

PD 1358

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 8, 2018

Katherine C. Jahnke Dale
DLA Piper LLP
444 W. Lake St., Suite 900
Chicago, IL 60606-0089

**Re: Administrative Relief request for Planned Development No. 1358
Sustainability requirements for 1968-1986 N. Milwaukee Avenue**

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 1358 ("PD 1358") 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 1358.

Your client and the owner of all of the property within PD 1358, Milwaukee & Armitage LLC, is seeking administrative relief to allow for a substitution in sustainability requirements for the proposed building at 1968-1986 N. Milwaukee Ave. You are seeking to replace building certification such as LEED, Green Globes, or Energy Star with achieving 100 points, as now allowed under the City's Sustainable Development Policy. A 50% green roof will still be provided.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed sustainability substitution 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. 1358, 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: Mike Marmo, Erik Glass, Noah Szafraniec, Michael Berkshire, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 9, 2017

Katherine C. Jahnke Dale
DLA Piper LLP
444 W. Lake Street
Suite 900
Chicago, IL 60606-0089

**Re: Administrative Relief request for Planned Development No. 1358
1968-1986 N. Milwaukee Avenue**

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 1358 ("PD 1358") 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 1358.

Your client and the owner of all of the property within PD 1358, 1980 Milwaukee LLC, is seeking administrative relief to allow for the dismantling and reassembling of the existing façade on the south end of the property and a reduction in the minimum number of off-street parking spaces from 17 to 16 spaces.

The existing façade on the south end of the property at 1968-1986 N. Milwaukee Ave. was to be retained. Since approval of the PD, and pursuant to a letter dated July 27, 2017 from Quanta Subsurface Engineering, it has been determined that a safer and less impactful solution on the neighborhood is to take down and re-erect the façade of the building. The original façade stabilization plan would have required support to be erected in the street as well as a barricade outboard. Also, by taking the façade down and rebuilding, the final product will be more structurally stable due to a new foundation. According to the July 27th letter, reconstruction of the façade wall is proposed by removing all limestone, cataloguing by number and location, and restoring to the original location. This includes removing the existing cornice and cleaning and restoring. The portion of the reconstructed façade is shown on the revised, attached North Building Elevation.

Secondly, you are seeking a parking reduction from 17 to 16 minimum off-street parking spaces. During permit review, your client was asked to remove 1 parking space due to a conflict with a utility pole and a subsequent request from us to add landscaping to the parking area. The revised parking configuration and additional landscaping area are shown on the attached, revised Site Plan.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed dismantling and reassembling of the facade and the reduction of one parking 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. 1358, 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: Mike Marmo, Erik Glass, Noah Szafraniec, Main file



W. ARMITAGE AVE.

N. MILWAUKEE AVE.

W. HOMER ST.

SITE PLAN
SIF-114

CLAYCO
THE ART & SCIENCE OF BUILDING
1930 N. MILWAUKEE AVE., SUITE 1000
MILWAUKEE, WI 53233
PH: 414.224.1100
WWW.CLAYCO.COM

ARCHITECT
FORUM

CONTRACTOR/DEVELOPER
CLAYCO (CR)

LANDSCAPE ARCHITECT
FORUM STUDIO

CIVIL ENGINEER
EFFORD ENGINEERING ASSOC.

STRUCTURAL ENGINEER
QUALITY SURFACE

ACOUSTIC ENGINEER
SHIBER ASSOCIATES

MECHANICAL
PROBER MECHANICAL INC.

ELECTRICAL
ARC ELECTRICAL
CONSTRUCTION AND DESIGN
L.L.C.

PLUMBING
PROBER MECHANICAL INC.

FIRE PROTECTION
UNITED STATES ALLIANCE FIRE
PROTECTION INC.

CODE CONSULTANT
GAPS STRATEGIES



Milwaukee and Armitage
Clayco Realty Group
1930 N. Milwaukee, Chicago, IL 60647

DT	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	10.15.2023
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100	ISSUED FOR PERMITTING	10.15.2023

DRAWING TITLE
ARCHITECTURAL SITE PLAN
DRAWING NO.
A01-01

Reclassification Of Area Shown On Map No. 5-1.
(As Amended)
(Application No. 18911)
(Common Address: 1968 -- 1986 N. Milwaukee Ave.
And 2433 -- 2435 W. Armitage Ave.)

