



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: SO2015-6393

Type: Ordinance **Status:** Passed

File created: 9/24/2015 **In control:** City Council

Final action: 4/13/2016

Title: Zoning Reclassification Map No. 4-E at 1320-1354 S Michigan Ave and 64-80 E 14th St - App No. 18502

Sponsors: Misc. Transmittal

Indexes: Map No. 4-E

Attachments: 1. SO2015-6393.pdf, 2. O2015-6393.pdf

Date	Ver.	Action By	Action	Result
4/13/2016		City Council	Passed as Substitute	Pass
4/5/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
4/5/2016	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	
11/17/2015	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
9/24/2015	1	City Council	Referred	

FINAL FOR PUBLICATION

ORDINANCE

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

SECTION 1: That Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, be amended by changing all the DX-7 Downtown Mixed Use District symbols and indications as shown on Map No. 4-E in the area bounded by:

a line 350.75 feet north of and parallel to East 14th Street; South Michigan Avenue; East 14th Street; the alley next west of and parallel to South Michigan Avenue,

to those of a Residential Business Planned Development 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.

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PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Business Planned Development Number _____, ("Planned Development") consists of approximately 63,566.4 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned, controlled or zoning consent has been received by the Applicant, SMAT, 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 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the

submitted plans must be approved by the Department of Transportation.

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 Property Line Map; Sub-Area Map; Site Plan Sub-Area A & B ; Site Plan Sub-Area B & C; Green Roof/ Landscape Plan; LI Ground Floor Landscape Plan; L2 Upper Floor Landscape Plan; L3 Landscape Details; Building Section Plan; and Building Elevations (North, South, East and West) prepared by Solomon Cordwell Buenz and dated March 17, 2016, submitted herein. . In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto,

Applicant: SMAT. LLC
Address 1320-54 S. Michigan Ave, 64-80 13 42-58 E. 14" St.
Introduced: Seplem her 24. 2015
Plan Commission March 17.2016

1

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. In each of the following Sub Areas, the following uses shall be permitted in this Planned Development:

Sub-Area A: residential uses, including up to 500 dwelling units, commercial uses, general retail sales, accessory parking, of which 45% of the required residential parking (maximum 81 spaces) may be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees or guests of the principal uses, co-location of wireless telecommunication and satellite facilities, related facilities and accessory uses.

Sub-Area B: residential uses, including up to 49 dwelling units, commercial uses, general retail sales, eating and drinking establishments, liquor sales as an incidental use, accessory parking, co-location of wireless telecommunication and satellite facilities, related facilities and accessory uses.

Sub-Area C: business support services (excluding day labor employment agency), financial services (excluding payday/title secured loan stores and pawn shops), drive-through facilities, ATMs, general retail sales, eating and drinking establishments, food and beverage retail sales (excluding package liquor stores), office, medical service and personal service,, related facilities and accessory uses.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area of 63,566.40 square feet and a base FAR of 7.00. The improvements to be constructed on the Property will utilize the following series of FAR bonuses:

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FOR PU8LSCA1

Description (list of all bonuses applied for and calculations') FAR

Base FAR:	7.00
Affordable Housing:	1.75
<u>Transit Station Improvements:</u>	<u>.90</u>
Total FAR:	9.65

9. The Applicant acknowledges and agrees that the rezoning of the Property from DX-7 Mixed Use District to this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance" or "AHO"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). The Applicant further acknowledges and agrees that the project has received an affordable housing floor area bonus pursuant to Section 17-4-1004-B of the Zoning Ordinance, as set forth in the bonus worksheet attached hereto as Exhibit A ("Bonus Worksheet"), and as a result is also subject to the requirements of the former Section 17-4-1004-D of the Zoning Code (the "Density Bonus Provisions"). Like the ARO, the Density Bonus Provisions require on-site affordable housing or payment of a fee in lieu of providing affordable housing, but the formulas for calculating the number of required affordable units and the amount of the in lieu payment are different from the formulas in the ARO. If a planned development is subject to both the ARO and the former Density Bonus Provisions, the Applicant may elect to comply with either. In this case, the Applicant has elected to comply with the Density Bonus Provisions. In accordance with the formulas set forth in the former Section 17-4-1004-C and the Bonus Worksheet, the Applicant acknowledges and agrees that it must provide a minimum of 27810.25 square feet of affordable housing floor area (the "Affordable Units") in the building receiving the affordable housing floor area bonus ("Eligible Building"), with an affordable unit mix comparable to the overall mix and approved by DPD's density bonus project manager, or make a cash payment in lieu of providing Affordable Units in the amount of \$1,957,841.60 ("Cash Payment"). Prior to the issuance of any building permits for the Eligible Building, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment or, if providing Affordable Units, enter into an affordable housing agreement with the City pursuant to the former Section 17-4-1004-E9 ("Affordable Housing Agreement"). 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 Eligible Building. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. In addition to the Affordable Housing Agreement, the Applicant acknowledges and agrees that, pursuant to Section 17-4-1003-D3, the Bonus Worksheet will serve as an official record of bonuses and amenities. The Applicant must comply

