

# PD 1208

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16992

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

Yeas -- Aldermen Moreno, Fioretti, Dowell, Burns, Hairston, Sawyer, Harris, Beale, Pope, Balcer, Cárdenas, Quinn, Burke, 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.

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. 1-G.*  
(Application No. 17612)  
(Common Address: 1243 -- 1245 W. Chicago Ave.)

[O2012-8009]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B1-2 Neighborhood Shopping District symbols as shown on Map Number 1-G in the area bounded by:

West Chicago Avenue; a line 48 feet east of and parallel to North Elizabeth Street; a line 66.5 feet next south of and parallel to West Chicago Avenue; and North Elizabeth Street,

to those of a B2-3 Neighborhood Mixed-Use District.

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

*Reclassification Of Area Shown On Map No. 4-F.*  
(As Amended)  
(Application No. 16992)  
(Common Address: 2106 -- 2124 S. Canal St.  
And 2116 -- 2122 S. Grove St.)

WBPD 1208

[SO2013-754]

*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

PMD Number 11, Sub-District B symbols and indications as shown on Map Number 4-F in the area bounded by:

a line from a point on the east bank of the south branch of the Chicago River 576.72 feet north of West Cermak Road, as measured along said east bank extending for a distance of 70.52 feet in a southeasterly direction to a point 473.68 feet north of West Cermak Road as measured for a distance of 261.11 feet along the west line of South Grove Street and a distance of 212.57 feet along the west line of South Canal Street; South Canal Street; South Grove Street; a line 183.43 feet north of West Cermak Road, as measured along the west line of South Grove Street and perpendicular thereto; a line 97.00 feet west of South Grove Street and parallel thereto; a line 211.3 feet north of West Cermak Road, as measured along the east bank of the south branch of the Chicago River; and the south branch of the Chicago River,

to those of Waterway Business Planned Development Number 1208 which is hereby established in the area described above and subject to such use and bulk regulations as are set forth in the Planned Development attached hereto and to no others.

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

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

*Waterway Business Planned Development No. 1208.*

*Plan Of Development Statements.*

1. The area delineated herein as Waterway Business Planned Development Number 1208 ("Planned Development") consists of approximately forty-nine thousand one hundred eighteen (49,118) square feet (1.13 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, Lawrence's Fisheries, Inc. an Illinois corporation.
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 title holder 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.

4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map, an Existing Land-Use Map, a Planned Development Boundary and Property Line Map, and a Chicago Builds Green form, dated December 20, 2012; and a Site Plan, a Landscape Plan, Landscape Details, and Building Elevations (South and East) prepared by Chipman Design Architecture, Inc. and dated December 20, 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 Waterway Business Planned Development: eating and drinking establishments including outdoor seating areas, food and beverage retail sales, food processing and distribution, and related uses and accessory parking.
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. Height shall be measured from grade at the southeast corner of the building as indicated on the Building Elevations. 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 and Data 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 49,118 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. Upon Part II Review, a more detailed survey will be provided to show the location, condition, and number of trees to remain. 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 title holders 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. All future development on the site shall be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Housing and Economic Development.
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 Planned Manufacturing District Number 11 Sub-District B.

16992

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JOURNAL--CITY COUNCIL--CHICAGO

1/17/2013

[Existing Zoning Map; Existing Land Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Landscape Details; Building Elevations; and Chicago Builds Green form referred to in these Plan of Development Statements printed on pages 45643 through 45652 of this *Journal*.]

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

Waterway Business Planned Development No. 1208.

