

# PD 1096

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2/6/2008

REPORTS OF COMMITTEES

16381  
21213

~~is hereby amended by changing all the B1-2 Neighborhood Shopping District symbols and indications as shown on Map Number 1-G in the area bounded by:~~

~~North Noble Street; West Chicago Avenue; a line 48.08 feet east of and parallel to North Noble Street; and the public alley next south of and parallel to West Chicago Avenue,~~

~~to those of a B3-2 Community Shopping 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 Number 3-G.  
(As Amended)  
(Application Number 16381)*

*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, be amended by changing all the C3-5 Commercial, Manufacturing and Employment District symbols and indications as shown on Map Number 3-G in the area bounded by:

the alley next south of and parallel to West North Avenue; North Dayton Street; a line 356.17 feet south of and parallel to the alley next south of and parallel to West North Avenue; a line 226.27 feet west of and parallel to North Dayton Street; a line 164 feet south of and parallel to the alley next south of and parallel to West North Avenue; and North Fremont Street, to the designation of a Commercial Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Planned Development herewith attached and made a part thereof and to no others.

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

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

*Commercial Planned Development Number 1096*

*Plan Of Development Statements.*

1. The area delineated herein as Commercial Planned Development Number 1096 (the

"Planned Development") shall consist of approximately one hundred four thousand four hundred nineteen (104,419) square feet (two and thirty-nine hundredths (2.39) acres) of property which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustments Map (the "Property") and is owned and controlled by North & Dayton L.L.C.. The applicant is Grossinger City Autocorp, Inc.

2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedications or vacations of streets, alleys or easements or any adjustments of rights-of-way or grants of privilege to use the public-way shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approved by the City Council.
3. 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 applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purpose of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.
4. This plan of development consists of sixteen (16) statements: a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary Map; an Existing Land-Use Map; a Site Plan/Landscape Plan; Building Elevations; and Building Floor Plans prepared by Gensler and dated January 17, 2008 submitted herewith. Full sized copies of the Site Plan/Landscape Plan and Building Elevations are on file with the Department of Planning and Development and these and no other zoning controls shall apply. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall govern.

This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereto and satisfies the established criteria for approval as a planned development.

5. The following uses are permitted in the area delineated herein as a Commercial Planned Development as follows: light equipment sales/ rental, indoor (automobile), motor vehicle service and repair, storage, and including retail sales of accessory automobile related materials or any of the permitted uses in the Public and Civic and Commercial use groups.

5. On-premise signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to review by the Department of Planning and Development. No off-premise signs shall be permitted within the Planned Development.
7. Off-street parking shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.
8. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or any public street or alley during the demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Working in the Public-way and in compliance with the Municipal Code of the City of Chicago.
9. The height restriction of any building or any appurtenance attached hereto shall not exceed the height established in the Bulk Regulations and Data Table and Building Elevations and shall also be subject to height limitations established by the Federal Aviation Administration.
10. The maximum permitted floor area ratio for the parcel shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio calculations and floor area measurements, the definitions in the City Zoning Ordinance shall apply.
11. The City of Chicago established a Part II Review Fee in the amount Zero and 25/100 Dollars (\$0.25) per square feet for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by D.P.D. during the actual Part II Review. The fee as determined by D.P.D. staff at that time is final and binding on the applicant and must be paid to the Department of Planning and Development prior to the issuance of any Part II Approval.
12. Improvements to the Property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site Plan/Landscape Plan attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the applicable standards of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
13. The terms, conditions and exhibits of this Planned Development ordinance may be modified, administratively, by the Commissioner of the Department of Planning and Development upon application for such modification by the applicant and after a determination by the Commissioner that such modification is minor, appropriate and consistent with the nature of the improvements contemplated in the Planned Development. Any such modification of the requirements of this statement by the

Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.

14. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings 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 Persons with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standards of accessibility.
15. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the Property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The project is being designed as a L.E.E.D.'s Silver Certified building, which will include an eleven thousand (11,000) square foot green roof and a high albedo coating on the areas of the roof utilized for automobile parking and storage.
16. Unless substantial construction of the improvement contemplated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the property shall automatically revert to that of its preexisting C3-5 Commercial, Manufacturing and Employment District. This six (6) year period may be extended for up to one (1) additional year if, before expiration of the six (6) year period, the Commissioner of Planning and Development determines that good cause for an extension is shown.

[Planned Development Boundary Map and Existing Land-Use Map referred to in these Plan of Development Statements unavailable at time of printing.]

[L.E.E.D.-NC Version 2.2 Registered Project Checklist; Existing Zoning Map; Overall Site Landscaping Plan; Overall Roof Level Landscape Plan; Overall Site Plan; Roof Plans; and Building Elevations referred to in these Plan of Development Statements printed on pages 21218 through 21227 of this Journal.]