R.B.P.D 1358

[SO2016-5586]

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 5-1 in the area bounded by:

West Armitage Avenue; North Milwaukee Avenue; a line 200 feet southeast of the southwest corner of the intersection of West Armitage Avenue and North Milwaukee Avenue, as measured along the southwest boundary of North Milwaukee Avenue; the 10-foot public alley southwest of and parallel to North Milwaukee Avenue; the northwest boundary of the 10-foot public alley southwest of and parallel to North Milwaukee Avenue; and a line 55.75 feet west of the southwest corner of the intersection of West Armitage Avenue and North Milwaukee Avenue and perpendicular to West Armitage Avenue, as measured along the southern boundary of West Armitage Avenue,

to those of the B3-5 Community Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B3-5 Community Shopping District symbols and indications as shown on Map Number 5-1 in the area bounded by:

West Armitage Avenue; North Milwaukee Avenue; a line 200 feet southeast of the southwest corner of the intersection of West Armitage Avenue and North Milwaukee Avenue, as measured along the southwest boundary of North Milwaukee Avenue; the 10-foot public alley southwest of and parallel to North Milwaukee Avenue; the northwest boundary of the 10-foot public alley southwest of and parallel to North Milwaukee Avenue; and a line 55.75 feet west of the southwest corner of the intersection of West Armitage Avenue and North Milwaukee Avenue and perpendicular to West Armitage Avenue, as measured along the southern boundary of West Armitage Avenue,

to those of a Residential-Business Planned Development.

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

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

Residential-Business Planned Development No. 1358.

Planned Development Statements.

1. The area delineated herein as Planned Development Number TBD ("Planned Development") consists of approximately 22,145 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). 1980 Milwaukee LLC is the "Applicant" for this Planned Development pursuant to authorization from 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 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 "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, 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 Chicago Department of Transportation ("CDOT") 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 Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT 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 CDOT.

4. This plan of development consists of these 16 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Forum Studio and dated December 15, 2016 (the "Plans"): an Existing Zoning Map; a Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape/Green Roof Plan; Building Elevations (Northeast, Southwest, Southeast and West). 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 thereof, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development: artist work or sales space; dry cleaner; eating and drinking establishments; food and beverage retail sales (provided any sale of liquor shall be accessory only); business support services; financial services (except drive-through facilities, payday/title secured loan stores and pawn shops); general retail sales; offices; personal services (including, without limitation, yoga and fitness studios); multi-family dwelling units above the ground floor; children's play center, and accessory parking.
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 DPD. 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 Property 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 FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 22,145 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 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 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 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 Applicant shall obtain building certification and provide a 50 percent net green roof equivalent to an actual total of 8,166 square feet.
15. The Applicant acknowledges and agrees that the rezoning of the Property from the B3-2 Community Shopping District to the B3-5 Community Shopping District, and then to this Planned Development, triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (the "Required Units") as affordable units, or with the Commissioner's approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a "higher income area" within the meaning of the ARO, and the project has a total of 134 units. As a result, the Applicant's affordable housing obligation is 13 affordable units (10 percent of 134 rounded down), three of which are Required Units (25 percent of 13, rounded down). Applicant has agreed to satisfy its affordable housing obligation by providing 13 affordable 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 [_____]. The 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 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 15, 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.

- 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 B3-5 Community Shopping District.

[Existing Zoning Map; Land-Use Map; Boundary and Property Line Map; Site Plan; Landscape and Green Roof Plan; and Northeast, Southeast, Southwest and West Building Elevations referred to in these Plan of Development Statements printed on pages 42180 through 42191 of this Journal.]

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

Residential-Business Planned Development No. 1358.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	30,761
Area of Public Rights-of-Way (square feet):	8,616
Net Site Area (square feet):	22,145
Maximum Floor Area Ratio:	5.0
Maximum Number of Dwelling Units:	134
Minimum Off-Street Parking Spaces:	17
Minimum Bicycle Parking:	117
Minimum Off-Street Loading Spaces:	1 (10 feet by 25 feet)
Maximum Building Height:	79 feet, 11 inches
Minimum Setbacks:	In conformance with the Plans

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: 11/23/16

DEVELOPMENT INFORMATION

Development Name: 1980 N. Milwaukee

Development Address: 1980 N. Milwaukee

Zoning Application Number, if applicable: 18911

Ward: 01

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

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 CRG - Clayco Realty Group

Developer Contact Alan Schachtman

Developer Address 35 E. Wacker Drive, Suite 1300, Chic

Email schachtmana@claycorp.com

Developer Phone 312-216-5416

Attorney Name Katie Dale

Attorney Phone 312-368-2153

TIMING

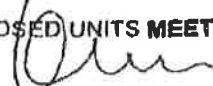
Estimated date marketing will begin 5/1/18

