

# PD 1322

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

February 24, 2017

Rolando Acosta  
Acosta Ezgur, LLC  
1030 W. Chicago Avenue  
3<sup>rd</sup> Floor  
Chicago, IL 60642

**Re: Administrative Relief request for Planned Development No. 1322  
111-119 S. Peoria St. and 110-120 S. Green St.**

Dear Mr. Acosta:

Please be advised that your request for a minor change to Residential Planned Development No. 1322 ("PD 1322"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1322.

Your client and the owner of all of the property within PD 1322, LG Development Group LLC, is seeking administrative relief to allow for a roof to be located above the two-way private driveway along the northern portion of the property. Terraces would be located atop the roof for the second floor units.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications would result in a change in the character of the development and an adverse impact on the surrounding neighborhood. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1322, I hereby deny the foregoing minor change.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Dan Kaliber, Main file

*Reclassification Of Area Shown On Map No. 1-L.  
(Application No. 18717)  
(Common Address: 629 N. Leamington Ave.)*

[O2016-1642]

*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 1-L in the area bounded by:

North Leamington Avenue; a line 306.73 feet north of and parallel to West Ohio Street; the public alley next east of and parallel to North Leamington Avenue; and a line 281.73 feet north of and parallel to West Ohio Street,

to those of an RT4 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. 2-G.  
(As Amended)  
(Application No. 18493)  
(Common Address: 111 -- 119 S. Peoria St./  
110 -- 120 S. Green St.)*

*RPD 1322*

[SO2015-6384]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current DS-3 Downtown Service District symbols and indications as shown on Map Number 2-G in the area bounded by:

a line 100.00 feet south of West Monroe Street; South Green Street; a line 219.39 south of West Monroe Street as measured along the west line of South Green Street; a line 126.00 feet west of South Green Street; a line 200.74 feet south of West Monroe Street as measured along the east line of South Peoria Street; and South Peoria Street,

to those of a DX-5 Downtown Mixed-Use District which is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 2-G in the area bounded by:

a line 100.00 feet south of West Monroe Street; South Green Street; a line 219.39 south of West Monroe Street as measured along the west line of South Green Street; a line 126.00 feet west of South Green Street; a line 200.74 feet south of West Monroe Street as measured along the east line of South Peoria Street; and South Peoria Street,

to those of a Residential Planned Development which is hereby established in the area described above.

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

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

*Residential Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1322 ("Planned Development") consists of approximately 27,740.72 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, LG Development Group LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal 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 sixteen (16) Statements; a Bulk Regulations Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; a Green Roof Plan and Building Elevations 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 permitted in the area delineated herein as a Residential Planned Development: residential dwelling units; wireless communications facilities; and 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 Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area of 27,740.72 square feet and a base FAR of 5.0 plus an Affordable Housing Bonus of 1.0 for a total FAR of 6.0.
9. The applicant acknowledges and agrees that the rezoning of the Property from DS-3 to DX-5 for this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance" or "AHO"). 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). The applicant further acknowledges and agrees that this Planned Development is subject to the former Section 17-4-1004-D of the Zoning Code, which also requires on-site affordable housing or payment of a fee in lieu of providing affordable housing for rezonings in DC, DX and DR districts that increase the base floor area ratio. If a planned development is subject to the requirements of both sections (2-45-110 and the former 17-4-1004-D), the developer may elect to satisfy the AHO requirements by complying with the affordable housing floor area bonus provided for in Section 17-4-1004. Applicant has elected to comply with Section 17-4-1004. Pursuant to Section 17-4-1004-B of the Zoning Ordinance, the applicant has requested an increase in the floor area ratio for the Property, as set forth in the bonus worksheet required under the former Section 17-4-1003-D and attached hereto as Exhibit A ("Bonus Worksheet"). In accordance with the formulas set forth in the former Section 17-4-1004-C and the Bonus Worksheet, the Applicant acknowledges and agrees that it must provide either a minimum of 6,935 square feet of floor area (the "Affordable Units") in the building receiving the affordable housing floor area bonus ("Eligible Building"), with an affordable unit mix comparable to the overall mix and approved by DPD's density bonus project manager prior to issuance of the first building permit, or make a cash payment in lieu of providing affordable housing in the amount of \$643,584.70 ("Cash Payment"), or \$8,146.64 per unit ("Pro Rata Amount"). Prior to the issuance of any building permits for the Eligible Building, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment or provide a performance bond or other security in the amount of the Cash Payment ensuring construction of the Affordable Units. If the Applicant elects to construct the Affordable Units, it must also enter into an Affordable Housing Agreement with the City pursuant to the former Section 17-4-1004-E9 prior to the issuance of any building permits for the Eligible Building, including, without limitation, excavation or foundation permits. 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 Eligible Building and will constitute a lien against each Affordable Unit in an amount equal to the Pro Rata Amount. 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. In addition to the Affordable Housing Agreement, the applicant acknowledges and agrees that, pursuant to the former Section 17-4-1003-D3, the Bonus Worksheet will serve as an official record of bonuses and amenities. The applicant must comply with the applicable affordable housing standards and requirements set forth in the former Section 17-4-1004, the terms of which are incorporated herein by this reference. Notwithstanding anything to the contrary contained in the former Section 17-4-1003-E, the Commissioner of the Department of Planning and Development 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. If this Planned Development does not receive City Council approval by

July 13, 2016, the project will be subject to Section 2-45-115 of the Municipal Code (the "2015 ARO"). In such event, the applicant shall meet with the Department of Planning and Development to determine the application of the 2015 ARO to the project, and the 2015 ARO requirements will replace and supersede the affordability requirements of this section.

