

PD 1194

Table of Contents

06/20/2018 Minor Change **2**

06/06/2012 PD Adoption **3**

 Ordinance 3

 Statements 4

 Bulk Table 7

 Exhibits 8



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 20, 2018

Paul W. Shadle
DLA Piper LLP
444 W. Lake St., Suite 900
Chicago, IL 60606-0089

Re: Administrative Relief request for PD No. 1194, Parking at 3736-54 N. Halsted Street

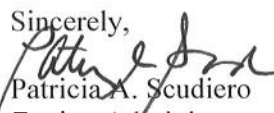
Dear Mr. Shadle:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1194 ("PD 1194"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1194.

The building located at 3736-54 N. Halsted St. contains 269 dwelling units and 276 accessory parking spaces. According to your request letter, since completion of the building a few years ago, only approximately 50% of the parking spaces have been used and the owner has received requests to use vacant parking spaces for non-accessory parking. Your client and the owner of the building, Halsted Grace Ventures, LLC, is seeking administrative relief to allow for up to 45% of the parking spaces (124 spaces) to be leased out on a daily, weekly, or monthly basis to persons who are not residents, tenants, patrons, employees, or guests of the principal use. The other owner of property within PD 1194, Open Arms United Worship Center, located at 801-825 W. Grace St., has provided their consent to your request.

Based on an underlying zoning of B3, Community Shopping District, and pursuant to Section 17-10-0503 of the Zoning Ordinance, up to 25% of the parking spaces required for residential uses may be leased out, however, a 45% reduction requires special use approval. With regard to your request, the Department of Planning and Development has determined that allowing up to 25% (or 69 spaces) of the 276 required parking spaces to be leased out on a daily, weekly, or monthly basis to persons who are not residents, tenants, patrons, employees, or guests of the principal use will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1194, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

C: Mike Marmo, Erik Glass, Janice Hill, Patrick Murphey, Main file

17382

*Reclassification Of Area Shown On Map No. 9-G.
(As Amended)*

(Application No. 17382)

(Common Address: 800 -- 824 W. Bradley Pl.; 3736 -- 3754 N. Halsted St.;
And 815 -- 831 W. Grace St.)

BBPD 1194

[SO2011-9712]

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 B3-2 Community Shopping District symbols and designations as shown on Map Number 9-G in the area bounded by:

West Grace Street; a line 129.33 feet west of and parallel to North Halsted Street; a line 46.05 feet south of and parallel to West Grace Street; a line 86.15 feet west of and parallel to North Halsted Street; a line 72.10 feet south of and parallel to West Grace Street; a line 94.20 feet west of and parallel to North Halsted Street; a line 94.60 feet south of and parallel to West Grace Street; a line 97.20 feet west of and parallel to North Halsted Street; a line 119 feet south of and parallel to West Grace Street; North Halsted Street; West Bradley Place; a line 264.71 feet west of and parallel to North Halsted Street; a line 174.50 feet south of and parallel to West Grace Street; and a line 321.27 feet west of and parallel to North Halsted Street,

to those of a B3-5 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B3-5 Community Shopping District symbols and designations as shown on Map Number 9-G in the area bounded by:

West Grace Street; a line 129.33 feet west of and parallel to North Halsted Street; a line 46.05 feet south of and parallel to West Grace Street; a line 86.15 feet west of and parallel to North Halsted Street; a line 72.10 feet south of and parallel to West Grace Street; a line 94.20 feet west of and parallel to North Halsted Street; a line 94.60 feet south of and parallel to West Grace Street; a line 97.20 feet west of and parallel to North Halsted Street; a line 119 feet south of and parallel to West Grace Street; North Halsted Street; West Bradley Place; a line 264.71 feet west of and parallel to North Halsted Street; a line 174.50 feet south of and parallel to West Grace Street; and a line 321.27 feet west of and parallel to North Halsted Street,

to the designation of a Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof 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. 1194.

Plan Of Development Statements.

1. The area delineated herein as Planned Development Number 1194 ("Planned Development") consists of approximately 83,711 square feet of property which is depicted on the attached Planned Development Boundary and Subarea Map ("Property") and is owned or controlled by the co-applicants, Halsted Grace Ventures, LLC and Open Arms United Worship Center, collectively referred to herein as applicant.
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 titleholders 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 titleholder 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.
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, assign 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 Departments of Housing and Economic 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.

Notwithstanding Section 17-3-0504-G of the Zoning Ordinance, one driveway servicing this development shall be permitted on North Halsted Street; any change to the off-street parking and loading ingress and egress as depicted in the plans shall be subject to the review and approval of the Departments of Transportation and Housing and Economic Development.

4. This plan of development consists of sixteen (16) statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary Map; Site and Landscape Plan; a Green Roof Plan; Chicago Builds Green Form and Building Elevations (North, South, East and West) prepared by Hartshorne Plunkard Architecture and dated May 24, 2012, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic 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 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 Zoning Ordinance, this Planned Development ordinance shall control.