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

**Commercial Planned Development Number 1096****Bulk Regulations And Data Table.**

<b>Gross Site Area:</b>	<b>124,371 square feet (2.85 acres)</b>
<b>Public Right-of-Way:</b>	<b>19,952 square feet (0.46 of an acre)</b>
<b>Net Site Area:</b>	<b>104,419 square feet (2.39 acres)</b>
<b>Minimum Permitted Floor Area Ratio for Net Site Area:</b>	<b>5.0</b>
<b>Permitted Uses:</b>	<b>Automobiles sales and services, related uses and accessory uses as listed in Statement Number 5.</b>
<b>Minimum Number of Off-Street Parking Spaces:</b>	<b>69 parking spaces (as allowed by Chapter 17-10-0102-B(1) of the Chicago Zoning Ordinance)</b>
<b>Maximum Number of Automobile Storage Spaces:</b>	<b>675 parking spaces</b>
<b>Minimum Number of Off-Street Loading Spaces:</b>	<b>1 space at 10 feet by 50 feet</b>
<b>Maximum Percentage of Land Coverage:</b>	<b>100%</b>
<b>Minimum Building Setback:</b>	
<b>North (side):</b>	<b>0 feet, 0 inches</b>
<b>South (side):</b>	<b>0 feet, 0 inches</b>
<b>East (rear):</b>	<b>0 feet, 0 inches</b>
<b>West (front):</b>	<b>0 feet, 0 inches</b>
<b>Maximum Building Height:</b>	<b>85 feet, 3 inches</b>

L.E.E.D. – NC Version 2.2  
Registered Project Checklist.  
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**LEED-NC**

**LEED-NC Version 2.2 Registered Project Checklist**

Grossinger City  
Chicago, Illinois

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**7 2 Sustainable Sites 14 Points**

Y				Prereq 1	Construction Activity Pollution Prevention	Required
1				Credit 1	Site Selection	1
1				Credit 2	Development Density & Community Connectivity	1
			N	Credit 3	Brownfield Redevelopment	1
1				Credit 4.1	Alternative Transportation, Public Transportation Access	1
1				Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1
1				Credit 4.3	Alternative Transportation, Low-Emitting and Fuel-Efficient Vehicles	1
			N	Credit 4.4	Alternative Transportation, Parking Capacity	1
			N	Credit 5.1	Site Development, Protect or Restore Habitat	1
			N	Credit 5.2	Site Development, Maximize Open Space	1
			1	Credit 6.1	Stormwater Design, Quantity Control	1
			1	Credit 6.2	Stormwater Design, Quality Control	1
1				Credit 7.1	Heat Island Effect, Non-Roof	1
1				Credit 7.2	Heat Island Effect, Roof	1
			N	Credit 8	Light Pollution Reduction	1

**5 Water Efficiency 5 Points**

1				Credit 1.1	Water Efficient Landscaping, Reduce by 60%	1
1				Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	1
1				Credit 2	Innovative Wastewater Technologies	1
1				Credit 3.1	Water Use Reduction, 20% Reduction	1
1				Credit 3.2	Water Use Reduction, 30% Reduction	1

