



# City of Chicago



SO2020-4578

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/9/2020
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-G at 1465-1483 N Kingsbury St/835-919 W Blackhawk St/1450-1472 N Dayton St - App No. 20479
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**FINAL FOR PUBLICATION**

#20479  
INTRO DATE  
SEPT 9, 2020

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 Business Planned Development 1292 District symbols and indications as shown on Map No 3-G in the area bounded by:

West Blackhawk Street; North Dayton Street; a line extending westward a distance of approximately 261.44 feet from a point on the west right-of-way line of North Dayton Street located approximately 231.05 feet south (measured along said west line of North Dayton Street) of the intersection of the south line of West Blackhawk Street and the west line of North Dayton Street; a line extending northeastwardly a distance of approximately 174.93 feet from a point on the east right-of-way line of North Kingsbury Street located approximately 226.93 feet southeastwardly (measured along said east line of North Kingsbury Street) of the intersection of the south line of West Blackhawk Street and the east line of North Kingsbury Street; and North Kingsbury Street.

to those of a C2-5 Motor Vehicle-Related Commercial District.

SECTION 2: Changing all the C2-5 Motor Vehicle-Related Commercial District symbols and indications shown on Map No. 3-G in the area bounded by:

West Blackhawk Street; North Dayton Street; a line extending westward a distance of approximately 261.44 feet from a point on the west right-of-way line of North Dayton Street located approximately 231.05 feet south (measured along said west line of North Dayton Street) of the intersection of the south line of West Blackhawk Street and the west line of North Dayton Street; a line extending northeastwardly a distance of approximately 174.93 feet from a point on the east right-of-way line of North Kingsbury Street located approximately 226.93 feet southeastwardly (measured along said east line of North Kingsbury Street) of the intersection of the south line of West Blackhawk Street and the east line of North Kingsbury Street; and North Kingsbury Street.

to Residential Business Planned Development 1292, as amended, which is hereby established in the area above described, 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 takes effect after its passage and due publication.

Common Address of the Property: 1463-1483 N Kingsbury Street/835-919 W. Blackhawk Street/1450-1472 N. Dayton Street

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## **RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Residential Business Planned Development Number 1292, as amended (Planned Development) consists of approximately 122,317 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, The Shops at Big Deahl, 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.
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 Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development ("DPD") and 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 Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps

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- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

The Applicant commits to provide and fully fund the installation of a new signal at the intersection of North Halsted and West Blackhawk Streets to be operational prior to the issuance of certificates of occupancy for the building to be constructed in Sub-Area A. The Applicant shall fully fund, design and construct the signal at its sole cost. All plans and improvements must be reviewed and approved by CDOT.

4. This Plan of Development consists of 18 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Sub-Area Map; Site Plan; Landscape Plan; Landscape Plan-Phased; a Roof Plan; and, Building Elevations prepared by GREC Architects and dated December 17, 2020, 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 conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted within the Planned Development:

Sub-Area A: multi-family dwelling units, general retail sales; offices; business support services; eating and drinking establishments (excluding drive through facilities); restaurants; taverns and outdoor patios; financial services (excluding payday/title loan stores and pawn shops); personal service uses; medical service; children's play center; food and beverage retail sales; vacation rental; temporary construction staging and parking; interim parking and landscaping; accessory parking and loading and accessory uses. The applicant may lease to members of the public on an hourly, daily, weekly or monthly basis up to twenty-five percent (25%) of the minimum required residential parking spaces.

Sub-Area B: multi-family dwelling units; accessory parking and loading; and accessory uses.

Sub-Area C: multi-family dwelling units; group living, not otherwise classified (with a maximum number of 432 beds); accessory parking and loading; and accessory uses.

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Sub-Area D: indoor participant sports and recreation; art sales area (gallery); business support services (excluding day labor employment agencies); offices; general retail sales; eating and drinking establishments (excluding drive through facilities); restaurants; taverns and patios; financial services (excluding payday/title loan stores and pawn shops); personal service uses; accessory parking and accessory uses.

Sub-Area E: publicly-accessible open space.

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 Chicago 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose 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 122,317 square feet and a base FAR of 5.0.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, 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, including Section 17-13-0800. 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.

The Applicant intends to use Sub-Area A for temporary construction staging and construction parking during construction of the improvements to be developed in Sub-Areas B, C and E. Within six (6) months after issuance of the final Certificate of Occupancy for the improvements proposed in Sub-Areas B and C (whichever is last) either of the following conditions must be fulfilled: (i) the issuance of any building permit for improvements to be constructed on Sub-Area A, as depicted in the exhibits associated with this PD, must have commenced; or (ii) the improvements depicted in the Sub-Area A Interim Site/Landscape Plan, as described in the exhibits associated with this PD must be completely installed (or otherwise provided by the following June 1st, if the above deadline for installing such improvements occurs at such a

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time when seasonal weather conditions would not allow completion of the Sub-Area A Interim Site/Landscape Plan).

The Applicant or its successors or assignees shall, at its own cost, construct the proposed open space improvements depicted in Sub-Area E on the attached Landscape Plan (hereinafter, the "Open Space"). The Open Space shall be substantially complete prior to issuance of the last final certificate of occupancy for the improvements to be constructed in Sub-Area B and Sub-Area C (whichever is last) (or otherwise provided by the following June 1st, if the above deadline for installing such improvements occurs at such a time when seasonal weather conditions would not allow completion of the Open Space). The Applicant, its successors or assigns, shall be responsible for maintaining, repairing, replacing, and managing the Open Space, including ensuring that the landscaping is well maintained, that the vegetation and plantings are kept in healthy condition and that the Open Space is clean, well lit, litter free and clear of snow (hardscaped areas) and debris. The Applicant shall provide sufficient liability insurance coverage for the operation of the Open Space for public use. The Open Space shall be open to the public, free of charge, during normal park hours from 6:00am to 11:00pm every day of the year, and the Applicant shall post a sign at all entries visible from the public right of way stating the same.

Prior to the issuance of the first building permit for the Planned Development, the Applicant will enter into a development and maintenance agreement (the "DEMA") with the City, consistent with the terms of this Statement 10, and no other material terms, for the construction, maintenance, and management of the Open Space. The DEMA obligations shall be binding upon the Applicant, its successors or assigns, including but not limited to a master association whose purpose includes maintaining the Open Space. Upon completion of the Open Space, the public access provided herein shall be memorialized in a public access easement agreement (which may be included in the DEMA) with and for the benefit of the City. The recording and other costs associated with establishing the easement shall be the responsibility of the Applicant. A copy of said public access agreement shall be on file with DPD.

The Commissioner of DPD is hereby authorized to enter into the DEMA and all other documents contemplated by the Statement and, in his/her sole discretion, may modify by minor change the foregoing requirements, without further City Council approval, for the DEMA and public access agreement so as to permit alternate forms of achieving compliance with the Applicant's construction, maintenance and management obligations and public access rights, such as, by means of example and not limitation, one or more restrictive covenants or owners' reciprocal easement and operation agreements in form and substance acceptable to the City which expressly grant the City necessary enforcement, self-help and lien rights as may be necessary to assure compliance with this Statement.

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 13-32-085, or any other provision of the Municipal Code of Chicago.

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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, 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 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 that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the

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department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges and agrees that the rezoning of the Property from BPD 1292 to C2-5, and then to RBPB 1292, as amended, for construction of the Project triggers the requirements of Section 2-44-080 of the Municipal Code (the "Affordable Requirements Ordinance" or the "ARO"). The Applicant further acknowledges and agrees that the Property is located in the Near North/Near West Pilot Area, pursuant to Section 2-44-090 of the Municipal Code (the "Near North/Near West ARO Pilot Area Ordinance" or the "Pilot"). The Near North/Near West Pilot Area is divided into two zones: the Near North Zone and the Near West Zone. The Property is located in the Near North Zone. In the Near North Zone, pursuant to the ARO, the percentage of units in a residential housing project required to be affordable for a period of 30 years, whether rental or for-sale, is increased from 10% to 20%. Any developer of a residential housing project in the Near North Zone must provide the first 10% of units required to be affordable (the "First Units") either: (i) in the residential housing project, or (ii) with the approval of the commissioner of the Department of Housing ("DOH"), in an off-site location within two miles of the Property and in the same or a different higher income area or downtown district, or (iii) any combination of (i) and (ii). In addition, the developer must provide the second 10% of units required to be affordable (the "Additional Units") either: (i) in the residential housing project, or (ii) with the approval of the commissioner of DOH, in an off-site location anywhere within the Near North/Near West Pilot Area, regardless of distance from the Project or income area, or (iii) any combination of (i) and (ii). The Project has a total of 453 housing units. As a result, the Applicant's affordable housing obligation is 91 affordable units (20% of 453, rounded up), consisting of 45 First Units and 46 Additional Units. Pursuant to 2-44-090(G)(6), which provides an incentive for family-sized units, Applicant has submitted a proposal for 67 ARO units, of which 34 are First Units and 33 are Additional Units as set forth in the Affordable Housing Profile. Applicant has agreed to satisfy its affordable housing obligation by providing the First Units in the Sub-Area B Building in the Planned Development as an all-affordable building consisting of for-sale condominium units. The Additional Units shall be for-sale townhome units to be located within a development located at 2849-2853 W. Congress Parkway, 505-515 S. Francisco Avenue and 2830-2856 and 2818 W. Harrison Street. These First Units and Additional Units are to be approved by DOH, as set forth in the Affordable Housing Profile Form attached hereto. The Applicant is required to sell the First Units and the Additional Units to households earning up to 120% of the Chicago Primary Metropolitan Statistical Area median income ("AMI") at prices affordable to households at 100% of AMI, as determined by rule and approved by the Commissioner. If the Applicant subsequently reduces (or increases) the number of housing units in the Project, or elects to build a for-sale project instead of a rental project, the Applicant shall update and resubmit the Affordable Housing Profile Form to DOH for review and approval. DOH may adjust the requirements to reflect any such change without amending the Planned Development. Prior to the issuance of any building permits for any residential

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building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-44-080(L). 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, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner may enforce remedies for any breach of this Statement 16, including any breach of any 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.

17. The Applicant acknowledges that the Property is in close proximity to properties used for heavy industrial operations including but not limited to concrete, paving and construction material manufacturing (the "Neighboring Uses"). The Neighboring Uses are, in compliance with any City of Chicago code or regulation, permitted to operate 24 hours a day, 7 days a week with levels of noises and odors that are not static and may change. The Applicant agrees that it shall not object to the continuation of the Neighboring Uses and that the Neighboring Uses do not and shall not constitute a nuisance to the Property. Any tenant or potential buyer will be made aware of this condition at time of lease or purchase.
18. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to a C2-5 Motor Vehicle-Related Commercial District.