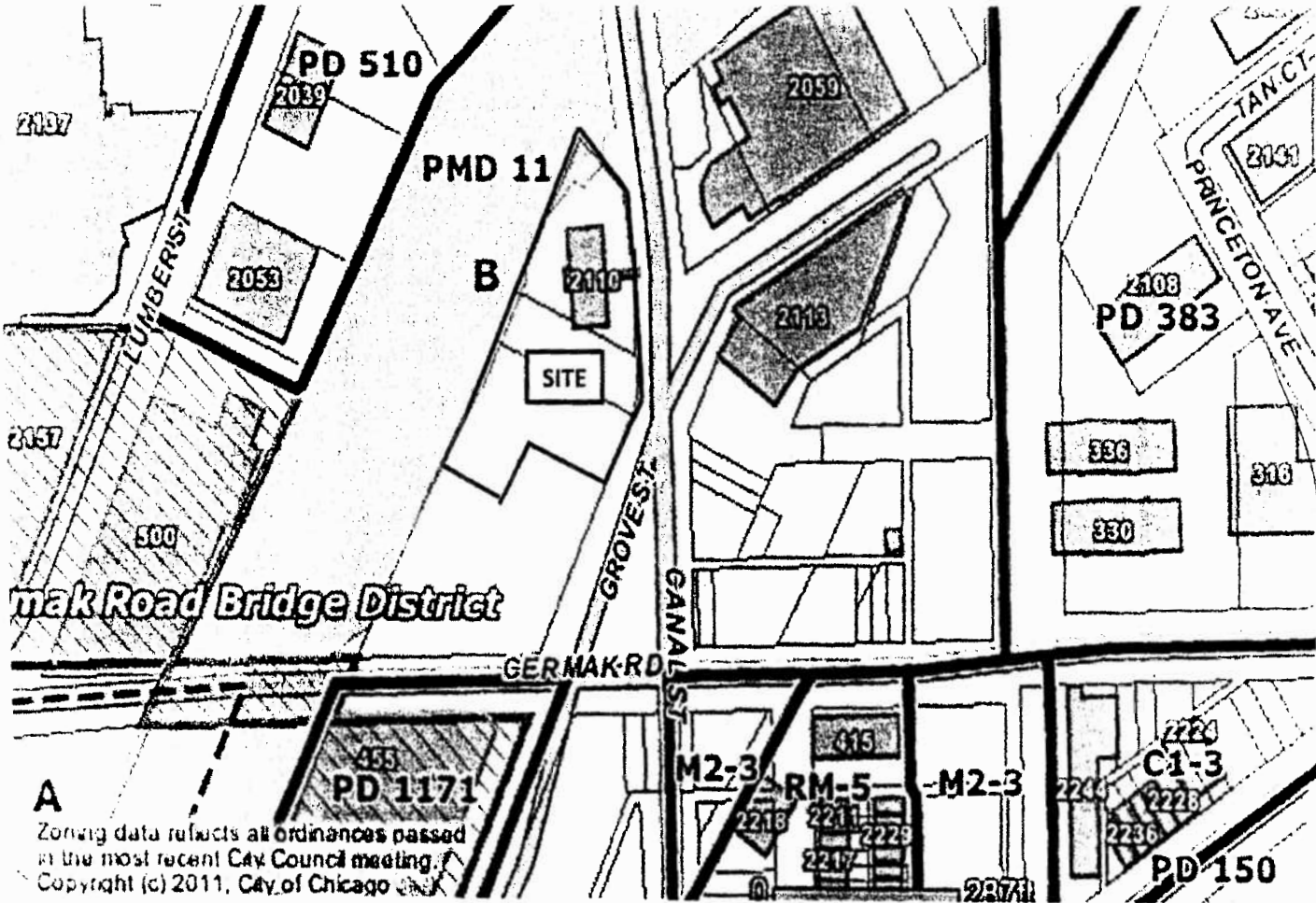
Plan Of Development.

