

PD 1215

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Reclassification Of Area Shown On Map No. 5-I.
(Application No. 19198)
(Common Address: 1742 N. Troy St.)

[O2017-3208]

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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 5-I in the area bounded by:

a line 150 feet south of and parallel to West Bloomingdale Avenue; North Troy Street; a line 125 feet south of and parallel to West Bloomingdale Avenue; and the north/south alley west of and parallel to North Troy Street,

to those of an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 6-G.
(As Amended)
(Application No. 19073)

RPD 1215, AA

(Common Address: 1501 -- 1517 W. Fuller St., 2800 -- 2812 S. Lock St., 2900 -- 2944 S. Hillock St. And 2901 -- 2947 S. Hillock St. (Commonly Know As 2800 S. Lock St.)

[SO2016-8651]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Residential Planned Development Number 1215 District symbols and indications as shown on Map Number 6-G in the area bounded by:

the southeasterly boundary line of the south fork of the south branch of the Chicago River; West Fuller Street; South Lock Street; the alley immediately southeast of and parallel to South Hillock Street; a line 126 feet southwest of and parallel to South Lock Street; a line 124.61 feet southeast of and parallel to South Hillock Street (as measured along the southwest line of South Lock Street); and the easterly line of the south fork of the south branch of the Chicago River,

to those of Residential Planned Development Number 1215, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance shall be in full force and effect from and after its passage and due publication.

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

Residential Planned Development No. 1215, As Amended.

Planned Development Statements.

1. The area delineated herein as Institutional Planned Development Number 1215, as amended ("Planned Development") consists of approximately 135,659 net square feet of property (3.11 acres) which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is controlled by the Riverbend Real Estate Investment LLC (the "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 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.

4. This plan of development consists of 17 Statements; a Bulk Regulations Table; an Existing Zoning Map; a General Land-Use Map; a Planned Development Boundary and Right-of-Way Adjustment Map; an Overall Site Plan; a Landscape Plan; a River Walk Plan; a General Roof Plan; a Basement Floor Plan; and Building Elevations dated May 18, 2017, submitted herein. 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 allowed in the area delineated herein: residential, accessory parking and related accessory 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 Planning and 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, if any, 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 135,659 square feet.

9. The Applicant acknowledges and agrees that the prior rezonings of its property from M2-2 to RT3.5 for the construction of twenty-seven (27) single-family homes (Phase I), and from M2-3 to Residential Planned Development Number 1215 ("RPD Number 1215") for the construction of seventeen (17) single-family homes and twenty-four (24) townhomes (Phase II), triggered the requirements of Section 2-45-110 of the Municipal Code (the "2007 Affordable Requirements Ordinance" or "2007 ARO").

The Applicant further acknowledges and agrees that the rezoning of the Property from RPD Number 1215 to RPD Number 1215, as amended, for the addition of twenty-eight (28) rental units less seven (7) townhomes (Phase III), triggers the requirements of Section 2-45-115 of the Municipal Code (the "2015 Affordable Requirements Ordinance" or "2015 ARO").

Phase I, Phase II and Phase III together constitute a single "residential housing project" within the meaning of the 2007 ARO and the 2015 ARO. Any developer of a "residential housing project" must: (i) set aside 10 percent of the housing units as affordable units (the "Required Units"); (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that under the 2015 ARO, residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site or off-site. The project has a total of 89 units across the three phases. As a result, the Applicant's affordable housing obligation is 9 affordable units (10 percent of 89, rounded up). Applicant has agreed to satisfy its affordable housing obligation by making a cash payment to the Affordable Housing Opportunity Fund for seven (7) for-sale units ("Cash Payment") and by constructing two (2) affordable rental units in the rental building to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. Applicant agrees that the affordable rental units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income ("AMI"), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the applicable portion of the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such

property. The Commissioner of DPD may enforce remedies for any breach of this Statement 9, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

10. 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 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.
11. The Site and Landscape Plan 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 Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
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, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders 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 the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contain in the Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. To further these goals, the Applicant agrees to: (a) provide a landscaped 60-foot wide river

setback and continuous riverside trail as indicated on the Site Plan and Landscape Plan; and (b) permit connection of such setback and trail to the setback and trails of adjacent properties when the river edges of the adjacent properties are similarly improved. The Applicant shall permit un-gated public access to the river setback and provide signage on the river-walk that the river-walk is open to the public during typical Chicago Park District hours. As shown on the attached River Walk Plan, the Property is divided into Phase I (single-family homes) and Phase II (townhomes and apartment building). The Phase I river-walk improvements must be installed no later than completion of the Phase I single-family homes or September 2, 2017, whichever comes first. The Phase II river walk improvements will be completed upon completion of the Phase II townhouse and apartment development or 18 months after the first Phase II permit is issued, whichever comes first. No permits shall be issued for Phase II until the Phase I river-walk improvements are completed. Applicant shall submit an infrastructure site plan request for each Phase, prior to our issuance of a permit for each Phase.

16. 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. Within the Planned Development, the single-family homes and townhomes shall achieve a minimum of two (2) star rating under the Chicago Green Homes Program and the multi-unit building shall comply with the requirements of the City of Chicago Sustainability Matrix effective at the time of the filing of this Planned Development, including providing a green roof totaling approximately 4,550 square feet on the roof of (or 50 percent of the open area of the roof) and obtaining certification for such multi-unit building.
17. 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 Planning and Development shall initiate a zoning map amendment to rezone the Property to Residential Planned Development Number 1215.

[Existing Zonings Map; Land-Use Map; Proposed Boundary Map and Right-of-Way Adjustment Map; Overall Site Plan; Overall Proposed Site/Landscape Plan; Riverwalk/Site Plan; Green Roof Plan; Basement Floor Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 49898 through 49914 of this *Journal*.]

5/24/2017

REPORTS OF COMMITTEES

49897

Bulk Regulations and Data Table and 2015 Affordable Housing Profile Form (AHP) referred to in these Plan of Development Statements read as follows:

Institutional Planned Development No. 1215.

Bulk Regulations.

Gross Site Area:	182,924 square feet (4.19 acres)
Net Site Area (Including proposed dedicated alley):	135,659 square feet (3.11 acres)
Public Area Right-of-Way (Including proposed dedicated alley):	47,265 square feet (1.08 acres)
Maximum Floor Area Ratio:	1.2
Maximum Number of Dwelling Units:	62
Minimum Number of Off-Street Loading Spaces:	1
Minimum Number of Off-Street Parking Spaces:	96
Maximum Building Height:	50 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback:	In accordance with the Site Plan
Maximum Percent of Site Coverage:	In accordance with the Site Plan

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2015 Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org

Date: 5/24/2017

DEVELOPMENT INFORMATION

Development Name: *Euclid Homes*

Development Address: *2101 South Halsted*

Zoning Application Number, if applicable:

Ward: *14th*

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

Type of City Involvement
check all that apply

City Land

Planned Development (PD)

Financial Assistance

Transit Served Location (TSL) project

Zoning Increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

- ARO Web Form completed and attached - or submitted online on
- ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)
- If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)
- If ARO units proposed are off-site, required attachments are included (see next page)
- If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

DEVELOPER INFORMATION

Developer Name: *Euclid Homes*

Developer Contact: *Michael Tran*

Developer Address: *9450 S. Cottage Street*

Email: *Michael.Tran@euclidhomes.com*

Developer Phone: *773-254-3644*

Attorney Name: *Scott Bastien*

Attorney Phone: *773-670-1726*

TIMING

Estimated date marketing will begin: *in process*

Estimated date of building permit: *in process - not sure 5/2017*

Estimated date ARO units will be complete: *7/2017*

*note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)

[Signature]
Kara Breems, DPD

5-9-2017
Date

[Signature]
Developer/Project Manager

5/8/2017
Date

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ARO Web Form

Development Information

Address Submitted Date: 05/08/2017

Address Number From :2825 Address Number To: null Street Direction: S
 Street :Hillock Postal Code: 60608

Development Name, if applicable
 River bend Homes - Phase III

Information

Ward :11 ARO Zone: Higher Income

Details

Type of city involvement :Zoning change and planned development
 Total Number of units in development: 89
 Type of development: Rent
 Is this a Transit Served Location Project : N

Requirements

Required affordable units :9 Required *On-site aff. Units: 2

How do you intend to meet your required obligation

On-Site: 2 Off-Site: 0

On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0

Total Units Committed: 2 Remaining In-Lieu Fee Owed: 825,000 \$700,000 - approved as 2007 APO

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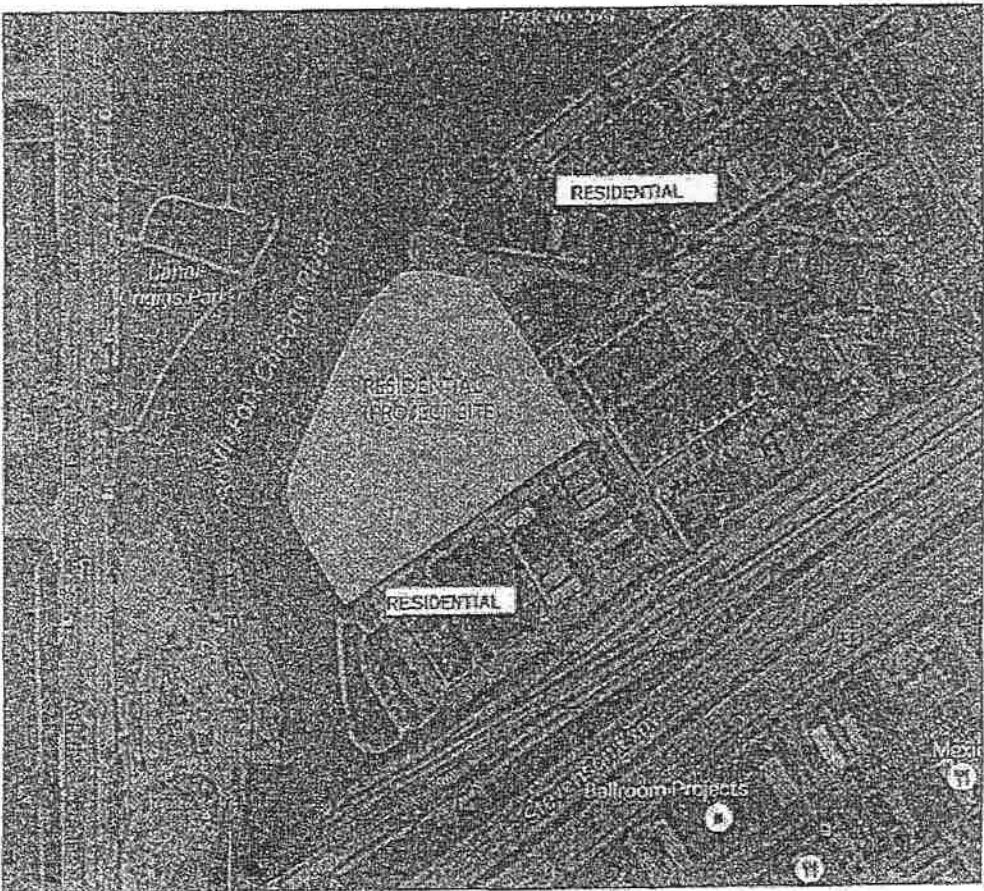
Summary: Riverbend Estates