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Address-	1320-54 S. Michigan Ave . 64-80 E... 42-58 E 14" St.
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with the applicable affordable housing standards and requirements set forth in the former Section 17-4-1004, the terms of which are incorporated herein by this reference. Notwithstanding anything to the contrary contained in the former Section 17-4-1003-E, the Commissioner of DPD may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development. If this Planned Development does not receive city council approval by July 13, 2016, the project will be subject to Section 2-45-115 of the Municipal Code (the "2015 ARO"). In such event, the Applicant shall meet with the Department of Planning and Development to determine the application of the 2015 ARO to the project, and the 2015 ARO requirements will replace and supersede the affordability requirements set forth in this Section.

10. In order to develop the proposed improvements in Sub-Area A, the Applicant has contracted to acquire a portion of the unused floor area (for FAR purposes) and site area square footage (for MLA and FAR Bonus calculation purposes) from Sub-Area C (the "Development Rights"). The Applicant shall establish those Development Rights (i) prior to Part II approval for Sub-Area A and (ii) by delivery to DPD of an executed and recorded Development Rights Agreement ("Agreement"). Said Agreement shall confirm the amount of Development Rights acquired for the benefit of Sub-Area A. Said Development Rights shall be applicable solely to Sub-Area A in accordance with the amounts shown on the Bulk Regulations and Data Table of this Planned Development. In no event shall such transfer of Development Rights cause the FAR or density limitations shown on the Bulk Regulations and Data Table to be exceeded. Delivery of the Agreement shall authorize DPD to initiate Part II review for Sub-Area A pursuant to the parameters set forth in the Bulk Regulations and Data Table of this Planned Development. The items marked with an asterisk on the Bulk Regulations and Data Table (specifically, the reduction of FAR floor area allowable in Sub-Area C from 7.0 to 1.64, the increase of FAR floor area allowable in Sub-Area A from 14.94 to 19.56, and the transfer of site area square footage from Sub-Area C to Sub-Area A for MLA purposes to allow up to 500 dwelling units in Sub-Area A) do not become effective until the Applicant delivers to DPD an executed and recorded copy of Development Rights Agreement as stated hereinabove.

11. Pursuant to Section 17-4-1020 of the Zoning Ordinance, the Applicant has requested an increase in the floor area ratio for the Property by contributing funds to the Chicago Transit Authority ("CTA") for improvements and repairs to public transit infrastructure located in proximity to its development project. In accordance with the formula set forth in Section 17-4-1020-C, the Applicant acknowledges and agrees that it must make a cash payment to the CTA in the amount of \$1,001,704.00. The Applicant must provide evidence that such cash contribution has been paid by the Applicant as a condition to issuance of any Part II approvals. It is further acknowledged by the Applicant that the CTA Board must approve of the final agreement between the Applicant and the CTA, and if for any reason the CTA Board does not approve the final agreement, the Applicant must revise the planned development's bonus structure.

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12. Upon review and determination, "Part 11 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.
13. 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. -
14. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
15. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

16. 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.
17. 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 proposed Planned Development shall be in compliance with the Sustainable Development Policy by obtaining LEED certification and by providing a green roof of at least 50% of Net Roof Area of the new buildings constructed in Sub-Area A containing a green roof of 10,606 square feet and shall meet the applicable storm water requirements of the Department of Planning and Development.
18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the . Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to the DX-7 Downtown Mixed Use District.

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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO.