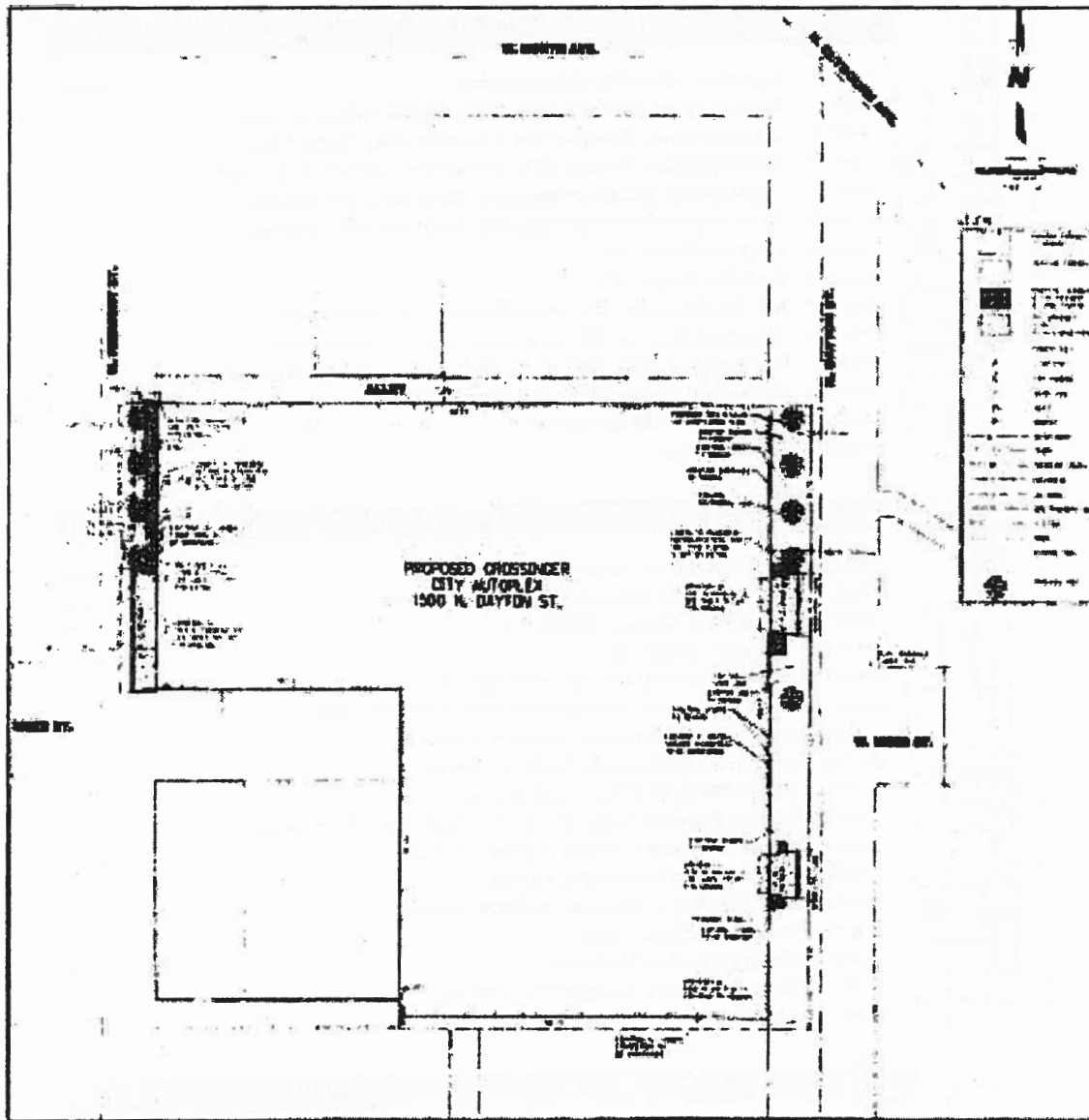
**4 Energy & Atmosphere 17 Points**

Y				Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required
Y				Prereq 2	Minimum Energy Performance	Required
Y				Prereq 3	Fundamental Refrigerant Management	Required
3				Credit 1	Optimize Energy Performance	1 to 10
			N	Credit 2.1	On-Site Renewable Energy	1 to 3
			N	Credit 3	Enhanced Commissioning	1
			N	Credit 4	Enhanced Refrigerant Management	1
			N	Credit 5	Measurement & Verification	1
1				Credit 6	Green Power	1

