



# City of Chicago



SO2016-8638

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	12/14/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 9-G at 3911-3925 N Sheridan Rd and 943-957 W Dakin St - App No. 19060
<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, is hereby amended by changing all of the B1-2 Neighborhood Shopping District and C1-2 Commercial Shopping District symbols and indications as shown on Map No. 9-G in the area bounded by

West Dakin Street; the alley next east of North Sheridan Road; a line 155.42 feet south of the south line of West Dakin Street; and North Sheridan Road

to those of a B3-5 Community Shopping District.

***SECTION 2.*** That the Chicago Zoning Ordinance be amended by changing all of the B3-5 Community Shopping District symbols and indications as shown on Map No. 9-G in the area bounded by:

West Dakin Street; the alley next east of North Sheridan Road; a line 155.42 feet south of the south line of West Dakin Street; and North Sheridan Road

to those of a Residential-Business Planned Development.

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

**Addresses:** 3911 to 3925 North Sheridan Road; 943 to 957 West Dakin Street

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

**PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Residential-Business Planned Development No. \_\_\_\_\_ (the "Planned Development") consists of a net site area of approximately 23,315 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The Property is owned by Lomanto Land Trust u/t/a 1107581 (the "Applicant").
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by any owner of the Property, as applicable, or its successors, assigns or grantees, which require such reviews, approvals or permits. 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 applicable Property owner, its successors, assigns or grantees, seeking such action.

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

Ingress or egress shall be pursuant to the Plans (as defined below) 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 and Data Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary/Property Line Map; a Site Plan; a Landscape and Green Roof Plan; and Elevations (North, South, East and West), all prepared by Sullivan Goulette & Wilson

Applicant:	Lomanto Land Trust u/t/a 1107581
Address:	3921 North Sheridan Road, Chicago, Illinois
Introduced:	December 14, 2016
Plan Commission:	February 16, 2017

and dated February 16, 2017 (collectively, the “Plans”). 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 within the area delineated as Residential-Business Planned Development: Dwelling units above the ground floor; animal services – sales and grooming and veterinary (excluding kennels and stables); eating and drinking establishments; amusement arcades (accessory only to eating and drinking establishments); business support services; building material sales; auto supply sales; banks, currency exchange, credit union and ATM facilities (excluding drive through facilities, pay day loan stores and pawn shops); food and beverage retail sales uses; vacation rental; medical service; office; personal service uses; consumer repair or laundry services (excluding plant on premises); general retail sales; co-location wireless communications facilities (excluding free standing towers); accessory and non-accessory parking (limited to no more than two spaces for car sharing services); and incidental and related 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 23,315 square feet.
9. The Applicant acknowledges and agrees that the rezoning of the Property from B1-2 Neighborhood Shopping District and C1-2 Neighborhood Shopping District to B3-5 Community Shopping District, and then to this Planned Development, triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago (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 (the “Required Units”) as affordable units, or with the Department’s 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

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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 120 units. As a result, the Applicant's affordable housing obligation is 12 affordable units, three of which are Required Units. Applicant has agreed to satisfy its affordable housing obligation by making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$125,000 per unit (at four units for a total of \$500,000) (a "Cash Payment") and providing eight affordable units in the rental building to be constructed in the Planned Development. The Applicant agrees that the affordable rental/for sale 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, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department for review and approval; the Department 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 required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L) of the ARO. 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 the Department may enforce remedies for any breach of this Statement No. 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. 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 and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
11. The Site Plans 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.
12. 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.

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13. Subject to the provisions of Statement No. 2 of this Planned Development, 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 titleholders and any ground lessors.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property as required by law. Plans for all new buildings and improvements on the Property constructed after the date hereof 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.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. In furtherance of this policy, improvements within the Planned Development shall include at least the following sustainable features: (A) 50% Green Roof and (B) Building Certification in accordance with City of Chicago's Sustainable Development Policy in effect as of the date of introduction of this planned development.
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse due to the passage of time, the Commissioner of the Department shall initiate a Zoning Map Amendment to rezone this Residential-Business Planned Development to B1-2 Neighborhood District.

Applicant: Lomanto Land Trust w/a 1107581  
Address: 3921 North Sheridan Road, Chicago, Illinois  
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**RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_**

**BULK REGULATIONS AND DATA TABLE**

<u>GROSS SITE AREA:</u>	36,716.36 sf
<u>AREA IN THE PUBLIC RIGHT OF WAY:</u>	13,401.36 sf
<u>NET SITE AREA:</u>	23,315 sf
<u>MAXIMUM PERMITTED FAR:</u>	5.0
<u>MAXIMUM NUMBER OF DWELLING UNITS:</u>	120
<u>MINIMUM NUMBER OF OFF STREET PARKING SPACES:</u>	14
<u>MINIMUM NUMBER OF BIKE PARKING SPACES:</u>	120
<u>MINIMUM NUMBER OF OFF STREET LOADING BERTHS:</u>	1 10' x 25'
<u>SETBACKS FROM THE PROPERTY LINE:</u>	In accordance with the site plan.
<u>MAXIMUM BUILDING HEIGHT:</u>	79' 10" as measured pursuant to Chicago Zoning Ordinance; 92' 2" gross height to top of elevator overrun.

Applicant: Lomanto Land Trust u/a 1107581  
Address: 3921 North Sheridan Avenue, Chicago, Illinois  
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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.