Gross Site Area:

Area to Remain in the Public Right-of-Way:

Net Site Area:

Sub-area A:

Sub-area B:

Sub-area C: Maximum Floor Area Ratio (FAR):

Sub-area A:

Sub-area B:

Sub-area C:

Overall: Maximum FAR area (sf):

Sub-area A:

Sub-area B:

Sub-area C:

Overall:

Maximum Number of Dwelling Units: Sub-area A: Sub-area B: Sub-area C: Overall:
86,498.8 SF (1.985 Acres)

22,932.4 SF (0.526 Acres)

63,566.4 SF (1.459 Acres)

25,856.0 SF

15,431.4 SF

22,279.0 SF

19.56*(See Note 1) 4.58

1.64*(See Note 1) 9.65

505,865 SF*(See Note 1) 70,638 SF 36,618*(See Note 1) 613,121 SF

500*(See Note 1)

49

0

549

**BULK
REGULATIONS AND**

Applicant: ^AT LLC
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Date: September 24, 2015
CPC Date: March 17, 2016

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**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
NO.**

Minimum Off-Street Parking Spaces:

Sub-area A:

Sub-area B:

Sub-area C: Minimum Bicycle Parking:

Sub-area A:

Sub-area B:

Sub-area C: Minimum Off-Street Loading:

Sub-area A:

Sub-area B:

Sub-area C: Zoning Building Height:

Sub-area A:

Sub-area B:

Sub-area C: Minimum Setbacks:

Sub-area A:

Sub-area B:

Sub-area C:

180 spaces 32 spaces 27 spaces

80 minimum

none

none

3 (10' x25') Berth

none

none

513 feet 115 feet 36 feet

none none none

REGULATIONS AND

City of

City of

City of

Address:

1320-54 S. Michigan Ave., and 64-80 E. 14th St.

Date:

September 24, 2015

CPC Date:

March 17, 2016

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**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
NO.**

Note 1: Items marked with an asterisk (*) herein do not become effective until the requirements contained in Planned Development Statement No. 10 hereof, are satisfied. Please refer to Planned Development Statement No. 10 for the requirements thereof.

REGULATIONS AND

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Applicant: Address: Date: CPC Date:
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SMAT, LLC

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RESIDENTIAL MIXED USE
RESIDENTIAL MIXED USE

COMMERCIAL

V

E. 13TH STREET

COMMERCIAL

COMMERCIAL

RESIDENTIAL MIXED USE

COMM.

RES-MIXED _USE_

RESIDENTIAL MIXED USE
RESIDENTIAL MIXED USE

COMMERCIAL

RESIDENTIAL MIXED USE (UNDER CONSTRUCTION)

UlbNiii-iT6»V
CO»JUERCIAL GU'LOING

EXISTING 7-S TORY
RESIDENTIAL BUILDING
TO'REMAIN

RESIDENTIAL MIXED USE
RESIDENTIAL MIXED USE

RESIDENTIAL MIXED USE

or

EXISTING 2-STORY COMMERCIAL BUILDING 10 REMAIN

H-Ht H-*-1-1

E. 14TH STREET

SURF. PKG

RESIDENTIAL MIXED USE

SfSB
^3?

Applicant: Address: Date: CPC Date:

SMAT, LLC

1320-54 S. Michigan Ave., and 64-80 E. 14th St. September 24, 2015 March 17, 2016

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E. 13TH STREET

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J5

5.00'

: x 10.00'

.10.00'

170.60'
-r r-r
225.60'

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O

PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE

Applicant: Address: Date: CPC Date:

50' 100'

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|
E. 13TH STREET

SUB-AREA A

170.54'

?\o.OO' <file://?/o.OO'>
SUB-AREA B

180.54'

SUB-AREA C

10.00'

j s 170.60' l

! b-l:-K " ' 7-IT

E.14TH STREET

Applicant: Address: Date: CPC Date:

-4

50'

100'

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/N"

'&///// Y/// V//////// A

V, %

EXISTING STREETLIGHT TO REMAIN

■ EXISTING TREE | TO REMAIN I

SITE PLAN - SUB AREA A & B

Applicant: Address: Date: CPC Date:

16'

32'

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SITE PLAN - SUB AREA B & C

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GREEN ROOF LANDSCAPE PLAN

Applicant: Address: Date: CPC Date:

32

16'

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LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

SOUTH MICHIGAN AVENUE
LENGTH (LINEAR FEET)
NUMBER OF TREES REQUIRED (1 PER 25 LF)
NUMBER OF EXISTING TREES TO REMAIN
NUMBER OF ADDITIONAL TREES TO BE
PROVIDED

148-0' 3
2 TREES ARE PROVIDED ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO EXISTING TREE AND LIGHT POLE OFFSETS
NOT APPLICABLE

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE

L-1 GROUND FLOOR LANDSCAPE PLAN

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L-2 UPPER FLOOR LANDSCAPE PLAN

