



City of Chicago



SO2022-2059

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/20/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 2-G at 301-323 S Green St and 815-823 W Jackson Blvd - App No. 21086
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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ORDINANCE

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

SECTION 1: That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all DS-3, Downtown Service District symbols and designations as shown on Map No. 2-G in the area bounded by

West Jackson Blvd.; a line 115.69 feet east of and parallel to South Green Street; a line 60.49 feet south of and parallel to West Jackson Blvd.; a line 126.19 feet east of and parallel to South Green Street; a line 252.41 feet south of and parallel to West Jackson Blvd.; and South Green Street,

to the designation of DX-7, Downtown Mixed Use District and a corresponding use district is hereby established in the area above described.

SECTION 2: That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all DX-7, Downtown Mixed Use District symbols and designations as shown on Map No. 2-G in the area bounded by

West Jackson Blvd.; a line 115.69 feet east of and parallel to South Green Street; a line 60.49 feet south of and parallel to West Jackson Blvd.; a line 126.19 feet east of and parallel to South Green Street; a line 252.41 feet south of and parallel to West Jackson Blvd.; and South Green Street,

to the designation of a Residential Planned Development, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

Address: 301-323 S. Green St. & 815-823 W. Jackson Blvd.

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PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number ____, (Planned Development) consists of approximately 31,205 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is owned or controlled by the Applicant, 301 S. Green LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

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The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of 17 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 Plans (typical, if applicable); Landscape Plan; a Green Roof Plan; and, Building Elevations (North, South, East and West) prepared by Goettsch Partners and dated October 20, 2022, submitted herein. 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development: dwelling units located above the ground floor; eating and drinking establishment (all); food and beverage retail sales; office; general retail sales; accessory parking and loading; co-located wireless communications facilities; and related and ancillary 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 Chicago 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose 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 31,205 square feet and a base FAR of 7.00 and a Neighborhoods Opportunity Fund FAR bonus of 4.5.

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The Applicant acknowledges that the project has received a bonus FAR of 4.5, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 11.5. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B & C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3

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

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, 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 on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

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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 that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises (“M/WBEs”) and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant’s goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant’s proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant’s submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant’s preliminary outreach plan, (b) a description of the Applicant’s outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant’s outreach efforts, and (d) updates (if any) to the applicant’s M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
16. The Applicant acknowledges and agrees that the rezoning of the Property from the DS-3 Downtown Service District to the DX-7 Downtown Mixed-Use District and then to this Residential Planned Development (“PD”) No. ____ is an “entitlement” that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the “ARO”). The PD is

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located in a “downtown district” within the meaning of the ARO and permits the construction of 362 dwelling units. The Applicant intends to construct a 362-unit rental building (the “Project”).

Developers of rental projects in downtown districts with 30 or more units must provide between 10% and 20% of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25% of the affordable units on-site and another 25% on-site or off-site (collectively, the “Required Units”), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant has elected the 20% option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant’s affordable housing obligation is 72.4 affordable units (20% of 362) and half of those affordable units are Required Units. Pursuant to subsection (T) of the ARO, the Applicant must either pay a fractional in lieu fee or provide an additional unit on-site or off-site to satisfy the fractional obligation. The Applicant has agreed to satisfy its affordable housing obligation by providing seventy-three (73) affordable units in the rental building in the PD, as set forth in the Affordable Housing Profile (AHP) attached hereto. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually, provided that (x) the maximum income level for any affordable unit may not exceed 80% of the AMI, (y) at least one-third (or 24 units) must be affordable to households at or below 50% of the AMI, of which one-sixth (or 4 of the 24 units) must be affordable to households at or below 40% of the AMI, and (z) all *income levels* must be multiples of 10% of the AMI.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this PD, DOH may adjust the AHP as requested, in accordance with the ARO, without amending the PD, provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH’s request, provide an informational presentation to Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the PD, including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement (“IHA”) in accordance with subsection (N) of the ARO. The terms of

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the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the PD, and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 16, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the PD.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this PD. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to the DX-7, Downtown Service District.

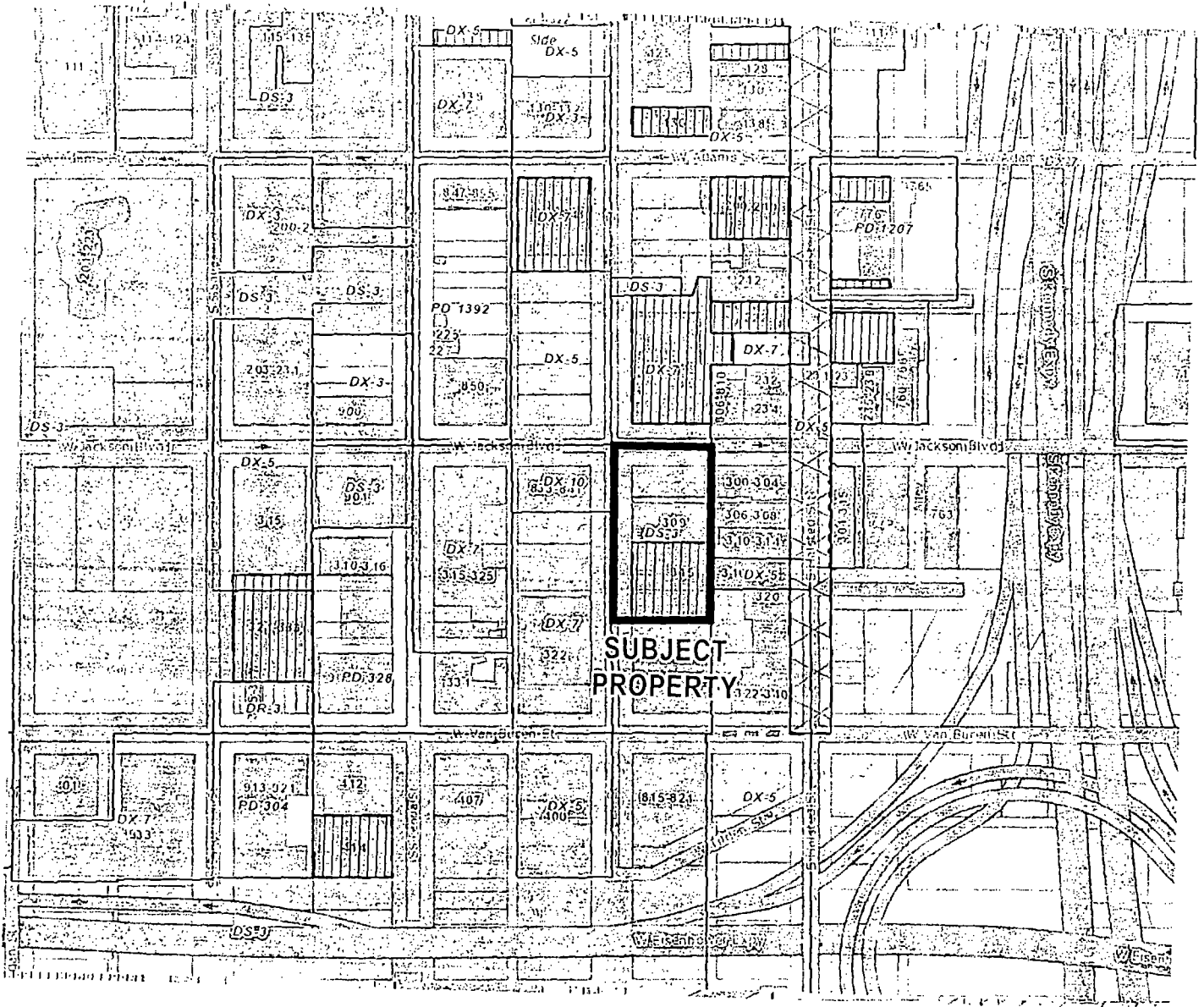
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BULK REGULATIONS AND DATA TABLE

Gross Site Area:	44,446 square feet
Area Remaining in the Public Right-of-Way:	13,241 square feet
Net Site Area:	31,205 square feet
Maximum Floor Area Ratio:	11.5
Maximum Number of Dwelling Units:	362 units
Minimum Number of Accessory Off-Street Parking:	128 spaces
Minimum Number of Off-Street Loading Berths:	2 loading berths
Minimum Number of Bicycle Parking Spaces:	256 spaces
Minimum Setbacks from Property Line:	In accordance with the Site Plan

