

# PD 1200

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17477

*Reclassification Of Area Shown On Map No. 9-J.*

(As Amended)

(Application No. 17477)

(Common Address: 3400 N. Avondale Ave., 3355 N. Drake Ave., 3365 N. Drake Ave., 3388 N. Avondale Ave., And 3434 W. Henderson St.)

IPD 1200

[O2012-2209]

*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 C3-1 Commercial, Manufacturing and Employment District, M1-1 Limited Manufacturing/Business Park District and M3-1 Heavy Industry District symbols and indications as shown on Map Number 9-J in the area bounded by:

a line 341.64 feet west of and parallel to North Kimball Avenue; West Henderson Street; a line curving northwesterly for 471.56 feet along North Drake Avenue starting at a point 482.64 feet west of the west boundary line of North Kimball Avenue; a line easterly for 91.52 feet; a line northerly for 46.30 feet; an arc curving northwesterly for 60.81 feet with a radius of 349.76 feet; a line angled northeasterly for 141.54 feet; and North Avondale Avenue,

to those of a C3-3 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 C3-3 Commercial, Manufacturing and Employment District symbols and indications as shown on Map Number 9-J in the area bounded by:

a line 341.64 feet west of and parallel to North Kimball Avenue; West Henderson Street; a line curving northwesterly for 471.56 feet along North Drake Avenue starting at a point 482.64 feet west of the west boundary line of North Kimball Avenue; a line easterly for 91.52 feet; a line northerly for 46.30 feet; an arc curving northwesterly for 60.81 feet with a radius of 349.76 feet; a line angled northeasterly for 141.54 feet; and North Avondale Avenue,

to the designation of an Institutional Planned Development District, 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 takes effect after its passage and approval.

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

*Institutional Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1200, ("Planned Development") consists of approximately 163,087 square feet (3.744 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, Northeastern Illinois University, Board of Trustees.
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 of the Zoning Ordinance.
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, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Housing and Economic 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.

All work proposed in the public way must be designed and constructed in accordance with the 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 Department of Transportation.

The applicant acknowledges that the site traffic impact study completed by Regina Webster & Associates, Inc. on behalf of the applicant identifies the need for certain traffic control improvements in the immediate vicinity. Accordingly, the applicant agrees, subject to approval of CDOT, to the need for countdown pedestrian signals at the intersection of Kimball Avenue and Avondale Avenue and the modification of

pavement markings to provide international crosswalks at the intersections of Kimball Avenue at Belmont Avenue, Kimball Avenue at the eastbound Kennedy ramps and Kimball Avenue at the westbound Kennedy ramps/Avondale Avenue. The applicant agrees, subject to the approval of CDOT, to the need for the design and installation of a new crosswalk from the northwest corner of Kimball Avenue and Henderson Street to the southeast corner of Kimball Avenue and Avondale Avenue, the scope of such work which may include but is not limited to ADA ramps, pedestrian signals and pavement markings. This work must be completed prior to the completion of Phase I.

Applicant agrees to update the traffic impact study prior to starting each subsequent phase, and acknowledges that additional traffic control improvements may be identified by CDOT during subsequent phases. Accordingly, subject to the approval of CDOT, applicant agrees such traffic control improvements identified by CDOT must be implemented prior to the completion of the subsequent phases, should applicant decide to proceed with construction of subsequent phases.

4. This plan of development consists of 15 statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Right-of-Way Adjustment Map; Site Plan; Landscape Plan; a Green Roof Plan; Building Elevations (North, South, East and West); and Chicago Builds Green form prepared by Juan Gabriel Moreno Architects and dated July 19, 2012, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic 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 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 permitted in the area delineated herein as Institutional Planned Development: colleges and universities, accessory parking and accessory and related 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. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 151,622 square feet.
9. 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.
10. 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 Housing and Economic Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II Approval.
11. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. 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.
13. 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.
14. 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. Applicant will install photovoltaic roof panels totaling 52 percent of the Net Roof Area of the new building to be constructed (9,970 square feet) and achieve Leadership in Energy and Environmental Design (LEED) Silver certification for the new building to be constructed.

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15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning map amendment to rezone the property to C3-3 (Commercial, Manufacturing and Employment District).

[Existing Zoning Map; Existing Land-Use Map; a Planned Development and Property Line Map; Right-of-Way Adjustment Map; Enlarged Site Plan; Landscape Plan; Building Elevations; and Chicago Builds Green form referred to in these Plan of Development Statements printed on pages 33385 through 33395 of this *Journal*.]

