



City of Chicago



SO2018-4958

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/27/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1001 W Chicago Ave and 727 N Milwaukee Ave - App No. 19688
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the Residential Planned Development Number 1263 District symbols and indications as shown on Map Number I-G in the area bounded by:

West Chicago Avenue; North Morgan Street; North Milwaukee Avenue; and North Carpenter Street,

to those of Residential-Business Planned Development Number 1263, as amended, which is hereby established in the area described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Address: 1001 West Chicago Avenue and 727 N. Milwaukee Avenue, Chicago, Illinois

*Residential-Business Planned Development No. 1263,
As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1263, as amended ("Planned Development"), consists of approximately ninety thousand two hundred forty-five (90,245) square feet or two point zero seven (2.07) acres of real property *("Subject Property"), as shown, which is depicted on the attached Planned Development Boundary and Property Line Map. The Applicant/Owner -- 1001 Chicago LLC, a Delaware limited liability company, has filed this application on its own behalf and upon its own volition.
2. The requirements, obligations and conditions contained within this Planned Development, as amended, shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Subject 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 Chicago Zoning Ordinance.]
3. All applicable official reviews, approvals and/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 adjustments to any right-of-way (ROW) shall require a separate submittal to the Chicago Department of Transportation (CDOT), 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 this Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Department of Planning and Development (DPD) and/or the Chicago Department of Transportation (CDOT). Closure of all or any public street or alley, during demolition or construction, shall be subject to the review and approval of the Chicago Department of Transportation (CDOT).

All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation's Construction Standards, for work in the public way, and shall be in compliance with the Municipal Code of Chicago accordingly.

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Prior to the issuance of any "Part II" Approval, the submitted plans for the Planned Development, as amended, must be approved by the Chicago Department of Transportation (CDOT).

4. This plan of development consists of sixteen (16) Statements; a Bulk Regulations and Data Table; a Planned Development Boundary and Property Line Map; 2nd and 3rd Floor Plans; a Site Plan/Landscape Plan; a Green Roof Plan; a Vehicular Use Area Plan; 727 N Milwaukee Northeast Elevation, 727 N Milwaukee Southeast Elevation, 727 N Milwaukee Southwest Elevation, and 727 N Milwaukee Perspectives prepared by FitzGerald Associates Architects and dated July 19, 2018; and the design exhibits set forth in the approved Administrative Relief granted on May 13, 2016. 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 tenets 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 Residential-Business Planned Development Number 1263, as amended: multi-unit residential; townhomes; financial services; office; except electronic data storage; personal service; retail sales; indoor participant sports and recreation; general food and beverage retail sales; eating and drinking establishments (including tavern); accessory off-street parking and loading; non-accessory off-street parking is permitted, but only in the underground garage of the north building; and accessory uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, as amended, subject to the review and approval of the Department of Planning and Development (DPD). Off-premises signs are prohibited within the boundary of the Planned Development, as amended.
7. For purposes of height calculations and measurements, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration (FAA).
8. The maximum permitted floor area ratio (FAR), for the Property, shall be in accordance with the attached Bulk Regulations and Data Table (P.D. Exhibit). 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 90,245 square feet and a base FAR of 5.0.
9. Upon review and determination, and pursuant to Section 17-13-0610 of the Zoning Ordinance, Part II Review shall be assessed a fee, by the Department of Planning and Development (DPD). The fee, as determined by staff at the time of submission, is final and

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binding on the Applicant and must be paid to the Chicago 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 corresponding regulations and guidelines, including Section 17-13-0800 of the Zoning Ordinance. Final landscape plan review and approval will be by the Department of Planning and Development (DPD). 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 written 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 Subject Property. Plans for all buildings and improvements, within the Planned Development Boundary, 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 shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges the city's ongoing and evolving initiatives to enhance awareness of, and support and encourage participation by, Minority and Women's Business Enterprise certified contractors and local city residents. To assist the city in promoting such MBE, WBE and local city resident involvement, the Applicant has already provided the Department of Planning and Development with any preliminary outreach plans designed to elicit MBE, WBE and local city resident participation, such submission may include copies of certified letters, and receipts of such, sent to MBE/WBE contractor associations and the ward office of the alderman in which this project is proposed to be located. In conjunction

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with the Applicant's submission for Part II Permit Reviews, the Applicant will provide DPD, and upon request, the full Plan Commission, with all responses to any preliminary outreach plans and certified letters, updates on any associated communications or meetings and anticipated percentages of MBE, WBE and local city resident participation. Prior to issuance of their Certificate of Occupancy, the Applicant will provide DPD with their actual level of MBE and WBE certified contractor and local city resident participation. All such details will be provided in a form acceptable to the Zoning Administrator or Commissioner of the Department of Planning and Development.

16. This Planned Development, as amended, shall be governed by Section 17-13-0612, et seq. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development (DPD) shall initiate a zoning map amendment to rezone the Property to DX-5 Downtown Mixed-Use District.