Estimated date of building permit* 4/15/17

Estimated date ARO units will be complete 6/1/18

*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)


Kara Breems, DPD

Date

12-6-16


Developer/Project Manager

Date

11.23.16

ARO Web Form

Development Information**Address****Submitted Date: 12/06/2016**

Address Number From :1968 Address Number To: 1980 Street Direction: N
Street :milwaukee Postal Code: 60622

Development Name, if applicable

1980 N Milwaukee

Information

Ward :1

ARO Zone: Higher Income

Details

Type of city involvement :Zoning change and planned development

Total Number of units in development: 132

Type of development: Rent

Is this a Transit Served Location Project : Y100

Requirements

Required affordable units :13 Required *On-site aff. Units: 13

How do you intend to meet your required obligation

On-Site: 13 Off-Site: 0

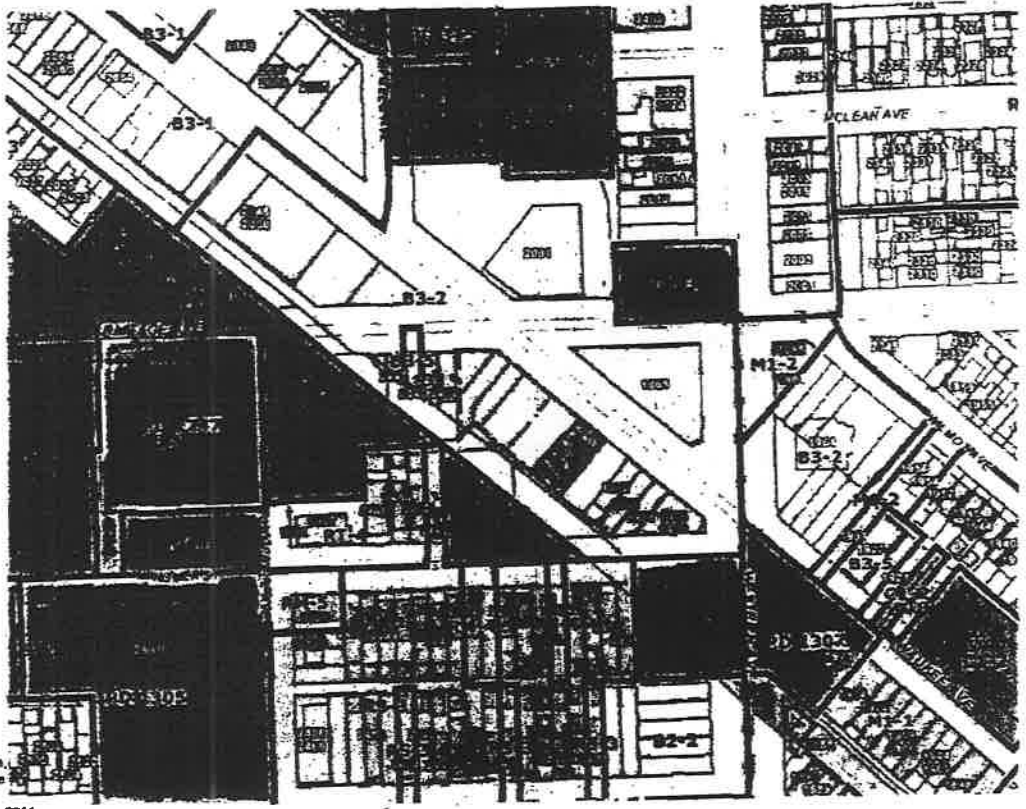
On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0

Total Units Committed: 13 Remaining In-Lieu Fee Owed: 0

Project Name	1980 N. Milwaukee
Zoning Application number, if applicable	18911
Address	1980 N. Milwaukee
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?	\$2.91
Total Units in Project	132
Total Affordable units	13

Summary							
	market rate			affordable			
	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage	square footage comparison
studio	25	21%	483	3	23%	462	-4.30%
one-bed	29	24%	697	3	23%	615	-11.84%
two-bed	11	9%	1,114	1	8%	1,010	-9.34%
convert	54	45%	572	6	46%	512	-10.49%
four-bed	0	#VALUE!	#DIV/0!	0	#VALUE!	#DIV/0!	