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BIG DEAHL - 1450 N DAYTON

PD# 1292

BULK REGULATIONS DATA TABLE

GROSS SITE AREA (SF):	
SUB-AREA A	39,685 SF
SUB-AREA B	25,301 SF
SUB-AREA C	37,400 SF
SUB-AREA D	37,208 SF
SUB-AREA E	20,482 SF
TOTAL	160,076 SF
PUBLIC RIGHT-OF-WAY AREA (SF):	
SUB-AREA A	12,431 SF
SUB-AREA B	5,753 SF
SUB-AREA C	5,149 SF
SUB-AREA D	12,312 SF
SUB-AREA E	2,114 SF
TOTAL	37,759 SF
TOTAL NET SITE AREA (SF):	
SUB-AREA A	27,254 SF
SUB-AREA B	19,548 SF
SUB-AREA C	32,251 SF
SUB-AREA D	24,896 SF
SUB-AREA E	18,368 SF
TOTAL	122,317 SF
FLOOR AREA RATIO:	
SUB-AREA A	11.98
SUB-AREA B	2.65
SUB-AREA C	5.13
SUB-AREA D	2.72
SUB-AREA E	N/A
MAX. TOTAL/OVERALL FAR	5

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BIG DEAHL - 1450 N DAYTON

PD# 1292

BULK REGULATIONS DATA TABLE

<b>MAX. RESIDENTIAL DWELLING UNITS</b>	
SUB-AREA A	327
SUB-AREA B	34
SUB-AREA C	126 units, with 432 maximum beds if group living, not otherwise classified
SUB-AREA D	N/A
SUB-AREA E	N/A
TOTAL	487
<b>MAX. NUMBER OF OFF-STREET LOADING SPACES</b>	
SUB-AREA A	2 (10' x 25')
SUB-AREA B	1 (10' x 25')
SUB-AREA C	1 (10' x 25')
SUB-AREA D	-
SUB-AREA E	N/A
<b>MIN. NUMBER OF OFF-STREET PARKING SPACES</b>	
SUB-AREA A	110
SUB-AREA B	34
SUB-AREA C	41
SUB-AREA D	16
SUB-AREA E	N/A
TOTAL	201
<b>MIN. NUMBER OF BICYCLE PARKING SPACES</b>	
SUB-AREA A	80
SUB-AREA B	17
SUB-AREA C	90
SUB-AREA D	80
SUB-AREA E	N/A
<b>MAX. BUILDING HEIGHT</b>	
SUB-AREA A	299'-0" AS MEASURED BY 17-17-0311-A OF THE CZO
SUB-AREA B	70'-0" AS MEASURED BY 17-17-0311-A OF THE CZO
SUB-AREA C	125'-0" AS MEASURED BY 17-17-0311-A OF THE CZO
SUB-AREA D	80'-0" AS MEASURED BY 17-17-0311-A OF THE CZO
SUB-AREA E	N/A
SETBACKS FROM PROPERTY LINE	IN ACCORDANCE W/ SITE PLAN

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## ARO 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](http://www.cityofchicago.org/ARO).

This completed form should be returned to the Department of Housing (DOH), 121 N. LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: [ARO@cityofchicago.org](mailto:ARO@cityofchicago.org)

Date:

### DEVELOPMENT INFORMATION

Development Name: Shops at Big Deahl

Development Address: 1450 N. Dayton

Zoning Application Number, if applicable: PD 1292

Ward: 27

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

### 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
- 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: Structured Development

Developer Contact: J. Michael Drew

Developer Address: 211 N. Clinton St. Chicago, IL 60610

Developer Address

Email: [mdrew@strdev.com](mailto:mdrew@strdev.com)

Developer Phone: 312-261-5777

Attorney Name: Katriina S. McGuire

Attorney Phone: 312-580-2326

### TIMING

Estimated date marketing will begin: See Affordable Housing Profile Form - Timing attachment

Estimated date of building permit\*: See Affordable Housing Profile Form - Timing attachment

Estimated date ARO units will be complete: See Timing

\*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) 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)

Developer or their agent

Date

Justin Root or Denise Roman, DOH

Date

12-7-20

12-16-2020



AFFORDABLE REQUIREMENTS ORDINANCE

Last updated January 11, 2019



AFFORDABLE REQUIREMENTS ORDINANCE

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### ARO Web Form

#### **Applicant Contact Information**

Name: Katrina McGuire

Email: kmcguire@thompsoncoburn.com

#### **Development Information**

##### **Address**

**Submitted Date: 12/15/2020**

Number From: 1450

Number To: 1472      Direction: N

Street Name: Dayton

Postal Code: 60642

##### **Development Name**

The Shops at Big Deahl

Are you rezoning to downtown?: No

Is your project subject to the ARO Pilots?: PILOTS APPLY

##### **Information**

Ward: 27

ARO Zone: Higher Income

Pilot Area: Near North

##### **Details**

ARO trigger: Zoning change and planned development

Total units: 453

Development type: Rent

Date submitted: 12/15/2020

#### **Requirements**

First ARO Units: 45    Additional ARO Units: 46

#### **How do you intend to meet your ARO obligation for the First ARO Units?**

On-Site: 0

Off-Site: 34

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 34

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### **Off Site Unit Information for First ARO Units**

#### **Address**

Will the Off-Site Units be for Rental or For-Sale? Sale

Number: 35                      Direction: W

Street Name: Blackhawk                      Postal Code: 60642

#### **Information**

Zone of Off-site Units: Higher Income                      Pilot Area: Near North                      Ward of Off-site Units: 27

Distance to Primary Development: 0 Miles                      Off-site Administrative Fee: 170000

### **How do you intend to meet your ARO obligation for the Additional ARO Units?**

Will the Units be 0% AMI or 100% AMI: 100% AMI

On-Site: 0                      Off-Site: 33

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

Total Units: 33

### **Off Site Unit Information for Additional ARO Units**

Will the Off-Site Units be for Rental or For-Sale? Sale

#### **Address**

Number: 24                      Direction: W

Street Name: Congress                      Postal Code: 60612

#### **Information**

Zone of Off-site Units: Low / Moderate Income                      Pilot Area: Near West                      Ward of Off-site Units:  
27

Distance to Primary Development: 3.4 Miles                      Off-site Administrative Fee: 165000

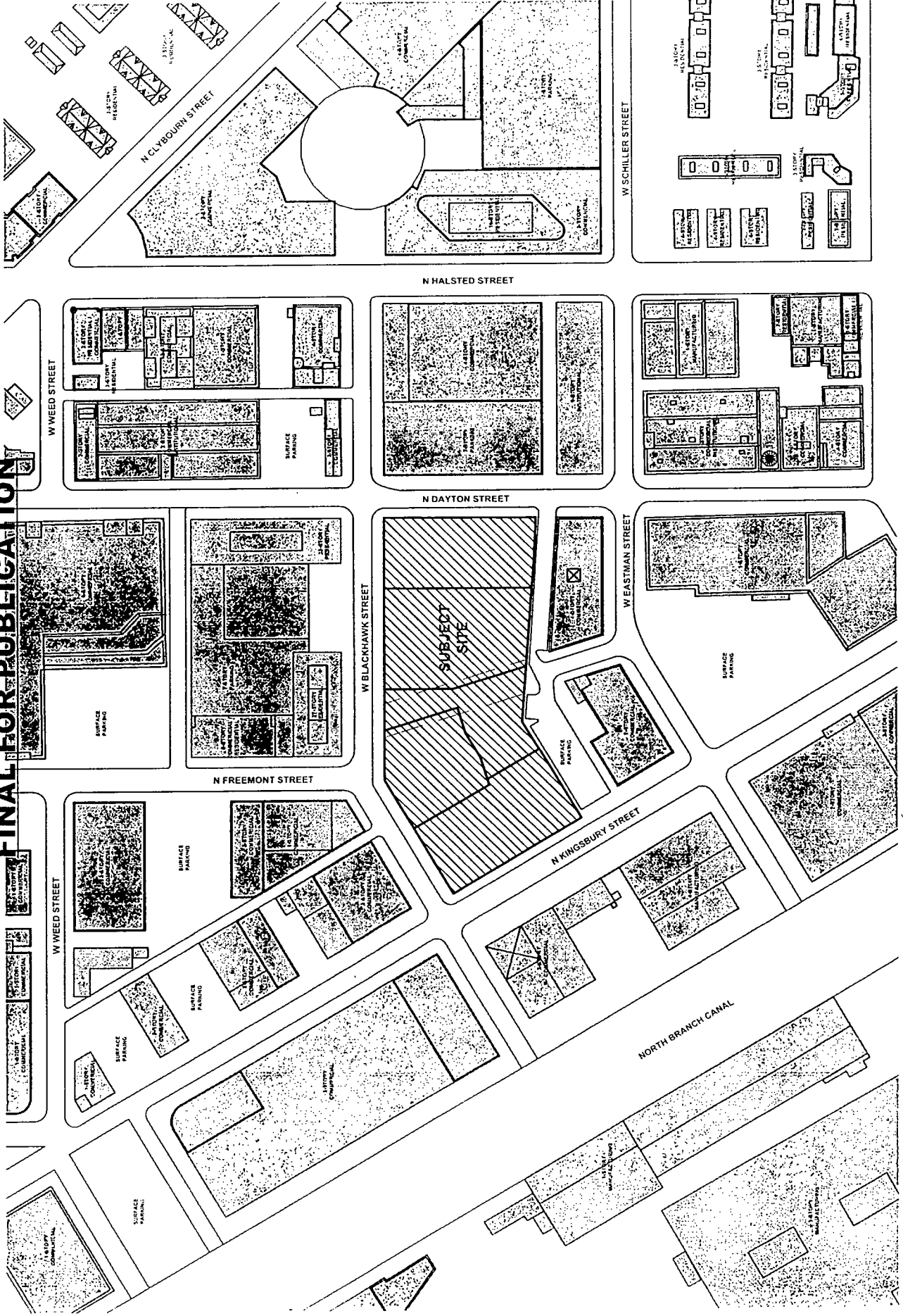
All Off-site units are to be approved by DOH prior to the execution of the Affordable Housing Agreement, which precedes construction at either the Triggering Project or any Off-site project.