5. The following uses are permitted in the area delineated herein as a residential-business planned development: multi-unit residential, retail sales (general), bank, office, restaurant (general), health club, religious assembly, accessory parking, and accessory and related uses.
6. On-premises 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 Housing and Economic Development. Off-premises 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 established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations 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 Table has been determined using a Net Site Area of 83,711 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 the Department of Housing and Economic 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. Final landscape plan review and approval will be by the Department of Housing and Economic Development. 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, Environment, 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 the 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 titleholders 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 new 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. At the time of a hearing before the Chicago Plan Commission, all new development must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Housing and Economic Development. The Property will be improved with a green roof of 50 percent of Net Roof Area of 21,420 square feet and will achieve LEED Certification.
15. The applicant acknowledges and agrees that the rezoning of the Property from B3-2 to B3-5 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; (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 make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per unit ("Cash Payment") in the amount of \$2,700,000. At the time of each Part II review for the Residential Project, Applicant shall update and resubmit the Affordable Housing Profile Form to HED for review and approval. If the applicant subsequently reduces the number of dwelling units in the Residential Project, HED shall 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 Covenant and Lien, in substantially the form attached hereto as an exhibit, in accordance with Section 2-45-110(i)(2). The terms of the Affordable Housing Covenant and Lien and any amendments thereto are incorporated herein by this reference. The applicant acknowledges and agrees that the Affordable Housing Covenant and Lien will be recorded against the Property and will constitute a lien against each Affordable Unit. The City shall execute partial releases of the Affordable Housing Covenant and Lien prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage,

restrictive covenant or similar instrument against such Affordable Unit. Notwithstanding anything to the contrary contained in Section 17-4-1003-E, the Commissioner of Housing and Economic Development may enforce remedies for breach of the Affordable Housing Covenant and Lien, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development ordinance.

- 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 the Department of Housing and Economic Development shall initiate a zoning map amendment to rezone the property to B3-5.

[Cash Payment and Affordable Housing Covenant and Lien referred to in these Plan of Development Statements unavailable at time of printing.]

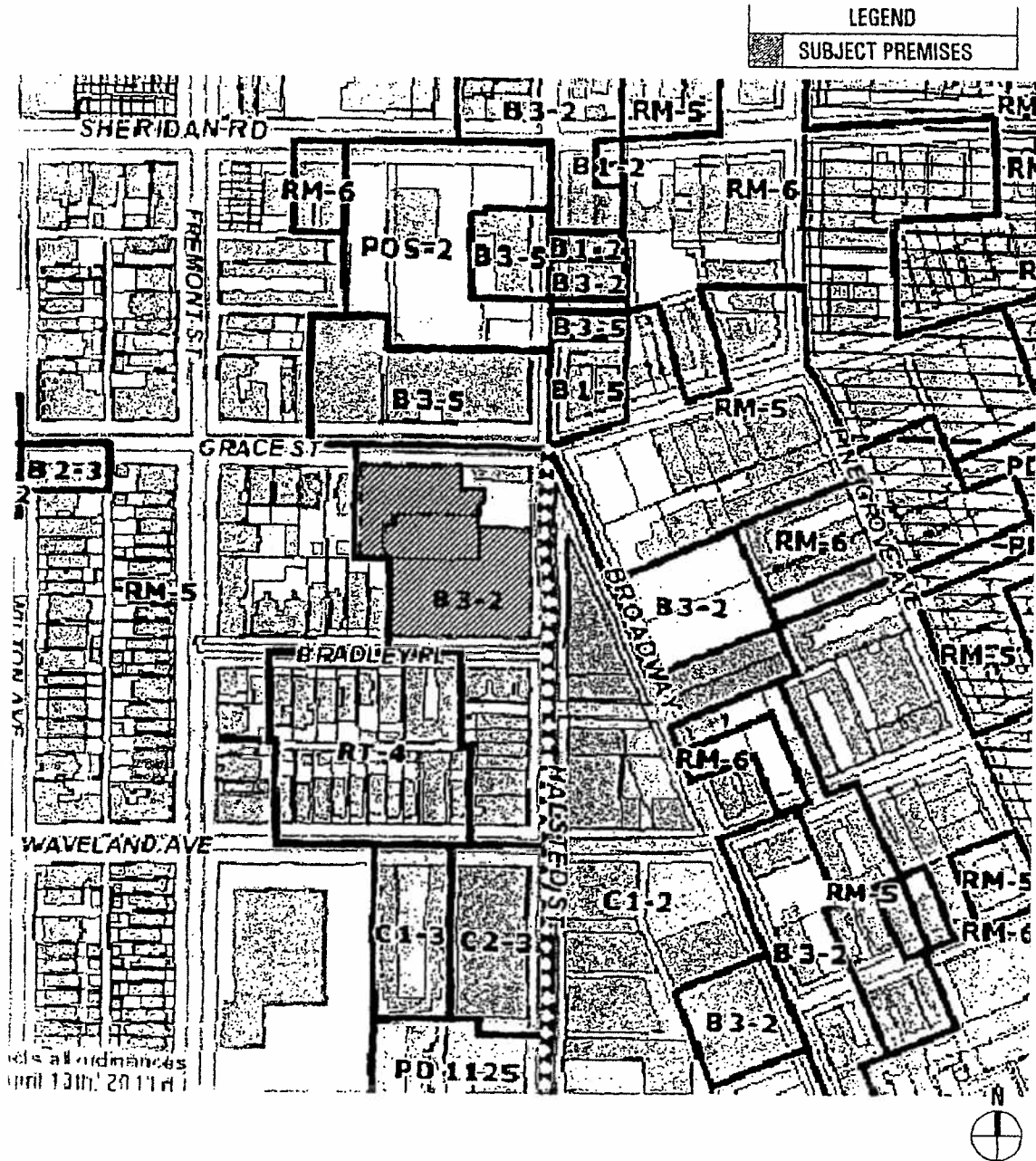
[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary Map; Site Plan/Landscape Plan; Green Roof Plan; North, South, East and West Elevations and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 28952 through 28963 of this *Journal*.]

