



# City of Chicago



SO2015-58

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	1/21/2015
<b>Sponsor(s):</b>	City Clerk (transmitted by)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-G at 1051-1055 W Lake St and 167 N Aberdeen St - App No. 18274
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

to those of a C1-5 Neighborhood Commercial District and a corresponding use district is hereby established in the area above described.

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

Common address of properties: 1051-55 West Lake Street and  
167 North Aberdeen Street

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT No. \_\_\_\_\_

PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential-Business Planned Development No.\_\_\_\_, (the "Planned Development") consists of approximately twenty-eight thousand, seven hundred and sixty-four (28,764) square feet (plus or minus point sixty-six) 0.66 acres of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, "Lake Acquisitions LLC".
2. 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, alleys or 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, assignees or grantees and approval by the City Council. 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 by 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.

3. 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 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 Sec.17-8-0400 of the Chicago Zoning Ordinance.

Applicant: Lake Acquisitions LLC  
Address: 1051-55 West lake Street and  
167 North Aberdeen Street  
Date: January 21, 2015  
Revised: May 21, 2015

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4. This Plan of Development consists of sixteen (16) Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map, an Existing Land-Use Map, Site/Landscape Plan, Green Roof Plan, Typical Parking Floor, North Building Elevation, South Building Elevation, East Building Elevation and West Building Elevations prepared by Hartshorne Plunkard and Associates and dated May 21, 2015 submitted herein. In any instance where a provision of this planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are allowed in the area delineated herein as a Residential-Business Planned Development: offices; retail sales, general; eating and drinking establishments (restaurants and taverns); dwelling units located above the ground floor; accessory uses and accessory off-street parking and off-street loading.
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 ("DPD"). Off-premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height of any measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the (FAA) Federal Aviation Administration.
8. The maximum permitted floor area ratio (F.A.R.) for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using Net Site Area of 28,764 square feet or (0.66 acres of land area).
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.

Applicant: Lake Acquisitions LLC  
Address: 1051-55 W. Lake Street and 167 N. Aberdeen Street  
Date: January 21, 2015  
Revised: May 15, 2015

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10. The Site Plan and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan 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 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 modification by the applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
12. 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 ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
13. The Applicant will comply with Rules and Regulations for the Maintenance of Stock-Piles Promulgated by the Commissioner of Street and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings pursuant to Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
14. The Applicant acknowledges that 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 project will be in substantial compliance with the current City of Chicago Sustainable Development policy set forth by the DPD. The proposed building shall provide a vegetated ("green") roof totaling a minimum of 50 % of the net roof area or 13,000 square feet and obtain a LEED certification.
15. The Applicant acknowledges and agrees that the rezoning of the property from C1-2 Neighborhood Commercial District to a C1-5 Neighborhood Commercial District for construction of this Planned Development triggers the requirement of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). 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

Applicant: Lake Acquisitions LLC  
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 Revised: May 21, 2015

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Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as an exhibit, the Applicant has agreed to provide six (6) affordable housing units in the Residential Project for households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), and make a cash payment of \$ 200,000 dollars to the Affordable Housing Opportunity Fund ("Cash Payment"). At the time of each Part II review for the Residential Project, Applicant may update and resubmit the Affordable Housing Profile Form to DPD for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, DPD may adjust the requirements of this statement 15 (i.e. number of Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development. Prior to the issuance of any building permits for the Residential Project, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment, and/or execute 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 Residential Project and will constitute a lien against each Affordable Unit. The City shall execute partial-releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. The Commissioner of Planning and Development (DPD) 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 Council, without amending the Planned Development.

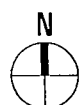
16. This planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the property to a C1-5 Neighborhood Commercial District which was the underlying zoning that formed the basis of this Planned Development.

