

PD 1203

Table of Contents

10/25/2013 Minor Change	2
Exhibits	3
08/23/2013 Zoning Letter	5
Exhibits	6
10/31/2012 PD Adoption	9
Ordinance	9
Statements	10
Bulk Table	13
Exhibits	14



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

October 25, 2013

Joseph M. Antunovich, AIA
Antunovich Associates, Inc.
224 W. Huron St., Suite 7 East
Chicago, IL 60654

**Re: Administrative Relief request for Business Planned Development No. 1203
Ravenswood Station, Proposed alley access for neighboring Wolcott Condominiums**

Dear Mr. Antunovich:


Please be advised that your request for a minor change to Business Planned Development No. 1203 ("PD 1203"), has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1203.

Your client and the property owner, Ravenswood Station LLC, is seeking an administrative relief to reconfigure the northwest corner of the development at 1800 W. Lawrence Avenue to allow alley egress access for the adjoining condominium neighbors at 4901-4957 N. Wolcott Avenue. A drive lane will be created on the Ravenswood Station property and as a result, the interior landscaping will be reconfigured. A revised Site Plan-Ground Level and a revised Landscape Plan, prepared by Antunovich Associates and dated October 21, 2013, shall be inserted into the main file. The Department of Transportation has reviewed this proposal and does not consider this a new driveway since the access will be off an alley. It has also been reviewed and approved by the Bureau of Fire Prevention. A copy of an easement agreement, dated September 30, 2013, between Ravenswood Station, LLC and Wolcott Village of Ravenswood Condominium Association has also been submitted with your request.

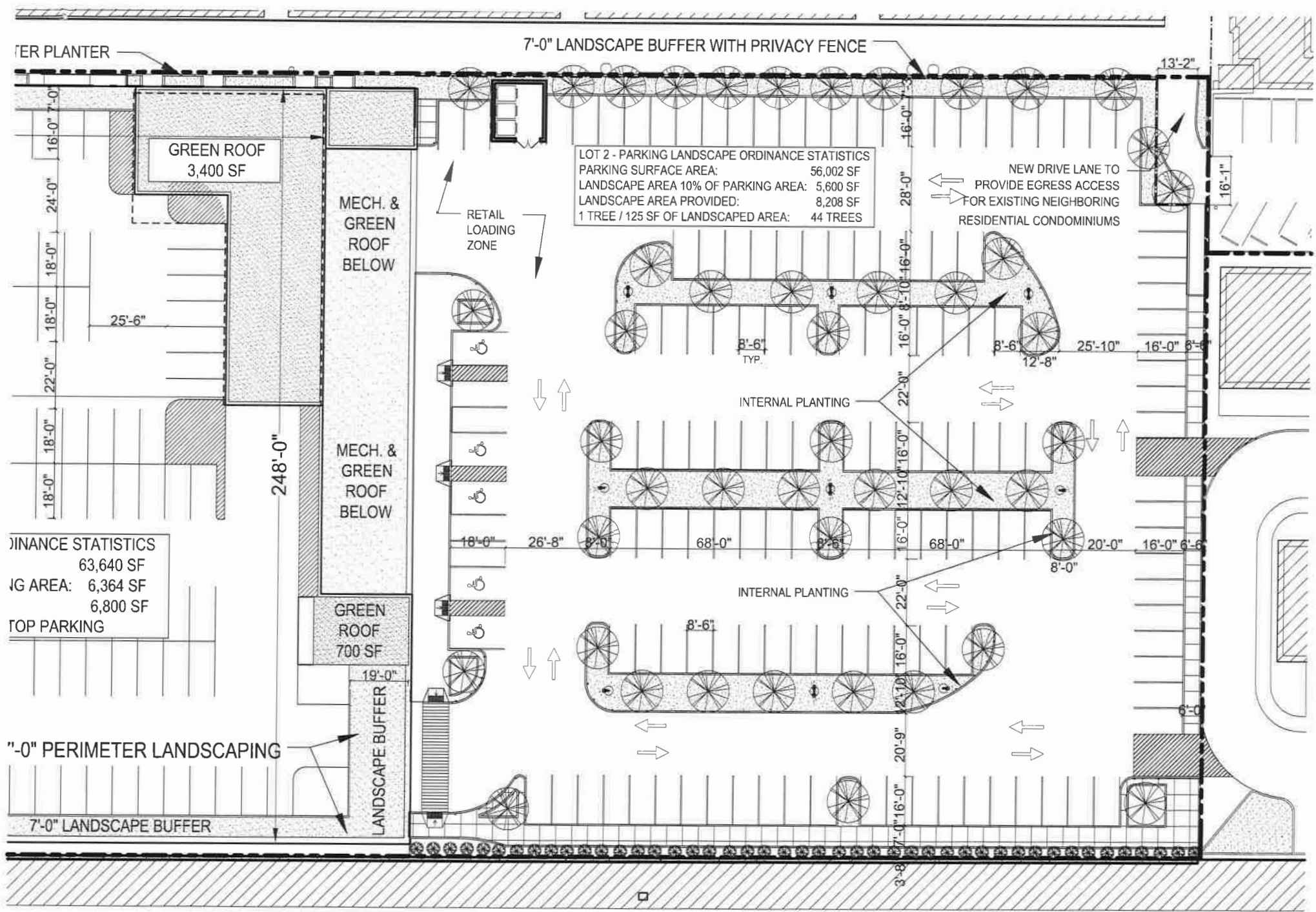
The Department of Housing and Economic Development has determined that allowing the proposed driveway will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 1203, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

