



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2018-9260
Type: Ordinance **Status:** Passed
File created: 12/12/2018 **In control:** City Council
Final action: 7/24/2019
Title: Zoning Reclassification Map No. 13-I at 5700 N Ashland Ave - App No. 19879
Sponsors: Misc. Transmittal
Indexes: Map No. 13-I
Attachments: 1. O2018-9260.pdf, 2. SO2018-9260.pdf

Date	Ver.	Action By	Action	Result
7/24/2019	1	City Council	Passed as Substitute	Pass
12/12/2018	1	City Council	Referred	

Final for Publication

#19879

SUBSTITUTE ORDINANCE 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 of the Residential Planned Development No. 1312 symbols and indications as shown on Map Number 13-J in the area bounded by:

West Edgewater Avenue; North Ashland Avenue; West Hollywood Avenue; a line 288.00 feet west of and parallel to North Ashland Avenue; the alley next north of and parallel to West Hollywood Avenue; and a line 306.03 feet west of and parallel to North Ashland Avenue,

To those of Residential Planned Development No. 1312, as Amended, and a corresponding use district is hereby established in the area above described.

Section 2. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development No. 1312 symbols and indications within the area hereinabove described to the designation of Residential Planned Development No. 1312, as Amended, which is hereby

established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part therefore and to no others. Section 3. This Ordinance shall be in force and effect from and after its passage and due publication.

Common Property Address: 5700 N. Ashland Ave., Chicago, IL

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STANDARD PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development No. 1312 as Amended (Planned Development), consists of approximately 106,251 square feet or approximately 2.44 acres of land which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is owned or controlled by the Applicant. MCZ Edgewater, 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 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.

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
- o Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- 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

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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.

4. This Plan of Development consists of seventeen (17) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Sub-Area Map; Landscape Plan; and, Building Elevations (North, South, East and West) prepared by 2RZ Architecture and dated April 18, 2019, 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 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 in the area delineated herein as a Residential Planned Development No. 1312, as Amended:
 - Sub-Area A: multi-family residential with accessory uses and off-street parking and loading; and
 - Sub-Area B: public open space (neighborhood park) use.
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 65,627 square feet; Subarea A Net Site Area of 26,820.33 square feet; Subarea B Net Site Area of 38,806.67 square feet. This Planned Development transfers 128,293 square feet of floor area development rights from Subarea B to Subarea A, resulting in a subarea maximum FAR of 7.62 in Subarea A and 0.10 FAR in Subarea B.

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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.
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.
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 and agrees that the rezoning of the Property from Residential Planned Development No. 1312 to Residential Planned Development No. 1312, as Amended, triggers the requirements of Section 2-44-080 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project ("ARO Units") as affordable units, or with the approval of the commissioner of the Department of Housing (subject to the transition provisions of Section 2-44-040(c)), in consultation with the commissioner of the Department of Planning and Development ("DPD") as appropriate; (ii) pay a fee in lieu of the development of the ARO Units (Cash Payment); or (iii) any combination of (i) and (ii); provided, however, that residential housing

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projects with 20 or more units must provide at least 25% of the ARO Units on-site or off-site (Required Units). If the developer elects to provide ARO Units off-site, the off-site ARO Units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a higher income area within the meaning of the ARO, and the project has a total of 141 units as obligated by the 2007 ARO and 14 units as obligated by the 2015 ARO. for a total of 155 units. As a result, the Applicant's affordable housing obligation is 16 ARO Units (10% of 141, rounded up; and 10% of 14, rounded down). Applicant has agreed to satisfy its affordable housing obligation by providing 16 ARO Units in the rental building to be constructed in the Planned Development to be approved by the Department of Housing in consultation with DPD as appropriate, as set forth in the Affordable Housing Profile Form

attached hereto as Exhibit []. The Applicant agrees that the ARO rental Units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of ARO Units in the Planned Development, 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 number of required ARO Units without amending the Planned Development. Prior to the issuance of any building permits for any residential 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 of DPD may enforce remedies for any breach of this Statement [], 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.

