



City of Chicago



SO2016-1623

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/16/2016 .
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 13-L at 4849 N Lipps Ave - App No. 18698
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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

SECTION 1: Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B3-3 Community Shopping District indications and the M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 13-L in the area bounded by

West Ainslie Street; North Milwaukee Avenue; West Veterans Place; North Lipps Avenue; southeasterly right of way Chicago Northwestern Railway (Santa Fe)

to those of a B3-5 Community Shopping District and a corresponding uses district is hereby established in the area described.

SECTION 2: Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B3-5 Community Shopping District indications symbols and indications as shown on Map No. 13-L in the area bounded by

West Ainslie Street; North Milwaukee Avenue; West Veterans Place; North Lipps Avenue; southeasterly right of way Chicago Northwestern Railway (Santa Fe)

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

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

Common Address of Property: 4849 - 4873 North Lipps Avenue / 5306 West Ainslie
Street and 4849 North Milwaukee Avenue

PLANNED DEVELOPMENT NO. _____

Plan of Development Statements

1. The area delineated herein as Planned Development Number _____ (“Planned Development”) consists of approximately 87,712 square feet of net site area, as more fully depicted on the attached Planned Development Boundary and Property Line Map (“Property”). The property is owned or controlled by Jefferson Place LLC, an Illinois limited liability company (“Applicant”). The Planned Development is divided into subareas (each, a “Subarea,” and collectively, the “Subareas”), as indicated on the Planned Development Boundary and Property Line Map, as defined in Statement Number 4.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding on the Applicant, its successors and assigns, and, if different than the Applicant, the legal title holders. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns, and, if different than the Applicant, the legal title holder. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Department of Planning and Development. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the

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Retail Address: 4849 – 4873 North Lipps Avenue
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issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

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

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

Sub-Area A:

Artists Live/Work Space (above the ground floor); Dwelling Units (above the ground floor); Animal Services (excluding Shelter, Boarding Kennel, and Stable); Artist Work or Sales Space; Business Equipment Sales and Services; Business Support Services; Communication Service Establishments; Eating and Drinking Establishments (including, without limitation, Limited and General Restaurant, Tavern, and Outdoor Patio (at-grade and rooftop)); Financial Services (excluding Payday/Title Secured Loan Store and Pawn Shop); Food and Beverage Retail Sales; Lodging; Medical Services; Office; Personal Services; Repair and Laundry Services (excluding plant on-site); Sports and Recreation (excluding Entertainment Cabaret, Outdoor, and Children's Plat Center); Residential Storage Warehouse; Retail Sales, General; Wireless Communication Facilities (excluding Freestanding Facility); and Parking (accessory as to users of the Property, and 45% of the required residential parking may be leased out on a daily, weekly, or monthly basis to persons who are not residents, tenants, patrons, employees or guests of the users of the Property).

Sub-Area B:

Postal Service; Animal Services (excluding Shelter, Boarding Kennel, and Stable); Artist Work or Sales Space; Business Equipment Sales and Services; Business Support Services; Communication Service Establishments; Eating and Drinking Establishments (including, without limitation, Limited and General Restaurant, Tavern, and Outdoor Patio (at-grade and rooftop)); Financial Services (excluding Payday/Title Secured Loan

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Store and Pawn Shop); Food and Beverage Retail Sales; Lodging; Medical Services; Office; Personal Services; Repair and Laundry Services (excluding plant on-site); Sports and Recreation (excluding Entertainment Cabaret, Outdoor, and Children's Plat Center); Residential Storage Warehouse; Retail Sales, General; Wireless Communication Facilities (excluding Freestanding Facility); and Parking (Accessory and Non-Accessory).

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 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 and Data 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 and Data Table has been determined using a net site area of 87,712 square feet.
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 Plan and Landscape Plan 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.
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, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

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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 and agrees that the rezoning of the Property from B3-3 Community Shopping District and the M1-1 Limited Manufacturing/Business Park District to B3-5 Community Shopping District and then to Planned Development for construction of this Project triggers the requirements of Sec.2-45-110 of the Municipal Code (Affordable Housing Ordinance). Under the Affordable Housing Ordinance, the Applicant must: (i) set aside 10% of the housing units in the project as affordable units ("Affordable Units"); (ii) pay a fee in lieu of the development of Affordable Units; or (iii) any combination of (i) and (ii). The Applicant has agreed to satisfy its affordable housing obligation by leasing eleven (11) Affordable Units in the project, as set forth in the Affordable Housing Profile Form attached hereto, rather than paying the in-lieu fee. The Applicant agrees that the Affordable Units must be affordable to households earning no more than 60% of the Chicago-area median household income, as updated annually. If the Applicant subsequently reduces (or increases) the number of dwelling units in the project, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the requirements of this Statement 13 (i.e., number of Affordable Units) accordingly without amending the Planned Development. Prior to the issuance of any building permits for the project, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-110(i)(2) to secure the Applicant's obligation to construct and lease the Affordable Units to income-eligible tenants. The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development site and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement, including any breach of the affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with

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Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all new buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall achieve ENERGY STAR certification for the building in Subarea A, and shall provide the equivalent site detention of an 8,304 square feet green roof with an underground storage vault with an aggregate base for infiltration in Subarea A.

16. This Planned Development shall be governed by Sec.17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the Property to B3-5 Community Shopping District.

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Bulk Regulations and Data Table

	Subarea		Total
	A	B	
Gross Site Area:	43,938 S.F.	96,567 S.F.	140,505 S.F.
Area in the Public Right of Way:	18,434 S.F.	34,359 S.F.	52,793 S.F.
Net Site Area:	25,504 S.F.	62,208 S.F.	87,712 S.F.
Maximum Floor Area Ratio:	11.5	3.0	5.0
Maximum Building Height:	200'-8"	129'-4"	
Number of Units:	114	0	114
Minimum Number of Parking Spaces:	200	216	416
Number of Bike Parking Spaces:	50	8	58
Minimum Number of Loading Berths:	2	0	2
Minimum Setbacks:	As Per Plans	As Per Plans	As Per Plans

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2015 Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org

Date: April 24, 2017

DEVELOPMENT INFORMATION

Development Name: Jefferson Place
Development Address: 4849 N. Lipps Avenue
Zoning Application Number, if applicable:

Ward:45

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

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 April 24, 2017

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 Jefferson Place LLC

Developer Contact

Developer Address 4849 N. Milwaukee Avenue, Suite 30

Email info@megagr.com

Developer Phone 773-545-4200

Attorney Name Ryan Sullivan

Attorney Phone 773-545-9607

TIMING


Estimated date marketing will begin March 2019

Estimated date of building permit* September 2017

Estimated date ARO units will be complete June 2019

*note that the in-lieu fee and recorded covenant 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)


Kara Breems, DPD

Date

4-26-2017

4/24/2017


Developer/Project Manager

Date

ARO Web Form

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Development Information

Address

Submitted Date: 04/24/2017

Address Number From :4849 Address Number To: null Street Direction: N
Street :Lipps Avenue Postal Code: 60630

Development Name, if applicable

Jefferson Place LLC

Information

Ward :45 ARO Zone: Higher Income

Details

Type of city involvement :Zoning change and planned development

Total Number of units in development: 114

Type of development: Rent

Is this a Transit Served Location Project : Y100

Requirements

Required affordable units :11 Required *On-site aff. Units: 11

How do you intend to meet your required obligation

On-Site: 11 Off-Site: 0

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

Total Units Committed: 11 Remaining In-Lieu Fee Owed: 0

Summary: 4849 N Lipps/Jefferson PI

	market rate			affordable		
	how many?	% of total	avg.	how	% of total	avg.
studio	0	n/a	n/a	0	n/a	n/a
one-bed	65	63%	895	7	64%	840
two-bed	38	37%	1,247	4	36%	1,250

	Market Rate Units	Affordable Units
Parking	No	No
Laundry	Yes	Yes
Appliances:		
Refrigerator age/EnergyStar/make/model/color	new/EnergyStar/TBD	new/EnergyStar/TBD
Dishwasher age/EnergyStar/make/model/color	new/EnergyStar/TBD	new/EnergyStar/TBD
Stove/Oven age/EnergyStar/make/model/color	new/EnergyStar/TBD	new/EnergyStar/TBD
Microwave age/EnergyStar/make/model/color	new/EnergyStar/TBD	new/EnergyStar/TBD
Bathroom(s) how many? Half bath? Full bath?	1-2 Full Bathrooms (equivalent to bedrooms)	1-2 Full Bathrooms (equivalent to bedrooms)
Kitchen countertops material	Granite	Granite
Flooring material	Vinyl	Vinyl
HVAC	Yes	Yes
Other		

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Green Roof Offsets Planned Development

Project: *Mixed Use Development at 4849 N. Lipps Avenue*

date: 4/21/2017

PD # _____ (Amendment / new)

Volume Control Strategy					
Green Roof			At-grade Volume Control BMP		
Square Feet of Green Roof Required *	100%	SF	Square Feet of (BMP type)	1000	SF
50 %*	[50%/100%]		Square Feet of (BMP type) (add if more than one)		
Type	[extensive / intensive]				
Volume of Water Green Roof would have held **	692	CF	Volume of Water BMP(s) will hold	754	CF

