Legislation Details (With Text)

File #:	SO2016-8617		
Type:	Ordinance	**Status:**	Passed
File created:	12/14/2016	**In control:**	City Council
		Final action:	2/28/2018
Title:	Zoning Reclassification Map No. 3-F at 609-657 W North Ave and 1542-1560 N Ogden Ave - App No. 19048		
Sponsors:	Misc. Transmittal		
Indexes:	Map No. 3-F		
Attachments:	1. O2016-8617.pdf, 2. SO2016-8617.pdf		

Date	Ver.	Action By	Action	Result
2/28/2018	1	City Council	Passed as Substitute	Pass
2/22/2018	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	
2/22/2018	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	
2/22/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
1/23/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
12/14/2016	1	City Council	Referred	

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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 B3-2 Community Shopping District symbols and indications as shown on Map No. 3-F in the area bounded by:

> West North Avenue; the northwesterly line of North Ogden Avenue; a line 187.26 feet southwest of West North Avenue as measured along the northwesterly line of North Ogden Avenue; a line 298.03 feet west of the northwesterly line of North Ogden Avenue; a line 165.98 feet south of West North Avenue; a line 398.06 feet west of the northwesterly line of North Ogden Avenue; a line 94.98 feet south of West North Avenue; and a line 494.18 feet west of the northwesterly line of North Ogden Avenue as measured along the south line of West North 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. 3-F in the area bounded by:

West North Avenue; the northwesterly line of North Ogden Avenue; a line 187.26 feet southwest of West North Avenue as measured along the northwesterly line of North Ogden Avenue; a line 298.03 feet west of the northwesterly line of North Ogden Avenue; a line 165.98 feet south of West North Avenue; a line 398.06 feet west of the northwesterly line of North Ogden Avenue; a line 94.98 feet south of West North Avenue; and a line 494.18 feet west of the northwesterly line of North Ogden Avenue as measured along the south line of West North 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.

Property Address: 609-57 West North Avenue/1542-60 North Ogden Avenue

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

GROSS SITE AREA:	89,752.94
NET SITE AREA:	73,445.00
AREA REMAINING IN THE PUBLIC WAY:	16,307.94
MAXIMUM FAR:	4.50
SETBACKS FROM PROPERTY LINE:	Per Site Plan
MAXIMUM NUMBER OF UNITS:	261

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MINIMUM NUMBER OF ACCESSORY OFF-STREET PARKING:	183
MINIMUM NUMBER OF OFF-STREET LOADING:	Two 10' x 50'
MAXIMUM BUILDING HEIGHT:	150 feet
BICYCLE PARKING:	261

Applicant:	WORP 601 WNA, LLC
Address:	609-57 W. North Ave./l 542-60 N. Ogden Ave.
Introduction Date:	December 14, 2016
Plan Commission Date:	January 18, 2018

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RESIDENTIAL PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number , ("Planned Development") consists of approximately 73,445 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or'controlled by the Applicant, WORP 601 WNA, LLC.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal 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

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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. 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

The Applicant shall design the proposed development to provide a secondary means of vehicular access to the west through the garage of the proposed building. To the extent rights are granted to traverse the private property to the west of the Property so that there is resulting access to the West North Avenue/North Orchard Street intersection by vehicles accessing the proposed building (the "Access Rights"), such western access from the proposed building shall be used to provide an additional means of accessing the West North Avenue/North Orchard Street intersection from the proposed building. Furthermore, the Applicant shall cooperate with the Chicago Department of Transportation and, to the extent necessary, the Illinois Department of Transportation for the approval of the installation of a

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traffic signal at the West North Avenue/North Orchard Street Intersection; and, if such traffic signal is not approved, the installation of pedestrian crossing markings, signage and lighting at the West North Avenue/North Orchard Street intersection and/or the West North Avenue/North Cleveland Street intersection (collectively "Required Approvals"). The Applicant shall fund up to a combined total of $400,000 of the cost for the studies, engineering drawings or other required documentation for the Required Approvals, installation of the above referenced traffic signals or pedestrian crossing improvements and any cost associated with securing and improvements outside of the Property for using the Access Rights. Notwithstanding anything to the contrary, the Applicant shall be entitled to

secure other approvals necessary for construction and occupancy of the proposed development, including Part II Approvals, Building Permits and Certificates of Occupancy, during the pendency of any studies or reviews required in connection with right-of-way improvements or the construction of right-of-way improvements referenced in this paragraph and, if after the Applicant's diligent pursuit thereof, the Access Rights or the Required Approvals are not granted, the Applicant may proceed with securing permits for and occupancy of the proposed development without such additional improvements for which the Access Rights or Required Approvals were not received.