THIS IS A PRELIMINARILY APPROVED AHP; specifically, the average square footage for market-rate 2-bedroom units will be reduced/alterd prior to the recordation of the Affordable Housing Agreement to ensure that the average square footage of the affordable (ARO) 2-bedroom units are at least 85% of the average square footage of the market-rate 2-bedroom units.

Off-site addresses provided above are preliminary and incomplete in nature and may not reflect the final location(s) of some/all Off-site units.



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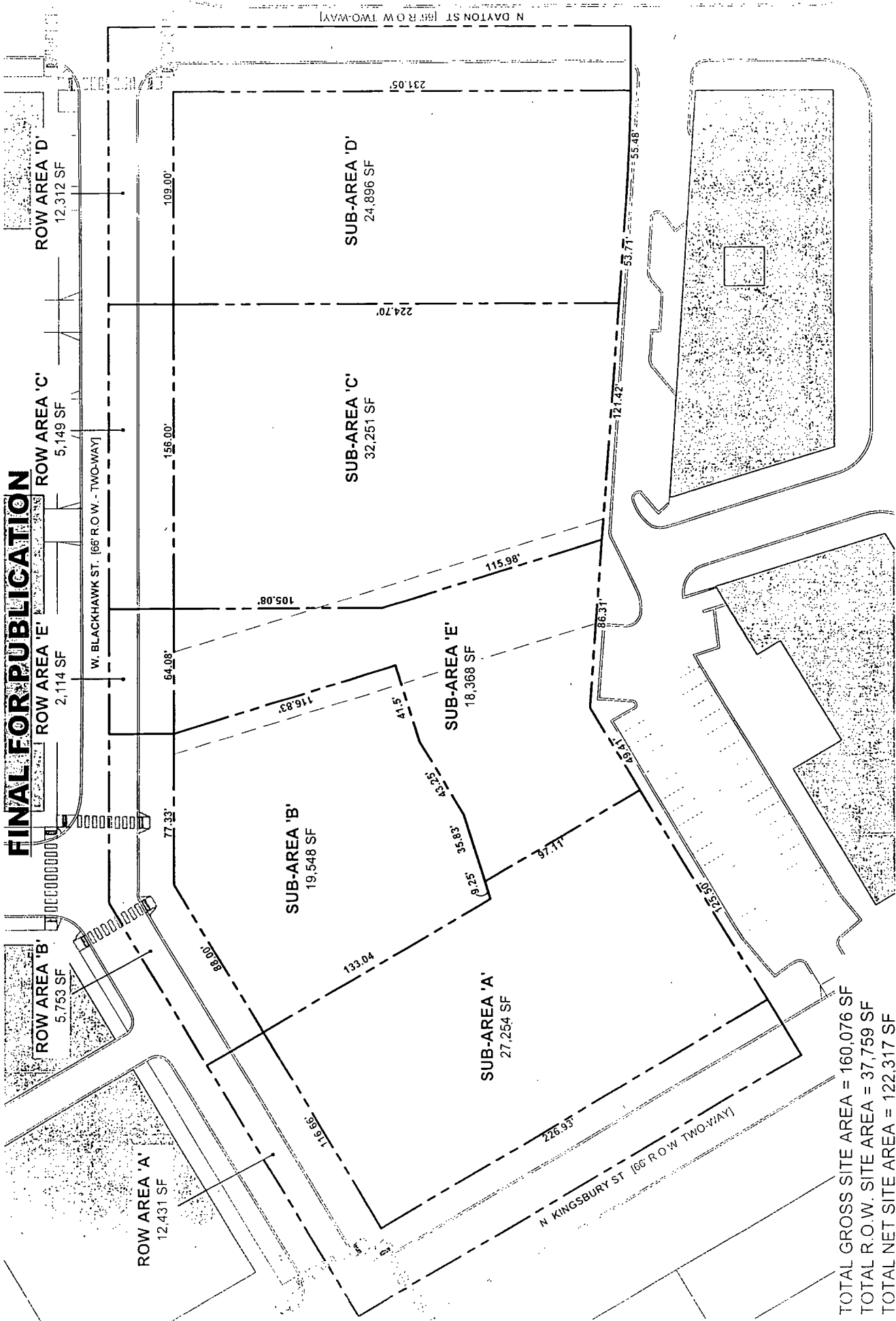
**EXISTING LAND USE MAP**

APPLICANT: THE SHOPS AT BIG DASH LLC  
 ADDRESS: 1463-1483 N KINGSBURY ST / 835-919 W BLACKHAWK ST / 1450-1472 N DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

GRIEIC ARCHITECTS



**FINAL FOR PUBLICATION**

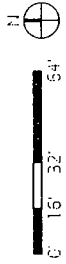
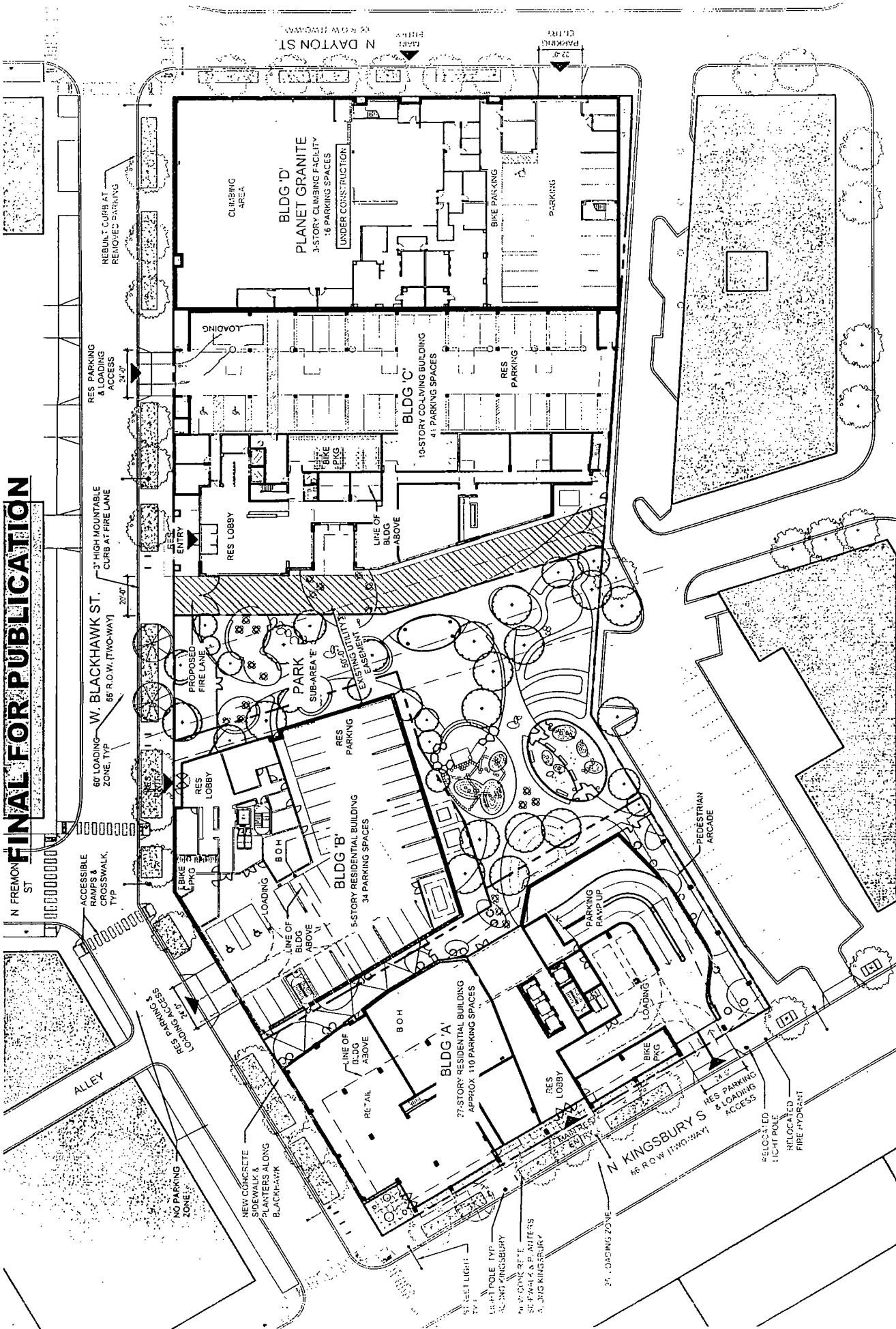


TOTAL GROSS SITE AREA = 160,076 SF  
 TOTAL R.O.W. SITE AREA = 37,759 SF  
 TOTAL NET SITE AREA = 122,317 SF

**PD BOUNDARY & SUB-AREAS**

APPLICANT: THE SHOPS AT BIG DEARL, LLC  
 ADDRESS: 1473-1483 N KINGSBURY ST / 835-919 W BLACKHAWK ST. / 1450-1472 N DAYTON ST  
 INTRODUCTION DATE: 9 SEPT 2023  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