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*Bulk Data Table Combining The 1001 W. Chicago Ave. Buildings
(728 And 738 N. Morgan St. Addresses) And The
727 N. Milwaukee Ave. Building.*

Gross Site Boundary Area (per revised P.D.):	139,303 square feet (3.197 acres)
Area of Public Right-of-Way:	49,058 square feet (1.13 acres)
Net Site Area:	90,245 Square feet (2.07 acres)
1001 West Chicago Avenue:	81,849 square feet (1.879 acres)
727 North Milwaukee Avenue:	7,470 square feet (0.171 acre)
Vacated Public Alley:	926 square feet (0.021 acre)
Permitted Floor Area Ratio:	4.70 (per approved P.D. 1263)
Actual Floor Area Ratio:	4.36 FAR
	Calculated as follows:
	383,834 square feet (1001 West Chicago Avenue, allowable building area)
	9,463 square feet (727 North Milwaukee Avenue, allowable building area)
	<hr/> 393,297 square feet gross building area/ 90,245 square feet site area = 4.36 FAR
Maximum Number of Dwelling Units:	363 Units
Minimum Number of Off-Street Parking Spaces to be provided:	243 parking spaces
Minimum Number of Bicycle Parking Spaces:	363 bicycle spaces
Minimum Off-Street Loading Spaces:	(1) Space at 12 feet by 50 feet (738 North Morgan Street)
	(2) Spaces at 10 feet by 25 feet
	(0) Spaces required for 727 North Milwaukee

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Avenue under DX-5 Zoning District

Setbacks from Property Line:

In substantial compliance with the attached
Site Plan

Maximum Building Height:

738 North Morgan Street (North Building):

Approximately 152 feet in height (per
approved P.D. 1263 Administrative Relief
letter dated May 13, 2016 from Pat Scudiero)

728 North Morgan Street (South Building):

Approximately 188 feet, 4 inches in height (per
approved P.D. 1263 Administrative Relief
letter dated May 13, 2018 from Pat Scudiero)

