



# Office of the City Clerk

City Hall  
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## Legislation Details (With Text)

**File #:** SO2014-1445  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 3/5/2014  
**In control:** City Council  
**Final action:** 6/25/2014  
**Title:** Zoning Reclassification Map No. 5-I at 2501-2519 W Armitage Ave - App No. 17965  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-I  
**Attachments:** 1. O2014-1445.pdf, 2. SO2014-1445.pdf

Date	Ver.	Action By	Action	Result
6/25/2014	1	City Council	Passed as Substitute	Pass
6/23/2014	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
4/24/2014	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
3/5/2014	1	City Council	Referred	

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## ORDINANCE

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

SECTION 1. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the CI-1 Neighborhood Commercial District symbols and indications as shown on Map No. 5-1 in the area bounded by

West Armitage Avenue; North Campbell Avenue; a line 211.85 feet south of and parallel to West Armitage Avenue; a line 167.38 feet west of and parallel to North Campbell Avenue; West Homer Avenue; a line 203.84 feet west of and parallel to North Campbell Avenue; a line 53.08 feet north of and parallel to West Homer Street; a line 203.5 feet west of and parallel to North Campbell Avenue; a line 140.74 feet north of and parallel West Homer Avenue; a line 194.55 feet west of and parallel to North Campbell Avenue; a line from a point 194.55 feet west of North Campbell Avenue and 246.13 feet north of West Homer Street; to a point, 190.51 feet west of North Campbell Avenue and the south right-of-way line of West Armitage Avenue; and West Armitage Avenue,

to those of a B3-3 Community Shopping 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 the B3-3 Community Shopping District symbols and indications within the area hereinabove described to the designation of Residential-Business Planned Development No. , 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.

2501-2519 W Armitage Avenue

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GROSS SITE AREA:	59,668.0 sf
PUBLIC RIGHT-OF-WAY AREA:	15,566.0 sf
NET SITE AREA:	44,102.0 sf
MAXIMUM FLOOR AREA RATIO:	3.0
MAXIMUM ALLOWABLE BUILDING AREA:	132,306 sf
MAXIMUM BUILDING HEIGHT:	65'-0"
MINIMUM NUMBER OF ACCESSORY OFF STREET PARKING SPACES:	55 spaces
MINIMUM NUMBER OF ACCESSORY OFF STREET LOADING SPACES:	1 space
NUMBER OF RESIDENTIAL UNITS:	78 units
NUMBER OF BICYCLE RACKS:	78 spaces
MINIMUM SETBACKS:	Per Site Plan

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### STANDARD PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as a Residential Business Planned Development Number \_\_\_\_\_, ("Planned Development") consists of approximately 44,102 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, Spearhead Properties, 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, assigns or grantees, and approval by the City Council.

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 these sixteen (16) 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 and Green Roof Plan; Building Elevations (Northeast/North, South/Southeast, and West) prepared by Antunovich Associates and dated May 5, 2014 and Affordable Housing Profile Form (Rental), dated May 22, 2014,

submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Residential Business Planned Development: Multi-unit Residential, office and retail business on the ground floor, accessory parking and accessory uses as authorized by the Chicago Zoning Ordinance.
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 and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 44,102 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. The improvements on the property, including the on-site exterior landscaping, as well as the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed, and maintained in substantial conformance with the Site Plan and the Landscape Plan. In addition, parkway trees shall be planted and maintained in accordance with the Parkway Tree Planting provisions of the Chicago Zoning Ordinance and

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corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

11. The Applicant acknowledges and agrees that the rezoning of the Property from C1-1 Neighborhood Commercial District to B1-3 Neighborhood Shopping 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 dedicate eight (8) units as onsite affordable units. 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 Planning and Development ("DPD") for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, DPD may adjust the requirements of this Statement No. 11 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
13. 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.
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. All development shall be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The proposed building shall provide a vegetated ("green") roof, totaling a minimum of 50% of the net roof area 28,250 square feet and obtain a LEED certification.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property Bl-3 Neighborhood Shopping District.

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### Affordable Housing Profile Form (Rental)

Submit this form to the Department of Planning & 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: Marcia Baxter, Department of Planning & Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: [Marcia.Baxter@cityofchicago.org](mailto:Marcia.Baxter@cityofchicago.org) <<mailto:Marcia.Baxter@cityofchicago.org>>; Telephone: (312)744-0696.