	market rate			affordable		
	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage
studio	0	n/a	n/a	0	n/a	n/a
one-bed	0	n/a	n/a	0	n/a	n/a
two-bed	25	100%	1,152	2	100%	1,050
three-bed	0	n/a	n/a	0	n/a	n/a
four-bed	0	n/a	n/a	0	n/a	n/a

All projects with proposed ARO units must complete this tab

	Market Rate Units	Affordable Units
Parking	yes 25 spots	yes 2 spots
Laundry	yes in unit	yes in unit
Appliances	yes stainless	yes stainless
Refrigerator <i>age/EnergyStar/make/model/color</i>	yes	yes
Dishwasher <i>age/EnergyStar/make/model/color</i>	no	no
Stove/Oven <i>age/EnergyStar/make/model/color</i>	yes	yes
Microwave <i>age/EnergyStar/make/model/color</i>	yes	yes
Bathroom(s) <i>how many?</i> <i>half bath? Full bath?</i>	2 full	2 full
Kitchen countertops <i>material</i>	granite	granite
Flooring <i>material</i>	hardwood	hardwood
HVAC	yes	yes
Other		

APPLICANT:
 RIVERBEND REAL ESTATE
 INVESTMENTS, LLC
 2802 S. LOCK
 FILING DATE: 12/04/16
 PLAN COMMISSION:
 5/18/17



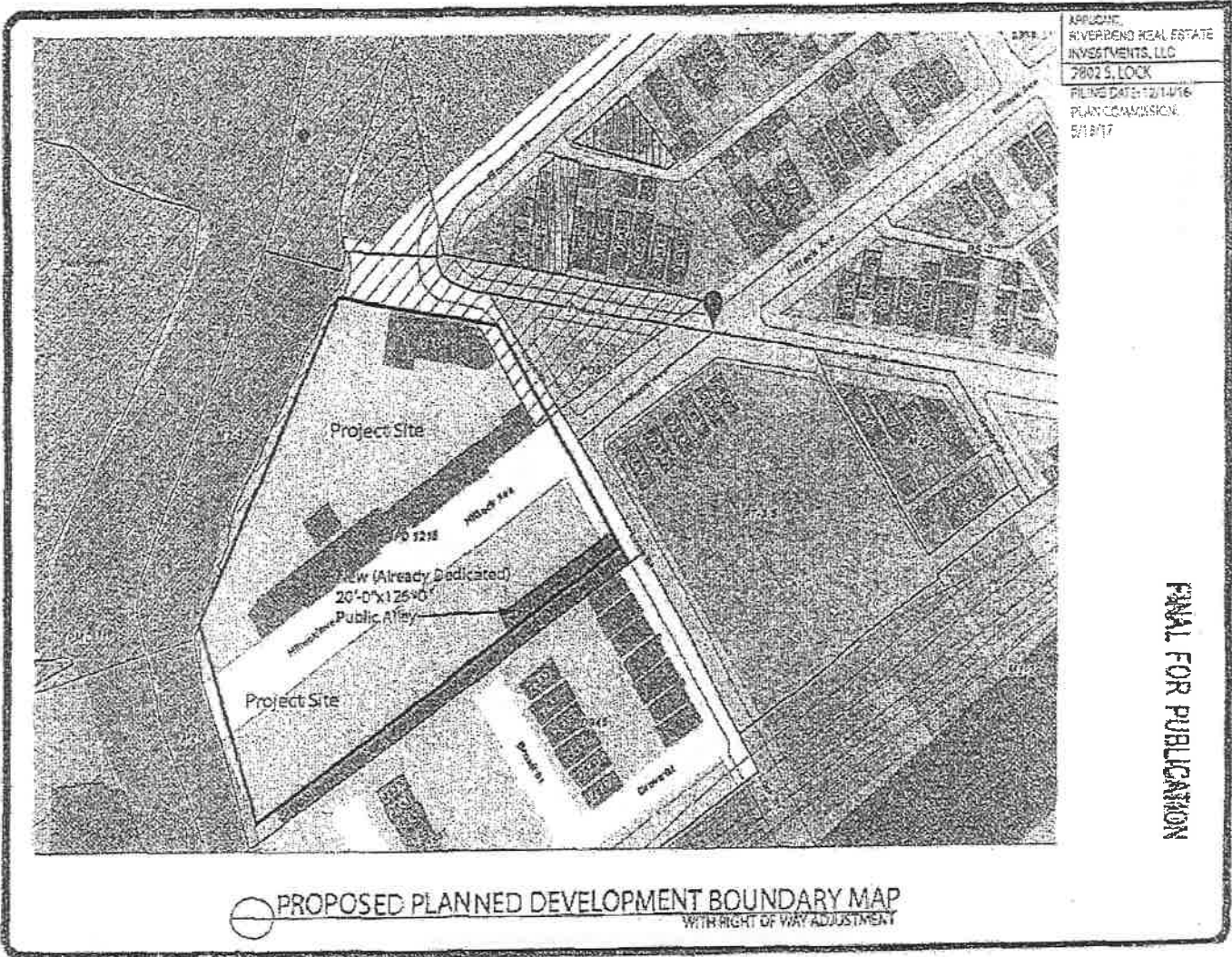
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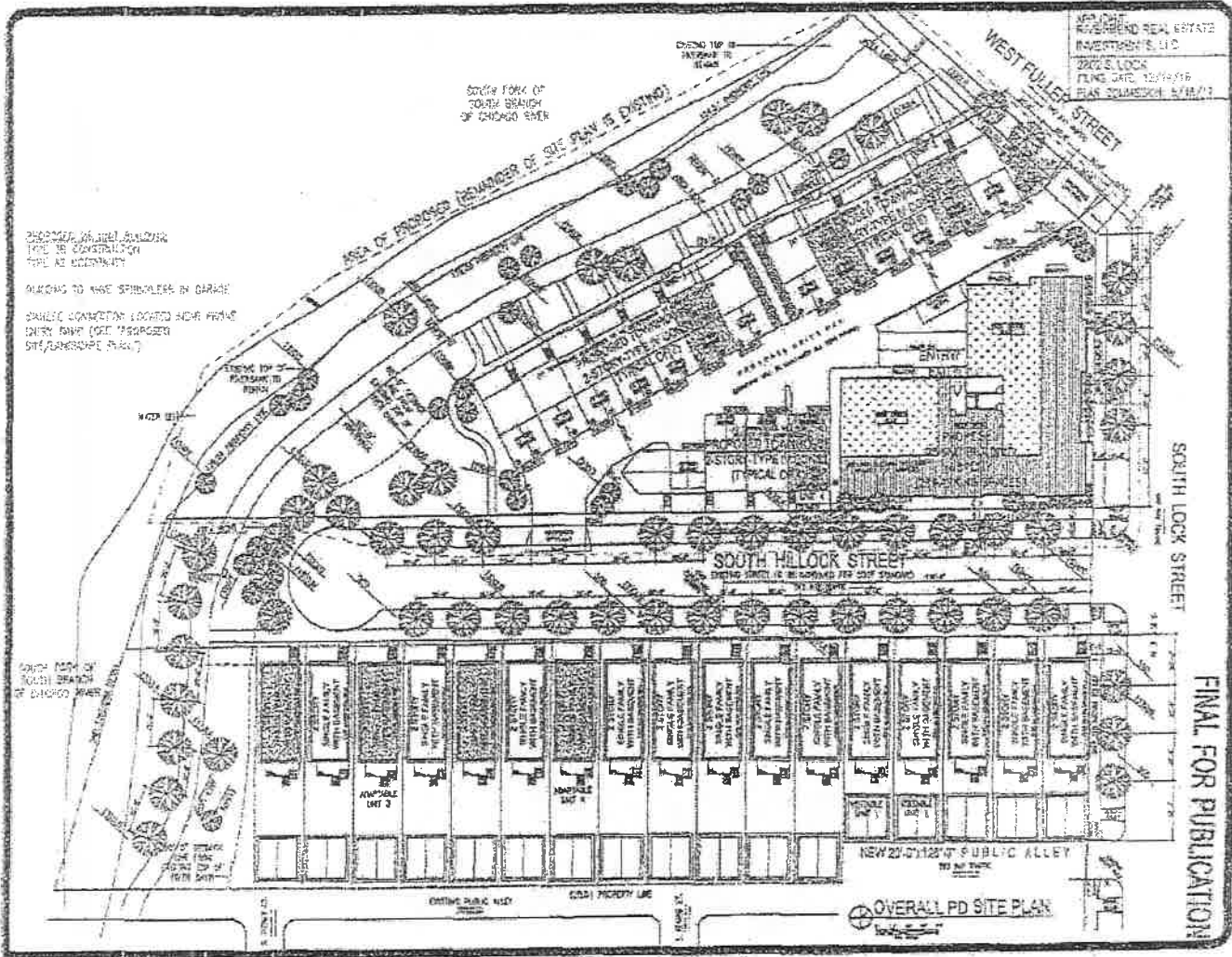
LAND USE MAP

