

PD 1264

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 29, 2015

Richard F. Klawiter
DLA Piper LLP
203 North LaSalle Street
Suite 1900
Chicago, IL 60601-1293

Re: Administrative Relief request for Residential Business Planned Development No. 1264, Loading spaces at 1838 W. Chicago Avenue

Dear Mr. Klawiter:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1264 ("PD 1264"), 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 1264.

Your client and the owner of all of the property, FRC 1850 Chicago LLC, ("FRC"), is seeking administrative relief to reduce the minimum number of off-street loading spaces at 1838 W. Chicago Ave. from two spaces to one space. PD 1264 requires two loading spaces-one on the east end and one on the west end of the building. Since passage of PD 1264, FRC has entered into a lease with a day care user for the entire ground floor commercial space to the east of the building entrance containing approx. 7,572 square feet.

Retail uses less than 10,000 square feet and daycare uses less than 24,999 square feet do not have any loading requirement pursuant to Section 17-10-1100 of the Zoning Ordinance. Also, the proposed day care user does not need or want a loading space. As a result, FRC proposes to eliminate the easternmost loading space and add new windows and a double door as shown on the attached, revised Site Plan and North Elevation.

With regard to your request, the Department of Planning and Development has determined that allowing the minimum number of loading spaces to be reduced from two spaces to one space 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 Business Planned Development No. 1264, 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.

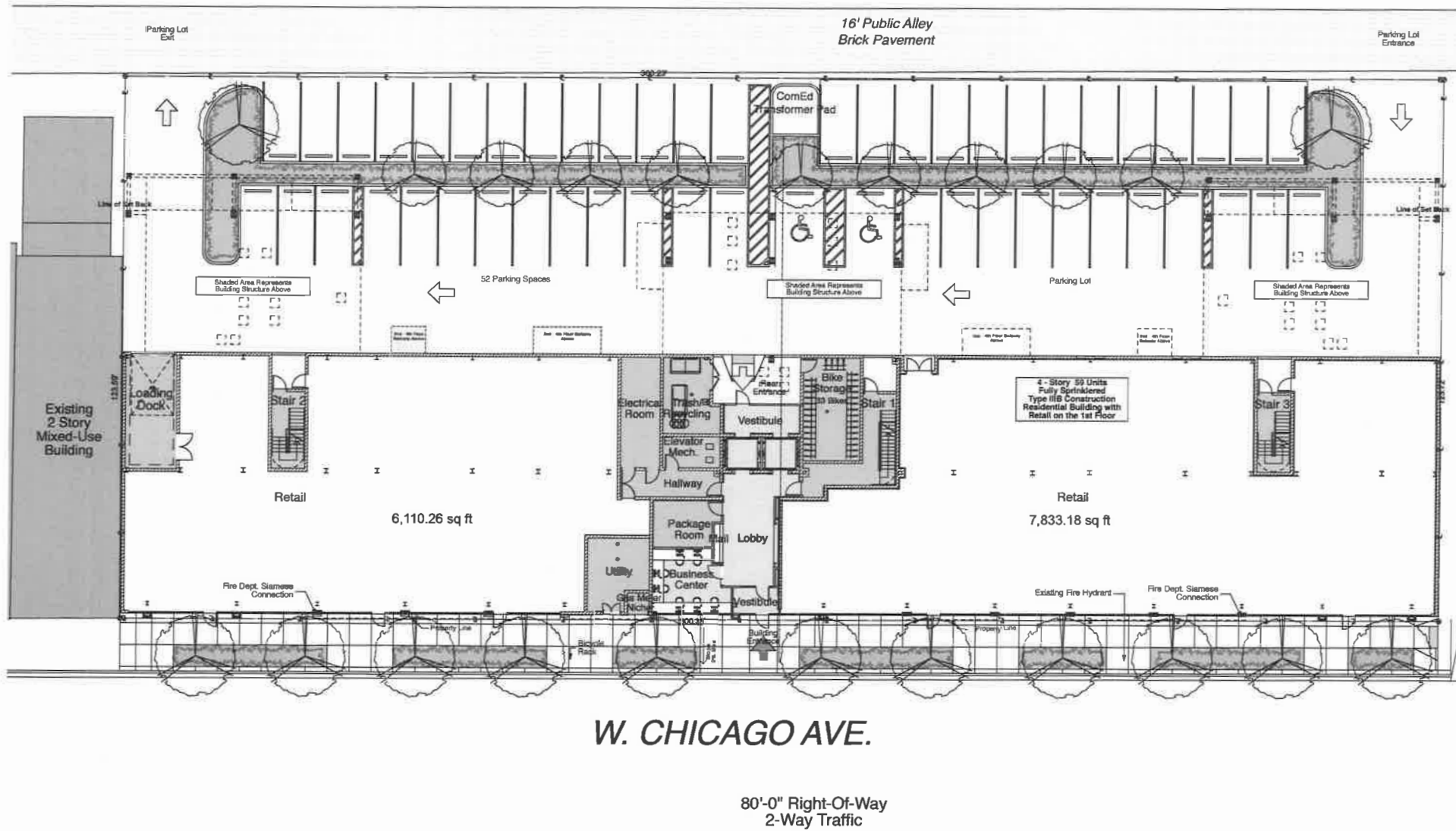
Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file



