

# PD 1189

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*Reclassification Of Area Shown On Map No. 5-G.*

(As Amended)

(Application No. 20814)

(Common Address: 2258 -- 2274 N. Clybourn Ave.)

IBPD 1189,00

[SO2021-3929]

*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 Institutional-Business Planned Development Number 1189 and M1-2 Limited Manufacturing/ Business Park District symbols and indications as shown on Map Number 5-G in the area bounded by:

beginning at a point 100 feet southwest of and parallel to North Clybourn Avenue; a line 230.22 feet southeast of the intersection of North Ashland Avenue and North Clybourn Avenue, as measured along the westerly right-of-way line of North Clybourn Avenue and perpendicular thereto; North Clybourn Avenue; a line 280.22 feet southeast of the intersection of North Ashland Avenue and North Clybourn Avenue, as measured along the westerly right-of-way line of North Clybourn Avenue and perpendicular thereto; a line 100 feet southwest of and parallel to North Clybourn Avenue; a line 380.22 feet southeast of the intersection of North Ashland Avenue and North Clybourn Avenue, as measured along the westerly right-of-way of North Clybourn Avenue and perpendicular thereto; North Clybourn Avenue; a line 702.71 feet southeast of the intersection of North Ashland Avenue and North Clybourn Avenue, as measured along the westerly right-of-way line of North Clybourn Avenue and perpendicular thereto; a line 138.11 feet southwest of and parallel to North Clybourn Avenue; the alley next north of West Webster Avenue; the easterly right-of-way line of North Dominick Street; a line 453.6 feet north and northwest of West Webster Avenue, as measured along the easterly right-of-way line of North Dominick Street and perpendicular thereto; a line from a point 216 feet north of West Webster Avenue and 152 feet east of North Ashland Avenue, to a point 284 feet north of West Webster Avenue and 50 feet east of North Ashland Avenue (said curved line being concave and running to the northwest having an arc length of 120.76 feet and a radius of 478.34 feet); a line from a point 284 feet north of West Webster Avenue and 50 feet east of North Ashland Avenue, to a point 303 feet north of West Webster Avenue and 53 feet east of North Ashland Avenue; a line from a point 303 feet north of West Webster Avenue and 53 feet east of North Ashland Avenue, to a point 316 feet north of West Webster Avenue and 11 feet east of North Ashland Avenue; a line from a point 316 feet north of West Webster Avenue and 11 feet east of North Ashland Avenue, to a point 412.56 feet south of the intersection of North Clybourn Avenue and North Ashland Avenue, as measured along the east bridge line of North Ashland Avenue and the east right-of-way line of North Ashland Avenue; and the centerline of North Ashland Avenue,

to those of a C2-2 Motor Vehicle-Related Commercial District and a corresponding use district which is hereby established in the area described above.

SECTION 2. That Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the C2-2 Motor Vehicle-Related Commercial District symbols and indications within the area hereinabove described to the designation of Institutional-Business Planned Development Number 1189, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development attached and made a part thereto and to no others.

SECTION 3. 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:

*Institutional-Business Planned Development No. 1189, As Amended.*

*Planned Development Statements.*

1. The area delineated herein as Institutional-Business Planned Development Number 1189, as amended (the "Planned Development"), consists of approximately 178,313 square feet (4.093 acres) of property (net site area), which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned and controlled by the Applicant -- The Salvation Army.
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 Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
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 Department of Transportation 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 Planned Development.

~~Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.~~

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, if applicable, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement, if applicable, must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way, as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of these eighteen (18) Statements; a Bulk Regulations and Data Table; a Plat of Survey; an Existing Zoning Map; a Vicinity Map; a Planned Development Boundary and Property Line Map; Layout (Site) Plan; and a Landscape Plan and Details, prepared, in relevant part, by V3 Companies Ltd., and dated July 21, 2022, submitted herein. Full-sized copies of the Plat of Survey; Planned Development Boundary and Property Line Map; Layout (Site) Plan; Vicinity and Location Map; Demolition Plan; Grading, Erosion Control and Utility Plan; Landscape Plan and Details, are on file with the Department of Planning and 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 Chicago Zoning Ordinance, this Planned Development controls.
5. The following uses are permitted in the area delineated herein as Institutional-Business Planned Development Number 1189, as amended: retail sales (ARC Family Store); food and beverage retail sales; restaurant (limited or general); office; group living and medical service (adult rehabilitation center) with accessory uses; public and civic uses -- religious assembly, community service, motor vehicle repair shop (not including body work or painting); and accessory and non-accessory off-street parking and loading. The following uses shall be prohibited: hospital, postal service, animal shelter, body art services, urban farm, entertainment and spectator sports, financial services, undertaking, personal services, sports and recreational, and industrial uses.
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 the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. Off-street parking and loading facilities 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.

The Applicant shall restrict semi-tractor trailer vehicle traffic accessing the subject site to the three (3) access driveways along North Clybourn Avenue. Egress by the semi-tractor trailer vehicles shall be restricted to the alleyway located southwest of and parallel to North Clybourn Avenue. Semi-tractor trailer vehicles shall be prohibited from accessing the subject site from North Dominick Street, with the limited exception of occasional large-scale machinery deliveries and during construction of any improvements anticipated herein. The use of the curb cut on North Dominick Street shall be limited to employees, retail customers and donors, and The Salvation Army box trucks only.

8. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building or any appurtenance attached shall not exceed the height established in the Bulk Regulations and Data Table and also shall be subject to height limitations, if any, established by the Federal Aviation Administration.
9. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 178,313 square feet and a base FAR of 2.2.
10. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by the Department of Planning and Development. 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.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
12. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality, and accessibility of the river, as contained in the Waterway Planned Development Guidelines contained in the Chicago Zoning Ordinance (Section 17-8-0912) and the Chicago River Design Guidelines. To further these goals, the Applicant agrees to: (a) provide landscaped screening along the river frontage as indicated on the original Layout (Site) Plan, Public and Common Open Space Plan and Landscape Plan from the creation of this Planned Development; and (b) not impede the development of a continuous riverside trail at which time the riverside trail is developed. All improvements within the river setback must be substantially completed prior to receipt of final occupancy certificate for the principal building (ARC Family Store), provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.
13. 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 13-32-085, or any other provision of the Municipal Code of Chicago.

14. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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.
15. 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.
16. 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 the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance. The proposed commercial-retail building (ARC Family Store) shall provide a vegetated ("green") roof totaling a minimum of 50 percent of the net roof area or 15,552 square feet and obtain a LEED's certification.
17. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of: (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of

certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

18. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to Institutional-Business Planned Development Number 1189 (dated February 15, 2012).

[Zoning and Land-Use Map; Boundary and Property Line Map; Layout Plan; Landscape Plan; and Final Engineering Plans referred to in these Plan of Development Statements printed on pages 52262 through 52266 of this *Journal*.]