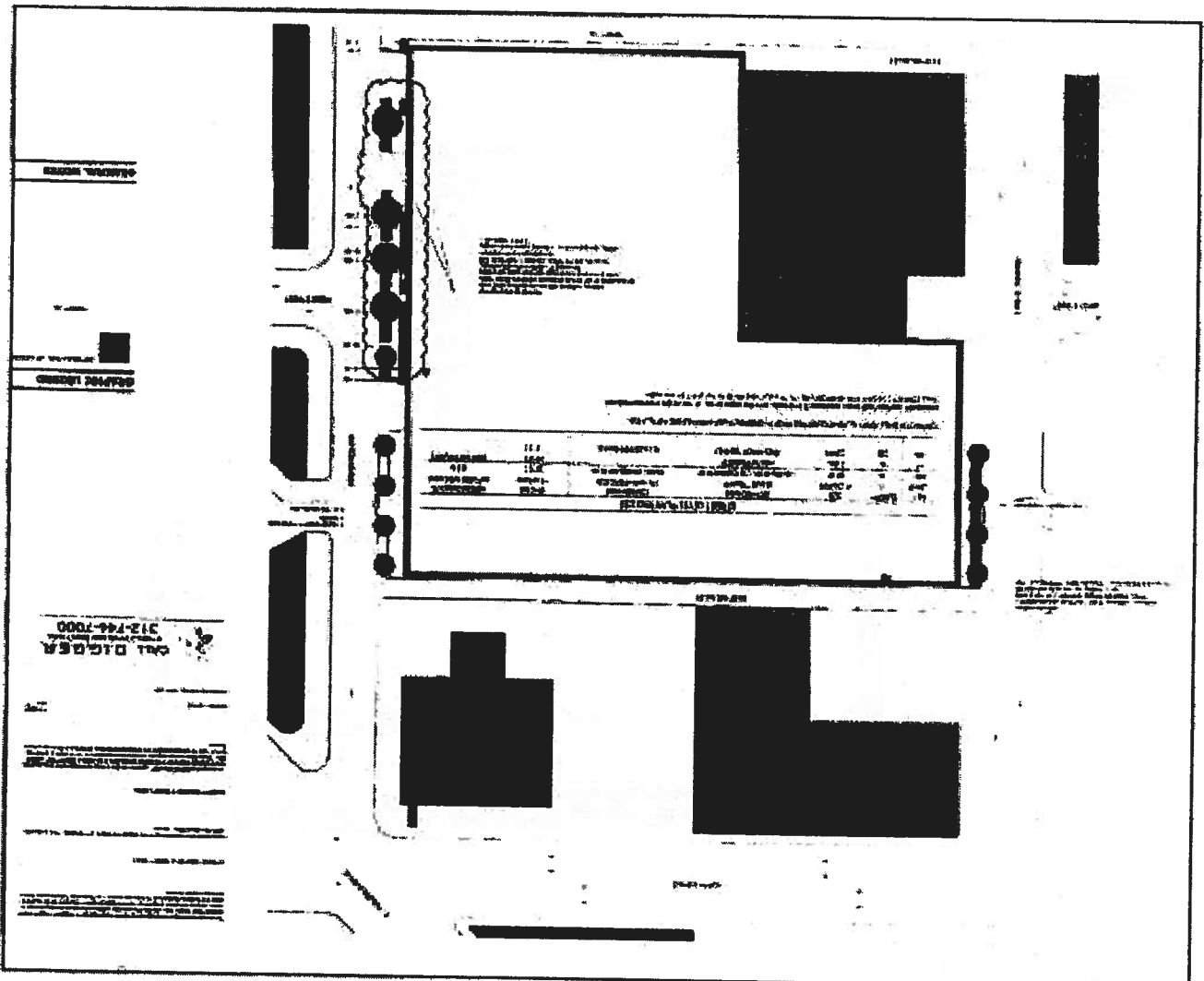
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Registered Project Checklist  
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7 3 3			Materials & Resources	13 Points
Y			Prereq 1 Storage & Collection of Recyclables	Required
1			Credit 1.1 Building Reuse, Maintain 75% of Existing Walls, Floors & Roof	1
1			Credit 1.2 Building Reuse, Maintain 95% of Existing Walls, Floors & Roof	1
		N	Credit 1.3 Building Reuse, Maintain 50% of Interior Non-Structural Elements	1
1			Credit 2.1 Construction Waste Management, Divert 50% from Disposal	1
1			Credit 2.2 Construction Waste Management, Divert 75% from Disposal	1
		N	Credit 3.1 Materials Reuse, 5%	1
		N	Credit 3.2 Materials Reuse, 10%	1
1			Credit 4.1 Recycled Content, 10% (post-consumer + 1/2 pre-consumer)	1
	?		Credit 4.2 Recycled Content, 20% (post-consumer + 1/2 pre-consumer)	1
1			Credit 5.1 Regional Materials, 10% Extracted, Processed & Manufactured Regionally	1
	?		Credit 5.2 Regional Materials, 20% Extracted, Processed & Manufactured Regionally	1
	?		Credit 6 Rapidly Renewable Materials	1
1			Credit 7 Certified Wood	1
Yes ? No				
10 2			Indoor Environmental Quality	16 Points
Y			Prereq 1 Minimum IAQ Performance	Required
Y			Prereq 2 Environmental Tobacco Smoke (ETS) Control	Required
		N	Credit 1 Outdoor Air Delivery Monitoring	1
		N	Credit 2 Increased Ventilation	1
1			Credit 3.1 Construction IAQ Management Plan, During Construction	1
1			Credit 3.2 Construction IAQ Management Plan, Before Occupancy	1
1			Credit 4.1 Low-Emitting Materials, Adhesives & Sealants	1
1	?		Credit 4.2 Low-Emitting Materials, Paints & Coatings	1
1			Credit 4.3 Low-Emitting Materials, Carpet Systems	1
1			Credit 4.4 Low-Emitting Materials, Composite Wood & Agrifiber Products	1
1			Credit 5 Indoor Chemical & Pollutant Source Control	1
1			Credit 6.1 Controllability of Systems, Lighting	1
		N	Credit 6.2 Controllability of Systems, Thermal Comfort	1
1			Credit 7.1 Thermal Comfort, Design	1
1			Credit 7.2 Thermal Comfort, Verification	1
	?		Credit 8.1 Daylight & Views, Daylight 75% of Spaces	1
	?		Credit 8.2 Daylight & Views, Views for 90% of Spaces	1
Yes ? No				
3 2			Innovation & Design Process	3 Points
1			Credit 1.1 Innovation in Design: Education	1
1			Credit 1.2 Innovation in Design: Green Housekeeping	1
	?		Credit 1.3 Innovation in Design:	1
	?		Credit 1.4 Innovation in Design:	1
1			Credit 2 LEED® Accredited Professional	1
Yes ? No				
38 7 5			Project Totals (pre-confirmation estimate)	69 Points
Certified 20-32 points Silver 33-38 points Gold 39-51 points Platinum 52-60 points				