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

Bulk Regulations Table.

| | |
|---|---------------------------|
| Total Gross Site Area: | 108,896 square feet |
| Public Area in the Public Right-of-Way: | 25,185 square feet |
| Total Net Site Area: | 83,711 square feet |
| Maximum Floor Area Ratio: | 3.95 |
| Maximum Number of Residential Units: | 269 |
| Number of Off-Street Parking Spaces: | 276 |
| Number of Bicycle Parking Spaces: | 58 |
| Loading Berths: | Two at 10 feet by 25 feet |
| Building Height: | 157 feet |
| Setbacks: | Per Site Plan exhibit |

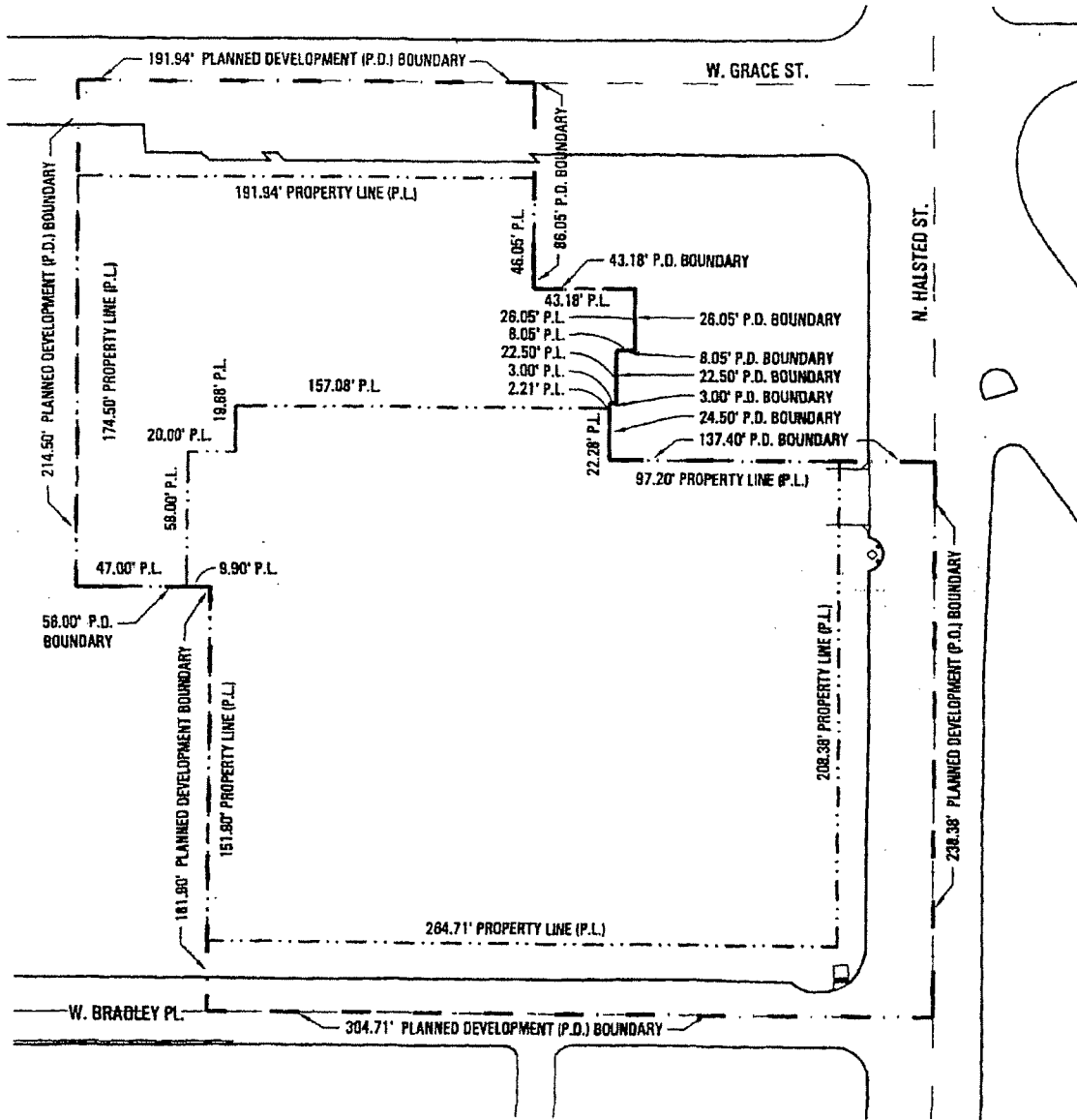
Existing Zoning Map.



| | | |
|------------|---|---------------------|
| APPLICANT: | HALSTED GRACE VENTURE LLC AND OPEN ARMS UNITED WORSHIP CENTER | |
| ADDRESS: | 800-824 W. BRADLEY PL.; 3736-54 N. HALSTED ST.; 815-831 W. GRACE ST. | |
| DATE: | DECEMBER 7, 2011 | |
| REVISED: | MAY 24, 2012 | SCALE: 1" = 250' 0" |