727 North Milwaukee Avenue:

47 feet in height

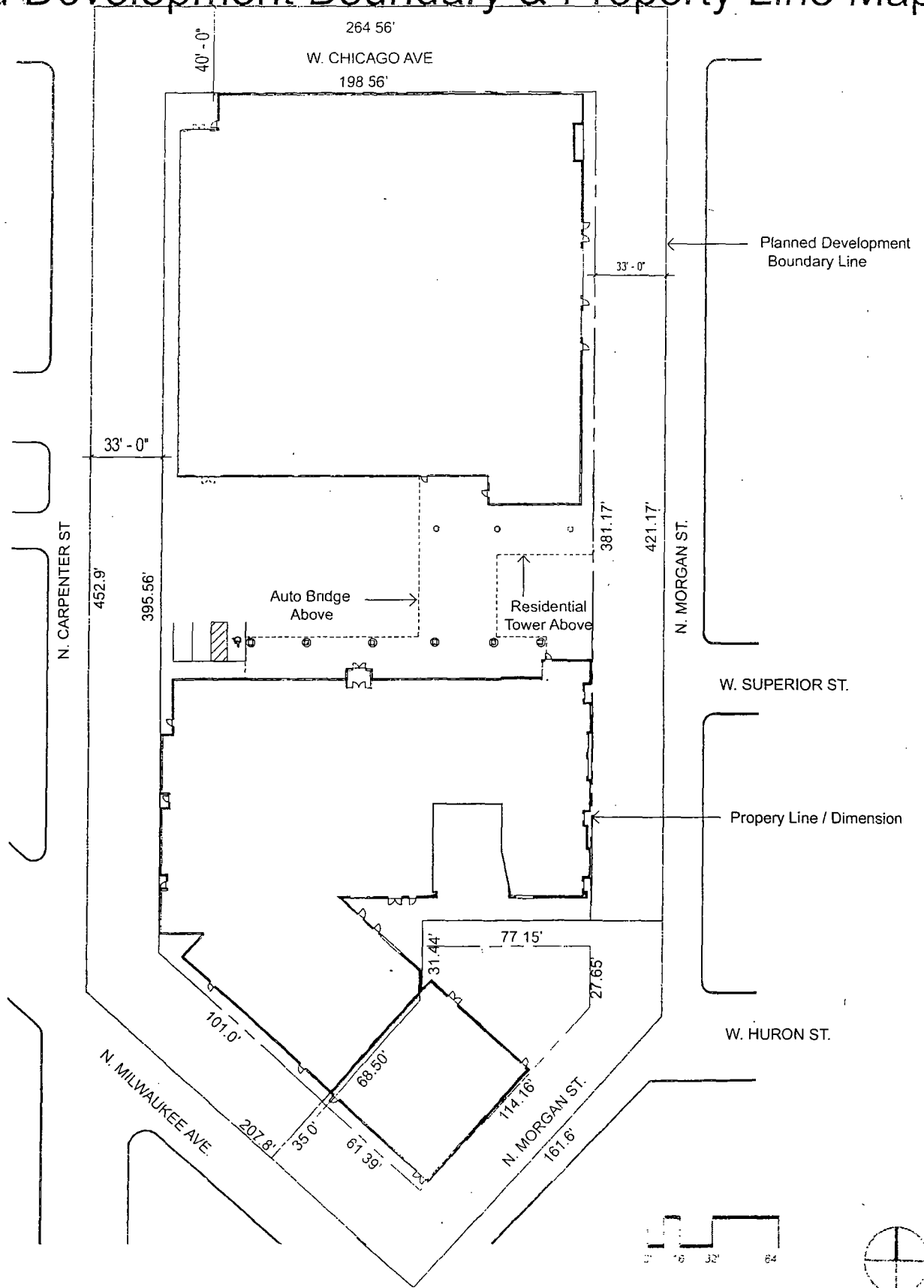
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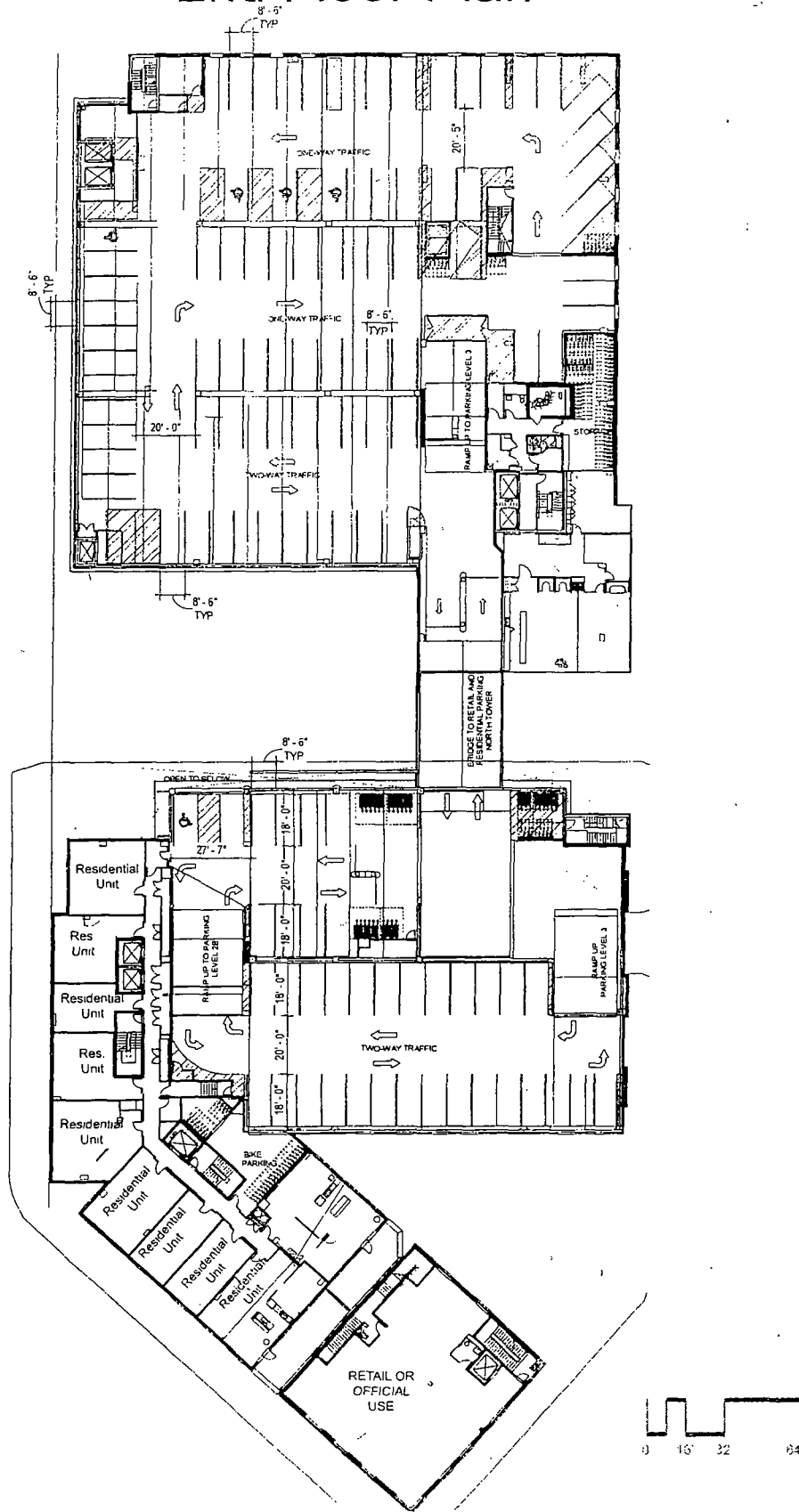
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Planned Development No. 1001 Chicago LLC Planned Development Boundary & Property Line Map



