



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2014-5808
Type: Ordinance
Status: Passed
File created: 7/30/2014
In control: City Council
Final action: 7/29/2015
Title: Zoning Reclassification Map No. 7-G at 2518-2552 N Lincoln Ave and 922-938 W Altgeld St - App No. 18121
Sponsors: Misc. Transmittal
Indexes: Map No. 7-G
Attachments: 1. SO2014-5808.pdf, 2. O2014-5808.pdf

Date	Ver.	Action By	Action	Result
7/29/2015	1	City Council	Passed as Substitute	Pass
7/22/2015	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/22/2015	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	Pass
7/30/2014	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 the current B3-3 Community Shopping District symbols and indications as shown on Map No. 7-G in the area bounded by:

a line perpendicular to North Lincoln Avenue and 350.00 ft. southeast of North Sheffield Avenue as measured along the southwesterly line of North Lincoln Avenue; North Lincoln Avenue; a line perpendicular to North Lincoln Avenue and 701.39 ft. southeast of North Sheffield Avenue as measured along the southwesterly line of North Lincoln Avenue; West Altgeld Street; a line 184.59 feet east of North Sheffield Avenue; the alley next north of West Altgeld Street; the alley next southwest of North Lincoln Avenue; and a line from a point 28.00 feet southwest of North Lincoln Avenue, as measured along a line perpendicular to North Lincoln Avenue and 350.00 feet southeast of North Sheffield Avenue, as measured along the southwesterly line of North Lincoln Avenue, running south for a distance of 128.35 feet to its intersection with the northeasterly line of the alley next southwest of North Lincoln Avenue

to those of a B3-5 Community Shopping District which is hereby established in the area described above.

SECTION 2.' That the Chicago Zoning Ordinance be amended by changing all the current B3-5 Community Shopping District symbols and indications as shown on Map No. 7-G in the area bounded by:

a line perpendicular to North Lincoln Avenue and 350.00 ft. southeast of North Sheffield Avenue as measured along the southwesterly line of North Lincoln Avenue; North Lincoln Avenue; a line perpendicular to North Lincoln Avenue and 701.39 ft. southeast of North Sheffield Avenue as measured along the southwesterly line of North Lincoln Avenue; West Altgeld Street; a line 184.59 feet east of North Sheffield Avenue; the alley next north of West Altgeld Street; the alley next southwest of North Lincoln Avenue; and a line from a point 28.00 feet southwest of North Lincoln Avenue, as measured along a line perpendicular to North Lincoln Avenue and 350.00 feet southeast of North Sheffield Avenue, as measured along the southwesterly line of North Lincoln Avenue, running south for a distance of 128.35 feet to its intersection with the northeasterly line of the alley next southwest of North Lincoln Avenue

to those of a Residential Business Planned Development which is hereby established in the area described above.

SECTION 3. This Ordinance shall be in force and effect from and after its passage and due publication.

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RESIDENTIAL BUSINESS PLANNED DEVELOPMENT PLAN OF DEVELOPMENT BULK REGULATIONS AND DATA TABLE

GROSS SITE AREA (71,199.40 sq. ft.) = Net Site Area (53,145.11 sq. ft.) + Area in existing public right-of-way (18,056.40 sq. ft.) - Area in public right-of-way to be vacated (150.76 sq. ft.) + Area in public right-of-way to be dedicated (148.65 sq. ft.)

NET SITE AREA: Sub-Area A: 7,755.00
sq. ft Sub-Area B: 45,390.11 sq. ft.

FAR:

Sub-Area	A:	0.903	Sub-Area	B:
5.115 Overall: 4.500				

MINIMUM SETBACKS FROM PROPERTY LINE: Per Attached
Site Plan •

MAXIMUM PERCENTAGE OF SITE COVERAGE: Per
Attached Site Plan

MAXIMUM NUMBER OF RESIDENTIAL UNITS: Sub-Area A:
None . -Sub-Area B: 200

MINIMUM NUMBER OF ACCESSORY OFF-STREET PARKING: Sub-Area A:
None
Sub-Area B: 138 spaces for residential units

MINIMUM NUMBER OF OFF-STREET LOADING SPACES:
Sub-Area A: None
Sub-Area B: 2 berths @ 10'x25'

MINIMUM NUMBER OF BICYCLE SPACES: Sub-Area A:
None Sub-Area B: 100

MAXIMUM BUILDING HEIGHT: Sub-Area
A: 50 feet
Sub-Area B: 131.5 feet to the ceiling of the highest enclosed space 120 feet to the
ceiling of the tenth floor
108 feet to the ceiling of the highest residential floor, excluding penthouse units (See
Statement No. 7 for height measurement.)

APPLICANT: Baker Development Corporation
ADDRESSES: 2518 - 2552 North Lincoln Ave.; 922 - 938 West Altgeld St.
INTRODUCTION DATE: July 30, 2014 PLAN
COMMISSION DATE: July 16, 2015

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RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number , ("Planned Development") consists of approximately 53,145.11 square feet of property which is depicted on the attached Planned Development Boundary, Property Line and Sub-Area Map (the "Property") and is owned or controlled by the Applicant, Baker Development Corporation.
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 titleholder 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 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 sixteen (16) Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary, Property Line and Sub-Area Map; a Right-of-Way Adjustment Map; a Site Plan; a Ground Level Plan; a Landscape Plan; a Landscape Details; a Green Roof Plan and Building Elevations (three for Sub-Area A and nine for Sub-Area B), prepared by SCB Architecture and dated July 16, 2015, and an Affordable Housing Profile form.

