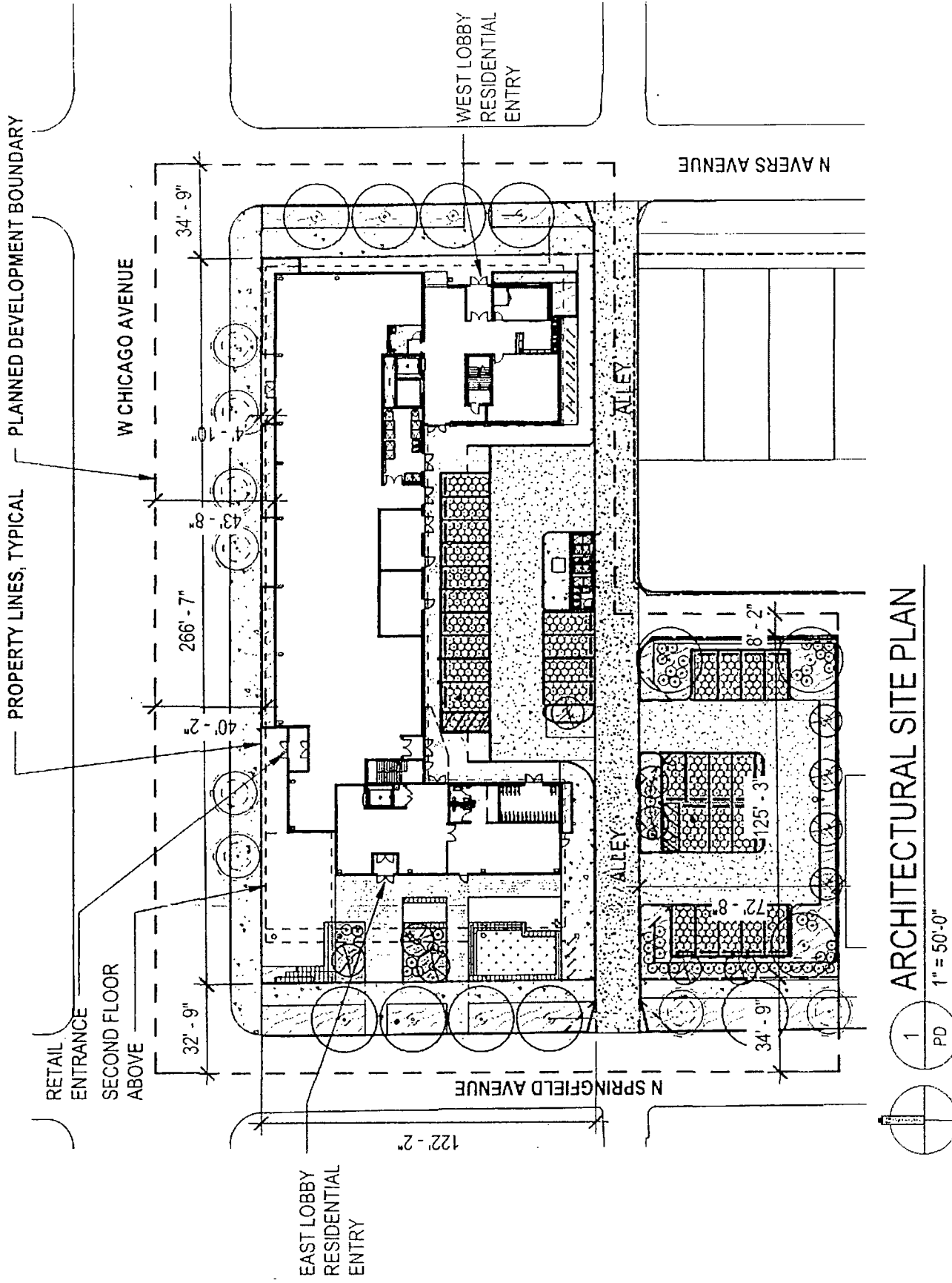
EXISTING ZONING MAP

2 Applicant: 548 Development LLC
 Address: 3833-3859 W. Chicago Avenue; 739-757 N. Springfield Avenue; and 746-756 N. Avers Avenue
 Plan Commission: October 20, 2022
 Introduced: September 21, 2022



EXISTING LAND USE MAP

3 Applicant: 548 Development LLC
 Address: 3833-3859 W. Chicago Avenue, 739-757 N. Springfield Avenue, and 746-756 N. Avers Avenue
 Plan Commission: October 20, 2022
 Introduced: September 21, 2022



