

17778

60270

JOURNAL--CITY COUNCIL--CHICAGO

9/11/2013

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District which is hereby established in the area described.

SECTION 2. This ordinance shall take effect upon its passage and due publication.

*Reclassification Of Area Shown On Map No. 8-F.*

(Application No. A-7926)

(Common Address: 622 W. 37<sup>th</sup> St.)

[O2013-5599]

*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 B1-1 Neighborhood Shopping District symbols and indications as shown on Map Number 8-F in the area bounded by:

the perpendicular public alley to South Lowe Avenue next north of and parallel to West 37<sup>th</sup> Street; a perpendicular line to West 37<sup>th</sup> Street 49.4 feet east of and parallel to South Lowe Avenue; West 37<sup>th</sup> Street; and South Lowe Avenue,

to those of an RS3 Residential Single-Unit (Detached House) 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. 8-J.*

(Application No 17778)

(Common Address: 3601 W. 31<sup>st</sup> St.)

C1-2

[O2013-5508]

*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 Planned Development Number 1118 District symbols and indications as shown on Map Number 8-J in the area bounded by:

West 31<sup>st</sup> Street; South Central Park Avenue; West 32<sup>nd</sup> Street; and South Millard Avenue,

to those of a C1-2 Neighborhood Commercial District.

SECTION 2. This ordinance takes effect after its passage and approval.

—  
*Reclassification Of Area Shown On Map No. 9-H.*  
(Application No. 17785)  
(Common Address: 1632 -- 1636 W. Belmont Ave.)

[O2013-5515]

*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 B1-3 Neighborhood Shopping District symbols as shown on Map Number 9-H in the area bounded by:

the public alley next north of and parallel to West Belmont Avenue; a line 275 feet east of and parallel to North Paulina Street; West Belmont Avenue; and a line 225 feet east of and parallel to North Paulina Street,

to those of a C1-3 Neighborhood Commercial District.

SECTION 2. This ordinance takes effect after its passage and approval.

—  
*Reclassification Of Area Shown On Map No. 13-H.*  
(Application No. 17786T1)  
(Common Address: 2206 -- 2208 W. Lawrence Ave.)

[O2013-5516]

*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 the B1-1 Neighborhood Shopping District symbols and indications as shown on Map Number 13-H in the area bounded by:

the alley next north of and parallel to West Lawrence Avenue; a line 207.58 feet east of and parallel to North Bell Avenue; West Lawrence Avenue; and a line 107.18 feet east of and parallel to North Bell Avenue,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding uses district is hereby established in the area above described.

16409

9/10/2008

REPORTS OF COMMITTEES

37483

~~Reclassification Of Area Shown On Map Number 8-H.  
(Application Number 16667)~~

~~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 District symbols as shown on Map Number 8-H in the area generally bounded by:~~

~~West 37<sup>th</sup> Place; a line 207.98 feet east of and parallel to South Paulina Street; the centerline of the alley north of and parallel to West 38<sup>th</sup> Street; a line 240.96 feet east of and parallel to South Paulina Street; West 38<sup>th</sup> Street; and South Paulina Street,~~

~~to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.~~

~~SECTION 2. This ordinance takes effect after its passage and approval.~~

Reclassification Of Area Shown On Map Number 8-J.

(As Amended)

(Application Number 16409)

BPD 1118

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 M1-2 symbols and indications as shown on Map Number 8-J in the area bounded by:

West 31<sup>st</sup> Street; South Central Park Avenue; West 32<sup>nd</sup> Street; and South Millard Avenue,

to those of a B3-1 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. In the area above described, the City Zoning Ordinance be amended by changing all of the B3-1 Community Shopping District symbols to those of a Business Planned Development and a corresponding use is hereby established.

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:

Business Planned Development Number 1118.

*Plan Of Development Statements.*

1. The area delineated herein as a Business Planned Development consists of a net site area of approximately three and sixty-seven hundredths (3.67) acres (one hundred fifty-nine thousand nine hundred seventy-two (159,972) square feet) which is controlled by The Shops at Central Park, L.L.C. for purposes of this Business Planned Development.
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this plan of development. Any dedication or vacation of streets or alleys or easements or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions within this planned development shall be binding upon the applicant, its successors and assigns and if different than the applicant, the legal titleholder and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant, 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 purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any modification or change thereto (administrative, legislative or otherwise) shall be made by the applicant, or its direct successor, or the owners of all the property or any association which is formed to represent the property owners.
4. This plan of development consists of these sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Boundary and Property Line Map; a Site Plan; a Landscape Plan; and Exterior Elevations, all dated July 17, 2008 and prepared by The Pickus Companies. Copies of the Site Plan, Landscape Plan, and Building Elevations are on file with the Department of Planning and Development. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a planned development. These and no other zoning controls shall apply to the area delineated herein. In any instance where a provision of planned development conflicts with the Chicago Building Code, the Chicago Building Code shall control.
5. The following uses shall be permitted within the area delineated herein: commercial uses as permitted in the B3-1 Community Shopping District and drive thru for financial institutions or restaurants to be located in the outlot, accessory uses, and accessory and non-accessory parking. Residential uses are not permitted within this planned development.

6. On-premise business identification signs shall be permitted within the planned development subject to review and approval of the Department of Planning and Development. Temporary construction and marketing signs shall be permitted within the planned development subject to review and approval of the Department of Planning and Development. Off-premise signs shall not be permitted in the planned development.
7. 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 part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed on the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
8. Off-street parking shall be provided in compliance with this plan of development subject to review of the Departments of Transportation and Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table.
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 entire parcel shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
11. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot for the total buildable square feet (floor area). The Part II Review Fee will be assessed by the Department of Planning and Development during the actual Part II Review. The fee as determined by the Department of Planning and Development 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 of 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 and the 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 Landscape Plan.

Prior to issuance by the Department of Planning and Development of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II approval") for any future development of the outlot building of this planned development, site plans for the proposed development of the outlot building shall be submitted to the Commissioner of the Department of Planning for Site Plan approval. All future proposals for development of the outlot building shall be subject

to the provisions of this planned development and all relevant ordinances and City policies in effect at the time of submittal. Site Plan approval is intended to assure that specific development proposals conform with this planned development, as well as relevant ordinances and City policies, and to assist the City in monitoring on-going development. No Part II approval shall be granted for the outlot building until an applicable Site Plan has been approved.

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 the application for such modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development, that such modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this 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 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 People 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 standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
15. The applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this planned development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development.

The applicant shall provide a vegetated ("green") roof on at least fifty percent (50%) of the net roof area within this planned development. The proposed green roof is eighteen thousand seven hundred twenty (18,720) square feet which exceeds fifty percent (50%) of the net roof area. "Net roof area" is defined as total roof area minus any required perimeter setbacks, rooftop structures, and roof-mounted equipment.

16. Unless substantial construction of the improvements contemplated by this planned development has commenced within six years following adoption of this planned development, and unless completion thereof is diligently pursued, then this planned development shall expire and the zoning of the property shall automatically revert to that of the M1-2 Limited Manufacturing/Business Park District.