EXISTING ZONING MAP

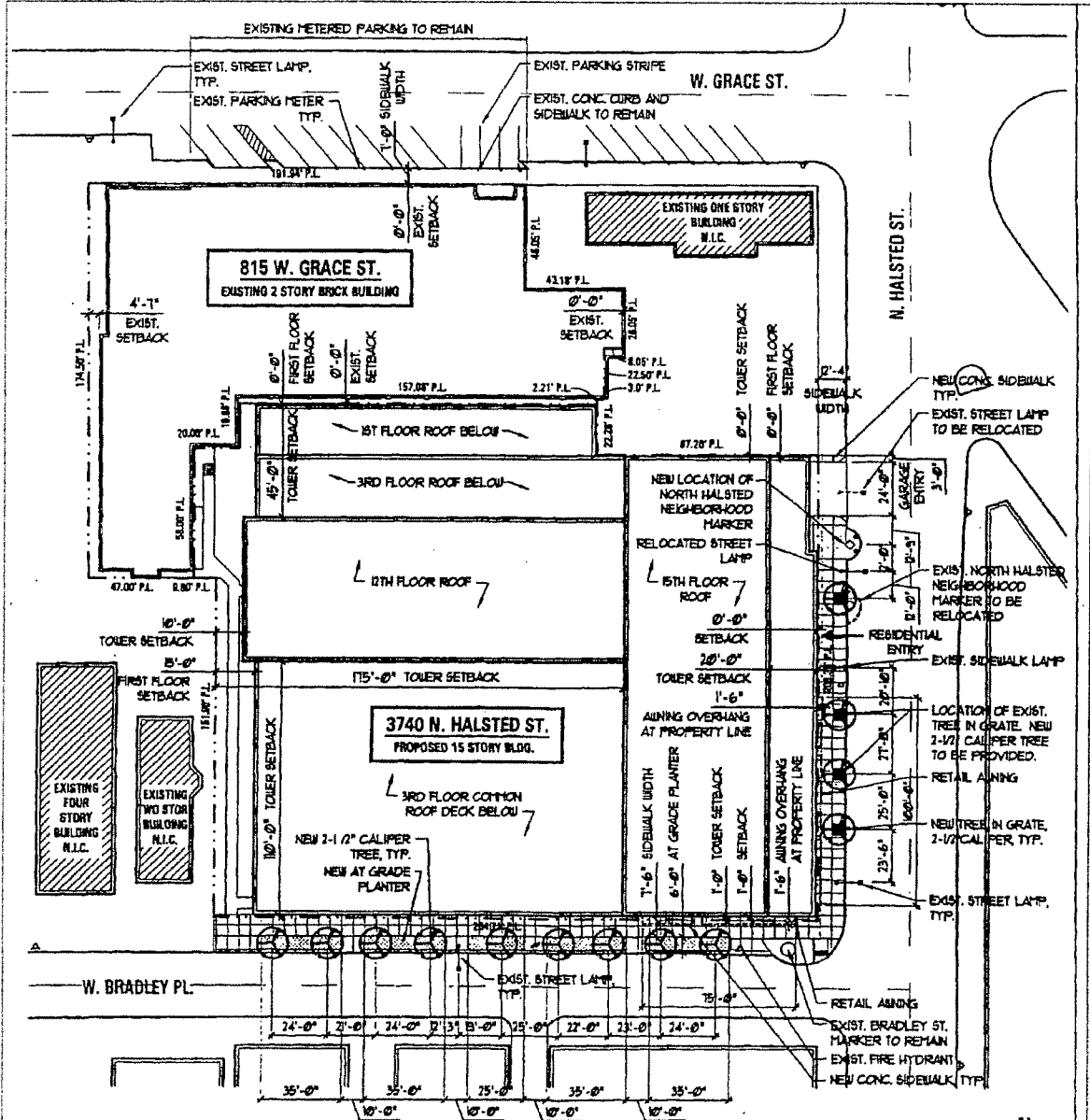
Planned Development Boundary Map.



| | | |
|------------|--|--------------------|
| APPLICANT: | HALSTED GRACE VENTURE LLC AND OPEN ARMS UNITED WORSHIP CENTER | |
| ADDRESS: | 800-824 W. BRADLEY PL.; 3736-54 N. HALSTED ST.; 815-831 W. GRACE ST. | |
| DATE: | DECEMBER 7, 2011 | |
| REVISED: | MAY 24, 2012 | SCALE: 1" = 60'-0" |

**PLANNED DEVELOPMENT
BOUNDARY MAP**

Site Plan/Landscape Plan.

