



# City of Chicago



SO2017-3843

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	5/24/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-G at 1001 W Chicago Ave and 727 N Milwaukee Ave - App No. 19244
<b>Committee(s) Assignment:</b>	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 be amended by changing all the DX-5 Downtown Mixed-Use District and Residential Planned Development No. 1263 District symbols and indications as shown on Map No. 1-G in the area bounded by

West Chicago Avenue; North Morgan Street; North Milwaukee Avenue; and North Carpenter Street,

to those of Residential-Business Planned Development No. 1263, as Amended, which is hereby established in the area described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part hereof and to no others.

**SECTION 2.** This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 1001 West Chicago Avenue and  
727 North Milwaukee Avenue

**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1263 -  
AS AMENDED**

**PLAN OF DEVELOPMENT STATEMENTS**

1. The area delineated herein as Residential-Business Planned Development No. 1263, *As Amended* ("Planned Development"), consists of approximately *ninety thousand two hundred forty-five thousand* (90,245) square feet or *two point zero seven* (2.07) acres of real property \*("Subject Property"), as shown, which is depicted on the attached Planned Development Boundary and Property Line Map. The Applicant/Owner – 1001 Chicago LLC, a Delaware Limited Liability Company, has filed this application on its own behalf and upon its own volition.
  
2. The requirements, obligations and conditions contained within this Planned Development, *As Amended*, shall be binding upon the Applicant, its successors and assigns and, if different than 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 Subject 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 Chicago Zoning Ordinance.]
  
3. All applicable official reviews, approvals and/or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustments to any right-of-way (ROW) shall require a separate submittal to the Chicago Department of Transportation (CDOT), 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 this Planned Development.

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

Applicant: 1001 Chicago LLC  
Address: 1001 West Chicago Avenue and 727 North Milwaukee Avenue  
Introduced: May 24, 2017  
Plan Commission: July 20, 2017

All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation's Construction Standards, for work in the public way, and shall be in compliance with Municipal Code of Chicago - accordingly.

Prior to the issuance of any "Part II" approval, the submitted plans - for the Planned Development, *As Amended*, must be approved by the Chicago Department of Transportation (CDOT).

4. This Plan of Development consists of sixteen (16) Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; a Green Roof Plan; a Pedestrian/Vehicular Route Map; Floor Plans and Building Elevations, all of which were prepared by FitzGerald Associates Architects and dated November 9, 2016, and which are submitted and referenced herein - accordingly. 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 tenets 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 as Residential-Business Planned Development No. 1263, *as Amended*: multi-unit residential; townhomes; financial services; office; except electronic data storage; retail sales; general food and beverage retail sales; eating and drinking establishments (including tavern); accessory off-street parking and loading; non-accessory off-street parking is permitted, but only in the underground garage of the north building; and accessory uses.
6. On-premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, *As Amended*, subject to the review and approval of the Department of Planning and Development (DPD). Off-premise signs are prohibited within the boundary of the Planned Development, *As Amended*.
7. For purposes of height calculations and measurements, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration (FAA).

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8. The maximum permitted floor area ratio (FAR), for the Property, shall be in accordance with the attached Bulk Regulations and Data Table (PD Exhibit \_\_\_\_). For the purposes 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 90,245 square feet and a base FAR of 5.0.
9. Upon review and determination, and pursuant to section 17-13-0610 of the Zoning Ordinance, Part II Review shall be assessed a fee, by the Department of Planning and Development (DPD). The fee, as determined by Staff at the time of submission, is final and binding on the Applicant and must be paid to the Chicago 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 corresponding regulations and guidelines, including Section 17-13-0800 of the Zoning Ordinance. Final landscape plan review and approval will be by the Department of Planning and Development (DPD). Any interim reviews associated with Site plan review or Part II Reviews, are conditional until final Part II Approval.
11. 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 written application for such modification, by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
12. 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 Subject Property. Plans for all buildings and improvements, within the Planned Development Boundary, shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD), to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
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, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.

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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. 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.
15. The Applicant acknowledges the city's ongoing and evolving initiatives to enhance awareness of, and support and encourage participation by, Minority and Women's Business Enterprise certified contractors and local city residents. To assist the city in promoting such MBE, WBE and local city resident involvement, the Applicant has already provided the Department of Planning and Development with any preliminary outreach plans designed to elicit MBE, WBE and local city resident participation, such submission may include copies of certified letters, and receipts of such, sent to MBE/WBE contractor associations and the ward office of the alderman in which this project is proposed to be located. In conjunction with the Applicant's submission for Part ii permit reviews, the Applicant will provide DPD, and upon request, the full Plan Commission, with all responses to any preliminary outreach plans and certified letters, updates on any associated communications or meetings and anticipated percentages of MBE, WBE and local city resident participation. Prior to issuance of their Certificate of Occupancy, the Applicant will provide DPD with their actual level of MBE and WBE certified contractor and local city resident participation. All such details will be provided in a form acceptable to the Zoning Administrator or Commissioner of the Department of Planning and Development.
16. This Planned Development, *As Amended*, shall be governed by Section 17-13-0612, *et seq.* Should this Planned Development Ordinance lapse, the Commissioner of the Department of Planning and Development (DPD) shall initiate a Zoning Map Amendment to rezone the property to DX-5, Downtown Mixed-Use District.