C: Mike Marmo, Erik Glass, Ron Daye, Main file



FINANCE STATISTICS

63,640 SF
6,364 SF
6,800 SF
TOP PARKING

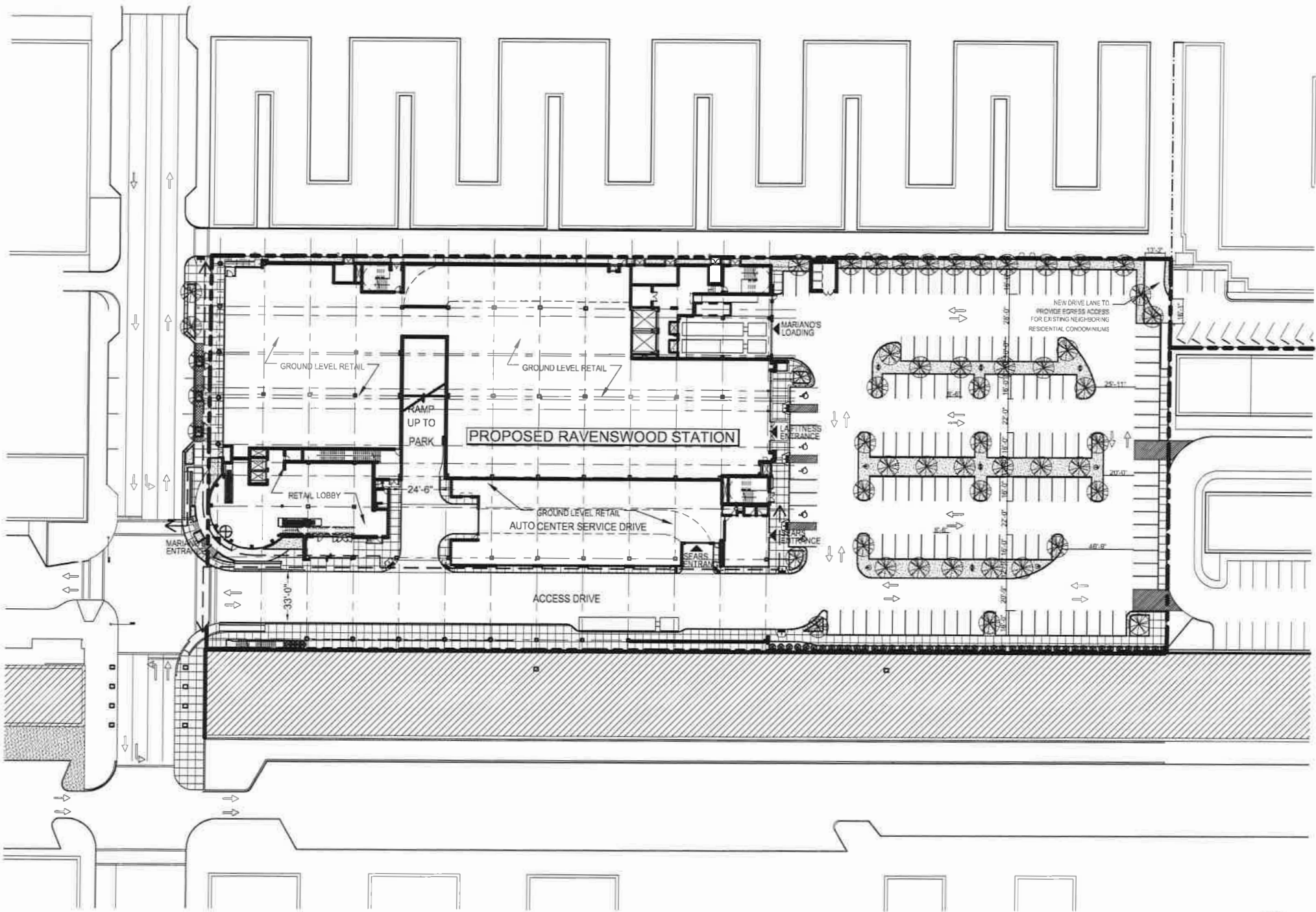
LOT 2 - PARKING LANDSCAPE ORDINANCE STATISTICS

PARKING SURFACE AREA:	56,002 SF
LANDSCAPE AREA 10% OF PARKING AREA:	5,600 SF
LANDSCAPE AREA PROVIDED:	8,208 SF
1 TREE / 125 SF OF LANDSCAPED AREA:	44 TREES

NEW DRIVE LANE TO PROVIDE EGRESS ACCESS FOR EXISTING NEIGHBORING RESIDENTIAL CONDOMINIUMS



Ravenswood Station - Planned Development Exhibits



Ravenswood Station - Planned Development Exhibits

F. Site Plan - Ground Level



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

August 23, 2013

Joseph M. Antunovich, AIA
Antunovich Associates, Inc.
224 West Huron Street
Suite 7 East
Chicago, IL 60626

**Re: Proposed Signage Plan for Business Planned Development No. 1203
Ravenswood Station, 1800-1824 West Lawrence Avenue**

Dear Mr. Antunovich:

In response to your recent request, please be advised that we have reviewed your proposed signage plan for Ravenswood Station, located within Business Planned Development No. 1203 ("PD 1203"). The Ravenswood Station project is located on a parcel of land that has a net site area of 161,003 square feet and contains approximately 140,000 square feet of retail space. The project will include a Mariano's Grocery Store on the first and second floors of the building. The first floor will also accommodate an L.A. Fitness health club and a Sears tire and battery shop.

On October 31, 2012, the property was rezoned from B3-2 Community Shopping District to PD 1203. The B3 District allows a maximum total sign area of 4 x street frontage or 1,500 square feet, whichever is less. You are proposing a total sign area of 1,065 square feet as shown on the attached drawings, dated August 14, 2013. We approve the proposed signage master plan and a copy of the South, East and North Facades shall be inserted into the main file. If you have any questions or need additional information, please contact Teresa McLaughlin at (312) 744-4891.