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EXISTING ZONING MAP

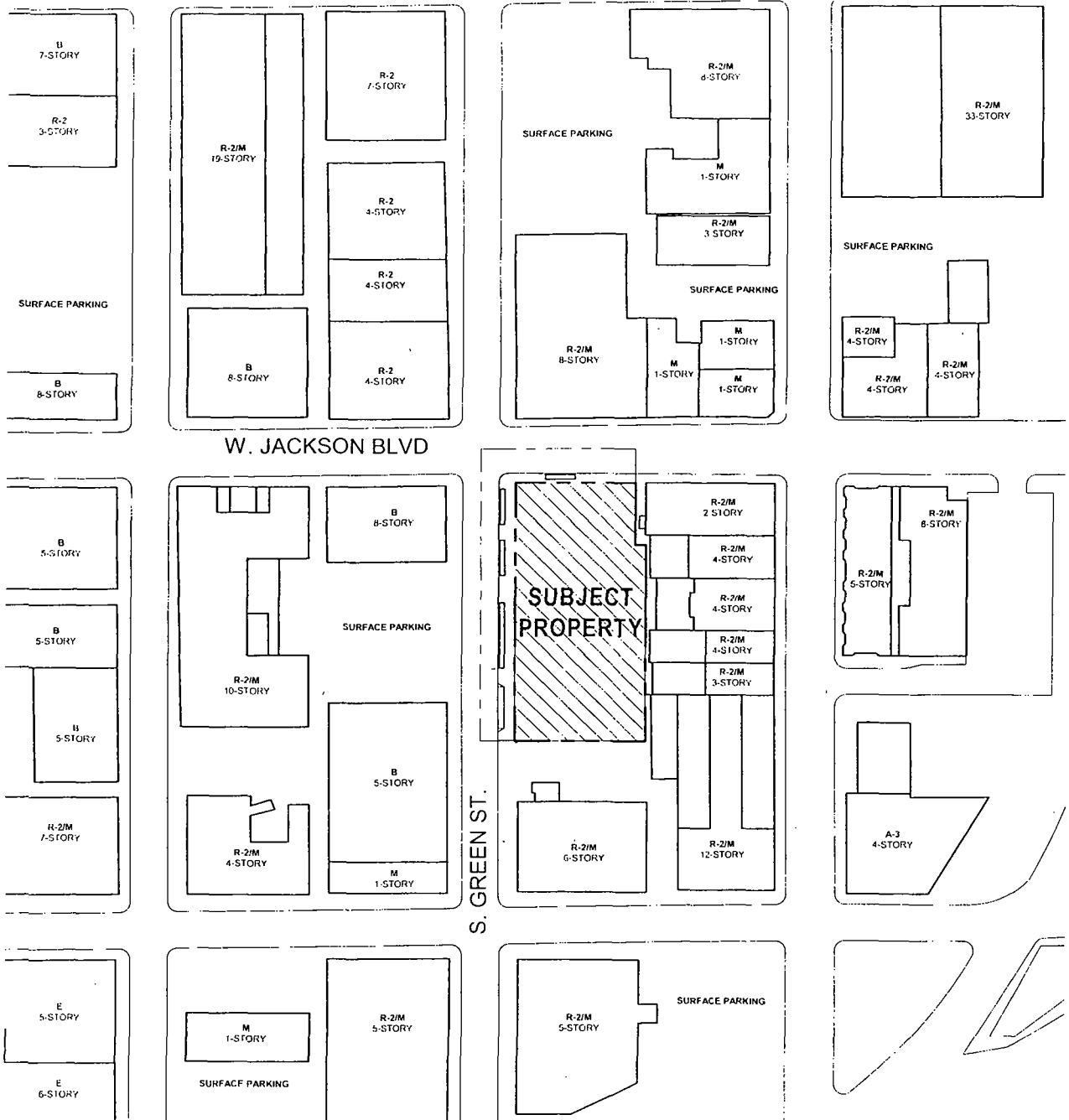


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Introduced: July 20, 2022
Plan Commission: October 20, 2022



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EXISTING LAND USES



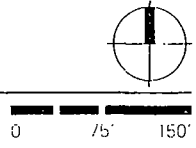
W. JACKSON BLVD

S. GREEN ST.

SUBJECT PROPERTY

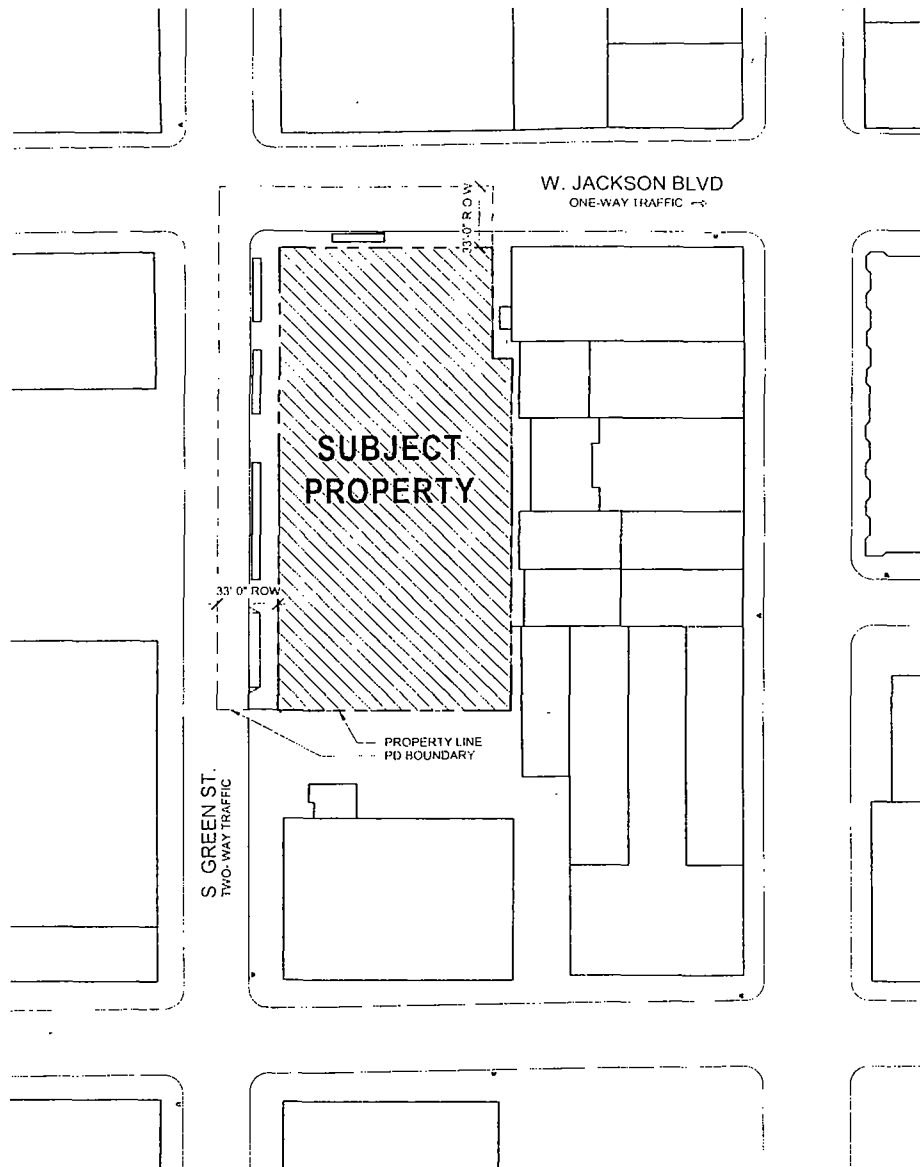
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PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP



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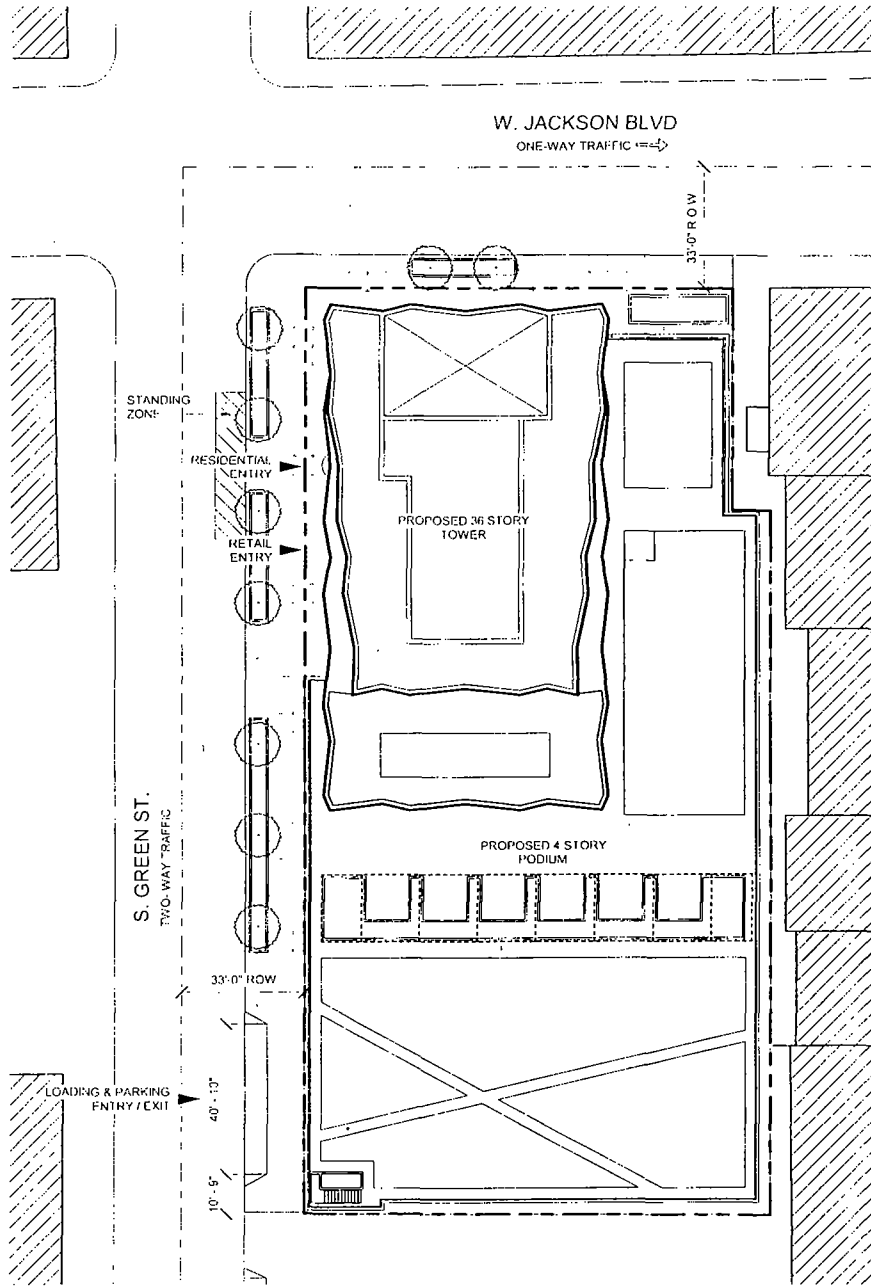
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SITE PLAN



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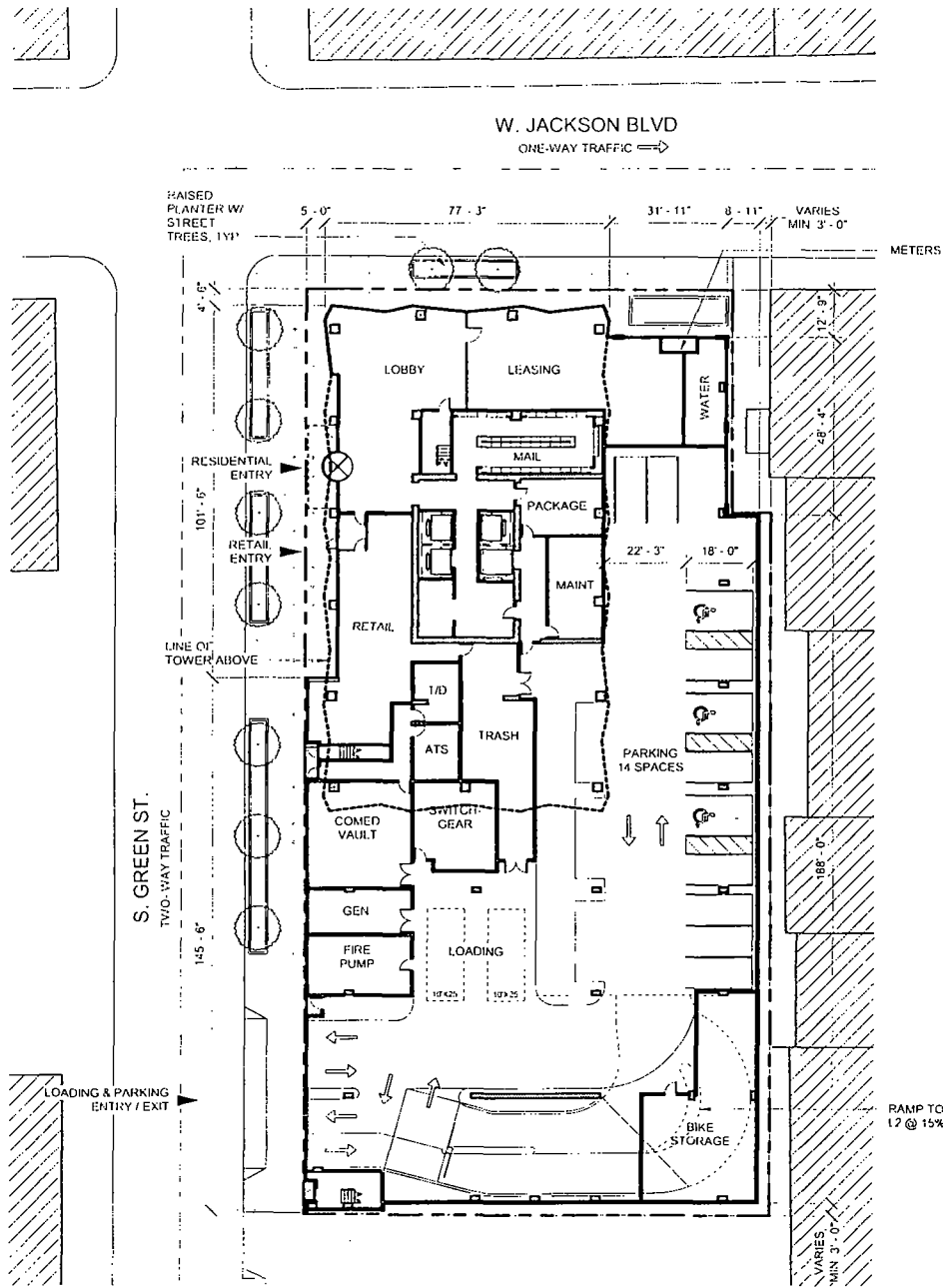


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0 25' 50'

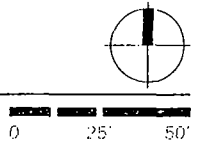
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GROUND FLOOR PLAN