EXISTING ZONING MAP



Applicant: 1860 Milwaukee, LLC
 Address: 1868-1888 N Milwaukee
 2433-24353 West Armitage
 Introduced July 20, 2016
 Plan Commission December 15th 2016

CLAYCO



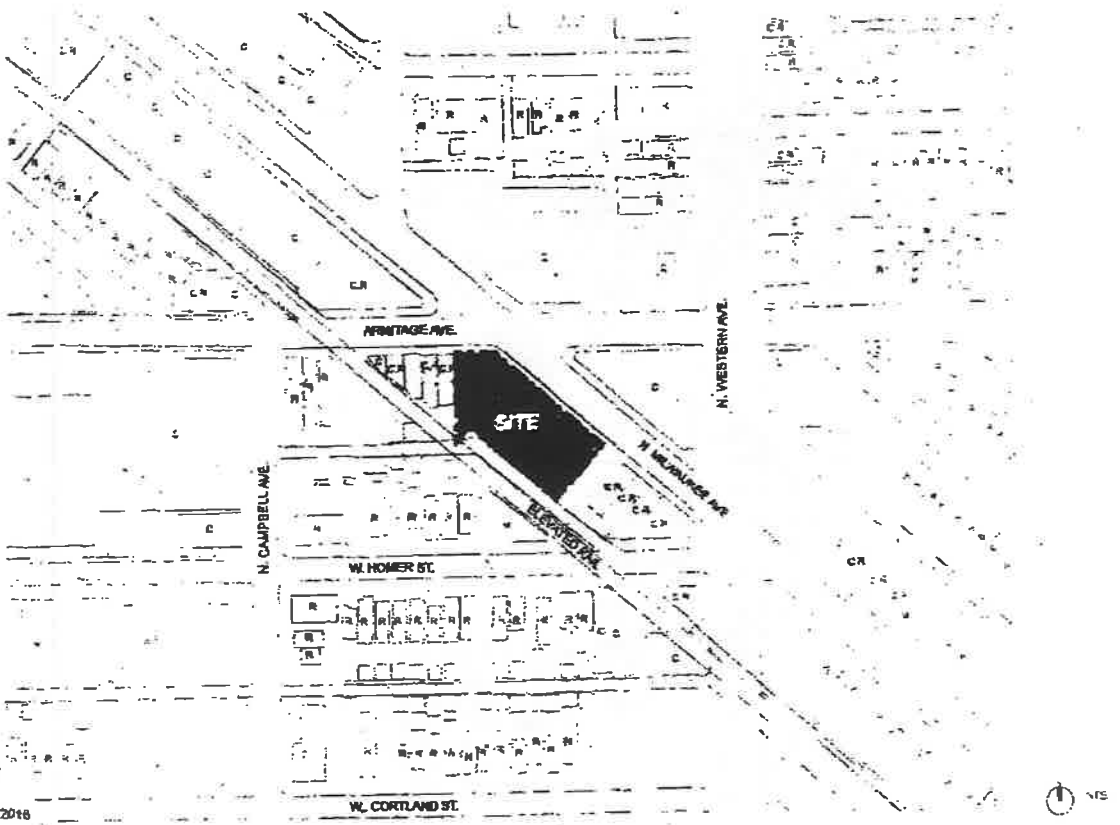
FORUM

LAND USE MAP

- Legend
- M Manufacturing
 - C Commercial
 - R Residential

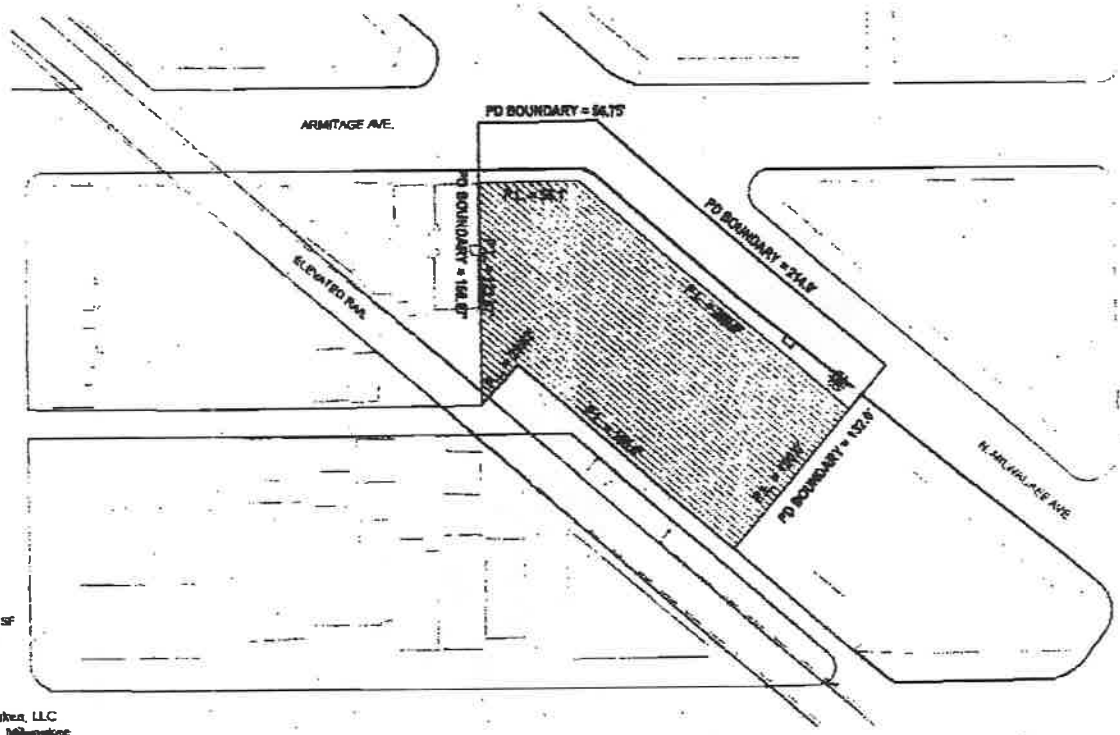
Applicant: 1980 Milwaukee, LLC
 Address: 1980-1986 N. Milwaukee,
 2433-2453 West Armitage
 introduced: July 20, 2016