Sincerely,

Heather Gleason
Assistant Commissioner

PAS: HG: tm
C: Teresa McLaughlin, Main file

SOUTH FAÇADE

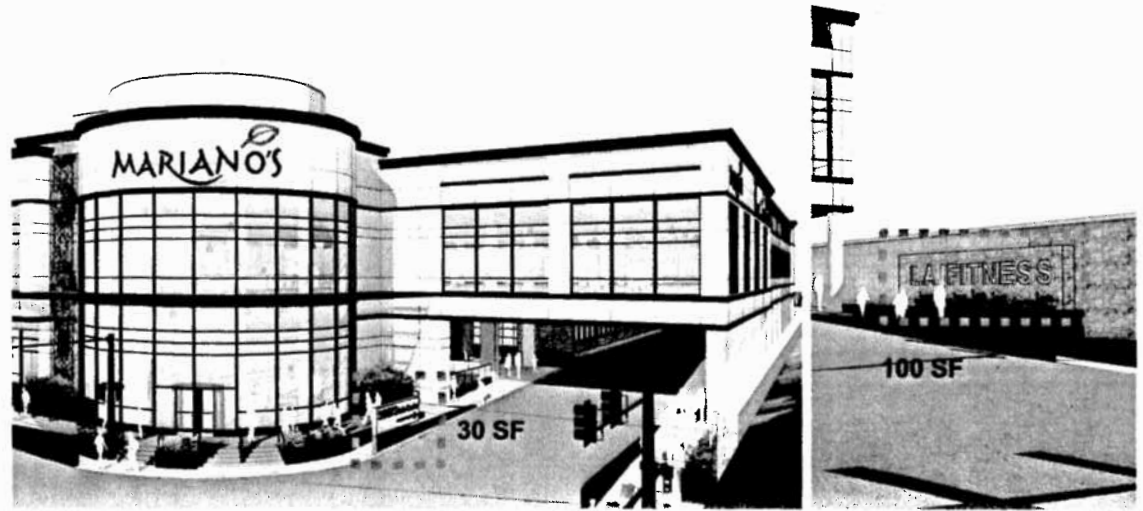
MISCELLANEOUS

MARIANO'S	
WALL SIGN	140
BLADE SIGN	30
BLADE SIGN	30
LA FITNESS	
WALL SIGN	100
TOTAL	300 SF

MONUMENT SIGN 1	
LA FITNESS	100
MONUMENT SIGN 2	
SEARS	30
TOTAL	130 SF

PROJECT TOTAL

SOUTH	300 SF
EAST	270 SF
NORTH	365 SF
MONUMENT 1	130 SF
MONUMENT 2	1065 SF



100 SF

30 SF

30 SF

140 SF



Ravenswood Station

South Facade 1

EAST FAÇADE

MARIANO'S	
WALL SIGN	90
BLADE SIGN	30
LA FITNESS	
WALL SIGN	150
	270 SF

PROJECT TOTAL

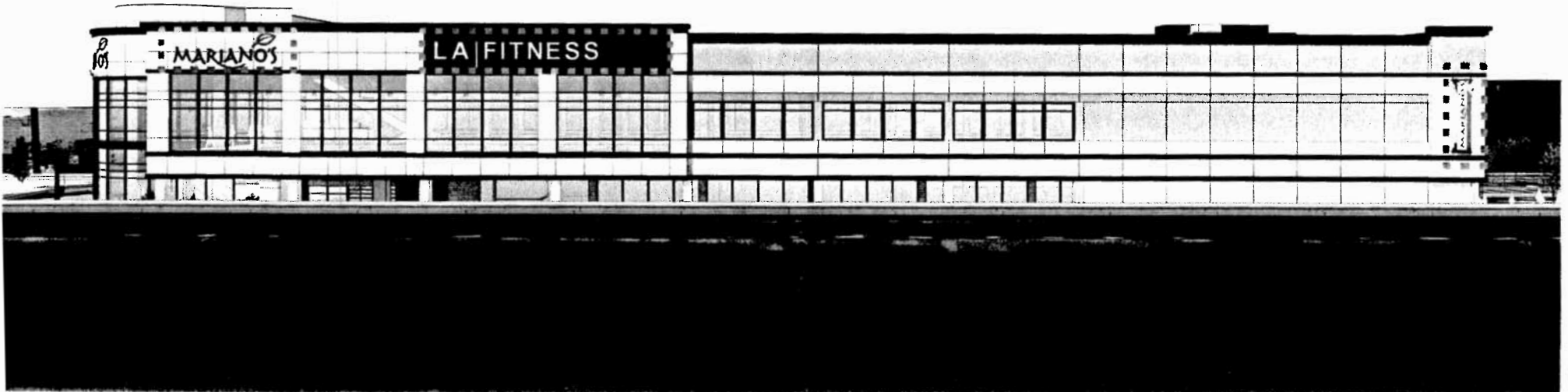
SOUTH	300 SF
EAST	270 SF
NORTH	365 SF
MONUMENT 1	130 SF
MONUMENT 2	1065 SF



90 SF

150 SF

30 SF



Ravenswood Station

NORTH FAÇADE

MARIANO'S	
WALL SIGN	90
SEARS	125
LA FITNESS	
WALL SIGN	150
TOTAL	365 SF

PROJECT TOTAL

SOUTH	300 SF
EAST	270 SF
NORTH	365 SF
MONUMENT 1	130 SF
MONUMENT 2	1065 SF



Ravenswood Station

Jarrett & Porto, Real Estate | The Taxman Corporation | Sierra US | Sears Roebuck & Co. | Antunovich Associates - Architects | Daley and George, Ltd.

North Facade
Chicago, IL | August 14, 2013

On motion of Alderman Solis, the said proposed substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Fioretti, Dowell, Burns, Hairston, Sawyer, Jackson, Harris, Beale, Pope, Balcer, Cárdenas, Quinn, Foulkes, Thompson, Thomas, Lane, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Chandler, Solis, Maldonado, Burnett, Ervin, Graham, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Sposato, Mitts, Cullerton, Laurino, P. O'Connor, M. O'Connor, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, Moore, Silverstein -- 49.

Nays -- None.

Alderman Pope moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 13-H.
(As Amended)
(Application No. 17399)
(Common Address: 1800 -- 2824 W. Lawrence Ave.)

BPD 1203

[SO2012-35]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all B3-2 Community Shopping District symbols and designations as shown on Map Number 13-H in the area bounded by:

a line 626.93 feet north of and parallel to West Lawrence Avenue; the westerly right-of-way line of the Chicago & Western Railway; West Lawrence Avenue; and the alley next east of and parallel to North Wolcott Avenue,

to the designation of a Business Planned Development 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 2. This ordinance shall be in force and effect from and after its passage and due publication.

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

Business Planned Development No. 1203.

Plan Of Development Statements.

1. The area delineated herein as Planned Development Number 1203 ("Planned Development") consists of approximately 161,003 square feet of property, which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, Ravenswood Station LLC.
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 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, and subject to review and approval by the Department of Business Affairs and Consumer Protection.

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.

4. This plan of development consists of fifteen (15) statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary

and Property Line Map; Site Plan; Landscape Plan; a Green Roof Plan; and Building Elevations (North, South, East and West) prepared by Antunovich Associates and dated August 16, 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 a Planned Development: commercial, retail, health club, accessory parking, and related uses and services, and all uses permitted in the Commercial use group of the B3 Community Shopping District.
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 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 161,003 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. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Housing and Economic Development. The building to be constaitced shall be constructed under the Leadership in Energy and Environmental Design ("LEED") Green Building Rating System and achieve LEED Certification. The applicant shall provide a vegetated ("green") roof consisting of 6,800 square feet on at least one hundred percent (100%) of the building's net roof area.
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 B3-2 Business and Commercial Districts.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary Map and Property Line Map; Site Plan -- Ground Level; Landscape Plan; Roof Plan; Sears Auto Body -- Layout; Circulation Floor Plan; North, South, East and West Building Elevations; and Building Section referred to in these Plan of Development Statements printed on pages 38491 through 38502 of this *Journal*.]