APPLICANT: Baker Development Corporation
ADDRESS: 2518 - 52 North Lincoln Ave.; 922 - 938 West Altgeld St.
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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:

Sub-Area A: Medium Venue (limited to 500 seats) and related uses; and office and retail uses (excluding medical cannabis dispensing establishments and establishment dedicated solely to the sale of electronic cigarettes or similar items and accessory therefor) all such uses limited to 3,000 sq. ft.;

Sub-Area B: Residential Dwelling Units located above the ground floor (excluding single room occupancy, elderly housing and all Group Living uses); day care, subject to the review by the Department of Planning and Development of parking and drop-off provisions; artist work or sales space; limited and general restaurants; -, financial services (excluding payday/title secured loan store and pawn shop); food and beverage retail sales (excluding the sale of liquor except as an accessory activity); office uses, including medical offices; personal service (excluding nail salons and massage establishments); veterinary clinics; consumer repair and laundry service, including dry cleaning drop-off and pick-up with no plant on premises; children's play center subject to the review of the Department of Planning and Development of parking provision; and retail uses (excluding medical cannabis dispensing establishments and establishment dedicated solely to the sale of electronic cigarettes or similar items and accessory therefor) ; co-located wireless communications facilities; accessory and related uses; and accessory parking.

In accord with Section 17-10-0503 of the Municipal Code, the Applicant may lease to members of the public on an hourly, daily, weekly or monthly basis up to forty-five percent (45%) (62 spaces) of the minimum required 138 residential parking spaces in Sub-Area B.

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

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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 53,145.11 square feet and a Floor Area Ratio of 4.50.

9. The Applicant acknowledges and agrees that the rezoning of the Property from B3-3 to B3-5 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 make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$ 100,000 per required Affordable Unit, defined as 10% of the total number of units in the Residential Project ("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 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 9 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development. Prior to the issuance of any building permits for Residential Project, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment.

10. Upon review and determination pursuant to Section 17-13-0610 of the Zoning Ordinance, "Part II Review", 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.

11. 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

APPLICANT:	Baker Development Corporation
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Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

In Sub-Area B, a minimum of 36 square feet of open space per dwelling unit shall be provided including the landscaped second-level courtyard indicated on the Green Roof Plan. The required open space must have a minimum dimension of at least 5 feet on any side if private and 15 feet on any side if provided as common open space.

As indicated on the Sub-Area B West Elevation (CTA Track), high-performing acoustical panels as per ASTM C-423 and perforated metal panels painted with sound-absorbing insulation shall be installed to reduce reverberation from the CTA Elevated trains.

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. In Sub-Area B, the Applicant has agreed to provide a 50% green roof over the net roof area, approximately 18,074 square feet, and achieve either LEED or Green Globe Certification to comply with the City of Chicago's Sustainable Development Policy.

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 to a B3-3 Community Shopping District.

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EXISTING ZONING MAP

Applicant:
Address:

Baker Development Corporation
2518-2552 North Lincoln Avenue

Introduced Date: July 30, 2014

Date: July 9, 2015

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KEY:
PD BOUDARY LINE
PD BOUNDARY LINE AND PROPERTY LINE
PROPERTY LINE

PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE, AND SUB-AREA MAP

Applicant: Baker Development Corporation
Address: 2518-2552 North Lincoln Avenue

Introduced Date: July 30, 2014

Date: July 9, 2015

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**RIGHT OF WAY
ADJUSTMENT MAP**

Applicant: Baker Development Corporation
Address: 2518-2552 North Lincoln Avenue

Introduced Date: July 30, 2014
Date: July 9, 2015

Applicant: Baker Development Corporation
Address: 2518-2552 North Lincoln Avenue

Introduced Date: Date:
July 30, 2014 July 9, 2015

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Applicant: Address:

Baker Development Corporation 2518-2552 North Lincoln Avenue

Introduced Date: July 30, 2014
Date: July 9, 2015

STREET FRONTAGE

PARKWAY TREE SUMMARY

EXISTING EXISTING TO REMAIN REQUIRED NEWLY PROVIDED

NORTH LINCOLN AVE

WEST ALTGELD ST

NOTE- WHERE SIDEWALK IN THE PUBLIC R O W IS LESS THAN 9 FT WIDE NO STREET TREES ARE REQUIRED

NEW CONC. SIDEWALK EXISTING FIRE HYDRANT
SHRUBS AND HEDGES IN PARKWAY
NEW CONC SIDEWALK
EXISTING TREE TO REMAIN

3R PUBLICATION

LANDSCAPE PLAN GENERAL NOTES

1. New tree species on Lincoln to be *Gymnocladus dioica*, *Gleditsia triacanthos*, or *Ulmus minor* 'New Horizon'.
2. New tree species on Altgeld to be either *Quercus bicolor* or *Celtis occidentalis*.
3. Tree grates stamped with "City of Chicago" with 24" opening
4. Garage doors operated by ticket validation or residential unit swipe card access
5. Ground level (P1) and upper level (P2) reserved for retail and public use

Applicant: Address:

Baker Development Corporation 2518-2552 North Lincoln Avenue

Introduced Date: Date:
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REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF
ROOT BALL (IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND
THE BALL. CUT WIRE IN FOUR PLACES AND FOLD DOWN 8" INTO
PLANTING HOLE)

TREE PIT 3 TIMES WIDER THAN DIAMETER OF ROOT BALL
(EDGES OF PIT TO BE ROUGHENED)

TREE IN PARKWAY ON W. ALTGELD ST.

TREE IN GRATING ON N. LINCOLN AVE.