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

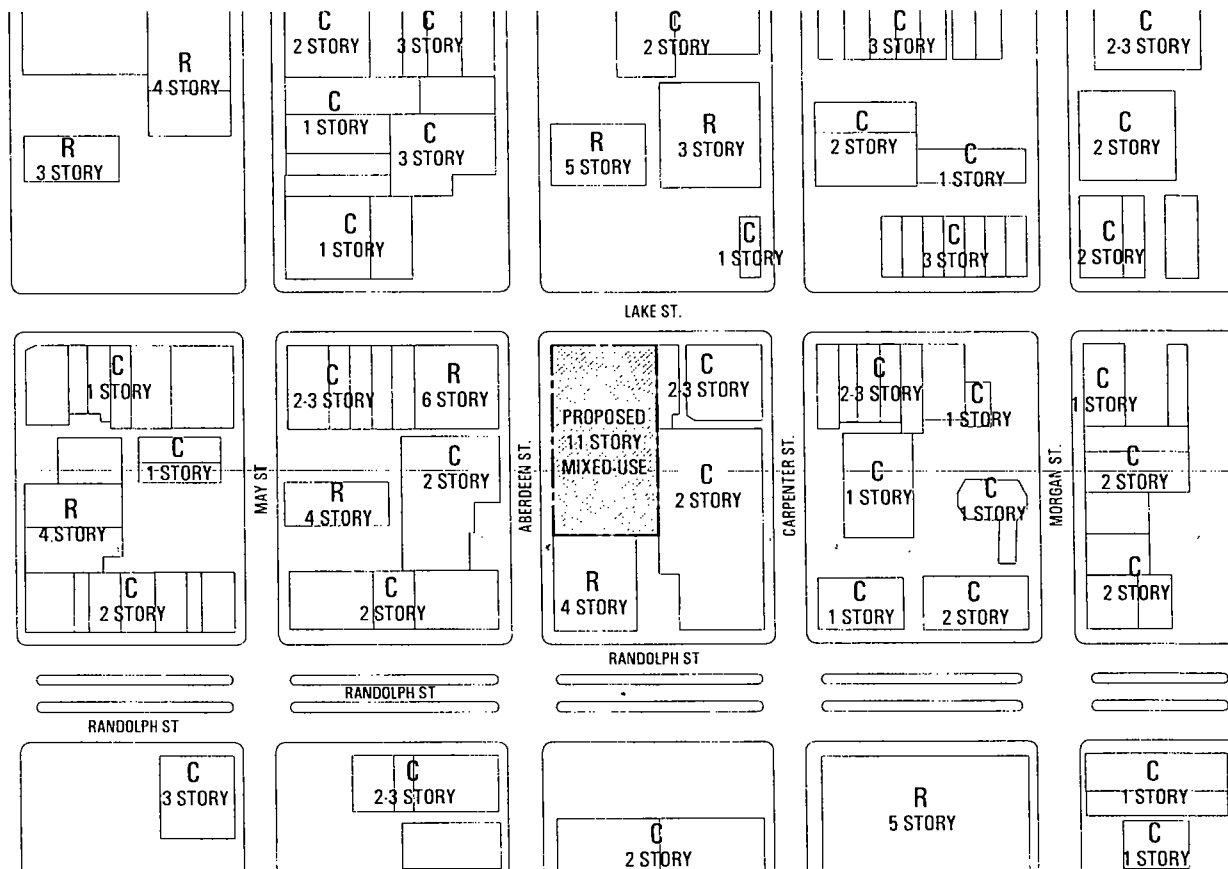
***BULK REGULATIONS AND DATA TABLE***

Gross Site Area:	42,670 square feet (0.98 acres)
Area in Public R.O.W.:	13,906 square feet (0.32 acres)
Net Site Area:	28,764 square feet (0.66 acres)
Permitted Floor Area Ratio:	5.0
Maximum Number of Residential (both dwelling and efficiency) Units:	75 units
Minimum Number of Off-Street Parking Spaces to be provided: (All parking provided is accessory)	140 total parking spaces 65 parking spaces (non-residential) <del>75 parking spaces (residential)</del>
Minimum Number of Bicycle Parking Spaces:	50 bicycle spaces
Minimum Off-Street Loading Spaces:	one (1) space at 10' x 25'
Setbacks from Property Line:	In substantial compliance with the attached Site Plan
Maximum Building Height:	136 feet as measured by the Chicago Zoning Ordinance
Applicant:	Lake Acquisitions LLC
Address:	1051-55 West Lake Street and 167 North Aberdeen Street
Date:	January 21, 2015
Revised:	May 21, 2015

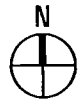
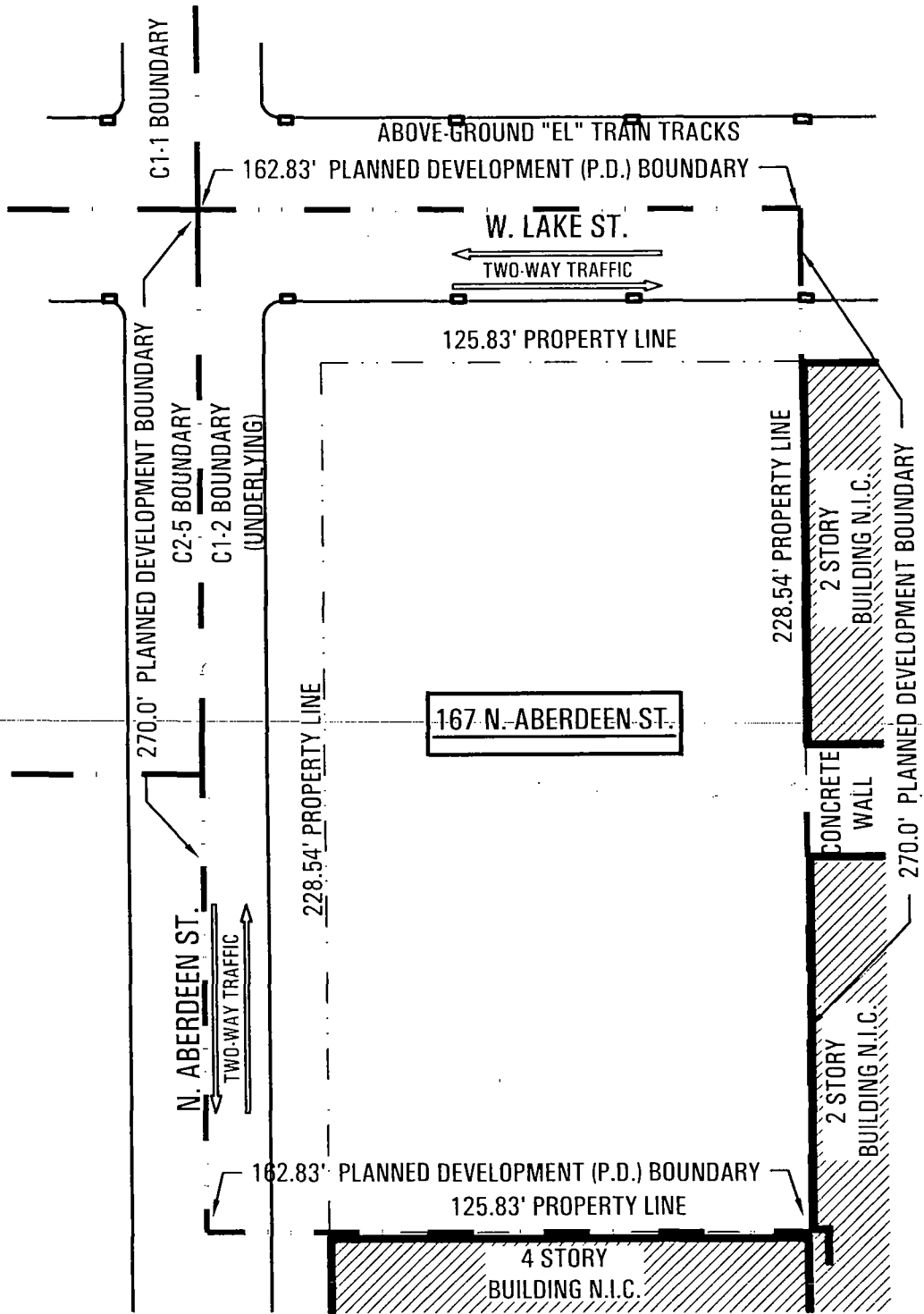


