



City of Chicago



SO2016-1622

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/16/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-L at 5161-5229 W Lawrence Ave - App No. 18697
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

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 the B3-2 Community Shopping District indications as shown on Map No. 11L in the area bounded by

West Lawrence Avenue; North Avondale Avenue; a line 148.61 feet southeasterly as measured along North Avondale Avenue to a point 164.33 feet east of North Laramie Avenue; the alley south of and parallel to West Lawrence Avenue; a line 250.00 feet west of North Laramie Avenue; to the point of beginning

to those of a Planned Development, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

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

Common Address of Property: 5203 – 5223 West Lawrence Avenue
4758 North Laramie Avenue

PLANNED DEVELOPMENT NO. _____

Plan of Development Statements

1. The area delineated herein as Planned Development Number _____ (“Planned Development”) consists of approximately 41,015 square feet (0.941 acres) of net site area located on West Lawrence Avenue (“Property”), as more fully depicted on the attached Planned Development Boundary and Property Line Map. The property is owned or controlled by Jefferson Park Residences LLC, an Illinois limited liability company (“Applicant”).
2. The requirements, obligations and conditions contained within this Planned Development shall be binding on the Applicant, its successors and assigns, and, if different than the Applicant, the legal title holders. 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. 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 Department 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

Applicant:	Jefferson Park Residences LLC
Retail Address:	5203 - 5223 West Lawrence Avenue
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Date Introduced	March 16, 2016
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issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of 16 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Floor Plan; a Landscape Plan; Roof Plan; and Building Elevations. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

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

Residential: Artist Live/Work Space (above the ground floor); Multi-Unit (above the ground floor).

Public and Civic: Cultural Exhibits and Libraries; Postal Service.

Commercial: Animal Services (excluding Shelter, Boarding Kennel, and Stable); Artist Work or Sales Space; Business Equipment Sales and Services; Business Support Services; Eating and Drinking Establishments (including, without limitation, Limited and General Restaurant; and Outdoor Patio (at-grade and rooftop)); Financial Services (excluding Payday/Title Secured Loan Store, Pawn Shop, and Currency Exchange); Food and Beverage Retail Sales (including, without limitation, Liquor Sales (accessory), but excluding Liquor Store (packaged goods)); Lodging (including, without limitation, Bed and Breakfast; and Vacation Rental); Medical Service; Office; Parking (excluding Non-Accessory); Personal Service; Repair and Laundry Services (excluding plant on-site); Residential Storage Warehouse; Retail Sales, General.

Other: Wireless Communication Facilities (excluding Freestanding Facility).

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.

Applicant Jefferson Park Residences LLC
Retail Address: 5203 - 5223 West Lawrence Avenue
Residential Address: 4758 North Laramie Avenue
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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 41,015 square feet.
9. 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 Sec. 13-32-125 of the Municipal Code, or any other provision of that Code.
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. That 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.
11. 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.
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. On November 18, 2015, the City Council adopted an ordinance authorizing the sale of the property located at 5161 and 5201 West Lawrence Avenue to the Applicant for the construction of the project. The Applicant acknowledges and agrees that the city land sale triggered the requirements of Sec.2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Under the Affordable Housing Ordinance, the Applicant must: (i)

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set aside 10% of the housing units in the project as affordable units (“Affordable Units”); (ii) pay a fee in lieu of the development of Affordable Units; or (iii) any combination of (i) and (ii). The Applicant has agreed to satisfy its affordable housing obligation by leasing four Affordable Units in the project, as set forth in the Affordable Housing Profile Form attached hereto, rather than paying the in-lieu fee. The Applicant agrees 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 dwelling units in the project, 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 of this Statement 13 (i.e., number of Affordable Units) accordingly without amending the Planned Development. Prior to the issuance of any building permits for the project, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-110(i)(2) to secure the Applicant’s obligation to construct and lease the Affordable Units to income-eligible tenants. 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 site 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 the 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.

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. 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.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all new buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. At the time of site plan approval, all new buildings must demonstrate substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The Applicant shall achieve ENERGY STAR certification for the building, and shall provide the equivalent at-grade water storage volume of a 20,870 square feet green roof with a permeable concrete paver parking lot.

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16. This Planned Development shall be governed by Sec.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 B3-2 Community Shopping District.

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PLANNED DEVELOPMENT NO. _____

Bulk Regulations and Data Table

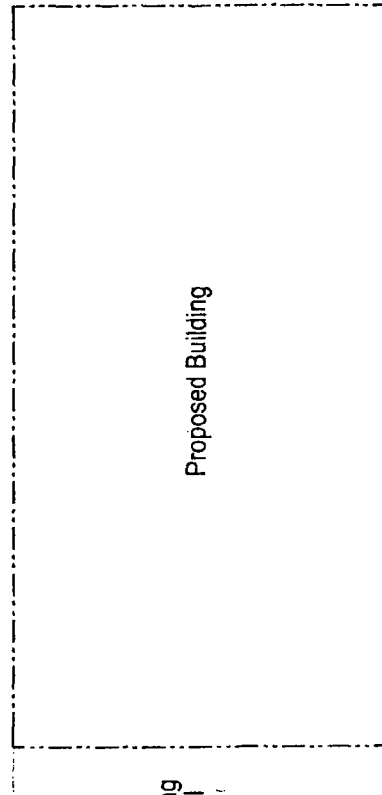
Gross Site Area:	65,077 S.F.
Area in Public Right of Way:	24,062 S.F.
Net Site Area:	41,015 S.F.
Maximum Floor Area Ratio:	2.2
Maximum Building Height:	51'-0"
Number of Dwelling Units:	39 units
Minimum Number of Parking Spaces:	21 (exterior); 41 (interior)
Residential Required Bicycle Parking:	20 spaces
Retail Required Bicycle Parking:	3 spaces
Minimum Number of Loading Berths:	1 space (10' x 25')
Minimum Setbacks:	As Per Plans