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**BULK DATA TABLE COMBINING THE 1001 W. CHICAGO AVENUE BUILDINGS (728 AND 738 N. MORGAN ST. ADDRESSES) AND THE 727 N. MILWAUKEE AVENUE BUILDING**

Gross Site Boundary Area (per revised PD:	= 139,303 square feet (3.197 acres)
Area of Public R.O.W.	= 49,058 square feet (1.13 acres)
Net Site Area:	= <b>90,245 square feet (2.07 acres) (*)</b>
1001 W. Chicago Ave.	= 81,849 square feet (1.879 acres)
727 N. Milwaukee Ave.	= 7,470 square feet (0.171 acres)
Existing Public Alley (being vacated)	= 926 square feet (0.021 acres)

(\*) the Net Site Area was increase by 926 square feet by the inclusion of the public alley right-of-way "Proposed to be Vacated" by the Applicant and included in this development. The vacation of this public alley is subject to the Department of Transportation (CDOT) review and approval under a separate submittal.

Permitted Floor Area Ratio:	4.70 (per approved PD 1263)
Actual Floor Area Ratio:	<b>4.36 F.A.R.</b>
	calculated as follows:
	383,834 s.f. (1001 W. Chicago Ave. allowable bldg. area)
	<u>9,463 s.f. (727 N. Milwaukee Ave. allowable bldg. area)</u>
	<b>393,297 s.f. Gross bldg. area / 90,245 s.f. site area = 4.36 F.A.R.</b>

Maximum Number of Dwelling Units: 363 units

Minimum Number of Off-Street Parking Spaces to be provided: 243 parking spaces

Minimum Number of Bicycle Parking Spaces: 363 bicycle spaces

Minimum Off-Street Loading Spaces: (1) space at 12' x 50' (738 N. Morgan St.)  
(2) spaces at 10'x25'  
(0) spaces required for 727 N. Milwaukee under DX-5 zoning district

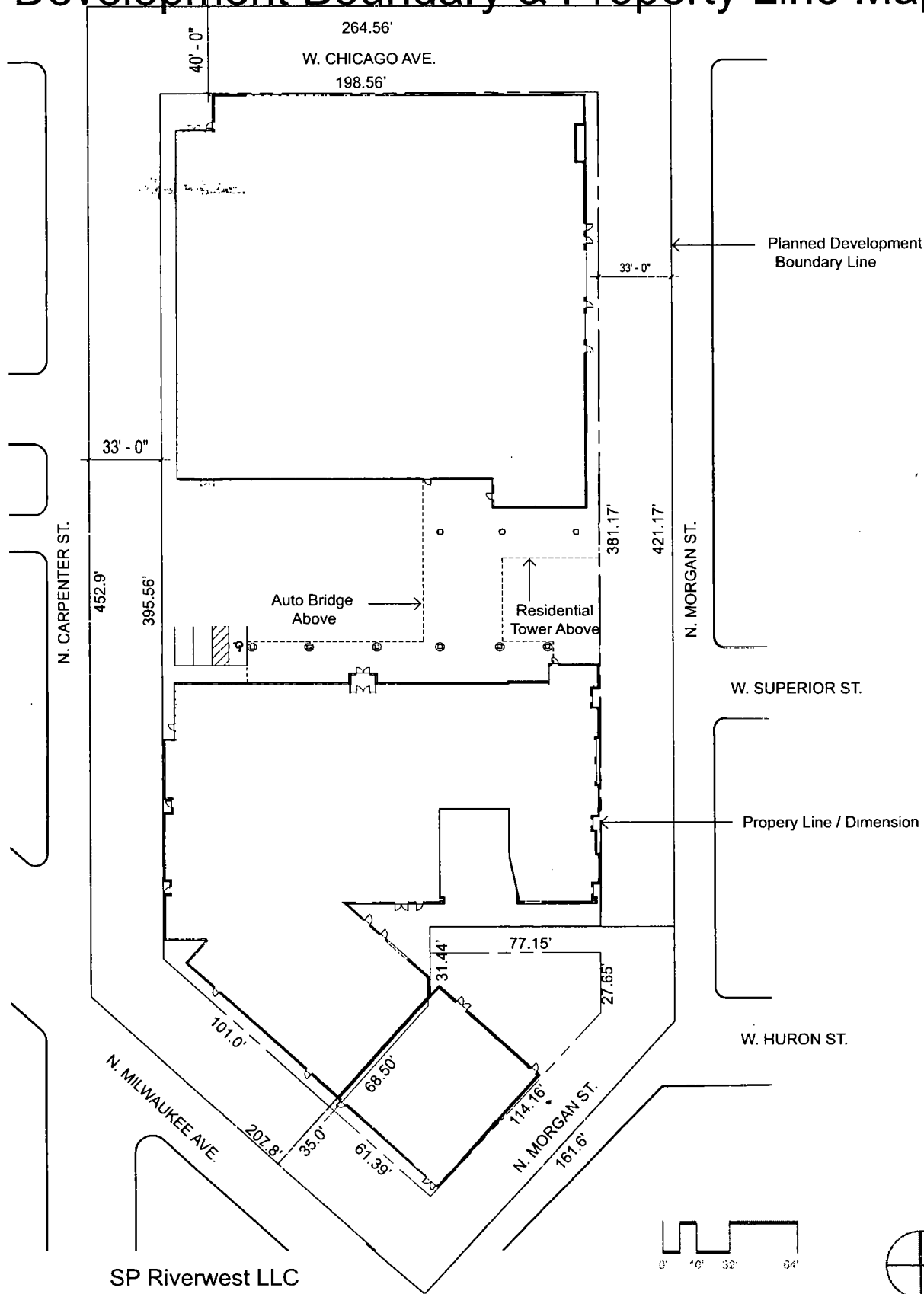
Setbacks from Property Line: In substantial compliance with the attached Site Plan

Maximum Building Height:

738 N. Morgan St. (North Building):	approx. 152 feet in height (per Approved PD 1263 Admin. Relief Letter dated 5/13/16 from Pat Scudiero)
728 N. Morgan St. (South Building):	approx. 188 feet 4 inches in height (per Approved PD 1263 Admin. Relief Letter dated 5/13/16 from Pat Scudiero)
727 N. Milwaukee Ave.	47 feet in height

Applicant:	1001 Chicago, LLC
Address:	1001 West Chicago Avenue and 727 North Milwaukee Avenue
Introduced:	May 24, 2017
Plan Commission:	July 20, 2017

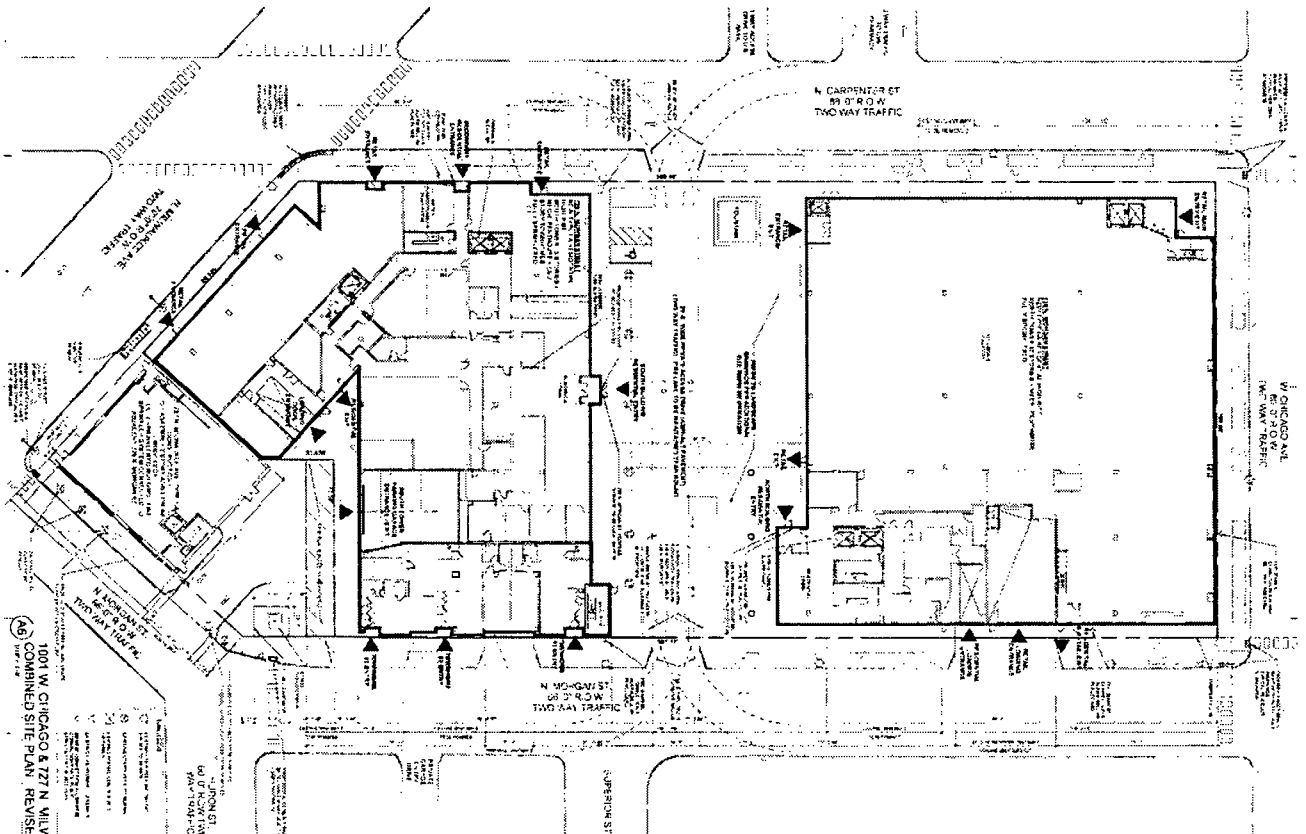
# Planned Development No. 1 Planned Development Boundary & Property Line Map



Applicant:  
 Address:  
 Date:  
 Plan Commission Date:  
 Date Revised

SP Riverwest LLC  
 1001 West Chicago Avenue, Chicago, IL  
 May 28, 2014  
 October 16, 2014  
 November 9, 2016