APPLICANT: 1850 FRC LLC
 222 South Riverside Plaza
 Chicago, Illinois 60606

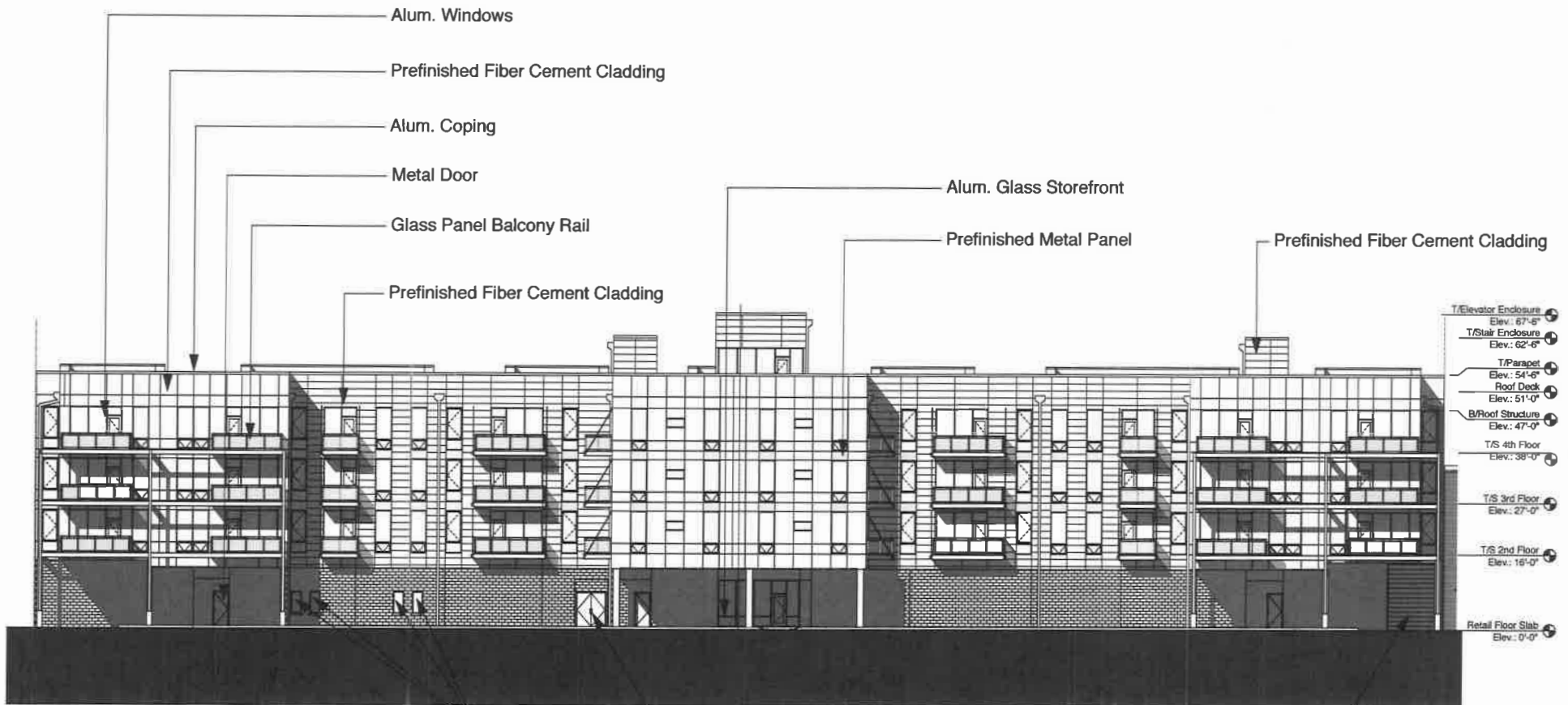
ADDRESS: 1822-1850 W. Chicago Ave.
 Chicago, IL 60622

DATE INTRODUCED: July 30th, 2014

CHICAGO PLAN COMMISSION: October 16th, 2014

Site Plan





North Elevation - Public Alley

SCALE: 1/32" = 1'-0"

Alum. Windows

Metal Door

Pre-Finished Steel Garage Overhead Door

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North Elevation



11/5/2014

REPORTS OF COMMITTEES

96287

18117

Reclassification Of Area Shown On Map No. 3-H.
(As Amended)
(Application No. 18117)
(Common Address: 1822 -- 1850 W. Chicago Ave.)

RBPD 1264

[SO2014-5804]

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 B3-2 Community Shopping District symbols and indications as shown on Map Number 3-H in the area bounded by:

West Chicago Avenue; a line approximately 75.00 feet east of and parallel to North Wolcott Avenue; the public alley next north of and parallel to West Chicago Avenue; and a line approximately 224.00 feet west of and parallel to North Wood Street,

to those of B3-3 Community Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B3-3 Community Shopping District symbols and indications as shown on Map Number 3-H in the area bounded by:

West Chicago Avenue; a line approximately 75.00 feet east of and parallel to North Wolcott Avenue; the public alley next north of and parallel to West Chicago Avenue; and a line approximately 224.00 feet west of and parallel to North Wood Street,

to those of a Residential-Business Planned Development.

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

Plan of Development Statements attached to this ordinance read as follows:

Residential-Business Planned Development No. 1264

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1264 ("Planned Development") consists of approximately 37,082 net square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). The Applicant, FRC 1850 Chicago LLC, is the owner of the Property.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance in effect as of the date of this Planned Development.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the 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 16 Statements, a Bulk Regulations and Data Table, and the following plans prepared by PappageorgeHaymes Partners, Ltd. and dated October 16, 2014 (collectively, the "Plans"): Existing Zoning and Land Use Map, Aerial

View, Planned Development Boundary and Property Line Map, Site Plan, Landscape Plan, Green Roof Plan and Building Elevations. Full-sized copies of the Plans are on file with the Department of Planning and Development ("DPD"). 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 shall be permitted in this Planned Development: Dwelling Units located above the ground floor; Day Care; Postal Service; Artist Work or Sales Space; Building Maintenance Services; Business Equipment Sales and Service; Business Support Services; Eating and Drinking Establishments (except Taverns); Financial Services (excluding pawn shops and payday loan stores); Food and Beverage Retail Sales; Liquor Sales (as accessory use); Medical Service; Office; Personal Service (including, without limitation, yoga and fitness studios); Dry Cleaning drop-off or pick-up; Retail Sales, General; Co-located Wireless Communication Facilities; and accessory parking.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 37,082 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 DPD. 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 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 DPD. 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, Fleet and Facility Management 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 title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall seek LEED certification and a green roof of not less than 50% of the net roof area equivalent to an actual total of 4,975 square feet shall be provided.
- ~~15. The Applicant acknowledges and agrees that the rezoning of the Property from the B3-2 Community Shopping District to the B3-3 Community Shopping District then to Residential-Business Planned Development for construction of this Planned Development 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 ("Residential Project") must: (i) develop affordable housing units as part of the Residential 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 Exhibit [____], the Applicant has agreed to provide 4 affordable housing units in the Residential Project for households earning up to 60% of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), and make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$200,000 ("Cash Payment"). At the time of each Part II review for the Residential Project, Applicant may update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, DPD may adjust the requirements of this Statement 14 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development. Prior to the issuance of any building permits for the Residential Project, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash~~

Payment, or execute an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2). 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 Residential Project and will constitute a lien against each Affordable Unit. The City shall execute partial releases of the Affordable Housing Agreement 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. The Commissioner of DPD may enforce remedies for breach of the 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.

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 DPD shall initiate a Zoning Map Amendment to rezone the property to the B3-3 Community Shopping District.

[Existing Zoning Map: Land-Use Map; Aerial View; Boundary Map; Site Plan; Landscape Plan; Landscape Details; Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 96293 through 96303 of this *Journal*.]