5/24/2017

REPORTS OF COMMITTEES

49903





J&J REAL ESTATE
 INVESTMENTS, LLC
 220'S LOCK
 PLANNING DATE: 10/19/16
 PLAN NUMBER: 1614213

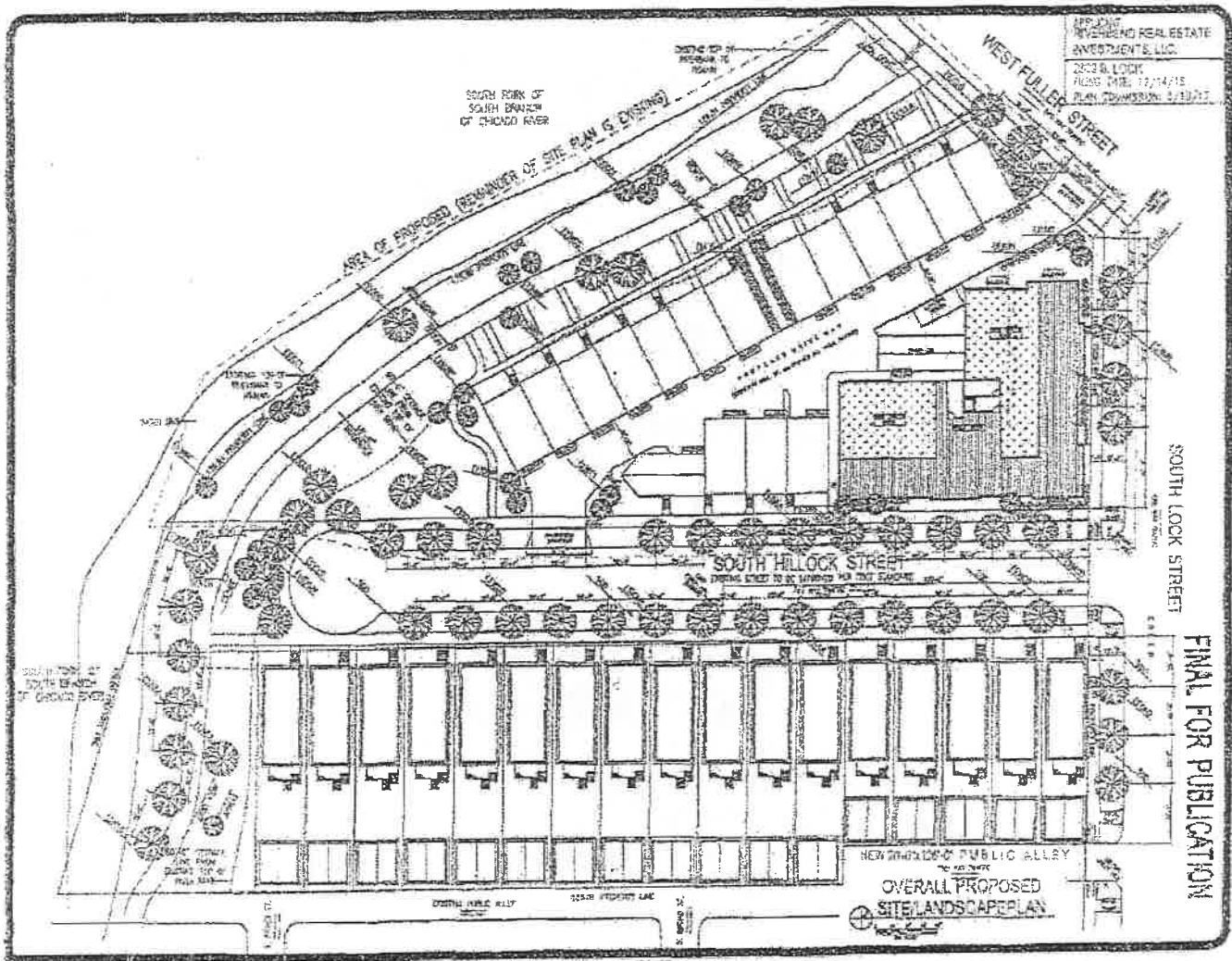
SOUTH FORK OF
 SOUTH BRANCH
 OF CHICAGO RIVER

PROPOSED 10' WIDE SIDEWALK
 TYPE IS CONSTRUCTION
 TYPE AS INDICATED
 BRICKS TO USE SPINDLER IN GARAGE
 BRICK CONNECTION LOCATED NEAR FRONT
 ENTRY WALK (SEE PROPOSED
 SITE LAYOUT PLAN)

SOUTH FORK OF
 SOUTH BRANCH
 OF CHICAGO RIVER

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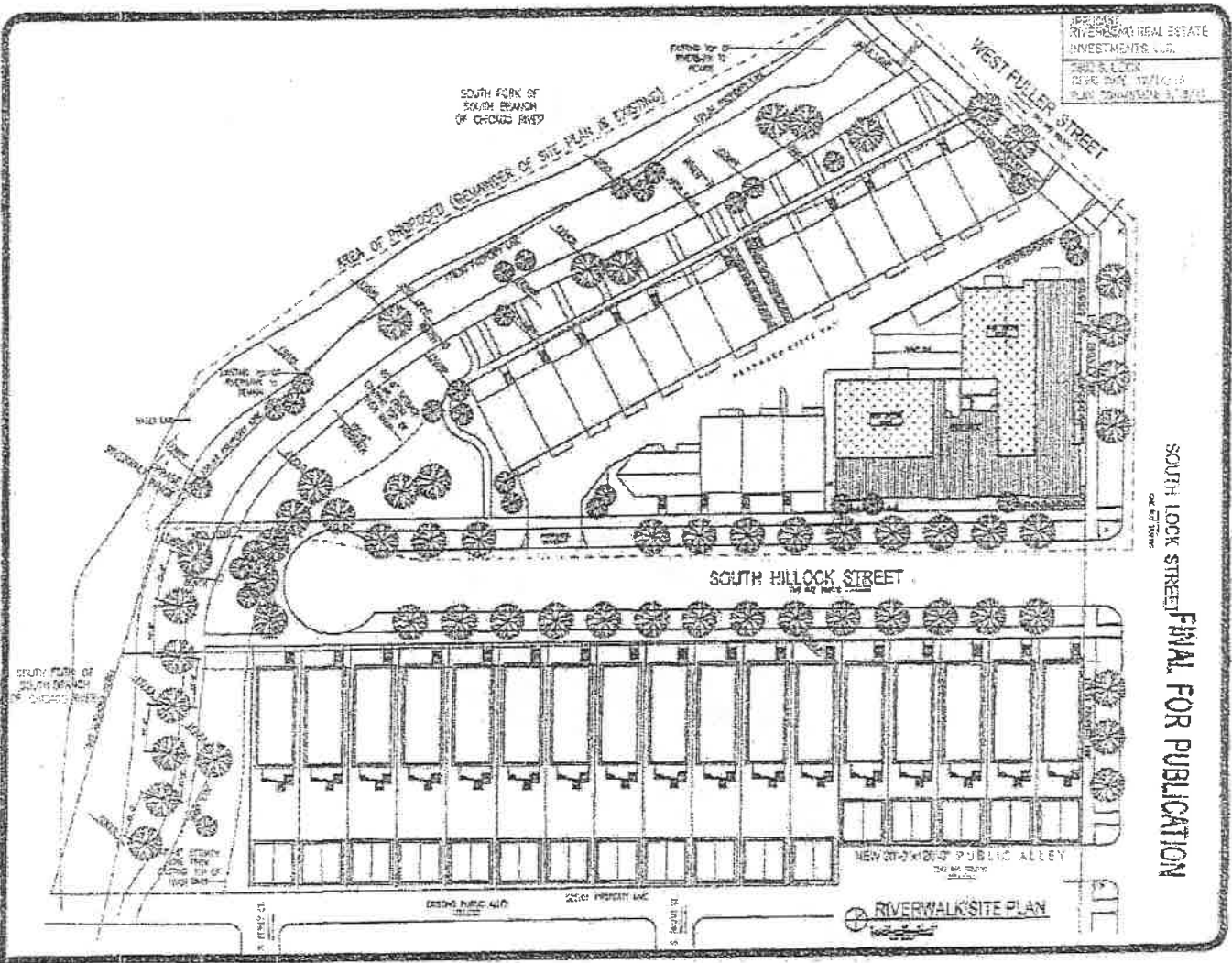
OVERALL PD SITE PLAN



