



City of Chicago



SO2015-6414

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/24/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-E at 2109-2135 S Wabash Ave - App No. 18522
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards




18522
FINAL

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: March 18, 2016

RE: Proposed Planned Development for property generally located at 2109-2135 South Wabash Avenue.

On March 17, 2016, the Chicago Plan Commission recommended approval of the proposed planned development submitted by DK Acquisitions, LLC. A copy of the proposed planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

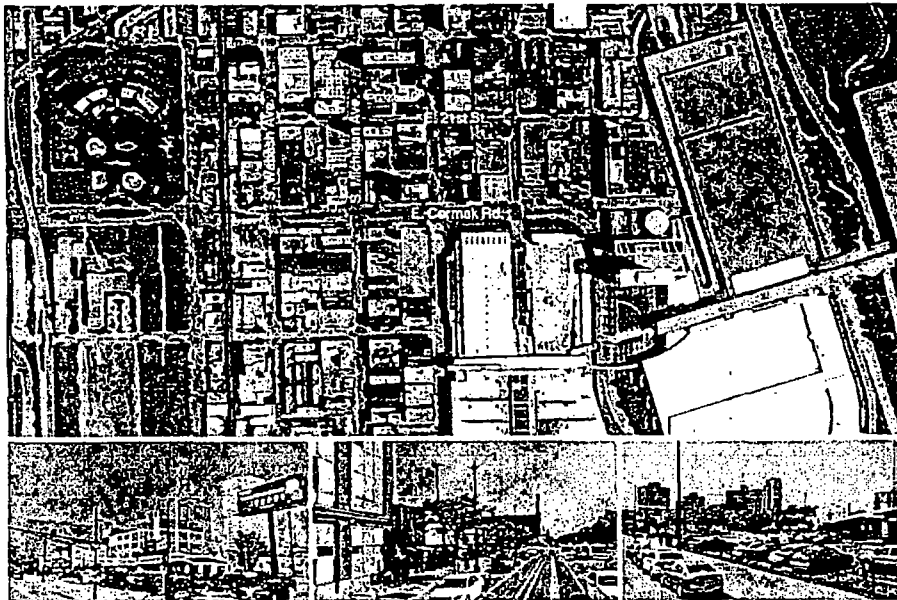
Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, bureau of Planning and Zoning recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

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

City of Chicago
Plan Commission

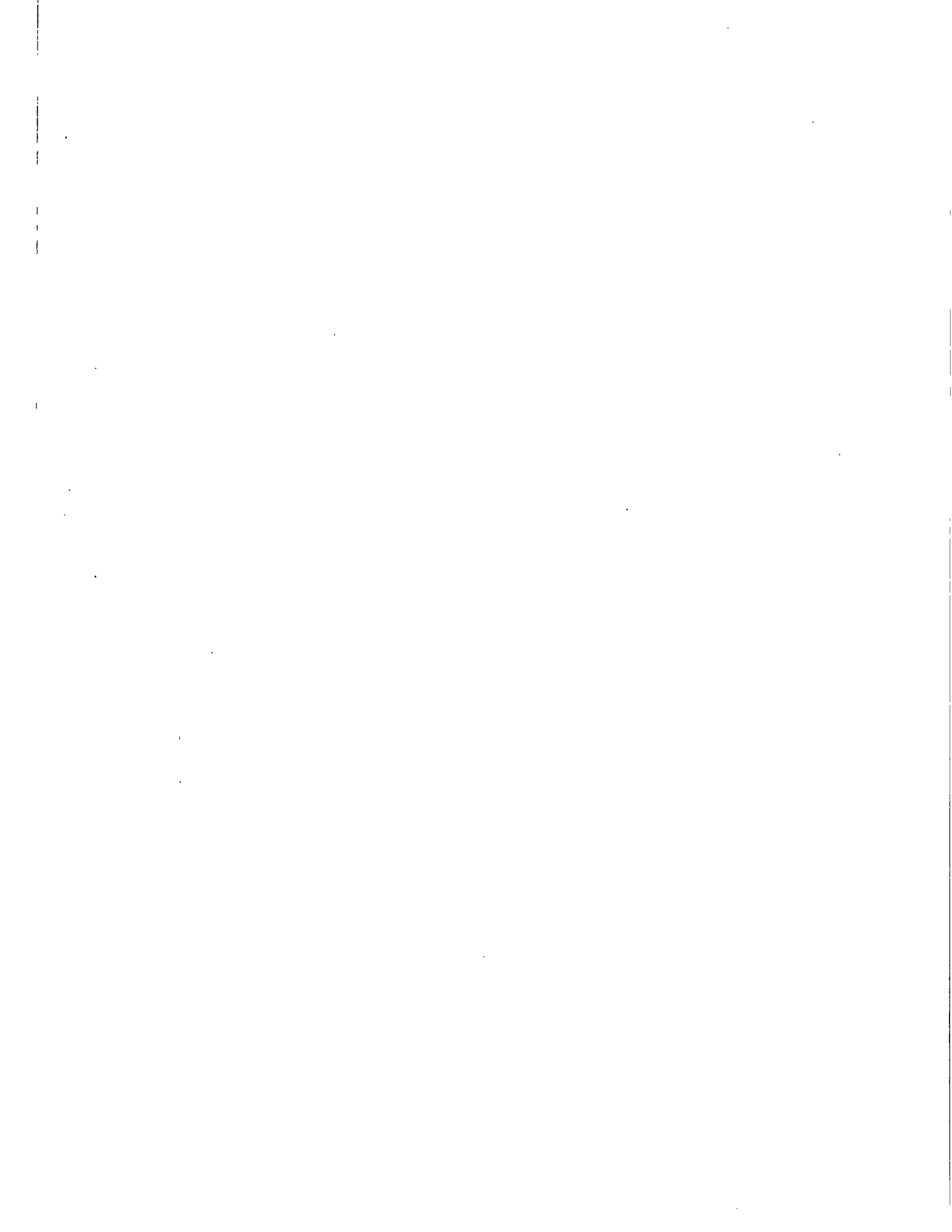


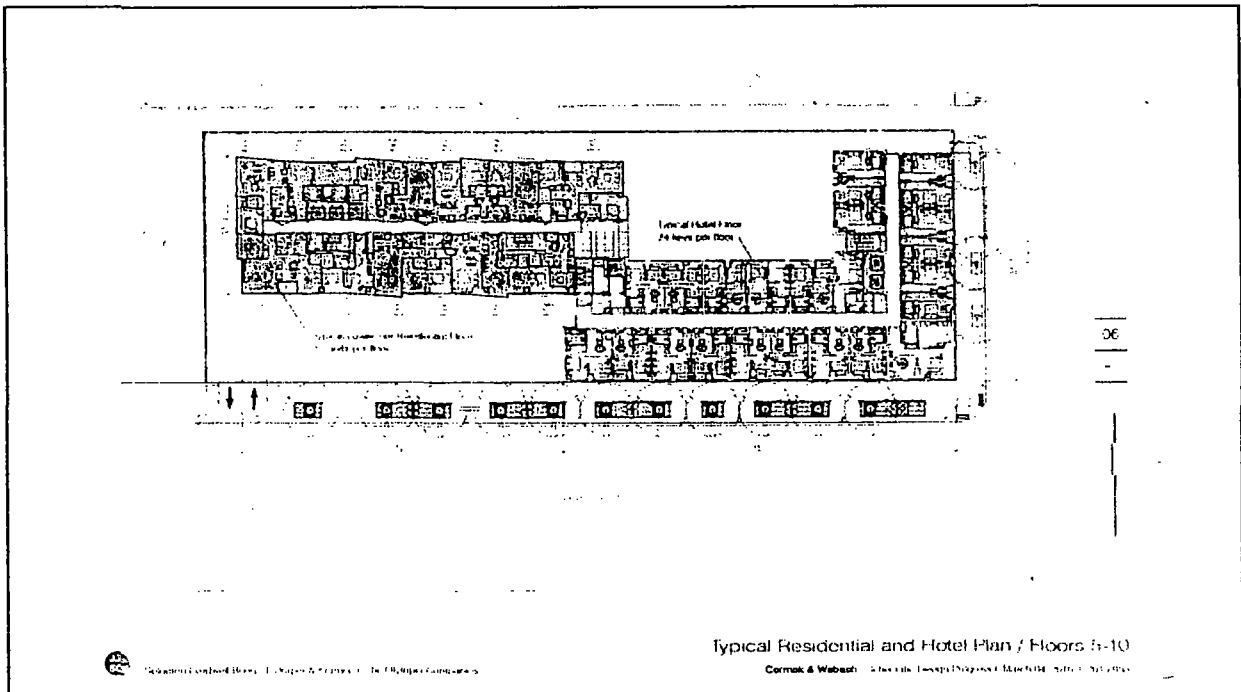
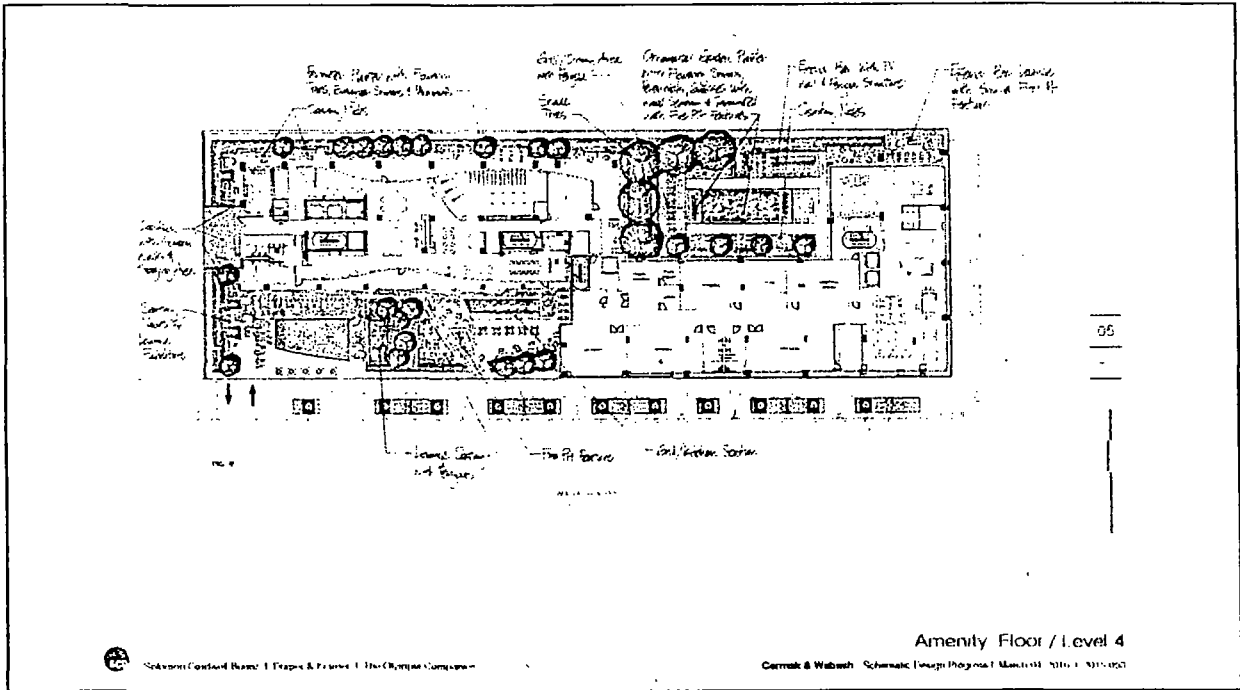
March 17, 2016
Proposed Residential Business Planned Development
2109-2135 South Wabash

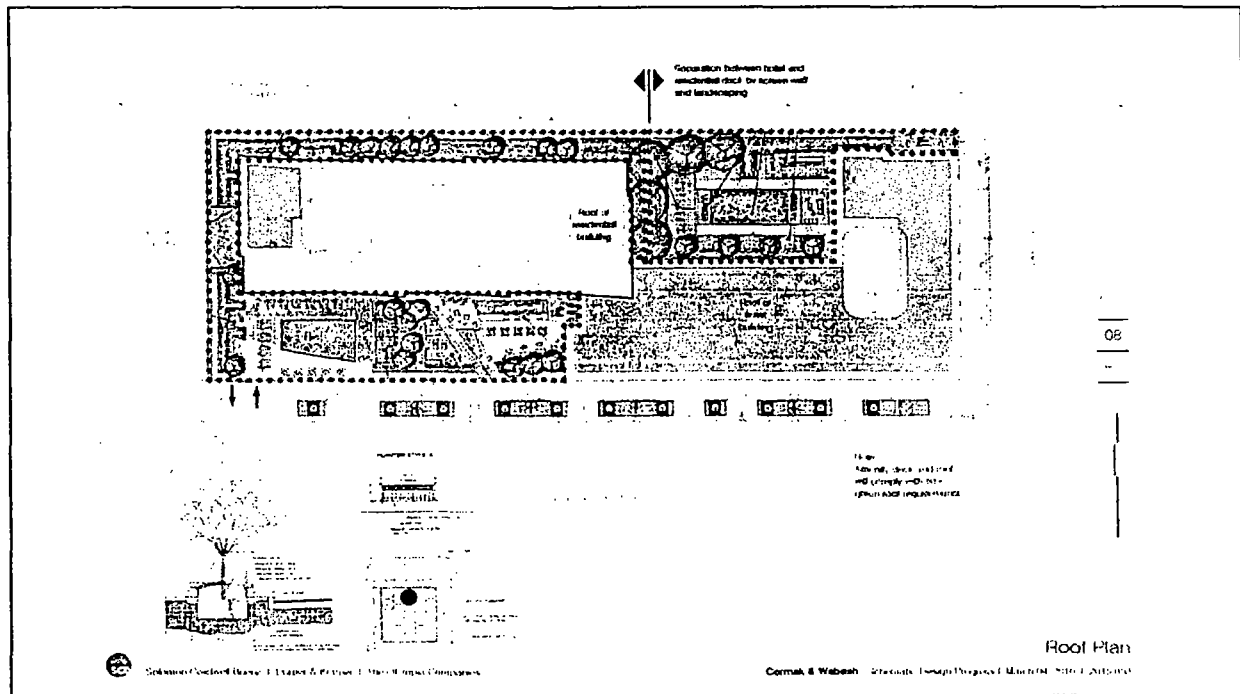
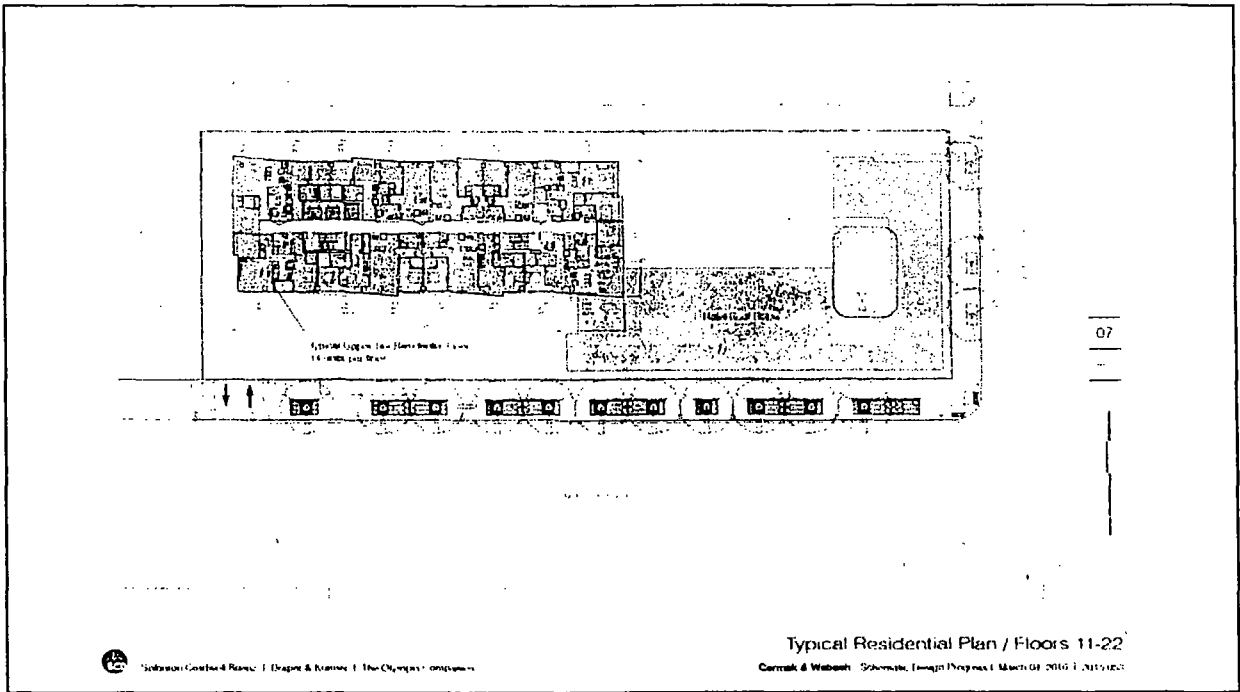


