



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 #: SO2017-8982
Type: Ordinance **Status:** Passed
File created: 12/13/2017 **In control:** City Council
Final action: 2/28/2018
Title: Zoning Reclassification Map No. 1-G at 158-182 N Green St/833-857 W Lake St/163-185 N Peoria St
Sponsors: Misc. Transmittal
Indexes: Map No. 1-G
Attachments: 1. O2017-8982.pdf, 2. SO2017-8982.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	Recommended to Pass	
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	
12/13/2017	1	City Council	Referred	

ordinance

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PUBLICATION

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 No. 1354 symbols and indications as shown on Map 1-G in the area bounded by:

West Lake Street; North Green Street; a line 270 feet south of and parallel to West Lake Street; a line 115 feet west of and parallel to North Green Street; a line 230 feet south of and parallel to West Lake Street and North Peoria Street

to those of Residential-Business Planned Development No. 1354, as amended.

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

Address: 158-182 North Green Street/833-857 West Lake Street/ 163-185 North Peoria Street
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RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 1354, AS AMENDED PLANNED
DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number 1354, ("Planned Development") consists of approximately 62,711.78 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Bridgford Foods Corporation is the "Applicant" for this planned development.
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.

4. This Plan of Development consists of these 16 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Hartshorne Plunkard Architects and dated February 15, 2018 (the "Plans"): an Existing Land-Use Map; an Existing Zoning Map; a Property and Planned Development Boundary Map; a Site Plan; a Landscape Plan; Building Elevations (North, South, East and West) and a Green Roof Plan. 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.

Applicant: Bridgford Foods Corporation

Address: 158-182 North Green Street/833-857 West Lake Street/163-185 North Peoria Street

Introduction: December 13, 2017 Plan

Commission: February 15, 2018

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5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development: Dwelling Units located above the ground floor; 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; Office; Personal Service; General Retail Sales; accessory parking and non-accessory parking (up to 45% pursuant to Section 17-10-0503) and related, incidental and accessory uses..
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 of 62,711.78 square feet.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by 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. ⁷
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.

Applicant: Bridgford Foods Corporation

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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 building certification and provide a 50% net green roof equivalent to an actual total of 24,169 square feet.
15. The Applicant acknowledges and agrees that the previous rezoning of the Property from the C1-1 Neighborhood Commercial District and C3-1 Commercial, Manufacturing and Employment District to the DX-5 Downtown Mixed-Use District, and then to this Planned Development, triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (the "Required Units") as affordable units, or with the Commissioner's approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income

area or downtown district. The Property is located in a "downtown district" within the meaning of the ARO, and the project has a total of 314 units. As a result, the Applicant's affordable housing obligation is 31 affordable units (10% of 314 rounded up/down), 8 of which are Required Units (25% of 31.4, rounded up/down). Applicant has agreed to satisfy its affordable housing obligation by providing 31 affordable units in the rental building to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit

[]. The Applicant agrees that the affordable units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, or elects to build a for-sale project instead, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the requirements and number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the - Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). 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 15, 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..

16. 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-5 Downtown Mixed-Use District.

Applicant: Bridgford Foods Corporation

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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.rilyofchica.qo.org/ARO <<http://www.rilyofchica.qo.org/ARO>>.

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org <<mailto:kara.breems@cityofchicago.org>>

Date: December 7, 2016

DEVELOPMENT INFORMATION

Development Name: Bridgford Foods Development

Address: 170 North, Green

Zoning Application Number, if applicable: 18739 Ward:27

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

Type of City Involvement ☐ City Land (✓) Planned Development (PD)
check all that apply ☐ Financial Assistance ☐ Transit Served Location (TSL) project
☐ Zoning increase REQUIRED ATTACHMENTS: tha AHP wiB

not be reviewed until all required does are received

*li?)aRO Web Form completed and attached - or submitted online on December 7,, 2016 ' 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 Bridgford Foods Corporation Developer Contact

Keith Rosg Developer Address 1308 N. Patt Street

Email keith@kr6inc.com <mailto:keith@kr6inc.com> Developer Phone 949-431-6418

Attorney Name Rjch Klawiter/Katie Dale Attorney Phone 312-368-7243 / -2153

TIMING

Estimated date marketing will begin January 2020 Estimated date
of building permit* December 2019 Estimated date ARO units will
be complete June 2021

*note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the
foundation permit

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

CJ^^

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Kara Breems, DPD Date /^Developer/Project Manager Date

v -OR PI! *

ARO Web Form

Development Information

Address

Submitted Date: 12/07/2016

Address Number From :170 Address Number To: null Street Direction: N

Street :Green Postal Code: 60607

Development Name, if applicable

Bridgford Foods

Information

Ward .27

ARO Zone: Higher Income

Details

Type of city involvement :Zoning change and planned development

Total Number of units in development: 314

Type of development Rent

Is this a Transit Served Location Project: N

Requirements

Required affordable units :31 Required 'On-site aff. Units: 8 How do you

intend to meet your required obligation On-Site:31 Off-Site: 0

On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency. 0 Total Units

Committed: 31 Remaining In-Lieu Fee Owed: 0

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**RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 1354, AS AMENDED BULK
REGULATIONS AND DATA TABLE**

Gross Site Area (sf): Area of Public Rights-of-Way (sf): Net Site Area(sf): Maximum Floor Area Ratio: Maximum
Number of Dwelling Units: Minimum Off-Street Parking Spaces: Minimum Off-Street Loading: Maximum Building
Height: Minimum Setbacks:

93,152

30,441

62,712

5.0

314

250

2(10' x25')/2(10' x50')

192'0" (top of roof) / 202'0" (top of stair penthouse) In conformance with the Plans

Applicant: Bridgford Foods Corporation
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February 15, 2018

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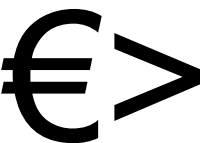
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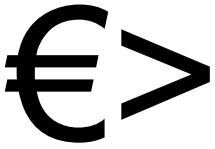
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DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF
CHICAGO

MEMORANDUM

To: Alderman Danrel S. Solis
Chairman, tiny Council Committee on Zoning

From: /
David L. F pfman
Commissioner

Department of Planning and Development Date:

February 15, 2018

Re: Proposed Amendment to Planned Development #1354 (generally located at 158 N. Green Street)

On February 15, 2018, the Chicago Plan Commission recommended approval of a proposed Amendment to Planned Development #1354 submitted by the Applicant, Bridgford Foods Corporation. The project involves the removal of that portion of PD #1354 that is located east of Green Street and for such parcel to be rezoned to DX-5. No other changes are proposed prior to re-establishing PD #1354, as amended. A copy of the proposed ordinance and accompanying documents are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano
PD Master File (Original PD, copy of memo)

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602