



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2021-3097
Type: Ordinance Status: Passed
File created: 7/21/2021 In control: City Council
Final action: 10/14/2021
Title: Zoning Reclassification Map No. 3-F at 1546-1556 N Clark St, 101-129 W North Ave and 1555-1565 N LaSalle St - App No. 20783
Sponsors: Misc. Transmittal
Indexes: Map No. 3-F
Attachments: 1. O2021-3097.pdf, 2. SO2021-3097.pdf

Table with 5 columns: Date, Ver., Action By, Action, Result. Contains 3 rows of legislative actions.

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, Chicago Zoning Ordinance, is amended by changing all the Residential Business Planned Development 1272 symbols and indications as shown on Map No. 3-F in the area bounded by:

West North Avenue; North Clark Street; a line 120.01 feet south of and parallel to West North Avenue; North Sandberg Terrace; a line 102.05 feet south of and parallel to West North Avenue; and North LaSalle Street,

to those of a Residential Business Planned Development 1272, as amended which is

hereby established in the area described, subject to such use and bulk regulations as are set forth in the Plan of Development attached herewith and made a part thereof and to no others.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

Address: 1546-1556 N. Clark Street; 101-129 W. North Ave.; and 1555-1565 N. LaSalle St.

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Residential-Business Planned Development No. 1272, As Amended. Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1272, as amended, ("Planned Development") consists of approximately 30,035 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, 1550 North Clark (Chicago) Owner, 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 titleholders 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 titleholder 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, assigns 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.

4. This plan of development consists of 16 Statements; a Bulk Regulations Table; an Existing Zoning and Land-Use Map; a Planned Development Boundary, Subarea and Property Line Map; Right-of-Way Adjustment Map; Landscape Plan; Site Plan; and Building Elevations (North, South, East and West) prepared by Solomon Cordwell Buenz dated July 23, 2018, which were approved in that Administrative Relief Letter dated August 20, 2018 and for convenience are attached and incorporated 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 Zoning Ordinance, and all requirements thereto,

Applicant: 1550 North Clark (Chicago) Owner, LLC
Address: 1546-1556 N. Clark St.; 101-129 W. North Ave., and 1555-1565 N. LaSalle St.
Introduced: July 21, 2021
CPC Date: September 16, 2021
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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 permitted in the area delineated herein as a Residential-Business Planned Development: multi-family dwelling units, eating and drinking establishments, small and medium venue 'entertainment uses, financial services (excluding pawn shops, pay day loan stores, and drive through facilities), food and beverage retail sales, personal service, general retail sales, indoor participant sports and recreation, office, animal services -veterinary (excluding shelter and boarding kennels and stables, provided that incidental overnight care of sick animals is permitted), accessory uses, and accessory parking.
6. On-premises 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-premises 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 30,035 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 and Landscape Plans 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, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
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 titleholders and any ground lessors.

Applicant: 1550 North Clark (Chicago) Owner, LLC
Address: 1546-1556 N. Chirk St.; 101-129 W. North Ave., and 1555-1565 N. LaSalle St.
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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. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The applicant shall provide a green roof with 8,000 square feet.
15. Pursuant to the Chicago Zoning Ordinance (Section 17-8-0911), Planned Developments are to give priority to the preservation and adaptive reuse of Chicago landmark buildings. The Planned Development includes the Village Theater, which is designated as a Chicago landmark or within a district designated as a Chicago landmark. Work to designated Chicago landmarks is subject to the review and approval of the Commission on Chicago Landmarks pursuant to the Chicago Landmarks Ordinance, Section 2-120-740.

The applicant acknowledges that the Planned Development project includes excavation, new foundations or other work adjacent to the Village Theater, a Chicago landmark building. Pursuant to the Zoning Ordinance, Section 17-8-0911, the applicant acknowledges that it is in the public interest to promote the preservation of historic resources. The applicant shall submit a report, stamped by an engineer, identifying any protective measures that may be required for the historic building and those measures that will be incorporated during

construction as part of the project. The report shall be submitted as part of the Part II Review application to the Historic Preservation Division and be subject to the review and acceptance of the Department of Planning and Development.

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 Residential-Business Planned Development Number 1272 dated January 13, 2016.

