



City of Chicago



SO2016-665

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/10/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 8-F at 3300 S Federal St - App No. 18673
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Institutional Planned Development Number 1 symbols and indications as shown on Map 8-F in the area bounded by:

West 30th Street; South Michigan Avenue; East 34th Street, or the line thereof if extended where no street exists; South Wabash Avenue; East 35th Street; and the east line of the Chicago, Rock Island & Pacific Railroad and the New York Central Railroad right of way;

to those of Institutional Planned Development Number 1, as amended.

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

**PLAN OF DEVELOPMENT
RESIDENTIAL PLANNED DEVELOPMENT NUMBER 1, AS AMENDED
(INSTITUTIONAL)**

STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned or controlled by the Illinois Institute of Technology as title holder or as the beneficiary of trust holding title. Armour Institute, LLC is the "Applicant" for purposes of this 2016 Amendment with authorization from the Property Owner.
2. Off-street parking and loading facilities will be provided in compliance with this plan of development as authorized by the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets or alleys or adjustment of right-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Illinois Institute of Technology and approval by the City Council.
4. Service drives or any other ingress or egress shall be adequately designed and paved to provide ingress and egress for motor vehicles including emergency vehicles. There shall be no parking within such paved areas.
5. Use of land will consist of academic, research, residential and related uses as authorized by the Chicago Zoning Ordinance. Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 Zoning District of the Chicago Zoning Ordinance.
6. The following information sets forth data concerning the property included in said planned development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a R5 general residence district classification and with the regulations hereby made applicable thereto..

This 2016 Amendment consists of the following exhibits related to the development of the residential building within Subarea A, located at approximately 3300 S. Federal Street, that is the subject of this Amendment: a Site Plan; a Landscape Plan; Subarea A Building Elevations (North, South, East and West).

7. The plan of development hereby attached shall be subject to the "rules, regulations and procedures in relation to planned developments"
8. With respect to the residential building in Subarea A that is the subject of this Amendment to the Planned Development the following statements shall apply:
 - a. The requirements, obligations and conditions contained within this Statement 8 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

Applicant: Armour Institute, LLC
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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 "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Statement 8, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

- b. 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 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 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 ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT 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 CDOT.

- c. 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 DPD. 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.
- d. 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 DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
- e. 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.
- f. The terms and conditions of development under this Amendment 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.

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- g. 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.
- h. 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 residential building within Subarea A located at approximately 3300 S. Federal Street is a Chicago Landmark and on the National Register of Historic Places. Further, the Applicant intends to seek historic tax credits in connection with the development of the historic building. In light of the foregoing, prior to issuance of Part II approval the Applicant shall obtain approval from DPD of its proposed sustainable elements in order to meet the intent of the City of Chicago Sustainable Development Policy Green Matrix.
- i. The Applicant acknowledges and agrees that the addition of "Dwelling Units" as a permitted use for this Planned Development triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (the "Required Units") as affordable units, or provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the Required Units on-site. The Property is located in a "lower income area" within the meaning of the ARO, and the Applicant has agreed to satisfy its affordable housing obligation by providing 10 affordable units in the rental building to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit [A]. The Applicant agrees that the affordable rental 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 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 execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 8(i), 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.

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- j. This Amendment shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Amendment ordinance lapse, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to Residential Planned Development Number 1.

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Maximum Permitted Dwelling Units – Subarea A: 102

Off-street parking and loading requirements for proposed academic, research, housing and related uses shall be provided as authorized by the Chicago Zoning Ordinance. Minimum number of off-street parking for existing academic, research, housing and related uses: 1,700 spaces

Minimum periphery set-backs from Planned Development Boundaries: 18 feet

Minimum periphery set-backs – Subarea A: 2 feet

Minimum Distances between Buildings: 56 feet

Set-back and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary because of technical reasons. Subject to the approval of the Department of Planning and Development .

Maximum % of land covered (for total net site area) = 30%

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**RESIDENTIAL PLANNED DEVELOPMENT NUMBER 1, AS AMENDED
(INSTITUTIONAL)**

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

SubArea	Net Site Area		General Distribution of Land Use	Maximum F.A.R.	Maximum % of Land Covered
	Sq. Ft.	Acres			
A	2,454,414	56.34	Academic, research, dwelling units located on and above the ground floor, and related uses	1.8	45
B	807,663	18.54	Housing, staff and student and related uses	1.2	20
C	580,025	13.32	Parking	0.5	15
Total	3,842,092	88.20			

The above noted regulations relate to the ultimate development within the planned development area. Interim stages of development may exceed these permitted standards, subject to the approval of the Department of Development and Planning.

Gross site area = net site area (88.20 acres) + area of C.T.A.-R.O.W. and dedicated streets (25.35 acres) = 113.55 acres.

Maximum permitted F.A.R. for total net site area: 2.2

Present Populations:

Academic and Research:

1. Number of students (attending class at one time) 1,800
2. Faculty and staff (includes all employees and employees of tenants) 1,830

Housing:

1. Number of students 1,300
2. Faculty and staff (includes all employees) 200

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2015 ARO

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: Marcia Baxter, Department of Planning & Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: Marcia.Baxter@cityofchicago.org; Telephone: (312) 744-0696.