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

Date: 2/1/17

DEVELOPMENT INFORMATION

Development Name: 3921 N. Sheridan Road

Development Address: 3921 N. Sheridan Road

Zoning Application Number, if applicable:

Ward:46

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

DEVELOPER INFORMATION

Developer Name Lomanto Land Trust

Developer Contact Joseph Lomanto

Developer Address 3921 N. Sheridan Road

Email joe@lakeviewace.com

Developer Phone 773-525-1700

Attorney Name Andrew Scott

Attorney Phone 312 627 8325

TIMING

Estimated date marketing will begin June 1, 2018

Estimated date of building permit\* August 1, 2017

Estimated date ARO units will be complete July 30, 2018

\*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 Brøems, DPD

Date

2-9-17

Developer/Project Manager

Date

2/16/17



ARO Web Form

**Development Information**

**Address** **Printed Date: 02/01/2017**

Address Number From :3921    Address Number To: N/A    Street Direction: N  
Street :Sheridan Road    Postal Code: 60613

**Development Name, if applicable**

3921 N. Sheridan Road

**Information**

Ward :46    ARO Zone: Higher Income

**Details**

Type of city involvement :ZP  
Total Number of units in development: 120  
Type of development: Rent  
Is this a Transit Served Location Project : N

**Requirements**

Required affordable units :12    Required \*On-site aff. Units: 3

How do you intend to meet your required obligation

On-Site: 8    Off-Site: 0

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

Total Units Committed: 8 Remaining In-Lieu Fee Owed: 500,000

Project Name 3921 N Sheridan Rd  
 Zoning Application number, if applicable 19060  
 Address 3921 N Sheridan Rd  
 Is this a For Sale or Rental Project? Rental  
 Anticipated average psf rent/price? 2.16

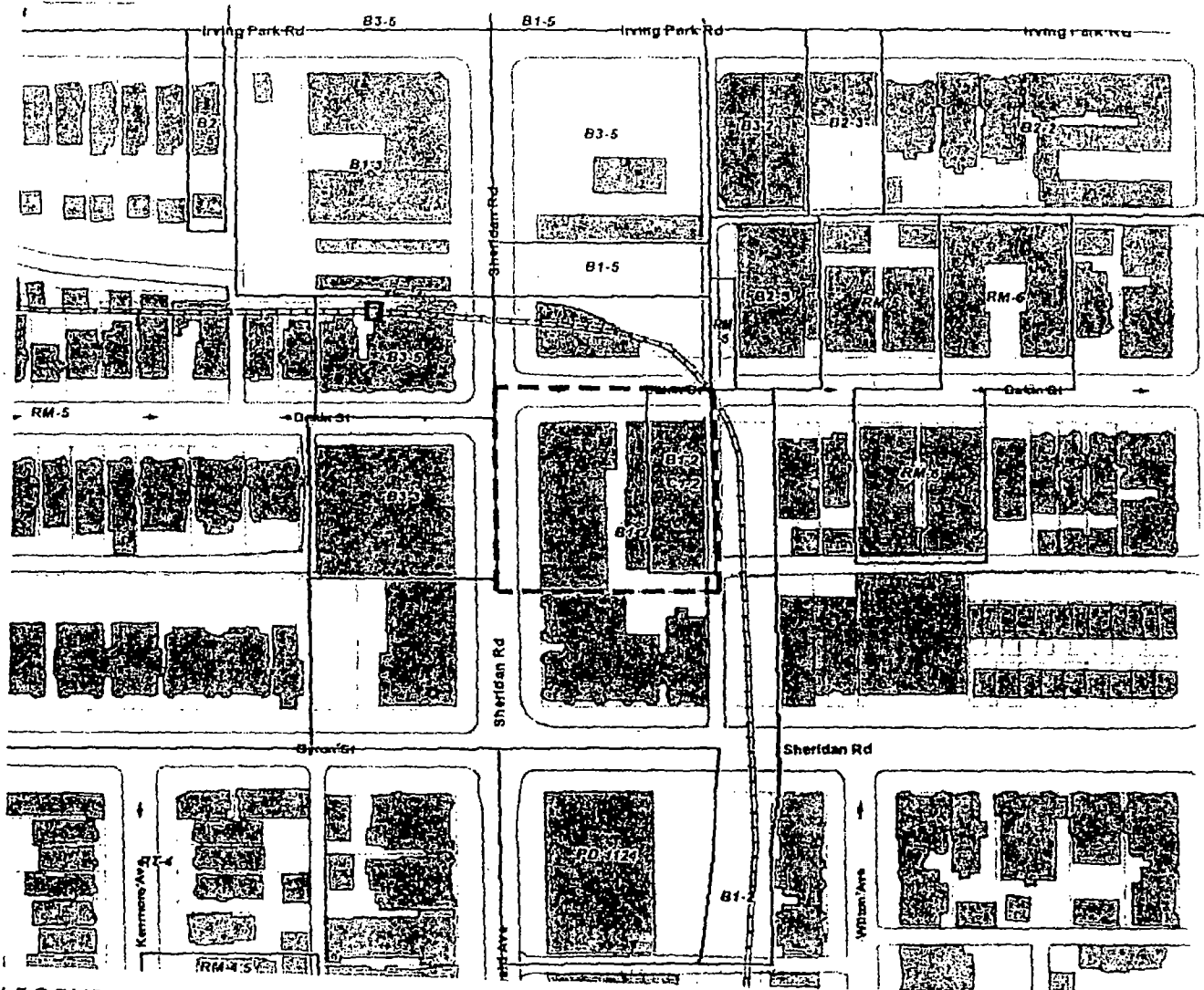
Total Units in Project	120
Total Affordable units	8

Summary: 3921 N Sheridan

	market rate			affordable		
	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage
studio	0	n/a	n/a	0	n/a	n/a
one-bed	101	90%	675	7	88%	695
two-bed	11	10%	976	1	13%	976
three-bed	0	n/a	n/a	0	n/a	n/a
four-bed	0	n/a	n/a	0	n/a	n/a

