

PD 1154

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16541

Reclassification Of Area Shown On Map No. 6-F.

(As Amended)

(Application No. 16541)

(Common Address: 2421 -- 2439 S. Wallace St. And 508 -- 534 W. 24th Pl.)

RBP 1154

[SO2009-6270]

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 current M2-2 Light Industry District symbols and indications as shown on Map Number 6-F in the area bounded by:

a line 101.46 feet south and running parallel to South Archer Avenue; a line 236.55 feet northeast of and parallel to South Wallace Street; West 24th Place; and South Wallace Street,

to those of a B3-5 Community Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B3-5 Community Shopping District symbols and indications as shown on Map Number 6-F in the area bounded by:

a line 101.46 feet south and running parallel to South Archer Avenue; a line 236.55 feet northeast of and parallel to South Wallace Street; West 24th Place; and South Wallace Street,

to those of a Residential Business Planned Development Number 1154, 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 shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development No. 1154.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1154 (the "Planned Development") consists of a net site area of

approximately sixty-three thousand two hundred thirty-eight thousand (63,238) square feet (one and forty-five hundredths (1.45) acres) of property, which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"), and is owned or controlled by Wabash Development Group Corp. (the "Applicant").

2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Plan of Development. Any dedication or vacation of streets or alleys or easements or adjustments of right-of-ways or consolidation or resubdivision of parcels shall require separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council. All conveyance of property to the City for public right-of-way shall be through the City's dedication process.
3. The requirements, obligations and conditions within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to Applicant shall inure to the benefit of Applicant's successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this Statement shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) is made or authorized by all the owners of the Property and any ground lessors.
4. This Plan of Development consists of these sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Sixth-Floor/Green Roof Plan; and South, West, North, and East Building Elevations, all dated October 15, 2009 and prepared by Haylock Design, Inc. which are all incorporated herein. Full-size sets of the Site Plan and Elevations are on file with the Department of Zoning and Land Use Planning. These and no other zoning controls shall apply to the Property. This Plan of Development conforms with the intent and purpose of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.
5. The property within the Planned Development is indicated on the Planned Development Boundary and Property Line Map. Subject to the Bulk Regulations and Data Table, the following uses are permitted on the Property: retail, service, commercial and office uses, residential dwelling units, accessory parking and accessory uses.

6. On-Premises signs and temporary signs shall be permitted within the Planned Development subject to the review and approval of the Commissioner of the Department of Zoning and Land Use Planning. Off-premise signs shall not be permitted within the Planned Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development subject to review of the Department of Transportation. Any service drives or other ingress or egress shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation.
8. For purposes of calculating height, the method specified in the Chicago Zoning Ordinance shall apply. In addition to the maximum height of any building or any appurtenance attached thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of Floor Area Ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The City of Chicago established a Part II Review Fee effective January 1, 2008 in the amount of Zero and 25/100 Dollars (\$0.25) per square foot for the total buildable square feet (floor area). The Part II Review Fee will be assessed by the Department of Zoning and Land Use Planning during the actual Part II Review of the improvements. The fee as determined by the Department of Zoning and Land Use Planning staff at that time is final and binding on the Applicant and must be paid to the Department of Zoning and Land Use Planning prior to the issuance of any Part II Approval for the improvements.
11. The improvements depicted on the Site Plans and Elevations, the landscaping along 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 Site Plan, Landscape Plan, Green Roof Plan and Building Elevations. In any instance where a provision of the Planned Development conflicts with the landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this Planned Development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.
12. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.

13. The terms, conditions and exhibits of this Planned Development may be modified, administratively, by the Commissioner of the Department of Zoning and Land Use Planning upon the application for such modification by the Applicant or its successors, assignees or grantees and after a determination by the Commissioner of the Department of Zoning and Land Use Planning that such a modification is minor in nature, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Planned Development by the Commissioner of the Department of Zoning and Land Use Planning shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. All buildings located within this Planned Development shall be Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System Certified. The Applicant shall provide a vegetated ("green") roof on at least fifty percent (50%) of the net roof area of the building or twenty-nine thousand eighty (29,080) square feet of vegetated green roof.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that 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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
16. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued, then zoning of the Property shall revert to the M2-2 Light Industry District. The six (6) year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Zoning and Land Use Planning determines that there is good cause for such an extension.