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

Date: July 13, 2016

SECTION 1: DEVELOPMENT INFORMATION

Development Name: Armour Building

Development Address: 3300 South Federal Street

Ward: 3

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

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? *) *if yes, please provide copy of the TIF Eligible Expenses
 Zoning increase, PD, or City Land purchase

SECTION 2: DEVELOPER INFORMATION

Developer Name: Armour Institute, LLC

Developer Contact (Project Coordinator): Ghian Foreman

Developer Address: 2425 West 11th Street, Suite 5 Cleveland, OH 44113

Email address: ghian4man@gmail.com May we use email to contact you? Yes No

Telephone Number: _____

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: $\frac{102}{\text{Total units}} \times 10\% = \frac{10}{\text{total affordable units required}}$ (always round up)
*20% if TIF assistance is provided

For Density Bonus projects: $\frac{\text{Bonus Square Footage}^*}{\text{Affordable sq. footage required}} \times 25\% =$ _____
*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) None

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? N/A

Estimated date for the commencement of marketing: Fall 2017

Estimated date for completion of construction of the affordable units: Spring 2018

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	759	60%	
Affordable Units	1 bed/1 bath	10	1	465	N/A	\$876		
Market Rate Units	1 bed/1 bath	92	1	465	\$1,224	N/A	N/A	
						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 N/A

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:

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

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

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

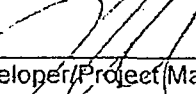
Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicago River on south/west; Lake Shore Dr. on east	\$43
South: Congress on north;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