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 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.
11. 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 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 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 has agreed to provide a 50 percent green roof over the net roof area and achieve Energy Star Certification to comply with the City of Chicago's Sustainable Matrix.
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 Planning and Development shall initiate a zoning map amendment to rezone the Property to a DX-5 Downtown Mixed-Use District.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Site Plan; Green Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 25260 through 25270 of this *Journal*.]

Bulk Regulations and Data Table and FAR Bonus Worksheet referred to in these Plan of Development Statements read as follows:

*Residential Planned Development.*

*Plan Of Development.*

*Bulk Regulations And Data Table.*

Gross Site Area = Net Site Area + Area remaining in the public right-of-way

35,005.01 square feet (0.80 acre) = 27,740.72 (0.64 acre) + 7,264.29 square feet (0.17 acre)

FAR:	6.00
Setbacks from Property Line:	per Site Plan and Elevations
Maximum Percentage of Site Coverage:	per Site Plan
Maximum Number of Units:	79
Minimum Number of Accessory Off-Street Parking:	94
Minimum Number of Off-Street Loading:	1 berth
Maximum Building Height:	115 feet, 0 inches to main roof 123 feet to mechanical penthouse roof

FINAL FOR PUBLICATION

CITY OF CHICAGO  
 DEPARTMENT OF PLANNING AND DEVELOPMENT  
 BUREAU OF ZONING AND LAND USE  
 APPLICATION FOR ZONING BONUS REVIEW

**WORKSHEET: FAR BONUS CALCULATION**

Property Address: 110-19 S. Peoria/110-20 S. Green  
 Zoning District: DX-5

**ON-SITE BONUSES**

Amenity	Amenity area (in sq.ft.)	Lot area (in sq.ft.)	Premium Factor	Base FAR	FAR Bonus calculated (A/B) * C * D	FAR Bonus Cap  compare with
Formula:	A	B	C	D		
Affordable Housing – On-Site			4	(1)		1.00 (-5) 1.75 (-7) 2.50 (-10) 3.60 (-12) 4.80 (-16) 6
Public Plaza and Pocket Park			1			—
Chicago Riverwalk			1			3
Winter Garden			1			—
Through-Block Connection (Indoor)			0.66			—
Through-Block Connection (Outdoor)			1			—
Sidewalk Widening			2			—
Arcade			1.25			2
Water Feature			0.3			1
Upper-Level Setbacks (-7 & -10 Districts)			0.3			1
Upper-Level Setbacks (-12 & -16 Districts)			0.4			25% of D
Lower-Level Planting Terrace			1			—
Green Roofs			0.3			2
Underground Parking (Levels -1 & -2)			0.15			30% of D
Underground Parking (Level -3 or lower)			0.2			30% of D
Underground Loading Parking Concealed by Occupiable Space			0.15			30% of D
			0.4			25% of D
Total FAR Bonus On-Site Improvements						

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**OFF-SITE BONUSES**

**Calculation of Financial Contribution**

Formula: Cash contribution for 1 sq.ft. of FAR bonus = 0.8 x median cost of 1 sq. ft. of buildable floor area

Amenity	Bonused Square Feet Desired	Discount Factor	median cost of 1 sqft. of buildable floor area (in \$): See City Survey of Land Cost	Base FAR	Financial Contribution
Formula:	A	B	C	D	E=A*B*C
Off-Site Park or Riverwalk		0.8			
Street Lighting and Landscaping		0.8			
Transit Station Improvements		0.8			
Padway Improvements		0.8			
Adopt-A-Landmark		0.8			
Affordable Housing	27,740.72	0.8	\$29.00	5.00	\$843,584.70
Education		0.8			

**Totals**

**Comparison to FAR Bonus Cap**

Amenity	Total Bonused Square Feet Desired	Lot Area (In sq. ft.)	Base FAR	FAR Bonus calculated	FAR Bonus Cap:
Formula:	F	G	H	I = (F/G) * H	Compare with
Off-Site Park or Riverwalk					20% of H
Street Lighting and Landscaping					20% of H
Transit Station Improvements					20% of H
Padway Improvements					20% of H
Adopt-A-Landmark					20% of H
Affordable Housing	27,740.72	27,740.72	5.00	1.0	20% of H (-5) 25% of H (-7, -10) 30% of H (-12, -16)
Education					25% of H (-10) 30% of H (-12, -16)

