



# City of Chicago



SO2014-1450

## Office of the City Clerk Document Tracking Sheet

**Meeting Date:** 3/5/2014

**Sponsor(s):** City Clerk (transmitted by)

**Type:** Ordinance

**Title:** Zoning Reclassification Map No 3-F at 1546-1550 N Clark St, 101-115 W North Ave, 1555-1565 N LaSalle St and 121-129 W North Ave - App No. 17970

**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. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B1-5 Neighborhood Shopping District symbols and B3-5 Community Shopping District symbols and indications as shown on Map No 3-F in the area bounded by

West North Avenue; North Clark Street; A line 120.03 feet south of and parallel to West North Avenue; Sandburg Terrace; A line 102.05 feet south of and parallel to West North Avenue; North LaSalle Street

SECTION 2: To those of a B3-5 Community Shopping District;

SECTION 3: Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-5 Community Shopping District symbols and indications as shown on Map No 3-F in the area bounded by

West North Avenue; North Clark Street; A line 120.03 feet south of and parallel to West North Avenue; Sandburg Terrace; A line 102.05 feet south of and parallel to West North Avenue; North LaSalle Street

SECTION 4: To those of a Residential Business Planned Development.

SECTION 5: This ordinance takes effect after its passage and approval;

Common Address of Property: 1546-1550 North Clark Street; 101-115 West North Avenue  
1555-1565 North LaSalle Street; 121-129 West North Avenue

# FINAL FOR PUBLICATION

## RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_ PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential-Business Planned Development Number \_\_\_\_\_, (“Planned Development”) consists of approximately 30,279 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, 1546 North Clark, 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 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, assigns 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.

4. This Plan of Development consists of 16 Statements: a Bulk Regulations Table; an Existing Zoning and Land Use Map; a Planned Development Boundary, Sub-Area and Property Line Map; Site/Landscape Plan; a Green Roof Plan; Right of Way Adjustment Map and Building Elevations (North, South, East and West) prepared by Main Architecture/Richard C. Newman & Associates and dated August 21, 2104, submitted herein. Full-sized copies of the

Applicant: 1546 North Clark, LLC  
Address: 1546-50 N Clark Str./101-115 W. North Ave &  
1555-65 N. LaSalle Str./121-129 W. North Ave.  
Introduced: February 26, 2014  
Plan Commission: August 21, 2014

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: multi-family dwelling units, eating and drinking establishments, small and medium venue entertainment uses, financial services (excluding pawn shops, pay day loan stores, and drive through facilities), food and beverage retail sales, personal service, general retail sales, indoor participant sports and recreation, office and accessory uses, accessory parking.
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 30,279 square feet.
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 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. 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

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Facility Management, and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

12. 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.
13. 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.
14. 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. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The Applicant shall provide a green roof with 8,000 square feet of green roof area.
15. Pursuant to the Chicago Zoning Ordinance (Sec. 17-8-0911), Planned Developments are to give priority to the preservation and adaptive reuse of Chicago Landmark buildings. The Planned Development includes the Village Theater, which is designated as a Chicago Landmark or within a district designated as a Chicago Landmark. Work to designated Chicago Landmarks is subject to the review and approval of the Commission on Chicago Landmarks pursuant to the Chicago Landmarks Ordinance, Section 2-120-740.

The Applicant acknowledges that the Planned Development project includes excavation, new foundations or other work adjacent to the Village Theater, a Chicago Landmark building. Pursuant to the Zoning Ordinance, Section 17-8-0911, the Applicant acknowledges that it is in the public interest to promote the preservation of historic resources. The applicant shall submit a report, stamped by an engineer, identifying any protective measures that may be required for the historic building and those measures that will be incorporated during construction as part of the project. The report shall be submitted as part of the Part II Review application to the Historic Preservation Division and be subject to the review and acceptance of the Department of Planning and Development.

16. 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

Applicant:	1546 North Clark, LLC
Address:	1546-50 N. Clark Str./101-115 W. North Ave & 1555-65 N. LaSalle Str./121-129 W. North Ave
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# FINAL FOR PUBLICATION

Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to B3-5 Community Shopping District.

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Address: 1546-50 N. Clark Str./101-115 W. North Ave. &  
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Introduced: February 26, 2014  
Plan Commission: August 21, 2014

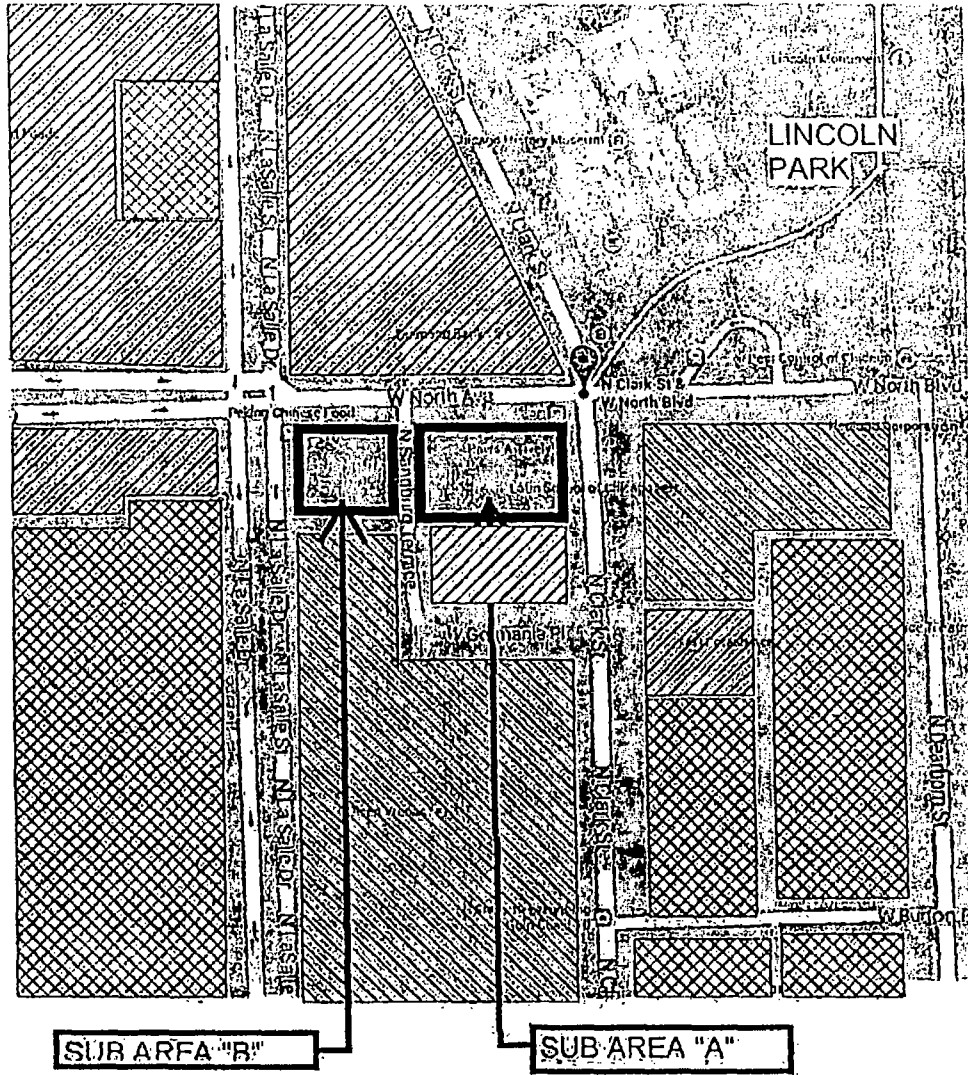
RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_

BULK REGULATIONS AND DATA TABLE

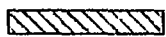
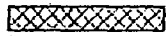

<b>NET SITE AREA:</b>	Sub Area A:	19,472 sf
	Sub Area B:	10,916 sf
	Total:	30,388 sf
<b>FAR:</b>	Sub Area A:	4.37 FAR (132,902 sf)
	Sub Area B:	0.63 FAR (19,038 sf)
	TOTAL FAR:	5.0
<b>Maximum Dwelling Units:</b>	Sub Area A:	48
	Sub Area B:	0 - existing condition
<b>Minimum Parking Spaces:</b>	Sub Area A:	48*
	Sub Area B:	0 – existing condition
<b>Minimum Bicycle Parking:</b>	Sub Area A:	24
	Sub Area B:	0 - existing condition
<b>Off Street Loading Berths:</b>	Sub Area A:	1
	Sub Area B:	2 – existing condition
<b>Building Height:</b>	Sub Area A:	117'-0" (105'-0" to top of building, 117'-0" to top of mechanical penthouse)
	Sub Area B:	existing one story commercial building
<b>Lot Coverage:</b>	Sub Area A:	Per Site Plan
	Sub Area B:	Existing

\*In the event fewer dwelling units are constructed, fewer parking spaces may also be constructed so long as the 1:1 ratio is maintained pursuant to section 17-10-0207-C.

Project: The Germania at Lincoln Park  
 Applicant: 1546 North Clark Street, LLC  
 Property: 1546-1550 North Clark Street/101-115 West North Avenue and  
 1555-1565 North LaSalle Street/121-129 West North Avenue  
 Submitted: March 5, 2014  
 Plan Commission: September 18, 2014



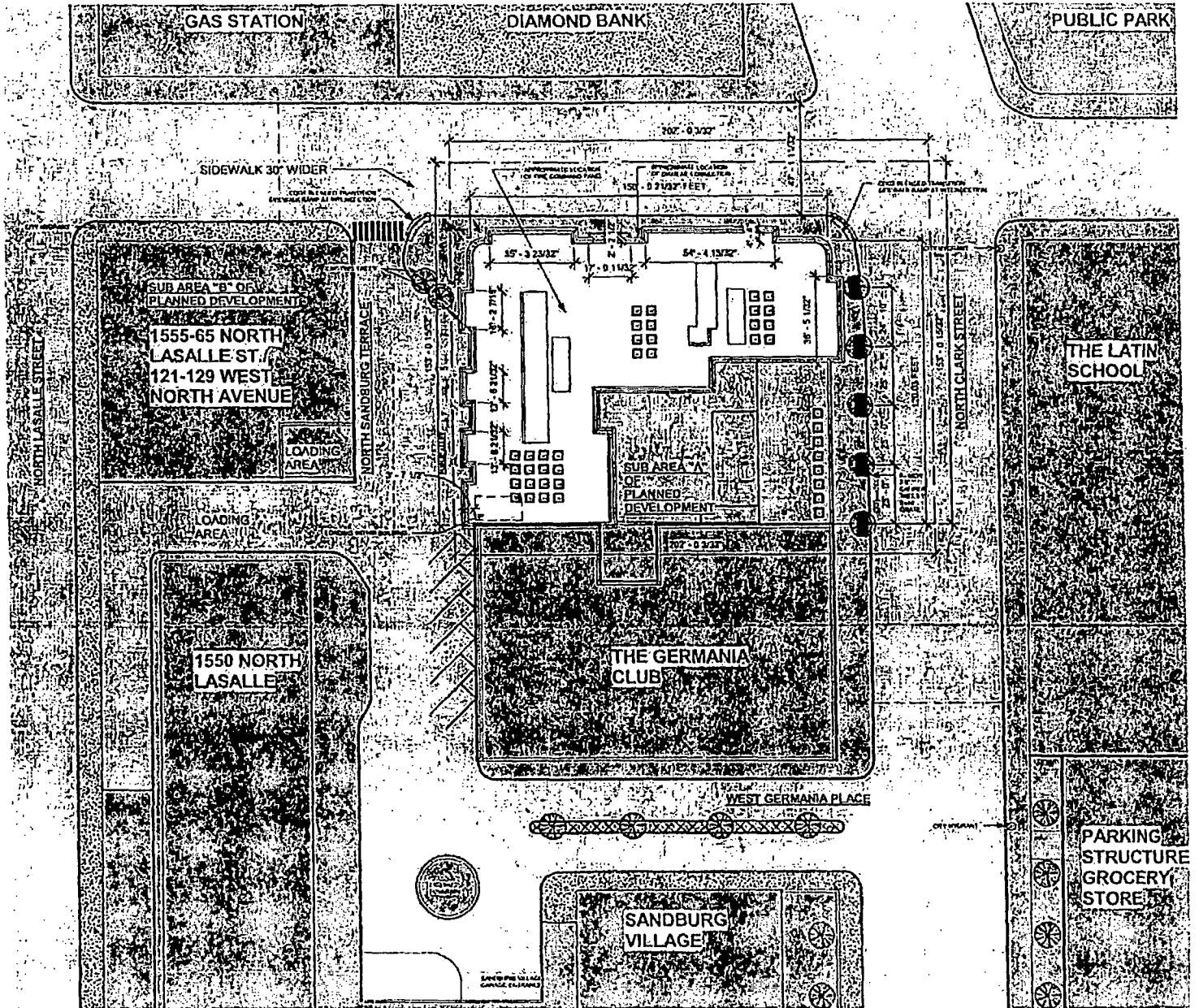
① EXISTING ZONING USES  
N.T.S.

-  EXISTING PD
-  EXISTING RESIDENTIAL
-  EXISTING BUSINESS/ COMM.

**SURROUNDING ZONING AND LAND USE MAP**

PROJECT: THE GERMANIA AT LINCOLN PARK  
 APPLICANT: 1546 NORTH CLARK STREET, LLC.  
 PROPERTY: 1546-1550 North Clark Street/ 101-115 West North Avenue and  
 1555-1565 North LaSalle Street/ 121-129 West North Avenue  
 SUBMITTED: March 5, 2014  
 PLAN COMMISSION: September 18, 2014



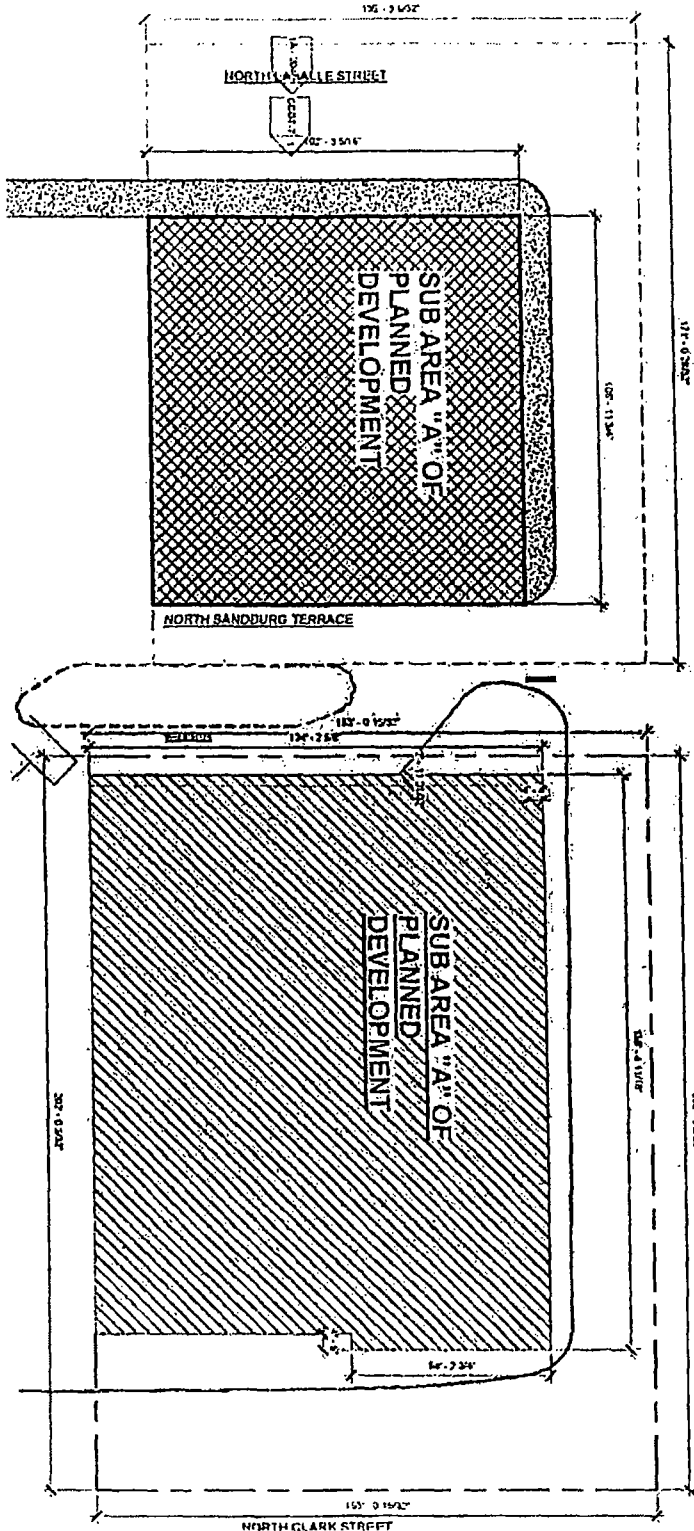


**SITE PLAN**

PROJECT: THE GERMANIA AT LINCOLN PARK  
 APPLICANT: 1546 NORTH CLARK STREET, LLC.  
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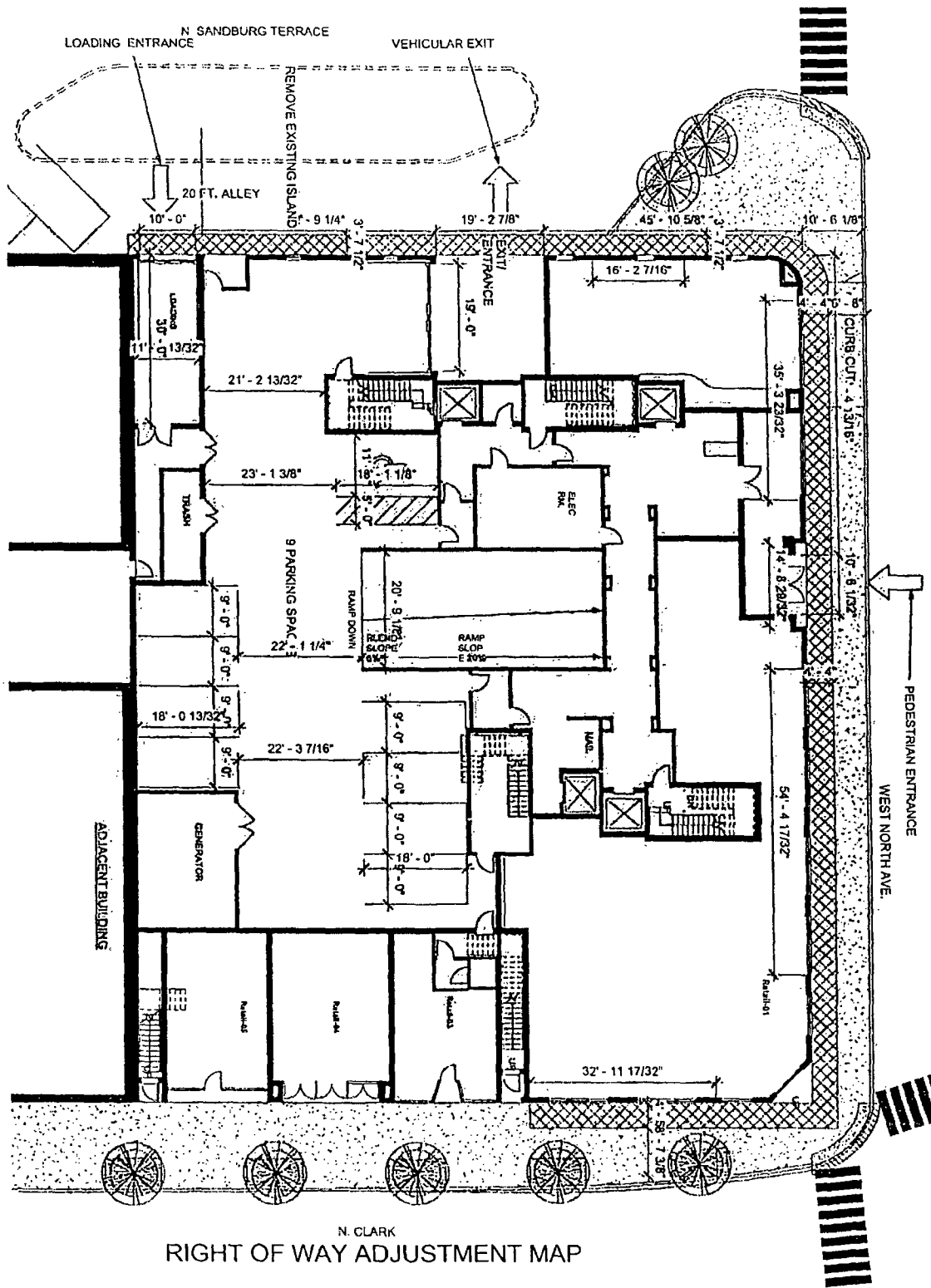


ARCHITECTURE / RICHARD C. NEWMAN & ASSOCIATES

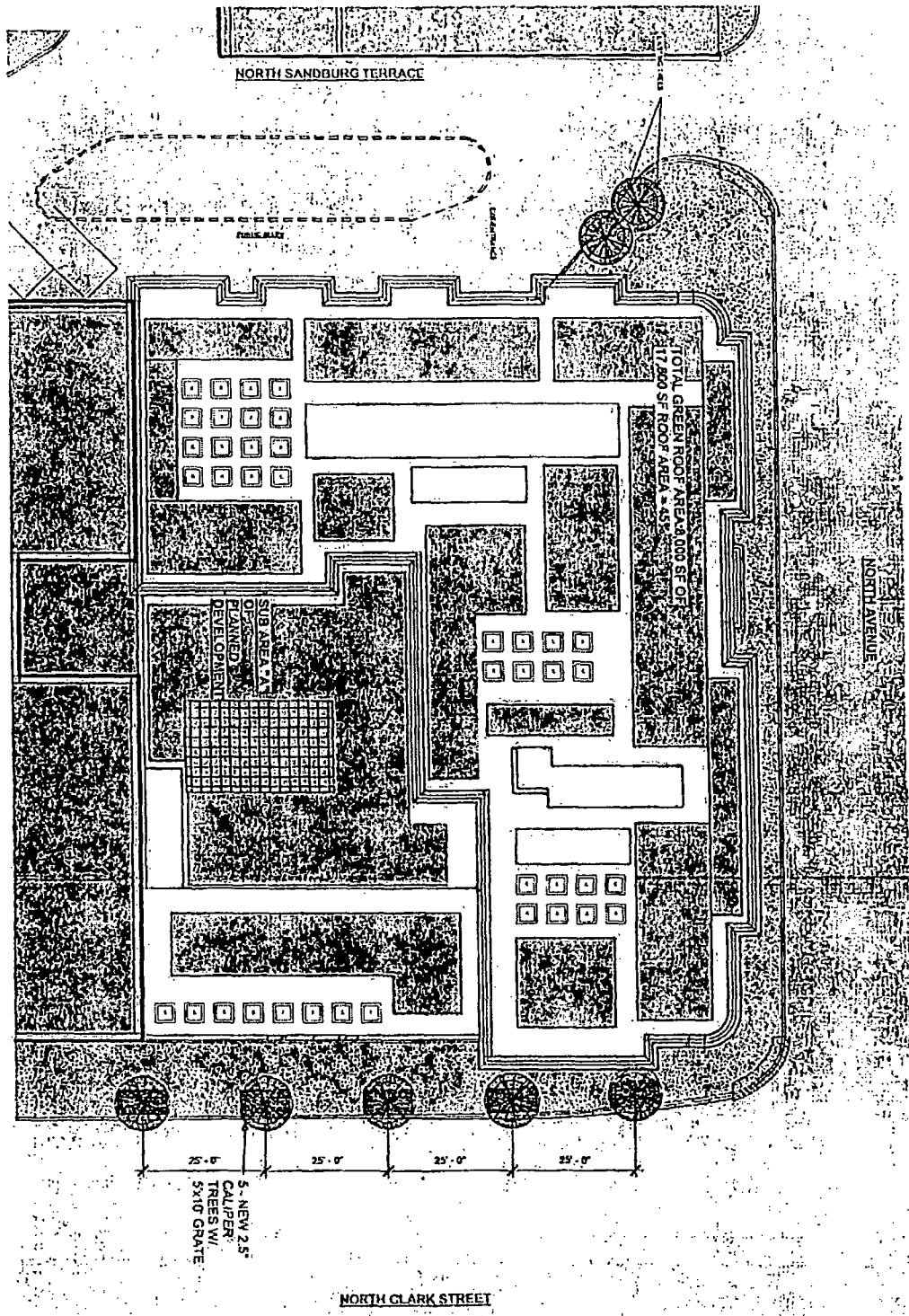


PROPERTY LINE, BOUNDARY AND SUB AREA MAP

PROJECT: THE GERMANIA AT LINCOLN PARK  
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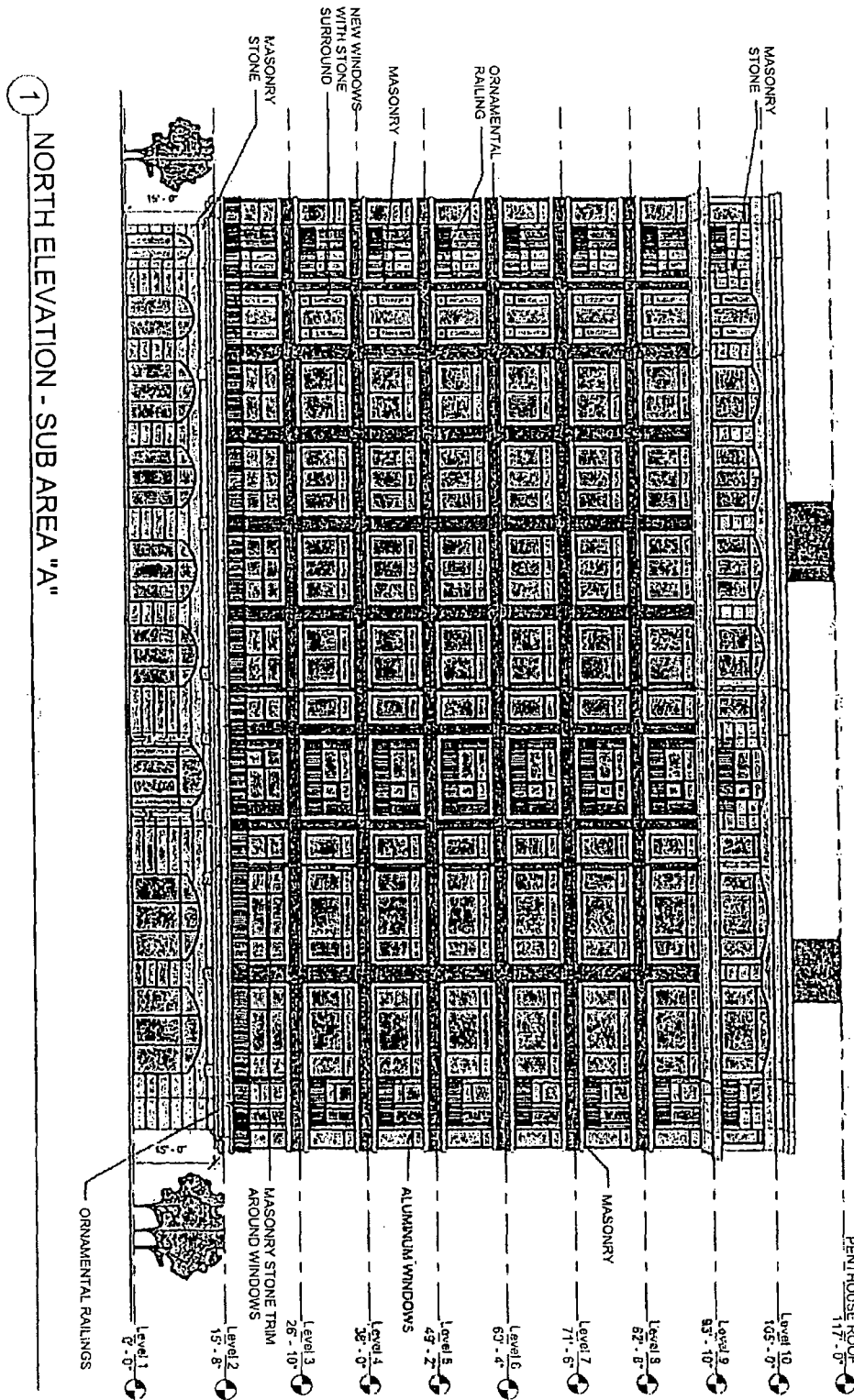


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LANDSCAPE PLAN

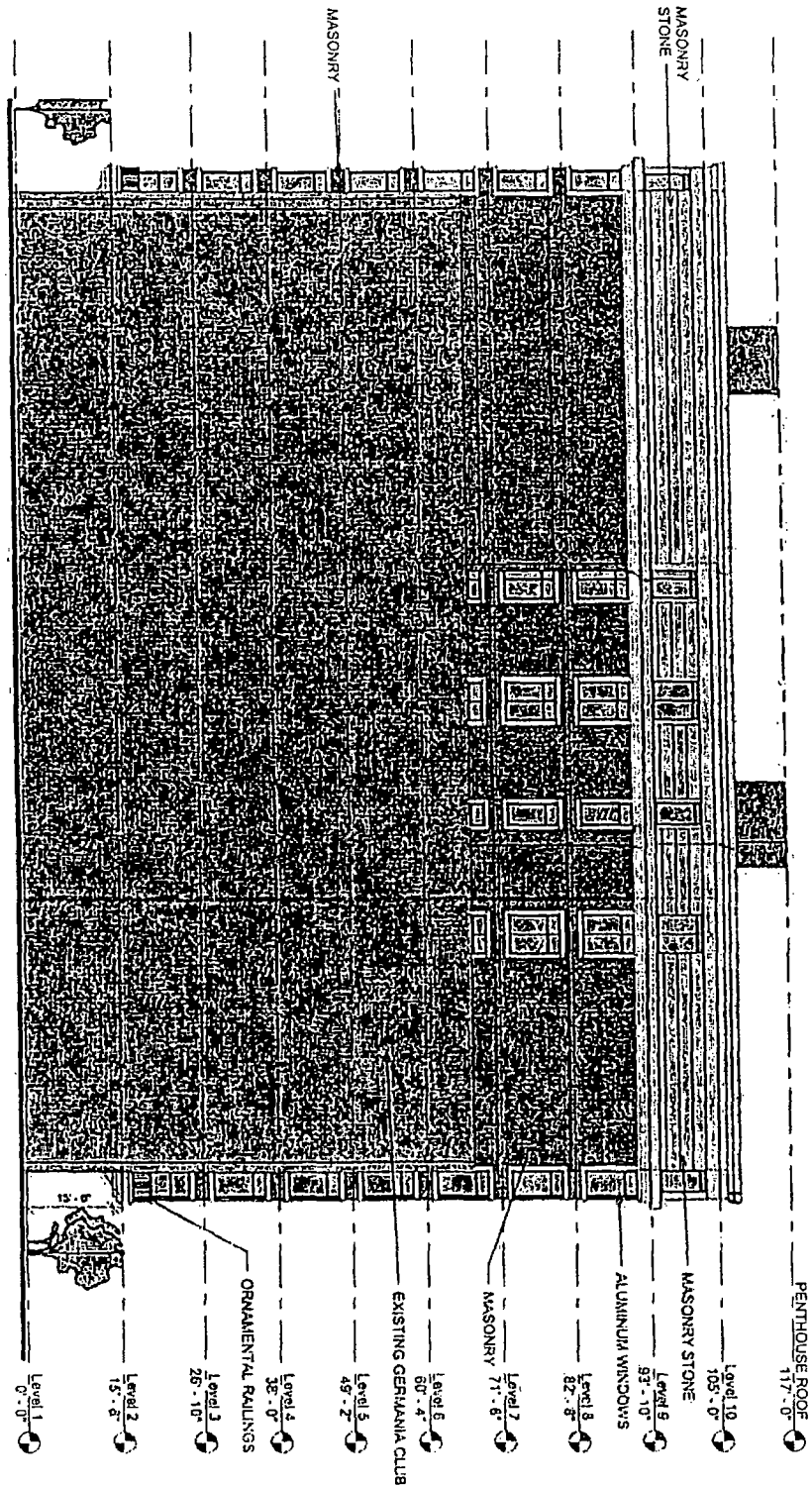
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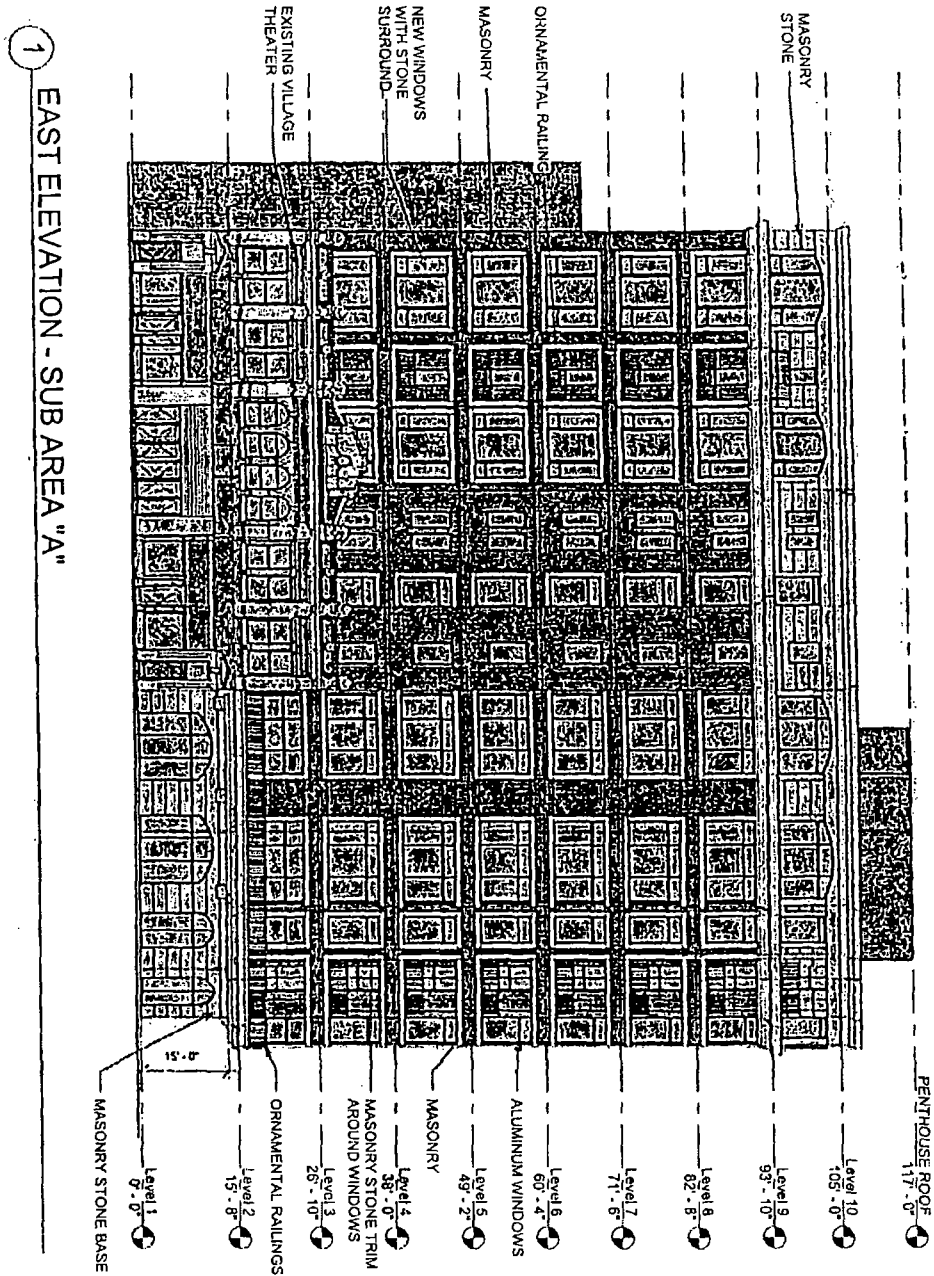
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1 SOUTH ELEVATION - SUB AREA "A"

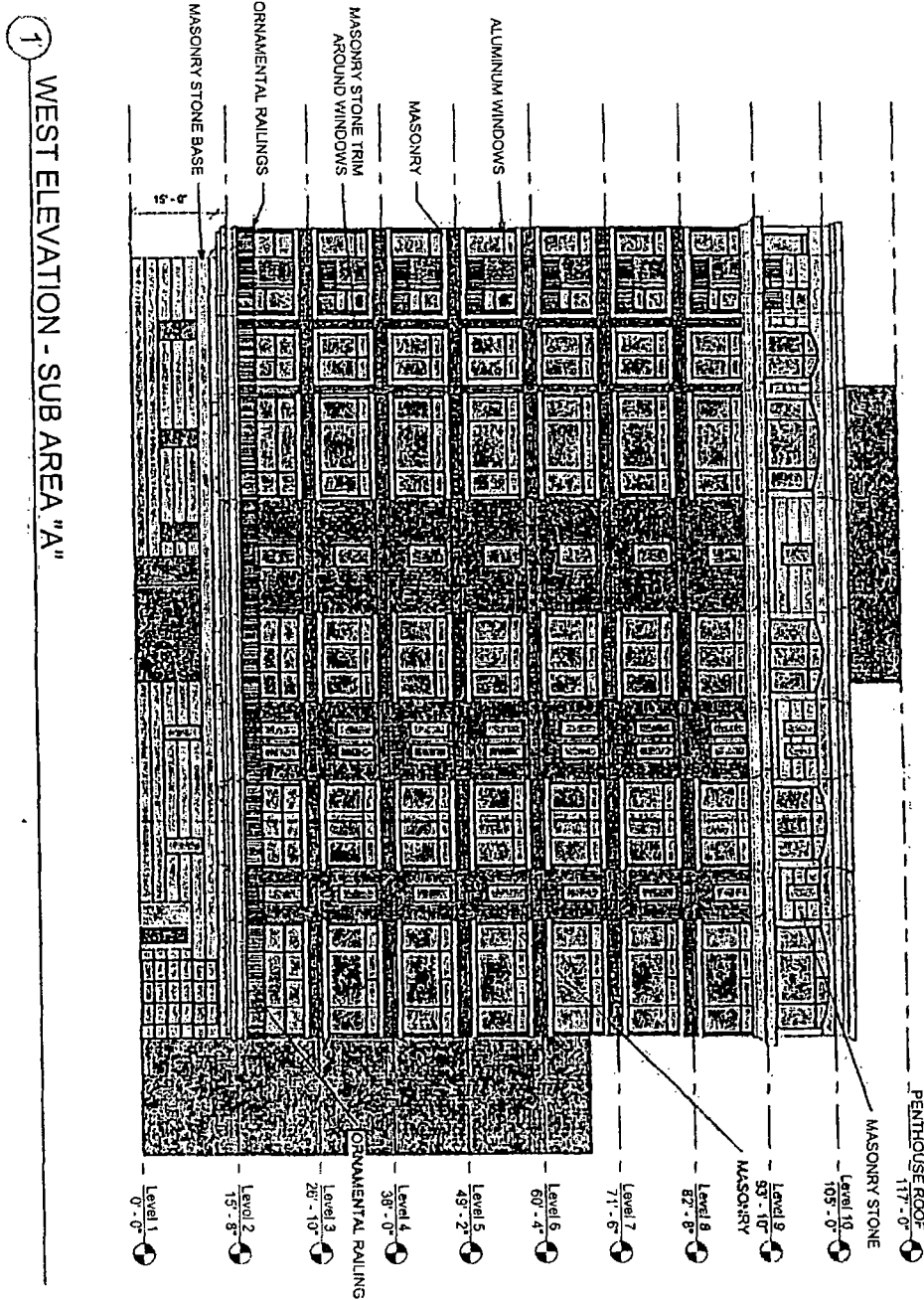


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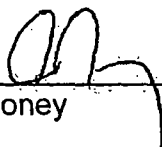




DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

MEMORANDUM

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

FROM:   
\_\_\_\_\_  
Andrew Mooney  
Secretary  
Chicago Plan Commission

DATE: September 19, 2014

RE: Proposed Planned Development for the property generally located  
at 1546 North Clark Street.

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On September 18, 2014, the Chicago Plan Commission recommended approval of the proposed planned development submitted by 1546 North Clark, LLC. 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 Housing and Economic Development 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



1546 N. Clark Street  
Proposed Planned Development and Lakefront Application  
September 18, 2014

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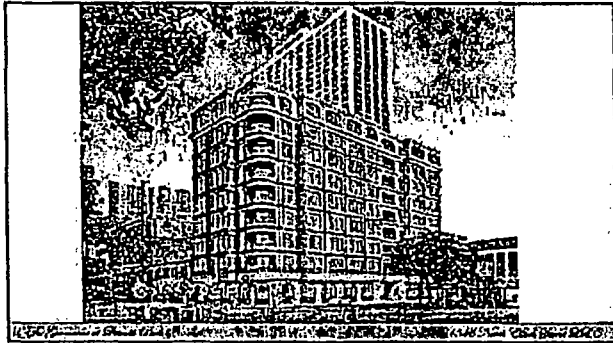
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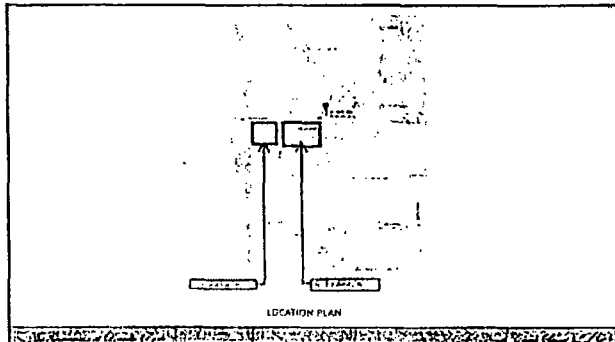
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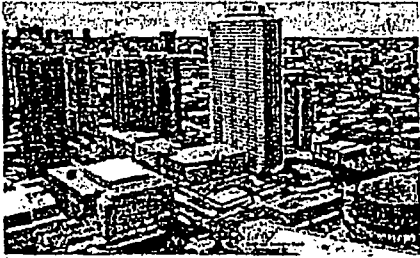
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SOUTHWEST CORNER OF CLARK & NORTH AVENUE

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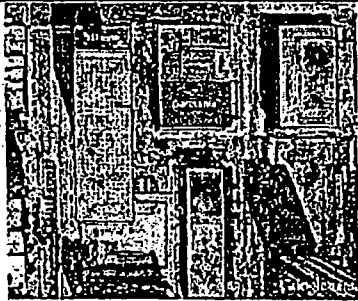
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LOCATION/CONCEPT PLAN

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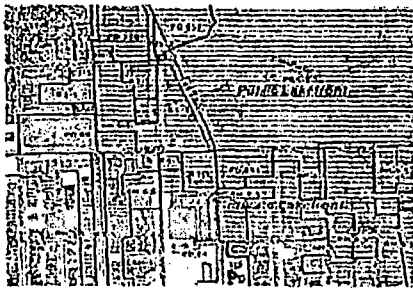
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ZONING MAP

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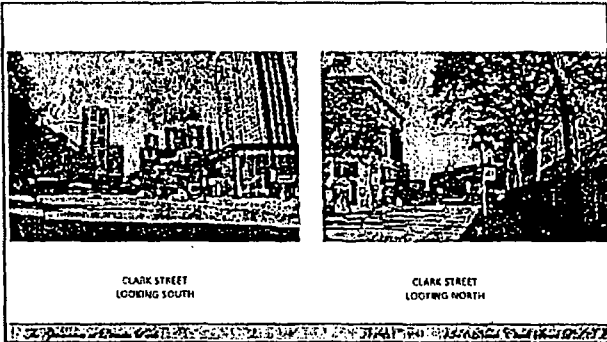
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CLARK STREET  
LOOKING SOUTH

CLARK STREET  
LOOKING NORTH

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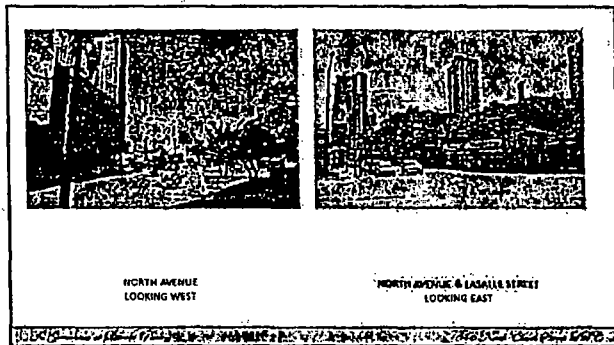
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NORTH AVENUE  
LOOKING WEST

NORTH AVENUE & LASALLE STREET  
LOOKING EAST

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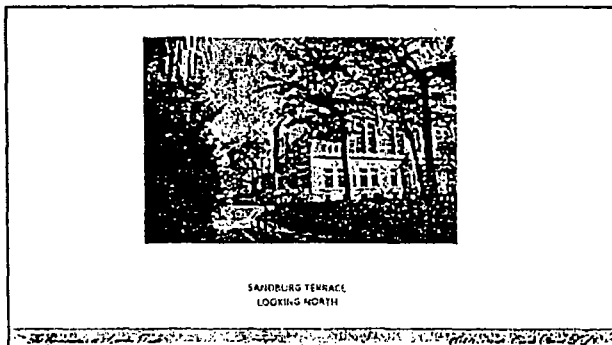
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SAVIDGE TERRACE  
LOOKING NORTH

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VILLAGE THEATER  
WEST ELEVATION



VILLAGE THEATER  
EAST ELEVATION

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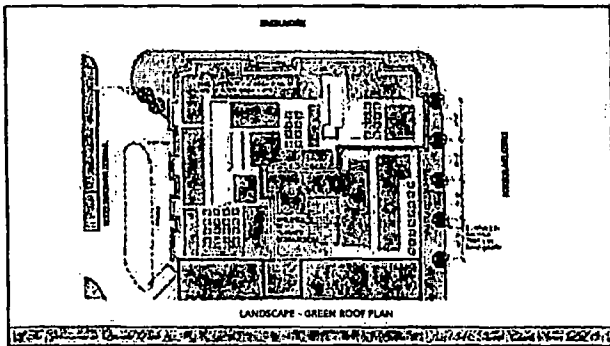
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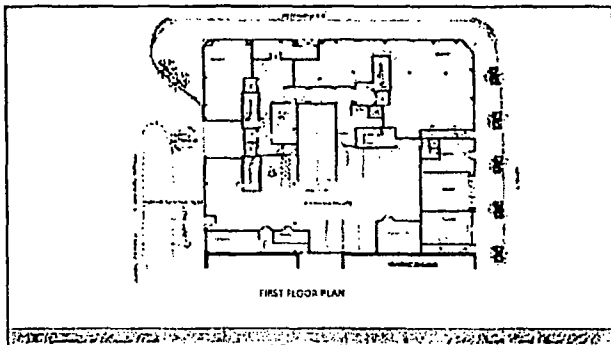
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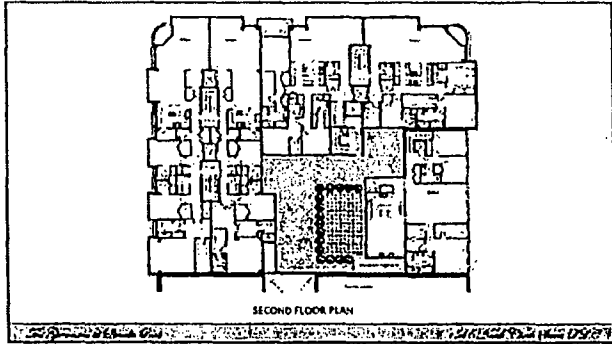
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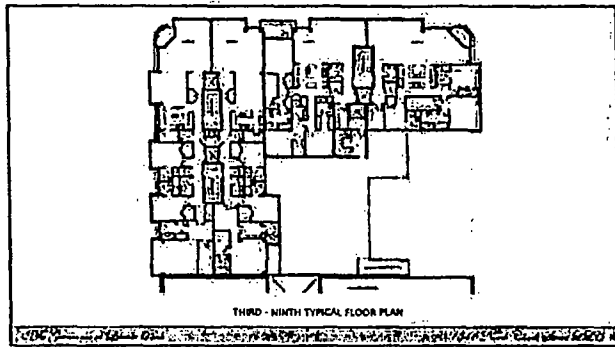
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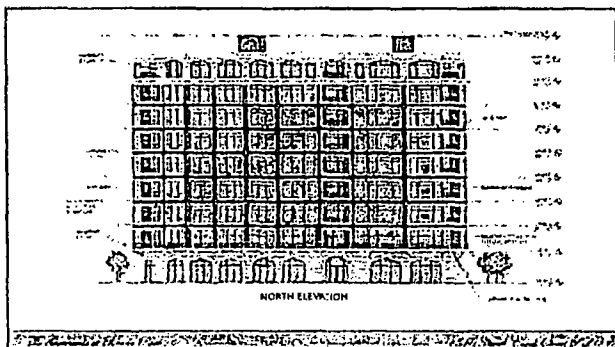
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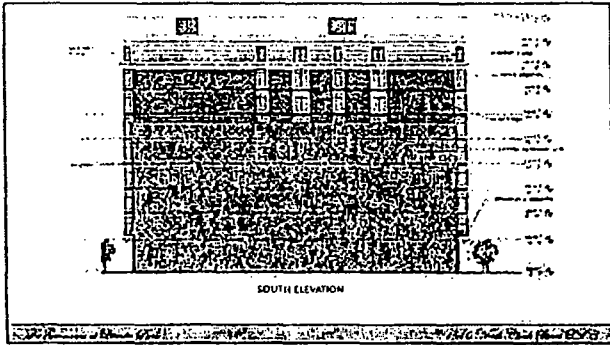
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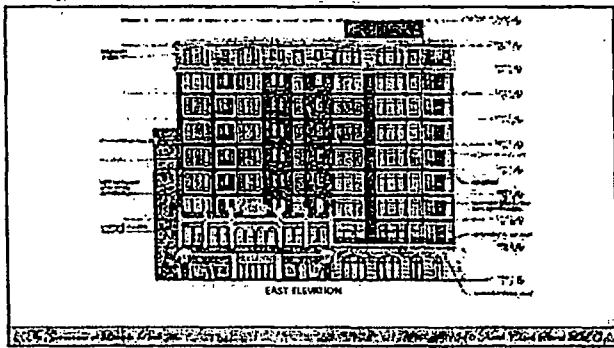
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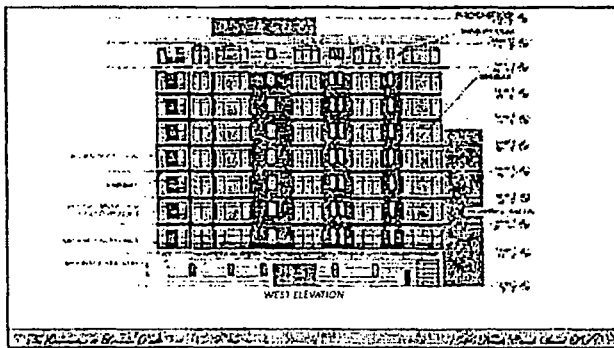
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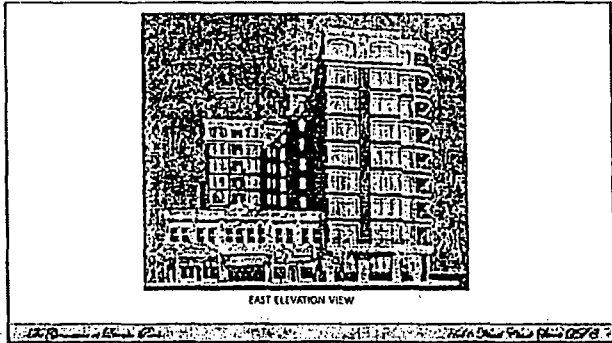
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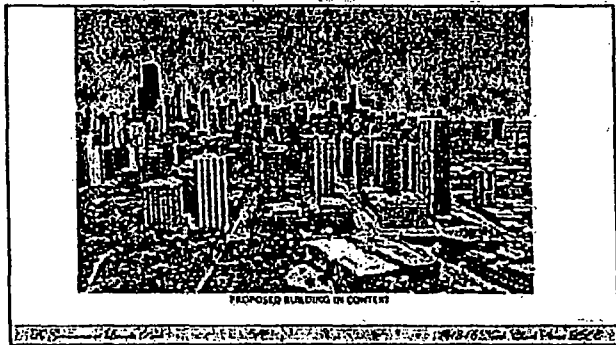
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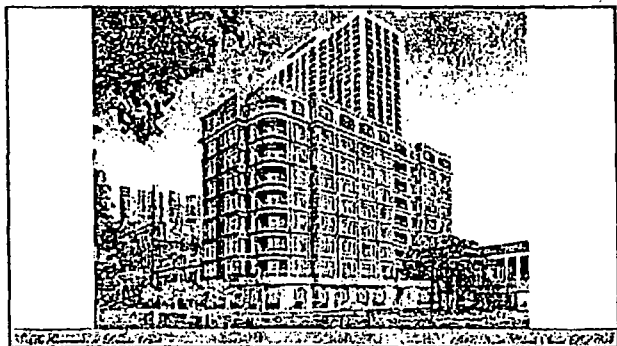
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**REPORT  
to the  
CHICAGO PLAN COMMISSION  
from the  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
SEPTEMBER 18, 2014**

**FOR APPROVAL: PROPOSED PLANNED DEVELOPMENT (APPLICATION NO. 17970) AND DEVELOPMENT PURSUANT TO THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION DISTRICT ORDINANCE (APPLICATION NO. 638)**

**APPLICANT: 1546 N. CLARK, LLC**

**LOCATION: 1546 NORTH CLARK STREET**

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 regarding a proposed Residential and Business Plan Development for your review and recommendation to the Chicago City Council. The application for this amendment to the Zoning Ordinance was introduced into the City Council on March 5, 2014.

In addition, pursuant to the provisions of the Chicago Zoning Ordinance, Title 16 of the Municipal Code of Chicago, the Department of Planning and Development hereby submits this report and recommendation regarding a proposal subject to the regulations and requirements of the Lake Michigan and Chicago Lakefront Protection Ordinance, as it applies to property located in the Private-Use Zone, for your review and final determination. This application for development approval was filed with the Department of Planning and Development on February 28, 2014.

Proper legal notice of the public hearing for both applications before the Chicago Plan Commission was published in the Chicago Sun-Times on September 3, 2014; the Applicant, 1546 N. Clark, LLC, was separately notified of this hearing.

The subject property is generally located at 1546 North Clark Street. The Applicant is proposing to create a planned development with two Sub Areas. Sub Area A will be a proposed 117'-0" tall mixed use building containing commercial use on the ground floor and 48 dwelling units on the floors above, additionally 48 parking stalls will be provided within Sub Area A. Sub Area B will consist of an existing one story commercial building, this Sub Area currently has zero parking stalls and two loading berths. The Applicant is requesting a rezoning of the property from B1-5 (Neighborhood Shopping District) and B3-5 (Community Shopping District) to a B3-5 (Community Shopping District) and then to a Residential and Business Planned Development.

This request is being submitted as a mandatory planned development, pursuant to Section 17-8-0512-A, which states that the project must be reviewed and approved by the Chicago Plan Commission because the proposed development exceeds 80 feet in height in a B3-5 zoning district.

The subject site is located within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District; therefore, the proposed development of the site is regulated by Section 16-4-100 of the Lake Michigan and Chicago Lakefront Protection Ordinance.

### **PROJECT BACKGROUND**

The proposed planned development is under ownership control of 1546 N. Clark, LLC. The proposed planned development is comprised of a Sub Area B which is an existing one story commercial building to remain as is and a Sub Area A which includes a Chicago Landmark, the Village Theatre, which was built in 1916. The applicant has already appeared before the Commission on Chicago Landmarks for the proposed rehabilitation of the front portion of the Village Theater and demolition of the rear portion to accommodate new construction of a larger ground floor retail and residential development on the site and the adjacent property. Thus, Sub Area A would be a proposed new construction building added to the rehabilitated Village Theater building resulting in a mixed use building with commercial uses on the first floor and a portion of the second floor and 48 residential units on the floors above

### **SITE AND AREA DESCRIPTION**

The subject property is located within the Near North Side Community Area, and the Old Town Neighborhood. The subject property is within the 2<sup>nd</sup> Ward (formerly having been located within the 42<sup>nd</sup> Ward).

The subject property is located at the southwest corner of North Clark Street and West North Avenue and is located adjacent to business, commercial, and residential uses. East of the subject site are parcels of land zoned POS-1, Regional or Community Park District, and PD #891, Institutional Planned Development. North of the site are parcels of land zoned B1-3, Neighborhood Shopping District, and RM-5, Residential Multi-Unit District. West of the site are parcels of land zoned B1-5, Neighborhood Shopping District, B3-5, Community Shopping District, RM-5, Residential Multi-Unit District, and RM6.5 Residential Multi-Unit District. South of the site is PD #14, a very large residential planned development. The subject site is located in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The site is not located within a designated Tax Increment Financing (TIF) District. As mentioned previously the site does include the designated Chicago Landmark, the Village Theatre.

The site is served by Chicago Transit Authority bus routes #9 (Ashland), #22 (Clark), #36 (Broadway), #37 (Sedgwick), #70 (Division), #72 (North), #73 (Armitage), #151 (Sheridan) and #156 (LaSalle), all having stops located within approximately ½-mile of the site; the Chicago Transit Authority also has the Sedgwick Station along the Brown Line and Purple Line and the Clark Station along the Red Line within ½ mile of the subject site.

**PROJECT DESCRIPTION**

The site consists of approximately 30,279 square feet (approximately .67 acres). The site has two parcels which are defined as Sub-Area A and Sub-Area B. Sub-Area A is currently improved with a one story retail restaurant, a two story mixed use building and a landmark theater. In the proposed planned development the front 50'-0" of the theater will be preserved, however the interior of the theater will be demolished and reused as part of the new development. The other two buildings will be demolished and a new 116'-0" tall mixed use building with 48 dwelling units and commercial use on the first floor would be constructed; a mechanical penthouse would be located on the roof of the building. Additionally, 48 parking spaces and one (1) loading berth would be provided on this Sub-Area. Sub-Area B is currently improved with an existing one story commercial building, zero (0) parking stalls, and two (2) loading berths all of which will remain as is and there is no proposed construction on that Sub-Area.

**DESIGN**

The proposed mixed use building will be primarily constructed of masonry. The first floor of the building will be finished in masonry stone, floors two through nine will be finished in face brick and include aluminum windows with stone surrounds, and finally the top floor of the building will be finished in masonry stone. The design will clearly demonstrate that the building has a bottom, middle, and a top. The aforementioned is achieved by using cornices and similar enhancements as suggested in the Chicago Zoning Ordinance under section 17-08-0907-A. The building is also built abutting the sidewalk with doors, windows and active uses adjacent to the public way.

**LANDSCAPING AND SUSTAINABILITY**

The entire planned development will be compliant with the requirements of the Chicago Landscape Ordinance specifically in terms of parkway trees. Additionally, the proposed development will include storm water compliance.

The subject site will be designed to be in compliance with the current City of Chicago Sustainable Development policy and will provide a vegetated roof totaling a minimum of 50% of the net roof area which equates to 8,900 square feet of area. Additionally, the subject building will obtain a LEED certification.

**ACCESS/CIRCULATION**

The interior automobile parking, bicycle parking/storage and loading berths will be designed to be compliant with chapter 10 of the Chicago Zoning Ordinance. The project will provide 42 parking spaces and 24 bicycle parking spaces. The vehicle parking, bicycle parking, and loading areas will be accessed via a driveway from North Sandburg Terrace.

**BULK / USE / DENSITY**

The proposed project will be a 48 dwelling unit residential building with commercial uses on the ground floor. The current maximum allowable Floor Area Ratio (FAR) for the proposed underlying zoning district (B3-5) is 5.0; the proposed planned development will be limited to

this maximum. The proposed project will have a maximum building height of 117'-0". The minimum lot area per unit (MLA) for the site will be 604 square feet. The proposed planned development will maintain setbacks that are in compliance with the requirements of the B3-5 zoning designation. All remaining bulk, use and density items will be in substantial compliance with the stipulations of Section 17-3-0400 for B3-5 zoning districts.

### **RECOMMENDATION**

The Department of Planning and Development has reviewed the project materials submitted by the Applicant and compared this proposal to the requirements of the Chicago Zoning Ordinance and other development in the community. The area around this project is a diverse mix of commercial, office, open space and residential developments and is near Lake Michigan and Lincoln Park. Based on the entirety of the Department's analysis, DPD has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

- A) Ensures adequate public review of major development proposals (per 17-8-0101), as evidenced by the various public meeting(s) held in the community by the Applicant;
- B) Promotes unified planning and development (per 17-8-0102), as evidenced through the coordination of the proposed use of the subject property; the planned development preserves a landmark, creates a sub-area that keeps an existing use intact, and creates a new building that fits the context of the neighborhood in terms of proposed uses and access;
- C) Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (per 17-8-0103), as evidenced by the proposed design, massing and proposed uses of the building, with those such specifics being in context with the character of the immediate community;
- D) Ensures a level of amenities appropriate to the nature and scale of the project (per 17-8-0104), as evidenced by the commercial and residential provisions which are designed to serve the building's residents and adjacent community, while being in general accordance with the requirements of the Chicago Zoning Ordinance;
- E) Promotes transit, pedestrian and bicycle use, ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns in the vicinity (per 17-8-0904-A-2, 3 & 4), as evidenced through the site's proximity to public transit, the accommodations made on-site for pedestrian and bicycle use and the site's enhanced level of pedestrian accessibility;
- F) Properly screens associated parking within the building (per 17-08-0904-C-2) and provides active uses around any above-grade multi-level parking structures (per 17-08-0904-D-4), as evidenced through the access to the below, and at-grade levels of the enclosed parking being made available for all users;
- G) Provides safe and attractive walkways and pedestrian routes (per 17-8-0905-A-1), as evidenced by the provisions made to improve the city parkways with required landscape improvements as well as required CDOT improvements along the perimeter of the property and the fact that the site is in close proximity to Lincoln Park and the nearby lakefront park and trail system;
- H) Provides structures that allow for pedestrian entrances from the surrounding

sidewalks (per 17-8-0905-B-2), as evidenced by the construction to the edge of the site's property lines and the provision of access to the commercial and residential uses from the public sidewalk;

- l) Promotes environmentally sustainable development practices (per 17-8-0908-A), as evidenced through the installation of a green roof system covering approximately 8,900 square feet (50% of roof net site area) and that the building will achieve LEED certification.

The project meets the purpose and criteria set forth in the Chicago Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare:

- 1) The site lies within the boundaries of the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District, the plan of which was originally adopted by the Chicago City Council in 1972; per 17-13-0308-A, this proposed development adheres to the goals and objectives of that plan, as described more thoroughly in a subsequent entry to the Recommendation section of this report.
- 2) Per 17-13-0308-B, the perpetuation of the scope and scale of this mixed-use development, within the parameters described above and in a manner that is consistent with adjacent improvements, aligns with the City's long-term goal of establishing sustainable neighborhoods.
- 3) Per 17-13-0308-C, the proposed development is compatible with surrounding commercial and residential development in terms of land use, as well as, the density and scale of the physical structures.
- 4) Per 17-13-0308-D, the proposed underlying zoning for this planned development (B3-5) is generally consistent with other zoning districts, both adjacent to this site and in the immediate area.
- 5) Per 17-13-0308-E, the public infrastructure facilities and City services are adequate to serve the proposed development and the project does comply with the requirements for access in case of fire and other emergencies. The proposed project has been reviewed by the Mayor's Office for People with Disabilities and the Department of Transportation and all requested changes have been made. Copies of this application have been circulated to other City departments and agencies and no comments have been received which have not been addressed in the application.

The Department of Planning and Development has reviewed the project materials submitted by the Applicant and has concluded that this proposal would be in compliance with the applicable Policies of the Lakefront Plan of Chicago and the Purposes of the Lake Michigan and Chicago Lakefront Protection Ordinance, as they apply to development in the Private-Use Zone, specifically:

1. Policy No. 3 (Continue to improve the water quality and ecological balance of Lake Michigan) – This project will comply with all applicable City and Metropolitan Water Reclamation District regulations pertaining to the management of wastewater and storm water runoff and will not negatively impact the purity and quality of the waters of Lake Michigan.
2. Policy No. 8 (Increase personal safety) – The project will bring increased pedestrian and bicycle activity to the area which will provide a more active presence to the

proposed site.

3. Policy No. 14 (Coordinate all public and private development within the water, park and community zones) – This site is located within the Private-Use Zone and the development has been coordinated with the appropriate City departments and community to minimize the impact of construction and to ensure it remains in context with the surrounding neighborhood.

With respect to the Policies and Purposes not enumerated here, the Department of Planning and Development has determined that they are either not applicable to development in the Private-Use Zone or that the proposed project will not have a detrimental effect on the Lake Michigan shoreline or any wildlife habitats therein. The proposed project also does not contemplate the introduction of new roadways directly connecting to the lakefront, does not reduce existing open space and does not interfere with existing access to, or use of, Lake Michigan and its park system.

Based on the foregoing, the Department of Planning Development has the following dual recommendation:

- 1) That this application for establishment of a planned development be approved and that the recommendation to the City Council Committee on Zoning, Landmarks and Building Standards be "Passage Recommended"; and,
- 2) That this application, being in conformance with the provisions of the Lake Michigan and Chicago Lakefront Protection Ordinance, be approved, subject to compliance with the Site and Landscape Plans and Building Elevations dated September 18, 2014, and presented before you today.

Bureau of Planning and Zoning  
Department of Planning and Development



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

1546 NORTH CLARK STREET  
PROPOSED RESIDENTIAL BUSINESS PLANNED DEVELOPMENT  
(APPLICATION NO. 17970)

RESOLUTION

- WHEREAS,** the applicant, 1546 N. Clark, LLC, has submitted an application to establish a planned development; and,
- WHEREAS,** the Applicant is proposing to construct a 117'-0" tall, 48 dwelling unit building with retail and restaurant use on the ground floor, the applicant will provide 48 parking stalls onsite; and,
- WHEREAS,** the Applicant is proposing to rezone the property from B3-5 (Community Shopping District) and a B1-5 (Neighborhood Shopping District) to a B3-5 (Community Shopping District) and then to a residential business planned development; and,
- WHEREAS,** the Applicant's request to rezone the property was introduced to the City Council on March 5, 2014; and,
- WHEREAS,** proper legal notice of the hearing for this application before the Plan Commission was published in the Chicago Sun-Times on September 3, 2014 and the Applicant was separately notified of this hearing; and,
- WHEREAS,** the proposed zoning application was considered at a public hearing by this Plan Commission on September 18, 2014; and,
- WHEREAS,** the Department of Planning and Development recommended approval of the application, with the recommendation and explanation contained in the written report dated September 18, 2014, a copy of which is attached hereto and made a part hereof; and,
- WHEREAS,** the Plan Commission has fully reviewed the application and all associated informational submissions, the report and recommendation of the Department of Planning Development and all other testimony presented at the public hearing held on September 18, 2014, giving consideration to the applicable provisions of the Zoning Ordinance.

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

1. 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 Plan Commission regarding this zoning map amendment application; and,
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning, Landmarks and Building Standards of the final zoning map amendment application dated March 5, 2014, as being in conformance with the provisions, terms and conditions of the Zoning Ordinance.



\_\_\_\_\_  
Martin Cabrera, Jr. SMITA N. SHAY  
Chairman  
Chicago Plan Commission

PD No.: \_\_\_\_\_

Approved: September 18, 2014





DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE  
APPLICATION NO. 638  
1546 NORTH CLARK STREET**

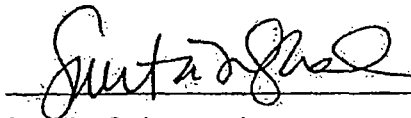
**RESOLUTION**

- WHEREAS,** The Applicant, 1546 N. Clark, LLC, proposes to construct a 117'-0" tall, 48 dwelling unit building with retail/restaurant use on the ground floor and onsite parking for 48 cars within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District; and
- WHEREAS,** an application for Lake Michigan and Chicago Lakefront Protection Ordinance approval was filed with the Department of Planning and Development on February 28, 2014; and
- WHEREAS,** proper legal notice of a hearing before the Chicago Plan Commission on the Lake Michigan and Chicago Lakefront Protection Ordinance application was published in the Chicago Sun-Times on September 3, 2014; the Applicant was separately notified of this hearing; and
- WHEREAS,** the Lake Michigan and Chicago Lakefront Protection Ordinance application was considered at a public hearing by this Plan Commission on September 18, 2014; and
- WHEREAS,** this Plan Commission has reviewed the application with respect to the Lake Michigan and Chicago Lakefront Protection Ordinance and finds that the proposal would be consistent with the Purposes of that Ordinance and the Policies of the Lakefront Plan of Chicago; and
- WHEREAS,** the Department of Planning and Development recommends approval of the application, which recommendation and the explanation thereof is contained in the Department's written report dated September 18, 2014, a copy of which is attached hereto and made a part hereof; and
- WHEREAS,** this Plan Commission has fully reviewed the application and all informational 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 September 18, 2014, giving consideration to the Lake Michigan and Chicago Lakefront Protection Ordinance;

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

1. 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 application; and
2. THAT the final application dated September 18, 2014, be approved as being in conformance with the provisions of the Lake Michigan and Chicago Lakefront Protection Ordinance.



Martin Cabrera, Jr.  
Chairman  
Chicago Plan Commission

SMCTA N-SHAH

Lakefront Application No. 638  
Approved: September 81, 2014



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

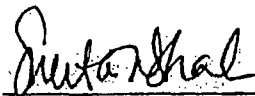
**360 NORTH MICHIGAN AVENUE AND 83-87 EAST WACKER DRIVE  
BUSINESS PLANNED DEVELOPMENT  
RESOLUTION**

- WHEREAS**, the applicant, AG-OCG 360 NORTH MICHIGAN, L.L.C., proposes to redevelop the existing London Guarantee Building into a new hotel to include 475 hotel keys and include new ballrooms, meeting rooms, restaurant, fitness center, and retail uses on the lower levels. The project includes a new one (1) story rooftop addition to the existing building and a new twenty-two (22) story side addition in the vacant surface parking lot to accommodate additional hotel rooms and accessory uses; and
- WHEREAS**, this development is being submitted by the applicant as a mandatory planned development application and an application for a Planned Development was introduced to the City Council on February 5, 2014; and
- WHEREAS**, proper legal notice of the hearing before the Chicago Plan Commission was published in the Chicago Sun-Times on September 3, 2014. The Applicant was separately notified of this hearing and the proposed zoning application was considered at a public hearing by this Plan Commission on September 18, 2014; and
- WHEREAS**, the Plan Commission has reviewed the application with respect to the provisions of the Chicago Zoning Ordinance and finds that the proposal will be consistent with said provisions; and
- WHEREAS**, the Department of Planning and Development recommended approval of the application, with the recommendation and explanation contained in the written report dated September 18, 2014, a copy of which is attached hereto and made a part hereof; and
- WHEREAS**, the Chicago Plan Commission has fully reviewed the application and all informational submissions associated with the proposed amendment, the report and recommendation of the Commissioner of the Department of Planning and Development, and all other testimony presented at the public hearing held on September 18, 2014 giving due and proper consideration to the Chicago Zoning Ordinance; and

FINAL

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

1. THAT the final application dated September 18, 2014 be approved as being in conformance with the provisions, terms and conditions of the corresponding zoning application; and
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning, Landmarks and Building Standards of the final zoning application dated September 18, 2014; and
3. THAT the above-stated recitals to this resolution together with the report of the Commissioner of the Department of Planning and Development be adopted as the findings of fact of the Chicago Plan Commission regarding the zoning map amendment and planned development application.



Martin Cabrera, Jr. *MARTIN CABRERA*  
Chairman  
Chicago Plan Commission

Approved: September 18, 2014  
BPD No. \_\_\_\_\_

RECEIVED

SEP 18 2014

Initial: final w

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

1546-50 N Clark/101-115 W. North and 1555-65 N. LaSalle/121-29 W. North

2. Ward Number that property is located in: 2

3. APPLICANT 1546 North Clark LLC

ADDRESS 1333 N Kingsbury, Suite 206 CITY Chicago

STATE IL ZIP CODE 60642 PHONE (312) 961-1333

EMAIL hjweiner@gmail.com CONTACT PERSON Howard Weiner

4. Is the applicant the owner of the property? YES \_\_\_\_\_ NO X  
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER See attached

ADDRESS c/o Rolando Acosta, 2949 W. Gregory St CITY Chicago

STATE IL ZIP CODE 60625 PHONE (312) 636-6937

EMAIL rolando@acostalawpc.com CONTACT PERSON Rolando Acosta

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Katriina S. McGuire/ Schain, Banks, Kenny & Schwartz, Ltd

ADDRESS 70 West Madison, Suite 5300

CITY Chicago STATE IL ZIP CODE 60602

PHONE (312) 345-5700 FAX (312) 345-5701 EMAIL kmcguire@schainbanks.com

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.

\_\_\_\_\_  
737 Investment & Development Company, LLC  
\_\_\_\_\_  
Chicago Development Partners, LLC  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 B3-5/B1-5 Proposed Zoning District B3-5 and to RBPB

10. Lot size in square feet (or dimensions) 29,035 sq. ft.

11. Current Use of the property mixed use

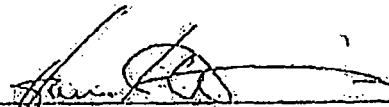
12. Reason for rezoning the property: To redevelop the 1546 N. Clark parcel  
\_\_\_\_\_

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)  
Residential and retail building with a maximum of 48 dwelling units and one parking space for each unit, and retail and commercial uses. The building will be 105 feet tall  
\_\_\_\_\_

14. On May 14<sup>th</sup>, 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 \_\_\_\_\_ NO \_\_\_\_\_

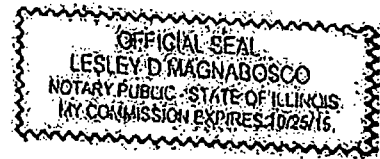
COUNTY OF COOK  
STATE OF ILLINOIS

Howard W. Jones, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

  
\_\_\_\_\_  
Signature of Applicant

Subscribed and Sworn to before me this  
28<sup>th</sup> day of January, 2014.

  
Notary Public



For Office Use Only

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_