



Office of the City Clerk

City Hall
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Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2015-58
Type: Ordinance **Status:** Passed
File created: 1/21/2015 **In control:** City Council
Final action: 6/17/2015
Title: Zoning Reclassification Map No. 1-G at 1051-1055 W Lake St and 167 N Aberdeen St - App No. 18274
Sponsors: Misc. Transmittal
Indexes: Map No. 1-G
Attachments: 1. O2015-58.pdf, 2. SO2015-58.pdf

Date	Ver.	Action By	Action	Result
6/17/2015	1	City Council	Passed as Substitute	Pass
6/3/2015	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
3/12/2015	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
1/21/2015	1	City Council	Referred	

FINAL FOR PUBLICATION

ORDINANCE

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

SECTION I. Title 17., of, lie Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the CI-2 Neighborhood Commercial District symbols and indications as shown on Map No. 1-G in the area bounded by

West Lake Street; a line 125.85 feet east of and parallel to North Aberdeen Street; a line 228.55 feet south of and parallel to West Lake Street; and North Aberdeen Street,

to those of a CI-5 Neighborhood Commercial 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 CI-5 Neighborhood Commercial 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.

Common address of properties: 1051-55 West Lake Street and
167 North Aberdeen Street

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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT No.

PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential-Business Planned Development No. _____, (the "Planned Development") consists of approximately twenty-eight thousand, seven hundred, and sixty-four (28,764) square feet (plus or minus point sixty-six) 0.66 acres of property which is; depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, "Lake Acquisitions LLC".
2. All applicable official reviews, approvals or permits are required to be obtained
2. by the Applicant or its successors, assignees or grantees. Any dedication or
2. vacation of streets, alleys or easements or any adjustment of the right-of-way

2. shall require a separate submittal to the Department of Transportation on behalf
2. of the applicant or its successors, assignees or grantees and approval by the City
2. Council. Any requests for grants of privilege, or any items encroaching on the
2. public way, shall be in compliance with the Plans. Ingress or egress shall be
2. pursuant to the Plans and may be subject to the review and approval by the
2. Departments of Planning and Development and Transportation. Closure of all
2. or any public street or alley during demolition or construction shall be subject
2. 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.

3. 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 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 Sec.17-8-0400 of the Chicago Zoning Ordinance.

Applicant: Lake Acquisitions LLC Address: 1051-55
West lake Street and
167 North Aberdeen Street
Date: January 21, 2015
Revised: May 21, 2015

**FOR
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(2)

This Plan of Development consists of sixteen (16) Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map, an Existing Land-Use Map, Site/Landscape Plan, Green Roof Plan, Typical Parking Floor, North Building Elevation, South Building Elevation, East Building Elevation and West Building Elevations prepared by Hartshorne Plunkard and Associates and dated May 21, 2015 submitted herein. In any instance where a provision of this planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, 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.

The following uses are allowed in the area delineated herein as a Residential-Business Planned Development: offices; retail sales, general; eating and drinking establishments (restaurants and taverns); dwelling units located above the ground floor; accessory uses and accessory off-street parking and off-street loading.

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 ("DPD"). Off-premise signs are prohibited within the boundary of the Planned Development.

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

The maximum permitted floor area ratio (F.A.R.) for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using Net Site Area of 28,764 square feet or (0.66 acres of land area).

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.

Applicant

Address:

Date:

Revised:

Lake Acquisitions LLC

1051-55 W. Lake Street and 167 N. Aberdeen Street January 21, 2015 May 15, 2015

(3)

10. The Site Plan and Landscape Plans shall be in substantial conformance with the Landscape

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

11. 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 modification by the applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
12. 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 ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
13. The Applicant will comply with Rules and Regulations for the Maintenance of Stock-Piles Promulgated by the Commissioner of Street and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings pursuant to Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
14. The Applicant acknowledges that is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The project will be in substantial compliance with the current City of Chicago Sustainable Development policy set forth by the DPD. The proposed building shall provide a vegetated ("green") roof totaling a minimum of 50 % of the net roof area or 13,000 square feet and obtain a LEED certification.
15. The Applicant acknowledges and agrees that the rezoning of the property from C I-2 Neighborhood Commercial District to a CI-5 Neighborhood Commercial District for construction of this Planned Development triggers the requirement 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

Applicant: Lake Acquisitions LLC
Address: 1051-55 W. Lake Street and 167 N. Aberdeen Street
Date: January 21, 2015
Revised: May 21, 2015

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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 six (6) affordable housing units in the Residential Project for households, earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), and make a cash payment of \$ 200,000 dollars to the Affordable Housing Opportunity Fund ("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 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 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 building permits for the Residential Project, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment, and/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 he Affordable housing Agreement will be recorded against the Residential Project and will constitute a lien against each Affordable Unit. The City shall execute partial-releases of the Affordable Housing-Agreement prior-to or at the time of-the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. The Commissioner of Planning and Development (DPD) may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Council, 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 Zoning Administrator shall initiate a zoning map amendment to rezone the property to a CI-5 Neighborhood Commercial District which was the underlying zoning that formed the basis of this Planned Development.

Applicant: Lake Acquisitions LLC Address: 1051-55 West Lake Street and

Date: Revised:

167 North Aberdeen Street January 21, 2015 May 21, 2015

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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT No.