* See City of Chicago Sustainable Development Policy matrix:

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

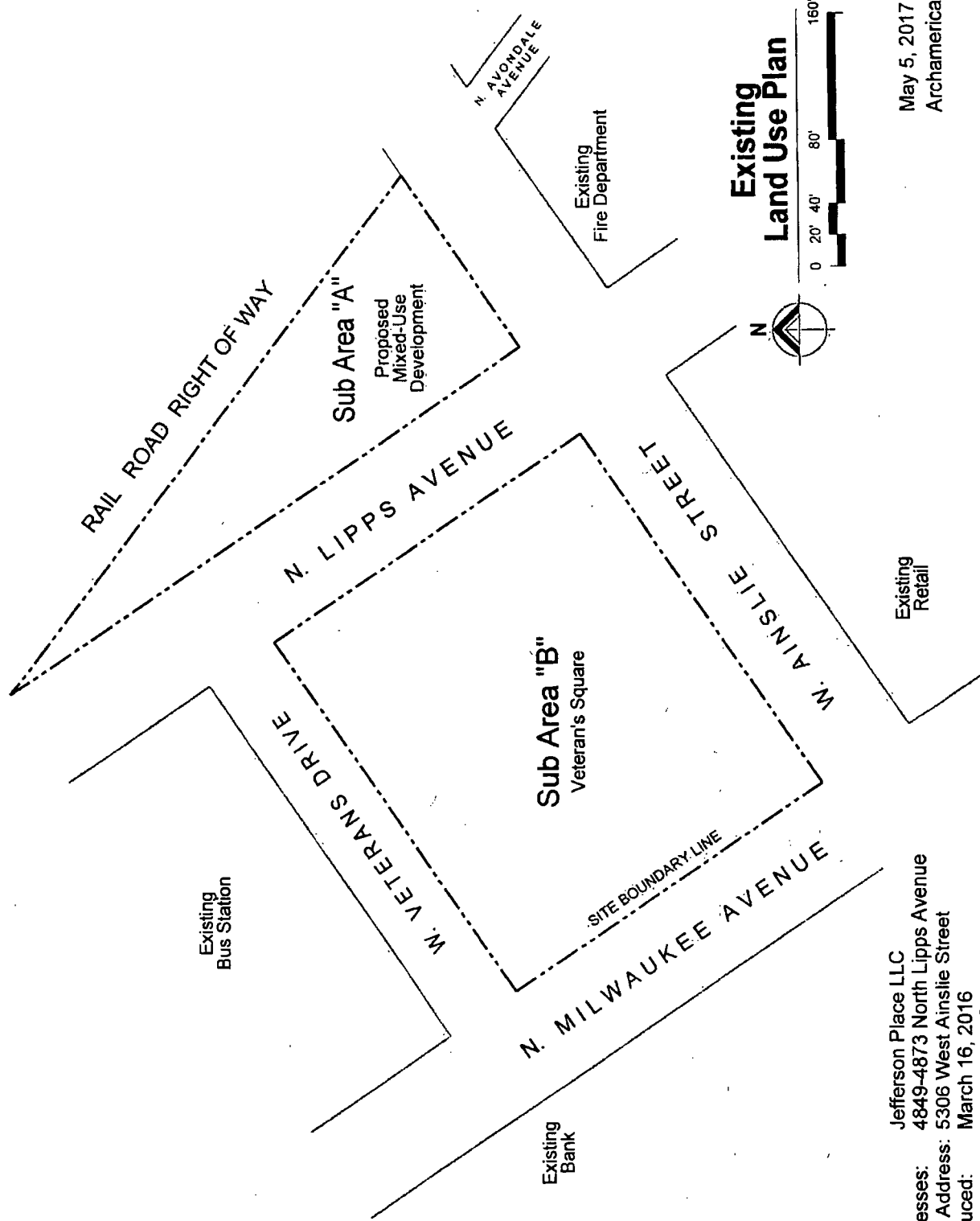
** Assume 25% void ratio in green roof soil medium. (ie: for 4" green roof, 1" * SF = Volume (CF) of water stored.)

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

Narrative:

Total roof area = 21,687 sq-ft. Net Roof Area = 16,607 sq-ft after deductions. 50% green roof requirement = 8,304 sq-ft. 0 sq-ft of green roof is proposed. Therefore, offsets are required for the total 8,304 sq-ft of required green roof area. 1" storage over the 8,304 sq-ft = 692 cu-ft. The site detention and volume control facility will be an underground storage vault with an aggregate base for infiltration. There is a proposed excess of 754 cu-ft available for the green roof offsets after the rate control and volume control requirements are met.

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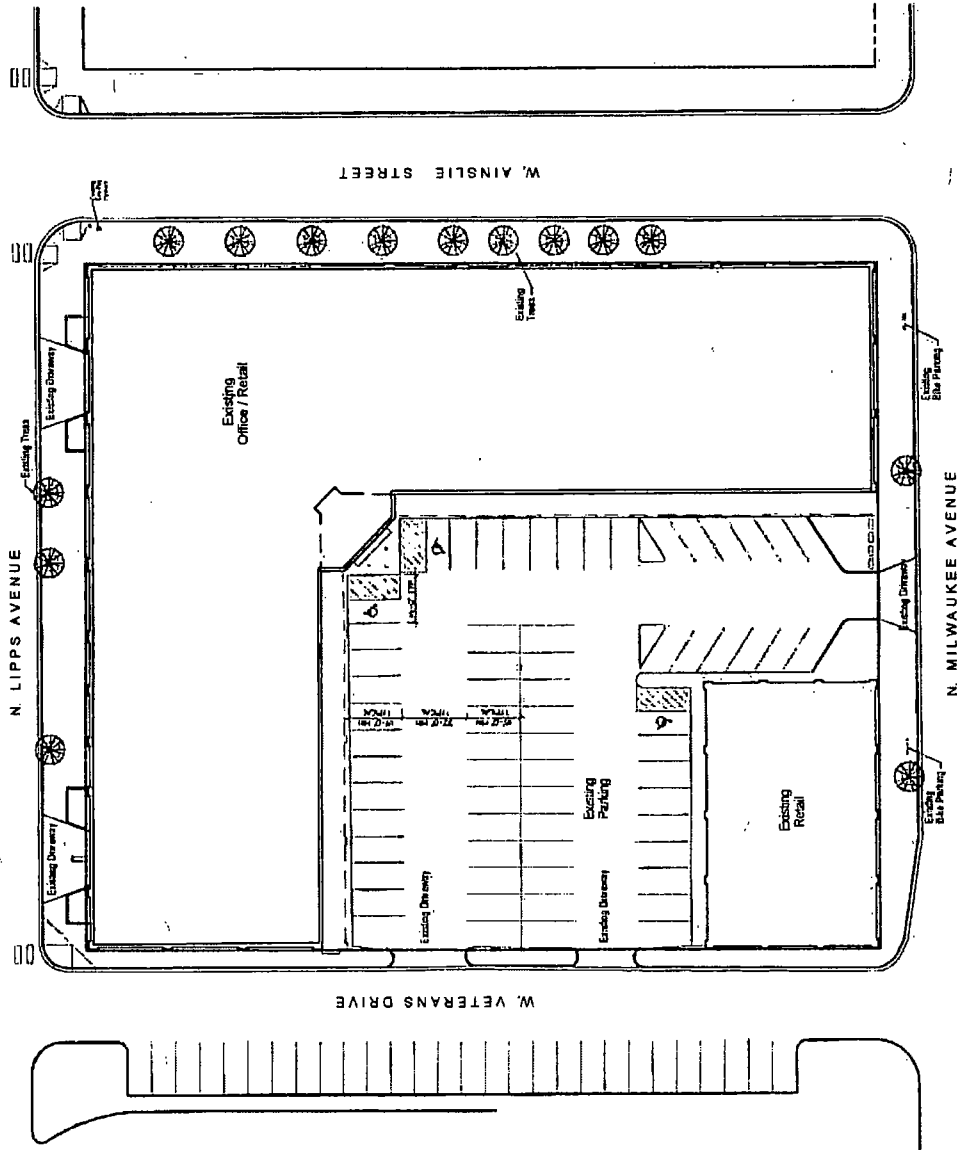


Existing Land Use Plan

May 5, 2017
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Applicant: Jefferson Place LLC
Retail Addresses: 4849-4873 North Lipps Avenue
Residential Address: 5306 West Ainslie Street
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Plan Commission: May 18, 2017