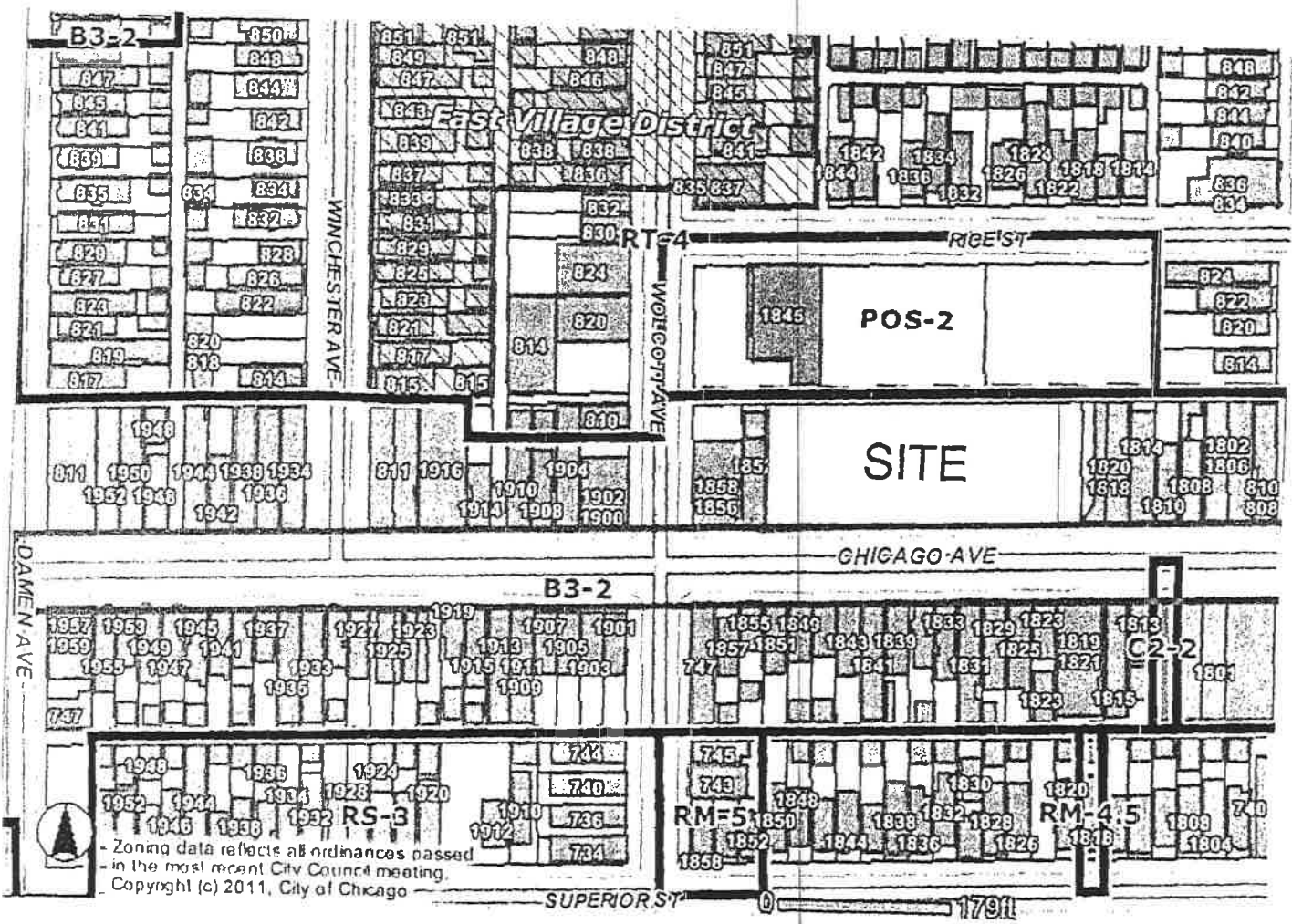
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Residential Business Planned Development No. 1264.**Bulk Regulation And Data Table.*

Gross Site Area (square feet):	50,791
Area of Public Right-of-Way (square feet):	13,709
Net Site Area (square feet):	37,082
Maximum Floor Area Ratio:	3.00
Maximum Number of Dwelling Units:	59
Minimum Off-Street Parking Spaces:	52
Minimum Bicycle Parking Spaces:	33
Minimum Off-Street Loading Spaces:	2 (10 feet by 25 feet)
Maximum Building Height:	67 feet, 6 inches
Minimum Setbacks:	Per plans

