



Office of the City Clerk

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

Legislation Details (With Text)

File #: SO2022-2049
Type: Ordinance
File created: 7/20/2022
Status: Passed
In control: City Council
Final action: 12/14/2022
Title: Zoning Reclassification Map No. 3-F at 421-547 W Division St, 420-546 W Elm St, 529-547 W Elm St, 528-536 W Hobbie St, 529-547 W Hobbie St, 528-546 W Oak St, 1001-1031 N Larrabee St, 1111-1175 N Larrabee St, 1000-1174 N Cambridge Ave, 1143-1175 N Cambridge Ave, 1142-1174 N Cleveland Ave, 1143-1175 N Cleveland Ave, 1142-1174 N Hudson Ave and 1143-1175 N Hudson Ave - App No. 21080
Sponsors: Misc. Transmittal
Indexes: Map No. 3-F
Attachments: 1. O2022-2049.pdf, 2. SO2022-2049.pdf

Date	Ver.	Action By	Action	Result
12/14/2022	1	City Council	Passed as Substitute	Pass
12/13/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/20/2022	1	City Council	Referred	

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ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is

hereby amended by changing all of the Residential/Commercial Planned Development 1006

District symbols and indications as shown on Map No. 3-F in the area bounded by

West Division Street; the west line of North Sedgwick Avenue; West Elm Street; North Cambridge Avenue; West Oak Street; North Larrabee Street; West Hobbie Street; a line 70 feet east of and parallel to the east line of North Larrabee Street; a line 104.15 feet north of and parallel to north line of West Hobbie Street; North Larrabee Street,

to those of a DX-3 Downtown Mixed-Use District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is

hereby amended by changing all of the DX-3 Downtown Mixed-Use District symbols and

indications as shown on Map No. 3-F in the area bounded by

West Division Street; the west line of North Sedgwick Avenue; West Elm Street; North Cambridge Avenue; West Oak Street; North Larrabee Street; West Hobbie Street; a line 70 feet east of and parallel to the east line of North Larrabee Street; a line 104.15 feet north of and parallel to north line of West Hobbie Street; North Larabee Street,

to those of Residential/Commercial Planned Development 1006, as amended, which is hereby established in the area described above and subject to such use and bulk regulations set forth in the Plan of Development attached hereto and to no others. SECTION 3. This ordinance takes effect after its passage and due publication.

Common Street Address: 421-547 West Division: 420-546 West Elm Street; 529-547 West Elm Street; 528-536 West Hobbie Street: 529-547 West Hobbie Street; 528-546 West Oak Street; 1001-1031 North Larrabee Street; 1111-1 175 North Larrabee Street; 1000-1 174 North Cambridge Avenue; I 143-1 175 North Cambridge Avenue: 1 142-1 1 74 North Cleveland Avenue; 1 143-1 175 North Cleveland Avenue; I 142-1 174 North Hudson Avenue; I 143-1 175 North Hudson Avenue

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PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number 1006, as amended, (the "Planned Development") consists of approximately 420,996 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is controlled by the Applicant, Parkside Associates, LLC, an Illinois limited liability company and owned by the Chicago Mousing Authority.
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.
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, assigns or grantees.

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

Ingress or egress shall be pursuant to the Planned Development 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks

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- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of 17 Statements:

- a) a Bulk Regulations Table;
- b) a Planned Development Boundary Map;
- c) a Zoning Map;
- d) a Land Use Map;
- e) Subarea Map;
- f) the Energy Efficiency and Sustainable Development Features Exhibit as published in the City Council Journal of Proceedings on February 8, 2006 at the page numbers noted (70375 and 70376) - Provided such exhibit only relates to Buildings 1-14;
- g) the following maps attached to the Planned Development, as published in the City Council Journal of

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k) Roof Plan Subarea C
l) Landscape Plan Subarea C
m) Planting List Subarea C
n) Subarea C Exterior Elevations - Building 16 (South and East Elevations) o) Subarea C Exterior Elevations - Building 16 (North and West Elevations)