Applicant: Baker Development Corporation
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Introduced Date: July 30, 2014

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LEVEL 10 GREEN
ROOF AREA
LEVEL 2 ROOF DECK BELOW
TOTAL ROOF AREA SPACE DEVOTED TO MECHANICAL AREA 42,026 SQ. FT 6,706
SQ. FT
NET USEABLE ROOF AREA GREEN ROOF AREA (VEGETATED + 10%) 35,320 SQ. FT
HARDSCAPE) VEGETATED HARDSCAPE AT 10% NON-GREEN ROOF 18,074 SQ. FT 16,158
AREA SQ. FT 1,916 SQ.
FT 17,246 SQ. FT
PERCENTAGE OF GREEN ROOF 52%

Applicant: Baker Development Corporation
Address: 2518-2552 North Lincoln Avenue

Introduced Date: July 30, 2014

Date: July 9, 2015

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(11} NORTH EAST ELEVATION (LINCOLN AVENUE)

ARCHITECTURAL METAL CLADDING
BUILDING SIGNAGE

t; main roof

© WEST ELEVATION (CTA TRACKS)

ri MAW ROOF +50'-0"

ARCHITECTURAL METAL CLADDING

(g) NORTH WEST ELEVATION (CTA TRACKS)

Applicant: Baker Development Corporation
Address: 2518-2552 North Lincoln Avenue

Introduced Date: July 3Q, 2014

Date: July 9, 2015

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(T) NORTH EAST ELEVATION (LINCOLN AVENUE)

40'

SEE GREEN ROOF PLAN FOR ELEVATION LOCATIONS
0' 20'

Applicant: Baker Development Corporation
Address: 2518-2552 North Lincoln Avenue

Introduced Date: July 30, 2014

Date: July 9, 2015

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IAITGELD. ■rCTREETV

Applicant: Address:

SEE GREEN ROOF PLAN FOR ELEVATION LOCATIONS (■)-.

0' 20' 40'

Baker Development Corporation 2518-2552 North Lincoln Avenue

Introduced Date: Date:
July 30, 2014 July 9, 2015

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(D SOUTH EAST ELEVATION (ALTGELD))

SEE GREEN ROOF PLAN FOR ELEVATION LOCATIONS ^

SUB-AREA B ELEVATIONS

Applicant: Baker Development Corporation

Address: 2518-2540 NORTH LINCOLN AVENUE

Introduced Date: July 30, 2014
Date: July 9, 2015

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T/ MFCANICAL
T/ AMENH Y ROOF
T/ MAIN ROOF
+131'-6"

+107'-4"

VISION/SPANDREL GLASS AND METAL WALL SYSTEM. LOW REFLECTIVE GLASS -

ARCHITECTURAL

FIBER CEMENT

PANEL

PROPERTY LINE

If

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• METAL SCREEN WALL

• VISION/SPANDREL GLASS AND METAL WALL SYSTEM

VISION/SPANDREL GLASS AND METAL WALL SYSTEM. LOW REFLECTIVE GLASS

■ ARCHITECTURAL FIBER CEMENT PANEL

PARKING

©inner courtyard northwest elevation

©INNER COURTYARD EAST ELEVATION

(g)INNER COURTYARD SOUTHEAST ELEVATION

SEE GREEN ROOF PLAN FOR ELEVATION LOCATIONS W-N

Applicant: Baker Development Corporation
Address: 2518-2552 North Lincoln Avenue

Introduced Date: July 3Q, 2Q14
Date: July 9, 2015

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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>; Telephone: (312) 744-0696.

For information on these programs/requirements, visit

www.cityofchicago.org/dpd <<http://www.cityofchicago.org/dpd>> Date: 6-29-15

SECTION 1: DEVELOPMENT INFORMATION

Development Name: Lincoln Center

Development Address: 2518-52 North Lincoln Ave.; 922 - 938 West Altgeld St Ward: 43

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

Type of City involvement:

Land write-down

(check all that apply)

Financial Assistance (If receiving tif assistance, will funds be used for housing construction? *) *if yes, please provide copy

of the TIF Eligible Expenses X Zoning increase, PD, or

City Land purchase

SECTION 2: DEVELOPER INFORMATION

Developer Name: Baker Development Corporation Developer

Contact (Project Coordinator): Warren Baker

Developer Address: 1156 W. Armitage Ave., Chicago, IL 60614 ✓ -v. Email address: ^W Baker@baRerde

veiooprrentcorp.c(wlay we use ema n to contact you? QW) No

Telephone Number: 773-755-0600

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: $200 \times 10\% = 20$ (always round up)
Total units total affordable units required

*20% if TIF assistance is provided

For Density Bonus projects: $X 25\% =$
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) Cooking gas
electric gas heat electric heat other (describe on back)

Is parking included in the rent for the: affordable units? yes no market-rate units? yes no

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

Estimated date for the commencement of marketing:

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Estimated date for completion of construction of the affordable units

Unit Type*	Number of Units	Number of Bed rooms/Unit	Total Square Footage/Unit
Example	4	1	800
Affordable Units	1		
Market Rate			
Expected j Proposed			
Rent		Rent*	Market j Affordable
759			
N/A	N/A		
n/a			
Proposed Level of Affordability j (60% or less of AMI)			
60%			
N/A			
nTa			
N/A			
Unit Mix OK to proceed?			
200	Number of total units in development		
20	x \$100,000 = \$ 2,000,000		
(round up to nearest whole number)	Amount owed		
(-or Density Bonus projects, use the following formula to calculate payment owed:			
= \$			

Bonus Floor Area (sq ft) $\times 80\% \times \$$
median price per base FAR foot
(from table below)

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)

j,oop: ^hicago ^River on north/west; Congress on south; Lake Srfre Dr on east North: Division on northjjjhicago River on south/west;
Lake Shore Dr. on east South: Congress on north; Stevenson on south; Chicago River on west; Lake

West: Lake on north. Congress on south: Chicago River on east; Racine on west
Authorization to Proceed (to be completed by Department of HEP)

7- 13- 15

Date

Marcia Baxter, Department pf Plafining ^Development

Date

/

Develope?/Proj6ct Manager

Department of Planning and Development city of chicago

MEMORANDUM

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

FROM: Andrew J. Mooney Secretary Chicago
Plan Commission

DATE: July 17, 2015

RE: Proposed Residential Business Planned Development for property generally located at
2518-2552 North Lincoln Avenue.