11/5/2014

REPORTS OF COMMITTEES



APPLICANT: 1850 FRC LLC
 222 South Riverside Plaza
 Chicago, Illinois 60606

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Existing Zoning Map



96293



Land Use Map

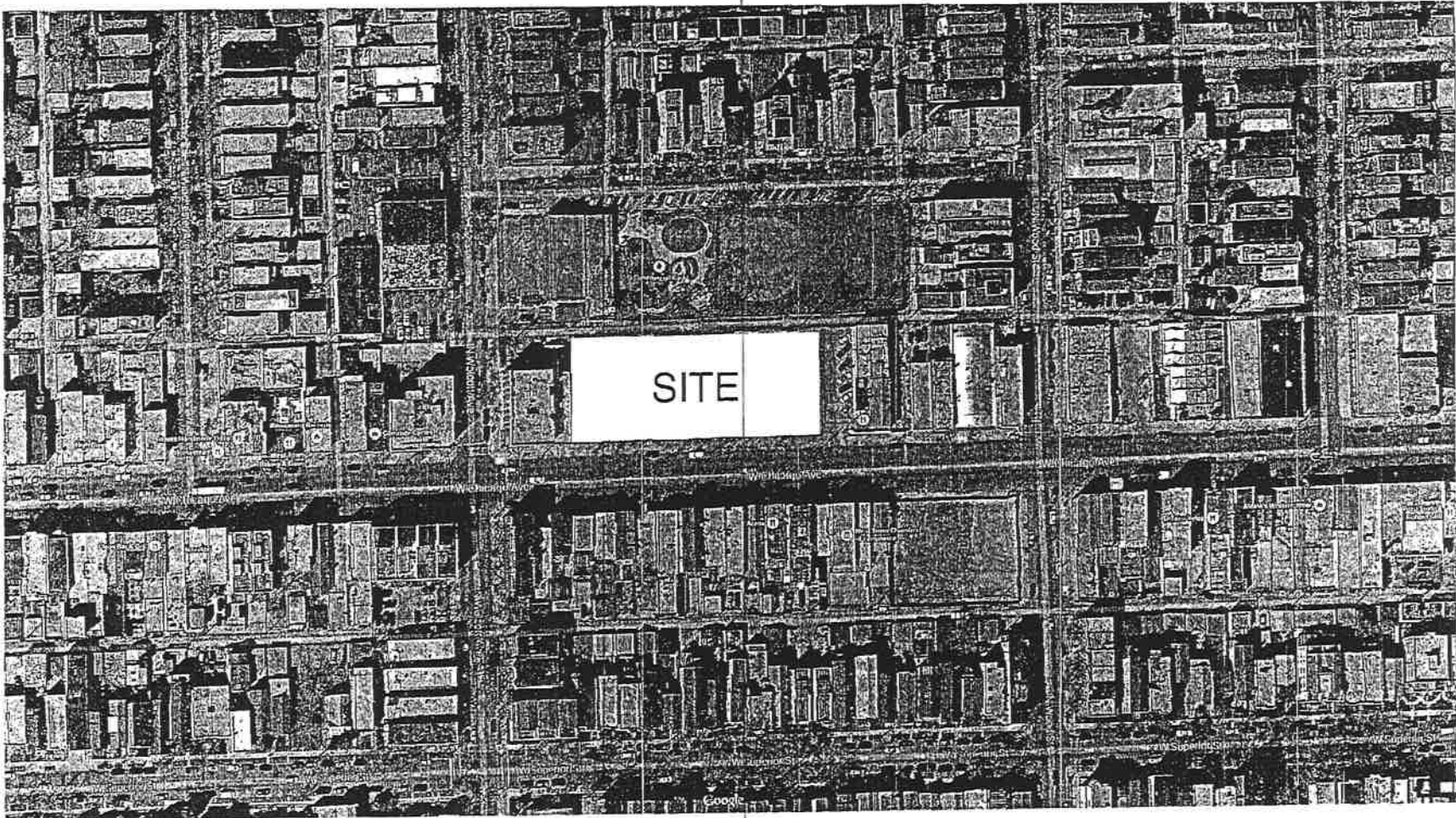


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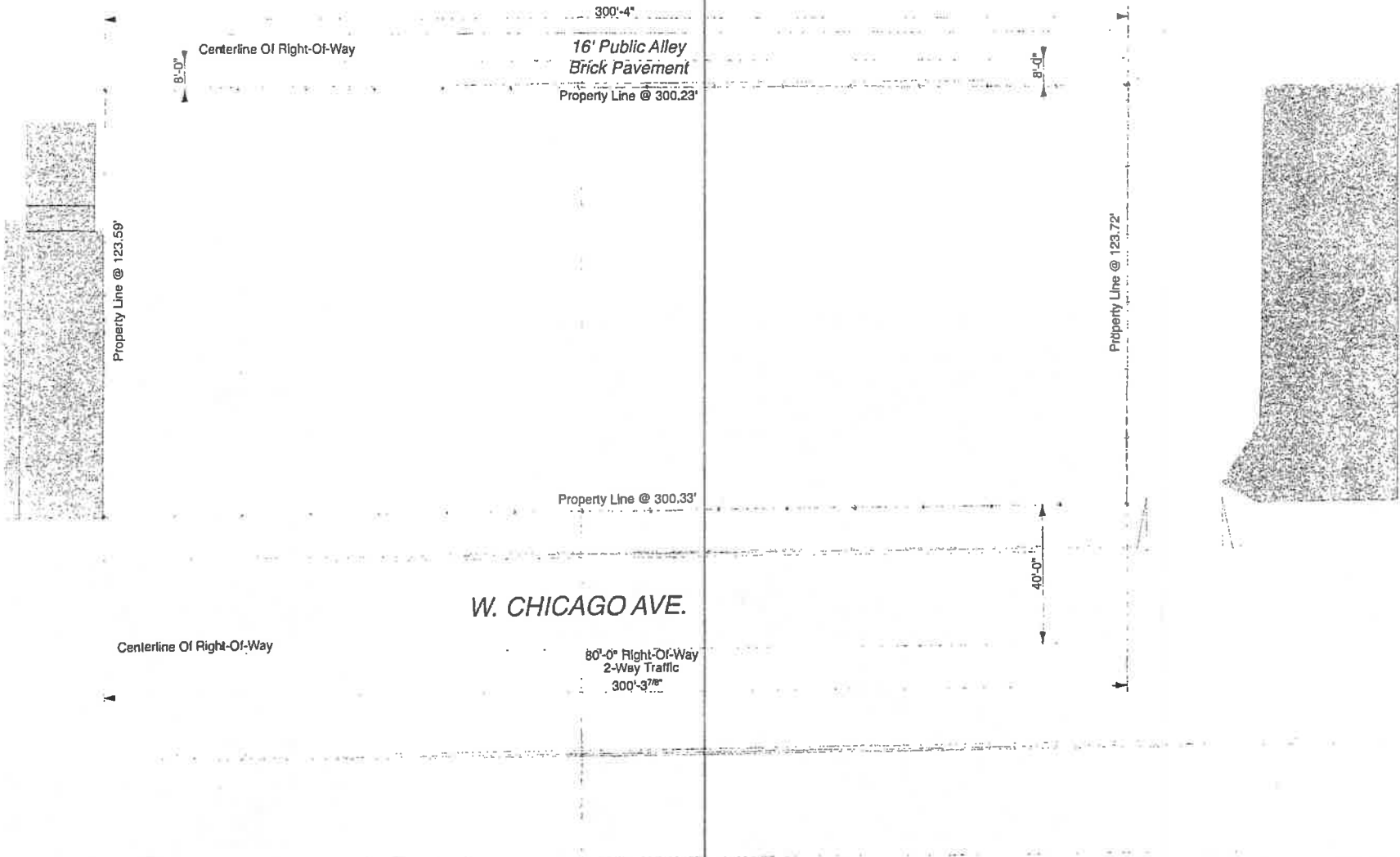
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Aerial View



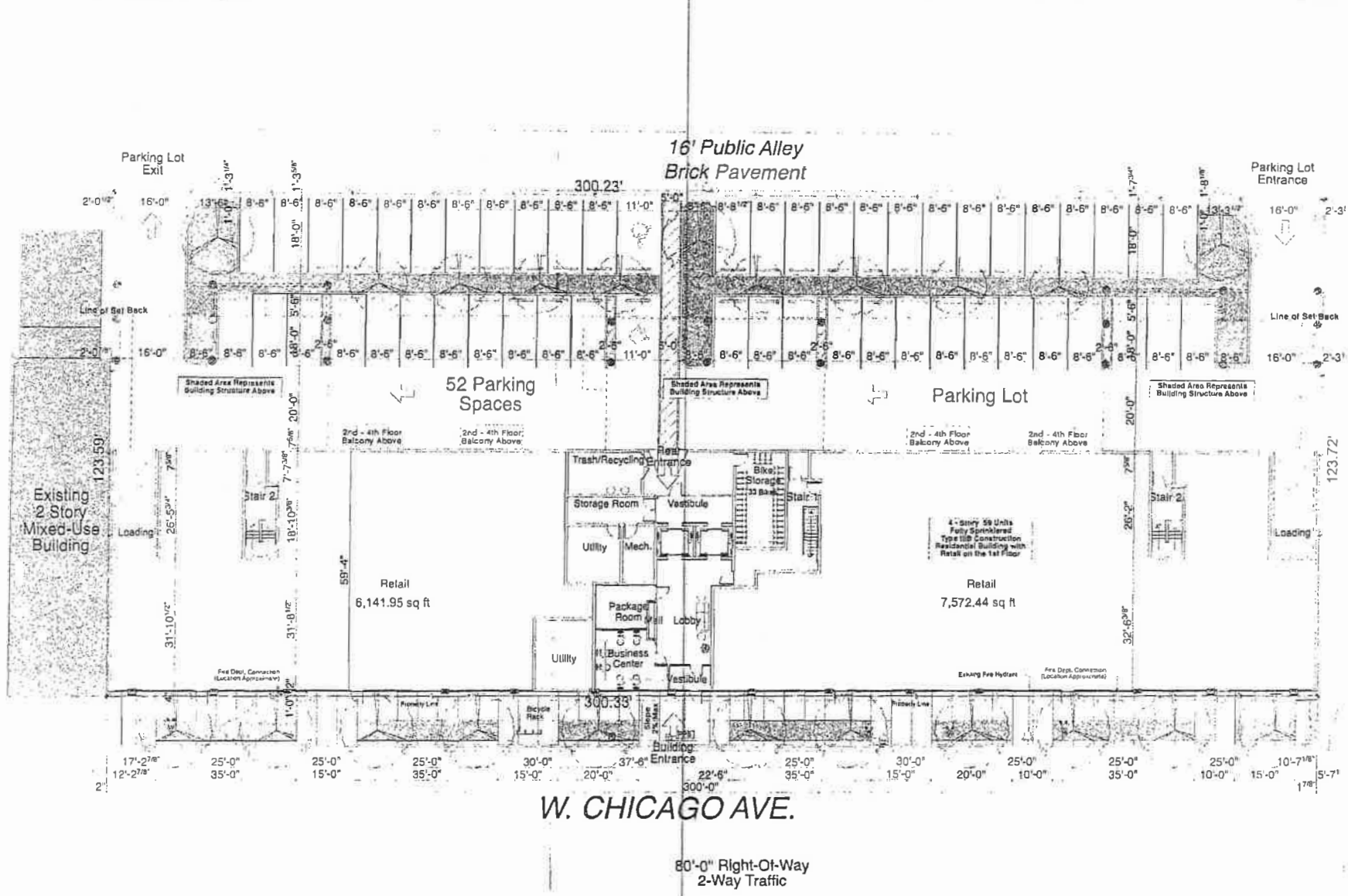
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PD Boundary Map



