



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** O2021-800  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 2/26/2021  
**In control:** City Council  
**Final action:** 2/26/2021  
**Title:** Zoning Reclassification Map No. 11-G at 1038-1054 W Wilson Ave, 4600-4608 N Kenmore Ave and 4600-4612 N Winthrop Ave - App No. 20345  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 11-G, Miscellaneous  
**Attachments:** 1. O2021-800.pdf

Date	Ver.	Action By	Action	Result
2/26/2021		City Council	Passed	Pass
2/23/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
2/23/2021	1	Committee on Zoning, Landmarks and Building Standards	Direct Introduction	

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### ORDINANCE

Whereas, On January 26, 2021, the Committee on Zoning, Landmarks and Building Standards of the City Council of the City of Chicago met to consider an ordinance establishing Residential-Business Planned Development Number 1329 for the property generally located at 1050 W. Wilson Avenue; and

Whereas, At the committee meeting, a substitute ordinance was offered and accepted by the committee in lieu of the original ordinance, and the committee considered and recommended passage of the substitute ordinance ("SO2020-782"); and

Whereas, Because of an administrative error, the document that was reported out of the committee to the City Council during the City Council meeting on January 27, 2021, then transmitted to the City Clerk and published in the Journal of Proceedings of the City Council of the City of Chicago for the regular meeting held on Wednesday, January 27, 2021, on pages 27256 through 27285, was not the final and complete ordinance; and

Whereas, The ordinance transmitted to the City Clerk was an early draft of the ordinance, not the final version; and

Whereas, It is necessary to correct this error by striking the ordinance passed on January 27, 2021 and replace it with this ordinance, which supersedes SO2020-782, because it is accurate and complete; now, therefore,

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

*SO2020-782 is hereby repealed and replaced in its entirety with the following:*

## 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 No. 1329 symbols and indications as shown on Map 11-G in the area bounded by:

West Wilson Avenue; North Kenmore Avenue; North Winthrop Avenue; the public alley next northwest of and almost parallel to West Wilson Avenue, and a line 175 feet west of and parallel to North Kenmore Avenue;

to those of Residential-Business Planned Development No. 1329, as amended.

SECTION 2. This Ordinance shall be in full force and effect following due passage and approval, and shall be deemed to apply retroactively to the effective date of SO2020-782.

Address: 1038-1054 West Wilson; 4600-4608 North Kenmore; 4600-4612 North Winthrop, Chicago, IL  
EASTA171 131359.3

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### **RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1329, AS AMENDED PLANNED**

#### **DEVELOPMENT STATEMENTS**

1. The area delineated herein as Planned Development Number 1329 ("Planned Development") consists of approximately 17,619 net square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). 1050 Wilson Partners LLC (the "Applicant") is the owner of the 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 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 in effect as of the date of this Planned Development.
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 Chicago

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 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 CDOT.

4. This Plan of Development consists of these 16 Statements, a Bulk Regulations and Data Table, and the following exhibits and plans prepared by Level Incorporated and dated December 17, 2020 (collectively, the "Plans"): Existing Land Use Map; Zoning Map; Planned Development Property and Boundary Line Map; Sub Area Map; Site Plan; Landscape Plan; Landscape Details; Roof Plan; Elevations (South, East, North, West); Facade - Corner Axon and Diagram; . 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

Applicant: 1050 Wilson Partners LLC  
Address: 1038-1054 West Wilson; 4600-4608 North Kenmore; 4600-4612 North Winthrop, Chicago, IL  
Introduced: February 19, 2020  
Plan Commission: December 17, 2020

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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 shall be permitted in this Planned Development: Dwelling Units located above the ground floor; Eating and Drinking Establishments; Retail Sales, General; Animal Sales/Service; Artist Work or Sales Space; Business Support Services; Food and Beverage Retail Sales; Vacation Rental; Office; Personal Service; Indoor Sports and Recreation; Entertainment and Spectator Sports (all, excluding Inter-Track Wagering Facility); Day Care and accessory/related 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 overall FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 17,619 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.
10. The 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 applicable 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 or assigns and, if different than the Applicant, the legal title holders and any ground lessees of the Property.
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

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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 seek building certification and provide a green roof of not less than 50% of the net roof area on the new construction building equivalent to an actual total of 4,097 square feet.

15. The Applicant acknowledges and agrees that the previous rezoning of the Property from B3-2 to B3-5 and then to Planned Development 1329, triggered the requirements of Section 2-44-070 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 ("ARO Units") as affordable units, or with the approval of the commissioner of the Department of Housing ("DOH") (subject to the transition provisions of Section 2-44-040(c)), in consultation with the commissioner of the Department of Planning and Development ("DPD") as appropriate; (ii) pay a fee in lieu of the development of the ARO Units (Cash Payment); 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 ARO Units on-site or off-site (Required Units). If the developer elects to provide ARO Units off-site, the off-site ARO 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 higher income area within the meaning of the ARO, and the project has a total of 62 units. As a result, the Applicant's affordable housing obligation is 7 ARO Units (10% of 62 rounded up). Applicant has agreed to satisfy its affordable housing obligation by providing 7 ARO Units in the rental building to be constructed in the Planned Development to be approved by the Department of Housing in consultation with DPD as appropriate, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. The Applicant agrees that the ARO rental Units must be affordable to households earning no more than 60% 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 ARO Units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Housing for review and approval, and DOH may adjust the number of required ARO 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 2-44-080(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 DOH 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.