3921 N Sheridan: Features & Amenities

	Market Rate Units	Affordable Units
Parking	14 spaces	35 spaces
Laundry	in-unit	in-unit
Appliances		
Refrigerator age/EnergyStar/make/model/color	new, EnergyStar	new, EnergyStar
Dishwasher age/EnergyStar/make/model/color	new, EnergyStar	new, EnergyStar
Stove/Oven age/EnergyStar/make/model/color	new, EnergyStar	new, EnergyStar
Microwave age/EnergyStar/make/model/color	new, EnergyStar	new, EnergyStar
Bathroom(s) how many? Half bath? Full bath?	1 full	1 full
Kitchen countertops material	Quartz	Quartz
Flooring material	Wood	Vinyl
HVAC	Yes	Yes
Other		



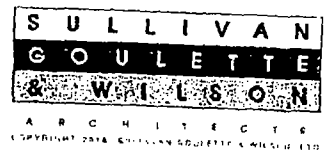
LEGEND

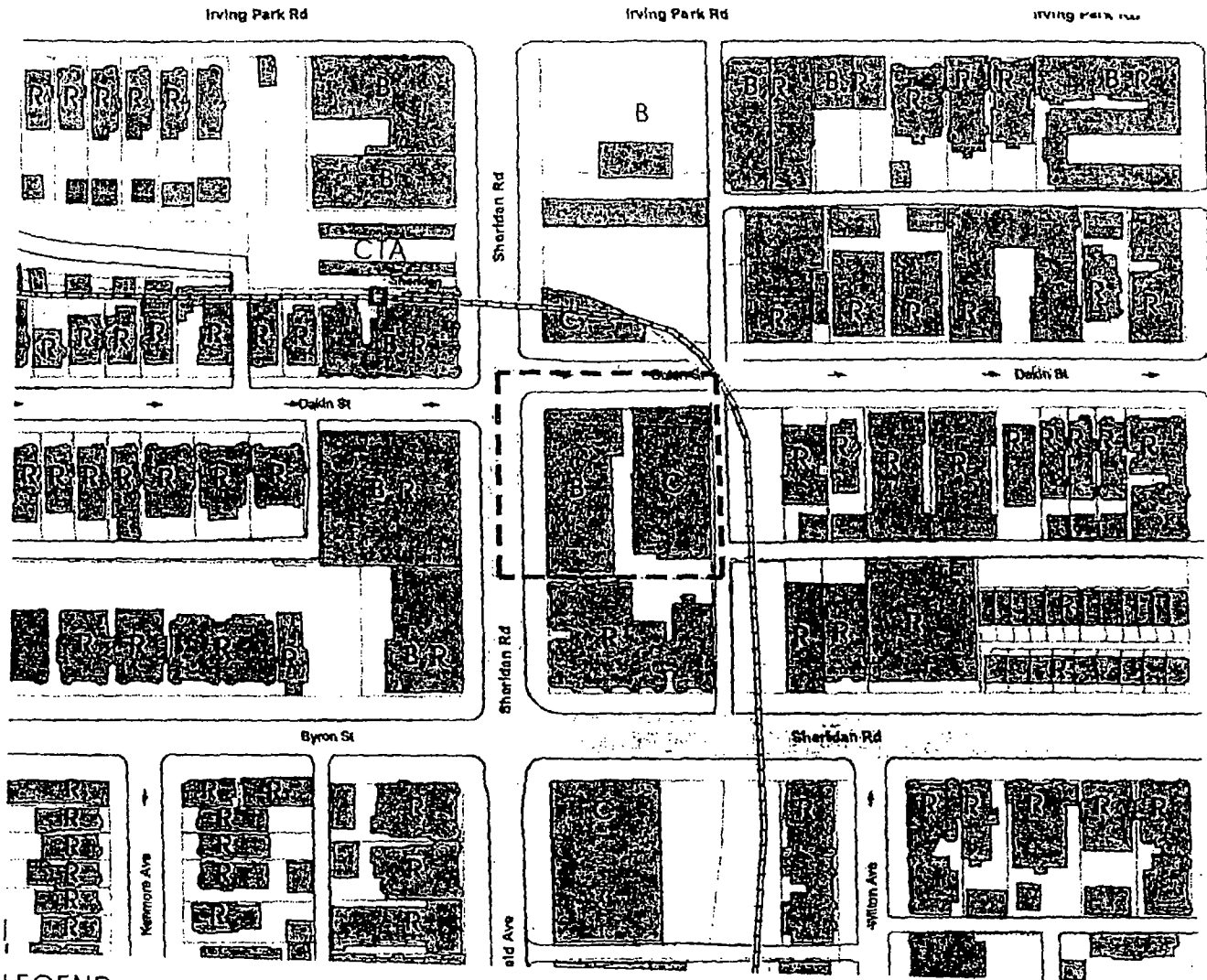
----- PLANNED DEVELOPMENT BOUNDARY



EXISTING ZONING MAP

APPLICANT: LOMANTO LAND TRUST u/l/a 1107581  
 ADDRESS: 3921 N SHERIDAN RD  
 INTRODUCTION DATE: DECEMBER 14, 2016  
 PLAN COMMISSION DATE: FEBRUARY 17, 2017