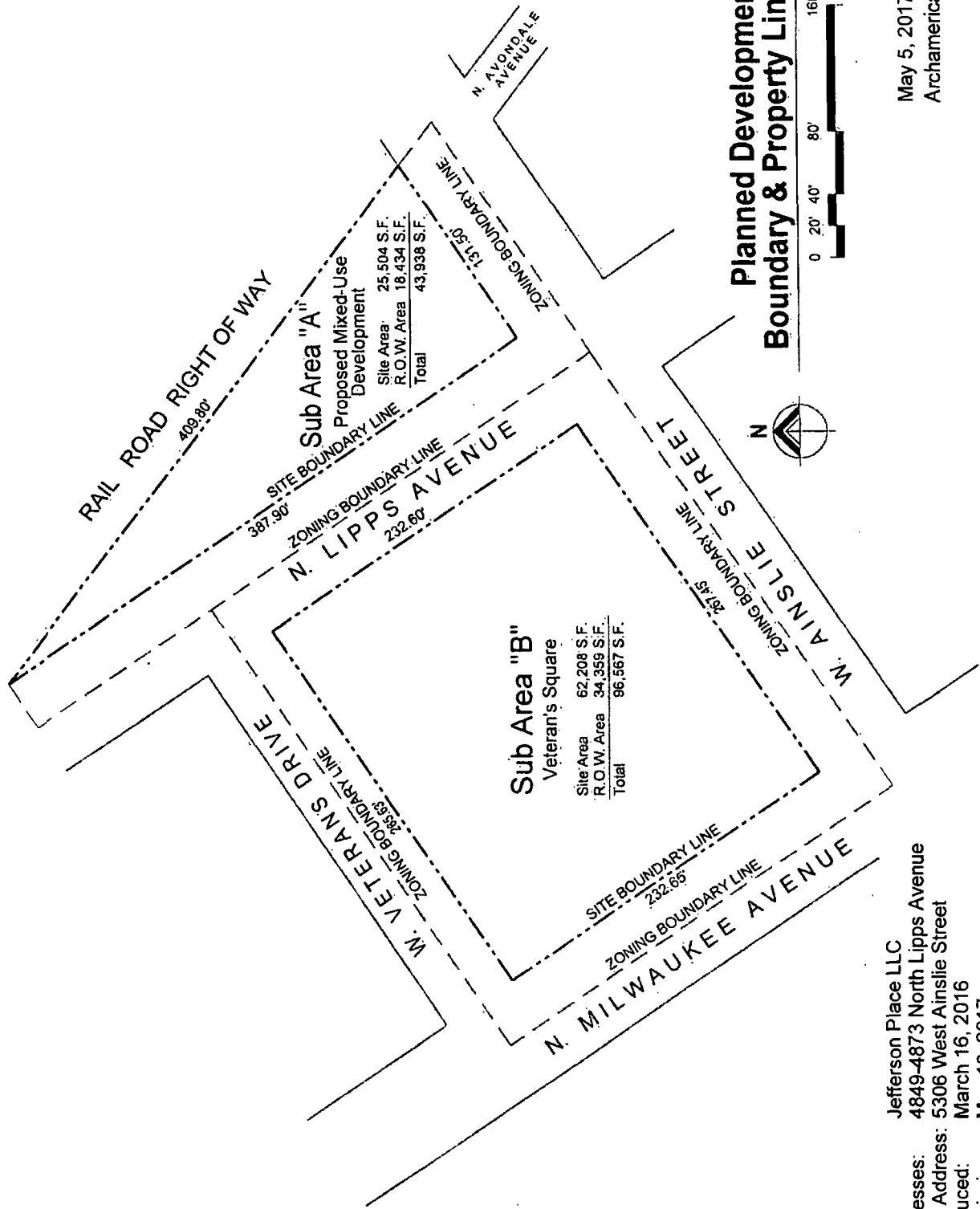
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Veterans Square Site Plan



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Sub Area "A"
 Proposed Mixed-Use
 Development
 Site Area 25,504 S.F.
 R.O.W. Area 18,434 S.F.
 Total 43,938 S.F.

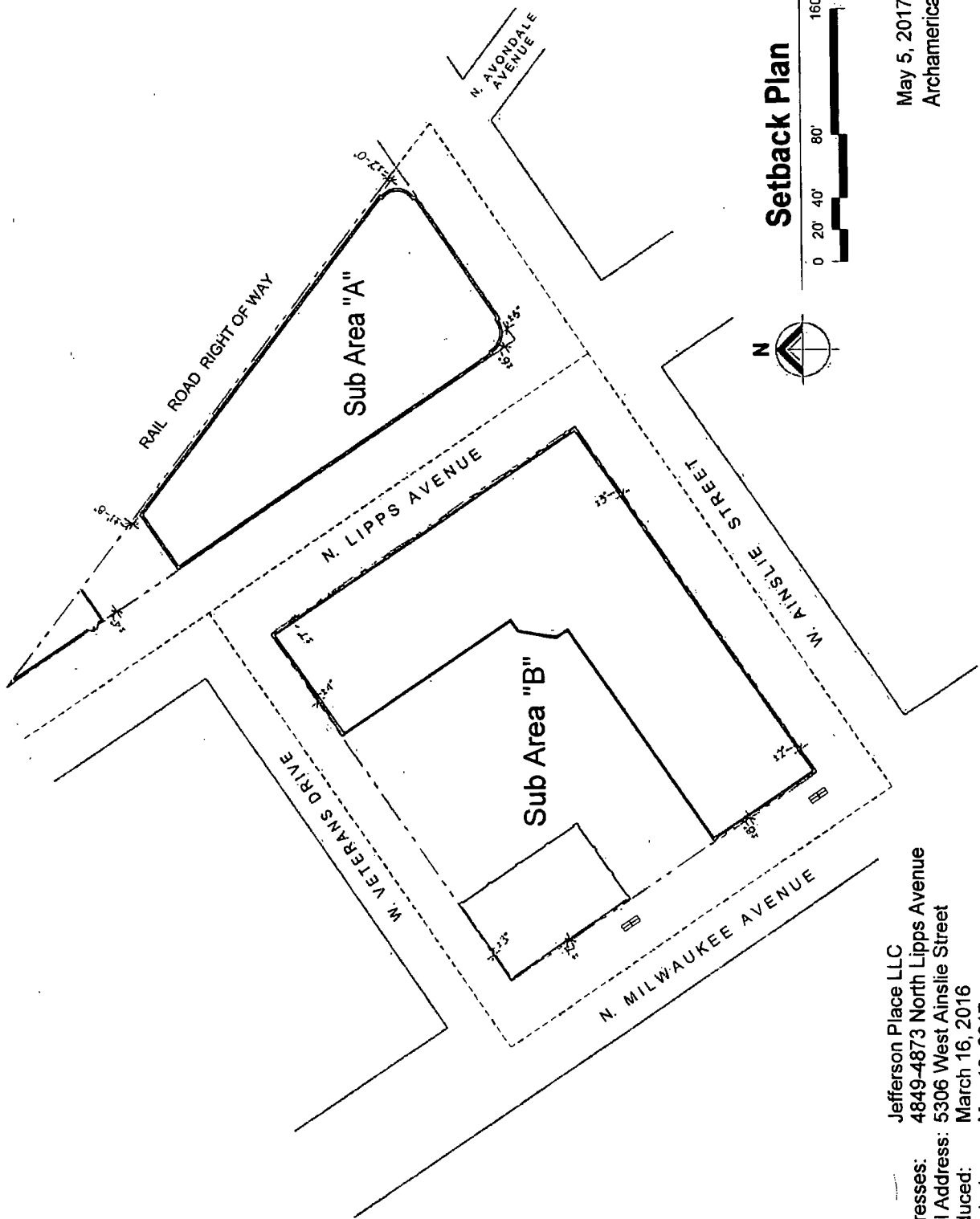
Sub Area "B"
 Veteran's Square
 Site Area 62,208 S.F.
 R.O.W. Area 34,359 S.F.
 Total 96,567 S.F.

**Planned Development
 Boundary & Property Line Map**



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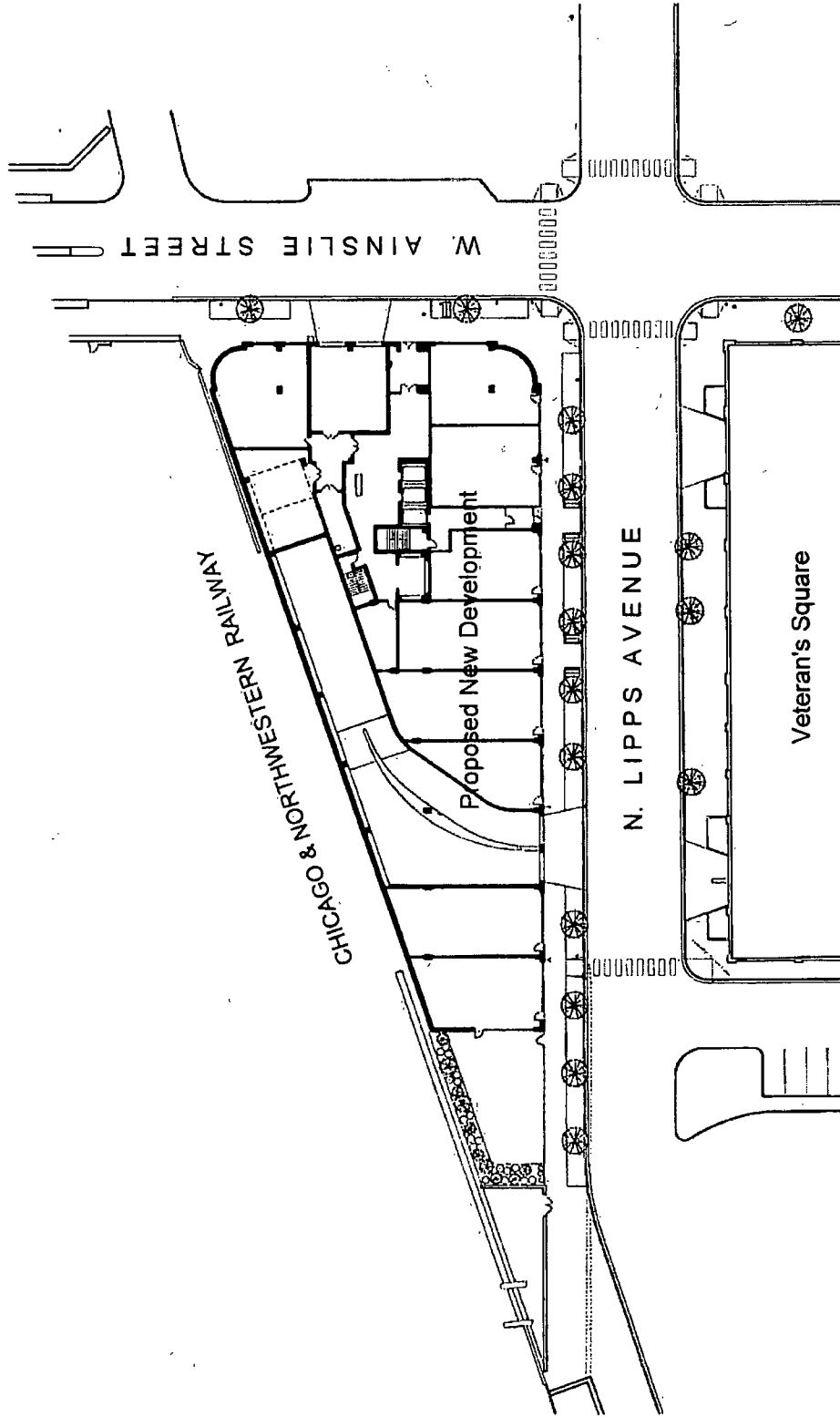
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Setback Plan