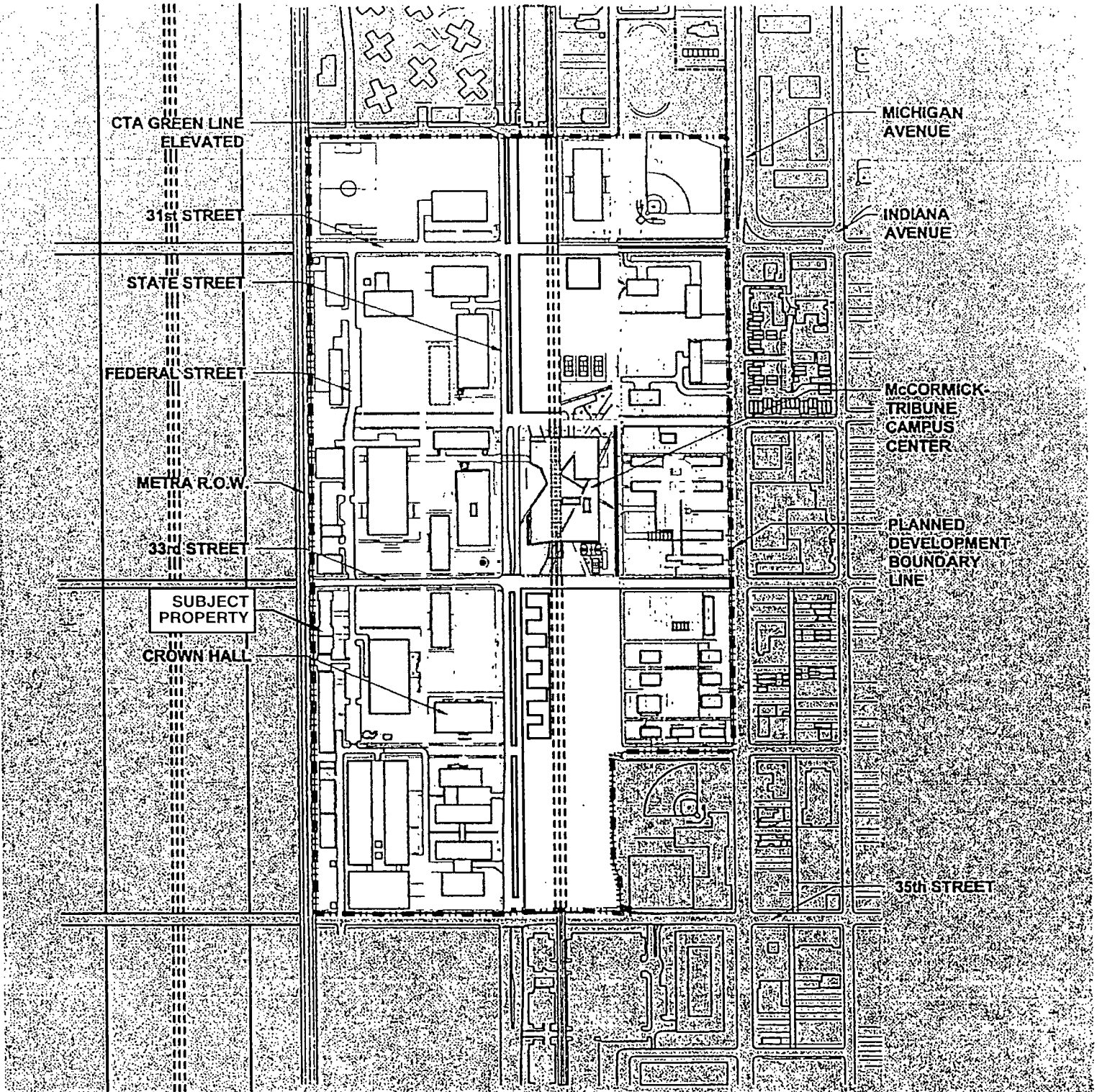

 Marcia Baxter, Department of Planning & Development

 Kara Breems

7-18-16
 Date


 Developer/Project Manager

7/13/16
 Date



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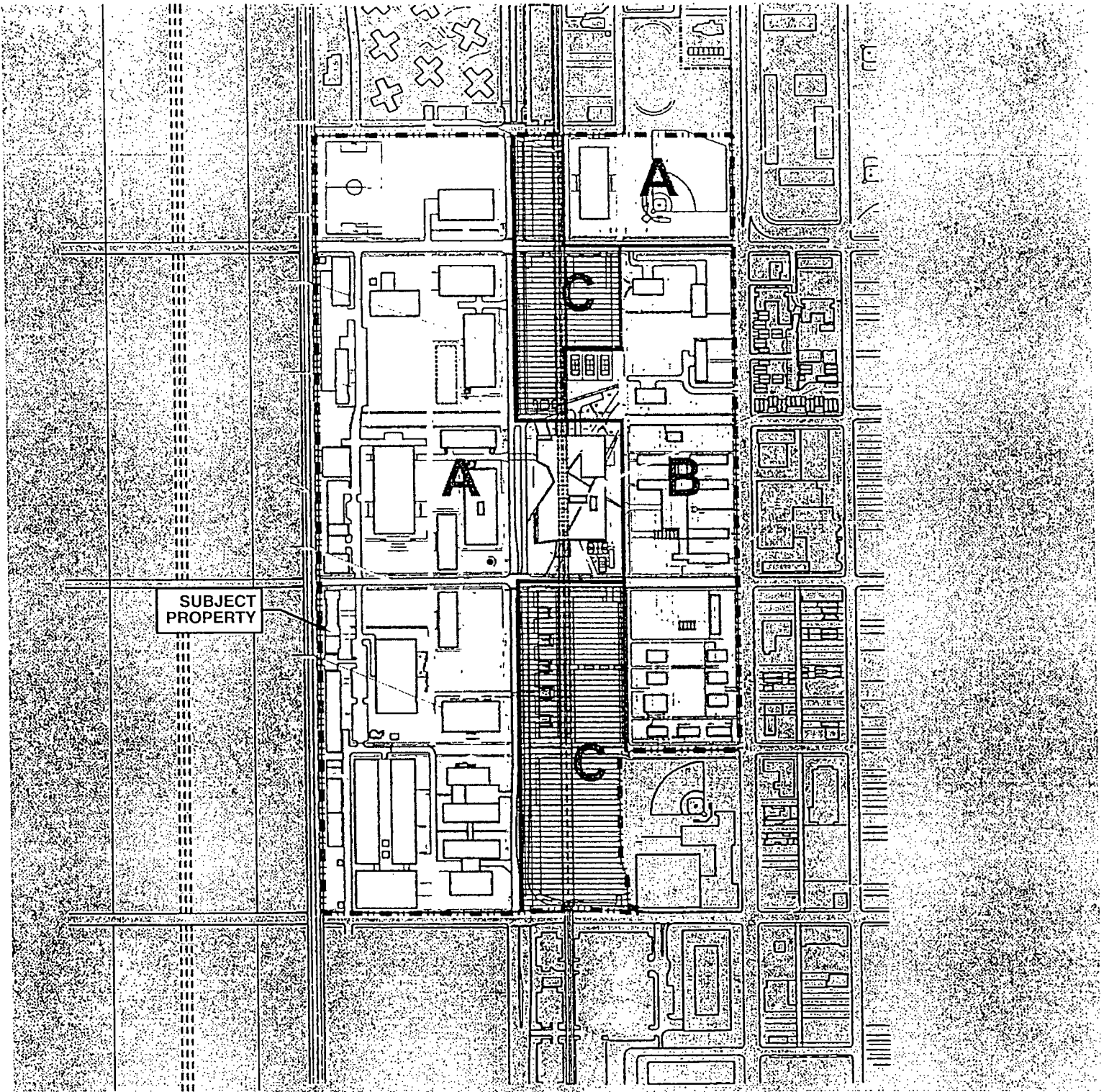
PD Boundary Map



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 Address: 3300 S. Federal Street
