



# City of Chicago



SO2017-3218

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	4/19/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 11-H at 4726-4756 N Ravenswood Ave, 1801-1831 W Lawrence Ave and 4721-4759 N Wolcott Ave - App No. 19205
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**SUBSTITUTE 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 B3-2 Community Shopping District and M1-2 Limited Manufacturing/Business Park District symbols shown on Map Number 11-H in the area generally bounded by:

West Lawrence Avenue; North Ravenswood Avenue; a line 296.88 feet south of and parallel to West Lawrence Avenue; the north line of the public alley next south of West Lawrence Avenue; a line 295.57 feet south of and parallel to West Lawrence Avenue; a line 152.55 feet east of and parallel to North Wolcott Avenue; a line 330.08 feet south of and parallel to West Lawrence Avenue; and North Wolcott Avenue,

to the designation of B3-3 Community Shopping District and a corresponding use district is hereby established in the area above described.

**SECTION 2:** Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance is hereby amended by changing all B3-3 Community Shopping District symbols shown on Map Number 11-H in the area generally bounded by:

West Lawrence Avenue; North Ravenswood Avenue; a line 296.88 feet south of and parallel to West Lawrence Avenue; the north line of the public alley next south of West Lawrence Avenue; a line 295.57 feet south of and parallel to West Lawrence Avenue; a line 152.55 feet east of and parallel to North Wolcott Avenue; a line 330.08 feet south of and parallel to West Lawrence Avenue; and North Wolcott Avenue,

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

**SECTION 3.** This ordinance takes effect after its passage and due publication.

Property Address: 1801-1825 W. Lawrence Avenue

**PLANNED DEVELOPMENT - STATEMENTS**

1. The area delineated herein as Planned Development Number \_\_\_\_, (“Planned Development”) consists of approximately 101,307 net square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”). The Applicant is FEHP- Highland Park, 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, assign or grantees.

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

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and Development. 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 17 Statements: a Bulk Regulations Table; an Existing Zoning Map; Aerial Map; Site Plan; and Building Elevations (North, South, East and West), and Affordable Housing Profile Form dated June 15, 2017. Full-sized copies of the Site 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

Project Address: 1825 W. Lawrence  
Applicant: FEHP-Highland Park, LLC  
Filing Date: April 12, 2017  
Plan Commission Hearing: June 15, 2017  
41994490;1

intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are allowed in the area delineated herein:

Sub Area A: financial institutions, banks with accessory drive through, automated teller machines, and accessory parking.

Sub Area B: residential and related accessory uses, eating and drinking establishments, food and beverage retail sales, general retail sales, office, personal service uses, including massage establishments, and accessory parking.

Sub Area C: residential and related accessory uses and 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 101,307 square feet.
9. The Applicant acknowledges and agrees that the rezoning of the Property from M1-2 and B3 2 to a Planned Development triggers the requirements of Section 2-45-115 of the Municipal Code (the "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's 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 166 units. As a result, the

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Applicant's affordable housing obligation is 17 affordable units (10% of 166, rounded up), 4 of which are Required Units (25% of 166, rounded down). Applicant has agreed to satisfy its affordable housing obligation by providing 17 affordable units in the rental building to be constructed in the Planned Development and/or entering into an agreement with the Chicago Housing Authority (CHA) to provide affordable units in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. The Applicant agrees that the ~~affordable units must~~ be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, or elects to build a for sale project instead, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the requirements or number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 9, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

10. 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 101,307 square feet and a base FAR 2.5.
11. 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.
12. 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.

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13. 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.
14. 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.
15. 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.
16. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. 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.
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to the B3-3.

RESIDENTIAL PLANNED DEVELOPMENT  
BULK REGULATION AND DATA TABLE

Gross Site Area:	145,145 SF
Net Site Area:	101,307 SF
Sub Area A:	17,125 SF
Sub Area B:	56,167 SF
Sub Area C:	28,015 SF
Total Area in Right of Way:	43,838 SF
Total Maximum Floor Area Ratio:	2.5
Sub Area A:	0.5
Sub Area B:	2.8
Sub Area C:	2.4
Maximum Dwelling Units:	166
Sub Area A:	0
Sub Area B:	107
Sub Area C:	59
Total Minimum Number of Off-Street Loading Berths:	2 (Sub Areas B and C)
Sub Area A:	0
Sub Area B:	1
Sub Area C:	1
Total Minimum Number of Off-Street Parking Spaces:	122
Sub Area A:	20
Sub Area B:	67
Sub Area C:	35
Total Minimum Number of Bike Parking Spaces:	148
Sub Area A:	0
Sub Area B:	94
Sub Area C:	54
Maximum Building Height:	60'
Minimum Required Setback:	Per Site Plan

Project Address: 1825 W. Lawrence  
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**2015 Affordable Housing Profile Form (AHP)**

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

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

Date: 6/2/2017

**DEVELOPMENT INFORMATION**

Development Name: 1825 W. Lawrence

Development Address: 1825 W. Lawrence

Zoning Application Number, if applicable:

Ward:

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

**Type of City Involvement**

check all that apply

City Land

Financial Assistance

Zoning Increase

Planned Development (PD)

Transit Served Location (TSL) project

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

ARO Web Form completed and attached - or submitted online on 6/2/2017

ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Exce)

If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf)

If ARO units proposed are off-site, required attachments are included (see next page)

If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)  
Acceptance letter forthcoming

**DEVELOPER INFORMATION**

Developer Name FEPH-HIGHLAND PARK, LLC

Developer Contact Richard Filler, c/o The Harlem Irving Comp

Developer Address 4104 N. Harlem Ave, Norridge, IL 66

Email RFiller@HarlemIrving.com

Developer Phone 773-625-3036

Attorney Name Meg George

Attorney Phone 312-870-8021

**TIMING**

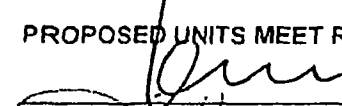
Estimated date marketing will begin April, 2019

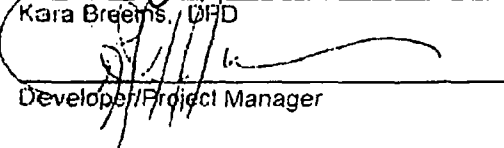
Estimated date of building permit\* June, 2018

Estimated date ARO units will be complete February, 2020

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

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

  
Kara Breems, DPD

  
Developer/Project Manager

Date

6-9-2017  
6/2/2017

Date



**ARO Web Form**

**Development Information**

**Address**

**Printed Date: 06/02/2017**

Address Number From :1825    Address Number To: N/A    Street Direction: W  
Street :Lawrence Avenue    Postal Code: 60640

**Development Name, if applicable**

**Information**

Ward :47    ARO Zone: Higher Income

**Details**

Type of city involvement :ZP  
Total Number of units in development: 166  
Type of development: Rent  
Is this a Transit Served Location Project : N