**FINAL FOR PUBLICATION**

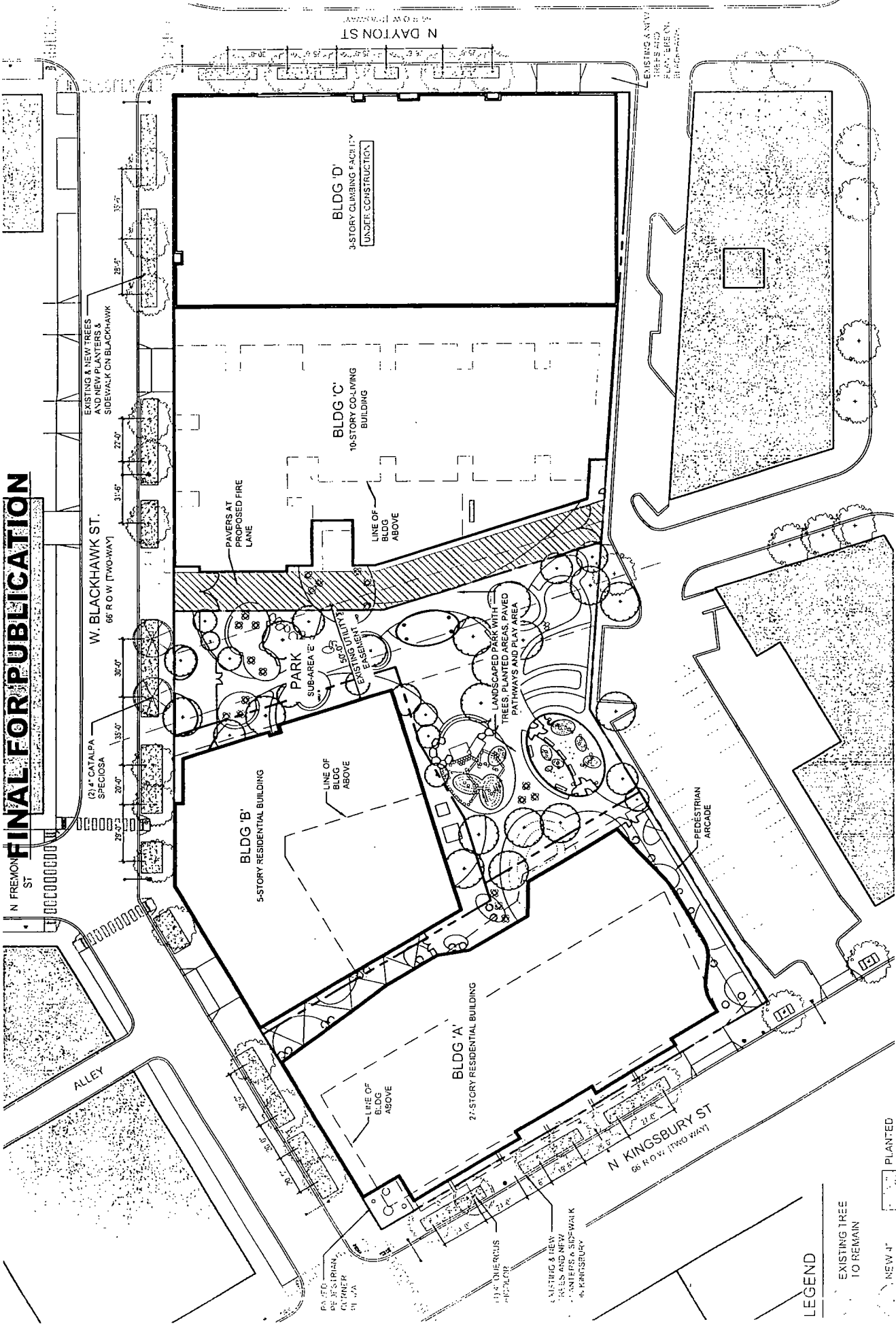


**SITE PLAN**

APPLICANT: THE SHOPS AT BIG DEARL, LLC  
 ADDRESS: 1463-1463 N KINGSBURY ST / 835-919 W BLACKHAWK ST / 1450-1472 N DAYTON ST  
 INTRODUCTION DATE: 9 SEPTEMBER 2023  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

GRIEIC ARCHITECTS

**FINAL FOR PUBLICATION**



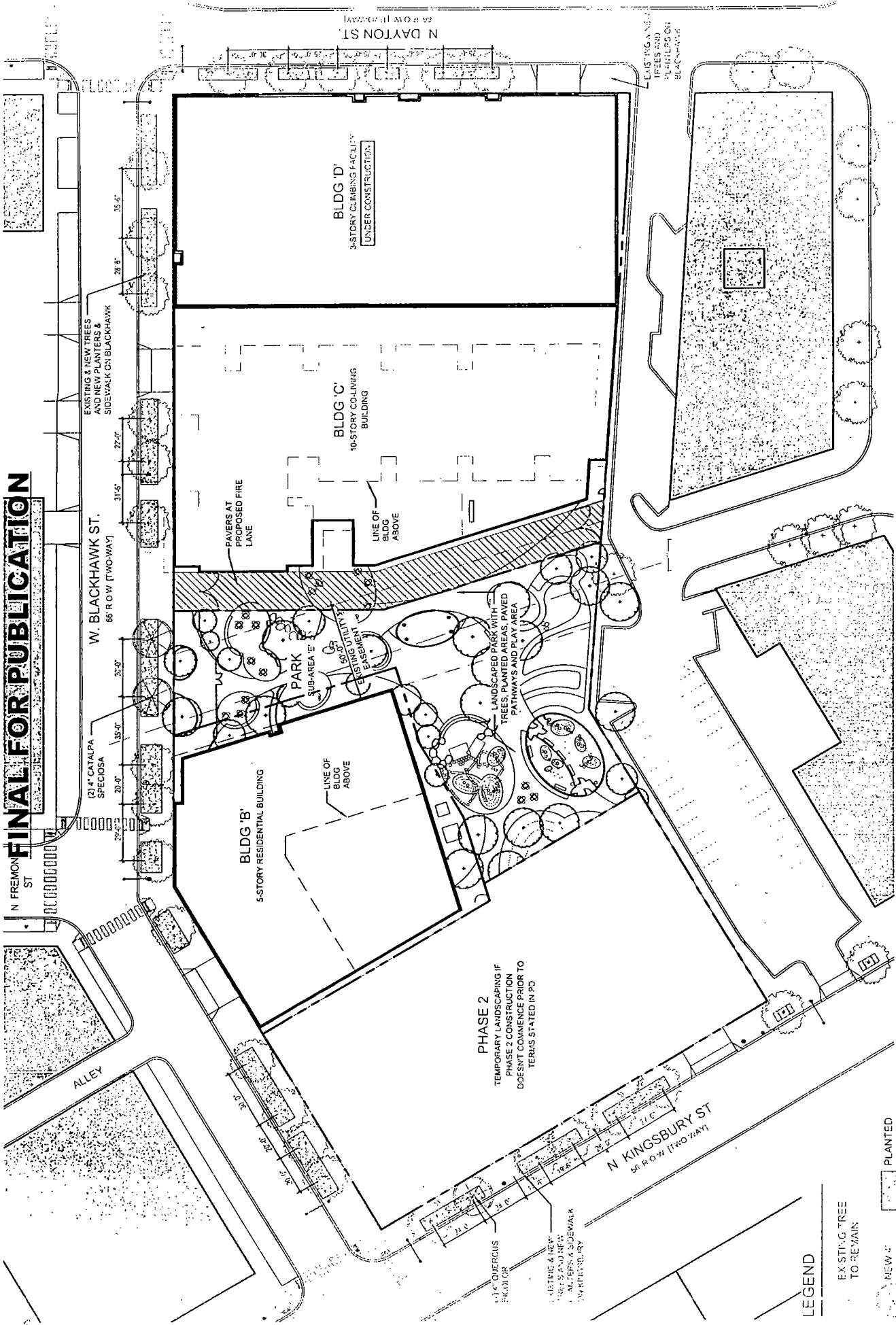
**LEGEND**

- EXISTING TREE TO REMAIN
- NEW 4" CALIPER TREE
- PLANTED AREA

**LANDSCAPE PLAN**

APPLICANT: THE SHOPS AT BIG DEARL LLC  
 ADDRESS: 1473-1483 N. KINGSBURY ST / 835-919 W BLACKHAWK ST / 1450-1472 N DAYTON ST  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

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**PHASE 2**  
 TEMPORARY LANDSCAPING IF  
 PHASE 2 CONSTRUCTION  
 DOESN'T COMMENCE PRIOR TO  
 TERMS STATED IN PD

- LEGEND**
- EXISTING TREE TO REMAIN
  - NEW 4" CALIPER TREE
  - PLANTED AREA

**LANDSCAPE PLAN - PHASED**

APPLICANT: THE SHOPS AT BIG DEARL, LLC  
 ADDRESS: 1453-1483 N. KINGSBURY ST. / 635-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

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N FREMONT ST.

W. BLACKHAWK ST.  
66' R.O.W. (TWO-WAY)

ALLEY

N DAYTON ST.

BLDG 'B'  
5-STORY  
RESIDENTIAL  
BUILDING

LANDSCAPED  
TENANT ROOFTOP  
AMENITY TERRACE  
AT LEVEL 1 ROOF

BLDG 'A'  
12-STORY  
RESIDENTIAL  
BUILDING

BLDG 'C'  
10-STORY  
COLIVING  
BUILDING

LANDSCAPED  
TENANT ROOFTOP  
AMENITY TERRACE  
AT LEVEL 1 ROOF

LANDSCAPED  
PARK AT GRADE

LANDSCAPED  
TENANT ROOFTOP  
AMENITY TERRACE  
AT LEVEL 1 ROOF

BLDG 'D'  
3-STORY  
CLIMBING  
FACILITY  
  
UNDER CONSTRUCTION

N KINGSBURY ST  
66' R.O.W. (TWO-WAY)