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Site Plan

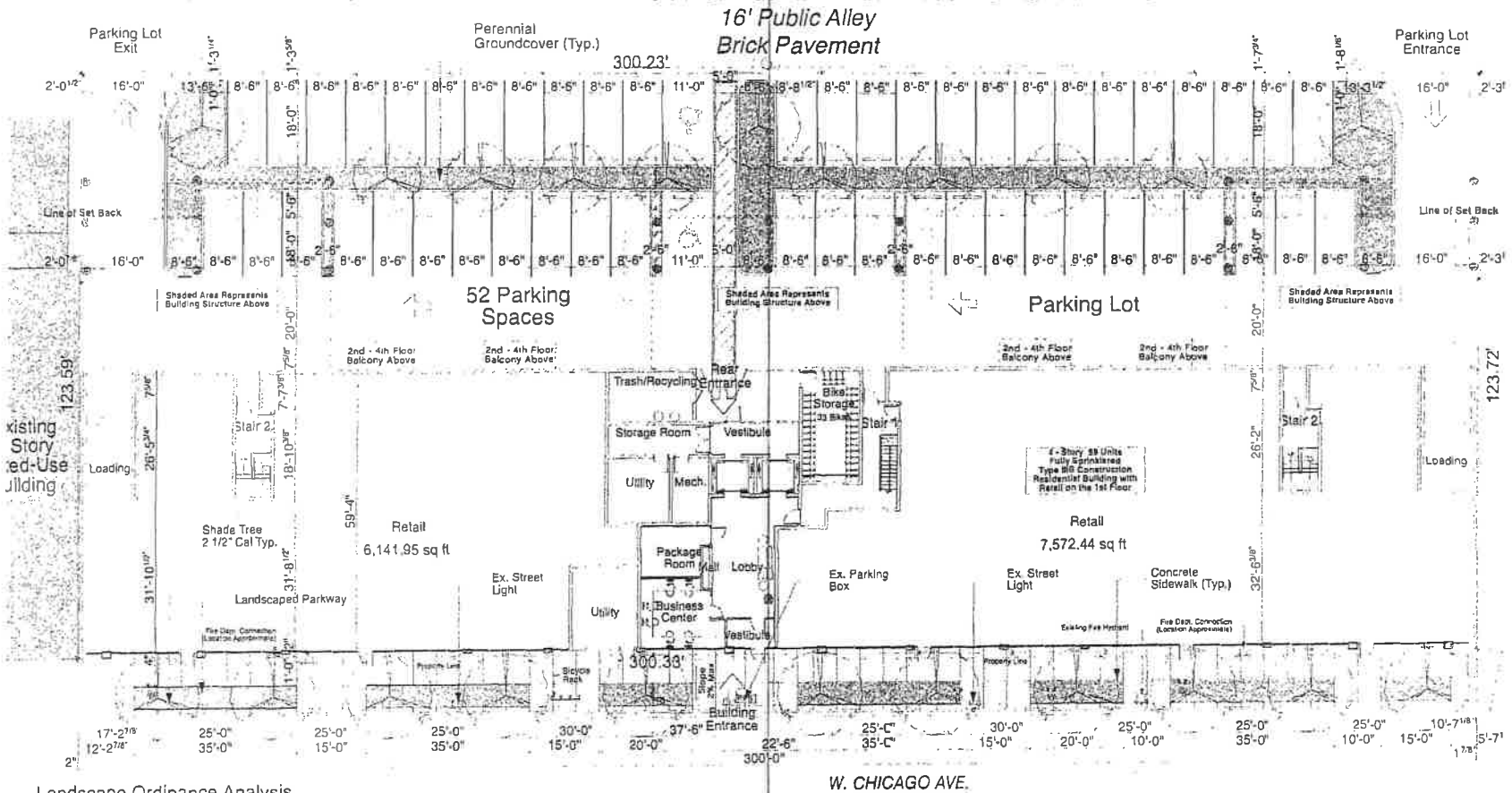


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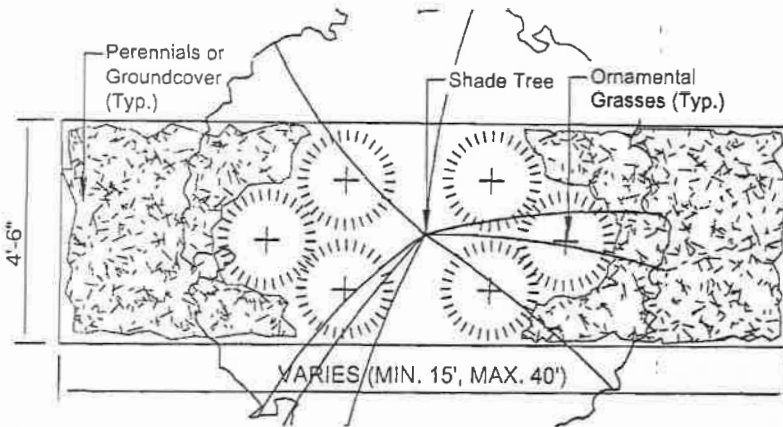
Landscape Ordinance Analysis

Vehicular Use Area =	19,440 SF
Internal Landscape Required. (7.5%)	1,440 SF
Internal Landscape Provided	2,090 SF
Internal Parking Lot Trees Required	11
Internal Parking Lot Trees Provided	11
Parkway Trees Required	12
Parkway Trees Provided	11 (Number provided is less than req. due to ex. light poles and parking pay box location)