16. 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 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,

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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 department determines may be necessary or useful in evaluating the extent to which MAVBEs and city residents are informed of and utilized in planned development projects. All such infomiation 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.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the subject property to PD No. 1312 (3/16/2016), which was the underlying zoning prior to the establishment of the Planned Development.

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Residential Planned Development No. 1312, as Amended Amended Bulk

Regulations and Data Table

Gross Site Area:

Area of Public Right of Way:

Net Site Area:

Permitted Floor Area Ratio:

Maximum Number of Residential
(both dwelling and efficiency) Units:

Number of Off-Street Parking Spaces To be Provided:

Minimum Number of Loading Spaces:

Minimum Number of Bicycle Parking Spaces:

Setbacks from Property Lines:

Maximum Building Height:

108,387 square feet (2.49 acres) 35,167 square feet (0.81 acres) 65,627 square feet (1.51 acres) 3.0

155 dwelling units

74 total parking spaces

Date

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Applicant Contact Information

Name: Michael Lerner

Email: mlerner@mczdevelopment.com <mailto:mlerner@mczdevelopment.com>

Development Information

Are you rezoning to downtown?: No Is your project subject to the ARO Pilots?: ~~P4L0TG-APPLY~~ 2007 and 2015 ARO apply

Address

Submitted Date: 04/03/2019

Number From :5700 Number To: N/A Direction: N

Street NumberAshland Postal Code: 60660

Development Name

Information

Ward :40 ARO Zone: Higher Income

Details

ARO trigger :Zoning change and planned development

Total units: 141

Development type: Rent

TSL Project: TSL-or FAR doesn't exceed 3.5

Submitted date: 04/03/2019

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PD BOUNDARY PROPERTY LINE

SUBJECT PREMISES (§j COMMERCIAL USE C RESIDENTIAL USE R

APPLICANT
ADDRESS OF PROJECT
MCZ EDGEWATER INC,
5700 N ASHLAND CHICAGO, IL 60640
INTRODUCTION DATE PLAN COMMISSION DATE
Intro Dalfs December 12, 2016
Plan Commision Dale APRIL 1R, 2019

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APPLICANT

ADDRESS OF PROJECT

INTRODUCTIONS DATE
PLAN COMMISSION DATE

MCZ EDGEWATER INC.

5700 N ASHLAND
CHICAGO, IL 60640

Intro Date. December 12, 2016
Plan Commission Date APRIL 10, 2019

EXISTING LAND USE MAP

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EDGEWATER AVENUE

ONE WAY TRAFFIC

SIAMESE CONNECTION TYP.

SPRINKLER ALARM TYP.

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HACKBERRY IN 15" X 10" TREE GRATE, TYP.

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SEASONAL PLANTING IN 6' X 6' X 3' PLANTER, TYP. £

NEW

MIAMI EIRE HYDRAHT TYP.

1/14 CURB RAMP W/

/

/ 1/12

LL 1 LARES & DETECTABLE
WARNING SURFACE

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NEW CONCRETE SIDEWALK
-SWAMP WHITE OAK IN 5'X10' TREE GRATE, TYP.
MAIN BUILDING ENTRY ANNUNCIATOR PANEL INSIDE ENTRY
5726 N, ASHLAND AVE
.EXISTING HOSPITAL BUILDING FULLY SPRINKLED TO BE RENOVATED '
SUB AREA A

85
® T)S700 N. ASHLAND AVEffi EXISTING HOSPITAL BUILDINGS FULLY SPRINKLED TO BE RENOVATED-

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-SEASONAL PLANITING IN

-4"
6' X 6* X 3* PLANTER, TYP. ii
-NEW CONCRETE SIDEWALK
MAIN BUILDING ENTRY

j-
ANNUNCIATOR PANEL

ft
(5'

INSIDE ENTRY I . II I d NEW 1/14 CURB RAMP
rx!!jijnOj: l"/1/12 FLARES &
DETECTABLE WARNING SURFACE

W. HOLLYWOOD AVE. TWO WAY TRAFFIC;
REMOVE PARKING ON NORTH SIDE OF HOLLYWOOD TO ALLEY
RETROFIT EXISTING SIGNAL AT HOLLYWOOD AND ASHLAND WITH COUNTDOWN PEDESTRIAN SIGNALS

APPLICANT
ADDRESS OF PROJECT

MCZ EDGEWATER IMC.
S700 N ASHLAND
CHICAGO, IL C0G40

gjjg LANDSCAPE PLAN

INTRODUCTION DATE
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W EDGEWATER AVE

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v OCCUPIABLE ROOF

AREA:

TOTAL NET ROOF AREA: 20,348 SF
50% AREA GREEN ROOF REQUIREMENT: 10,174 SF
TOTAL GREEN ROOF: 12,555 SF
Area

GREEN ROOF AREA AND LOCATION SHALL BE ADJUSTED TO MEET 50% GREEN ROOF REQUIREMENT

Mark j Type

2408 i
1631 SF 1095 SF_ 571 SF"

Green Roof
Green Roof
207 SF
617 SF
97 SF 08 SF 77- SF 1127 SF_ 1 S3 SF 421 sr 13-1 SF
Green Koot Green Roof Green Roof
Green Rti of Green Roof Green Roc-f Green Roof Green Roof G'een Roof Green Roof Green Root Gioen Roof
G'eer', Roof
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ADDRGSSOF PROJECT
MCZ EDGEWATER INC.
5700 N ASHLAND CHICAGO, IL 60640
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GREEN ROOF INSTALLATION DETAIL

ORNAMENTAL GRASS PERENNIAL AND GKOUNDCQVER INSTALLATION DUAIL

applicant
address of project

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MCZ EDGEWATER INC.
S700 N ASHLAND CHICAGO, IL G0G40
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VAULTED SIDEWAI. <

, BIKE PARKING

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DOWN
MOM ALLEY

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P29 P28

P27

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P4'-

P32

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P26
N- X
L.. P25 ,
-P36

P23
RAMP UP. TO ALLEY

L- • «2 -u
26'JI 1/2"
P71
18-0'
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P19 - P11

GARAGE r_ a P14

P13

PI7

P12

mi!:

Tel II

AMENITY SPACE

PI61P15

uui.ijaayyo.

1 LOADING STALL
74 TOTAL PARKING SPACES
38 1ST FLOOR
36 BASEMENT
25 BIKE PARKING SPACES

APPLICANT

ADDRESS OF PROJECT
MCZ EDGEWATER INC.

5700 N ASHLAND CHICAGO, IL 60640

INTRODUCTION DATE PLAN COVISION DA IE

LiioDalc; December 12, 2018

Plan Commlsion Dale- APRIL 18, 2019

EDGEWATER AVENUE ONE WAY TRAFFIC

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VAULIEO SIDEWALK

SEASONAL PLANTING IN 6' X 6' X 3' PLANTER, TYP.

HACKBERRYIN 5' X 10' TREE GRATE, TYP

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RAMP DN EROM ALLEY <§> GRADE

LOADING STALL

SEASONAL PLANITING IN-6' X 6' X 3' PLANTER, TYP.

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GROUND LEVEL PLAN

MCZ EDGEWATER INC.

5700 N ASHLAND CHICAGO, IL 60640

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1 LOADING STALL 74 TOTAL PARKING SPACES 38 1ST FLOOR 36 BASEMENT 25 BIKE PARKING SPACES

APPLICANT

ADDRESS OF PROJECT

MCZ EDGEWATER INC.

5700 N ASHLAND
CHICAGO. IL 60640

2ND+3RD FLOOR PLANS

INTRODUCTION DATE

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APPLICANT

ADDRESS OF PROJECT

MCZEOGEWATERINC.