If FAR Bonus calculated exceeds FAR Bonus Cap, the effective FAR Bonus for Off-Site Improvements is equal to the FAR Bonus Cap

**Summary**

Base FAR	5.000
FAR Bonus for On-Site Improvements	
FAR Bonus for Off-Site Improvements	1.000
<b>Total FAR</b>	<b>6.000</b>
Total Financial Contribution	\$843,584.70
Maximum Floor Area with Base FAR	138,703.60 sf
Floor Area with FAR Bonus On-Site Improvements	0.00 sf
Floor Area with FAR Bonus Off-Site Improvements	27,740.72 sf
<b>Total Maximum Floor Area</b>	<b>166,444.32 sf</b>

Signature of Applicant

Rev. May 2014

Date

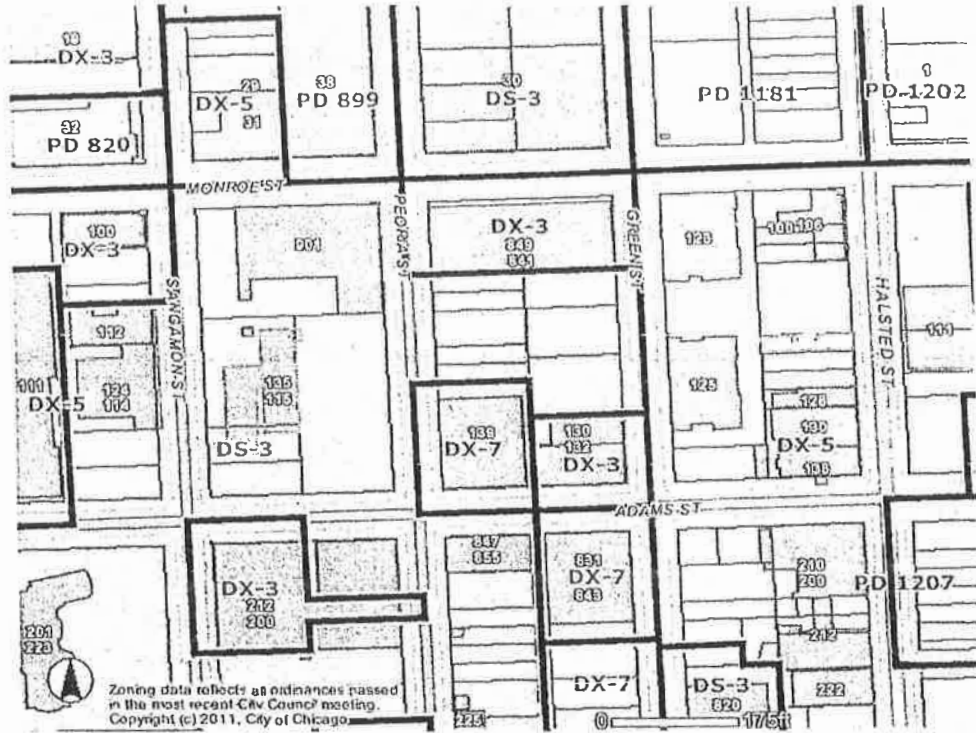
Received by (Dept. of Planning & Dev.)

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Date

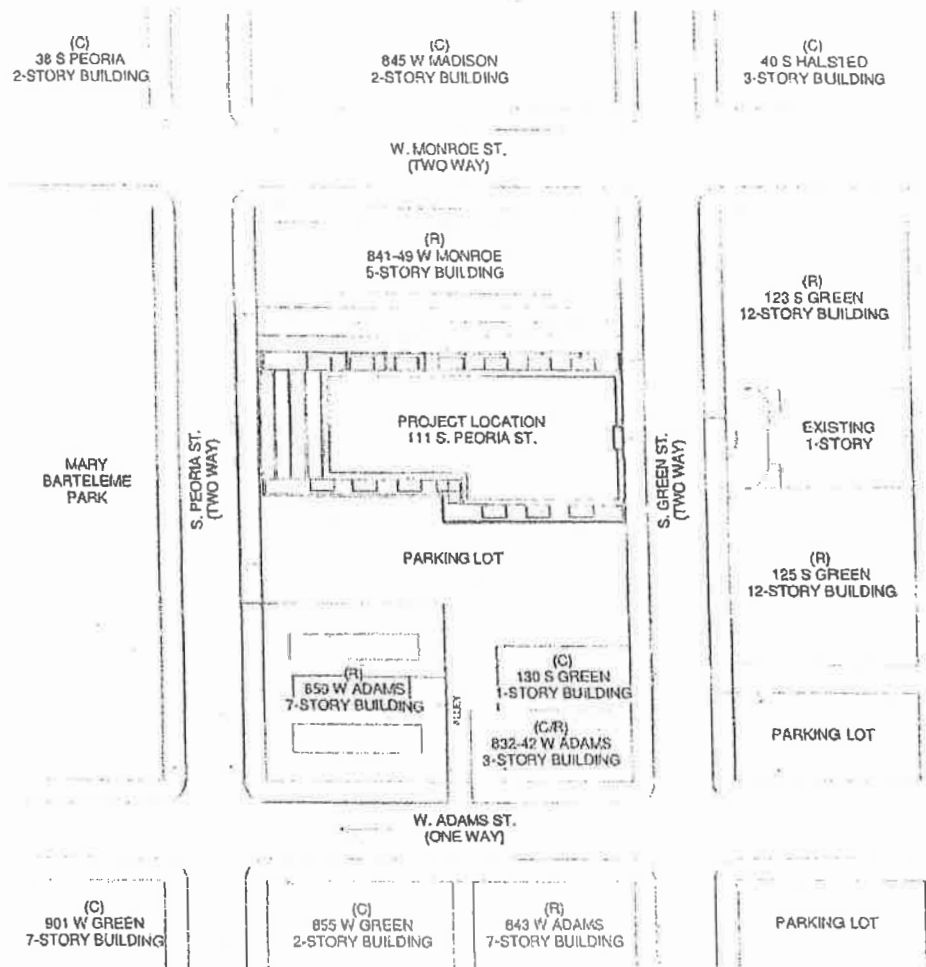
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EXISTING ZONING MAP