 File, Commission: December 15th 2016

CLAYCO



FINAL FOR RECORD

PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE



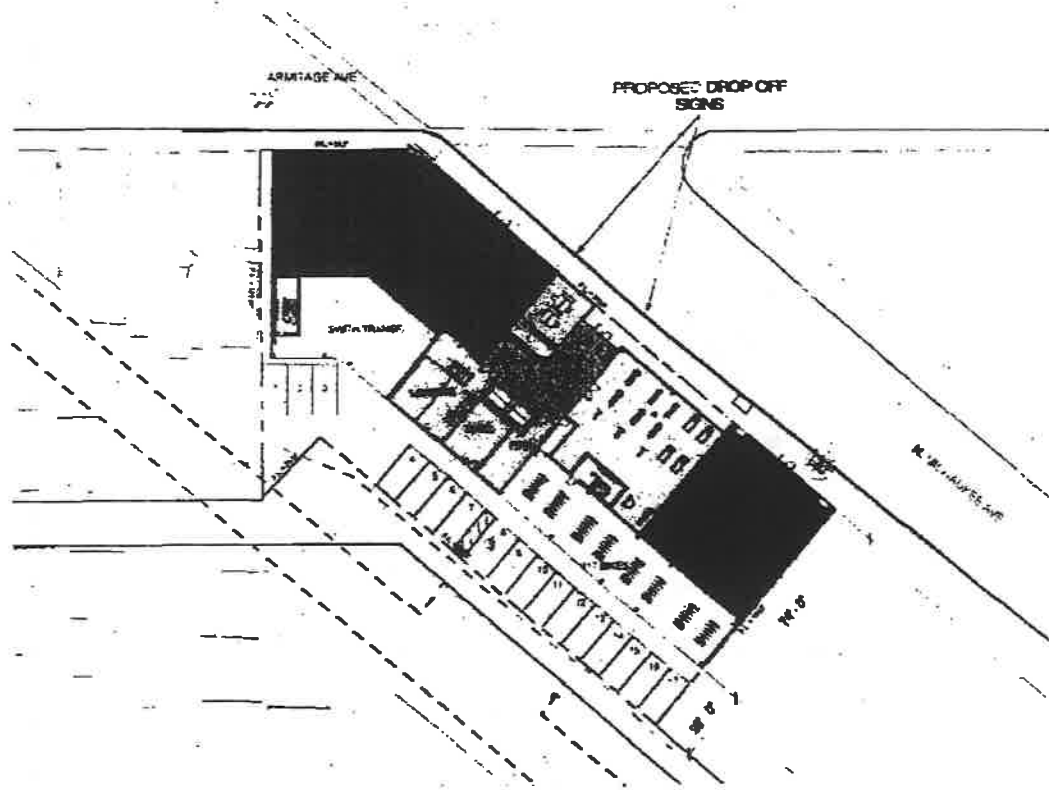
Net Site Area 22,144 SF
 Area in Right of Way 8,614 SF
 Gross Site Area 30,760 SF

Applicant: 1880 Milwaukee, LLC
 Address: 1955-1985 N. Milwaukee,
 2433-24353 West Armitage
 Introduced: July 20, 2016
 Plan Commission: December 15th 2016

CLAYCO
 ARCHITECTS & ENGINEERS

PLANNED DEVELOPMENT
 FORC...