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

*Institutional-Business Planned Development No. 1189, As Amended.*

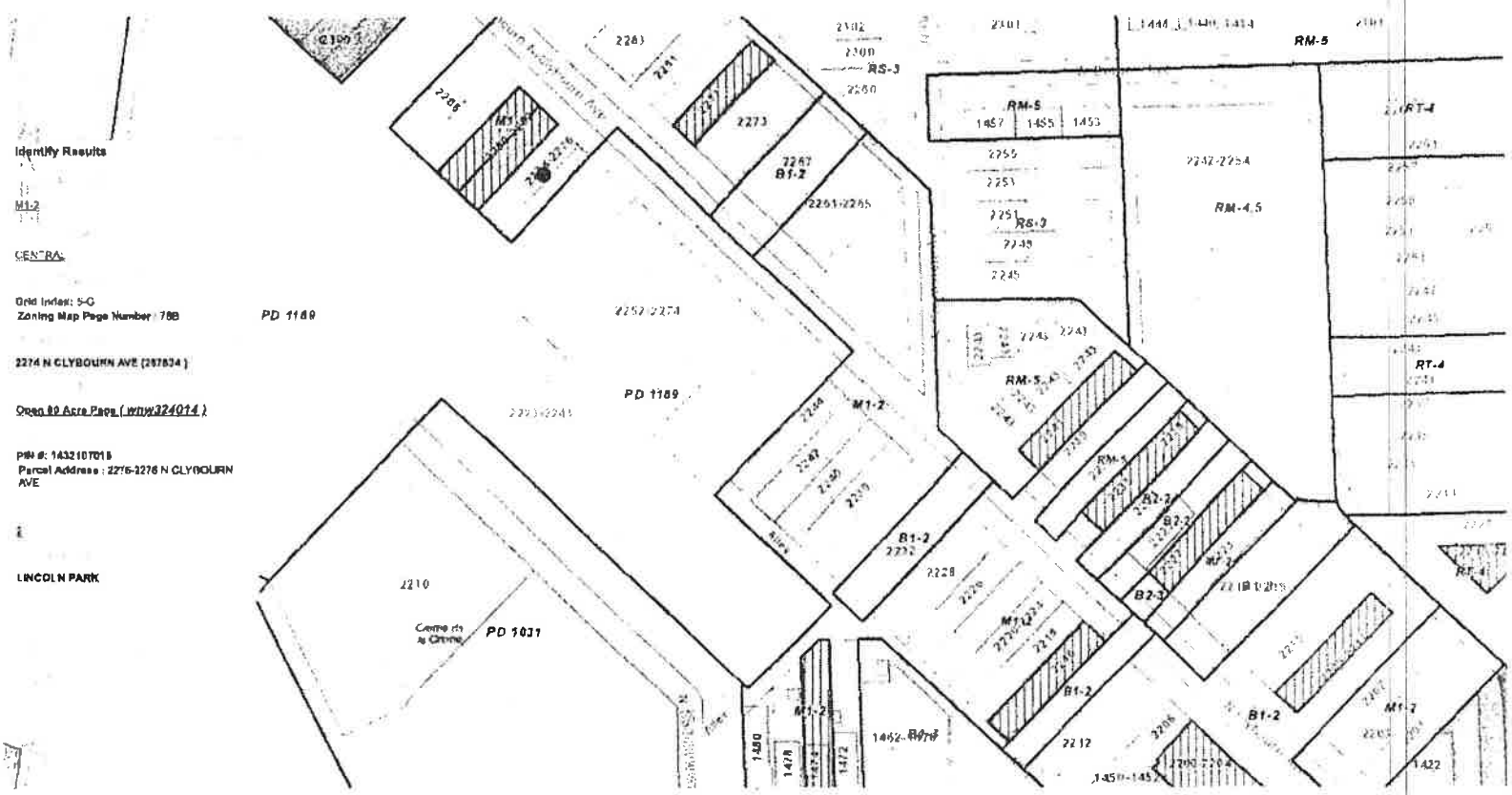
*Bulk Regulations And Data Table.*

Gross Site Area:	213,244 square feet (4.895 acres)
Area in Public Right-of-Way:	34,931 square feet (0.802 acre)
Net Site Area:	178,313 square feet (4.093 acres)

Permitted Floor Area Ratio:	2.2 (maximum)
Permitted Uses:	Planned Development Statement Number 5
Maximum Retail/Commercial Area:	36,000 square feet
Maximum Number of Transitional Residence Beds/Rooms (allowed):	150 beds/30 rooms
Minimum Off-Street Vehicular Parking Spaces:	160 spaces [145 spaces (existing) + 15 spaces (added)]
Minimum Off-Street Loading Spaces:	
The Salvation Army Store:	1 at 10 feet by 25 feet; and 1 at 10 feet by 50 feet
Maintenance Facility:	In substantial compliance with the original Site Plan from initial approval of P.D. Number 1189
Setbacks from Property Line:	In substantial compliance with the attached Layout Plan, as well as the original Site Plan (P.D. Number 1189, dated February 15, 2012)
Maximum Percentage of Site Coverage:	In substantial compliance with the original Site Plan (P.D. Number 1189, dated February 15, 2012)
Maximum Building Height:	In substantial compliance with the original Site Plan (P.D. Number 1189, dated February 15, 2012)

Final Zoning and Land Use Map  
Department of Planning and Development

# FINAL FOR PUBLICATION



Identify Results

M1-2

CENTRA

Grid Index: 5-G  
Zoning Map Page Number: 78B

PD 1189

2274 N CLYBOURN AVE (287824)

Open 80 Acre Plans (www.324014)

PH #: 1432107018  
Parcel Address: 2276-2278 N CLYBOURN AVE

LINCOLN PARK

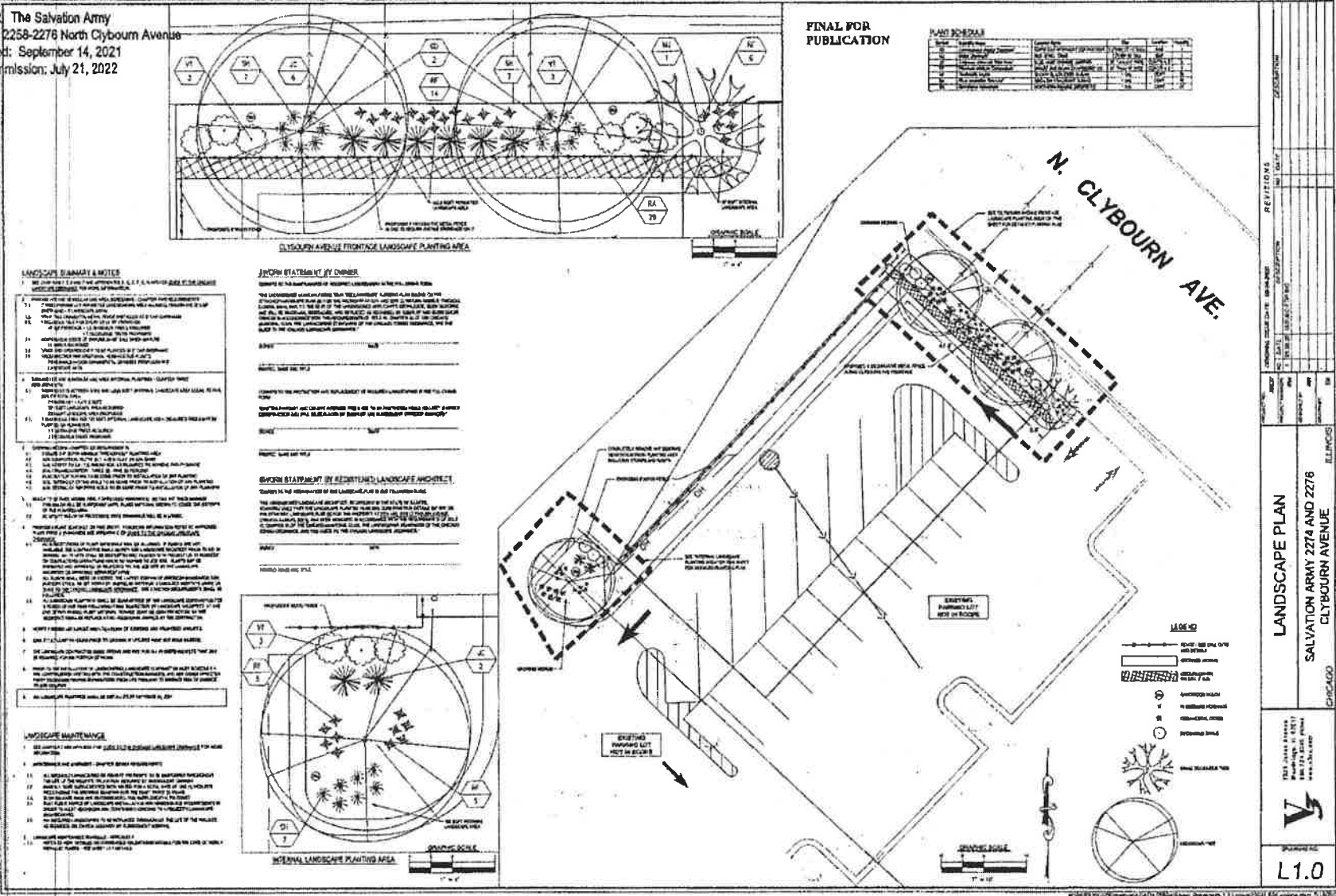
## ZONING and LAND USE MAP

Applicant: The Salvation Army  
 Address: 2258-2274 North Clybourn Avenue  
 Introduced: September 14, 2021  
 Plan Commission: July 21, 2022