5/24/2017

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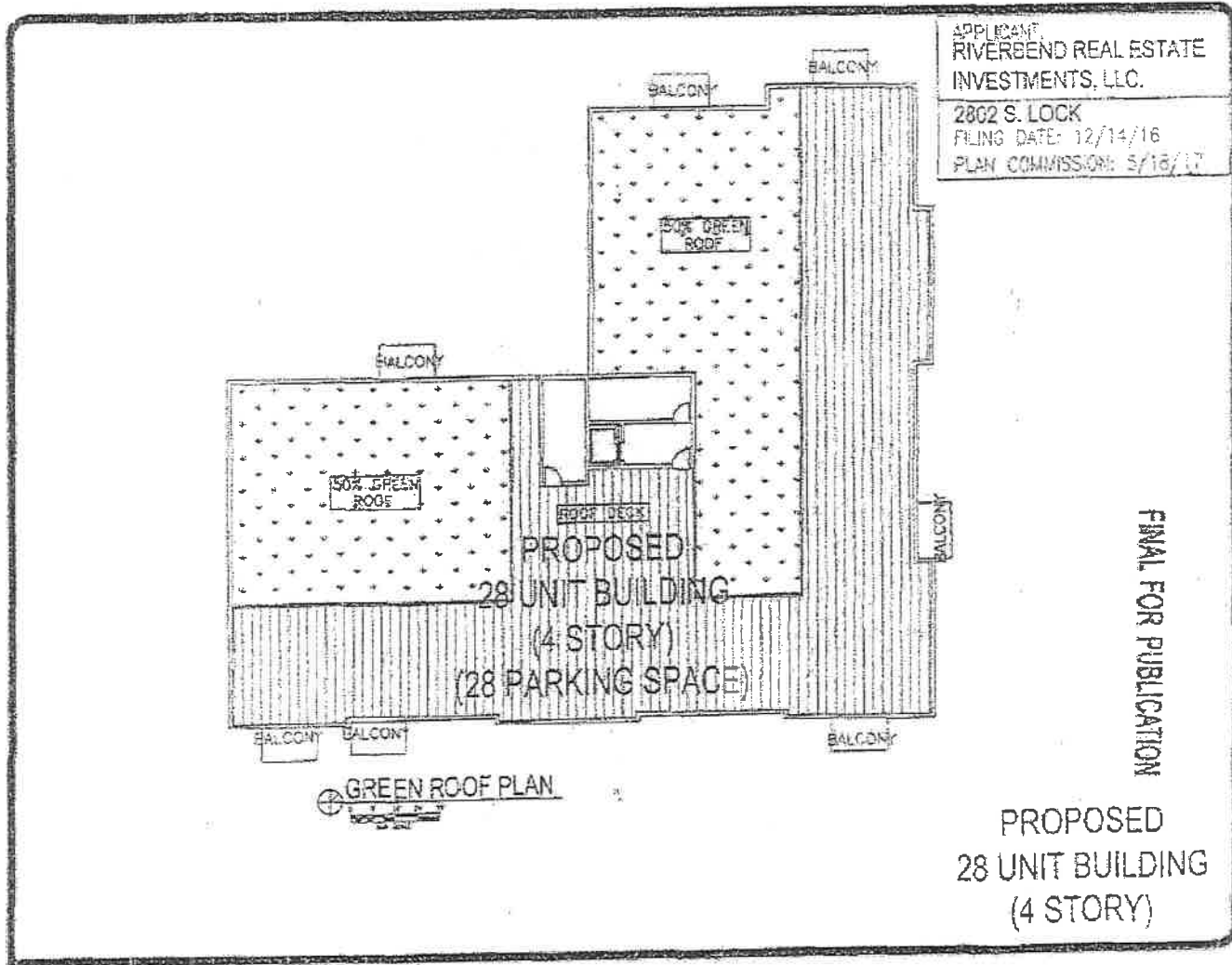
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49906

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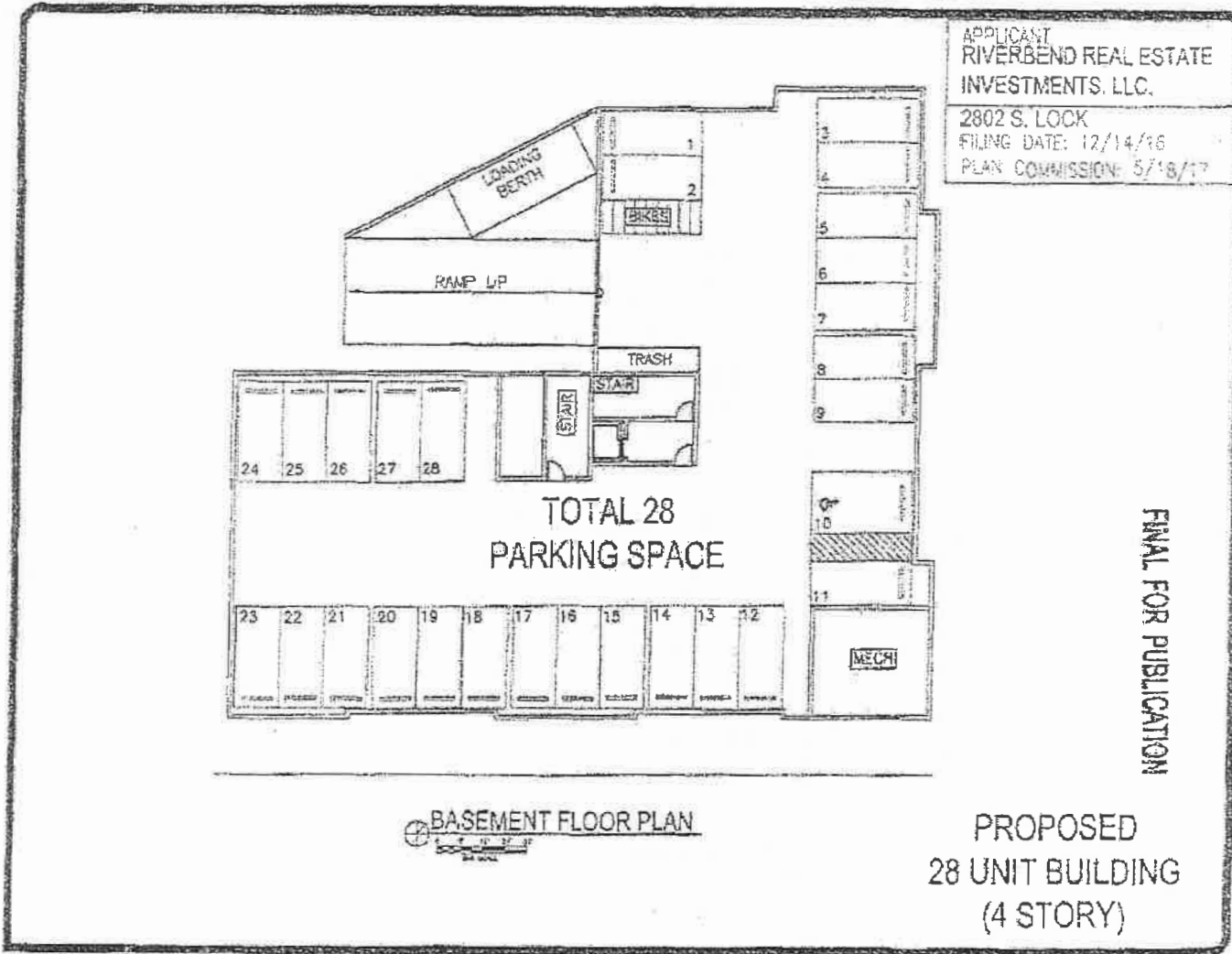
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PROPOSED
 28 UNIT BUILDING
 (4 STORY)



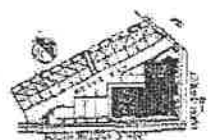
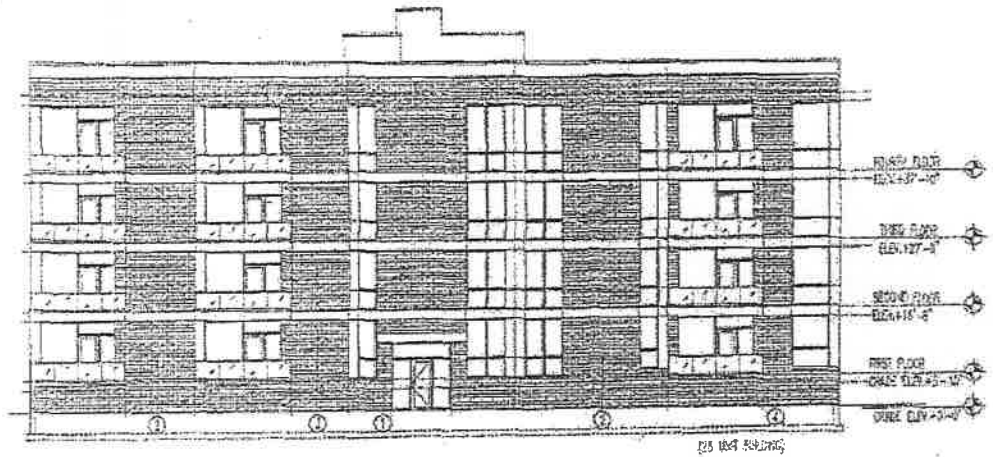


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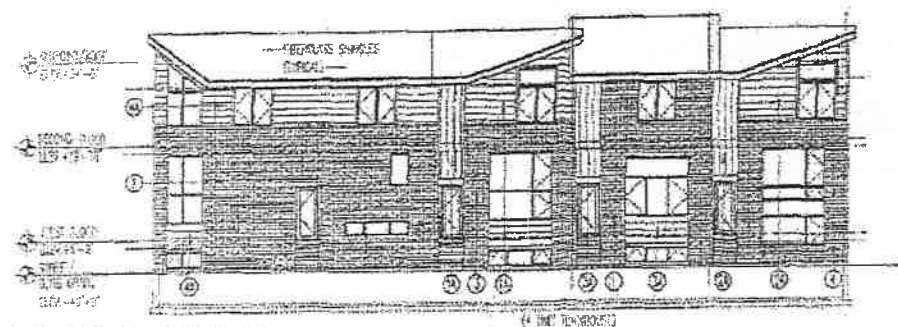
REPORTS OF COMMITTEES

