



# City of Chicago



SO2018-4022

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	5/23/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-F at 347-358 N Union Ave - App No. 19663
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

SUBSTITUTE ORDINANCE

#19663

*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, be amended by changing Residential Planned Development Number 1320 symbols and indications as shown on Map Number 1-F in the area bounded by:

A line beginning at a point 125.79 north of the north line of the Chicago, Milwaukee, St. Paul and Pacific rail road right of way as measured along the east line of north Halsted Street and extending 419.88 feet east to a point on the west line of North Union Street; 126.7 feet north of the north line of said railroad right of way; North Union Street; the north line of the Chicago, Milwaukee, St. Paul and Pacific railroad right of way; and North Halsted Street.

To those of Residential Planned Development Number 1320, as amended, and an accompanying use district is hereby established in the area described above.

SECTION 2. This ordinance takes effect after its passage and due publication.

**Common Address of the Property:** 346-358 North Union Avenue; 347-357 North Halsted Street

RESIDENTIAL PLANNED DEVELOPMENT NO. 1320 AS AMENDED  
PLANNED DEVELOPMENT STATEMENTS.

1. The area delineated herein as Residential Planned Development Number 1320 as amended, (“Planned Development”) consists of approximately 53,013 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 Self Storage II, 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.

4. This Plan of Development consists of 16 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary Map; Site Plan-Ground Level/Enlarged; Amenity Deck – Halsted Level; a Green Roof Plan and Building Elevations (North, South, East and West) prepared by Pappageorge Haymes Partners dated June 21, 2018. 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.

Applicant: Chicago Self Storage II, LLC/Cardiff Mason Development, Inc.  
Address: 346-58 North Union Ave. & 347-357 North Halsted St.  
Introduced: May 23, 2018  
Plan Commission: June 21, 2018

5. The following uses are permitted in the area delineated herein as a Planned Development: dwelling units located above the ground floor, accessory parking and accessory uses.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with 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 53,013 square feet and a base FAR of 5.0. The Applicant acknowledges that the project has received a bonus FAR of 1.13, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 6.13. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17.4-1003-B & C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

The bonus payment will be split between three separate funds, as follows: 80% to the Neighborhoods Opportunity Fund, 10% to the Citywide Adopt-a-Landmark Fund and 10% to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

It is currently anticipated that the 10% to the Local Impact Fund shall be utilized for the future development of a Chicago Park District open space located at the southwest corner of North Milwaukee Avenue and West Erie Street. Any modification of the allocation of the Local Impact Fund shall be subject to Section 17-4-1005-G but in no event shall such modification cause a delay in the issuance of Part II approval, building permit or certificate of occupancy for the Planned Development.

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

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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 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, conserves energy and maximizes the preservation of 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 open space in the form of a 12,150 square foot dog park, which will be open to the public during hours typical of the Chicago Park District Parks but the dog park will be maintained and owned by the Applicant or its' successors. Applicant shall also provide a green roof consisting of 50% of the net roof area (approximately 8,050 square feet) and shall achieve LEED certification for the project.
15. The Applicant acknowledges and agrees that the rezoning of the Property from DS-5 to DX-5, and then to this Planned Development, triggered the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO") when it was approved by City Council on April 13, 2016. Because the project was approved by City Council before the first anniversary of the ARO publication date, the in-lieu fee was set at

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\$140,000 per unit. This fee will be updated at payment to reflect the current Consumer Price Index. Under the 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 as affordable units (the “Affordable Units”), or provide the Affordable Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Affordable Units; or (iii) any combination of (i) and (ii); provided, however, with one exception that doesn’t apply here, residential housing projects with 20 or more units (“Larger Projects”) must construct a minimum of 25% of the Affordable Units (the “Required Units”) on-site or off-site (i.e., the developer may not pay a fee in lieu of the development of the Required Units). This Planned Development is located in a “downtown district” within the meaning of the ARO and is a Larger Project subject to the minimum construction requirement. The Applicant agreed to satisfy its affordable housing obligation by providing the Required Units in the rental building to be constructed in the Planned Development, and paying a fee in lieu for the remaining 75% of the Affordable Units, as set forth in the Affordable Housing Profile Form attached hereto. The Applicant agreed that the Affordable Units must be affordable to households earning no more than 60% of the Chicago-area median household income, as updated annually. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development (“DPD”) for review and approval, and DPD may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the in-lieu payment and execute and record an affordable housing agreement in accordance with Section 2-45-115(K)(2) to secure the Applicant’s obligation to construct the Required Units. 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, 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.

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 Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to DX-5 (Downtown Mixed-Use District).

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# Bulk Regulation & Data Table

	Proposed
Gross Site Area :	61,345 SF (1.41 Acres)
Area of Public Right-of-Way	8,332 SF (.191 Acres)
Net Site Area:	53,013 SF (1.217 Acres)
Max Floor Area Ratio:	6.13
Max. Number of Dwelling Units:	373 Units
Min. Off-Street Parking Spaces:	145 (41% of Dwelling Units)
Min. Number of Bicycle Parking Spaces:	116 Bikes
Min. Off-Street Loading:	2 (10' x 25')
Min. Setbacks:	In Accordance with Site Plan
Maximum Building Height:	450'

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2015

### 2007 Affordable Housing Profile Form (Rental)

Submit this form to the Department of Planning & Development (DPD) for projects that are subject to the 2007 ARO. Projects submitted after October 13, 2015 – or that do not receive City Council approval by July 13, 2016 – will be subject to the 2015 ARO. More information is online at [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO).