ARCHITECTURAL SITE PLAN
 PROPOSED PROPERTY BOUNDARY / PD BOUNDARY MAP

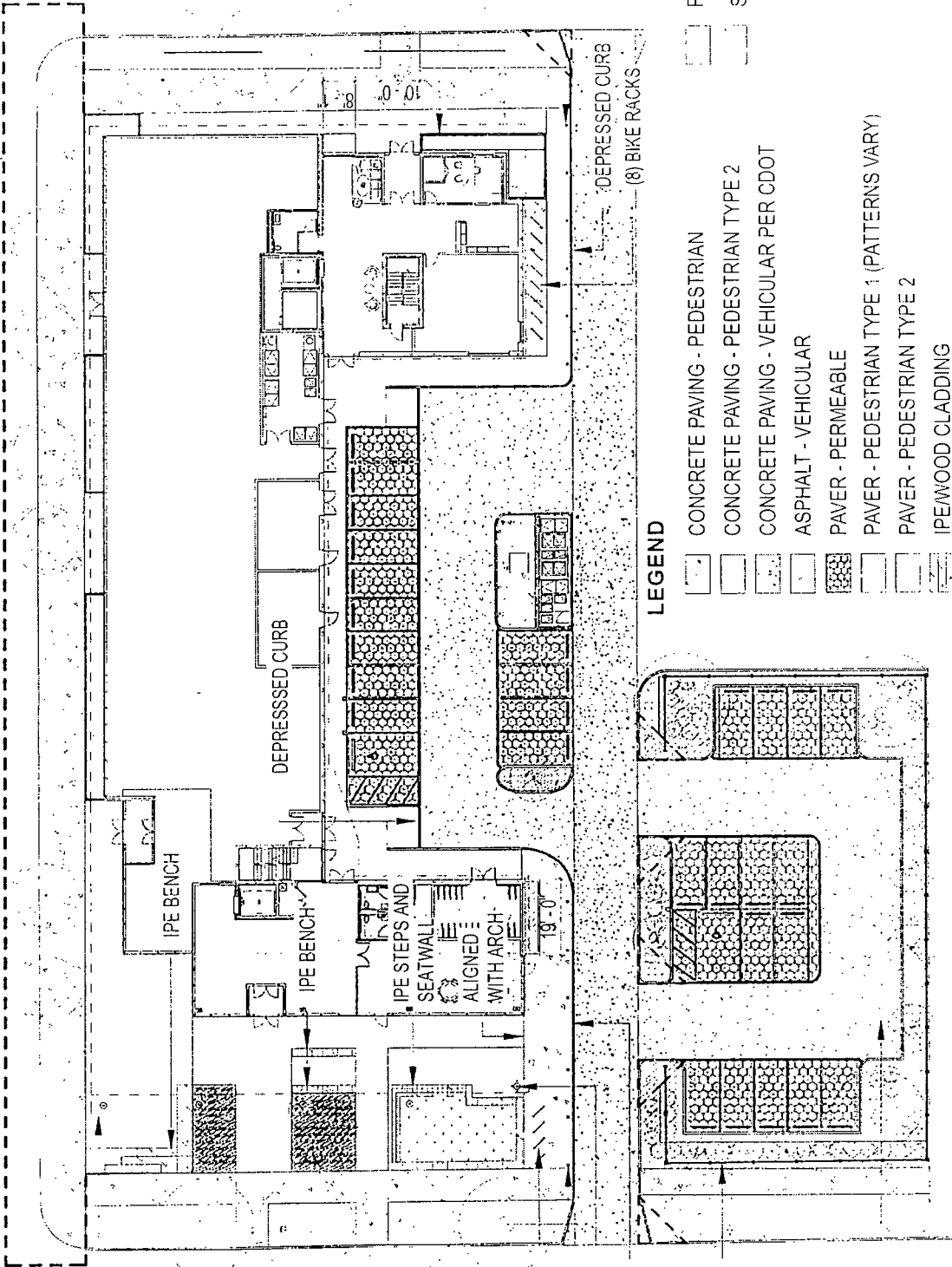
4 Applicant: 548 Development LLC
 Address: 3833-3859 W. Chicago Avenue; 739-757 N. Springfield Avenue; and 746-756 N. Avers Avenue
 Plan Commission: October 20, 2022
 Introduced: September 21, 2022

FINAL FOR
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STREETSCAPE PER CDOT
ONGOING PROJECT OUT
OF SCOPE

W CHICAGO AVE



BUILDING
OVERHANG
ABOVE

N SPRINGFIELD AVE

N AVERS AVE

RAISED POWDER
COATED ALUMINUM
PLANTER, TYP

(4) BIKE RACKS
(6) BOLLARDS
COLUMN, TYP SEE ARCH
FLUSH CURB

(6) BOLLARDS

DEPRESSED CURB
(8) BIKE RACKS

LEGEND

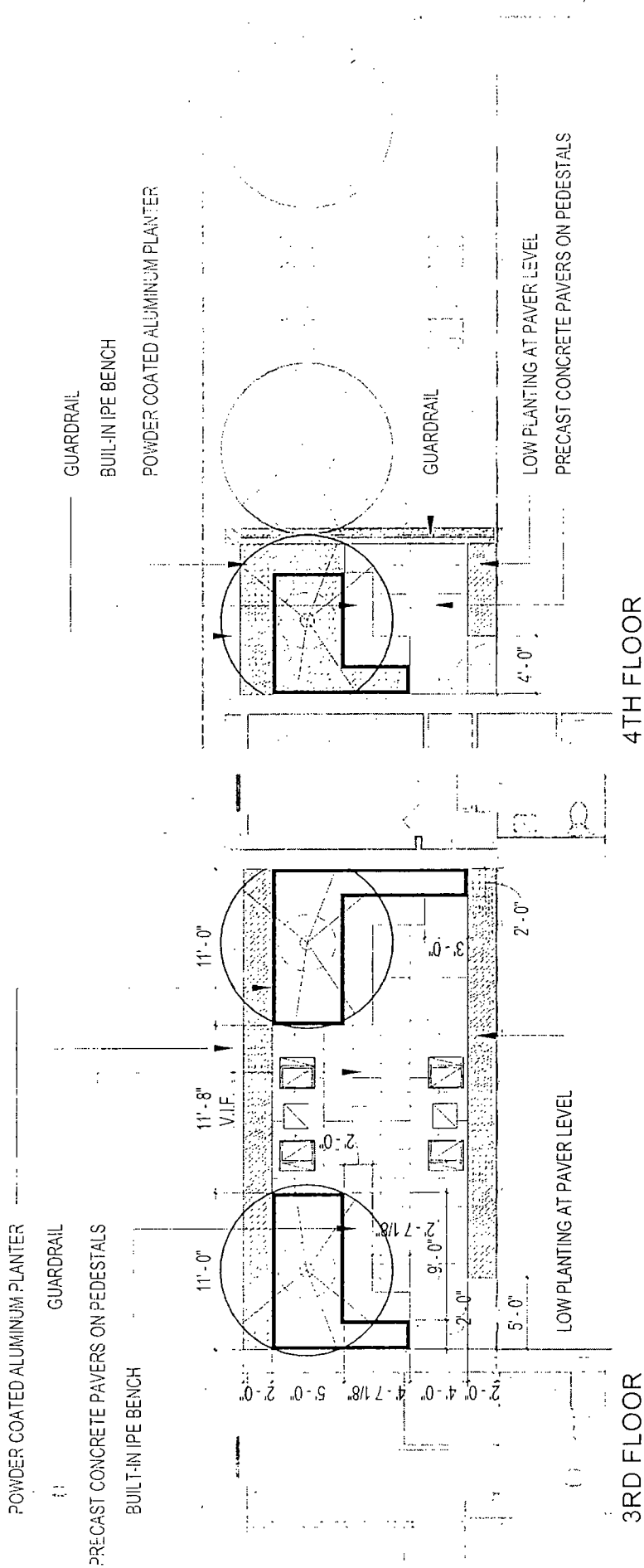
- CONCRETE PAVING - PEDESTRIAN
- CONCRETE PAVING - PEDESTRIAN TYPE 2
- CONCRETE PAVING - VEHICULAR PER CDOT
- ASPHALT - VEHICULAR
- PAVER - PERMEABLE
- PAVER - PEDESTRIAN TYPE 1 (PATTERNS VARY)
- PAVER - PEDESTRIAN TYPE 2
- IPEWOOD CLADDING
- PLANTING
- SYNTHETIC TURF

