

# PD 1170

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17889

3/5/2014

REPORTS OF COMMITTEES

76239

*Reclassification Of Area Shown On Map No. 8-J.  
(As Amended)  
(Application No. 17889)  
(Common Address: 3200 -- 3232 S. Kedzie Ave.)*

C3-1

[SO2013-8403]

*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 Business Planned Development Number 1170 symbols and indications as shown on Map Number 8-J in the area bounded by:

a line 553.91 feet south of and parallel to West 31<sup>st</sup> Street; South Kedzie Avenue; a line 1,010.17 feet south of and parallel to West 31<sup>st</sup> Street; a line 878.34 feet southwest of and almost parallel to South Kedzie Avenue and almost perpendicular to the centerline of the west fork of the south branch of the Chicago River as declared non-navigable and filled; and the centerline of the west fork of the south branch of the Chicago River,

to those of a C3-1 Commercial Manufacturing and Employment District.

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

~~*Reclassification Of Area Shown On Map No. 10-J  
(As Amended)  
(Application No. 17931T1)  
(Common Address: 4649 -- 4659 S. Spaulding Ave./  
3246 -- 3256 W. 47<sup>th</sup> St.)*~~

[SO2014-823]

~~*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 B3-1 Community Shopping District symbols and indications as shown on Map Number 10-J in the area bounded by:~~

~~a line 127.85 feet north of West 47<sup>th</sup> Street; the public alley next east of South Spaulding Avenue; West 47<sup>th</sup> Street; and South Spaulding Avenue,~~

~~to those of a B2-3 Neighborhood Mixed-Use District which is hereby established in the area described above.~~

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

16931

hereby amended by changing all of the RT4 Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 1-I in the area bounded by:

West Franklin Boulevard; North Whipple Street; the public alley next south of and parallel to West Franklin Boulevard; and North Albany Avenue,

to those of an RM5 Multi-Unit District.

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

*Reclassification Of Area Shown On Map No. 3-F.  
(Application No. A-7627)  
(Common Address: 1112 N. State St.)*

[O2010-3825]

*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 Business Planned Development Number 1061 District symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 195 feet south of and parallel to West Elm Street; North State Street; the public alley next south of and parallel to West Elm Street; and the public alley next east of and parallel to North State Street,

to those of a DX-7 Downtown Mixed-Use District.

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

*Reclassification Of Area Shown On Map No. 8-J.  
(As Amended)  
(Application No. 16931)  
(Common Address: 3200 S. Kedzie Ave.)*

BPD 1170

[SO2010-3824]

*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 M3-3, Heavy Industry District symbols and indications as shown on Map Number 8-J in the area bounded by:

a line 553.91 south of and parallel to West 31<sup>st</sup> Street; South Kedzie Avenue; a line 1,010.17 feet south of and parallel to West 31<sup>st</sup> Street; a line 878.34 feet southwest of and almost parallel to South Kedzie Avenue and almost perpendicular to the centerline of the west fork of Chicago south branch of the Chicago River as declared nonnavigable and filled; and said centerline of the west fork of Chicago south branch of the Chicago River,

to those of a C3-1 Commercial Manufacturing and Employment District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C3-1 Commercial Manufacturing and Employment District in the area bounded by:

a line 553.91 feet south of and parallel to West 31<sup>st</sup> Street; South Kedzie Avenue; a line 1,010.17 feet south of and parallel to West 31<sup>st</sup> Street; a line 878.34 feet southwest of and almost parallel to South Kedzie Avenue and almost perpendicular to the centerline of the west fork of Chicago south branch of the Chicago River as declared nonnavigable and filled; and said centerline of the west fork of Chicago South Branch of the Chicago River,

to those of Business Planned Development.

SECTION 3. This ordinance takes effect after its passage and approval.

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

*Business Planned Development No. 1170*

*Plan Of Development Statements.*

1. The net site area delineated herein as Business Planned Development consists of approximately three hundred sixty-eight thousand five hundred eighty-one (368,581) square feet (8.461 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned and controlled by the applicant, Azteca Mall, L.L.C.
2. 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 easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a 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 contained within this planned development shall be binding upon the applicant, its successors, and assignees 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's successors and assigns and if different than the applicant, then to the owners of record title to all of the Property and any ground lessors (including any condominium and/or owners' association which may be formed). Furthermore pursuant to the requirements of the Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time any application for amendments, modifications or changes (administrative, legislative, or otherwise) to this planned development is made, shall be under single ownership or under single designated control. Single designated control is defined in Section 17-8-0400 of the Chicago Zoning Ordinance ("Zoning Ordinance").
4. This plan development consists of seventeen (17) statements; a Bulk Regulation and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property Line and Boundary Map; and a Site Plan/Green Roof, Landscape Plan, and Building Elevations prepared by M.A.G. Architect, dated July 15, 2010. The plan development is applicable to the area delineated hereto and these and no other zoning controls shall apply. This planned 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 established criteria for approval of a planned development. 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 Chicago 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 shall be permitted within the area delineated herein as Business Planned Development Number 1110: shopping mall and related uses including but not limited to retail establishments, restaurants, including live entertainment and dancing, and the serving of liquor in conjunction therewith; taverns, conference or meeting halls; grocery stores, personal services, day care, banking uses and financial services, artist work or sale space and uses permitted in C3-1 Commercial, Manufacturing and Employment District except hospitals, uses in the Residential Use Group, detention and correctional facilities, animal pounds, taxidermists, and colleges and universities, recycling facilities and freestanding (towers) wireless communication facilities.

6. On-premises signs shall be permitted within the planned development subject to the review and approval of the Department of Zoning and Land Use Planning (D.Z.P.). Temporary signs such as construction and marketing signs shall be permitted, subject to the review and approval of the Department. Off-Premise signs are prohibited within the boundaries of the planned development.
7. Off-street parking shall be provided in compliance with this planned development subject to review of the Department of Transportation and the approval of the Department of Zoning and Land Use Planning. The minimum number of off-street parking spaces shall be determined in accordance with attached Bulk Regulations and Data Table.
8. Ingress or egress shall be subject to the review and approval of the Department of Transportation and the Department of Zoning and Land Use Planning. Closure of all or part of any public street or alley during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. Prior to the issuance of a Part II approval, the applicant shall provide a copy of the recorded Plat of Dedication for the widening of South Kedzie Avenue. Prior to the issuance of the Certificate of Occupancy, the roadway widening must be complete to the satisfaction of the Chicago Department of Transportation and the proposed traffic signal must be fully operational. All work proposed in 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. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Chicago Department of Transportation.
9. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. 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 floor area ratio ("F.A.R.") calculations and floor area measurements, the definition of in the City of Chicago Zoning Ordinance shall apply. The permitted F.A.R. identified in the Bulk Regulations Table has been determined using a Net Site Area of three hundred sixty-seven thousand one hundred ninety-six (367,196) square feet.
11. Upon Part II Review, a Part II Review Fee shall be assessed by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance and Land Use Ordinance. 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.

12. 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 Zoning and Land Use Planning. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
13. The terms, conditions and exhibits of this planned development may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Commissioner of the Department of Zoning and Land Use Planning 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 shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
15. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. All developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Zoning and Land Use Planning. The project will provide a vegetative green roof totaling thirty-nine thousand one hundred twelve (39,112) square feet or thirty percent (30%) of net roof area.
16. 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 the buildings and improvements on the subject 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.
17. This planned development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this planned development ordinance laps, the Commissioner of the Department of Zoning and Land Use Planning shall initiate a zoning map amendment to rezone the Property to M3-3.

[Area Context and Land-Use Map; Industrial Corridor Map; Planned Development Boundary Map; Site Plan with Landscaping; North Elevation; South Elevation; Main Entry/West Elevation; Kedzie Avenue/East Elevation; Kedzie Avenue Rendering; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 97821 through 97832 of this *Journal*.]

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

16931

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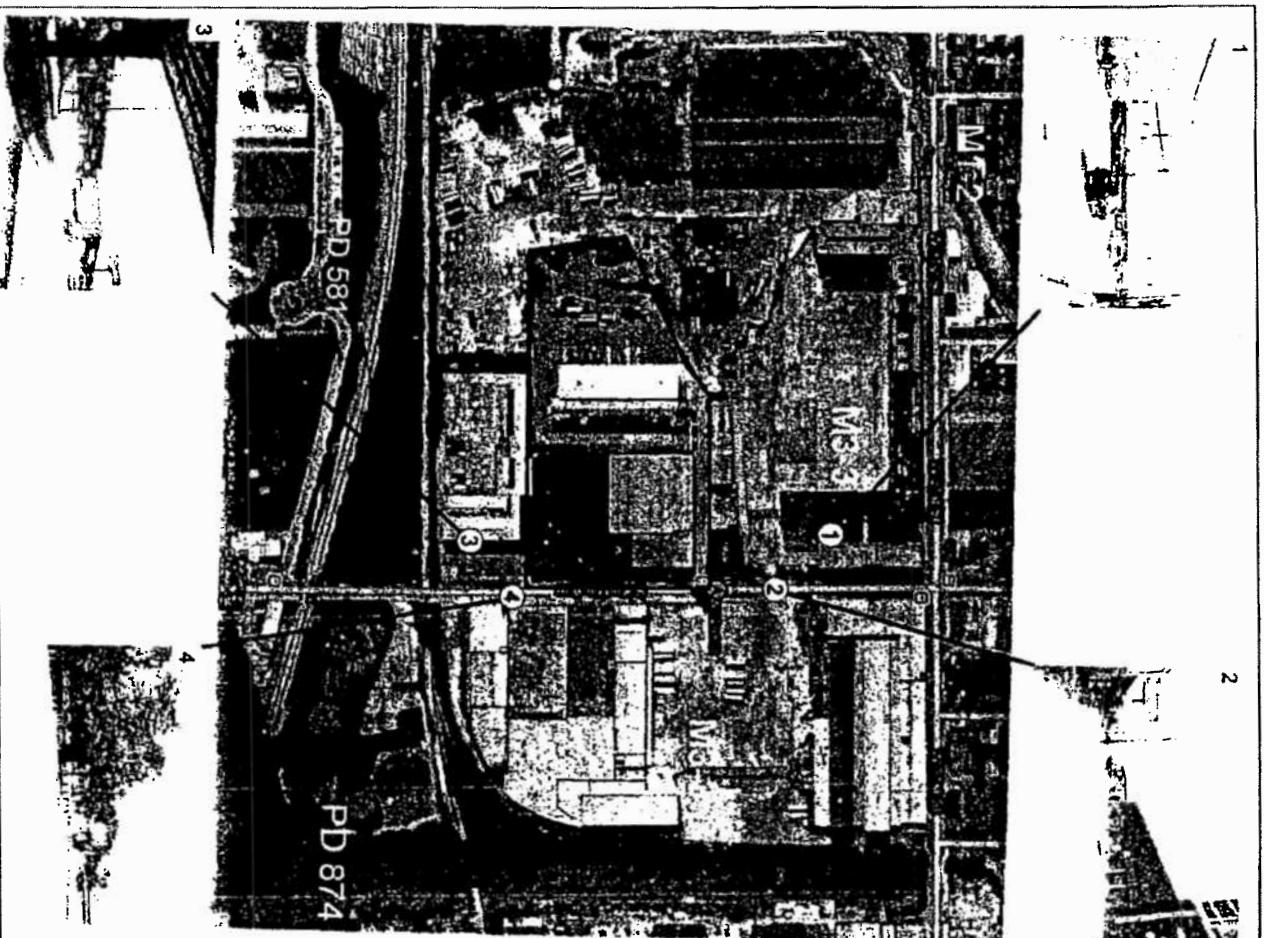
97821

*Business Planned Development No. 1170*

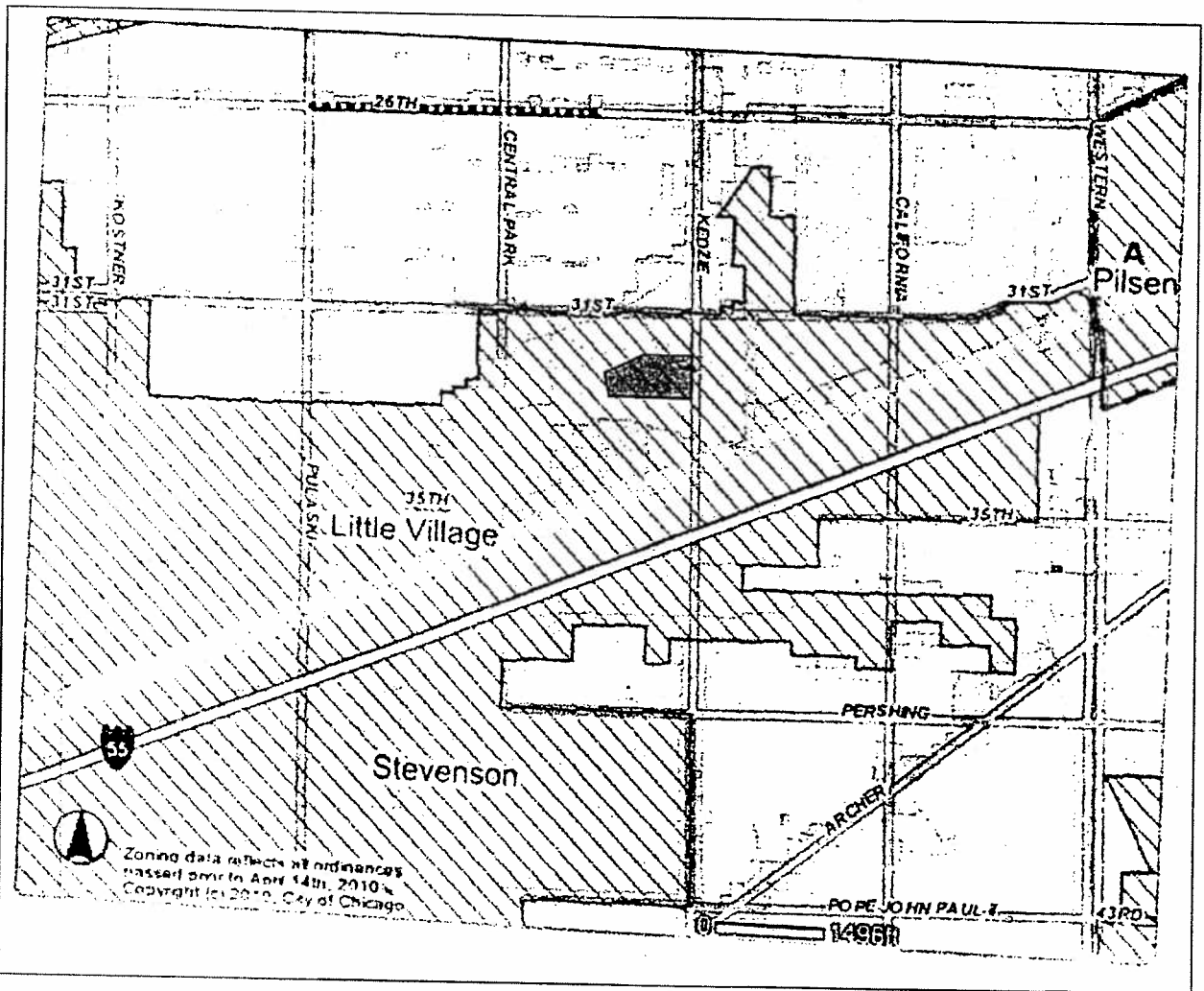
*Bulk Regulations And Data Table.*

Gross Site Area:	383,907.58 square feet (8.81 acres)
Area in Public Right-of-Way:	16,711.58 square feet (.38 acre)
Net Site Area:	367,196.00 square feet (8.43 acres)
Maximum Floor Area Ratio:	
Maximum Permitted	(.43) 159,495.60 square feet
Permitted Uses:	Per Statement Number 5 of this application
Minimum Number of Off-Street Parking Spaces:	
Required:	389
Proposed:	407
Minimum Number of Loading Spaces:	
Required:	4
Proposed:	4
Minimum Number of Bicycle Storage Spaces:	As required by Code
Maximum Building Height:	31 feet, 0 inches
Maximum Site Coverage:	As represented in the Plans attached
Minimum Setbacks:	As represented in the Plans attached

Area Context And Land-Use Map.



Industrial Corridor Map.

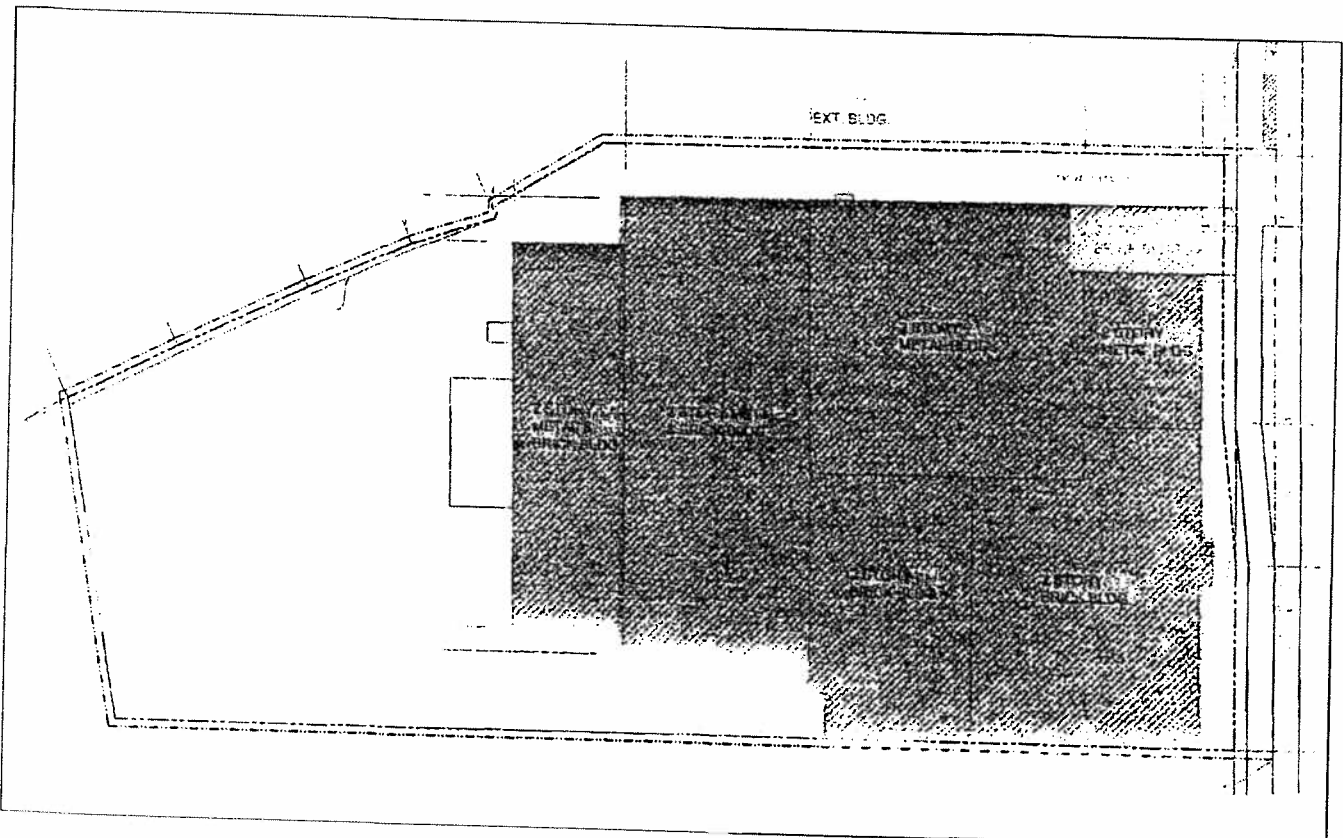


97824

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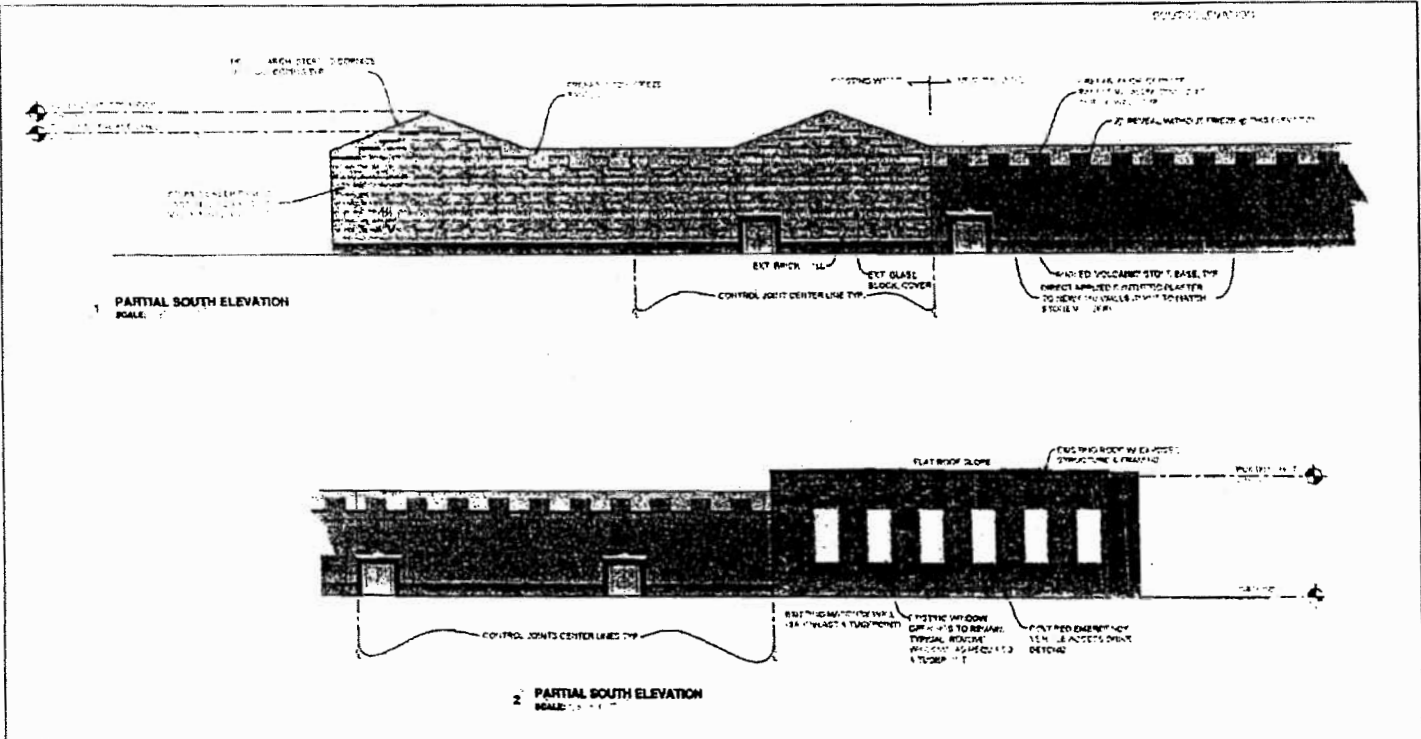
Planned Development Boundary Map.



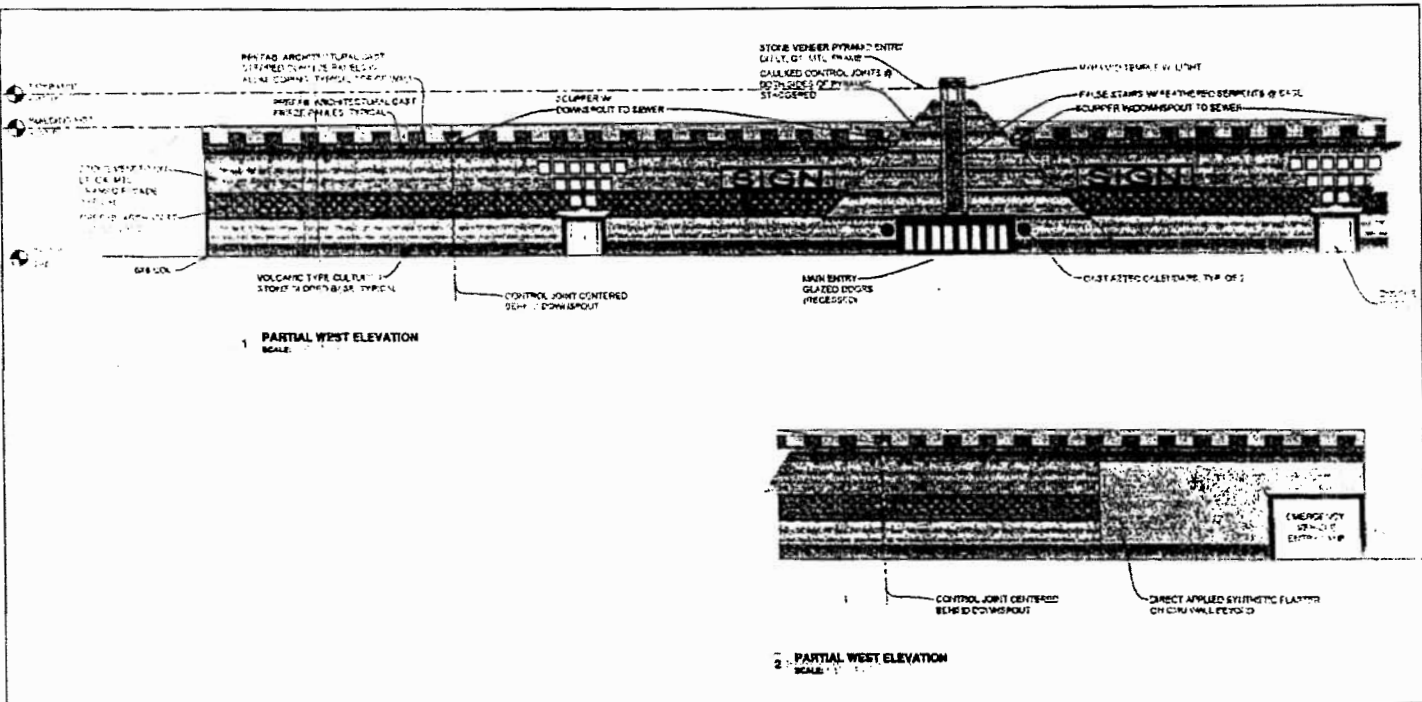




South Elevation.



Main Entry/West Elevation.



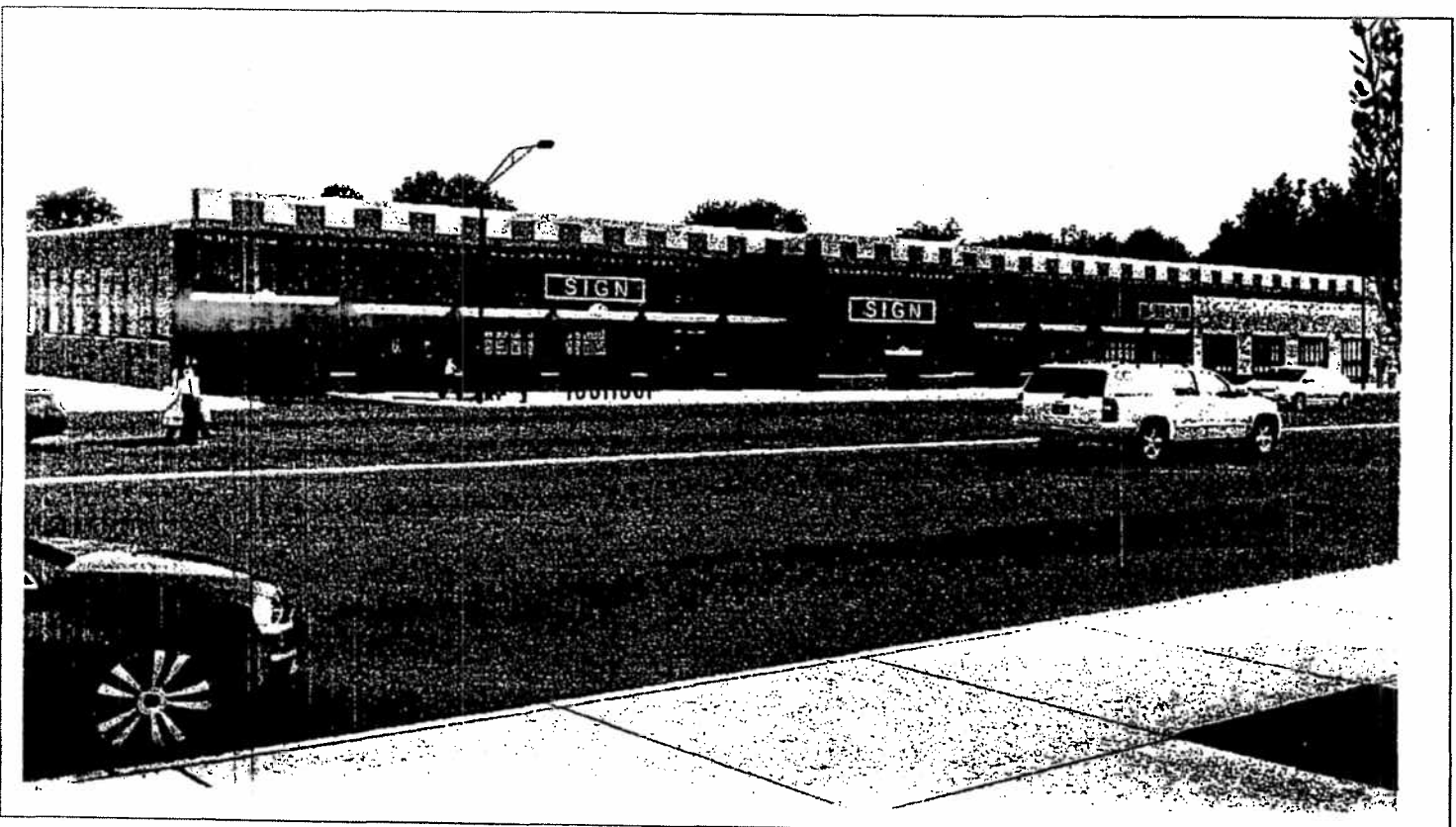


97830

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7/28/2010

Kedzie Avenue Rendering.



Chicago Builds Green.  
(Page 1 of 3)

Project Name:

Azteca Mall

Project Location:

\* Street Number (if the address only includes one street number, please fill only the cell "From"):  
 From: 3200 To: Direction: S Street Name: Kedzie Select Street Type: Ave

Project Type:

Word No: 22 Community Area No.  
 Check applicable:  
 Planned Development  Redevelopment Agreement  Zoning Change  
 PD No: TBD RDA No: From: To:  
 Public project  Landmark

Project Size:

Total land area in sq. ft.: 367,195 Total building(s) footprint in sq. ft.: 159,535 Total vehicle use area in sq. ft.: 169,841

DPD Project Manager:

Enter First Name Last Name  
 Fernando Espinoza

BG/GR Matrix:

Select project category:  
 Com. retail > 10,000 sf

Financial Incentives:

Check applicable:  
 TIF  Empowerment Zone Grant  Class L  
 GRIF  Ind. Dev. Revenue Bonds  Class 6b  
 SBIF  Bank Participation Loan  DOH  
 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:	0
Interior Landscape Area	Square footage:	17,600
No. of Interior Trees		125
No. of Parkway Trees		0

**Open Space:**

River Setback	Square footage:	0
Private Open Space	Square footage:	
Privately developed Public Open Space	Square footage:	0

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

Permeable paving	Square footage:	124,389
Raingarden	Check applicable:	<input type="checkbox"/>
Filter strip		<input type="checkbox"/>
Bioswale		<input type="checkbox"/>
Detention pond		<input type="checkbox"/>
Native landscaping	Square footage:	0
Rain-water collection cistern/barrel	Gallons:	0
Total impervious area reduction	Square footage:	0

**Other sustainable surface treatments:**

Green roof	Square footage:	39,112
Energy Star roof	Square footage:	0
High-albedo pavement	Square footage:	0

**Transportation:**

No. of accessory parking spaces		407
Total no. of parking spaces (Accessory + Non-Acc.)		407
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)		0
No. of bicycle parking		78
Within 500 ft of CTA or Metra station entrance	Check if applicable:	<input type="checkbox"/>

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:**

*IF Other than Energy Star Roof - or Energy Star Building Certification*

1. Insulated building envelope to meet Chicago Energy Code.
2. Higher efficiency HVAC system.
3. New reflective roofing over entire building.
4. Improved energy efficient lighting.
5. Skylight and clear story windows for natural day lighting.

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

1. Permeable pavers to exceed City's storm water management requirements and reduce the urban heat island effect.
2. Efficient reuse of existing under utilized building structures.
3. Efficient use of existing transportation routes (major arterial streets, highway and bus stops).
4. Recycling of existing rear steel structure to be demolished.