## EXISTING ZONING MAP



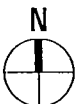
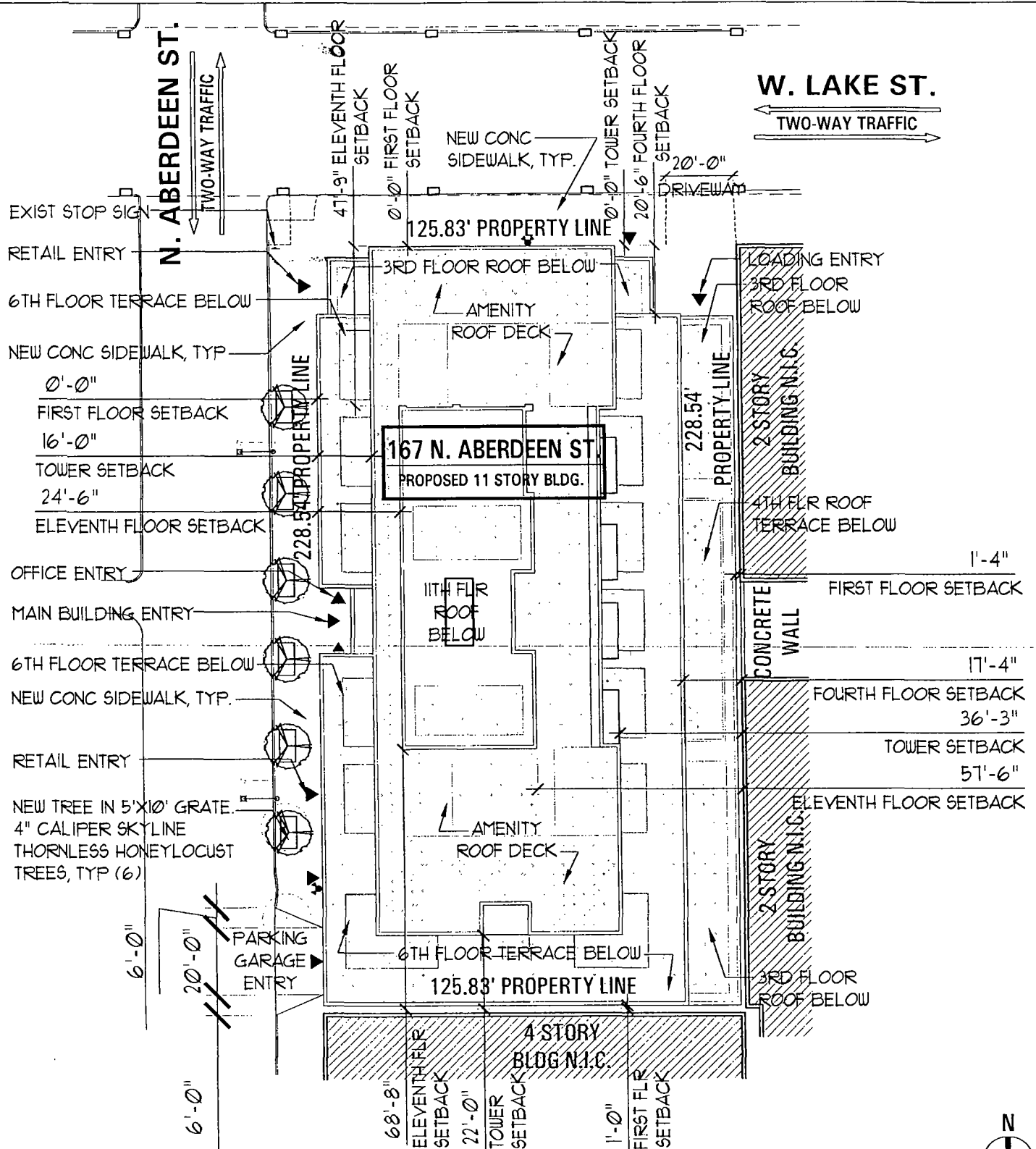