On July 16, 2015, the Chicago Plan Commission recommended approval of the proposed planned development submitted by Baker Development Corporation. 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 LASALIJi STHKET, ROOM 1.000. CHICAGO. ILLINOIS «0(iU:>

7/14/2015

7/14

FINAL
REPORT to the
CHICAGO PLAN COMMISSION from the
DEPARTMENT of PLANNING and DEVELOPMENT

JULY 16, 2015

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT

BAKER DEVELOPMENT CORPORATION

2518 - 2552 NORTH LINCOLN AVENUE; 922 - 938 WEST ALTGELD STREET; CHICAGO, ILLINOIS

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Planning and Development hereby submits this report and recommendation on a proposed Residential Business Planned Development for your review and recommendation to the Chicago City Council. The application for this amendment to the Chicago Zoning Ordinance was introduced into the City Council on July 30, 2014, Notice of the public hearing was published in the Chicago Sun-Times on July 1, 2015. The applicant was separately notified of this public hearing.

The applicant, Baker Development Corporation, proposes to construct a ten-story mixed-use building with 200 residential units, approximately 16,300 square feet of groundfloor retail space, and at least 138 off-street parking spaces on an approximately 1.22-acre site. An existing two-story theater building on the site would remain. The applicant proposes to rezone the property from B3-3 Community Shopping District to B3-5 Community Shopping District prior to establishing the Residential Business Planned Development. This application is a mandatory planned development because the proposed buildings would be higher than 80 feet and contain more than 100 residential units in a B3-5 Community Shopping District.

SITE AND AREA DESCRIPTION

The approximately 1.22-acre site lies in the Lincoln Park Community Area. The site is bounded by North Lincoln Avenue on the northeast, a three-story mixed-use building on the southeast, West

Altgeld Street on the south, and the CTA's Elevated structure on the west. The site currently contains a two-story, 490-seat theater building (Apollo Theater) and a mixed-use building with ground floor commercial space and thirty residential units on the upper three floors, plus a surface parking lot. The Apollo Theater would remain; the other structure would be demolished.

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The CTA's Elevated Red/Brown/Purple Line structure determines much of the character of the neighborhood. The four-track structure runs north-south through the area a half-block east of N. Sheffield Avenue, and it has a major station at Fullerton and secondary stations at Armitage and Diversey. The properties adjacent to the Elevated include 19th- and early 20th-century residential buildings, three- and four-story commercial buildings, and the various buildings and facilities of DePaul University. The former campus of Children's Memorial Hospital along N. Lincoln Avenue south of W. Fullerton Avenue has been approved for redevelopment as a large mixed-use residential/commercial project. Most of the zoning in the area is either Planned Development (DePaul University or the former Children's Memorial Hospital site), medium-density residential (RT4, RM4.5, or RM5), or community business (B3).

In the immediate vicinity, the east side of N. Lincoln Avenue is occupied by one- to three-story mixed-use buildings, typically with residential use on the upper floors. The south side of W. Altgeld Street is a blend of two- to four-story residential buildings. Properties on the west side of the Elevated structure are mostly four-story residential. In general, Lincoln Avenue is characterized by ground-floor commercial uses, heavily eating, drinking, and entertainment establishments. A short distance away, at the corner of N. Sheffield Avenue and W. Wrightwood Avenue is the Chicago Park District's two-acre Jonquil Playlot Park.

The site is not within a tax increment financing (TIF) district. It neither lies within the Lake Michigan and Chicago Lakefront Protection District; nor within an industrial Corridor; nor within a Chicago Landmark District. North Lincoln Avenue is designated as a Pedestrian Retail Street. There are no buildings on the site that are Chicago Landmarks and no buildings that have been rated as potentially significant in the broader context of the city, state, or country ("red") or as potentially significant in the context of the surrounding community ("orange") by the Chicago Historic Resources Survey.

The Fullerton station on the CTA's Red/Brown/Purple Line is located approximately 700 feet to the south. The CTA's #74 (Fullerton) and #37 (Sedgwick) bus lines serve the Fullerton station.

PROJECT DESCRIPTION

The proposed Planned Development would consist of two subareas. The roughly triangular Subarea A (0.18 acre) is at the north end of the site, where N. Lincoln Avenue meets the Elevated structure. The subarea contains the two-story Apollo Theater building, built in approximately 1978. The building houses a 440-seat main stage, a smaller 50-seat venue, and approximately 3,000 square feet of commercial office space. This building and its uses would remain.

Subarea B, at approximately 1.06 acres, would constitute the bulk of the Planned Development. It is bounded by N. Lincoln Avenue on the northeast, a three-story mixed-use building on the southeast, W. Altgeld Street on the south, the CTA property on the west,

and the Apollo Theater building on the northwest. The existing mixed-use building and its surface parking lot would be replaced by the proposed new development. That project would consist of a ten-story mixed-use building with 200 residential units, approximately 16,300 square feet of ground-floor commercial/retail space fronting N. Lincoln Avenue, at least 138 enclosed parking spots, and residential amenity spaces (indoor and outdoor) at the third and tenth levels.

The base of the building would cover almost the entire subarea with only a 3-foot setback from the CTA property on the west and a 3.5-foot setback from N. Lincoln Avenue. This base would contain the commercial/retail space, the residential lobby, two levels of parking, and the loading docks. The eight residential floors would occupy a "U"-shaped tower where the arms of the "U" would point toward N. Lincoln Avenue. Except along W. Altgeld Street, each arm would be setback 15 feet from the edge of the base and they would be separated from each other by an 87-foot wide landscaped amenity deck on top of the base. The tenth floor would consist of an amenity penthouse perched on top of the southern arm of the tower.

DESIGN

Subarea A. The Apollo Theater would receive a new exterior treatment of new architectural metal cladding, a new storefront system along N. Lincoln Avenue, and new signage.