16409

9/10/2008

REPORTS OF COMMITTEES

37487

[Site Plan; Zoning Map; Industrial corridor Map; Aerial View of Site; Land-Use Map; Context/Land-Use Map; Landscape Plan; Green Roof Plan; Aerial Overlay; Exterior Elevations; and Chicago Builds Green Application referred to in these Plan of Development Statements Printed on pages 37488 through 37502 of this *Journal*.]

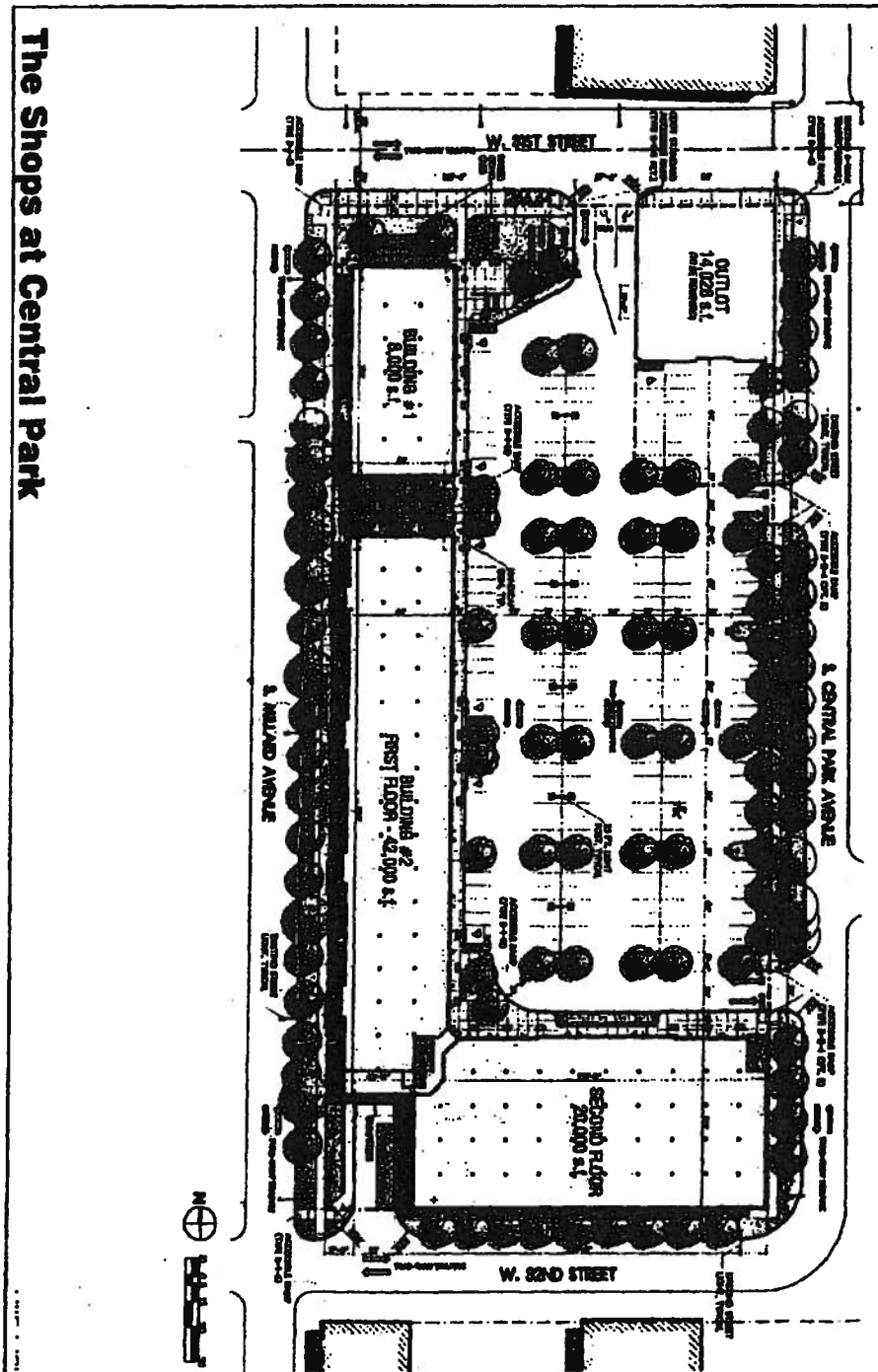
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Business Planned Development Number 1118.*

*Bulk Regulations And Data Table.*

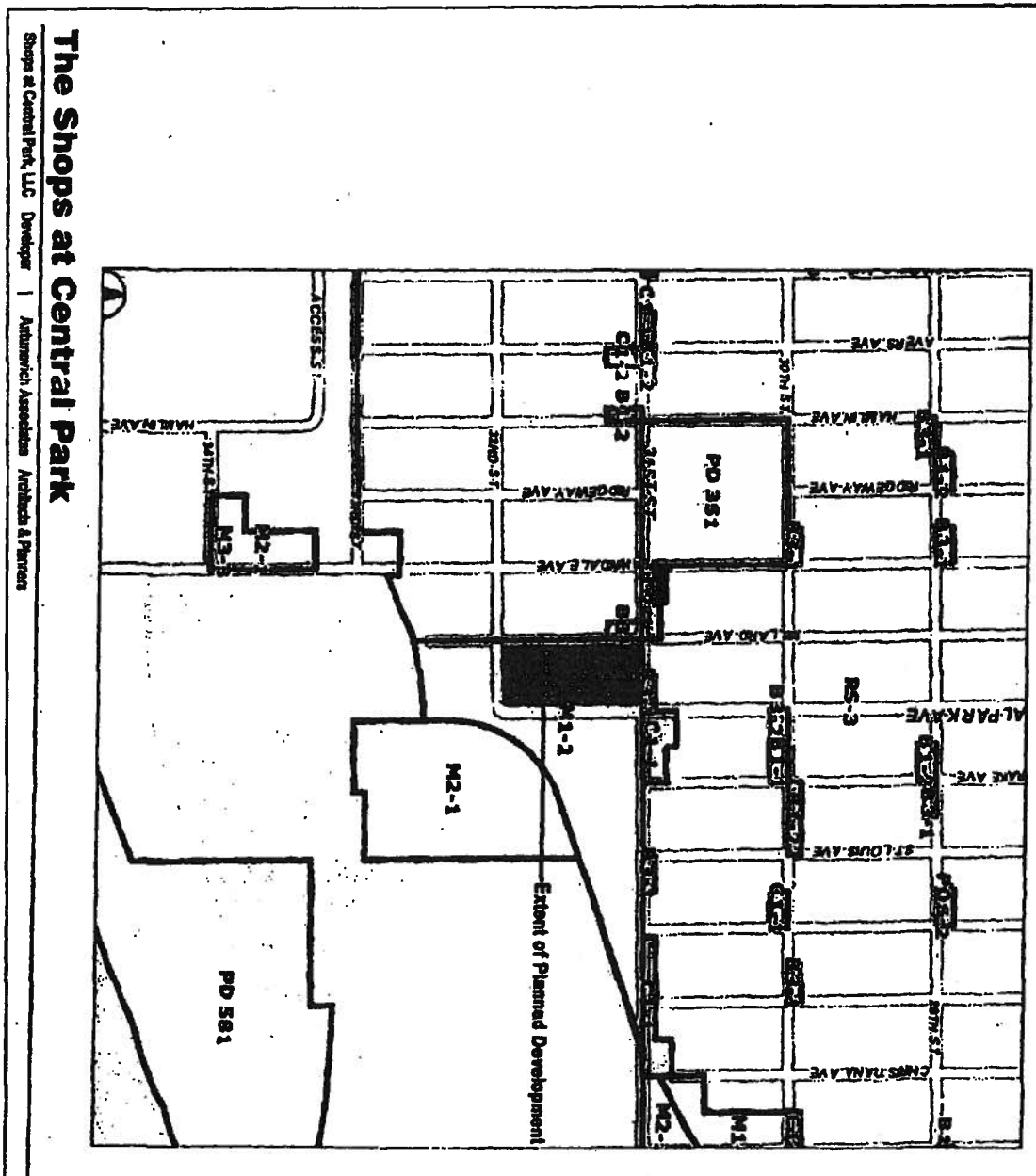
Gross Site Area:	221,508 square feet (5.09 acres)
Net Site Area:	Net Site Area of 159,972 square feet (3.67 acres)
	[Gross Site Area (221,508 square feet) - (area of Public Way [61,536 square feet]) = Net Site Area of 159,972 square feet]
Maximum Floor Area Ratio:	0.75
Permitted Uses:	Commercial uses as permitted in the B3-1 Community Shopping District, accessory uses and accessory parking
Maximum Site Coverage:	40%
Minimum Number of Off-Street Parking Spaces:	207
	The required parking spaces may be reduced if the project size is reduced, so long as the required parking ratio pursuant to the zoning ordinance is maintained
Minimum Number of Off-Street Loading Areas:	2
Minimum Building Setbacks:	
North:	36 feet, 0 inches
East:	0 feet, 10 inches
South:	0 feet, 0 inches
West:	7 feet, 4 inches
Maximum Building Height:	36 feet, 8 inches