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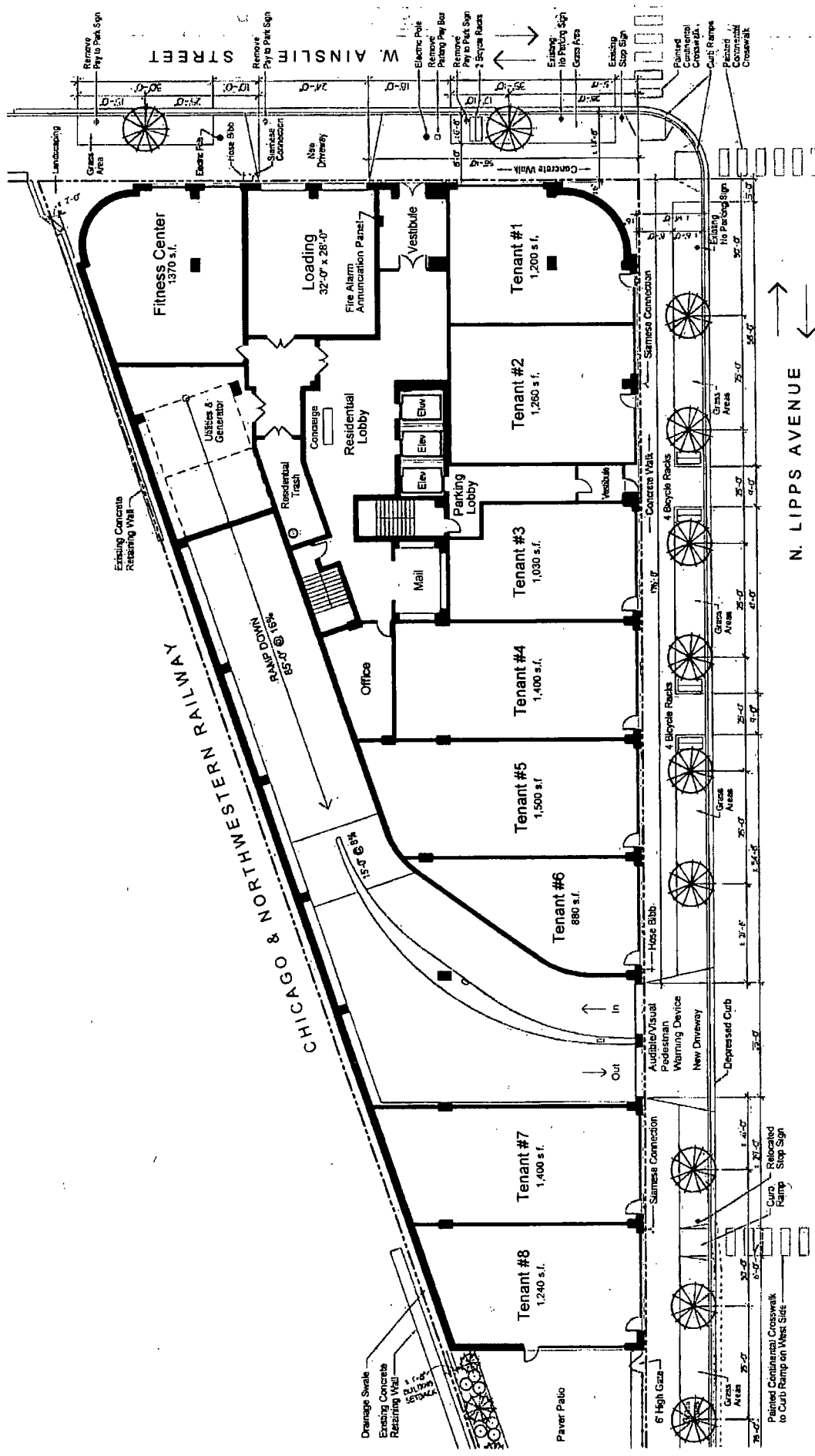