[Existing Zoning Map; Boundary and Property Line Map; Site Plan;
6th Floor Roof Deck and Green Roof Plan; Building Elevations;
and Chicago Builds Green Form referred to in these Plan
of Development Statements printed on pages 80880
through 80890 of this *Journal*.]

16541

12/2/2009

REPORTS OF COMMITTEES

80879

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential-Business Planned Development.

Plan Of Development 1154

Bulk Regulations And Data Table.

General Description of Land Use: See Statement Number 5 of this Planned Development.

Maximum Permitted F.A.R.: 4.800

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way: 78,825.55 square feet (1.81 acres) = 63,238 square feet (1.45 acres) + 15,587.55 square feet (0.36 acres)

Setbacks from Property Line: In accordance with the Site Plan

Maximum Percentage of Site Coverage: In conformance with the Site Plan

Maximum Number of Units: 77 dwelling units

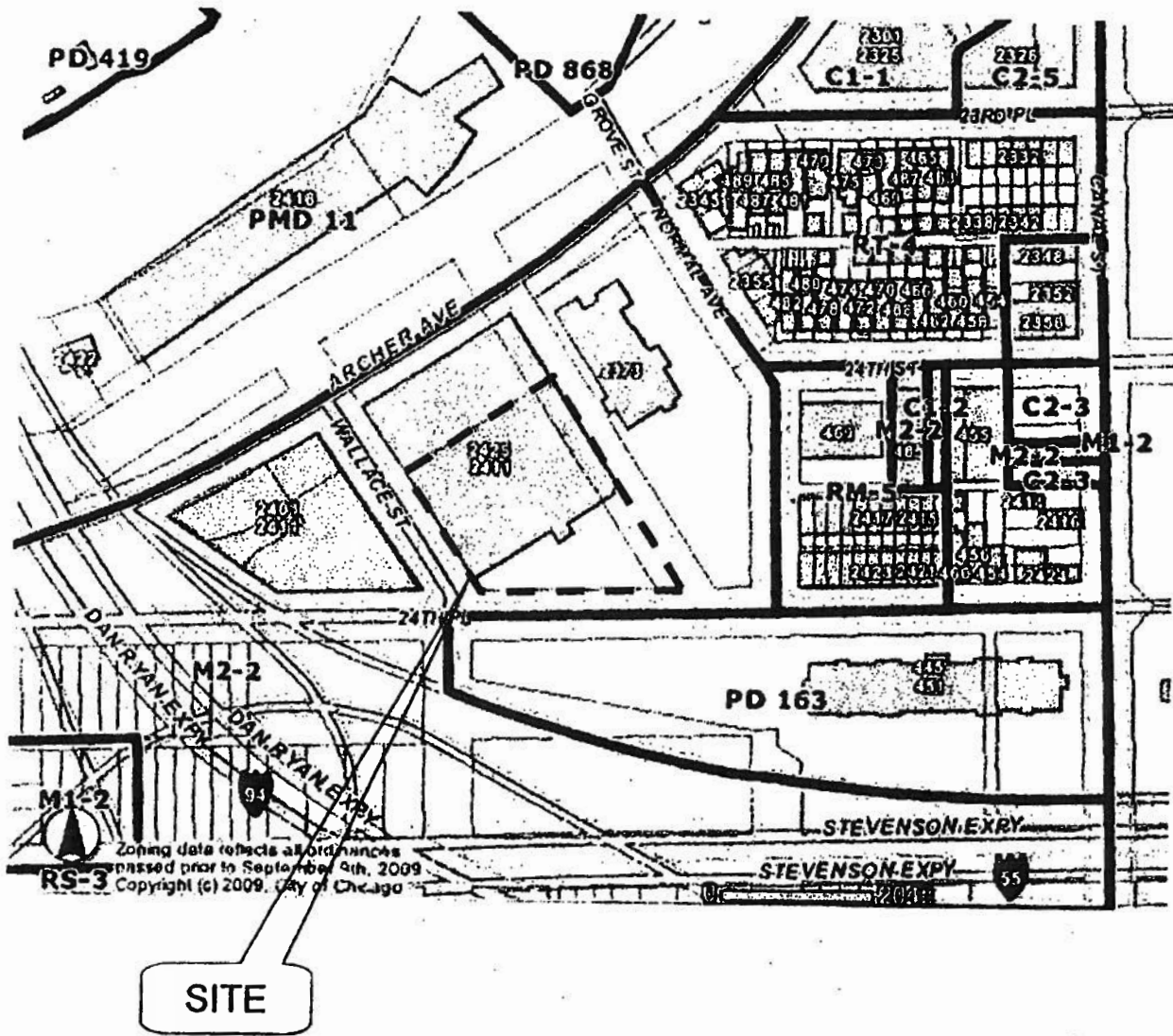
Minimum Number of Off-Street Parking Spaces: 242 spaces