This completed form should be returned to: Kara Breems, DPD, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: [kara.breems@cityofchicago.org](mailto:kara.breems@cityofchicago.org) Telephone: (312) 744-6746

Date: 6/8/18; Revised from form submitted on 3/8/16

#### SECTION 1: DEVELOPMENT INFORMATION

Development Name: 350 N. Union  
Development Address: 346-358 N. Union/347-357 N. Halsted  
Ward: 42

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

- Type of City involvement: (check all that apply)
- City Land
  - Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction? \*) \*if yes, please provide copy of the TIF Eligible Expenses
  - Zoning increase and/or PD

#### SECTION 2: DEVELOPER INFORMATION

Developer Name: Chicago Self Storage II, LLC  
Developer Contact (Project Coordinator): John Mason  
Developer Address: 140 Town and Country Drive, Suite 5  
Email address: [jmason@selfstorage1.com](mailto:jmason@selfstorage1.com)  
Telephone Number: 408-590-8577

#### SECTION 3: DEVELOPMENT INFORMATION

##### a) Affordable units required

For ARO projects:  $\frac{373}{\text{Total units}} \times 10\%^* = \frac{37}{\text{total affordable units required}}$  (always round up)  
\*20% if TIF assistance is provided

For Density Bonus projects:  $\frac{\text{Bonus Square Footage}^*}{\text{Affordable sq. footage required}} \times 25\% = \text{Total units}$   
\*Note that the maximum allowed bonus is 20% of base FAR in dash 6; 25% in dash 7 or 10; and 30% of base FAR in dash 12 or 16 ([www.cityofchicago.org/zoning](http://www.cityofchicago.org/zoning) for zoning info).

##### b) building details

In addition to water, which of the following utilities will be **Included** in the rent (circle applicable):

- Cooking gas     electric     gas heat     electric heat     other (describe on back)

Is parking included in the rent for the: affordable units? yes  no  market-rate units? yes  no   
If parking is not included, what is the monthly cost per space? \$175

Estimated date for the commencement of marketing: Approximately 2 years from the issuance of building permits



Estimated date for completion of construction of the affordable units: Approximately 2 years from the issuance of building permits

For each unit configuration, fill out a separate row, as applicable (see example). \*\*\*

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
Example	1 bed/1 bath	4	1	800	\$1000	759	60%	
Affordable Units								<input type="checkbox"/>
								<input type="checkbox"/>
								<input type="checkbox"/>
Market Rate Units						N/A	N/A	<input type="checkbox"/>
						N/A	N/A	<input type="checkbox"/>
						N/A	N/A	<input type="checkbox"/>

\*Rent amounts updated annually in the "City of Chicago's Maximum Affordable Monthly Rent Chart"  
 \*\*\* See attached chart for the above requested information.

**SECTION 4: PAYMENT IN LIEU OF UNITS**

When do you expect to make the payment -in-lieu? At time of Building Permits, TBD  
 (typically corresponds with issuance of building permits) Month/Year

For **ARO** projects, use the following formula to calculate payment owed:

$$\frac{373}{\text{Number of total units in development}} \times 10\% = \frac{37}{\text{(round up to nearest whole number)}} \times \$102,775 = \$4,028,808$$

Applicant to provide 9 on-site affordable units  
Amount owed

For **Density Bonus** projects, use the following formula to calculate payment owed:


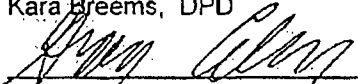
Applicant to seek bonus through Neighborhood Opportunity Fund per PD Amendment

$$\text{Bonus Floor Area (sq-ft)} \times 80\% \times \$ \text{median price per base FAR foot} = \$ \text{Amount owed}$$

(from table below)

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicago River on south/west; Lake Shore Dr. on east	\$43
South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east	\$22
West: Lake on north; Congress on south; Chicago River on east; Racine on west	\$29

Authorization to Proceed (to be completed by Developer & DPD)

  
 Kara Breems, DPD  
  
 Developer/Project Manager

6-18-18  
 Date  
 6/11/2018  
 Date

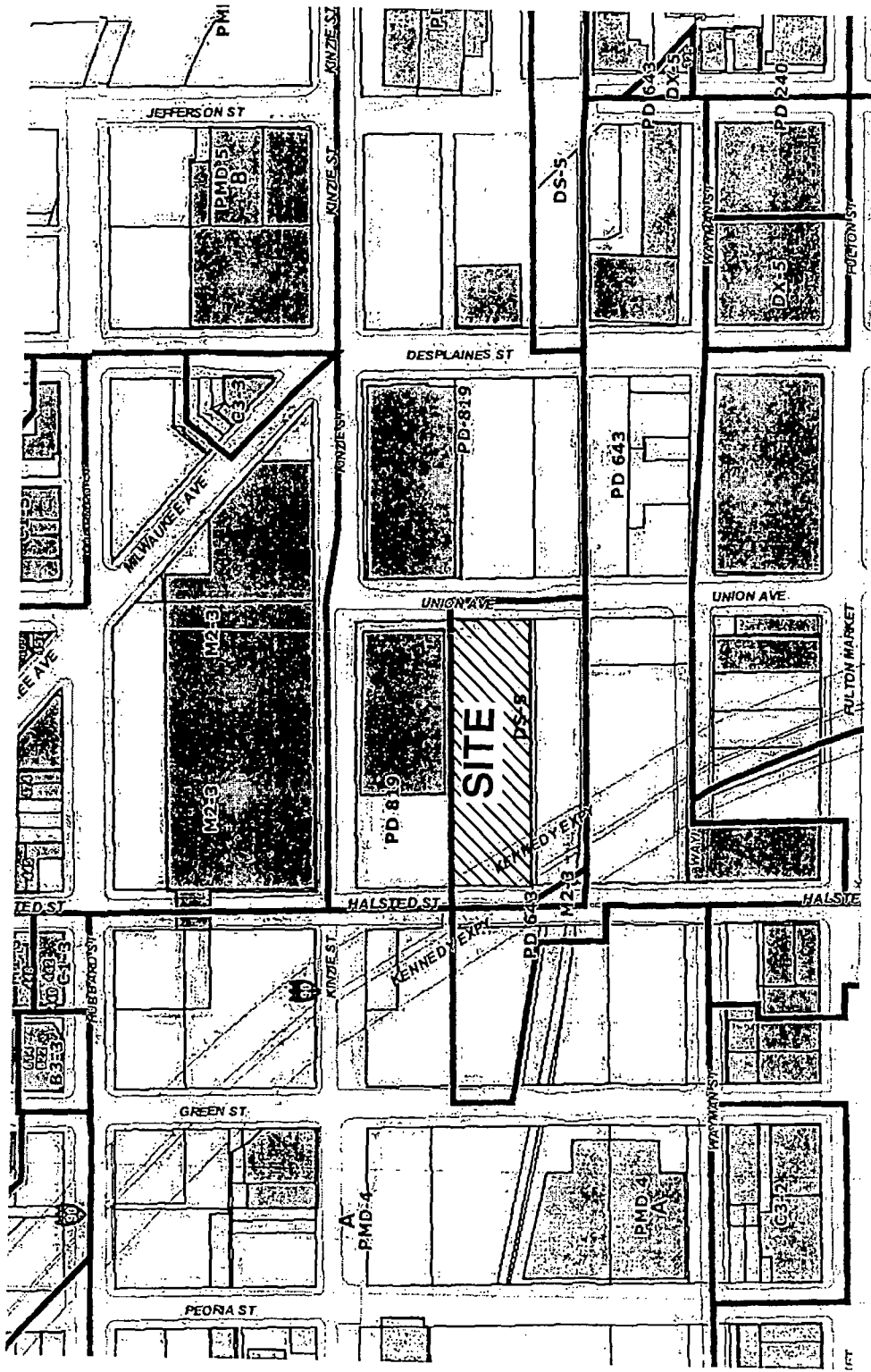
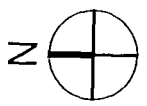
- but unit mix must be approved by DPD before permitting