1st Floor / Site Key Plan



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1st Floor / Site Plan

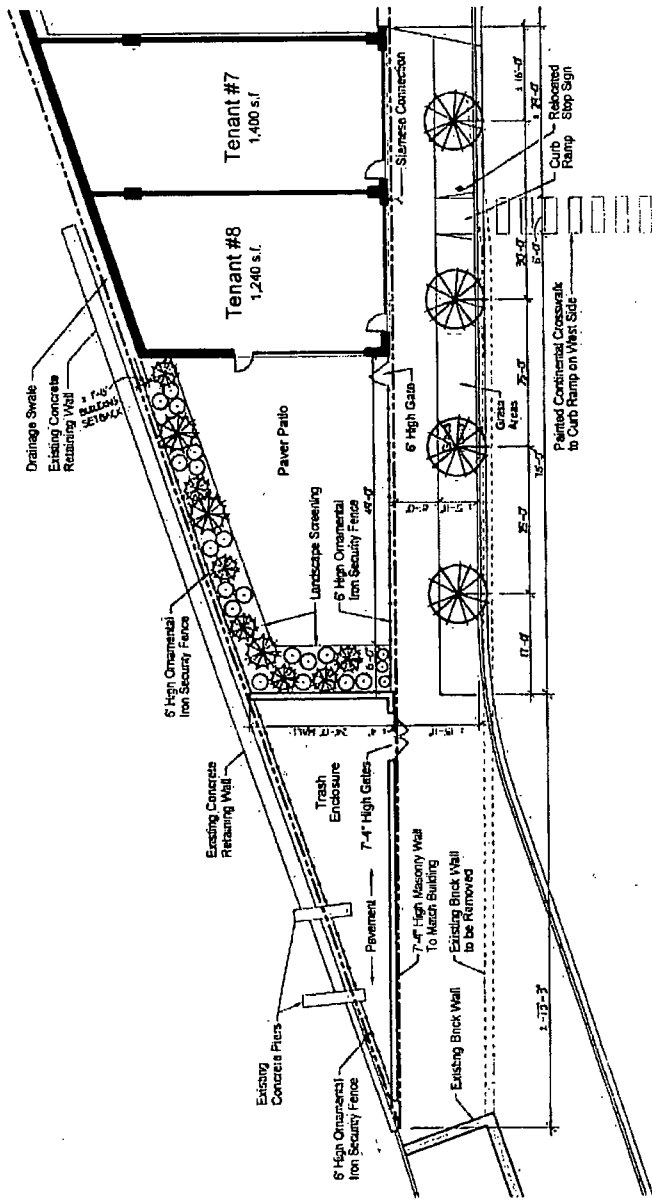


N. LIPPS AVENUE

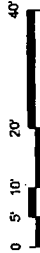
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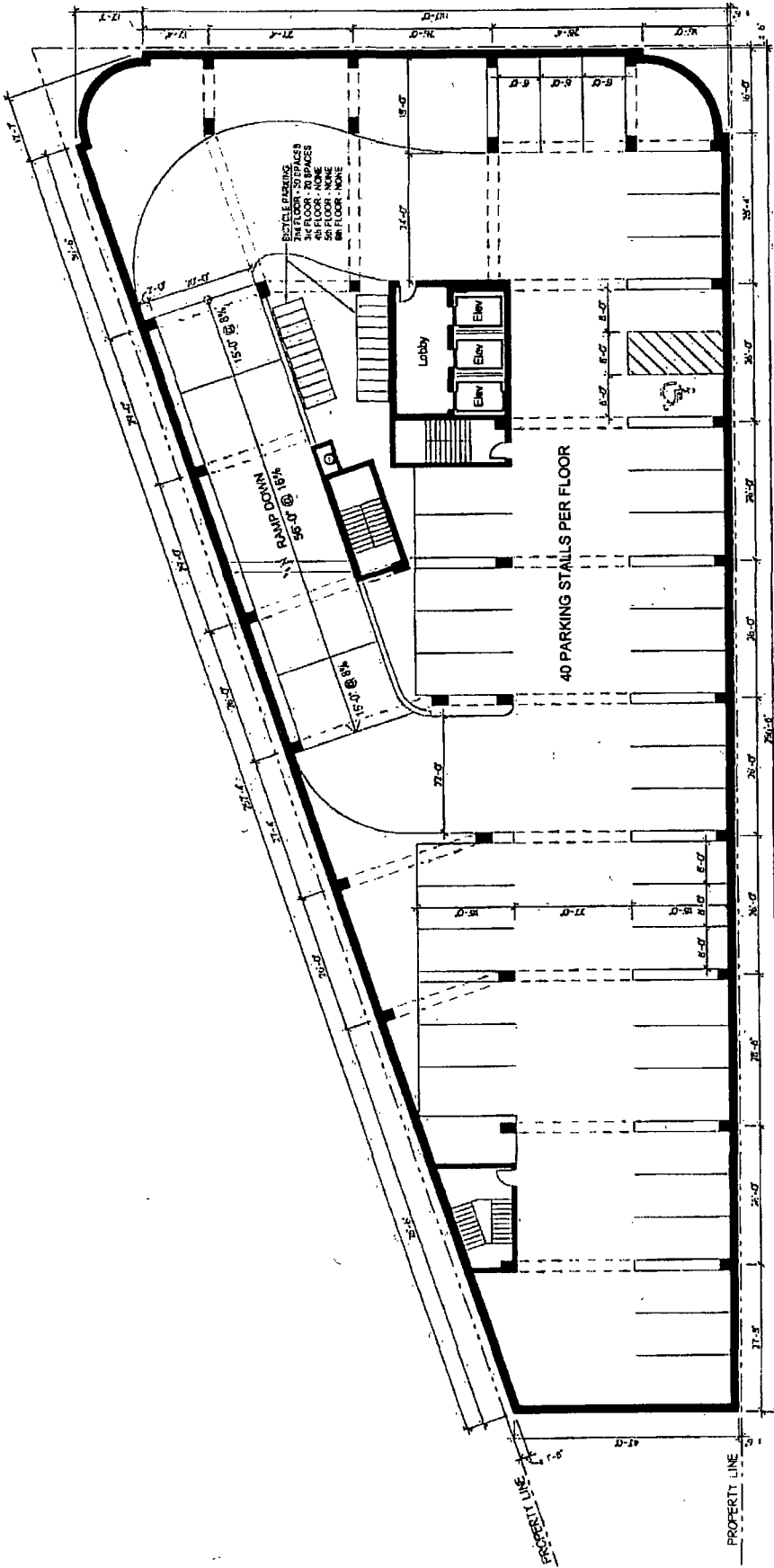
**North End of
1st Floor / Site Plan**



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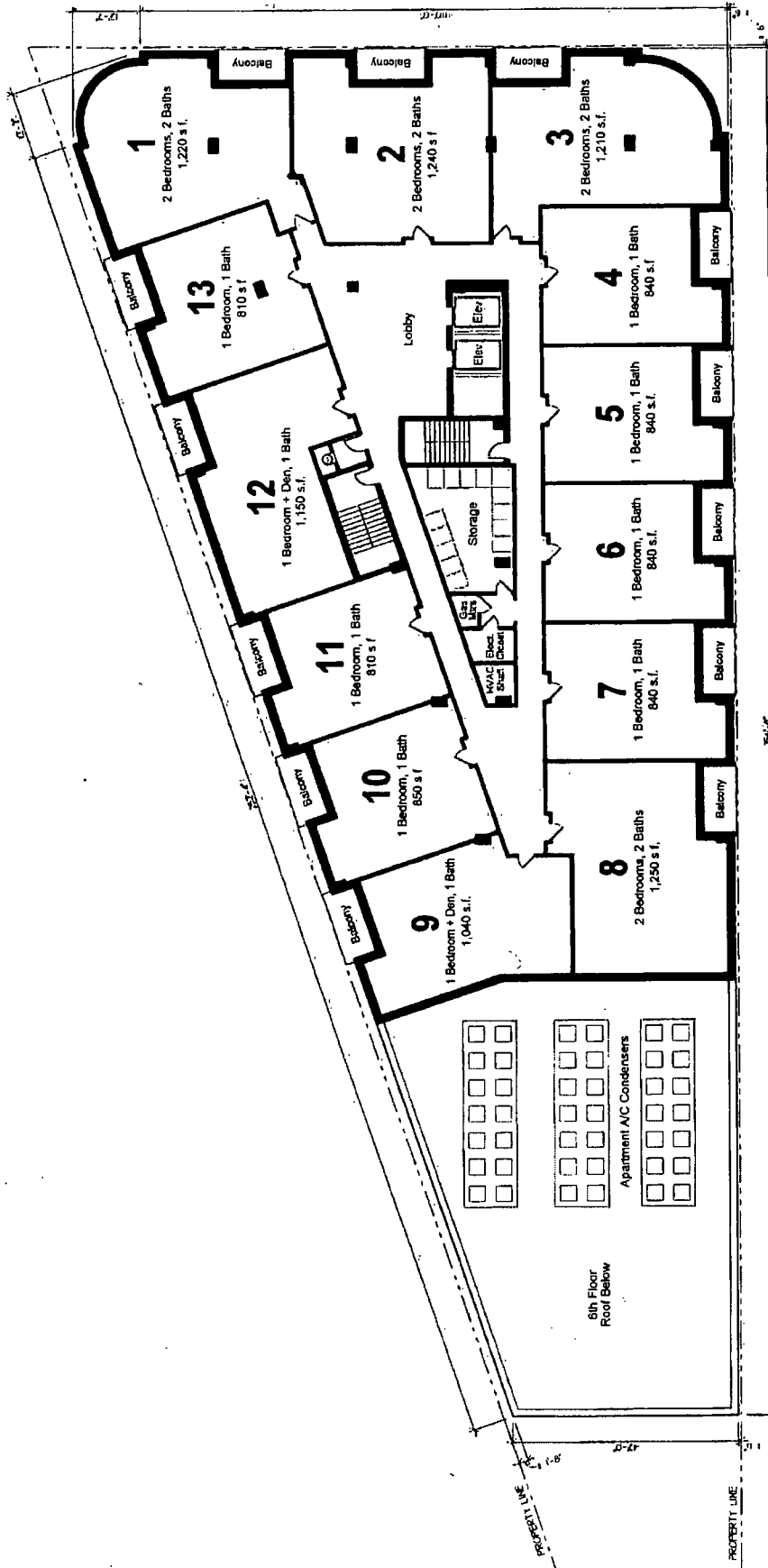
2nd, 3rd, 4th, 5th, & 6th Floor Plan



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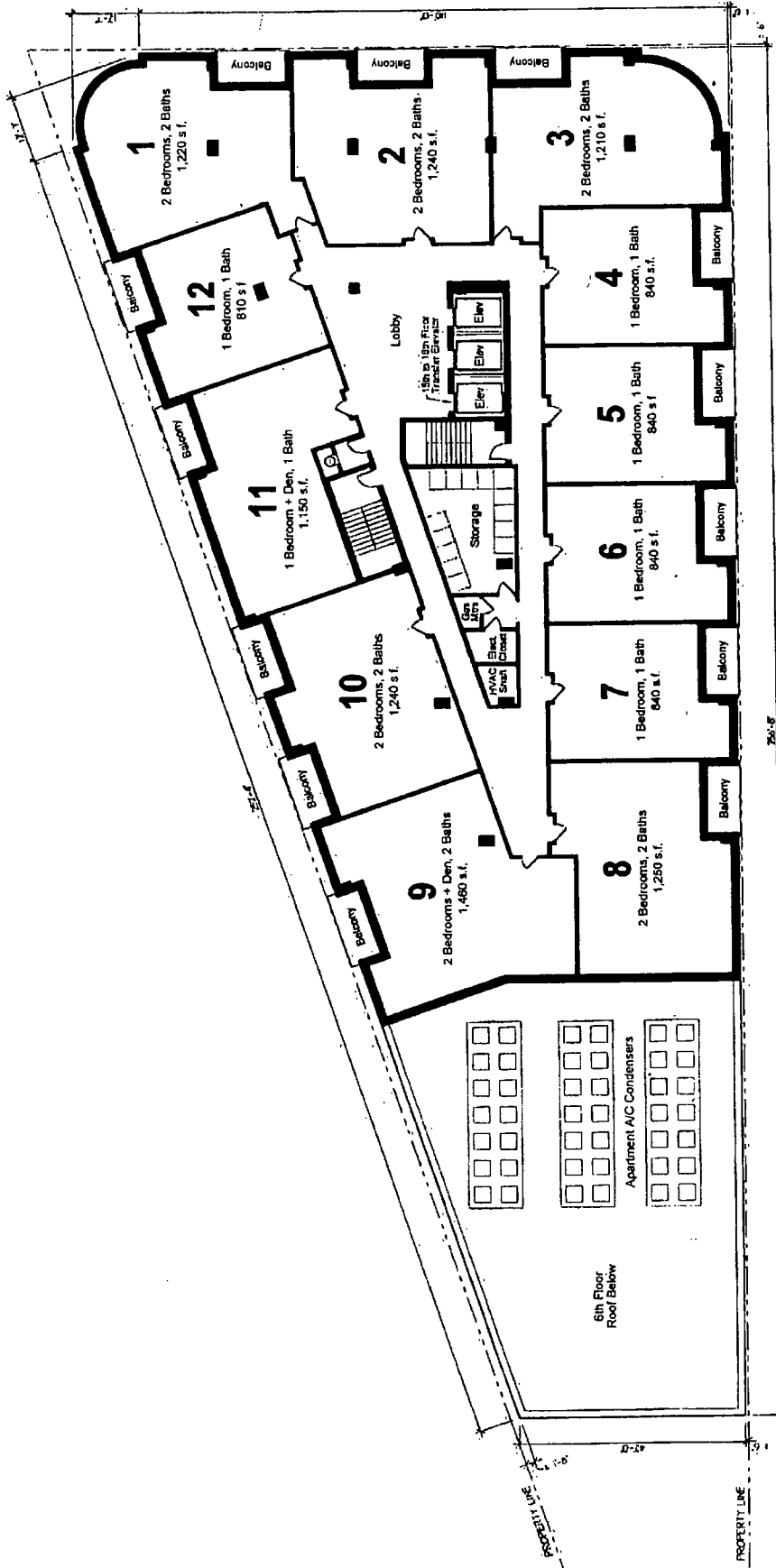


