



Office of the City Clerk

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

File #: SO2016-6338
Type: Ordinance **Status:** Passed
File created: 9/14/2016 **In control:** City Council
Final action: 11/16/2016
Title: Zoning Reclassification Map No. 1-F at 201-223 W Hubbard St and 412-420 N Wells St - App No. 18943
Sponsors: Misc. Transmittal
Indexes: Map No. 1-F
Attachments: 1. O2016-6338.pdf, 2. SO2016-6338.pdf

Date	Ver.	Action By	Action	Result
11/16/2016		City Council	Passed as Substitute	Pass
11/15/2016	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	
11/15/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/14/2016	1	City Council	Referred	

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ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Residential-Business Planned Development #1288 symbols and indications as shown on Map 1-F in the area bounded by:

West Hubbard Street; North Wells Street; a line 100 feet south of and parallel to West Hubbard Street; the public alley next west of and parallel to North Wells Street; the public alley next south of and parallel to West Hubbard Street; and a line 256.14 feet west of and parallel to North Wells Street;

to those of Residential-Business Planned Development #1288, as amended,

SECTION 2. This Ordinance shall be in force and effect from and after its passage and publication.

201-223 West Hubbard Street; 412-420 North Wells Street, Chicago, IL 60654

**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1288
PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Planned Development Number 1288, ("Planned Development") consists of approximately 24,278 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). CRP/Centrum Hubbard Street Owner, LLC is owner of a portion of the Property and the "Applicant" for this planned development pursuant to authorization of the owner of the remainder of Property.
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 "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, 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 Chicago Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance

with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT 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 CDOT.

Applicant: CRP/Centrum Hubbard Street Owner, LLC
Address: 201-223 West Hubbard Street; 412-420 North Wells Street, Chicago, IL 60654
Introduced: September 14, 2016 Plan
Commission: October 20, 2016

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4. This Plan of Development consists of these 18 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Hirsch Associates and dated October 20, 2016 (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property and Boundary Line Map; a Site Plan; a Landscape/Green Roof Plan; Subarea A Building Elevations (North, South, East and West) and Subarea B Building Elevations (North, South, East and West). Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the DPD. 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 thereof, 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 Business Planned Development:

Subarea A: Dwelling Units located above the ground floor; Animal Services (excluding overnight kennels or boarding); Eating and Drinking Establishments; Financial Services (excluding Pay day/Title Loans, Pawnshops and Drive Throughs); Food and Beverage Retail Sales (excluding Liquor Stores and Grocery Stores); Office; Personal Service; General Retail Sales; and related, incidental and accessory uses and parking.

Subarea B: Animal Services (excluding overnight kennels or boarding); Eating and Drinking Establishments; Financial Services (excluding Payday/Title Loans, Pawnshops and Drive Throughs); Food and Beverage Retail Sales (excluding Liquor Stores and Grocery Stores); Office; Personal Sendee;

General Retail Sales; and related, incidental and accessory uses and parking.

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 DPD. 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 Property 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 and Data Table has been determined using a Net Site Area

Applicant: CRP/Centrum Hubbard Street Owner, LLC
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of 24,278 square feet and a base FAR of 7.0, and additional FAR for proposed FAR bonuses as follows:

<u>Description</u>	<u>FAR</u>
Base FAR:	7.00
Affordable Housing:	1.75
Transit Infrastructure:	1.40
Neighborhoods Opportunity Bonus:	0.50
Total FAR:	10.65

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 DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

11. The Applicant, shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. 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.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall achieve

Applicant: CRP/Centrum Hubbard Street Owner, LLC
Address: 201-223 West Hubbard Street; 412-420 North Wells Street, Chicago, IL 60654
Introduced: September 14, 2016 Plan
Commission: October 20, 2016

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building certification and provide a 50% net green roof equivalent to an actual total of 5,161 square feet.

15. The Applicant acknowledges and agrees that the rezoning of a portion of the Property from the DX-5 Downtown Mixed-Use District to the DX-7 Downtown Mixed-Use District for this Planned Development, approved by City Council on July 29, 2015, triggered the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance" or "AHO"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") could: (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). The Applicant further acknowledges and agrees that this Planned Development was subject to Section 17-4-1004-D of the Zoning Code, which also required on-site affordable housing or payment of a fee in lieu of providing affordable housing for rezonings in DC, DX and DR districts that increase the base floor area ratio. If a planned development was subject to the requirements of both sections (2-45-110 and 17-4-1004-D), the developer could elect to satisfy the AHO requirements by complying with the affordable housing floor area bonus provided for in Section 17-4-1004. Applicant elected to comply with Section 17-4-1004, and received a floor area bonus, as set forth in the bonus worksheet required under Section 17-4-1003-D and attached hereto as Exhibit [] ("Bonus Worksheet"). The applicant made a cash payment

in the amount of \$1,461,552.80 ("Cash Payment") on June 27, 2016 to satisfy their AHO obligation, and no further payment or affordable units are required.