Applicant: The Salvation Army  
 Address: 2258-2276 North Clybourn Avenue  
 Introduced: September 14, 2021  
 Plan Commission: July 21, 2022



**LANDSCAPE STATEMENT BY OWNER**

1. I, the undersigned, being the owner of the property described in the title of this plan, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.
2. I have caused the plan to be prepared by a duly licensed and registered landscape architect, and I have caused the same to be signed and sealed by him.
3. I have caused the plan to be prepared in accordance with the provisions of the Ordinance of the City of Chicago, Illinois, relating to the preparation of landscape plans.
4. I have caused the plan to be prepared in accordance with the provisions of the Ordinance of the City of Chicago, Illinois, relating to the preparation of landscape plans.
5. I have caused the plan to be prepared in accordance with the provisions of the Ordinance of the City of Chicago, Illinois, relating to the preparation of landscape plans.

**LANDSCAPE STATEMENT BY REGISTERED LANDSCAPE ARCHITECT**

I, the undersigned, being a duly licensed and registered landscape architect, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

I have caused the plan to be prepared in accordance with the provisions of the Ordinance of the City of Chicago, Illinois, relating to the preparation of landscape plans.

**LANDSCAPE MAINTENANCE**

1. The owner shall be responsible for the maintenance of the landscape plan as shown on this plan.
2. The owner shall be responsible for the maintenance of the landscape plan as shown on this plan.
3. The owner shall be responsible for the maintenance of the landscape plan as shown on this plan.
4. The owner shall be responsible for the maintenance of the landscape plan as shown on this plan.
5. The owner shall be responsible for the maintenance of the landscape plan as shown on this plan.

**REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHKD.

**LANDSCAPE PLAN**  
 SALVATION ARMY 2276 AND 2278  
 CLYBOURN AVENUE  
 CHICAGO  
 ILLINOIS

**SCALE**  
 1" = 10'

**LEGEND**

- EXISTING WALL
- PROPOSED WALL
- EXISTING TREE
- PROPOSED TREE
- EXISTING LOT #18 IN BLOCK
- EXISTING LOT #19 IN BLOCK

**PLANT SCHEDULE**

NO.	PLANT SPECIES	QUANTITY	DATE
V1	...	...	...
V2	...	...	...
V3	...	...	...
V4	...	...	...
V5	...	...	...
V6	...	...	...
V7	...	...	...
RA	...	...	...
D1	...	...	...
D2	...	...	...
D3	...	...	...
BF	...	...	...
SF	...	...	...

**L1.0**



17290

~~Reclassification Of Area Shown On Map No. 4-I.  
 (Application No. A-7767)  
 (Common Address: 2745 W. Roosevelt Rd. (2733 – 2758 W. Roosevelt Rd.; 1200 – 1224 S. Fairfield Ave.; 2734 – 2758 W. 12<sup>th</sup> Pl.; And 1201 – 1225 S. California Ave.))~~

[O2011-9929]

*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 B1-3 Neighborhood Shopping District, RT4 Residential Two-Flat, Townhouse and Multi-Unit District and the RM5 Multi-Unit District symbols and indications as shown on Map Number 4-I in the area bounded by:~~

~~West Roosevelt Road, South Fairfield Avenue, West 12<sup>th</sup> Place, and South California Avenue,~~

~~to those of an RM5 Multi-Unit 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 No. 5-G.  
 (As Amended)  
 (Application No. 17290)  
 (Common Address: 2258 N. Clybourn Ave.)*

IBPD 1189

[SO2011-5453]

*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 M1-2 Limited Manufacturing/Business Park District and M3-3 Heavy Industry District symbols and indications as shown on Map Number 5-G in the area bounded by:

beginning at a line 100 feet southwest of and parallel to North Clybourn Avenue; a line 230.22 feet southeast of the intersection of North Ashland Avenue and North Clybourn Avenue, as measured along the westerly right-of-way line of North Clybourn Avenue and

perpendicular thereto; North Clybourn Avenue, a line 280.22 feet southeast of the intersection of North Ashland Avenue and North Clybourn Avenue, as measured along the westerly right-of-way line of North Clybourn Avenue and perpendicular thereto; a line 100 feet southwest of and parallel to North Clybourn Avenue; a line 427.72 feet southeast of the intersection of North Ashland Avenue and North Clybourn Avenue, as measured along the westerly right-of-way line of North Clybourn Avenue and perpendicular thereto; North Clybourn Avenue; a line 702.71 feet southeast of the intersection of North Ashland Avenue and North Clybourn Avenue, as measured along the westerly right-of-way line of North Clybourn Avenue and perpendicular thereto, a line 138.11 feet southwest of and parallel to North Clybourn Avenue; the alley next north of West Webster Avenue, the easterly right-of-way line of North Dominick Street, a line 453.6 feet north and northwest of West Webster Avenue, as measured along the easterly right-of-way line of North Dominick Street and perpendicular thereto; a line from a point 216 feet north of West Webster Avenue and 152 feet east of North Ashland Avenue to a point 284 feet north of West Webster Avenue and 50 feet east of North Ashland Avenue (said curved line being concave and running to the northwest having an arc length of 120.76 feet and a radius of 478.34 feet), a line from a point 284 feet north of West Webster Avenue and 50 feet east of North Ashland Avenue to a point 303 feet north of West Webster Avenue and 53 feet east of North Ashland Avenue; a line from a point 303 feet north of West Webster Avenue and 53 feet east of North Ashland Avenue to a point 316 feet north of West Webster Avenue and 11 feet east of North Ashland Avenue; a line from a point 316 feet north of West Webster Avenue and 11 feet east of North Ashland Avenue to a point 412.56 feet south of the intersection of North Clybourn Avenue and North Ashland Avenue, as measured along the east bridge line of North Ashland Avenue and the east right-of-way line of North Ashland Avenue; and the centerline of North Ashland Avenue (ToB).

to those of a C2-2 Motor Vehicle-Related Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 2. That Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the C2-2 Motor Vehicle-Related District symbols and Indications within the area hereinabove described to the designation of Institutional-Business Planned Development Number 1189, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. 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:

*Waterways-Institutional-Business Planned Development.*

*Plan Of Development Statements.*

1. The area delineated herein as Waterways-Institutional-Business Planned Development Number 1189 (the "Planned Development") consists of approximately one hundred seventy-five thousand, four hundred seventy three (175,473) square feet and is owned or controlled by the applicant, "The Salvation Army, an Illinois corporation"
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, alleys or easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assign or grantees.
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 application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
4. This plan of development consists of eighteen (18) statements, a Bulk Regulations and Data Table, an Existing Zoning Map, a Planned Development Boundary and Property Line Map, an Existing Land-Use Map, Site Plan, Master Plan and Landscape Plan, Family Store Site, Maintenance Building Site Plan and Building Elevations, a Truck Turn Analysis, prepared by Antunovich Associates Architects & Planners dated January 19, 2012, submitted herein. Full sized copies of the Site Plan, Master Plan and Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development ("DHED"). This Planned Development is applicable to the area delineated hereto 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 control. This Planned Development conforms to the intent and purpose of the 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 are allowed in the area delineated herein as "Waterways Institutional-Business Planned Development": retail/business (ARC family store) uses, commercial uses, household living-transitional residences (adult rehab center) with

related uses, public and civic uses -- religious assembly, service uses, motor vehicle service and repair (maintenance shop) with related and accessory uses and off-street parking and loading. The following uses shall be prohibited: hospital, postal service, animal shelter, body art services, urban farm, entertainment and spectator sports, financial services, undertaking, personal services, sports and recreational, and industrial uses.