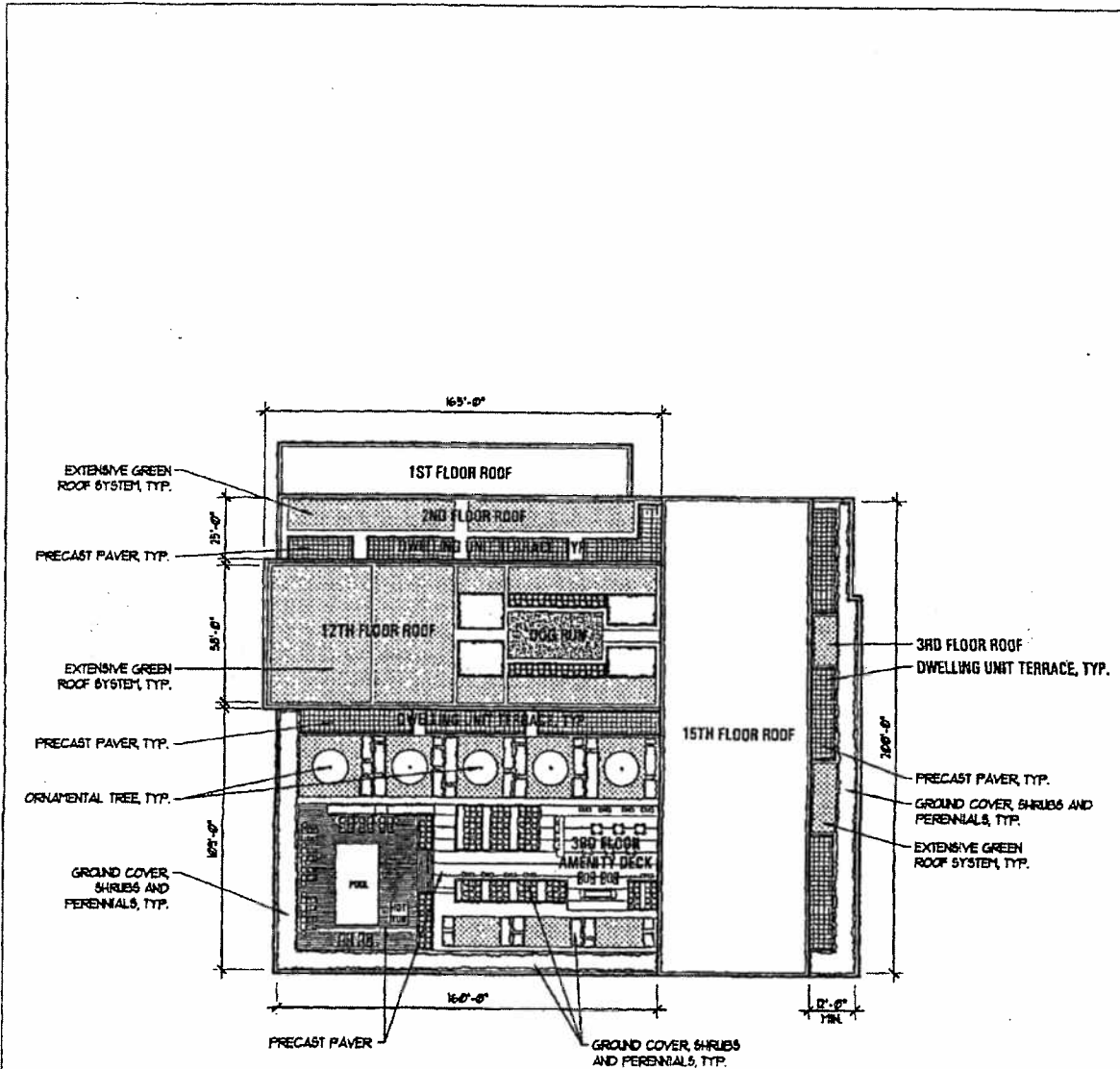


| | |
|------------|--|
| APPLICANT: | HALSTED GRACE VENTURE LLC AND OPEN ARMS UNITED WORSHIP CENTER |
| ADDRESS: | 800-824 W. BRADLEY PL.; 3736-54 N. HALSTED ST.; 815-831 W. GRACE ST. |
| DATE: | DECEMBER 7, 2011 |
| REVISED: | MAY 24, 2012 |

**SITE PLAN /
LANDSCAPE PLAN**

SCALE: 1" = 60'-0"

Green Roof Plan.