16. Pursuant to the Transit Infrastructure Improvements Bonus provisions of Section 17-4-1020 of the Zoning Ordinance, the Applicant has requested an increase in the floor area permitted on the Property based on a cash contribution for public transit infrastructure improvements. The Applicant shall make a cash contribution in the amount of \$1,169,228, which corresponds to a floor area bonus of 1.40. Pursuant to Section 17-4-1020-A of the Zoning Ordinance, the Applicant must enter into an agreement with the agency undertaking the improvements providing for such cash contribution. The Applicant must provide evidence that such cash contribution has been paid by the Applicant as a condition to issuance of any Part II approvals.

17. The Applicant acknowledges that the project has received a bonus FAR of 0.50 pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 10.65. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17.4-1003-B & C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment

Applicant:	CRP/Centrum Hubbard Street Owner, LLC		
Address:	201 -223 West Hubbard Street; 412-420 North Wells Street, Chicago, IL 60654		
Introduced:	September	14,	2016
Commission:	October 20, 2016		Plan

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(including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3

The bonus payment will be split between three separate funds, as follows: 80% to the Neighborhoods Opportunity Fund, 10% to the Citywide Adopt-a-Landmark Fund and 10% to the Local Impact Fund. In lieu of paying the City directly, DPD may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

In this case, DPD has directed the Applicant to contribute the Local Impact portion of the bonus payment to the Chicago Park District for construction of lighting upgrades in Ward (Aaron Montgomery) Park (the "Project") The Project is located within one mile of the Planned Development site, as required by Sec. 17-4-1005-C. The Applicant must make such payment, or the applicable portion thereof in the case of a phased development, prior to the issuance of the first building permit for the Planned Development or

applicable phase thereof. The City and the Chicago Park District must enter into an intergovernmental agreement regarding the manner in which the funds will be used.

18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to the DX-7 Downtown Mixed-Use District.

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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1288

BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf): 41,852

Area of Public Rights-of-Way (sf): 17,574

Net Site Area (sf): 24,278

Net Site Area (sf) - Subarea A: 13,259

Net Site Area (sf) - Subarea B: 11,019

Floor Area Ratio:

Base FAR: 7.00

Affordable Housing Bonus: 1.75

Transit Infrastructure Bonus: 1.40

Neighborhoods Opportunity Bonus: 0.50 Maximum FAR: 10.65 Maximum FAR - Subarea A:

15.84 Maximum FAR - Subarea B: 4.41 Maximum Number of Dwelling Units: 195 Minimum

Off-Street Parking Spaces: 85 Maximum Off-Street Parking Spaces: 100 Minimum Bicycle

Parking Spaces: 50 Minimum Off-Street Loading Spaces: 2 Maximum Building Height:

Subarea A: 270 feet

Subarea B: 152 feet

Minimum Setbacks: In substantial conformance with Plans

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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>>

□ate: May 10,2015

SECTION 1: DEVELOPMENT INFORMATION

Development Name: Hubbard & Weils

Development Address: Southwest corner of Hubbard & Wells

Ward: 42nd Ward

If you are working with a Planner at the City, what is his/her name? ^{Noah} Szafraniec

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 x Zoning increase, PD, or City Land purchase

SECTION 2: DEVELOPER INFORMATION

Developer Name: 215 Hubbard, LLC.

Developer Contact (Project Coordinator): Kage Brown

Developer Address: 225 West Hubbard, Suite 400, Chicago, IL 60654

Email address: kbrown@centrumpartners.net <mailto:kbrown@centrumpartners.net> May we use email to contact you? Yes No Telephone Number: 312-279-1390

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: x 10%* = ' (always round up)
Total units total affordable units required

*20% if TIF assistance is provided

For Density Bonus projects: 42,487 sf x 25% = 10,621.75 sf
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? t.b.d.