17399

38490

JOURNAL--CITY COUNCIL--CHICAGO

10/31/2012

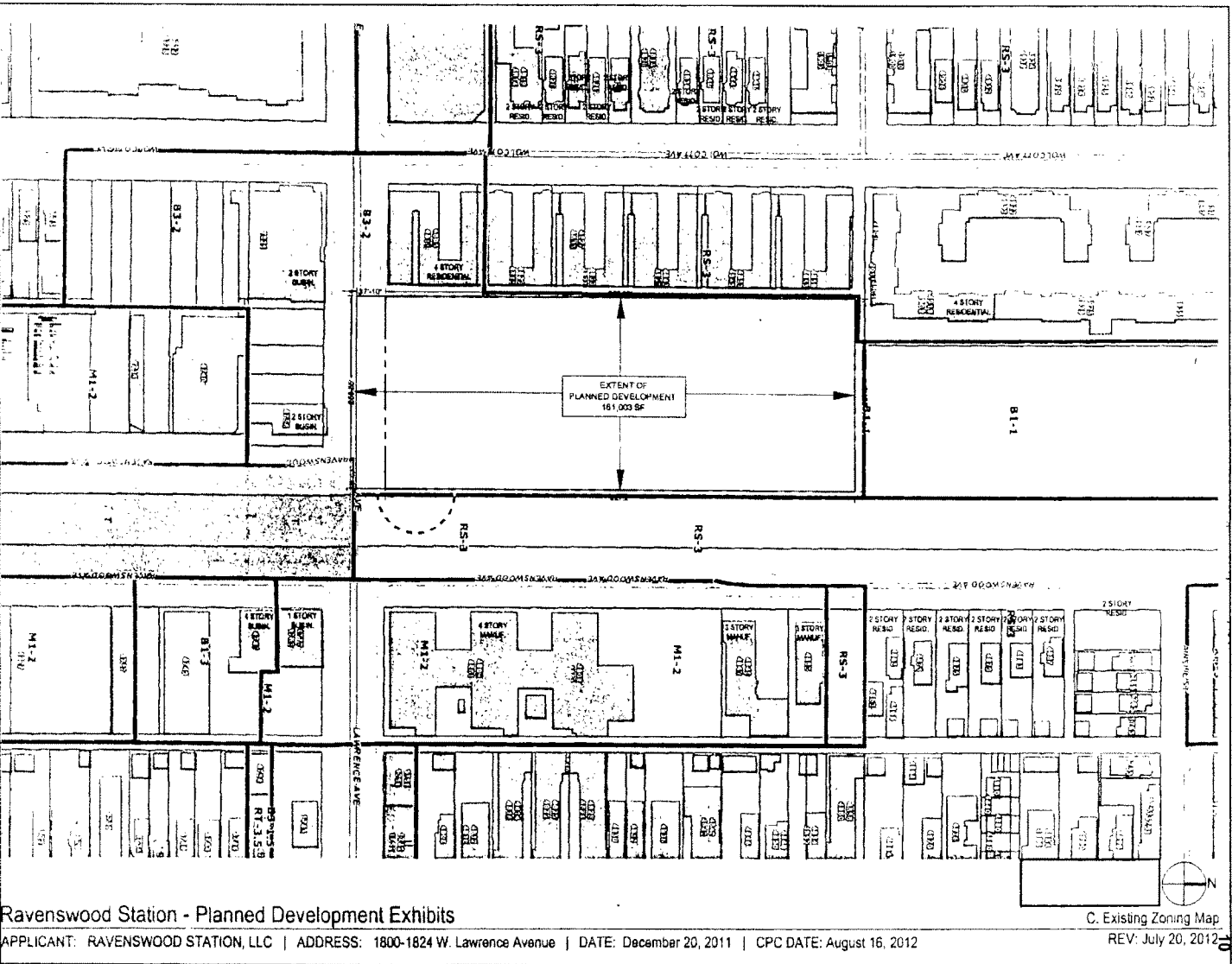
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Amended Business Planned Development No. 1203

Bulk Regulations And Data Table.

Gross Site Area:	176,901 square feet
Net Site Area:	161,003 square feet
Public Right-of-Way:	15,898 square feet
Allowable Uses:	Per Statement Number 5
Base Floor Area Ratio:	2.2
Maximum Floor Area Ratio:	2.2
Setbacks:	In substantial conformance with the Site Plan
Maximum Building Height:	60 feet, 0 inches
Number of Parking Spaces:	365
Number of Bicycle Parking Spaces:	80 racks
Minimum Number of Loading Spaces:	3
Maximum Percent of Site Coverage:	Per Site Plan

Existing Zoning Map.



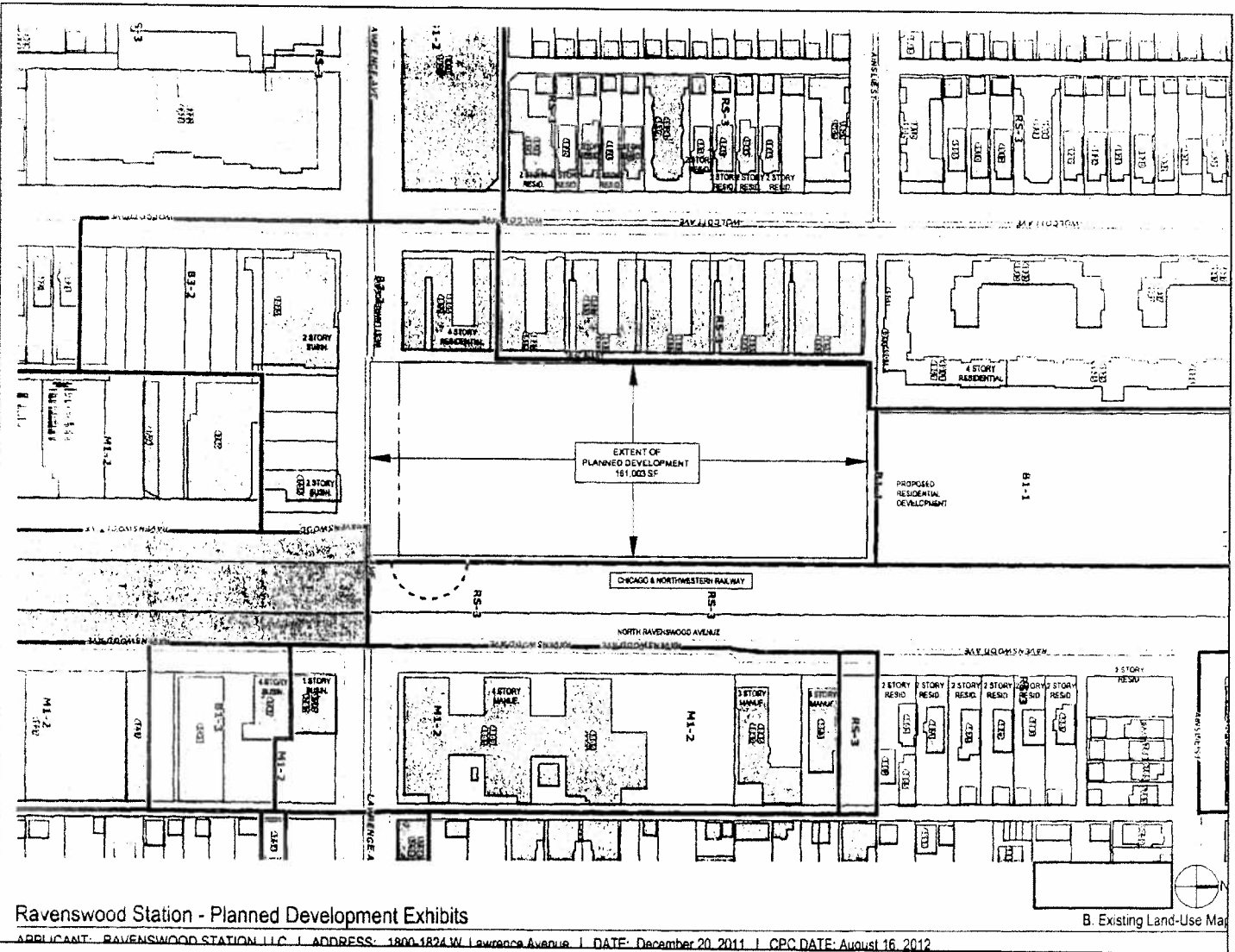
Ravenswood Station - Planned Development Exhibits

APPLICANT: RAVENSWOOD STATION, LLC | ADDRESS: 1800-1824 W. Lawrence Avenue | DATE: December 20, 2011 | CPC DATE: August 16, 2012