 Introduced: February 10, 2016
 Plan Commission: July 21, 2016

These plans are schematic and are subject to further refinement for construction and shall require all applicable laws, codes, ordinances, and regulations to be followed.



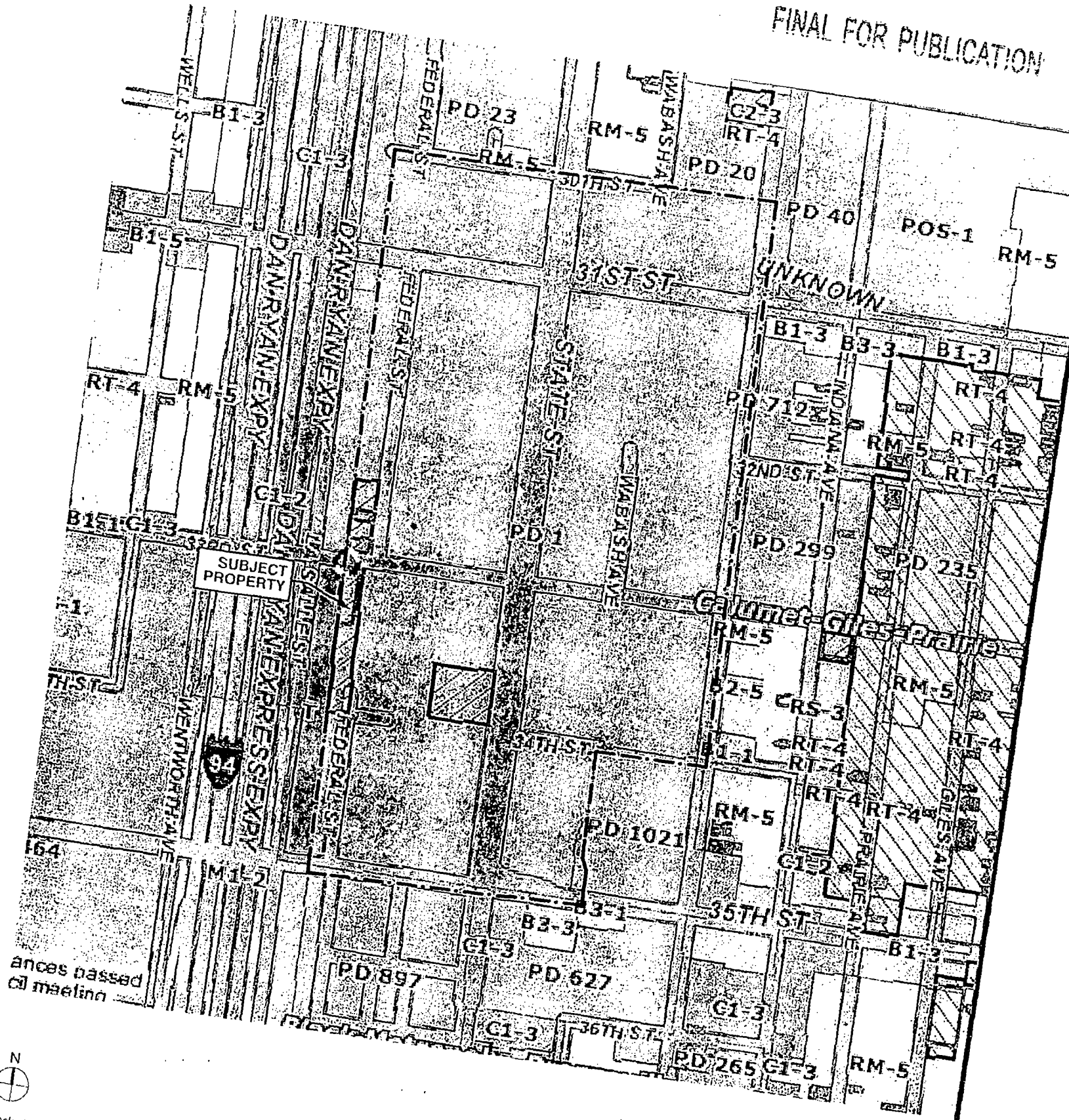
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PD Sub-Area Boundary Map