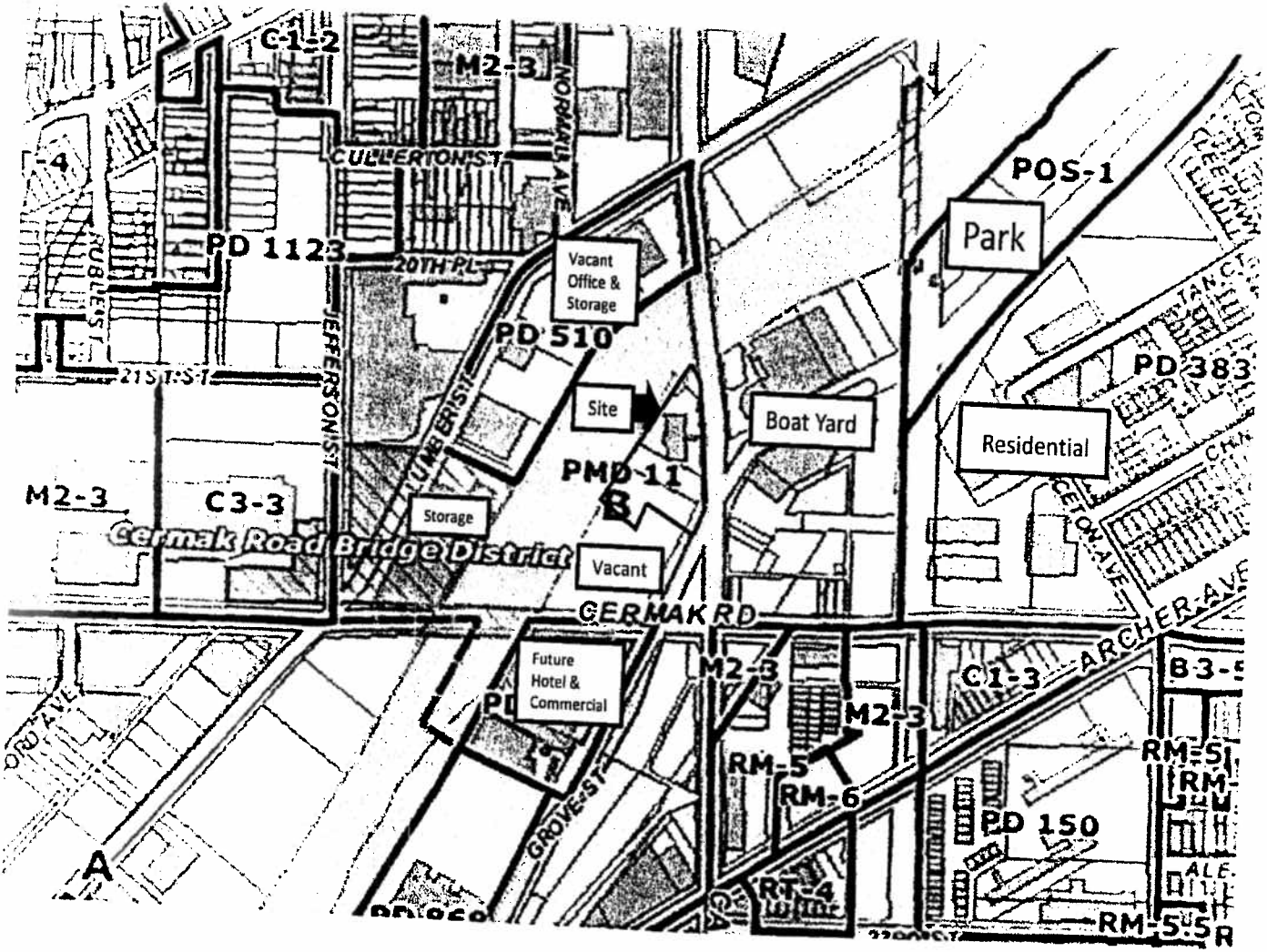
Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Area Remaining in the Public Right-of-Way  
63,961.73 square feet (1.47 acres) = 49,118 square feet (1.13 acres) + 14,843.73 square feet (0.34 acre)

Permitted Uses:	See Statement Number 5
Maximum Permitted FAR:	0.200
Setbacks From Property Line:	
North Property Line:	18.04 feet
East Property Line:	24.58 feet
South Property Line:	163.48 feet
West Property Line:	14.42 feet
Maximum Height:	19 feet, 10 inches measured as indicated on the Elevations.
Minimum Number of Off-Street Parking:	67 spaces
Minimum Number of Off-Street Loading:	1 (10 x 25 feet)

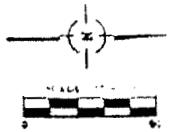
Existing Zoning Map.