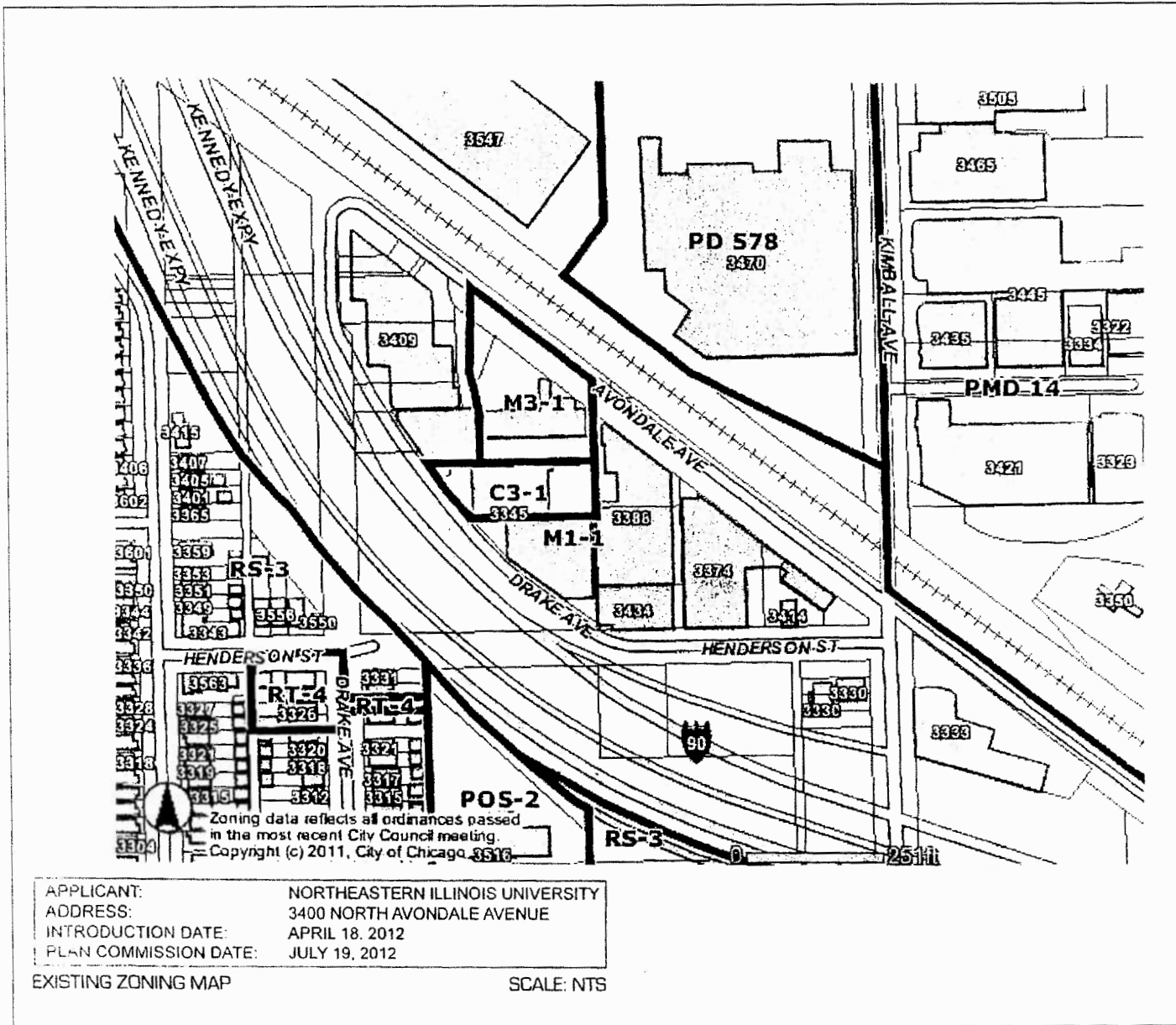
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Institutional Planned Development Number 1200.*

*Bulk Regulations And Data Table.*

Gross Site Area:	163,087 square feet
Public Right-of-Way Area:	11,465 square feet
Net Site Area:	151,622 square feet
Maximum Floor Area Ratio (FAR):	0.60
Setbacks:	In substantial compliance with the Site Plan
Maximum Building Height:	59 feet
Maximum Number of Off-Street Parking Spaces:	200 parking spaces
Maximum Number Bicycle Parking Stalls:	48
Minimum Number of Off-Street Loading Spaces:	1

Existing Zoning Map.