49911

APPLICANT
 RIVERBEND REAL ESTATE
 INVESTMENTS, LLC.
 2802 S. LOCK
 FILING DATE: 12/14/16
 PLANNING COMMISSION: 5/16/17



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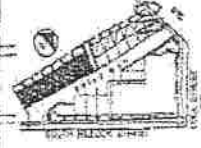
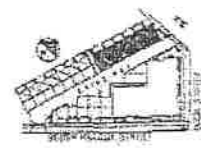
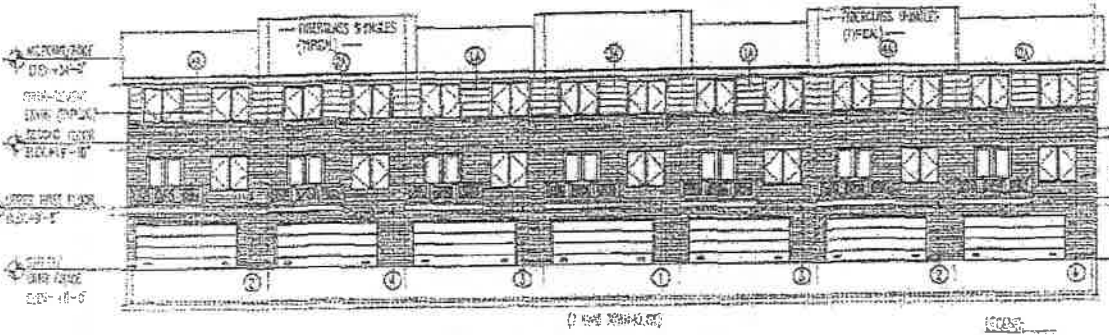
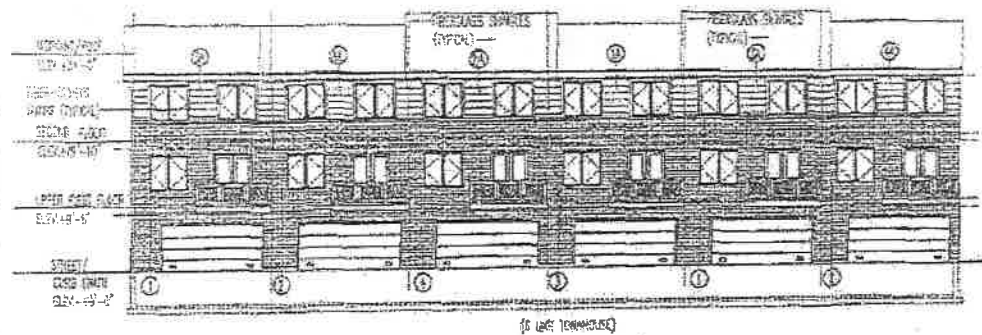


SOUTH ELEVATIONS

- LEGEND
- | | | | |
|---|---------------|---|-------------|
| ① | BRICK MASONRY | ⑥ | WOOD SHAKES |
| ② | CONCRETE | ⑦ | WOOD SHAKES |
| ③ | WOOD SHAKES | ⑧ | WOOD SHAKES |
| ④ | WOOD SHAKES | ⑨ | WOOD SHAKES |
| ⑤ | WOOD SHAKES | ⑩ | WOOD SHAKES |

APPLICANT:
RIVERBEND REAL ESTATE
INVESTMENTS, LLC.

2892 S. LOCK
FILING DATE: 12/14/16
PLAN COMMISSION: 5/18/17

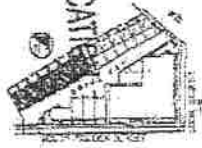
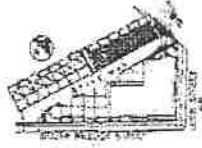
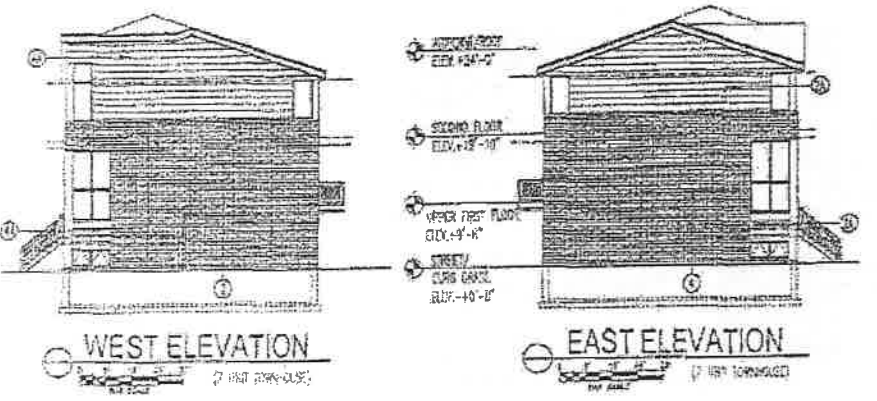
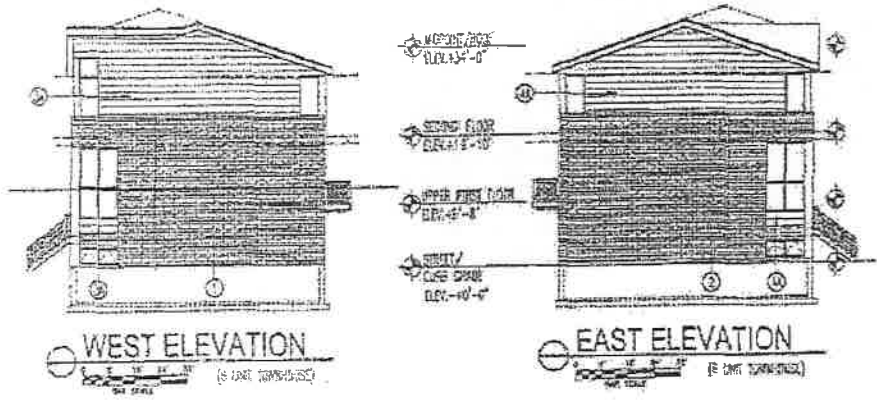


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SOUTH ELEVATIONS

- LEGEND:
- ① BRICK BODY
 - ② BRICK CORNER
 - ③ RED BRICK
 - ④ BRICK CORNER
 - ⑤ CONCRETE
 - ⑥ WHITE STONE
 - ⑦ WHITE STONE
 - ⑧ YELLOW BRICK
 - ⑨ YELLOW STONE

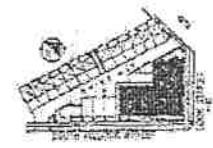
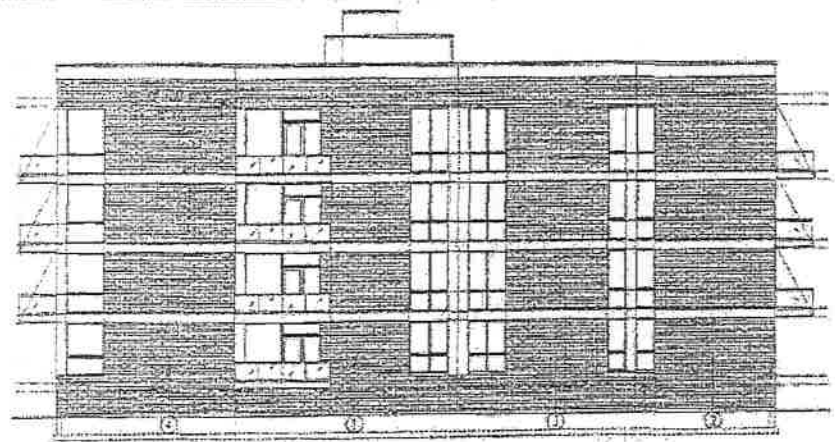
APPLICANT:
 RIVERSEND REAL ESTATE
 INVESTMENTS, LLC,
 2802 S. LOCK
 FILING DATE: 12/14/16
 PLAN COMMISSION: 5/18/17



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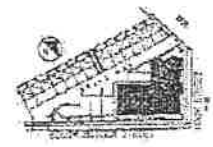
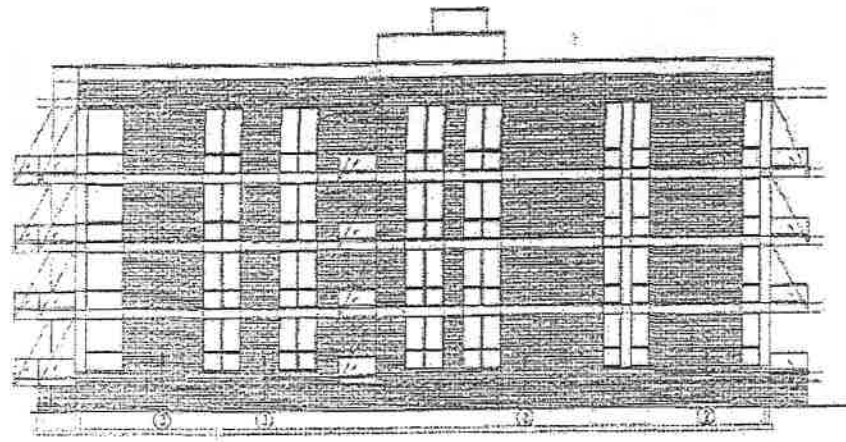
- LEGEND:
- | | | | |
|---|-------------|---|-------------|
| ① | BRICK | ⑤ | WOOD SHAKES |
| ② | WOOD SHAKES | ⑥ | WOOD SHAKES |
| ③ | RED STAIN | ⑦ | WOOD SHAKES |
| ④ | RED STAIN | ⑧ | WOOD SHAKES |

APPLICANT:
 RIVERBEND REAL ESTATE
 INVESTMENTS, LLC.
 2802 S. LOCK
 FILING DATE: 12/14/16
 PLAN COMMISSION: 5/18/17



EAST ELEVATION
 1" = 16'-0" (1/8" = 1'-0")
 SEE PLAN

- LEGEND**
- | | |
|---------|---------|
| ① BRICK | ⑤ BRICK |
| ② BRICK | ⑥ BRICK |
| ③ BRICK | ⑦ BRICK |
| ④ BRICK | ⑧ BRICK |



WEST ELEVATION
 1" = 16'-0" (1/8" = 1'-0")
 SEE PLAN

FINAL FOR PUBLICATION



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 2, 2016

Michael Tadin
Riverbend Real Estate Investments, LLC
4450 S. Morgan Street
Chicago, IL 60609

**Re: Administrative Relief request for Planned Development No. 1215
River walk at 2900-2944 S. Hillock and 2901-2947 S. Hillock Avenues, 1501-1517 W.
Fuller Street and 2800-2812 S. Lock Street**

Dear Mr. Tadin:

Please be advised that your request for a minor change to Residential Planned Development No. 1215 ("PD 1215"), as amended, 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 1215.

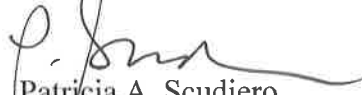
Riverbend Real Estate Investments, LLC is the sole owner of the property within PD 1215. They are seeking administrative relief to allow for modifications to Statement Number 16 of the PD Ordinance, which requires all improvements within the river setback to be substantially completed prior to receipt of a Certificate of Occupancy for the principal building, provided that planting may be delayed, if consistent with good landscaping practices, but not longer than one year following receipt of the Certificate of Occupancy.