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Landscape Plan



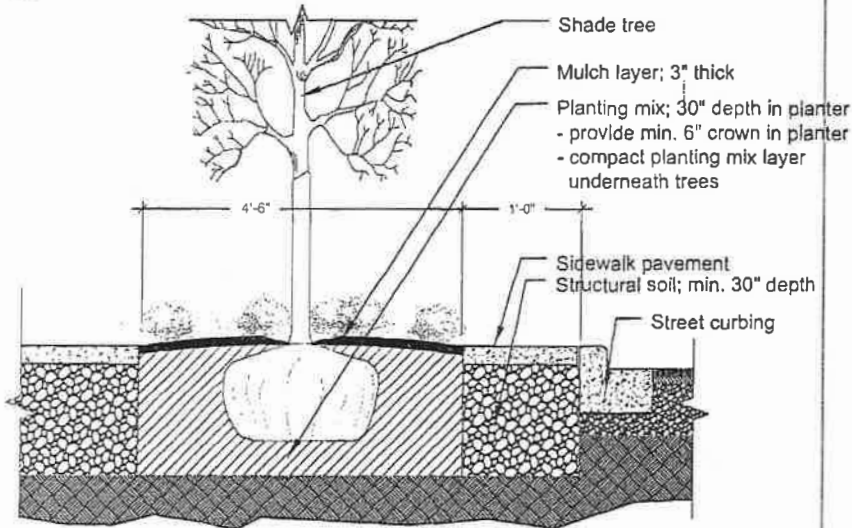


Preliminary Plant Palette

Note: This list is preliminary and may be revised as the project develops. Not all plants will be used and depending on the evolution of the design, other plants may be added to address specific design issues.

Botanical name	Common name	Size	Notes
Shade Trees			
<i>Acer nuyabai</i> 'State Street'	Miyabe Maple	2-1/2" cal.	B&B
<i>Callis occidentalis</i> 'Chicagoland'	Chicagoland Common Hackberry	2-1/2" cal.	B&B
<i>Pyrus calleryana</i> 'Chanticleer'	Callery Pear	2-1/2" cal.	B&B
<i>Syringa reticulata</i> 'Ivory Silk'	Japanese Tree Lilac	2-1/2" cal.	B&B
<i>Ulmus x 'Patriot'</i>	Patriot Elm	2-1/2" cal.	B&B
Deciduous Shrubs			
<i>Aronia melanocarpa</i>	Black Chokeberry	36" Ht	B&B
<i>Ribes alpinum</i> 'Green Mound'	Green Mound Alpine Currant	24" Ht	B&B
<i>Rosa var 'Noala'</i>	Flower Carpet Coral Rose	#3 Container	
<i>Syringa patula</i> 'Miss Kim'	Miss Kim Dwarf Lilac	24" Ht	B&B
Perennials			
<i>Coreopsis verticillata</i> 'Zagreb'	Zagreb Coreopsis	1 gal container	12" o.c.
<i>Echinacea purpurea</i> 'Alba'	White Coneflower	1 gal container	12" o.c.
<i>Echinacea purpurea</i> 'Magnus'	Magnus Purple Coneflower	1 gal container	12" o.c.
<i>Hemerocallis</i> 'Happy Returns'	Happy Returns Daylily	1 gal container	12" o.c.
<i>Hemerocallis</i> 'Rocket City'	Rocket City Daylily	1 gal container	12" o.c.
<i>Nepeta faassenii</i>	Faassenii Catmint	1 gal container	12" o.c.
Ornamental Grasses			
<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#3 Container	
<i>Pennisetum alopecuroides</i> 'Hameln'	Hameln Dwarf Fountain Grass	#3 Container	
Groundcovers			
<i>Liriope spicata</i>	Creeping Lilyturf	4" pots	12" o.c.
<i>Pachysandra terminalis</i> 'Green Carpet'	Green Carpet Japanese Spurge	4" pots	12" o.c.
<i>Waldsteinia lemata</i>	Barren Strawberry	4" pots	12" o.c.

1 PLANTER - TYPICAL PLAN
NTS



2 PLANTER - TYPICAL SECTION
NTS

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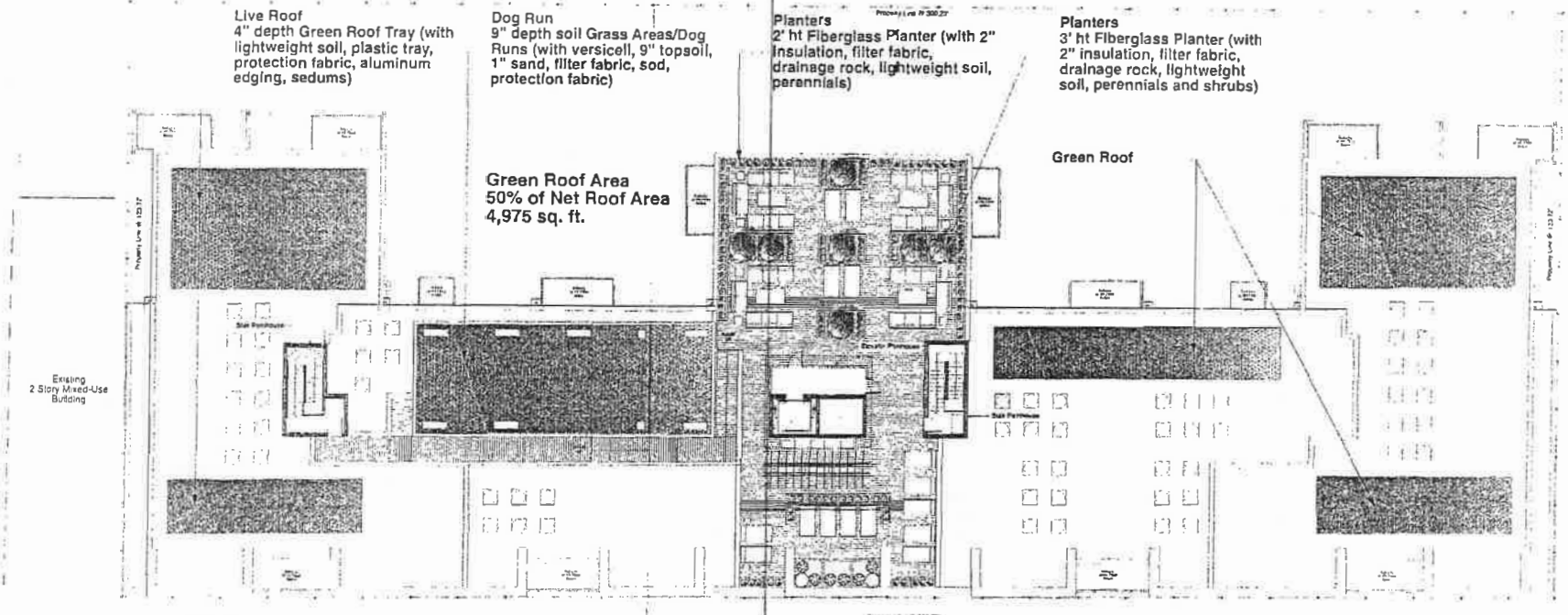
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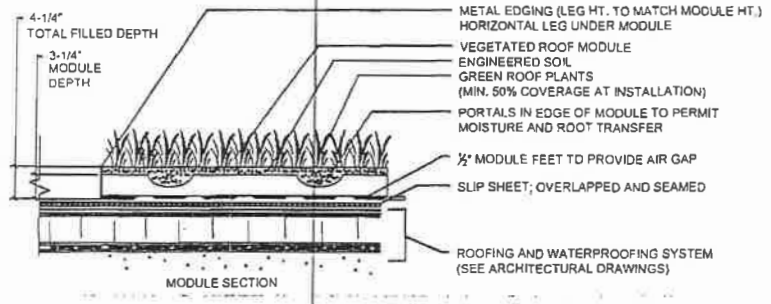
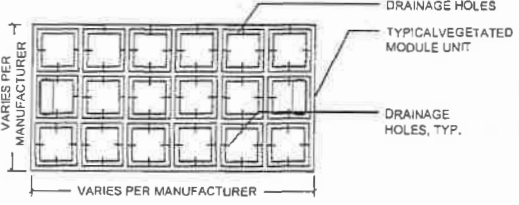
CHICAGO PLAN COMMISSION: October 16th, 2014