4. This Plan of Development consists of seventeen (17) Statements: a Bulk Regulations Table; an Existing Land-Use Map; an Existing Zoning Map; a Property Line and Planned Development Boundary Map; a Site Plan; a Green Roof and Landscape Plan; and Building Elevations. An M/WBE certification is also submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Residential Planned Development: Residential Units; Artist Live/Work Spaces located on the ground floor and above the ground floor; Day Care (subject to DPD review and approval); Animal Sales and Grooming (no kennels or stables); Artist Work or Sales Space; Business Equipment Sales and Service; Business Support Services (except as more specifically regulated); Communication Service Establishments; Eating and Drinking Establishments (all, including outdoor patio at-grade and incidental liquor sales); Indoor Special Event including incidental liquor sales; Financial Services (excluding payday loan stores, pawn shops and drive-thru facilities); Food and Beverage Retail Sales; Liquor Sales (beer and wine only or as an accessory use); Medical Service; Office; Personal Service; Repair or Laundry Service; Consumer (including dry-cleaning drop-off/pick-up, no plant on premises); Retail Sales, Sports and Recreation, Participant (excluding Outdoor and subject to DPD review and approval); Children's Play Center; Co-located Wireless Communications Facilities; and accessory uses. Parking provided within this Planned Development may be used to serve any

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of the uses within the Planned Development. In addition, Applicant may lease to members of the public on an hourly, daily, weekly or monthly basis up to twenty-five percent (25%) of the minimum required residential parking spaces, and any parking spaces above the minimum required.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and

Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

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

8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations 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 73,445 square feet and a base FAR of 5.0, with the total FAR allowed under this Planned Development of 5.0.

9. The Applicant acknowledges and agrees that the rezoning of the Property from B3-2 to B3-5, and then to this Planned Development, triggers the affordable housing requirements set forth in Chapter 2-45 of the Municipal Code. Prior to the issuance of any building permit for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must pay the required in-lieu fee and/or execute and record an affordable housing agreement, as applicable. The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 9, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

10. 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.

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 Development. Any interim

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reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

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, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provi sion 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. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time

of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must

provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to a B3-5 Commercial Shopping District.

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2015 Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at www.cltvofchicaqo.org/ARO <http://www.cltvofchicaqo.org/ARO>.

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD),

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121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org <mailto:kara.breems@cityofchicago.org>

Date: January 2, 2018

DEVELOPMENT INFORMATION
Development Name: 633 W. North Ave.
Development Address: 609-57 W. North Ave./1542-60 N. Ogden Ave.
Zoning Application Number, if applicable: Ward: 2
If you are working with a Planner at the City, what is his/her name? Noah Szafraniec

Type of City Involvement Q Citv Land 0 Planned Development (PD)
check all that apply Financial Assistance Q Transit Served Location (TSL) project

| [Zoning increase REQUIRED ATTACHMENTS: Ihe AHP will not be reviewed until all required docs are received [✓ laro Web Form completed and attached - or submitted online on

ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel) ^ If ARO units proposed. Dimensioned Floor Plans with affordable units highlighted are attached (pdf) If ARO units proposed are off-site, required attachments are included (see next page) If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

DEVELOPER INFORMATION

Developer Name WORP 601 WNA, LLC
Developer Contact Chris Lynch
Developer Address 200 W. Jackson Blvd., Chicago, IL
Email clynch@whiteoakrp.com <mailto:clynch@whiteoakrp.com> Developer Phone 847"972"1913
Attorney Name Acostg Ezg(Jf. j_|_q Attorney Phone 312-327-3350

TIMING

Estimated date marketing will begin June 2019 Estimated date of building permit* ju|y 2018 Estimated date ARO units will be complete January 2020
"note that the in-lieu fee and recorded covenant are required prior to Ihe issuance of any building permits, including the foundation permit

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)

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Kara Breems, DPD Date cl'^kP' 01/02/18

Developer/Project Manager Date

ARO Web Form

Development Information

Address **Submitted Date: 01/02/2018**

Address Number From :609 Address Number To: 657 Street Direction: W

Street :North Ave. Postal Code: 60610

Development Name, if applicable
633 W. North

Information

Ward :2 ARO Zone: Higher Income

Details
Type of city involvement :Zoning change and planned development
Total Number of units in development: 261
Type of development: Rent
Is this a Transit Served Location Project: N

Requirements

Required affordable units :26 Required 'On-site aff. Units: 7 How do you intend to meet your required

obiiigation On-Site:7 Off-Site: 0

On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0 Total Units Committed: 7 Remaining In-

Lleu Fee Owed: 2,375,000

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EXISTING LAND USE MAP

Residential 3 Stories
Parking Residential 4 Stories 5 Stories
I Residential I 2 Stories
Residential - > Transit 3 Stories |f^\ Bus Route
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Institutional Commercial
2 Stories 1 Story
Residential 2 Stories
Residential 2 Stories
Residential 4 Stories

WORP 601 WNA, LLC
609-57 W. North Ave./1542-60 N. Ogden Ave. \ December 14, 2016
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PROPERTY LINE PLANNED DEVELOPMENT BOUNDARY MAP

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GROSS SITE AREA: 89,752.94

NET SITE AREA: 73,445

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AREA RMAINING IN THE PUBLIC WAY: 16,307.94

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SITE PLAN

Applicant: WORP 601 WNA, LLC
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NORTH BUILDING ELEVATION

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Applicant: Address:
Introduction Date: Plan Commission Date:

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EAST BUILDING ELEVATION

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SOUTH BUILDING ELEVATION

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WEST BUILDING ELEVATION

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GREEN ROOF AND LANDSCAPE PLAN

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