Estimated date for the commencement of marketing:

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Estimated date for completion of construction of the affordable units: n/a

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?
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Market Rate	N/A	N/A
Units	N/A	N/A
	N/A	N/A

SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment -in-lieu?
 (typically corresponds with issuance of building permits) 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 Bonus projects, use the following formula to calculate payment owed

$$42,487 \quad \times 80\% \times \$ 43 \quad = \quad \underline{\$ 1,461,552.80}$$

Bonus Floor Area (sq ft) median price per base FAR foot Amount owed
(from table below)

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	\$31
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 HEP)

Department of Planning & Development

Developer/Project Manager

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Page 13 of 52

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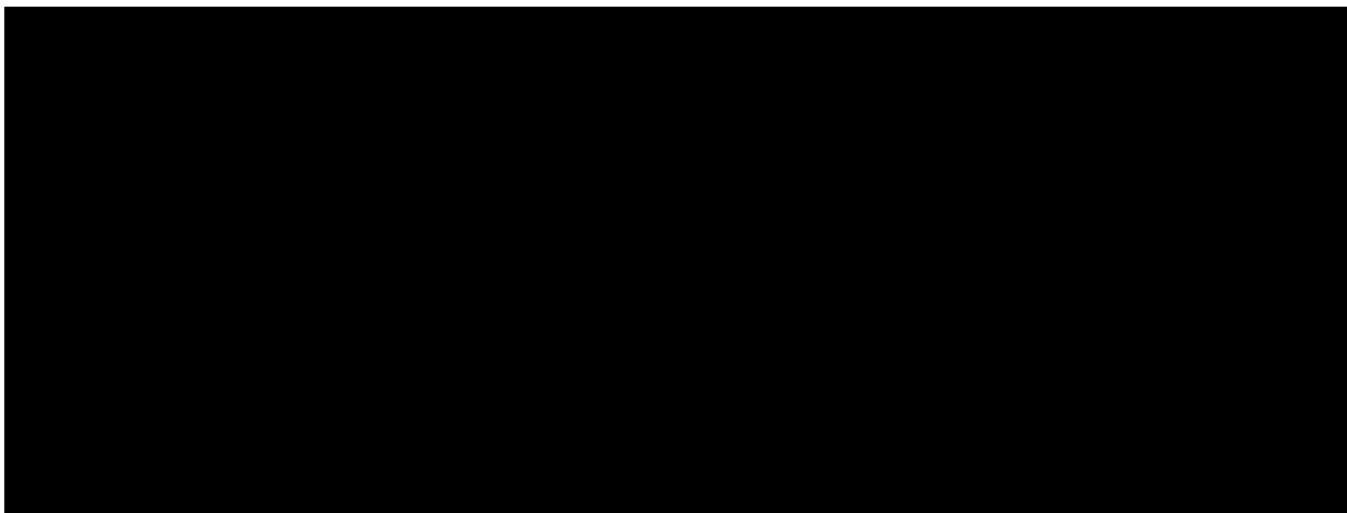
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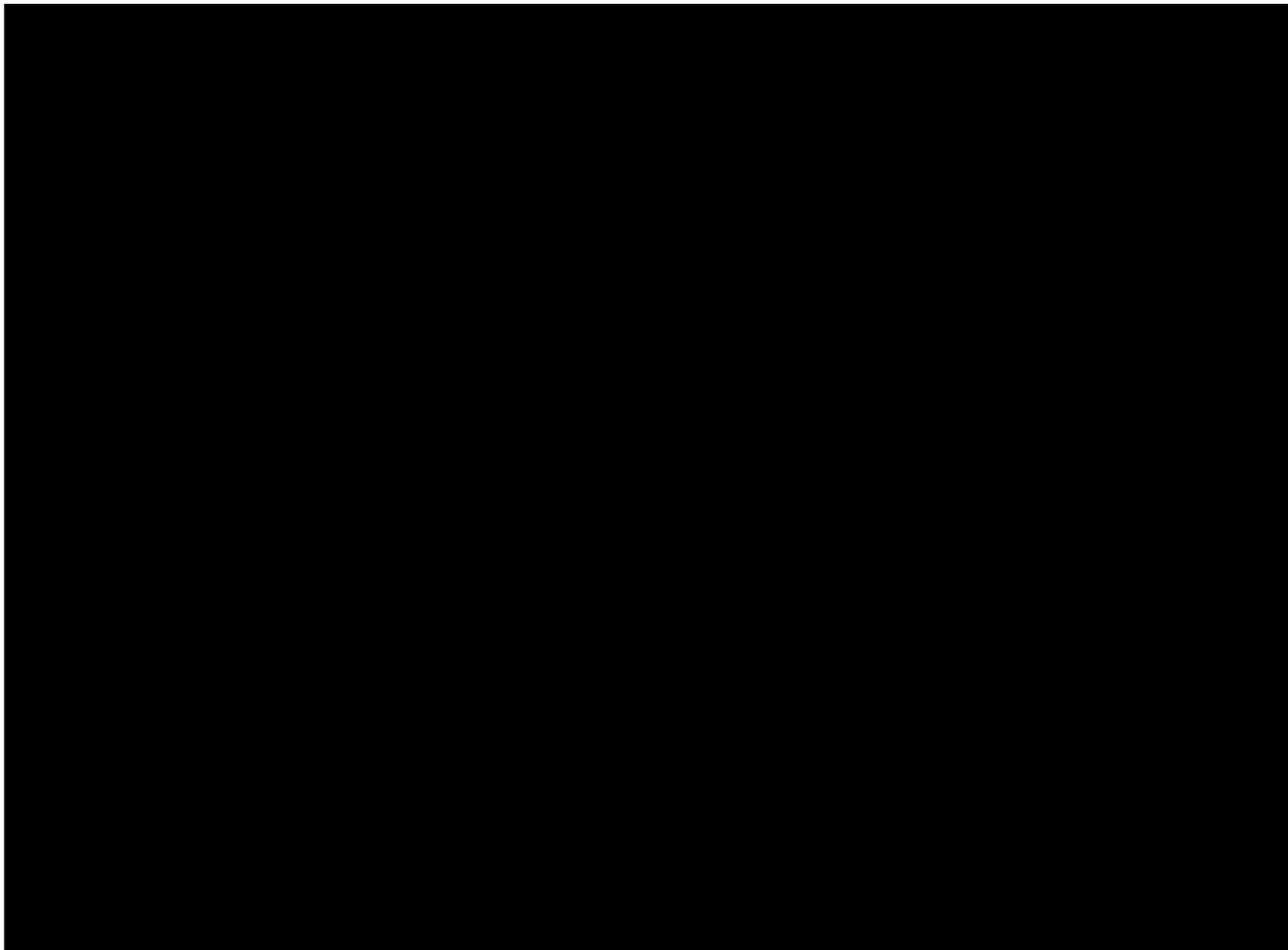