C. Existing Zoning Map

REV: July 20, 2012

Existing Land-Use Map

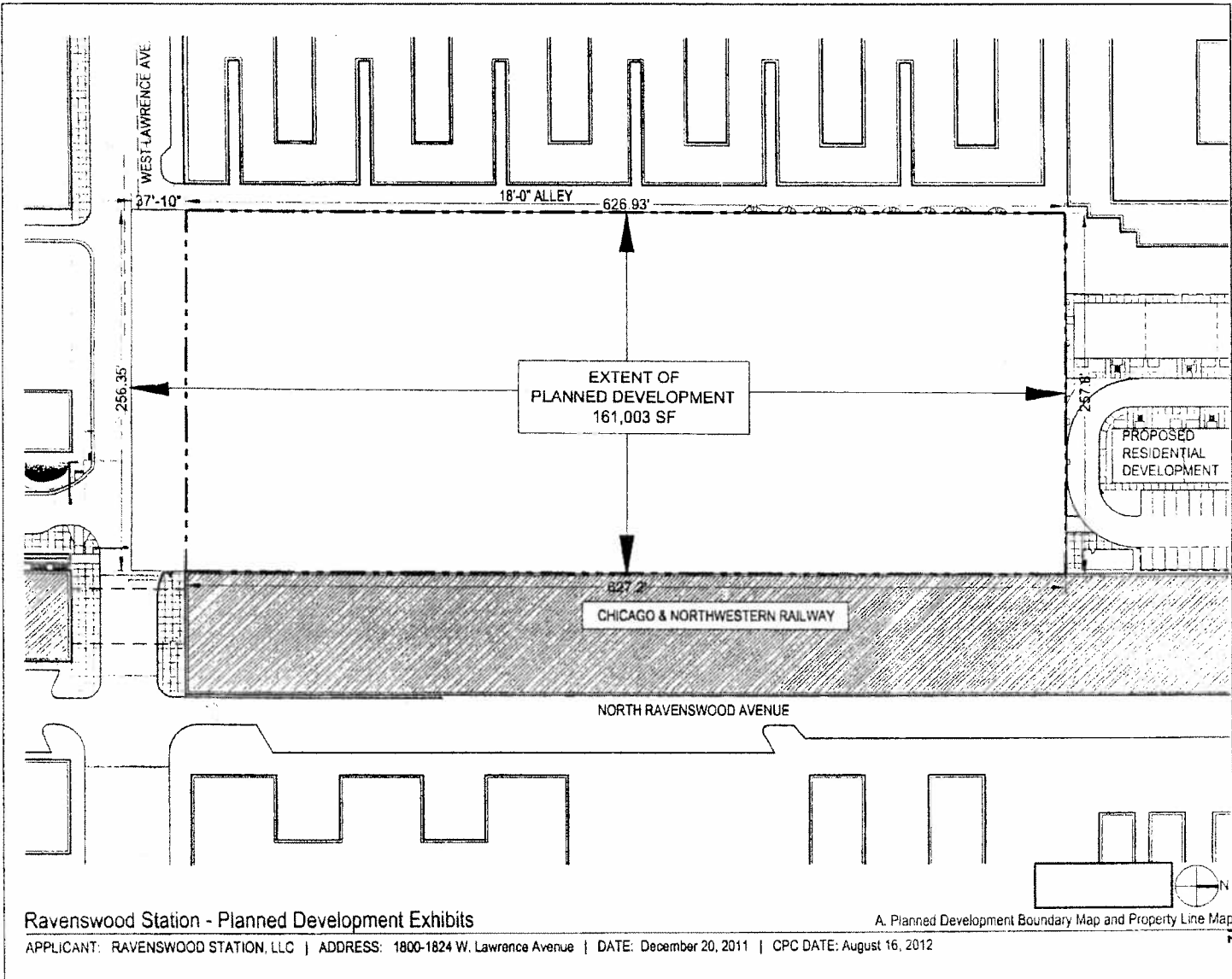


Ravenswood Station - Planned Development Exhibits

B. Existing Land-Use Map

APPLICANT: RAVENSWOOD STATION LLC | ADDRESS: 1800-1824 W. Lawrence Avenue | DATE: December 20, 2011 | CPC DATE: August 16, 2012

Planned Development Boundary Map
And Property Line Map.

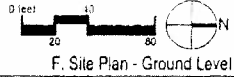
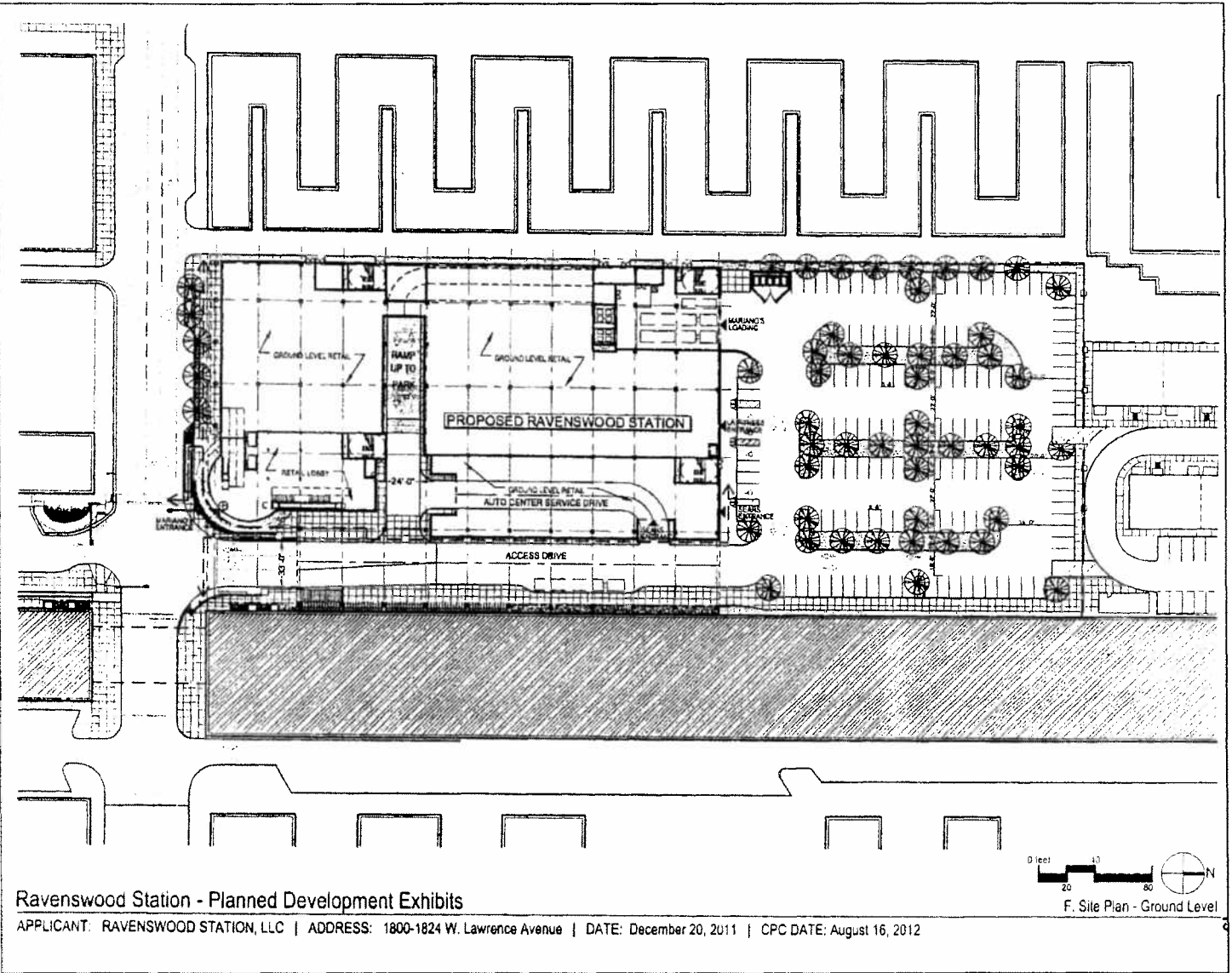