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Existing
Buisness

Existing
Railroad

LAWRENCE AVENUE



Existing
Retail

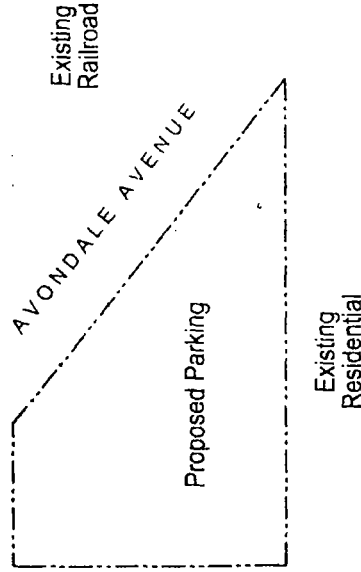
Proposed Building

PUBLIC ALLEY

ZONING BOUNDARY LINE

Existing
Residential

LARAMIE AVENUE



AVONDALE AVENUE

Existing
Railroad

Proposed Parking

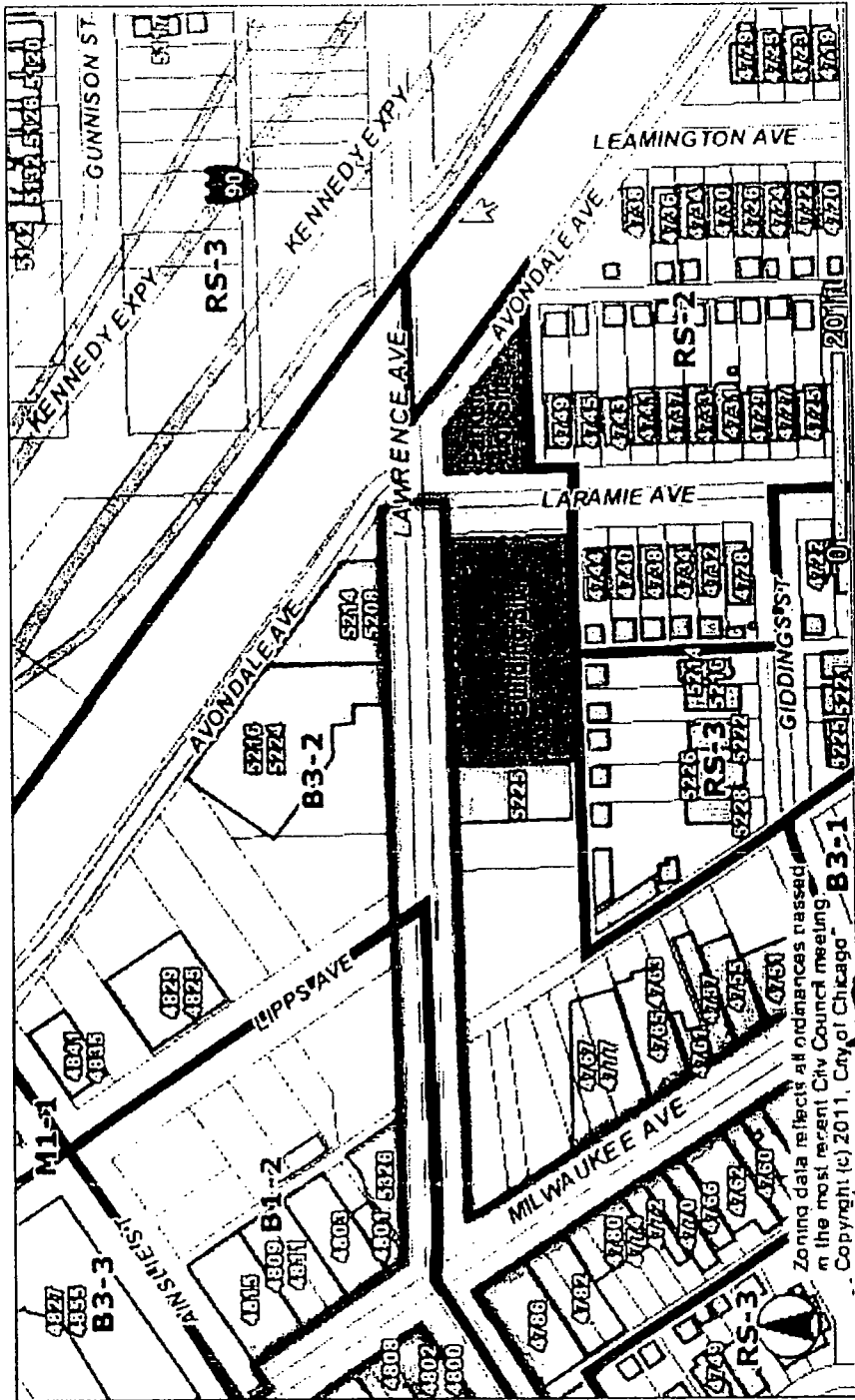
Existing
Residential



Existing Land Use Plan

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February 1, 2017
 Archamerica, Inc.