Minimum Number of Off-Street Loading Berths: 4 (10 feet by 50 feet) berths

Minimum Number of Bicycle Spaces: 73 spaces

Maximum Building Height: 82 for retail/parking base; 150.00 feet for residential tower

Existing Zoning Map.



Existing Zoning Map

APPLICANT: Wabash Development Group Corp.
 ADDRESS: 2421 – 2439 S. Wallace Street and
 508 – 534 W. 24th Place
 DATE: January 30, 2008
 REVISED: October 15, 2009

Boundary And Property Line Map.



Applicant: Wabash Development Group Corp.
Address: 2421-2439 S. Wallace Street
 & 508-534 W. 24th Place
Date: January 30, 2008
 Revised October 15, 2009

Wabash Development Group

1 S. Archer Avenue
 Chicago, Illinois 60616
 Phone 312-328-9812
 Fax 312-328-9813

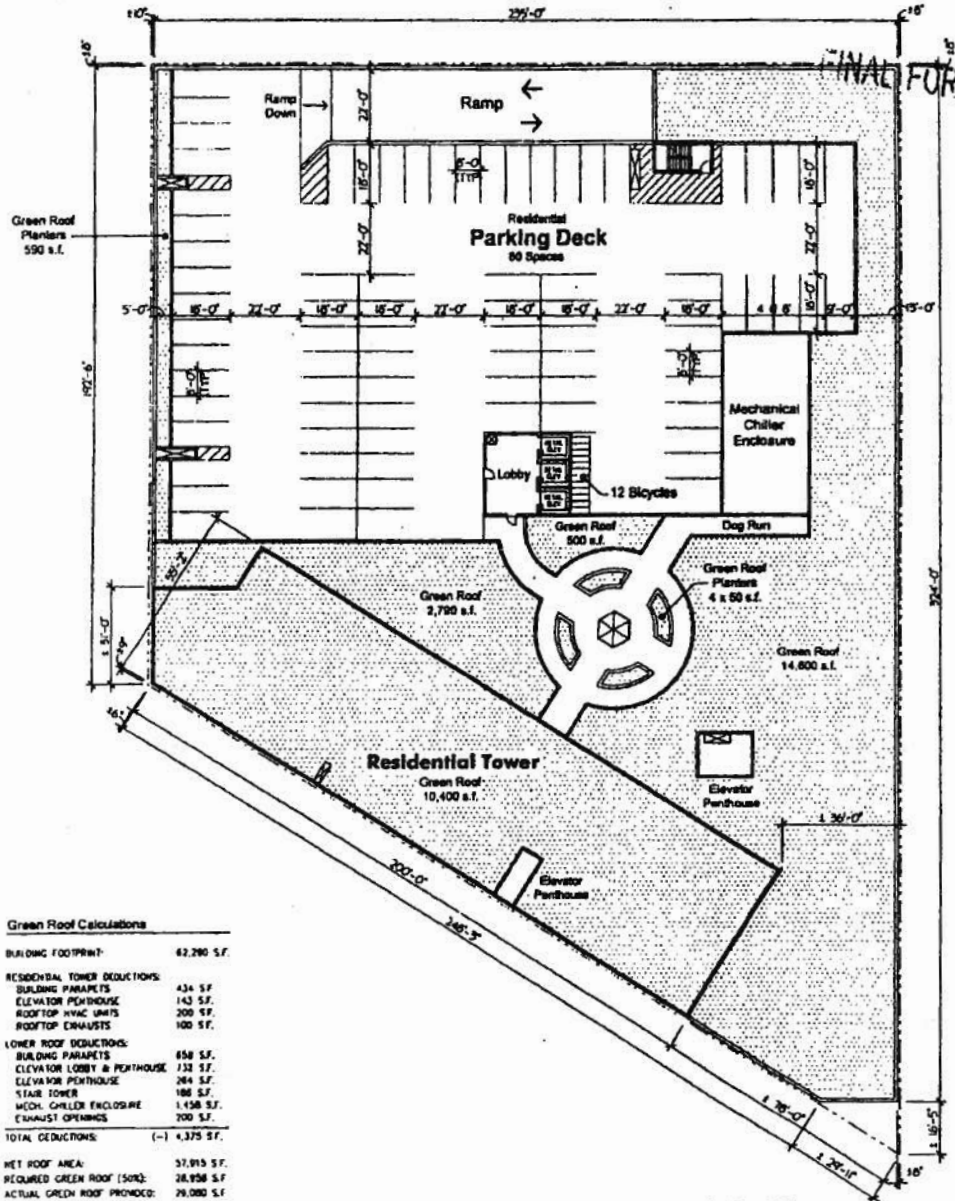
Boundary and Property Line Map



Hdi HAYLOCK DESIGN, inc.
 Architects + Designers

1800 Nations Drive
 Suite 201
 Gurnee, Illinois 60031
 Phone 847-336-8800
 Fax 847-336-8836
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6th Floor Roof Deck And Green Roof Plan.



Green Roof Calculations

BUILDING FOOTPRINT	42,280 S.F.
RESIDENTIAL TOWER DEDUCTIONS:	
BUILDING PARAPETS	434 S.F.
ELEVATOR PENTHOUSE	143 S.F.
ROOFTOP HVAC UNITS	200 S.F.
ROOFTOP EXHAUSTS	100 S.F.
LOWER ROOF DEDUCTIONS:	
BUILDING PARAPETS	858 S.F.
ELEVATOR LOBBY & PENTHOUSE	732 S.F.
ELEVATOR PENTHOUSE	284 S.F.
STAIR TOWER	186 S.F.
MECH. CHILLER ENCLOSURE	1,458 S.F.
EXHAUST OPENINGS	200 S.F.
TOTAL DEDUCTIONS	(-) 4,375 S.F.
NET ROOF AREA	37,905 S.F.
REQUIRED GREEN ROOF (50%)	18,952 S.F.
ACTUAL GREEN ROOF PROVIDED:	29,080 S.F.