Proposed Unit Mix for 346-356 N. Union/347-357 N. Halsted

	Unit Type	Number of Units	Number of Bedrooms	Total square footage/unit	Expected Market Rent	Proposed Affordable Rent	Proposed Level of Affordability	Unit Mix ok to Proceed
Affordable Units	0 bed/1 bath	3	0	Average 480	TBD			
	1 bed/1bath	5	1	Average 750	TBD			
	2 bed	1	2	Average 1150	TBD			
	3 bed	0	3	Average 1525	TBD			
Market Rate Units	0 bed	108	0	Average 480		N/A	N/A	
	1 bed/1bath	201	1	Average 750		N/A	N/A	
	2 bed	47	2	Average 1150		N/A	N/A	
	3 bed	8	3	Average 1525		N/A	N/A	

Unit mix must be approved by DPD prior to permitting

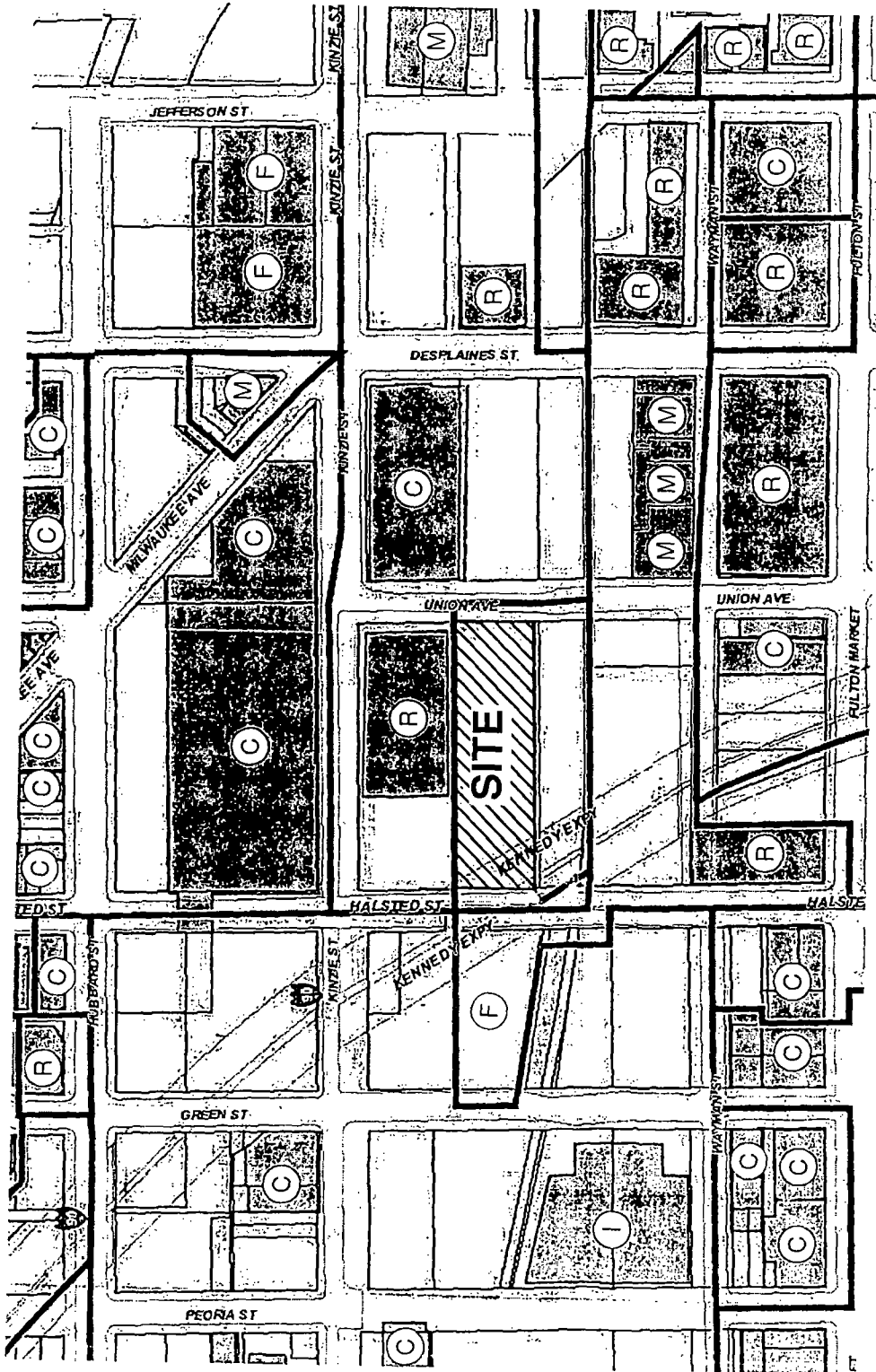
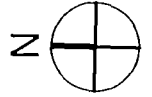
*bu*  
6-18-18