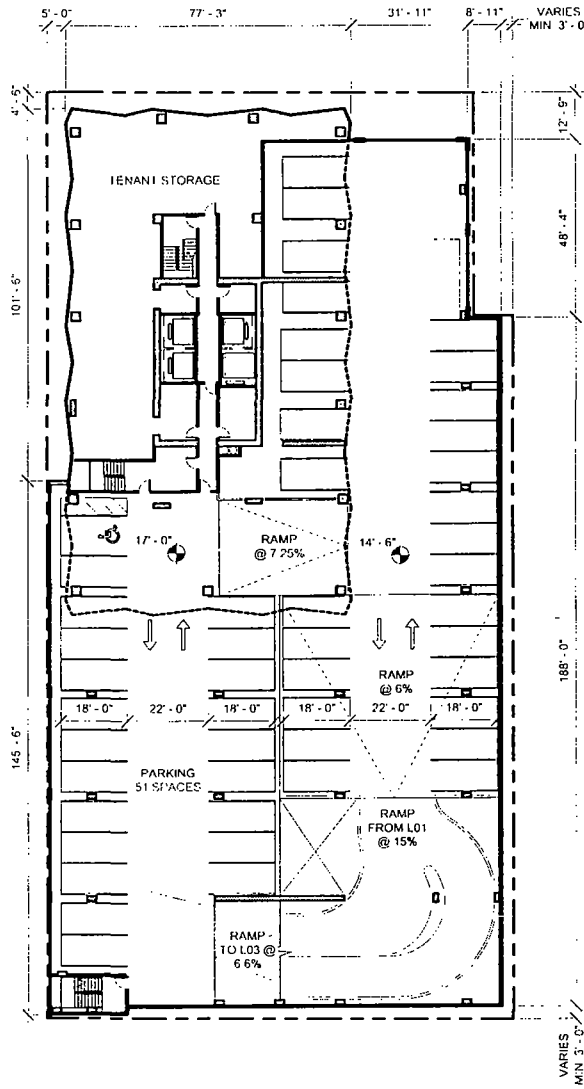
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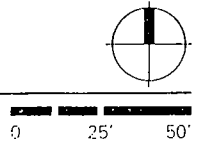
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LEVEL 02 PLAN



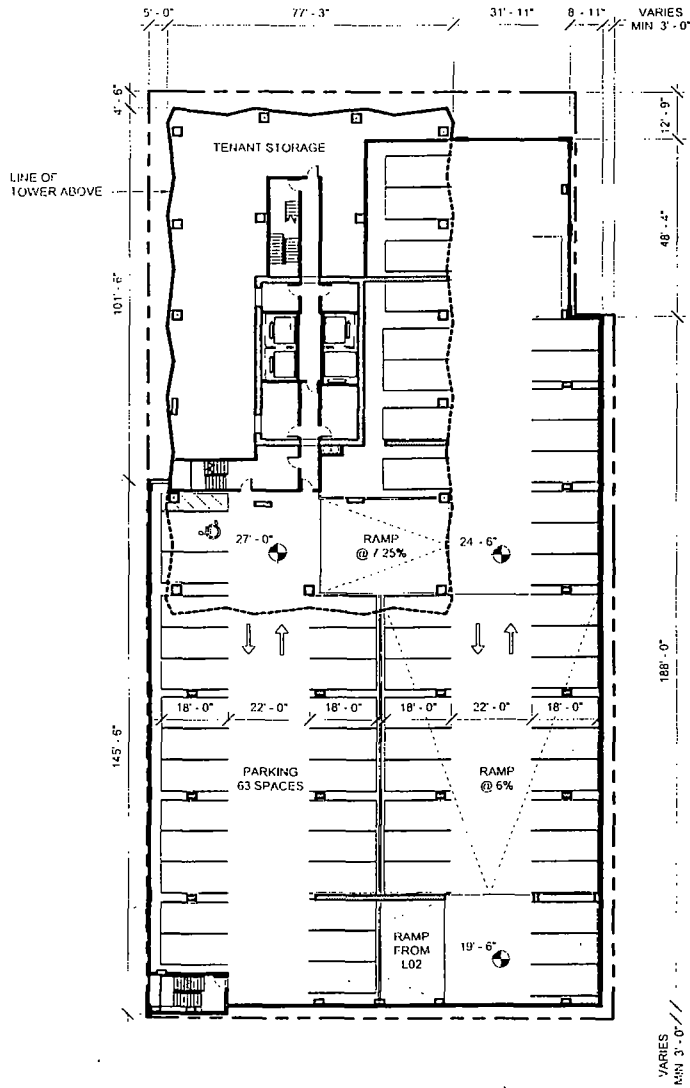
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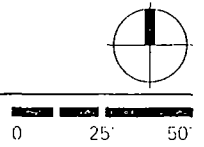
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LEVEL 03 PLAN



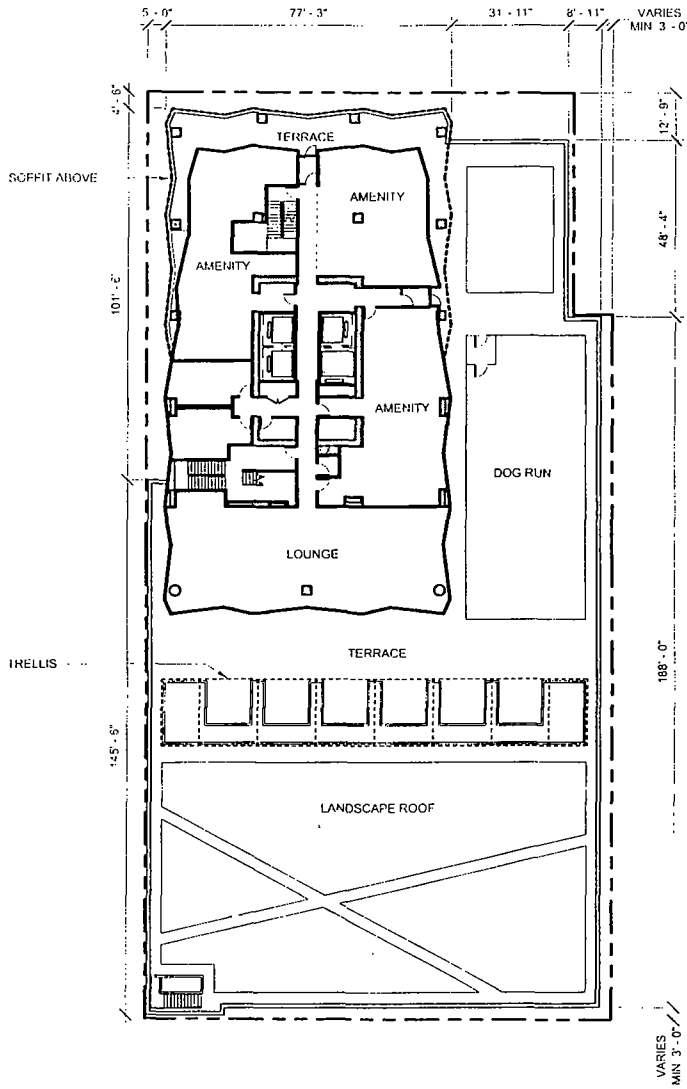
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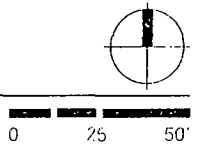
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LEVEL 04 PLAN



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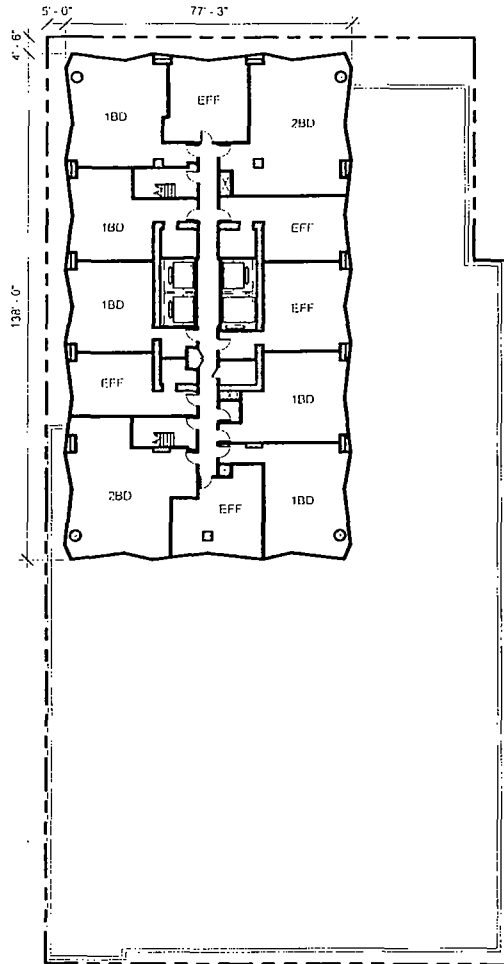
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TYPICAL FLOOR PLAN