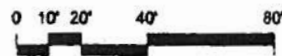
Applicant: Wabash Development Group Corp.
Address: 2421-2439 S. Wallace Street & 508-534 W. 24th Place
Date: January 30, 2008
 Revised October 15, 2009

Wabash Development Group

2401 S. Archer Avenue

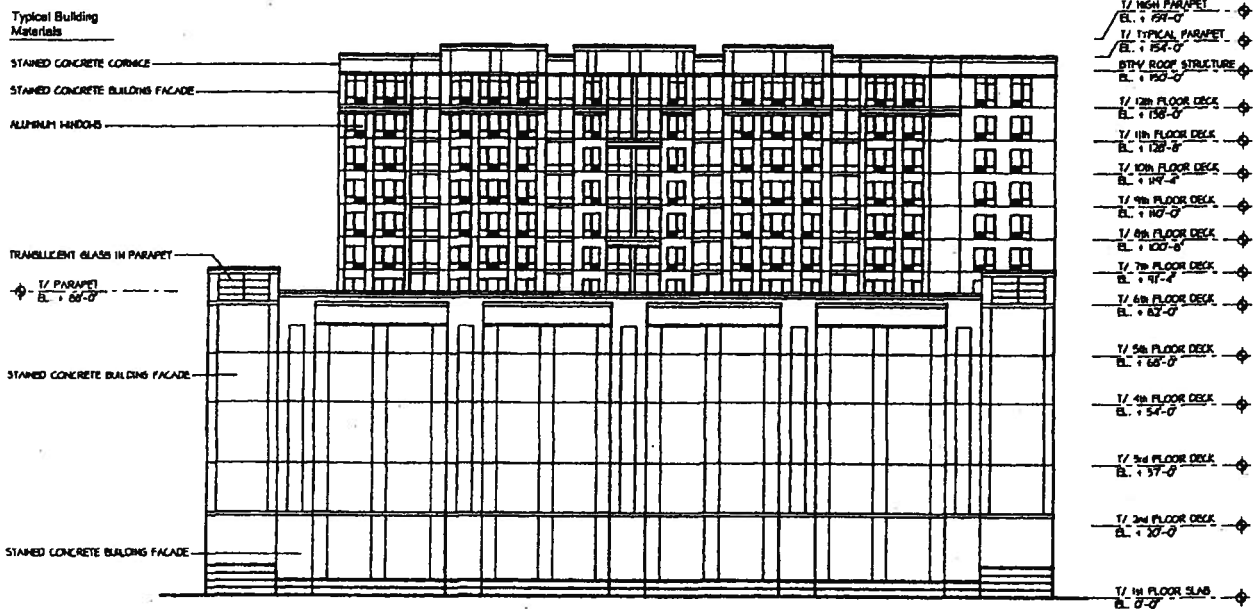
Phone 312-328-9812

**6th Floor
 Roof Deck &
 Green Roof Plan**



Hdi HAYLOCK DESIGN, inc.
 Architects + Designers
 1800 Nations Drive Phone 847-336-8800

Building North Elevation.



Applicant: Wabash Development Group Corp.