Ravenswood Station - Planned Development Exhibits

A. Planned Development Boundary Map and Property Line Map

APPLICANT: RAVENSWOOD STATION, LLC | ADDRESS: 1800-1824 W. Lawrence Avenue | DATE: December 20, 2011 | CPC DATE: August 16, 2012

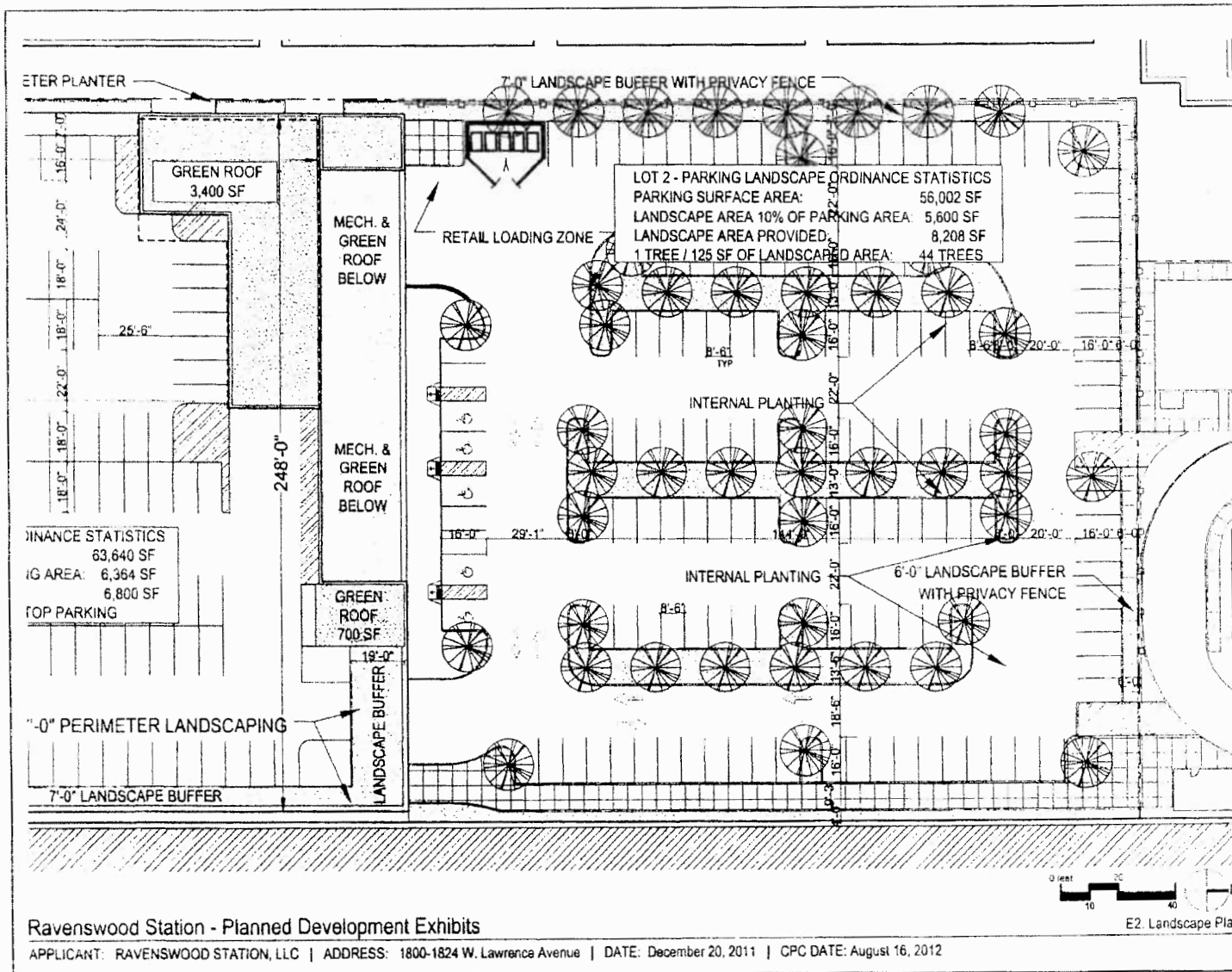
Site Plan -- Ground Level.



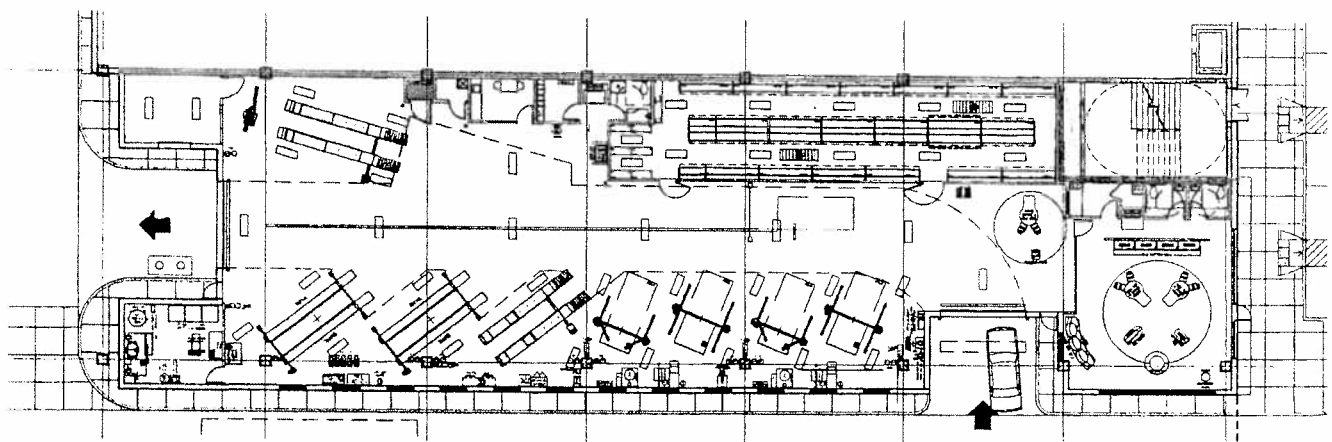
Ravenswood Station - Planned Development Exhibits

APPLICANT: RAVENSWOOD STATION, LLC | ADDRESS: 1800-1824 W. Lawrence Avenue | DATE: December 20, 2011 | CPC DATE: August 16, 2012

Landscape Plan.
(Page 2 of 2)



Sears Auto Body -- Layout.