**Requirements**

Required affordable units :17    Required \*On-site aff. Units: 4

How do you intend to meet your required obligation

On-Site: 17    Off-Site: 0

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

Total Units Committed: 17 Remaining In-Lieu Fee Owed: 0

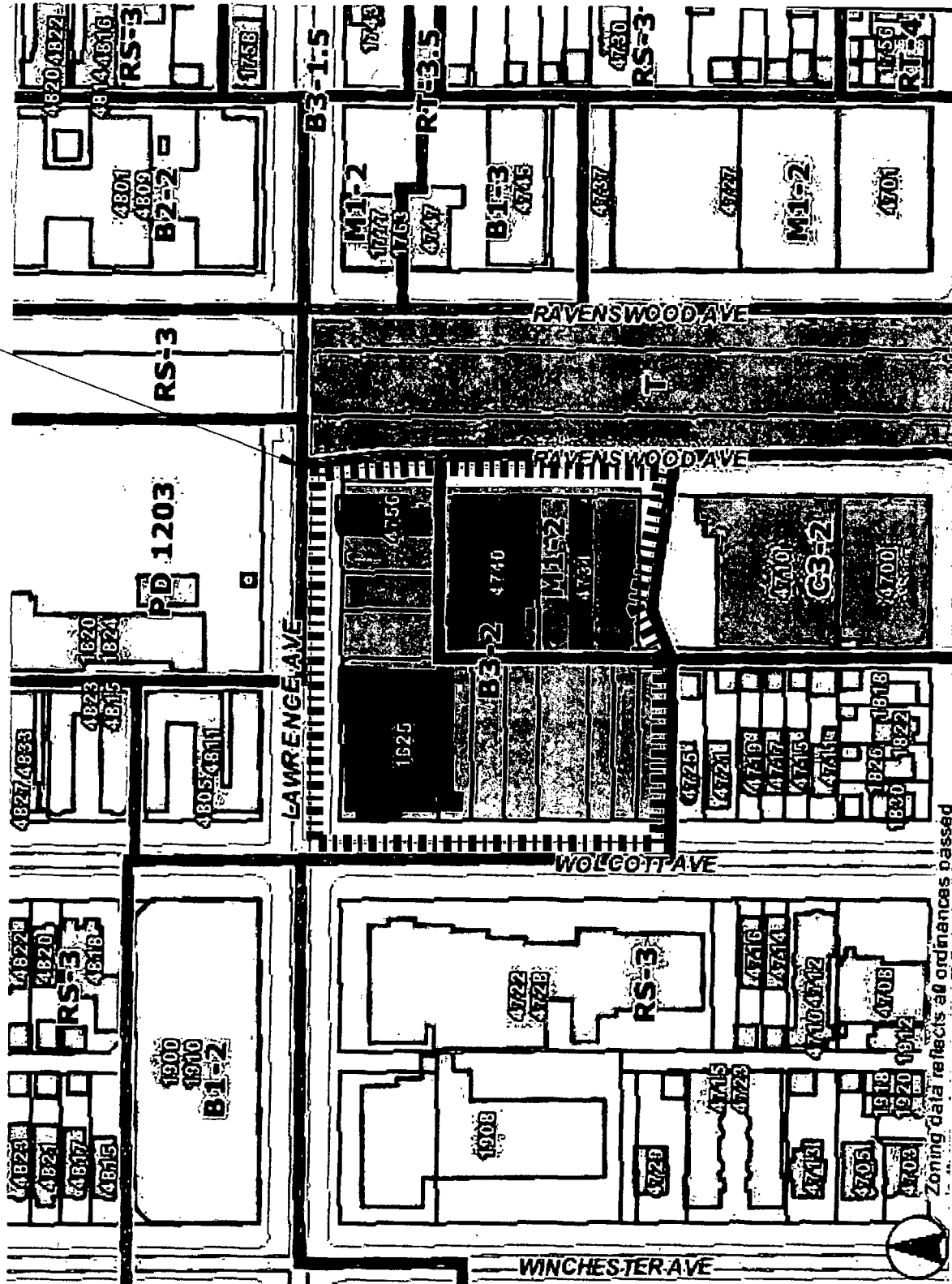
Summary: 1825 W Lawrence

		market rate		affordable		
	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage
studio	76	51%	510	9	53%	496
one-bed	55	37%	737	6	35%	741
two-bed	18	12%	1,056	2	12%	1,035

All projects with proposed ARO units must complete this tab

	Market Rate Units	Affordable Units
Parking	Covered available	Covered available
Laundry	In Unit	In Unit
Appliances		
Refrigerator age/EnergyStar/make/model/color	New/Yes/GE/Stainless	New/Yes/GE/Black
Dishwasher age/EnergyStar/make/model/color	New/Yes/GE/Stainless	New/Yes/GE/Black
Stove/Oven age/EnergyStar/make/model/color	New/Yes/GE/Stainless	New/Yes/GE/Black
Microwave age/EnergyStar/make/model/color	New/Yes/GE/Stainless	New/Yes/GE/Black
Bathroom(s) how many? Half bath? Full bath?	Studios & 1BR - 1 bath 2BR - 2 baths	Studios & 1BR - 1 bath 2BR - 2 baths
Kitchen countertops material	Quartz	Granite
Flooring material	LVT	LVT
HVAC		
Other		

PROPOSED ZONING B3-3

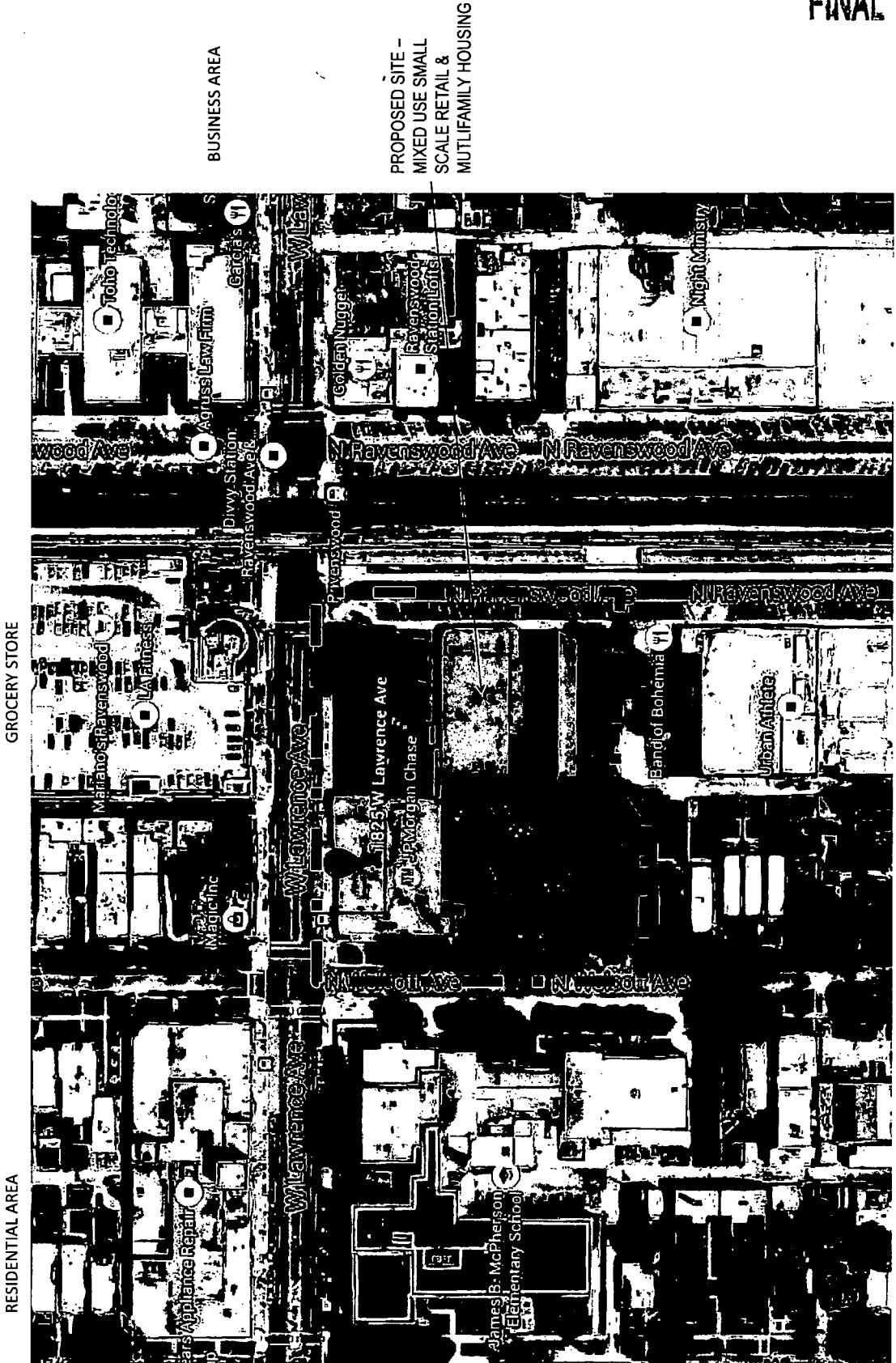


EXISTING ZONING MAP

1825 LAWRENCE ZONING MAP

Zoning data reflects all ordinances passed

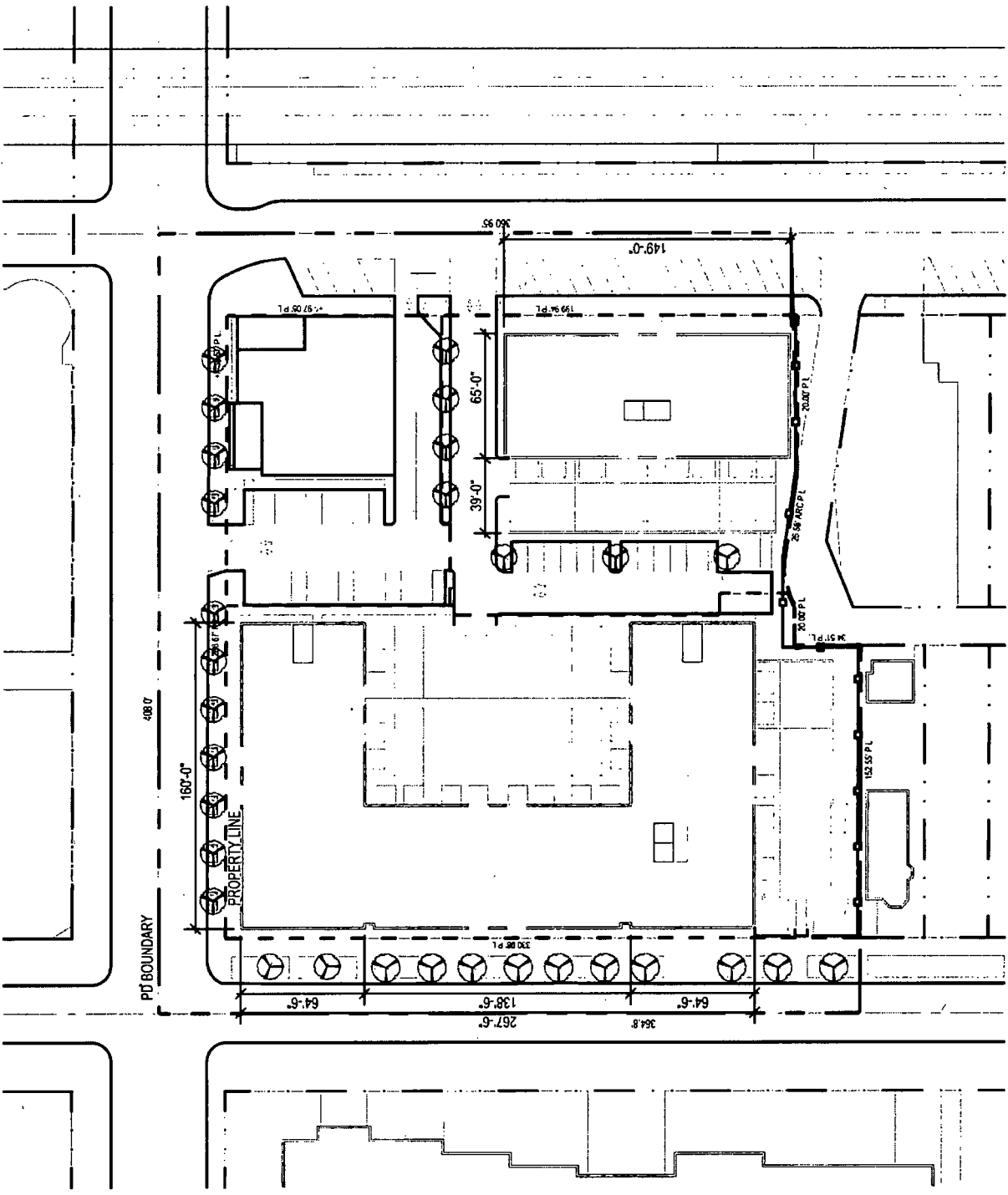
**Address: 1825 West Lawrence Ave.**  
 APPLICANT: FEPH - HIGHLAND PARK, LLC.  
 FILING DATE: APRIL 12 2017  
 PLAN COMMISSION DATE: JUNE 15, 2017