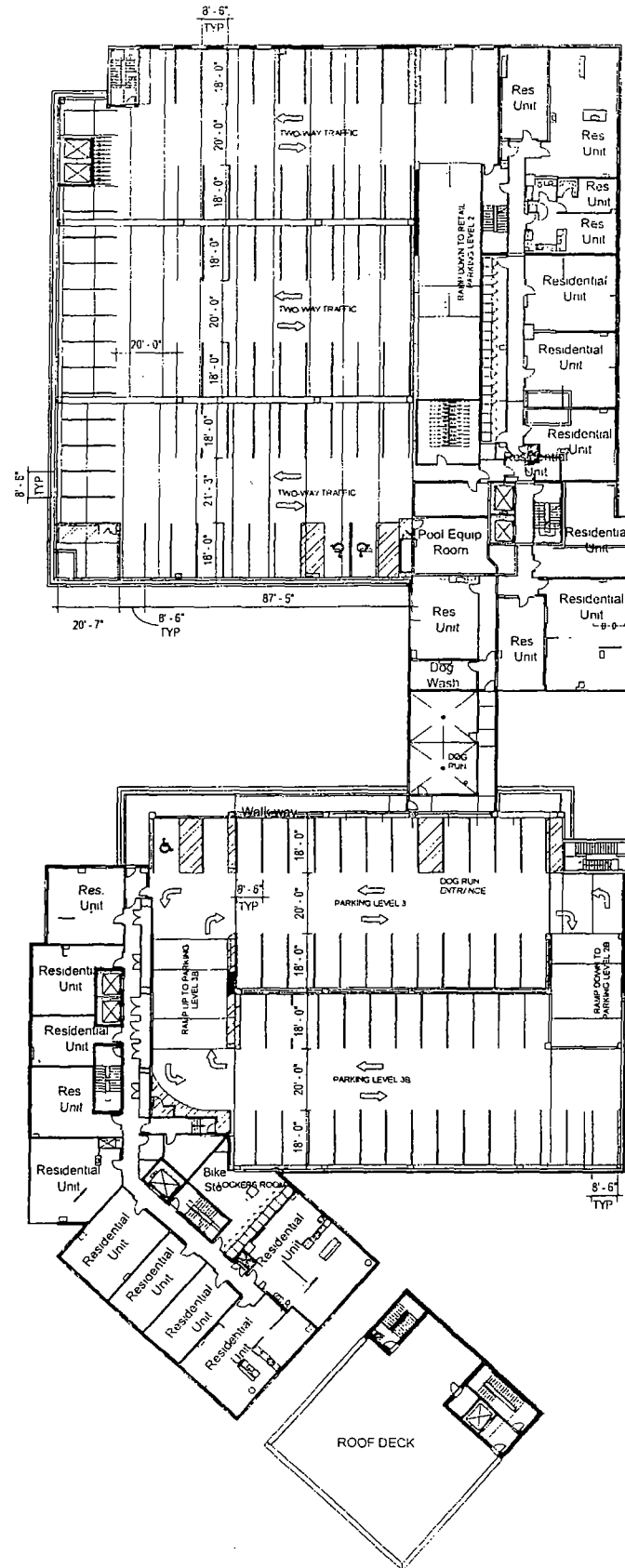
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Planned Development No. 2nd Floor Plan



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Planned Development No. 3rd Floor Plan



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Planned Development No. Site / Landscape Plan

FINAL FOR PUBLICATION

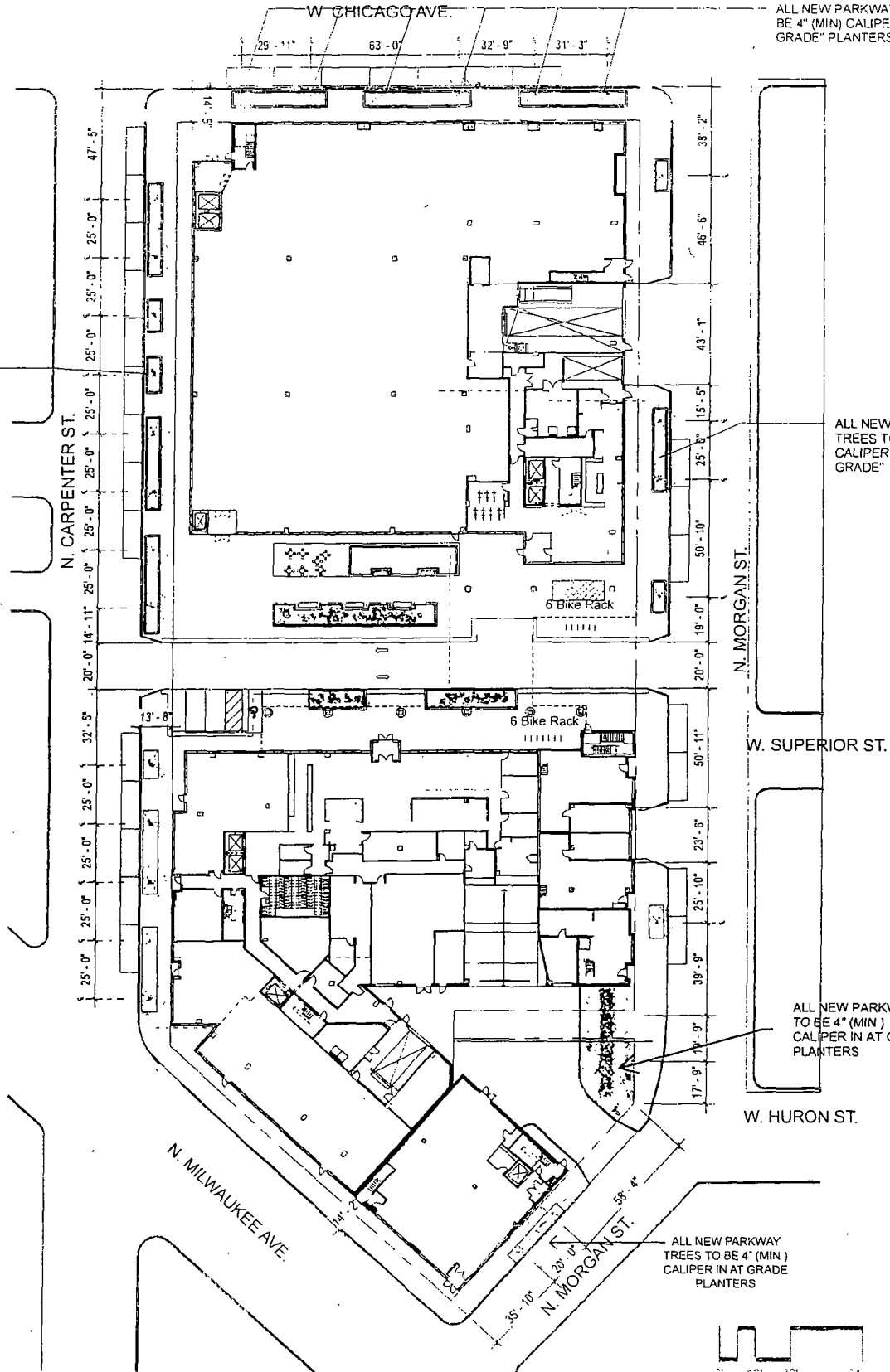
ALL NEW PARKWAY TREES
TO BE 4" (MIN) CALIPER IN
6"X6" "AT GRADE" PLANTERS

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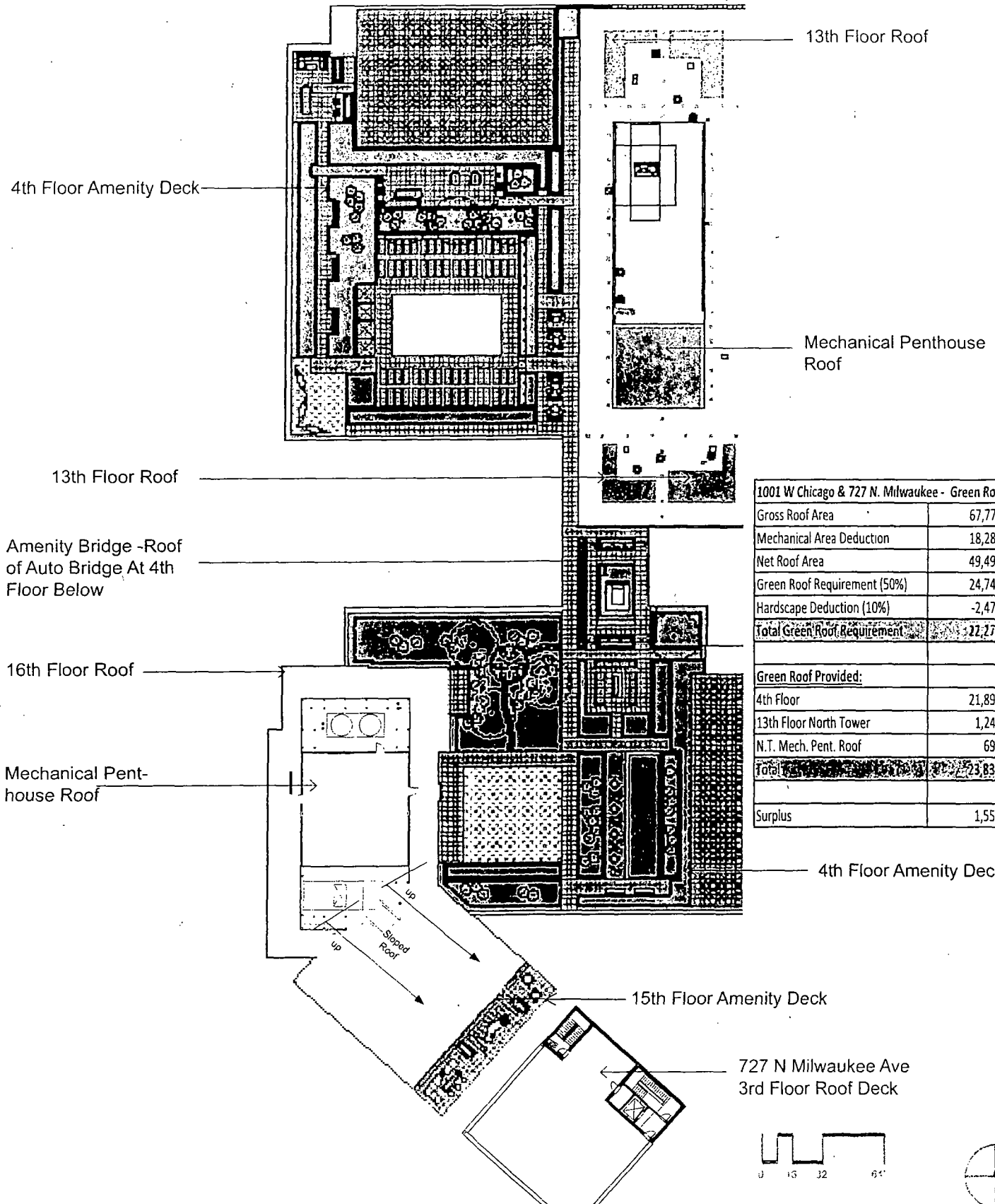
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Planned Development No. 1001 W Chicago & 727 N. Milwaukee - Green Roof Plan

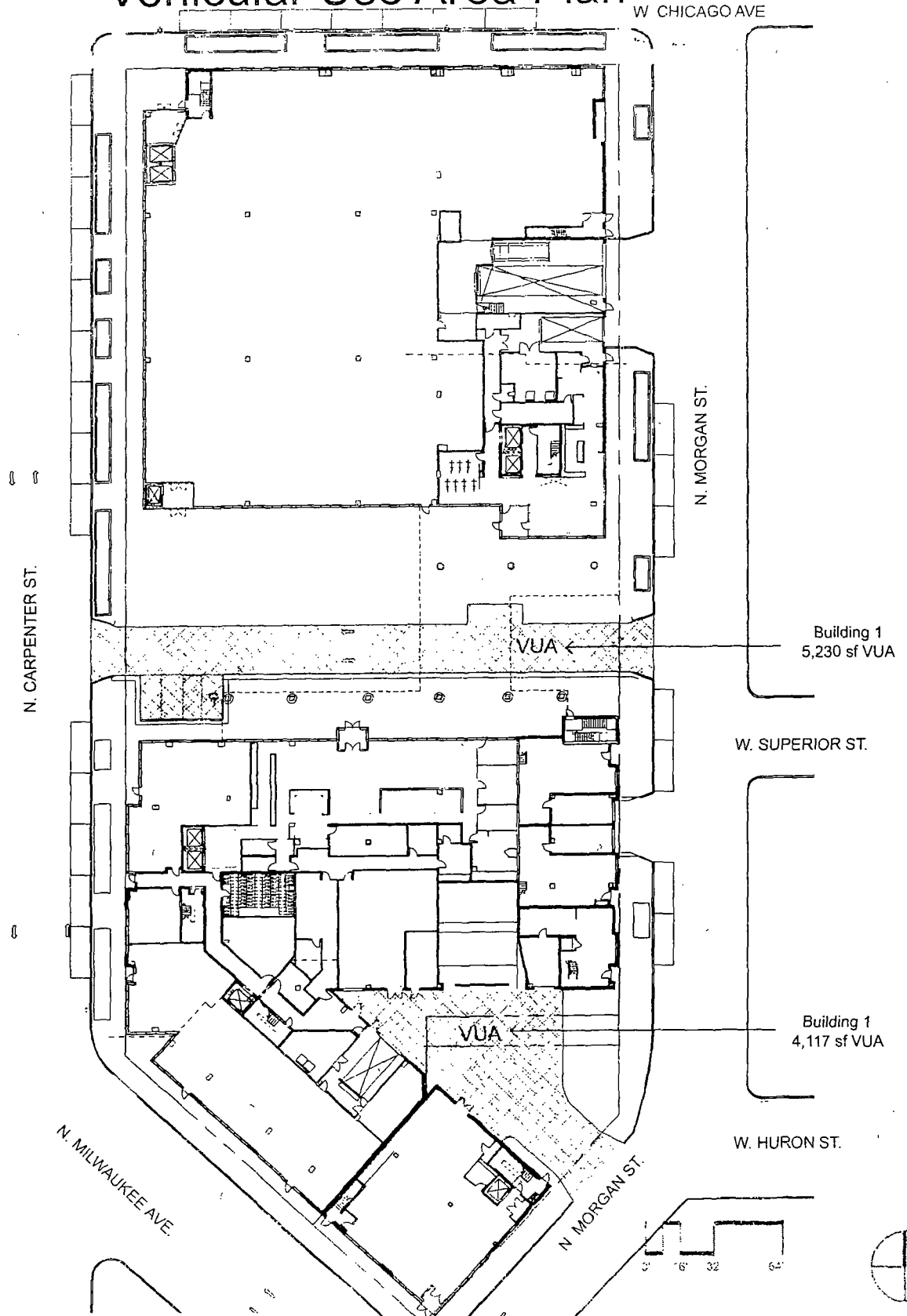
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1001 W Chicago & 727 N. Milwaukee - Green Roof Area	
Gross Roof Area	67,773 s.f.
Mechanical Area Deduction	18,280 s.f.
Net Roof Area	49,493 s.f.
Green Roof Requirement (50%)	24,747 s.f.
Hardscape Deduction (10%)	-2,475 s.f.
Total Green Roof Requirement	22,272 s.f.
Green Roof Provided:	
4th Floor	21,894 s.f.
13th Floor North Tower	1,245 s.f.
N.T. Mech. Pent. Roof	691 s.f.
Total Green Roof Provided	23,830 s.f.
Surplus	1,558 s.f.

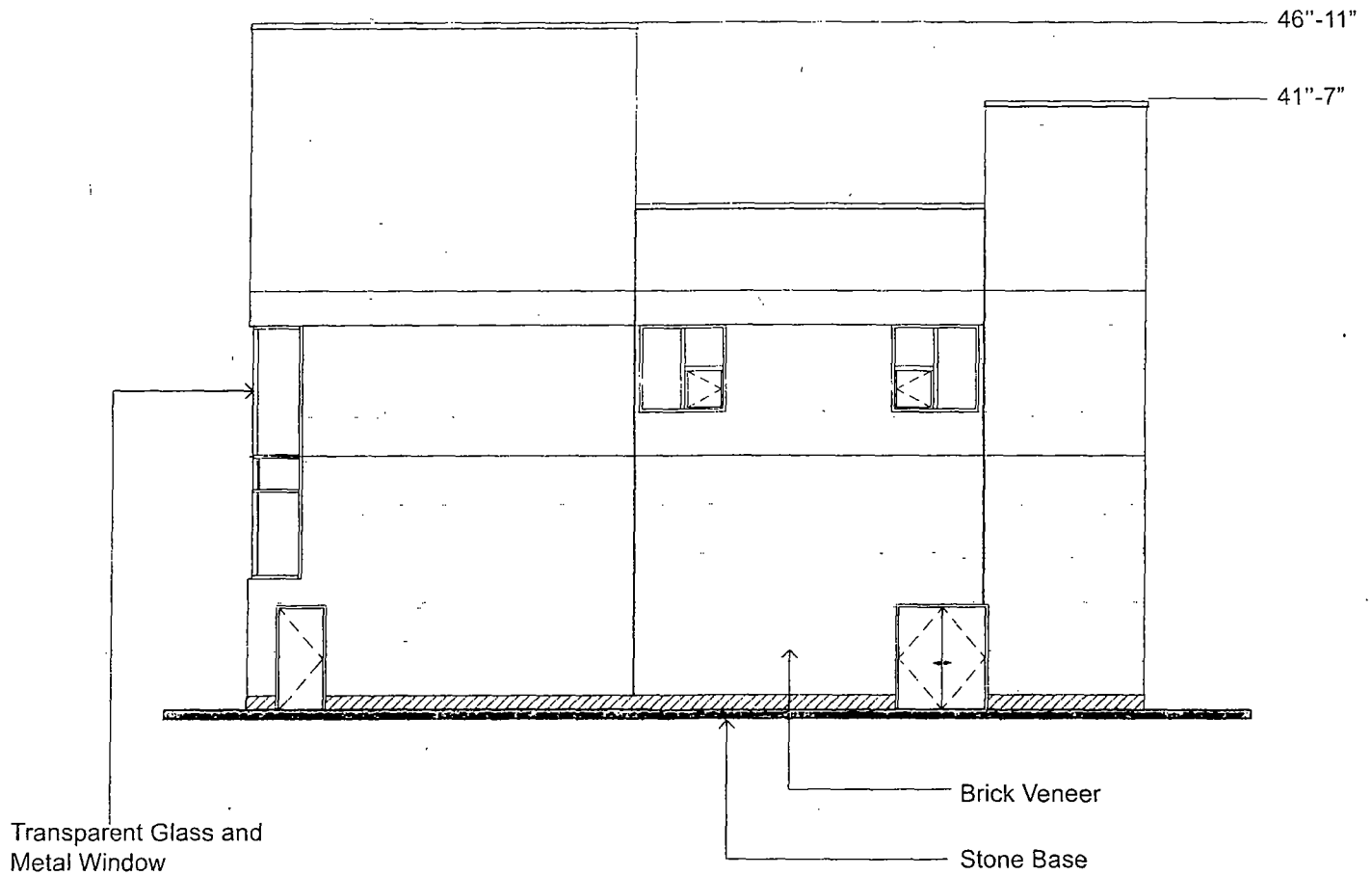
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Planned Development No. 1001 FOR PUBLICATION Vehicular Use Area Plan



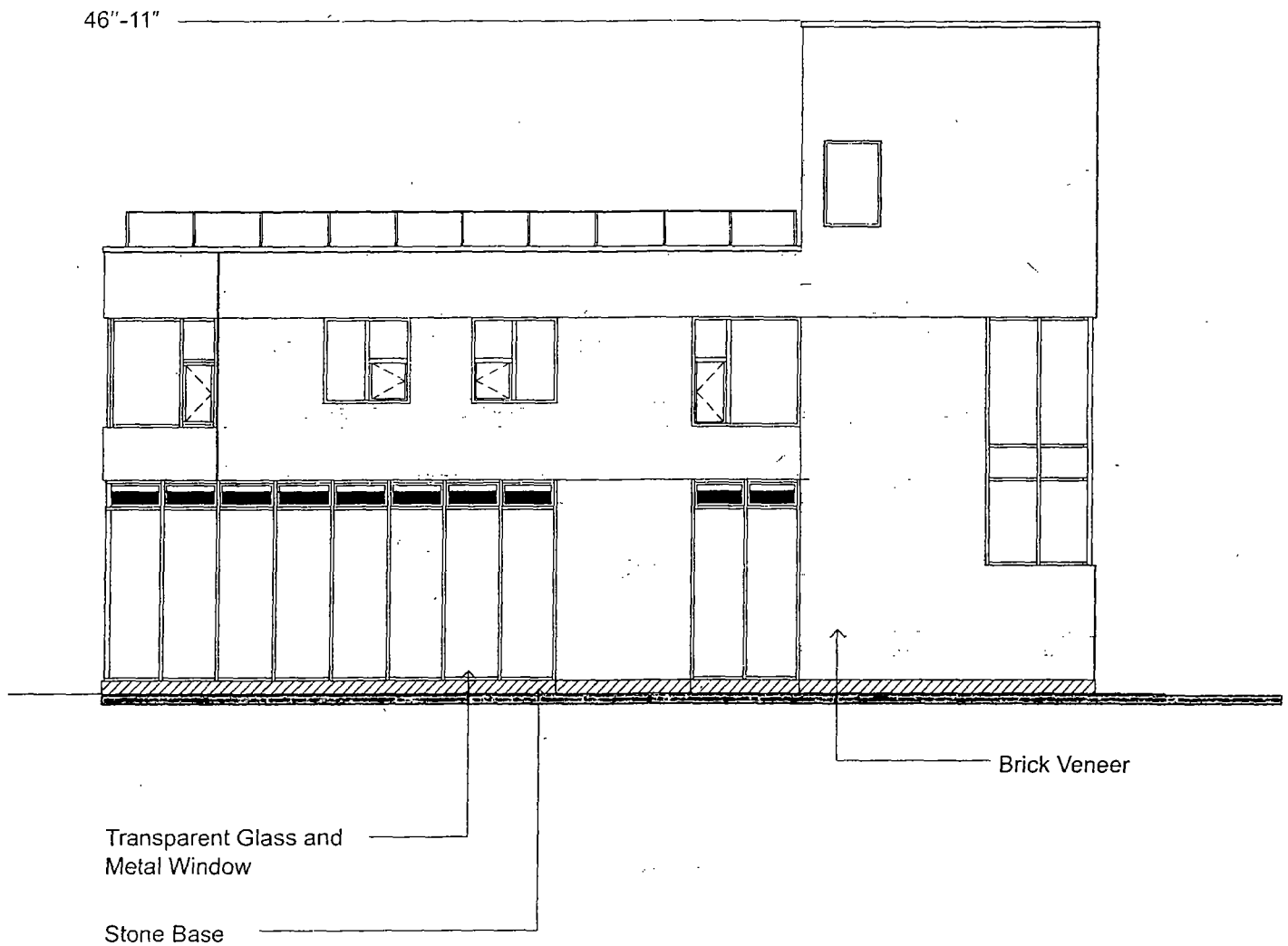
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Planned Development No. 13 727 N Milwaukee Northeast Elevation



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Planned Development No. 14 FOR PUBLICATION 727 N Milwaukee Southeast Elevation



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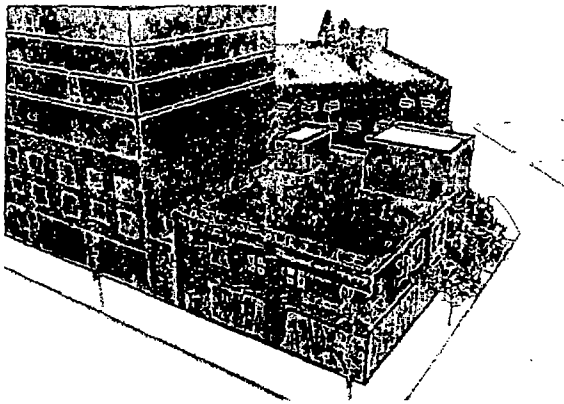
Planned Development No. 15 727 N Milwaukee Southwest Elevation



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Planned Development No. 727 N Milwaukee Perspectives

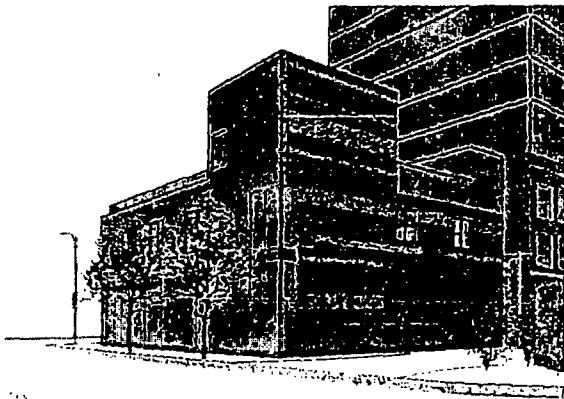
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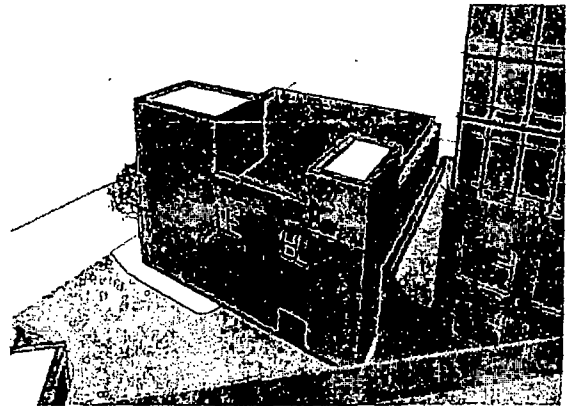
AERIAL -LOOKING NORTH



MILWAUKEE ST LOOKING NORTHWEST



MORGAN ST. LOOKING SOUTHWEST



AERIAL -LOOKING SOUTHEAST

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