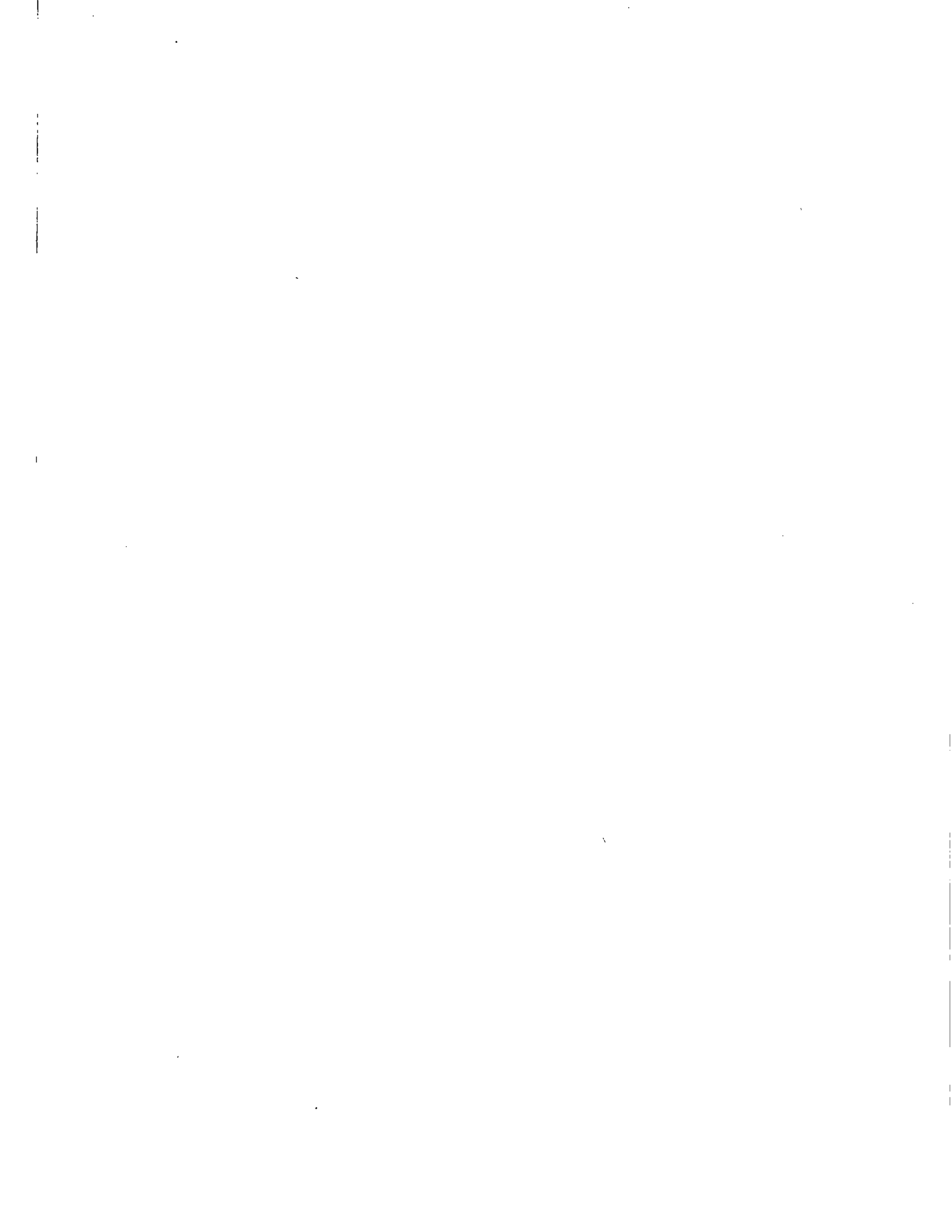
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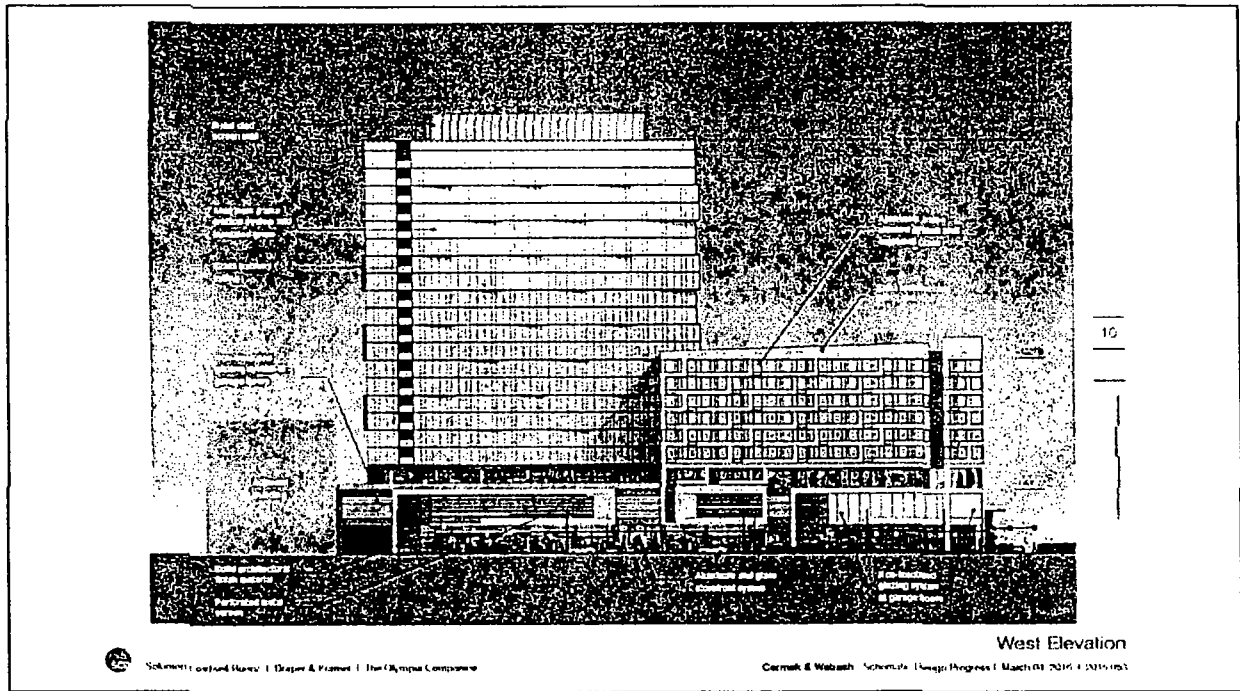
Vicinity Plan and Context Images