ORNAMENTAL FENCE

VEHICULAR ASPHALT

DIMENSIONED LANDSCAPE/SITE PLAN





3RD FLOOR

POWDER COATED ALUMINUM PLANTER

GUARDRAIL

BUILT-IN IPE BENCH

PRECAST CONCRETE PAVERS ON PEDESTALS

LOW PLANTING AT PAVER LEVEL

4TH FLOOR

GUARDRAIL

BUILT-IN IPE BENCH

POWDER COATED ALUMINUM PLANTER

LOW PLANTING AT PAVER LEVEL

PRECAST CONCRETE PAVERS ON PEDESTALS

LEGEND

PRECAST CONCRETE PAVERS ON PEDESTALS

PLANTING

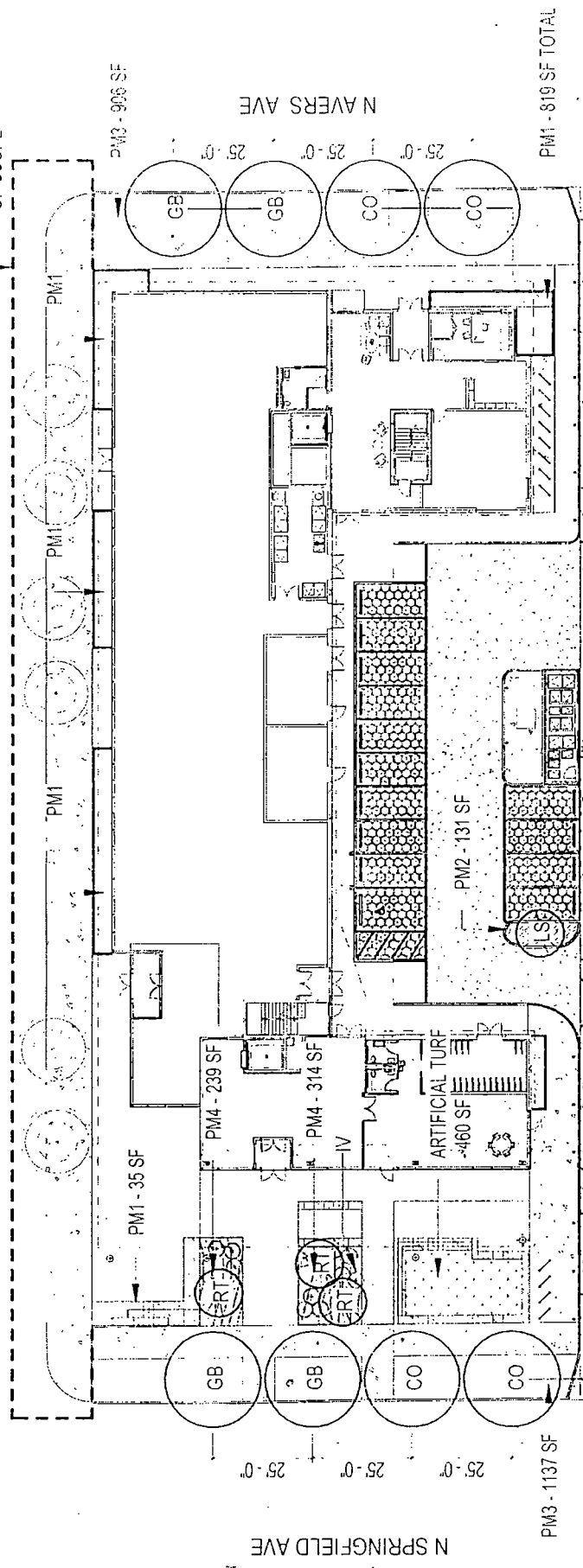


**DIMENSIONED LANDSCAPE PLAN
TERRACES**

Applicant 548 Development LLC
 Address 3833-3859 W. Chicago Avenue; 739-757 N. Springfield Avenue; and 746-756 N. Avers Avenue
 Plan Commission: October 20, 2022
 Introduced: September 21, 2022

STREETSCAPE PER COOI
ONGOING PROJECT OUT
OF SCOPE

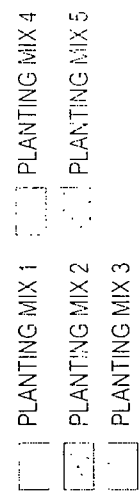
W CHICAGO AVE



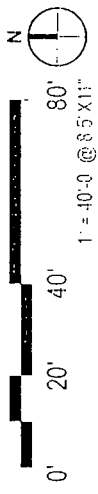
PLANTING MIXES - GROUND FLOOR	
SYMBOL	COMMON NAME
PM1	PLANT MIX 1 - BUILDING FOUNDATION PLANTING
FG	Existing GLDITSA
IG	Existing TRIACANTHOS
FG	PLANT MIX 2 - PARKING AREA
FG	PLANT MIX 3 - SIDEWALK
FG	PLANT MIX 4 - PLAZA PLANTER

SHRUBS - GROUND FLOOR	
SYMBOL	COMMON NAME
CB	Blueberry
GB	Boxwood
CO	Conical Spruce

DECIDUOUS TREES - GROUND FLOOR	
SYMBOL	COMMON NAME
CO	Conical Spruce
CB	Blueberry
GB	Boxwood



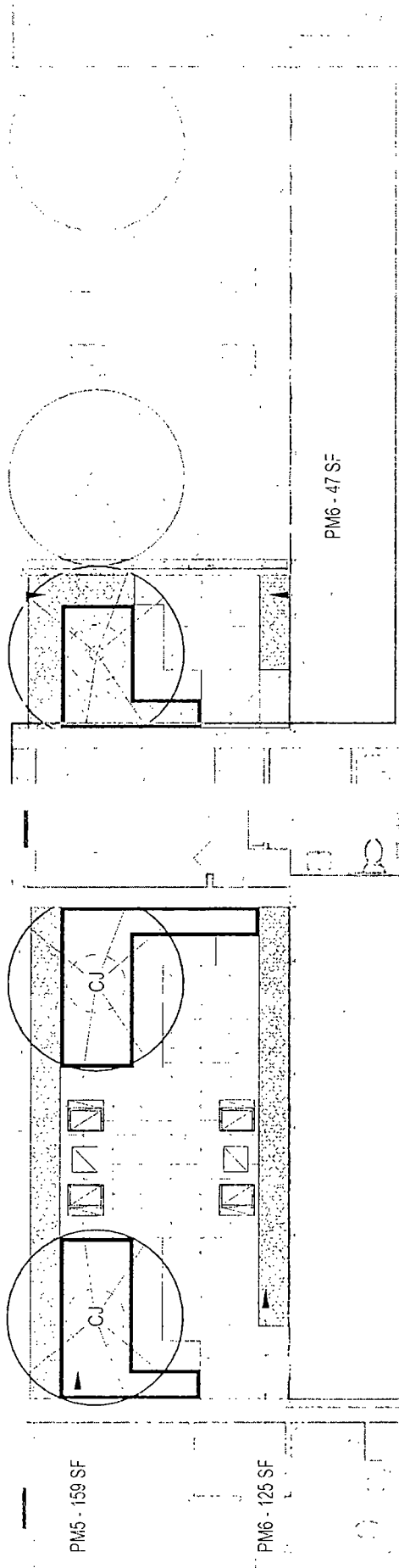
**LANDSCAPE PLANTING PLAN
GROUND FLOOR**



Applicant: 548 Development LLC
Address: 3833-3859 W. Chicago Avenue; 739-757 N. Springfield Avenue; and 746-756 N. Avers Avenue
Plan Commission: October 20, 2022
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PM5 - 59 SF



PM5 - 139 SF

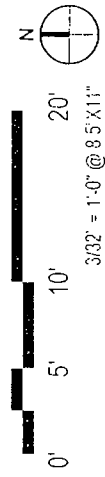
PM6 - 125 SF

PM6 - 47 SF

PLANTING MIXES - TERRACES	
SYMBOL	COMMON NAME - LATIN NAME
PM5	PLANT MIX 5 - TERRACE PLANTERS
	Geranium
	Virginia Bluebells
	Blue-green sage
	Blueberry
PM6	PLANT MIX 6 - TERRACE LOW PLANTING
	Wine grape
	Creek sage

TREES - TERRACES	
SYMBOL	COMMON NAME - LATIN NAME
LS	Shade tree

LANDSCAPE PLANTING PLAN TERRACES



8 Applicant: 548 Development LLC
 Address: 3833-3859 W. Chicago Avenue; 739-757 N. Springfield Avenue; and 746-756 N. Avers Avenue
 Plan Commission: October 20, 2022
 Introduced: September 21, 2022

FINAL FOR
PUBLICATION



W CHICAGO AVE

(6) EXISTING ULMUS AMERICANA ON CHICAGO AVENUE TO BE PRESERVED. STREETSCAPE PER CDOT STREETSCAPE PER CDOT Ongoing Project. OUT OF SCOPE.

TREE PROTECTION, TYP. PROPERTY LINE



N SPRINGFIELD AVE

(1) EXISTING GLEDITSIA TRIACANTHOS TO BE PRESERVED PROPERTY LINE

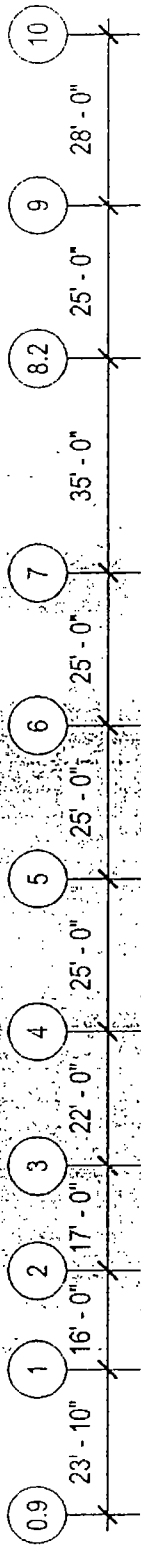
(1) EXISTING GLEDITSIA TRIACANTHOS TO BE PRESERVED

TREE REMOVAL PLAN

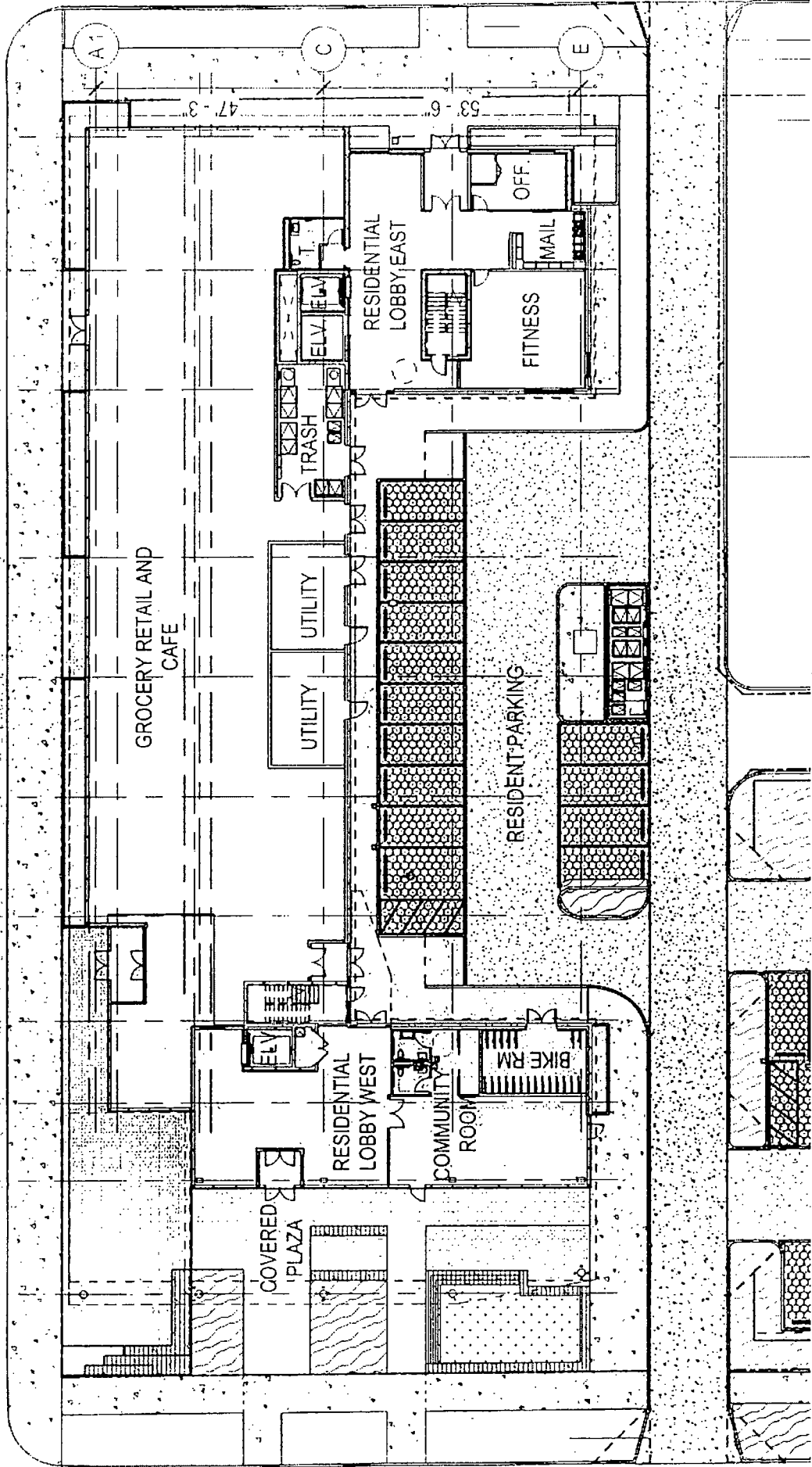
N AVERS AVE



CHICAGO AVENUE



SPRINGFIELD AVENUE



AVERS AVENUE



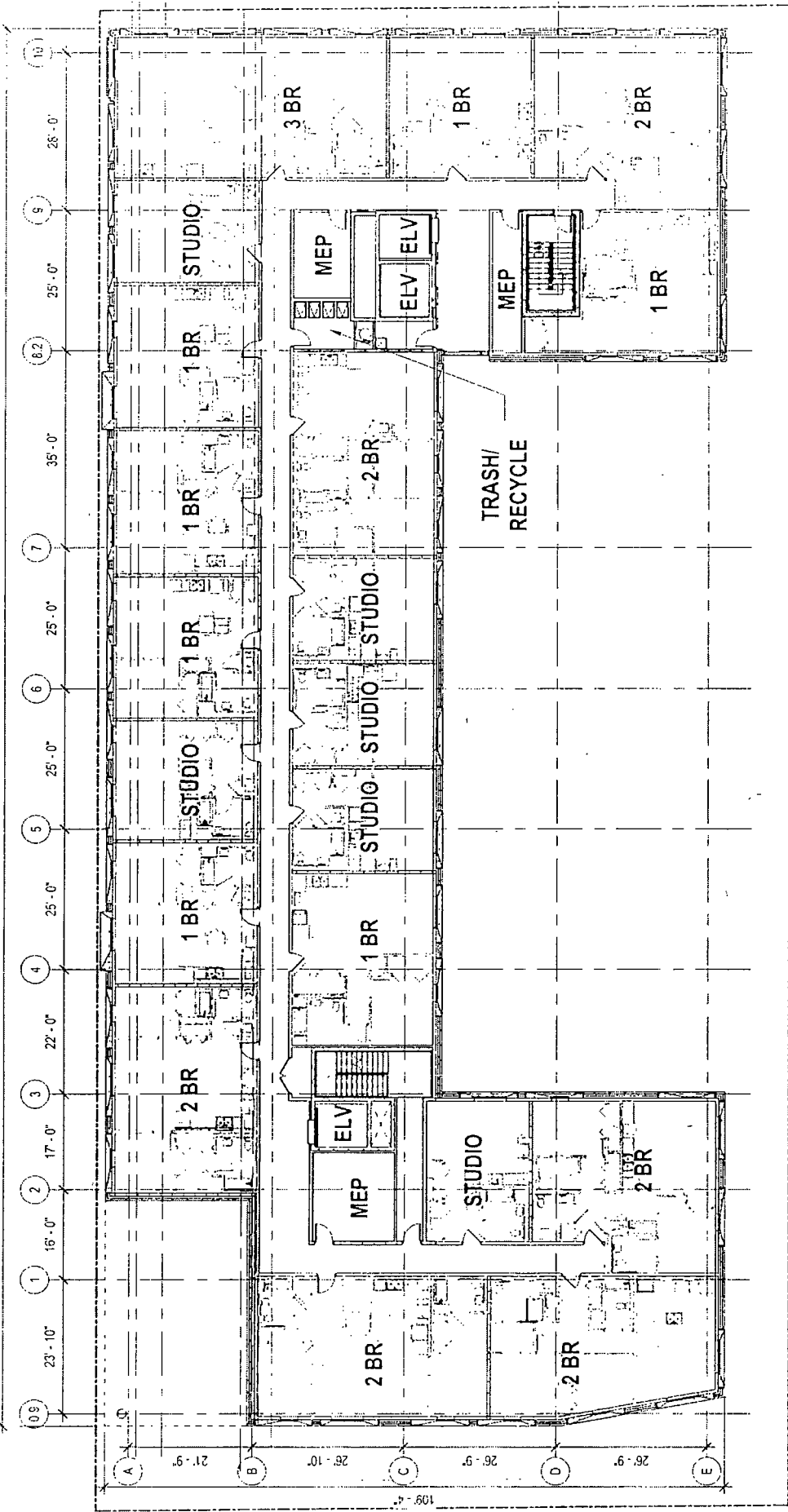
FIRST FLOOR PLAN

SCALE: 1"=30'-0"

10 Applicant: 548 Development LLC
 Address: 3833-3859 W. Chicago Avenue, 739-757 N. Springfield Avenue, and 746-756 N. Avers Avenue
 Plan Commission: October 20, 2022
 Introduced: September 21, 2022

FINAL FOR
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LJC

248'-4"

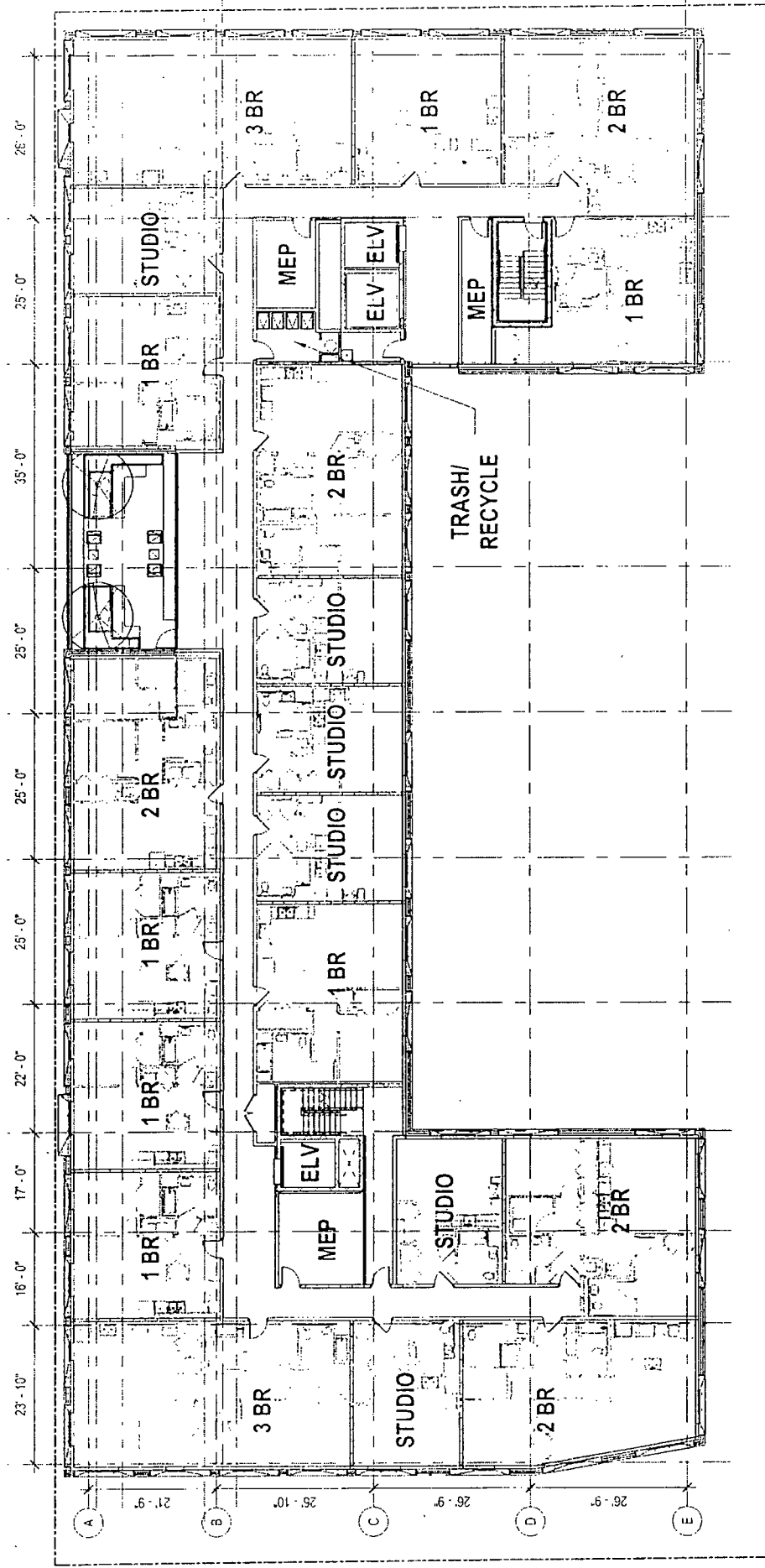


SCALE: NOT TO SCALE

SECOND FLOOR PLAN

Applicant: 548 Development LLC
 Address: 3833-3859 W. Chicago Avenue; 739-757 N Springfield Avenue, and 746-756 N Avers Avenue
 Plan Commission: October 20, 2022
 Introduced: September 21, 2022

LJC
 FINAL FOR PUBLICATION



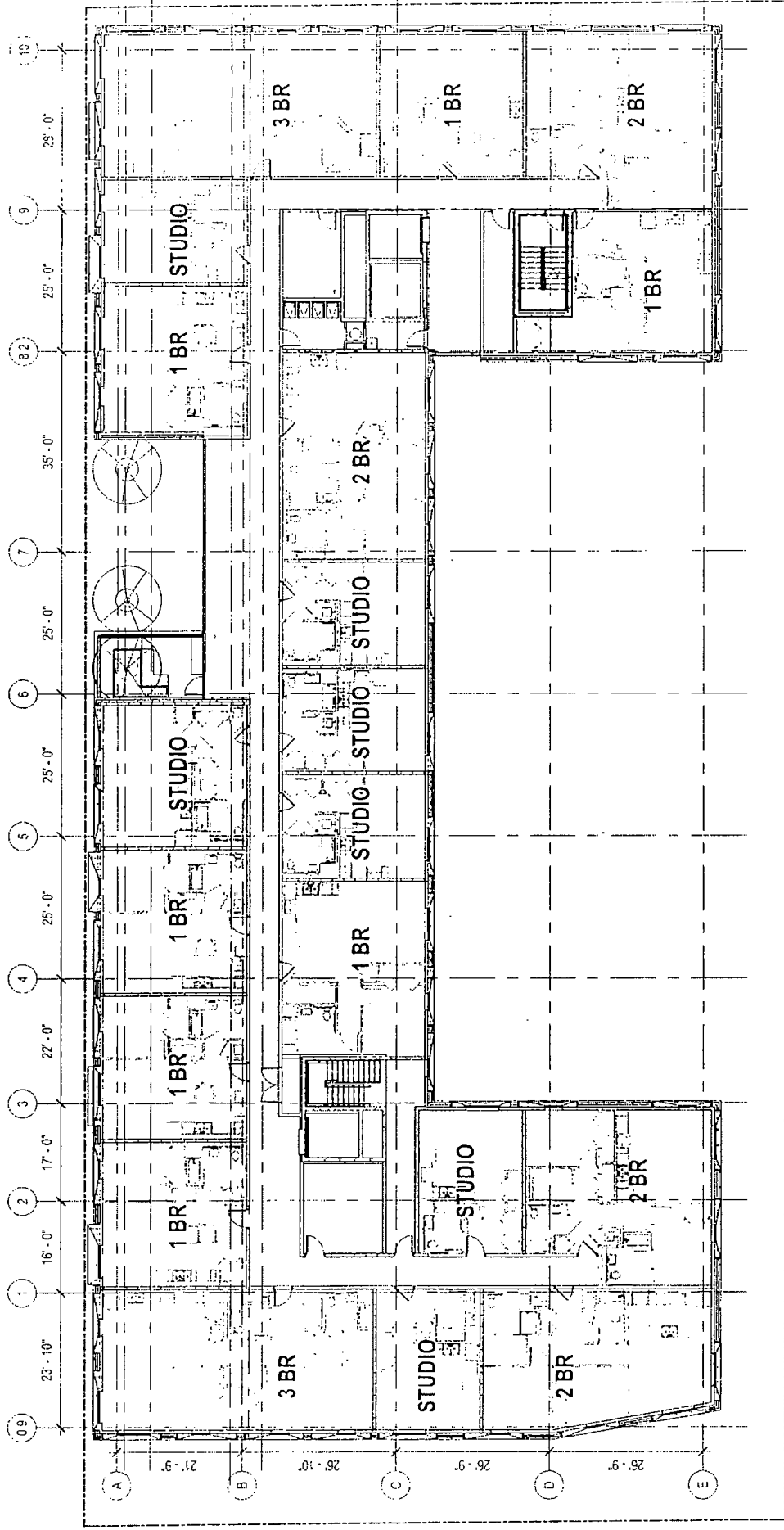
SCALE: NOT TO SCALE

THIRD FLOOR PLAN

12 Applicant: 548 Development LLC
 Address: 3833-3859 W. Chicago Avenue, 739-757 N. Springfield Avenue; and 746-756 N. Avers Avenue
 Plan Commission: October 20, 2022
 Introduced: September 21, 2022

FINAL FOR PUBLICATION





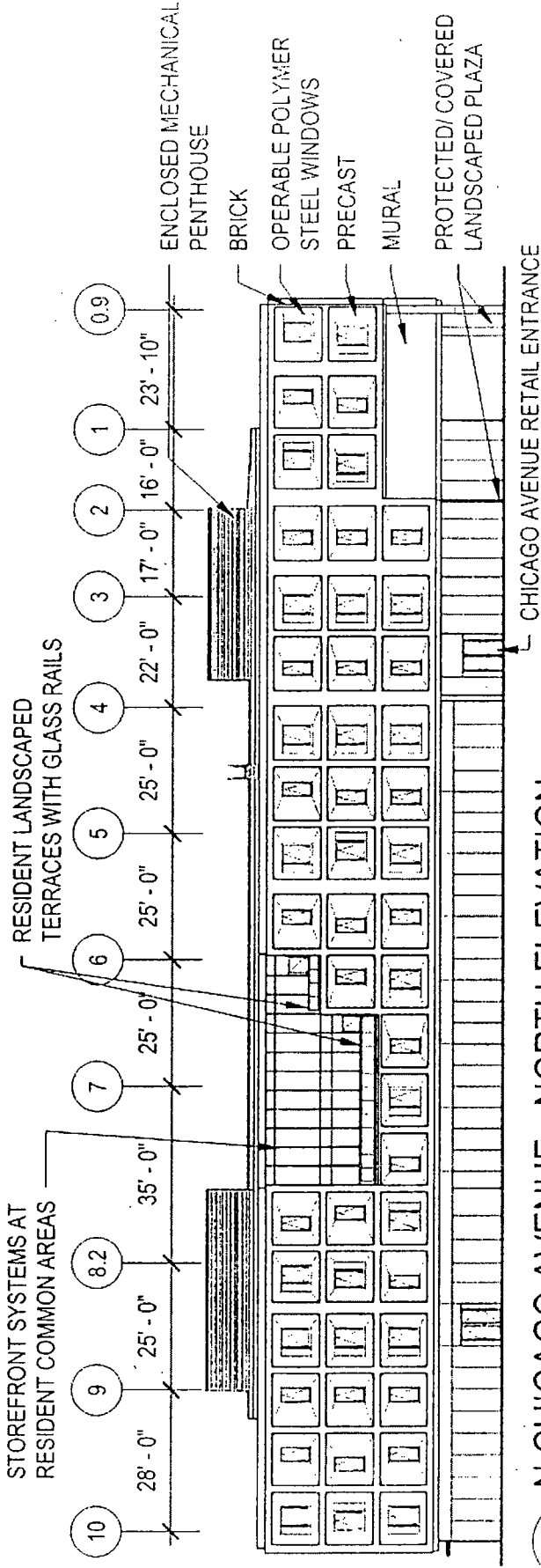
SCALE: NOT TO SCALE

FOURTH FLOOR PLAN

13 Applicant: 548 Development LLC
 Address: 3833-3859 W. Chicago Avenue; 739-757 N. Springfield Avenue; and 746-756 N. Avers Avenue
 Plan Commission: October 20, 2022
 Introduced: September 21, 2022

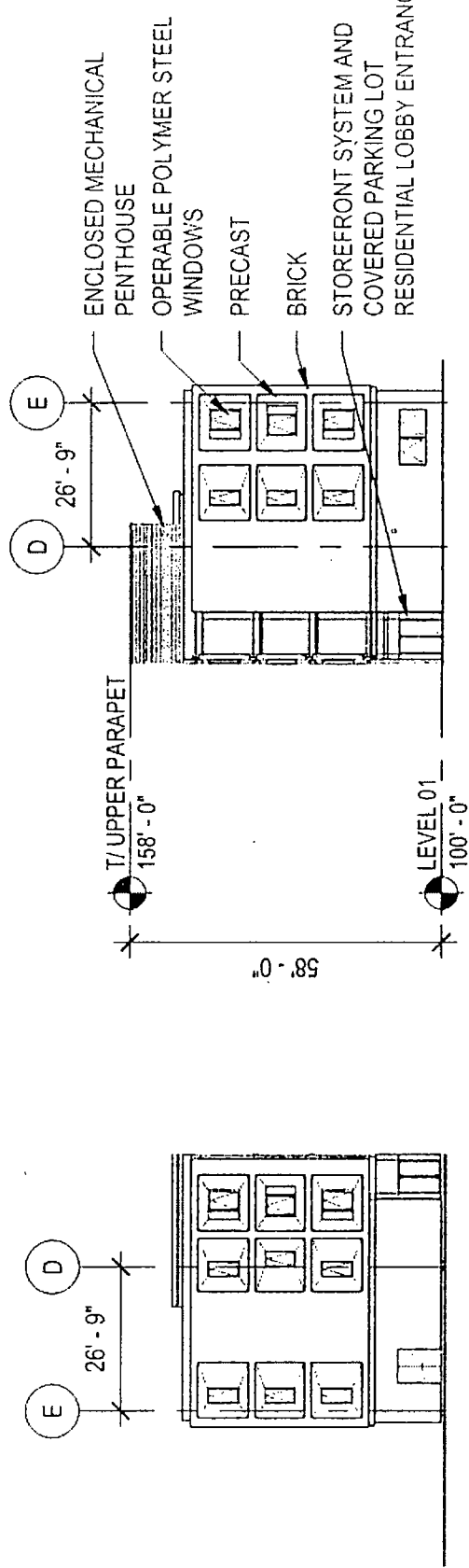
FINAL FOR PUBLICATION

LJC



1 N CHICAGO AVENUE - NORTH ELEVATION

PD_1H 1/32" = 1'-0"



3 WEST ELEVATION SIDE OF PARKING AREA

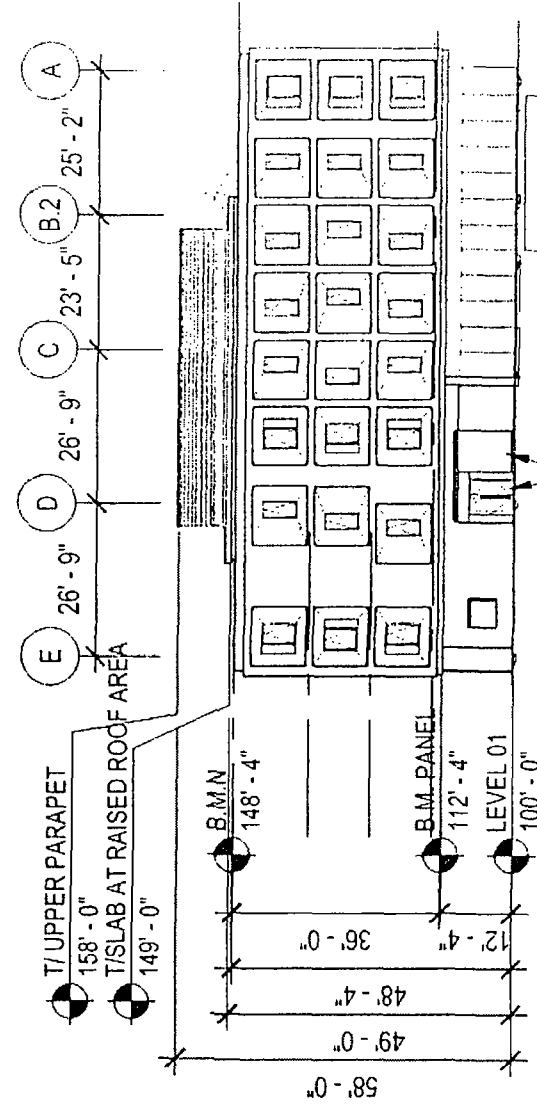
PD_1H 1/32" = 1'-0"

2 EAST ELEVATION AT PARKING AREAS

PD_1H 1/32" = 1'-0"

ELEVATIONS

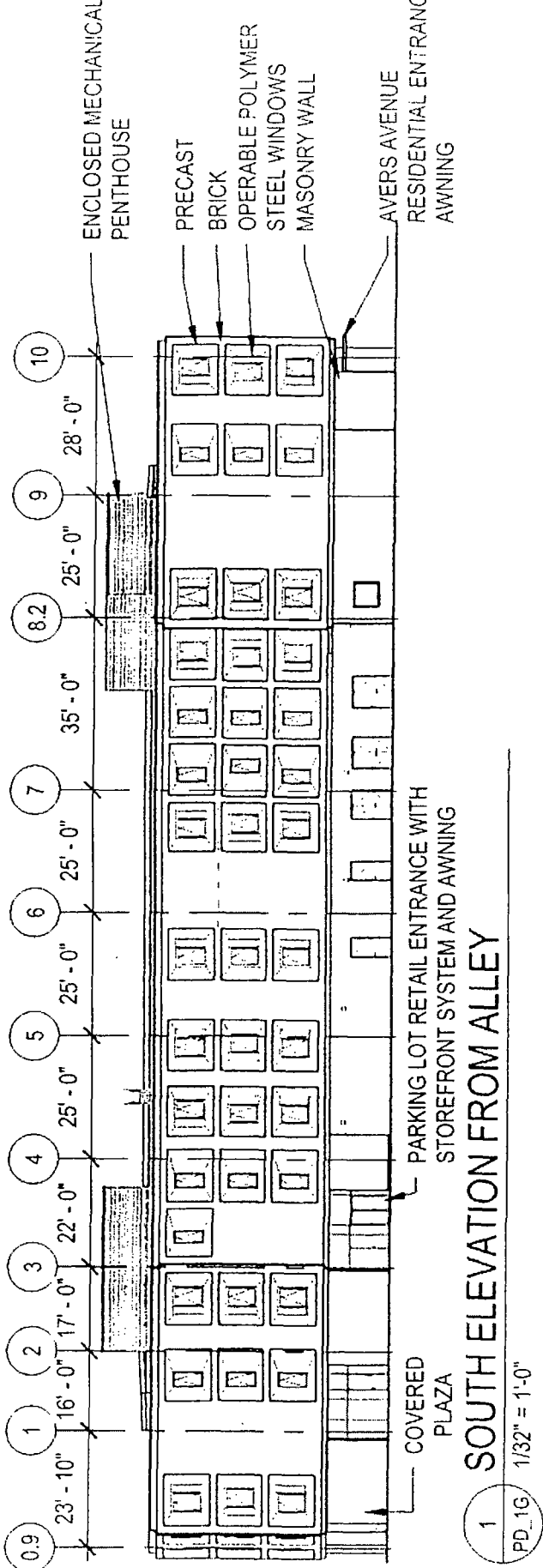
14 Applicant: 548 Development LLC
 Address: 3833-3859 W. Chicago Avenue; 739-757 N. Springfield Avenue; and 746-756 N. Avers Avenue
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2 WEST ELEVATION
 PD_1G 1/32" = 1'-0"

3 EAST ELEVATION
 PD_1G 1/32" = 1'-0"

1 SOUTH ELEVATION FROM ALLEY
 PD_1G 1/32" = 1'-0"



ELEVATIONS
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Application #21139

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Thomas Tunney
Chairman, City Council Committee on Zoning

From:


Maurice D. Cox
Chicago Plan Commission

Date: October 20, 2022

Re: Proposed Residential Business Planned Development (Application #21139)

On October 20, 2022, the Chicago Plan Commission recommended approval of a proposed Residential Business Planned Development submitted by 548 Development, LLC. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5798.

Cc: Noah Szafraniec
PD Master File (Original PD, copy of memo)