## EXISTING LAND USE MAP



APPLICANT:	LAKE ACQUISITIONS, LLC
ADDRESS:	167 N. ABERDEEN STREET
DATE:	MAY 21, 2015
SCALE:	1" = 40'-0"

**PLANNED DEVELOPMENT  
BOUNDARY MAP**



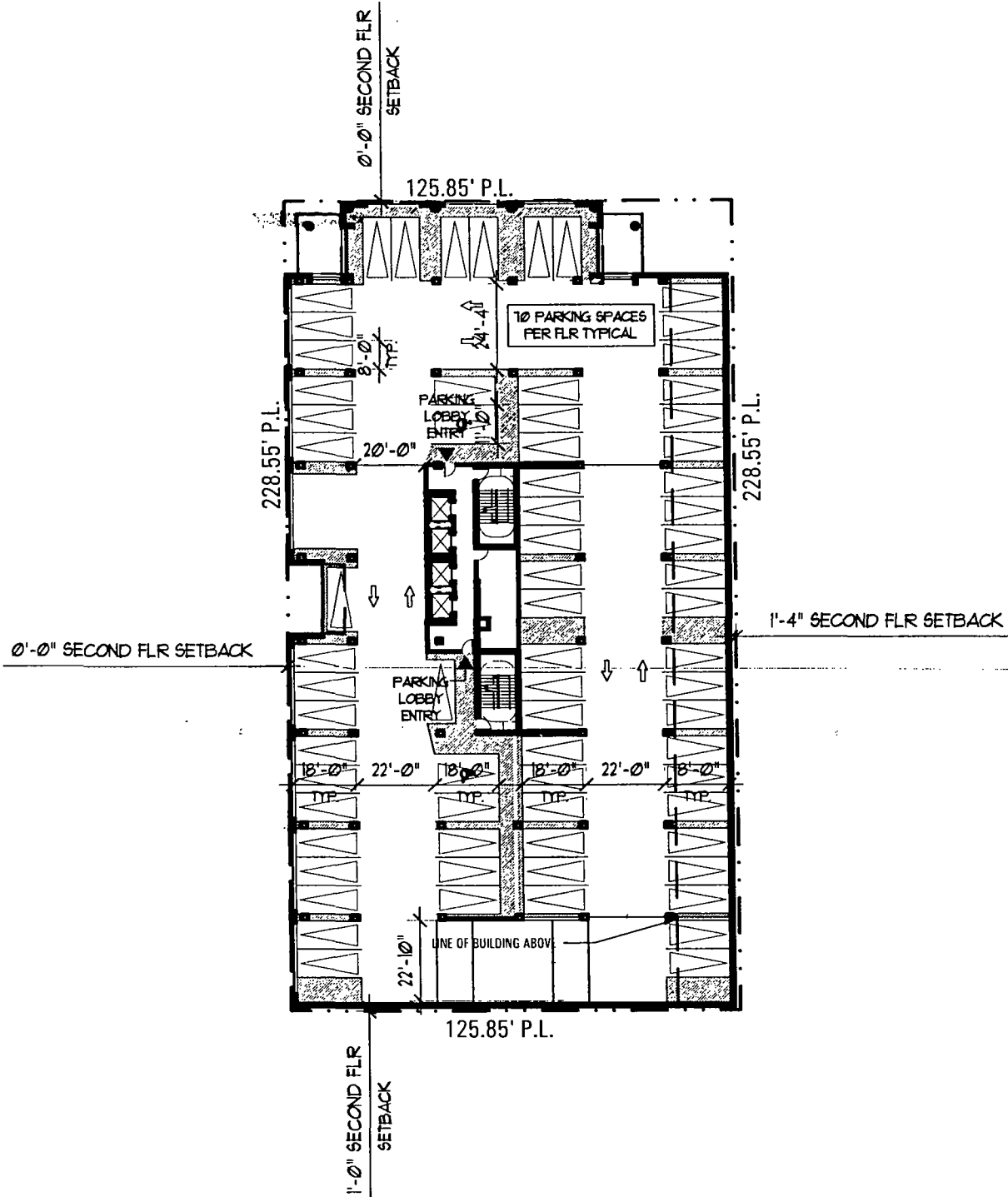
APPLICANT: LAKE ACQUISITIONS, LLC

ADDRESS: 167 N. ABERDEEN STREET

DATE: MAY 21, 2015

SCALE: 1" = 40'-0"

