



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** SO2012-36  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 1/18/2012  
**In control:** City Council  
**Final action:** 10/31/2012  
**Title:** Zoning Reclassification Map No. 13-H at 1801-1819 W Argyle Ave - App No. 17400  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 13-H  
**Attachments:** 1. SO2012-36.pdf, 2. O2012-36.pdf

Date	Ver.	Action By	Action	Result
10/31/2012	1	City Council	Passed as Substitute	Pass
10/25/2012	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
2/23/2012	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
1/18/2012	1	City Council	Referred	

## FINAL FOR PUBLICATION

### 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 B1-1 Neighborhood Shopping District symbols and designations as shown on Map No. 13-H in the area bounded by

West Argyle Street; the westerly right-of-way line of the Chicago & Western Railway; a line 626.43 feet South of and parallel to West Argyle Street; a line 200.15 feet West of and parallel to the westerly right-of-way line of the Chicago & Western Railway,

to those of a B2-3 Neighborhood Mixed-Use District 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 B2-3

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Neighborhood Mixed-Use District/symbols and designations as shown on Map No. 13-H in the area bounded by

West Argyle Street; the westerly right-of-way line of the Chicago & Western Railway; a line 626.43 feet South of and parallel to West Argyle Street; a line 200.15 feet West - of and parallel to the westerly right-of-way line of the Chicago & Western Railway,

to the designation of a Residential Planned Development 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 3: This Ordinance shall be in force and effect from and after its passage and due publication.

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### RESIDENTIAL PLANNED DEVELOPMENT NO. PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number , ("Planned Development") consists of consists of a net site area of 125,355 square feet (2.8777 acres), which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Ravenswood Terrace, 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 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 Housing and Economic 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 sixteen Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Green Roof Plans for the

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Applicant: Ravenswoxcl Terrace I.I.C

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four- and five story "C" Buildings; East Building Elevations, West Building Elevations, Building A Elevations, Building AI Elevations, Building B Elevations, Building CI Elevations: Front, Rear and Side, Building C2 Elevations: Front, Rear and Side prepared by GREC Architects and dated September 20, 2012, an and Affordable Housing Profile Form submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, 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 Planned Development: multi-unit residential, accessory parking, and related uses and services.

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 Housing and Economic 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 established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of 125,355 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic 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

Applicant: Address. Date: Revised:

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Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

12. The terms and conditions of development under this the 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.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and

regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

14. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Housing and Economic Development. All the buildings to be constructed in the Planned Development shall be certified under the Chicago Green Homes Program . The Applicant shall provide 5,272 square feet of vegetated ("green") roof which is at least fifty percent (50%) of the Unit C buildings' net roof area.
15. The Applicant acknowledges and agrees that the rezoning of the Property from BI-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District for construction of this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). 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). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as an Exhibit, the Applicant has agreed to provide 15 affordable housing units in the Residential Project for households earning up to 60% of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), or make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per unit ("Cash Payment"). At the time of each Part II review for the Residential Project, Applicant may update and resubmit the Affordable Housing Profile Form to the Department of Housing and Economic Development ("HED") for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, HED shall adjust the requirements of this Statement 15 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development. Prior to the issuance of any

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Applicant: Ravenswood Terrace LLC Address: SO I  
-1XI<sup>1</sup> W. arg) le Street Date: January 11. .1)1.1  
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building permits for the Residential Project, including, without limitation, excavation or foundation permits, the Applicant must either make tne^fequrretT Cas^""Payment, or execute an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2). 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 Residential Project and will constitute a lien against each Affordable Unit. The Commissioner of HED 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.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to the B2-3 Neighborhood Mixed-Use District.

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*Address: M.H.I.SI) W. argyle Street*  
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PLANNED  
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## 'ISTING ZONING MAP

APPLICANT: RAVENSWOOD TERRACE, LLC

ADDRESS: 1801-19 W ARGYLE

SUBMIT TED: 10 JANUARY 2012

CPC DATE: 20 SEPTEMBER 2012

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\- RAVENSWOOD TERRACE  
PLANNED  
DEVELOPMENT AREA

LAND USE MAP

APPLICANT: RAVENSWOOD TERRACE, LLC  
ADDRESS: 1801-19 W ARGYLE  
SUBMITTED: 10 JANUARY 2012  
CPC DATE: 20 SEPTEMBER 2012