As shown on the attached site plan, the property is divided into Phase I (single family homes) and Phase II (townhomes). You are requesting relief to complete the Phase I river walk improvements until completion of the Phase I single family home development or 18 months after the date of this letter, whichever comes first. The Phase II river walk improvements will be completed upon completion of the Phase II townhouse development or 18 months after the first Phase II permit is issued, whichever comes first. No permits shall be issued for Phase II until the Phase I river walk is completed. Additionally, you will need to submit an infrastructure site plan request for each Phase, prior to our issuance of a permit for each Phase.

With regard to your request, the Department of Planning and Development has determined that allowing these modifications to the river walk construction period 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 Residential Planned Development No. 1215, 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

PAS:PM:tm

C: Jim Vlcek, Mike Marmo, Erik Glass, Nelson Chung, Ron Daye, Main file

17344

5/8/2013

REPORTS OF COMMITTEES

53495

Manufacturing/Business Park District symbols and indications as shown on Map Number 5-I in the area bounded by:

West Moffat Street; a line 250 feet east of and parallel to North Rockwell Street; the public alley next south of West Moffat Street; and a line 225 feet east of and parallel to North Rockwell Street,

to those of an RS3 Residential Single-Unit (Detached House) District and a corresponding use district is hereby established in the area above described.

SECTION 2. The ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 5-J.
(Application No. 17694)
(Common Address: 2342 N. Hamlin Ave.)

[O2013-1590]

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 B3-1 Community Shopping District symbols and indications as shown on Map Number 5-J in the area bounded by:

the public alley next south of and parallel to West Fullerton Avenue; North Hamlin Avenue; a line 31.90 feet south of and parallel to the public alley next south of and parallel to West Fullerton Avenue; and the public alley next west of and parallel to North Hamlin Avenue,

to those of an RS3 Residential Single-Unit (Detached House) District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 6-G.
(As Amended)
(Application No. 17344)
(Common Address: 1501 -- 1517 W. Fuller St., 2800 -- 2812 S. Lock St.,
2900 -- 2944 S. Hillock Ave. And 2901 -- 2947 S. Hillock Ave.)

RPD 1215

[SO2011-7043]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the

M2-3 Light Industry District symbols and indications as shown on Map Number 6-G in the area bounded by:

the southeasterly boundary line of the south fork of the south branch of the Chicago River; West Fuller Street; South Lock Street; and a line 124.61 feet southeasterly of and parallel to South Hillock Avenue,

to those of an RT4 Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the RT4 Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown in Map Number 6-G in the area bounded by:

the southeasterly boundary line of the south fork of the south branch of the Chicago River; West Fuller Street; South Lock Street; and a line 124.61 feet southeasterly of and parallel to South Hillock Avenue,

to those of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and due publication.

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

Residential Planned Development.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 1215 ("Planned Development") consists of approximately 135,662 square feet (3.11 acres) of net site area which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map. The property is owned and controlled by Riverbend Real Estate Investment LLC (the "Applicant") for the amendment.
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.

4. This plan of development consists of eighteen (18) statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site/Riverwalk Plan; Landscape Plan; Landscape Plant List; Riverwalk Cross-Section; and Building Elevations prepared by Vari Architect, Ltd. and dated March 21, 2013, and the Affordable Housing Profile Form, 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 Planned Development: Detached House, Townhouse, 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, if any, 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 135,662 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 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 buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments,

reduces operating costs and conserves energy and natural resources. The buildings within this Planned Development shall achieve a minimum two (2) star rating under the Chicago Green Homes Program.

15. The Applicant acknowledges and agrees that the rezoning of the Property from M2-3 to Residential Planned Development Number _____ for the construction of forty-one (41) residential units triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Under the Affordable Housing Ordinance, any developer of a "residential housing project" 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). The term "residential housing project" as used in the Affordable Housing Ordinance "means one or more buildings that collectively contain ten or more housing units on one or more tax parcels or lots marketed as a single or unified project or sharing common elements, or comprising a part of a planned development or the addition of ten or more housing units to an existing building".

This Planned Development is the second phase of the Riverbend Estates development (the "Phase II Project"). The first phase of the development (the "Phase I Project") is located across Hillock Avenue and is comprised of 27 single-family homes. The Phase I Project received a zoning change and also triggered the requirements of the Affordable Housing Ordinance. Because the Applicant intends to market the Phase I Project and the Phase II Project "as a single or unified project", the Department has determined that the two phases constitute a single "residential housing project" consisting of 69 units. In accordance with the requirements of the Affordable Housing Ordinance, the Applicant must provide a total of seven (7) affordable units ("Affordable Units") to households earning up to 100 percent of the Chicago Primary Metropolitan Statistical Area median income for both phases, or make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per required affordable unit ("Cash Payment").

The Applicant has previously executed an Affordable Housing Covenant and Lien (the "Phase I Covenant") dated September 26, 2011, and recorded as Document Number 1127129015 on September 28, 2011, pursuant to which the Applicant has agreed to provide three (3) Affordable Units for the Phase I Project or make the required Cash Payment in lieu of the construction of Affordable Units. For this Planned Development for the Phase II Project, the Applicant has agreed to provide the remaining four (4) Affordable Units or make the required Cash Payment in lieu thereof in accordance with the Affordable Housing Ordinance and the Affordable Housing Profile Form attached hereto as Exhibit A. At the time of each Part II Review for the Phase II Project, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Housing and Economic Development ("HED") for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Phase II Project, HED may adjust the requirements of this Statement ____ (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending this Planned Development. Prior to the issuance of any building permit for the Phase II

Project, including without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment, or execute another Affordable Housing Covenant and Lien (the "Phase II Covenant") in accordance with Section 2-45-110(i)(2). The terms of the Phase II Covenant and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the Phase II Covenant will be recorded against the Phase II Project and will constitute a lien against each Affordable Unit. The City shall execute partial releases of the Phase II Covenant 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, or upon receipt of the per unit Cash Payment. The Commissioner of HED may enforce remedies for breach of the Phase II Covenant, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending this Planned Development. Notwithstanding anything to the contrary contained herein, this Planned Development shall not regulate the Phase I Project.

16. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contained in the Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. To further these goals, the Applicant agrees to: (a) provide a landscaped 60-foot-wide river setback and continuous riverside trail as indicated on the Site Plan and Landscape Plan; and (b) permit connection of such setback and trail to the setback and trails of adjacent properties when the river edges of the adjacent properties are similarly improved. The Applicant shall permit un-gated public access to the river setback and provide signage on the river-walk that the riverwalk is open to the public during typical Chicago Park District hours. All improvements within the river setback must be substantially completed prior to receipt of Certificate of Occupancy for the principal building, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.
17. The Applicant acknowledges that it is in the public interest to ensure that adequate open space and recreational facilities are provided to serve new residential developments. As stated in the Open Space Impact Fee Ordinance Section 16-18-080 of the Municipal Code of Chicago, in the case of larger developments which are processed as Planned Developments, developers are encouraged to provide open space and recreational facilities on-site to serve new residents instead of paying open space impact fees. All open spaces developed for use by the public must be in compliance with the Open Space Impact Fee Administrative Regulations and Procedures promulgated by the Commissioner of the Department of Housing and Economic Development, pursuant to Section 16-18-110.
18. 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 its M2-3 Light Industry District zoning classification.

[Affordable Housing Profile; Existing Zoning Map; Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site/Riverwalk Plan; Landscape Plan; Landscape Plant List; Typical River Bank Section; Townhouse Elevations Along River; Single-Family Residence Elevations; and Townhouse Elevations referred to in these Plan of Development Statements printed on pages 53502 through 53513 of this *Journal*.]

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

Residential Planned Development.

Bulk Regulation And Data Table.

Gross Site Area:	187,389 square feet (4.30 acres)
Net Site Area (Less proposed dedicated alley):	135,662 square feet (3.11 acres)
Public Area Right-of-Way (Including proposed dedicated alley):	51,727 square feet (1.19 acres)
Maximum Floor Area Ratio:	1.2
Maximum Number of Dwelling Units:	41
Minimum Number of Off-Street Loading Spaces:	1
Minimum Number of Off-Street Parking Spaces:	82
Maximum Building Height:	38 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback:	In accordance with the Site Plan
Maximum Percent of Site Coverage:	In accordance with the Site Plan

Affordable Housing Profile (For Sale).
(Page 1 of 2)

Affordable Housing Profile (For Sale)

Submit this form to the Department of Housing & Economic Development for each project that triggers an affordability requirement (including CPAN, ARO, and the Density Bonus).

This completed form should be returned (via e-mail, fax, postal service or interoffice mail), to: Kara Breems, Department of Housing & Economic Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: Kara.Breems@cityofchicago.org; Telephone: (312) 744-6746

For information on these programs/requirements, visit www.cityofchicago.org/hed

Date: March 15th 2013

SECTION 1: DEVELOPMENT INFORMATION

Development Name: Riverbend Homes Phase II
 Development Address: 2702 S. Lott / 1501 W. Fuller
 Ward: 11th

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

Type of City involvement: Land write-down
 Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction?)
 Zoning increase, PD, or City Land purchase

*if yes, please provide copy of the TIF Eligible Expenses

SECTION 2: DEVELOPER INFORMATION

Developer Name: Riverbend Real Estate Investments, LLC
 Contact Person: c/o Scott K. Bernstein
 Address: 203 N. La Salle St., Suite 2302
 Email address: sberstein@riverbendreal.com May we use email to contact you? Yes No
 Telephone Number: 312 641-7144

SECTION 3: DEVELOPMENT INFORMATION – All projects (even paying fee-in-lieu) must complete
How many affordable units are required?

If this is an ARO project:
41 x 10%* = 4 (note that we always round up)
 Total units total affordable units required
 *20% if TIF assistance is provided

If this is a Density Bonus project:
 _____ X 25% = _____
 Bonus Square Footage* Amount of affordable square footage required

*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 (www.cityofchicago.org/hed for zoning info).