APPLICANT: LG DEVELOPMENT GROUP, LLC  
 ADDRESS: 111-19 S. PEORIA ST. / 110-20 S. GREEN ST.  
 INTRODUCTION: SEPTEMBER 24, 2015  
 PLAN COMMISSION DATE: MARCH 17, 2016

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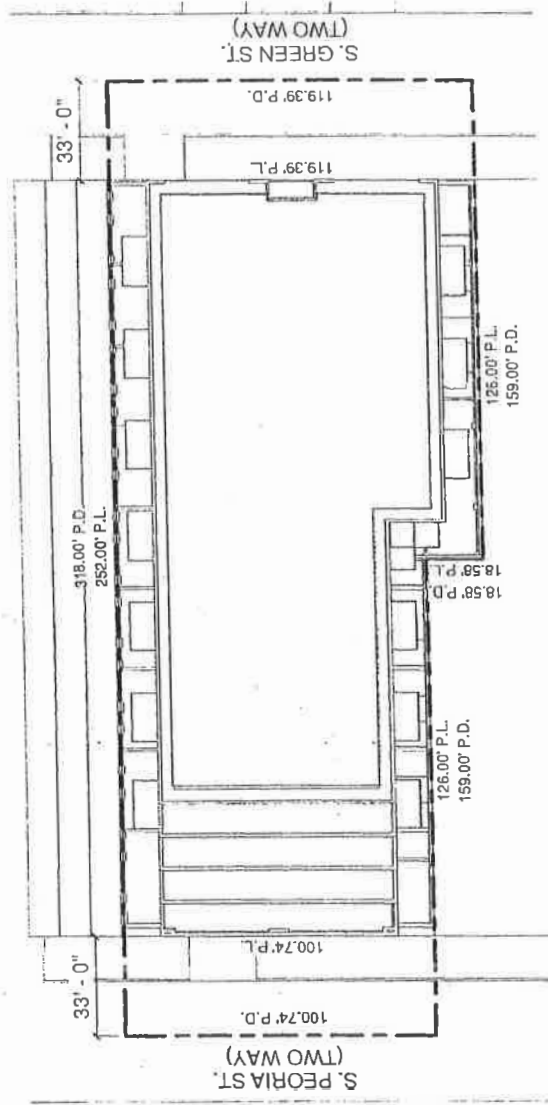