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Surrounding Zoning Map

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ca maelin

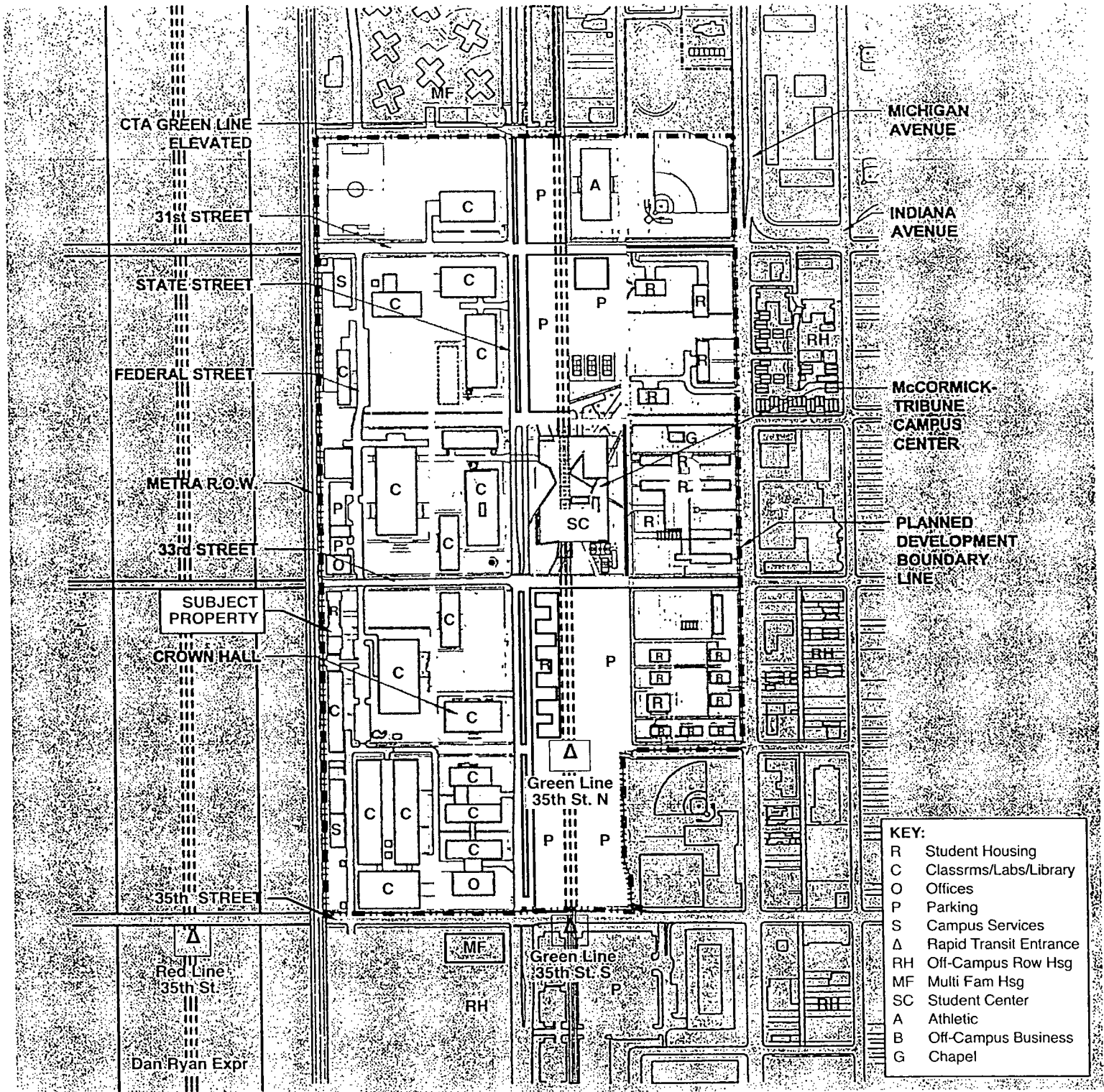


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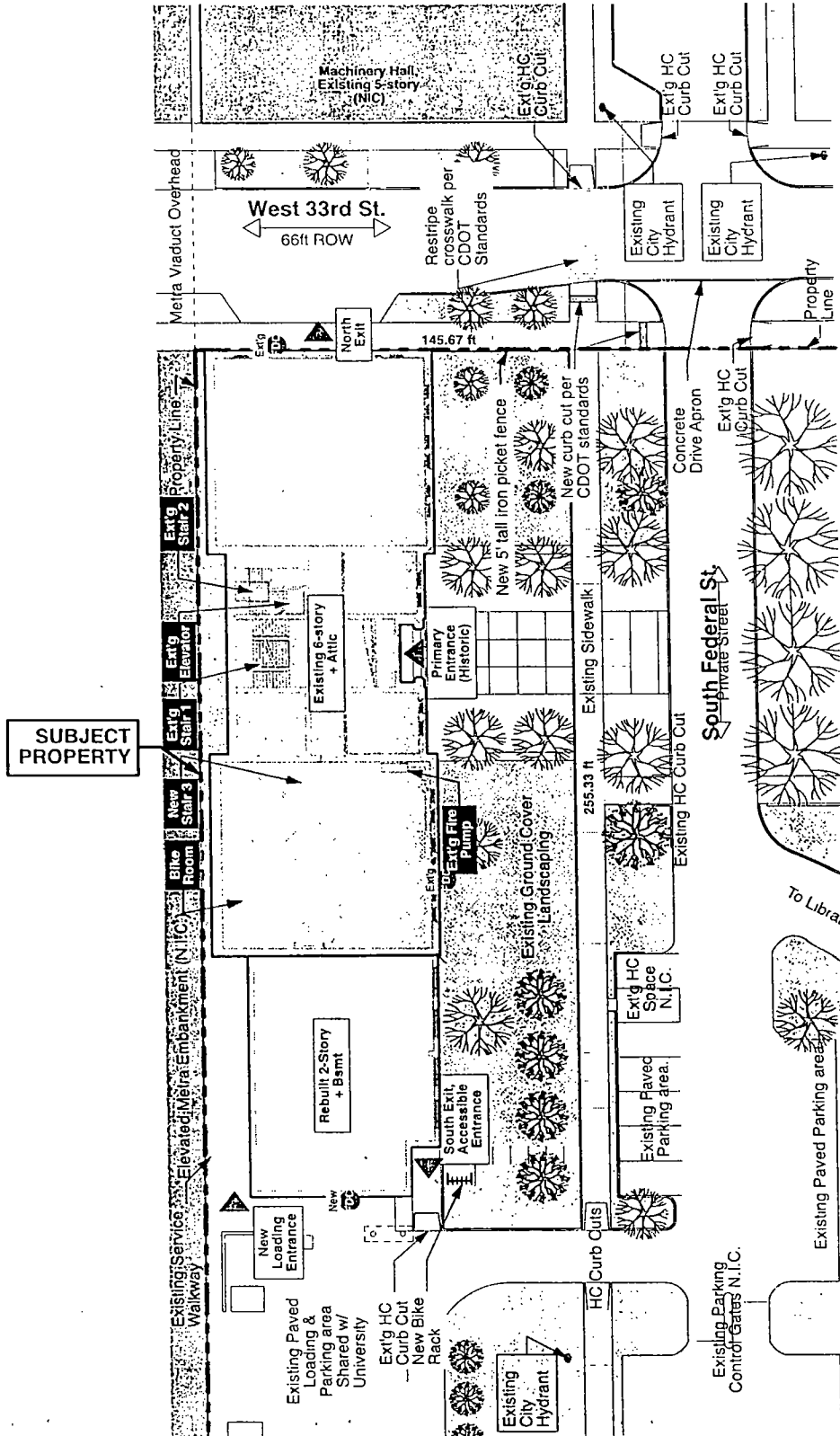
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Land Use Map