Applicant: 1050 Wilson Partners LLC  
Address: 1038-1054 West Wilson; 4600-4608 North Kenmore; 4600-4612 North Winthrop, Chicago, IL  
Introduced: February 19, 2020

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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 B3-5 Community Shopping District.

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Applicant: 1050 Wilson Partners LLC  
Address: 1038-1054 West Wilson; 4600-4608 North Kenmore; 4600-4612 North Winthrop, Chicago, IL  
Introduced: February 19, 2020  
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**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1329, AS AMENDED BULK REGULATIONS  
AND DATA TABLE**

Gross Site Area (sf):

Area of Public Rights-of-Way (sf):

Net Site Area (sf):

Subarea A:

Subarea B: Maximum Floor Area Ratio:

Subarea A:

Subarea B: Maximum Number of Dwelling Units:

Subarea A:

Subarea B: Minimum Off-Street Parking Spaces:

Subarea A:

Subarea B: Minimum Off-Street Loading Spaces: Maximum Building Height:

Subarea A:

Subarea B: Minimum Setbacks:

33,220

15,593

17,627

5,963

11,664

5.0

2.68

6.19

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0

62

0

74'-0" (top of existing upper roof) 96'-8" (top of upper roof) Per plans

Applicant: 1050 Wilson Partners LLC  
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Date:  
DEVELOPMENT INFORMATION  
Development Name: 1050 Wilson Partners, LLC  
Development Address: 1050 West Wilson Ave, Chicago IL, 60640  
Zoning Application Number, if applicable: Ward. 46th  
Type of City Involvement  
*check all that apply*  
City Land  
Financial Assistance Zoning increase

111

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

Planned Development (PD) q Transit Served Location (TSL) project

**REQUIRED ATTACHMENTS:** the AHP will not be reviewed until all required docs are received ARO 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) fj If ARO units proposed are off-site, required attachments are included (see next page) fj If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

## DEVELOPER INFORMATION

Developer Name 1050 Wilson Partners. LLC Developer Contact Mark Heffron  
Developer Address 1020 West Lawrence Ave, Chicago IL, 60640 - suite 300  
Email Mheffron@cedarst.com <mailto:Mheffron@cedarst.com> Developer Phone 312-339-8536  
Attorney Name Katie Jahnke Dale Attorney Phone 312-368-2153

## TIMING

Estimated date marketing will begin January 30th, 2022 Estimated date of building permit\* April 15th, 2021 Estimated date

ARO units will be complete 3/15/2022

\*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) 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)

1/12/2021  
Date

January 15, 2021 Date





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CONCEPT DESIGN I 1050 WEST WILSON AVE #19.04  
SCALE: 1/16" = 1'-0"

CONCEPT DESIGN I 1050 WEST WILSON AVE #19.04  
SCALE: 1/16" = 1'-0"

## TYPICAL FLOOR

Total SF= 10,698.18 Units (12) .1 Bedroom 16) Efficiency.  
AFFORDABLE UNITS:  
403 Type A (Efficiency Unit: 388 sf)  
416 Type B (Dwelling Unit: 568 sf)

CONCEPT DESIGN I 1050 WEST WILSON AVE #19.04  
SCALE: 1/16" = 1'-0"

CONCEPT DESIGN I 1050 WEST WILSON AVE #19.04

SCALE: 1/16" = 1'-0"

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## EXISTING LAND USE MAP

STORY CO IS'ERG

^Jtr+FAivitbQ

W. WILSON AVE.

3\*

.V.;

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MUTI-FAMI

5«StQBx

3 STORY MUL1

3STpHY.

JSTbRYI ' MLtLTI-WMt-YI

APPLICANT: PROJECT ADDRESS

INTRODUCTION DATE:

ICB'JWlwSot\* PARTNERS -LC  
1C38-1CM W W -SON AVE, 4600-K308 N KENMOnC  
4600-461? N VW'rMROP AVI. OI CAGO. II SF-640  
FEBHUARI 19 7070 PLAN COMMISSION DATE-

## ZONING MAP

INTRODUCTION DATE: F-lhRUAR 19. /Q?0

PLAN COMMISSION PATE- D-CEM8&R 1 ■. 7Q?Q

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## PLANNED DEVELOPMENT PROPERTY AND BOUNDARY LINE MAP

TOTAL GROSS PLANNED DEVELOPMENT SITE AREA:

TOTAL NET SITE AREA: TOTAL AREA IN RIGHT-OF-WAY:  
4600 N KENMORE AVE

33,220 SF 17,627 SF 15,593 SF

1C50 WILSON PARTNCRS LLC  
1C38-10E4 W WILSON AVE. 46WMS03 N t ENMORE AVE;  
4600-V317 N WINT IP(F)» AVE, i.HICAMO. l' 60640  
fl-BRUART 19 7070 PLAN COMMISSION DATE