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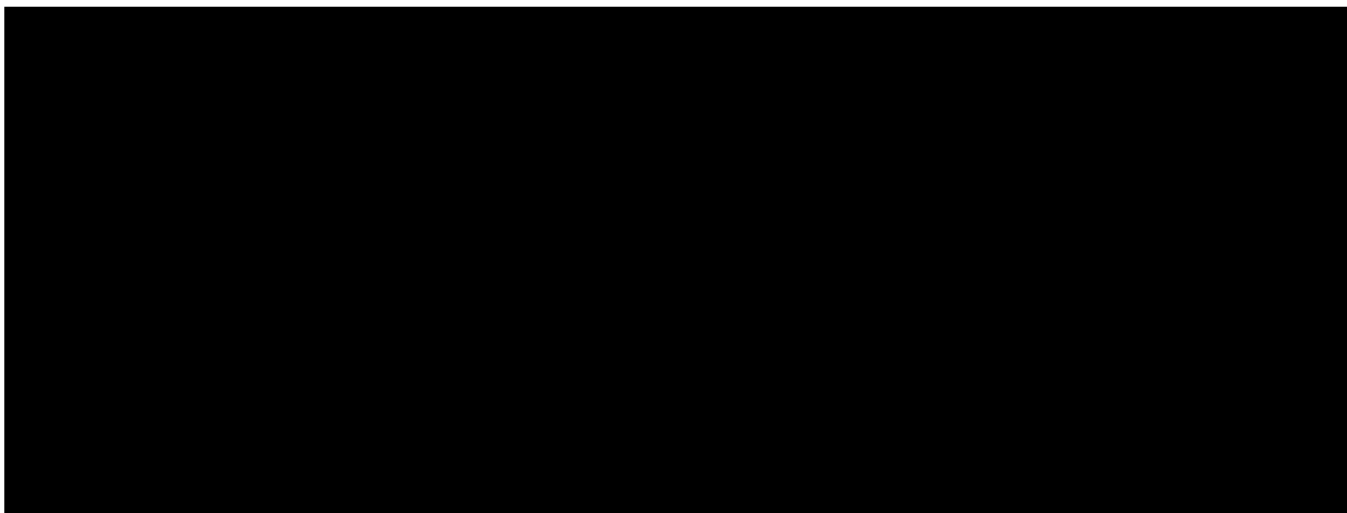
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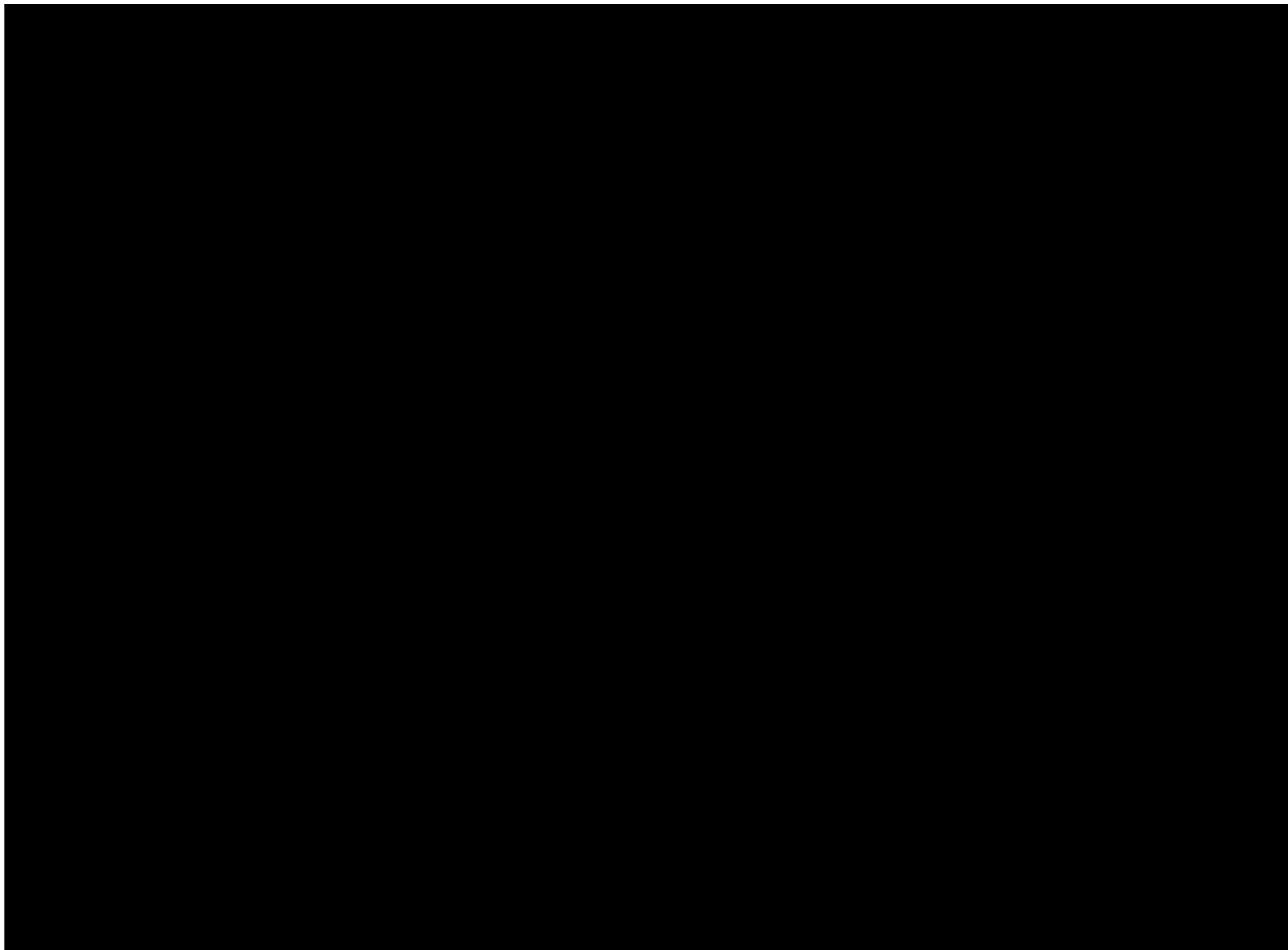
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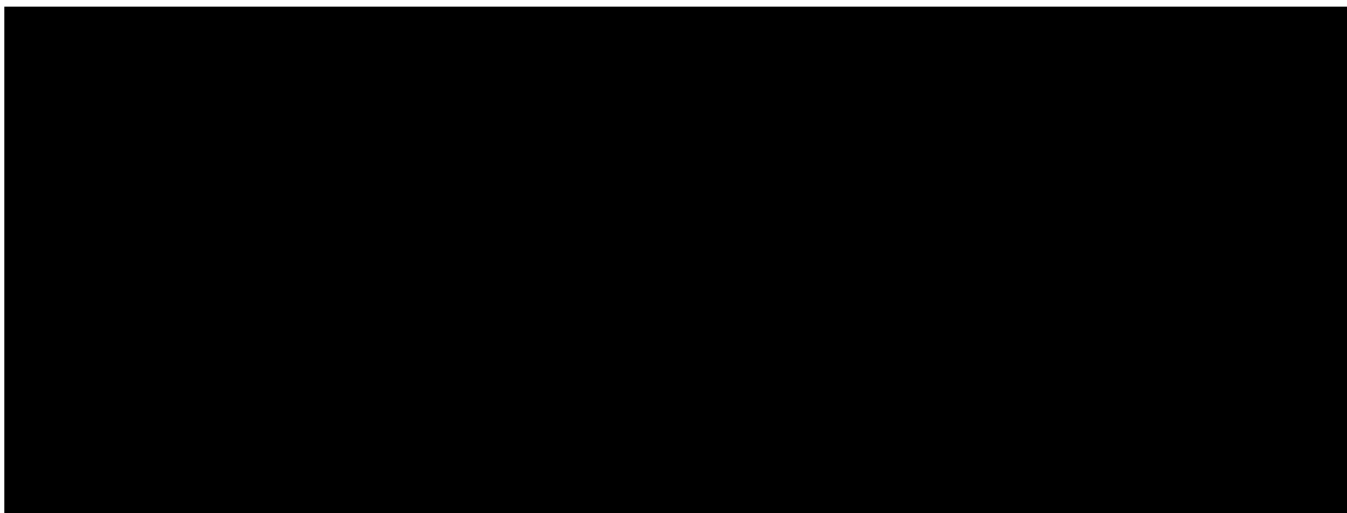
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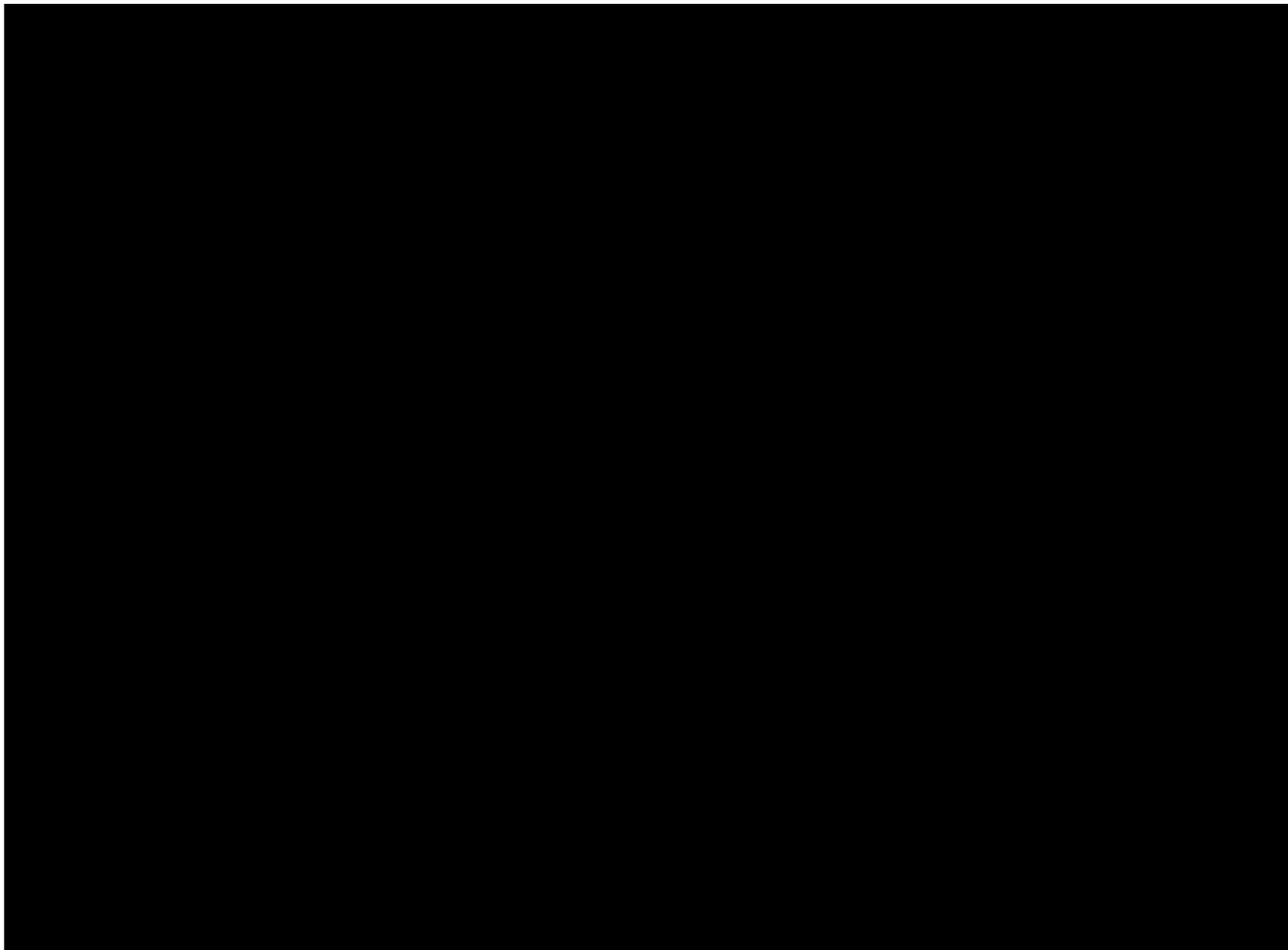