Site Plan.

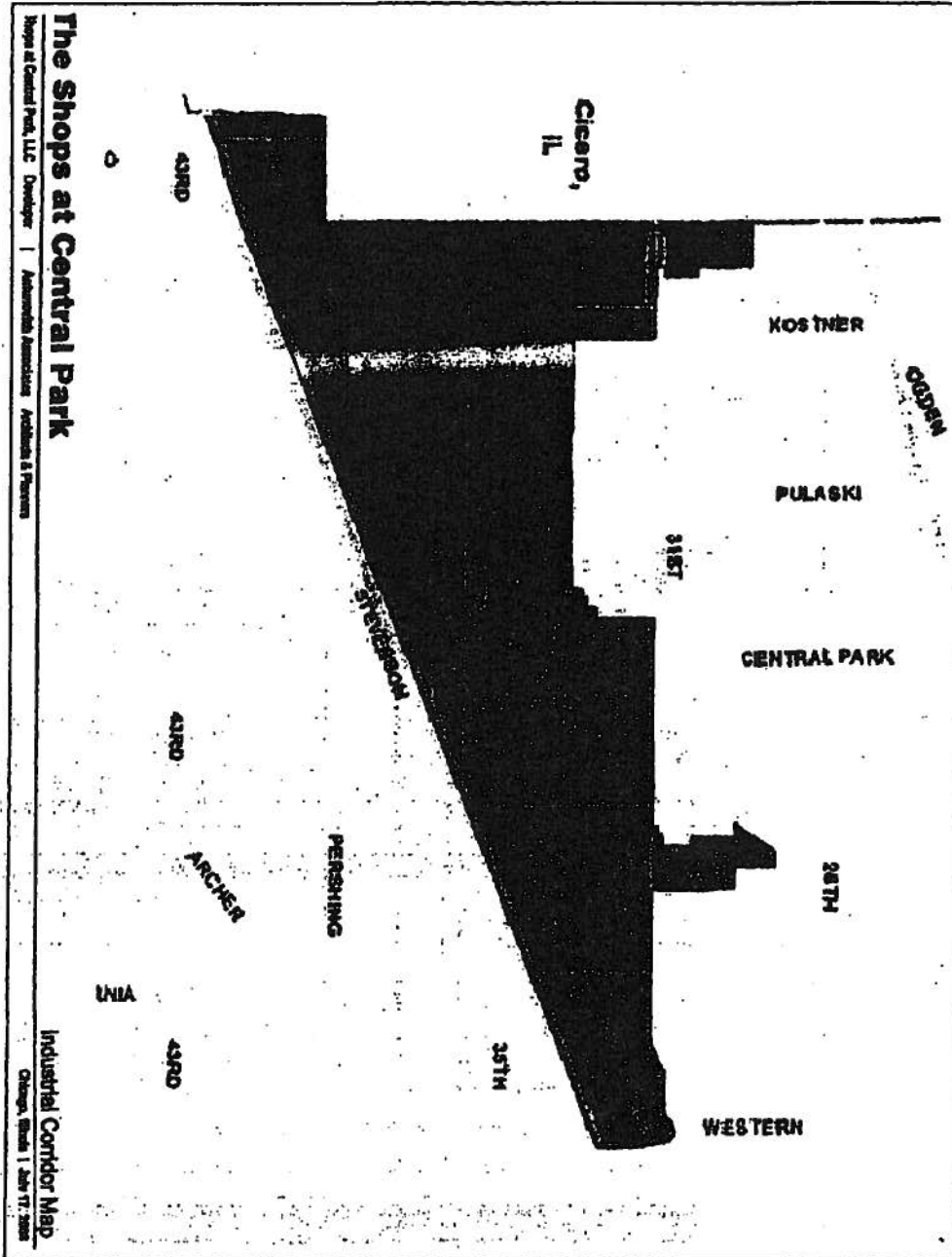


The Shops at Central Park

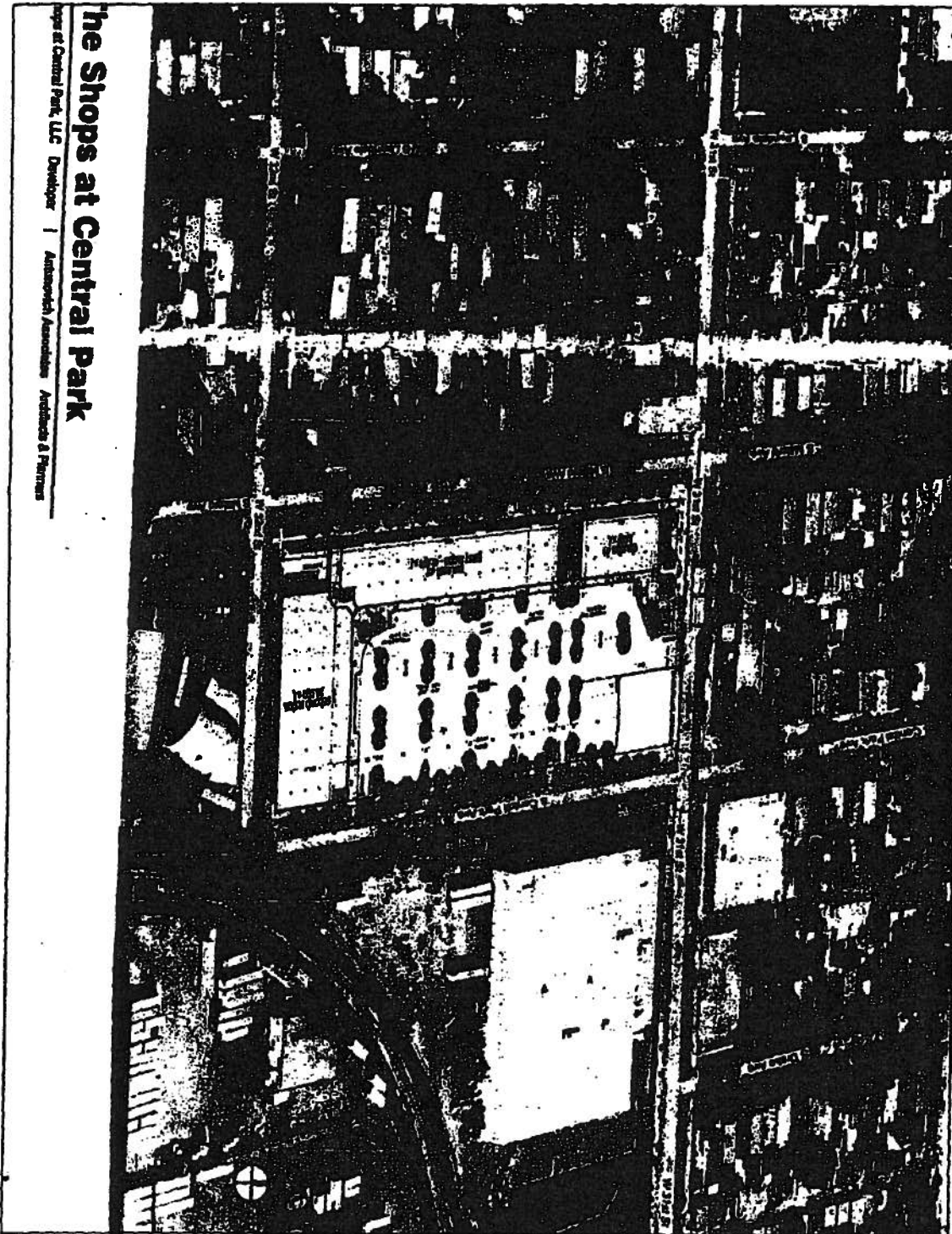