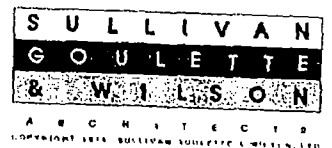
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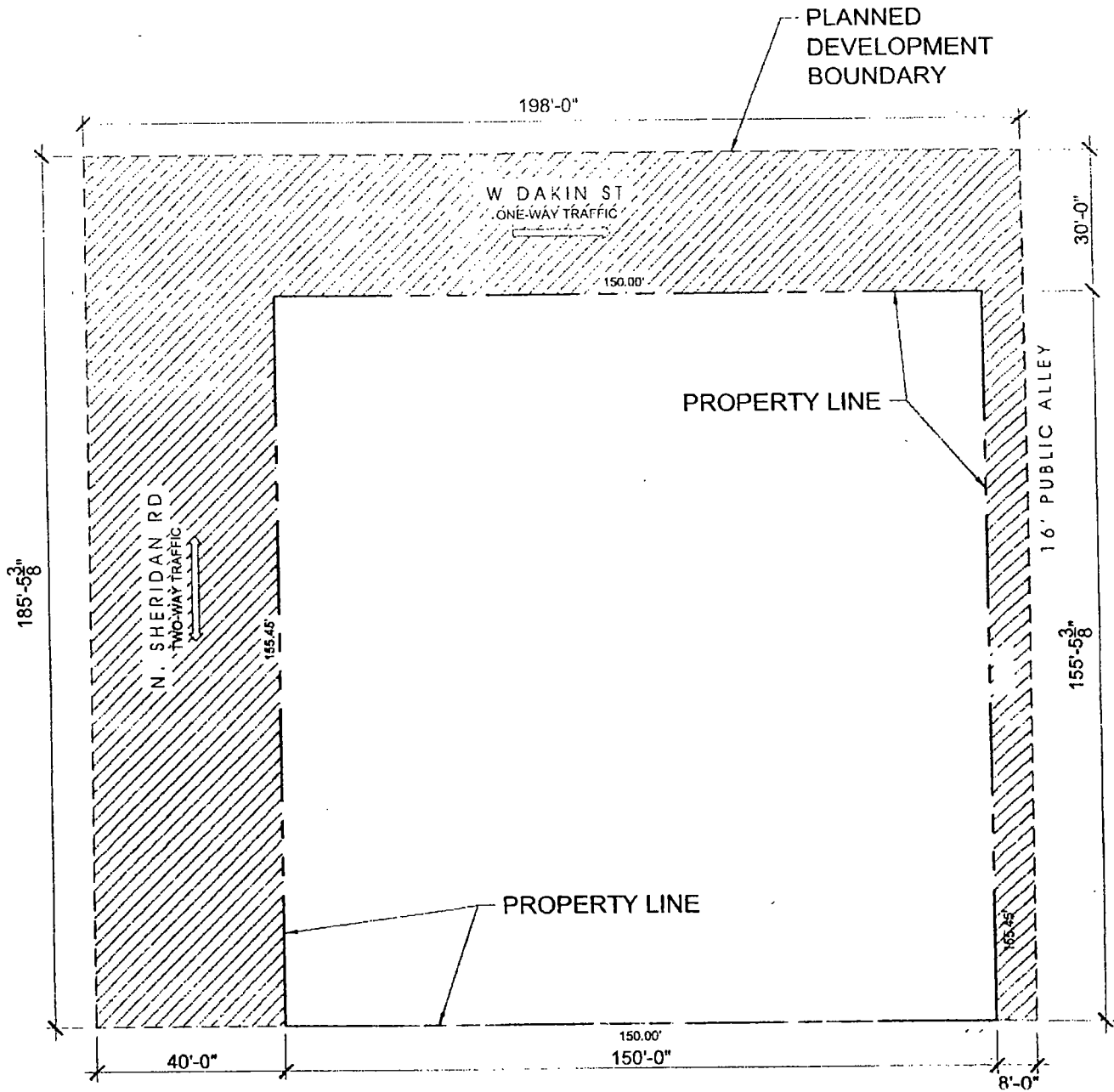
- PLANNED DEVELOPMENT BOUNDARY
- R RESIDENTIAL
- B BUSINESS
- C COMMERCIAL
- CTA CHICAGO TRANSIT AUTHORITY