1001 W CHICAGO & 727 N MILWAUKEE  
 COMBINED SITE PLAN, REVISED 7/17/17



AO-02

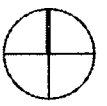
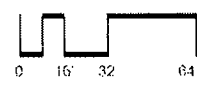
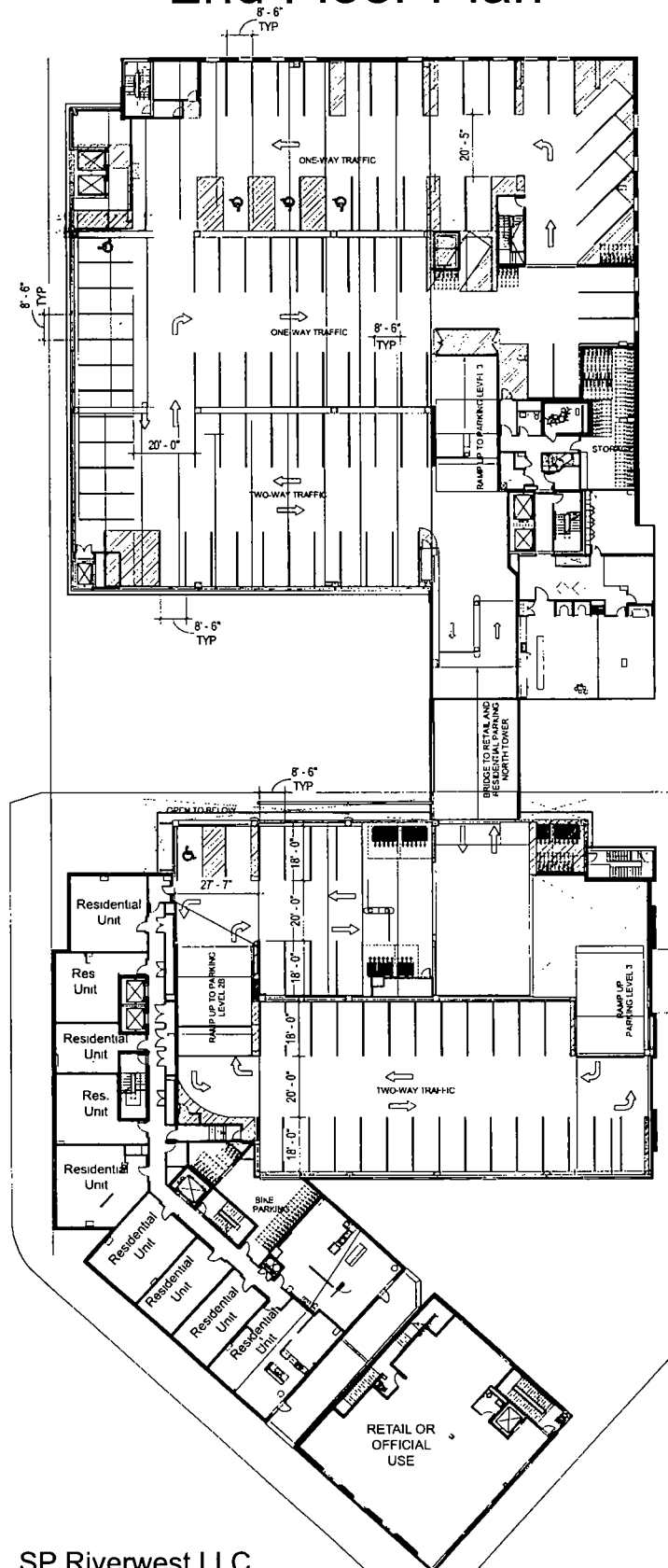
**CITY OF CHICAGO**  
 Department of Transportation  
 Plan Review Committee  
 Approved By: *[Signature]*  
 Date: 7/16/17  
 Project Title: 1001 W Chicago Ave  
 Subject to acceptable construction  
 drawings and required CDOT permits  
 Conditions upon further  
 coordination on the  
 design of driveway design  
 for the attached revision

**FitzGerald**  
 1001 W  
 Chicago Ave.  
 Chicago, IL 60607

1001 W  
 Chicago Ave.  
 Chicago, IL 60607

201 W  
 Chicago Ave.  
 Chicago, IL 60607

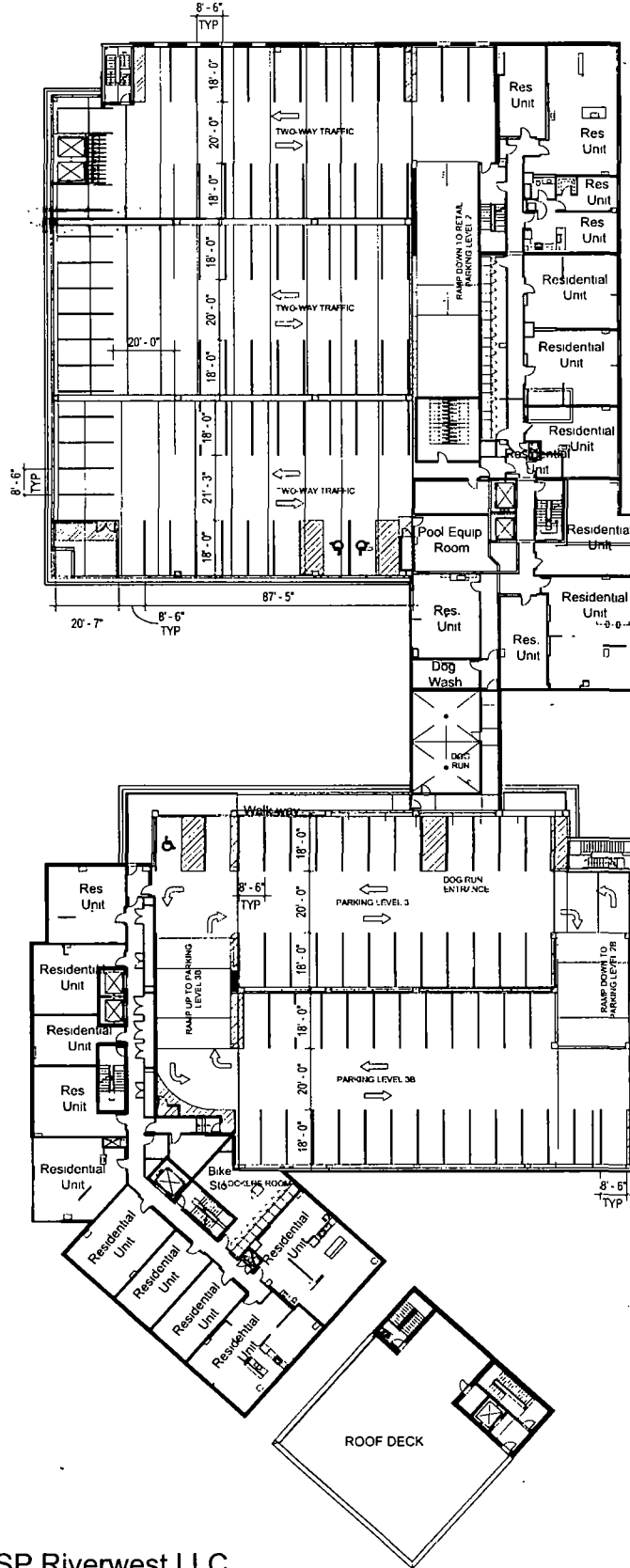
# Planned Development No. 2nd Floor Plan