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UNNED DEVELOPMENT BOUNDARY & PROPERTY LINE

APPLICANT: RAVENSWOOD TERRACE, LLC  
ADDRESS: 1801-19 W ARGYLE  
SUBMITTED: 10 JANUARY 2012  
CPC DATE: 20 SEPTEMBER 2012

**RAVENSWOOD TERRACE**

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## SITE PLAN

APPLICANT: R/WENSWOOD TERRACE, LLC

ADDRESS: 1801-19 W ARGYLE

SUBMITTED: 10 JANUARY 2012

CPC DATE: 20 SEPTEMBER 2012

## RAVENSWOOD TERRACE GREG Architects^! FINAL FOR PUBLICATION

### LANDSCAPE ORDINANCE ANALYSIS

#### PARKWAY PLANTING

200.15'

#### WEST ARGYLE STREET

LENGTH (LINEAR FEET)

NUMBER OF TREES REQUIRED (1 PER 25 LF)

NUMBER OF EXISTING TREES TO REMAIN

NUMBER OF ADDITIONAL TREES TO BE PROVIDED

#### VEHICULAR USE AREA SCREENING

WEST ARGYLE STREET

LENGTH (LINEAR FEET)

NUMBER OF TREES REQUIRED (1 PER 25 LF)

NUMBER OF EXISTING TREES TO REMAIN

NUMBER OF ADDITIONAL TREES TO BE PROVIDED  
SCREENING

VEHICULAR USE AREA INTERNAL PLANTING

TOTAL VEHICULAR USE AREA	29,926 SF	
INTERNAL PLANTING AREA REQUIRED (7.5% OF 29,926)		2,244 SF
INTERNAL PLANTING AREA PROPOSED	4,672 SF	
NUMBER OF TREES REQUIRED (2,244 / 125)	18	
NUMBER OF EXISTING TREES TO REMAIN	0	
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	18	

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LANDSCAPE PLAN S

APPLICANT: RAVENSWOOD TERRACE, LLC  
ADDRESS: 1801-19 W ARGYLE  
SUBMITTED: 10 JANUARY 2012  
CPC DATE: 20 SEPTEMBER 2012

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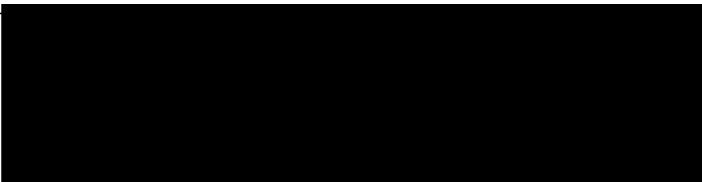
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## Affordable Housing Profile Form (Rental)

Submit this form to the Department of Housing & Economic Development for each project that triggers an affordability requirement (including CPAN, ARO, and the Density Bonus).

This completed form should be returned (via e-mail, fax, postal service or interoffice mail), to: Kara Breems, Department of Housing & Economic Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: Kara.Breems@cityofchicago.org <mailto:Kara.Breems@cityofchicago.org>: Telephone: (312) 744-6746.

For information on these programs/requirements, visit [www.cityofchicago.org/hed](http://www.cityofchicago.org/hed)  
<<http://www.cityofchicago.org/hed>>

Date: \_September 20, 2012

### SECTION 1: DEVELOPMENT INFORMATION

Development Name: Ravenswood Terrace Development

Address: Argyle and Ravenswood Ward: 47th

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

Type of City involvement: \_no Land write-down  
(check all that apply) \_no Financial Assistance  
\_yes PD,

### SECTION 2: DEVELOPER INFORMATION

Developer Name: owner; Ravenswood Terrace LLC;GRUZZ properties LLC developer

Developer Contact (Project Coordinator): Greg Merdinger Developer Address:  
833 N. Orleans Chicago Illinois, 60610 Suite 400

*May we use email to contact*

Email address: greg@belgraviagroup.com  
<mailto:greg@belgraviagroup.com>you? Yes  
Telephone Number: 312-751-2777 extension 159

### SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: 150 x  
Total units \*20% if TIF assistance is provided

For Density Bonus projects:  
Bonus Square Footage\* Affordable sq. footage required

\*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 ([www.cityofchicago.org/zoning](http://www.cityofchicago.org/zoning) for zoning info).