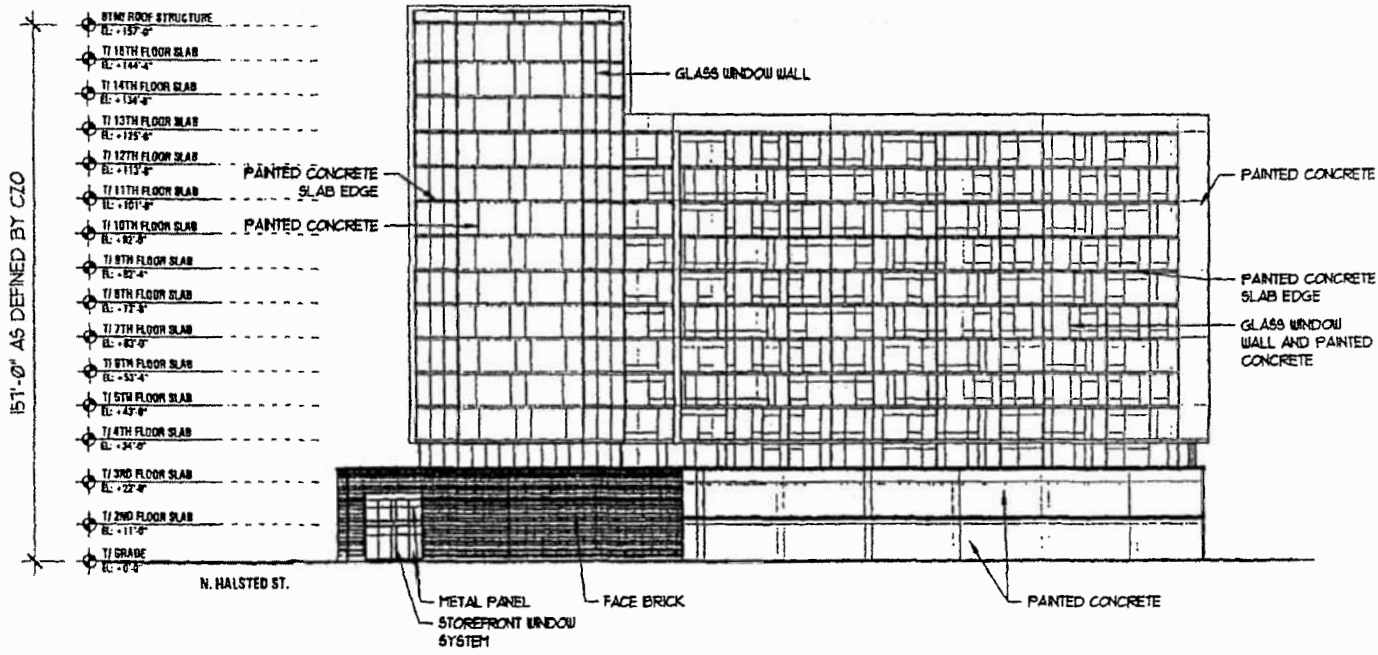


TOTAL GREEN ROOF AREA: 21,420 SQ. FT.

| | | |
|------------|--|--------------------|
| APPLICANT: | HALSTED GRACE VENTURE LLC AND OPEN ARMS UNITED WORSHIP CENTER | |
| ADDRESS: | 800-824 W. BRADLEY PL.; 3738-54 N. HALSTED ST.; 815-831 W. GRACE ST. | |
| DATE: | DECEMBER 7, 2011 | |
| REVISED: | MAY 24, 2012 | SCALE: 1" = 60'-0" |

GREEN ROOF PLAN

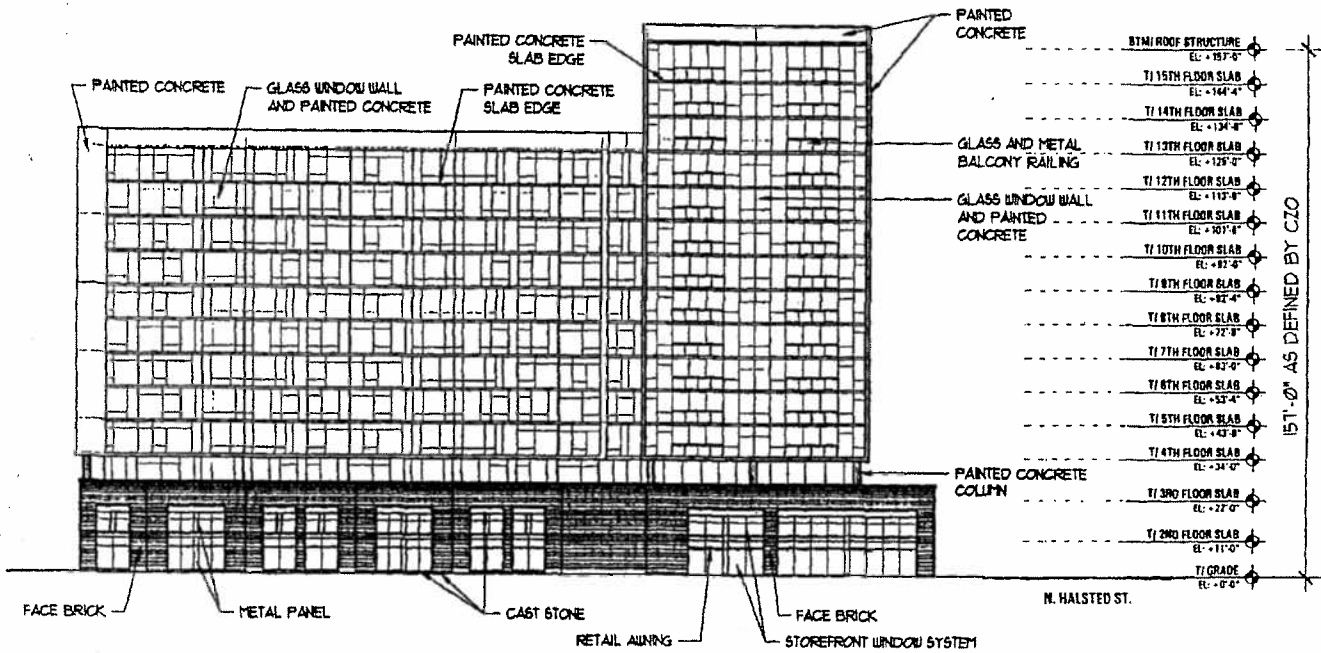
North Elevation.



1 NORTH ELEVATION
SCALE: 1" = 40'-0"

| | | |
|------------|---|------------------------|
| APPLICANT: | HALSTED GRACE VENTURE LLC AND OPEN ARMS UNITED WORSHIP CENTER | NORTH ELEVATION |
| ADDRESS: | 800-824 W. BRADLEY PL.; 3736-54 N. HALSTED ST.; 815-831 W. GRACE ST. | |
| DATE: | DECEMBER 7, 2011 | |
| REVISED: | MAY 24, 2012 | |
| | | SCALE: 1" = 40'-0" |

South Elevation.