Existing Zoning Map

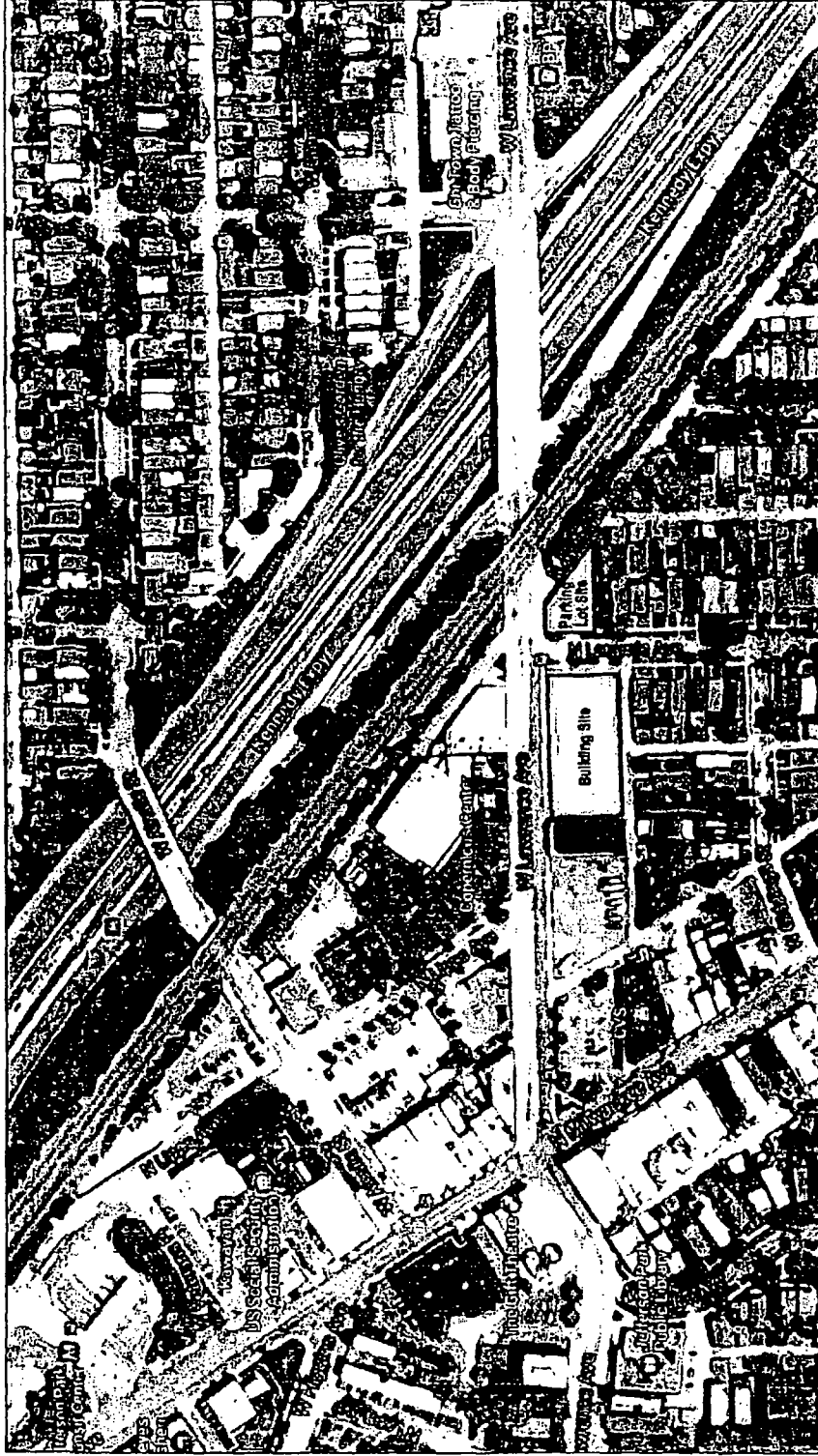


NO SCALE

Zoning data reflects all ordinances passed in the most recent City Council meeting.
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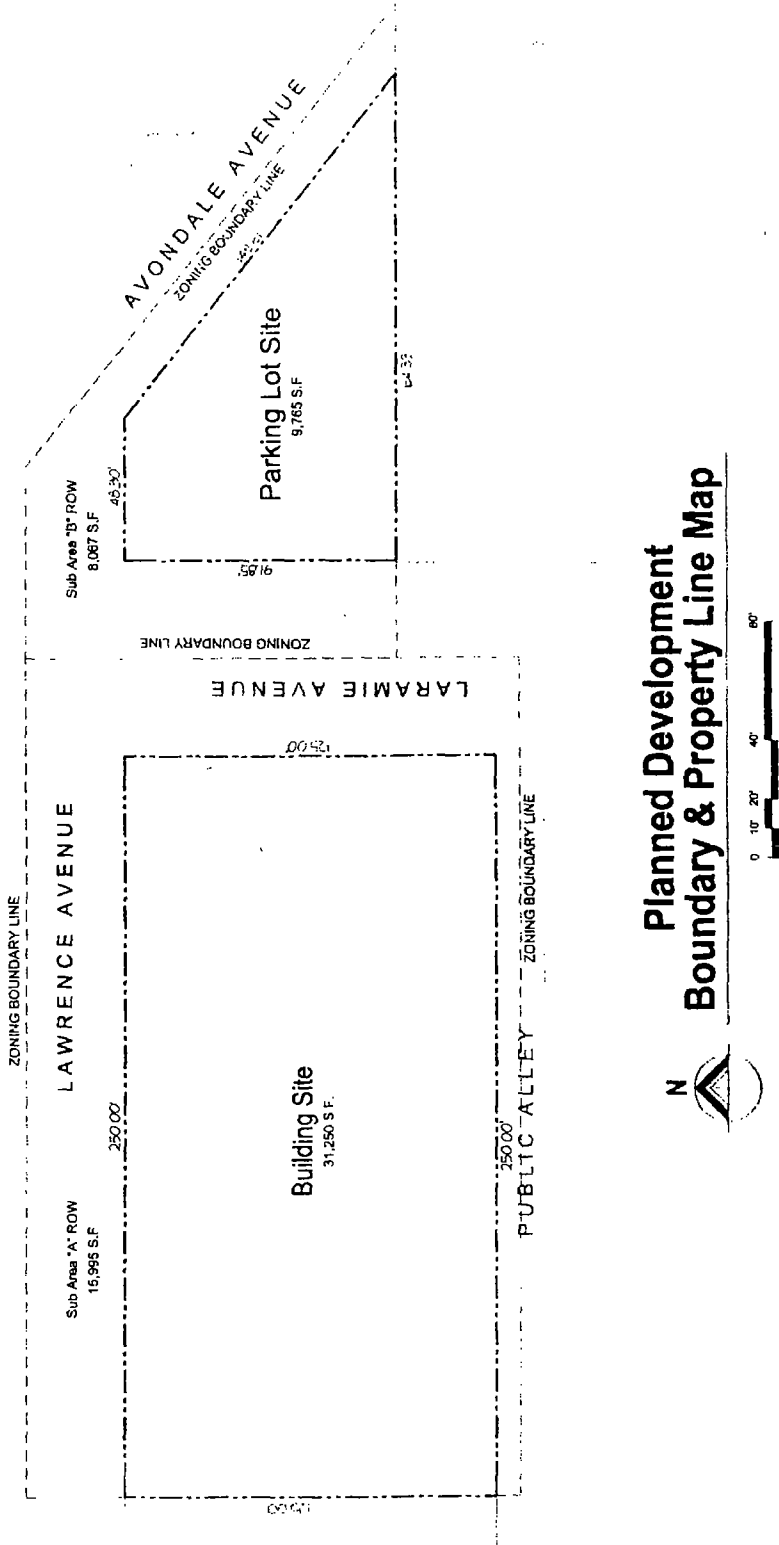