Existing Zoning Map.



Industrial Corridor Map.



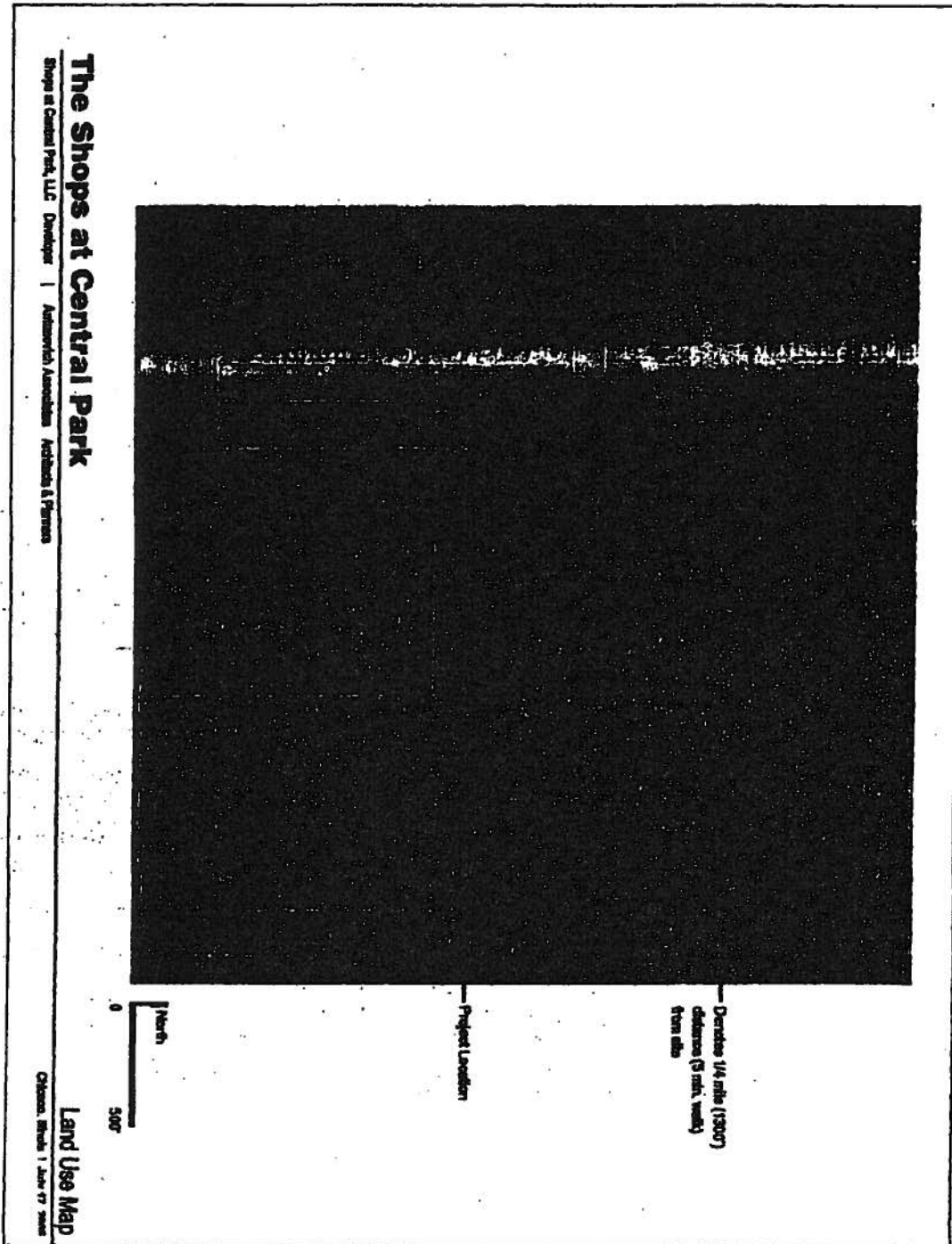
Aerial Overlay.