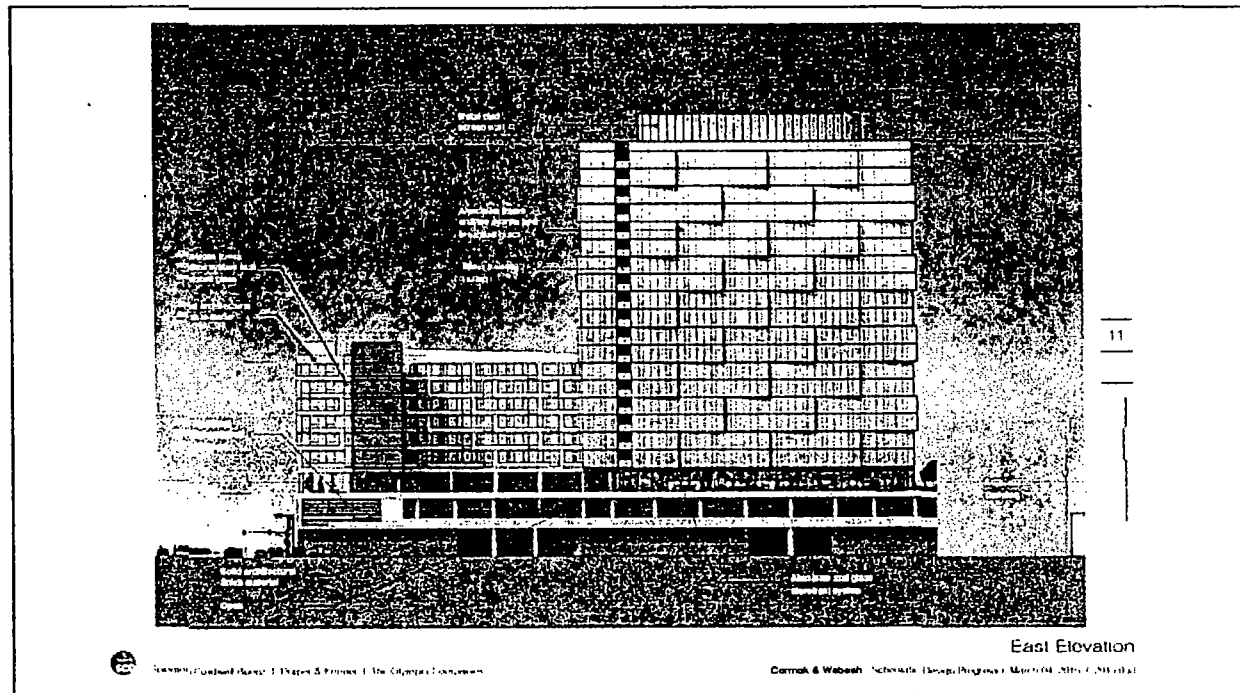




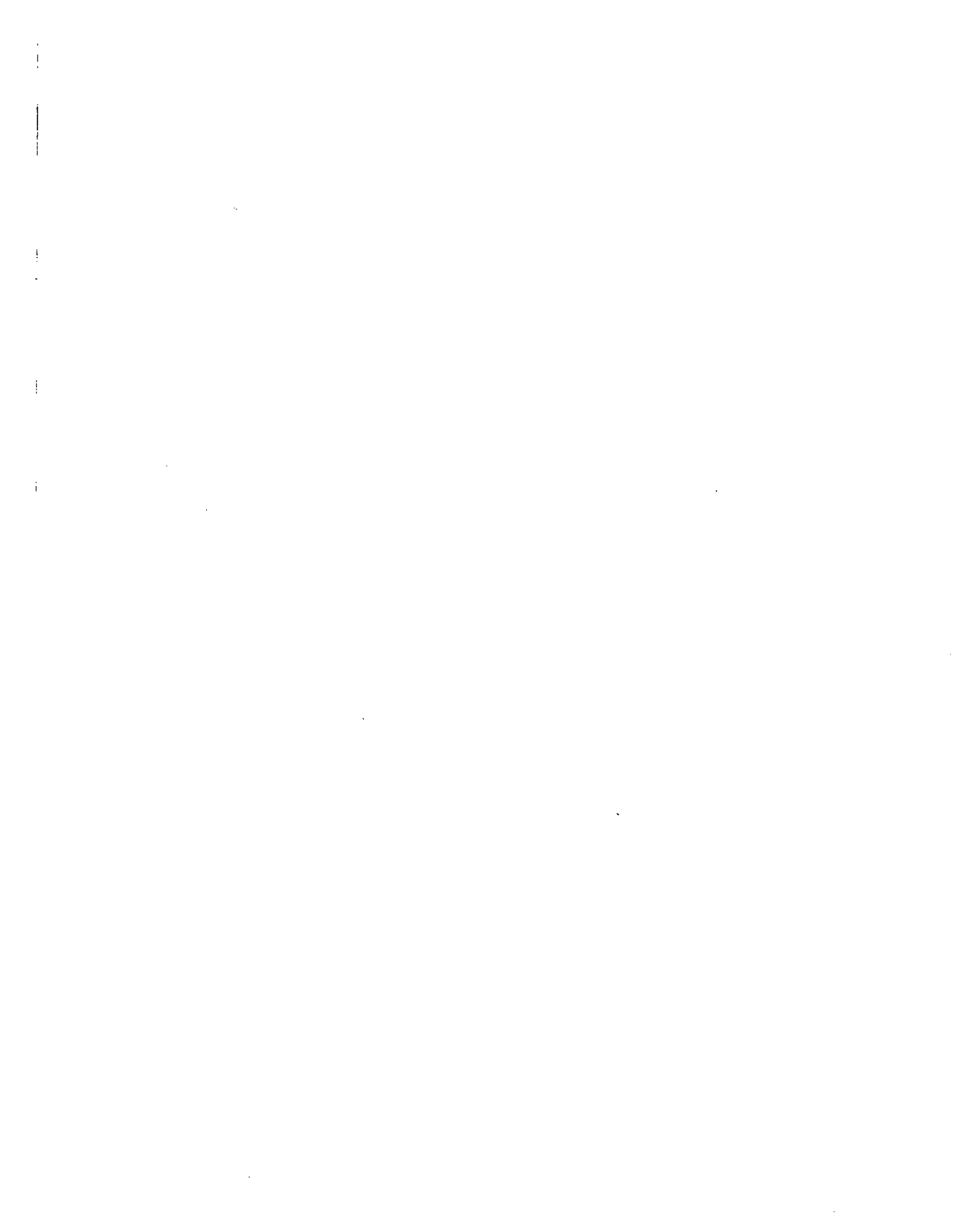


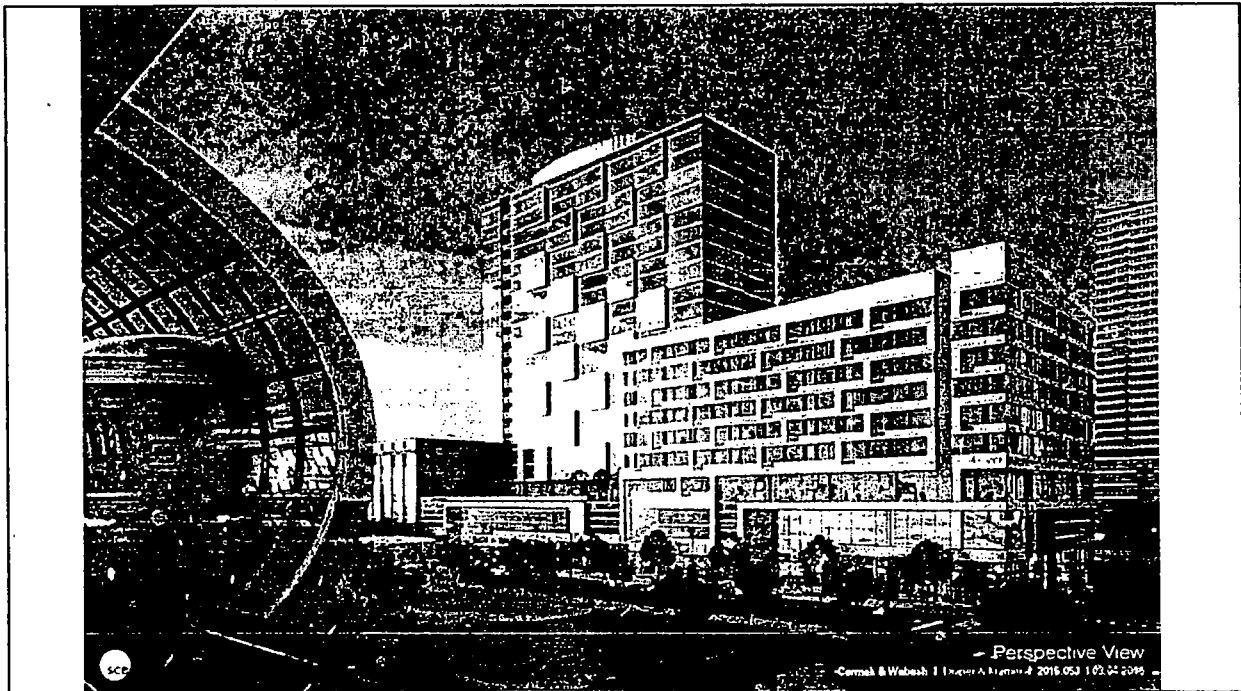
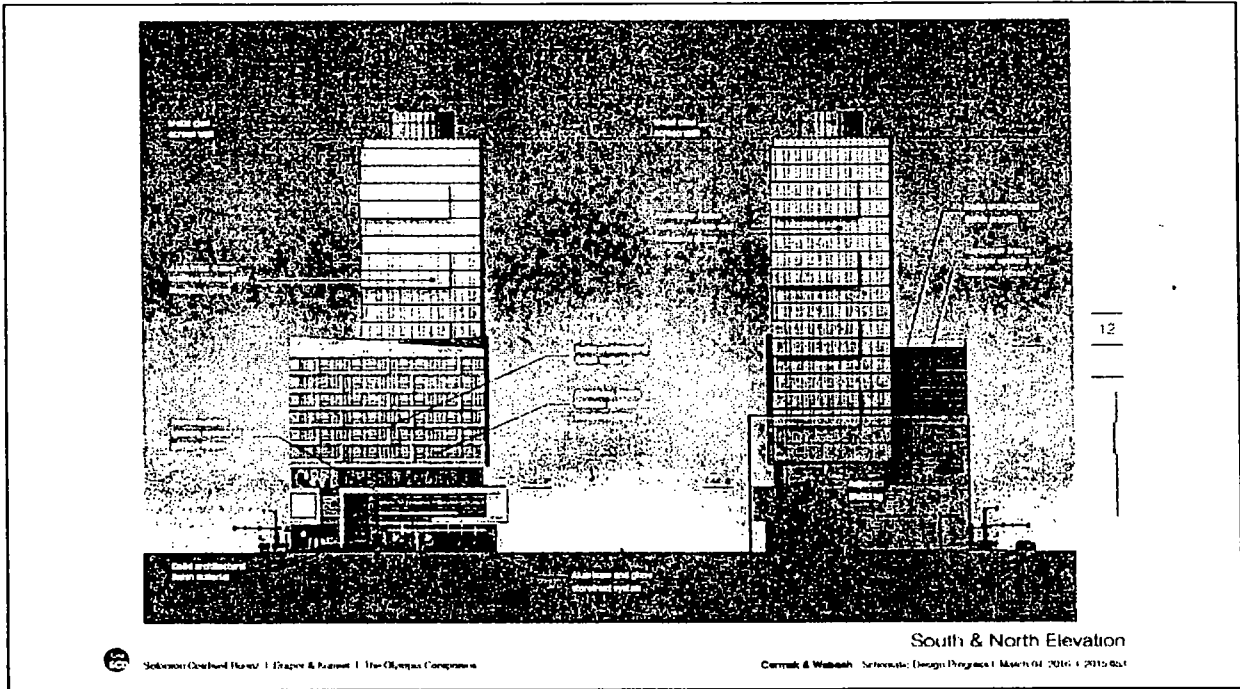


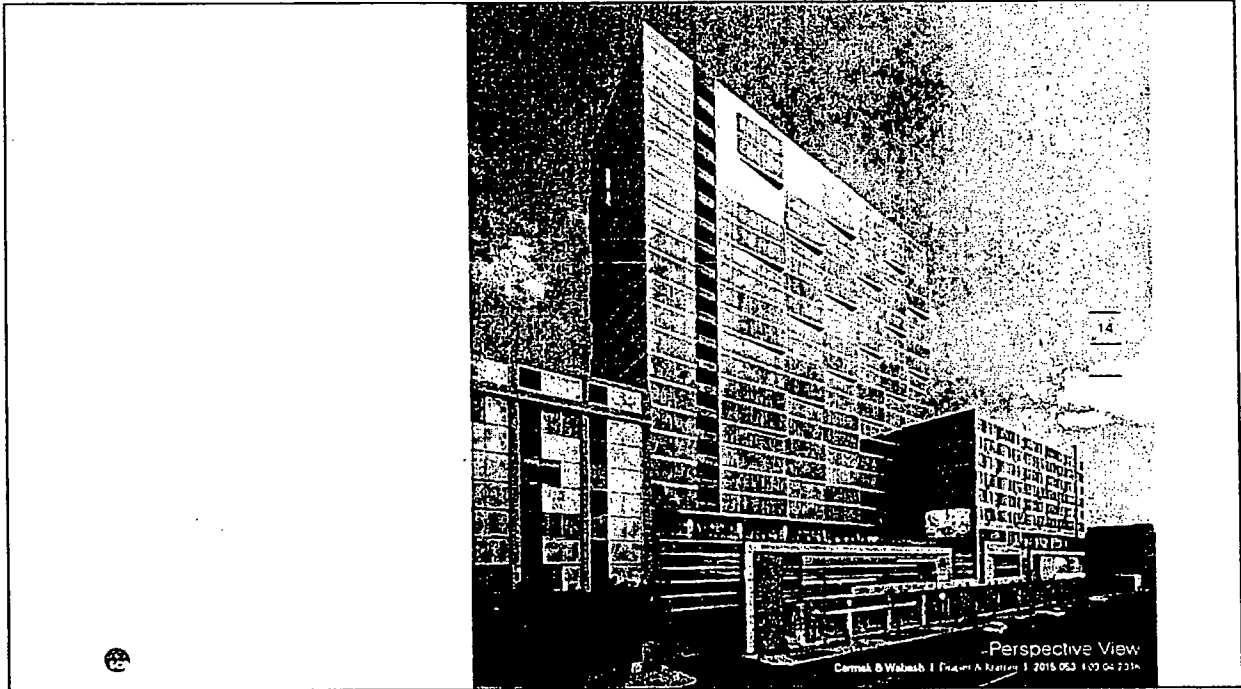
West Elevation



East Elevation









REPORT
TO THE
CHICAGO PLAN COMMISSION
FROM
THE DEPARTMENT OF PLANNING AND DEVELOPMENT

FINAL

MARCH 17, 2016

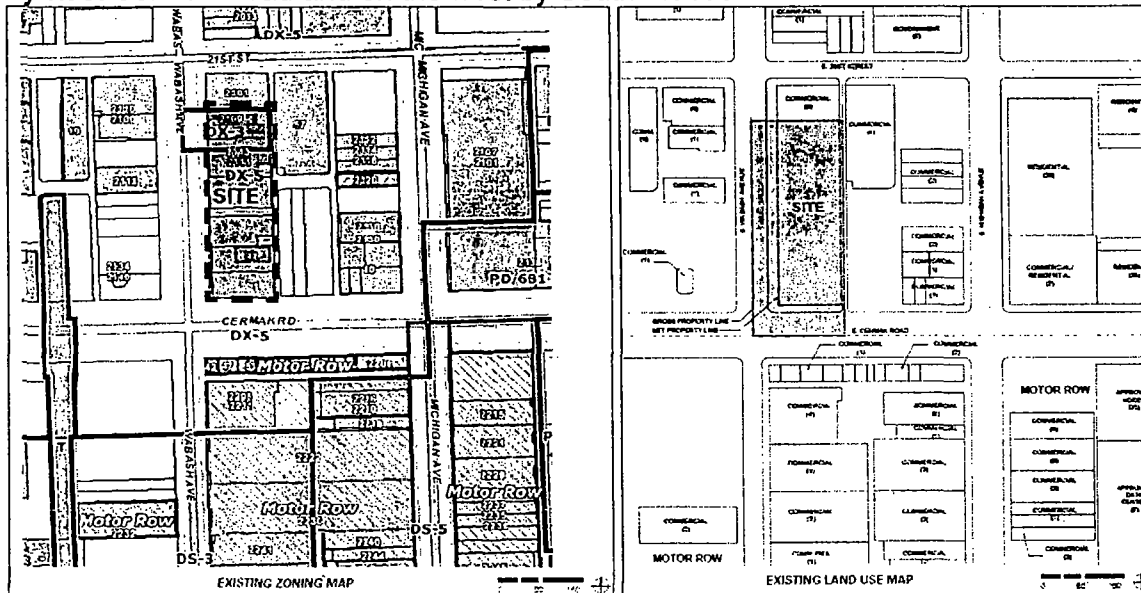
FOR APPROVAL: RESIDENTIAL BUSINESS PLANNED DEVELOPMENT
APPLICANT: DK ACQUISITIONS LLC
LOCATION: 2109-2135 SOUTH WABASH AVENUE

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Planning and Development hereby submit this report and recommendation on a proposed Business Planned Development for your review and recommendation to the Chicago City Council. The application for the amendment to the Chicago Zoning Ordinance was introduced into the City Council on September 24, 2015. Proper legal notice of the public hearing on the application was published in the Chicago Sun Times on March 2, 2016. The Applicant was separately notified of this hearing.

This application is submitted as a mandatory planned development pursuant to section 17-8-0512-Tall Buildings which, requires planned development review and approval for any building in a DX-5 Zoning District that meets or exceeds 150 feet. Additionally Section 17-8-0513-B Downtown Zoning Districts, requires planned development review and approval if a residential development in the DX-5 (Downtown Mixed Use District) exceeds 150 dwelling units.

SITE AND AREA DESCRIPTION

The project consists of a rectangular shaped lot containing a total of 42,340 square feet and is bounded on the north by a 6-story residential building, on the east by a public alley, on the south by East Cermak Road and on the west by South Wabash Avenue.



Existing Zoning Map

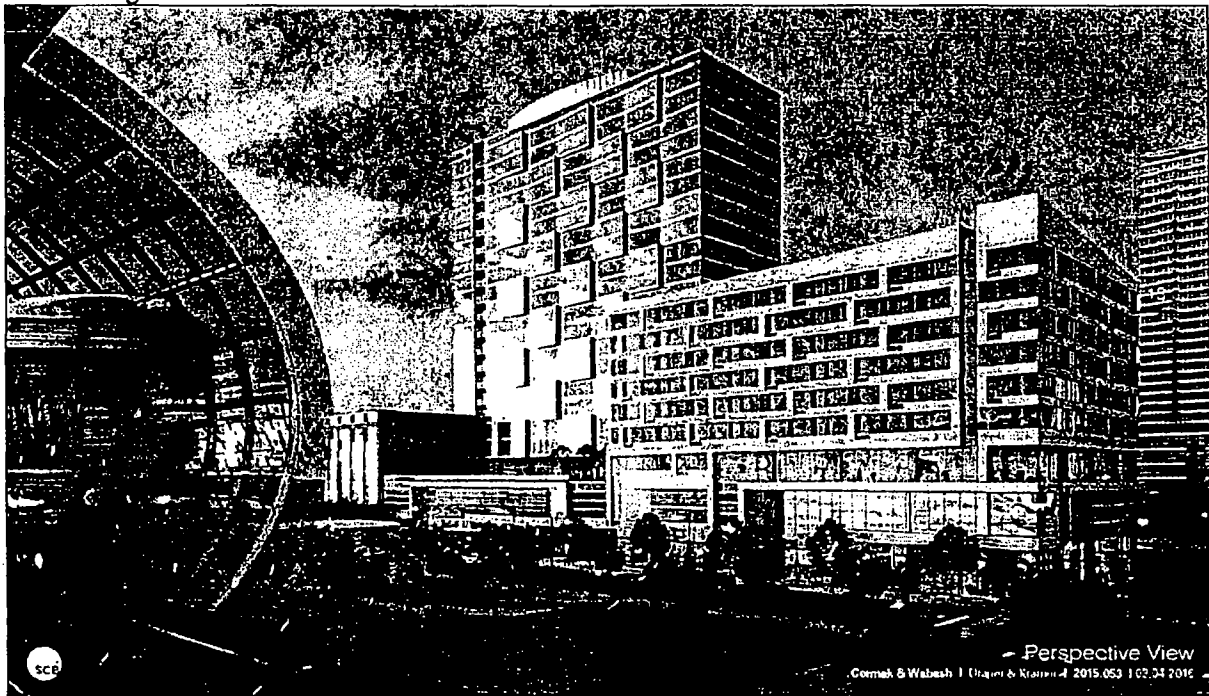
Existing Land Use Map

PROJECT DESCRIPTION AND BUILDING DESIGN

The applicant proposes to rezone the site from a DX-3 and DX-5 (Downtown Mixed-Use District) to a unified DX-5 (Downtown Mixed-Use District) prior to establishing the Residential Business Planned Development. The proposal will establish a 22-story high-rise mixed use building with 275 dwelling units, establish a hotel with 144 hotel keys, and include commercial and retail uses, accessory and related uses and accessory parking.

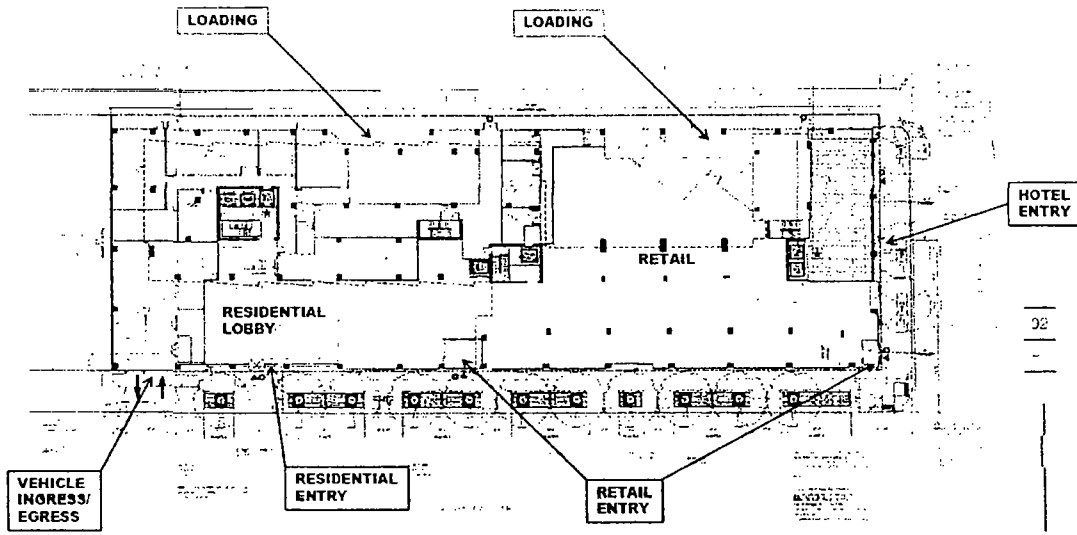
The 22-story residential apartment building is set back along South Wabash Avenue and the 10-story hotel buildings fronts East Cermak Road. Both tower portions of the building are defined by an architectural window system and metal panel system.