**LEGEND**

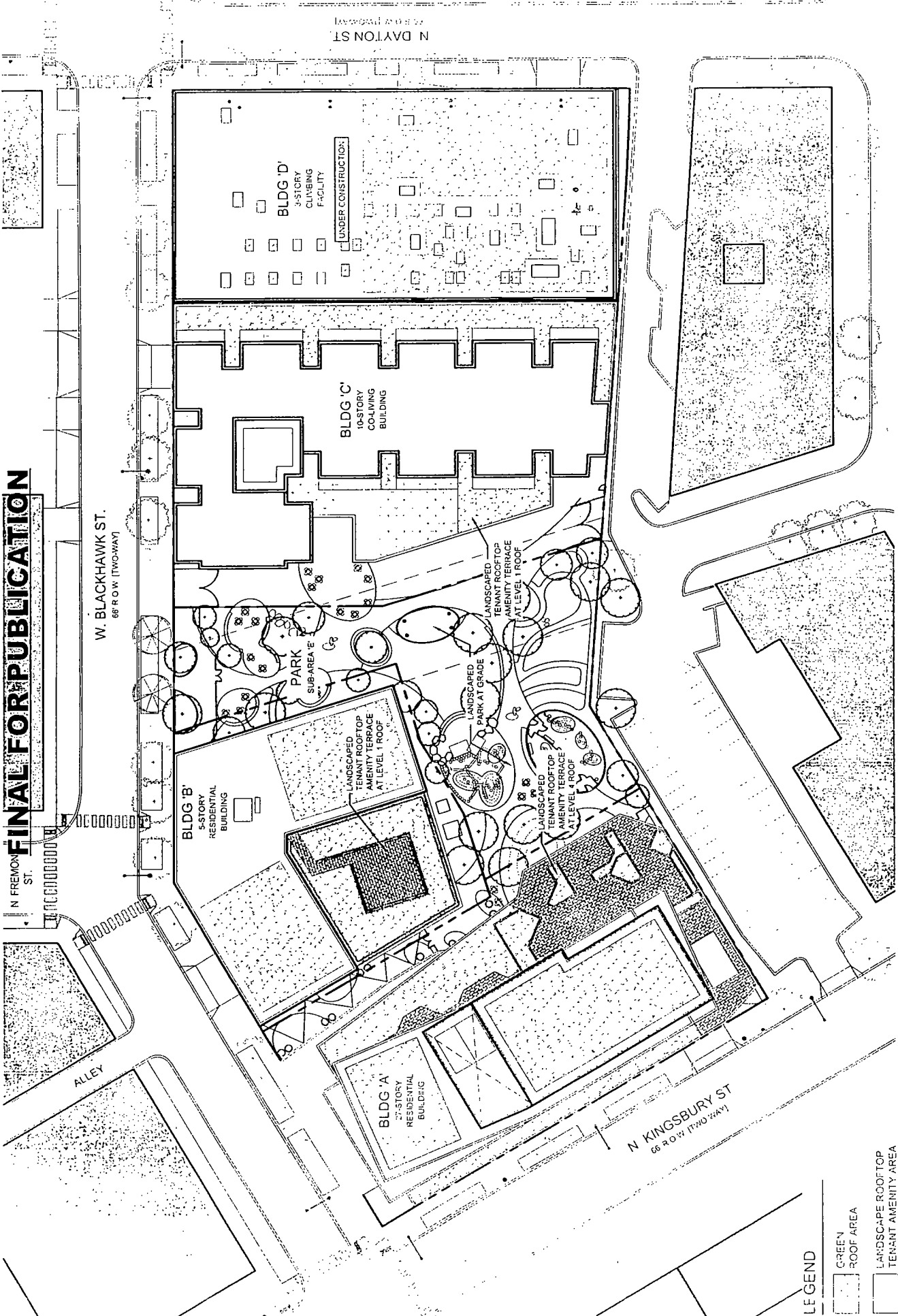
GREEN  
ROOF AREA

LANDSCAPE ROOFTOP  
TENANT AMENITY AREA

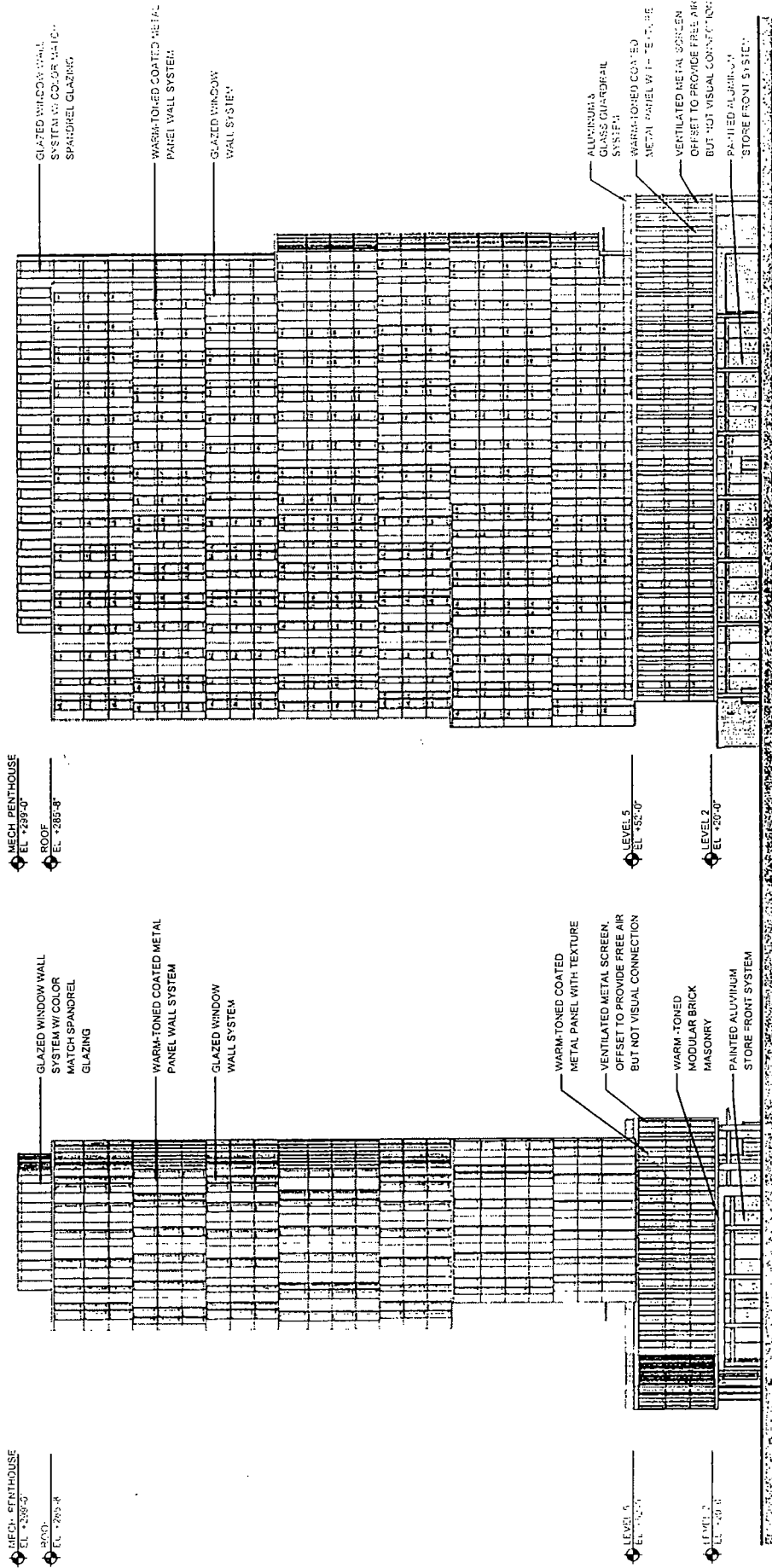
**ROOF PLAN**

APPLICANT: THE SHOPS AT BIG DEARL, LLC  
ADDRESS: 1463-1493 N KINGSBURY ST / 835-919 W BLACKHAWK ST / 1450-1472 N DAYTON ST  
IN-PRODUCTION DATE: 9-SEPTEMBER 2020  
PLAN COMMISSION DATE: 1-DECEMBER 2020

GIRI|C ARCHITECTS



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WEST ELEVATION

NORTH ELEVATION

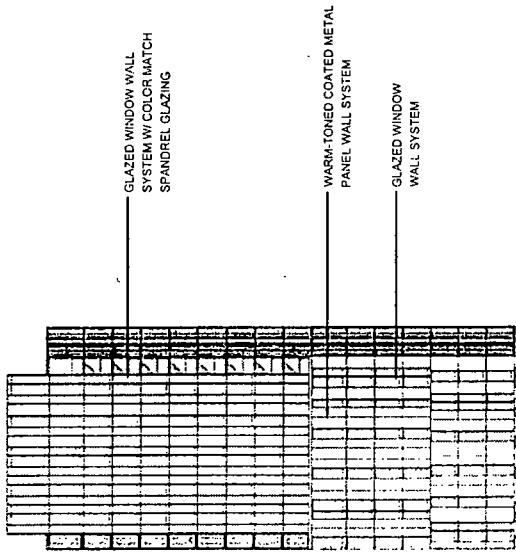
## ELEVATIONS - SUB-AREA 'A'



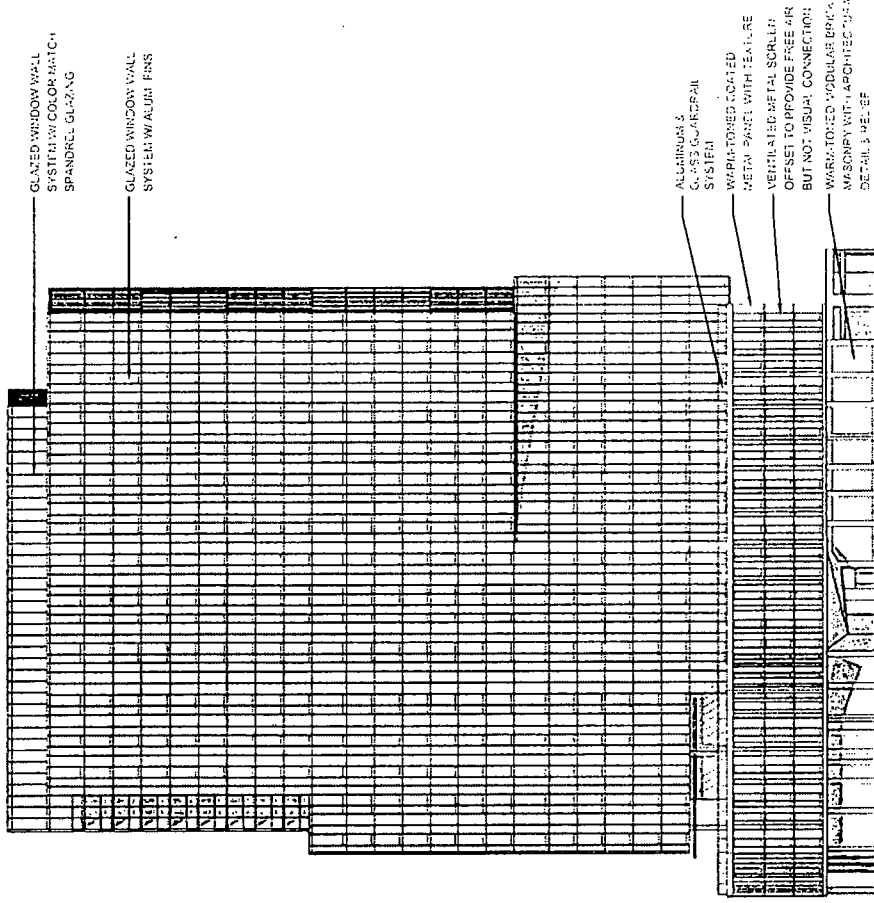
APPLICANT: THE SHOPS AT BIG DAWG, LLC  
 ADDRESS: 1403-1463 N. KINGSJURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

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MECH. PENTHOUSE  
EL. +295'-0"  
ROOF  
EL. +285'-3"



MECH. PENTHOUSE  
EL. +299'-0"  
ROOF  
EL. +285'-3"



LEVEL 5  
EL. +252'-0"  
LEVEL 2  
EL. +207'-0"

ALUMINUM &  
GLASS GUARDRAIL  
SYSTEM  
WARM-TONED COATED  
METAL PANEL WITH TEXTURE  
VENTILATED METAL SCREEN,  
OFFSET TO PROVIDE FREE AIR  
BUT NOT VISUAL CONNECTION  
WARM-TONED MODULAR BRICK  
MASONRY WITH ARCHITECTURAL  
DETAIL & RELIEF