Existing Zoning Map

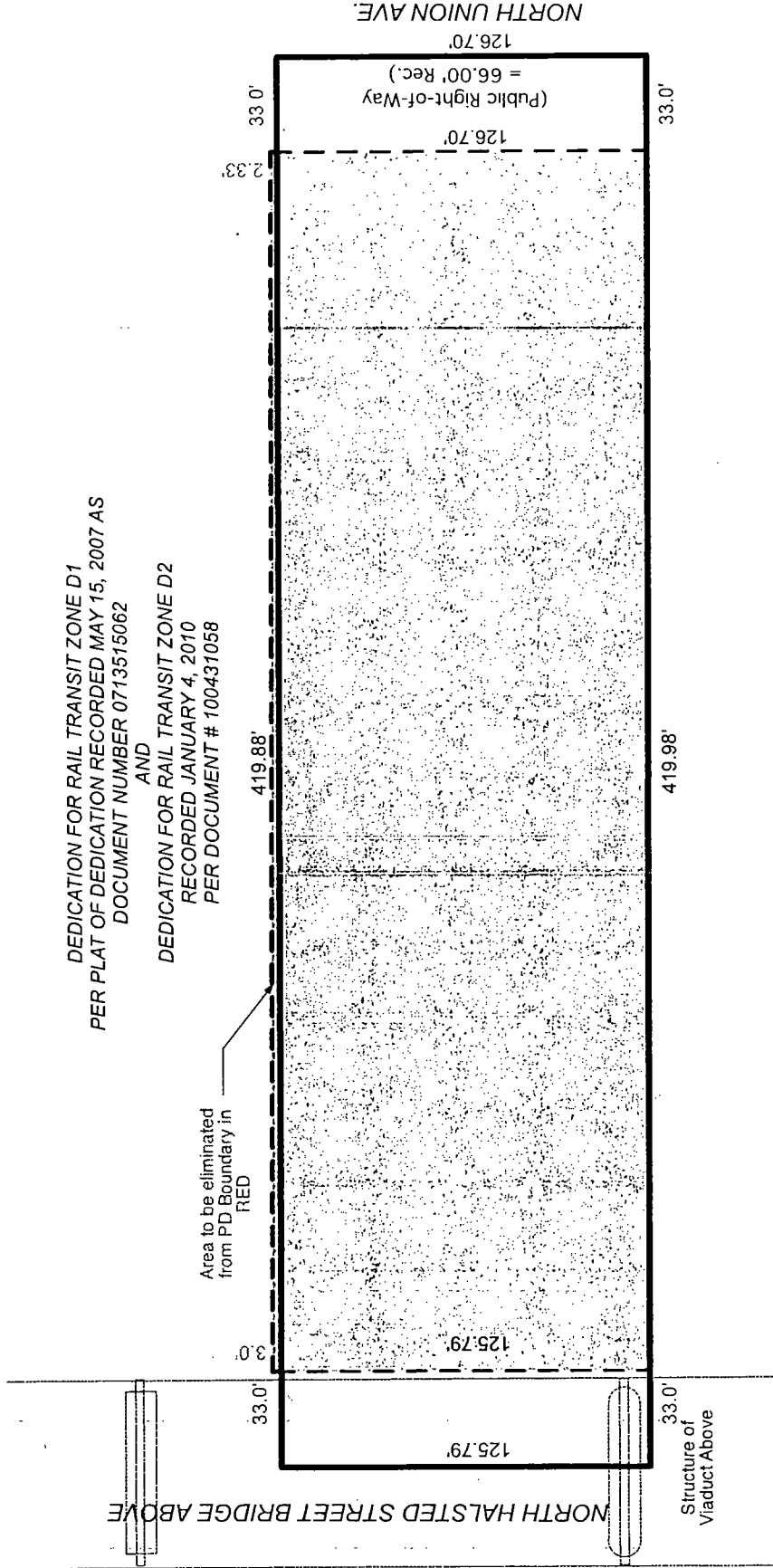
APPLICANT Chicago Self Storage II LLC / Cardiff Mason Development, Inc.  
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- (M) Mixed Use
- (C) Commercial Use
- (F) Manufacturing Use
- (R) Residential Use
- (I) Institutional Use



Land Use Map

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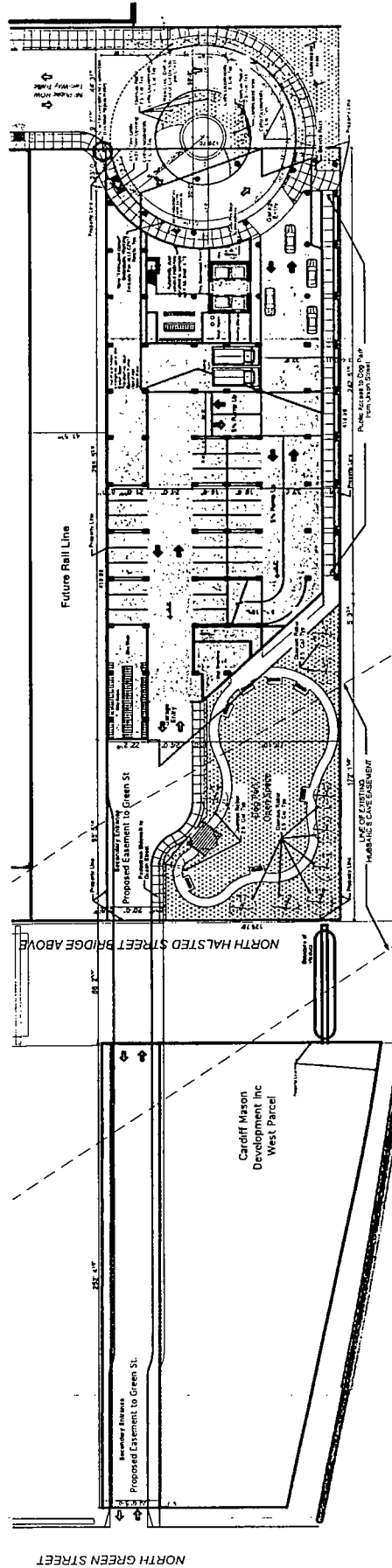
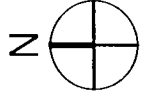
PD Boundary Map