Rendering:



ACCESS/CIRCULATION

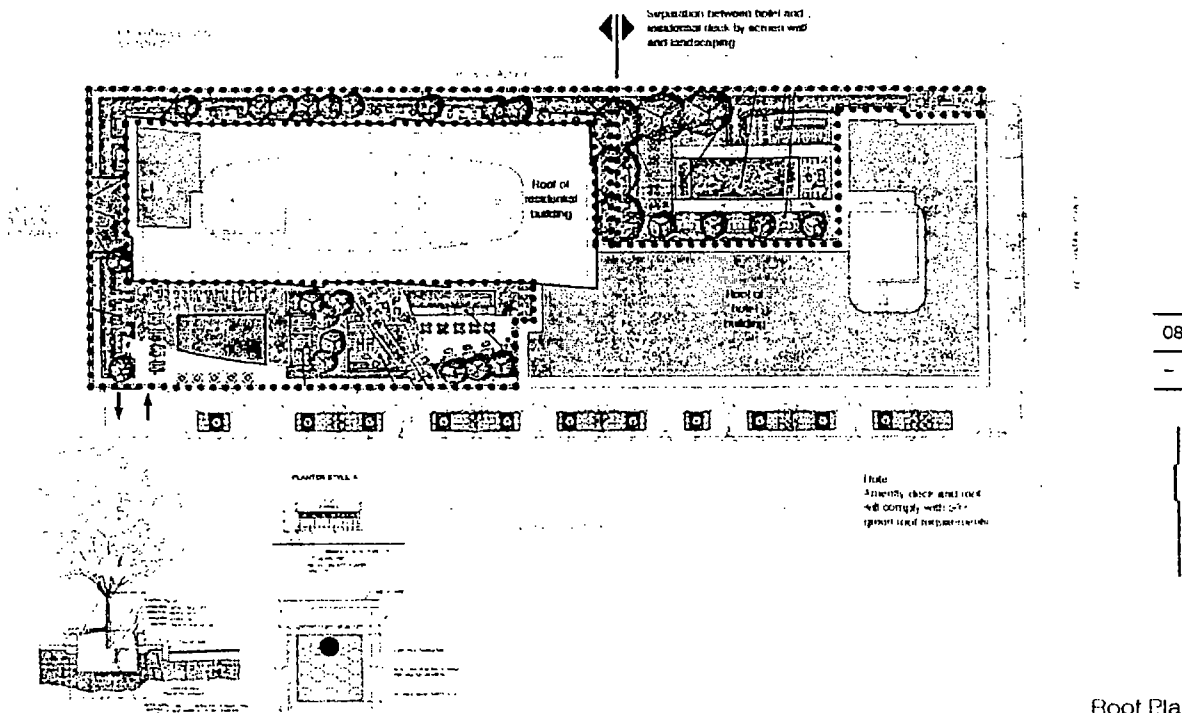
Access for vehicular traffic is provided via a proposed curb cut along South Wabash Street and leads to 130-accessory parking spaces and 65 bike parking spaces. The public alley allows access to (1) 10' x 25' and (1) 10' x 50' loading berth for the retail and hotel uses. The public alley also services the residential tower with (2) 10' x 25' loading berth. Access for pedestrians to the hotel occurs through a hotel entry lobby located along East Cermak Road; entrance for retail patrons is located on South Wabash Street. The entrance for residential patrons is defined by a metal canopy and accessed via South Wabash Avenue.



Site Plan / Ground Floor Plan

LANDSCAPING and SUSTAINABILITY

The applicant must comply with the City of Chicago's Landscape Ordinance. In addition the proposed building is required to achieve building certification and provide a 50% green roof as defined by the City of Chicago Sustainable Matrix.



Roof Plan



BULK/USE/DENSITY

Reference attached Bulk and Data Table Exhibit.

RECOMMENDATION

The Department of Planning and Development has reviewed the project materials submitted by the Applicant and have concluded that the proposed development would be appropriate for the site for the following reasons:

The project complies with the Standards and Guidelines for Planned Developments in the Zoning Ordinance (Section 17-8-0900).

1. 17-3-0400 Bulk and Density standards. The proposed Planned Development allows for an overall F.A.R of 8.0 via three (3) Floor area bonuses: Adopt-A-Landmark, Transit Infrastructure Fund and the Affordable Housing Opportunity Fund. This project will have similar uses as the surrounding areas, which include lodging, residential, commercial and retail uses, and accessory parking spaces.
2. 17-8-0908 Green Design: The proposed hotel building shall be required to achieve basic L.E.E.D certification and provide a 50% Green Roof over the net roof area to satisfy the requirements of the City of Chicago's Sustainable Guidelines.
3. 17-8-0905 Pedestrian Orientation: Primary pedestrian entrances are located at the sidewalk level and allow unimpeded pedestrian flow along S. Wabash Avenue and E. Cermak Road. Furthermore the entire street frontage of the building along S. Wabash Avenue and E. Cermak Road. is enlivened by a storefront system looking directly onto the street.
4. 17-8-0904 Transportation, Traffic, Circulation and Parking: Motor vehicle parking would be accessed from S. Wabash Avenue and an overhead door leading to a ramp allows vehicular traffic into the parking levels. The parking will be screen via a series of perforated metal panels.
5. 17-8-0901 Use, Bulk, Density and Intensity: The proposed development is compatible with the character of the surrounding area in terms of uses, density, and building scale. The proposed Planned Development would be consistent in bulk, density, and Floor Area Ratio (F.A.R.) with the surrounding area. The height of the proposed 22-story (245') Apartment building will be consistent and is within the context of the surrounding area.

Based on the foregoing, it is the recommendation of the Department of Planning and Development that the revised application for a Planned Development be approved and that the recommendation to the City Council Committee on Zoning, Landmarks and Building Standards is: "As Amended, Passage Recommended."

Department of Planning and Development

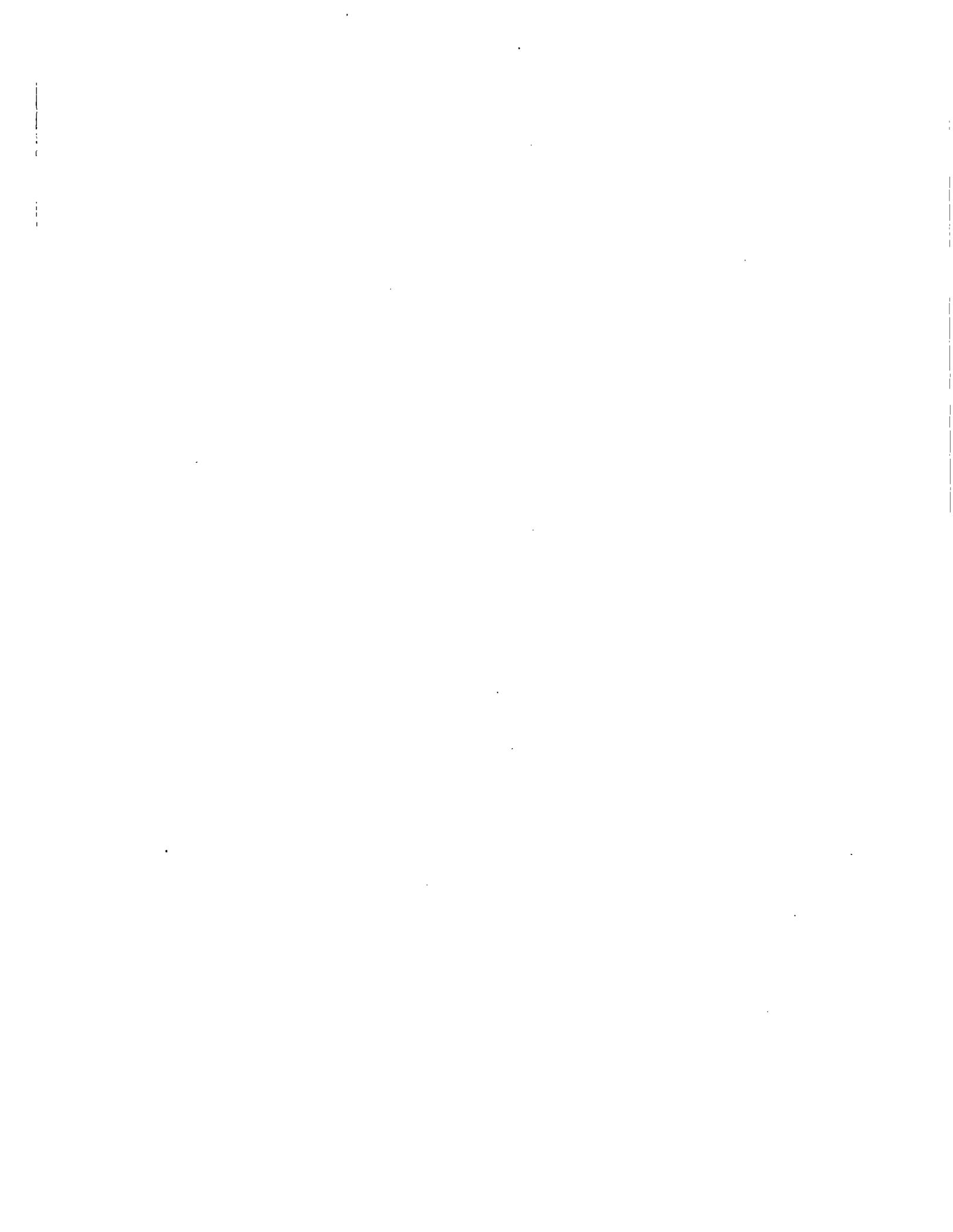




DEPARTMENT of PLANNING and DEVELOPMENT
CITY OF CHICAGO

RESOLUTION
RESIDENTIAL BUSINESSS PLANNED DEVELOPMENT
2109-2135 SOUTH WABASH AVENUE

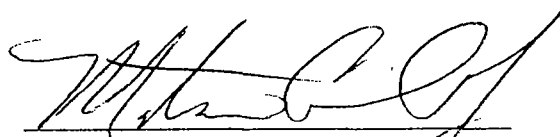
- WHEREAS,** the applicant, DK ACQUISITIONS LLC, proposes to rezone the site from a DX-3 and DX-5 (Downtown Mixed-Use District) to a unified DX-5 (Downtown Mixed-Use District) prior to establishing the Residential Business Planned Development. The proposal will establish a 22-story high-rise mixed use building with 275 dwelling units, establish a hotel with 144 hotel keys, and include commercial and retail uses, accessory and related uses and accessory parking; and
- WHEREAS,** This development is being submitted by the applicant as a mandatory planned development application and an application for a Planned Development was introduced to the City Council on September 24, 2015; and
- WHEREAS,** proper legal notice of the hearing before the Chicago Plan Commission was published in the Chicago Sun-Times on March 2, 2016. The proposed Zoning Application was considered at a public hearing by this Plan Commission on March 17, 2016. The Applicant was separately notified of this hearing; and
- WHEREAS,** the Plan Commission has reviewed the applications with respect to the provisions of the Chicago Zoning Ordinance and finds that the proposal will be consistent with said provisions; and
- WHEREAS,** the Department of Planning and Development recommended approval of the application, with the recommendation and explanation contained in the written report dated March 17, 2016, a copy of which is attached hereto and made a part hereof; and
- WHEREAS,** the Chicago Plan Commission has fully reviewed the application and all informational submissions associated with the proposed amendment, the report and recommendation of the Commissioner of the Department of Planning and Development, and all other testimony presented at the public hearing held on March 17, 2016 giving due and proper consideration to the Chicago Zoning Ordinance; and



FINAL

NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:

1. THAT the final application dated March 17, 2016 be approved as being in conformance with the provisions, terms and conditions of the corresponding Zoning application; and
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning, Landmarks and Building Standards of the final zoning application dated March 17, 2016; and
3. THAT the above-stated recitals to this resolution together with the report of the Commissioner of the Department of Planning and Development be adopted as the findings of fact of the Chicago Plan Commission regarding the zoning map amendment for a Business Planned Development application.



Martin Cabrera, Jr.
Chairman
Chicago Plan Commission

Approved:

March 17, 2016

RBPB No. _____

RECEIVED

SEP 24 2015

Initial: Pre. W.

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

#18522
INTRO DATE
Sept 24, 2015
RECEIVED

MAR 17 2015

Initial: Final-W

1. ADDRESS of the property Applicant is seeking to rezone:

2109-2135 South Wabash Avenue

2. Ward Number that property is located in: 3

3. APPLICANT DK Acquisitions LLC

ADDRESS 33 E. Monroe Street, Suite 1900 CITY Chicago

STATE IL ZIP CODE 60603 PHONE 312-346-8600

EMAIL divitol@draperkramer.com CONTACT PERSON Lorenzo DiVito

4. Is the applicant the owner of the property? YES _____ NO X

If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

Chicago Title Land Trust, as Trustee U/T/A # 11084506, Chicago Title Land Trust, as Trustee U/T/A # 122022-06 and Chicago Title Land Trust, as Trustee U/T/A # 121111

OWNER _____

ADDRESS 10 South LaSalle Street CITY Chicago

STATE IL ZIP CODE 60603 PHONE _____

EMAIL _____ CONTACT PERSON _____

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Katriina S. McGuire c/o Thompson Coburn LLP

ADDRESS 55 E. Monroe Street, 37th Floor

CITY Chicago STATE IL ZIP CODE 60603

PHONE 312-580-2326 FAX 312-782-1826 EMAIL kmcguire@thompsoncoburn.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

DK Acquisitions, LLC

Draper & Kramer, Inc

DKH, Inc

Douglas Kramer Family Trust

AFK Holdings, LLC

BKB Holdings, LLC

2012 AFK Gift Trust
2012 BKB Gift Trust

7. On what date did the owner acquire legal title to the subject property? _____

8. Has the present owner previously rezoned this property? If yes, when?

No

9. Present Zoning District DX-3 and DX-5 Proposed Zoning District DX-5 to Residential Business PD

10. Lot size in square feet (or dimensions) 42,258 square feet

11. Current Use of the property Various commercial/retail uses and parking

12. Reason for rezoning the property To redevelop the site with a proposed 256' tall building with a maximum of 275 residential dwelling units, a hotel, commercial and retail uses. A total of 103 parking spaces and 53 bicycle-spaces will be provided

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

To redevelop the site with a proposed 256' tall building with a maximum of 275 residential dwelling units, a hotel, commercial and retail uses. A total of 103 parking spaces and 53 bicycle spaces will be provided.

