



Office of the City Clerk

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

Legislation Text

File #: SO2014-4171, Version: 1

FINAL FOR PUBLICATION

SUBSTITUTE 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 M1-3, Limited Manufacturing / Business Park District symbols shown on Map 1-G in the area generally bounded by:

West Chicago Avenue; North Morgan Street; the public alley next south of and parallel to West Chicago Avenue; a line 77.12 feet west of and parallel to North Morgan Street; a line 61.69 feet west of and parallel to North Morgan Street running in a southwesterly direction to North Milwaukee Avenue; North Milwaukee Avenue; and North Carpenter Street

to the designation of B3-5, Community Shopping District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-5, Community Shopping District symbols shown on Map 1-G in the area described in Section 1 above, to those of a Residential-Business Planned Development, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 3. This ordinance takes effect after its passage and approval.

Common Address: 1001 West Chicago Avenue

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RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT No.

Plan of Development Statements

1. The area delineated herein as a Residential Business Planned Development No. ("Planned Development"), consists of approximately 81,821 square feet (1.87 acres) of property located 1001 West Chicago Avenue (the "Property"), as more fully depicted on the attached Planned Development Boundary and Property Line Map. The Property is under the single designated control of the Applicant, SP Riverwest, 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 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 an amendment, modification or change (administrative, legislative or otherwise) to this Planned Development is made, shall be under single ownership or single 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, assigns or grantees.

Any requests for grants of privilegeTbTariy 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 south building shall be set back from the property line along North Milwaukee Avenue, as depicted on the Site Plan, to provide an expanded pedestrian path

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the street. The setback along North Milwaukee Avenue shall measure approximately 5'-3". This pedestrian setback shall remain free and clear of obstruction and it shall be open to the public at all times after completion of construction for purposes of pedestrian access.

4. This Plan of Development consists of Sixteen Statements; a Bulk Regulations and Data Table; an Existing Land Use Map; a Planned Development Boundary and Property Line Map; Existing Zoning Map; Site Plan; Typical Floor Plans; Landscape Plans; a Green Roof Plan; Amenity Deck Plans' Vehicular Use Area Plan; and Building Elevations prepared by Fitzgerald Associates Architects dated October 16, 2014..
5. The following uses as permitted in the B3-5 Community Shopping District are permitted in the area delineated herein as a Residential Business Planned Development: Multi-Unit residential; townhomes; financial services; office, except electronic data storage; retail sales, general; food and beverage retail sales; accessory parking; and accessory uses. Non-accessory parking is permitted, but only in the underground garage of the north building.
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 Property shall be 4.65 in accordance with the attached Bulk Regulations~Table. For purposes of FAR "calculations" and measurements, the definitions

in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 81,821 square feet.

9. Upon review and determination ("Part II Review"), and 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.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. The improvements on the property, including the on-site exterior landscaping, as well as the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed, and maintained in substantial conformance with the

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Site Plan, the Landscape Plan, and the Building Elevations. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim review associated with the site plan review or Part II reviews are conditional until final Part II approval.

11. The Applicant shall comply with the Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation and Fleet and Facility Management and Buildings, pursuant to 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 by the Zoning Administrator, pursuant to Section 17-13-0611-A of the Zoning Ordinance, upon written application 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. A green roof of not less than 50% of the net roof area shall be provided on each building (approximately 29,100 total square feet). The Applicant shall achieve at least basic L.E.E.D. Certification under the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System for all new construction within the Planned Development.

15. The Applicant acknowledges and agrees that the rezoning of the Property from M1-3 to B3-5 and then to a Planned Development for construction of the Residential Project triggers the requirements of Section 2-45-110 of the Municipal Code, the "Affordable Housing Ordinance." Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance must: (i) develop affordable housing units as part of the residential housing project; or (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as an Exhibit, the Applicant has agreed to provide 37 affordable housing units in the Residential Project for households earning up to 100% of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units") or make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per unit ("Cash Payment"). At the time of each Part II review for the Residential Project, Applicant shall update and

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resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, DPD may adjust the requirements of this Statement 15 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending this Planned Development. Prior to the issuance of a building permit for the Residential Project, the Applicant must either make the required Cash Payment, or execute an Affordable Housing Agreement in substantially the form attached hereto as an Exhibit in accordance with Section 2-45-110(i)(2). The terms of any Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development Ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to B3-5 Community Shopping District.

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RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO.

BULK REGULATIONS AND DATA TABLE

Gross Site Area: Area in Public Way: Net Site Area:

Maximum Floor Area Ratio:

Maximum Building Height:

North Building South Building

Maximum Number of Dwelling Units:

Minimum Number of Parking Spaces*:

Minimum Number of Loading Berths:

Minimum Number of Bicycle Parking:

Minimum Setbacks:

122,743 Square Feet 40,922 Square Feet 81,821 Square Feet 4.70

175 feet 205feet

363

318

50

In accordance with the Site Plan

Non-accessory parking is permitted only in the underground garage of the north building.