LEVEL 05-24



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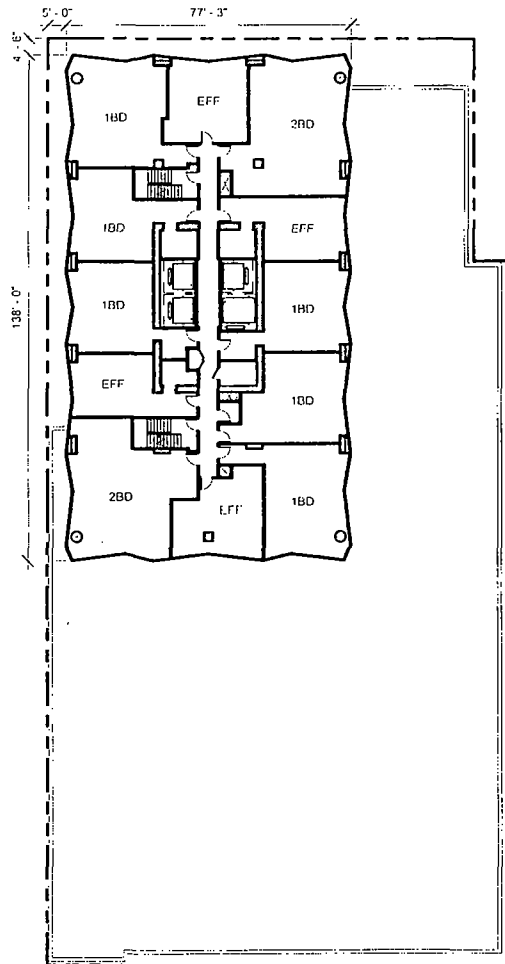


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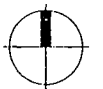
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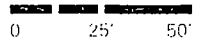
LEVEL 25 PLAN



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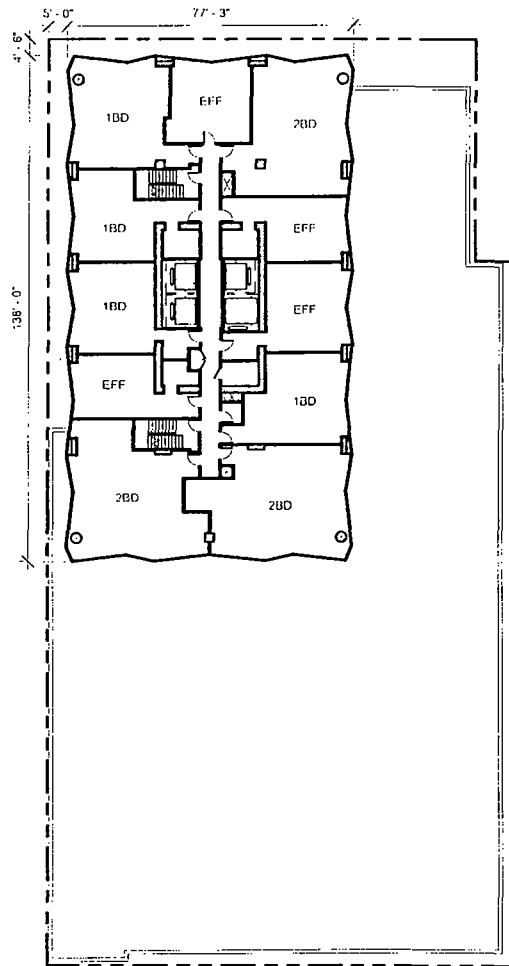
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TYPICAL FLOOR PLAN

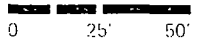
LEVEL 26-35



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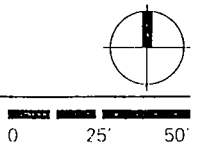
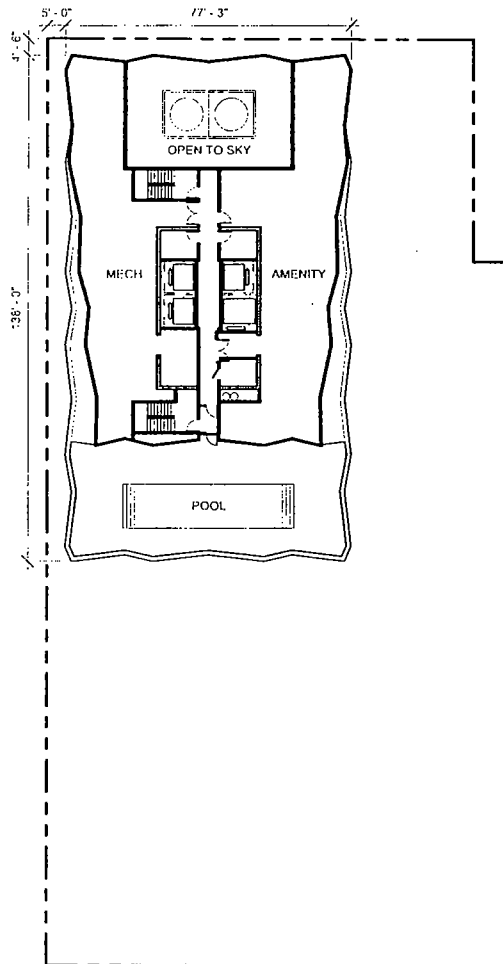


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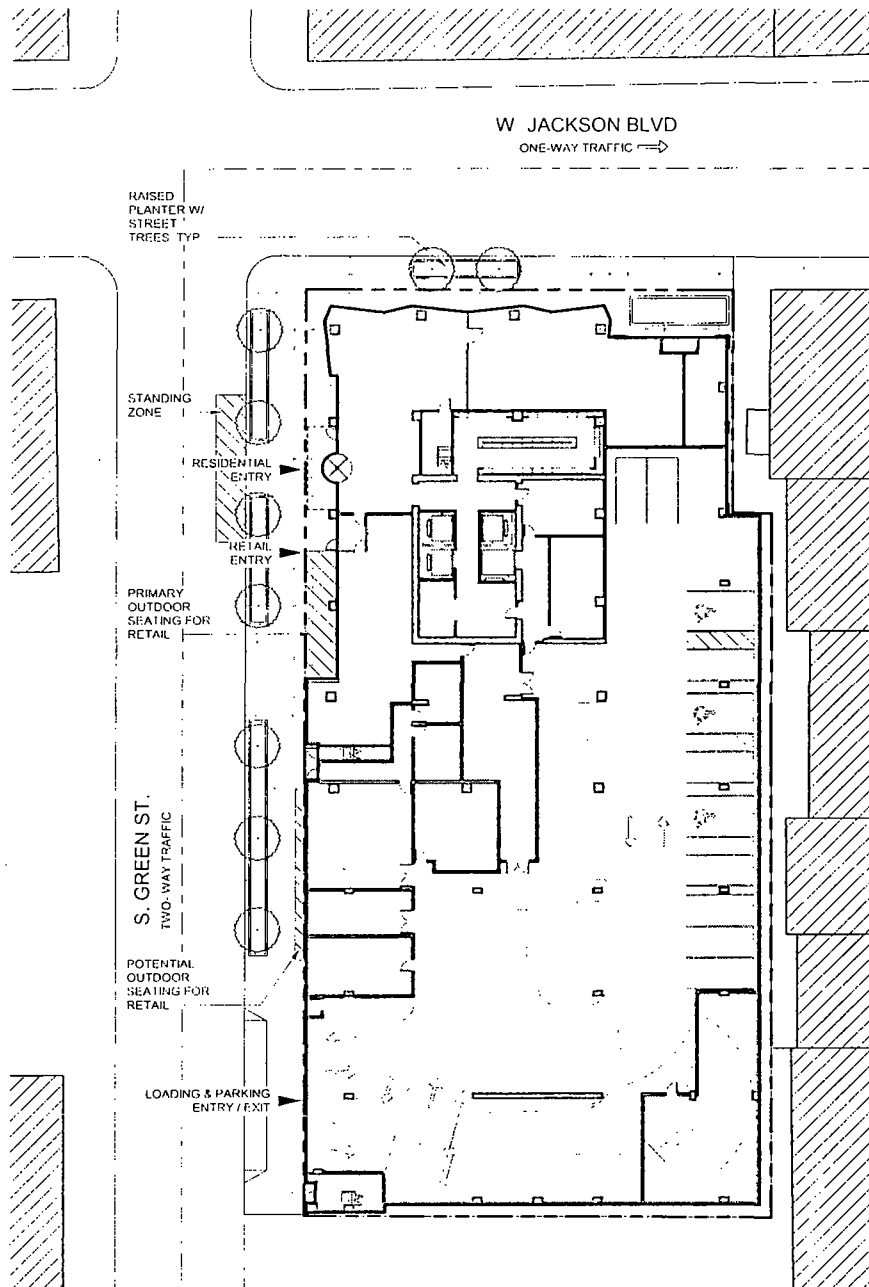
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LEVEL 36 PLAN