14. On May 14th, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES X NO _____

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 DX-3 Downtown Mixed Use District and DX-5 Downtown Mixed Use District symbols and indications as shown on Map No. 4-E in the area bound by:

A line 355.80 feet north of and parallel to East Cermak Road, the north-south public alley, east of and parallel to South Wabash Avenue; East Cermak Road; South Wabash Avenue

SECTION 2: To those of a DX-5, Downtown Mixed Use District:

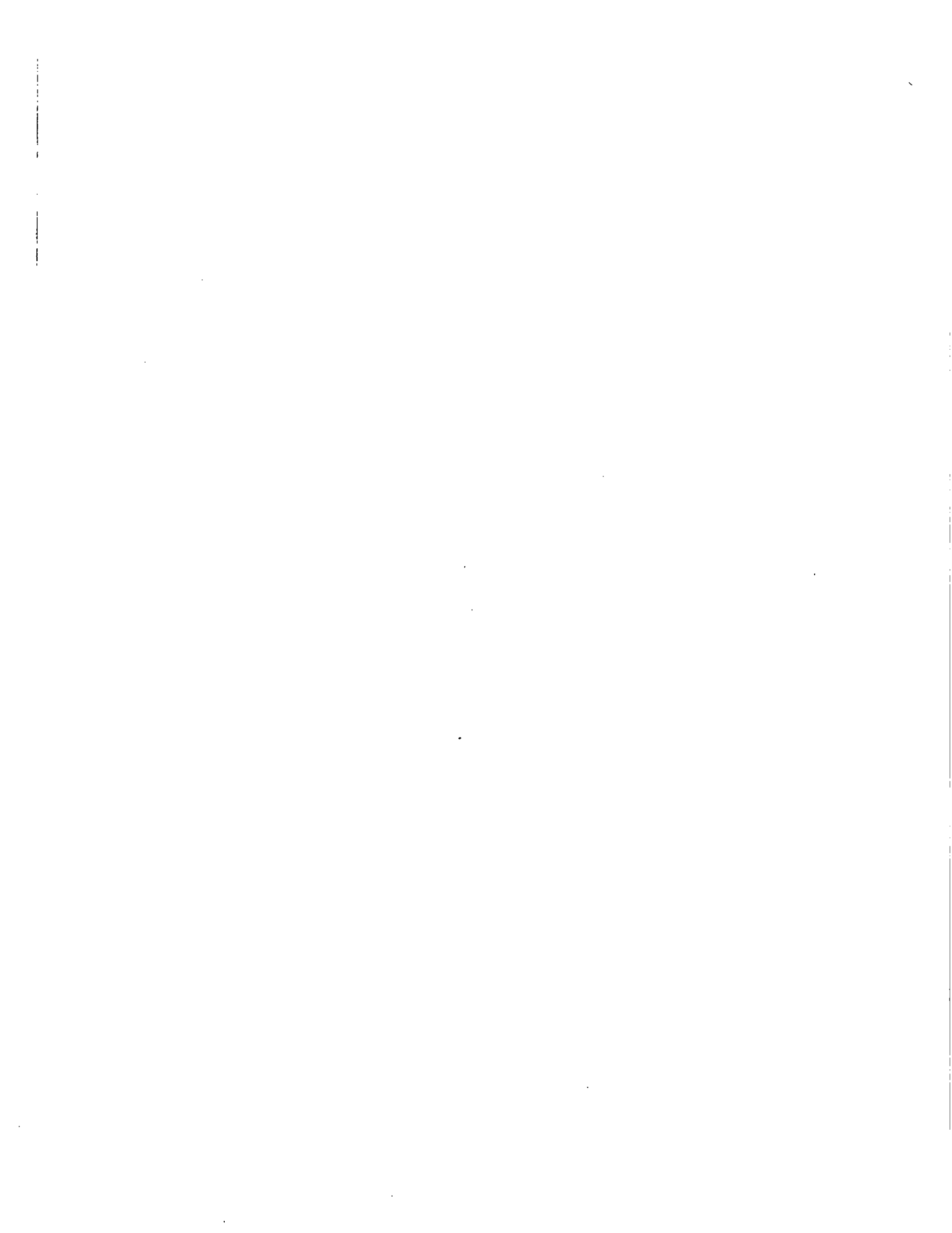
SECTION 3: That the Chicago Zoning Ordinance be amended by changing all of the DX-5 Downtown Mixed Use District symbols and indications as shown on Map No. 4-E in the area bounded by:

A line 355.80 feet north of and parallel to East Cermak Road, the north-south public alley, east of and parallel to South Wabash Avenue; East Cermak Road; South Wabash Avenue

SECTION 4: To those of a Residential- Business Planned Development, and a corresponding use district is hereby established in the area above described.

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

Commonly known as: 2109-2135 South Wabash Avenue, Chicago, Illinois



RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO.
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number ____, (“Planned Development”) consists of approximately 42,340 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, DK Acquisitions 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 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, 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 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 Seventeen (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/Landscape Plan; Planting Details; a Green Roof Plan; a NS Section Looking East; and Building Elevations (North, South, East and West) prepared by Solomon Cordwell Buenz and dated March 17, 2016, 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

Applicant: DK Acquisitions, LLC
Address: 2109-35 S. Wabash Avenue
Introduced: September 24, 2015
Plan Commission: March 17, 2016

FINAL

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 as a Residential Business Planned Development: multi-family residential dwelling units; hotel; retail; entertainment; commercial; parking and accessory 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.
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 42,340 square feet and a base FAR of 5.0. The improvements to be constructed on the Property will utilize the following FAR bonuses:

<u>Description</u>	<u>FAR</u>
Base FAR:	5.00
Adopt-a-Landmark:	1.00
Affordable Housing:	1.00
<u>Transit Infrastructure:</u>	<u>1.00</u>
Total FAR:	8.00

9. 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 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. 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.

Applicant: DK Acquisitions, LLC
 Address: 2109-35 S. Wabash Avenue
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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 13-32-125 of the Municipal Code, or any other provision of that Code.
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. 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.
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, conserves energy and maximizes the preservation of natural resources. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The Applicant shall provide a green roof consisting of a minimum of 50% of the net roof area, or approximately 15,912 sq. ft. and achieve building certification.
15. The Applicant acknowledges and agrees that the rezoning of the Property from DX-3 and DX-5 to DX-5 for this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance" or "AHO"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). The Applicant further acknowledges and agrees that the project is subject to the former Section 17-4-1004-D of the Zoning Code, which also requires on-site affordable housing or payment of a fee in lieu of providing affordable housing for rezonings in DC, DX and DR districts that increase the base floor area ratio. If a planned development is subject to the requirements of both sections (2-45-110 and the former 17-4-1004-D), the applicant may elect to satisfy the AHO requirements by complying with the affordable housing floor area bonus provided for in Section 17-4-1004. Applicant has elected to comply with Section 17-4-1004. Pursuant to Section 17-4-1004-B of the Zoning Ordinance, the Applicant has requested an increase in the floor area ratio for the Property, as set forth in the bonus worksheet required under Section 17-4-1003-D and attached hereto as Exhibit A ("Bonus Worksheet"). In accordance with the formulas set forth in the former Section 17-4-1004-C and the Bonus Worksheet, the Applicant acknowledges and agrees that it must

Applicant: DK Acquisitions, LLC
Address: 2109-35 S. Wabash Avenue
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provide either a minimum of 10,585 square feet of floor area (the "Affordable Units") in the building receiving the affordable housing floor area bonus ("Eligible Building"), with an affordable unit mix comparable to the overall mix and approved by DPD's density bonus project manager prior to issuance of the first building permit, or make a cash payment in lieu of providing affordable housing in the amount of \$745,184 ("Cash Payment"). Based on the foregoing, the Applicant has proposed to provide ten (10) affordable onsite. Insofar as the square footage of such units is less than 10,585 square feet, Applicant commits to make a cash payment for the remaining bonus FAR per the formula set forth in the 2007 Affordable Housing Profile Form (the "Profile Form") attached hereto as Exhibit B. Prior to the issuance of any building permits for the Eligible Building, 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 2-45-110(i)(2). 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 Eligible Building and will constitute a lien against the Eligible Building. The Applicant must comply with the applicable affordable housing standards and requirements set forth in the former Section 17-4-1004, the terms of which are incorporated herein by this reference. Notwithstanding anything to the contrary contained in the former Section 17-4-1003-E, the Commissioner of the Department of Planning and Development may enforce remedies for 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. If this Planned Development does not receive city council approval by July 13, 2016, the project will be subject to Section 2-45-115 of the Municipal Code (the "2015 ARO"). In such event, the Applicant shall meet with the Department of Planning and Development to determine the application of the 2015 ARO to the project, and the 2015 ARO requirements will replace and supersede the affordability requirements set forth in this Section.

16. Pursuant to the Adopt-a-Landmark Bonus provisions of Section 17-4-1022 of the Zoning Ordinance, the Applicant, DK Acquisitions LLC, has requested an increase in the floor area of the Property in exchange for the contribution of funds to benefit and support the preservation of Quinn Chapel at 2401 South Wabash Avenue ("Quinn Chapel") and the Second Presbyterian Church of Chicago at 1936 South Michigan Avenue ("Second Presbyterian") through substantial exterior renovation work. Quinn Chapel and Second Presbyterian are each referred to herein individually as a "Landmark Building" and collectively as the "Landmark Buildings." On March 3, 2016, the Commission on Chicago Landmarks (the "Commission") adopted a recommendation to the City Council to approve the renovation projects under the Adopt-a-Landmark Bonus program, and approved a Project Scope of Work and Budget for each Landmark Building, providing for the expenditure of a total of Seven Hundred Forty-Five Thousand One Hundred Eighty-Four Dollars (\$745,184.00) (the "Bonus Funds") on both Landmark Buildings, which corresponds to a floor area bonus of 1.0 over the net site area of 42,340 square feet. The Applicant shall deposit the Bonus Funds in escrow with an independent third party financial institution or title company prior to the issuance of any approvals pursuant to Section 17-13-0610 of the

Applicant: DK Acquisitions, LLC
Address: 2109-35 S. Wabash Avenue
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Plan Commission: March 17, 2016

FINAL

Chicago Municipal Code (“Part II”). Pursuant to Section 17-4-1022 of the Zoning Ordinance, the Commissioner of the Department of Planning and Development (the “Commissioner”), acting on behalf of the City and the Commission, is authorized and directed to enter into one or more agreements with the owners of the Landmark Buildings regarding the manner in which the Bonus Funds will be used. The agreements shall be in a form approved by the Corporation Counsel and shall be executed and submitted to the Department of Planning and Development prior to the issuance of any Part II approvals. The Commissioner may approve minor modifications to the Project Scope of Work and Budget for each Landmark Building in accordance with the Commission’s March 3, 2016, approval of the renovation projects.

17. This Planned Development shall be governed by Section 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 to DX-5.

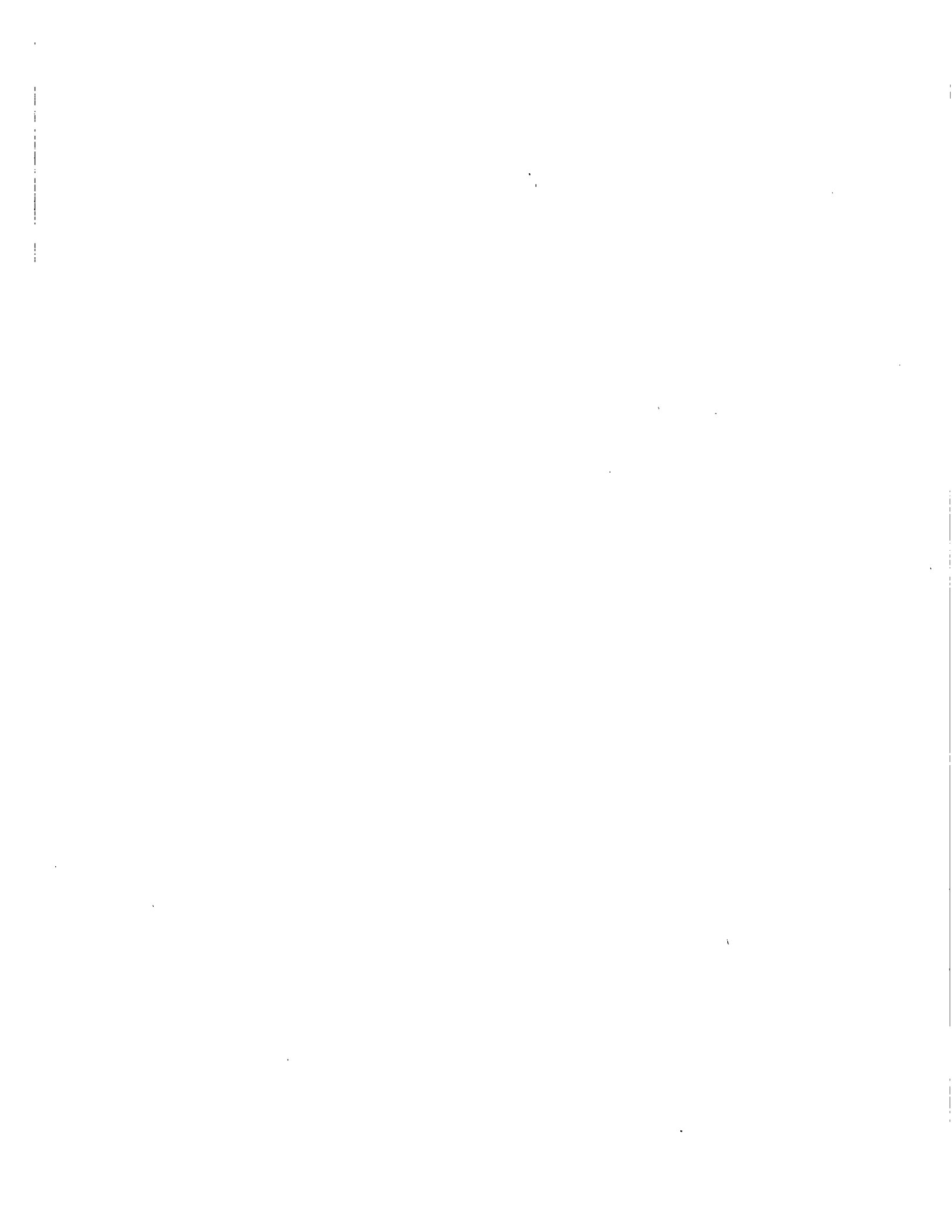
Applicant: DK Acquisitions, LLC
Address: 2109-35 S. Wabash Avenue
Introduced: September 24, 2015
Plan Commission: March 17, 2016