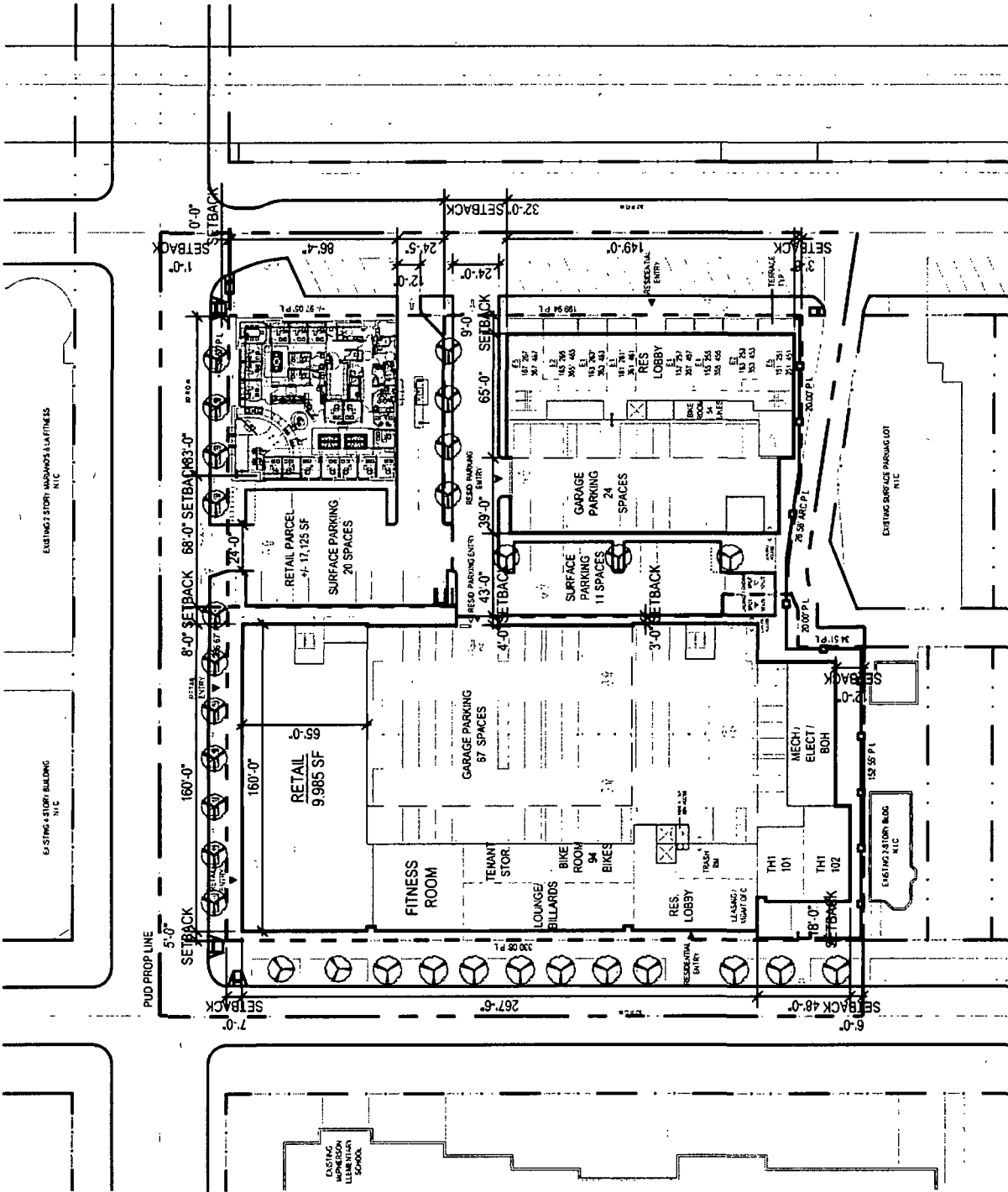
EXISTING AERIAL PHOTO

EXISTING AERIAL MAP

ADDRESS: 1825 West Lawrence Ave.  
 APPLICANT: TEEHN-PICKARD PARTNERS, LLC  
 FILING DATE: APRIL 10, 2017  
 PLAN REVIEW INSPECTION DATE: JUNE 15, 2017