## b) building details

In addition to water, which of the following utilities will be included in the rent (circle applicable):

gas heat electric heat

Is parking included in the rent for the: affordable units? no market-rate units'; If parking is not included, what is the monthly cost per space? \$30 average Estimated date for the commencement of marketing: 2014

Estimated date for completion of construction of the affordable units: 2014

For each unit configuration, fill out a separate row, as applicable (see example).

Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)
Affordable Units affordable units and market units are similar in size and makeup	One bedroom one bath	7	One	630 ft. <sup>2</sup> of proximate average		per city 60%
	Two bedroom two bath	8	Two	1100 ft. <sup>2</sup> of proximate average		per city 60%
	Market Rate one bedroom	63		\$1291 average	N/A	N/A
	Two bedroom	72		\$2255 average	N/A	N/A
	150 total				N/A	N/A

\*Rent amounts determined by the "City of Chicago's Maximum Affordable Monthly Rent Chart"

## SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment -in-lieu?

(typically corresponds with payment/issuance of building permits) Month/Year

For ARO projects, use the following formula to calculate payment owed:

Number of total units in development X 10% = (round up to nearest whole number) X \$100,000 = \$ " Amount owed

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Authorization to. Proceed (to be completed by Department of HED)

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Kara Breems, date Department of Housing & Economic Development

Green ^AUunn,^,,,,

Project Name:

' Street Number (if the address only includes one street number, please fill only the cell "from"):

1801 1819 W Argyle

Ave

Ward No: Community Area No:

47

Check applicable:

^Planned Development ☐ Redevelopment Agreement ^Zoning Change

From: S^aiH

+ PD No:

☐ Public project

Total land area in sq.ft.:

Total vehicular use area in sq.ft.:

RDA No: | ☐ Landmark

Total buildings! footprint in sq.ft <http://sq.ft>:

125,355

Enter First Name Last Name

**Project Size:**

Select project category:

OPO Project Manager: BG/GR Matrix:

Res. 4 or more Market Rate

Check applicable:

Financial Incentives: ☐ tif

☐ grif

☐ SBIF

☐ Land Sale Write Down

47,995

29,926

☐Empowerment Zone Grant    ☐Class L ☐ind. Dev. Revenue Bonds    ☐Class 6b ☐Bank Participation Loan ☐DOH

*Check applicable:*

- ☐Public plaza & pocket park
- ☐Chicago Riverwalk improvements
- ☐Winter gardens
- ☐indoor through-block connection
- ☐Sidewalk widening
- ☐Arcades

- ☐Water features in a plaza or pocket park ☐Setbacks above the ground floor ☐Lower level planting terrace ☐Green roof
- ☐Underground parking and loading ☐Concealed above-ground parking

*1/19/2013*

required per Zoning

Code or Green tool/Building Green Matrix

To be Provided by the development:

7' Landscape Setback Interior Landscape Area No. of Interior Trees No. of Parkway Trees

*Square footage: Square footage:*

*Please fill, if applicable*

X	
233	23a
2,244	4,672
18	18
2	2

River Setback Private Open Space  
*Privately developed Public Open Space square footage:*



0	0
0	
0	0

Stormwater Management (At-grade volume control):  
Permeable paving Raingarden Filter strip Bioswale Detention pond Native landscaping  
Rain-water collection cistern/barrel Total impervious area reduction

mm

Square footage] - : ' ■ • ■ -0 Check applicable: - ■. GJ-'-' 7r , -  
**4,672**  
:ft

Square footage: Gallons: Square footage:

Other sustainable surface treatments:  
Green roof Energy Star roof High-albedo pavement

Square footage: Square footage:

5,175	5272
0	0
Square footage:	0

No. of accessory parking spaces

Total no. of parking Spaces (Accessory + Non- Acc.)  
No. of parking spaces dedicated to car sharing services (Eg.: I-Go, Zip-Car) No. of bicycle parking  
Within 600 ft of CTA or Metra station entrance

0	0
	lit
0	0
55	60

Check if applicable:

GHF. EN

FINAL FOR

**Building Certification:**

☐

☐ ☐ ☐ ☐

Energy Star building

r-i r-,

LEED certification

LEED Certified

LEED Silver

LEED Gold

LEED Platinum Chicago Green Homes

Chicago Green Homes [one-star]

Chicago Green Homes [two-star] r-r Chicago Green Homes [three-star] q

**Other sustainable strategies and/or Project Notes:**

<3 R e F E N

v2008)