5700 N ASHLAND
CHICAGO. IL 60040

4TH-6TH FLOOR PLANS

INTRODUCTION DATE

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APPLICANT

ADDRESS OF PROJFCT
MC? EDGEWATER INC.

5700 N ASHLAND CHICAGO, IL 60640

INTRODUCTION DATE PLAN COMWISION DA IE

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r* \ 9th Floor - PD Plan
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APPLICANT

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MCZ EDGEWATER INC.

5700 N ASHLAND CHICAGO, IL 60600

intro Date: December 12, 2016
Plan Commisior, Ooto: APRIL 18, 2019

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EXISTING WINDOW TO BE REMOVED. WINDOW OPENING TO BE EXTENDED TO TOP OF CONCRETE SLAB
BRICK TO BE CLEANED + STAINED

LIMESTONE TO REMAIN-

IB

EXISTING GLASS BLOCK TO BE REMOVED + REPLACED WITH ETCHED GLASS FIXED + AWNING WINDOWS

EXISTING WINDOW TO BE REMOVED + REPLACED "WITH GLAZING OR BRICK TO MATCH FACADE
LIMESTONE TO BE CLEANED

APPLICANT

ADDRESS OF PROJECT

INTRODUCTION DATE

PLAN COM VISION DATE

MCZ EDGEWATER INC

5700 N ASHLAND
CHICAGO, IL GOWO

Intro Dale Sjomter 12, 2018

Plat Commission Dais APRIL 18.

NORTH ELEVATION

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EXISTING BRICK TO BE REMOVED + REPLACED WITH GLAZING

Penthouse

101' - T

2nd Floor-Proposed

30" - 4"

8th Floor-Proposed

79' - 4"

7th Floor - Bldg Plan 68' - 6" ... 6th Floor

57' - tr

EXISTING VENT TO BE REMOVED

+ REPLACED WITH GLAZING+ BRICK TO ALIGN WITH

WALL TO BE SET BACK + REPLACED WITH GLAZING

1

EXISTING WINDOWS TO BE REMOVED AND FILLED WITH BRICK

--EXISTING LIMESTONE TO REMAIN

EXISTING WINDOWS TO BE REPLACED

-BRICK TO BE CLEANED + STAINED

- EXISTING LIMESTONE TO REMAIN

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GLASS BLOCK+ LIMESTONE TO BE REMOVED + REPLACED WITH GLAZING

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ADDRESS OF PROJECT
MCZ EDGEWATER INC.

5700 N ASHLAND CHICAGO, IL 60640

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EXISTING BRICK TO BE CLEANED AND PAINTED

EXISTING WINDOWS TO BE REMOVED. OPENINGS TO BE EXTENDED TO CONCRETE SLAB

EXISTING WINDOW TO BE REMOVED AND FILLED IN TO MATCH LIMESTONE WALL

EXISTING BRICK TO BE CLEANED + STAINED

EXISTING LIMESTONE TO BE REMOVED + REPLACED WITH GLAZING

EXISTING WINDOWS TO BE DEMOLISHED AND JOINED IN CONSECUTIVE OPENEING

EXISTING WINDOW TO BE REMOVED. - WINDOW OPENING TO BE EXTENDED TO TOP OF CONCRETE SLAB

APPLICANT

ADDRESS OF PROJECT
MCZ EDGEWATER INC.

5700 N ASHLAND CHICAGO, IL 606-10

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BRICK TO BE CLEANED + STAINED

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BRICK TO BE CLEANED

EXISTING WINDOW TO BE REMOVED + REPLACED /K WITH BRICK + GLAZING TO MATCH FACADE

APPLICANT
ADDRESS OF PROJECT

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PLAN COMMISSION DATE

MCZ EDGEWATER INC.
5700 N ASHLAND
CHICAGO, IL C0040

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