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 the Department of Housing and Economic Development ("DHED"). Off-Premises signs are prohibited within the boundary of this Planned Development.
7. Off-street parking and loading facilities 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 Housing and Economic Development ("DHED").

The applicant shall restrict semi-tractor trailer vehicle traffic accessing the subject site to the three (3) access driveways located along North Clybourn Avenue. Egress by the semi-tractor trailer vehicles shall be restricted to the alleyway located southwest of and parallel to North Clybourn Avenue (see attached Vehicular Circulation Plan). Semi-tractor trailer vehicles shall be prohibited from accessing the subject site from North Dominick Street, with the limited exception of occasional large-scale machinery deliveries and during construction of the improvements anticipated herein. The use of the proposed curb cut on North Dominick Street shall be limited to employees, retail customers and donors, and Salvation Army Box Trucks. The proposed loading area designed to be accessed from North Dominick Street, measuring 10 feet by 30 feet, shall be for Salvation Army Box Trucks only.

8. Ingress or egress shall be subject to the review and approval by the Department of Transportation (CDOT) and the Department of Housing and Economic Development (DHED). Closure of all or any public street or alley during 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 Department of Transportation's 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 Department of Transportation.
9. The height of any building or any appurtenance attached 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 ("FAA").
10. The maximum permitted floor area ratio ("FAR") for the parcel shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of floor area ratio calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.

11. 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 the Department of Housing and Economic Development. 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 improvements on the property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site Plan /Landscape Plan. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
13. The applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contained in the Chicago Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. To further these goals, the applicant agrees to: (a) provide landscaped screening along the river frontage as indicated on the Site Plan, Public and Common Open Space Plan and Landscape Plan; and (b) not impede the development of a continuous riverside trail at which time the riverside trail is developed. All improvements within the river setback must be substantially completed prior to receipt of final occupancy certificate for the principal building (Family Store), provided that planting may be delayed if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.
14. 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.
15. 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.
16. The applicant will comply with Rules and Regulations for the Maintenance of Stock-Piles Promulgated by the Commissioner of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings pursuant to Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.

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- 17. The applicant acknowledges that 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 development shall be in compliance with the current City of Chicago Sustainable Development policy set forth by the Department of Housing and Economic Development. The proposed ARC family store shall provide a vegetated ("green") roof totaling a minimum of 50 percent of the net roof area or 15,552 square feet and obtain a LEED's certification.
  
- 18. Unless substantial construction of any improvements as 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 zoning of the property shall automatically revert to C2-2 Motor Vehicle-Related Commercial District. This six (6) year period may be extended for up to one additional year if, before expiration of the six (6) year period, the Commissioner of Housing and Economic Development determines that good cause for an extension is shown.

[Existing Zoning Map; Planned Development Boundary; Existing Land-Use Map; Master Plan and Landscape Plan, Family Store Site Plan, Maintenance Building Site Plan, Truck Turn Analysis; The Family Store Elevations; Maintenance Building Elevations; and Existing Adult Rehabilitation Building Elevations referred to in these Plan of Development Statements printed on pages 20985 through 20994 of this Journal.]

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

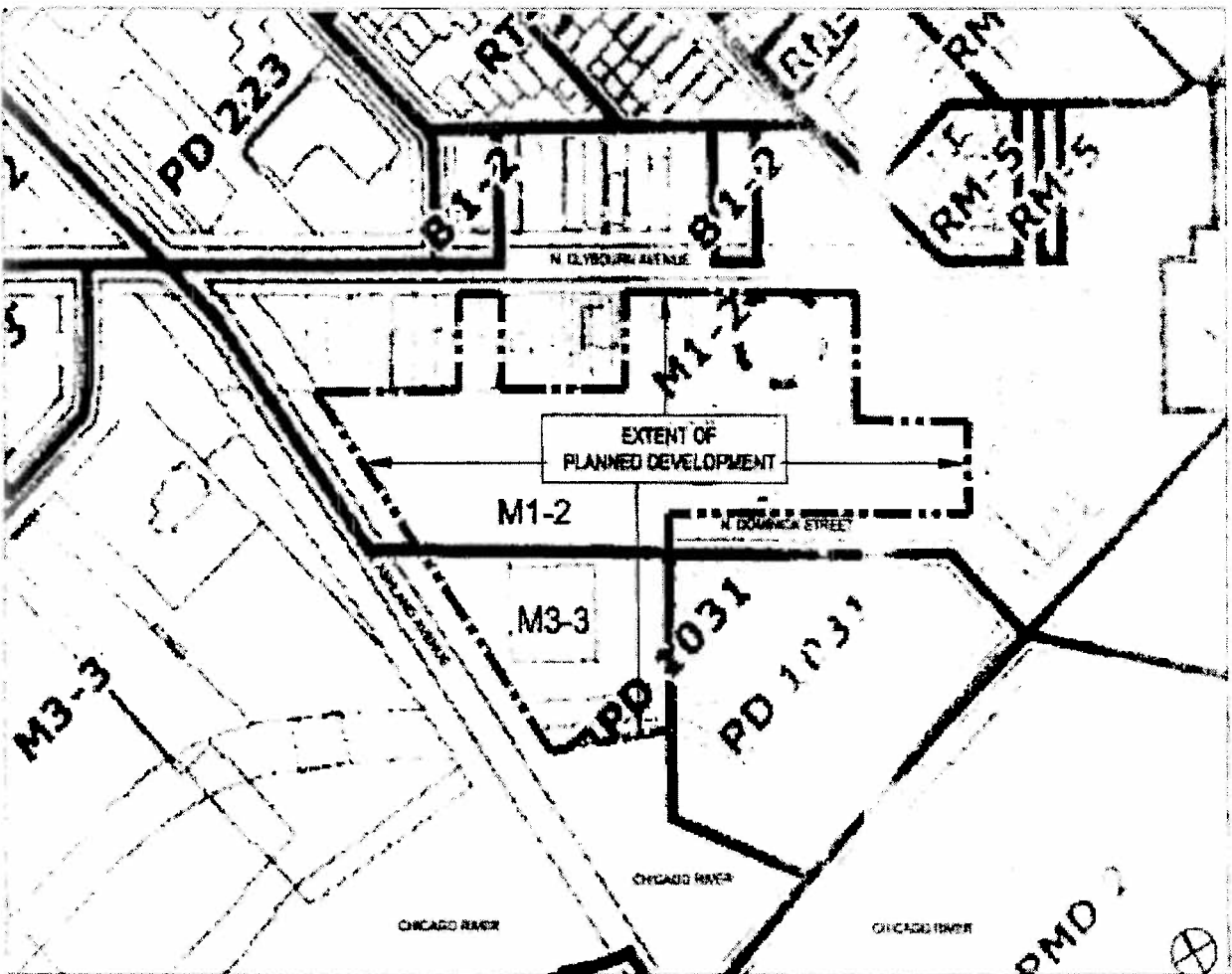
*Waterways-Institutional-Business Planned Development. 1189*