SOUTH ELEVATION

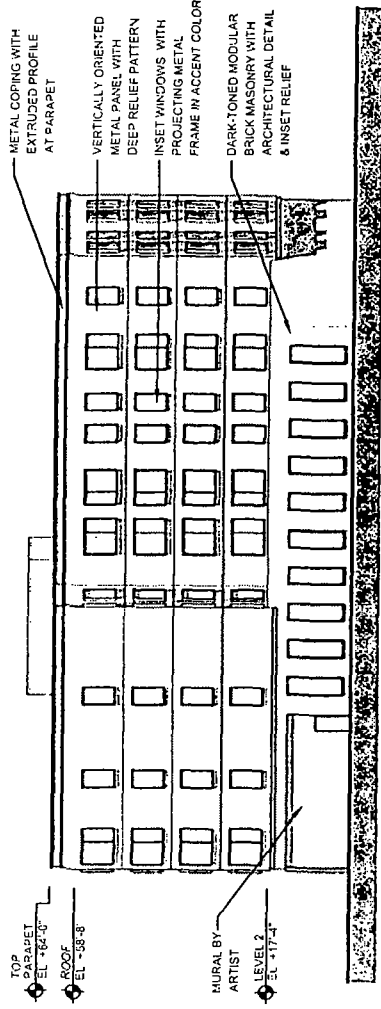
EAST ELEVATION

## ELEVATIONS - SUB-AREA 'A'

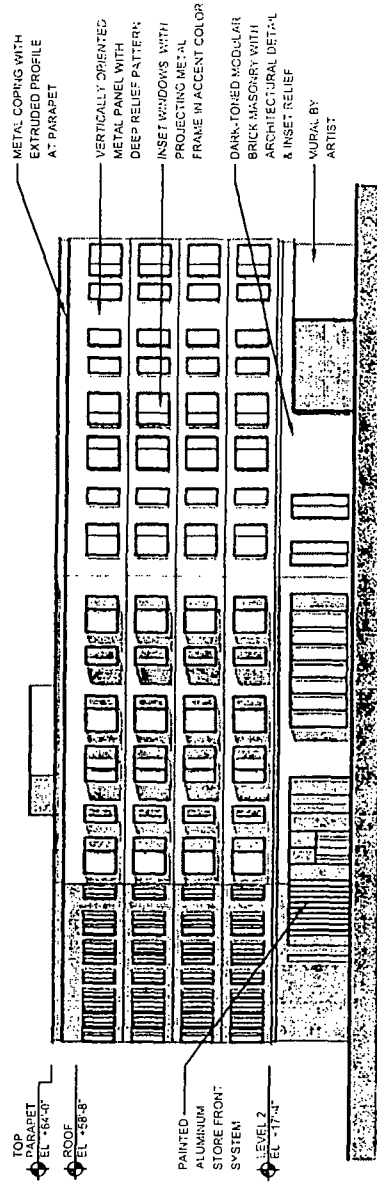


APPLICANT: THE SHOPS AT BIG DEARL, LLC  
ADDRESS: 1483-1493 S. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
INTRODUCTION DATE: 6 SEPTEMBER 2020  
PLAN COMMISSION DATE: 17 DECEMBER 2020

# FINAL FOR PUBLICATION



WEST ELEVATION



NORTH ELEVATION

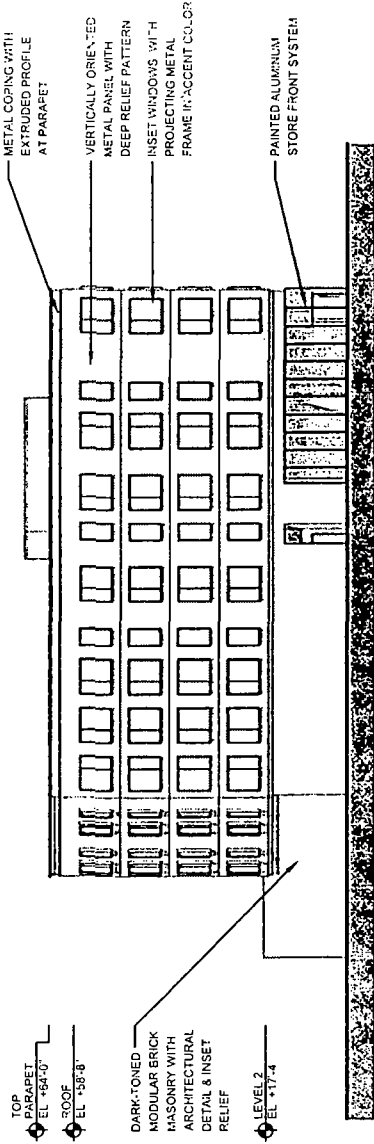
## ELEVATIONS - SUB-AREA 'B'

APPLICANT: THE SHOPS AT BIG DAWG, LLC  
 ADDRESS: 1463-1493 N. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

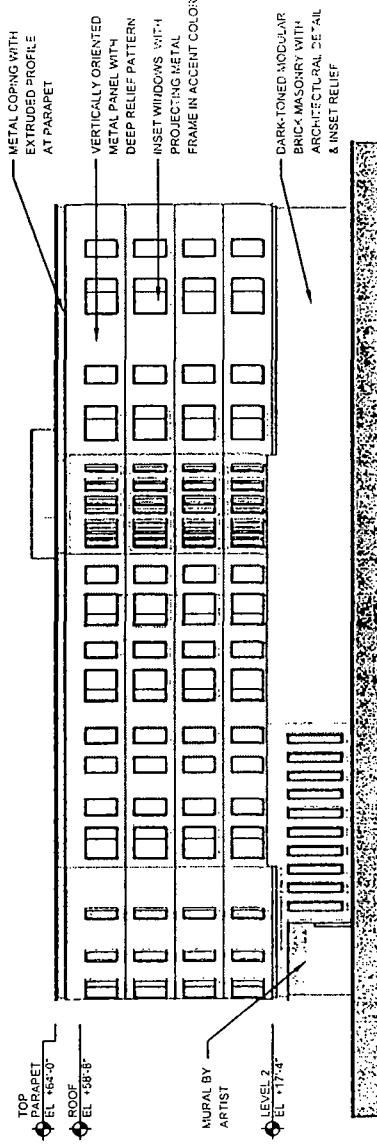




# FINAL FOR PUBLICATION



EAST ELEVATION



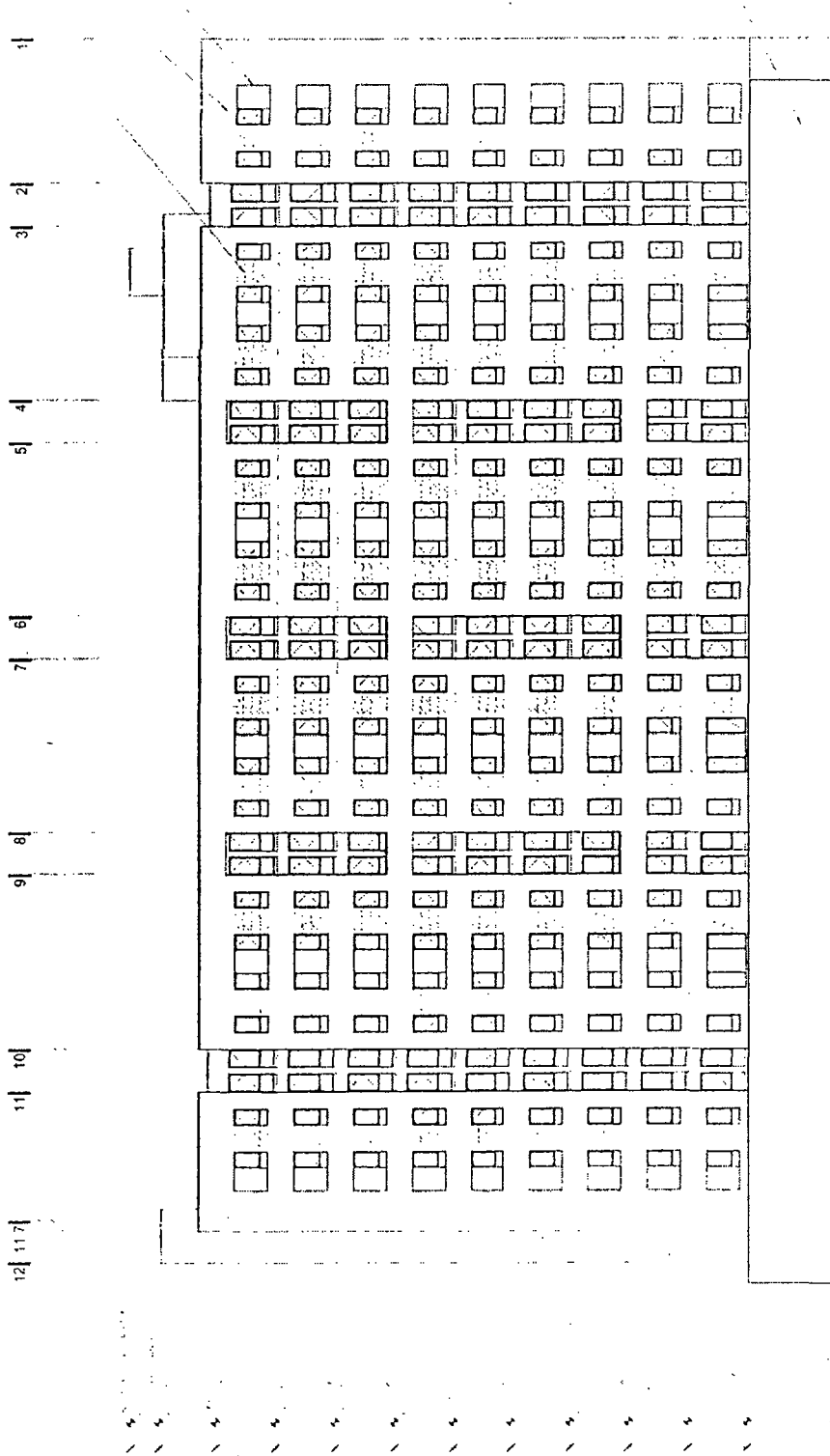
SOUTH ELEVATION

## ELEVATIONS - SUB-AREA 'B'



APPLICANT THE SHOPS AT RIG DEAHL, LLC  
 ADDRESS 1453-1483 N KINGSBURY ST / 835-919 W BLACKHAWK ST / 1450-1472 N DAYTON ST  
 INTRODUCTION DATE 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE 17 DECEMBER 2020