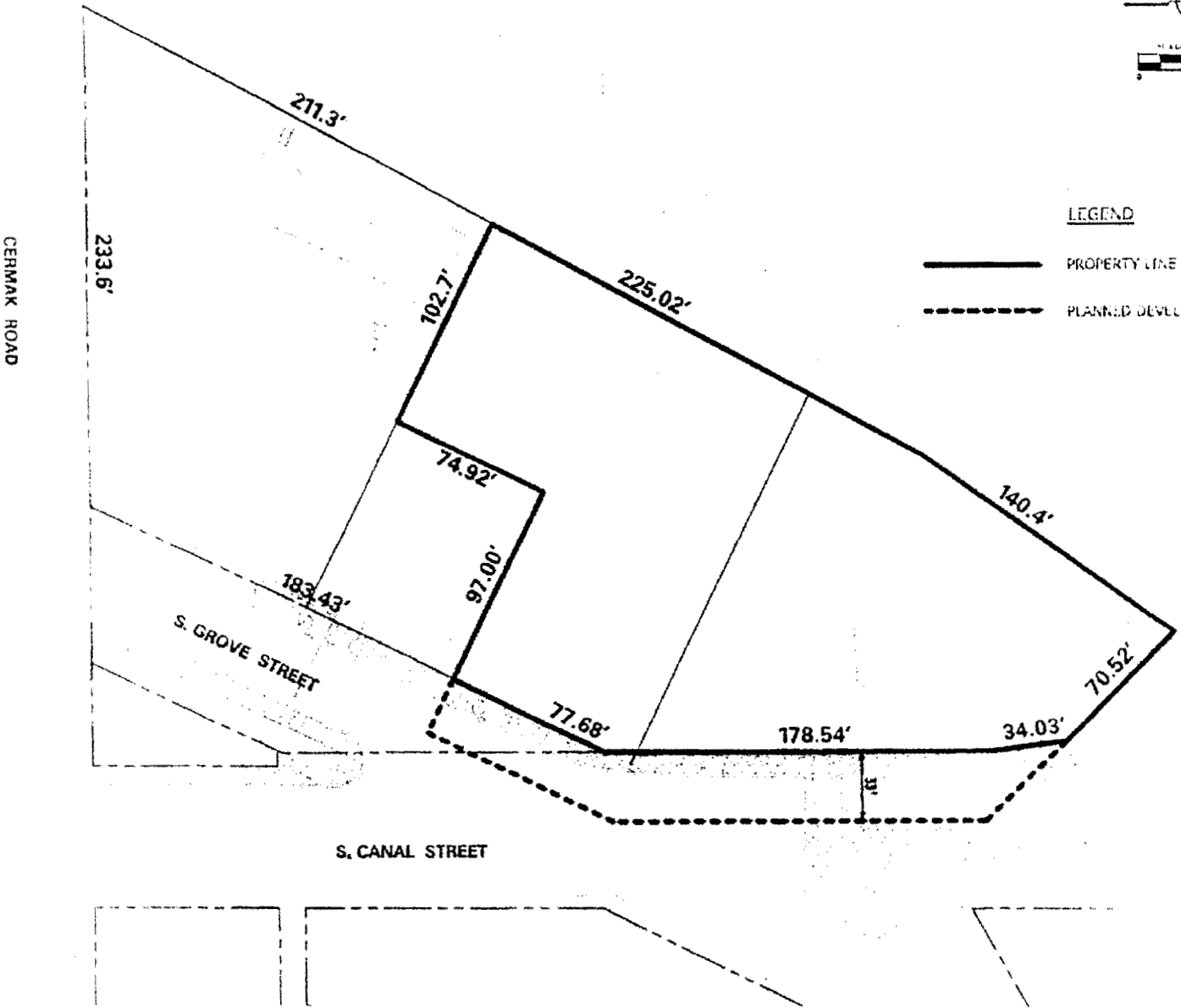
Existing Land Use Map.

Planned Development Boundary And  
Property Line Map.