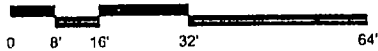
EXISTING LAND USE MAP

APPLICANT: LOMANTO LAND TRUST u/l/a 1107581  
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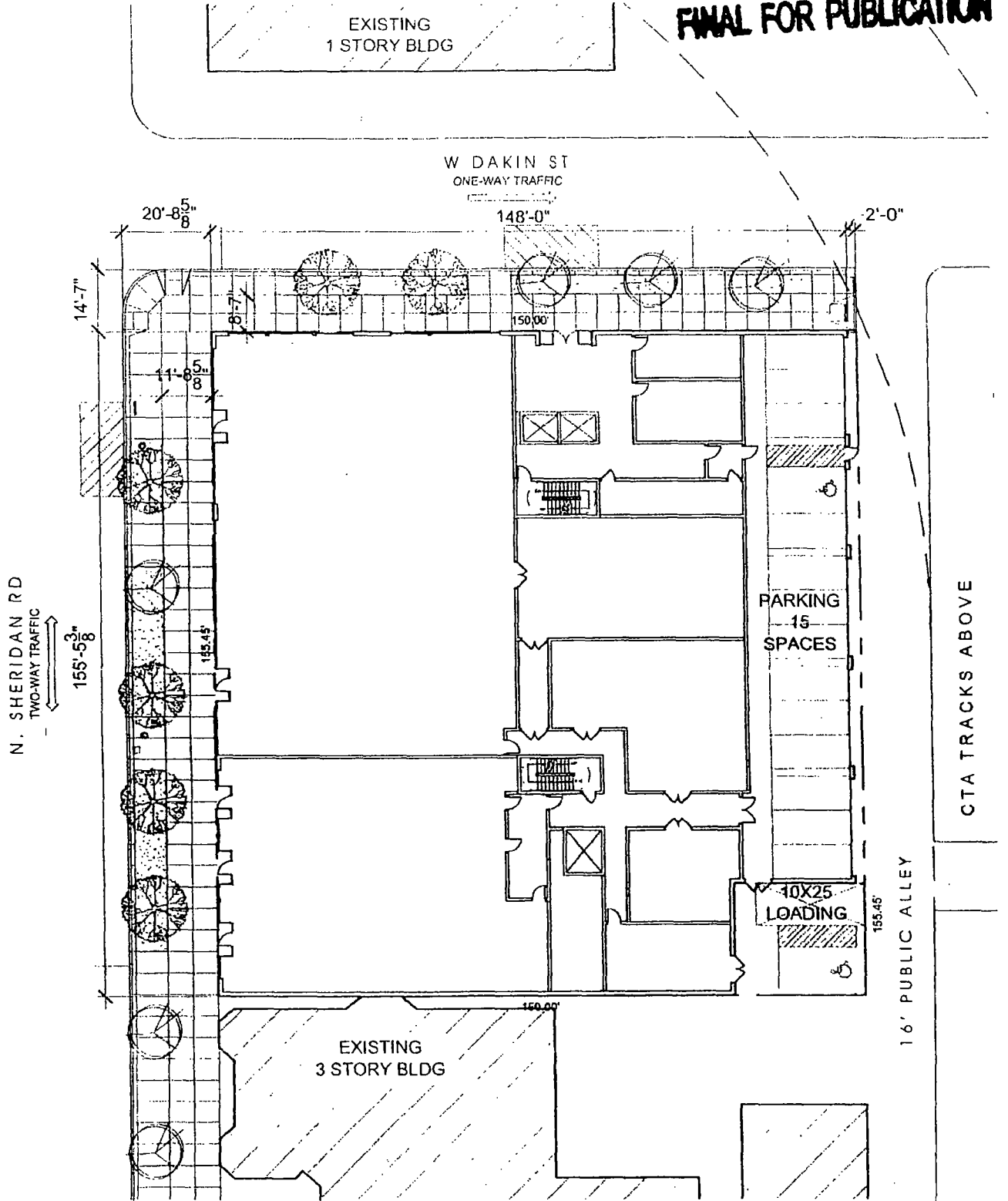
PLANNED DEVELOPMENT BOUNDARY/  
PROPERTY LINE MAP



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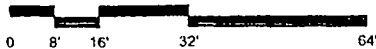
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NORTH



SITE PLAN

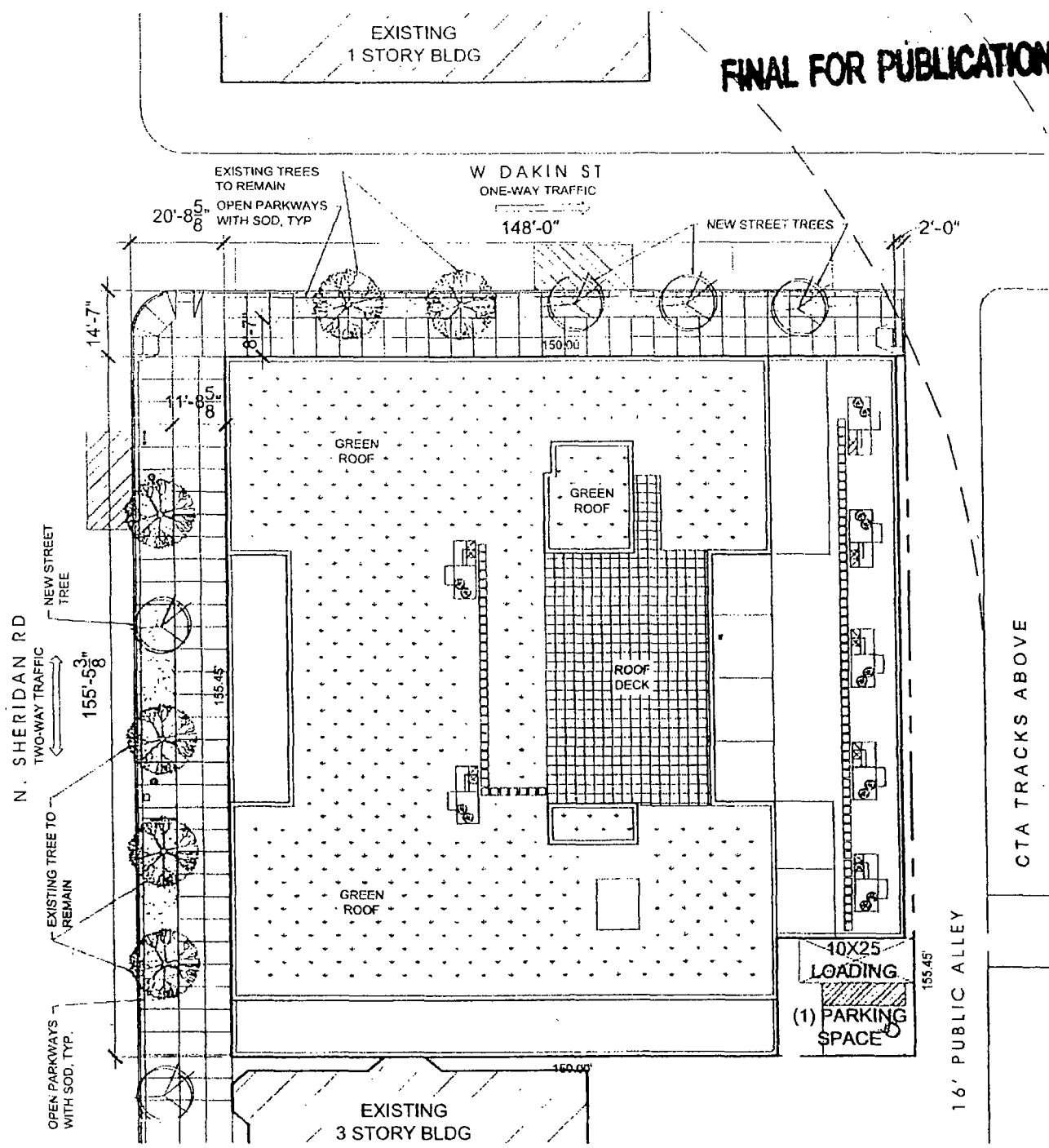


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CORPORATE OFFICE: SULLIVAN GOULETTE & WILSON, LTD.