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Planned Development No.
Existing Land-Use Map

Institutional Commerical Commerical 4-
stories 1-story 3-stories

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Commercial	Commercial	Commercial	Residential	Residential	
5-stories	4-stories	3-stories	6-stories	14-stories	

Proposed Planned
Development Boundary

Applicant: SP Riverwest LLC
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Date: May 28 , 2014
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Planned Development Boundary Line

Planned Development No. 02 Boundary & Property Line Map

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Property Line / Dimension
0' :12' Sf
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Applicant:
Address:
Date:
Plan Commission Date:

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SP Riverwest LLC

02

1001 West Chicago Avenue, Chicago, IL May 28 , 2014 October
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Planned Development No. Existing Zoning Map

Indicates Area of Planned Development

Zonning District Boundaries

SP Riverwest LLC

1001 West Chicago Avenue, Chicago, IL May 28 , 2014 October 16 , 2014

Key

- 1 Business District
- 2 Commercial District
- PD Planned Development
- 4 Parks and Open Space

5 Residential
6 Industrial

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**Planned Development
No. Site Plan**

Applicant:
Address:
Date:
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14'-r
W. CHICAGO AVE.
178' -A'

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1001 West Chicago Avenue, Chicago, IL May 28 , 2014 October 16 , 2014

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**Planned Development
No. Basement Plan**

W. CHICAGO AVE.

Fire Pump

65 RETAIL SPACES AT 12' x 12' WIDE

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Ramp up

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Applicant: SP Riverwest LLC
Address: 1001 West Chicago Avenue, Chicago, IL
Date: May 28 , 2014
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Planned Development No. 2nd Floor Plan

Applicant:
Address:
Date:
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SP Riverwest LLC

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**PUBLICATIO
Planned Development
No. 3rd Floor
Plan**

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Dog Run

18'-0" 20'-0" 18'-0"

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Applicant:

SP Riverwest LLC

Address:

1001 West Chicago Avenue, Chicago, IL

Date:

May 28 , 2014

Plan Commission Date:

October 16 , 2014 06

**Planned Development NoTMAL FOR 4th
Floor Plan**

Residential I

Residential Unit

's Residential^ Unit

Residential' Unit _

Residential Unit

Game Room

Residential Unit

Residential Unit

1 r [Residential -I I- jUnit -
Fitness Room

:nial | -n [
> Residential.. Residential fjm \ Unit

Residential Unit
Residential Unit

LIU
O IB' 32

Applicant: SP Riverwest LLC
Address: 1001 West Chicago Avenue, Chicago, IL
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Planned Development No. ^{FINAL FOR} PIJS™ Typical Floor Plan

C' 16' 32 0-i

Applicant: SP Riverwest LLC
Address: 1001 West Chicago Avenue, Chicago, IL
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Planned Development No. Penthouse Floor Plan

Mechanics [JO Penthouse^!!

Applicant:
Address:
Date:
Plan Commission Date:

SP Riverwest LLC
1001 West Chicago Avenue, Chicago, IL May 28 ,2014 October 16 , 2014

Planned Development No. Landscape Plan

EXISTING TREES IN 6"X6" RAISED PLANTERS
3V-8'-, 31'-6V 33'-0"-, 31'-6", 27'-10V

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/ 1 story Building
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- ALL NEW PARKWAY TREES TO BE 4" (MIN) CALIPER IN 6"X6" RAISED PLANTER

W. SUPERIOR ST.

W. HURON ST.

LTU

Applicant:

Address:

Date:

Plan Commission Date:

SP Riverwest LLC

1001 West Chicago Avenue, Chicago, IL May 28 , 2014 October 16 , 2014

Planned Development No. Landscape Plan - Plaza Detail

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Applicant:

Address:

Date:
Plan Commission Date:

CONCRETE BENCHES

SP Riverwest LLC

10A

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Planned Development No.™AL FOR publication Green Roof Plan

LTU

Applicant: SP Riverwest LLC
Address: 1001 West Chicago Avenue, Chicago, IL
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10B

Planned Development No. final for publication Amenity Deck Plan of North Building - 4 th. Floor

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GUARDRAIL

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Applicant:

Address:

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Plan Commission Date:

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SP Riverwest LLC

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1001 West Chicago Avenue, Chicago, IL May 28 , 2014 October
16 , 2014

^ i_ TM TMt FINAL FOR PUBLICAT
**Planned Development No. Amenity Deck Plan
of South Building - 4 th. Floor**

CONCRETE SEATWAt LS OUTDOOR OfU V> SINK CM PLANIEU WALLS FURNISHINGS FENCE W3Y/GATE GUARDRAIL

&- THICK CONCRETE

STABILIZED DECOMPOSED AGGREGATE

T . 7 PAVERS ON PEDESTAL SYSTEM

RAISED WOOD COMPOSITE DECK

SCDUM MAT

SCO

STEEL AHDW000 TMELLIS

MEXICAN EIEACH PCBtILL'S PL^itfNHIALS

ORNAMENTAA TREE

Applicant:

Address:

Date:

Plan Commission Date:

CONCRETE BENCHES

SP Riverwest LLC

11B

1001 West Chicago Avenue, Chicago, IL May 28 , 2014 October
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**Planned Development No. Vehicular Use Area
Plan**

W. CHICAGO AVE.

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Applicant:

Address:

Date:

Plan Commission Date:

SP Riverwest LLC

1001 West Chicago Avenue, Chicago, IL May 28 , 2014 October 16 , 2014

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Planned Development No. West Elevation of North Building

Transparent Glass and -| Metal Balcony Rail

Transparent Glass and Metal Window -

154.34'

Metal Panel

Transparent Glass and Metal Window

Brick Colors 1,2 - Metal Panel

Transparent Glass and Metal Window

- Metal Panel

Transparent Glass and Metal Window

Glass and Metal Window

Brick Color 1 -Glass and Metal Window

Translucent Glass and Metal Auto Bridge

Metai Panel
Brick Colors 1,2

-Translucent Garage Screen

Applicant:

Address:

Date:

Plan Commission Date:

SP Riverwest LLC

1001 West Chicago Avenue, Chicago, IL May 28 , 2014 October 16 , 2014

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Planned Development No. North Elevation of North Building

Glass and Metal Window

Brick Color 3

Metal Screen

Brick Colors 1,2-

1
Metal Panel .Transparent Glass and Metal Window

Transparent Glass and Metal Window

Transparent Glass and Metal Window

Transparent Glass and Metal Balcony Rail

Brick Colors 1,2

Translucent Glass and Metal Window

Translucent Garage Screen

Transparent Glass and Metal Window

Metal Canopy

Metal Canopy

Transparent Glass and Metal Window

Applicant:

Address:

Date:

Plan Commission Date:

SP Riverwest LLC

1001 West Chicago Avenue, Chicago, IL May 28 , 2014 October 16 , 2014

FINAL FOK
PU^UUAHUr

Planned Development No. East Elevation of North Building

Metal Panel

Glass and Metal Window

Transparent Glass and Metal
Balcony Rail

Metal
Screen

16

LTJ IT.
ITJ:

154.34'

Transparent Glass ~and Metal Window
Brick Colors 2, 3

Transparent Glass and Metal Balcony Rail

Translucent Glass
and Metal Window

- Glass and Metal Window Glass and Metal Auto Bridge

Metal Canopy -Brick Color 1

Applicant:

Address:

Date:

Plan Commission Date:

SP Riverwest LLC

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Planned Development No. South Elevation of North Building

Metal Sceen Brick Color 3

Metal Panel Brick Colors 2,3

Transparent Glass_ and Metal Window

Transparent Glass and Metal Window"

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fit

-r-t

Metal Canopy

Transparent Glass and Metal Window
Transparent Glass

and Metal Window
Translucent Glass and Metal Auto Bridge

Translucent Garage Screen

Applicant: SP Riverwest LLC
Address: 1001 West Chicago Avenue, Chicago, IL
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Planned Development No. West Elevation of South Building

Metal Sceen Brick Color 3

Metal Panel	190.66' Transparent Glass and Metal Wndow
200.66'	^ Transparent Glass and Metal Balcony
Transparent Glass and Metal Window	3 Transparent Glass and Metal Window

Applicant:	SP Riverwest LLC
Address:	1001 West Chicago Avenue, Chicago, IL
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Planned Development No. North Elevation of South Building

Transparent Glass and Metal Window

Translucent Glass and Metal Auto Bridge
190.66'

Metal Canopy

Applicant: SP Riverwest LLC
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**Planned Development No.
East Elevation of South
Building**

Transparent Glass
and Metal
Window
Transparent
Glass and Metal
Balcony Rail
Metal Panel

Transparent Glass and Metal Balcony Rail ~~

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Transparent
Glass and Metal | | | V
Window " \ | | .U"

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Transparent _ Glass and Metal Balcony Rail

Transparent
Glass and Metal Window

Brick Colors 2,3-

Metal
Canopy

Bricks Colors 1,2

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Transparent Glass and Metal Window Cast Stone

Transparent Glass and Metal Window -

Applicant: SP Riverwest LLC
Address: 1001 West Chicago Avenue, Chicago, IL
Date: May 28 , 2014
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Planned Development No. R,NAL FOR P!JS»N South Elevation of South Building

Transparent Glass_ and Metal Window

Transparent Glass and Metal Balcony Rail

Transparent Glass and Metal Window

Transparent Glass and Metal Window
Brick Colors 2,3

Transparent Glass and Metal Balcony Rail

Transparent Glass and Metal Window
Brick Colors 1,2

Translucent Glass and Metal Window

Metal Canopy - Brick Color 1

Metal Panel

Transparent Glass and Metal Window

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FINAL FOR PUBLICATIO; Planned Development No. Auto Bridge - East

Elevation

Note:
Elevation
Bridge
image
Elevation.

is
of

of

the
the

West
Auto
mirror
East

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Address: 1001 West Chicago Avenue, Chicago, IL
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