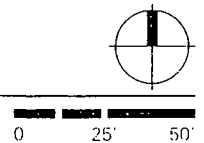
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LANDSCAPE PLAN



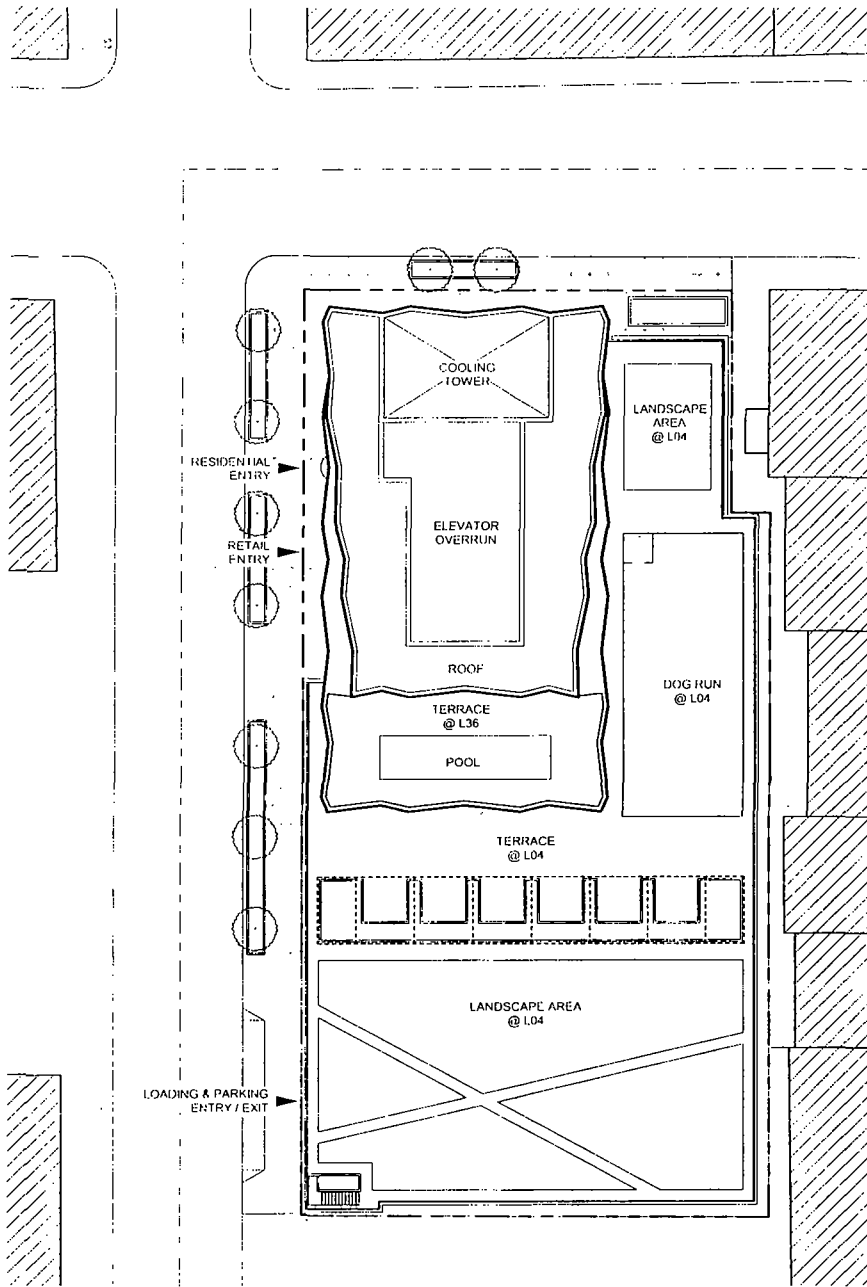
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GREEN ROOF PLAN



CALCULATION FOR POTENTIAL GREEN ROOF

NET ROOF AREA:	24,050 SF
POTENTIAL GREEN ROOF AREA:	12,150 SF
POTENTIAL GREEN ROOF %:	50.5%

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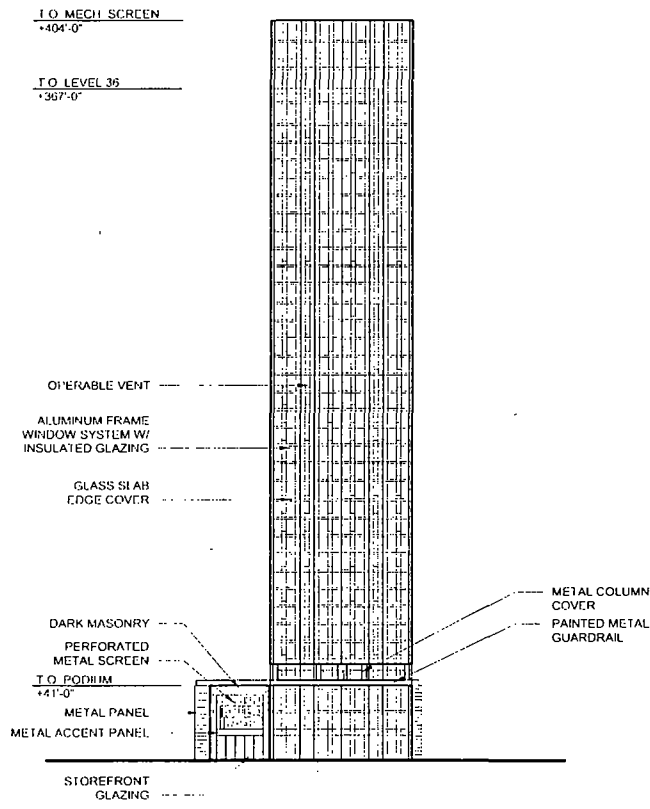


0 25' 50'

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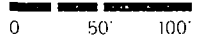
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NORTH ELEVATION