Landscape Details





- GREEN ROOF PLANT MIX**
- Allium schoenoprasum 'Forescate'
 - Allium senescens var. montanum
 - Sedum album 'Coral Carpet'
 - Sedum caudicola 'Bertram Anderson'
 - Sedum reflexum
 - Sedum sexangulare
 - Sedum spurium 'Royal Pink'



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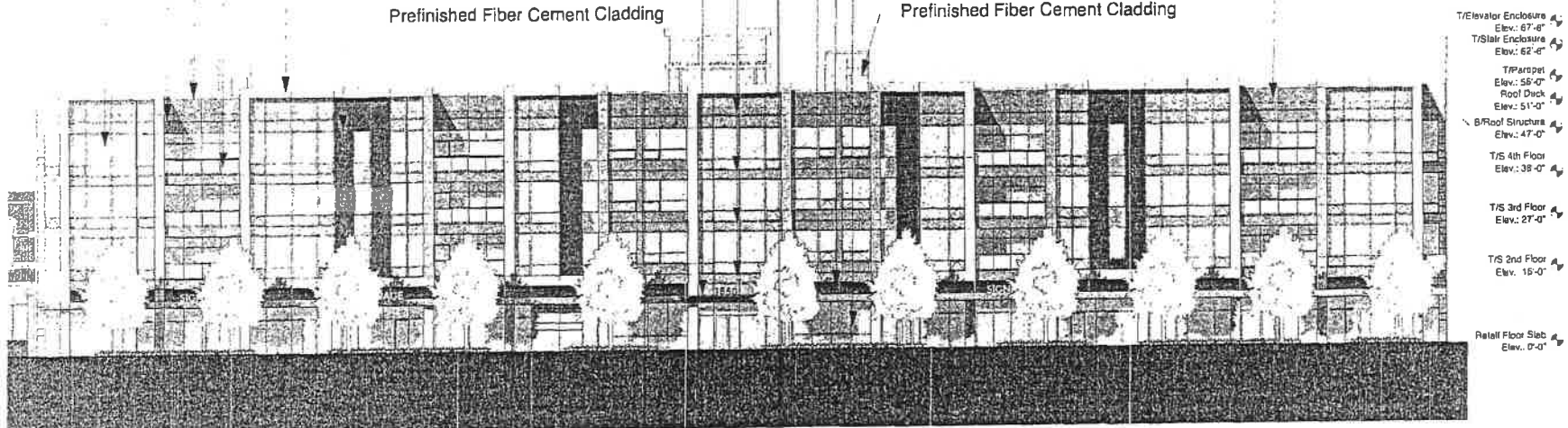
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Roof Plan



- Alum. Window Wall
- Prefinished Fiber Cement Cladding
- Alum. Coping
- Glass Panel Balcony Rail
- Prefinished Metal Panel
- Prefinished Fiber Cement Cladding
- Prefinished Alum. Entry Canopy
- Spandrel Glass
- Prefinished Alum. Canopy
- Prefinished Alum. Architectural Louver System
- Alum. Glass Storefront
- Prefinished Fiber Cement Cladding



South Elevation - Chicago Ave

SCALE: 1/32" = 1'-0"