Zoning data reflects all ordinances passed  
 in the most recent City Council meeting.  
 Copyright (c) 2011, City of Chicago

APPLICANT:	NORTHEASTERN ILLINOIS UNIVERSITY
ADDRESS:	3400 NORTH AVONDALE AVENUE
INTRODUCTION DATE:	APRIL 18, 2012
PLAN COMMISSION DATE:	JULY 19, 2012

EXISTING ZONING MAP

SCALE: NTS

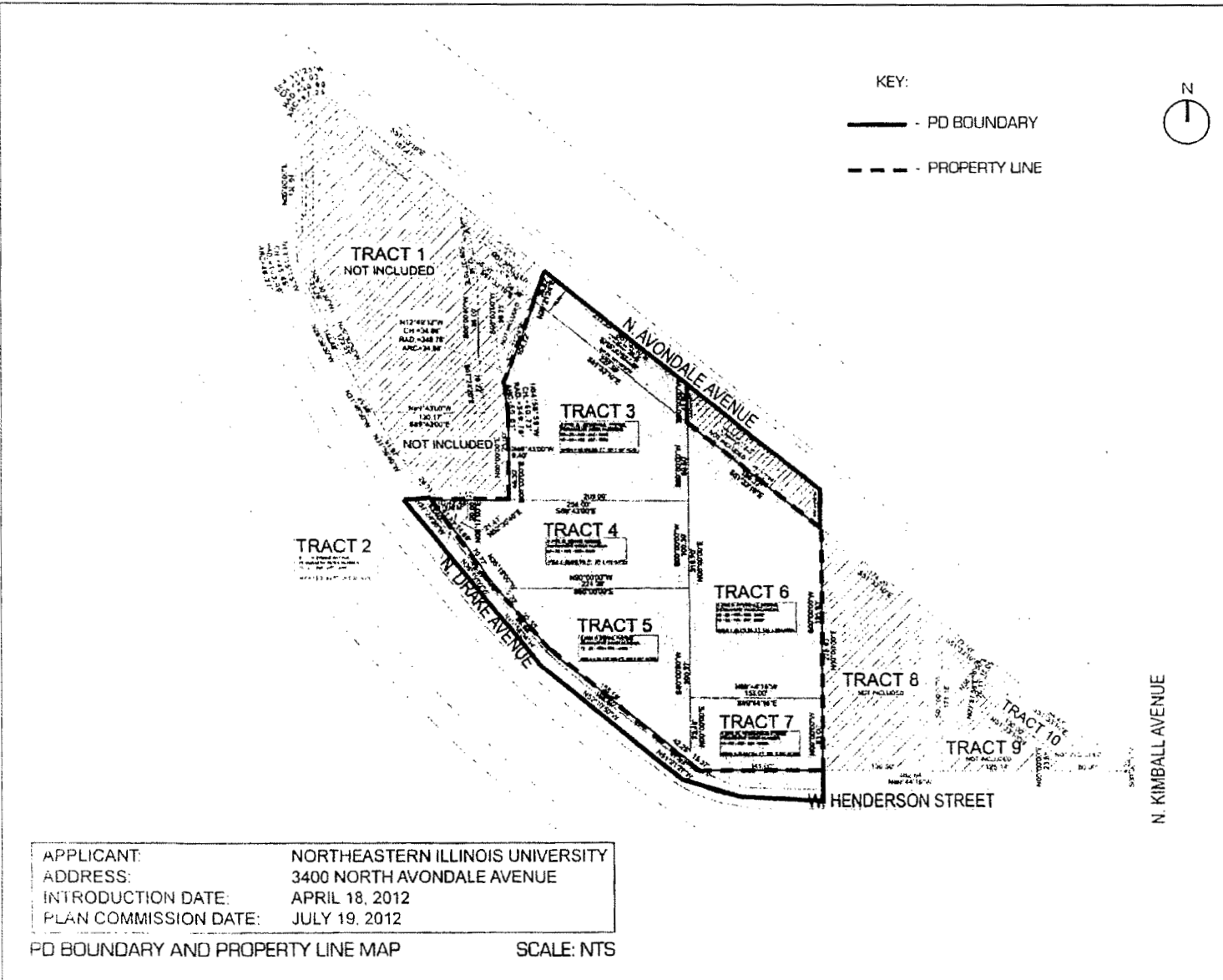