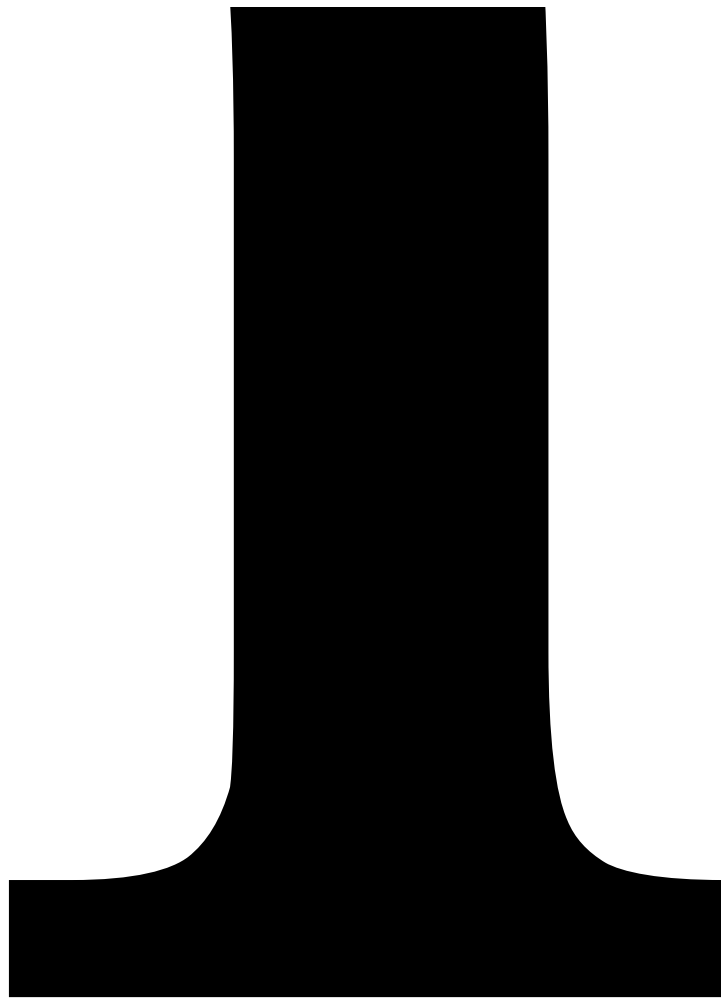
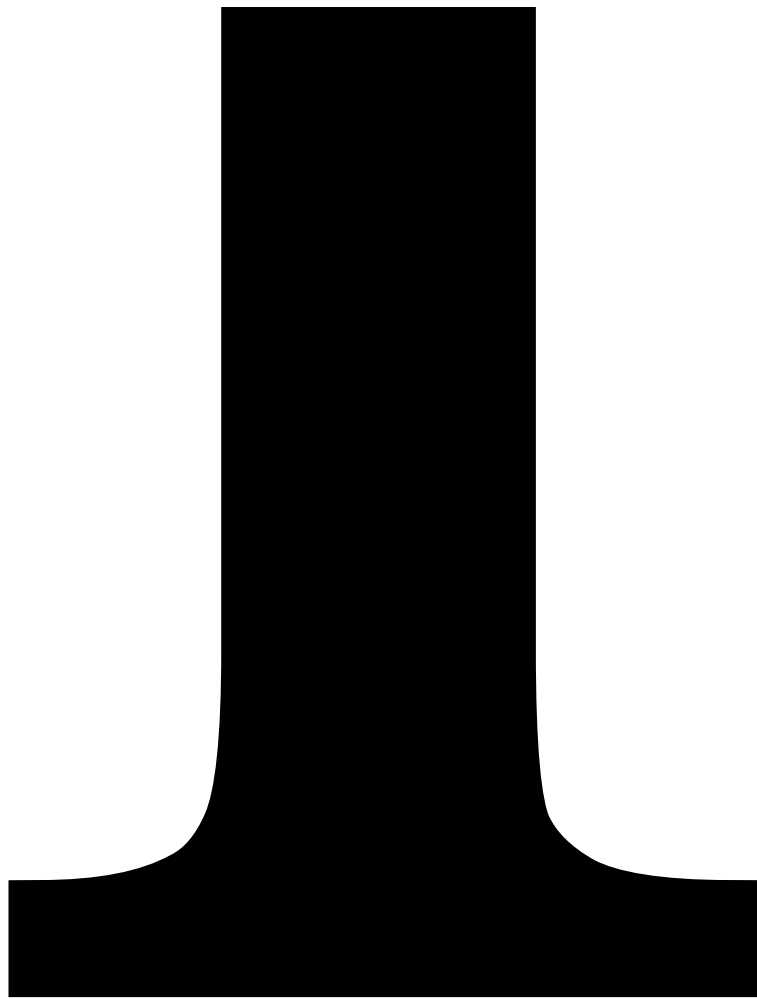