SITE PLAN

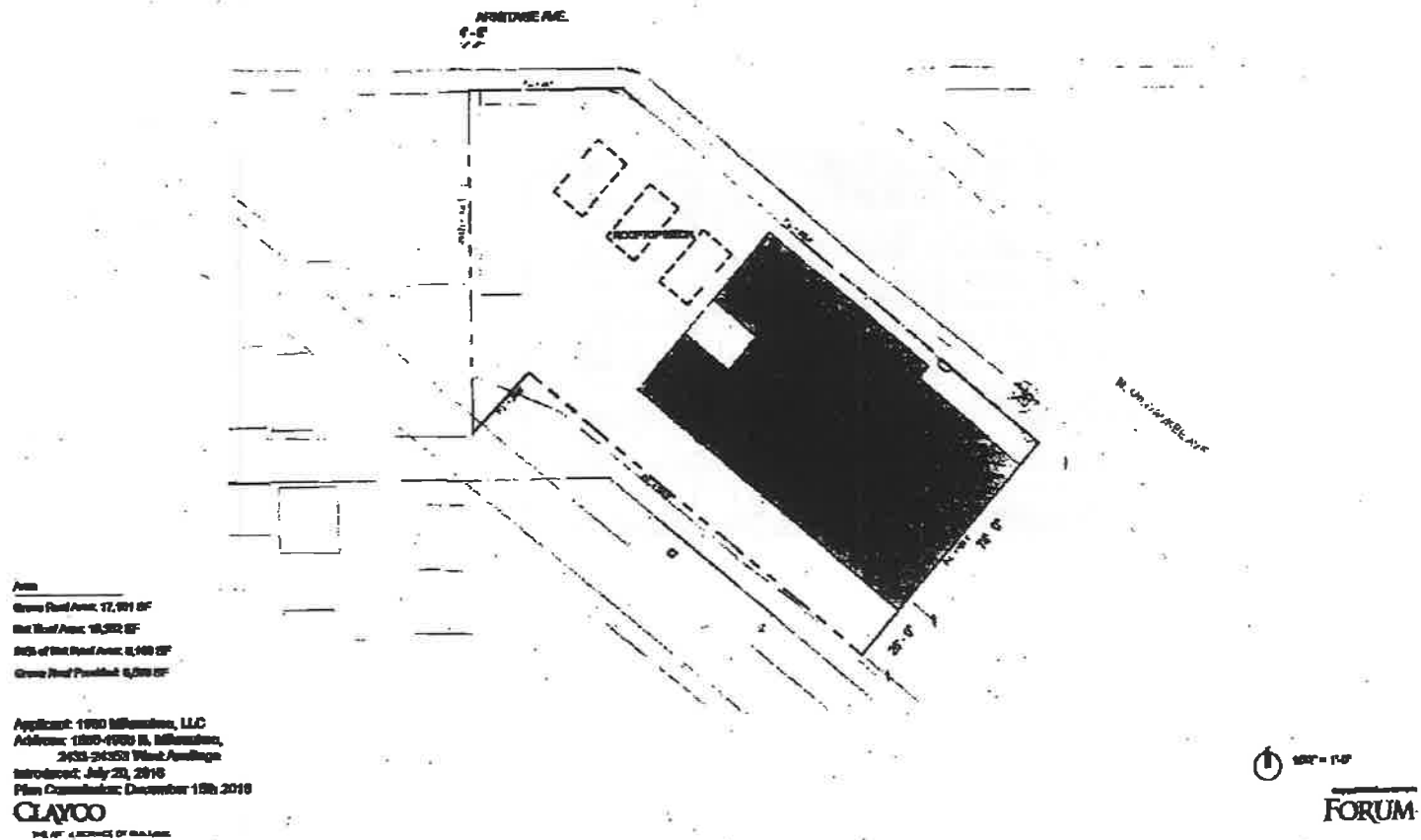


Applicant: 1800 Millennium, LLC
 Address: 1800-1900 N. Millennium,
 2430-24700 West Armitage
 Introduction: July 20, 2016
 Plan Covering: December 15th 2016