*Bulk Regulations And Data Table*

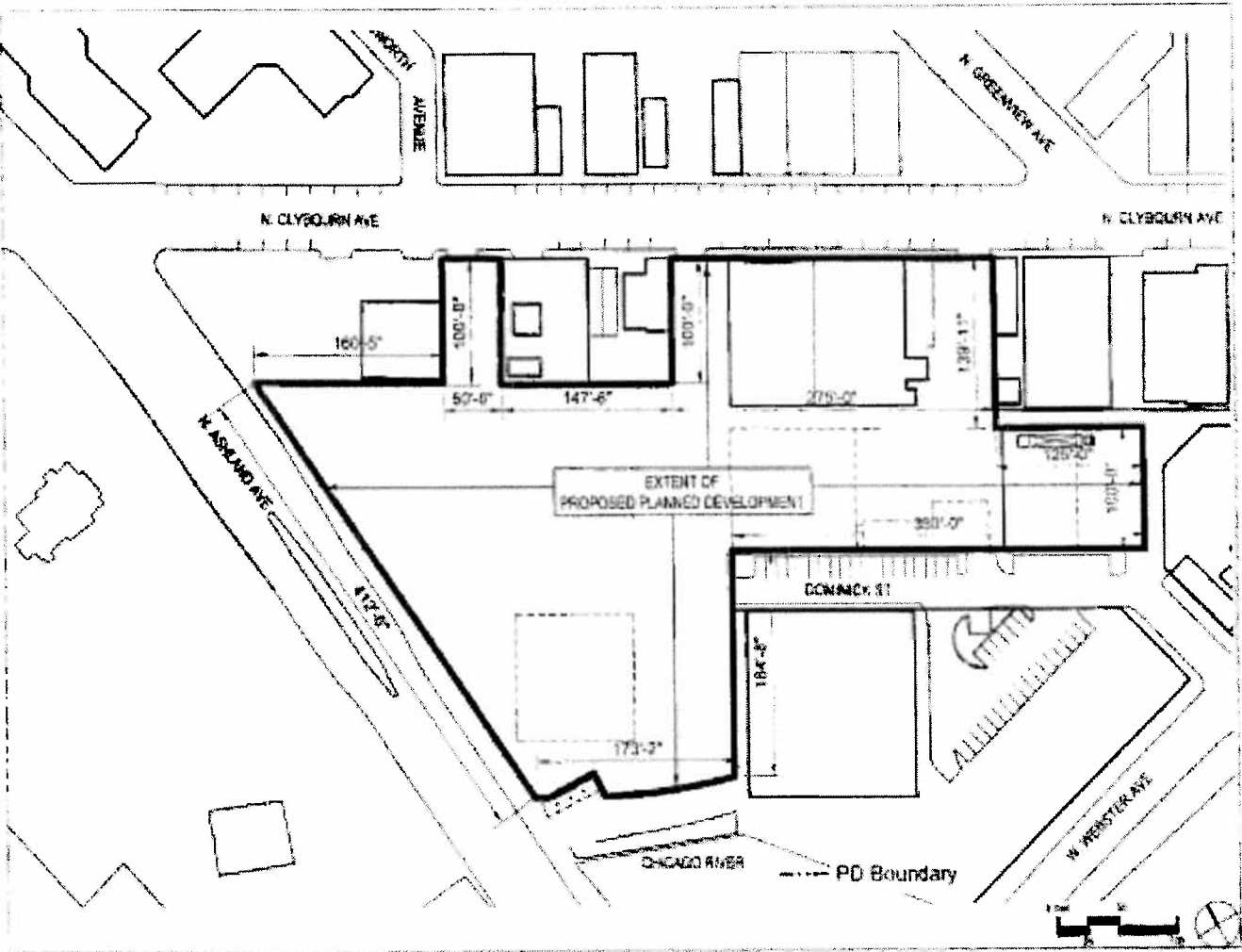
Gross Site Area:	206,032 square feet (4.72 acres)
Area in Public Right-of-Way	30,559 square feet (0.70 acre)
Net Site Area:	175,473 square feet (4.02 acres)
Permitted Floor Area Ratio:	1.7

Permitted Uses:	Referenced in Statement Number 5
Maximum Retail/Commercial Area:	36,000 square feet
Maximum Number of Transitional/ Residence beds/ rooms (allowed):	150 beds/30 rooms
Minimum Number of Accessory Off-Street Parking Spaces:	145 spaces
Minimum Number of Bicycle Parking Spaces:	19 spaces
Minimum Off-Street Loading Spaces:	
Salvation Army Store:	1 at 10 feet by 25 feet; 1 at 10 feet by 50 feet; and
Maintenance Facility:	1 at 10 feet by 30 feet
Setbacks from Property Line:	In substantial compliance with the attached Site Plan
Maximum Percentage of Site Coverage:	In substantial compliance with the attached Site Plan
Maximum Building Height:	In substantial compliance with the attached Building Elevations
Setbacks from Property Lines:	In substantial compliance with the attached Site Plan

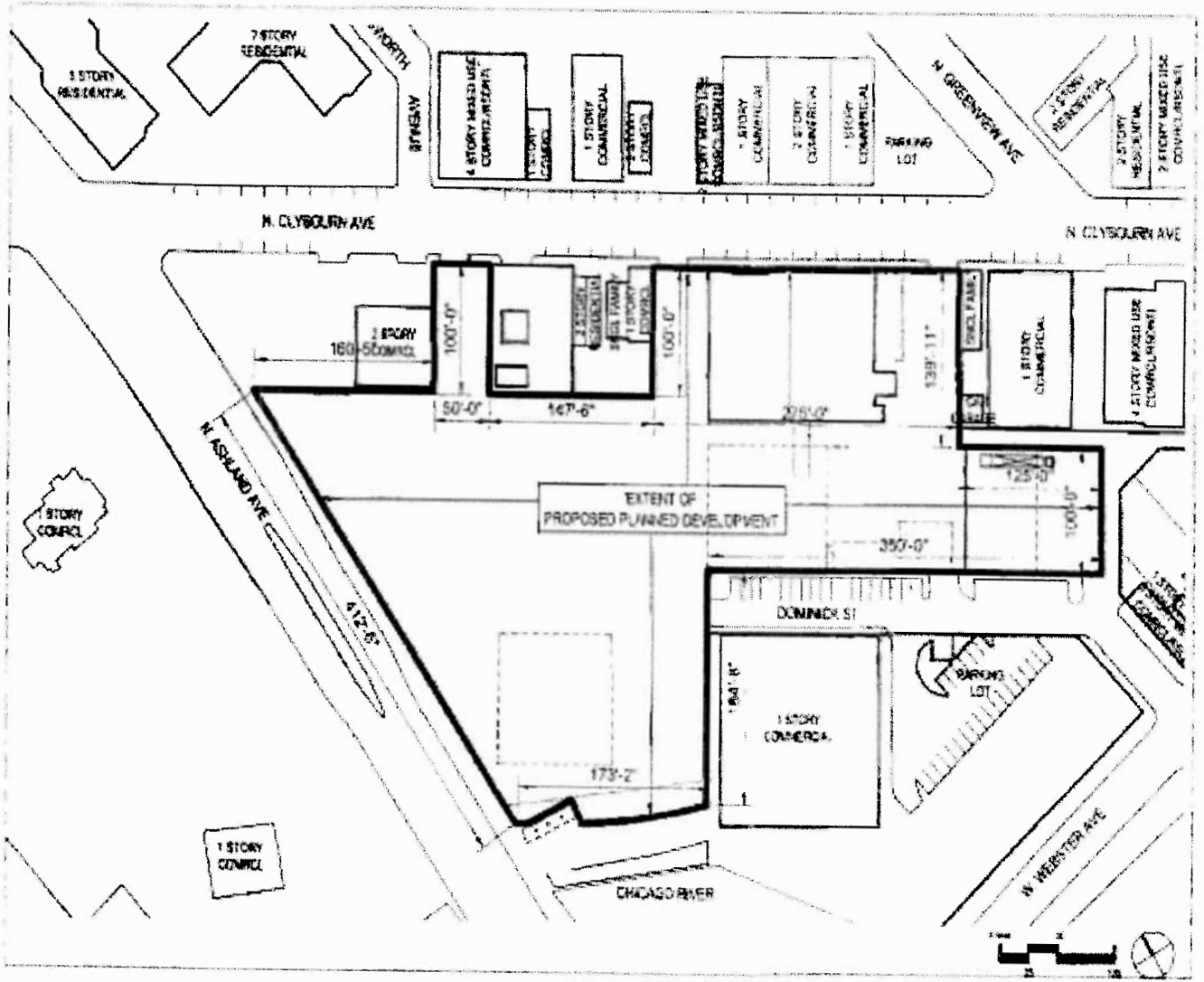
Existing Zoning Map.