1 Existing Land Use Map  
1" = 80'-0"



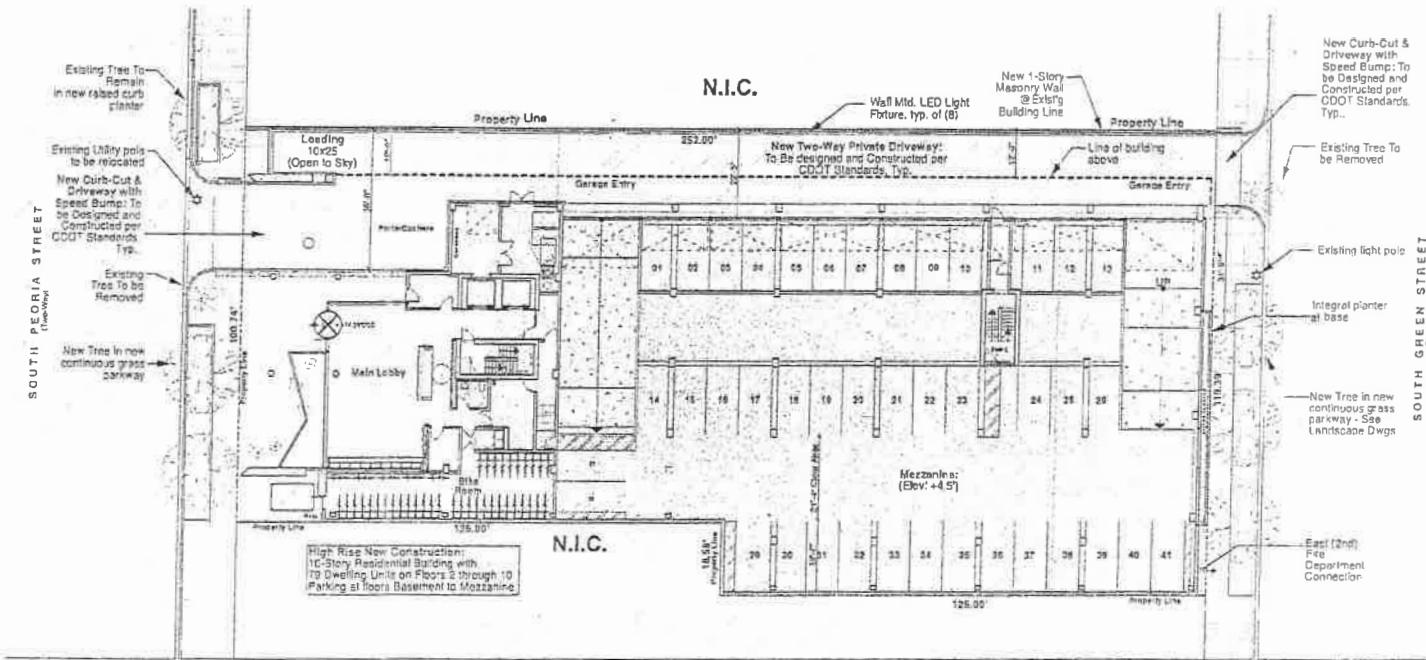
APPLICANT: LG DEVELOPMENT GROUP, LLC  
 ADDRESS: 111-19 S. PEORIA ST. / 110-20 S. GREEN ST.  
 INTRO DATE: SEPTEMBER 24, 2015  
 PLAN COMMISSION DATE: 3-17-2016

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Planned Development Boundary and  
Property Line Map  
1" = 40'-0"

PLAN FOR PRELIMINARY



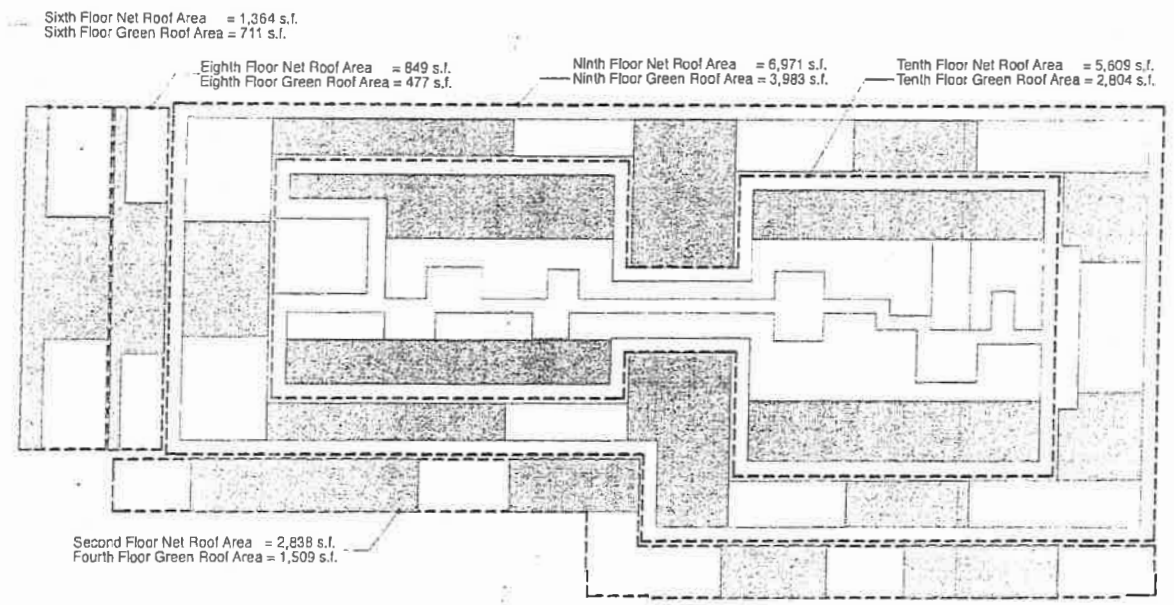
APPLICANT: LG Development Group, LLC  
 ADDRESS: 111-19 S. Peoria St./110-20 S. Green St.  
 INTRODUCED: September 24, 2015  
 PLAN COMMISSION DATE: March 17, 2016

Site Plan



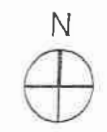
PLAN FOR SUBMITTION

Roof Calculations	
Net Roof S.F.	17,631 S.F.
Green Roof Required - 50% Net Roof Area=	8,815 S.F.
Green Roof Provided (54%)	9,484 S.F.