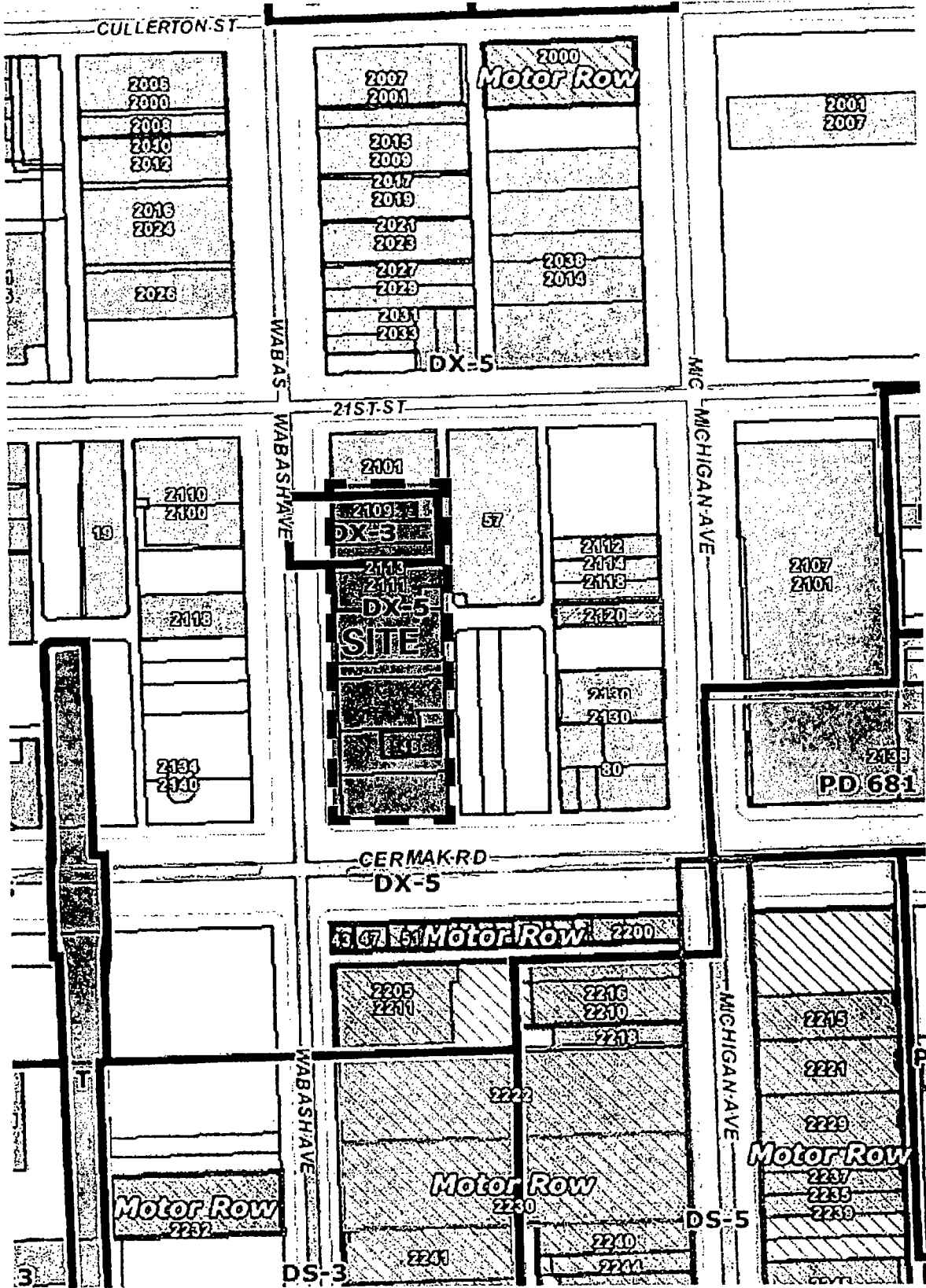
RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. ____

BULK REGULATIONS AND DATA TABLE

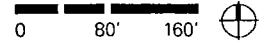
Gross Site Area:	72,765 sf
Net Site Area:	42,340 sf
Area in the Public R-O-W:	30,425 sf
Base FAR:	5.0
Adopt-a-Landmark:	1.0
Affordable Housing:	1.0
<u>Transit Infrastructure:</u>	<u>1.0</u>
Total FAR:	8.0
Total FAR Area including Bonus:	338,720 sf
Maximum number of dwelling units:	275
Maximum number of Hotel keys:	144
Minimum Automobile Parking:	130 cars
Minimum Bicycle Parking:	65 bicycles
Minimum No. of Off-Street Loading Berths:	
Residential	2 (10' X 25')
Non-residential	1 (10' X 50') and 1 (10' X 25')
Maximum Building Height:	245'-0"
Minimum Building Setbacks:	0'-0"

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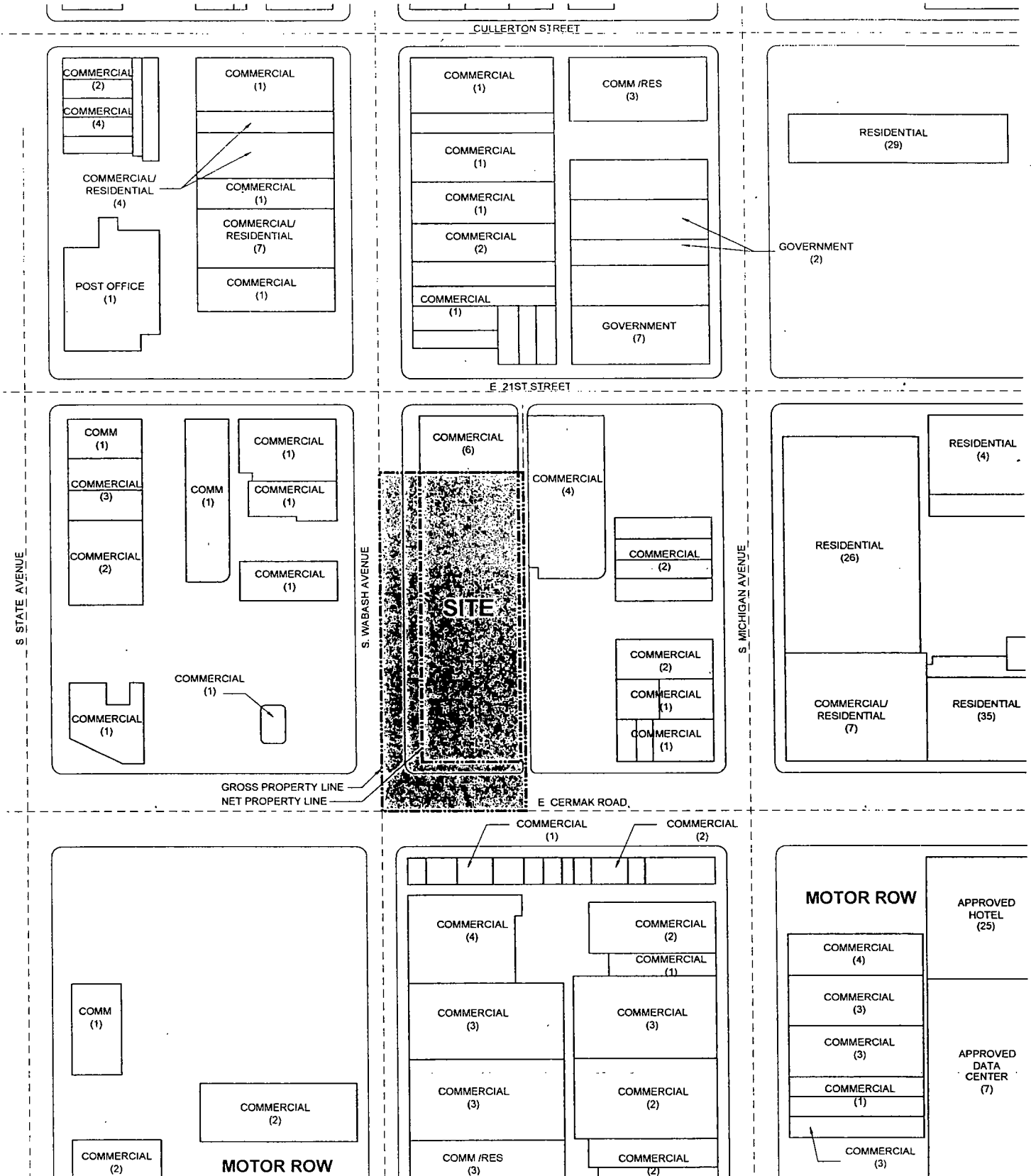
EXISTING ZONING MAP



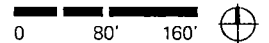
Applicant: DK Acquisitions LLC
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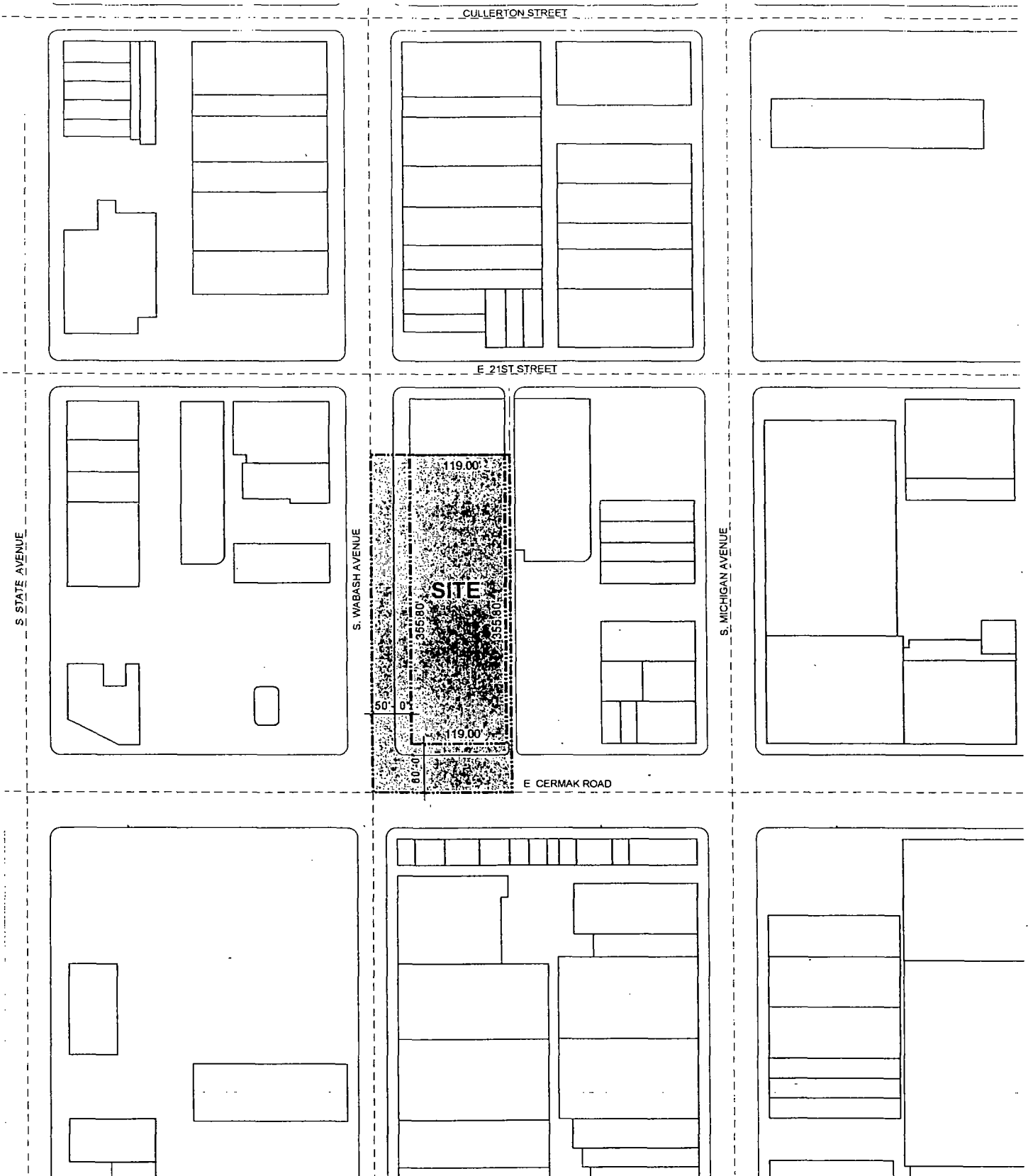
EXISTING LAND USE MAP



Applicant: DK Acquisitions LLC
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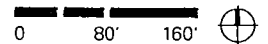


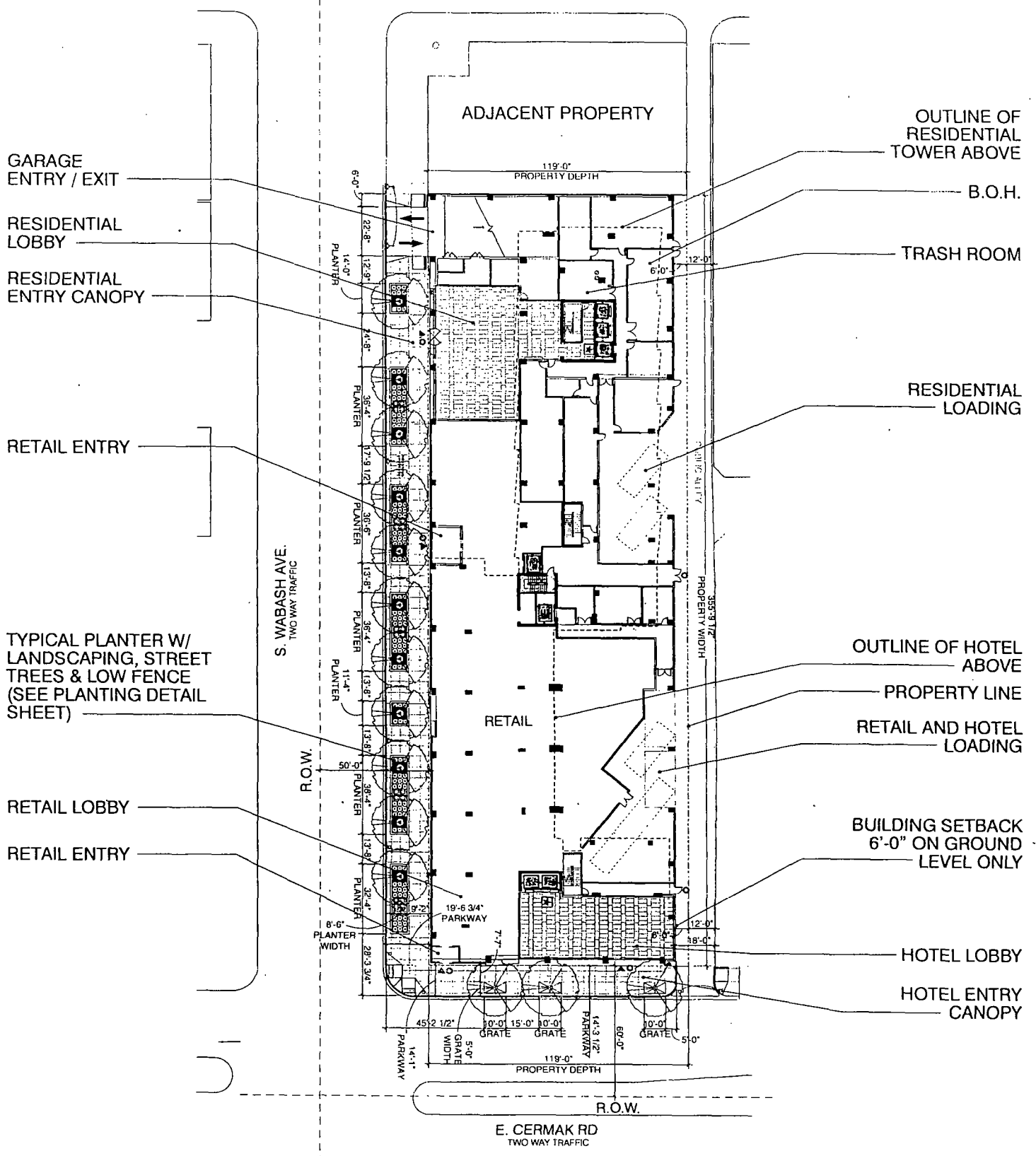


**PLANNED DEVELOPMENT BOUNDARY
& PROPERTY LINE**

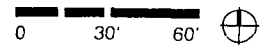
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SITE PLAN / LANDSCAPE PLAN