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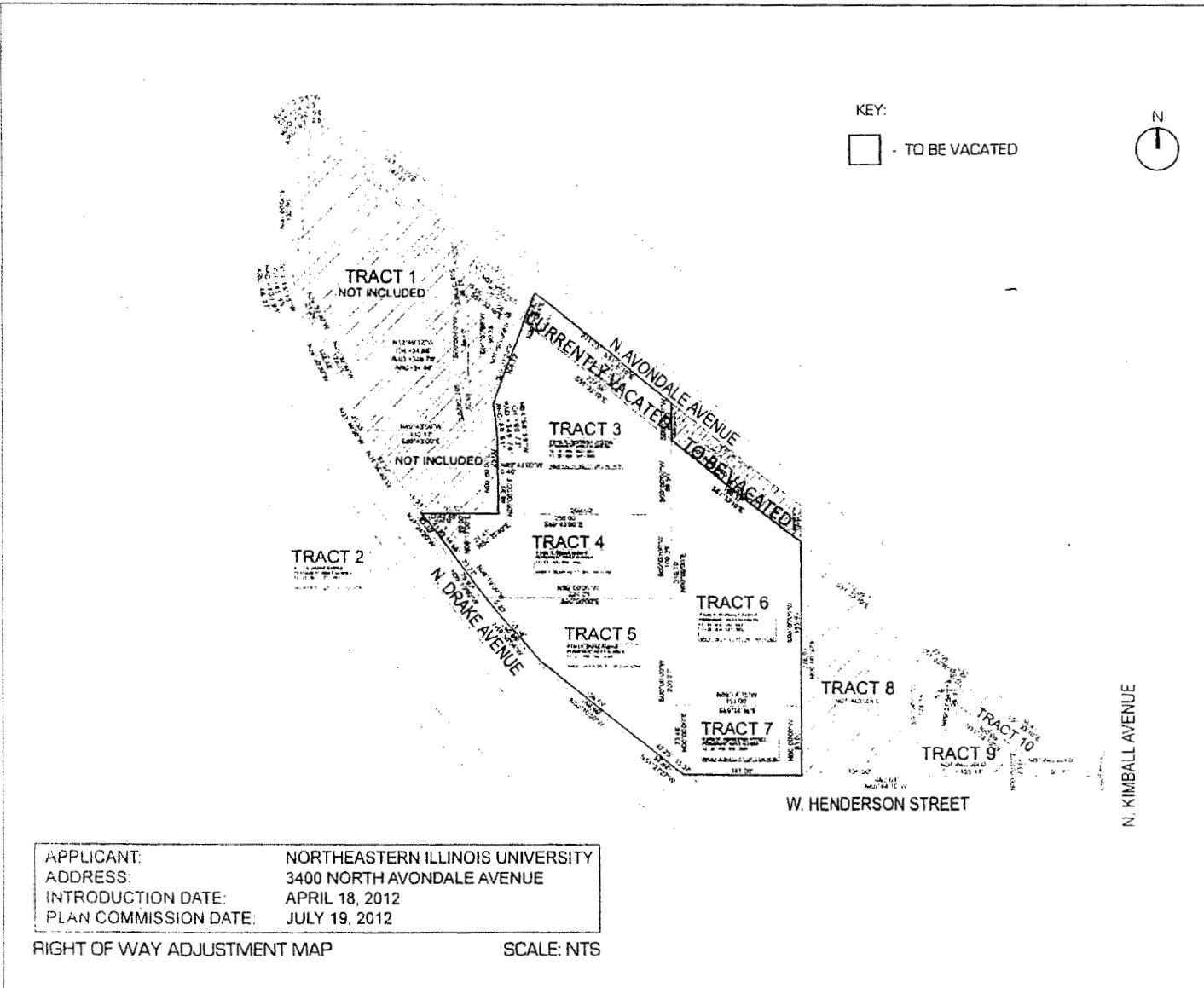
REPORTS OF COMMITTEES

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Planned Development And Property Line Map.



Right-Of-Way Adjustment Map.



APPLICANT:	NORTHEASTERN ILLINOIS UNIVERSITY
ADDRESS:	3400 NORTH AVONDALE AVENUE
INTRODUCTION DATE:	APRIL 18, 2012
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RIGHT OF WAY ADJUSTMENT MAP