Address: 2421-2439 S. Wallace Street
& 508-534 W. 24th Place

Date: January 30, 2008
Revised October 15, 2009

Wabash Development Group

401 S. Archer Avenue
Chicago, Illinois 60616

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Fax 312-328-9813

North Elevation

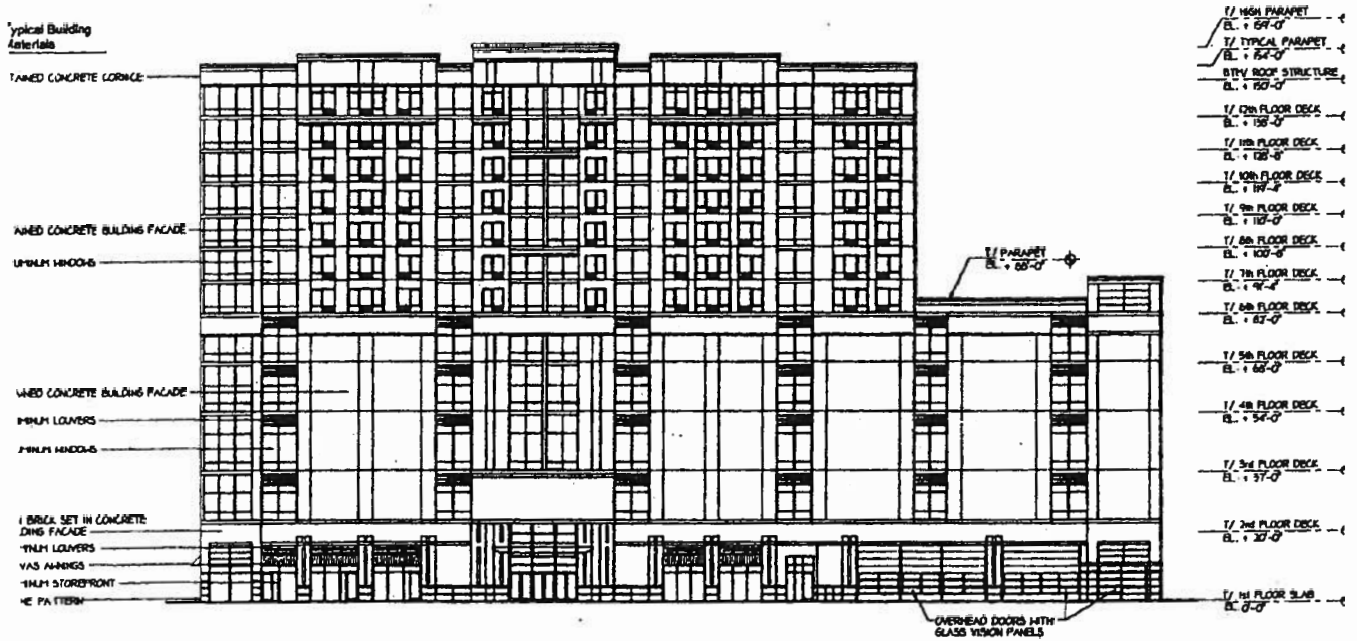


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Building South Elevation.