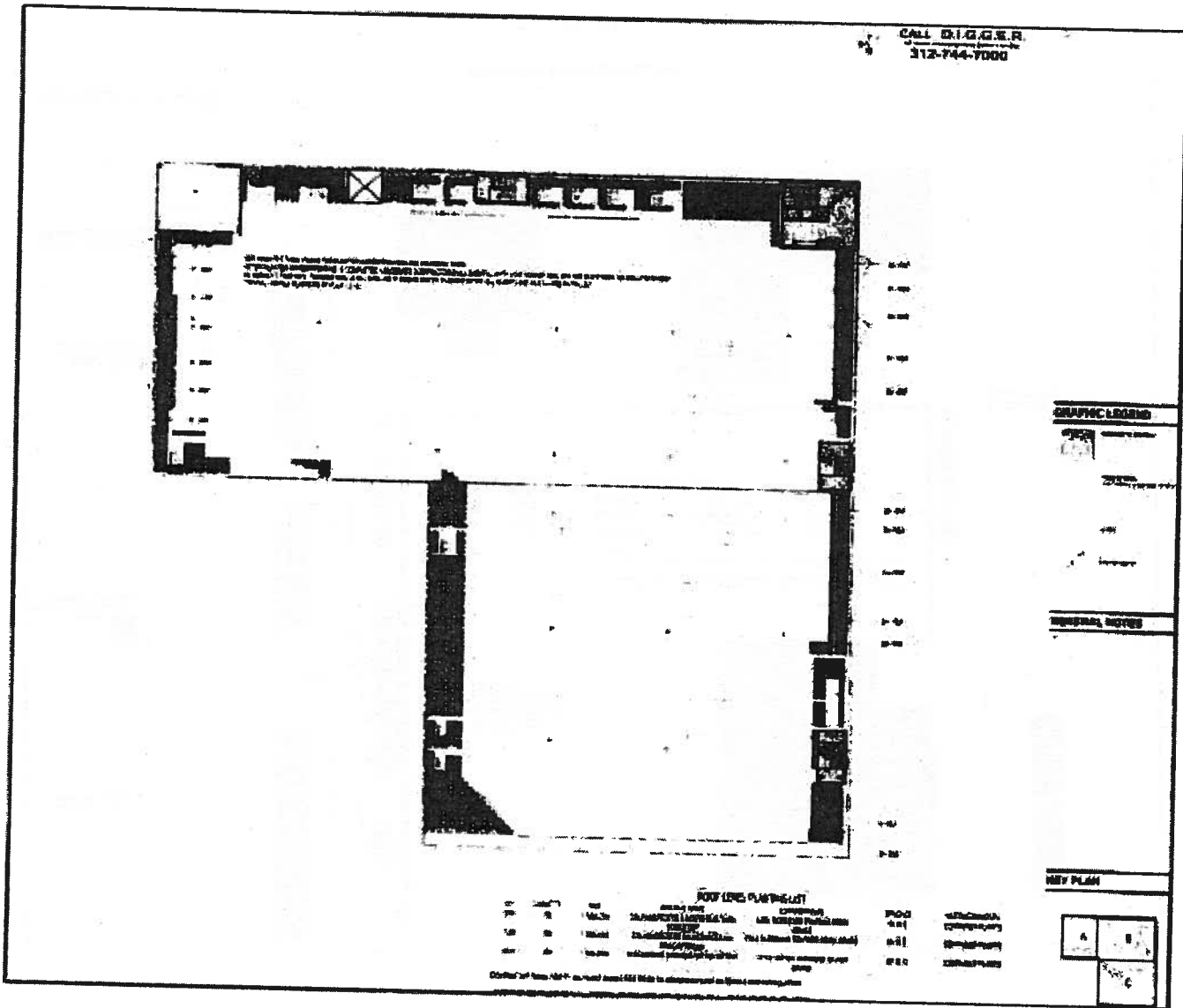
Existing Zoning Map.