Applicant:  
Address:  
Date:  
Plan Commission Date:  
Date Revised

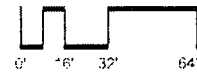
SP Riverwest LLC  
1001 West Chicago Avenue, Chicago, IL  
May 28, 2014  
October 16, 2014  
November 9, 2016

# Planned Development No. 3rd Floor Plan



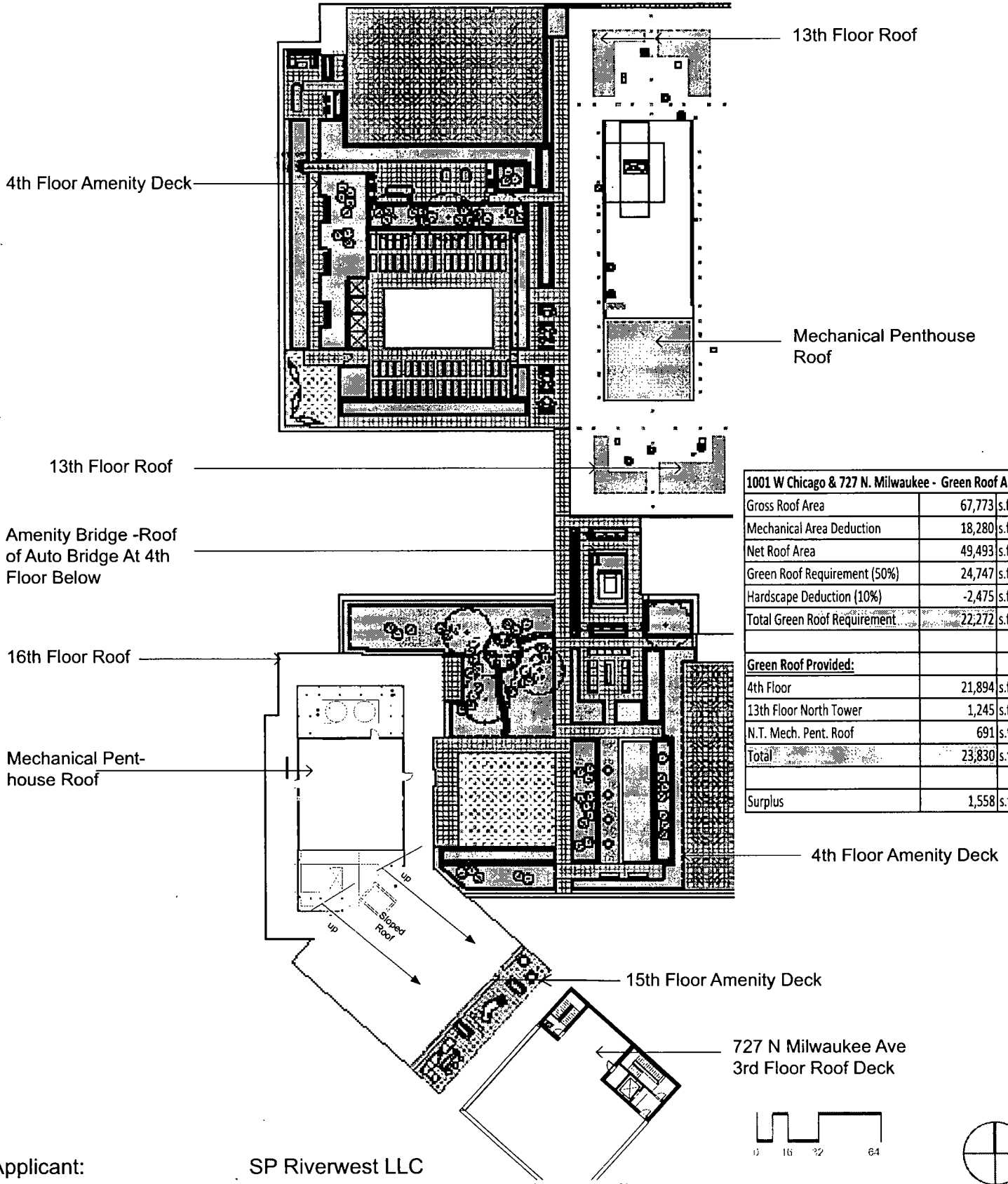
Applicant:  
Address:  
Date:  
Plan Commission Date:  
Date Revised

SP Riverwest LLC  
1001 West Chicago Avenue, Chicago, IL  
May 28, 2014  
October 16, 2014  
November 9, 2016





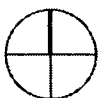
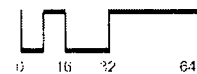
# Planned Development No. Green Roof Plan