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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses shall be permitted in this Planned Development:

- a) Subarea A: Dwelling units located above the ground floor, Dwelling units located on the ground floor, Multi-unit (3+ units) residential, Townhouse; community center; medical service; office; Accessory Parking and Accessory Uses.
- b) Subarea B: Dwelling units located above the ground floor, Dwelling units located on the ground floor, Multi-unit (3+ units) residential, Townhouse; community center; medical service; office; Accessory Parking and Accessory Uses.
- c) Subarea C: Dwelling units located above the ground floor, Dwelling units located on the ground floor, Multi-unit (3+ units) residential, Accessory Parking and Accessory Uses.
- d) Subarea D: Dwelling units located above the ground floor, Dwelling units located on the ground floor, Multi-unit (3+ units) residential, Townhouse; Accessory Parking 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 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 Chicago 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 purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR

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South <file:///oth> (. Level Avenue 142-1171 North Hudson Avenue. 115-1175 North Hudson Avenue, Lincoln. 20. 2022 [Lun. Cuinnissio: L'ec mbei 12 2022

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identified in the Bulk Regulations and Data Table has been determined using a net site area of 420,996 square feet and a base FAR of 2.5.

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, 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.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Sub-Area D, the Applicant shall submit a site plan, landscape plan and building elevations for Sub-Area D for review and approval by the Department of Planning and Development (DPD). Provided that the Site Plan Submittal required hereunder is in general conformance with the Planned Development and provided Applicant has timely provided all Site Plan Submittals, the Commissioner of DPD (the "Commissioner") shall issue such Site Plan Approval. The foregoing notwithstanding, prior to the Commissioner's issuance of such Site Plan Approval, the Applicant shall present the Site Plan (as a courtesy presentation) to the Chicago Plan Commission, during a public meeting. Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (PD) and to assist the City in monitoring ongoing development. Sub-Area Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Sub-Area, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest Sub-Area. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Sub-Area Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the PD.

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;

Applicant: T'ukside Associates, LLC
 Address: 421-547 West Division, 420-546 West Elm Street, 529-547 West Kim Street, 528-53C VVcs; Hobbie Street, 529-547 West Lombard Street, 528-546 West Oak Street, 1001-1031 North LaSalle Street, 1111-1175 North LaSalle Street, 1000-1171 North Cambria Avenue, 1115-1175 North Cambria Avenue, 1142-1171 North Cleveland Avenue, 1115-1175 North Hudson Avenue, 1142-1175 North Hudson Avenue
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- fully-dimensioned landscape plan(s); and.
- statistical information applicable to the subject Sub-Area, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

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, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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 (i) 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

Applicant Paikside Associates, LLC.

Address -12 1-5-17 West Division. -120-5-16 West Elm Street. 529-547 West Elm Street. 52S-556 West Hobbie Street. 529-547 West Hobbie Street. 52S-5-K. West Oak Street. 1001-K151 North Larrabee Street. 1111-1175 North Larrabee Street. 10011-1 174 North (Ambndye Avenue 1115 11 "5 Ncili (aulndge Avenue. 1 142-1 1 74 Ninth Cleveland Avenue. 1145-11 75 North v. Lev elan. Avenue 11 12 11 V. Noi ill Hudson Avenue. i 1-15-1 i 75 North Lih.1-on Avenue

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Plan Commission December 12, 2022

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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 11 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 foregoing, 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. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to PD 1006 as approved on February 8, 2006.