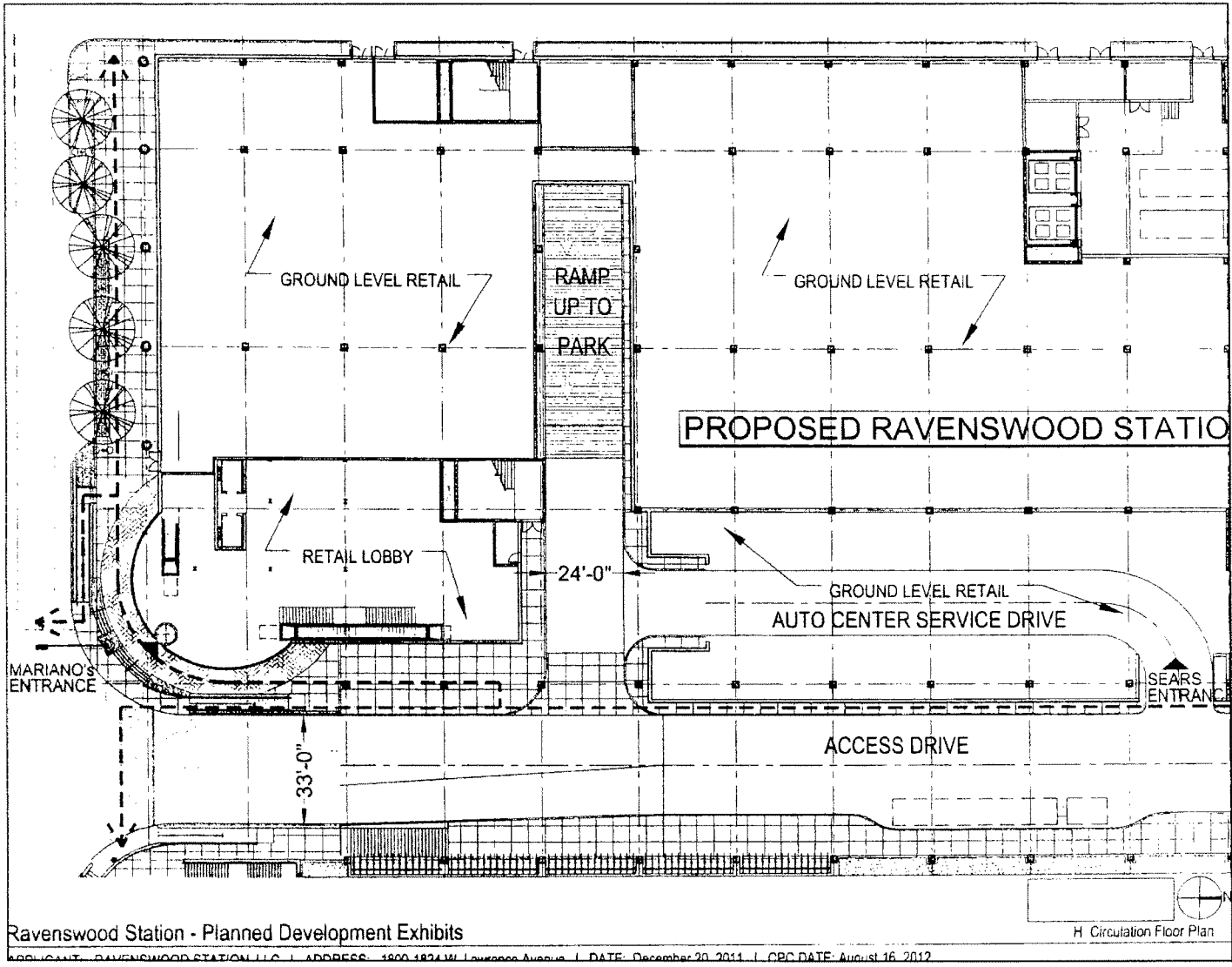


Ravenswood Station - Planned Development Exhibits

APPLICANT: RAVENSWOOD STATION, LLC | ADDRESS: 1800-1824 W. Lawrence Avenue | DATE: December 20, 2011 | CPC DATE: August 16, 2012

G. Sears Auto Body - Lay

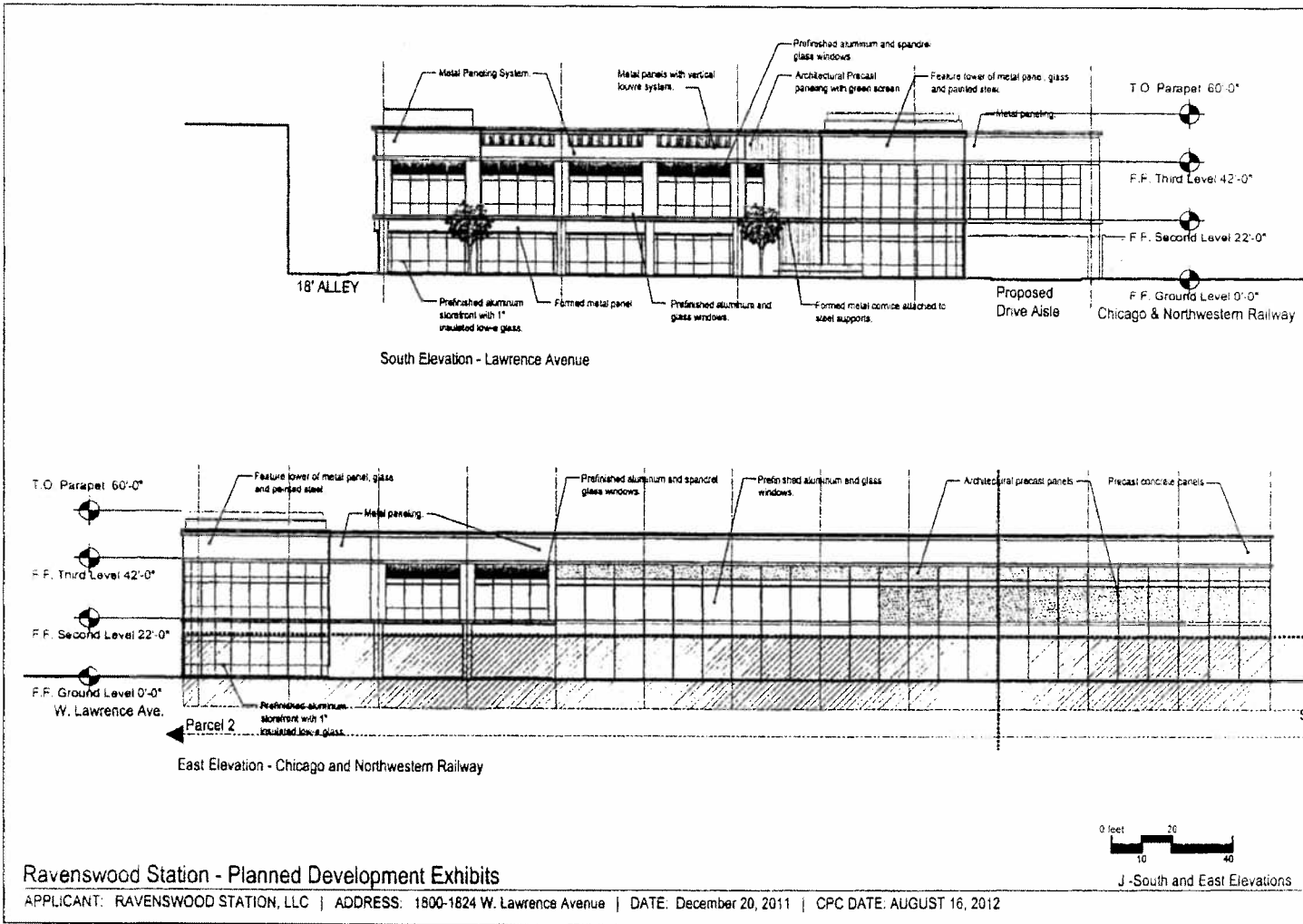
Circulation Floor Plan.