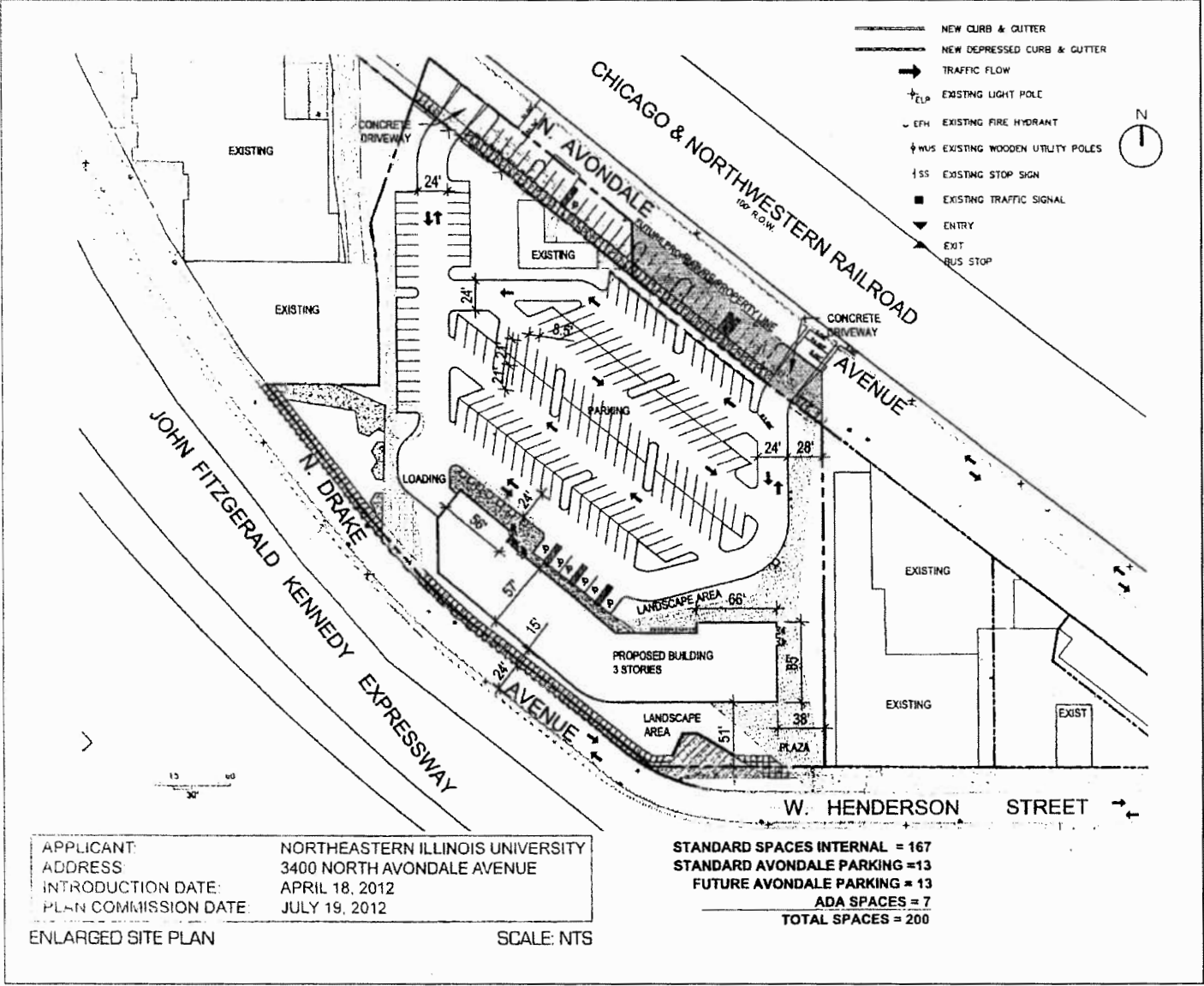
SCALE: NTS

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Enlarged Site Plan.