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

Date: 5"/? 2-^7 Pi if

SECTION 1: DEVELOPMENT INFORMATION Development Name:

2S0 / \fj AR.HIT&6E Development Address: 2.52?/ oj A/zArJP\ (x£ /)

Vt=. Ward: 1

If you are working with a Planner at the City, what is his/her name? NoA Yt S^AFf?Ak/1

Type of City involvement: Land write-down

(check all that apply)

Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction? ☐ ) \*if yes, please provide copy of the TIF Eligible Expenses  
☐ Zoning increase, PD, or City Land purchase

## SECTION 2: DEVELOPER INFORMATION

Developer Name: TpeAP-He^ pfLoPSPTjcS t llc. Developer Contact (Project Coordinator): Jr^FFRtTy +te.ET3EW Developer Address: R2<f yj. "BiMi-fw^t sr  
Email address: (» s^rbeyi^o^ May we use email to contact you? <^e\$) No  
Telephone Number: „ \_ , J^5  
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## SECTION 3: DEVELOPMENT INFORMATION

### a) Affordable units required

For ARO projects: "7Pi x 10%\* = S3 (always round up)  
Total units total affordable units required  
"20% if TIF assistance is provided

For Density Bonus projects:  $\frac{X}{25\%} = \frac{\text{Bonus Square Footage}}{\text{Affordable sq. footage required}}$

\*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.citvofchicago.org/zoning](http://www.citvofchicago.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): ^--^c^ing\_g^> electric  
gas heat electric heat other (describe on back)

Is parking included in the rent for the: affordable units? yes market-rate units? yes <qcT)

If parking is not included, what is the monthly cost per space?

Estimated date for the commencement of marketing: "Sp&.ih}6i 7-0'S~

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Number  
of Bedrooms/Unit

Estimated date for completion of construction of the affordable units: tjUMMi^^F^ACjL ZO/ST For each unit configuration, fill out a  
separate row, as applicable (see example).

Unit Type"

Number of Units

Total Square Footage/Unit

Expected Market Rent  
Proposed Affordable Rent\*

Unit Mix OK to proceed?

Proposed Level of  
Affordability (60% or

800  
\$1000  
1  
759  
60%

1 bed/1 . bath  
less of AMI)  
Exairple.  
Affordable Units

Market  
Rate  
Units

N/A

"Rent amounts Ufkated annually in the "City o( Chicago's Maximum Affordable Monthly Rent Chad"

#### SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment-in-lieu? TSP / VUKMIP^ )f= fflilP oft- ofJ Site (typically corresponds with issuance of building permits) <sup>1</sup> Month/Year

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

$$\text{X } \$100,000 = \$ \frac{\text{Number of total units in development}}{\text{(round up to nearest whole number)}}$$

For Density Sonus projects, use the following formula to calculate payment owed:  
= S

$$\text{Bonus Floor Area (sq ft)} \times 80\% \times \$ \text{median price per base FAR foot} = \text{Amount owed}$$

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicaqo River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicaqo River on south/west; Lake Shore Dr. on east	\$43
South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east	\$22
West: Lake on north; Congress on south; Chicaqo River on east; Racine on west	\$29

Authorization to Proceed (to be completed by Department of HEP)

Department of Planning & Development

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6

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## 2501 W Armitage

5/22/2014

	Unit Type	Number of Units	Number of Bedrooms	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent	Proposed Level of Affordability (60% less of AMI)	Unit Must Be OK to Proceed
Example	1 Bed/1 Bath	4	1	800	\$ 1,000	\$ 759	60%	
Affordable Units	Studio/1 Bath	1	0	550	\$ 1,337	\$ 705	60%	
	Junior 1 Bedroom/1 Bath	1	1	600	\$ 1,434	\$ 736	60%	
	1 Bed/1 Bath	4	1	720	\$ 1,667	\$ 736	60%	
	2 Bed/2 Bath	2	2	1015	\$ 2,227	\$ 876	60%	
Market Rate Units	Studio/1 Bath	6	0	550	\$ 1,337	N/A	N/A	
	Junior 1 Bedroom/1 Bath	8	1	600	\$ 1,434	N/A	N/A	
	1 Bed/1 Bath	37	1	720	\$ 1,667	N/A	N/A	
	2 Bed/2 Bath	19	2	1015	\$ 2,227	N/A	N/A	