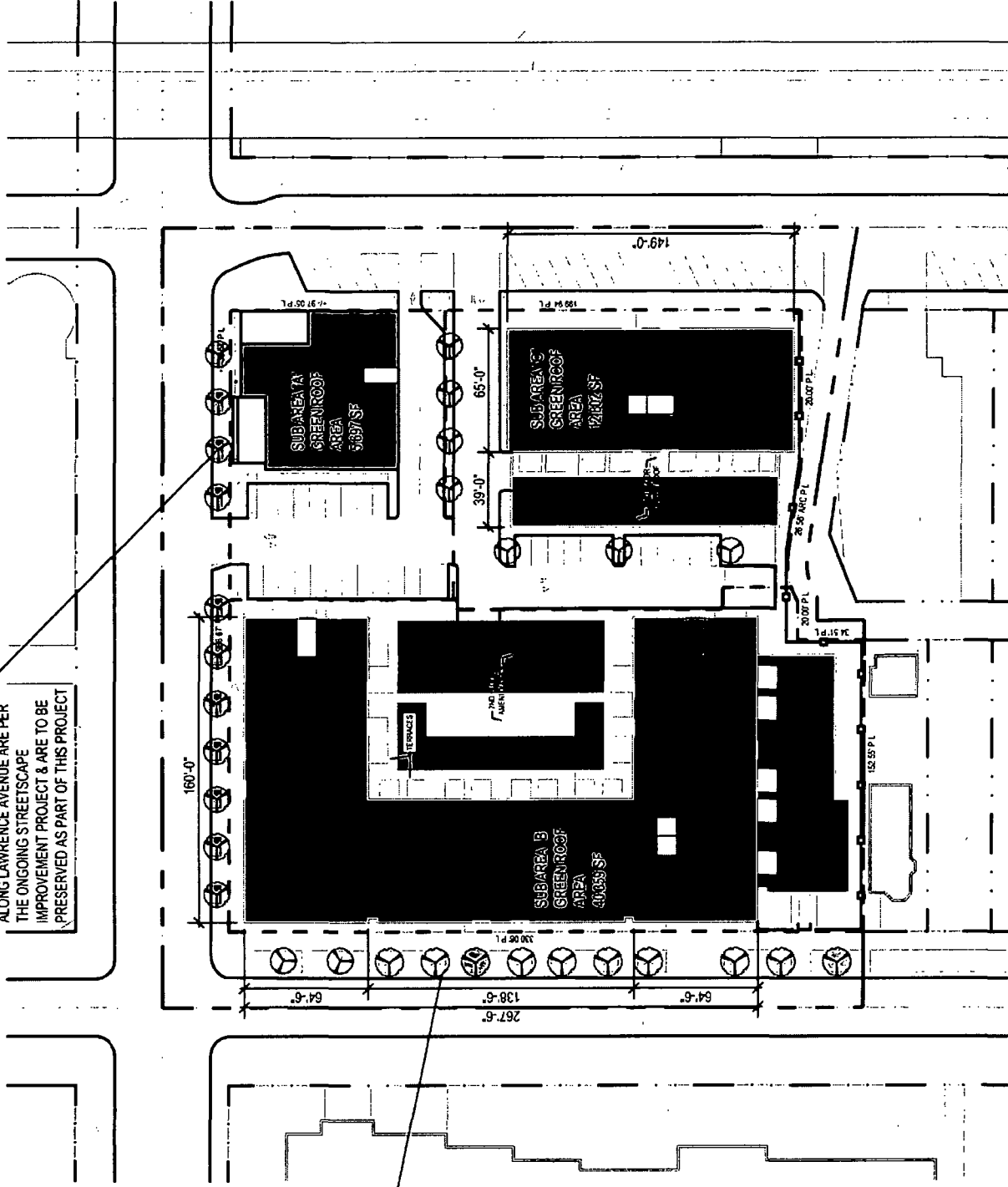
PLANNED DEVELOPMENT BOUNDARY MAP



SITE PLAN / FIRST FLOOR PLAN

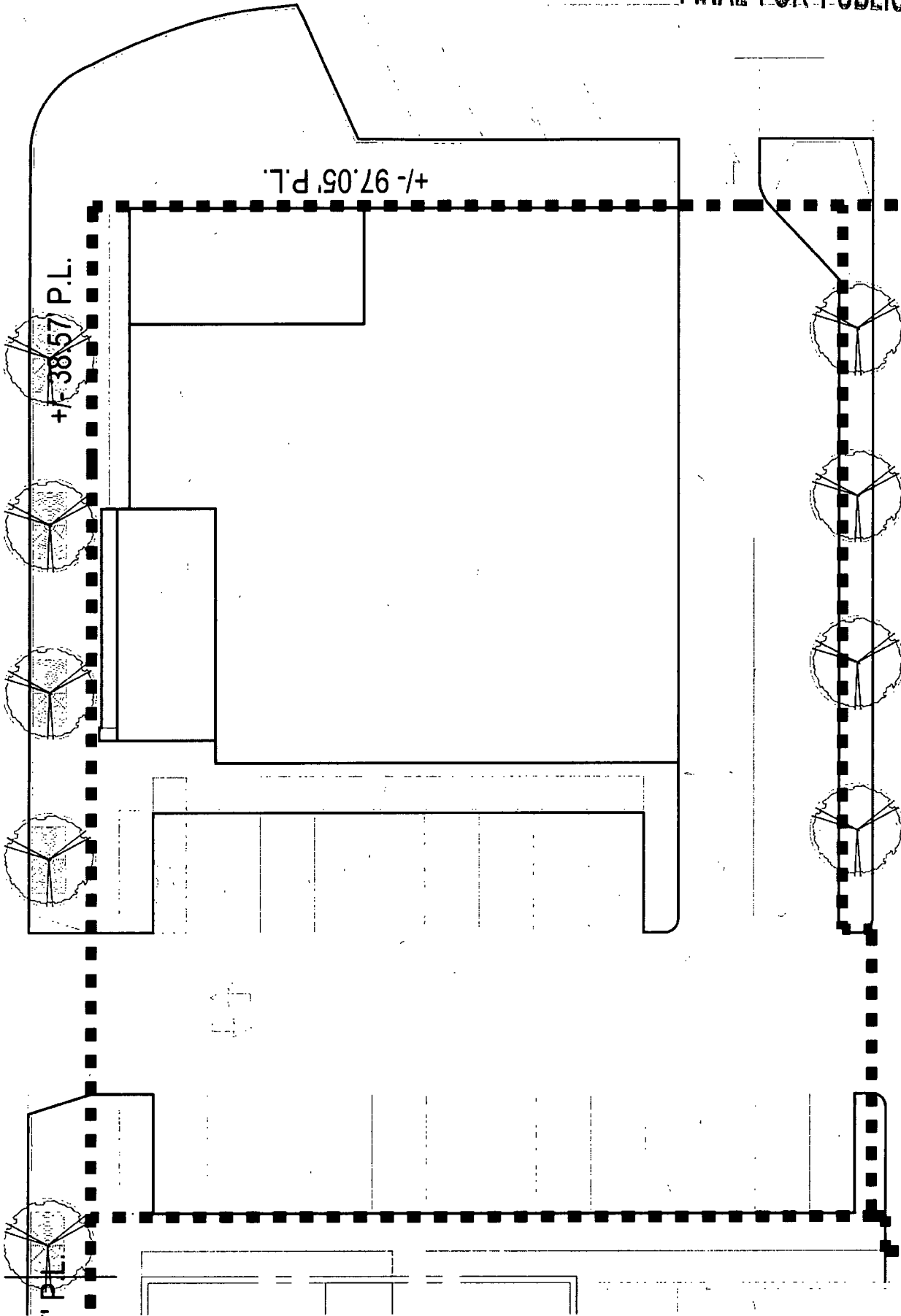
ADDRESS: 1825 West Lawrence Ave.  
 APPLICANT: FEPH - HIGHLAND PARK, LLC.  
 FILING DATE: APRIL 12, 2017  
 PLAN COMMISSION DATE: JUNE 15, 2017

NOTE: ALL PARKWAY TREES, TREE GRATES AND OTHER IMPROVEMENTS ALONG LAWRENCE AVENUE ARE PER THE ONGOING STREETSCAPE IMPROVEMENT PROJECT & ARE TO BE PRESERVED AS PART OF THIS PROJECT



NOTE: ALL PARKWAY TREES, TREE GRATES AND OTHER IMPROVEMENTS ALONG WOLCOTT AVENUE ARE EXISTING TO REMAIN & ARE TO BE PRESERVED AS PART OF THIS PROJECT

GREEN ROOF / LANDSCAPE PLAN

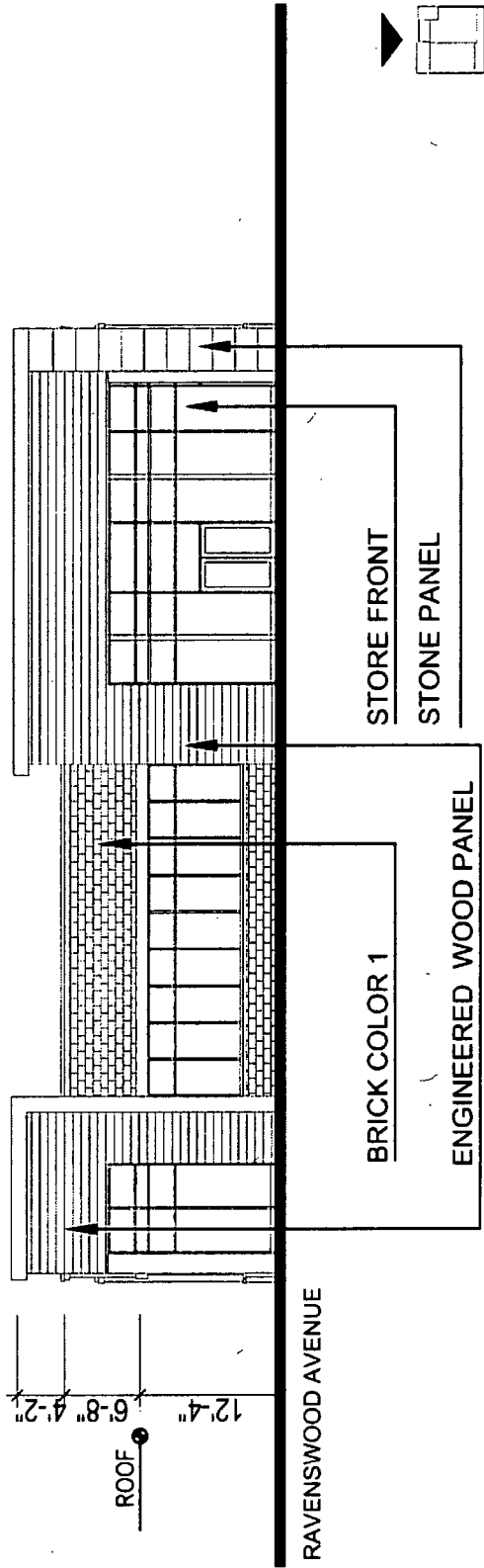


SUB AREA "A" : 17,126 SF  
BLDG. GROSS AREA: 6,808 GSF  
SUB AREA "A" FAR: 0.40

# BOUNDARY PLAN - SUB AREA "A"

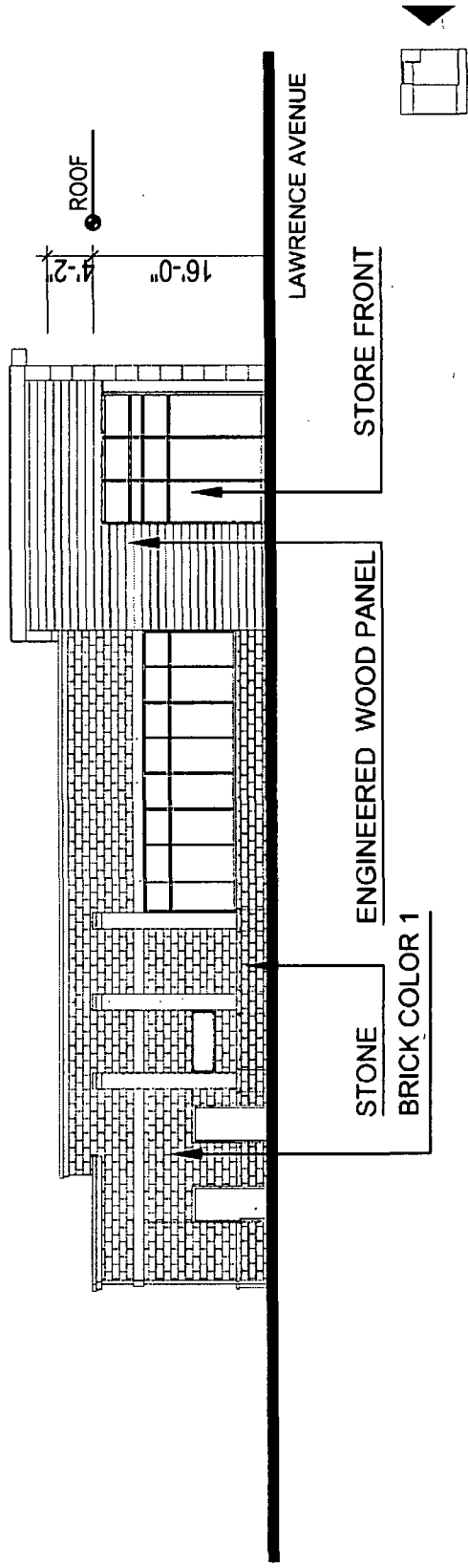
**ADDRESS: 1825 West Lawrence Ave.**  
APPLICANT: FEPH - HIGHLAND PARK, LLC.  
FILING DATE: APRIL 12, 2017  
PLAN COMMISSION DATE: JUNE 15, 2017