## SITE PLAN / LANDSCAPE PLAN



1 SECOND FLOOR PLAN  
SCALE: 1/32" = 1'-0"

APPLICANT: LAKE ACQUISITIONS, LLC

ADDRESS: 167 N. ABERDEEN STREET

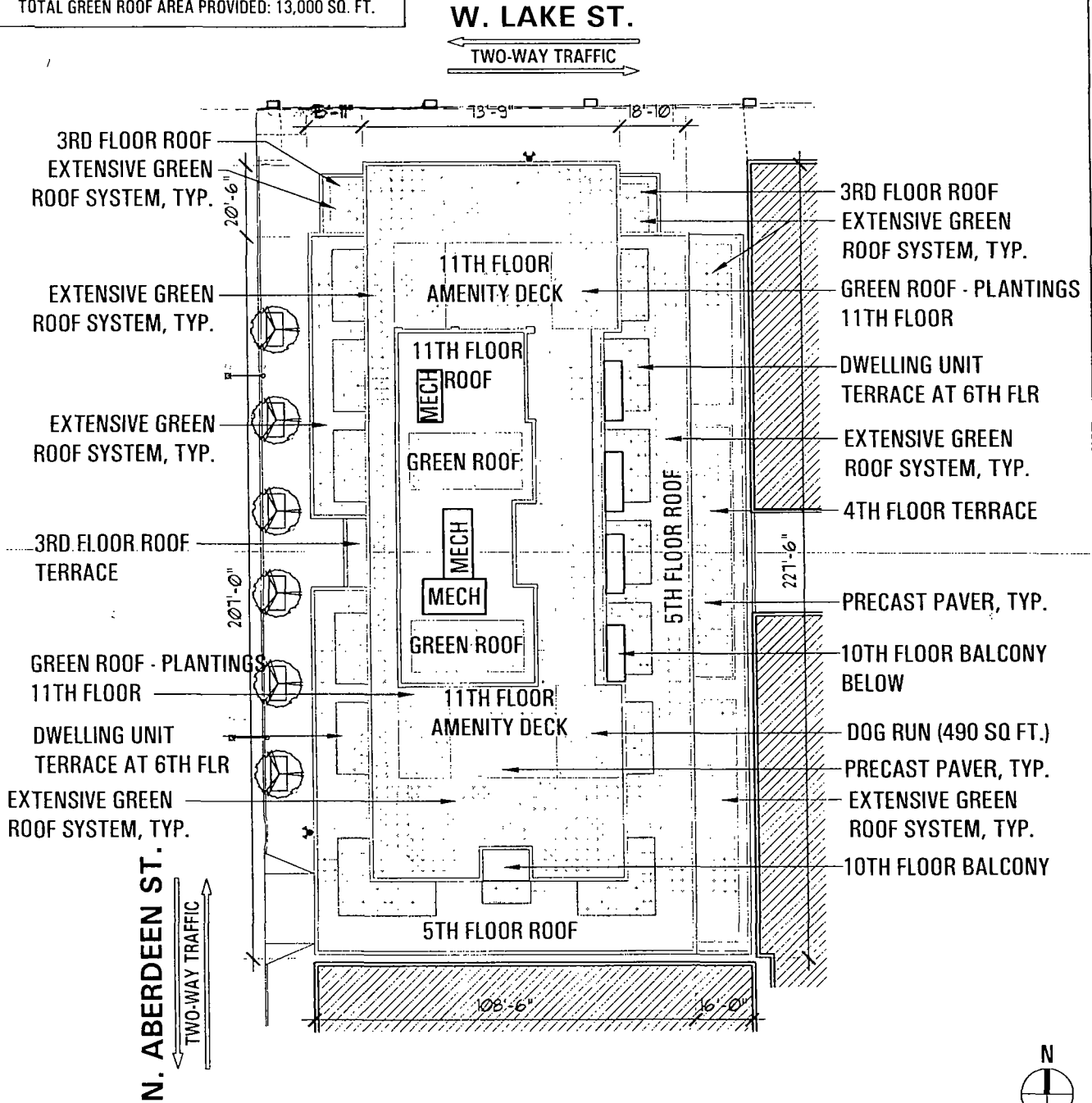
DATE: MAY 21, 2015

SCALE: 1" = 40'-0"

TYP PARKING  
PLAN

**GREEN ROOF CALCULATIONS**

TOTAL ROOF AREA LESS MECHANICAL: 25,881 SQ. FT.  
 50%: 12,941 SQ. FT. GREEN ROOF REQUIRED  
 TOTAL GREEN ROOF AREA PROVIDED: 13,000 SQ. FT.