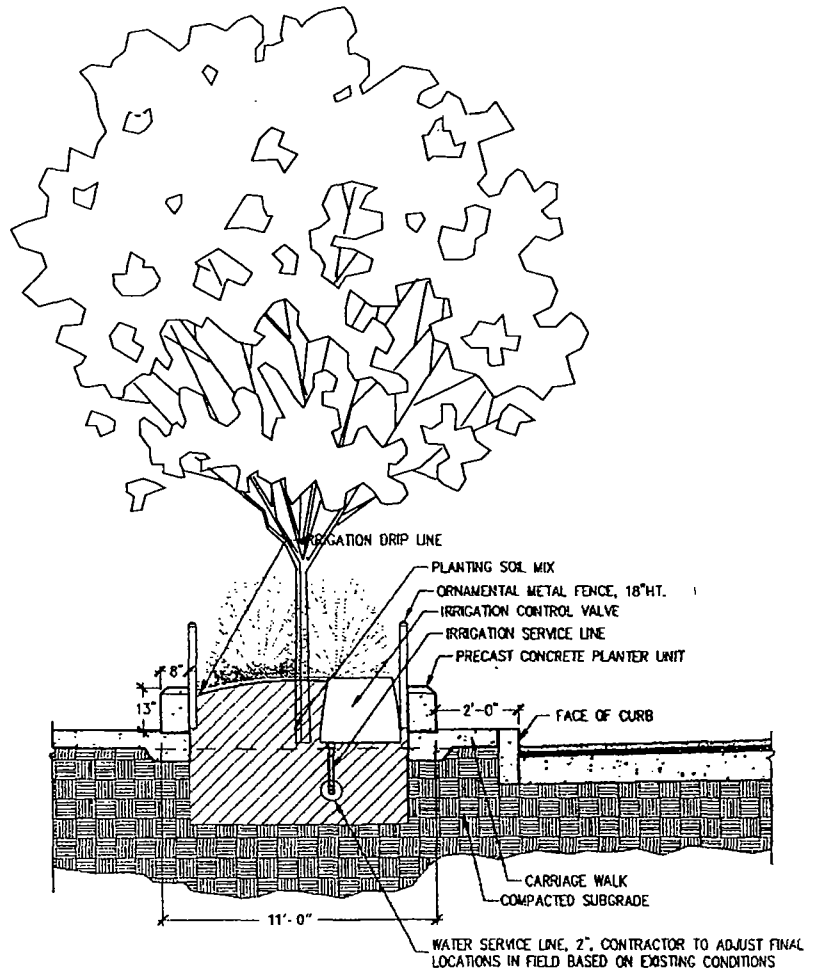
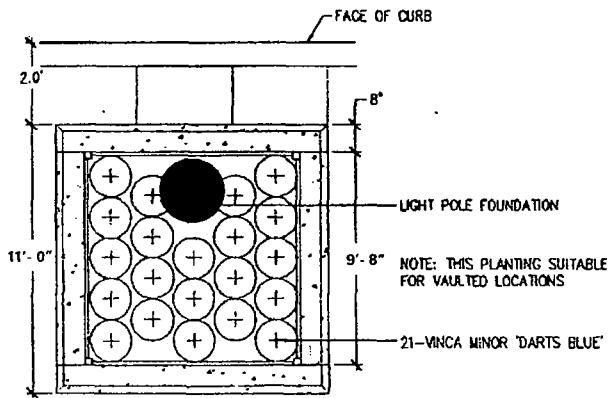
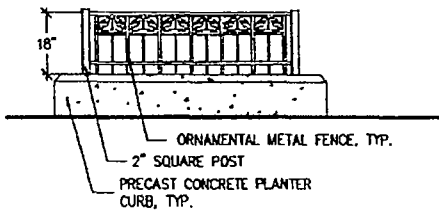


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PLANTER STYLE 'A'



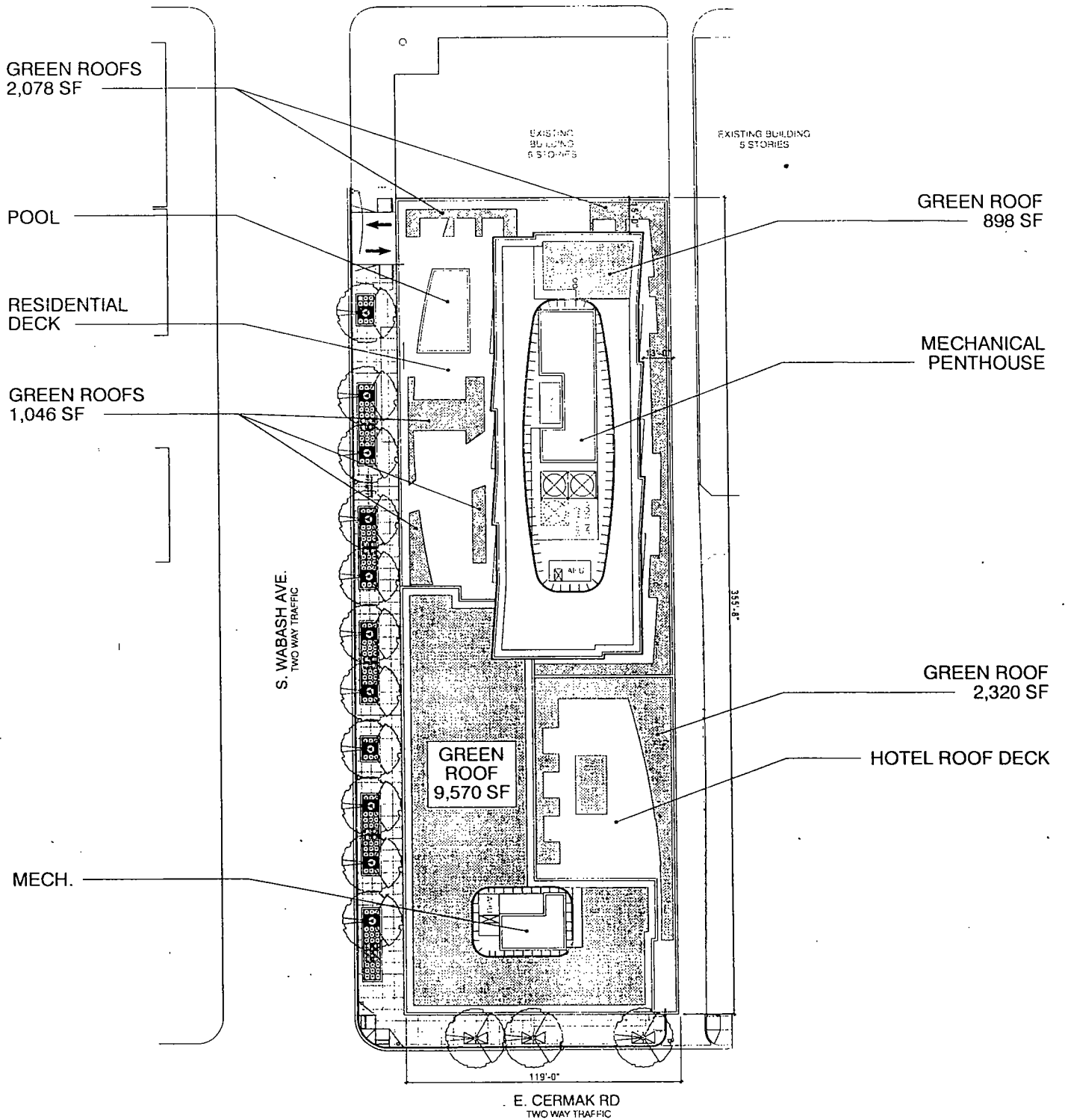
TYPICAL NEW RAISED PLANTERS

PLANTING DETAILS

Applicant: DK Acquisitions LLC
 Address: 2109-35 South Wabash Avenue

Introduced: September 24, 2015
 Plan Commission: March 17, 2016





CALCULATIONS FOR GREEN ROOF:

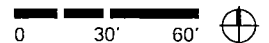
Gross Roof Area = 42,340 sf
 Net Roof Area = 31,486 sf

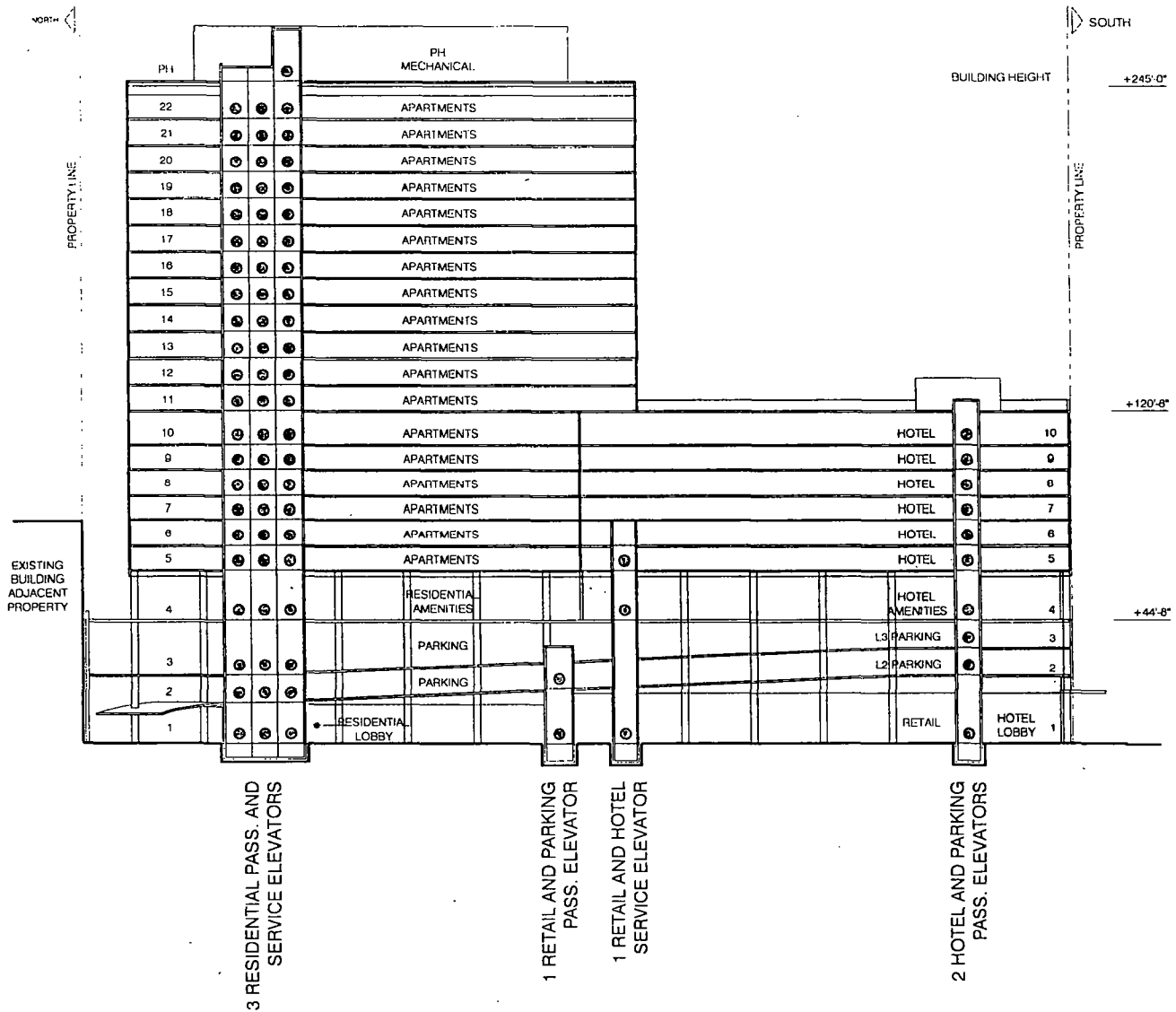
Total Green Roof Area = 15,912 sf (50.54% of Net Area)

GREEN ROOF PLAN

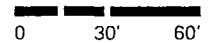
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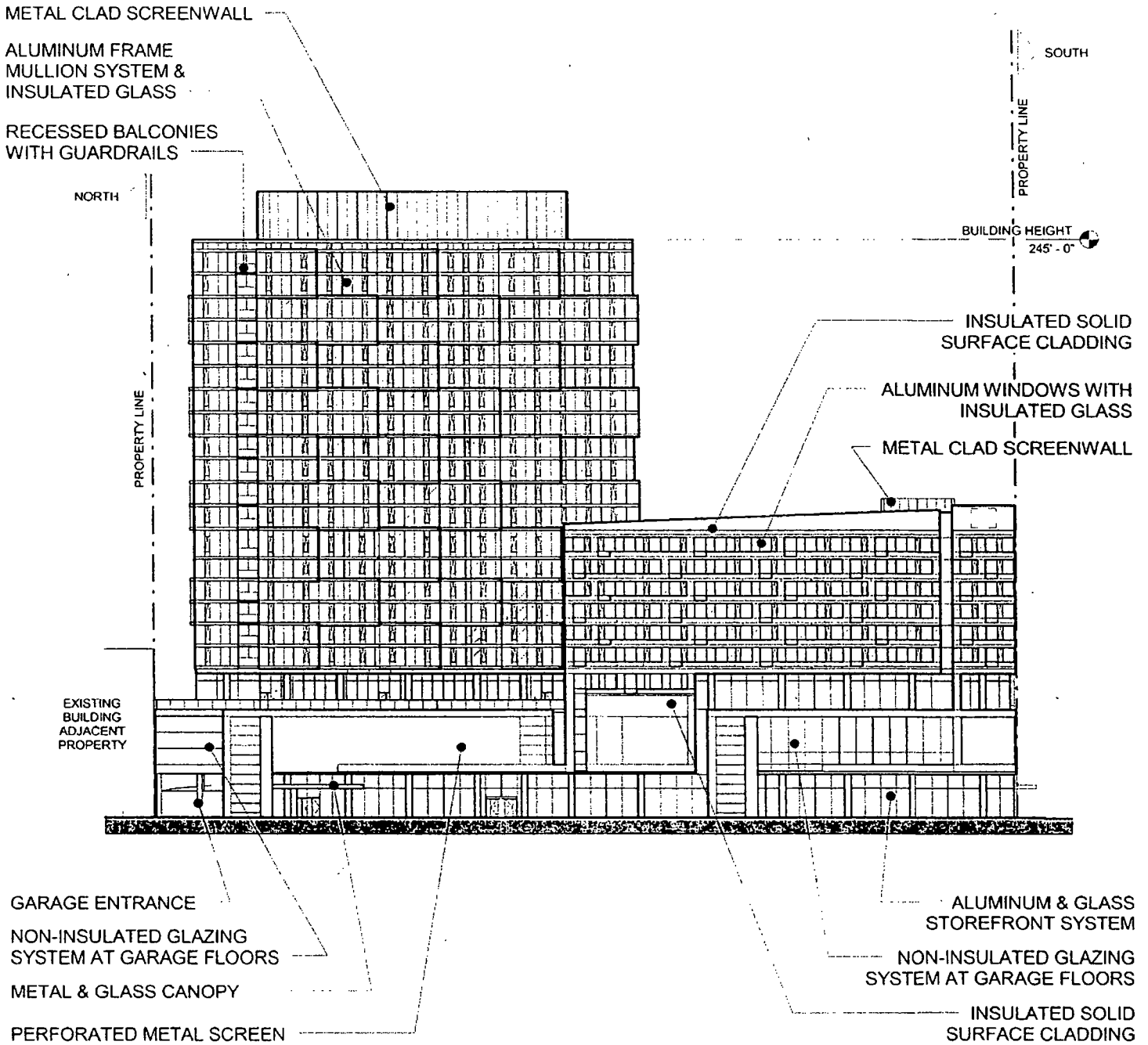
NS SECTION LOOKING EAST