&ULKREGULATIONS AND DATA TABLE

Gross Site Area: Area in Public R.O.W.: Net Site Area:

Permitted Floor Area Ratio:

Maximum Number of Residential (both dwelling and efficiency) Units:

Minimum Number of Off-Street Parking

Spaces to be provided:

(All parking provided is accessory)

42,670 square feet (0.98 acres) 13,906 square feet (0.32 acres) 28,764 square feet (0.66 acres)

5.0

75 units

140 total parking spaces

65 parking spaces (non-residential)

-75-par-king-spaces-(-residential-)

Minimum Number of Bicycle Parking Spaces:

Minimum Off-Street Loading Spaces: Setbacks from Property Line:

Maximum Building Height:

50 bicycle spaces

one (1) space at 10' x 25'

In substantial compliance with the attached Site Plan

136 feet as measured by the Chicago Zoning Ordinance

Applicant: Lake Acquisitions LLC Address: 1051-55

West Lake Street and

167 North Aberdeen Street

Date: January 21, 2015

Revised: May 21, 2015

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LEGEND
j SUBJECT PREMISES



APPLICANT: LAKE ACQUISITIONS, LLC

ADDRESS:

DATE: SCALE:

167 N.ABERDEEN STREET MAY 21, 2015
1" = 200'-0"

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777 LEGEND SUBJECT
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APPLICANT: LAKE ACQUISITIONS, LLC

EXISTING LAND USE MAP

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ABOVE-ROUND "EL" TRACKS 162.83' PLANNED DEVELOPMENT (P.D.) BOUNDARY

W. LAKE ST.

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TWO-WAY TRAFFIC

125.83' PROPERTY LINE

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APPLICANT: LAKE ACQUISITIONS, LLC

ADDRESS: 167 N. ABERDEEN STREET

MAY 21, 2015 1" = 40'-0"

PLANNED DEVELOPMENT BOUNDARY MAP

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FIRST FLOOR SETBACK

r-4"

FOURTH FLOOR SETBACK 36'-3"

ELEVENTH FLOOR SETBACK

TOUJER SETBACK 5'-6"

IT-4"

N

APPLICANT: LAKE ACQUISITIONS, LLC

ADDRESS:

DATE: SCALE:

SITE PLAN / LANDSCAPE PLAN

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^SECOND FLOOR PLAM

W SCALE: 1/32" - T O"

APPLICANT: LAKE ACQUISITIONS, LLC

ADDRESS: 167 N. ABERDEEN STREET

DATE: MAY 21, 2015

SCALE: r=40'-0"

TYP PARKING PLAN

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GREEN ROOF CALCULATIONS TOTAL ROOF AREA LESS MECHANICAL: 25,881 SQ. FT. 50%: 12,941 SQ. FT. GREEN ROOF REQUIRED TOTAL GREEN ROOF AREA PROVIDED: 13,000 SQ. FT.

W. LAKE ST.

< TWO-WAY TRAFFIC



APPLICANT: LAKE ACQUISITIONS, LLC

GREEN ROOF PLAN

MAY 21, 2015 1" - 40'-0"

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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: Kara Breems, .,C£parlinent of PJaning & Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicagb.brg <mailto:kara.breems@cityofchicagb.brg> Telephone: (312) 744-6746.

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

Date: 'V t^/f-jT

SECTION 1: DEVELOPMENT INFORMATION

Development Name. «^6tfAt<rNI *zx .
Development Address: , . CMif6Afy.j. <£i_ ^ C**.^/
Ward: <Z'T^i^
If you are working with a Planner at the City, what is his/her name? Ov>J i<-&jT)ty&fZ,,_
Type of City involvement: Land write-down
(check all that apply) Financial Assistance (If leceivmg tif assistance, will tie funds be used for housing construction? ')
Zoning increase, PD, or City Land purchase "if yes, please provide copy
of the TIF Eligible Expenses

SECTION 2: DEVELOPER INFORMATION

-Developer Name:-
Developer Contact (Project Coordinator): fo'jiS vwJIA^
Developer Address: i^T-voM \>:>* p^vtrvfc 4* (lt <^j~i'iM*^A'u o^c*Q
Email address. May we use email to contact you? /Yes-} No'
Telephone Number- T^a<J.u_.J3^J ^hAf^^Q.^uO'JC* cos'm.

SECTION 3: DEVELOPMENT INFORMATION a) Affordable units required

For ARO projects: $\text{Total units} \times 10\% =$ (always round up)
 total affordable units required
 *20% if TIF assistance is provided

For Density Bonus projects: $\text{Bonus Square Footage} \times 25\% =$
 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 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 (n) market-rate units? yes (f) If parking is not included, what is the monthly cost per space? \$ / month.

Estimated date for the commencement of marketing
 Estimated date for completion of construction of the affordable units.

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)	Unit Mix OK to proceed?
Affordable Units	1	1	800	\$1,000	\$759	75.9%	OK
Market Rate Units	2	1	737	N/A	N/A	N/A	N/A

$\frac{\text{Total Affordable Units} \times \$100,000}{\text{Number of Affordable Units}} = \text{Amount owed}$
 (round up to nearest)

(typically corresponds with issuance of building permits) Month/Year For ARO projects, use the following

formula to calculate payment owed:

Number of total units in development
 (whole number)

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

$\text{Bonus Floor Area (sq ft)} \times 80\% \times \text{Median Land Price per Base FAR Foot}$

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

Median Land Price per Base FAR Foot

Loop: Chicago River on north/west, Congress on south; Lake Shore Dr on east	S31
North: Division on north; Chicago 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, Chicago River on east; Racine on west	\$29

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

Kara Breems Department of Planning & Development

Developer/Project Coordinator