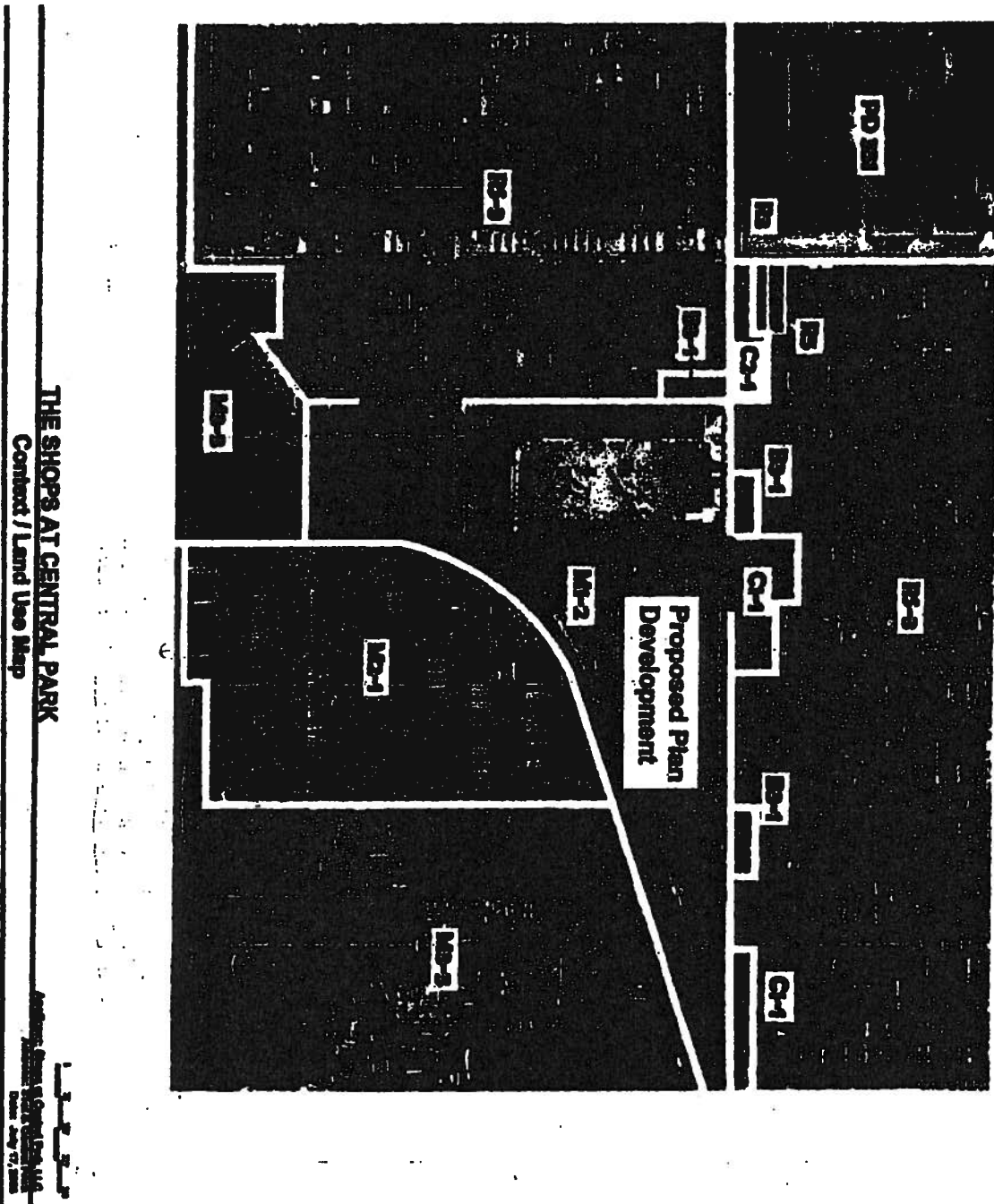
**The Shops at Central Park**

Shops at Central Park, LLC Developer | Architectural Associates Architects & Planners

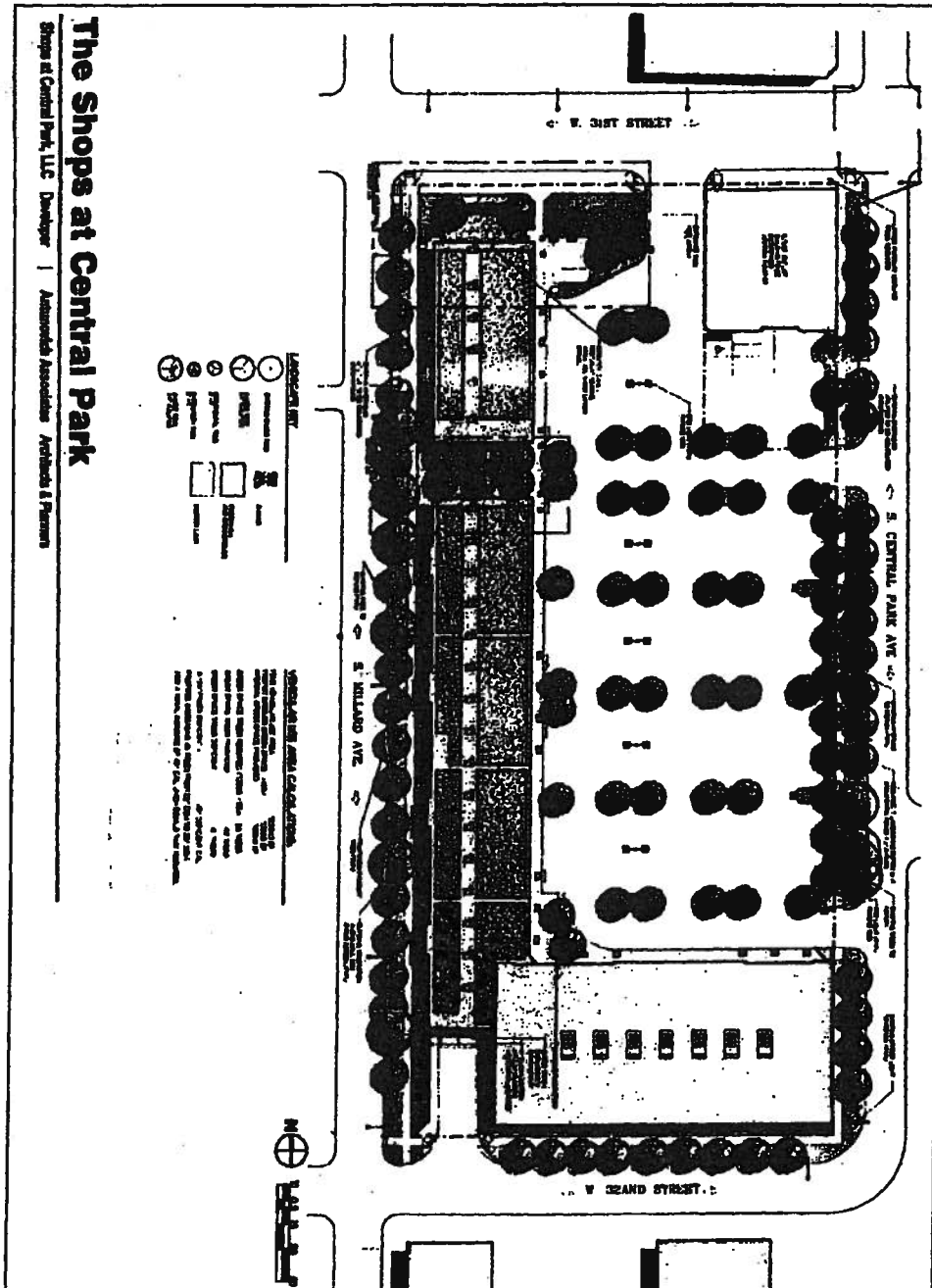
Land-Use Map.