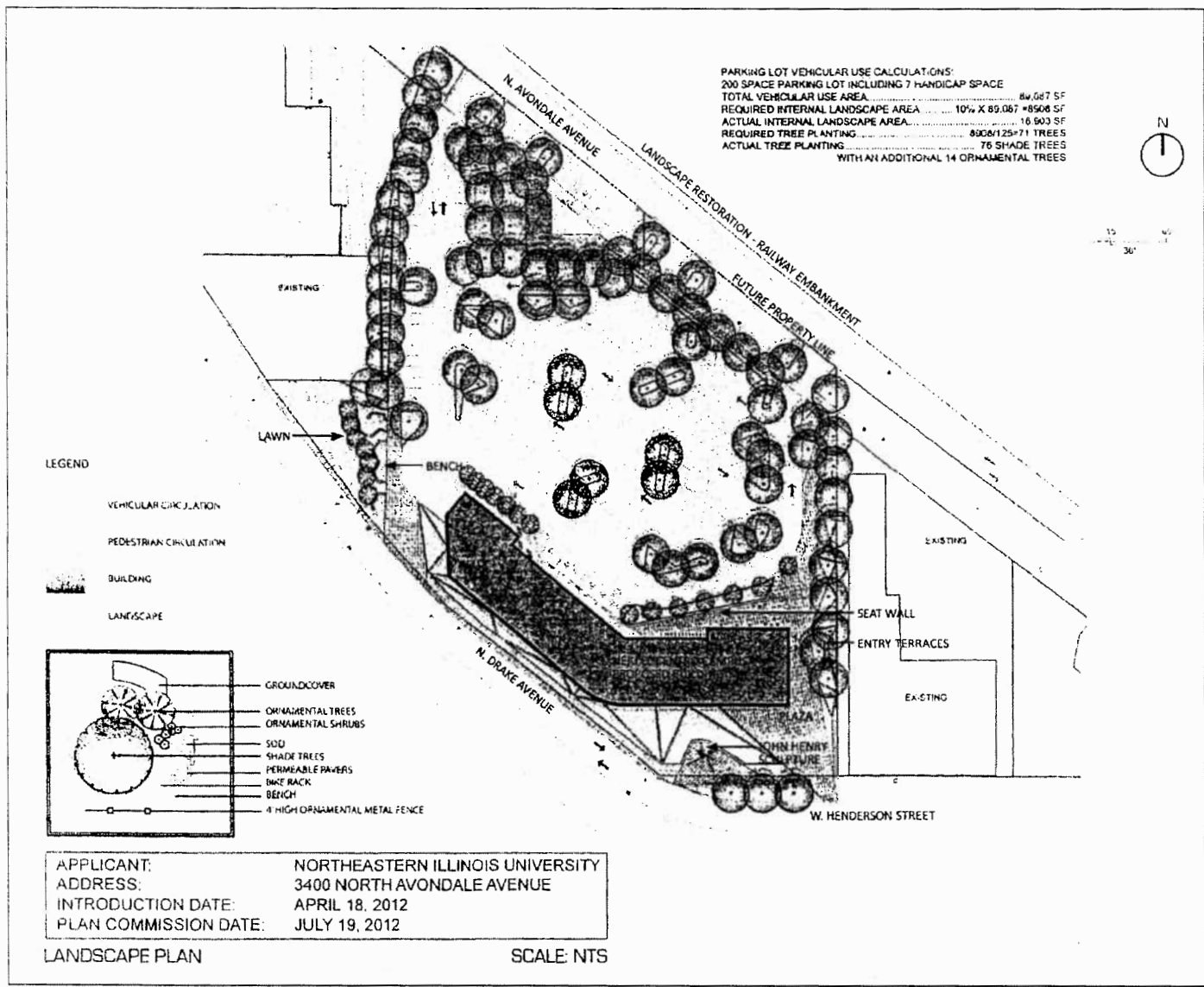
APPLICANT:	NORTHEASTERN ILLINOIS UNIVERSITY
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PLAN COMMISSION DATE:	JULY 19, 2012

STANDARD SPACES INTERNAL = 167  
 STANDARD AVONDALE PARKING = 13  
 FUTURE AVONDALE PARKING = 13  
 ADA SPACES = 7  
 TOTAL SPACES = 200