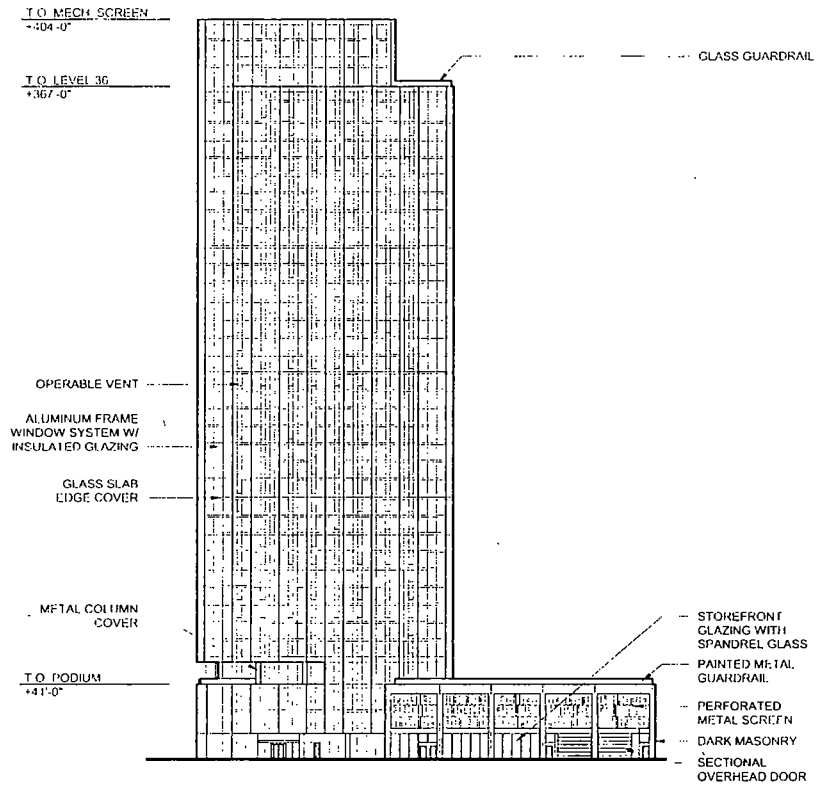
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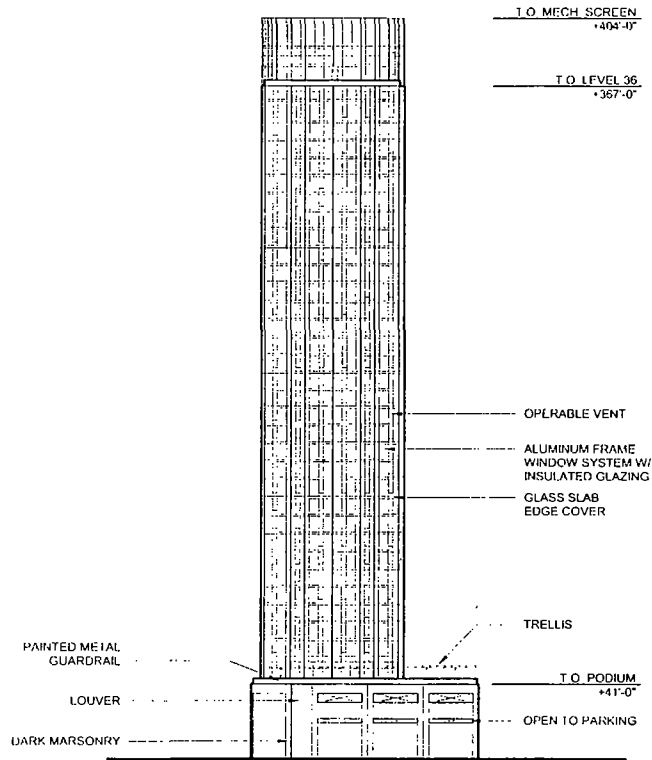
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WEST ELEVATION



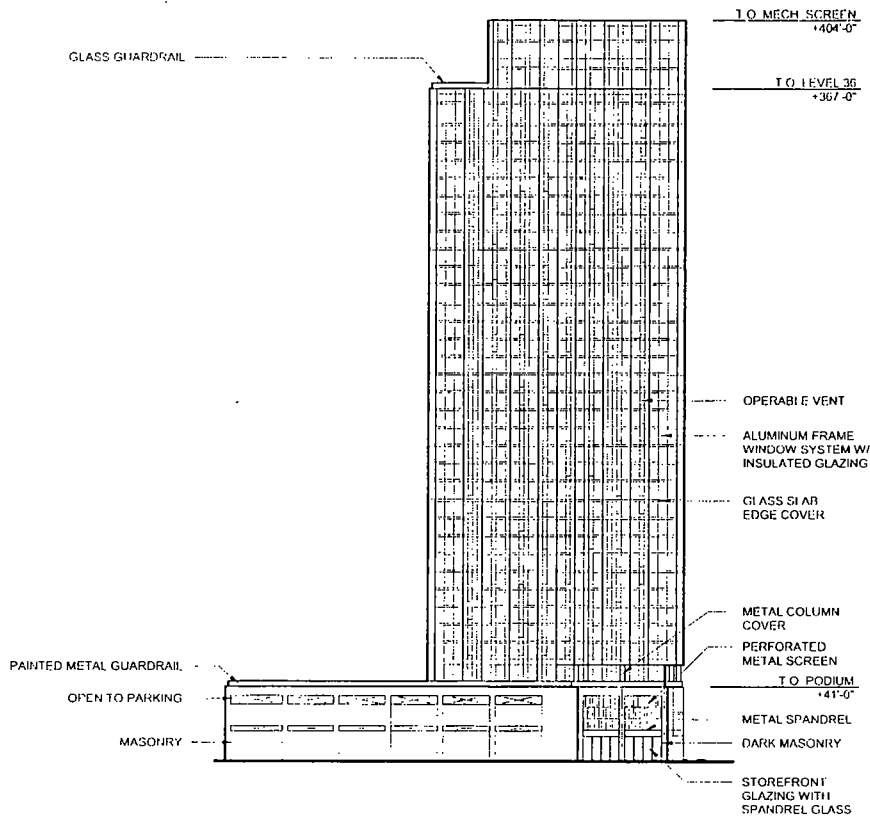
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SOUTH ELEVATION



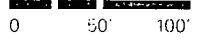
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EAST ELEVATION



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 Address: 301-323 S. Green St & 815-823 W. Jackson Blvd.
 Introduced: July 20, 2022
 Plan Commission: October 20, 2022



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ARO Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the ARO or Pilsen/Little Village Pilot Ordinances. More information is online at www.cityofchicago.gov/ARO. Submit the completed form to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: ARO@cityofchicago.org.

Date: September 19, 2022

DEVELOPMENT INFORMATION

Development Name: 301 S. Green

Development Address: 301-323 S. Green Street, Chicago IL

Zoning Application Number, if applicable: 20186

Ward: 27

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

Planned Development (PD)

Financial Assistance

Transit Served Location (TSL) project

Zoning increase

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 301 S Green LLC

Developer Contact Lee Golub

Developer Address 625 N Michigan Avenue, Suite 2000, Chicago, IL 60611

Email lgolub@goco.com

Developer Phone 312-440-8701

Attorney Name John J George

Attorney Phone 312-870-8022

TIMING

Estimated date marketing will begin 3rd Qtr of 2025

Estimated date of building permit* 1st Qtr. of 2024

Estimated date ARO units will be complete 4th Qtr. of 2026

*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) 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)

Developer or their agent

Date

09/27/2022

ARO Project Manager, DOH

Date



AFFORDABLE REQUIREMENTS ORDINANCE

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ARO Web Form

Applicant Contact Information

Name: 301 S. Green LLC

Email: lgolub@goco.com

Development Information

Address

Printed Date: 09/19/2022

Number From: 301 Number To: 323 Direction: S

Street Name: Green Street

Postal Code: 60607

Development Name

301 S. Green

Are you rezoning to downtown?: Yes

Is your project subject to the ARO Pilots?: 2021 ARO

Information

Ward: 27

ARO Zone: Downtown

Details

ARO Trigger: DP

Total Units 362

Development Type: Rent

TSL Project: TSL-or FAR doesn't exceed 3.5

Date Submitted: 09/19/2022

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Requirements

Affordable Units: 72.4 Affordable Units (20% of 362 total units)

How do you intend to meet your required obligation

On-Site: 72 Off-Site: 0

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

Total Units: 72 In-Lieu Fee Owed: \$78,582.40 (0.4 ARO units x \$196,456)

Affordable Income Mix:

12 Units at 80% AMI; 12 Units at 70% AMI; 24 Units at 60% AMI; 12 Units at 50% AMI, 12 Units at 40% AMI

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Zoning Application number, if applicable: 20186
 Address: 301-323 S. Green Street & 815-823 W. Jackson Boulevard

Is this a For Sale or Rental Project?
 Anticipated average psf rent/price?*

Rental

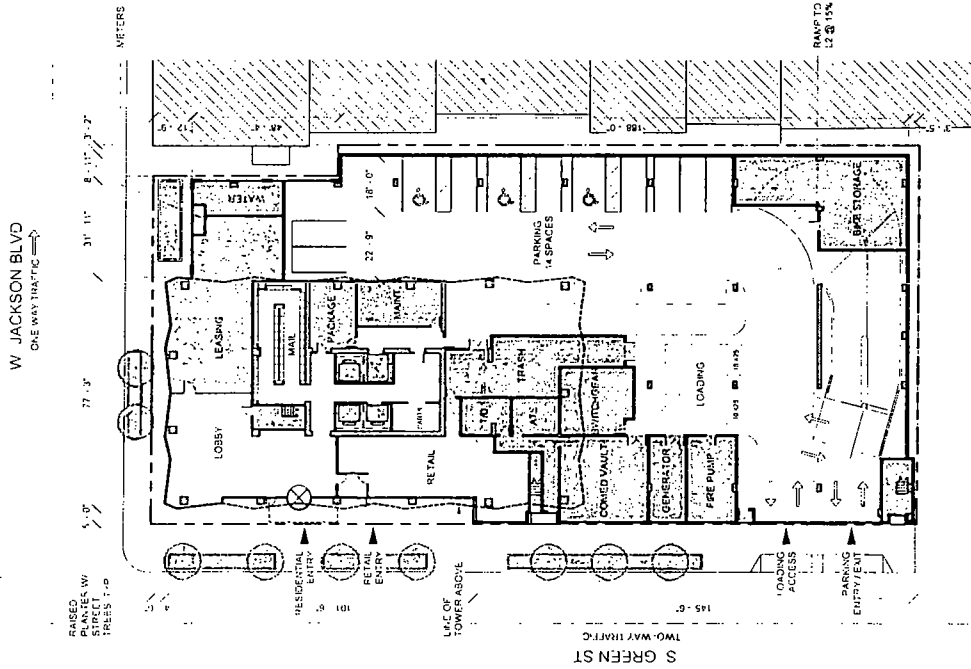
Total Units in Project: 362
 Total Affordable units: 72

