



# City of Chicago



SO2018-2453

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/28/2018
<b>Sponsor(s):</b>	Thompson (11)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 4-F at 1350 S Union Ave
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

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 of the Residential Planned Development 1325 symbols and indications as shown on Map No. 4-F in the area bounded by:

West Liberty Street; South Union Avenue; West 14<sup>th</sup> Street; and a line 149.96 feet west of and parallel to South Union Avenue,

To those of Residential Planned Development 1325, As Amended.

SECTION 2: It is the intent and purpose of this ordinance to clarify the allowable uses and maximum number of dwelling units allowed within Planned Development 1325, subject to the use and bulk regulations as set forth in the Plan of Development.

SECTION 3. This ordinance takes effect after its passage and approval.

  
Patrick B. Thompson  
Alderman, 11<sup>th</sup> Ward

Common Address of Property: 1350 S. Union Avenue

**RESIDENTIAL PLANNED DEVELOPMENT NO. 1325, As Amended**

**AMENDED PLANNED DEVELOPMENT STATEMENTS (2018)**

1. The area delineated herein as Residential Planned Development Number 1325, ("Planned Development") consists of approximately 25,926 net square feet of property (.59 acres) which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is controlled by PMG UV Investments, LLC or its successors and assigns or the legal title owners or any ground lessors of the Property. This 2018 Amendment to Planned Development 1325 is being submitted by Alderman Patrick D. Thompson (the "Applicant").
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, 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 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.

<b>APPLICANT:</b>	Alderman Patrick D. Thompson
<b>ADDRESS:</b>	1344-60 S. Union Avenue; 700-14 W. 14 <sup>th</sup> Street; 701-13 W. Liberty Street
<b>FILING DATE:</b>	March 28, 2018
<b>PLAN COMMISSION DATE:</b>	April 19, 2018

4. This Plan of Development consists of 16 Statements: a Bulk Regulations Table; an Existing Zoning Map; a General Land-Use Map; a Planned Development Boundary and Property Line Map; Site and Landscape Plan; General Roof Plan; and Building Elevations (North, South, East and West) dated May 19, 2016, 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: dwelling units located above the ground floor, accessory parking and related accessory uses.

The following uses are not allowed within this planned development: Any group living uses, including dormitories, fraternities, sororities and all other types of group living and all as defined in Section 17-17-0102-A of the Zoning Ordinance.

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 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 25,926 square feet.
9. The Applicant acknowledges and agrees that the rezoning of the Property from the M1-3 designation to a B2-5 designation and then to Residential Planned Development No. 1325 for construction of this Planned Development triggers the requirements 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 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 Exhibit A, the Applicant has agreed to provide 10 affordable housing units in the Residential Project for households earning up to 60% of the Chicago Primary Metropolitan Statistical Area median income (the

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“Affordable Units”), or make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per unit (“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 the Department of Planning and Development (“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 9 (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, 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 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 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.

(The original (2016) version of this Planned Development was approved by the Chicago City Council in 2016 and can be found at 6/22/2016, Council of Journal Proceedings, 27591-27606).

10. 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.
11. The Site 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.

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12. 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.
13. 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.
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 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.
15. 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. In accordance with the City of Chicago Sustainability Matrix, the project shall incorporate photovoltaic cells totaling approximately 2,624 square feet on the roof (or 25% of the otherwise required Green Roof) and the building will achieve LEED Certification.
16. 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 the B2-5 district.

**APPLICANT:** Alderman Patrick D. Thompson  
**ADDRESS:** 1344-60 S. Union Avenue; 700-14 W. 14<sup>th</sup> Street; 701-13 W. Liberty Street  
**FILING DATE:** March 28, 2018  
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RESIDENTIAL PLANNED DEVELOPMENT NO. \_\_\_\_  
BULK REGULATIONS

Gross Site Area:	40,406 SF
Area in the R-O-W:	14,488 SF
Net Site Area:	25,926 SF
Maximum Floor Area Ratio:	5.0
Minimum Number of Off-Street Loading Spaces:	1
Maximum Number of Dwelling Units:	99
Minimum Number of Off-Street (accessory) Parking Spaces:	99
Minimum Number of Bike Parking Spaces:	99
Maximum Building Height:	80'-0"
Minimum Required Setback:	Per Site Plan


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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

MEMORANDUM

To: Alderman Daniel S. Solis  
Chairman, City Council Committee on Zoning

From:   
David L. Reifman  
Commissioner  
Department of Planning and Development

Date: April 19, 2018

Re: Proposed Technical Amendment to Planned Development #1325 (generally located at 1350 S. Union Avenue)

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On April 19, 2018, the Chicago Plan Commission recommended approval of a proposed Technical Amendment to Planned Development #1325 submitted by the Applicant, Alderman Patrick D. Thompson. The technical amendment would stipulate a maximum number of dwelling units in the project's bulk table and clarify the allowed uses as part of the project. A copy of the proposed ordinance, planned development statements and bulk table are 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: Steve Valenziano  
PD Master File (Original PD, copy of memo)

*City Clerk Copy*