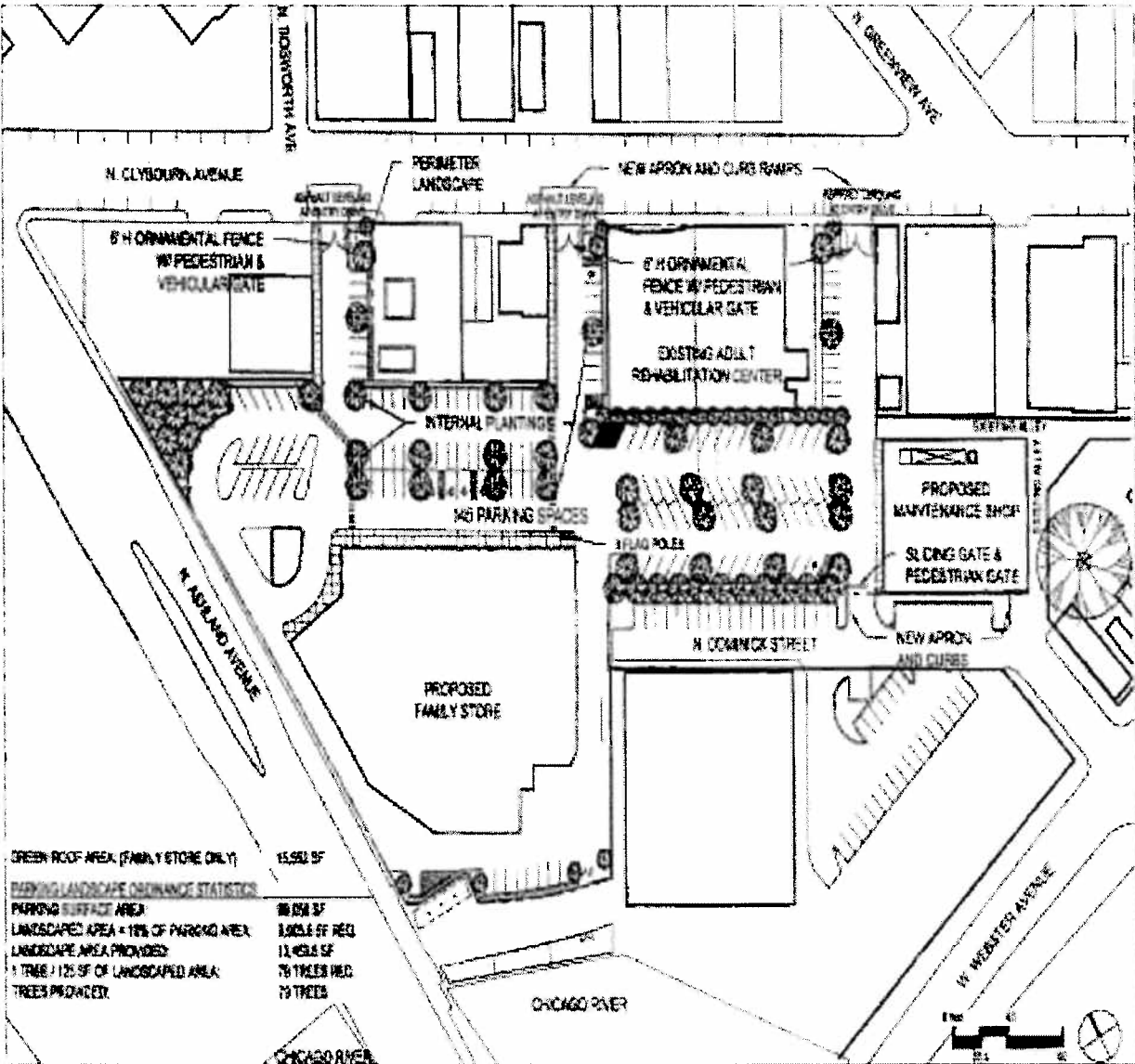


Planned Development Boundary



Existing Land-Use Map.