Subarea B. The base of the building facing N. Lincoln Avenue would be all metal-and-glass storefront. The spaces along N. Lincoln Avenue would be designed and tenanted to promote a lively street environment. This would be augmented by the landscaped open space facing Lincoln between the two residential arms. The residential wings would extend 1.5 feet beyond the base, though still at least 2 feet setback from the N. Lincoln Avenue property line. Other than the N. Lincoln Avenue frontage, the base would be clad in terra cotta-toned fiber-cement architectural panels. Along W. Altgeld Street, the entry to the residential lobby would also be metal-and-glass storefront; the two parking entries would have metal overhead doors.

On each of the residential wings, the bay closest to N. Lincoln Avenue would be metal-and-glass window wall. The rest of the residential elevations, including those facing the interior courtyard, would be clad with the terra cotta-colored architectural panels. Most of the residential units would have recessed balconies. The tenth-floor amenity penthouse would be clad with a metal-and-glass wall system.

On the side facing the Elevated tracks, the floor plan calls for only a single-loaded corridor. The building's cladding, there, would incorporate sound-absorbing panels to attenuate the noise of passing trains that would be reflected onto the residential buildings along N. Sheffield Avenue.

ACCESS and CIRCULATION

Subarea A. The main entry to the Apollo Theater would remain at its far northern corner. The theater has no off-street parking or loading, and that would continue to be the situation. The theater has been, and will continue, using space leased from the CTA under the Elevated structure for patron parking.

Subarea B. The storefronts along N. Lincoln Avenue will have multiple entries for the commercial/retail uses, possibly including walls that open out onto the street in good weather. The residential entry would be sited on W. Altgeld Street, as would two entries to the enclosed parking. Parking would be located in the basement and on the ground and second levels. The two-bay loading dock would be situated against the Elevated structure with access via two public alleys from N. Sheffield Avenue.

The Zoning Code requires no accessory parking for these commercial uses in a B3-5 Community Shopping District. For the 200 residential units, the Code would require 160 parking spaces, but allows for a reduction of as much as 50% within 1200 feet of a transit station if the project is located on a Pedestrian Street. This project would reduce the required residential parking by 22 spaces, or 14%, to 138 spaces. Further, the Code allows up to 45% (62 spaces) of the 138 required residential parking spaces to be rented out to any off-site or public users.

LANDSCAPING and SUSTAINABILITY

In Subarea B, the third-level courtyard fronting on N. Lincoln Avenue would be landscaped as an amenity to the residents and green relief along the N. Lincoln Avenue streetscape. The areas where the residential tower sets back 15 feet from the base would also be landscaped and/or used for private open space. Parkway trees would be installed along N. Lincoln Avenue and W. Altgeld Street where space permits. An effort would be made to retain existing mature trees in the Altgeld Street parkway.

The entire project would be either LEED or Green Globe certified and would have a green roof on approximately 50% of the net roof area.

RECOMMENDATION

The Department of Planning and Development has concluded that the proposed Residential Business Planned Development would be appropriate for the site and that the project meets the review criteria for planned developments set forth in the Zoning Ordinance (Section 17-13-0900).

1. The project complies with the Standards and Guidelines for Planned Developments in the Zoning Ordinance (Section 17-8-0900).
 - a. Compliance with Zoning. The proposed Planned Development generally conforms to the standards and requirements of the B3-5 Community Shopping District. The application proposes a maximum Floor Area Ratio

(F.A.R.) of 4.50. All the uses proposed by the application are permitted in a B3-5 Community Shopping District; and the proposed number of residential units (2003) is fewer than the maximum permitted (265). The maximum permitted height in the B3-5 District is 80 feet, but the Zoning Code allows a taller building if approved as part of a Planned Development; the proposed height of the building is 135 feet. The minimum required parking for the commercial space in the building is zero for the B3-5 District. Because this site is within 1200 feet of a transit station and is located on a Pedestrian Retail Street, the normal required parking for the 200 residential units could be reduced from 160 spaces to 80 spaces. Nevertheless, 138 spaces would be provided, of which the Zoning Code allows up to 45%, or 62 spaces, to be made available for public parking.

- b. Approved Plans. There are currently no approved plans for this section of the Lincoln Park Community.
 - c. Transportation, Traffic Circulation and Parking. The proposed project is located in a well developed mixed-use area. Most activities are within walking distance. The site is served by a CTA transit and bus lines. Parking and loading access would be from VV. Altgeld Street.
 - d. Pedestrian Orientation. Ground-floor retail spaces with pedestrian entries and glass storefronts would front N. Lincoln Avenue. The residential entry and drop-off would be on W. Altgeld Street, a residential street. Parkway trees would be installed where feasible.
2. The proposed development is compatible with the character of the surrounding area in terms of uses, density, and building scale.

The proposed Planned Development is located on a major commercial street (N. Lincoln Avenue) and backed up to the Elevated tracks. The modest ground-floor retail space with residential uses on the upper floors continues the development pattern on this stretch of N. Lincoln Avenue. The upper, residential floors would be clad with glass window wall system and terra cotta colored architectural panels to be compatible with the largely red brick and gray-stone residential architecture of the neighborhood. The proposed height, ten stories or 132 feet, is comparable to the 12-story CHA senior housing building on the north side of W. Wrightwood Avenue and the existing 10-story tower of the former Children's Memorial Hospital building.

3. The public infrastructure facilities and city services will be adequate to serve the proposed development at the time of occupancy.

The proposed site plan and a traffic study for the Planned Development have been reviewed by the Chicago Department of Transportation and all requested changes have been made. Copies of this application have been circulated to other City departments and agencies and all comments, which have been received, are addressed in the revised application.

Based on the foregoing, it is the recommendation of the Department of Planning and Development that the revised 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: "As Revised, Passage Recommended."