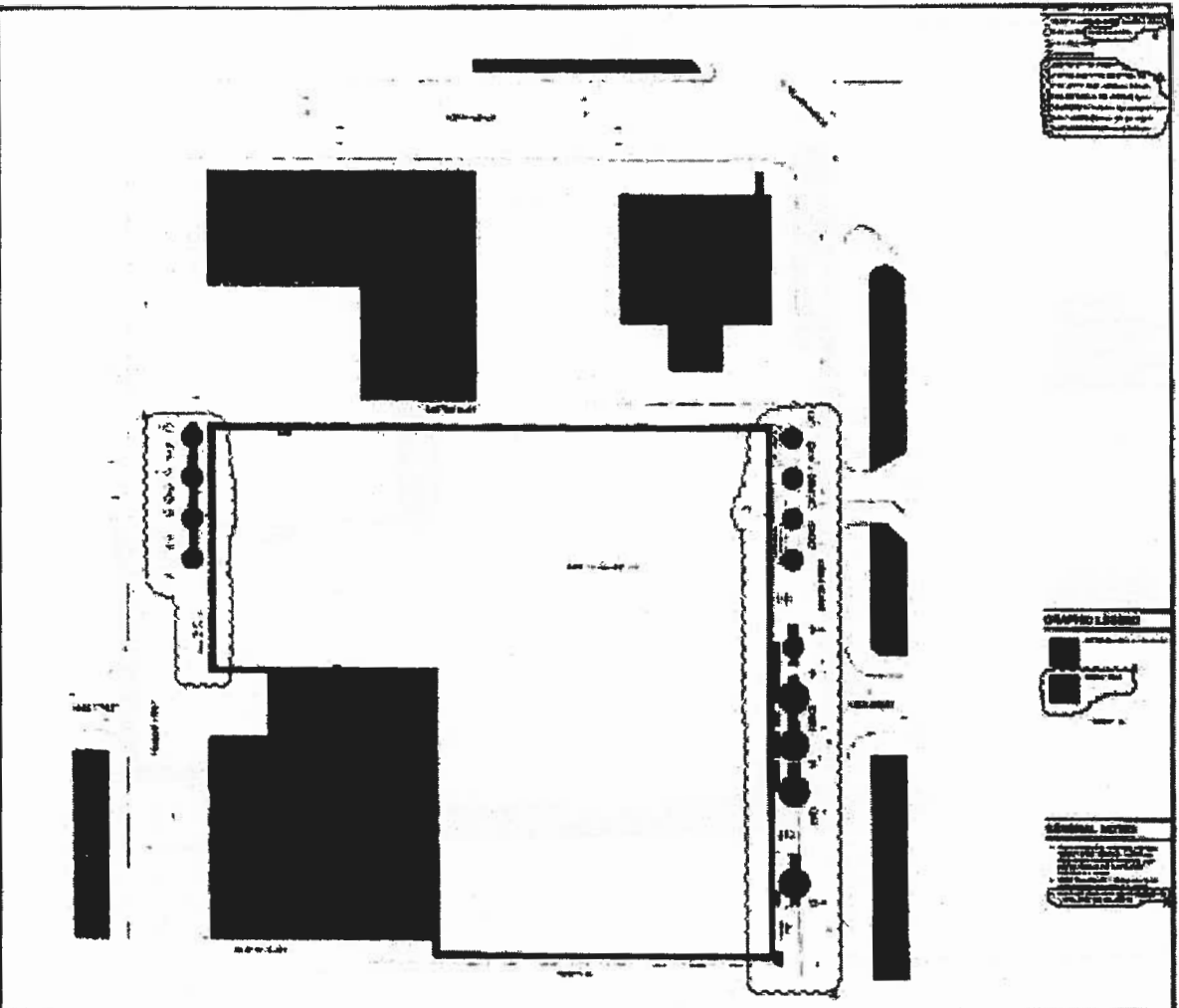
Overall Site Landscaping Plan.



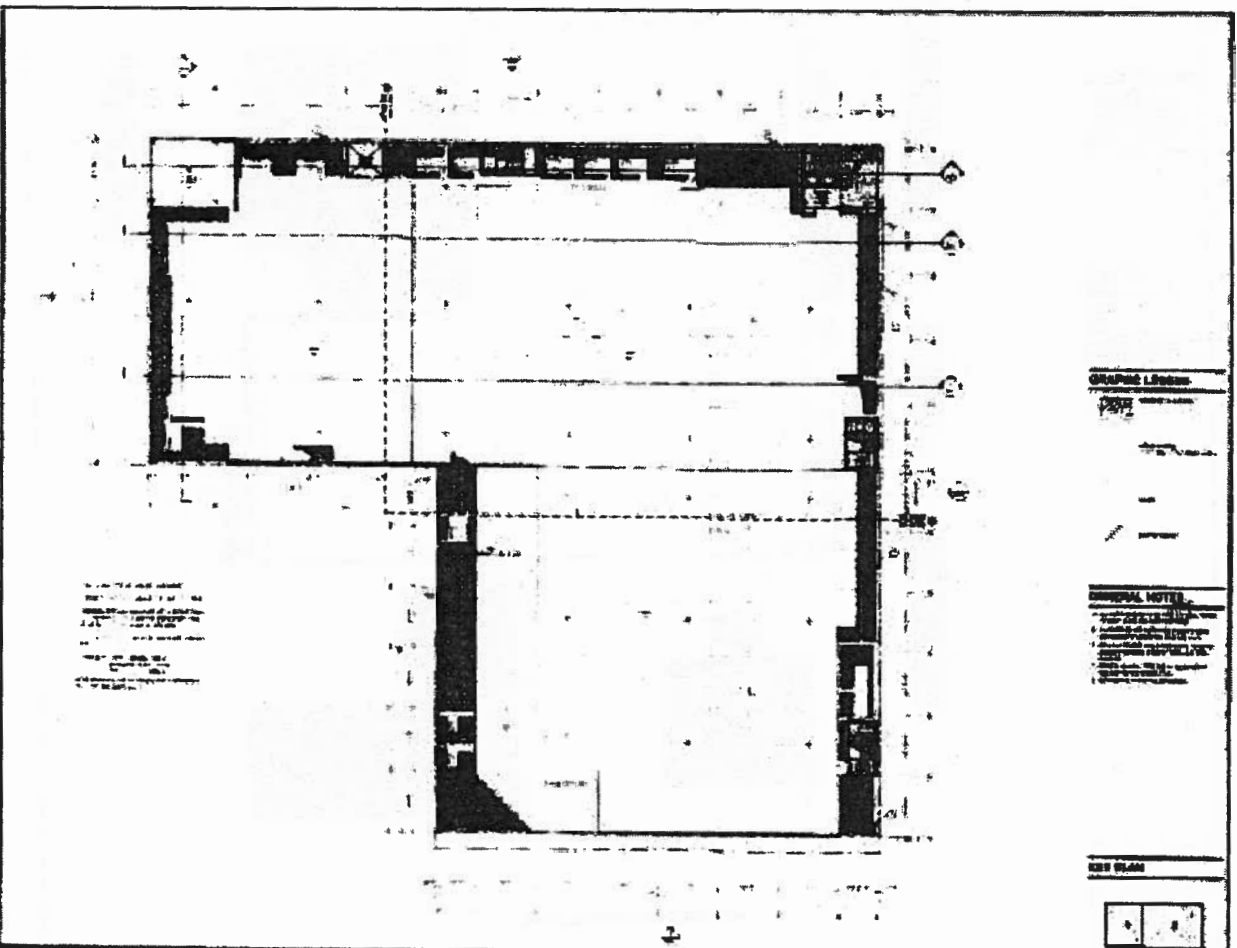
Overall Roof Level Landscape Plan.