Applicant: **Wabash Development Group Corp.**

Address: **2421-2439 S. Wallace Street
& 508-534 W. 24th Place**

Date: **January 30, 2008
Revised October 15, 2009**

Wabash Development Group

11 S. Archer Avenue
Chicago, Illinois 60616

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South Elevation

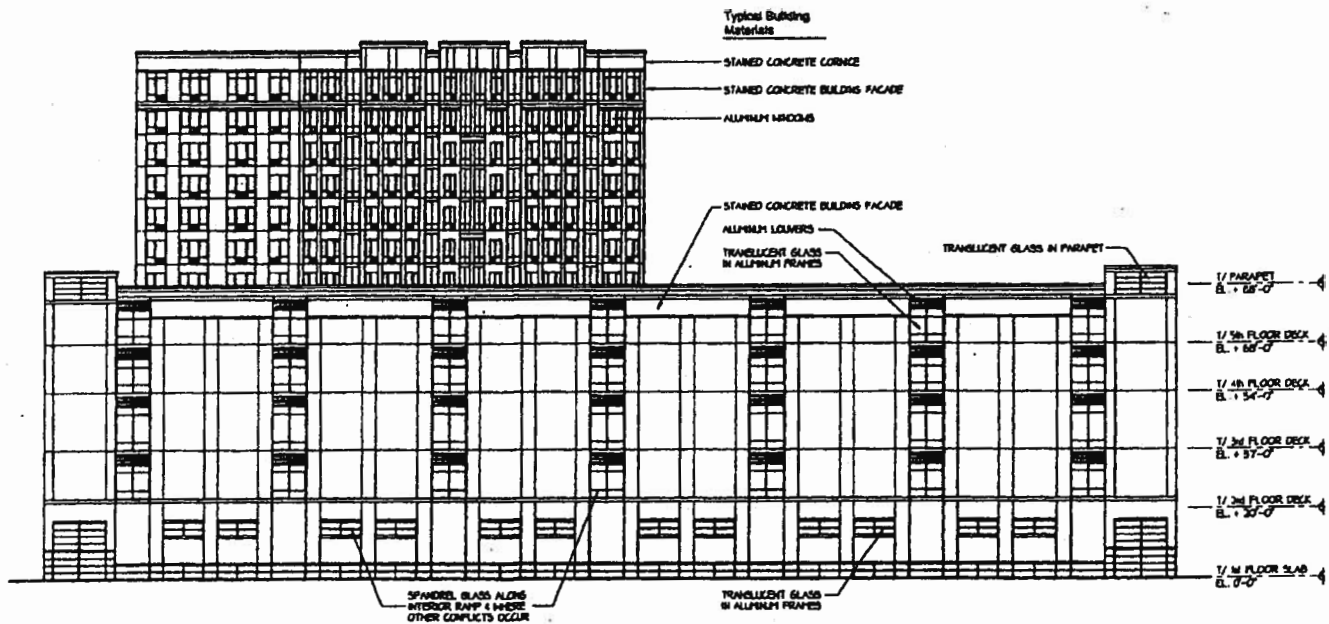


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Building East Elevation.