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Site Plan



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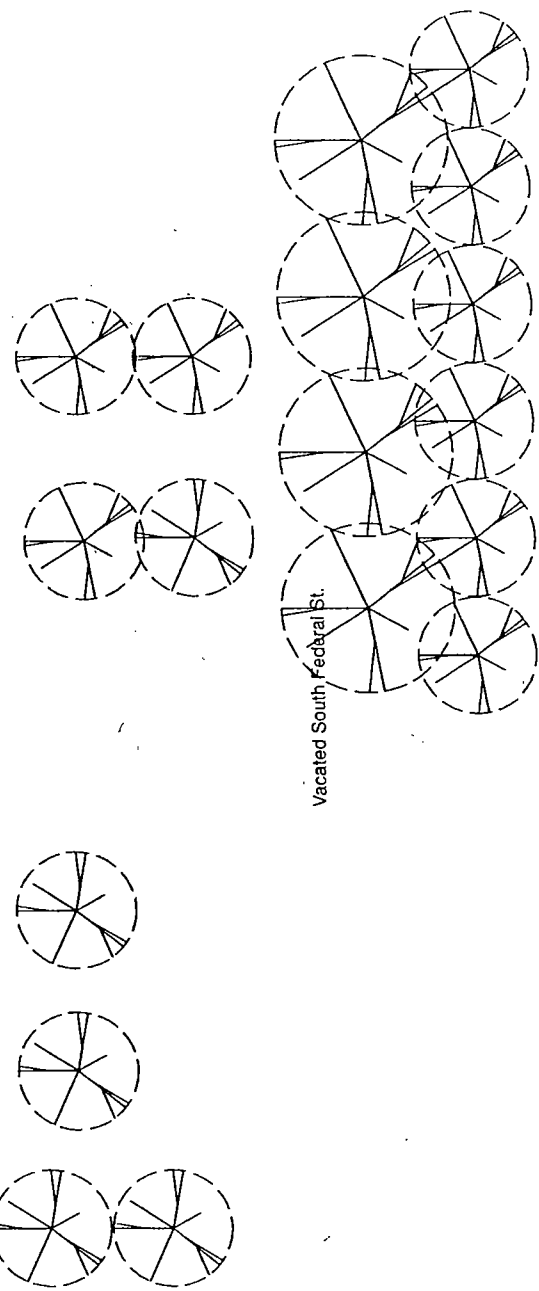
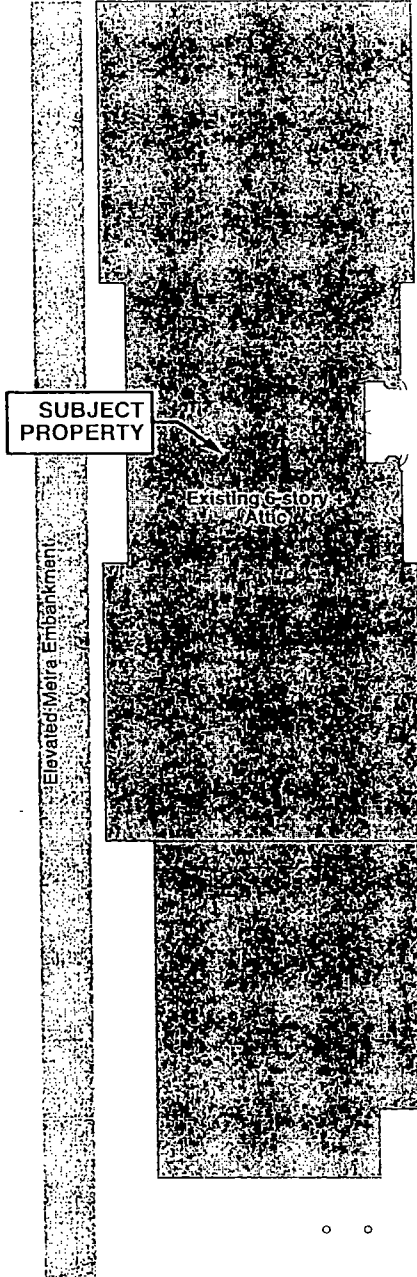
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Metra Viaduct Overhead

West 33rd St (66ft ROW)



Note:
All Trees Existing to
Remain.

Landscape Drawing

N
Scale: Not to Scale



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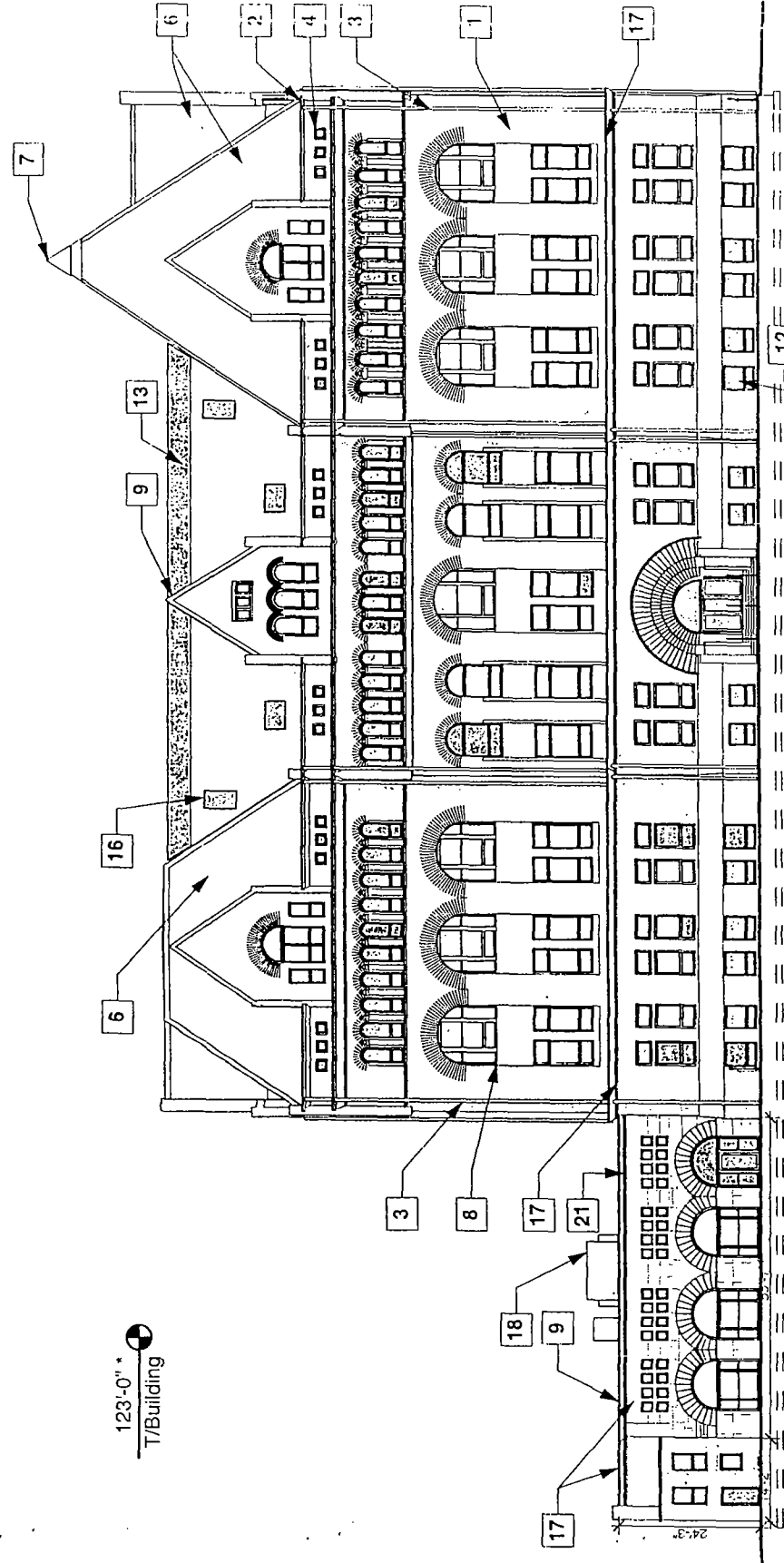
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Introduced: February 10, 2016
Plan Commission: July 21, 2016