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 Aerial Map
 NO SCALE

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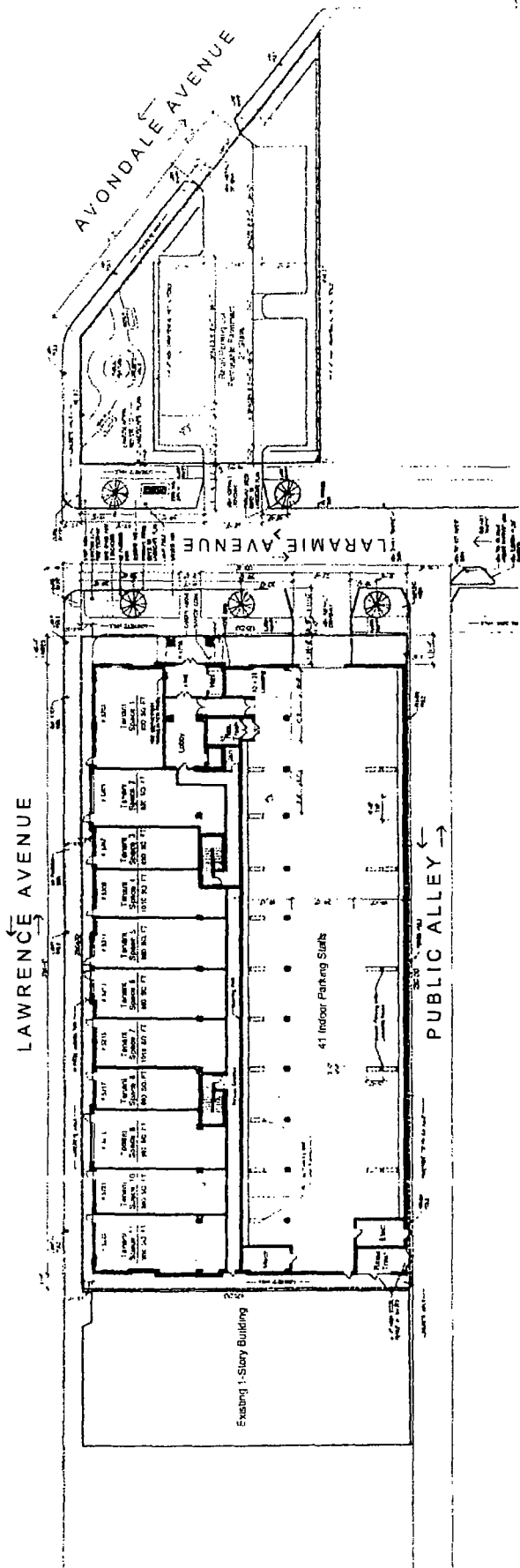


Planned Development Boundary & Property Line Map

February 1, 2017
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FROM TOP PHOTOGRAPH