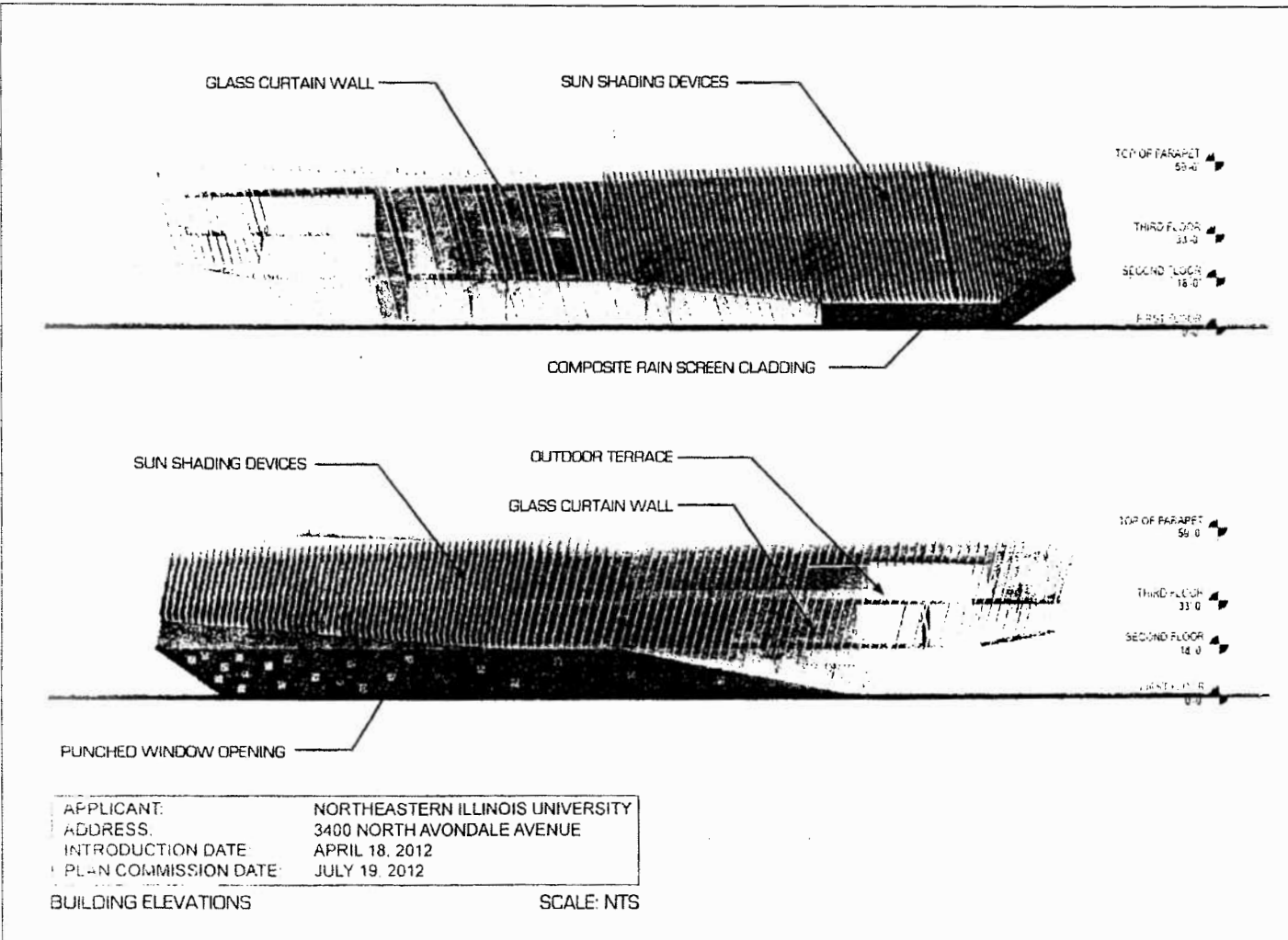
ENLARGED SITE PLAN

SCALE: NTS

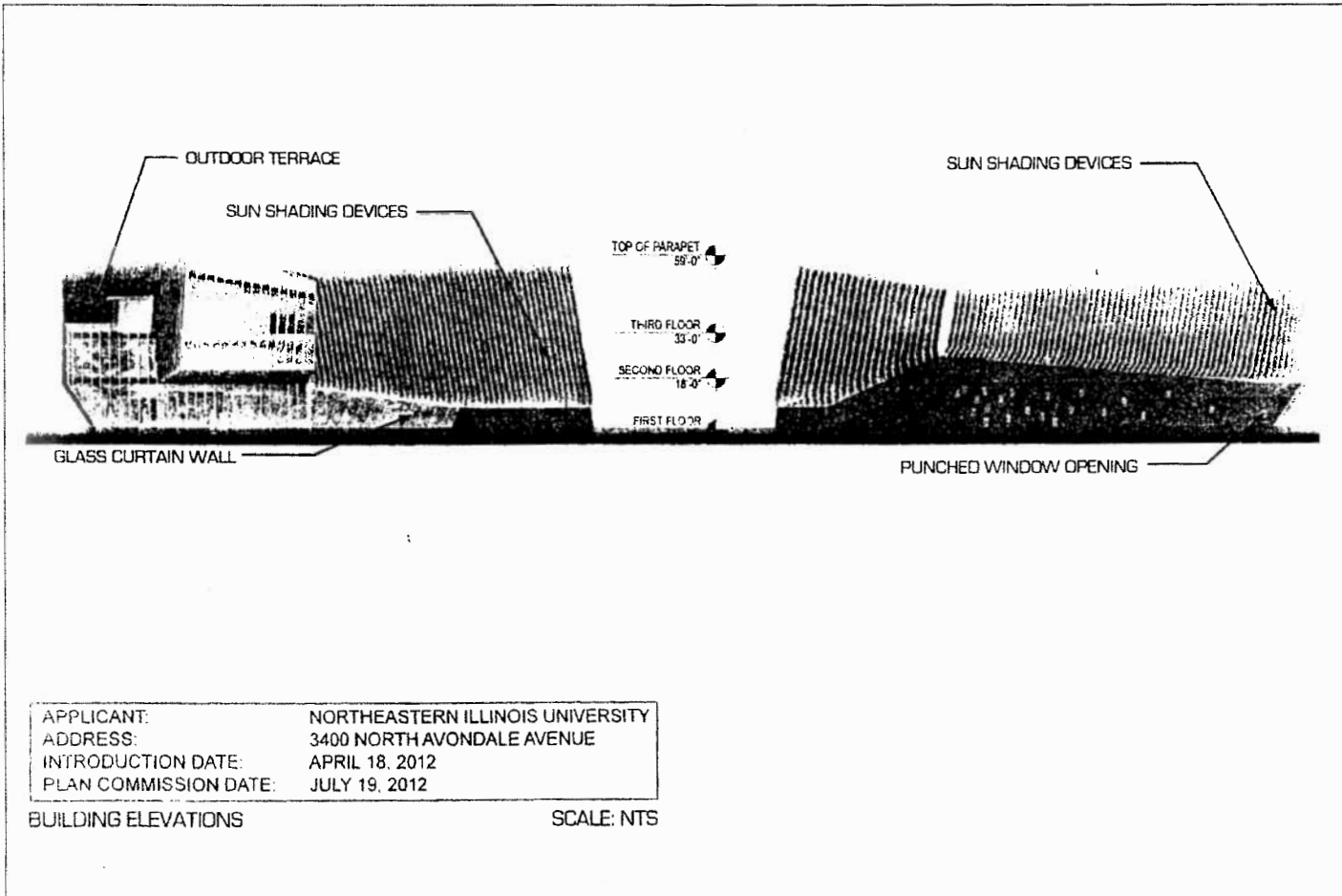
Landscape Plan.



Building Elevations.  
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Building Elevations.  
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Chicago Builds Green Form.  
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# GREEN

**Project Name:**

\* Street Number (if the address only includes one street number, please fill only the cell "From"):

**Project Location:**

<small>From*</small>	<small>To*</small>	<small>Direction:</small>	<small>Street Name:</small>	<small>Select Street Type:</small>
3400		N	AVONDALE	Ave

Ward No. Community Area No:

Check applicable:

**Project Type:**  Planned Development  Redevelopment Agreement  Zoning Change  
PD No:  RDA No:  From:  To:

Public project  Landmark

**Project Size:**

<small>Total land area in sq.ft.:</small>	<small>Total building(s) footprint in sq.ft.:</small>	<small>Total vehicular use area in sq.ft.:</small>
151,731	18,894	72,741

Enter First Name Last Name

**DPD Project Manager:**

Select project category:

**BG/GR Matrix:**

Check applicable:

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

Check applicable:

**Density Bonus:**  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 Form.  
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Required per Zoning Code or Green Roof/Building Green Matrix To be Provided by the development:

Please fill, if applicable

Landscaping:

7' Landscape Setback	Square footage:	1,869	9,462
Interior Landscape Area	Square footage:	8,908	31,725
No. of Interior Trees		71	101
No. of Parkway Trees		3	10

Open Space:

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

Stormwater Management (At-grade volume control):

Permeable paving	Square footage:	13,300
Raingarden	Check applicable:	<input type="checkbox"/>
Filter strip		<input type="checkbox"/>
Bioswale		<input type="checkbox"/>
Detention pond		<input type="checkbox"/>
Native landscaping	Square footage:	32,858
Rain-water collection cistem/barrel	Gallons:	0
Total impervious area reduction	Square footage:	46,158

Other sustainable surface treatments:

Green roof	Square footage:	4,808	0
Energy Star roof	Square footage:	14,426	9,264
High-albedo pavement	Square footage:		6,700

Transportation:

No. of accessory parking spaces		20	200
Total no. of parking spaces (Accessory + Non- Acc.)			200
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)		0	0
No. of bicycle parking		4	42
Within 600 ft of CTA or Metra station entrance	Check if applicable:	<input checked="" type="checkbox"/>	

Chicago Builds Green Form.  
(Page 3 of 3)

Building Certification:

Energy Star building	<input type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input checked="" type="checkbox"/>	
- LEED Certified		<input type="checkbox"/>
LEED Silver		<input checked="" type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

Energy efficiency strategies not captured above:

*(E: Other than Energy Star Roof - or Energy Star Building Certification-*

- 20% improvement in the building performance compared with the baseline building performance rating ASHRAE/Standard 90.1-2007
- Light occupancy sensors
- Envelope that allows for daylight and heat gain control
- Mechanical system separated into zones
- Reduction of hot water/ energy loss due to the bathroom and services stacked

Other sustainable strategies and/or Project Notes:

- Green roof requirements are substituted with PV panels for a total of 9,970 sq. ft. (52% of the net roof area)
- Use of regional, rapidly renewable and recycled content materials.
- Classrooms and other core learning spaces to include sufficient sound-absorptive finishes
- Reduce the quantity of indoor air contaminants that are odorous, irritating and harmful to the comfort and well being of installers and occupants
- Increase water efficiency within the building
- Building is easily accessed via public transportation.
- Project will be a minimum LEED Silver Certification but we are actively pursuing LEED Gold