1 SOUTH ELEVATION
SCALE: 1" = 40'-0"

| | |
|------------|---|
| APPLICANT: | HALSTED GRACE VENTURE LLC AND OPEN ARMS UNITED WORSHIP CENTER |
| ADDRESS: | 800-824 W. BRADLEY PL.; 3736-54 N. HALSTED ST.; 815-831 W. GRACE ST. |
| DATE: | DECEMBER 7, 2011 |
| REVISED: | MAY 24, 2012 |

SCALE: 1" = 40'-0"

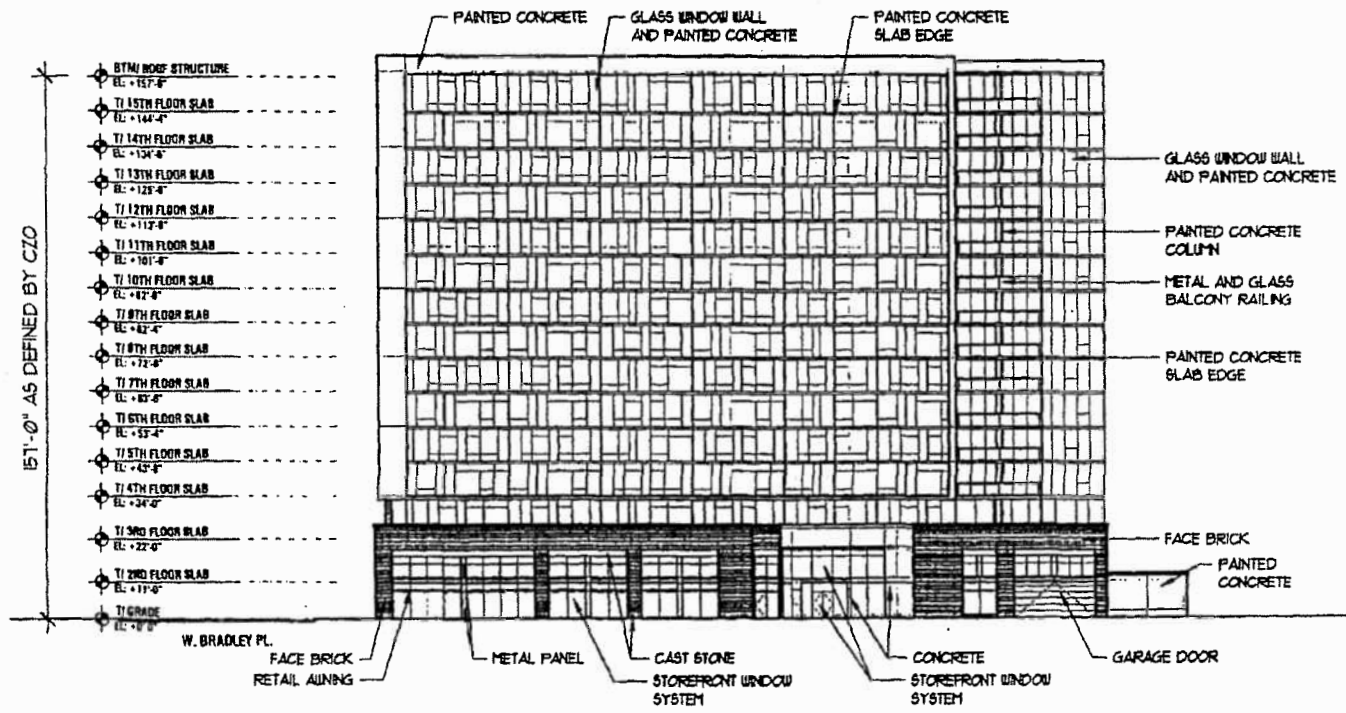
SOUTH ELEVATION

6/6/2012

REPORTS OF COMMITTEES

28959

East Elevation.