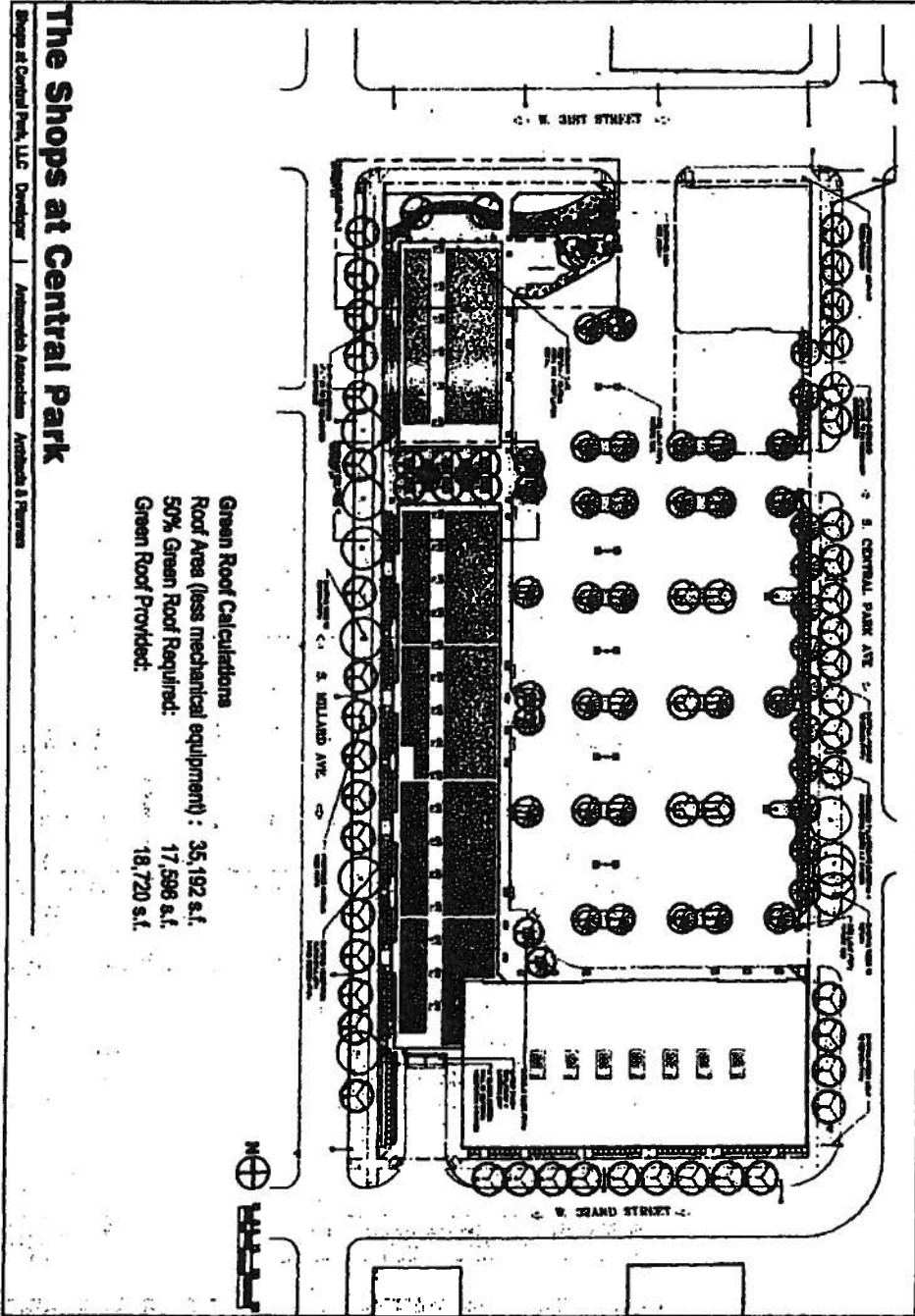
Context/Land-Use Map.



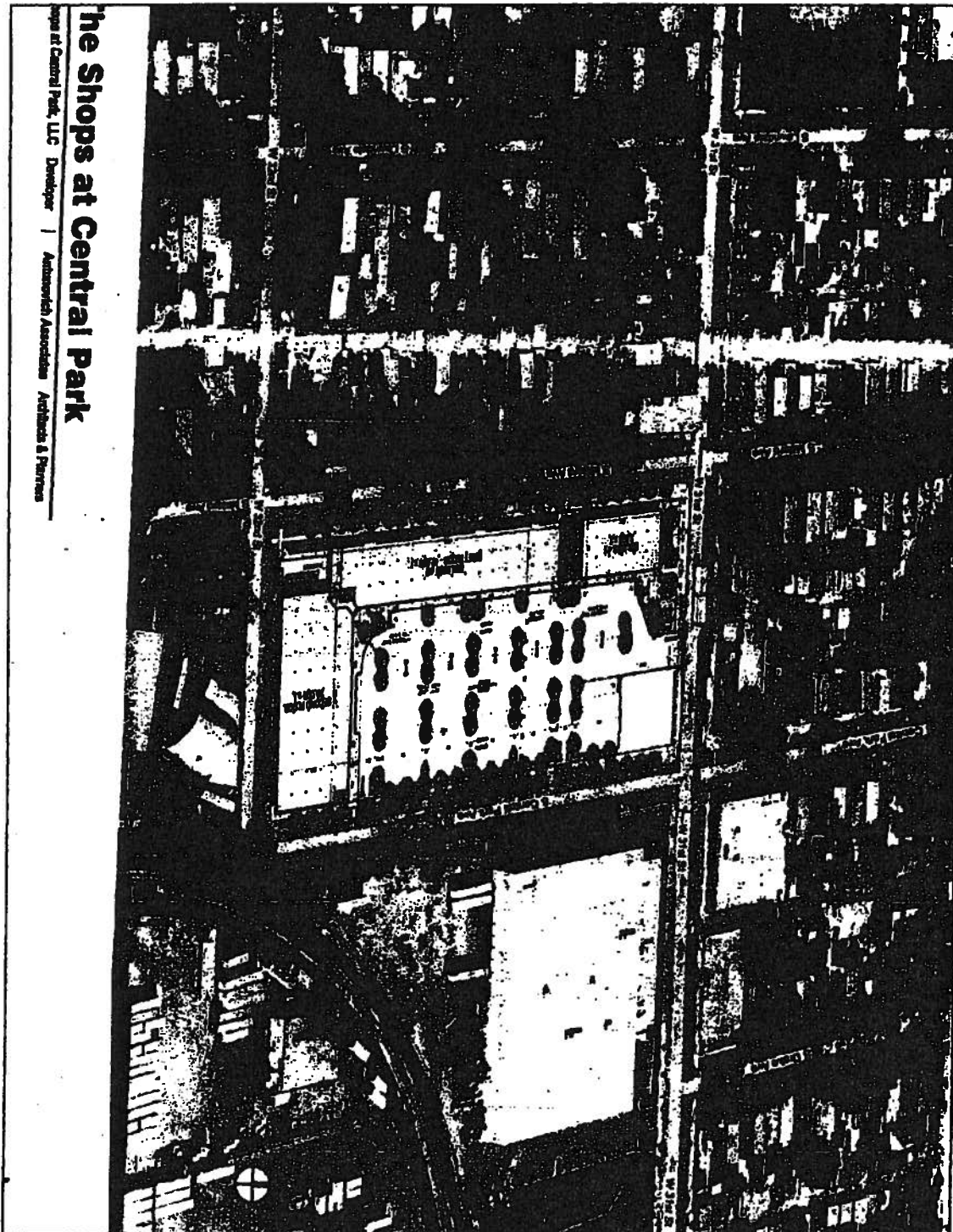
Landscape Plan.