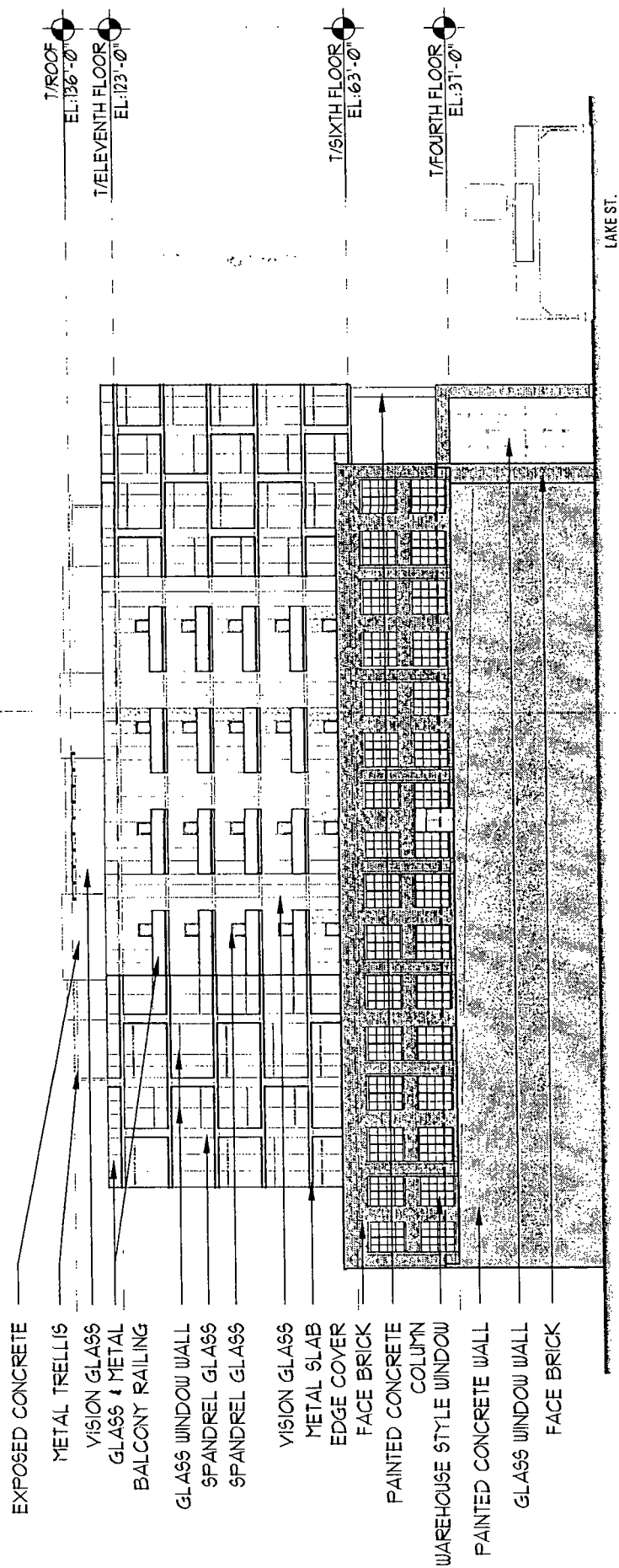
APPLICANT: LAKE ACQUISITIONS, LLC

ADDRESS: 167 N. ABERDEEN STREET

DATE: MAY 21, 2015

SCALE: 1" = 40'-0"

**GREEN ROOF PLAN**



1 EAST ELEVATION  
SCALE: 1" = 40'-0"

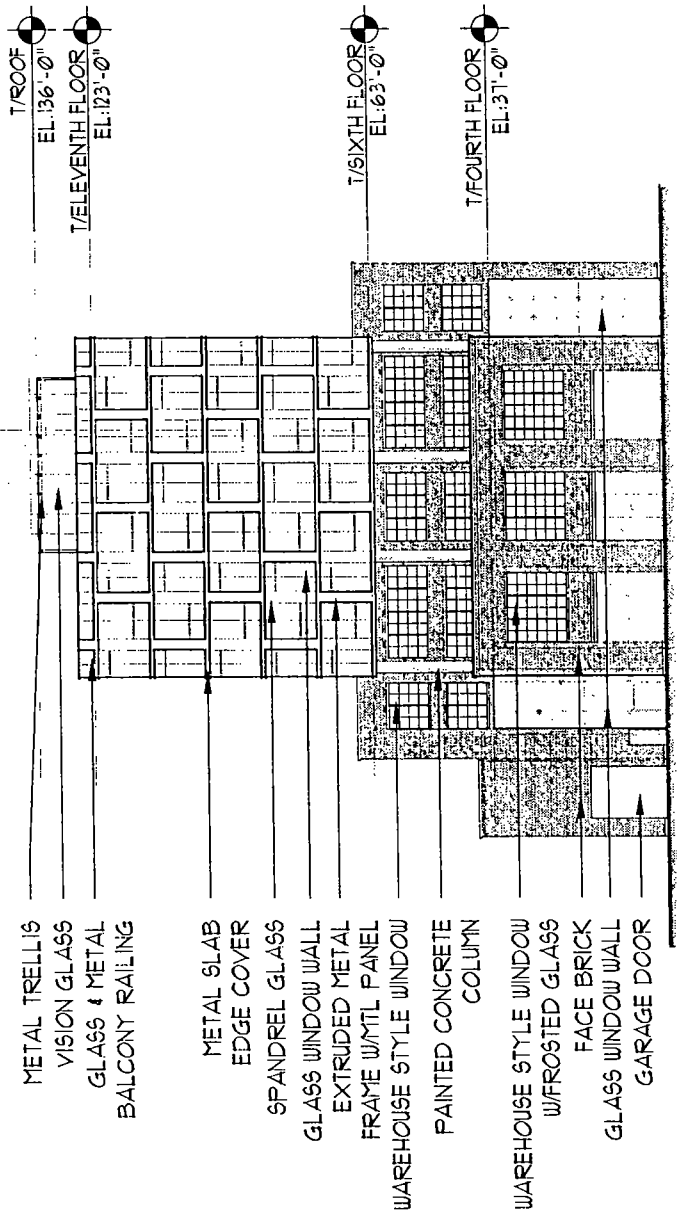
APPLICANT: LAKE ACQUISITIONS LLC

ADDRESS: 167 N. ABERDEEN STREET

DATE: MAY 21, 2015

SCALE: 1" = 40'-0"