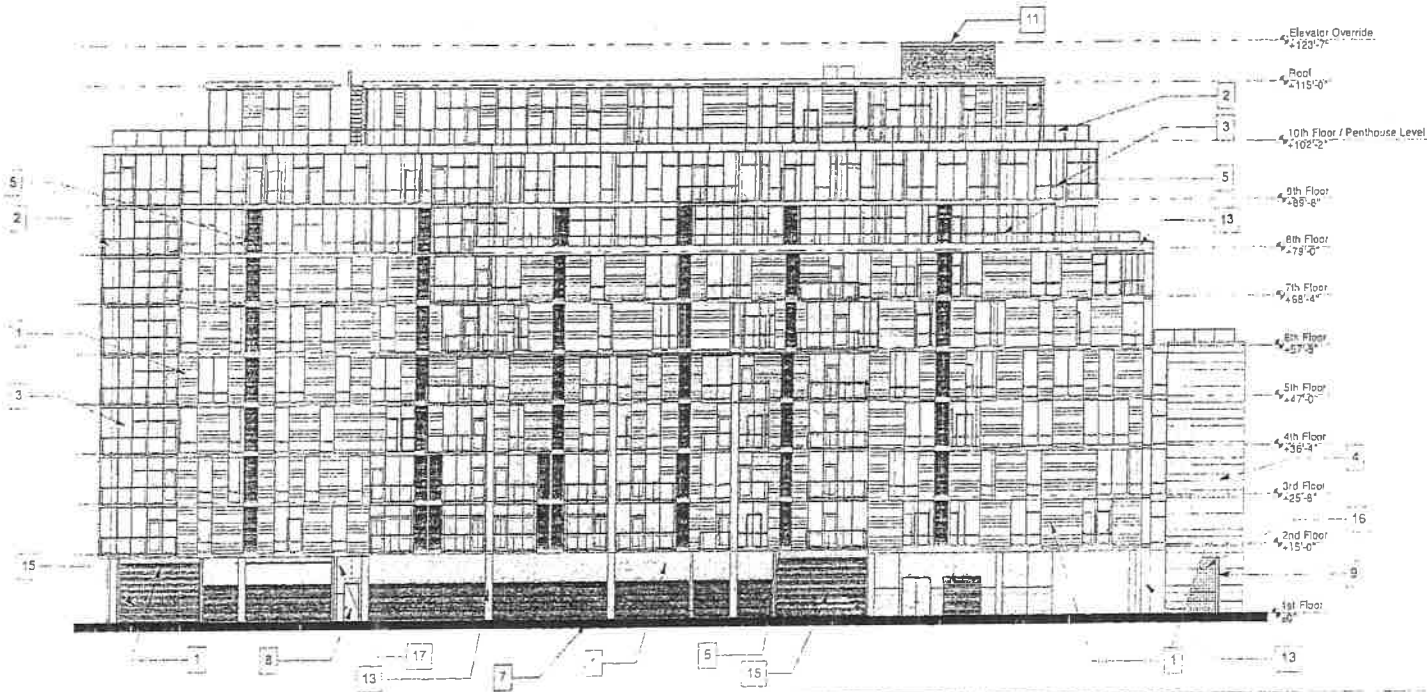
APPLICANT: LG Development Group, LLC  
 ADDRESS: 111-19 S. Peoria St./110-20 S. Green St.  
 INTRODUCED: September 24, 2015  
 PLAN COMMISSION DATE: March 17, 2016

Green Roof Plan



Material Legend

- |   |  |  |
|---|--|--|
| 1. Pre-finished metal panel wall cladding system  | 6. Painted metal stair for rooftop access                    | 12. Frii/translucent windows at Peoria St. elevation to screen parking |
| 2. Pre-finished aluminum and glass railing system | 7. Coiling overhead door                                     | 13. Architectural cast in place concrete                               |
| 3. Pre-finished aluminum window system            | 8. Painted hollow metal door and frame                       | 14. Pre-finished metal sliding equipment screen                        |
| 4. Board formed concrete                          | 9. Nichiba or Eq. Cementitious Architectural Cladding System | 15. Hi-speed coiling fabric door with vision panels                    |
| 5. Pre-finished aluminum louver                   | 10. Cast-in-place concrete balcony                           | 16. Masonry wall extends east to Greer St. along north property line   |
|   | 11. Elevator override  | 17. Concrete masonry unit with integral color                          |