Green Roof Plan.



Aerial Overlay.

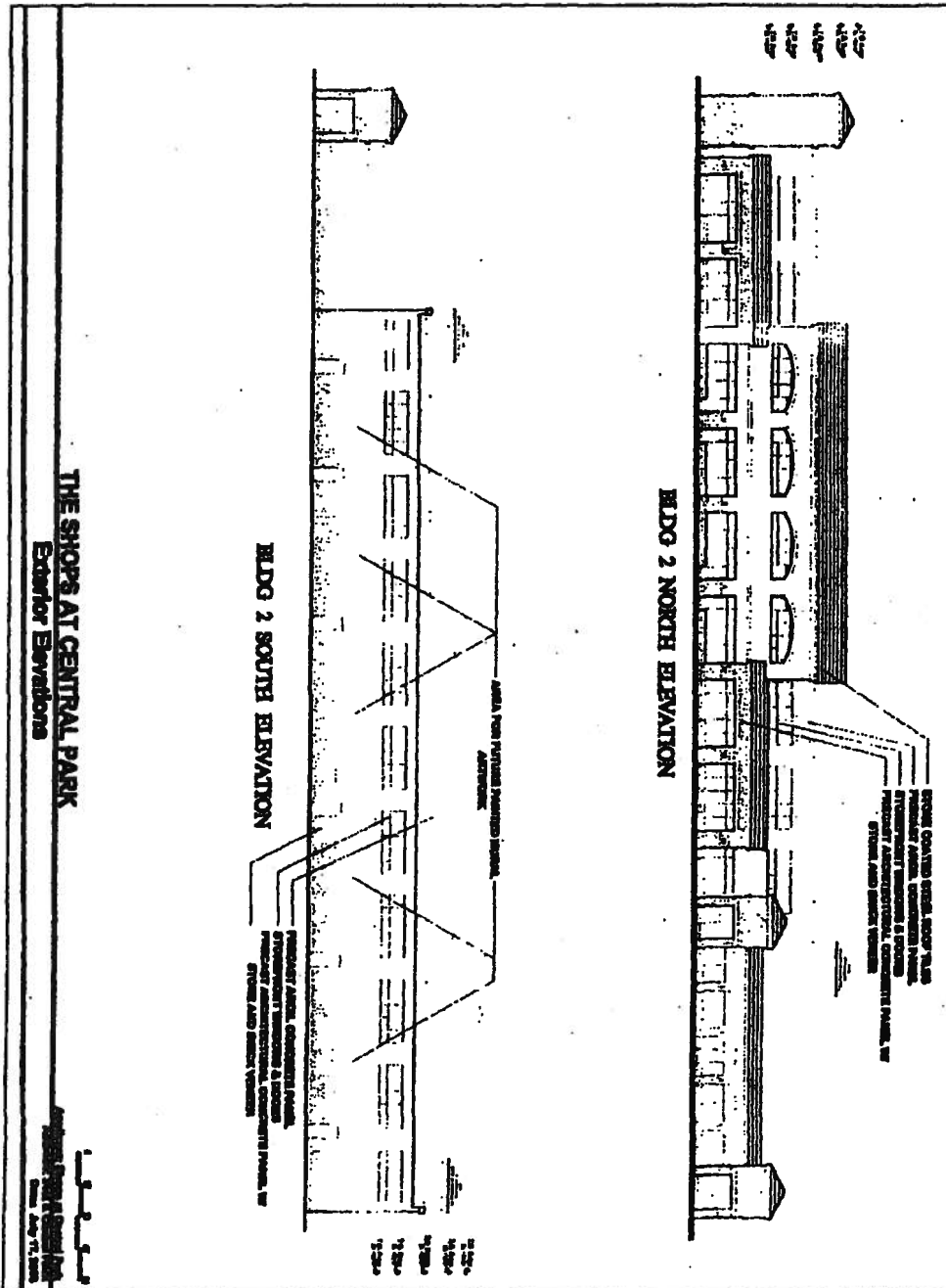


**The Shops at Central Park**

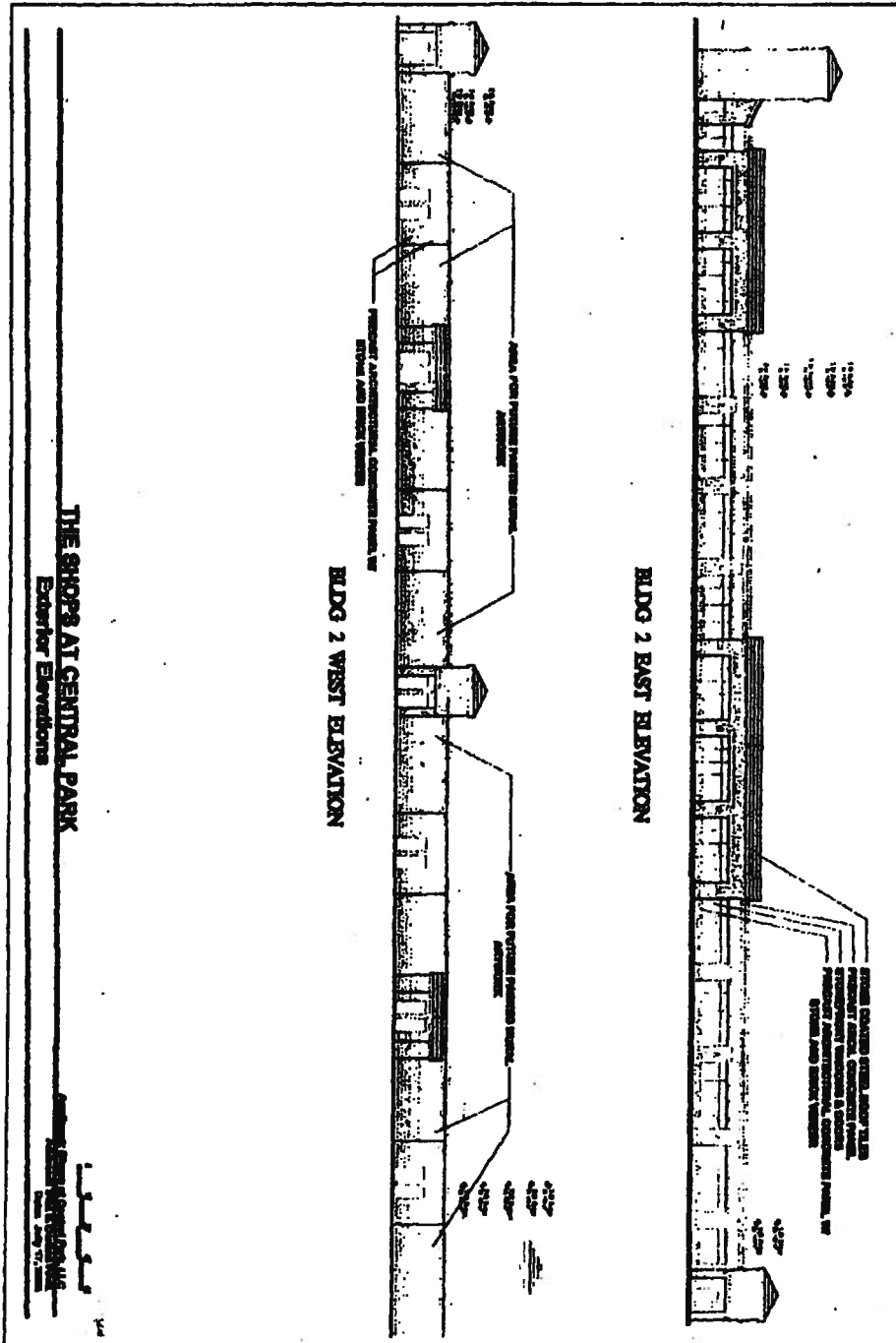
Shops at Central Park, LLC Developer | Architecture Associates Architects & Planners



Exterior Elevations.  
(Page 2 of 3)



Exterior Elevations.  
(Page 3 of 3)



Chicago Builds Green.  
(Page 1 of 3)

# CHICAGO BUILDS GREEN

**Project Name:**

**Project Location:** \* Street Number (if the address only includes one street number, please fill only the cell "From"):  
From:  To:  Direction:  Street Name:  Select Street Type:

Ward No:  Community Area No:

**Project Type:** Check applicable:  
 Planned Development  Redevelopment Agreement  Zoning Change  
PD No: \_\_\_\_\_ RDA No: \_\_\_\_\_ From:  To:

Public project  Landmark

**Project Size:** Total land area in sq.ft.:  Total building(s) footprint in sq.ft.:  Total vehicular use area in sq.ft.:

**DPD Project Manager:** Enter First Name Last Name:

**BG/GR Matrix:** Select project category:

**Financial Incentives:** Check applicable:  
 TIF  Empowerment Zone Grant  Class L  
 GRIF  Ind. Dev. Revenue Bonds  Class 6b  
 SBIF  Bank Participation Loan  OCH  
 Land Sale Write Down

**Density Bonus:** Check applicable:  
 Public plaza & pocket park  Water features in a plaza or pocket park  
 Chicago Riverwalk Improvements  Setbacks above the ground floor  
 Winter gardens  Lower level planting terrace  
 Indoor through-block connection  Green roof  
 Sidewalk widening  Underground parking and loading  
 Arcades  Concealed above-ground parking

Chicago Builds Green.  