EAST ELEVATION



1 NORTH ELEVATION  
SCALE: 1" = 40'-0"

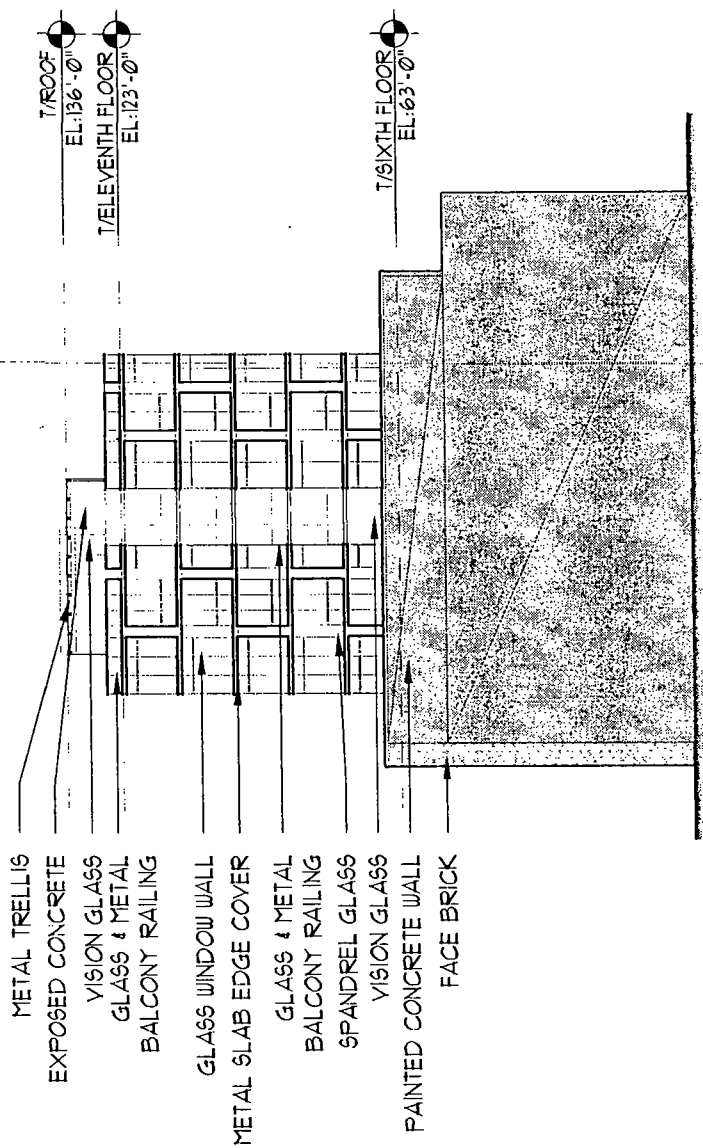
NORTH ELEVATION

APPLICANT: LAKE ACQUISITIONS LLC

ADDRESS: 167 N. ABERDEEN STREET

DATE: MAY 21, 2015

SCALE: 1" = 40'-0"



