



Office of the City Clerk

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

File #: SO2017-7019
Type: Ordinance **Status:** Passed
File created: 10/11/2017 **In control:** City Council
Final action: 6/27/2018

Title: Zoning Reclassification Map No. 2-G at 1501-1555 W Monroe St, 101-139 S Ashland Ave, 100-116 S Laflin St and 1542-1554 W Adams St - App No. 19378

Sponsors: Misc. Transmittal

Indexes: Map No. 2-G

Attachments: 1. SO2017-7019.pdf, 2. O2017-7019.pdf

Date	Ver.	Action By	Action	Result
6/27/2018	1	City Council	Passed as Substitute	Pass
11/20/2017	1	Committee on Zoning, Landmarks and Building Standards		
10/11/2017	1	City Council	Referred	

FINAL FOR PUBLICATION

SUBSTITUTE ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Planned Development Number 773 symbols and indications as shown on Map 2-G in the area bounded by:

West Monroe Street; South Laflin Street; the public alley south of and parallel to West Monroe Street; and a line 123.12 feet west of and parallel to South Laflin Street

to those of a DX-3 Downtown Mixed-Use District.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all of the Planned Development Number 773 symbols and indications as shown on Map 2-G in the area bounded by:

West Adams Street; South Ashland Avenue; a line 89 feet south of and parallel to West Monroe Street; and the public alley east of and parallel to South Ashland Avenue

to those of a DX-3 Downtown Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the Planned Development Number 773 symbols and indications as shown on Map 2-G in the area bounded by:

South Ashland Avenue; West Monroe Street; a line 123.12 feet west of and parallel to South Laflin Street; the public alley south of and parallel to West Monroe Street; the public alley east of and parallel to South Ashland Avenue; and a line 89 feet south of and parallel to West Monroe Street

to those of a DX-5 Downtown Mixed-Use District.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all of the DX-5 Downtown Mixed-Use District symbols and indications as shown on Map 2-G in the area bounded by:

South Ashland Avenue; West Monroe Street; a line 123.12 feet west of and parallel to South Laflin Street; the public alley south of and parallel to West Monroe Street; the public alley east of and parallel to South Ashland Avenue; and a line 89 feet south of and parallel to West Monroe Street

to those of a Residential-Business Planned Development Number 773, 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 thereof and to no others.

SECTION 4. This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 1501-1555 West Monroe / 101-139 South Ashland / 100-116 South Laflin / 1542-1554 West Adams Chicago, Illinois

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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT. NO. 773, AS AMENDED PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number 773 (Planned Development) consists of approximately 65,466 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. Monroe 1515 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
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

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

4. This Plan of Development consists of 18 Statements and a Bulk Regulations Table; an Existing Land Use Map; an Existing Zoning Map; a Property Line and Boundary Map; an Existing Zoning Map; a Site Plan; a Landscape Plan; and Building Elevations (North, South, East and West) prepared by Booth Hansen and dated June 21, 2018, 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 Planned Development 773: Dwelling Units located above the ground floor; Multi-Unit Residential; Cultural Exhibits and Libraries; Animal Services

(excluding shelter/boarding kennels and stables); Artist Work or Sales Space; Business Support Services; Eating and Drinking Establishments (all, including outdoor patio on a rooftop and at grade); Small Venues; Financial Services (excluding payday loan, pawn shops and drive-through facilities); Food and Beverage Retail Sales; Vacation Rental; Medical Service; Office; Personal Service; Repair or Laundry Service, Consumer; General Retail Sales; Indoor Participant Sports and Recreation; Children's Play Center; Artisan Manufacturing; Co-located Wireless Communication Facilities; and related, incidental 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 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 65,466 square feet and a base FAR of 3.0.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at

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(lie lime, 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. Pursuant to the Chicago Zoning Ordinance (Section 17-8-0911), a Planned Development (PD) gives priority to the preservation and adaptive reuse of Chicago Landmark buildings. The PD includes a complex of four existing buildings, and the Commission on Chicago Landmarks has approved a resolution on the preliminary landmark recommendation to designate this complex as a Chicago Landmark at their meeting on June 7, 2018. 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.

13. 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.
14. 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.
15. 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.
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

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

17. The Applicant acknowledges and agrees that the rezoning of the Property from Planned Development Number 773 to the DX-5 Downtown Mixed-Use District, and then to Planned Development Number 773 , as amended ("PD"), for construction of the Project triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or the "ARO"). The Applicant further acknowledges and agrees that the Property is located in the Near North/Near West Pilot Area, pursuant to Section 2-45-117 of the Municipal Code (the "Near North/Near West ARO Pilot Area Ordinance" or the "Pilot"). The Near North/Near West Pilot Area is divided into two zones: the Near North Zone and the Near West Zone. The Property is located in the Near North Zone. In the Near North Zone, pursuant to the ARO, the percentage of units in a residential housing project required to be affordable for a period of 30 years, whether rental or for-sale, is increased from 10% to 20%. Any developer of a residential housing project in the Near North Zone must provide the first 10% of units required to be affordable (the "First Units") either: (i) in the residential housing project, or (ii) with the approval of the Commissioner of the Department of Planning and Development (the "Commissioner"), in an off-site location within two miles of the Property and in the same or a different higher income area or downtown district, or (iii) any combination of (i) and (ii). In addition, the developer must provide the second 10% of units required to be affordable (the "Additional Units") either: (i) in the residential housing project, or (ii) with the Commissioner's approval, in an off-site location anywhere within the Near North/Near West Pilot Area, regardless of distance from the project or income area, or (iii) any combination of (i) and (ii). The project has a total of 260 housing units. As a result, the Applicant's affordable housing obligation is 52 affordable units (20% of 260), consisting of 26 First Units and 26 Additional Units. Applicant has agreed to satisfy its affordable housing obligation by providing the First Units and the Additional Units in the rental building to be