All projects with proposed ARO units must complete this tab

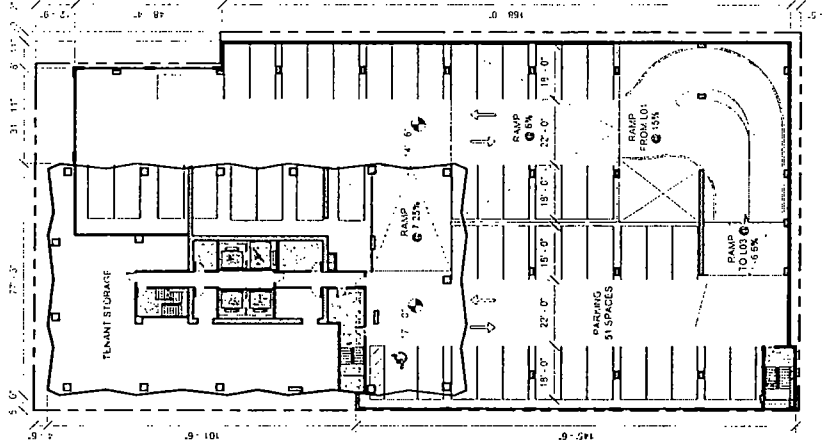
	Market Rate/Units	Affordable Units
Parking	Garage Parking (0.35 to 1)	Garage Parking (0.35 to 1)
Laundry	In-Unit W/D	In-Unit W/D
Appliances	TBD	TBD, comparable to market rate
Refrigerator	age/EnergyStar/make/model/color	TBD, comparable to market rate
Dishwasher	age/EnergyStar/make/model/color	TBD, comparable to market rate
Stove/Oven	age/EnergyStar/make/model/color	TBD, comparable to market rate
Microwave	age/EnergyStar/make/model/color	TBD, comparable to market rate
Bathroom(s)	1 Full-Size Bathroom Per Bedroom	1 Full-Size Bathroom Per Bedroom
how many?	1 Full-Size Bathroom Per Efficiency Unit	1 Full-Size Bathroom Per Efficiency Unit
Half bath? Full bath?	Quartz	Quartz
Kitchen countertops	Luxury Vinyl Plank	Luxury Vinyl Plank
Flooring	Water Source Heat Pump	Water Source Heat Pump
material		
HVAC		
Other		

Unit Type	Market Rate		Summary		Affordable v Market Square Footage*
	How Many?	% of Total	Avg Square Footage	ARO	
Studio	115	40%	602	40%	91%
One-bed	117	40%	766	40%	93%
Two-bed	58	20%	1,129	19%	59%
Three-bed	-	-	-	-	-
Four-bed	-	-	-	-	-

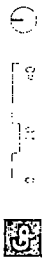
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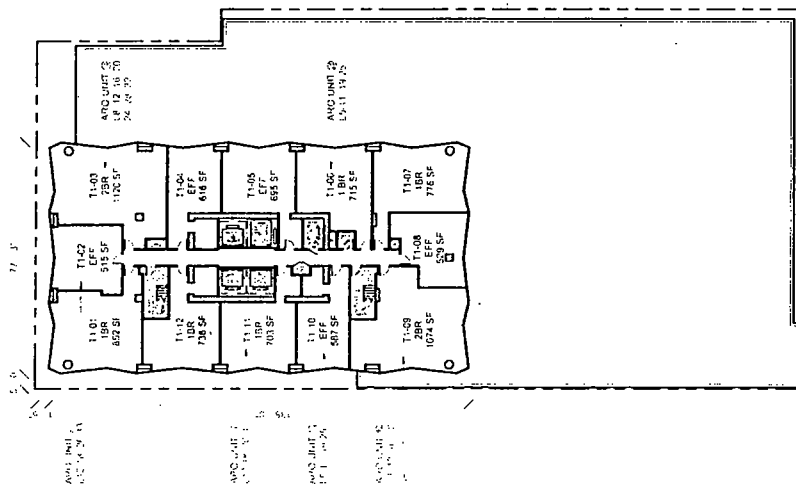
Ground Floor, Level 01



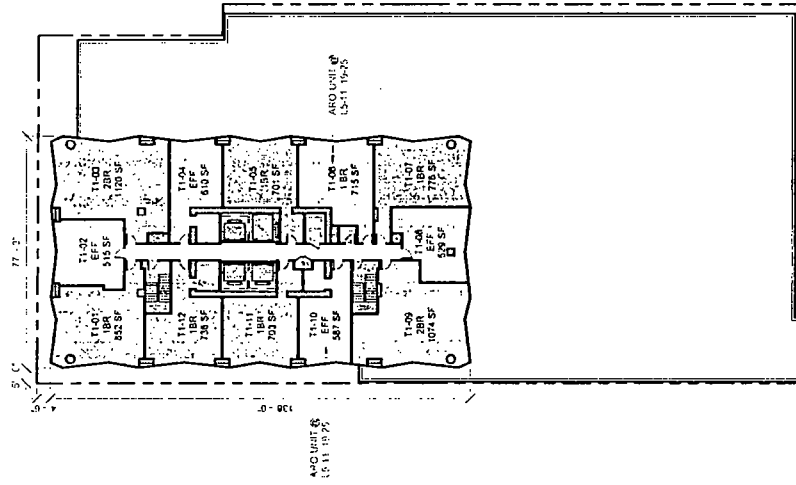
Podium, Level 02



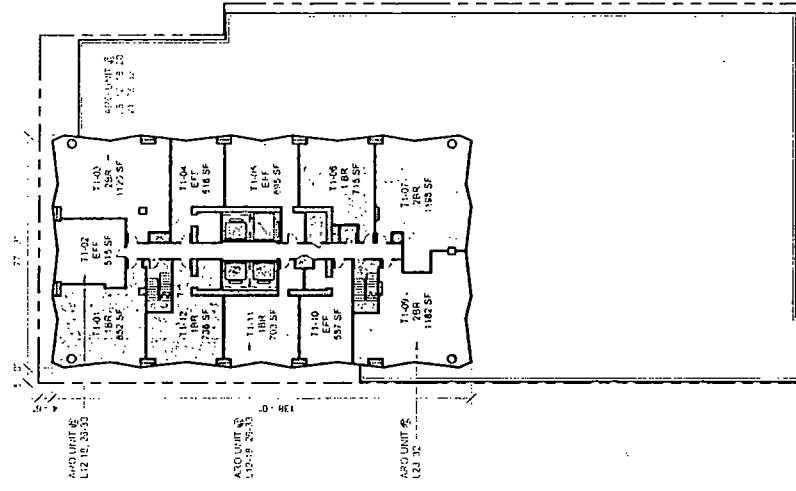
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Tier 1, Level 05-24



Tier 1, Level 25



Tier 2, Level 26-35






Application #21086

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Thomas Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: October 20, 2022

Re: Proposed Planned Development, 301 S. Green Street (Application #21086)

On October 20, 2022, the Chicago Plan Commission recommended approval of a Residential Business Planned Development submitted by 301 S. Green LLC. A copy of the proposed ordinance, planned development statements, bulk table and exhibits 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: Anna Robles
PD Master File (Original PD, copy of memo)