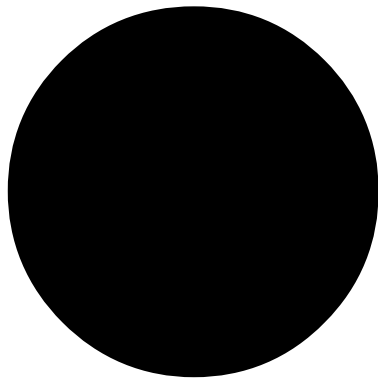


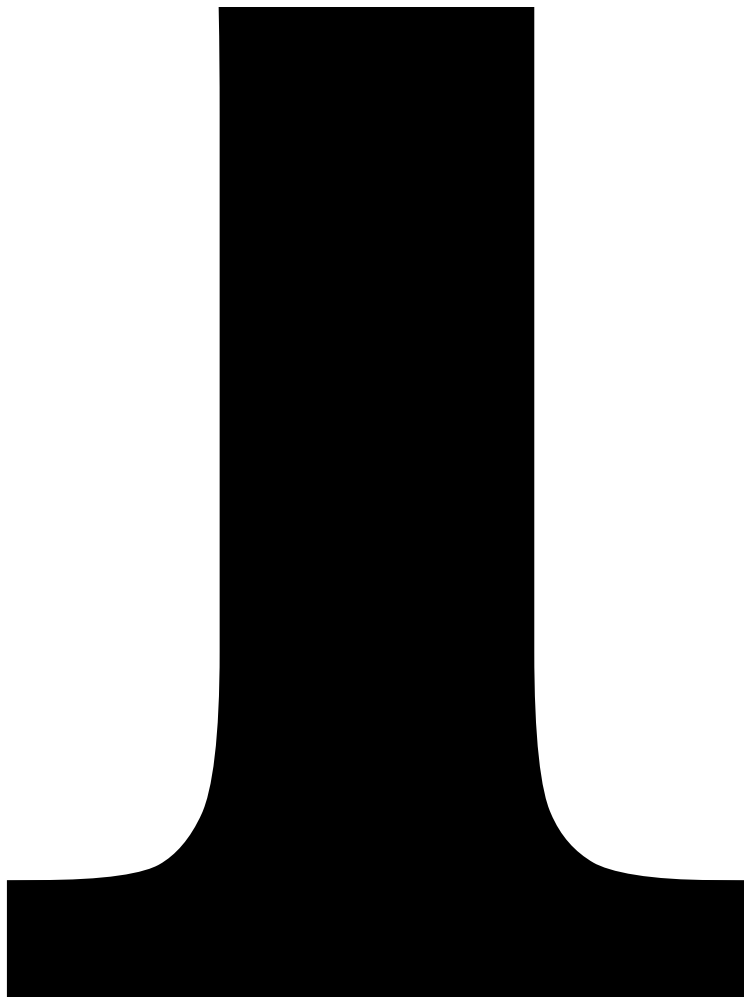












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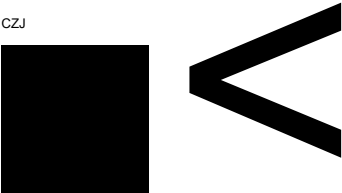
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Department of Planning

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MEMORANDUM

Alderman Daniel 5' Solis Chairman, City/Council Committee on Zoning

David L. Reifman Secretary Chicago Plan Commission

October 21, 2016

RE: Proposed Amendment to Residential Business Planned Development No. 1288 for property generally located at 201-225 West Hubbard Street.

On October 20, 2016, the Chicago Plan Commission recommended approval of the proposed amendment submitted by CRP /Centrum Hubbard Street Owner, LLC. 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 LA SALLE, CHICAGO, IL 60601