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South Elevation



Pre-Finished Steel Garage Overhead Door

Alum. Windows

Prefinished Fiber Cement Cladding

Alum. Coping

Metal Door

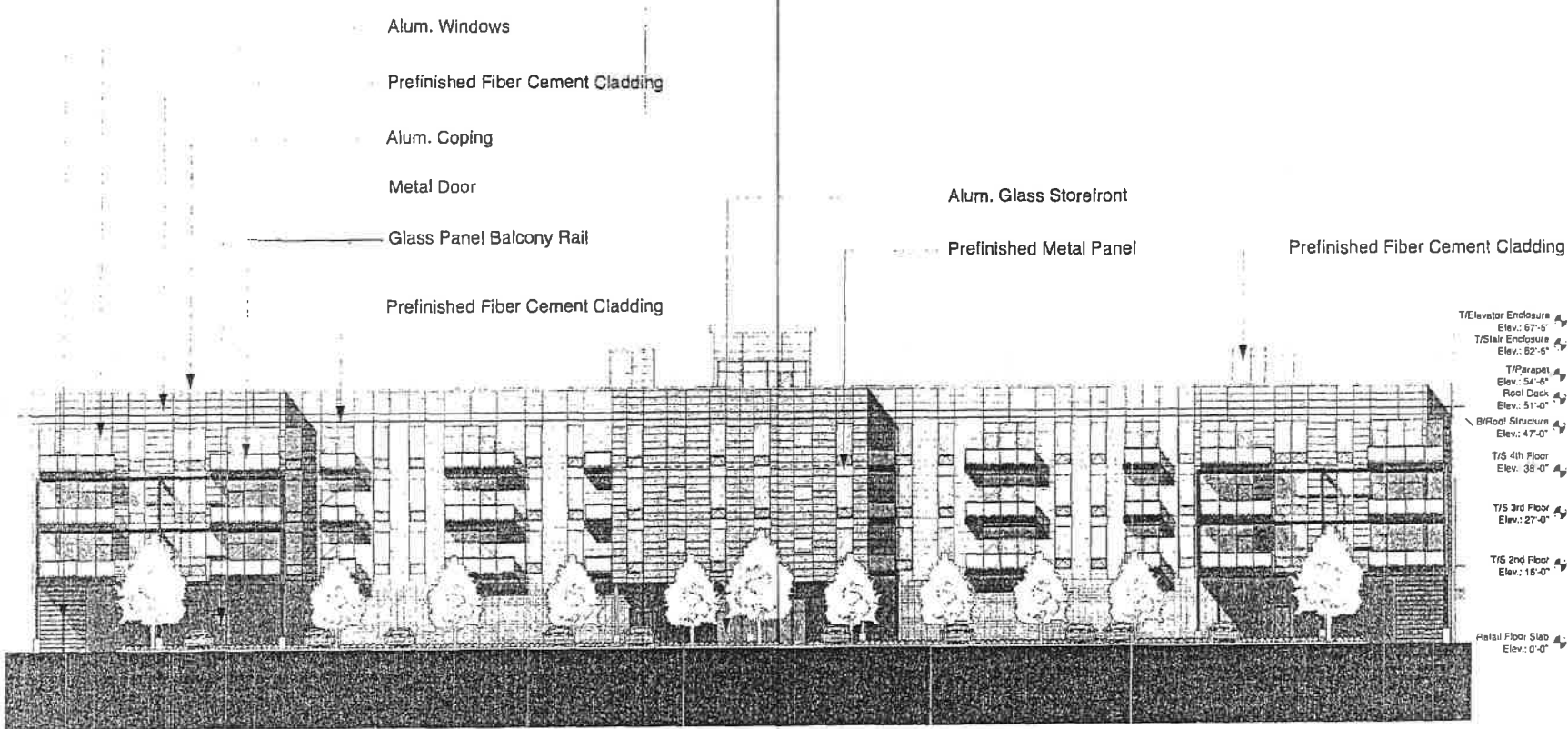
Glass Panel Balcony Rail

Prefinished Fiber Cement Cladding

Alum. Glass Storefront

Prefinished Metal Panel

Prefinished Fiber Cement Cladding



- T/Elevator Enclosure Elev.: 67'-5"
- T/Stair Enclosure Elev.: 82'-5"
- T/Parapet Elev.: 54'-6"
- Floor Deck Elev.: 51'-0"
- B/Roof Structure Elev.: 47'-0"
- T/S 4th Floor Elev.: 38'-0"
- T/S 3rd Floor Elev.: 27'-0"
- T/S 2nd Floor Elev.: 16'-0"
- Retail Floor Slab Elev.: 0'-0"

North Elevation - Public Alley

SCALE: 1/32" = 1'-0"

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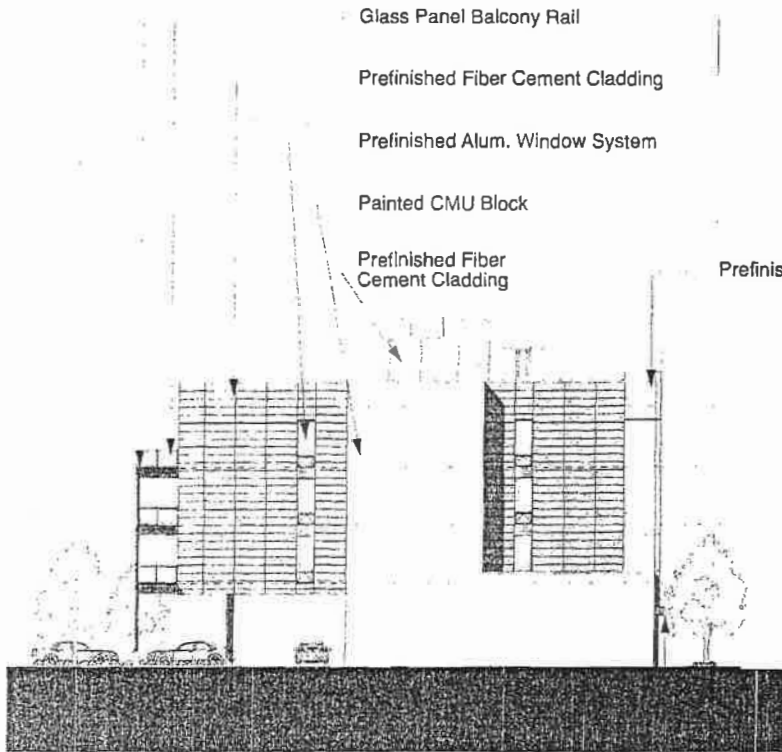
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North Elevation



- Painted Steel Frame
- Glass Panel Balcony Rail
- Prefinished Fiber Cement Cladding
- Prefinished Alum. Window System
- Painted CMU Block
- Prefinished Fiber Cement Cladding



Prefinished Alum. Canopy

West Elevation

SCALE: 1/32" = 1'-0"

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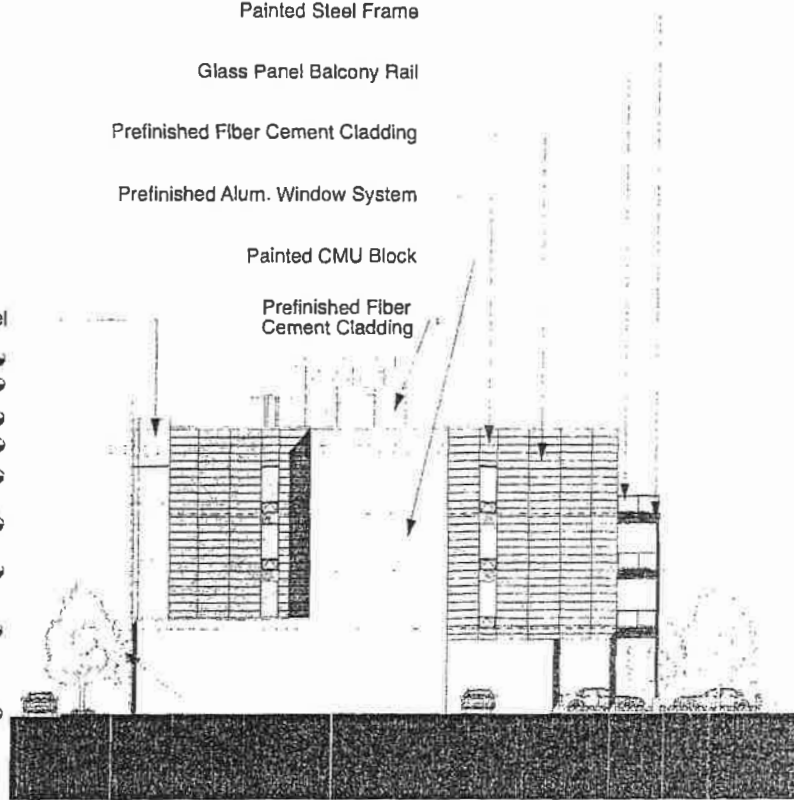
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- Painted Steel Frame
- Glass Panel Balcony Rail
- Prefinished Fiber Cement Cladding
- Prefinished Alum. Window System
- Painted CMU Block
- Prefinished Fiber Cement Cladding

- Prefinished Metal Panel
- T/Elevator Enclosure Elev: 67'-6"
- T/Slab Enclosure Elev: 62'-6"
- T/Parapet Elev: 58'-6"
- Roof Deck Elev: 51'-0"
- B/Floor Structure Elev: 47'-0"
- T/S 4th Floor Elev: 38'-0"
- T/S 3rd Floor Elev: 27'-0"
- T/S 2nd Floor Elev: 18'-0"
- Retail Floor Slab Elev: 0'-0"



Prefinished Alum. Canopy

East Elevation

SCALE: 1/32" = 1'-0"

Elevations