Department of Planning and Development

Department of Planning and Development city of chicago

RESOLUTION

**2518 - 2552 NORTH LINCOLN AVENUE 922 - 938
WEST ALTGELD STREET**

WHEREAS, the applicant, Baker Development Corporation, proposes to establish a Residential Business Planned Development in the Lincoln Park Community Area; and

WHEREAS, the applicant proposes to construct a ten-story mixed-use building with 200 residential units, approximately 16,300 square feet of groundfloor retail space, and at least 138 off-street parking spaces; and

WHEREAS, the application has been submitted as a mandatory planned development because the proposed building would be higher than 80 feet and contain more than 100 residential units in a B3-5 Community Shopping District and

WHEREAS, an application for a Planned Development approval was introduced into the City Council on July 30, 2014; and

WHEREAS, notice of the public hearing to consider the application was published in the Chicago Sun-Times on July 1, 2015; the applicant was notified of the hearing; and the proposed Planned Development application was considered at a public hearing by this Plan Commission on July 16, 2015; and

WHEREAS, this Plan Commission has reviewed the application with respect to the Planned Development provisions of the Chicago Zoning Ordinance and finds that the proposal would be consistent with that ordinance; and

WHEREAS, the Department of Planning and Development recommends approval of the application, which recommendation and the reasons therefore are contained in the Department's written report dated July 16, 2015, a copy of which is attached hereto and made a part hereof; and

121 NORTH LA SALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602

WHEREAS, this Plan Commission has fully reviewed the application and all

information submissions associated with the proposed development, the report and recommendation of the Department of Planning and Development, and all other testimony presented at the public hearing held on July 16, 2015, giving due consideration to the Planned Development Standards and Guidelines contained in the Chicago Zoning Ordinance;

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

Martin Cabrera, Jr., Chairman Chicago Plan Commission

1. THAT the final Planned Development Application, dated July 16, 2015, be approved as being in conformance with the provisions, terms and conditions of the Chicago Zoning Ordinance; and
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning, Landmarks and Building Standards of the final Planned Development Application, dated, July 16, 2015; and
3. THAT the above-stated recitals to this resolution, together with the report of the Department of Planning and Development, be adopted as the findings of fact of the Chicago Plan Commission regarding this Zoning Map Amendment and Planned Development Application.

Approved: July 16, 2015

RBPD No.

| % | . v)

SUBSTITUTE

CITY OF CHICAGO ^ |

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING
ORDINANCE

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

1. 2518 - 52 N. Lincoln Ave./922 - 38 W. Altgeld St.

2. Ward Number that property is located in: 43rd

3. APPLICANT Baker Development Corporation

ADDRESS 1156 W. Armitage Ave.

RECEIVED

JUL¹ 16 2015

Initial: ^d£..4fZ_

CITY Chicago

STATE IL

ZIP CODE

60614

PHONE 312-636-6937

CONTACT PERSON Rolando R. Acosta

4. Is the Applicant the owner of the property? YES ☐ NO ☒

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 applicant to proceed.

OWNER See Exhibit A

ADDRESS

CITY

STATE

ZIP CODE

PHONE 312-636-6937

CONTACT PERSON Rolando R. Acosta

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

ATTORNEY Rolando Acosta

ADDRESS 2949 W. Gregory St.

CITY Chicago

Chicago

STATE IL ZIP CODE 60625

PHONE 312-636-6937

FAX 312-253-4440

6. 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.

Warren Baker

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

8. Has the present owner previously rezoned this property? If Yes, when?

No

9. Present Zoning District B3-3 Proposed Zoning District B3-5 then to a Residential

9. Business Planned Development

10. Lot Size in square feet (or dimensions) 53,143 sf

11. Current Use of the property Four story mixed-use (commercial - residential) building

11. and two story theater building.

12. Reason for rezoning the property: Redevelopment of the Property

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)

Development of a nine-story with penthouse mixed-use building, consisting of approximately 16,000 sq. ft. of retail/commercial space, 200 residential dwelling units, 138 parking spaces and 2 loading berths and retention of existing two story theater building containing approximately 7,000 sq. ft. with 500 seats and no parking or loading.

14. On May 14th, 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

EXHIBIT A

2518 - 52 N. Lincoln Ave./922-38 W. Altgeld St. OWNERS

Baker Lincoln, LLC 1156 W. Armitage Ave. Chicago, IL 60614

The Lincoln Center Umbrella Condominium Association 155N. Wacker Dr., Ste. 1950 Chicago, IL 60606

Apollo Theater Chicago, LLC 1625 N. Damen Ave. Chicago, IL 60647

June 15, 2015

Alderman Michele Smith 43rd Ward Office 2523 N. Halsted Chicago, IL 60614

Dear Alderman Smith,

For over 18 months, Wrightwood Neighbors has reviewed the proposed Transit Oriented Development (TOD) Warren Baker project at 2518-2540 North Lincoln Avenue (Lincoln Centre) which included three community wide meetings, the last of which was held on May 26, 2015 attended by over 100 people.

The project has been modified significantly since the initial proposal- Those modifications have included: better materials, a more attractive residential entrance on Altgeld, the repositioning of the courtyard to face Lincoln Avenue, soundproofing the wall along the elevated tracks, reducing the height, reducing the FAR., increased bicycle and car sharing spaces, setting the building back from Lincoln Avenue, and others.

Some of the benefits of the project are:

1. It will demolish a building that is an eyesore, eliminate a parking lot that is an attractive nuisance, and renovate the Apollo Theater.
2. New retail, along with wider sidewalks will enhance the pedestrian experience along Lincoln Avenue.
3. The proximity to the Fullerton CTA Station, car sharing, and bicycle parking will attract many residents that will not own automobiles.
4. This is a quality, \$80 million project that has been improved based upon community input
5. It will have a doorman, and increased pedestrian traffic along the street creating a safer environment, as well as, providing additional lighting.
6. It will have a positive impact on the revitalization of this portion of Lincoln Avenue including providing more customers for Lincoln Avenue businesses.
7. This project is possible now because one developer has control over both the business and residential portion of this property.