These plans are schematic and are subject to further refinement for compliance with code requirements, life safety requirements, and consultation with existing systems.

Notes:

1. Repair existing face brick & Terracotta to match original.
2. Repair existing copper gutter & roof edge cornice.
3. Repair or replace existing PVC downspouts. Connect to approved storm sewer. Downspouts shall be cast iron w/in 10 ft
4. New Attic windows in east & west facades
5. Remove existing PTAC or louver & provide new clear glass window sashes using app'd window.
6. New roof shingle and underlayment system. Remove existing shingles ago pose roof food deck. Replace damaged boards & framing anchor loose boards. Shingle to be approved, heavy weight, self sealing, granular color, faced shingle with laminated tabs app'd for use in high wind environment.
7. Repair existing copper roof ventilator cap. Install new canceled bird screen

8. Existing aluminum frame window w/ clear glass. Repair as needed. Provide new perimeter sealant (Urethane or non-stain silicone) in approved color.
9. New roof edge metal flashing & curb on concealed treated wood blocking.
10. Existing Indiana limestone belt course to be repointed in mortar to match limestone color.
11. Replace existing storm window at exterior side of existing stained glass lite.
12. Security Guards at Ground level windows.
13. Extend roof ridge for screening of mech. equipment
14. New 5 ft tall iron picket fence.
15. Remove existing Fire escape assembly repair facade and window assemblies following removal.
16. New skylights at Roof
17. Replace missing or damaged sandstone coping/ cornice/ dental assembly with new carved stone or app'c substitute material. Provide sample for review of finish & color.
18. (potential) Alterations to roof line for HVAC enclosures.
19. New 8ft tall security gate painted black.
20. New Ground level windows and misc. vents facing R/R embankment.
21. Masonry Replacement and repairs at Boiler House structure.
22. (potential) Alterations to roof line for Elevator shaft override.



East Building Elevation

Scale: Not to Scale

used materials need to be approved by the service prior to installation

*Existing Building, V.I.F.
No change in height.



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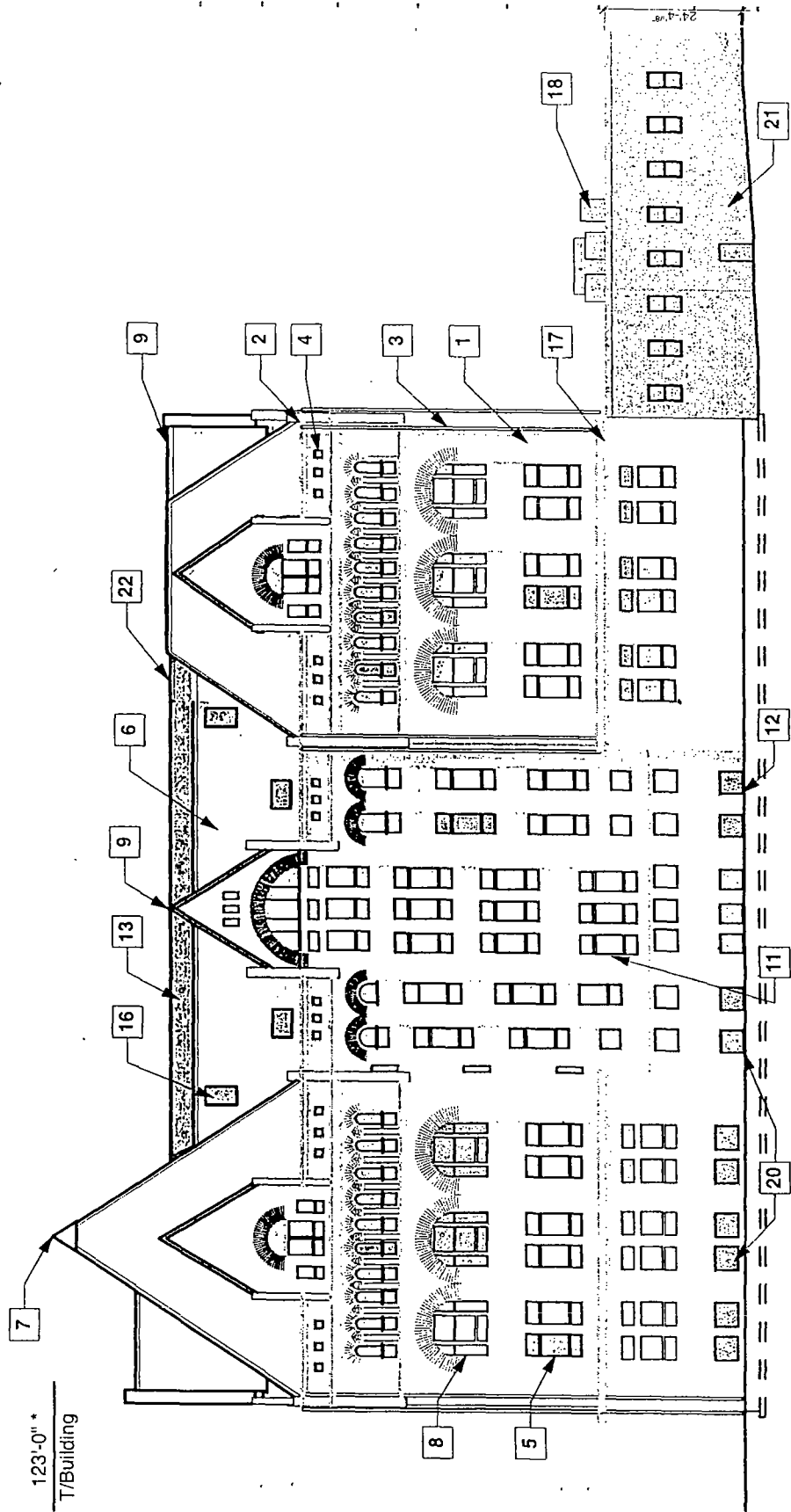
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123'-0" *
T/Building