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Applicant: Parkside Associates, LLC.
Address: 121547 West Division, 420-546 West Elm Street, 529-547 West Kim Snel, 52N-536 West Hobbie Street, 529-547 West Hobbie
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Avenue, 11-1511 North Hudson Avenue
Introduced July 21, 2022
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Residential Planned Development Number 1006, as Amended Revised Bulk Regulations Table

Gross-Site Area	Sub Area A = 326,133 sq. ft. (7.49 acres) Sub Area B = 246,900 sq. ft. (5.67 acres) Sub Area C = 39,336 sq. ft. (.90 acres) Sub Area D = 32,755 sq. ft. (.75 acres) Total = 645,124 sq. ft. (14.81 acres)
Area In public right of way	Sub Area A = 114,180 sq. ft. (2.62 acres) Sub Area B = 82,341 sq. ft. (1.90 acres) Sub Area C = 14,489 sq. ft. (.33 acres) Sub Area D = 13,118 sq. ft. (.30 acres) Total = 224,128 sq. ft. (5.15 acres)
Net Site Area	Sub Area A = 211,953 sq. ft. (4.86 acres) Sub Area B = 164,559 sq. ft. (3.78 acres) Sub Area C = 24,847 sq. ft. (0.57 acres) Sub Area D = 19,637 sq. ft. (0.45 acres) Total = 420,996 sq. ft. (9.66 acres)
Floor Area Ratio	Sub Area A = FAR of 2.5 Sub Area B = FAR of 2.7 Sub Area C = FAR of .6 Sub Area D = FAR of 2.5 Total = FAR of 2.5
Maximum Number of Dwelling Units:	Sub Area A = 374 units Sub Area B = 320 units Sub Area C = 6 units Sub Area D = 82 units Total = 782 units
Maximum Site Coverage	In accordance with Site Plan
Minimum Number of Accessory Off Street Parking Spaces:	Sub Area A = 315 spaces Sub Area B = 255 spaces Sub Area C = 12 spaces Sub Area D = Parking to be provided at a 1 parking space to 2 dwelling unit ratio pursuant to Sections 17-4-0301, 17-10-102-B, and 17-10-208 of the Chicago Zoning Ordinance

Applicant: Parkside Associates, LLC.
Address: 4215-17 West Division, 420-546 West Elm Street, 529-547 West Kim Snel, 52N-536 West Hobbie Street, 529-547 West Hobbie
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Avenue, 11-1511 North Hudson Avenue
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Minimum Bike Parking	Sub Area C = 6 bike spaces Sub Area D = 1 bike space per dwelling unit
OIT Street Loading	Sub Area D - Minimum off street loading to be provided in accordance with Section 17-10-1 100 of the Chicago Zoning Ordinance
Minimum Building Setbacks:	In accordance with Site Plan.
Minimum Open Space	Sub Area D - Minimum open space to be provided in accordance with Section 17-4-0410 of the Chicago Zoning Ordinance
Minimum Building Height:	Sub Area A and Sub Area B, in accordance with existing building elevations. Sub Area C - 42 feet Sub Area D = 100 feet
Green Roofs Mid-rise Buildings:	Not less than 25% of net roof area (net roof area means roof area not covered by mechanical systems.)