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PARKWAY PLANTER AND TREE PLANTING DETAIL

SCALE: 1/8" = 1'-0"

SHRUB PLANTING DETAIL

SCALE- NOT TO SCALE

SOIL DEPTH CHART

LANDSCAPE AREAS DEPTH IN INCHES

PLANTING BEDS - PERENNIALS *PLANTINSTBEDT*HEDIUH AND SMALL SHRUBS	IS PLANTING MIX 1B PLANTING MIX
RAISED PLANTERS	4B PLANTING MIX
SHADE AND ORNAMENTAL TREES	PER TREE INSTALLATION DETAIL

NOTE THE CONTRACTOR IS TO SUPPLY SOIL FILL MATERIAL TO THE DEPTHS INDICATED ON THE CHART ABOVE

TREE PROTECTION FENCING

SCALE NOT TO SCALE"

0c011910CH0A0K->H01n0rTL0E0m
0WJ0T0G 0W0M0E 0S0E 0I0H0L 0K0T0H 0C0H0V0

VAMEI 1EE0-3--IT 0GT 0C 0PV0"

PERENNIAL AND GROUND COVER INSTALLATION DETAIL

ALUMINUM EDGING (SOIL RETAINER) WHERE ADJACENT TO HARDS CAPE

"scale not to scale

PARKWAY RAILING POST DETAIL

GREEN ROOF INSTALLATION DETAIL

J SCALE 3/8" = 1'-0"

M SCALE 3/16" = 1'-0"

NOTE SPECIES AND QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY THESE SPECIES MAY BE PROVIDED BUT NOT LIMITED TO THE

PLANT PALETTE following

	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPRD	ROOT	REMARKS
TREES	GBPS	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO		4"			B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	PS	PINUS STROBUS	EASTERN WHITE PINE			8' 6"		B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	CAL	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD					B&B	MULTI-STEM TRUNK, SPECIMEN QUALITY
SHRUBS	RT	RHUS TYPHINA 'TIGEREYE'	TIGEREYE SUMAC					«5	4'-0" ON CENTER
	BGM	BUXUS X GREEN MOUNTAIN	GREEN MOUNTAIN BOXWOOD					«3	T-0" ON CENTER
	FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA					«3	T-0" ON CENTER
	HQS	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	SNOW QUEEN OAKLEAF HYDRANGEA					«5	4'-0" ON CENTER
								
								...	

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1326-54 S. Michigan Ave., and 64-80 E. 14th St. September 24, 2015

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Applicant: Address: Date: CPC Date:

75'

37.5'

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T/EXISTING BLDG EL: 36'-0" +/-

E. 14TH STREET
OUTLINE of existing BUILDINGS TO REMAIN

SUB-AREA C

EAST ELEVATION

0' 37' 5" 75'

... .

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Date: September 24, 2015
CPCDate: March 17, 2016

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BUILDING HEIGHT

mm. FOR PUBUGATIOfc!

T/ SCREENWALL

Applicant: Address: Date: CPC Date:

75' 37 5'

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.17 SCREENWALL 'EL 513-0'

Applicant: Address: Date: CPC Date:

0' 37 5'

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Applicant: Address: Date: CPC Date:

75' 37.5'

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CITY OF CHICAGO

*DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT BUREAU OF PLANNING
AND ZONING APPLICATION FOR ZONING BONUS REVIEW*

WORKSHEET: FAR BONUS CALCULATION

Property Address: 1326 S. Michigan Avenue_

ON-SITE BONUSES

Amenity	Amenity area (in sq.ft.)	Lot area (in sq.ft.)	Premium Factor	Base FAR	FAR Bonus calculated
Affordable Housing -On-Site			4	(1)	
Public Plaza and Pocket Park			1		

Chicago Riverwalk	1
Winter Garden	1
Through-Block Connection (Indoor)	0.66
Through-Block Connection (Outdoor)	1
Sidewalk Widening	2
Arcade	1.25
Water Feature	0.3
Upper-Level Setbacks (-7 & -10 Districts)	0.3
Upper-Level Setbacks (-12 & -16 Districts)	0.4
Lower-Level Planting Terrace	1
Green Roofs	0.3
Underground Parking (Levels -1 & -2)	0.15
Underground Parking (Level -3 or lower)	0.2
Underground Loading	0.15
Parking Concealed by Occupiable Space	0.4
<u>FAR Bonus Cap compare with 1.00 (-5) 1.75 (-7) 2.50 (-10) 3.60 (-12) 4.80 (-16)</u>	