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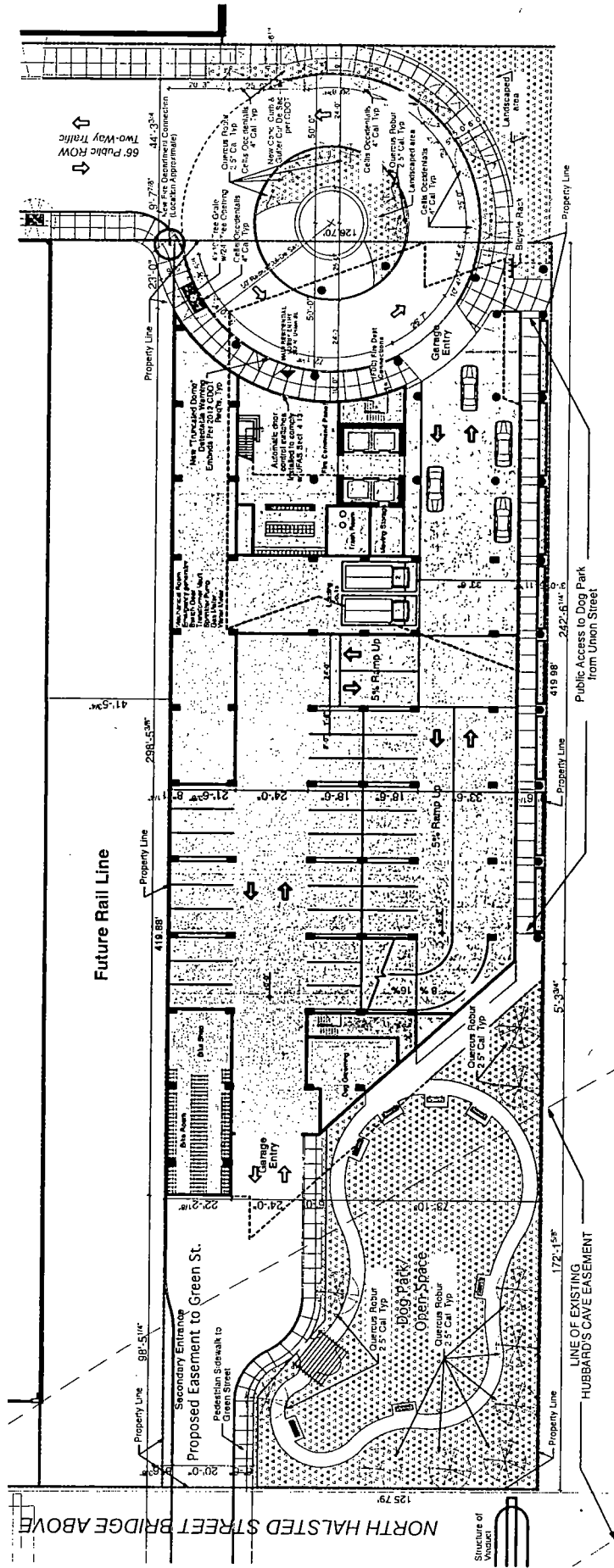
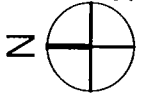
Site Plan - Ground Level