While we believe that the project should proceed, we would still like to continue discussions about parking, traffic, and truck delivery issues.

We also anticipate that there will be a pre-demolition and pre-construction meeting at the appropriate time.

Based upon the foregoing benefits, the WNA Board of Directors supports the redevelopment of the property located at 2518-2540 North Lincoln Avenue based upon the plans (dated March 25, 2015) presented at the May 26, 2015 community meeting.

July 6, 2015

Cheryl & Barrett Coleman
2525 N Sheffield Ave. Apt
4E Chicago, IL 60614 (630)
849-5497

Dear Baker Development, Alderman Smith, Wrightwood Neighbors and Chicago Plan Commission,

We as residents of 2525 N. Sheffield Avenue we are concerned with the latest/revised Lincoln Centre proposal (2518 - 2552 N Lincoln Avenue). We would like to preface that we welcome a redevelopment of this land and are excited about the improvement of our neighborhood and Lincoln Park as a whole. As direct neighbors to the project, we have reviewed the latest renderings presented by Baker Development on May 26, 2015, and would like to formally voice specific concerns over these plans. Our objective is to raise awareness of the negative impact the current proposal will have on the neighboring buildings, and collaborate on solutions that will benefit all parties involved. We have put these concerns and proposed solutions in priority order:

1. Proposed Structure Height and Footprint Expansion

- o The proposed height of this project at 107' is significantly larger than the current B3-3 zoning, which allows 65'.
This is approximately 2 times taller than any building in the surrounding neighborhood, o We request that the building be revised to stay within the current zoning. Our hope is this will provide enough of a
footprint to remain advantageous for Baker Development, while maintaining balance with the current neighborhood. A reduced height will help to maintain the surrounding neighbors' sun exposure, privacy and noise levels (see below).
- o Please also note that the provided Shadow Study was done against the original proposal and is now outdated. The structure of the building has dramatically changed since the study was conducted.

2. Increased Noise Pollution Due to Proximity of the Elevated Train Track

- o With the proposed design, a building of this magnitude footprint/height bordering the tracks will reflect significantly more sound. This noise pollution is very concerning given the frequency of the Brown, Red and Purple trains on these tracks.
- o We appreciate the addition of the sound absorbing wall into the revised plans. Can you please provide more information on this technology, including studies, supporting documents, examples of it in use and noise reduction percentage?
- o In addition to the sound absorbing wall we request that you consider one of the following: 1 - Reducing the height and overall footprint of the building. 2 - Consider making the tracks between Fullerton Station and Wrightwood Ave. a "slow zone" (similar to the Brown/Purple lines between Sedgwick and Chicago L Stations). 3 - Consider setting the building back from the L tracks to reduce the reflection of sound.

3. **Expanded use of Single Lane Shared Alleys for Commercial and Residential Loading Dock**

- o The revised plans show the loading dock located along the shared alley of the Sheffield, Lincoln and Altgeld neighbors. These alleys are single lane, obstructed by the L, and as they currently exist will not support this increased activity demanded by the proposed project. The o Please consider re-positioning the loading dock along a main route such as Lincoln or Altgeld to minimize congestion and disturbance to nearby residential neighbors, o Please also note that the provided Traffic Study was done against the original proposal and is how outdated. The structure of the building has dramatically changed since the study was conducted.

We recognize the value in improving our neighborhood, but we ask the 43rd ward to expand responsibly. We are open to discussing with you, and plan on speaking at the scheduled Plan Commission meeting on July 16th to voice our disapproval for the current building plans. Thank you for your time and please continue to consider the relevant concerns/suggestions of the 43rd Ward Residents.

Sincerely,
Cheryl & Barrett Coleman

FW Concern over proposed development at 2518-2540 N L. - Deters, Frederick

FW: Concern over proposed development at 2518-2540 N. Lincoln Avenue

Walsh, Loretta

Tue 7/7/2
(.:15 .U7 PM
inbox

To: Gleason, Heather <Heather.Gleason@cityofchicago.org <mailto:Heather.Gleason@cityofchicago.org>>, Deters, Frederick <Frederick.Deters@cityofchicago.org <mailto:Deters@cityofchicago.org>>;

From: Ann Koblenzer
[<mailto:akoblenzer@gmail.com>] Sent:
Tuesday, July 07, 2015 3:33 PM To: Walsh,
Loretta

Subject: Fwd: Concern over proposed development at 2518-2540 N.

Lincoln Avenue Chairman Martin Cabrera,

I am the owner of 919 W Altgeld #2 and have concerns with the height of the Altgeld frontage in the proposal. Altgeld is a wonderfully quiet tree lined street and when I look out my front window I enjoy

seeing trees and hearing the birds. This 9 story building is too-tall for the street and will block the sunlight this street currently enjoys. Part of the reason we bought in this neighborhood and street were that there were no buildings over 4 stories in our sightline and it felt like a neighborhood.

This project will hurt the charm and character of the street and doesn't belong. It is unfair to the current owners who pay property tax to change the neighborhood to one focused more on rentals and high buildings than homeowners. It will reduce sunlight and increase congestion in the area-- the exact opposite of what people want when they buy in Lincoln Park. If this project goes through as planned it will set a dangerous precedent for the street - instead of seeing trees out our windows we will see high buildings- we would have bought downtown if that was what we wanted for our family.

Homeowners and tax payers need to be considered in this project- not just the developer making money. I believe the height and size of this project will negatively impact property values for the surrounding neighbors and require a rezoning of the neighborhood. We need to find a compromise that will energize the neighborhood within the existing zoning laws by reducing the height and footprint of the building.

Thank you for your time in reading this and I look forward to your response on this matter.