3 "■

25% of D

30% of D

30% of D

30% of D

25% of D

Total FAR Bonus On-Site Improvements

OFF-SITE BONUSES

Calculation of Financial Contribution

Formula: Cash contribution for 1 sq.ft. of FAR bonus - 0.8 x median cost of 1 sq. ft. of buildable floor area

Amenity	Bonused Square Feet Desired	Discount Factor	median cost of 1 sqft. of buildable floor area (in \$): See City Survey of Land Cost	Base FAR	Financial Contribution
	A	B	C		D E=A*B*C
Off-Site Park or Riverwalk		0.8			
Street Lighting and Landscaping		0.8			
Transit Station Improvements	56,915	0.8	\$22.00	7	\$1,001,704.00
Pedwav Improvements		0.8			
Adopt-A-Landmark		0.8			
Affordable Housing	111,241	0.8	\$22.00	7	\$1,957,841.60
Education		0.8			
[Totals	168,156				I \$2,959,545.60

Comparison to FAR E

(onus Cap

Amenity	Total Bonused Square Feet Desired	Lot Area (in sq. ft.)	Base FAR	FAR Bonus calculated	FAR Bonus Cap:
Formula:	E	G	H	I = (F/G) * H	Compare with
Off-Site Park or Riverwalk					20% Of H
Street Lighting and Landscaping					20% of H
Transit Station Improvements	56,915	63,566.4	7	.90	20%ofH
Pedwav Improvements					20%ofH
Adopt-A-Landmark					20%ofH
Affordable Housing	111,241	63,566.4	7	1.75	20% of H (-5) 25% of H (-7,-10) 30% of H (-12, -16)
Education					25% of H (-10) 30% of H (-12, -16)

If FAR Bonus calculated exceeds FAR Bonus Cap, the effective FAR Bonus for Off-Site Improvements is equal to the FAR Bonus Cap

Summary

Base FAR	7.00
FAR Bonus for On-Site Improvements	1.75
FAR Bonus for Off-Site Improvements	.90
Total FAR	9.65

Total Financial Contribution

Maximum Floor Area with Base FAR	7.00 x 63,566.4 sf = 444,965 sf
Floor Area with FAR Bonus On-Site Improvements	1.75 x 63,566.4 sf= 111,241 sf
Floor Area with FAR Bonus Off-Site Improvements (.90 FAR rounded)	.90 x 63,566.4 sf = 56,915 sf
Total Maximum Flo ^f -Afeax ^f	9.65x63,566.4 sf= 613,121 sf

Signature of Appficar

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Date Received by (Dept. of Housing & Econ. Dev.) Page 2 of 2

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

MEMORANDUM

TO:

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

FROM:

k.

David L. Reifman Secretary

DATE:

Chicago Plan Commission March 18, 2016

RE: Proposed Planned Development for property generally located at 1320-1354 South Michigan Avenue and 64-80 East 14th Street.

On March 17, 2016, the Chicago Plan Commission recommended approval of the proposed planned development submitted by SMAT, LLC. A copy of the proposed planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, bureau of Planning and Zoning recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

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

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

Chicago Plan Commission

1326 S. Michigan Residential & Retail CPC

Date: March 17, 2016

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**REPORT to the
CHICAGO PLAN COMMISSION from the
DEPARTMENT OF PLANNING AND DEVELOPMENT MARCH
17, 2016**

APPLICANT: SMAT, LLC

LOCATION: 1320-1354 SOUTH MICHIGAN AVENUE; 64-80 EAST 14th STREET

**FOR APPROVAL: ESTABLISHMENT of a RESIDENTIAL BUSINESS PLANNED
DEVELOPMENT IN A DX-7 (DOWNTOWN MIXED USE DISTRICT)**

INTRO DATE: SEPTEMBER 24, 2015

**PD THRESHOLDS: MANDATORY PLANNED DEVELOPMENT - PROPOSED
BUILDING HEIGHT (513') ABOVE THRESHOLD (155') (SECTION 17-8-0512-
B) and PROPOSED BUILDING UNIT COUNT (549) ABOVE THRESHOLD
(200) (SECTION 17-8-0513-B) IN A DX-7 ZONING DISTRICT**

PROJECT SUMMARY

The project consists of the creation of a Residential Business PD with three subareas on an overall 63,566 square foot site. Subarea A, located at approximately 1320 S. Michigan Avenue, will consist of the development of a 513' residential building with 500 dwelling units and 180 enclosed parking spaces on an approximately 25,856 square foot site. The project will provide a 10,000 square foot green roof and will achieve LEED certification. The dwelling units will consist of a mix of efficiencies, one, and two bedroom units. Vehicular access to the site as well as loading will be achieved via the public alley behind the site.