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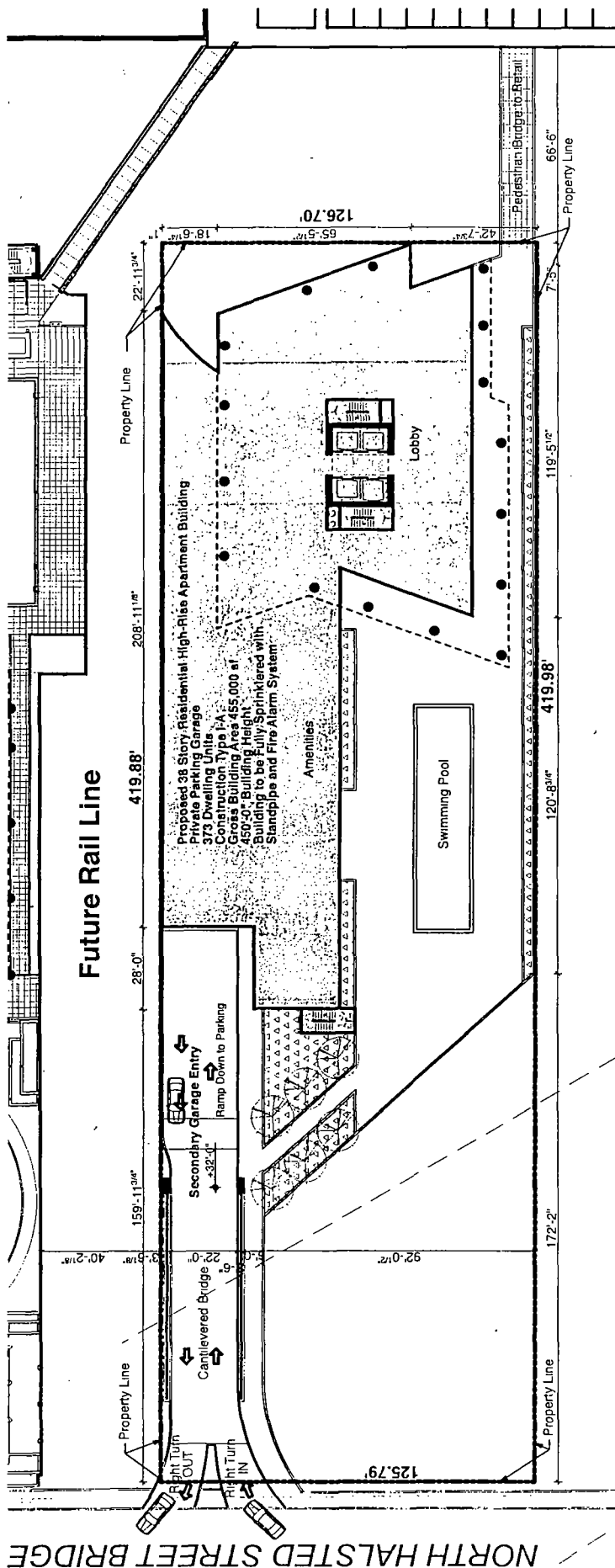
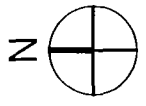
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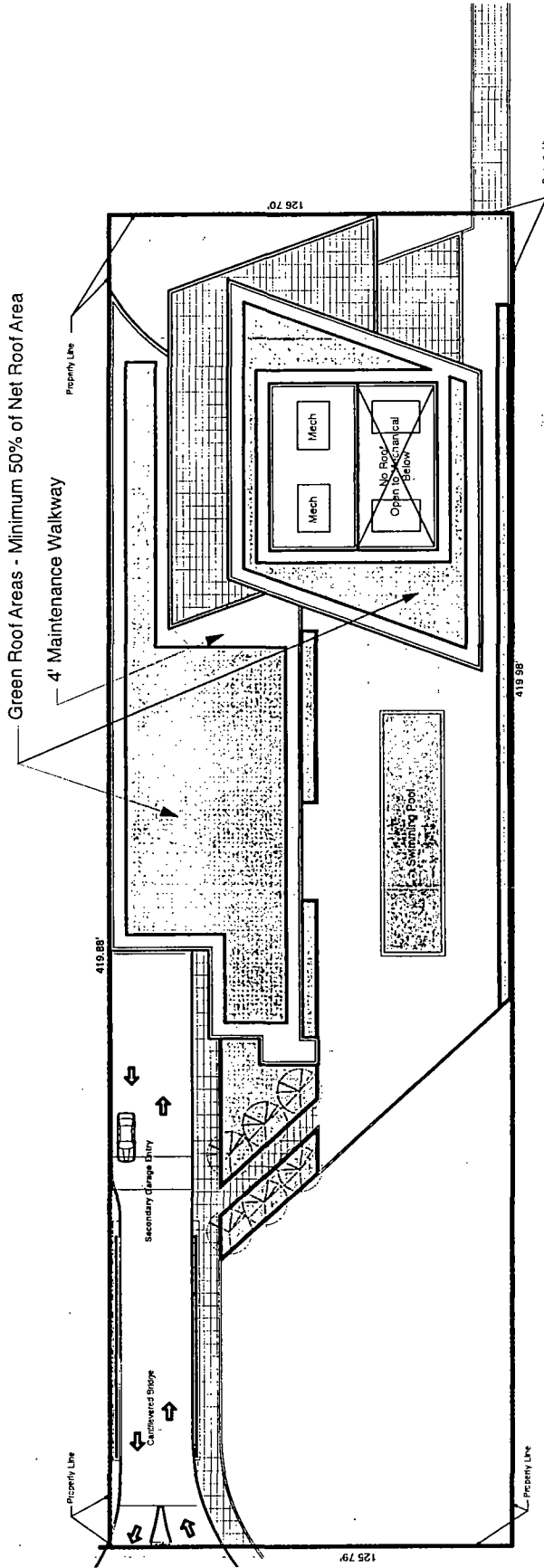
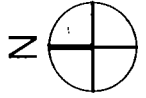
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Amenity Deck Plan - Halsted Street Level

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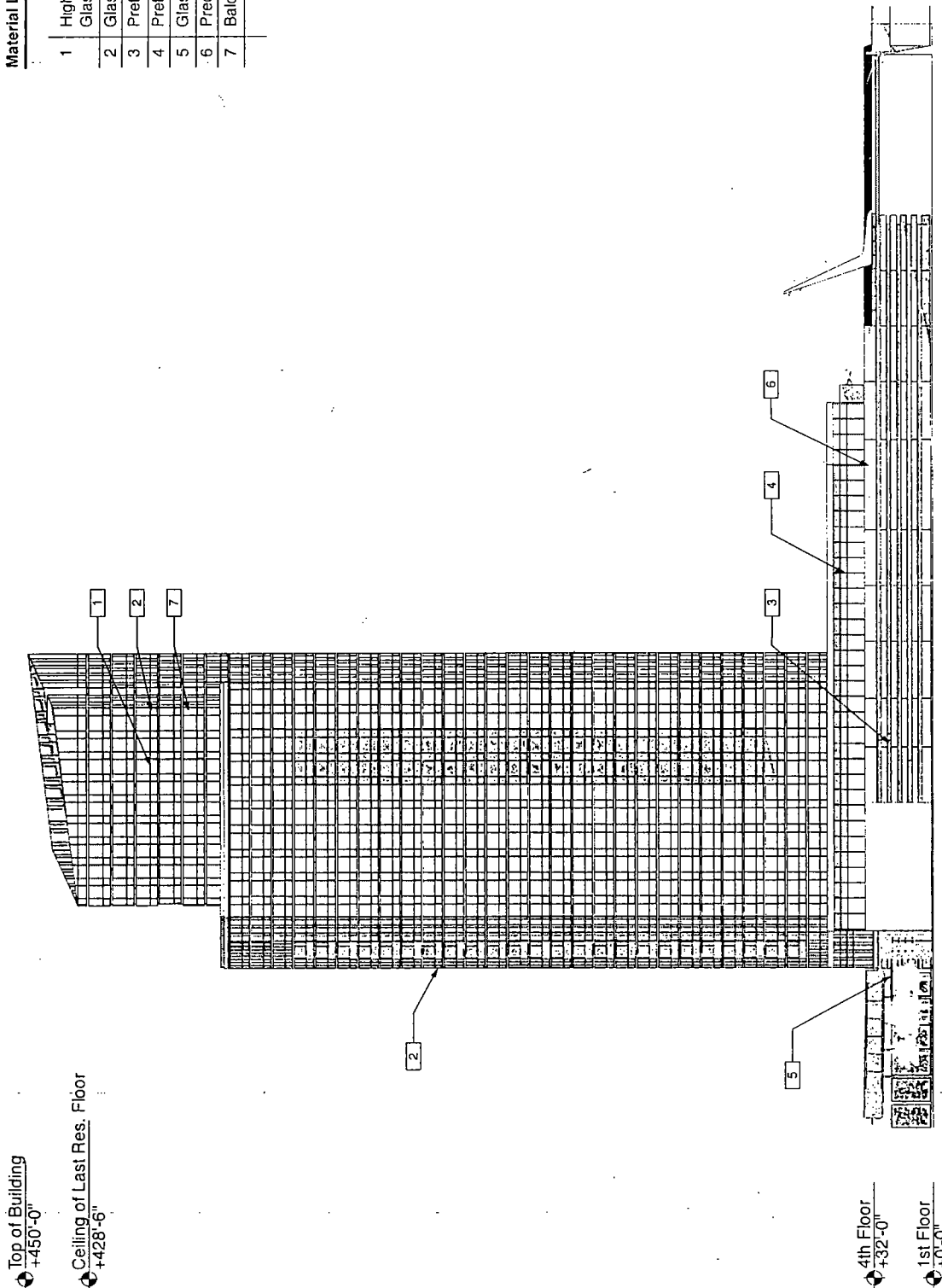
Green Roof Plan

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Material Legend

1	High-Performance Vision/Spandrel Glass and Metal Wall System
2	Glass/Aluminum Balcony Rail System
3	Prefinished Architectural Louvers
4	Prefinished Aluminum Storefront
5	Glass/Aluminum Canopy
6	Precast Concrete Panels
7	Balcony



APPLICANT North Elevator Self Storage II LLC / Cardiff Mason Development, Inc.

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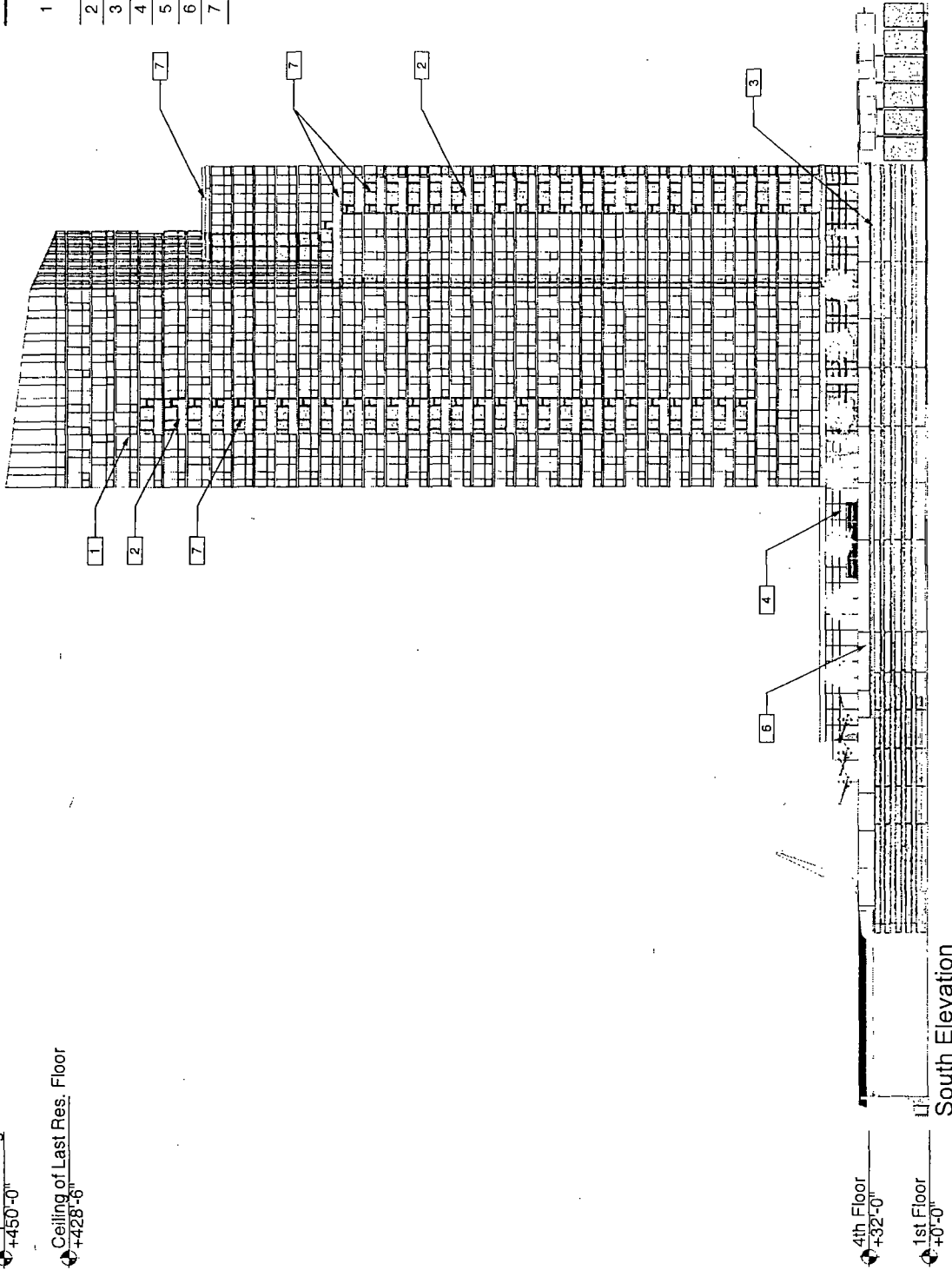
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CHICAGO PLAN COMMISSION