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# SUBAREA MAP

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parking sign

COLUMBIA GREEN LAYERED VEGETATED ROOF  
Not to Scale J2S/JTJ 13

APPLICANT: PROJECT ADDRESS:

INTRODUCTION DATE  
1C50WILSON PARTNERS U.C  
1033-105.5 W VV ISON AV'C, 4600-4003 N CZMMO'ic AVC. 4630-461? N Vi'IMHROPavf, (-I'CAGO. I 60640  
t-fcBHUART 19 /TOO PLAN COMMISSION DATE- D-CkMBf-R 1/. 20?0

## ROOF PLAN

EXISTING RIII DING ISUB AREA 'A')  
ROOF AREA = 5,398 SF  
MECH AREA= 1.196 SF  
REMAINING (SLOPED) = 4.202 SF

APPLICANT: PROJECT ADDRESS:

SCALE: 3/64" = 1'-0"  
INTRODUCTION DATE

4600 N KENMORE AVE

PRIVATE . PRIVATE BALCONY  
BALCONY  
L2 PRIVATE BALCONIES  
S^lr^^REEN:ROpF,i S^^f^i^tMIUNOCCUPJEOIli?  
jj ' privatebalcony;

PROPOSED BUILDINfi ISUB ARFA'B'I  
ROOF AREA SUMMARY:  
ROOF AREA - UPPER (UNOCCUPIED) = 5.578 SF  
ROOF AREA • LEVEL 05 = 3.303 SF  
ROOF AREA-LEVEL 02= 302 SF  
MFCH ARFA - IIPPR = 970 SF

10.153 SF

IOSOWILSON PARTNERS I.LC  
1033-1054 W W.LSON AVE, 4600-4608 N I ENMORE AVE,  
460(M6I7N WINTHROP AVE, CHICAGO. I- 60640  
F'JfRtHJARr 19. 7020 PLAN COMMISSION DATE:

## SOUTH ELEVATION

APPLICANT: PROJECT ADDRESS:

INTRODUCTION DATE:

1050 WILSON PARTNER LLC  
1038-1054 W WILSON AVE, 4600-4608 N. KENMORE AVE, 46004612 N WINTHROP AVE, CHICAGO, IL, 60640  
KRWUAR 13. 7070 PLAN COMMISSION DATE: D-CRMBr IV. 7020

## EAST ELEVATION

APPLICANT. PROJECT ADDRESS:

INTRODUCTION DATE:  
1059 WILSON PARTNERS LLC  
1038-1054 W WILSON AVE, 4600-4608 N KENMORE AVE, 4600-462 Z Im WINTHROP AVE, CHICAGO, IL- 60640  
F-EBRUAR 19. 7070 PLAN COMMISSION DATE: DFCFVIBeR 17. 7-0/0

## NORTH ELEVATION

APPLICANT. PROJECT ADDRESS:

INTRODUCTION DATE:  
IMOWI^ONPARTNERS LLC  
1038-1054 W WILSON AVE, 46004608 N KENMORE AVE, 4600W617 N WINTHROP AVE, CHICAGO, IL, 60640  
1-r-hRUARV 19. 7070 PLAN COMMISSION DATE: D-CFvIBR 1 / 7070

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## WEST ELEVATION

APPLICANT. PROJECT ADDRESS:

INTRODUCTION DATE:  
1050 WILSON PARTNERS LLC  
1038-1054 W WILSON AVE, 46004003 N KENMORE AVE,  
46004612 N WILSON AVE, CHICAGO, IL 60640  
KRWUAR 19. 7070 PLAN COMMISSION DATE:

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HCORF OBM r. 0

EXPOSED RIVET FASTENED ACM PANELS-FOLDED

EXPOSED RIVET FASTENED ACM PANELS-FOLDED

EXACT MIRROR OPPOSITE OF MATCHING PANEL  
EXPOSED RIVET FASTENED ACM PANELS-FOLDED

EXPOSED RIVET FASTENED ACM PANELS-FLAT  
STB-417 UMBRA GREY (FLAT PANELS)  
STB-406  
BRONZE METALLIC (FOLDED AND FLAT PANELS)

## FACADE - CORNER AXON AND DIAGRAM

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APPLICANT: PROJECT ADDRESS:

INTRODUCTION DATE  
1050 WILSON PARTNERS LLC  
1033-1054 W WILSON AV'LE, 4600-4008 N KENMORE A  
4<KXN'6I? N WINTHROP AV, CH CAGO, IL- 60640  
-H- HUARY 19, 7020 PLAN COMMISSION DATE-  
\*101C LEVEL TH COHP0MTF.D

### DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

#### MEMORANDUM

To: Alderman Thomas Tunney  
Chairman, City Council Committee on Zoning

From: ,,-<^fW--^G/y Maurice D. Cox /  
Chicago Plan Commission

Date: December 17, 2020

Re: Proposed Amendment to Residential Business Planned Development #1329, for the property generally  
located at 1050 W Wilson Street

On December 17, 2020, the Chicago Plan Commission recommended approval of the proposed planned development submitted by, 1050 Wilson Partners 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.

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