Subarea B, located at approximately 1338-1340 S. Michigan Avenue consists of an existing 7-story residential building with 49 dwelling units and accessory parking as well as a one-story commercial building on an approximately 15,431 square foot portion of the overall site that will remain.

Subarea C, located at approximately 1350 S. Michigan Avenue/64-80 East 14th Street consists of an existing 2-story commercial building and accessory parking that will remain on a 22,279 square foot portion of the overall site.

The site would remain zoned DX-7 prior to establishing the proposed Residential Business

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Planned Development. (See Exhibits)

BULK/USES/DENSITY

2

The PD would cap the FAR for the project at 9.65 which includes the base FAR of 7.0 plus 1.75 FAR from the Affordable Housing Bonus and .9 FAR from the Transit Infrastructure Improvement Bonus. The PD would allow for residential, commercial and accessory parking uses. The Minimum Lot Area (MLA) for the project would be 115. (See Attached Bulk Table)

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EXISTING AERIAL (site in green):

PROPOSED RENDERING

FINAL

RECOMMENDATION

The Department of Planning and Development has reviewed the project materials submitted by the Applicant and compared this proposal to existing development in the community. The area around this project consists of a mix of downtown zoning districts and planned developments and the project represents an opportunity to construct a compatible residential infill project along South Michigan Avenue in Chicago's Near South Side Community Area.

Based on that analysis, the Department of Planning and Development has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

1. The proposed rezoning of the subject property is appropriate under Chapter 17-13 of the Zoning Ordinance. Specifically, the proposed DX-7 underlying zoning classification is existing and the proposed project is 1) consistent with plans for the area, including the Central Area Action Plan (17-13-0308-A); 2) appropriate because of growth and development trends (17-13-0308-B); 3) compatible with the character of the surrounding area in terms of uses, density and building scale (17-13-0308-C), and; 4) compatible with surrounding zoning districts (17-13-0308-D).

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2. The project meets the purpose and criteria set forth in Chapter 17-8 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare. Specifically, this project meets the following provisions of Chapter 17-8:
 - a. Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (per 17-8-0103), as evidenced through the project's design and massing keeping within the context of adjacent structures;
 - b. Promotes green design by conserving non-renewable energy and scarce materials (per 17-8-0908-A) as evidenced by the proposed green roof; and,
 - c. All sides and areas of the buildings that are visible to the public are treated with materials, finishes and architectural details that are of high-quality and appropriate for use on primary street-facing facade (17-8-0907-A-4), as evidenced through the material callouts in this report and on the elevations.
3. The project- has been reviewed and approved by CDOT, MOPD and the Fire Department.

Based on the foregoing, it is the recommendation of the Department of Planning and Development that this application for a Residential Business Planned Development be approved and that the

recommendation to the City Council Committee on Zoning, Landmarks and Building Standards be "Passage Recommended".

Bureau of Zoning and Land Use, Department of Planning and Development

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DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF
CHICAGO

**RESIDENTIAL BUSINESS PLANNED DEVELOPMENT
1320-1354 SOUTH MICHIGAN AVENUE; 64-80 EAST 14th STREET**

RESOLUTION

WHEREAS, the Applicant, SMAT, LLC, has submitted an application seeking approval for a Residential Business Planned Development on a 63,566 square foot property currently zoned DX-7 (Downtown Service District); and,

WHEREAS, the Applicant intends to construct a 513' residential building with approximately 500 dwelling units and 180 parking spaces on a 25,856 square foot portion of the subject site referred to as Subarea A, located at approximately 1320 S. Michigan Avenue; and,

WHEREAS, an existing 7-story residential building with 49 dwelling units and accessory parking as well as a one-story commercial building will remain on site, referred to as Subarea B, located at approximately 1338-1340 S. Michigan Avenue; and,

WHEREAS, an existing 2-story commercial building and accessory parking will remain on a 22,279 square foot portion of the site, referred to as Subarea C, located at approximately 1350 S. Michigan Avenue/64-80 East 14th Street; and,

WHEREAS, the Applicant's request to rezone the property was introduced to the City Council on September 24, 2015; and,