(Page 2 of 3)

**Please fill, if applicable**

**Landscaping:**

7' Landscape Setback Square footage:

Interior Landscape Area Square footage:

No. of Interior Trees

No. of Parkway Trees

**Open Space:**

River Setback Square footage:

Private Open Space Square footage:

Privately developed Public Open Space Square footage:

**Stormwater Management (At-grade volume control):**

Permeable paving Square footage:

Raingarden Check applicable:

Filter strip

Bioswale

Detention pond

Native landscaping Square footage:

Rain-water collection cistern/barrel Gallons:

Total impervious area reduction Square footage:

**Other sustainable surface treatments:**

Green roof Square footage:

Energy Star roof Square footage:

High-albedo pavement Square footage:

**Transportation:**

No. of accessory parking spaces

Total no. of parking spaces (Accessory + Non-Acc.)

No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)

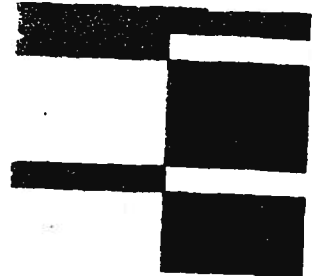
No. of bicycle parking

Within 600 ft of CTA or Metra station entrance Check if applicable:

Chicago Builds Green.  
(Page 3 of 3)

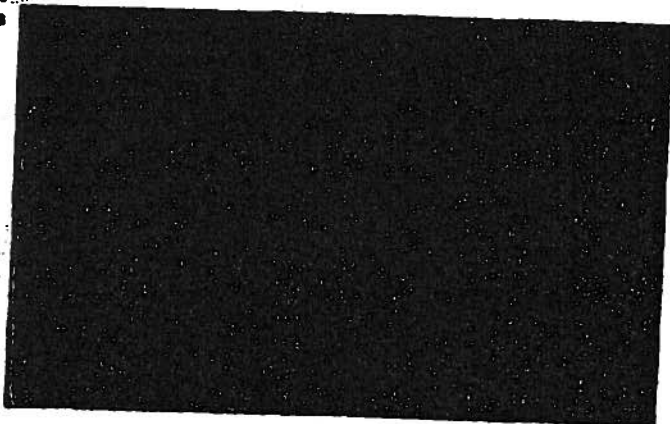
**Building Certification:**

- Energy Star building
- LEED certification
  - LEED Certified
  - LEED Silver
  - LEED Gold
  - LEED Platinum
- Chicago Green Homes
  - Chicago Green Homes [one-star]
  - Chicago Green Homes [two-star]
  - Chicago Green Homes [three-star]



**Energy efficiency strategies not captured above:**

*(i.e. Other than Energy Star Roof - or Energy Star Building Certification)*



**Other sustainable strategies and/or Project Notes:**