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constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto; provided, however. Applicant has agreed to make a good faith effort to locate at least six of the Additional Units off-site and to substitute owner-occupied units for rental units in such off-site location(s). In accordance with the ARO Pilot, the Applicant is required to lease the First Units to households earning up to 60% of the Chicago Primary Metropolitan Statistical Area median income ("AMI") at prices affordable to households at such income level, and is required to lease the Additional Units to households earning up to 80% or 100% of AMI, as determined by rule and approved by the Commissioner, at prices affordable to households at such income levels; provided, however, if the Applicant provides off-site owner-occupied units to satisfy its Additional Units obligation, the Applicant shall sell such units to households earning up to one hundred twenty (120%) of the AMI at prices affordable to households earning up to one hundred percent (100%) of the AMI. If the Applicant subsequently reduces (or increases) the number of housing units in the project, or elects to build a for-sale project instead of a rental project, or (with the Commissioner's approval) elects to construct off-site units instead of on-site units, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval. DPD may adjust the requirements to reflect any such change without amending the Planned Development. Prior to the issuance of any building permits for any residential 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 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner may enforce remedies for any breach of this Statement 16, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

18. 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 property to the DX-5 Downtown Mixed-Use District.

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**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO.
BULK REGULATIONS AND DATA TABLE**

Gross Site Area (sf):	95,808
Area of Public Rights-of-Way (sf):	26,646
Net Site Area (sf):	65,466
Maximum Floor Area Ratio:	3.0
Maximum Number of Dwelling Units:	260*

Minimum Off-Street Parking Spaces 9
Minimum Bicycle Parking Spaces: 98
Minimum Off-Street Loading Spaces: 2(10 feet by 25 feet)
Maximum Building Height: Per plans
Minimum Setbacks: Per plans

* Maximum 39 percent efficiency units

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2015 Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to, 'ithe/.,;2bl.5: vARO_v(dll:..j3tojects- submitted-to City Council after October 13, 2015). More Information^

This completed form should be returned to:.. Kara.^ Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. ^

Date: March 16, 2018

DEVELOPMENT INFORMATION

Development Name: 1515 W Monroe Development

Address: 151 5 W Monroe St

Zoning Application Number, if applicable:

Ward: 28

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

Type of City Involvement LZI City Land

0 P'a™ed Development (PD)

check all that apply Q Financial Assistance

r~] Transit Served Location (TSL) project

| [Zoning increase REQUIRED ATTACHMENTS: the AHP will not be

reviewed until all required docs are received

I laRQ Web Form completed and attached - or submitted online on**Need Help/Off-Site Phase

/

ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel) If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached {pdf}

| If ARO units proposed are off-site, required attachments are included (see next page) | If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

DEVELOPER INFORMATION

Developer Name Monroe 1515 LLC

Developer Contact Mark Heffron

Developer Address 1025 W Sunnyside Ave, Suite 300

Email mheffron@cedarst.com <mailto:mheffron@cedarst.com>

Developer Phone 312*506*3200

Attorney Name Katie Jahnke Dale

A*omey Phone 312-368-2153

TIMING

Estimated date marketing will begin 1 st Quarter 2020 Estimated date

of building permit* 2rd Quarter of 2018 Estimated date ARO units will

be complete -j sj Quarter 2020

'note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

PROPOSEC i UTftTS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager) .

Kara-Breems-DPD

Date

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Developer/Project Manager

Date

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Applicant Contact Information

Name: Monroe 1515 LLC Email:
mheffron@cedarst.com
<mailto:mheffron@cedarst.com>

Development Information

Submitted Date: 03/23/2018

Number To: N/A

\ Direction: W Postal Code: 60607

Development Name

1515 W Monroe

Are you rezoning to downtown?: Yes

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

Information

Ward: 28

ARO Zone: Downtown

Pilot Area: Near North

Details

ARO trigger: Downtown Planned Development Total units: 260

Development type: Rent

Requirements

First ARO Units: 26 Additional ARO Units: 26

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

On-Site: 26

Off-Site: 0

On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0 Total Units: 26

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

Will the Units be 80% AMI or 100% AMI: 100% AMI

On-Site: 20

Off-Site: 6

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 26

Off Site Unit Information for Additional ARO Units

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

Number: 1515

Direction: W

Street Name: Monroe

Postal Code: 60607

Information

Zone of Off-site Units: Higher Income

Pilot Area: Near North

Ward of Off-site Units: 28

Distance to Primary Development: 0 Miles

Off-site Administrative Fee: 30000

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David Reifman Commissioner
Department of Planning and Development

June 21, 2018

Re: Proposed Planned Development Amendment (1511-15 W. Monroe St. & 101-09 S. Ashland Ave.)

On June 21, 2018, the Chicago Plan Commission recommended approval of a proposed Planned Development amendment submitted by the Applicant, Monroe 1515 LLC. The project involves the rehabilitation and reuse of the existing buildings at 1511-15 W. Monroe St. & 101-09 S. Ashland Ave. to include 260 residential units. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-0756.
121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602

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