7th, 8th, 9th, 10th, 11th, & 12th Floor Plan

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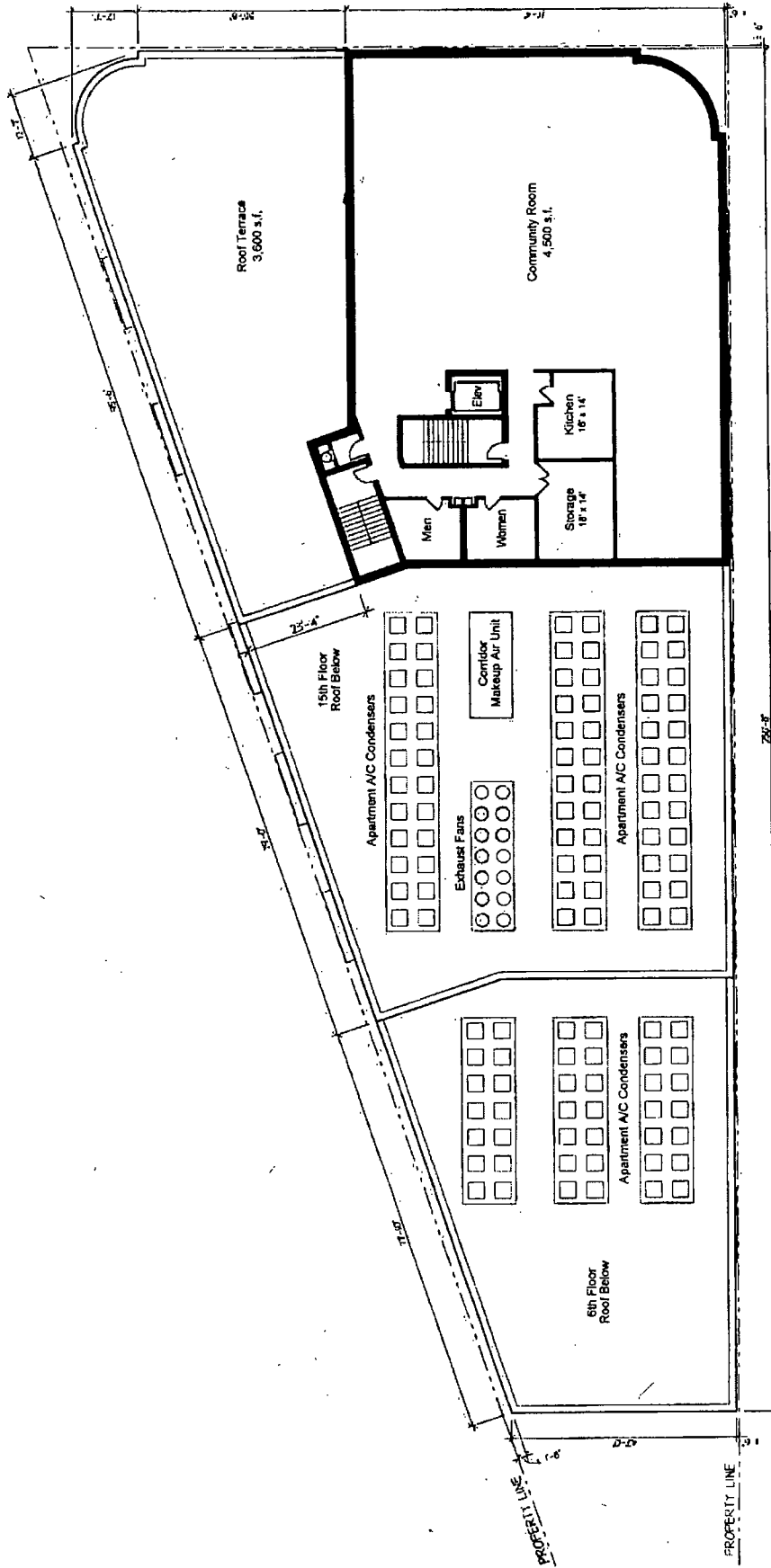
13th, 14th, & 15th Floor Plan



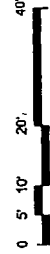
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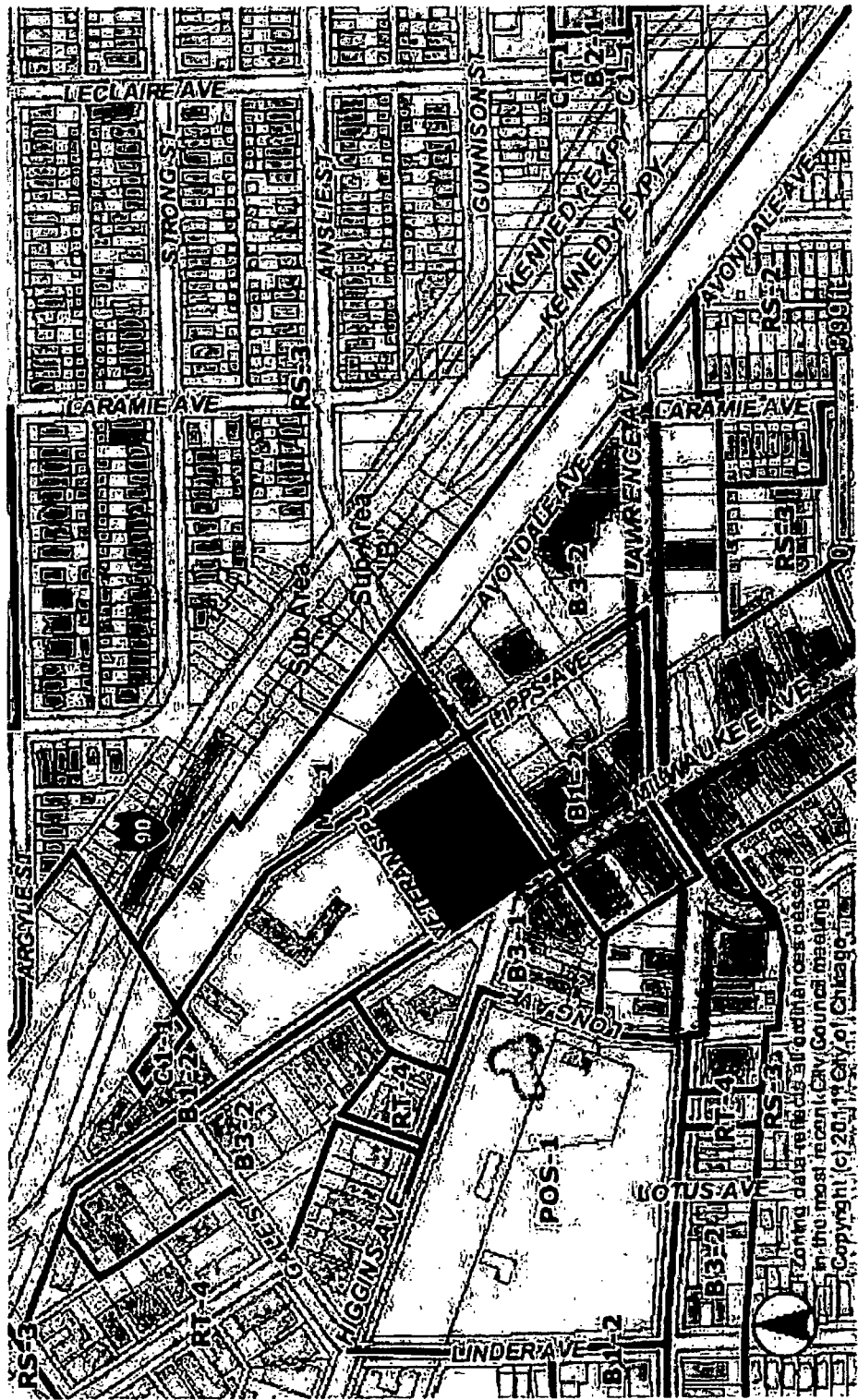


16th Floor Plan



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Existing Zoning Map

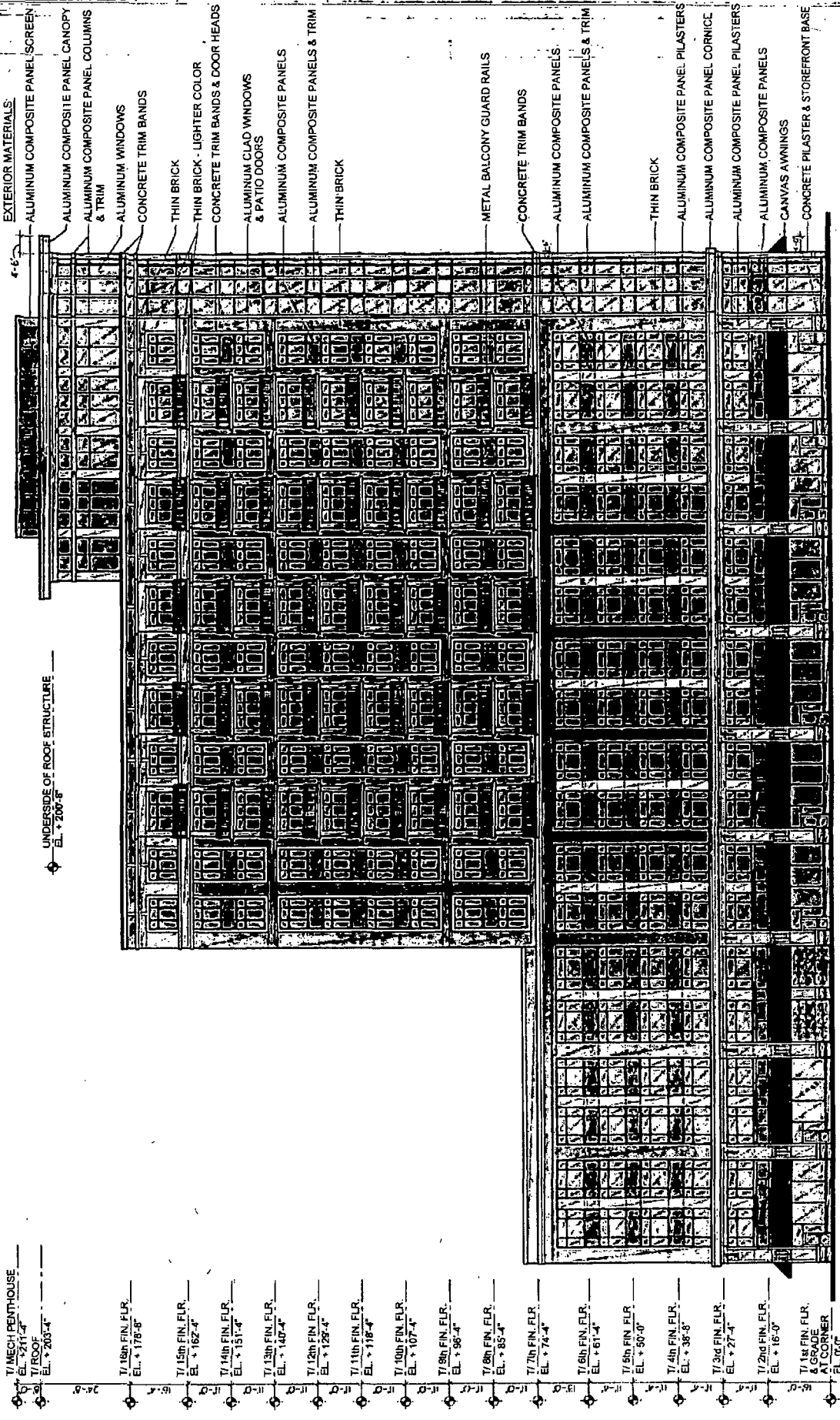
No Scale



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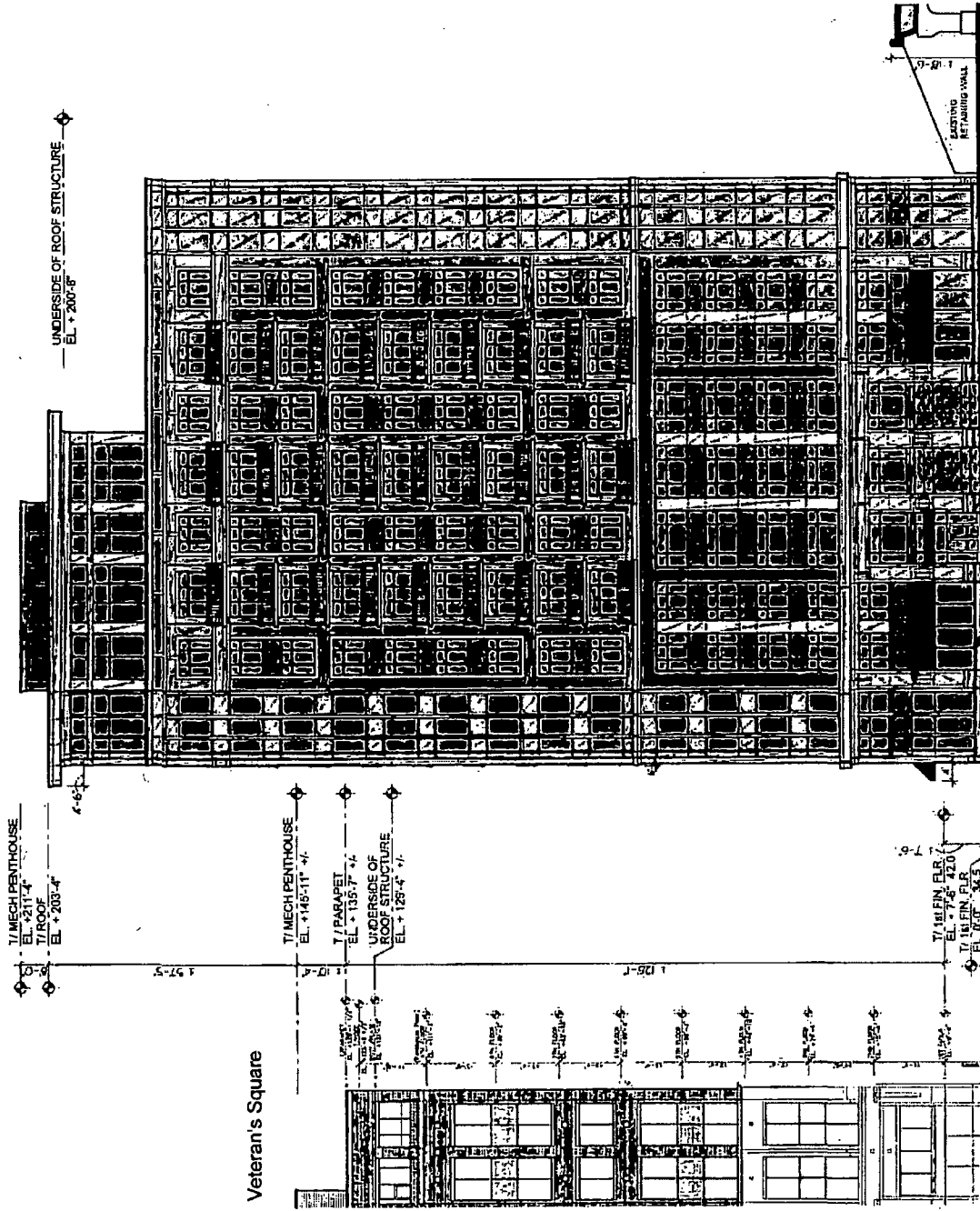


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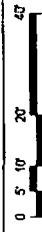
West Elevation
 0 5 10 20 40'

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South Elevation

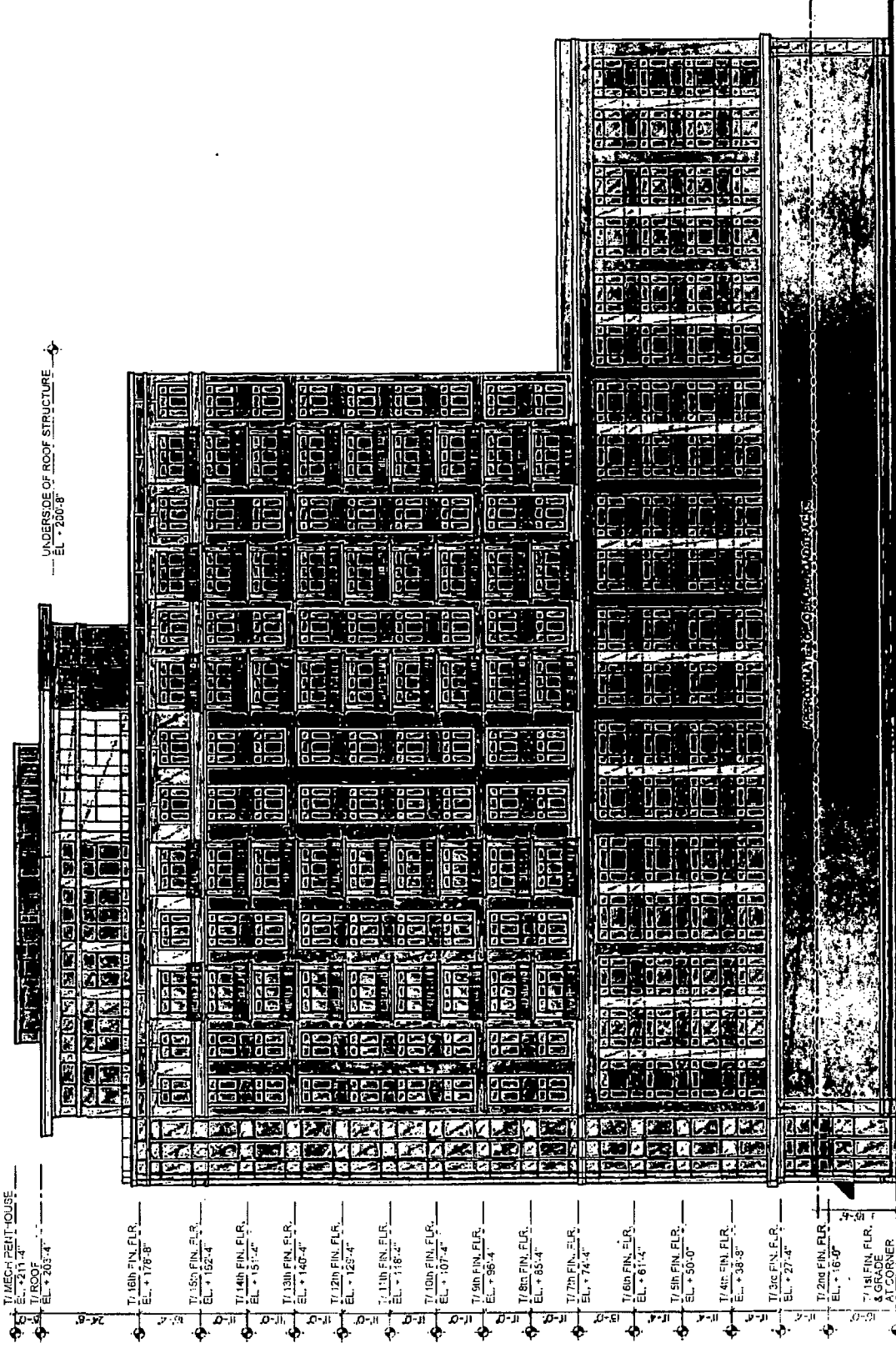


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Veteran's Square

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T/MECH-PENTHOUSE
EL. +211'-4"

T/ROOF
EL. +203'-4"

T/18th FIN. FLR.
EL. +176'-8"

T/15th FIN. FLR.
EL. +152'-4"

T/14th FIN. FLR.
EL. +151'-4"

T/13th FIN. FLR.
EL. +140'-4"

T/12th FIN. FLR.
EL. +125'-4"

T/11th FIN. FLR.
EL. +118'-4"

T/10th FIN. FLR.
EL. +107'-4"

T/9th FIN. FLR.
EL. +96'-4"

T/8th FIN. FLR.
EL. +85'-4"

T/7th FIN. FLR.
EL. +74'-4"

T/6th FIN. FLR.
EL. +61'-4"

T/5th FIN. FLR.
EL. +50'-0"

T/4th FIN. FLR.
EL. +38'-8"

T/3rd FIN. FLR.
EL. +27'-4"

T/2nd FIN. FLR.
EL. +16'-0"

T/1st FIN. FLR. & GRADE AT CORNER
EL. 0'-0"

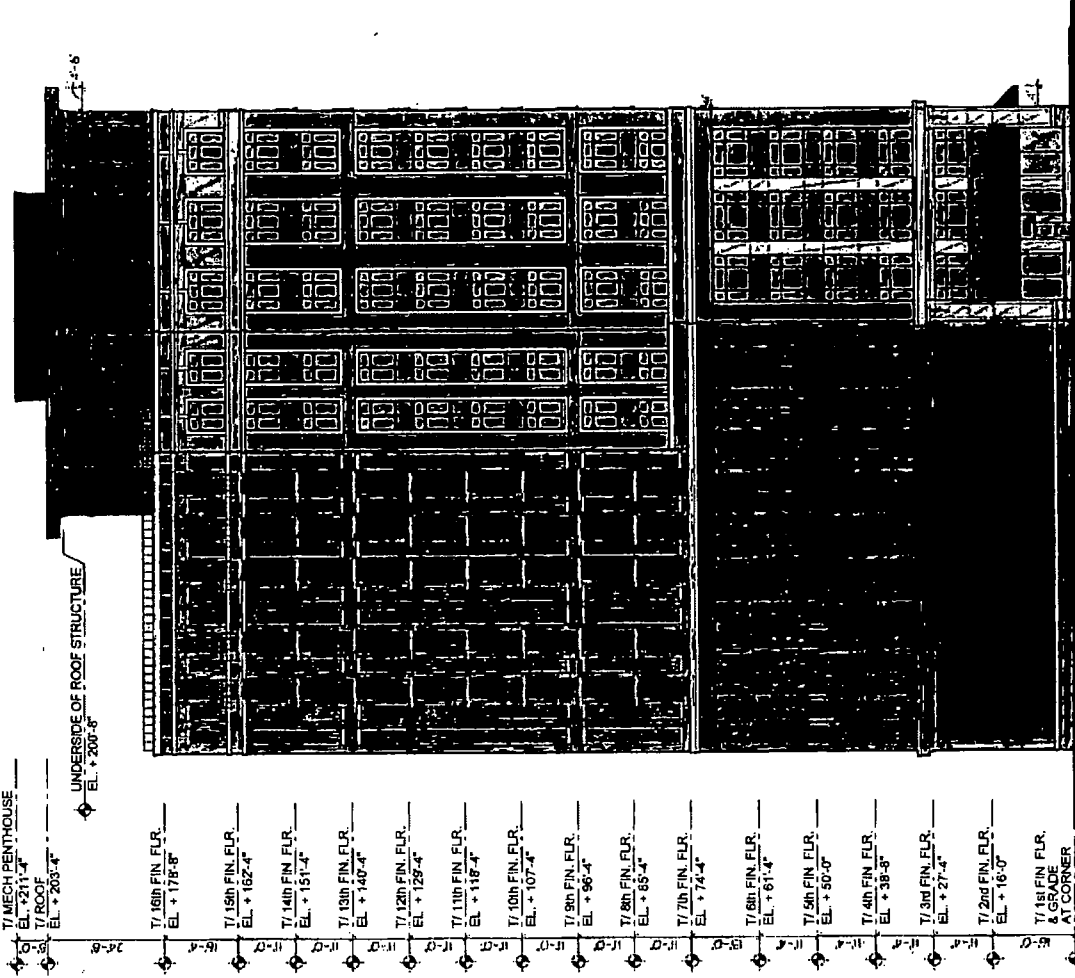
UNDERSIDE OF ROOF STRUCTURE
EL. +200'-8"

East Elevation
0 5' 0" 20' 40'

Applicant: Jefferson Place LLC
Retail Addresses: 4849-4873 North Lipps Avenue
Residential Address: 5306 West Ainslie Street
Date Introduced: March 16, 2016
Plan Commission: May 18, 2017

May 5, 2017
Archamerica, Inc.

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T/ MECH PENTHOUSE
 EL. +211'-4"
 T/ ROOF
 EL. +203'-4"
 T/ 16th FIN. FLR.
 EL. +178'-8"
 T/ 15th FIN. FLR.
 EL. +162'-4"
 T/ 14th FIN. FLR.
 EL. +151'-4"
 T/ 13th FIN. FLR.
 EL. +140'-4"
 T/ 12th FIN. FLR.
 EL. +126'-4"
 T/ 11th FIN. FLR.
 EL. +116'-4"
 T/ 10th FIN. FLR.
 EL. +107'-4"
 T/ 9th FIN. FLR.
 EL. +96'-4"
 T/ 8th FIN. FLR.
 EL. +85'-4"
 T/ 7th FIN. FLR.
 EL. +74'-4"
 T/ 6th FIN. FLR.
 EL. +61'-4"
 T/ 5th FIN. FLR.
 EL. +50'-0"
 T/ 4th FIN. FLR.
 EL. +38'-8"
 T/ 3rd FIN. FLR.
 EL. +27'-4"
 T/ 2nd FIN. FLR.
 EL. +16'-0"
 T/ 1st FIN. FLR.
 AT CORNER
 & GRADE
 EL. 0'-0"

UNDERSIDE OF ROOF STRUCTURE
 EL. +200'-8"

North Elevation
 0 5' 10' 20' 40'

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