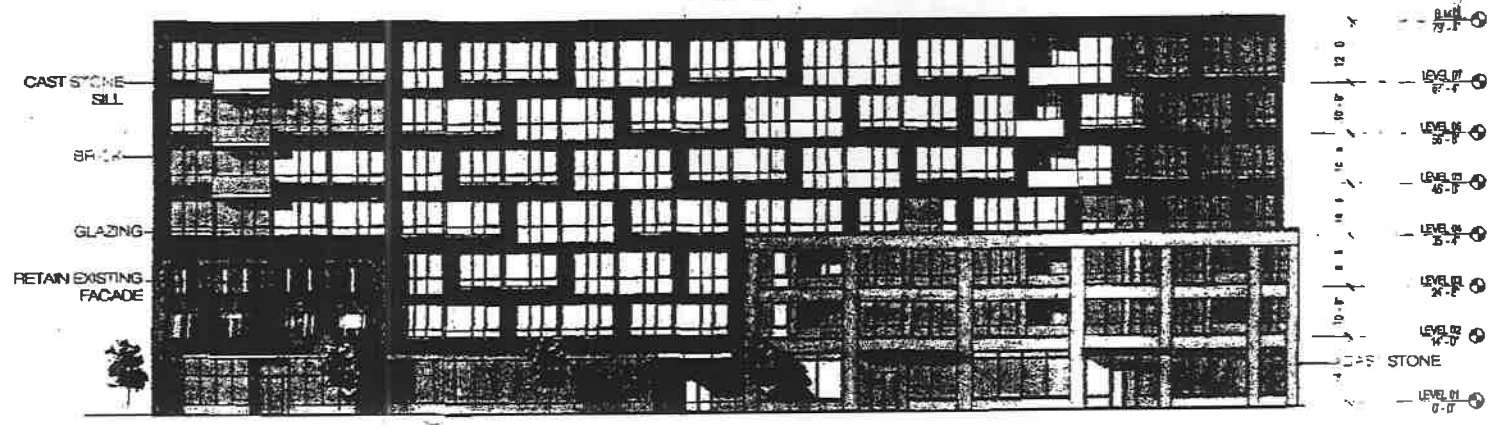
CLAYCO
 THE ART + DESIGN GROUP

1/2" = 1'-0"
FORUM

LANDSCAPE AND GREEN ROOF PLAN



NORTH EAST ELEVATION



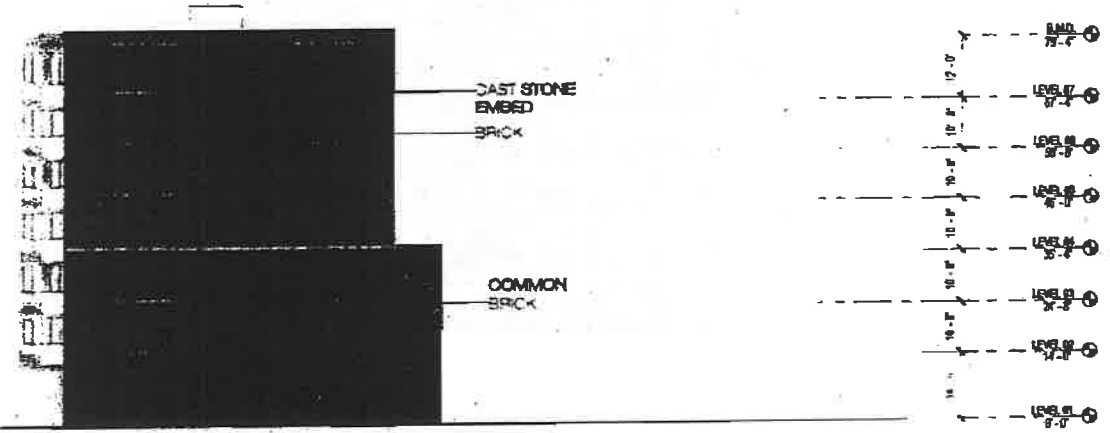
Applicant: 1980 Milwaukee, LLC.
 Address: 1958-1956 N. Milwaukee,
 2439-24353 West Armitage
 Introduced: July 20, 2016
 Plan Commission: December 15th 2016

CLAYCO
THE LEADING EDGE OF QUALITY

1/8" = 1'-0"