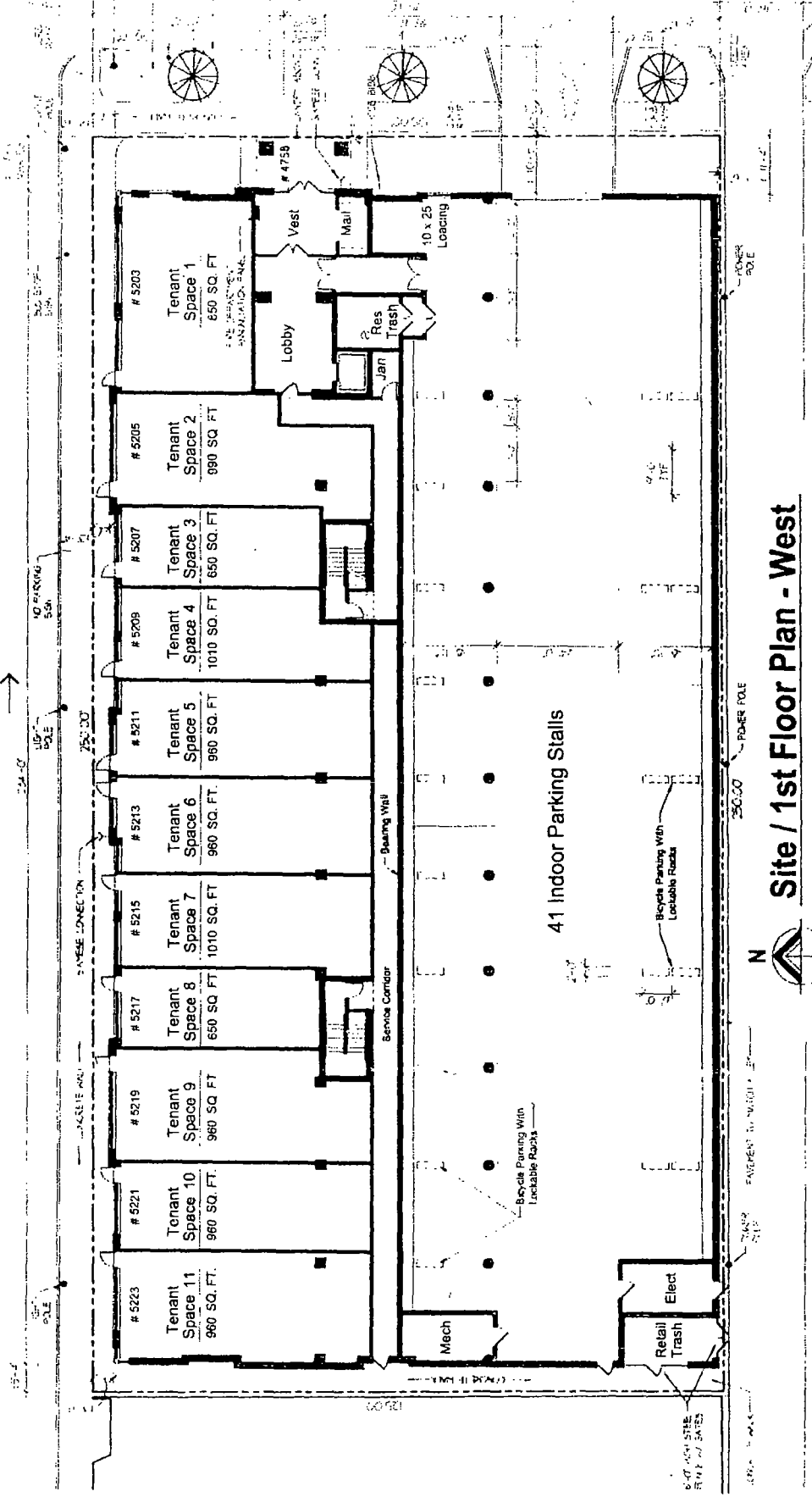
Site / 1st Floor Key Plan

February 1, 2017
 Archamerica, Inc.

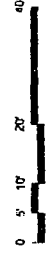
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LAWRENCE AVENUE

LARAMIE AVENUE

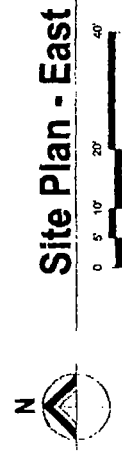
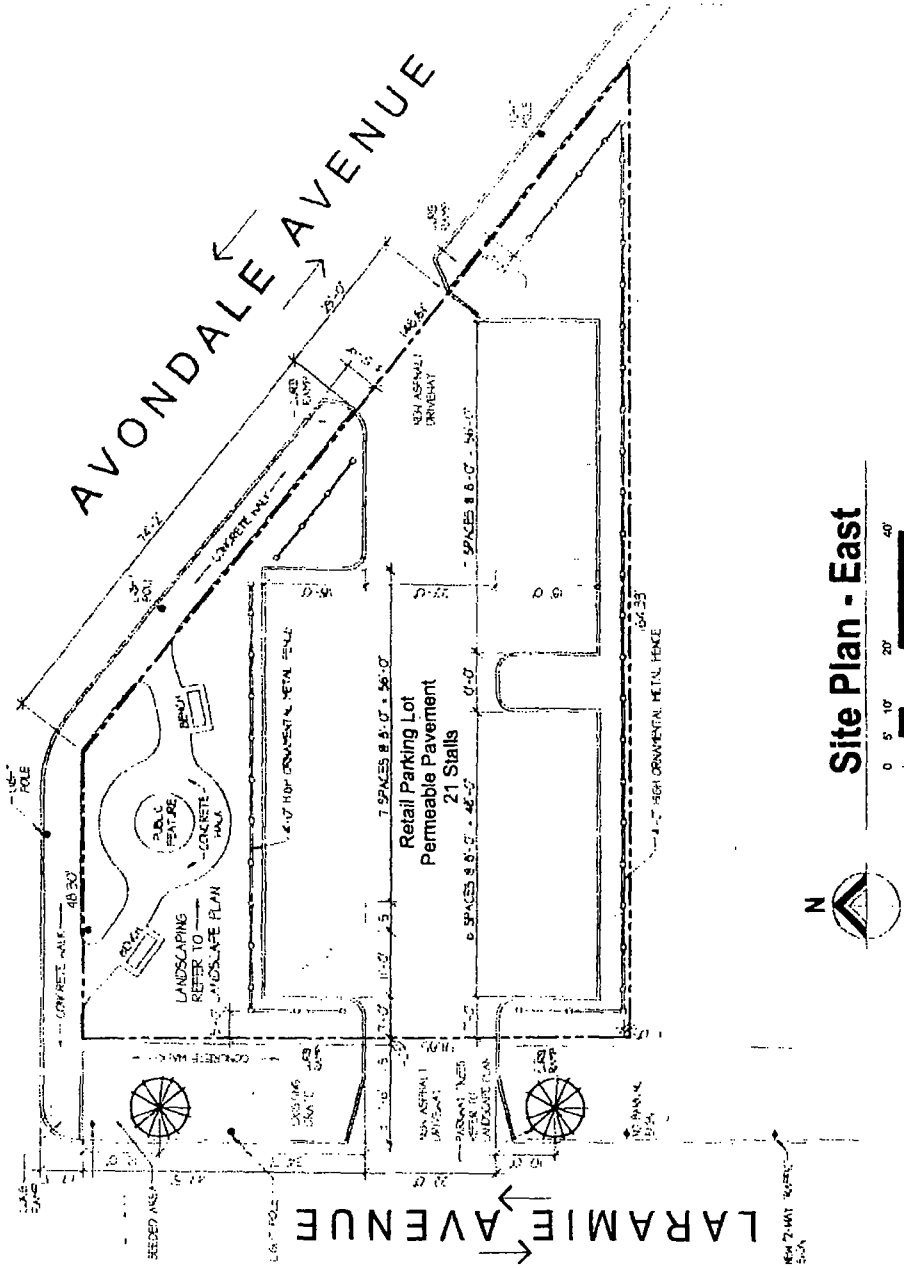


Site / 1st Floor Plan - West



February 1, 2017
Archamerica, Inc.