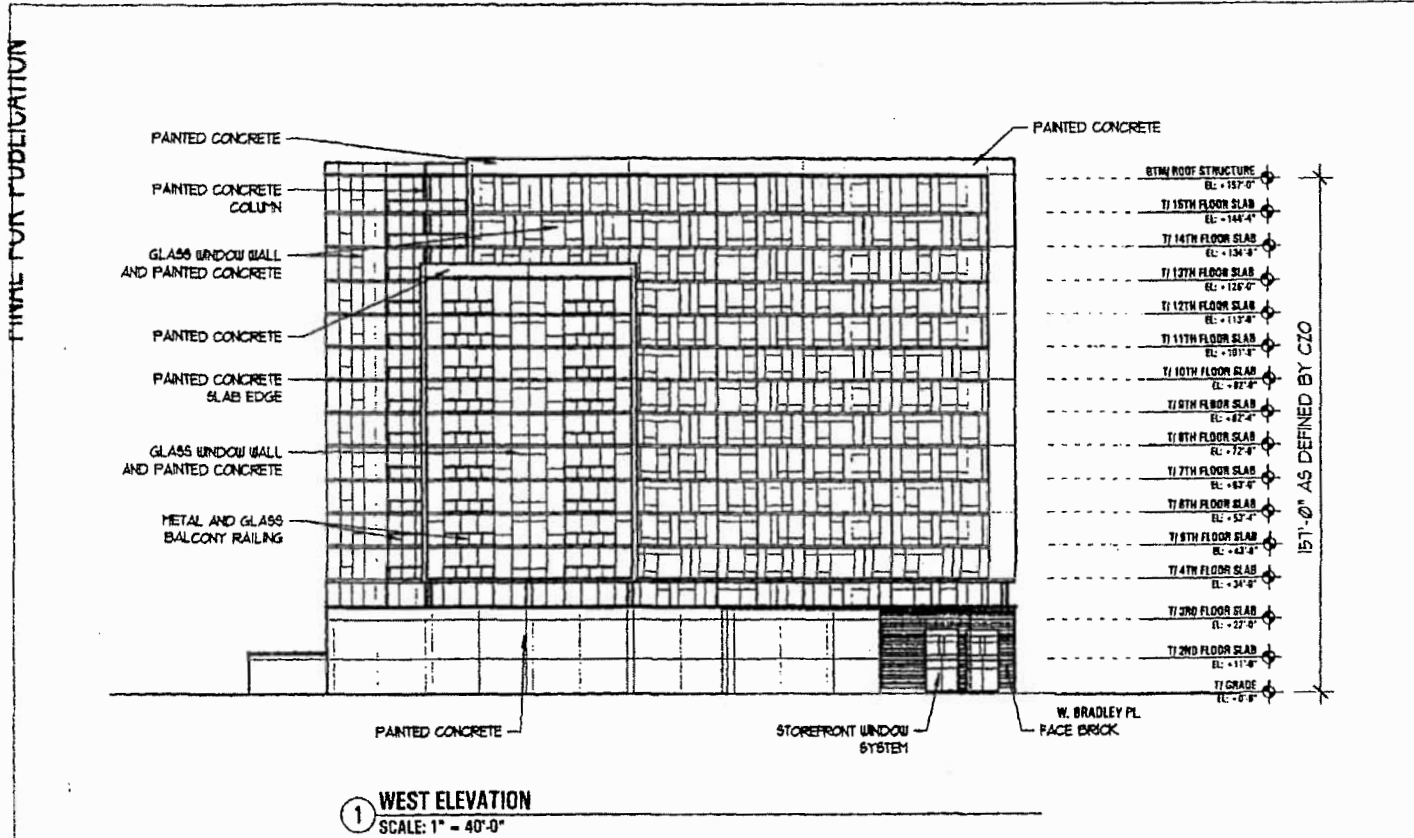
① EAST ELEVATION
SCALE: 1" = 40'-0"

| | |
|------------|---|
| APPLICANT: | HALSTED GRACE VENTURE LLC AND OPEN ARMS UNITED WORSHIP CENTER |
| ADDRESS: | 800-824 W. BRADLEY PL.; 3736-54 N. HALSTED ST.; 815-831 W. GRACE ST. |
| DATE: | DECEMBER 7, 2011 |
| REVISED: | MAY 24, 2012 |

SCALE: 1" = 40'-0"

EAST ELEVATION

West Elevation.



1 WEST ELEVATION
SCALE: 1" = 40'-0"

| | |
|------------|---|
| APPLICANT: | HALSTED GRACE VENTURE LLC AND OPEN ARMS UNITED WORSHIP CENTER |
| ADDRESS: | 800-824 W. BRADLEY PL.; 3738-54 N. HALSTED ST.; 815-831 W. GRACE ST. |
| DATE: | DECEMBER 7, 2011 |
| REVISED: | MAY 24, 2012 |

WEST ELEVATION

SCALE: 1" = 40'-0"

Chicago Builds Green.
(Page 1 of 3)

CHICAGO BUILDS GREEN

Project Name:

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

Project Location:

| | | | | |
|-------|------|------------|--------------|---------------------|
| From* | To* | Direction: | Street Name: | Select Street Type: |
| 3736 | 3754 | N | Halsted | St |

Ward No: Community Area No:

Check applicable:

Project Type: Planned Development Redevelopment Agreement Zoning Change

PD No: RDA No: From: To:

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.: |
| 83,711 | 76,555 | 103,550 |

Enter First Name Last Name

DPD Project Manager:

Select project category:

BG/GR Matrix:

Check applicable:

Financial Incentives: TIF Empowerment Zone Grant Class L
 GRIF Ind. Dev. Revenue Bonds Class 6b
 SBIF Bank Participation Loan DOH
 Land Sale Write Down

Check applicable:

Density Bonus: Public plaza & pocket park Water features in a plaza or pocket park
 Chicago Riverwalk improvements Setbacks above the ground floor
 Winter gardens Lower level planting terrace
 Indoor through-block connection Green roof
 Sidewalk widening Underground parking and loading
 Arcades 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: | 18,300 | 18300 |
| 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: | 21,420 | 21,420 |
| Energy Star roof | Square footage: | 0 | 0 |
| High-albedo pavement | Square footage: | 0 | 0 |

Transportation:

| | | | |
|---|----------------------|--------------------------|-----|
| No. of accessory parking spaces | | 276 | 276 |
| Total no. of parking spaces (Accessory + Non- Acc.) | | | 276 |
| No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car) | | 0 | 0 |
| No. of bicycle parking | | 58 | 58 |
| 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:**