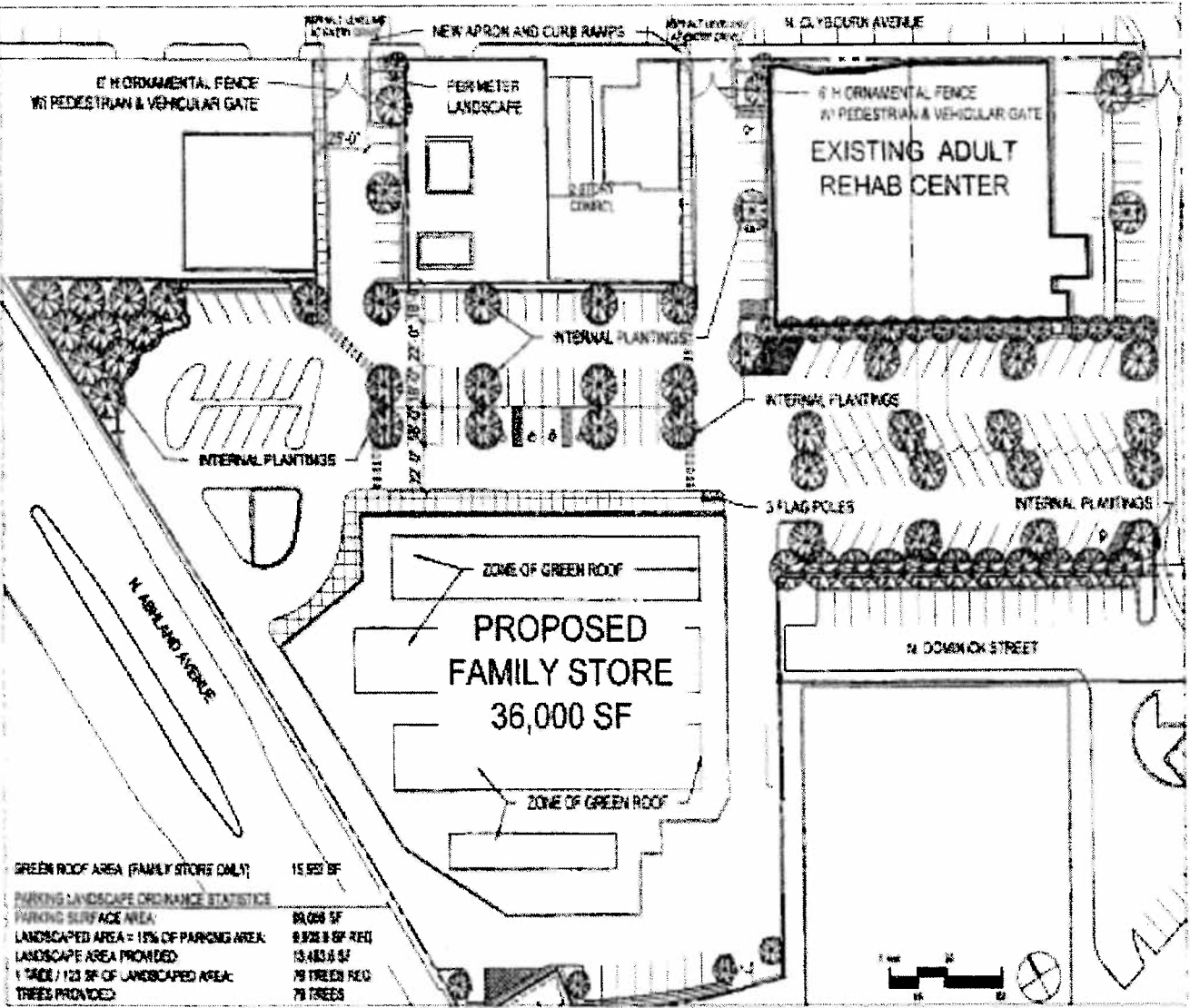
Masterplan And Landscape Plan

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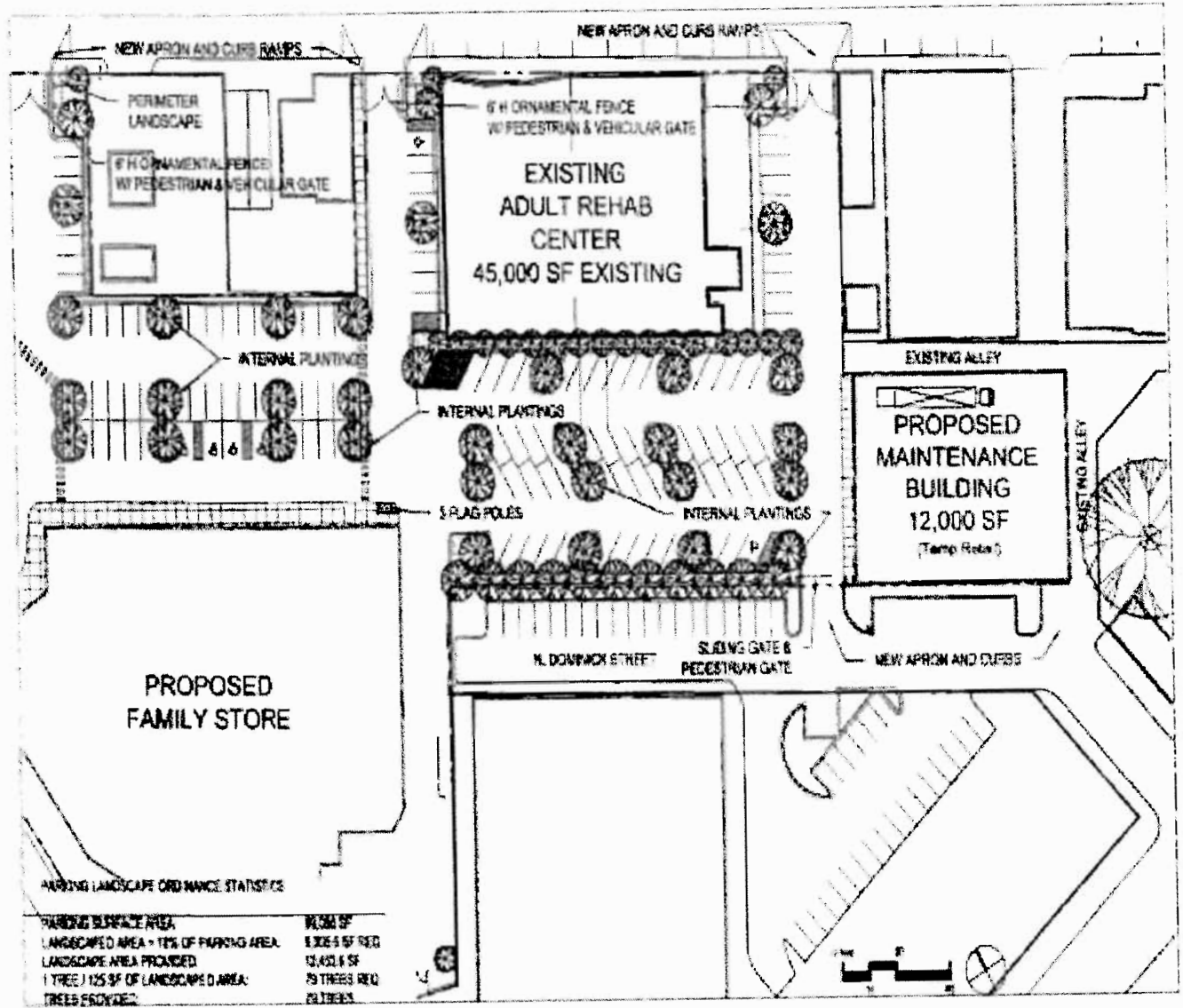
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2/15/2012