Sincerely,

This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally https://outlook.office365.com/owa/projection.aspx
2518-2552 N Lincoln - Deters, Frederick

2518-2552 N Lincoln

Rebecca Woan (Chartwell) <rwoan@chartwellins.com <mailto:rwoan@chartwellins.com>>

Sun 7/12/2015 10 05 AM

Inbox

ic Deters, Frederick <Frederick.Deters@cilyofchicago.org <mailto:Frederick.Deters@cilyofchicago.org>>,

Dear Mr. Deters

I am writing in opposition to the height of the proposed building to be constructed at 2518-2552 N Lincoln. I understand that the building height at 107 feet will be 50% taller than the next closest structure. It's out of character with the neighborhood. I don't believe that the Wrightwood Neighbors represents the neighborhood. They have acted autonomously for years. Even members of the association were unaware and surprised by the support. If a developer revises a proposal we should not expect unconditional support if the project is too tall.

Regards

Rebecca
Woan 831 W Lill

Korach

Company Logo

Rebecca Korach Woan
Founder and CEO
Chartwell Insurance Services
211 West Wacker Drive
Suite1800
Chicago, IL 60606
TelV" 312-645-1200
Fax: 312-645-1206
rwoan(5)cha
<<http://rtwellins.com>>cidl
cid;

rtwellins.com

www.chartwellins.com <<http://www.chartwellins.com>>

<https://outlook.office365.com/owa/projection.aspx>
Lincoln Centre Development - homeowner input to rezoni... - Deters, Frederick

Lincoln Centre Development -- homeowner input to rezoning meeting

Cynthia Vahlkamp <cynthia.vahlkamp@gmail.com
<<mailto:cynthia.vahlkamp@gmail.com>>>

Tue 7/14/2015 10:08 AM Tu Deters, Frederick

<Frederick.Deters@cityofchicago.org>;

Cc Ward 43 <yourvoice@ward43.org <mailto:yourvoice@ward43.org>>; wnaplanning@gmail.com
<mailto:wnaplanning@gmail.com> <wnaplanning@gmail.c.om <mailto:wnaplanning@gmail.c.om>>; Wrightwood
Neighbors <wrihl:woodneighbors@gmail.com <mailto:woodneighbors@gmail.com>>;

Dear Mr Deters,

We are unable to attend the meeting on Thursday, July 16 and so are sending comments in writing

in advance. Support

- We strongly support the aspect Baker Development re-design that broke up the facade into two towers. This in our opinion was a huge improvement in the "friendliness" of the project in terms of visual weight and consistency with a desirable neighborhood (vs downtown, commercial) feel of the building.

Conditional Support

- Regarding Parking, we support the planned number of parking spaces for the planned number of units if and only if 1) all 138 parking spaces are made available to residents and 2) Alderman Smith's plan holds firm that residents of this property will NOT be able to apply for permanent or temporary residential parking permits. Our point of view is based on third party transit analysis that benchmarked this census tract at a 19 - 31% car-free rate (25% +/- 6 %). 138 spaces for 200 units is a car-free rate of 31% - reasonable for this census tract if and only if all spaces are allocated to residents (and not shared with retailers) Without these caveats, residents and their guests will end up parking on neighboring streets, especially Lill and Montana as well as Wrightwood, with negative neighborhood impact.

Lingering Question/ Possible Objection

- We have a concern about the FAR for this redevelopment. As we understand it, the redeisgn reduced the FAR from 5.0 for the 122' Height earlier version of the design to 4.5 for the current 107' Height version. Even the redesign, however, has a FAR that exceeds the Children's Memorial Redevelopment of 3.5.
 - o **In our opinion, the community deserves to see a design alternative that further reduces the FAR to 4.0 before**
this development is approved, o My hope is that Baker Development already has thoughts on what a 4.0 FAR design would look like, and that
answering this question would not create a lengthy delay in improving this property and our neighborhood.

Thank you,

Cynthia Vahlkamp & Bob Kenyon
homeowners at 822 W Lill Ave
since 1986

Cynthia Vahlkamp | 822 W Lill Ave | 773.549-5513

Chicago BuildsGreen

Lincoln Center Development, Chicago IL

* Street Number (if the address only includes one street numlm, please fill only the cell 'From')

2518 2552 N Lincoln Ave

Ward No Community Area No
43

Check applicable.

RDA No: ☐ Landmark

Total builtdmq(s) footprint in sq ft

^Planned Development ☐ Redevelopment Agreement ^Zoning Change h PD No:
iWFrom:[B3^o:[B3^5

☐ Public project

Total land area insqft.

Tola) vehicular use area in sq.ft

Project Size:

DPD Project Manager: BG/GR Matrix:

Check applicable'

Financial Incentives: QTIF

☐ grif

☐ SBIF

☐ Land Sale Write Down

☐ Empowerment Zone Grant ☐ Class L ☐ Ind. Dev. Revenue Bonds ☐ ass 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

Chicago Builds Green

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

Square footage Square footage
Required per zoning

Room/Building/Grass area development: ~
Matrix: 35%

Please fill, if applicable

JL

O.

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

V.: 5)
18400)
feMS^ol

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

Square footage Check applicable:

Square footage Gallons Square footage

Other sustainable surface treatments:

Green roof Energy Star roof High-albedo pavement

Square footage. Square footage.

Square footage.

No. of accessory parking spaces

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

Chicago Builds Green

Energy Star building LEED certification

LEED Certified
LEED Silver
LEED Gold
LEED Platinum Chicago Green Homes
Chicago Green Homes [one-star]
Chicago Green Homes [two-star]
Chicago Green Homes [three-star]

Energy efficiency strategies not captured above:

-IE Other than Energy Star Roof - or Energy Star Building Certification-

lilsl^eriefgy^

Useiormbtio'ntsehsorjlighta^^

^lowanr^rpnd^duajco^

Use/of loCydlumeiplumDing'.fixtur^u; ':/ . "" v ;.*?•£ '

Other sustainable strategies and/or Project Notes:

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..i;!v

Chicago Builds Green