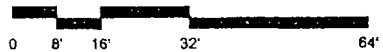
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GREEN ROOF CALCULATION:

TOTAL ROOF AREA: 22,275 SF  
 MECHANICAL AREA: 2,500 SF  
 NET ROOF AREA: 19,775 SF  
 50% GREEN ROOF: 9,888 SF

LANDSCAPE &  
 GREEN ROOF PLAN

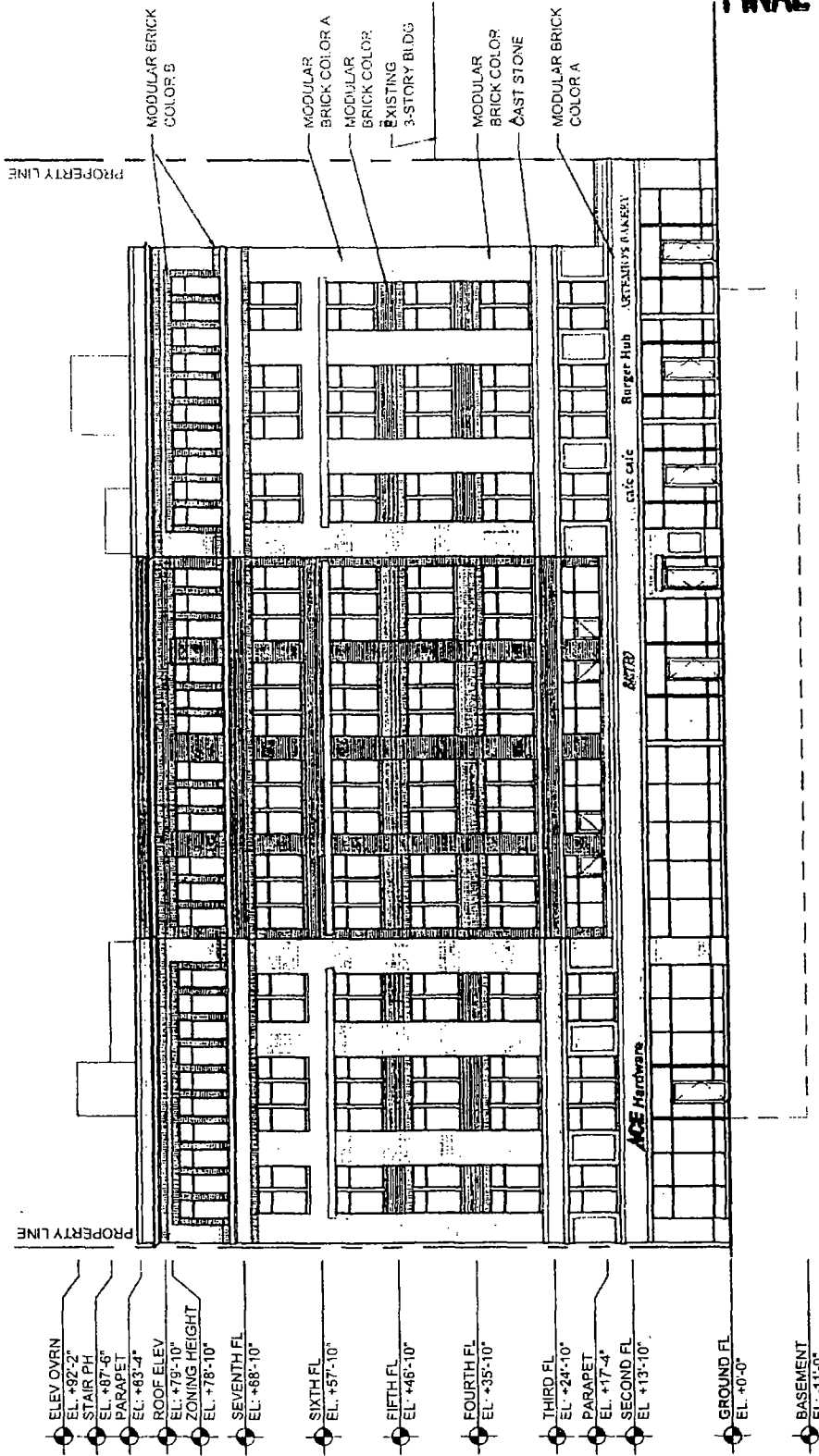