Applicant: 1550 North Clark (Chicago) Owner, LLC
Address: 1546-1556 N. Clark St.; 101-129 W. North Ave., and 1555-1565 N. LaSalle St.
Introduced: July 21, 2021
CPC Date: September 16, 2021
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Residential-Business Planned Development No. 1272. As Amended Bulk Regulations and
Data Table

Gross Site Area:

Subarea A: Net Site Area 18,122 sf + Public ROW 13,061 sf- 31,183 square feet

Subarea B: Net Site Area 10,916 sf + Public ROW 12,045 sf- 22,961 square feet

TOTAL GROSS SITE AREA: 54,143 square feet

Area of Public Right-of-Way To Be Vacated in Sub-Area A:

Air Rights Vacation: 692 square feet (To remain as part of the public right-of-way)

Fee Vacation: 997 square feet (Included as part of the Net Site of Sub-Area A)

Sub-Area A Gross Site Area After Vacation:

Subarea A: Net Site Area 18,122 sf, plus Fee Vacation 997 sf = 19,119 square feet

Subarea A: Public ROW 13,061 sf, minus Fee Vacation 997 sf = 12,064 square feet

Subarea A: TOTAL GROSS SITE AREA 31,183 square feet

Net Site Area:

Subarea A: 19,119 square feet

Subarea B: 10,916 square feet

TOTAL: 30,035 square feet

FAR:

Subarea A: 6.85 FAR (130,963 square feet)

Subarea B: 1.76 FAR (19,212 square feet)

TOTAL: 5.0

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Maximum Dwelling Units:

Subarea A: Subarea B: Minimum Parking Spaces:

Subarea A: Subarea B:

In the event fewer dwelling units are constructed, fewer parking spaces may also be constructed so long as the 1.2:1 ratio is maintained.

Minimum Bicycle Parking:

Subarea A: Subarea B:

In the event fewer dwelling units are constructed, fewer parking spaces may also be constructed so long as the 1.2:1 ratio is maintained.

Off Street Loading Berths:

Subarea A: Subarea B: Building Height Subarea A:

Subarea B: Lot Coverage:

Subarea A: Subarea B:

2 - existing condition

116 feet, 6 inches (116 feet, 6 inches to top of building; 128 feet, 6 inches to top of mechanical penthouse)

Existing one-story commercial building

Per Site Plan

Existing

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ZONING AND LAND USE MAP

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ADMINISTRATIVE RELIEF July 23, 2018

APPLICANT . 165C N CLARK (C.nicago) OWNER, LLC

PUOJHCi : 1550 N CLARK. CHICAGO, IL 2017003'

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1555-1565 North I aSalle Street/121-129 West North Avenue

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PROPERTY LINE, BOUNDARY AND SUB AREA MAP

ADMINISTRATIVE RELIEF, July 73, 2018

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1545-155J No.-*.'! Cl3'k Siree'J 101-115 West Ncjrtn A. 1555-1505 Noitn LaSaiie St'cel' 121-129 VVes: \orji <file:///orji>

RIGHT OF WAY ADJUSTMENT MAP

PROJECT 1550 N CLARK, CHICAGO. IL 2017COB

ADMINISTRATIVE REL'irK July 23, 201" APPLICANT 1550 V CLAKK (Chicasc)

OWNER, LLC

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PROJECT
APPLICANT
PROPERTY

1550 N CLARK, CHICAGO, IL

1550 N CLARK (Chicago) OWNER, LLC

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SITE PLAN

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1550 N CLARK, CHICAGO, IL

.1550 N CLARK (Chicago) OWNER, LLC

1546-1550 North Clark Street; 101-115 West North Avenue and -1556-1565 North LaSalle Street; 121-129 West North Avenue

EAST ELEVATION

	PROJECT	1550 N CLARK, CHICAGO, IL 2017008
ADMINISTRATIVE RELIEF= July 23, 2010	APPLICANT	1550 N CLARK (Chicago) OWNER, LLC
t)	PROPERTY	15-13-1550 North Clark Street/ 101-115 West North Avenue and 1556-1565 North LaSalle Street/121-129 West North Avenue ® PD.10-1

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DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

MEMORANDUM

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

From: - V.V. •
Maurice D. Cox / Chicago Plan
Commission

Date: September 16, 2021

Re: Proposed Amendment to Residential Business Planned Development 1272

On September 16, 2021, the Chicago Plan Commission recommended approval of an amendment to the planned development submitted by 1550 N Clark Streets. A copy of the proposed planned development amendment is 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 recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 312-742-9442.

Cc: Steve Valenziano
PD Master File (Original PD, copy of memo)

121 NORTH LASALLE STREET. ROOM 1000, CHICAGO, ILLINOIS 60602