Overall Site Plan.



Overall Roof Plan.

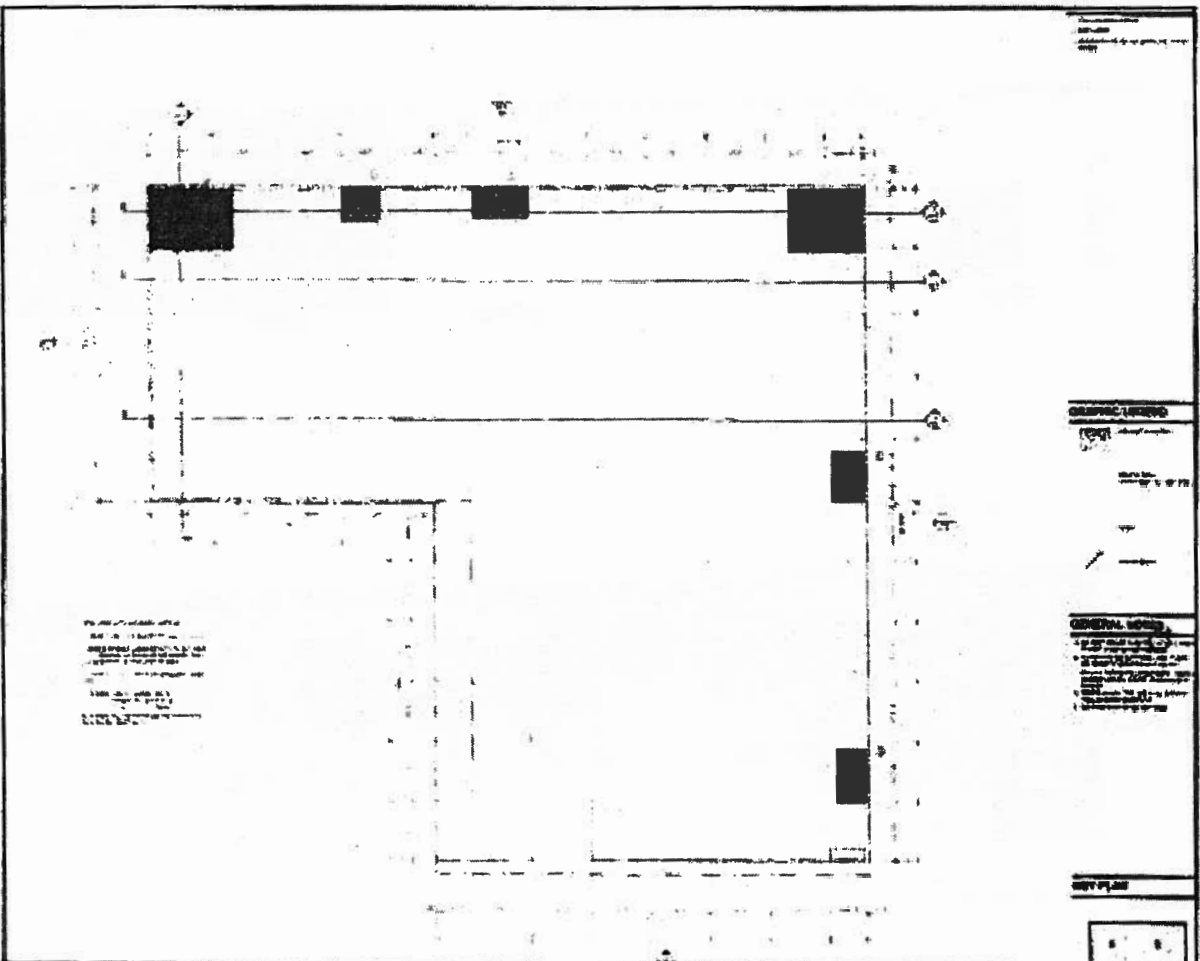


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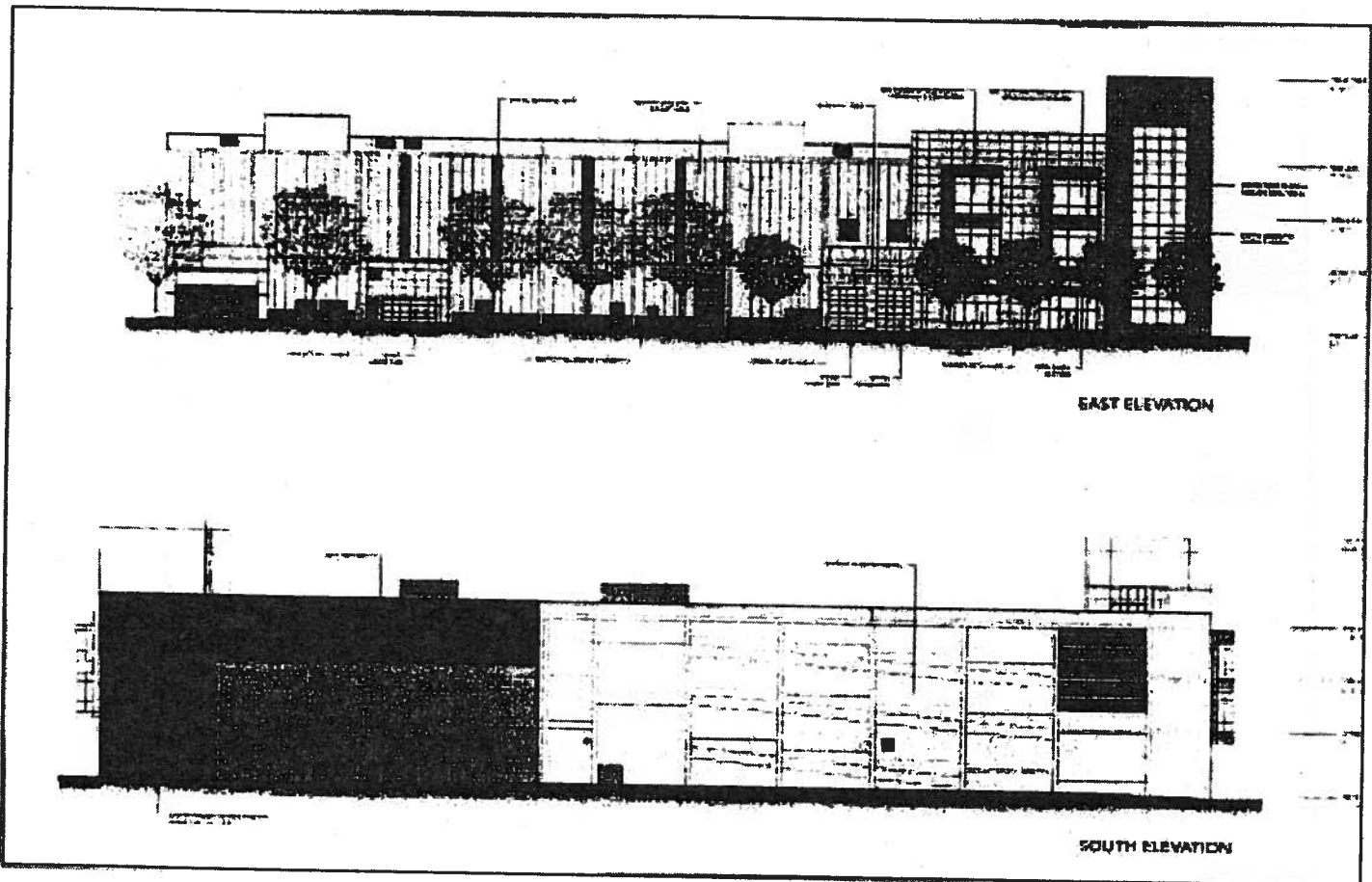
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Overall Penthouse Level Roof Plan.



East And South Building Elevations.



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North And West Building Elevations.