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Applicant: Parkside Associates, LLC
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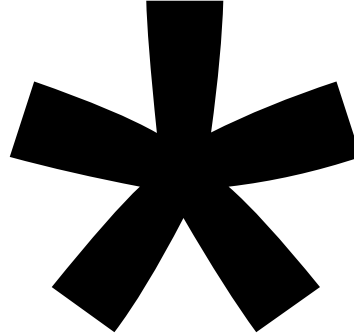
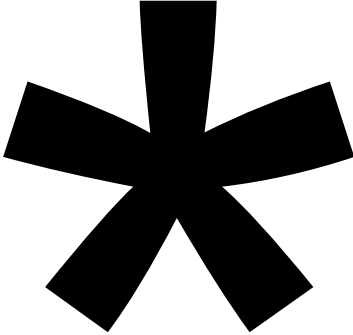
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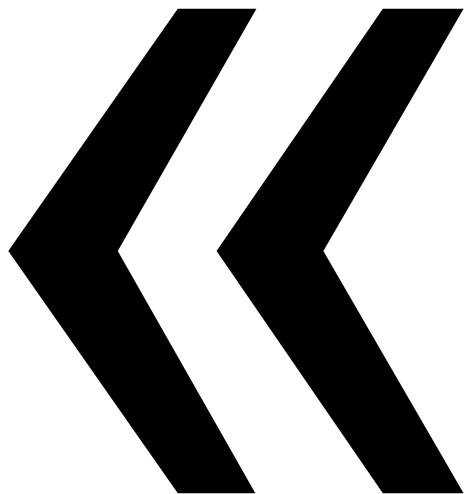
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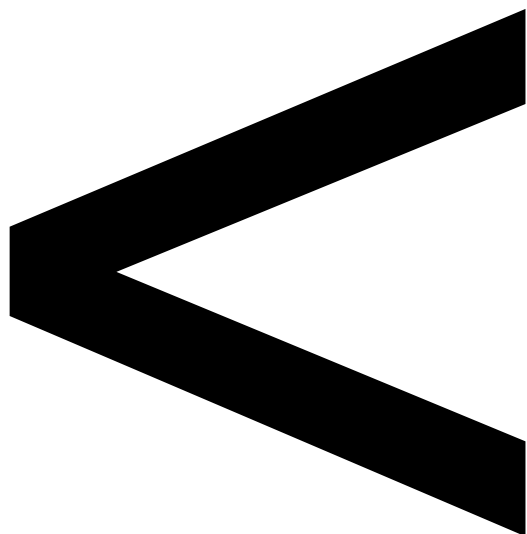
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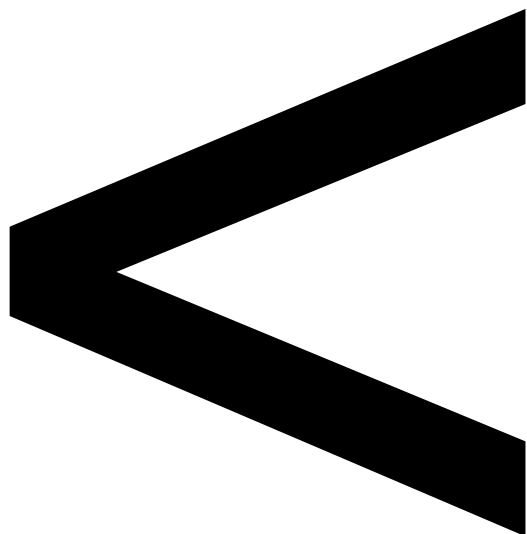
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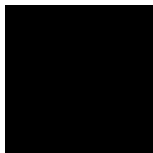
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Application #21080 To: Clerk

DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

MEMORANDUM

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

Maurice D. Cox _/

Chicago Plan Commission Date: December 12,

2022

Re: Proposed Amendment to Residential Commercial Planned Development No. 1006 (421 -547 West Division Street, et al.)

On December 12, 2022, the Chicago Plan Commission recommended approval of the proposed amendment to Residential Commercial Planned Development No. 1006 (RCPD No. 1006), submitted by Parkside Associates, LLC. The applicant proposes to amend the development boundary by removing a portion of land. The remaining amended RCPD No. 1006 boundary will be rezoned from RCPD No. 1006 to DX-3 (Downtown Mixed-Use District), and then back to RCPD No. 1006, as amended. The applicant will redefine the subareas of the planned development for phased development of the site. Block 1 (Sub-Area C) is proposed to contain 6 dwelling units in a 42'-tall walk-up building with 12 accessory parking spaces. Block 7 (Sub-Area D) will be subject to future site-plan approval for a building with a maximum of 82 dwelling units and a height of 100'. The overall Floor Area Ratio (FAR) of the site will be 2.5. A copy of the proposed ordinance, planned development statements, bulk table, and exhibits 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 recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Emily Thrun at 312-744-0756.

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

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