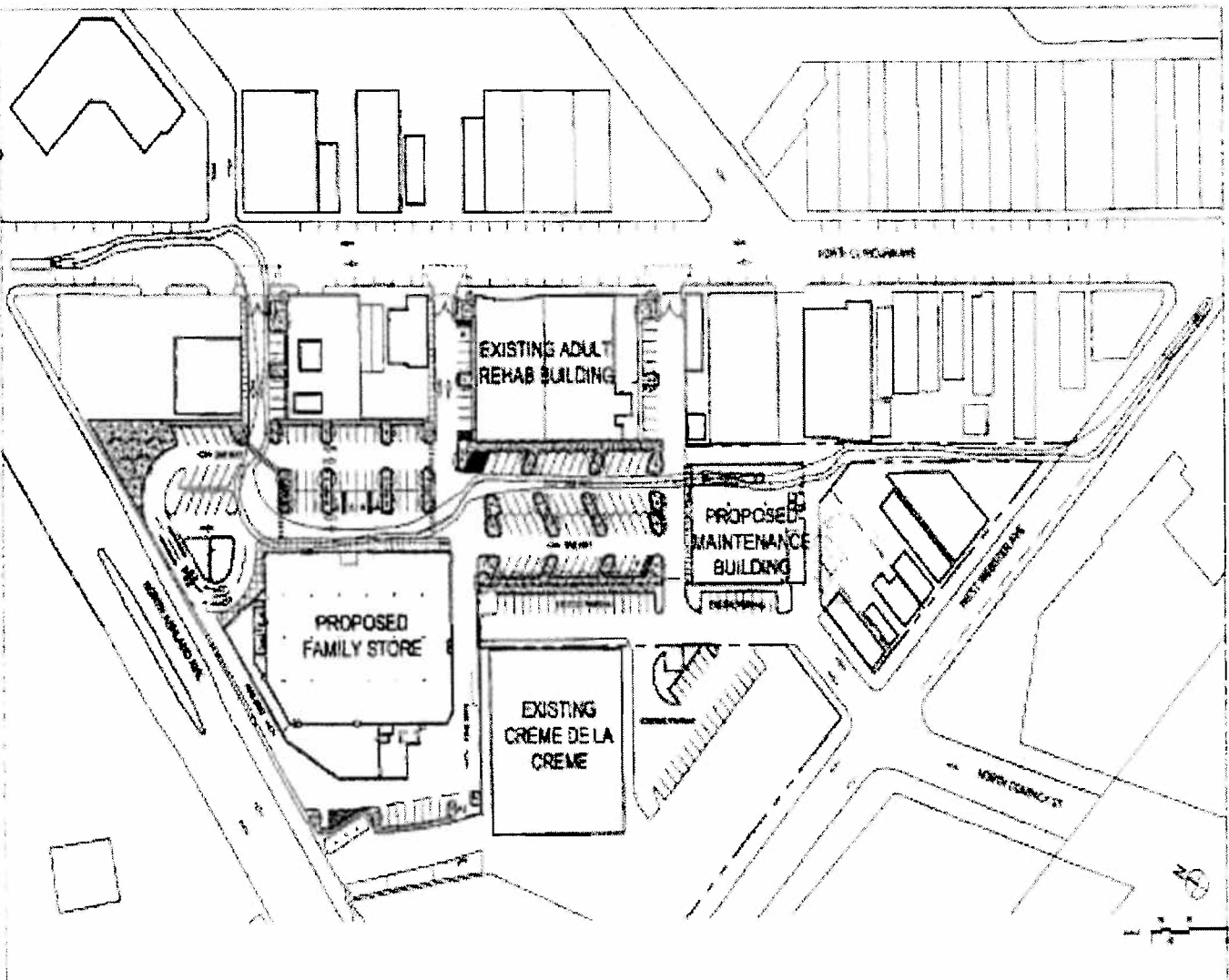
Family Store Site Plan



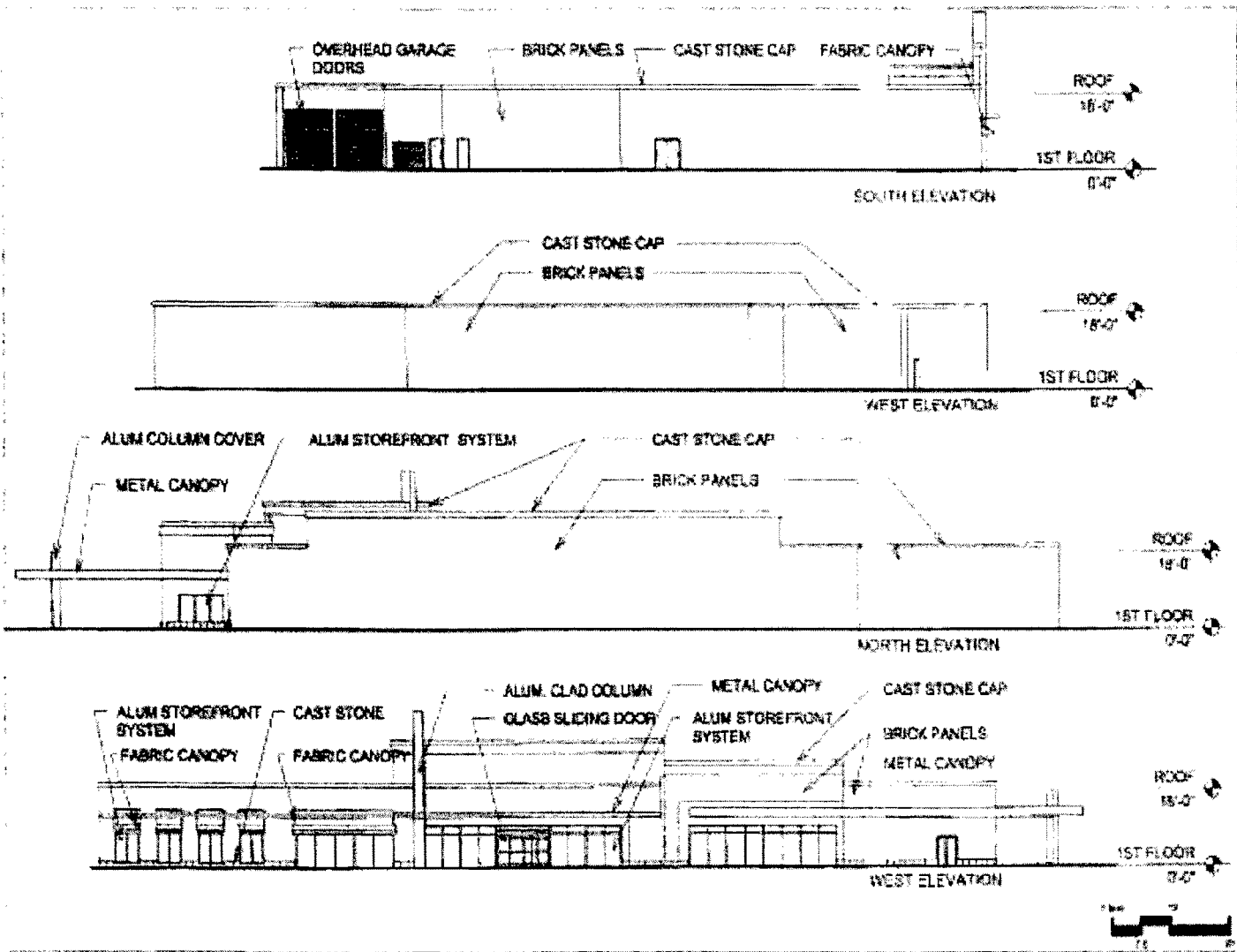
Maintenance Building Site Plan.



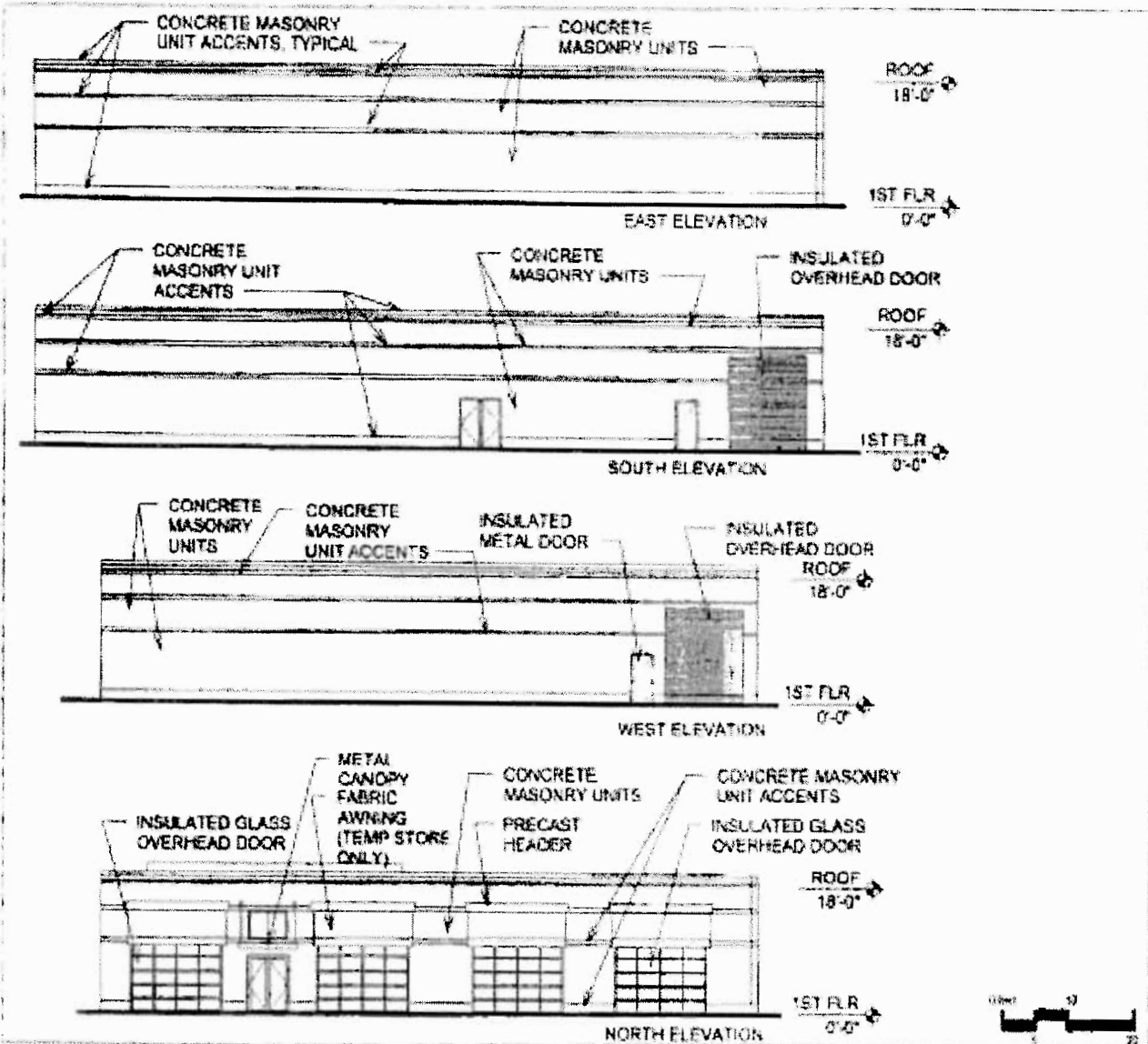
Truck Turn Analysis



The Family Store Elevations.



Maintenance Building Elevations



Existing Adult Rehabilitation Building Elevations