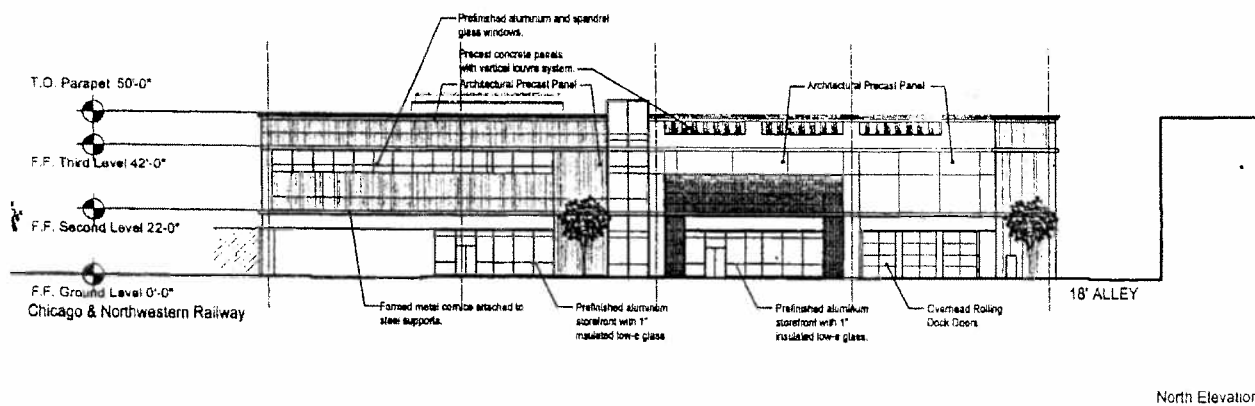
Ravenswood Station - Planned Development Exhibits

APPLICANT: RAVENSWOOD STATION LLC | ADDRESS: 1800-1824 W. Lawrence Avenue | DATE: December 20, 2011 | CPC DATE: August 16, 2012

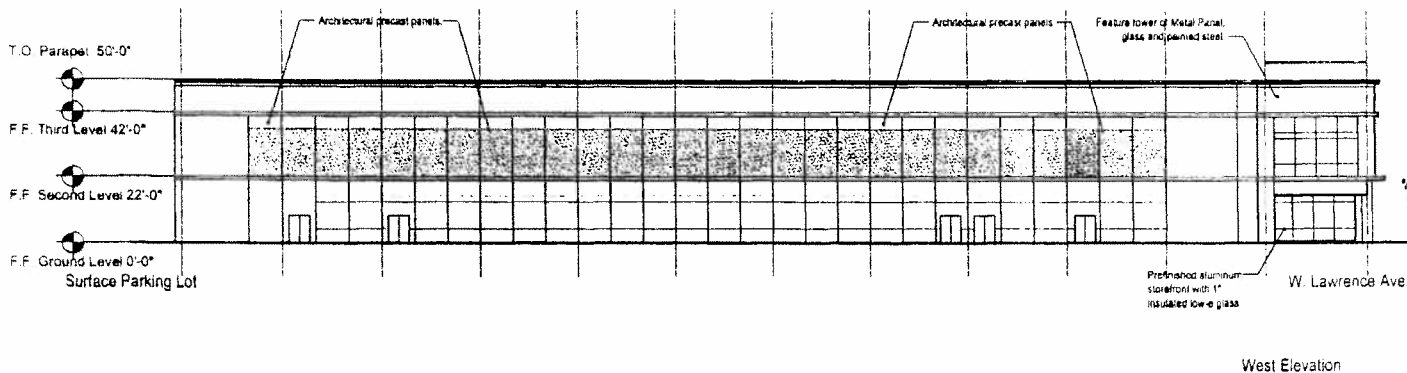
South And East Elevations.



North And West Elevations



North Elevation



West Elevation



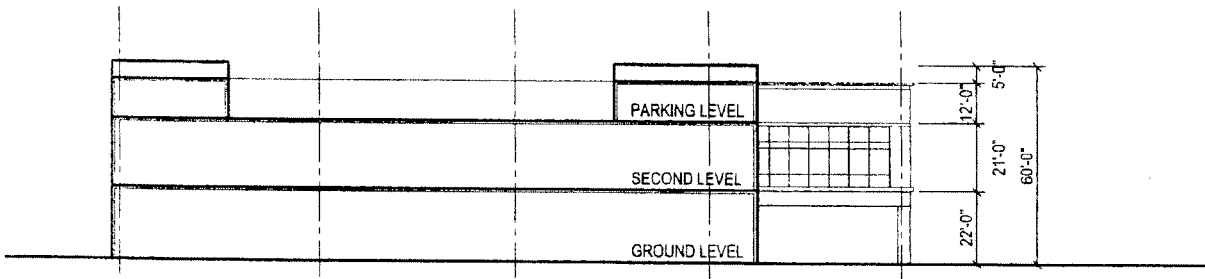
K - North and West Elevations

Ravenswood Station - Planned Development Exhibits

APPLICANT: RAVENSWOOD STATION, LLC | ADDRESS: 1800-1824 W. Lawrence Avenue | DATE: December 20, 2011 | CPC DATE: AUGUST 16, 2012

20

Building Section.



BUILDING SECTION



Ravenswood Station - Planned Development Exhibits

APPLICANT: RAVENSWOOD STATION, LLC | ADDRESS: 1800-1824 W. Lawrence Avenue | DATE: December 20, 2011 | CPC DATE: AUGUST 16, 2012