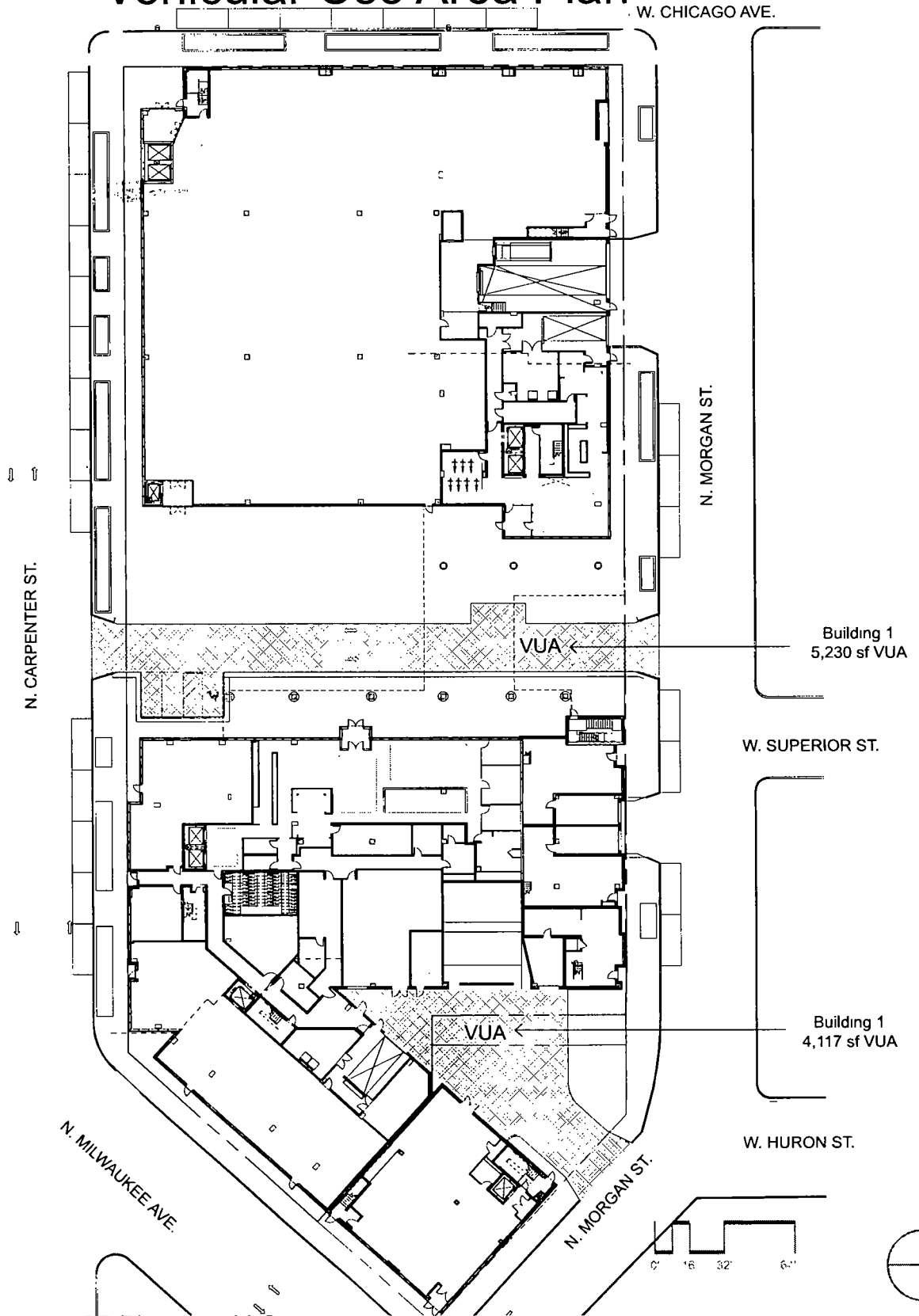
1001 W Chicago & 727 N. Milwaukee - Green Roof Area	
Gross Roof Area	67,773 s.f.
Mechanical Area Deduction	18,280 s.f.
Net Roof Area	49,493 s.f.
Green Roof Requirement (50%)	24,747 s.f.
Hardscape Deduction (10%)	-2,475 s.f.
Total Green Roof Requirement	22,272 s.f.
<b>Green Roof Provided:</b>	
4th Floor	21,894 s.f.
13th Floor North Tower	1,245 s.f.
N.T. Mech. Pent. Roof	691 s.f.
<b>Total</b>	<b>23,830 s.f.</b>
Surplus	1,558 s.f.

Applicant:  
Address:  
Date:  
Plan Commission Date:  
Date Revised

SP Riverwest LLC  
1001 West Chicago Avenue, Chicago, IL  
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November 9, 2016