1 SOUTH ELEVATION  
SCALE: 1" = 40'-0"

SOUTH ELEVATION

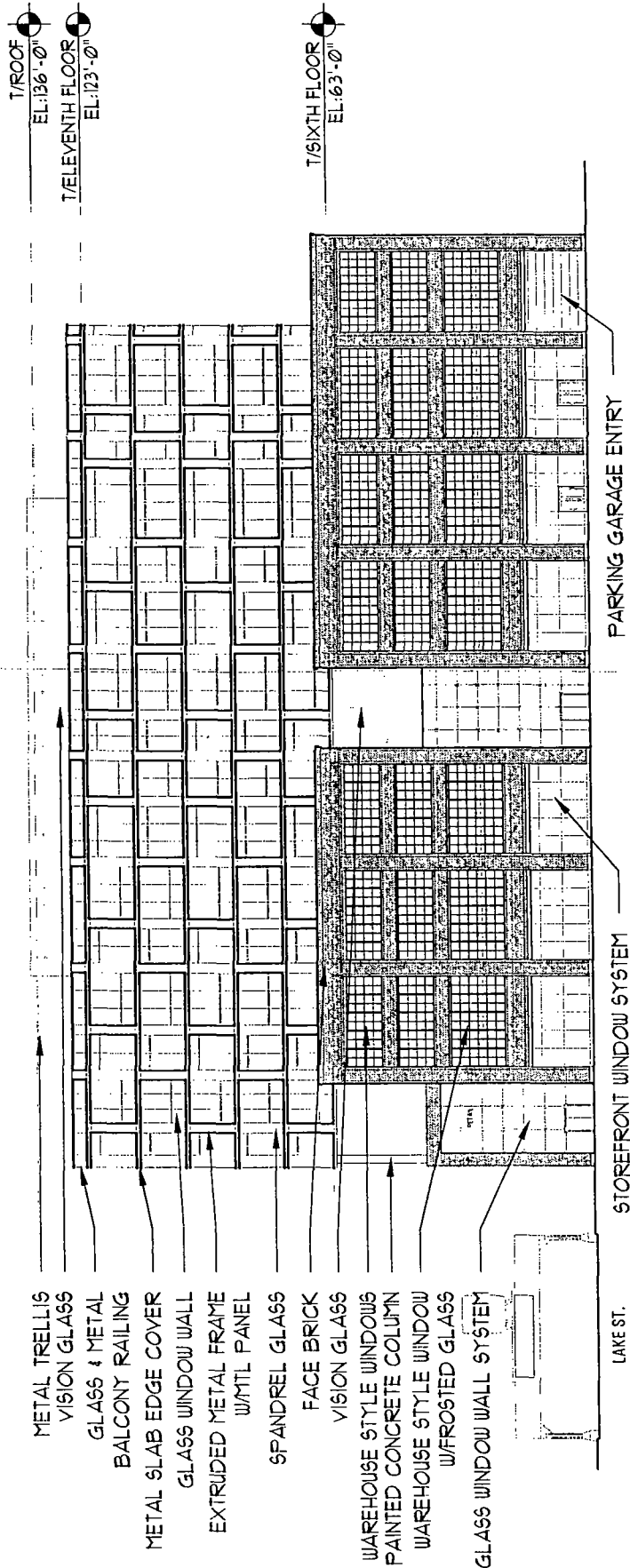
APPLICANT: LAKE ACQUISITIONS LLC

ADDRESS: 167 N. ABERDEEN STREET

DATE: MAY 21, 2015

SCALE: 1" = 40'-0"





1 WEST ELEVATION  
SCALE: 1" = 40'-0"

APPLICANT: LAKE ACQUISITIONS LLC

ADDRESS: 167 N. ABERDEEN STREET

DATE: MAY 21, 2015

SCALE: 1" = 40'-0"

WEST ELEVATION

### Affordable Housing Profile Form (Rental)

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

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

For information on these programs/requirements, visit [www.cityofchicago.org/dpd](http://www.cityofchicago.org/dpd)

Date: 5/18/15

#### SECTION 1: DEVELOPMENT INFORMATION

Development Name: 165 N ABERDEEN ST.

Development Address: CHICAGO, IL 60607

Ward: 27TH

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

Type of City involvement: ☐ Land write-down  
(check all that apply) ☐ Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction? ☐)

☒ Zoning increase, PD, or City Land purchase

\*If yes, please provide copy of the TIF Eligible Expenses

#### SECTION 2: DEVELOPER INFORMATION

Developer Name: ABERDEEN FUTURE DEVELOPMENTS, LLC

Developer Contact (Project Coordinator): TOM MULLIN

Developer Address: 1630 N BOSWORTH AVE CHICAGO, IL 60642

Email address: THOMAS.MULLIN@ABERDEENFUTUREDEVELOPMENTS.COM May we use email to contact you? ☒ Yes ☐ No

Telephone Number: (312) 402-0021

#### SECTION 3: DEVELOPMENT INFORMATION

##### a) Affordable units required

For ARO projects: 75 x 10%\* = 8.0 (always round up)  
Total units total affordable units required  
\*20% if TIF assistance is provided

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

\*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 ([www.cityofchicago.org/zoning](http://www.cityofchicago.org/zoning) for zoning info).

##### b) building details

In addition to water, which of the following utilities will be Included in the rent (circle applicable):

Cooking gas electric gas heat electric heat other (describe on back)

Is parking included in the rent for the: affordable units? yes ☒ market-rate units? yes ☒  
If parking is not included, what is the monthly cost per space? 200-250/MONTH

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

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
Example	1 bed/1 bath	4	1	800	\$1000	759	60%	
Affordable Units	STUDIO	3	0	Avg. 701	TBD		60%	
	1BRM	2	1	Avg. 737	TBD		60%	
	2BRM	1	2	Avg. 1300	TBD		60%	
Market Rate Units	STUDIO	25	0	Avg. 701	TBD	N/A	N/A	
	1BRM	35	1	Avg. 737	TBD	N/A	N/A	
	2BRM	15	2	Avg. 1300	TBD	N/A	N/A	

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

#### SECTION 4: PAYMENT IN LIEU OF UNITS

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

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

$$\frac{75}{\text{Number of total units in development}} \times 10\% = \frac{8-6AFF}{\text{(round up to nearest whole number)}} \times \$100,000 = \$ \frac{200,000}{\text{Amount owed}}$$

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

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

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 DPD)

Kara Breems  
Department of Planning & Development

5/18/2015  
Date

Developer/Project Coordinator

5/18/15  
Date