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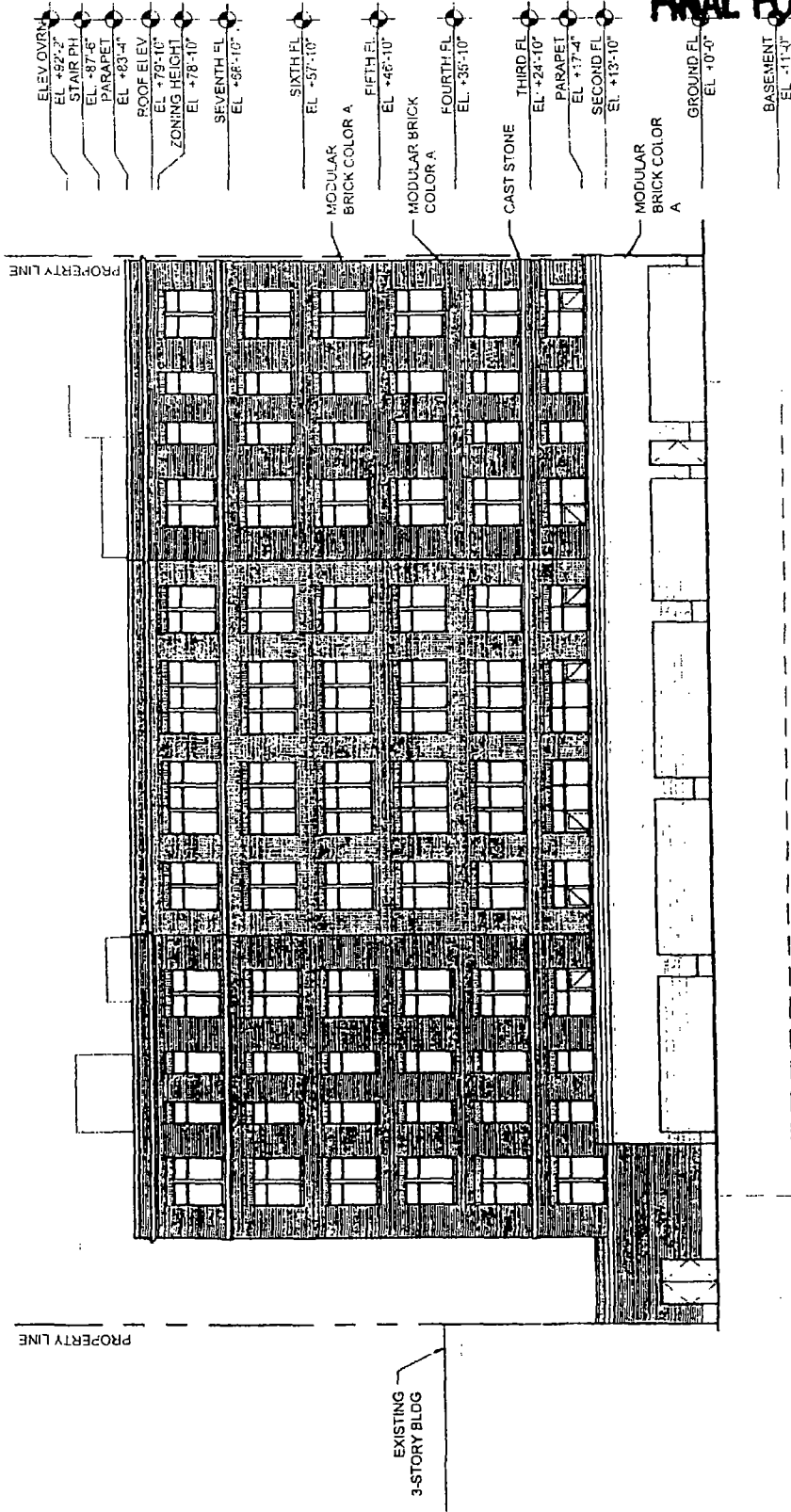
WEST ELEVATION

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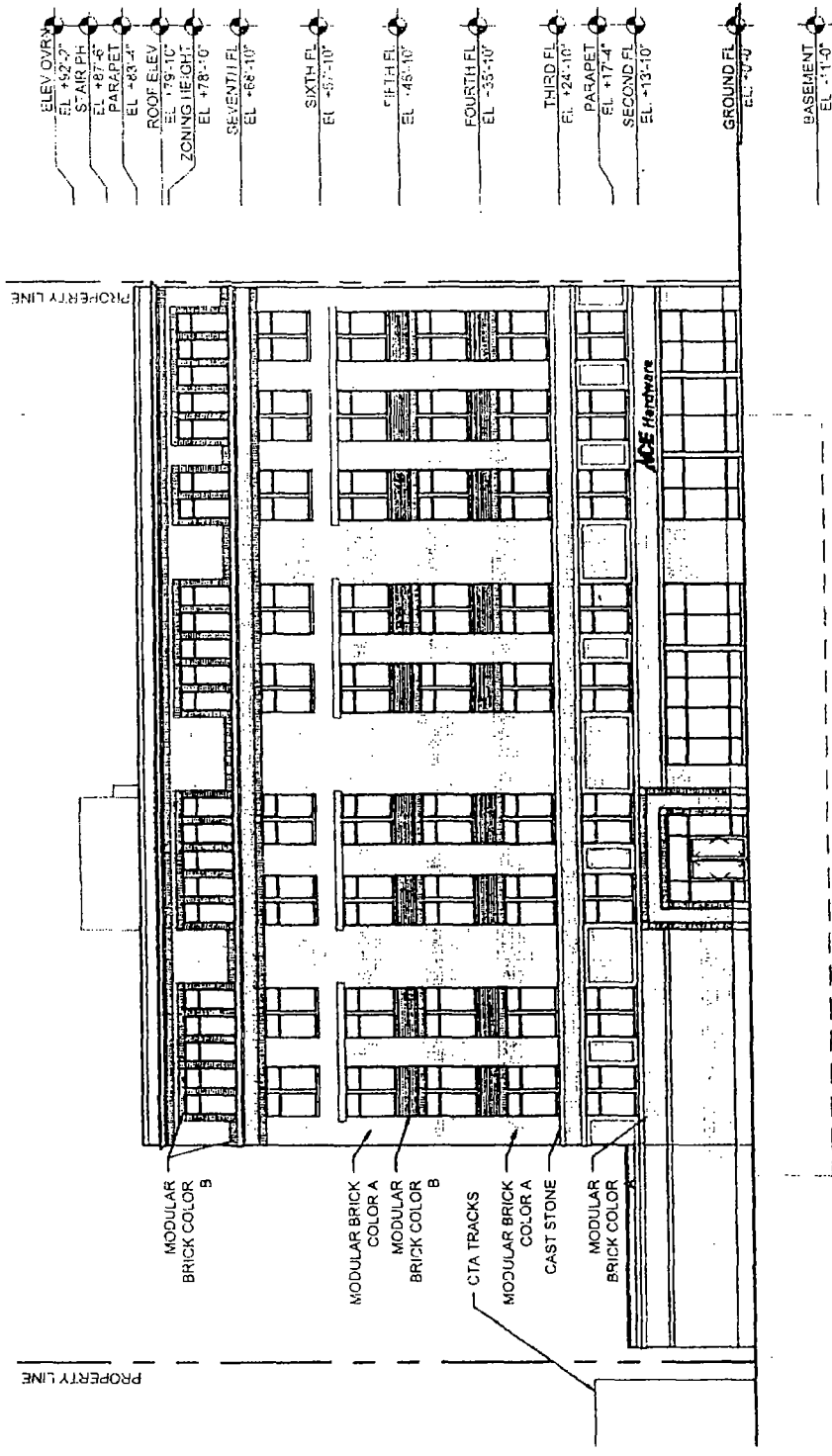
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**EAST ELEVATION**