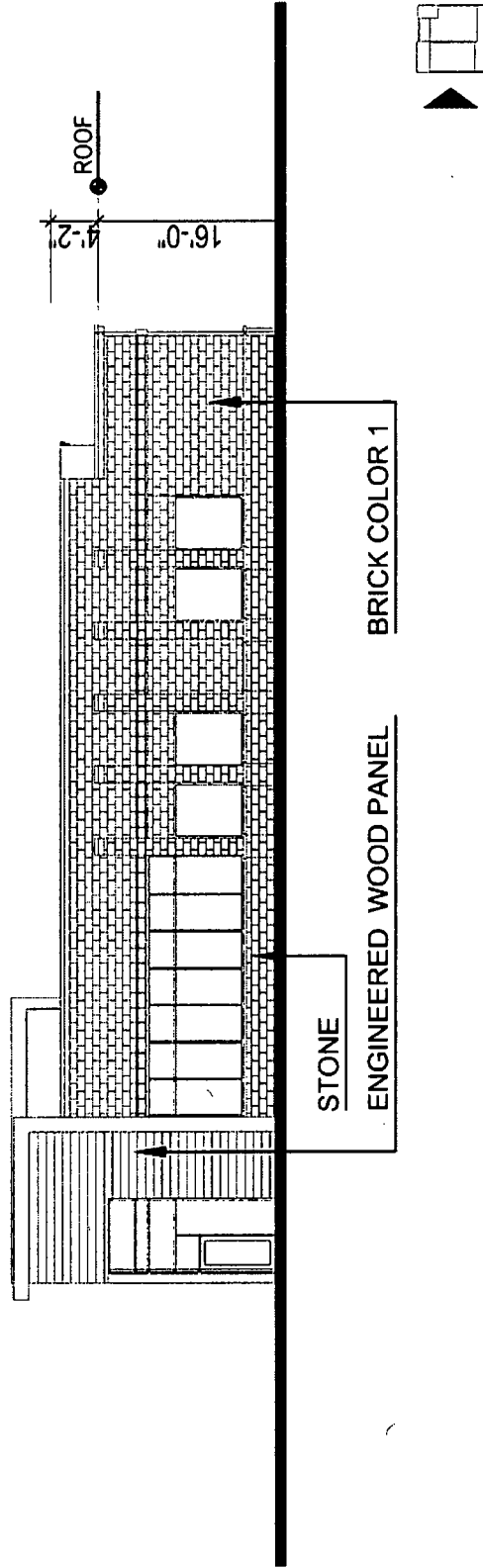
SUB AREA "A" NORTH ELEVATION

ADDRESS: 1825 West Lawrence Ave.  
APPLICANT: FEPA - HIGHLAND PARK, LLC.  
FILING DATE: APRIL 12 2017  
PLAN COMMISSION DATE: JUNE 15, 2017



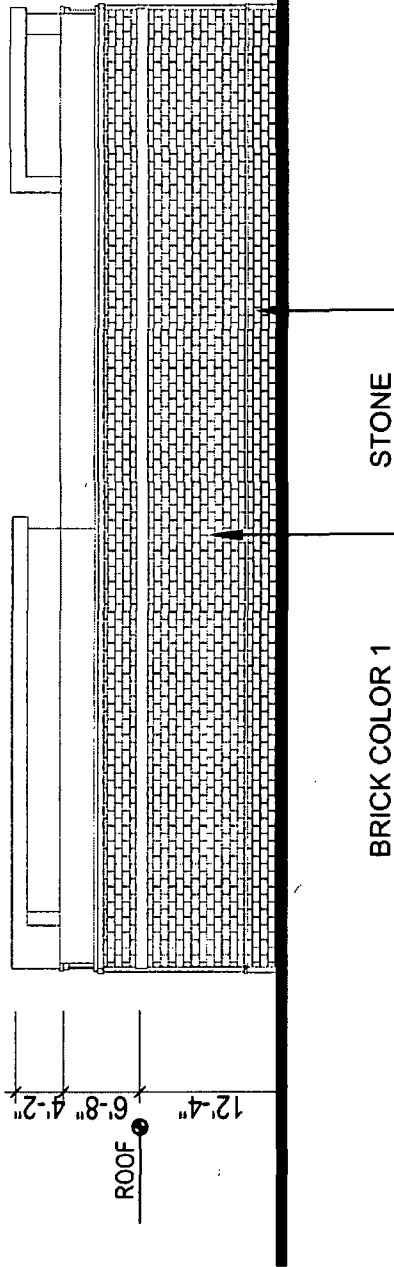
SUB AREA "A" EAST ELEVATION

ADDRESS: 1825 West Lawrence Ave.  
APPLICANT: FEPH - HIGHLAND PARK, LLC  
FILING DATE: APRIL 12, 2017  
PLAN COMMISSION DATE: JUNE 15, 2017



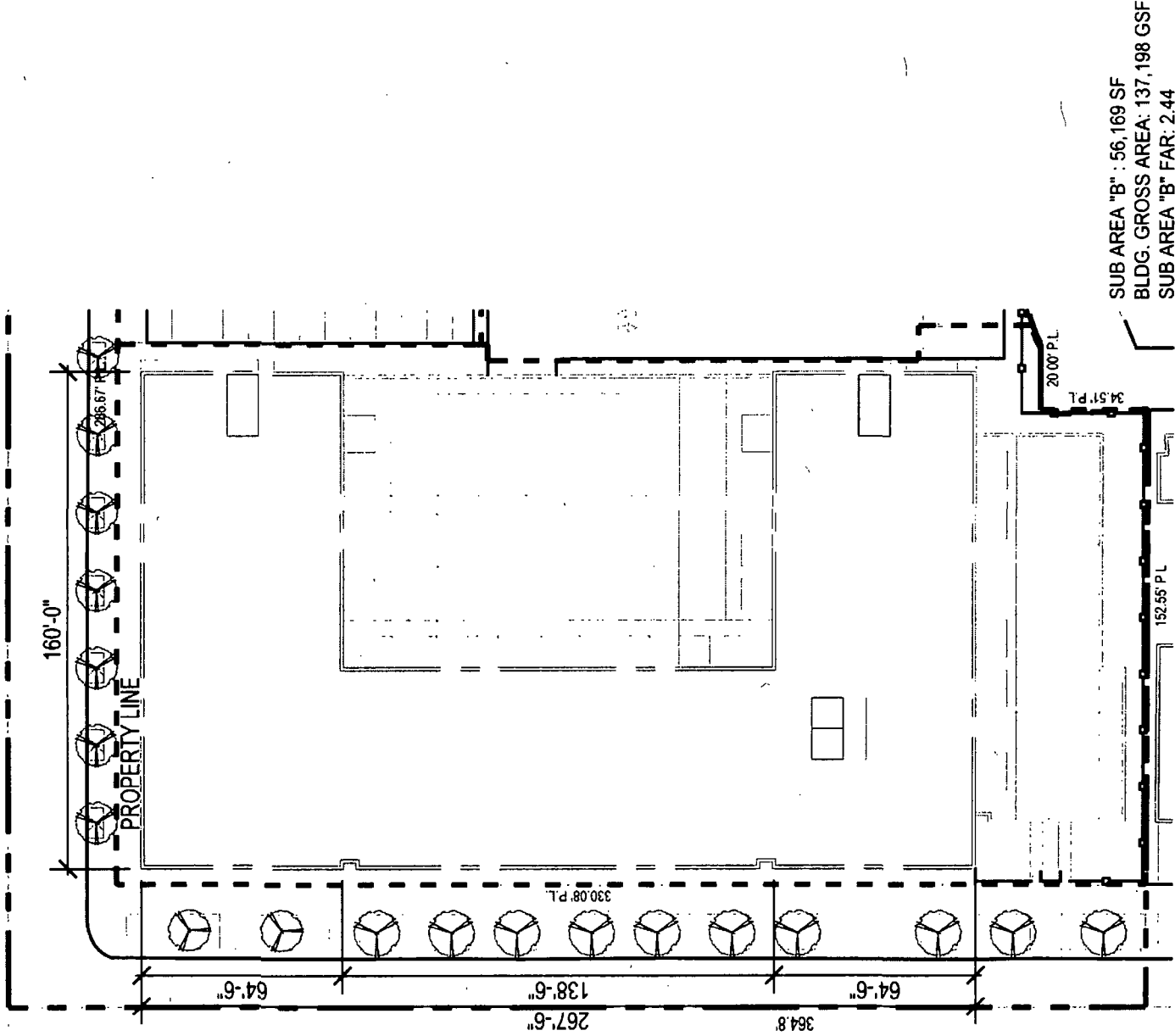
SUB AREA "A" WEST ELEVATION

ADDRESS: 1825 West Lawrence Ave.  
APPLICANT: FEPA - HIGHLAND PARK, LLC  
FILING DATE: APRIL 12, 2017  
PLAN COMMISSION DATE: JUNE 15, 2017



SUB AREA "A" SOUTH ELEVATION

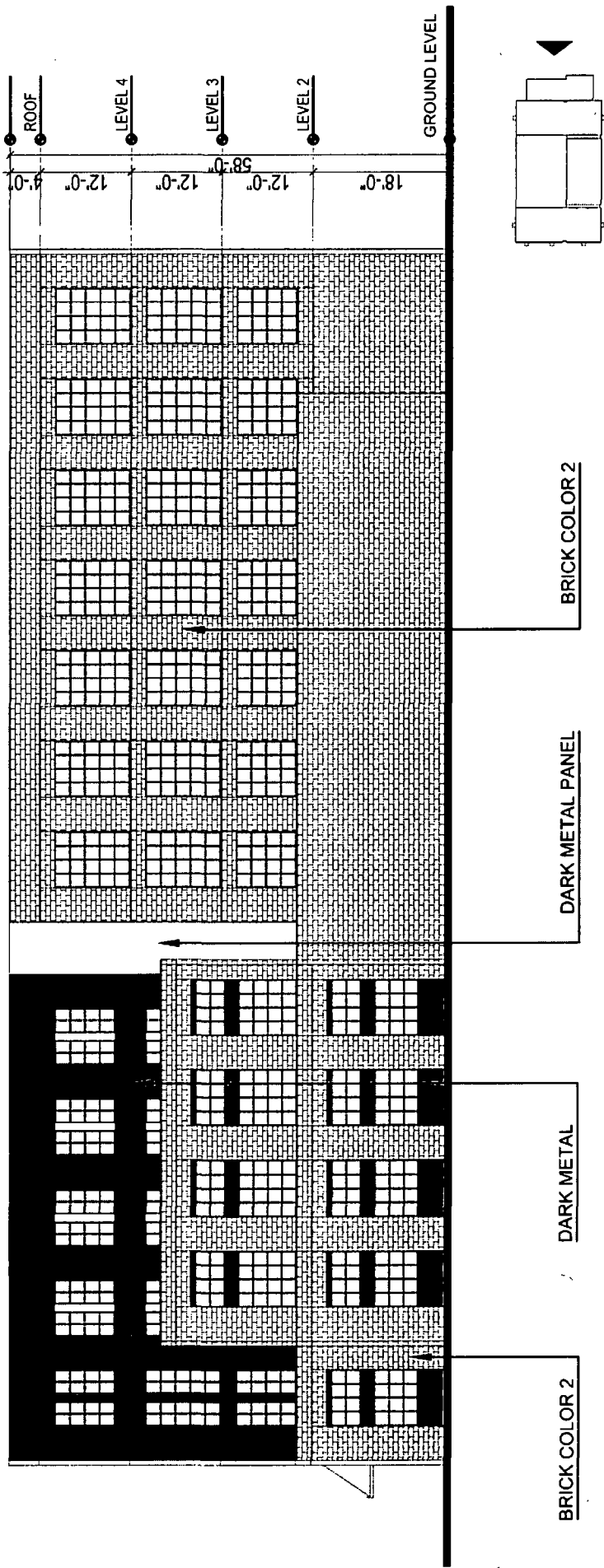
ADDRESS: 1825 West Lawrence Ave.  
APPLICANT: FEPH - HIGHLAND PARK, LLC  
FILING DATE: APRIL 12, 2017  
PLAN COMMISSION DATE: JUNE 15, 2017



SUB AREA "B" : 56,169 SF  
 BLDG. GROSS AREA: 137,198 GSF  
 SUB AREA "B" FAR: 2.44

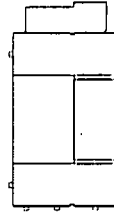
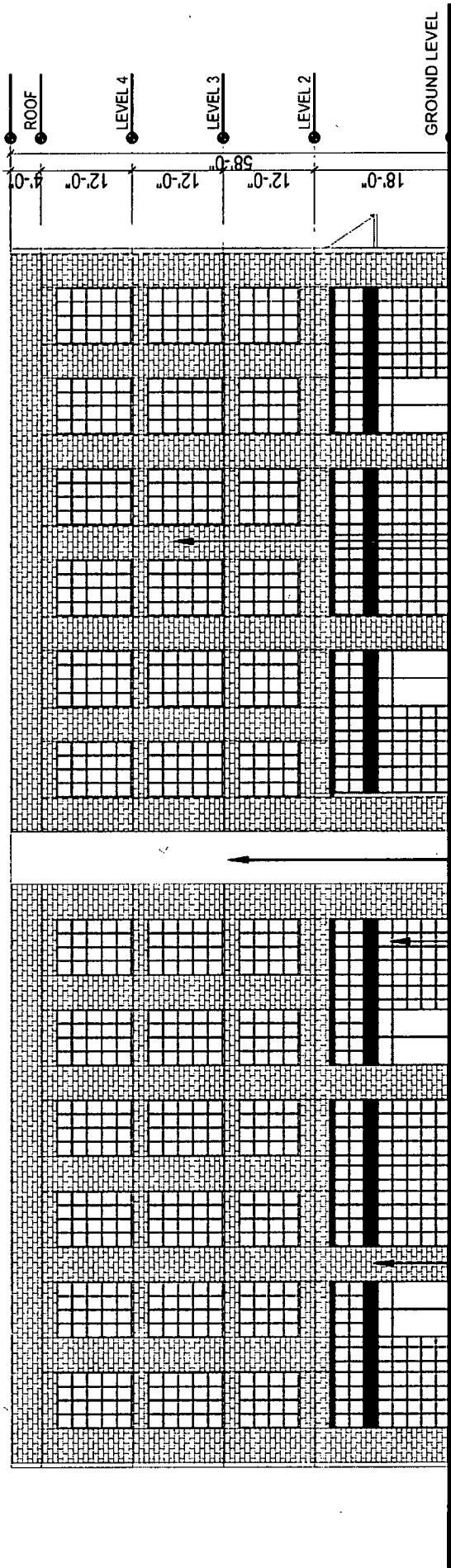
BOUNDARY PLAN - SUB AREA "B"

ADDRESS: 1825 West Lawrence Ave.  
 APPLICANT: FEPR - HIGHLAND PARK, LLC  
 FILING DATE: APRIL 12, 2017  
 PLAN COMMISSION DATE: JUNE 15, 2017



SUB AREA "B" - SOUTH ELEVATION

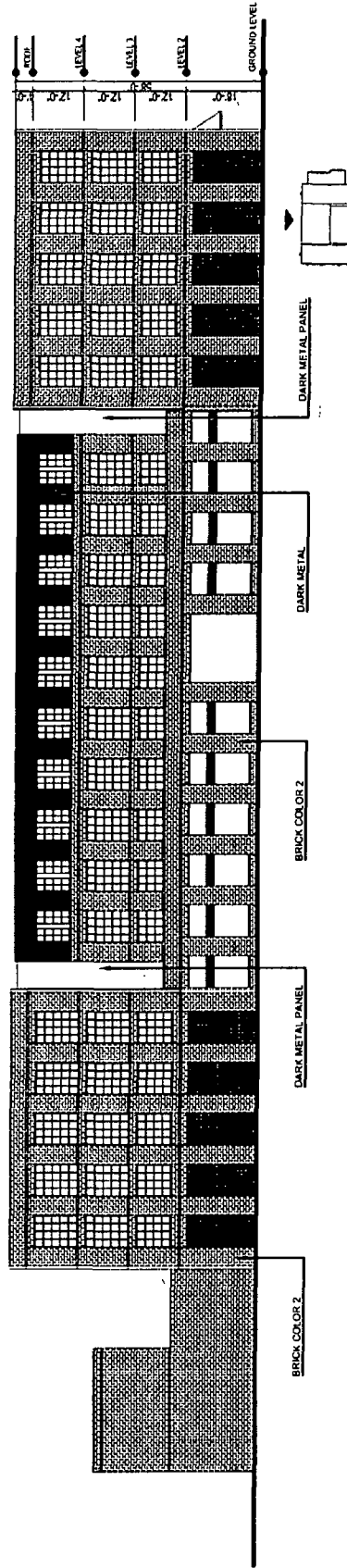
ADDRESS: 1625 West Lawrence Ave.  
APPLICANT: FEPH - HIGHLAND PARK LLC  
FILING DATE: APRIL 12, 2017  
PLAN COMMISSION DATE: JUNE 15, 2017



SCALE: 1" = 20'  
 0 10 20 40  
 (8 1/2 X 11" SHEET)

SUB AREA "B" - NORTH ELEVATION

ADDRESS: 1825 West Lawrence Ave.  
 APPLICANT: FEPH - HIGHLAND PARK, LLC  
 FILING DATE: APRIL 12, 2017  
 PLAN COMMISSION DATE: JUNE 15, 2017

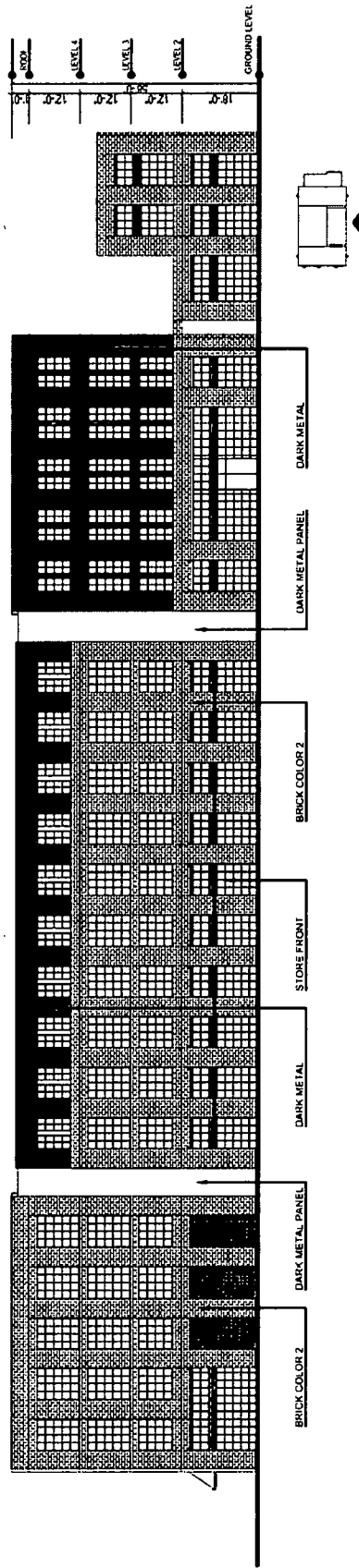


# SUB AREA "B" - EAST ELEVATION

**ADDRESS: 1825 West Lawrence Ave.**  
APPLICANT: FEPH - HIGHLAND PARK, LLC  
FILING DATE: APRIL 12, 2017  
PLAN COMMISSION DATE: JUNE 15, 2017



FINAL FOR PUBLICATION

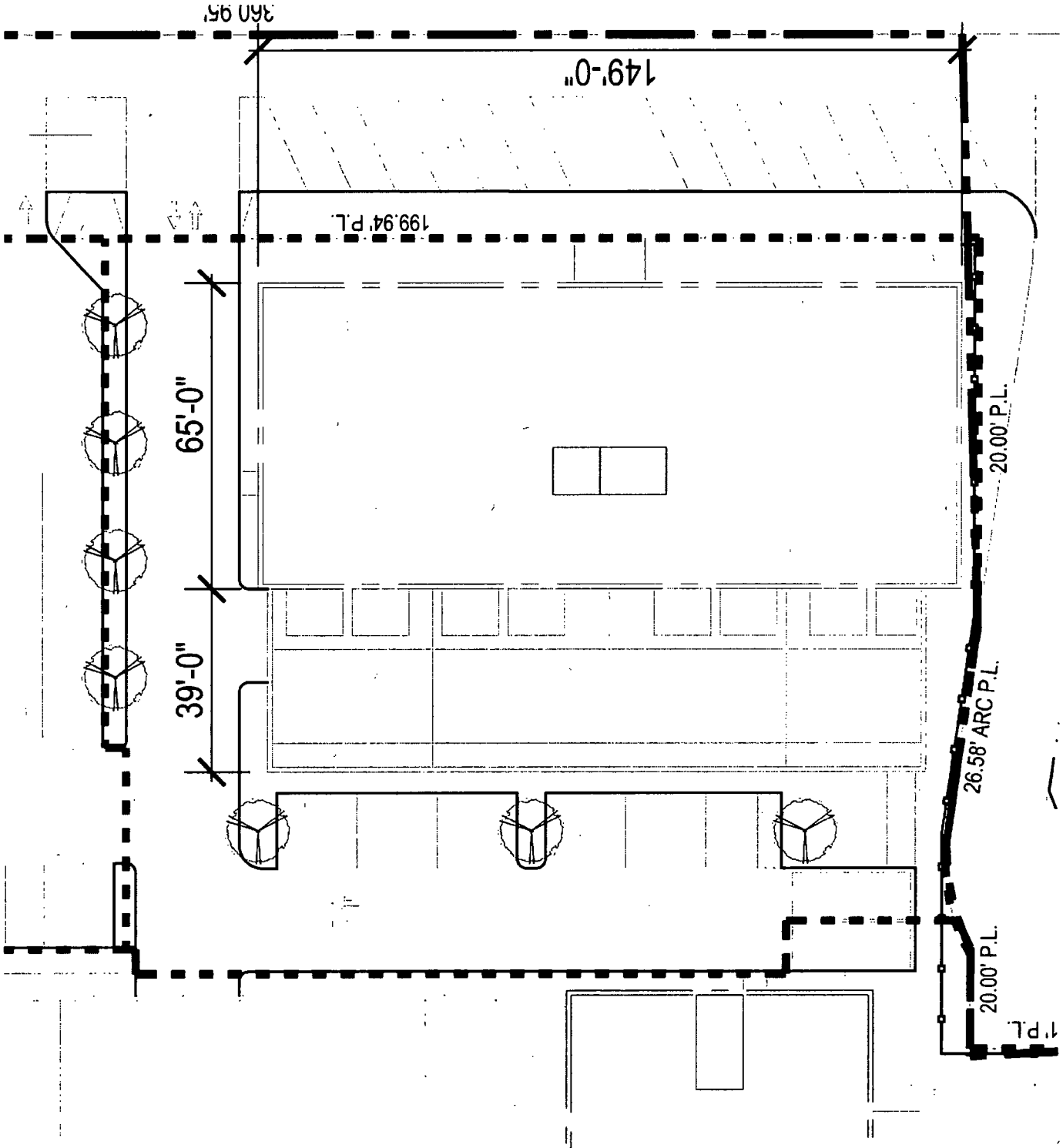


# SUB AREA "B" - WEST ELEVATION

**ADDRESS: 1625 West Lawrence Ave.**  
APPLICANT: FEPH - HIGHLAND PARK, LLC  
FILING DATE: APRIL 12, 2017  
PLAN COMMISSION DATE: JUNE 15, 2017

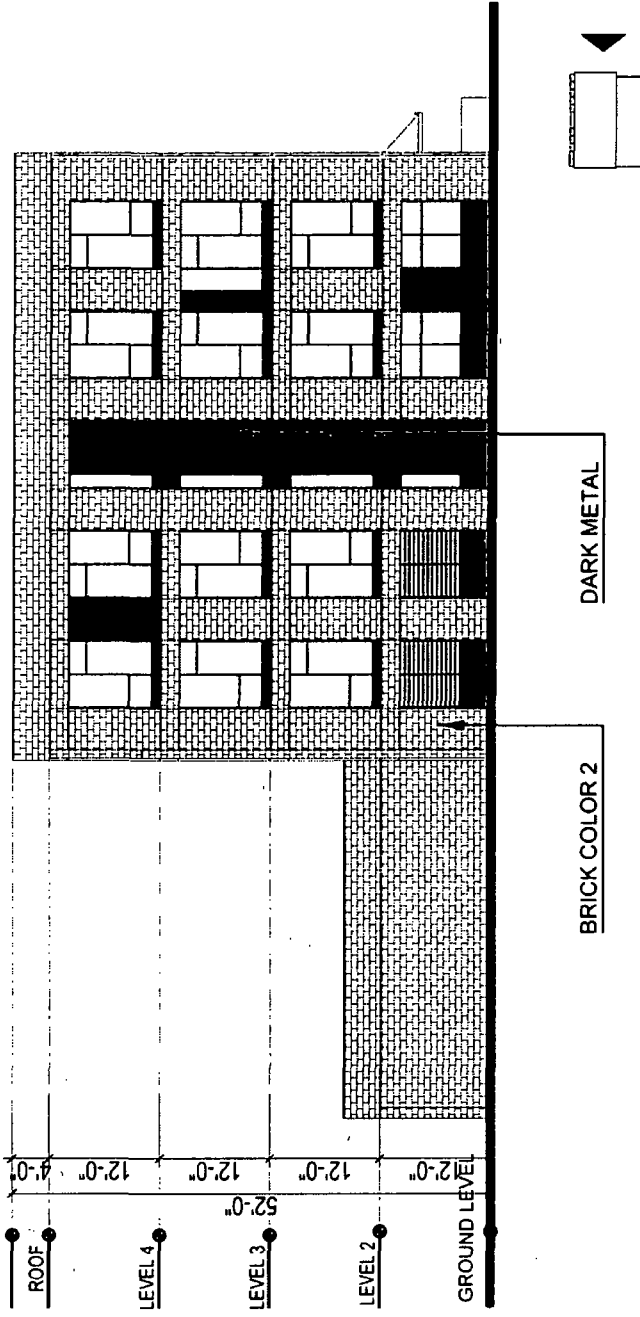
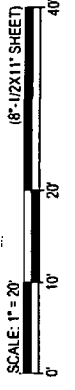
FINAL FOR PUBLICATION

SUB AREA "C" : 28,012 SF  
BLDG. GROSS AREA: 44,180 GSF  
SUB AREA "C" FAR: 1.58



BOUNDARY PLAN SUB AREA "C"

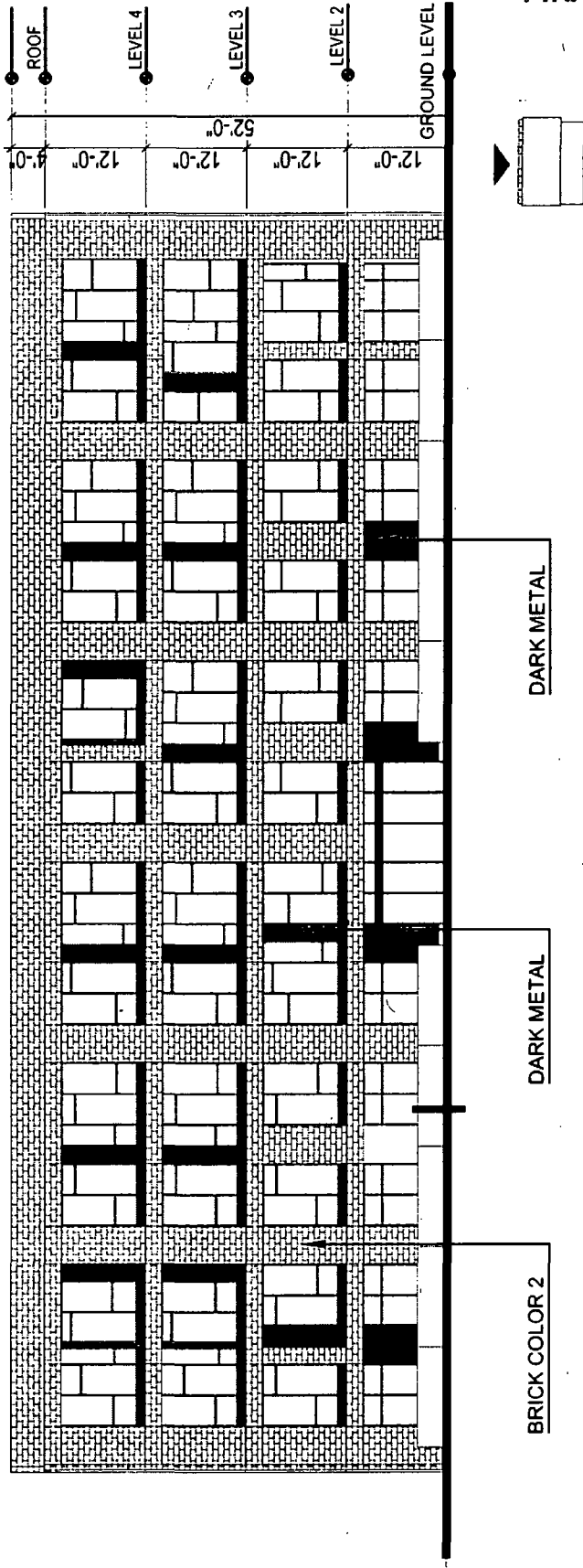
ADDRESS: 1825 West Lawrence Ave.  
APPLICANT: FEPA - HIGHLAND PARK, LLC  
FILING DATE: APRIL 12, 2017  
PLAN COMMISSION DATE: JUNE 15, 2017



SUB AREA "C" - SOUTH ELEVATION

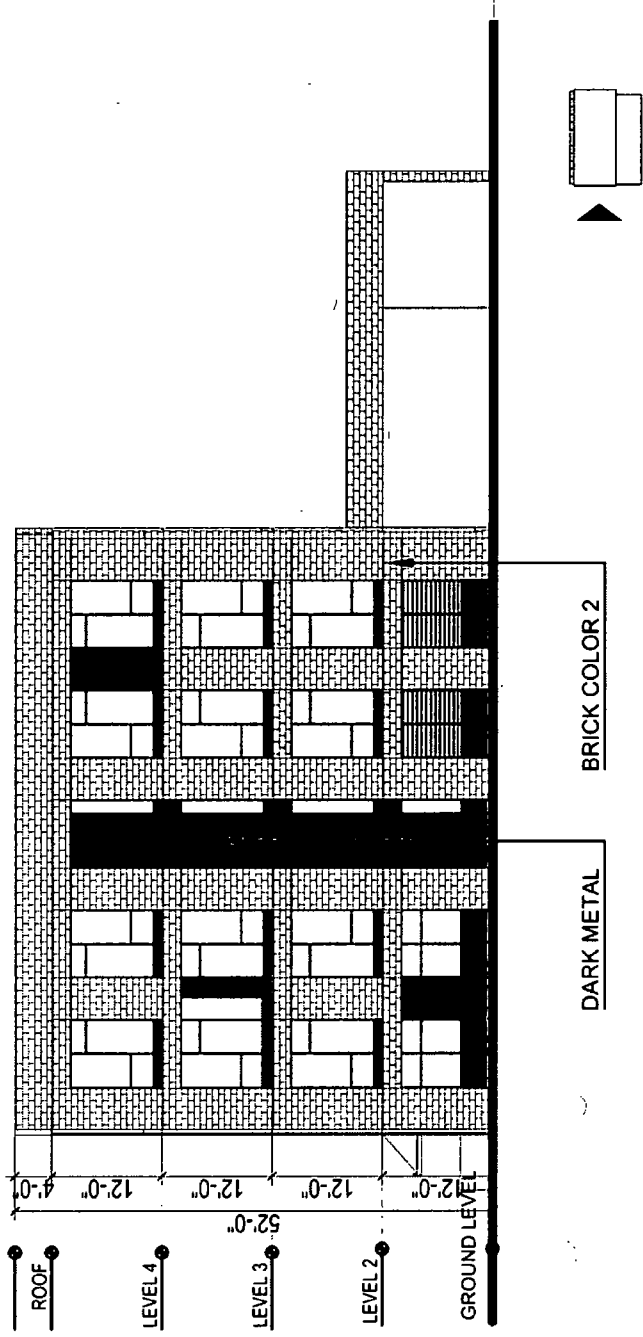
ADDRESS: 1825 West Lawrence Ave.  
APPLICANT: FEPT - HIGHLAND PARK LLC  
FILING DATE: APRIL 12, 2017  
PLAN COMMISSION DATE: JUNE 15, 2017

FINAL FOR PUBLICATION



SUB AREA "C" - EAST ELEVATION

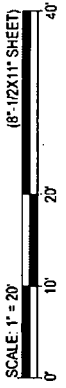
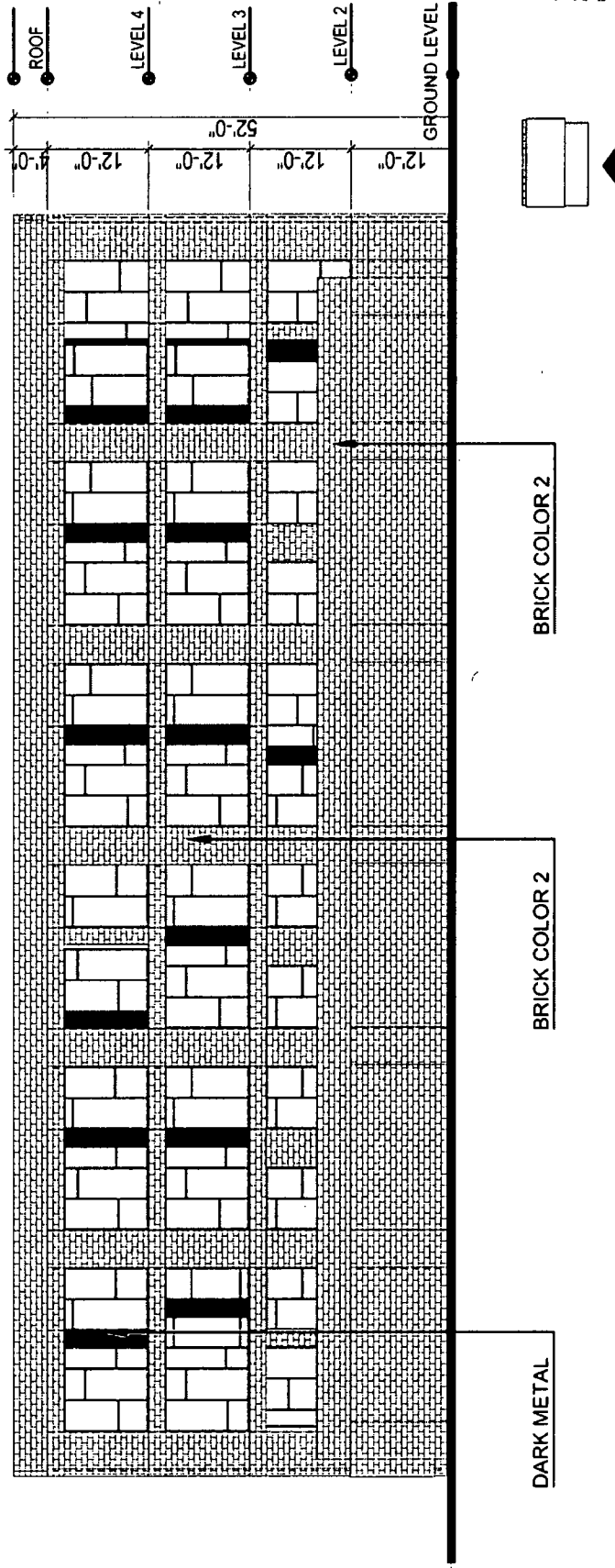
ADDRESS: 1825 West Lawrence Ave.  
APPLICANT: FEPH - HIGHLAND PARK, LLC  
FILING DATE: APRIL 12, 2017  
PLAN COMMISSION DATE: JUNE 15, 2017



SUB AREA "C" - NORTH ELEVATION

ADDRESS: 1825 West Lawrence Ave.  
APPLICANT: FEPH - HIGHLAND PARK, LLC.  
FILING DATE: APRIL 12, 2017  
PLAN COMMISSION DATE: JUNE 15, 2017

FINAL FOR PUBLICATION



SUB AREA "C" - WEST ELEVATION

ADDRESS: 1825 West Lawrence Ave.  
APPLICANT: FEPH - HIGHLAND PARK, LLC  
FILING DATE: APRIL 12, 2017  
PLAN COMMISSION DATE: JUNE 15, 2017



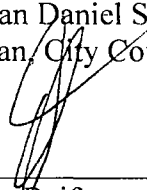
DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

city  
clerk

19205  
FINAL

**MEMORANDUM**

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

From:   
David L. Reifman  
Chicago Plan Commission

Date: June 15, 2017

Re: Proposed Planned Development for the property generally located at 1825 W. Lawrence Avenue

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On June 15, 2017, the Chicago Plan Commission recommended approval of the proposed planned development submitted by FEPH Highland Park, 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.

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)