

**REPORT
to the
CHICAGO PLAN COMMISSION
from
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

FEBRUARY 18, 2016

FOR APPROVAL: WATERWAY RESIDENTIAL BUSINESS PLANNED DEVELOPMENT

APPLICANT: LATHROP COMMUNITY PARTNERS, LLC,

LOCATION: 2820-2996 N. CLYBOURN AVE.; 2000-2144 W. DIVERSEY PARKWAY; 2007-2141 W. DIVERSEY PARKWAY; 2601-2953 N. LEAVITT ST.; 2800-2888 N. LEAVITT ST.; 2601-2769 N. HOYNE AVE.; 2600-2768 N. HOYNE AVE.; 2600-2800 N. DAMEN AVE. 2201-2223 W. OAKDALE AVE.

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Planning and Development hereby submits this report and recommendation on a proposed Planned Development for your review and recommendation to the Chicago City Council. The application for this amendment to the Chicago Zoning Ordinance was introduced into the City Council on September 24, 2015. Notice of the public hearing was published in the Chicago Sun-Times on February 3, 2016. The applicant was separately notified of this public hearing.

This application is submitted by the Applicant, as a mandatory planned development pursuant to Section 17-8-0513-A Large Residential Developments, which states that planned development review and approval is required when the proposed project exceeds 60 units in the C2-3 (Motor Vehicle-Related Commercial District) Additionally Section 17-8-0509 (Development Along Waterways) requires planned development review and approval for the development of land for any building, structure, or parking area, when any portion of the land is located within 100 feet of any waterway.

The site is currently zoned RT-4 Residential Two-Flat, Townhouse and Multi-Unit District and POS-2 Neighborhood Park, Mini-Park or Play lot District. The applicant requests a rezoning of the subject property to a C2-3 (Motor Vehicle-Related Commercial District) prior to establishing the Waterway Residential-Business Planned Development.

SITE AND AREA DESCRIPTION

The applicant, Lathrop Community Partners, LLC proposes to redevelop the approximately 29 acre Julia C. Lathrop Homes. The site is generally bounded on the northeast by North Clybourn Avenue, on the east by North Damen Avenue and on the south and west by the North Branch of the Chicago River. The site is located in the North Center (5) Community Area and is not in a Tax Increment Finance District.

The site is not located in a designated Chicago Landmark District, an industrial corridor or the Lake Michigan and the Chicago Lakefront Protection District. The Julia C. Lathrop Homes site has been placed on the National Register of Historic Places by the United States Department of the Interior's National Park Service.

The land uses along West Diversey Parkway, North Clybourn Avenue, Damen Avenue and in the immediate area include residential, small scale retail, institutional, accessory and commercial uses. The area to the east of the site is primarily zoned B2-3, (Neighborhood Mixed Use District) and Business Planned Development No. 728.

The site is accessible via public transit from CTA's # 50 Damen bus line and the # 76 Diversey bus line. The site is also served by the CTA's Sheffield and Diversey Brown line Station is approximately one mile from the site.

PROJECT DESCRIPTION

The proposal will allow for the construction of two new mixed use buildings, the renovation of fourteen (14) existing structures, allow for a maximum of 1,208 residential dwelling units and 50,000 square feet of commercial and retail space, establish five (5) subareas, accessory parking, and accessory and incidental uses. The project will be divided into a Phase I, II and III. The applicant is currently seeking approval of Phase I with future phases and all future building designs will be required to undergo a site plan review, which will include review and approval by Department of Planning and Development (DPD), the Chicago Department of Transportation (CDOT) and a presentation to the City of Chicago Plan Commission at a future public hearing. The scope of work included in Phase I will include land in Subareas 1, 2, and 4.

Phase I consists of approximately 497 dwelling units and 223 parking spaces. This phase includes the renovation of fourteen (14) existing historic residential buildings (Subarea 1), two new mixed-use commercial and residential buildings (Subarea 4), and the repurposing of two historic buildings—one as a boat house and the other as a residential-support/maintenance building (Subarea 2). The two new buildings will be located at the intersection of North Diversey Avenue and North Clybourn Avenue / North Damen Avenue.

DESIGN

The two proposed building fronting the intersections of North Clybourn Avenue, North Damen Avenue and West Diversey Parkway are identified on the planned development exhibits as Building N101 and S101 (Subarea 4). The building at the northwest corner will contain approximately 9,000 square feet of ground floor retail and the building at the southwest corner will contain approximately 12,000 square feet of ground floor retail.

The ground floor of both building's front existing street frontages (North Clybourn Ave., North Damen Ave., and West Diversey Parkway) and are defined with an aluminum and glass storefront system. The upper levels and façade of the buildings are designed with two types of brick with different color tones.

The building facades for both buildings are further defined by architectural aluminum and glass windows and accentuated by projected aluminum windows. Building N101 is a six story building with the amenity space on the roof top and a maximum height of seventy (70)

feet. Building S101 is the taller of the two building with a maximum height of seventy –nine (79) feet and with the amenity space located on the roof top.

ACCESS/CIRCULATION

Access to Phase I will be located primarily from North Leavitt Street between North Clybourn Avenue and North Diversey Parkway. On street parking will be provided on both sides of North Leavitt Street. A proposed driveway will be added at the north end of North Leavitt Street in line with the intersection with West Oakdale Avenue. An additional proposed driveway will be located from North Clybourn Avenue north of the intersection with West Diversey Parkway. The commercial building on the south side of West Diversey Parkway will be served by a temporary driveway from North Hoyne Street, which will be integrated into the future Phase II project.

All accessory parking for the planned development will be provided throughout the buildings and occur internal to the site. Buildings N101 will have access from North Clybourn Avenue via proposed curb cut to a proposed accessory parking lot. The S101 Building will have access from North Hoyne Street during the Phase 1 scope of work. In the Phase 2 scope of work a proposed West Parker Avenue will provide an additional access point off of existing North Damen Avenue.

Loading for N101 building will occur on the accessory parking lot. The S101 building will occur via an internal loading dock. The loading dock will accessed through an overhead door. Pedestrian access for the riverwalk will occur from West Diversey Parkway, North Hoyne Street and North Leavitt Street. Access to the publicly accessible open space will occur from the existing street grid system.

SUSTAINABILITY & LANDSCAPE

The newly proposed development for this project will meet the requirements of the City of Chicago's Sustainable Matrix by providing a Green Roof over the 50 % of the net roof area for the two new mid-rise buildings (N101 and S101) are required to achieve building certification. Phase I will include extensive work along the Chicago River's edge, including construction of a publically accessible elevated boardwalk. The proposed boardwalk will be constructed on piers connecting a river walk north and south of West Diversey Parkway. The applicant also proposes a dog run, kayak boat ramp, and stormwater rain gardens in addition to stabilizing the river's edge.

The proposed dog run will be publicly accessible and be managed and maintained by the applicant. The open space areas depicted on the planned development exhibits open space plan will be constructed by the applicant but will be managed and maintained by the Chicago Park District. The phase 1 project will provide a total of 12.5 acres of open space, including 1.7 acres of riverwalk area that will be accessible to the general public. All future development within the planned development is required to meet the requirements of the City of Chicago's Sustainable Matrix and future phases will comply with the Chicago Zoning Ordinance and Chicago River Corridor Design Guidelines and Standards.

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