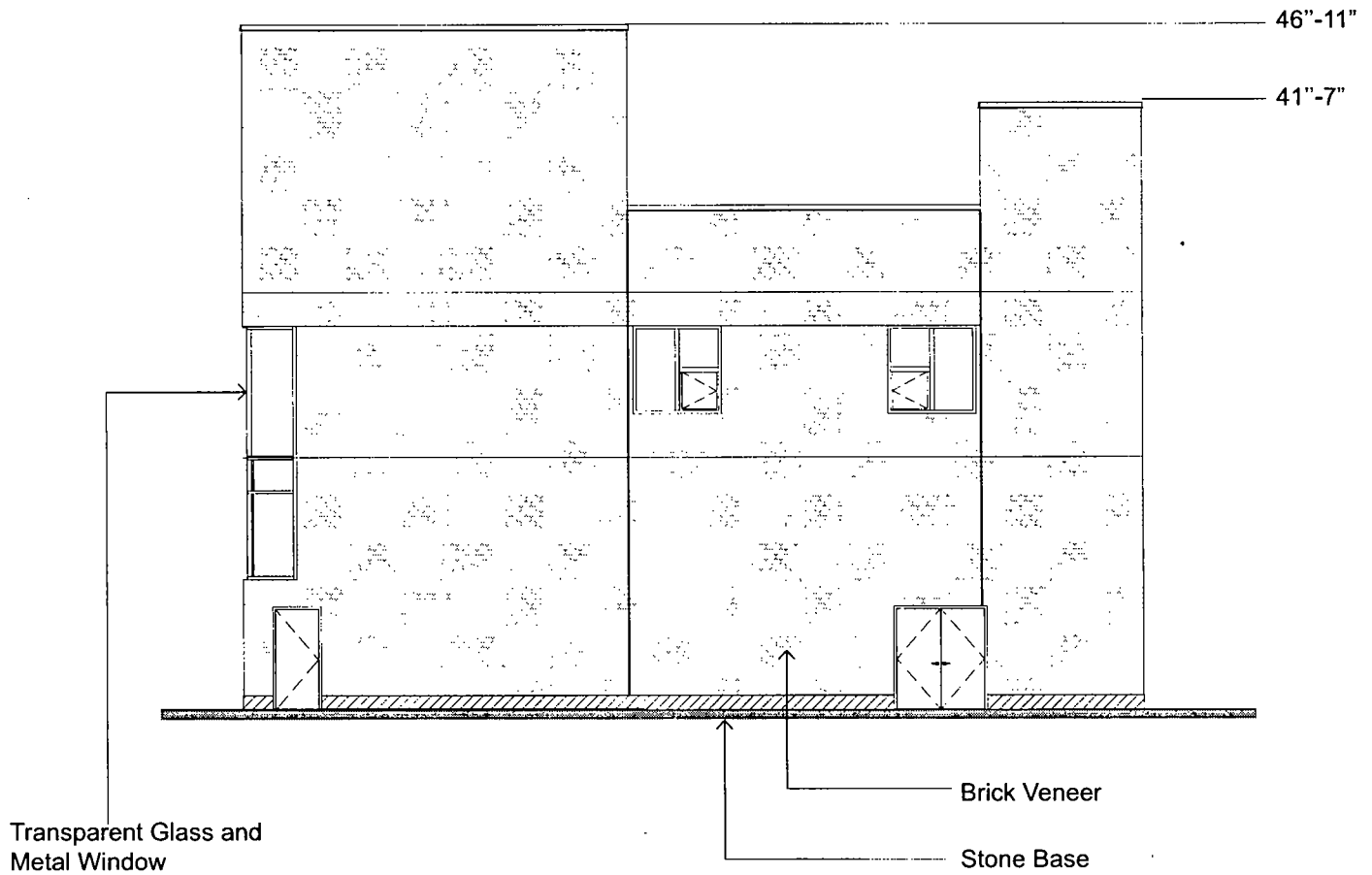
# Planned Development No. Vehicular Use Area Plan



Applicant:  
Address:  
Date:  
Plan Commission Date:  
Date Revised

SP Riverwest LLC  
1001 West Chicago Avenue, Chicago, IL  
May 28, 2014  
October 16, 2014  
November 9, 2016

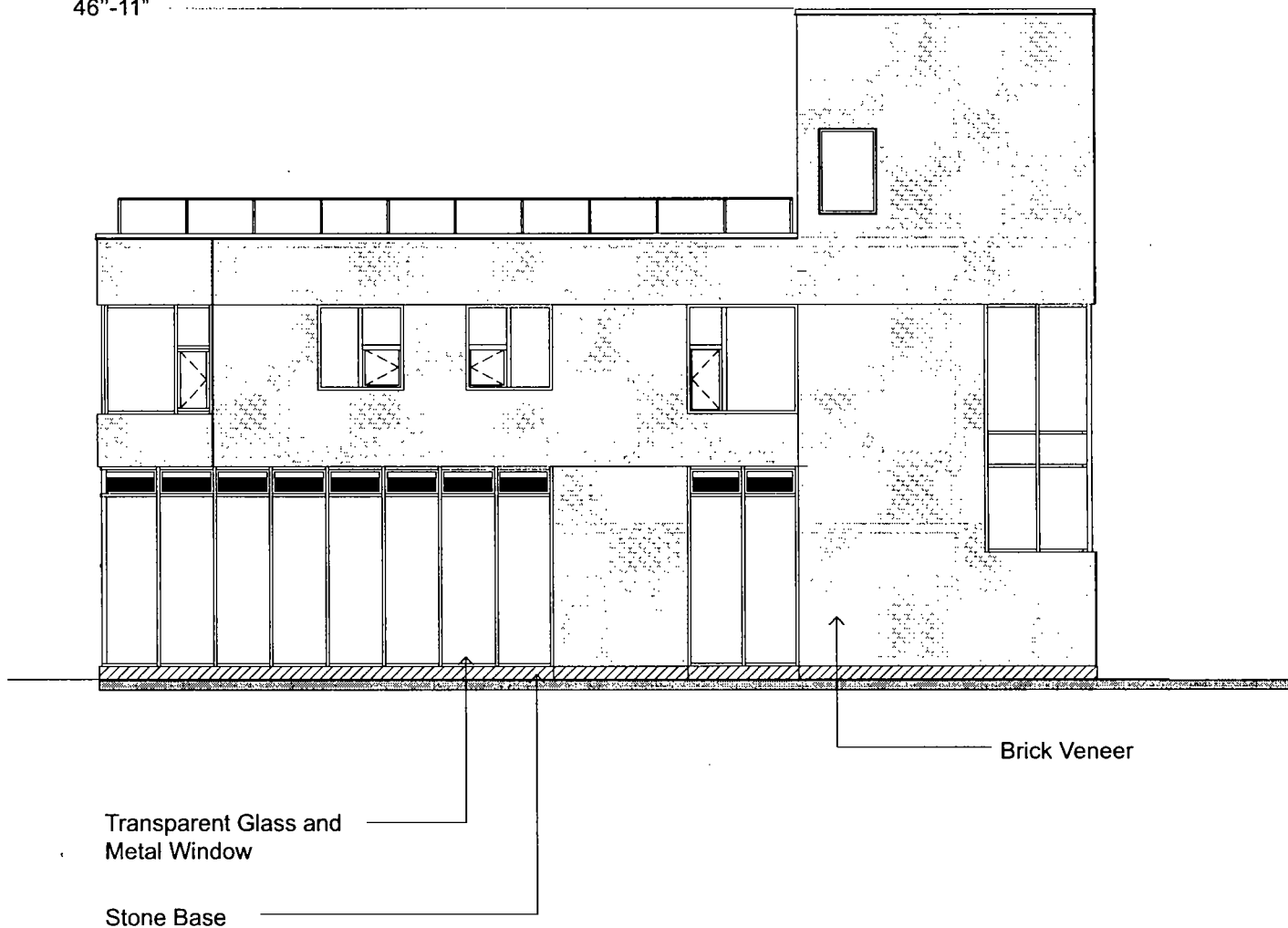
# Planned Development No. 727 N Milwaukee Northeast Elevation