Applicant: Wabash Development Group Corp.

Address: 2421-2439 S. Wallace Street
& 508-534 W. 24th Place

Date: January 30, 2008
Revised October 15, 2009

Wabash Development Group

2401 S. Archer Avenue
Chicago, Illinois 60616

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East Elevation

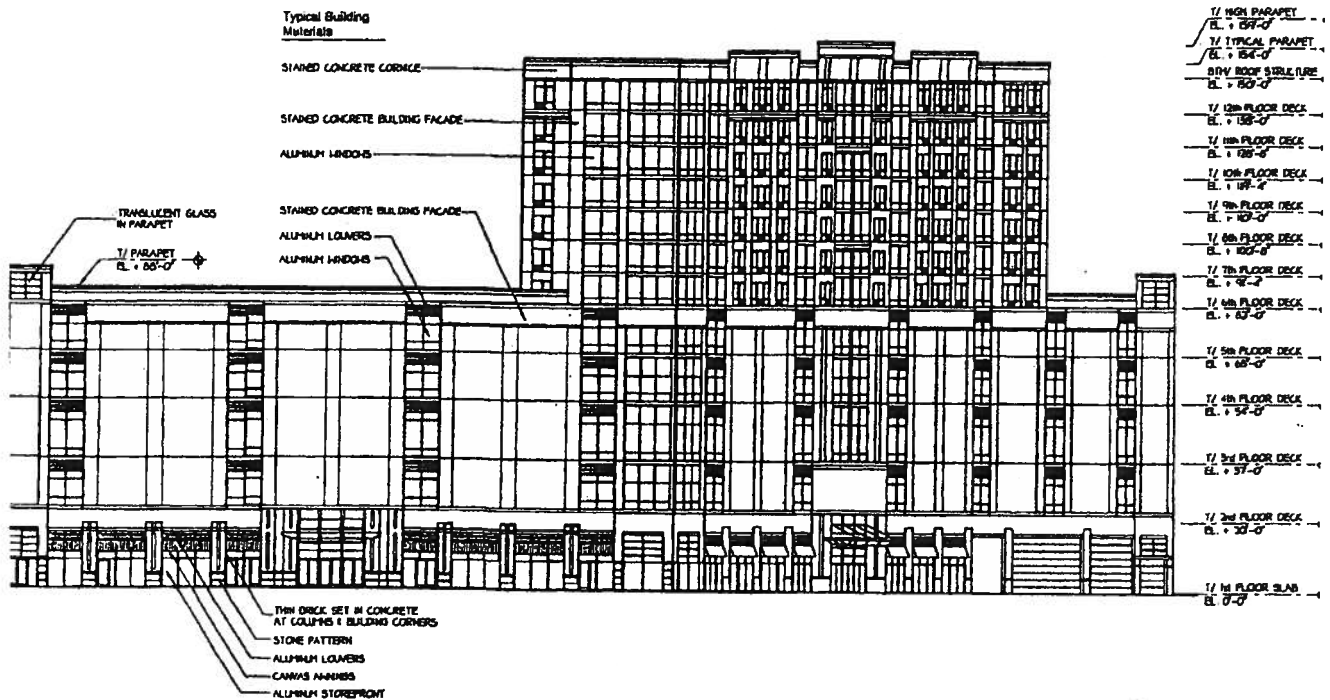


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Building West Elevation.