Is parking included in the price of: market rate unit? Yes
 affordable unit Yes
 Is parking optional? Yes No

If parking is not included in the unit price, what is the price to purchase parking?

Estimated date for the commencement of marketing: Fall 2013

Affordable Housing Profile (For Sale)
(Page 2 of 2)

Estimated date for completion of construction of the affordable units: 2014 - 2015

Building Type: (condo, townhouse, etc): 24 Townhomes and 17 single family homes

For each unit configuration, fill out a separate row, as applicable (see example)

Unit Configuration	Square feet/ Unit	Number of affordable Units Proposed	Number of Market-rate units proposed	Total #	Project -ed Assess -ments	Proposed Affordable Price	Proposed Level of Affordability (80, 90, or 100% AMI)	Expected Market Price*	Land Trus? (admin use only)
4-bedroom 3-bath	3000	2	15	17	0	\$185,000	80% AMI	\$410,000	
3-bedroom 2-bath	2200	2	22	24	\$200	\$185,000	80% AMI	\$450,000	
Building Total					N/A	N/A	N/A	N/A	

*You must include an appraisal or CMA justifying projected market price for each unit type.

SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment -in-lieu? 12/14 - 12/15
(typically corresponds with payment/issuance of building permits) Month/Year

For ARO projects, use the following formula to calculate payment owed:

$$\frac{41}{\text{Number of total units in development}} \times 10\% = \frac{4}{\text{(round up to nearest whole number)}} \times \$100,000 = \$400,000 *$$

For Density Bonus projects, use the following formula to calculate payment owed:

$$\text{Bonus Floor Area (sq ft)} \times 80\% \times \$ \text{median price per base FAR foot} = \$ \text{Amount owed}$$

(from table below)

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicago River on south/west; Lake Shore Dr. on east	\$43
South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east	\$22
West: Lake on north; Congress on south; Chicago River on east; Racine on west	\$28

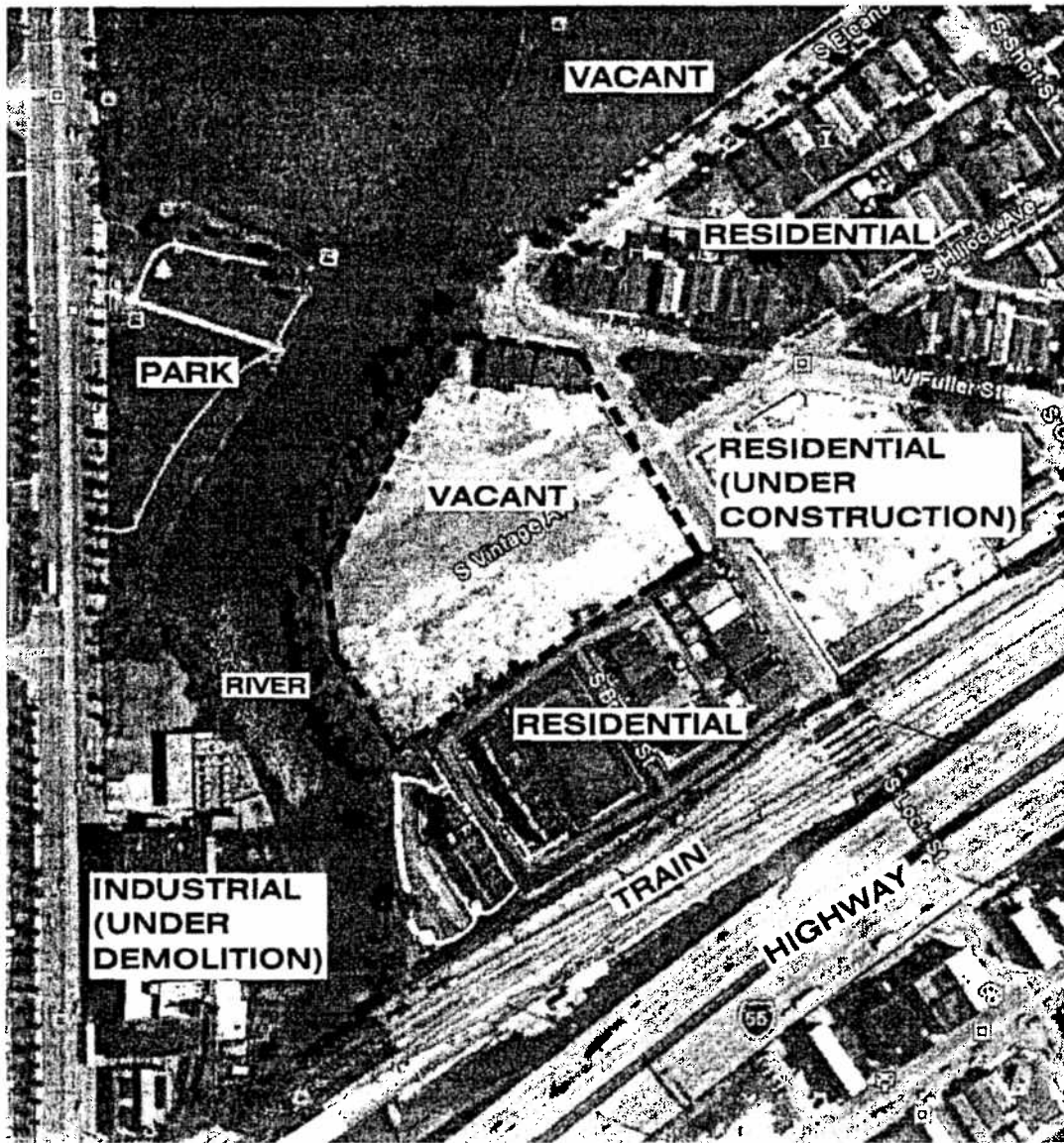
Authorization to Proceed (to be completed by Department of HED)

[Signature]
Kara Breems,
Department of Housing & Economic Development

3-15-13
date

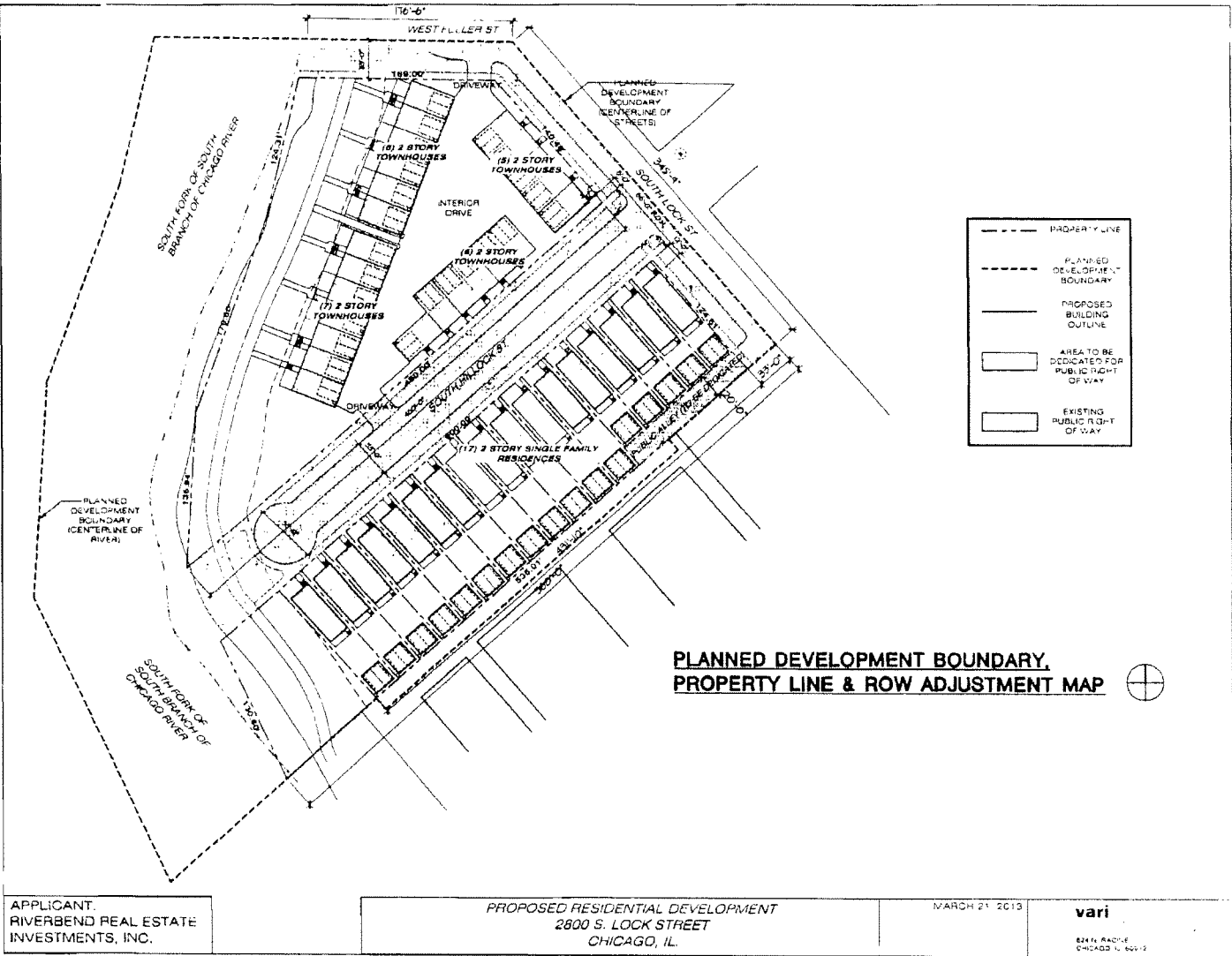
* Note that this is Phase II of a project: Phase I involved 27 units and required 3 affordable units. 2 of 2

Land-Use Map.