**FINAL FOR PUBLICATION**

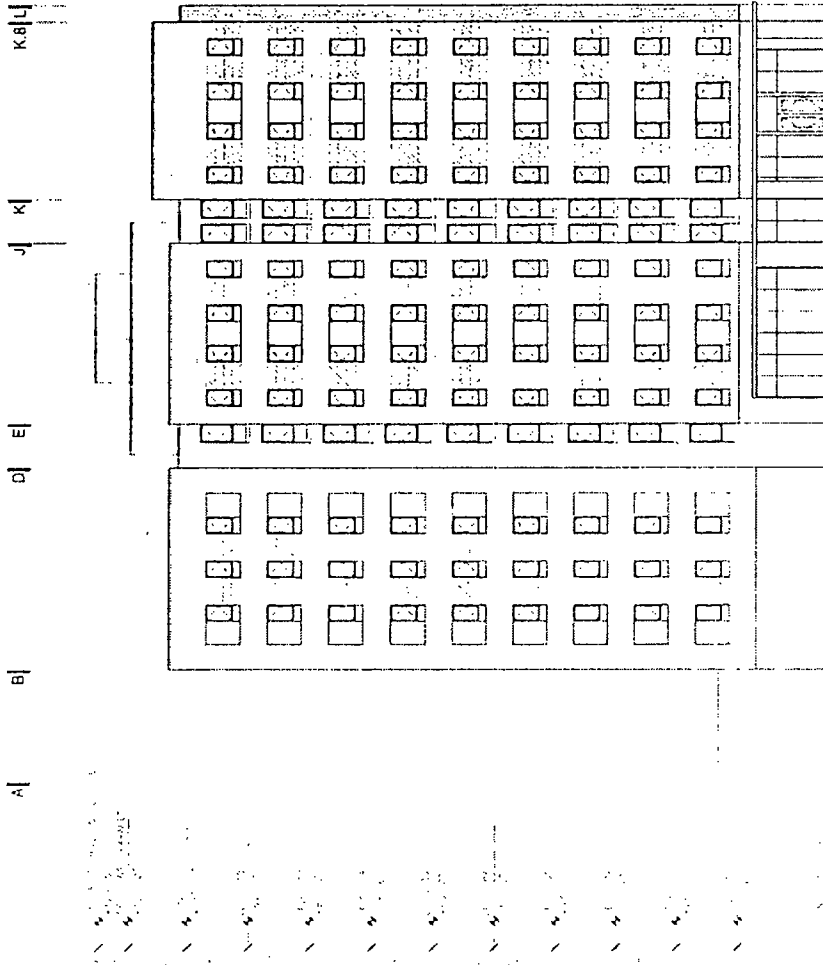


**EAST ELEVATION - SUB-AREA 'C'**



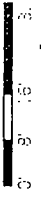
APPLICANT: THE SHOPS AT BIG DEARL LLC  
ADDRESS: 1463-1483 N. KINGSBURY ST / 835-919 W. BLACKHAWK ST / 1450-1472 N. DAYTON ST  
INTRODUCTION DATE: 9 SEPTEMBER 2020  
PLAN COMMISSION DATE: 17 DECEMBER 2020

# FINAL FOR PUBLICATION

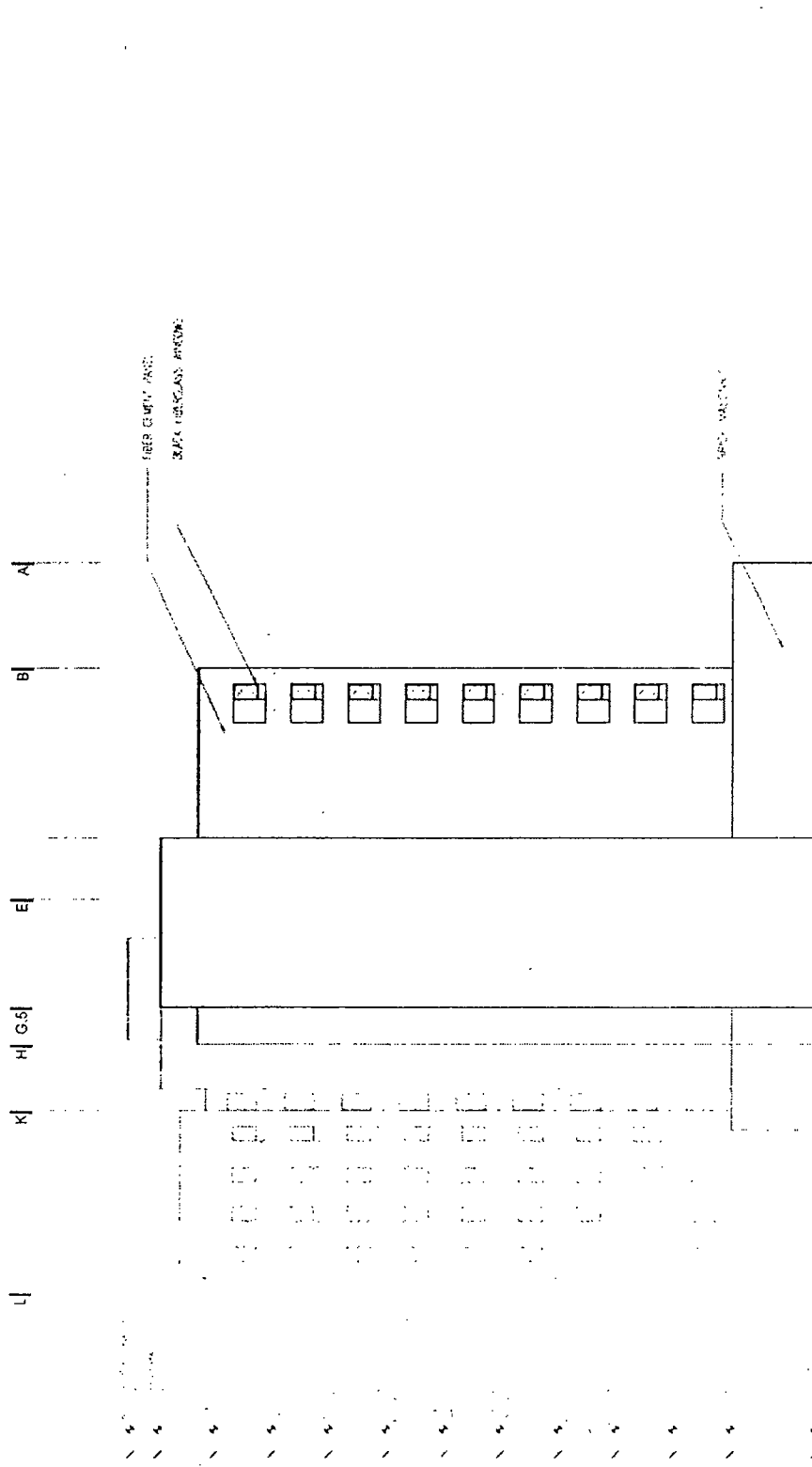


## NORTH ELEVATION - SUB-AREA 'C'

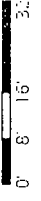
APPLICANT THE SHOPS AT BIG DEER LLC  
ADDRESS 1463-1463 N. KINGSBURY ST / 835-919 W BLACKHAWK ST / 1450-1472 N DAYTON ST.  
INTRODUCTION DATE 9 SEPTEMBER 2020  
PLAN COMMISSION DATE 17 DECEMBER 2020



**FINAL FOR PUBLICATION**



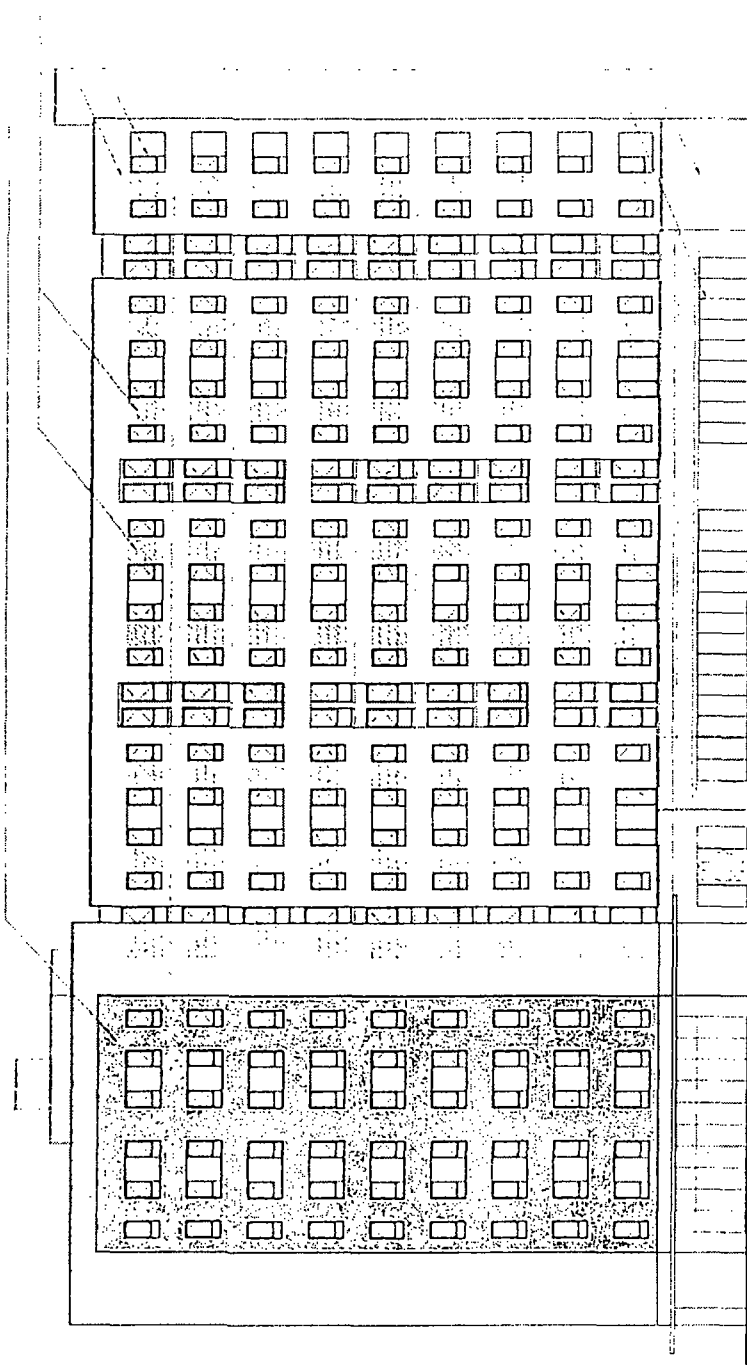
**SOUTH ELEVATION - SUB-AREA 'C'**



APPLICANT: THE SHOPS AT BIG DEARL, LLC  
ADDRESS: 1453 N. KINGSBURY ST. / 7835-619 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
INTRODUCTION DATE: 9 SEPTEMBER 2020  
PLAN COMMISSION DATE: 17 DECEMBER 2020