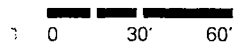
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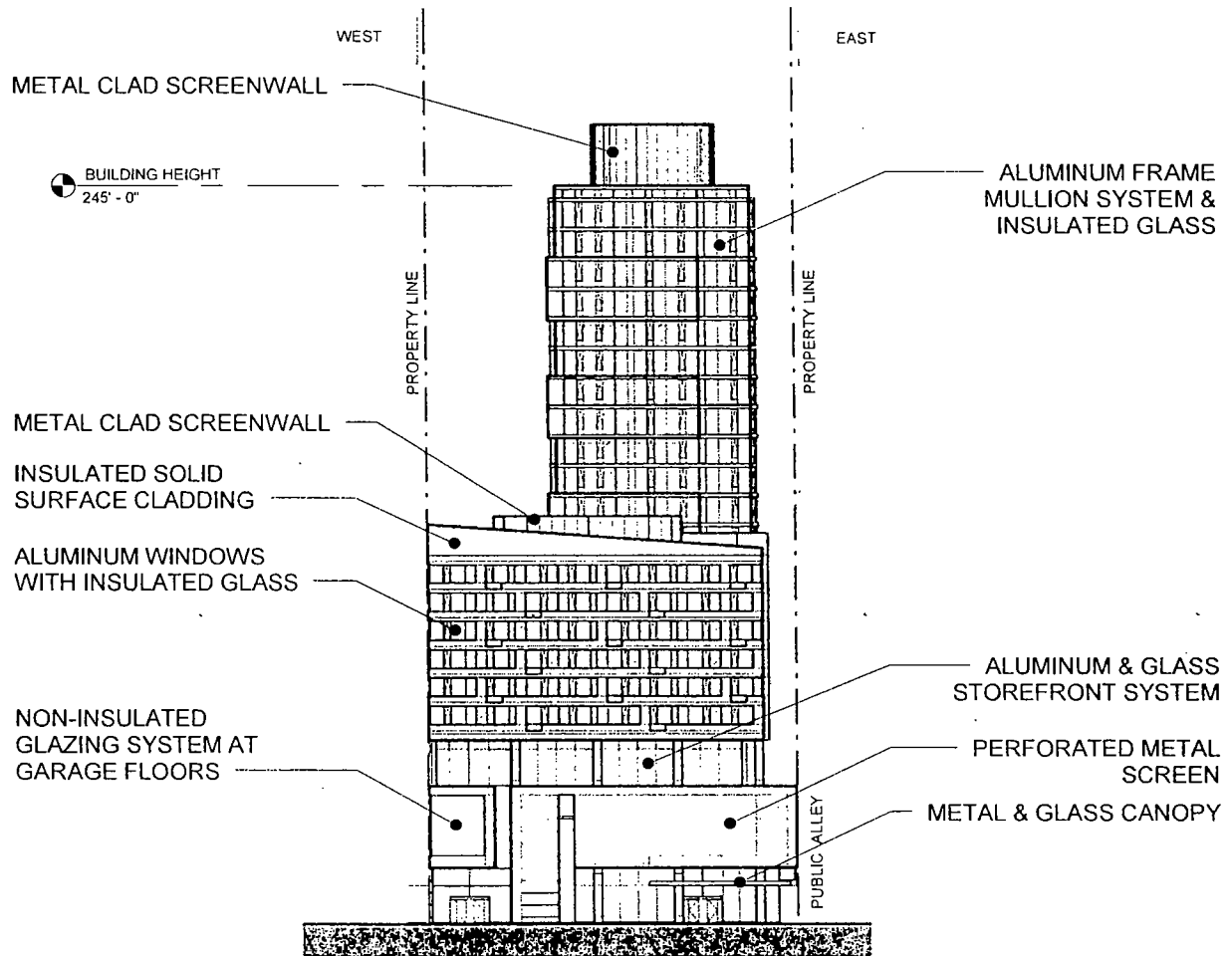
WEST ELEVATION



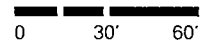
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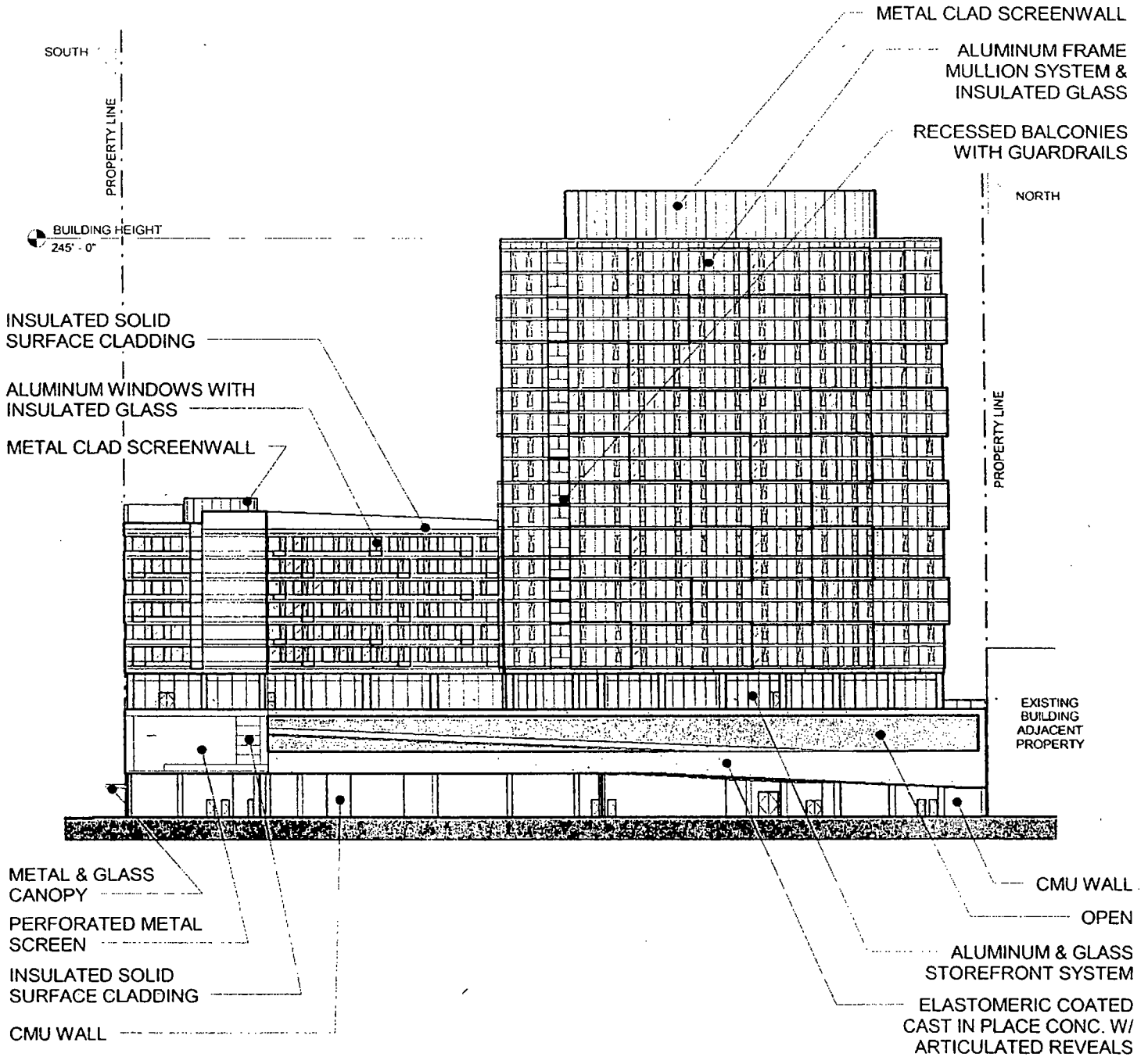
SOUTH ELEVATION



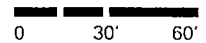
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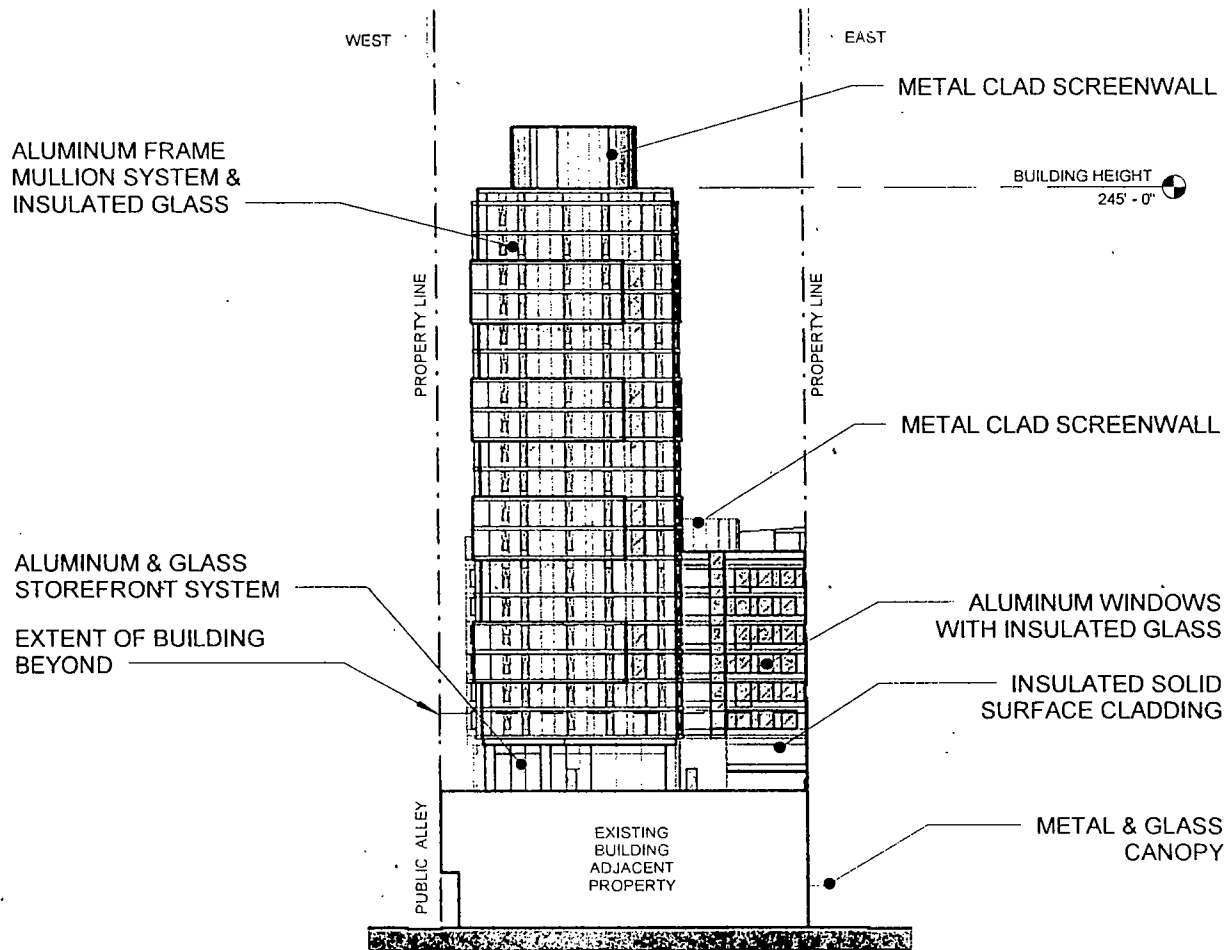
EAST ELEVATION



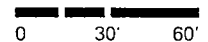
Applicant: DK Acquisitions LLC
Address: 2109-35 South Wabash Avenue

Introduced: September 24, 2015
Plan Commission: March 17, 2016





NORTH ELEVATION



Applicant: DK Acquisitions LLC
Address: 2109-35 South Wabash Avenue

Introduced: September 24, 2015
Plan Commission: March 17, 2016





CITY OF CHICAGO
 DEPARTMENT OF PLANNING AND DEVELOPMENT
 BUREAU OF ZONING AND LAND USE
 APPLICATION FOR ZONING BONUS REVIEW

WORKSHEET: FAR BONUS CALCULATION

Property Address: 2109-2135 South Wabash Zoning District: DX-5

ON-SITE BONUSES

Amenity	Amenity area (in sq. ft.)	Lot area (in sq. ft.)	Premium Factor	Base FAR	FAR Bonus calculated	FAR Bonus Cap compare with
Formula:	A	B	C	D	(A/B) * C * D	
Affordable Housing – On-Site	42,340	42,340	1.0	(5)	20%	1.00 (-5) 1.75 (-7) 2.50 (-10) 3.60 (-12) 4.80 (-16)
Public Plaza and Pocket Park			1			6
Chicago Riverwalk			1			-
Winter Garden			1			3
Through-Block Connection (Indoor)			0.66			-
Through-Block Connection (Outdoor)			1			-
Sidewalk Widening			2			-
Arcade			1.25			2
Water Feature			0.3			1
Upper-Level Setbacks (-7 & -10 Districts)			0.3			1
Upper-Level Setbacks (-12 & -16 Districts)			0.4			25% of D
Lower-Level Planting Terrace			1			-
Green Roofs			0.3			2
Underground Parking (Levels -1 & -2)			0.15			30% of D
Underground Parking (Level -3 or lower)			0.2			30% of D
Underground Loading			0.15			30% of D
Parking Concealed by Occupiable Space			0.4			25% of D
Total FAR Bonus On-Site Improvements						

OFF-SITE BONUSES

Calculation of Financial Contribution

Formula. Cash contribution for 1 sq ft. of FAR bonus = 0.8 x median cost of 1 sq ft. of buildable floor area

Amenity	Bonused Square Feet Desired	Discount Factor	median cost of 1 sqft of buildable floor area (in \$) See City Survey of Land Cost	Base FAR	Financial Contribution
Formula:	A	B	C	D	E=A*B*C
Off-Site Park or Riverwalk		0.8			
Street Lighting and Landscaping		0.8			
Transit Station Improvements	42,340	0.8	22	5	745,184
Pedway Improvements		0.8			
Adopt-A-Landmark	42,340	0.8	22	5	745,184
Affordable Housing	42,340	0.8	22	5	745,184
Education		0.8			
Totals					\$2,235,552

Comparison to FAR Bonus Cap

Amenity	Total Bonused Square Feet Desired	Lot Area (in sq. ft.)	Base FAR	FAR Bonus calculated	FAR Bonus Cap:
Formula:	F	G	H	I = (F/G) * H	Compare with
Off-Site Park or Riverwalk					20% of H
Street Lighting and Landscaping					20% of H
Transit Station Improvements	42,340	42,340	5	1.0	20% of H
Pedway Improvements					20% of H
Adopt-A-Landmark	42,340	42,340	5	1.0	20% of H
Affordable Housing	42,340	42,340	5	1.0	20% of H (-5) 25% of H (-7, -10) 30% of H (-12, -16)
Education					25% of H (-10) 30% of H (-12, -16)

If FAR Bonus calculated exceeds FAR Bonus Cap, the effective FAR Bonus for Off-Site Improvements is equal to the FAR Bonus Cap

Summary

Base FAR	5.0
FAR Bonus for On-Site Improvements	1.0
FAR Bonus for Off-Site Improvements	2.0
Total FAR	8.0
Total Financial Contribution	\$2,235,552
Maximum Floor Area with Base FAR	211,701
Floor Area with FAR Bonus On-Site Improvements	
Floor Area with FAR Bonus Off-Site Improvements	127,020
Total Maximum Floor Area	338,721

Signature of Applicant _____ Date _____ Received by (Dept. of Planning & Dev.) _____ Date _____

Rev May 2014