Applicant:	SP Riverwest LLC
Address:	1001 West Chicago Avenue, Chicago, IL
Date:	May 28 , 2014
Plan Commission Date:	October 16 , 2014
Date Revised	November 9, 2016

# Planned Development No. 727 N Milwaukee Southeast Elevation

46'-11"



Applicant: SP Riverwest LLC  
Address: 1001 West Chicago Avenue, Chicago, IL  
Date: May 28, 2014  
Plan Commission Date: October 16, 2014  
Date Revised: November 9, 2016

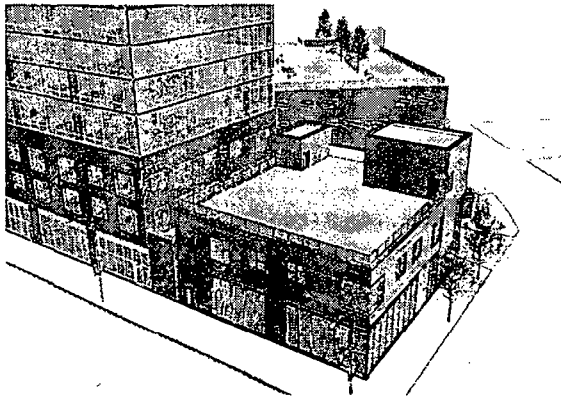


# Planned Development No. 727 N Milwaukee Southwest Elevation

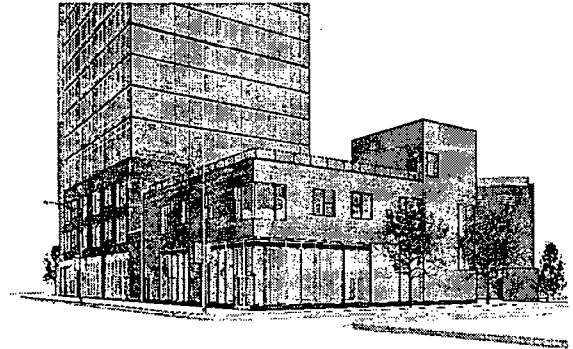


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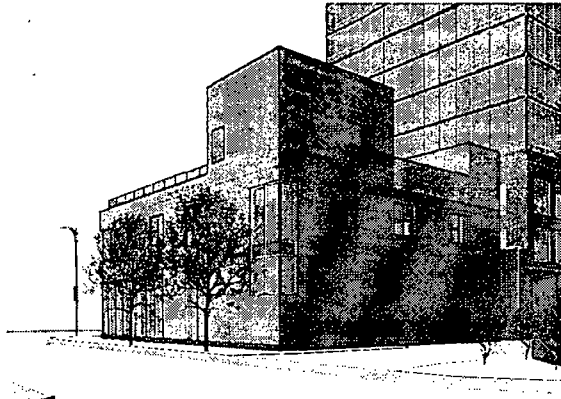
# Planned Development No. 727 N Milwaukee Perspectives



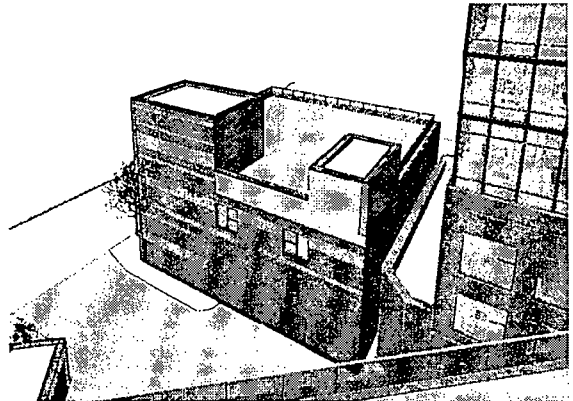
AERIAL -LOOKING NORTH



MILWAUKEE ST. LOOKING NORTHWEST



MORGAN ST. LOOKING SOUTHWEST



AERIAL - LOOKING SOUTHEAST

Applicant: SP Riverwest LLC  
Address: 1001 West Chicago Avenue, Chicago, IL  
Date: May 28 , 2014  
Plan Commission Date: October 16 , 2014  
Date Revised: November 9, 2016



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FINAC  
→

DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

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

From:   
David L. Reifman  
Chicago Plan Commission

Date: July 20, 2017

Re: 1001 West Chicago Avenue and 727 North Milwaukee Avenue

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On July 20, 2017, the Chicago Plan Commission recommended approval of the proposed amendment submitted by 1001 Chicago LLC. A copy of the proposed amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

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

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