WHEREAS, proper legal notice of the hearing before the Plan Commission was published in the Chicago Sun-Times on March 2, 2016. The Applicant was separately notified of this hearing and the proposed zoning application was considered at a public hearing by this Plan Commission on March 17, 2016; and,

WHEREAS, the Plan Commission has reviewed the application with respect to the provisions of the Zoning Ordinance and finds that the proposal will be consistent with said provisions; and

WHEREAS, the Department of Planning and Development recommended approval of the

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

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application, with the recommendation and explanation contained in the written report dated March 17, 2016, a copy of which is attached hereto and made a part hereof; and,

WHEREAS, the Plan Commission has fully reviewed the application and all informational submissions associated with the proposed amendment, the report and recommendation of the Commissioner of the Department of Planning and Development and all other testimony presented at the public hearing held on March 17, 2016, giving consideration to the Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:

1. THAT the above-stated recitals to this resolution together with the report of the Commissioner of the Department of Planning and Development be adopted as the findings of fact of the Plan Commission regarding this zoning map amendment application.
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning, Landmarks and Building Standards of the final zoning application dated March 17, 2016.

Martin Cabrera, Jr. Chairman Chicago Plan Commission

RBPD No.
Approved: March 17, 2016

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

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CITY OF CHICAGO

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APPLICATION FOR AN AMENDMENT TO ^

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THE CHICAGO

ZONING ORDINANCE

MAR 17 2016

Initial:

1. ADDRESS of the property Applicant is seeking to rezone:

1320-1354 S. Michigan Ave., and 64-80 E. 14th St.

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2. Ward Number that property is located in: 3rd Ward

3. APPLICANT SMAT, LLC

ADDRESS ^ w- Madison, Suite 4700

CITY Chicago

ST A TP 7TP 60602 phomc 312-558-3882

EMAIL

jmurphy@mbres.com

<mailto:jmurphy@mbres.com>

CONTACT PERSON ^{Jonn} Murphy

Is the applicant the owner of the property? YES

NO x

If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed,

OWNER Please see Exhibit A for Owners of Sub-Areas A, B and C

ADDRESS CITY

STATE ZIP CODE__ ' PHONE..

EMAIL CONTACT PERSON

If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY ^{John J-} George/Chris A. Leach, Schuyler, Roche & Crisham, P.C.

ADDRESS 180 N. Stetson Ave., Suite 3700

CITY Chicago STATE jj- ZIP CODE 60601

PHONE (312) 565-8439 FAX (312) 565-8300 EMAIL jgeorge@srcattorneys.com
<<mailto:jgeorge@srcattorneys.com>>

cleach@srcattorneys.com <<mailto:cleach@srcattorneys.com>>

If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

John Murohv

7. On what date did the owner acquire legal title to the subject property? Various Dates

8. Has the present owner previously rezoned this property? If yes, when? No

9. Present Zoning District ^{DX~7} Proposed Zoning District RBPD

10. Lot size in square feet (or dimensions') 6"1,341.66 sq. ft.

] 1. Current Use of the property Surface parking lot, and existing residential, commercial and bank buildings.

- 12. Reason for rezoning the property The Proposed development requires approval pursuant to the planned development process.
- 13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)
Please see Planned Development Statements and Exhibits for specific information.
- 14. On May 14 \ 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES^x

CITY OF CHICAGO ECONOMIC DISCLOSURE
STATEMENT AND AFFIDAVIT

SECTION 1 - GENERAL INFORMATION

A. Legal name of the Disclosing Party submitting this EDS. Include d/b/a/ if applicable:

1330, S .MICHIGAN: LLC.

Check ONE of the following boxes:

_____ is:

OR

2. a legal entity; State the jurisdiction in which the Applicant-in which the Disclosing Party holds an interest: _____

m . . . , J , ; - * * . . .

3. a legal entity with a right of control (see Section 4) State the legal name of the entity in which the Disclosing Party holds a right of Control: _____

Business address of the Disclosing Party: 3831--RUBY STREET SUITE 100.
SMILER PARK. IL 60176

C. Telephone: 312-371-2300 Email: STANSQBIE@GMAIL.COM
<mailto:STANSQBIE@GMAIL.COM> ,

D. Name: Tcbri^

E. ffeftl^E^^

F. 'Brl'f_vdescpti
■ which^th'is £D\$-pertains. (Incude:p^ if applicable):

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G. Which City agency .or departnieritls request ED S?^fejf^ . fvA/?f 17^ Q.»7(3/ fetelopMefrfi

if:&eM please complete weVjfb •

Specificationtr^N/A;;. ;, .! ..!/^A. .^n^^bnti^t^ N/A, .. . - ; j ,

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SECTION II DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