Applicant: Wabash Development Group Corp.

Address: 2421-2439 S. Wallace Street
& 508-534 W. 24th Place

Date: January 30, 2008
Revised October 15, 2009

Nabash Development Group

101 S. Archer Avenue Phone 312-328-9812
Chicago, Illinois 60616 Fax 312-328-9813

West Elevation



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Project Name:

24th & Wallace

Project Location:

* Street Number (if the address only includes one street number, please fill only the cell "From"):

From*	To*	Direction:	Street Name:	Select Street Type:
2421	2439	S	Wallace	St

Ward No: Community Area No:

25	
----	--

Project Type:

Check applicable:

Planned Development Redevelopment Agreement Zoning Change

PD No: RDA No: From: M2-2 To: B3-5

Public project Landmark

Project Size:

Total land area in sq.ft.:	Total building(s) footprint in sq.ft.:	Total vehicular use area in sq.ft.:
63,238	63,238	

DPD Project Manager:

Enter First Name Last Name

Fred Deters

BG/GR Matrix:

Select project category:

Com. retail > 10,000 sf

Financial Incentives:

Check applicable:

TIF Empowerment Zone Grant Class L

GRIF Ind. Dev. Revenue Bonds Class 6b

SBIF Bank Participation Loan DOH

Land Sale Write Down

Density Bonus:

Check applicable:

<input type="checkbox"/> Public plaza & pocket park	<input type="checkbox"/> Water features in a plaza or pocket park
<input type="checkbox"/> Chicago Riverwalk improvements	<input type="checkbox"/> Setbacks above the ground floor
<input type="checkbox"/> Winter gardens	<input type="checkbox"/> Lower level planting terrace
<input type="checkbox"/> Indoor through-block connection	<input type="checkbox"/> Green roof
<input type="checkbox"/> Sidewalk widening	<input type="checkbox"/> Underground parking and loading
<input type="checkbox"/> Arcades	<input type="checkbox"/> Concealed above-ground parking

Chicago Builds Green.
(Page 2 of 3)

Required per Zoning Code or Green Roof/Building Green Matrix

To be Provided by the development:

Please fill, if applicable

Landscaping:

7' Landscape Setback	Square footage:	0	0
Interior Landscape Area	Square footage:	0	0
No. of Interior Trees		0	0
No. of Parkway Trees		13	13

Open Space:

River Setback	Square footage:	0	0
Private Open Space	Square footage:	2,772	21400
Privately developed Public Open Space	Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving	Square footage:	0
Raingarden	Check applicable:	<input type="checkbox"/>
Filter strip		<input type="checkbox"/>
Bioswale		<input type="checkbox"/>
Detention pond		<input type="checkbox"/>
Native landscaping	Square footage:	0
Rain-water collection cistern/barrel	Gallons:	0
Total impervious area reduction	Square footage:	0

Other sustainable surface treatments:

Green roof	Square footage:	29,080	29,080
Energy Star roof	Square footage:	0	0
High-albedo pavement	Square footage:	0	0

Transportation:

No. of accessory parking spaces		204	219
Total no. of parking spaces (Accessory + Non- Acc.)			219
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)		0	0
No. of bicycle parking		67	67
Within 600 ft of CTA or Metra station entrance	Check if applicable:	<input type="checkbox"/>	



Chicago Builds Green.
(Page 3 of 3)

Building Certification:

Energy Star building	<input type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input checked="" type="checkbox"/>	
LEED Certified		<input checked="" type="checkbox"/>
LEED Silver		<input type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

Energy efficiency strategies not captured above:

(IE: Other than Energy Star Roof - or Energy Star Building Certification)

Other sustainable strategies and/or Project Notes: