



City of Chicago



SO2019-6853

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 9/18/2019

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 7-G at 2604-2742 N
Sheffield Ave - App No. 20189

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

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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 Residential Planned Development Number 52 symbols and indications as shown on Map Number 7-G in the area bounded by:

the alley next south of West Diversey Parkway; North Sheffield Avenue; North Lincoln Avenue; North Kenmore Avenue; the alley next south of the alley next south of West Diversey Parkway; and the alley next west of North Sheffield Avenue

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 7-G in the area bounded by:

the alley next south of West Diversey Parkway; North Sheffield Avenue; North Lincoln Avenue; North Kenmore Avenue; the alley next south of the alley next south of West Diversey Parkway; and the alley next west of North Sheffield Avenue

to the designation of Residential Planned Development Number 52, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and made a part hereof and to no others.

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

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RESIDENTIAL PLANNED DEVELOPMENT NUMBER 52, AS AMENDED

1. The area delineated herein as Residential Planned Development Number 52, as amended (Planned Development) consists of approximately 164,945 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is owned or controlled by the Applicant, Chicago Housing Authority.
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.
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, assignees or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement (Agreement) by and between the Department of Transportation'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 Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys

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- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation'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 the Department of Transportation'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 the Department of Transportation.

4. This Plan of Development consists of 18 Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; Floor Plans; a Landscape Plan; a Green Roof Plan; and Building Elevations (North, South, East and West) prepared by Ratio Architects, Inc. and dated November 21, 2019, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses shall be permitted in this Planned Development: residential uses, including elderly housing, accessory off-street parking and loading facilities and related and accessory uses shall be permitted throughout the Planned Development.
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 Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

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8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 164,945 square feet.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews are conditional until final Part II approval.
11. The Applicant 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 13-32-085 or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assignees and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges and agrees that the rezoning of the Property from Residential Planned Development Number 52 to a B2-3 Neighborhood Mixed-Use District, and then to Residential Planned Development Number 52, as amended, triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago (Affordable Requirements Ordinance or ARO). Any developer of a residential housing project within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (the Required Units) as affordable units, or with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or, (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a higher income area, within the meaning of the ARO, and the project has a total of 91 new units. As a result, the Applicant's

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affordable housing obligation is 10 affordable units (10% of 91 units), 3 of which are Required Units (25% of 10). Applicant has agreed to satisfy its affordable housing obligation by providing 71 affordable units in the PD, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. The 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 PD, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the number of required Affordable Units without amending the PD. Prior to the issuance of any building permits for any residential building in the PD, including, without limitation, excavation or foundation permits, the Applicant must 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 PD, 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 14, 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 PD.

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. 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

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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 (i) 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. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to its former Residential Planned Development Number 52 designation as approved by the City Council on May 8, 1968.

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RESIDENTIAL PLANNED DEVELOPMENT NUMBER 52, AS AMENDED

PLAN OF DEVELOPMENT

BULK REGULATIONS AND DATA TABLE

GROSS SITE AREA= NET SITE AREA + AREAS REMAINING IN PUBLIC RIGHTS OF WAY

219,588 SQ. FT. (5.04 ACRES) = 164,945 SQ. FT. (3.79 ACRES) + 54,643 SQ. FT. (1.25 ACRES)

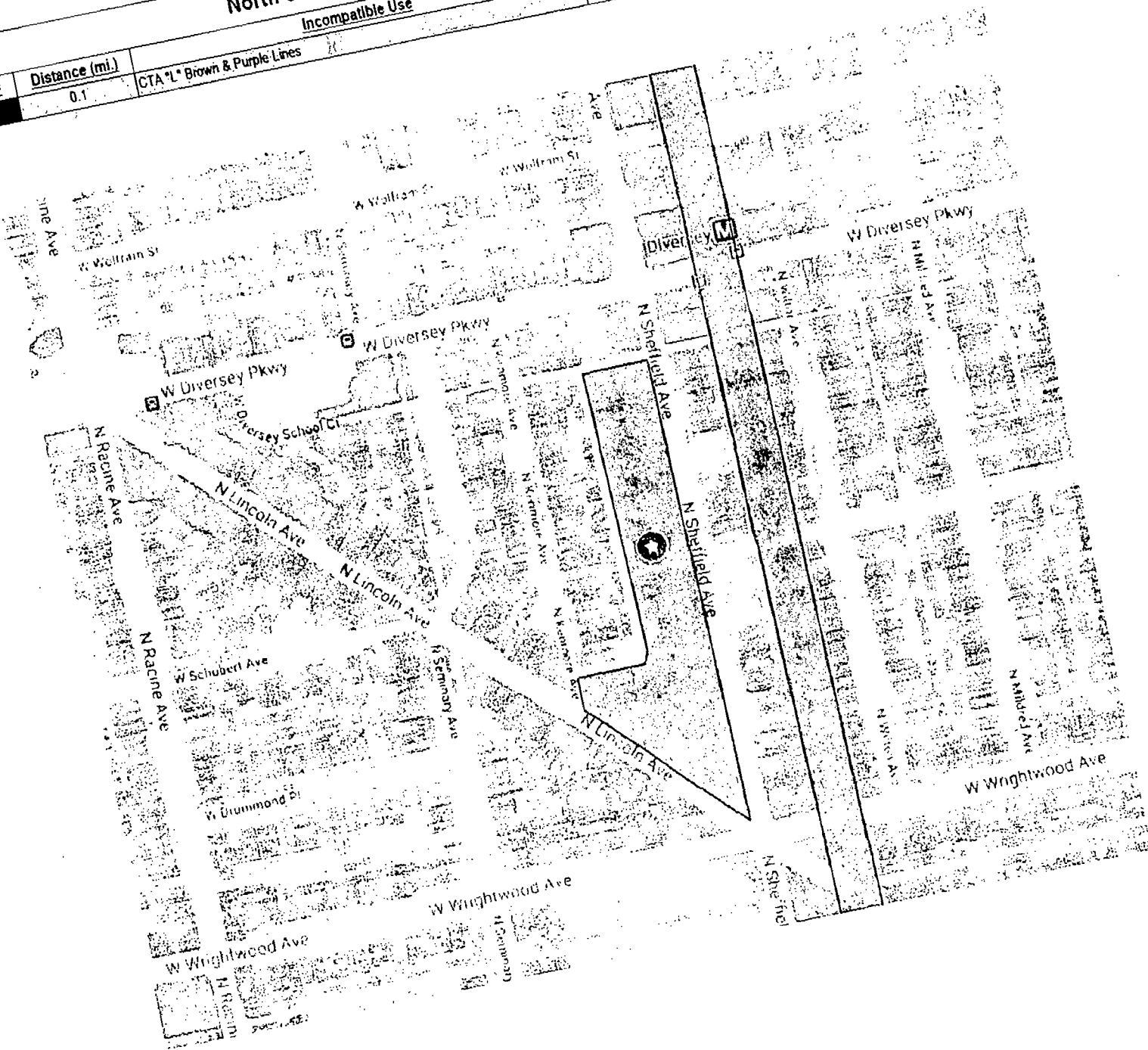
PERMITTED USES	In accordance with Statement 5
NET SITE AREA	164,945 sq. ft. / 3.79 ac.
MAXIMUM FLOOR AREA RATIO	2.30
BUILDING SIZE/USE	Existing 11 story buildings and 6 Story Bridge Building: 377,421 sq. ft./ Residential
MAXIMUM NUMBER OF DWELLING UNITS	485
MAXIMUM PERCENTAGE OF SITE COVERAGE	In accordance with the Landscape Plan
MAXIMUM BUILDING HEIGHT	In accordance with the Building Elevations
BUILDING SETBACKS	In accordance with the Site Plan
MINIMUM # OF OFF-STREET PARKING SPACES	45
MINIMUM # OF BICYCLE PARKING SPACES	110
MINIMUM # OF OFF-STREET LOADING SPACES	3

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PROXIMITY TO CTA

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North Sheffield Development - Incompatible Use(s)		Address
#	Distance (mi.)	Incompatible Use
	0.1	CTA "L" Brown & Purple Lines
		943 W Diversey Ave., Chicago, IL 60657



Applicant
Address

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W DIVERSEY PARKWAY

W DIVERSEY

N SHEFFIELD AVE

N LINCOLN AVENUE

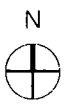
W WRIGHTWOOD AVE

A

B

C

PROPERTY LINE
PD BOUNDARY



Applicant
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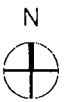
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SITE CONTEXT PHOTOS

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N Sheffield Ave Elevation



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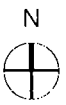
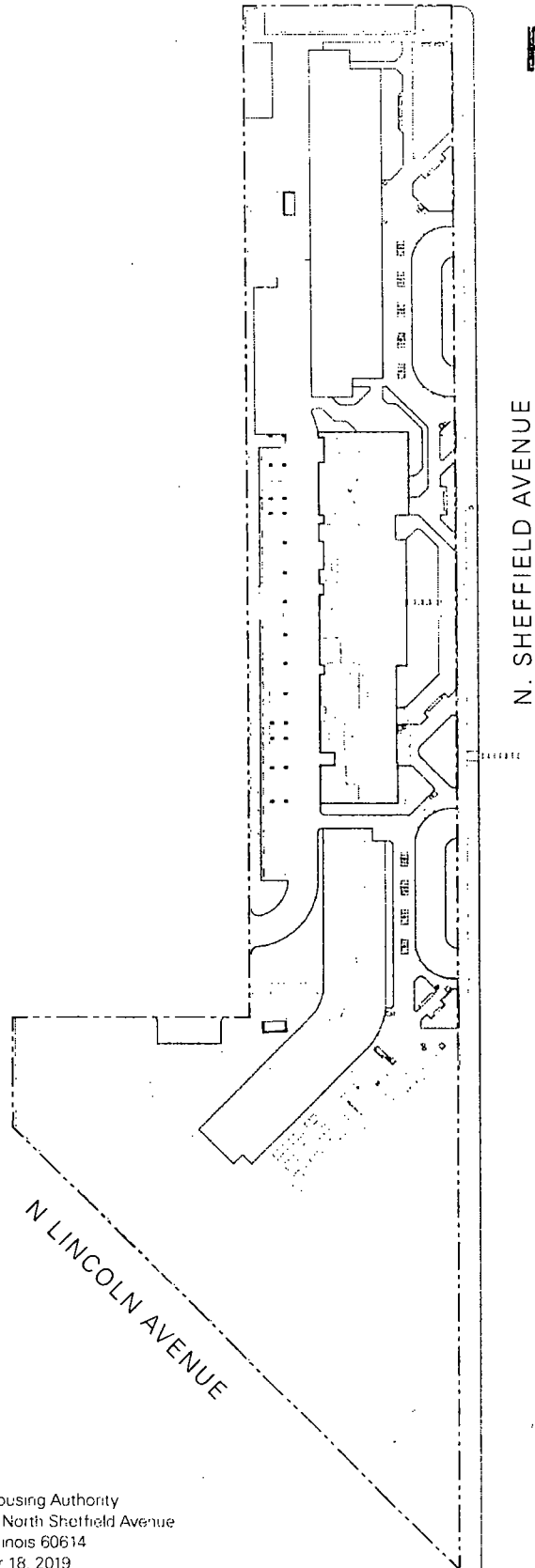
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PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

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EXISTING LAND USE MAP

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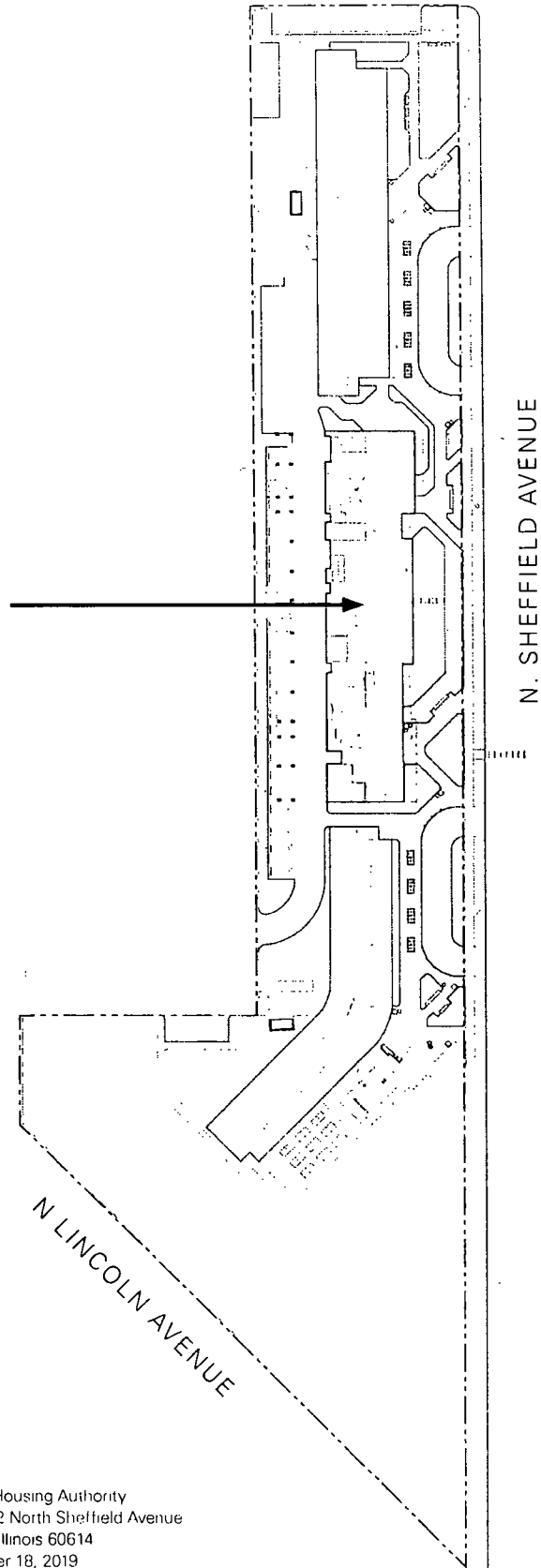
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SITE PLAN

Proposed Building Area
387,621 square feet

New Building
122,548 square feet

Number of stories
6



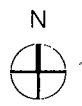
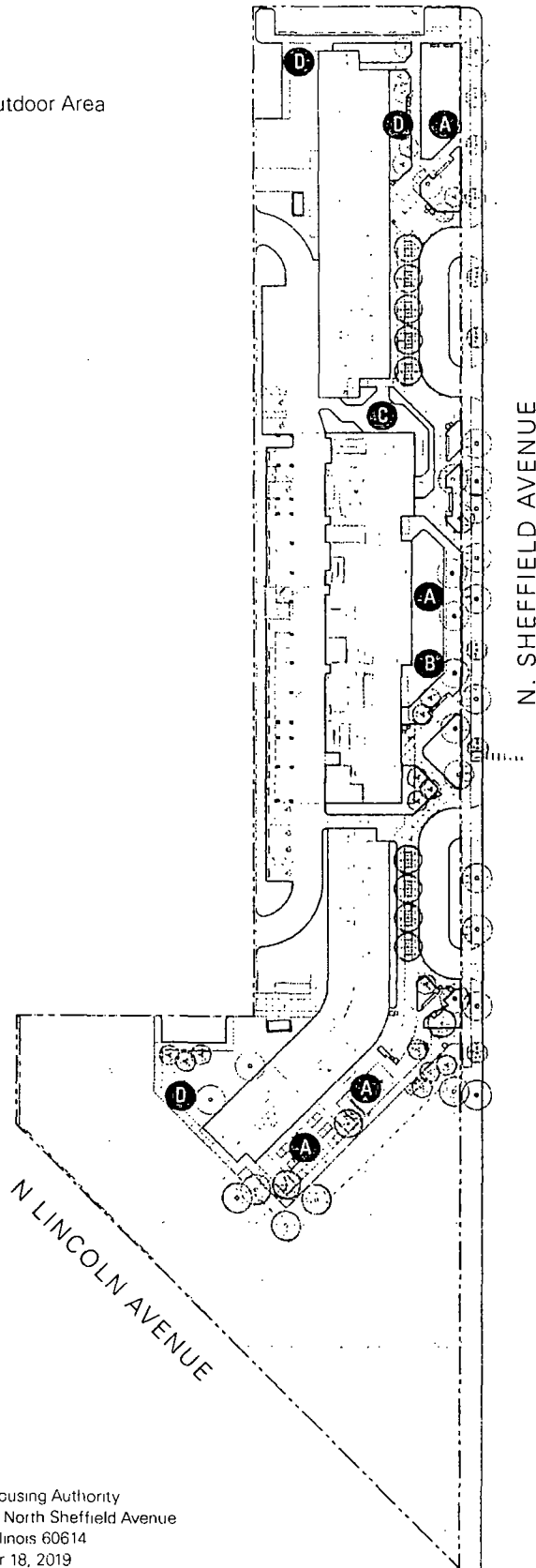
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LANDSCAPE PLAN

- A** Senior Activity Area
- B** Senior Outdoor Dining
- C** Non Age Discriminated Outdoor Area
- D** Outdoor Seating



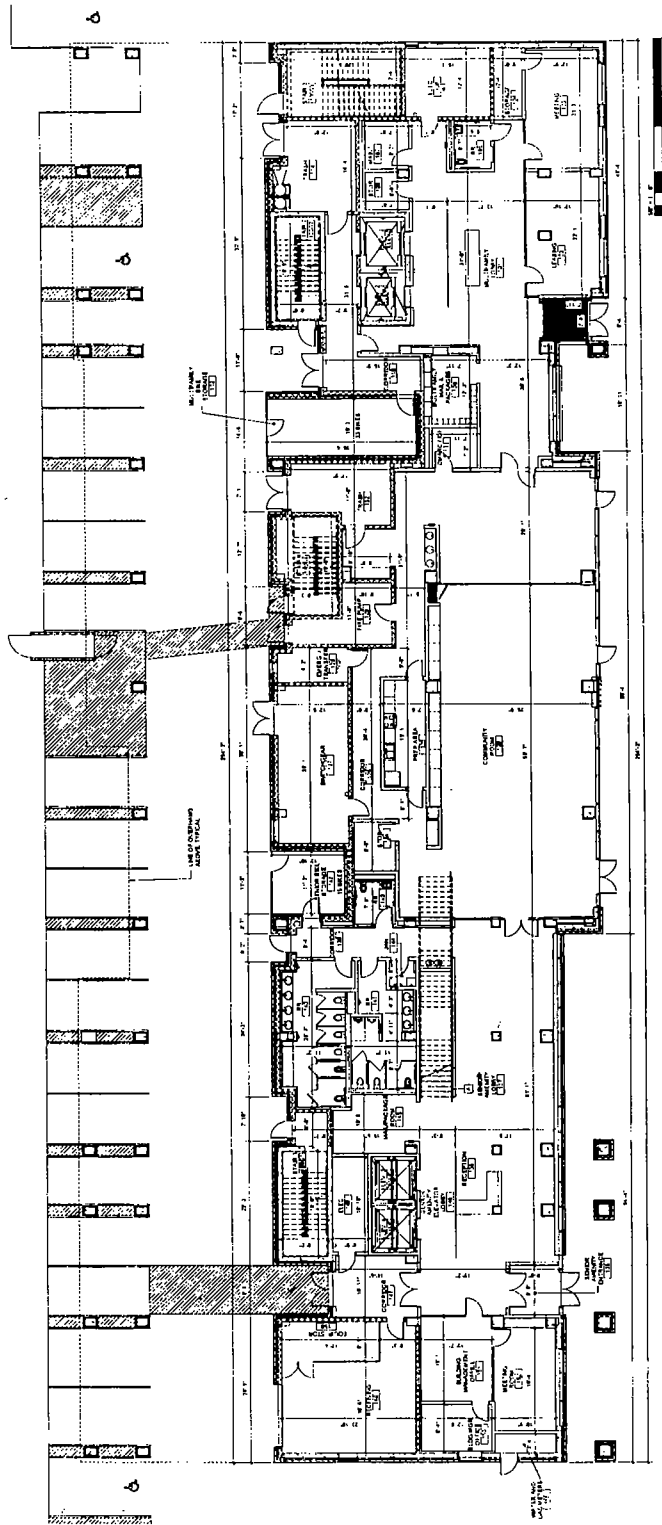
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FIRST FLOOR PLAN

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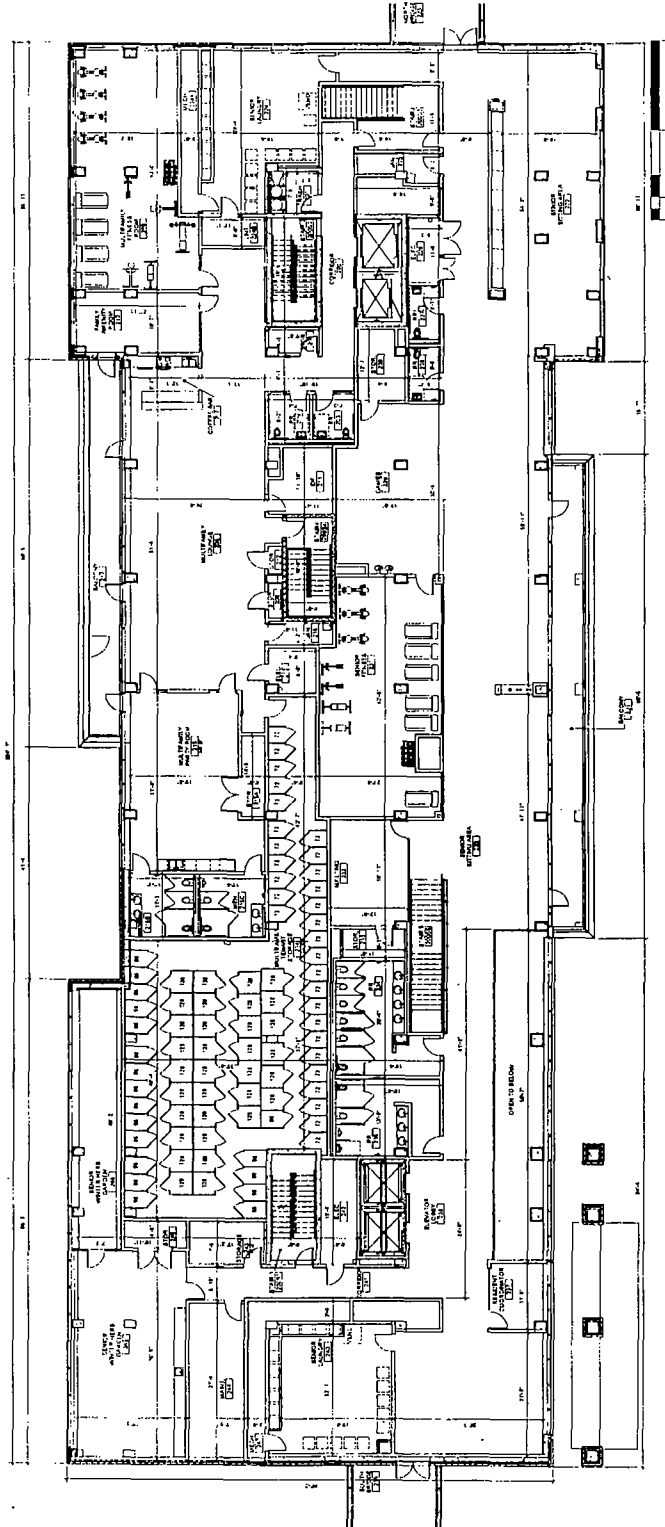
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SECOND FLOOR PLAN

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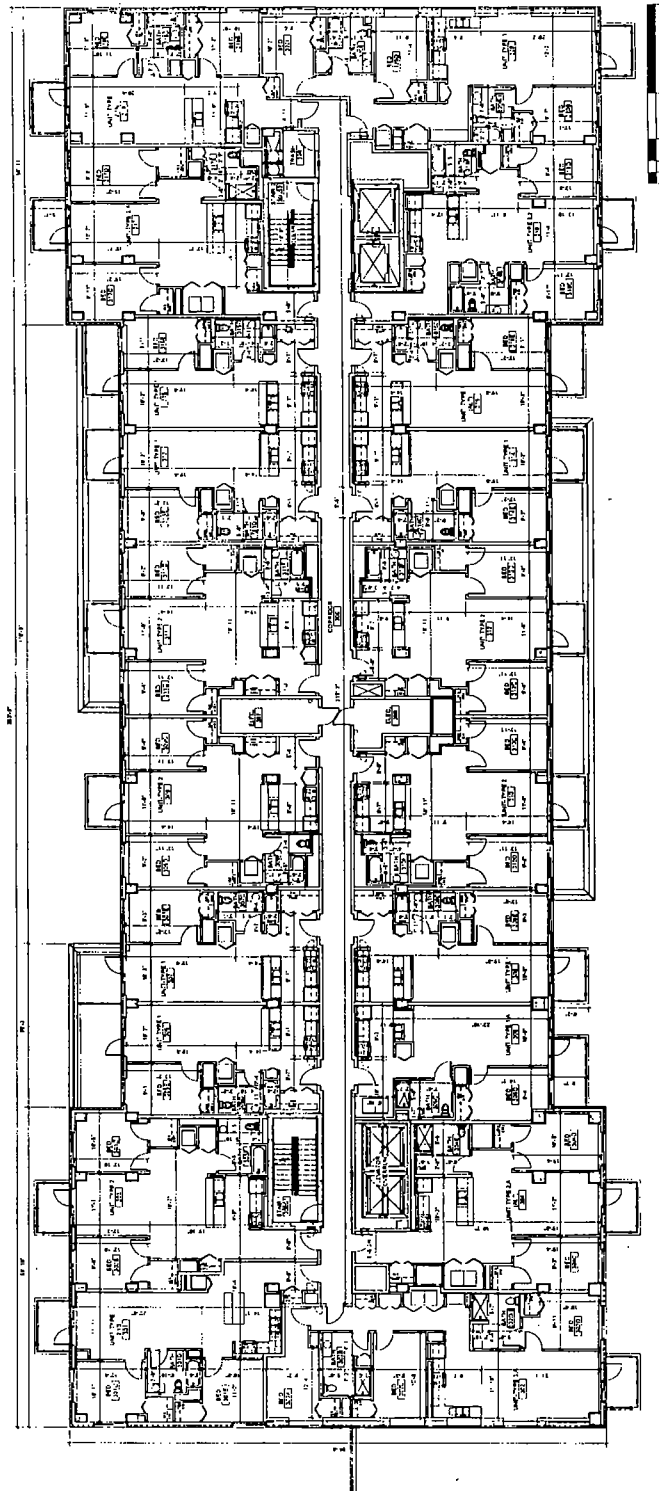


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TYPICAL FLOOR PLAN



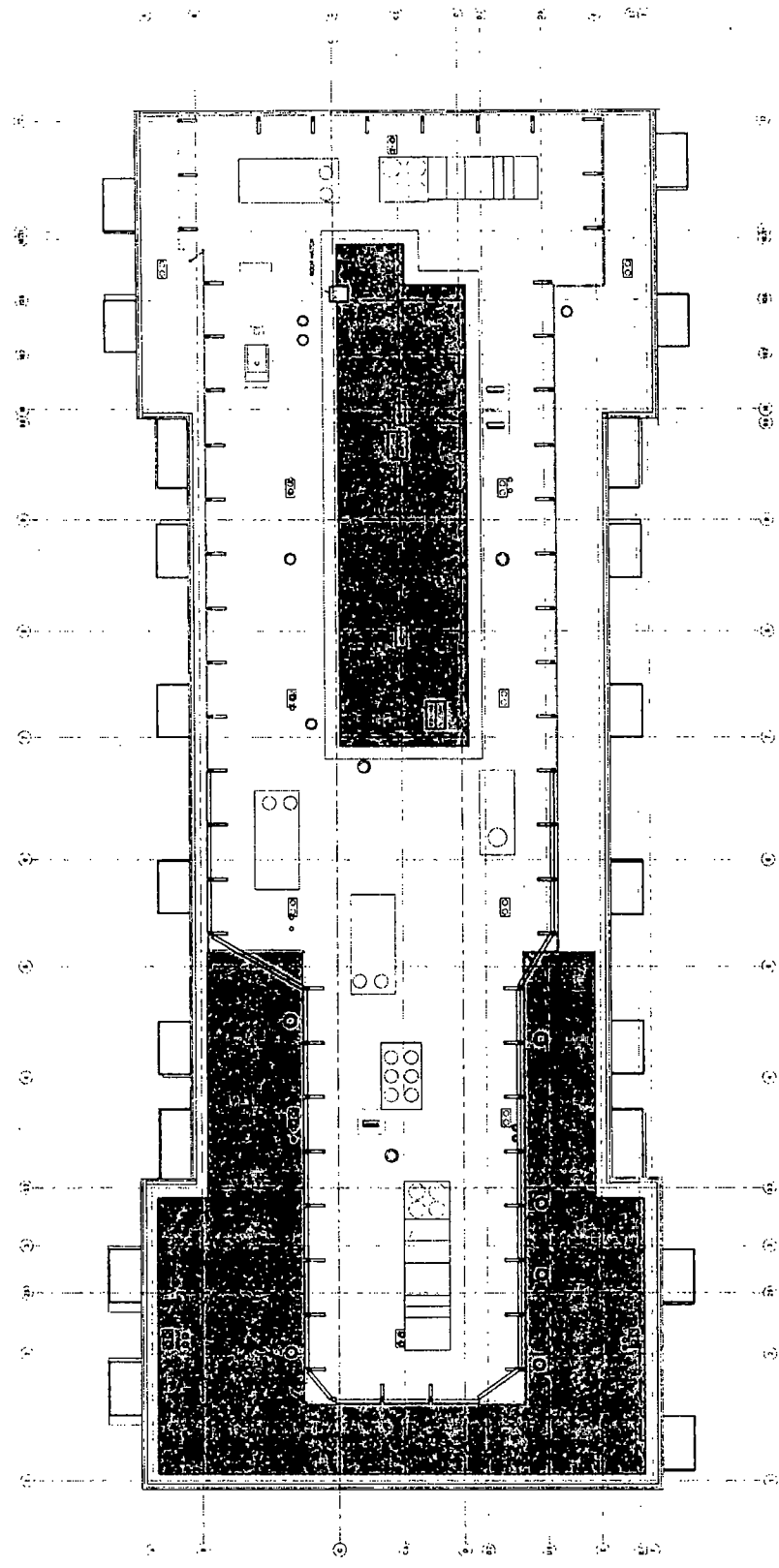
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GREEN ROOF PLAN



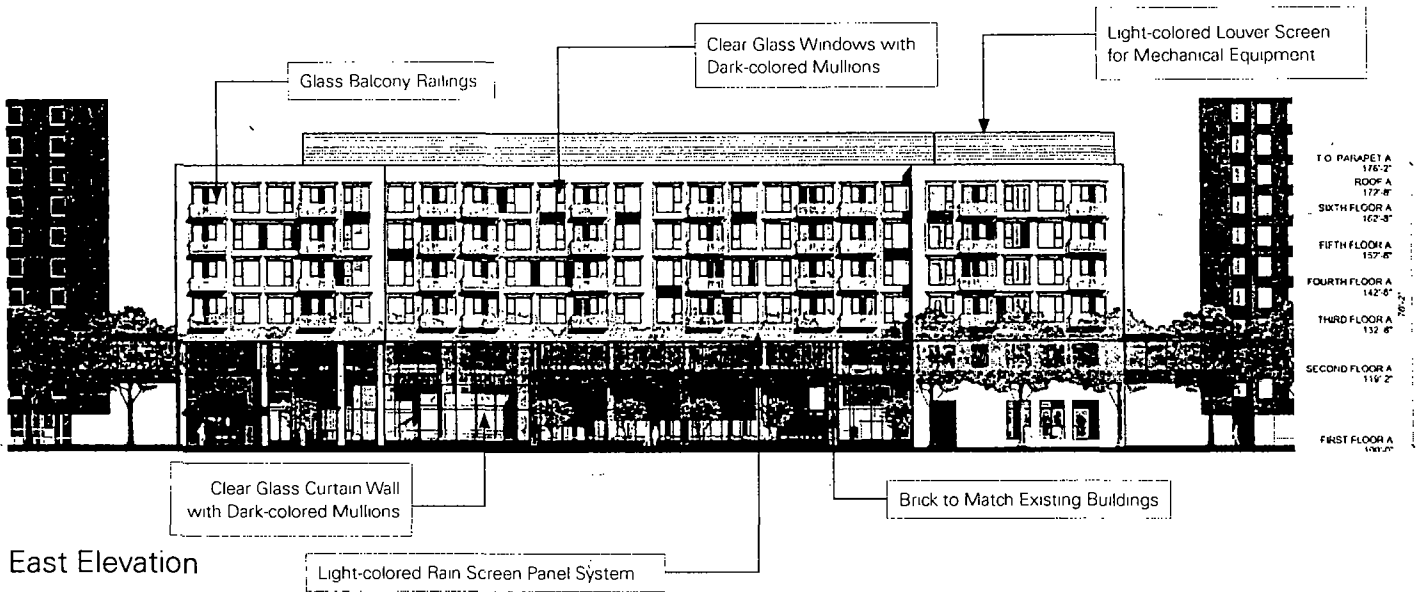
Applicant:
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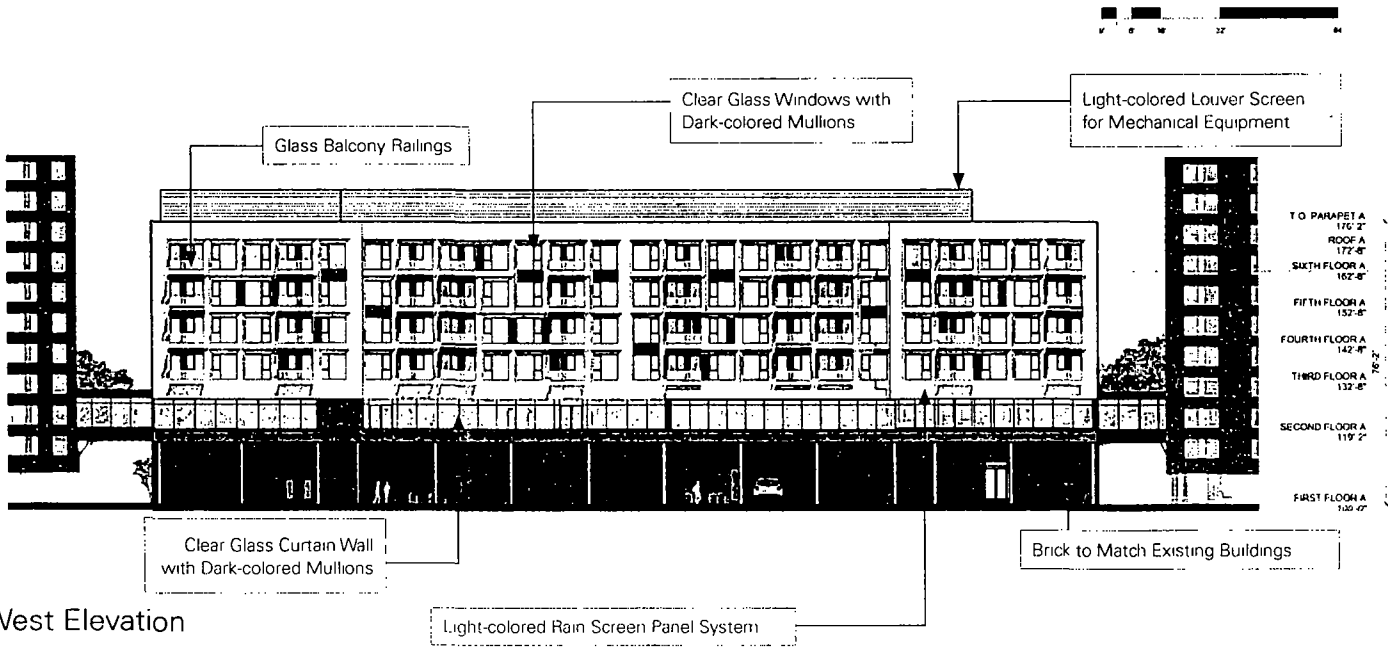
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EAST AND WEST ELEVATIONS



East Elevation

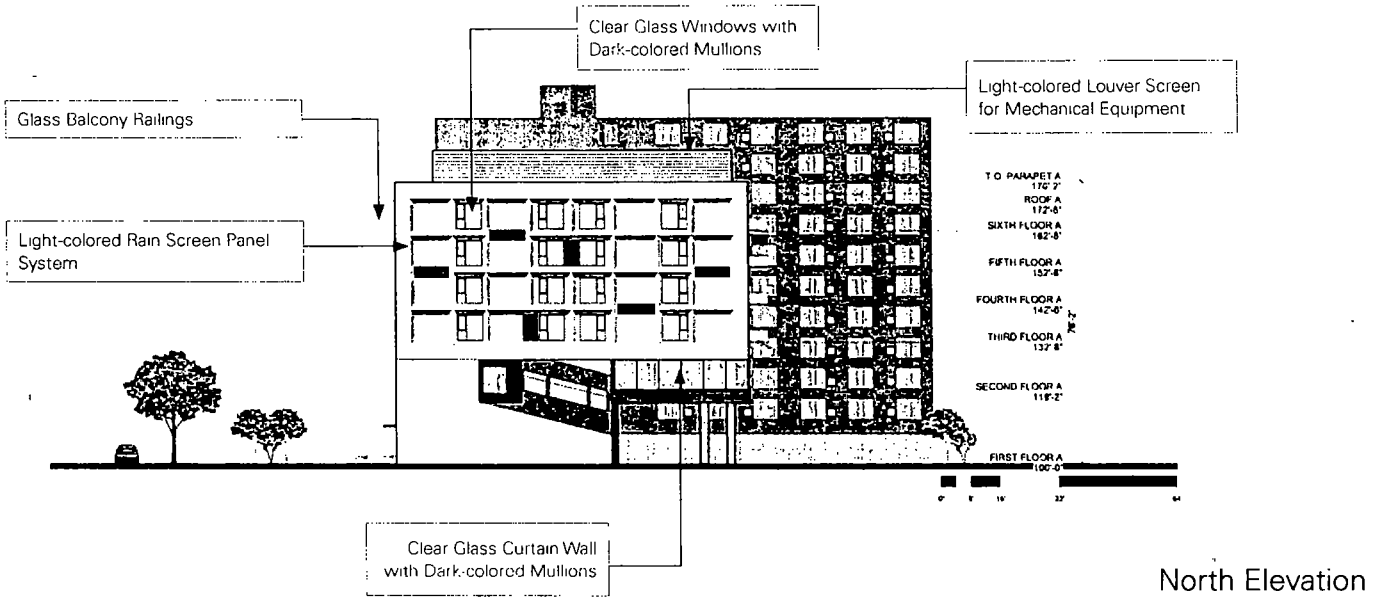


West Elevation

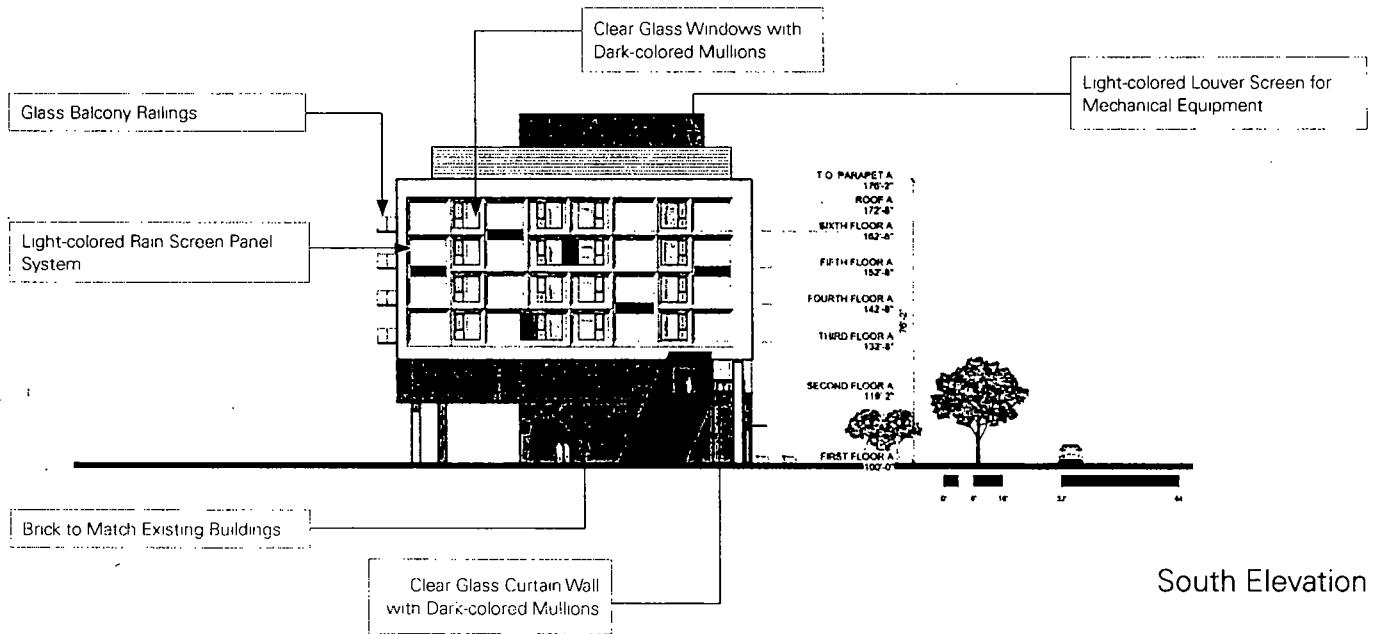
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NORTH AND SOUTH ELEVATIONS

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North Elevation

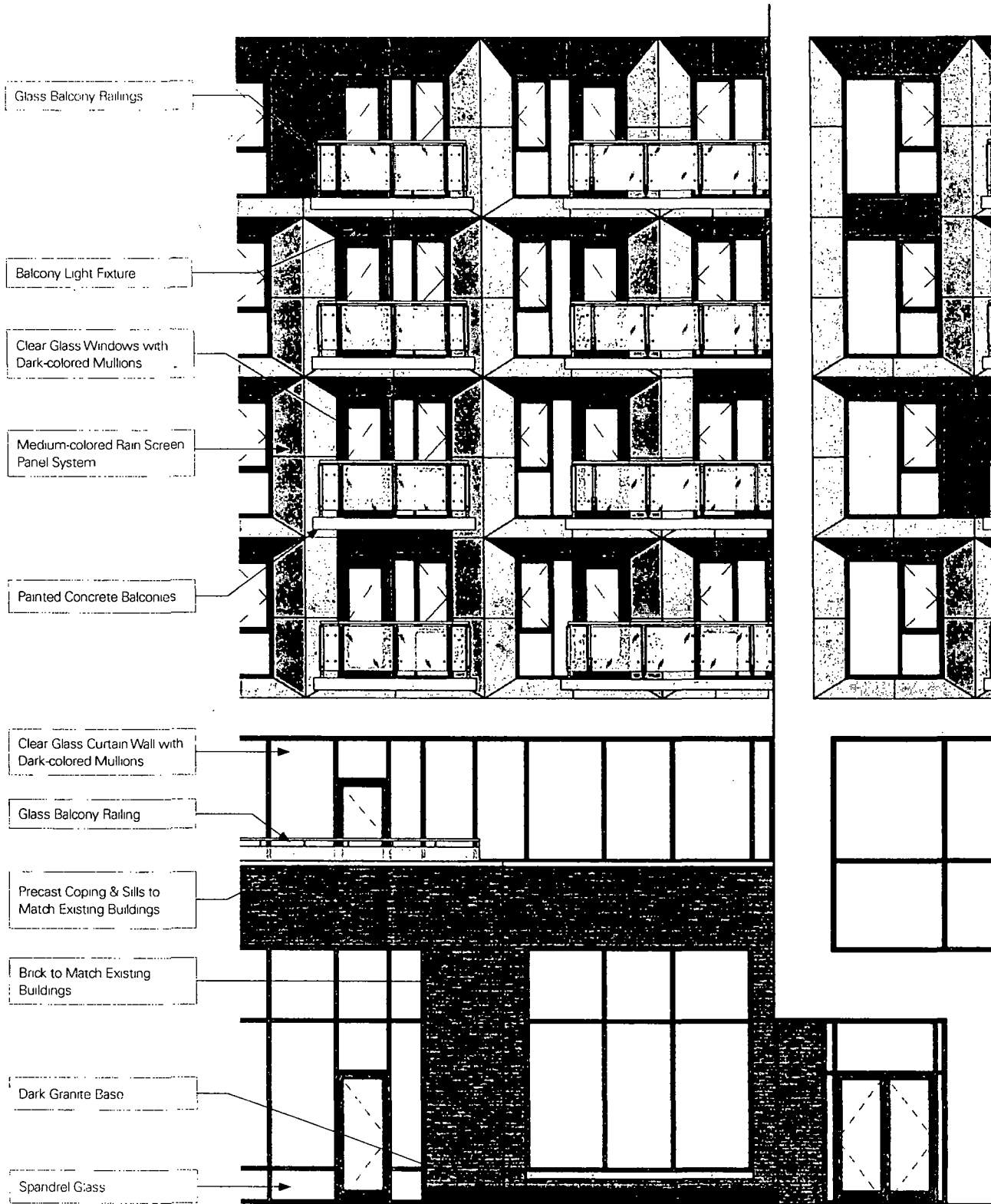


South Elevation

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ENLARGED ELEVATION DETAIL VIEW

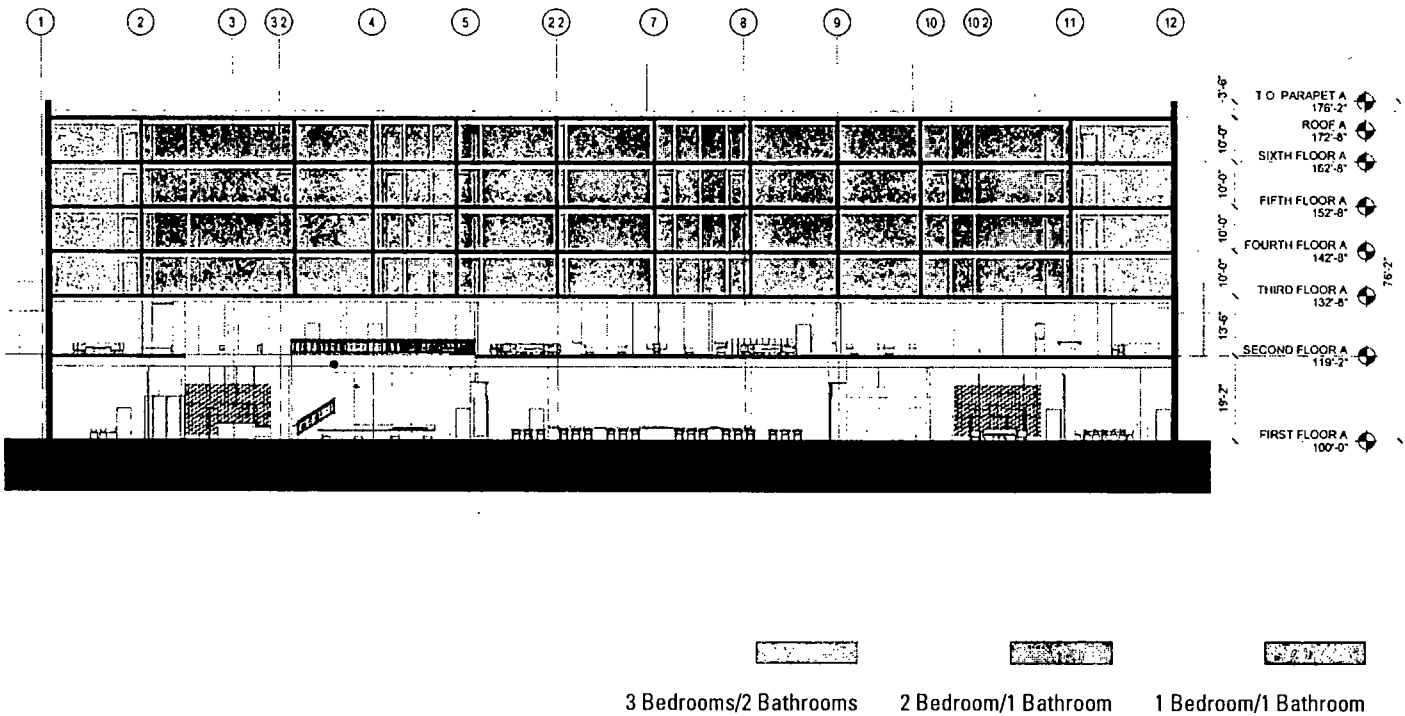


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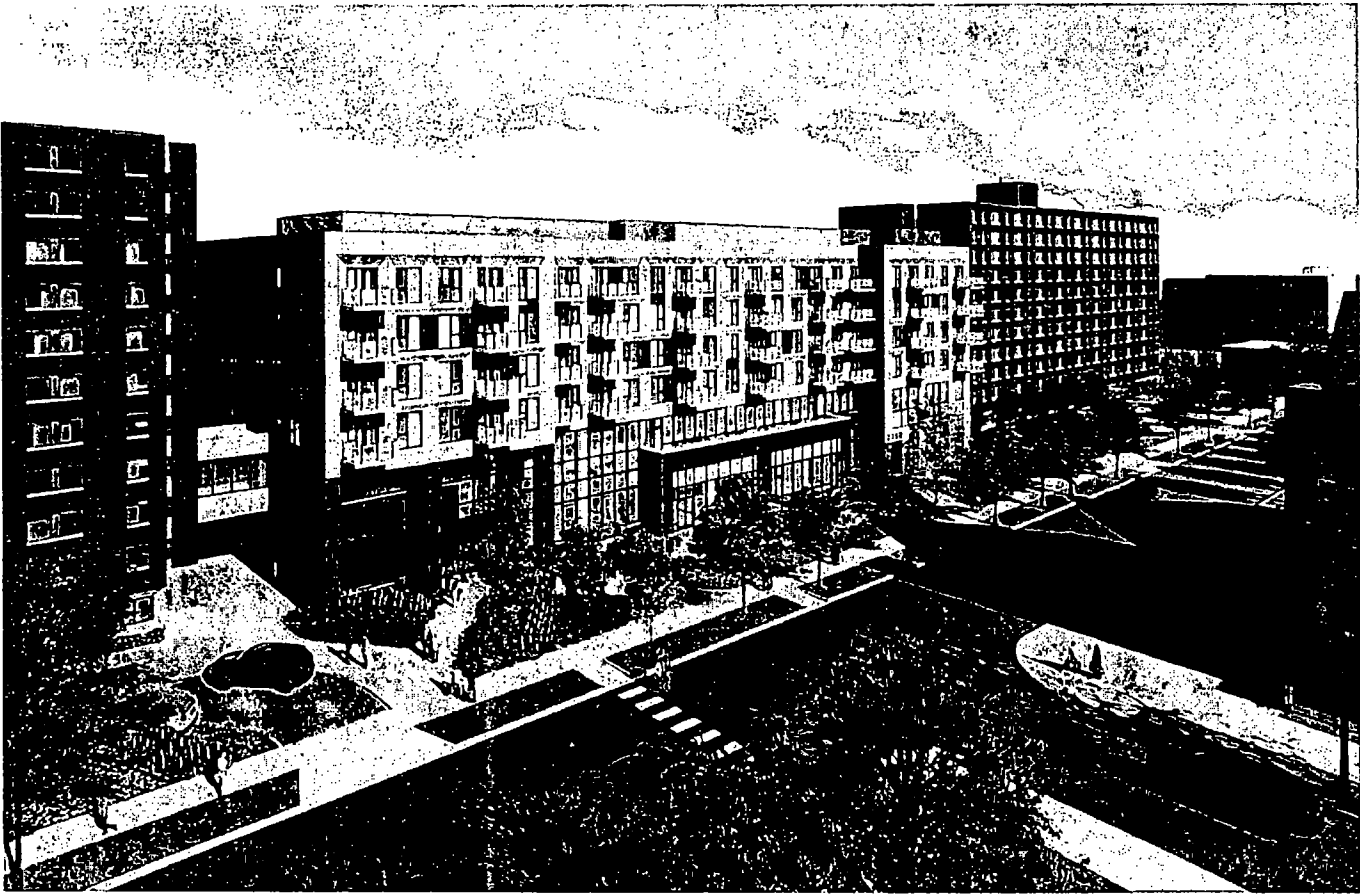
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PERSPECTIVE RENDERING

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PERSPECTIVE RENDERING

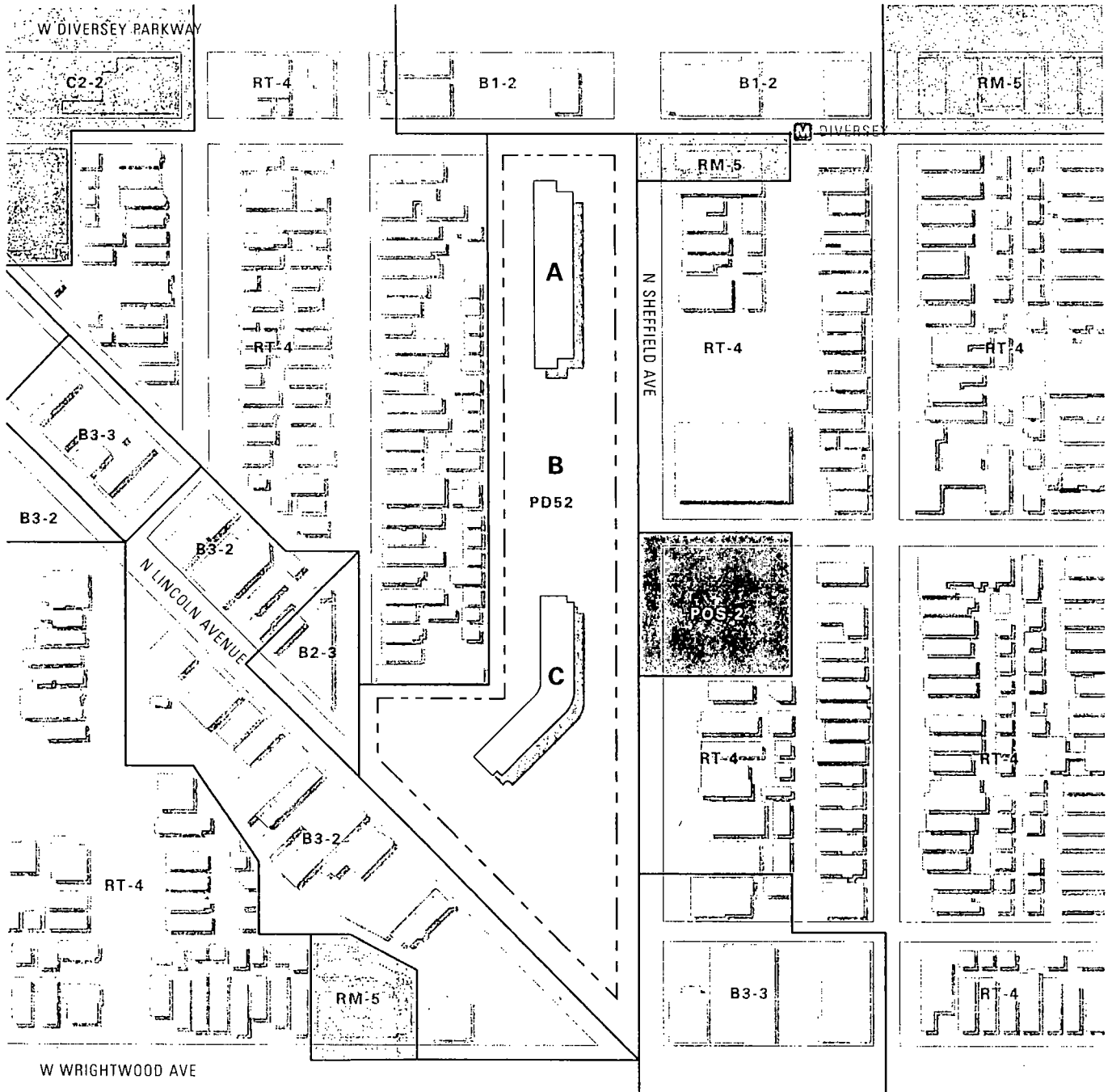
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EXISTING ZONING MAP

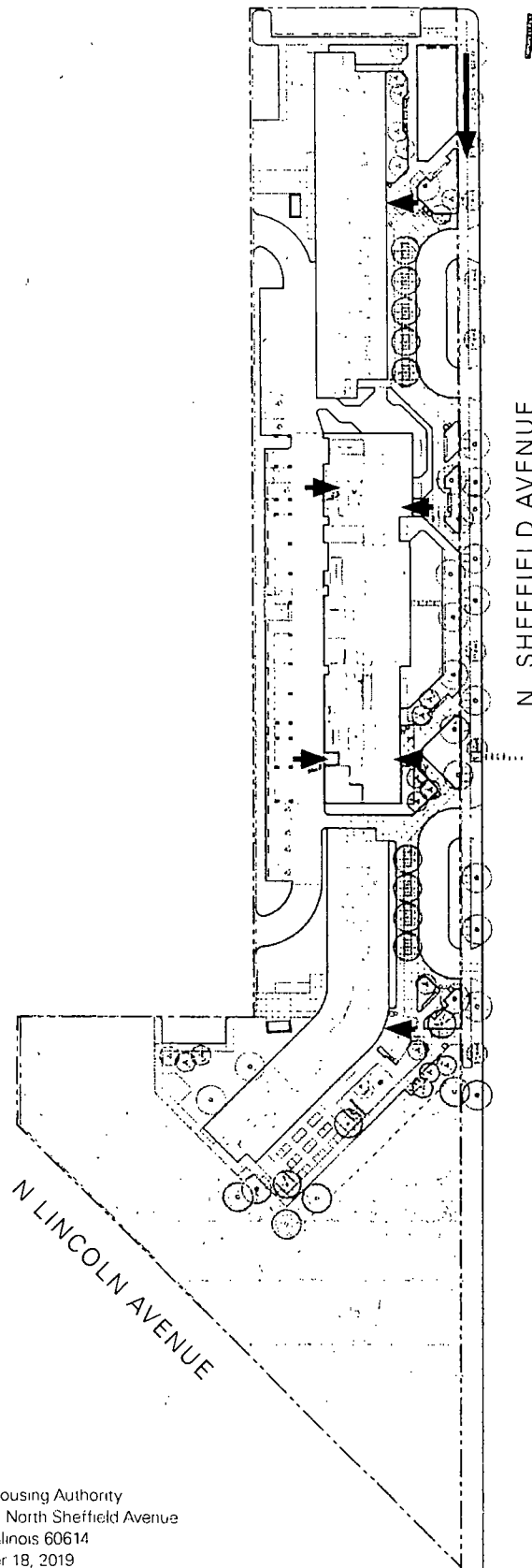
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PEDESTRIAN ROUTES AND CONNECTIVITY

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→
PEDESTRIAN
CIRCULATION

Applicant
Address

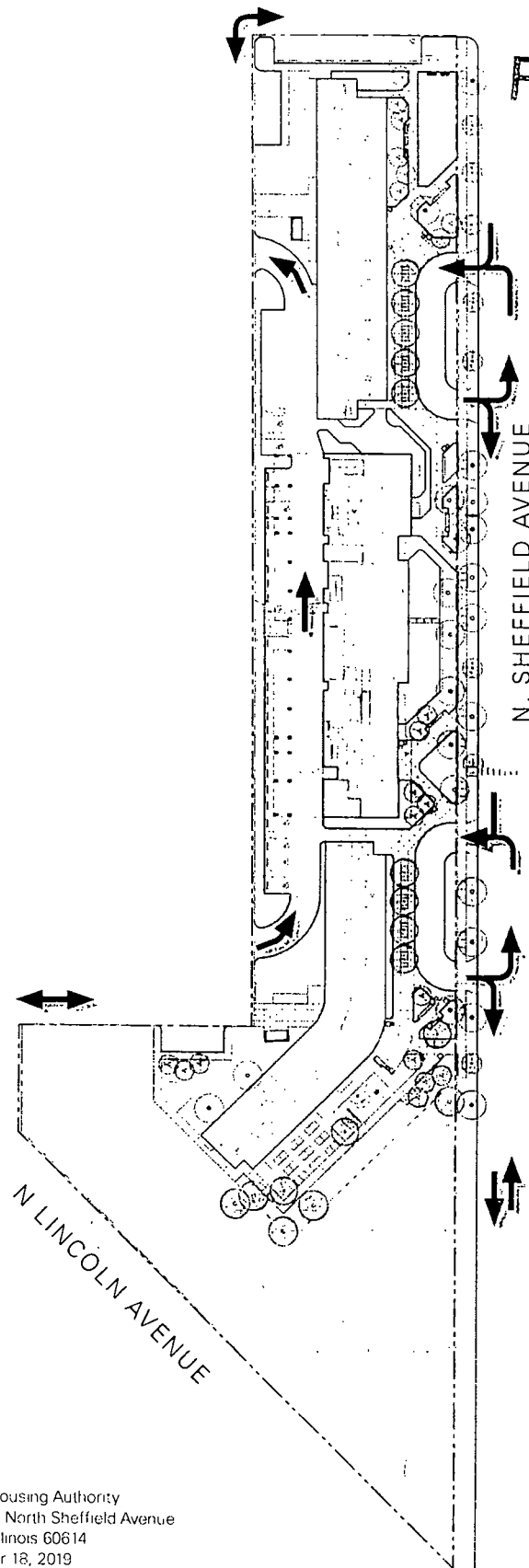
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VEHICULAR AND LOADING ACCESS PLANS

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VEHICLE
CIRCULATION

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UNIT SIZE ANALYSIS **Final for Publication**

2640 N SHEFFIELD

1-Bedrooms

Average Unit Size 515 sf

Studios

Average Unit Size 406 sf

First Floor Area

10,685 sf

Typical Floor Area

10,945 sf

Unit Distribution per floor

Ground Floor: 10 1-Bedrooms, 1 Studio
 Typical Floor: 14 1-Bedrooms, 4 Studios

2700 N SHEFFIELD

Level 1: 13,516 sf

Level 2: 21,402 sf

Typical Level Units

Average 1-Bedroom unit area: 704 sf
 Average 2-Bedroom unit area: 1038 sf
 Average 3-Bedroom unit area: 1345 sf

Unit Distribution per floor

1-Bedroom units: 8
 2-Bedroom units: 10
 3-Bedroom units: 2

2720 N SHEFFIELD

1-Bedrooms

Average Unit Size 460 sf

First Floor Area

10,997 sf

Typical Floor Area

11,236 sf

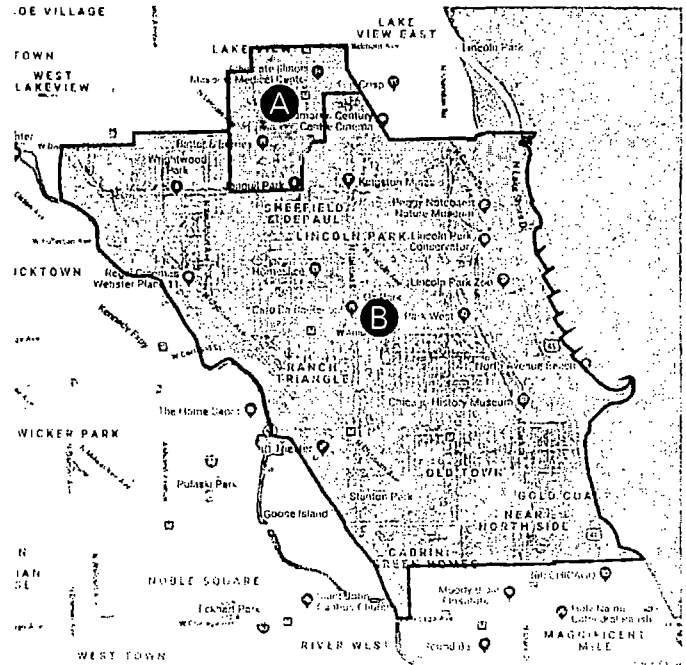
Unit Distribution per floor

Ground Floor: 14 1-Bedrooms
 Typical Floor: 20 1-Bedrooms

CPS SCHOOL INFO

A.
 Agassiz Elementary School (K-8)
 2851 N Seminary Ave
 Chicago, IL 60657

B.
 Lincoln Park High School
 2001 N Orchard St
 Chicago, IL 60614



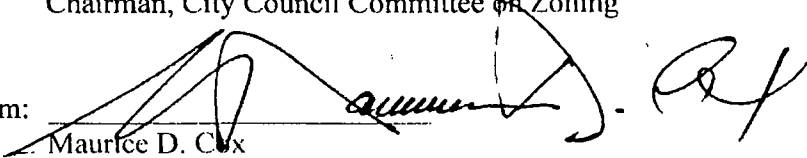
Applicant: Chicago Housing Authority
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 Chicago, Illinois 60614
 Introduced: September 18, 2019
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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

From: 
Maurice D. Cox
Chicago Plan Commission

Date: November 21, 2019

Re: Amendment to Planned Development No. 52

On November 21, 2019, the Chicago Plan Commission recommended approval of the proposed amendment to Planned Development No. 52 submitted by, the Chicago Housing Authority. A copy of the proposed amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

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

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

*To City Clerk - Final for Publication Package
Application # 20189
Amendment to Planned Dev. #52
2604-2742 N. Sheffield*