North Elevation

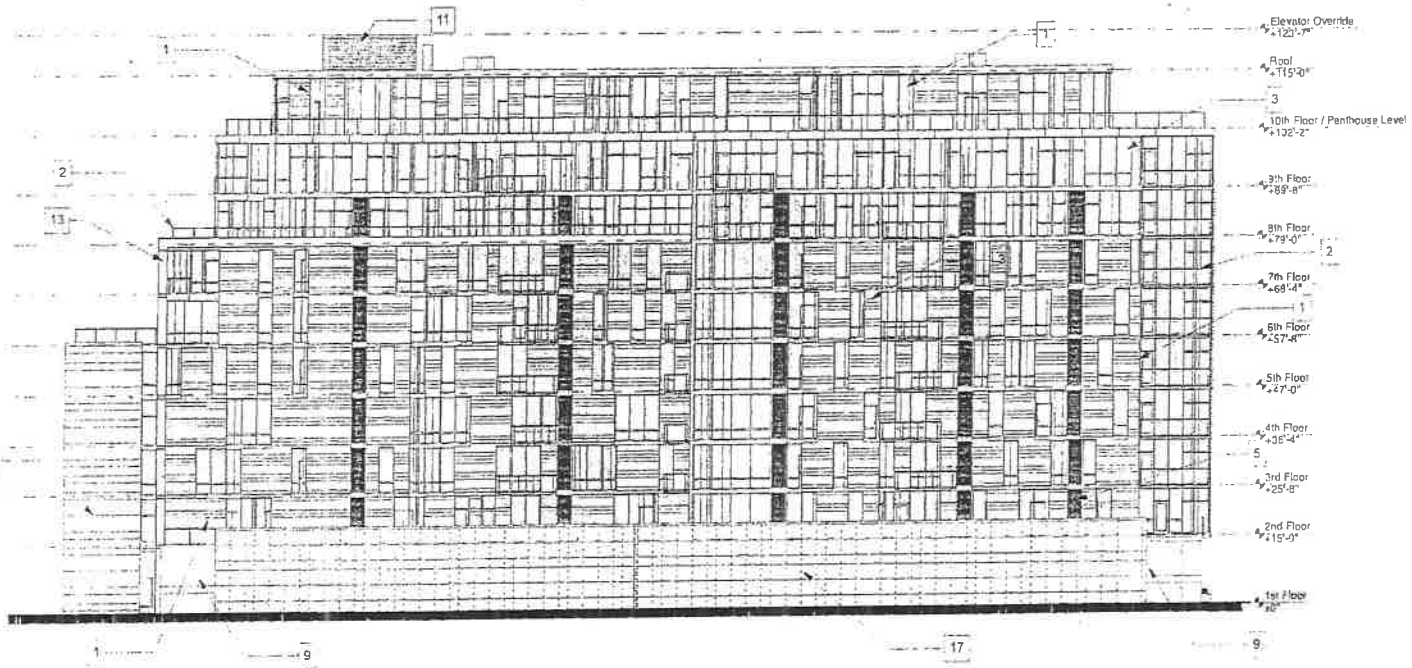


APPLICANT: LG Development Group, LLC  
 ADDRESS: 111-19 S. Peoria St./110-20 S. Green St.  
 INTRODUCED: September 24, 2015  
 PLAN COMMISSION DATE: March 17, 2016

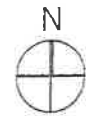
FOR PERMITS

Material Legend

- |   |  |   |
|---|--|---|
| 1. Pre-finished metal panel wall cladding system  | 6. Painted metal stair for rooftop access                    | 12. Fri/Translucent windows at Peoria St. elevation to screen parking |
| 2. Pre-finished aluminum and glass railing system | 7. Colling overhead door                                     | 13. Architectural cast in place concrete                              |
| 3. Pre-finished aluminum window system            | 8. Painted hollow metal door and frame                       | 14. Pre-finished metal siding equipment screen                        |
| 4. Board formed concrete                          | 9. Nichiha or Eq. Cementitious Architectural Cladding System | 15. Hi-speed colling fabric door with vision panels                   |
| 5. Pre-finished aluminum louver                   | 10. Cast-in-place concrete balcony                           | 16. Masonry wall extends east to Green St. along north property line  |
|   | 11. Elevator override  | 17. Concrete masonry unit with integral color                         |



South Elevation

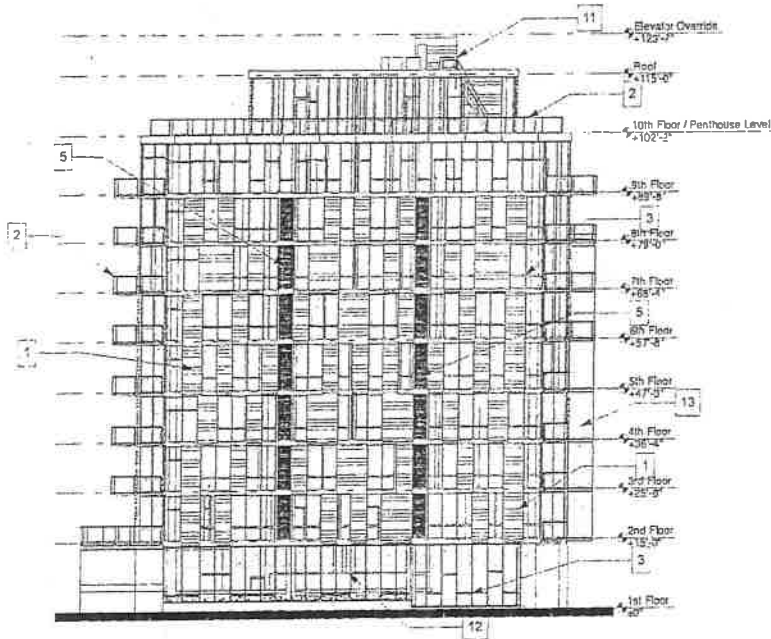


APPLICANT: LG Development Group, LLC  
 ADDRESS: 111-19 S. Peoria St./110-20 S. Green St.  
 INTRODUCED: September 24, 2015  
 PLAN COMMISSION DATE: March 17, 2016