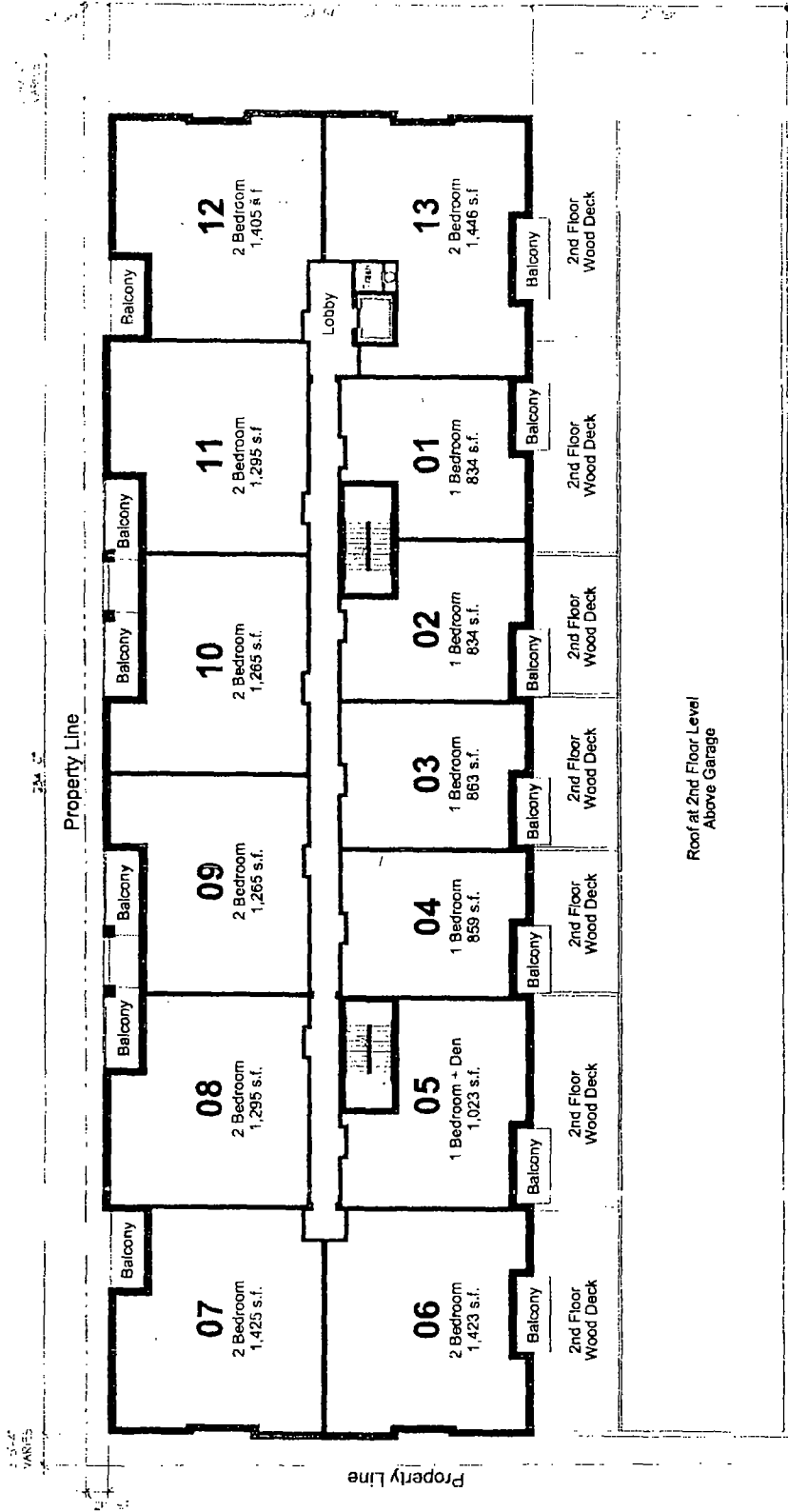
Applicant: Jefferson Park Residences LLC
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Site Plan - East

February 1, 2017
Archamerica, Inc.

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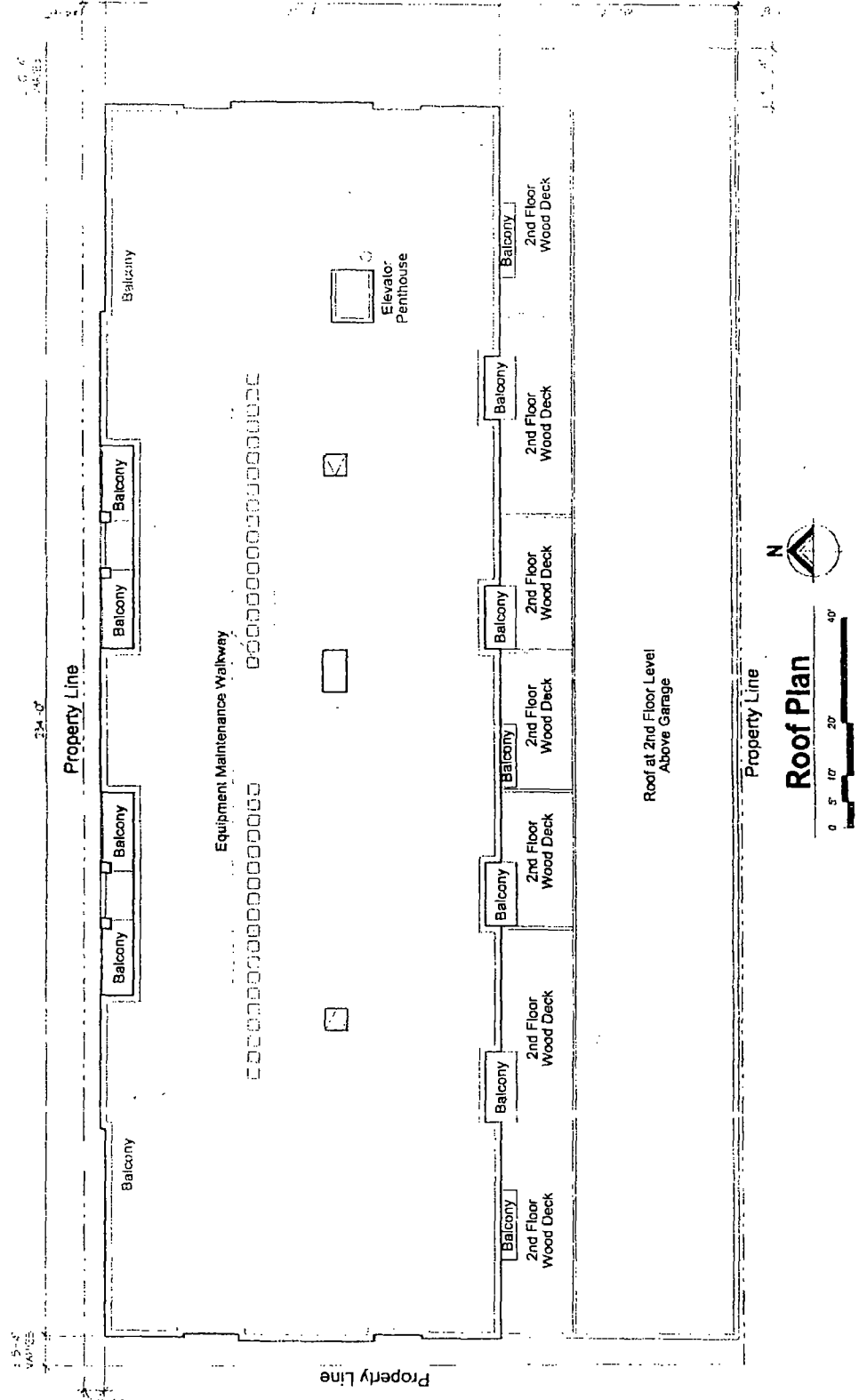
2nd, 3rd, and 4th Floor Plan



Roof at 2nd Floor Level
Above Garage

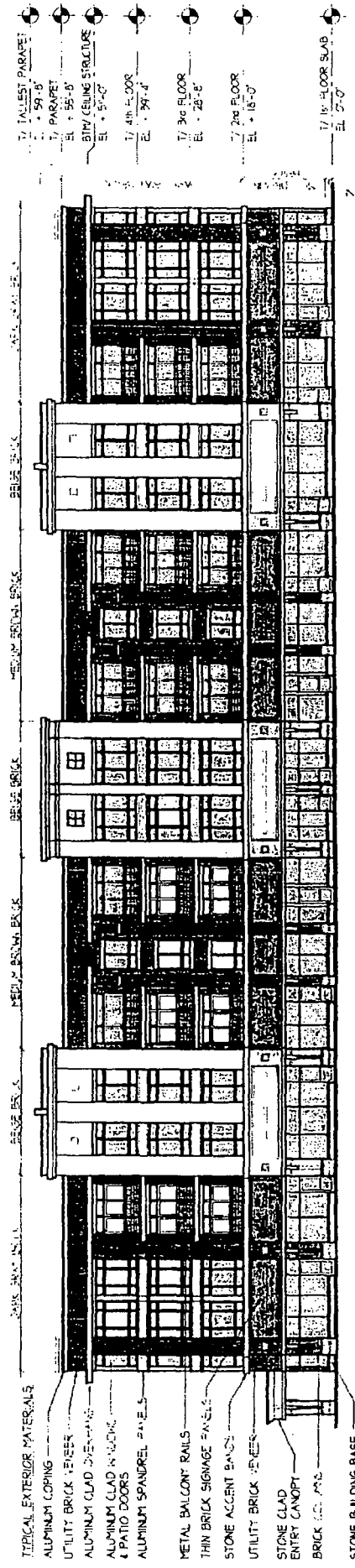
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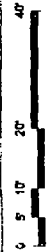


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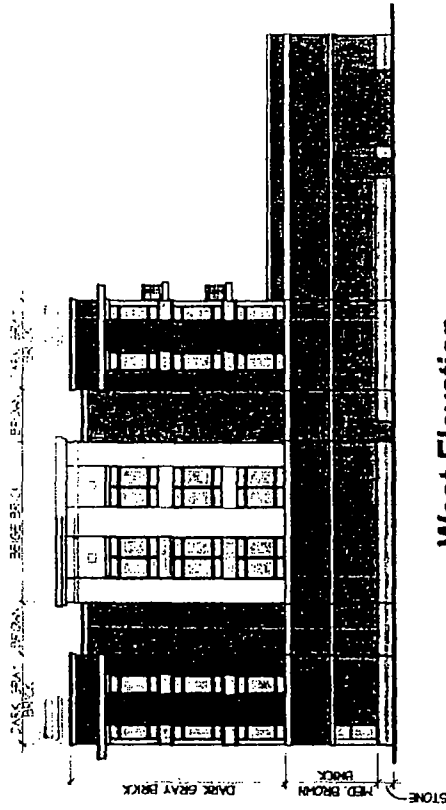


North Elevation

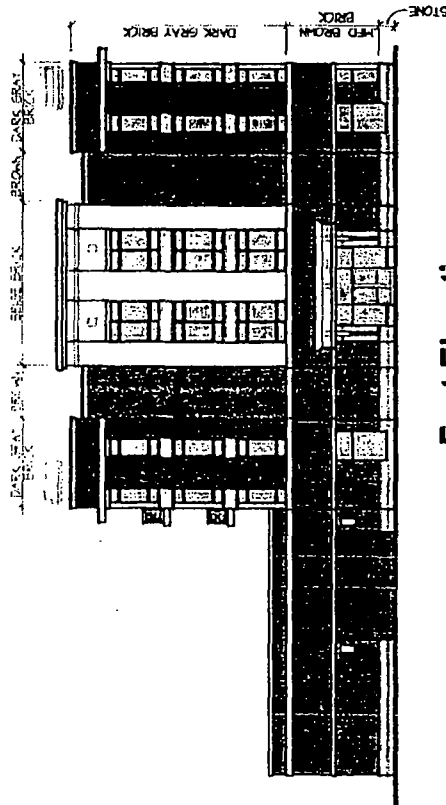


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West Elevation



East Elevation

February 1, 2017
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Green Roof Offsets Planned Development

Project: **5201 W. Lawrence Avenue**

September 10, 2015

PD # _____ (Amendment / new)

Volume Control Strategy					
Green Roof			At-grade Volume Control BMP		
Square Feet of Green Roof Required *	20,870	SF	Square Feet of (BMP type)	5,590	SF
%*	100%		Square Feet of (BMP type)	Permeable Concrete Interlocking Pavers	
Type	Extensive				
Volume of Water Green Roof would have held **	1,739	CF	Volume of Water BMP(s) will hold	1,740 Minimum	CF

* See City of Chicago Sustainable Development Policy matrix:

http://www.cityofchicago.org/dam/city/depts/zlup/Sustainable_Development/Publications/GreenMatrix2011DHED.pdf

** Assume 25% void ratio in green roof soil medium. (ie: for 4" green roof, 1" * SF = Volume (CF) of water stored.)

Assume ___% void ratio in topsoil. (ie: for 4" topsoil, ___ * SF = Volume (CF) of water stored.)

Narrative:

The equivalent at-grade water storage volume of a 20,870 square foot green roof will be provided underneath a permeable concrete paver parking lot.

It is estimated that 70 cubic feet of volume will be stored within the joints of the paver system.

A minimum of 1,670 cubic feet of additional storage volume will be provided within the open-graded stone bedding course, base course reservoir, and sub base reservoir, for a total volume of 1,740 cubic feet.

Affordable Housing Profile Form (Rental)

Submit this form to the Department of Planning & Development for each project that triggers an affordability requirement (including CPAN, ARO, and the Density Bonus)

This completed form should be returned (via e-mail, fax, postal service or interoffice mail), to Kara Breems, Department of Planning & Development, 121 N. LaSalle Street, Chicago, IL 60602 E-mail: kara.breems@cityofchicago.org Telephone: (312) 744-6746.

For information on these programs/requirements, visit www.cityofchicago.org/dpd

Date: AUGUST 26, 2015

SECTION 1: DEVELOPMENT INFORMATION

Development Name: JEFFERSON PARK RESIDENCE

Development Address: 5201 W. LAWRENCE AVE, CHICAGO, ILLINOIS

Ward: 45TH

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

Type of City involvement: Land write-down

(check all that apply) Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction?)

Zoning increase, PD, or City Land purchase

*if yes, please provide copy of the TIF Eligible Expenses

SECTION 2: DEVELOPER INFORMATION

Developer Name: JEFFERSON PARK RESIDENCES LLC

Developer Contact (Project Coordinator): MARIA KOZONIS

Developer Address: 4849 N. MILWAUKEE AVE. CHICAGO, ILLINOIS 60630

Email address:

May we use email to contact you? Yes No

Telephone Number: 773-545-4200

MARIA.KOZONIS@MEGAGRIP.COM

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: 39 x 10%* = 4 (always round up)
Total units total affordable units required

*20% if TIF assistance is provided

For Density Bonus projects: _____ X 25% = _____
Bonus Square Footage* Affordable sq. footage required

*Note that the maximum allowed bonus is 20% of base FAR in dash-5, 25% in dash-7 or -10, and 30% of base FAR in dash-12 or 16 (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? 100.00

Estimated date for the commencement of marketing:
 Estimated date for completion of construction of the affordable units:

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?
<i>Example</i>	1 bed/1 bath	4	1	800	\$1000	758	60%	
Affordable Units	1 BED / 1 BATH	2	1	830	1040	787	60%	yes
	2 BED / 2 BATH	2	2	1,190	1,488	944	60%	yes
Market Rate Units	1 BED / 1 BATH	13	1	906	1,132	N/A	N/A	↓
	2 BED / 2 BATH	22	2	1,305	1,631	N/A	N/A	
						N/A	N/A	

*Rent amounts updated annually in the "City of Chicago's Maximum Affordable Monthly Rent Chart"

SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment -in-lieu? _____
 (typically corresponds with issuance of building permits) Month/Year

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

$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \frac{\text{Number of total units in development}}{\text{(round up to nearest whole number)}} \times \$100,000 = \$ \text{Amount owed}$$

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

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

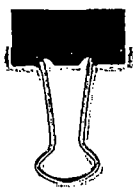
(from table below)

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 Department of DPD)

Kara Breems Date 8/26/2015
 Kara Breems
 Department of Planning & Development

Lynn M. Arnold For Date 8/26/2015
 Lynn M. Arnold For
 Developer/Project Coordinator *MARIA KOZONIS*

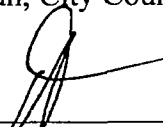


18697
FINAL

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 5201 W. Lawrence Avenue. Application #19697

18697

On February 16, 2017, the Chicago Plan Commission recommended approval of the proposed Planned Development submitted by Jefferson Park Residences, LLC. 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)