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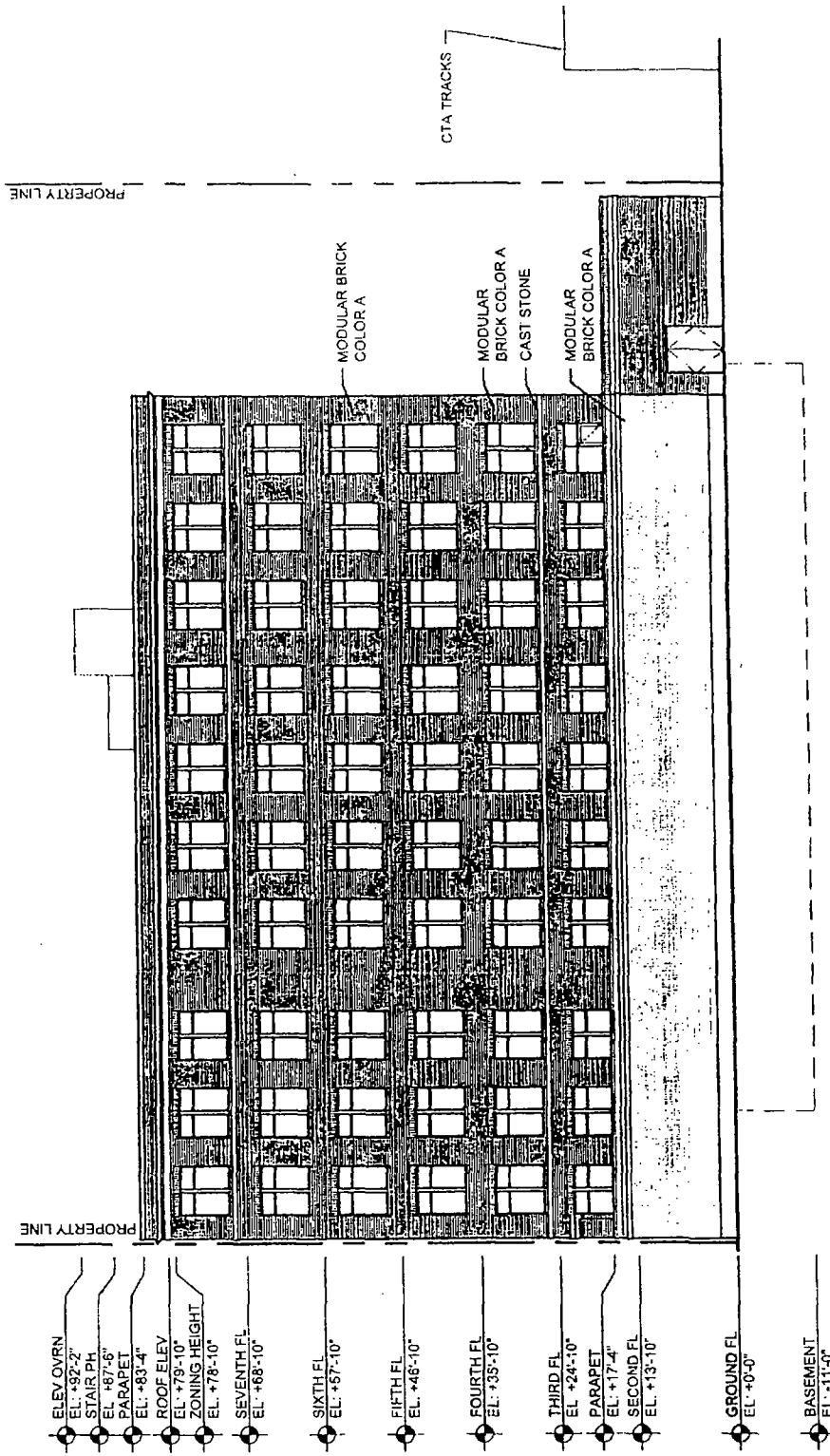


NORTH ELEVATION

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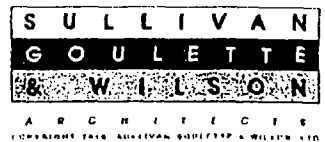


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NORTH ELEVATION

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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:   
David Reifman  
Chicago Plan Commission

Date: February 16, 2017

Re: Establishment of a Residential Business Planned Development generally located  
at 3921 N. Sheridan Road. Application #19060

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On February 16, 2017, the Chicago Plan Commission recommended approval of the proposed Planned Development submitted by Lomanto Land Trust. A copy of the zoning application and proposal 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)