FORUM

SOUTH EAST ELEVATION



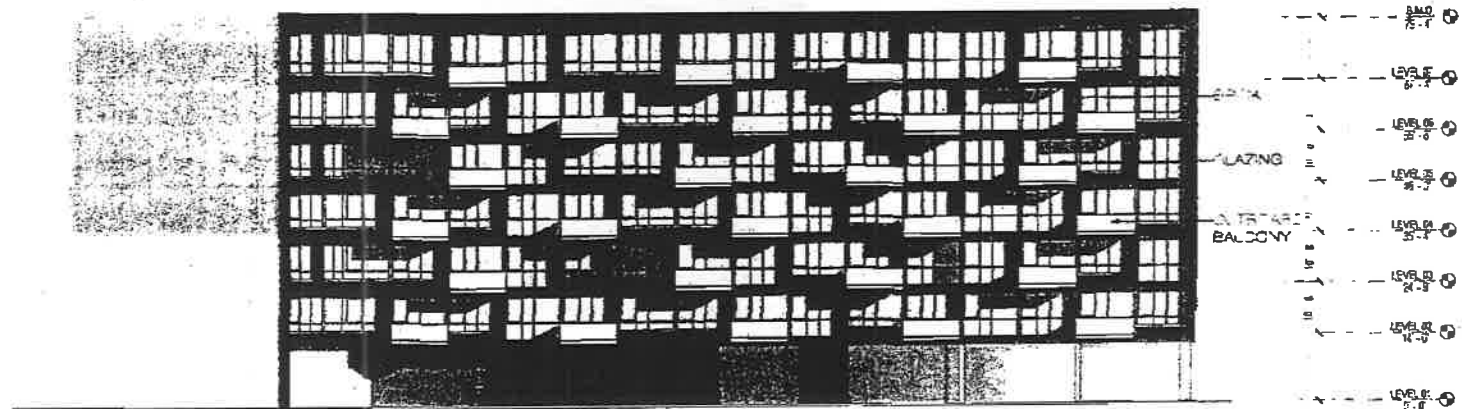
Applicant: 1900 Milwaukee, LLC
 Address: 1800-1900 N. Milwaukee,
 2432-24383 West Aurling
 Introduced: July 20, 2016
 Plan Commission: December 15th 2016



1100-1-0



SOUTH WEST ELEVATION



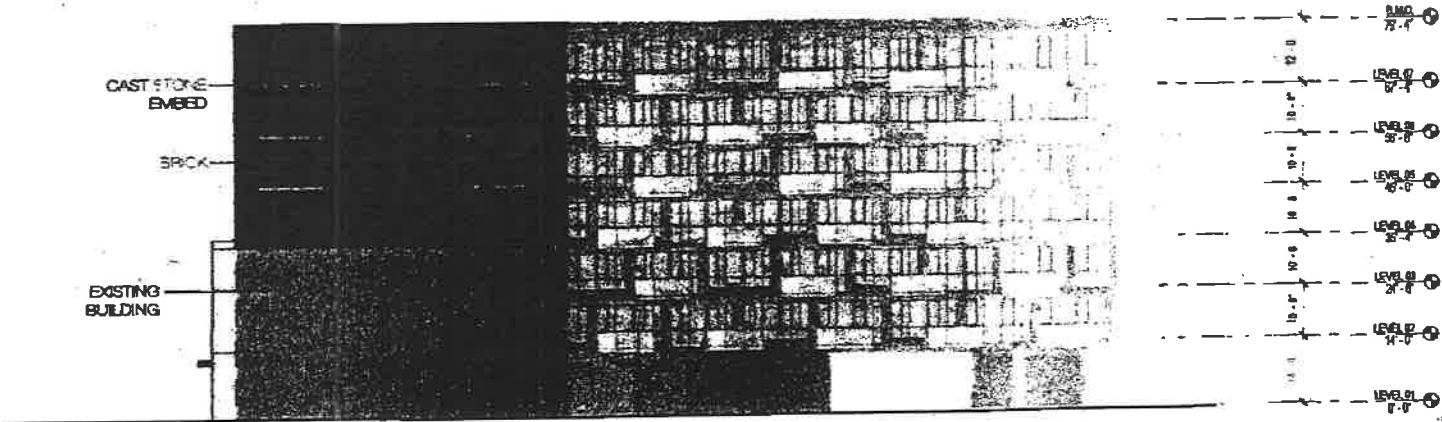
Applicant: 1980 Milwaukee, LLC
 Address: 1950-1955 N. Milwaukee,
 2433-2435 West Armitage
 Introduced: July 20, 2016
 Plan Commission: December 15th 2016

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1/16" = 1'-0"

FORUM

WEST ELEVATION



Applicant: 1980 Milwaukee, LLC
Address: 1985-1986 N Milwaukee,
2433-2435S West Armitage
Introduced: July 20, 2016
Plan Commission: December 15th 2016

CLAYCO

1000 ...

1/16" = 1'-0"

FORUM

1/25/2017

REPORTS OF COMMITTEES

42191