# FINAL FOR PUBLICATION

1| 2| 3| 3.2| 3.4| 3.6| 4| 5| 6| 7| 8| 9| 10| 11|

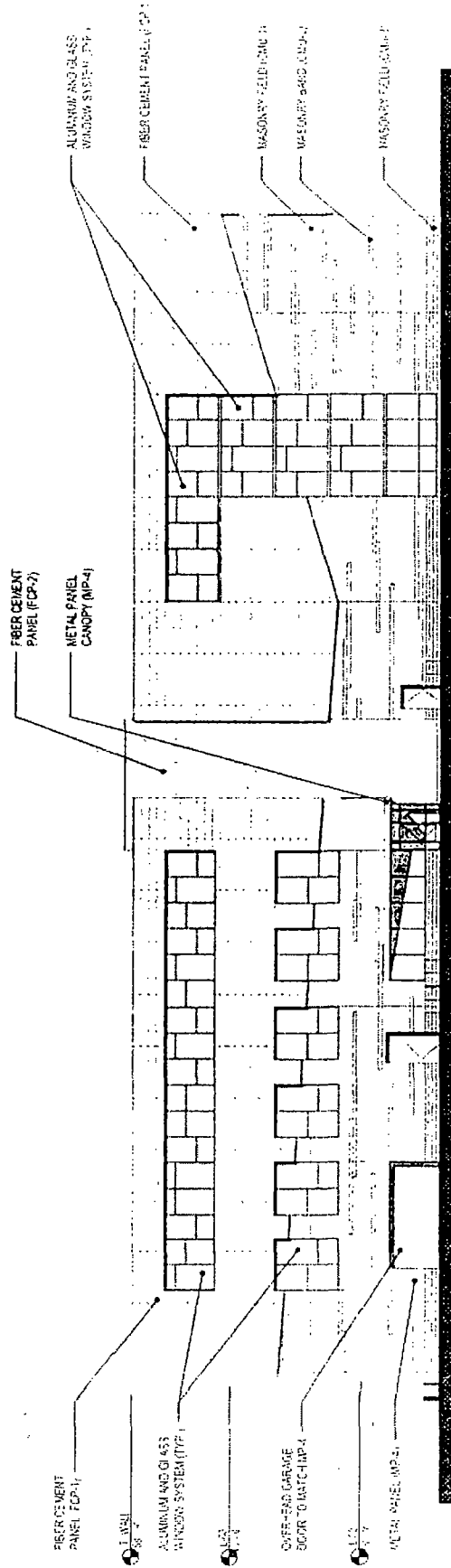


## WEST ELEVATION - SUB-AREA 'C'



APPLICANT: THE SHOPS AT BIG DEARL LLC  
ADDRESS: 1403-1402 N. K. MESSURY ST. / 835-9.9 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST  
INTRODUCTION DATE: 09 SEPTEMBER 2020  
PLAN COMMISSION DATE: 17 DECEMBER 2020

# FINAL FOR PUBLICATION



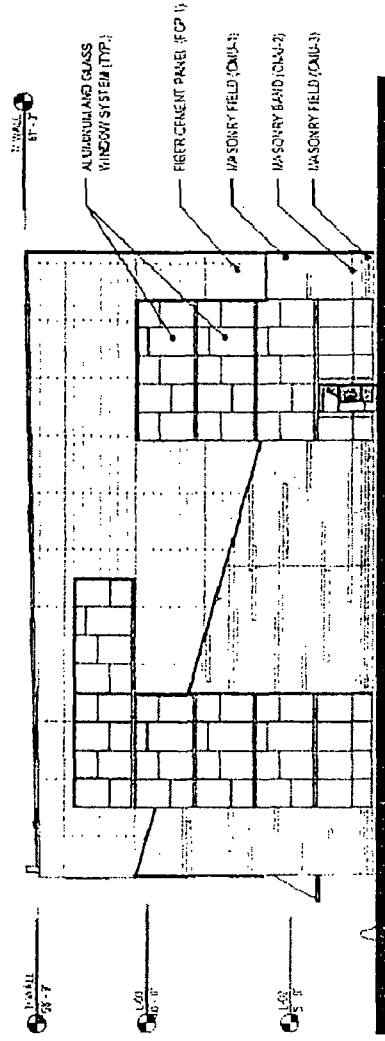
UNDER CONSTRUCTION

## EAST ELEVATION - SUB-AREA 'D'



APPLICANT THE SHOPS AT BIG DEAH LLC  
 ADDRESS 1831-1831 KINGSBURY ST / 935-919 W BLACKHAWK ST / 1450-1472 N DAYTON ST  
 INTRODUCTION DATE 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE 17 DECEMBER 2020

**FINAL FOR PUBLICATION**



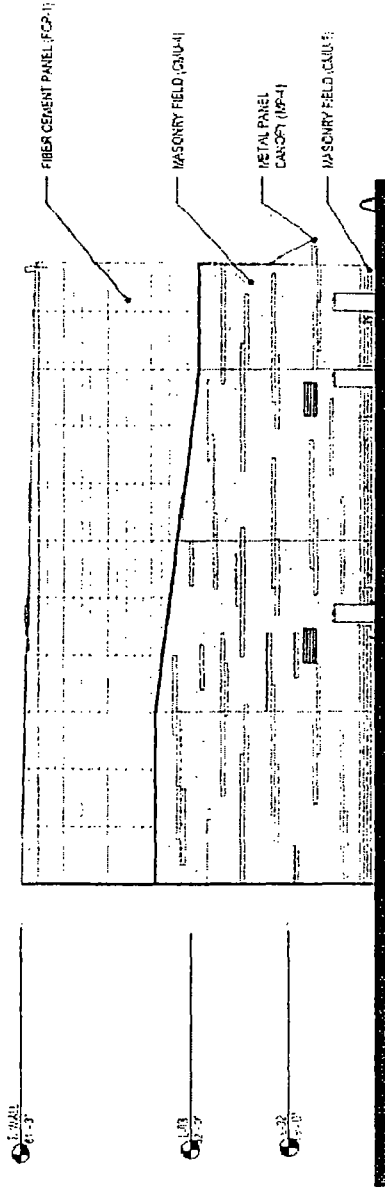
UNDER CONSTRUCTION

**NORTH ELEVATION - SUB-AREA 'D'**



APPLICANT THE SHOPS AT B'G DE AHL LLC  
ADDRESS 1463-1483 N. KINGSBURY ST / 835-919 W BLACKHAWK ST / 1450-1472 N DAYTON ST  
INTRODUCTION DATE 9 SEPTEMBER 2020  
PLAN COMMISSION DATE 17 DECEMBER 2020

**FINAL FOR PUBLICATION**



UNDER CONSTRUCTION

**SOUTH ELEVATION - SUB-AREA 'D'**

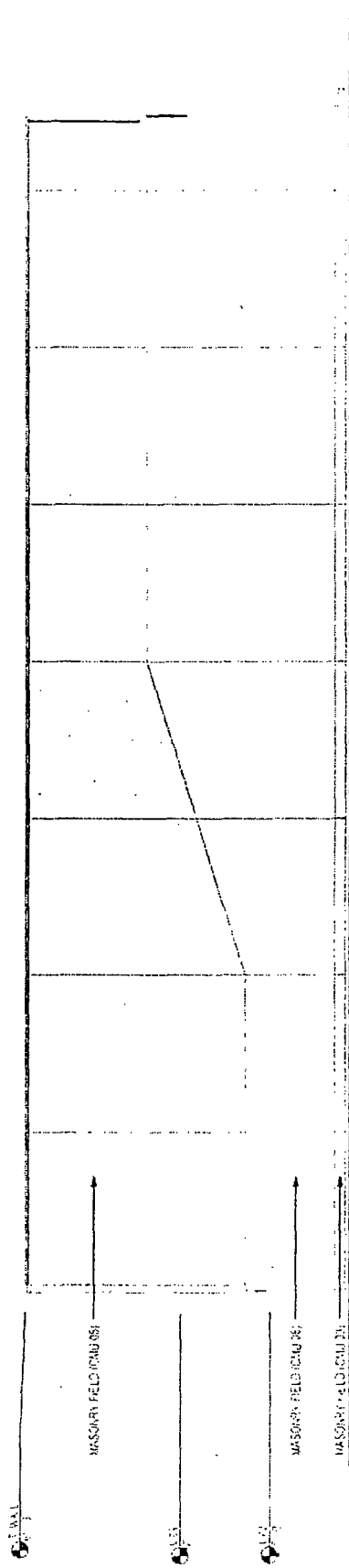


APPLICANT: THE SHOPS AT BIG DAWG, LLC  
ADDRESS: 1450-1472 N KINGSBURY ST, DAYTON OH 45424  
INTRODUCTION DATE: 09 SEPTEMBER 2023  
PLAN COMMISSION DATE: 17 DECEMBER 2020

GIRIEIC ARCHITECTS



**FINAL FOR PUBLICATION**



UNDER CONSTRUCTION

**WEST ELEVATION - SUB-AREA 'D'**



APPLICANT THE SHOPS AT BIG DRAHL LLC  
ADDRESS 1472 N. KIRKSHURRY ST / 235-919 W. BLACKHAWK ST / 1450-1472 N DAYTON ST.  
INTRODUCTION DATE 9 SEPTEMBER 2020  
PLAN COMMISSION DATE 17 DECEMBER 2020




Application #20479

DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

To: Alderman Thomas Tunney  
Chairman, City Council Committee on Zoning

From:   
Maurice D. Cox  
Chicago Plan Commission

Date: December 17, 2020

Re: Proposed Amendment to Planned Development #1292, 1450 N. Dayton St. (Application #20479)

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On December 17, 2020, the Chicago Plan Commission recommended approval of an amendment to Residential Business Planned Development #1292, as amended, submitted by The Shops at Big Deahl LLC. A copy of the proposed ordinance, planned development statements, bulk table and exhibits 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)