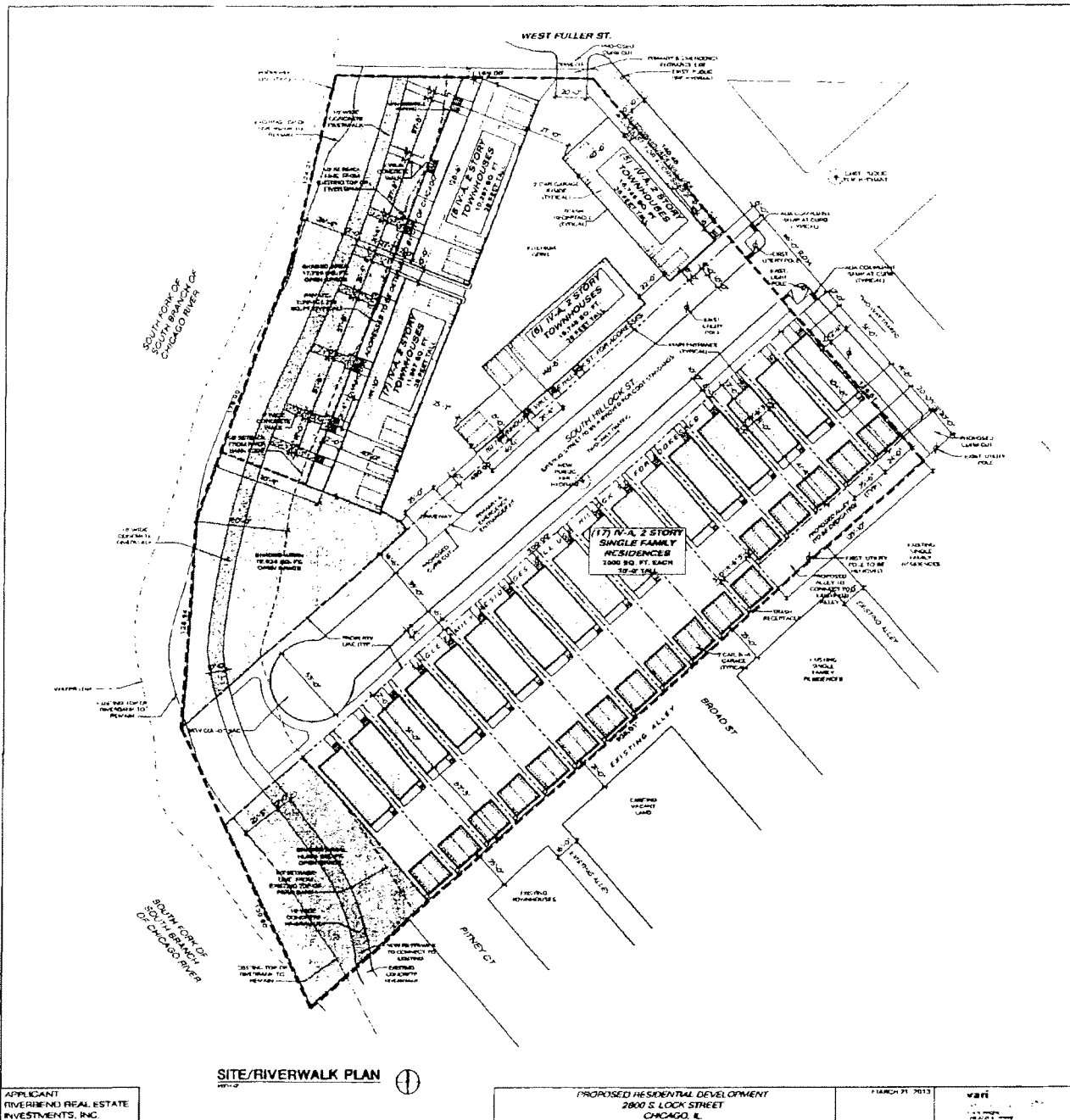


LAND USE MAP ⊕

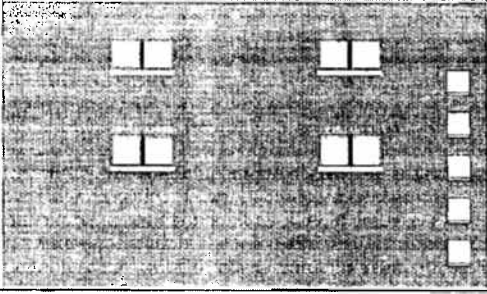
Planned Development Boundary, Property Line
And Row Adjustment Map.



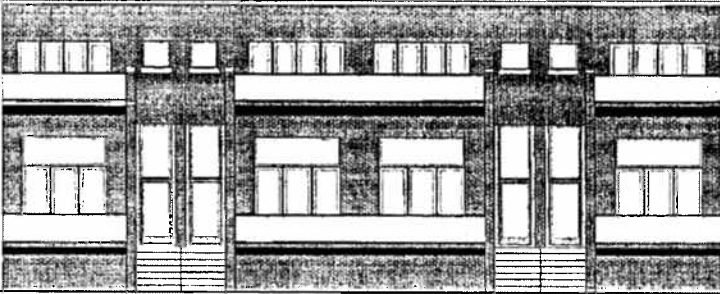
Site/Riverwalk Plan.



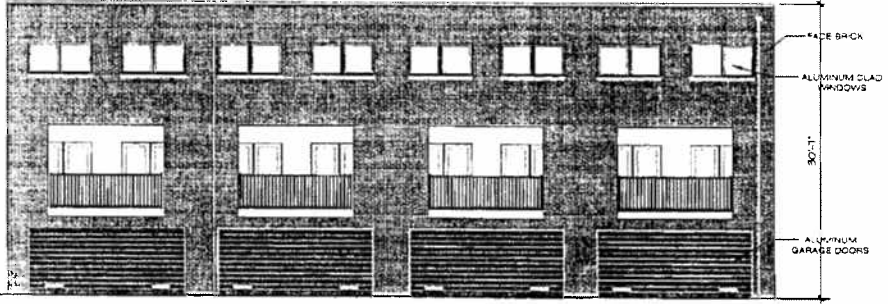
Townhouse Elevations Along River.



SIDE ELEVATION



FRONT ELEVATION

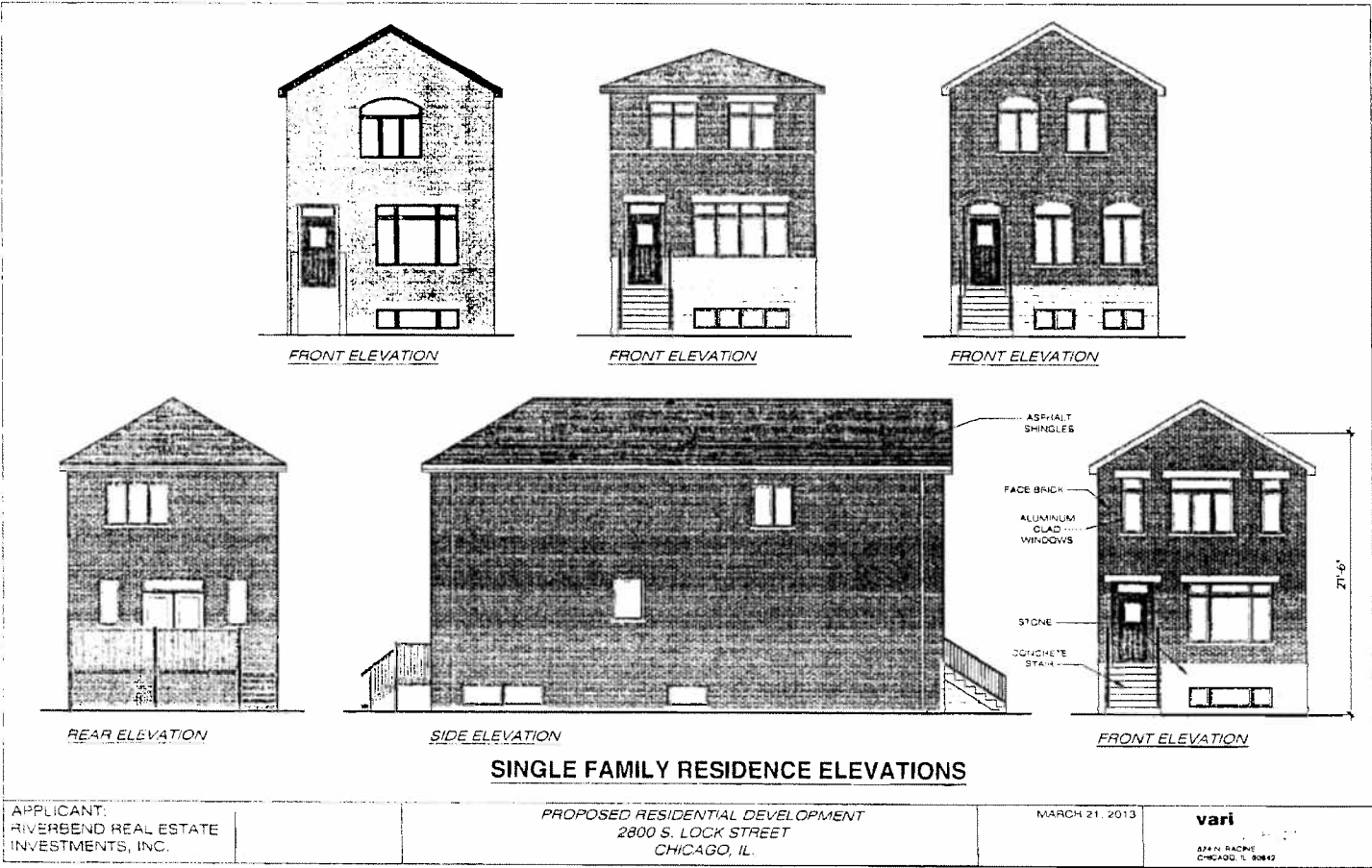


REAR ELEVATION

TOWNHOUSE ELEVATIONS ALONG RIVER

APPLICANT RIVERBEND REAL ESTATE INVESTMENTS, INC.		PROPOSED RESIDENTIAL DEVELOPMENT 2800 S. LOCK STREET CHICAGO, IL	MARCH 21 2013	vari <small>ARCHITECTS</small> 850 N. MICHIGAN CHICAGO, IL 60611
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Single-Family Residence Elevations.



Townhouse Elevations.