Material Legend

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2	Glass/Aluminum Balcony Rail System
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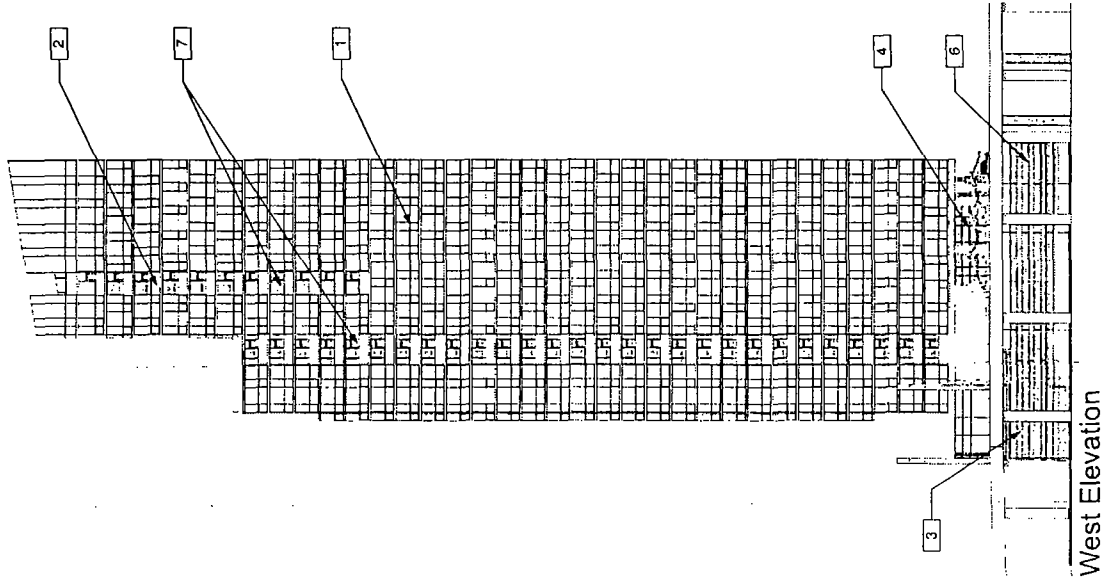
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**Material Legend**

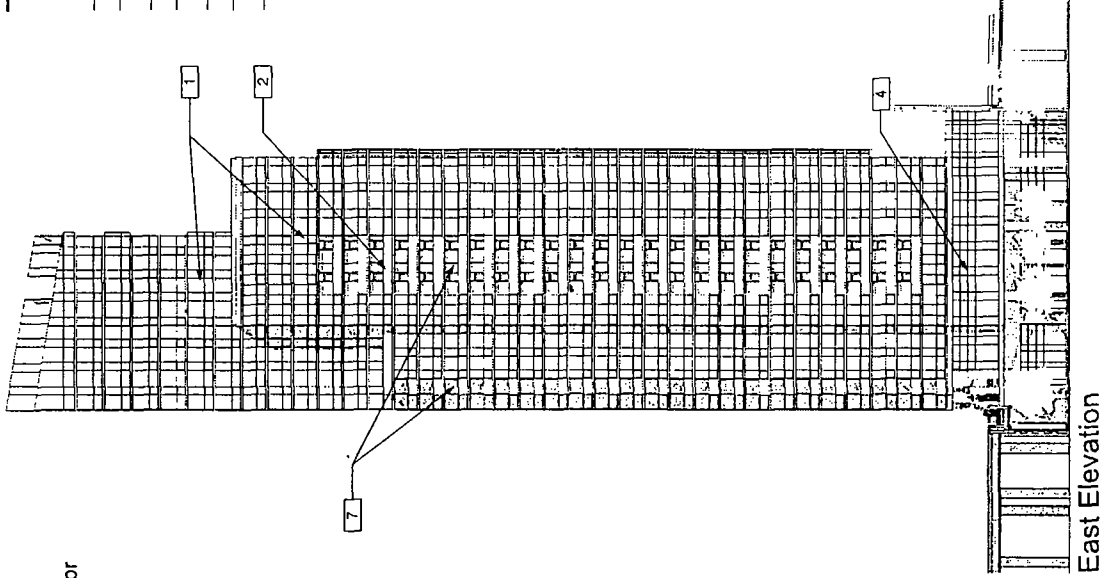
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2	Glass/Aluminum Balcony Rail System
3	Prefinished Architectural Louvers
4	Prefinished Aluminum Storefront
5	Glass/Aluminum Canopy
6	Precast Concrete Panels
7	Balcony

Top of Building  
+450'-0"

Ceiling of Last Res. Floor  
+428'-6"



West Elevation



East Elevation

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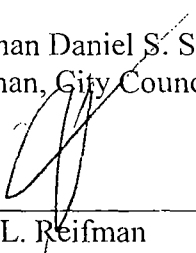
CHICAGO PLAN COMMISSION: June 21st, 2018



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

MEMORANDUM

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

From:   
David L. Reifman  
Commissioner  
Department of Planning and Development

Date: June 21, 2018

Re: Proposed Technical Amendment to Planned Development #1320 (generally located at 352 N. Union Street)

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On June 21, 2018, the Chicago Plan Commission recommended approval of a proposed Technical Amendment to Planned Development #1320 submitted by the Applicant, Chicago Self Storage II, LLC. The technical amendment would correct a surveyor error and adjust the project's bulk table to reflect a corresponding increase in FAR from 6.0 to 6.13. No other changes are proposed to PD 1320 which contemplates the construction of a 38-story residential building with up to 373 dwelling units as originally approved in 2016. A copy of the proposed ordinance, planned development statements and bulk table are attached for the Amendment to PD 1320. 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)

City Clerk  
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