PLAN FOR PRELIMINARY

Material Legend

- |  |  |   |
|--|--|---|
| 1 Pre-finished metal panel wall cladding system  | 6 Painted metal stair for rooftop access                     | 12 Frit/Translucent windows at Peoria St. elevation to screen parking |
| 2 Pre-finished aluminum and glass railing system | 7 Ceiling overhead door                                      | 13 Architectural cast in place concrete                               |
| 3 Pre-finished aluminum window system            | 8 Painted hollow metal door and frame                        | 14 Pre-finishes metal siding equipment screen                         |
| 4 Board formed concrete                          | 9 Nichilsa or Eq. Cementitious Architectural Cladding System | 15 Hi-speed ceiling fabric door with vision panels                    |
| 5 Pre-finishes aluminum louver                   | 10 Cast-in-place concrete balcony                            | 16 Masonry wall extends east to Green St. along north property line   |
|  | 11 Elevator override   | 17 Concrete masonry unit with integral color                          |



East Elevation



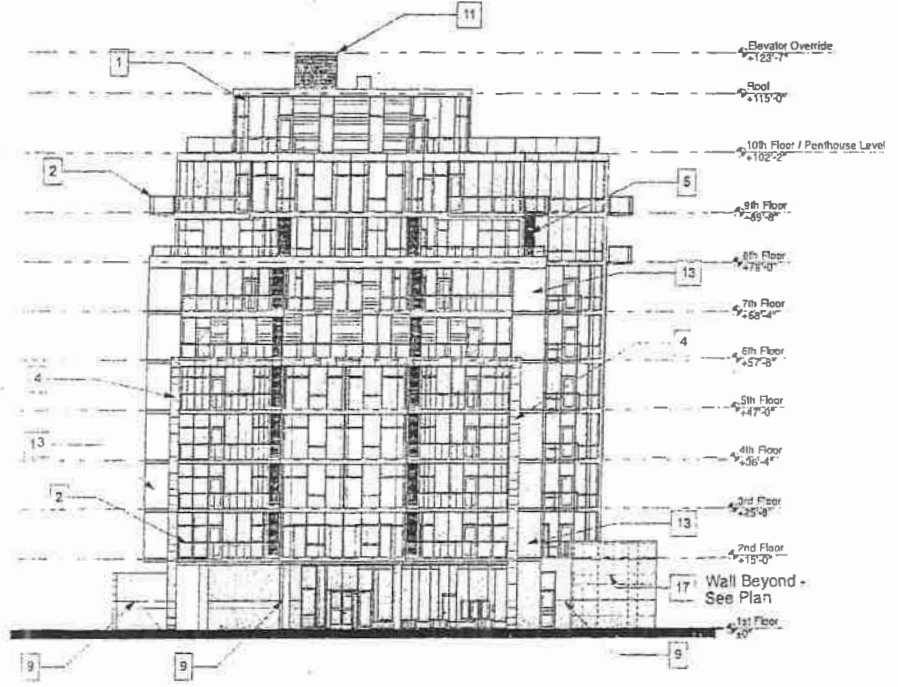
APPLICANT: LG Development Group, LLC  
 ADDRESS: 111-19 S. Peoria St./110-20 S. Green St.  
 INTRODUCED: September 24, 2015  
 PLAN COMMISSION DATE: March 17, 2016

FOR INFORMATION

SCALE FOR RESOLUTION

Material Legend

- |  |  |  |
|--|--|--|
| 1 Pre-finished metal panel wall cladding system  | 6 Painted metal stair for rooftop access                   | 12 Fri/Translucent windows at Peoria St. elevation to screen parking |
| 2 Pre-finished aluminum and glass railing system | 7 Colling overhead door                                    | 13 Architectural cast in place concrete                              |
| 3 Pre-finished aluminum window system            | 8 Painted hollow metal door and frame                      | 14 Pre-finishes metal siding equipment screen                        |
| 4 Board formed concrete                          | 9 Nichie or Eq. Cementitious Architectural Cladding System | 15 Hi-speed ceiling fabric door with vision panels                   |
| 5 Pre-finishes aluminum louver                   | 10 Cast-in-place concrete balcony                          | 16 Masonry wall extends east to Green St. along north property line  |
|  | 11 Elevator override                                       | 17 Concrete masonry unit with integral color                         |



West Elevation



APPLICANT: LG Development Group, LLC  
 ADDRESS: 111-19 S. Peoria St./110-20 S. Green St.  
 INTRODUCED: September 24, 2015  
 PLAN COMMISSION DATE: March 17, 2016