- Person Limited liability company
- Publicly registered business corporation Limited liability partnership
- Privately held business corporation Joint venture ¹
- Sole prbpnetorship Not-for-profit corporation
- General partnership (is the not-for-profit corporation also a 501 (c)(3))?
- Limited partnership ; Yes No
- Tifust Other (pleasc-spccify^ . >

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3). For legal erititi^^ busirt^s:
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lob'b^isti.apgp^ 4^|I^isclpsln^ nafaeapv.b^^ attorney,

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Page 3 of 13

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated.) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.
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(Add sheets if necessary)

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2. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section ILB.I. of this EDS:

- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, within a five-year period preceding the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving;
- c. are not
- state or local) with committing any of the offenses set forth in clause B.2.b. of this Section;
- d. in any transaction;
(federal, state or local)
- e. have not, within a five-year period preceding the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving; or in any connection with the performance of any contract or transaction with the federal government, state or local government, or any other unit of government.

3. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section ILB.I. of this EDS:

- the Disclosing Party;

Page-5 of-13;

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Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity Of either the Disclosing Party or any Contractor nor any Agents have; during the five years before the date this EDS is signed, or with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the five years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or

attempting to bribe, a public officer or employee of the City, State, or of any state or local government or employee's official capacity;

b. The following is a list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the execution date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

a. The following is a list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the execution date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

1. The following is a list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the execution date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

2. The following is a list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the execution date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

c. The following is a list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the execution date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

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• The following is a list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the execution date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

7. The following is a list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the execution date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

8. The following is a list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the execution date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

9. The following is a list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the execution date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

Page 43 of 45

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Disclosing Party certified to the above statements.

8. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the execution date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

Official; the City of Chicago.

9. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the execution date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

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value'df less than \$20,000 per year

with "M" or "none"). As with any other employee, the name of the employee shall be listed in alphabetical order.

1. The Disclosing Party certifies

[X] I am not a lobbyist for the City.

I am not a lobbyist for the City.

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"We are not and will not be a lobbyist for the City."

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^ 1 :

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Disclosing Party certified to the above statements.

D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS.

Any words, or terms, that are defined in Chapter 2-156 of the Municipal Code have the same meanings when used in this Part D.

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I hereby certify that I am not a lobbyist for the City.

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comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

X 1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records. *

, 2. The Disclosing Party verifies that, as a result of conducting the search in step 1 above, the Disclosing Party has found no records of slaveholder insurance policies; The Disclosing Party has found no records, including the names of any and all slaveholders described in those records:

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and proceeds of debt obligations of the City are not being used for the purpose of funding A.

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SECTION VII - ACKNOWLEDGMENTS, CONTRACT INCORPORATION, COMPLIANCE, PENALTIES, DISCLOSURE

The Disclosing Party understands and agrees that:

A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any contract or other agreement between the Applicant and the City in connection with the Matter, whether procurement; City assistance, or other City action, and are material inducements to the City's execution of any contract or taking other action with respect to the Matter. The disclosing Party understands that it must comply with all statutes, ordinances, and regulations of which this EDS is based.

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Sedgwick's Chicago, IL 60610, (312) 466-6661. All parties must comply fully

with the applicable ordinances.

with the applicable ordinances.

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F.1. The Disclosing Party is not delinquent in the payment of any tax administered by the Illinois Department of Revenue, nor are the Disclosing Party or its Affiliated Entities delinquent in paying any fine, fee, tax or other charge owed to the City. This includes, but is not limited to, all water charges, sewer charges, license fees, parking tickets, property taxes or sales taxes.

F.2 If the Disclosing Party is the Applicant, the Disclosing Party and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed by the U.S. E.P.A. on the federal Excluded Parties-List-System ("EPLS") maintained by the U.S. General Services Administration. -; ■: . . . :

F.3 If the Disclosing Party is the Applicant, the Disclosing Party will obtain from any contractor/subcontractors. hii cd or .to

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CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT
AND AFFIDAVIT
APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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the©^
have^!fim!ffi^

.a- -

If yes, please identify
such person is

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CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX B

... his Appendix A. If the person is a direct or indirect owner of the business, please provide the name of the person and the percentage of ownership.

Yes

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...

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;Yes' ' ' "'

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