West Building Elevation

Scale: Not to Scale

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*Existing Building, V.I.F.
 No change in height.



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The drawings are a technical and are subject to further refinement to comply with local requirements. All work shall be performed in accordance with the applicable building codes and regulations.

Notes:

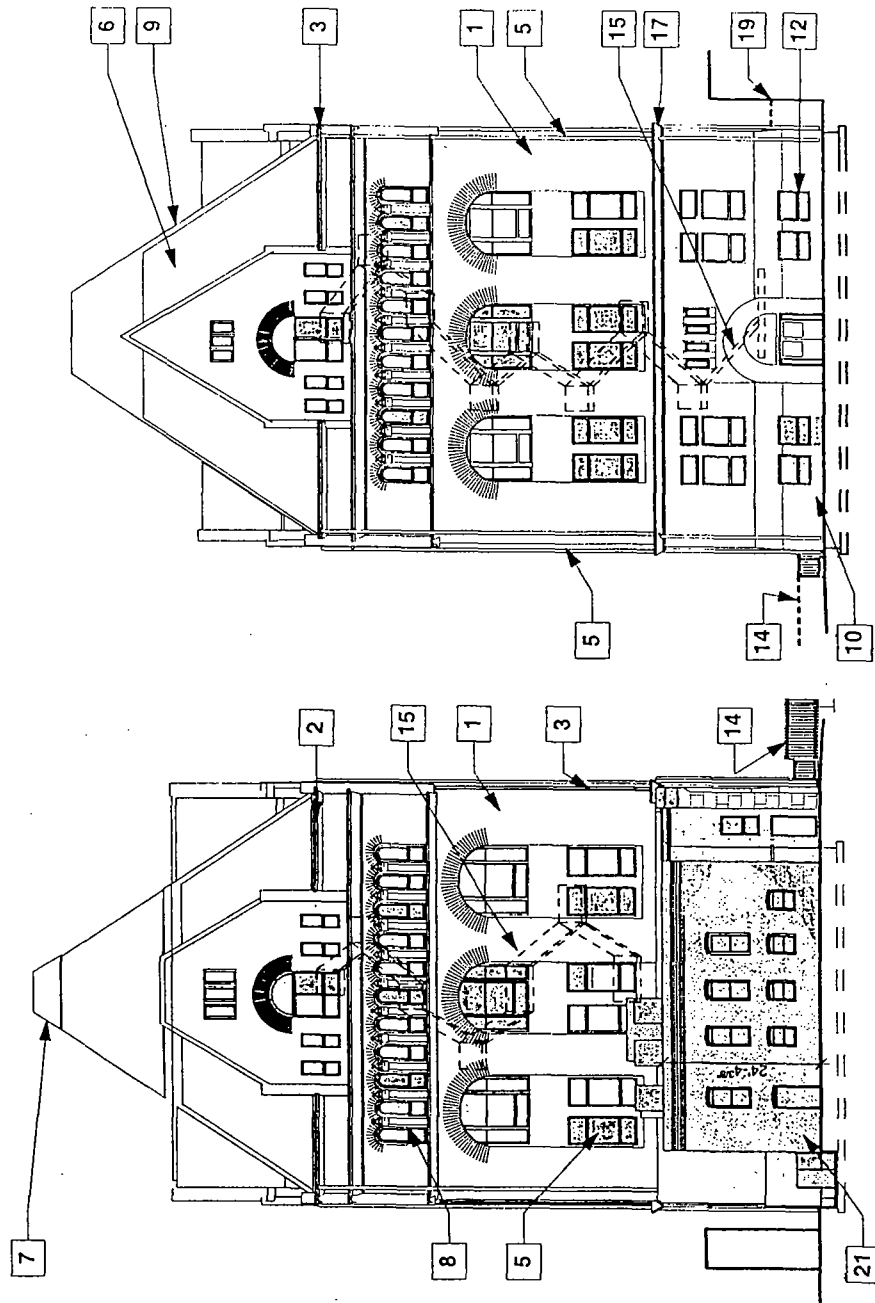
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*Existing Building, V.I.F. No change in height.



North & South Bldg Elevations



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These plans are schematic and are subject to further refinement to compliance with code required during the safety of construction and construction with existing systems


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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 L. Reifman
Secretary
Chicago Plan Commission

DATE: June 17, 2016

RE: Proposed amendment to Planned Development No. 1 for property generally located at 3300 South Federal Avenue.

On June 16, 2016, the Chicago Plan Commission recommended approval of the proposed planned development submitted by Armour Institute 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 hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, bureau of Planning and Zoning recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

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