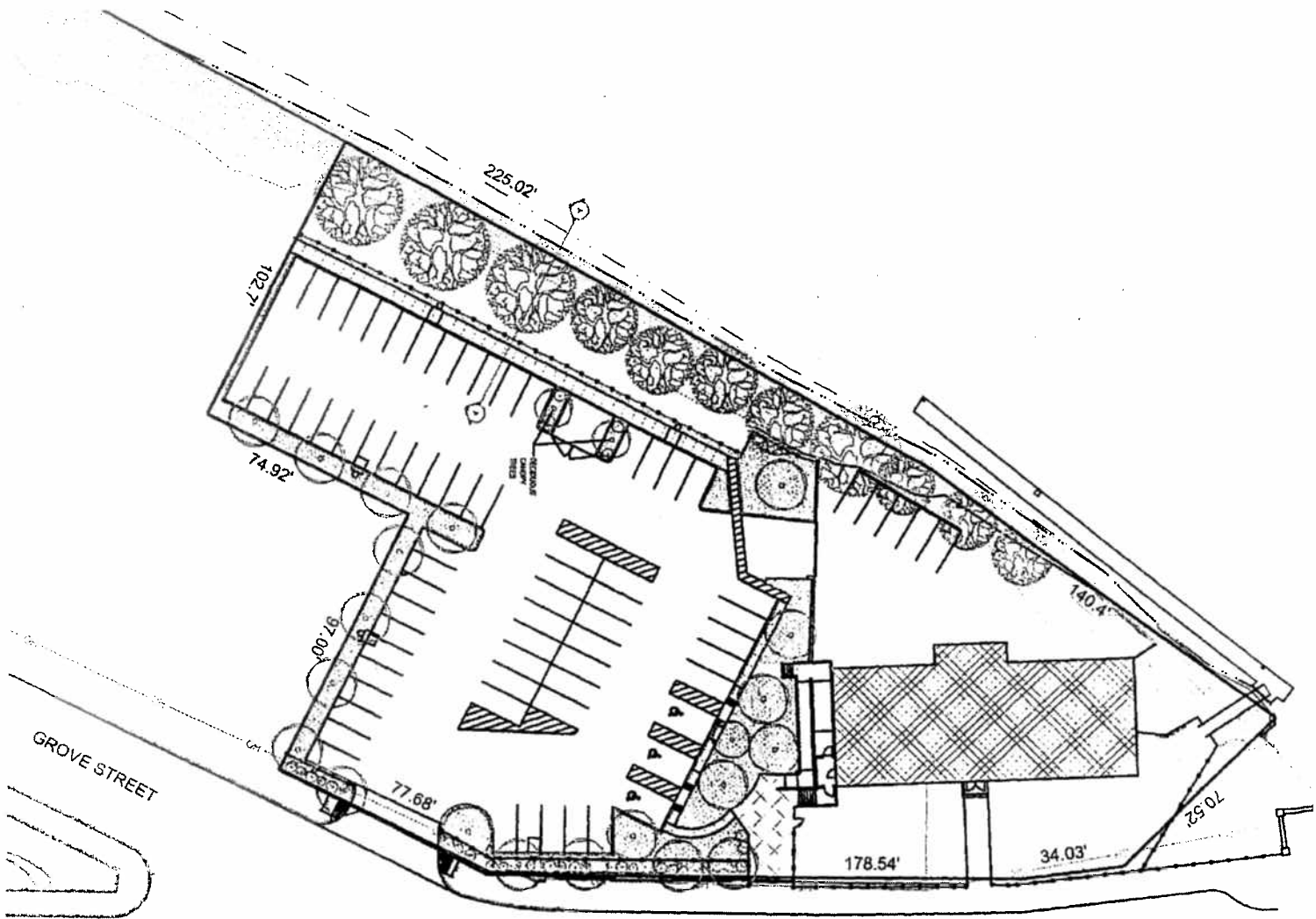
LEGEND

-  PROPERTY LINE
-  PLANNED DEVELOPMENT BOUNDARY



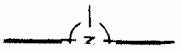


Landscape Plan.

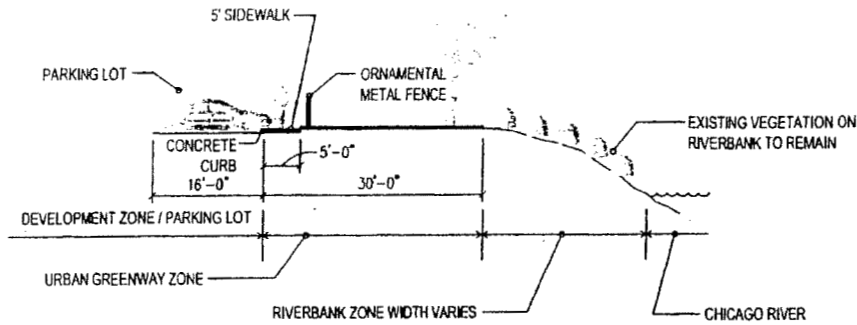


GROVE STREET

CANAL STREET



Landscape Details.



**SECTION A - A**  
SCALE: 1" = 20'-0"

**LEGEND**

- PARKING & RIVERWALK LIGHTING
- SHRUBS
- EXISTING PROTECTED TREE
- DECIDUOUS TREE
- PROPOSED BUILDING
- PAVED FRONT WALKWAY
- CONCRETE SIDEWALK
- 48" HIGH ORNAMENTAL METAL FENCE
- LOW PROFILE PRAIRIE PLANTS
- GROUND COVER
- PROPERTY LINE

**LANDSCAPING AREA TABULATION**

<b>TOTAL VEHICULAR USE AREA</b>	<b>27,833 SF</b>
<b>INTERIOR LANDSCAPE AREA 7.5% REQ. PER 17-11-0203 (4,501-30,000 SF VEHICULAR USE AREA)</b>	
<b>REQUIRED</b>	<b>2,088 SF</b>
<b>PROPOSED</b>	<b>3,555 SF</b>
<b>(LANDSCAPE AREA INSIDE THE FENCE EXCLUDING SETBACK AND RIVERWALK) = 12.7%</b>	
<b>TOTAL TREES PER REQ. INTERIOR LANDSCAPING (1 PER 125 S.F.) PER 17-11-0203-B-4</b>	
<b>REQUIRED = 2,088 S.F. / 125 S.F. = 16.704</b>	<b>17 TREES</b>
<b>PROPOSED</b>	<b>17 TREES</b>
<b>TOTAL TREES TO SCREEN STREET (1 PER 25 LINEAR FT.) PER 17-11-0202-B-3</b>	
<b>REQUIRED = 131 LINEAR FT. / 25' = 5.24</b>	<b>6 TREES</b>
<b>PROPOSED</b>	<b>6 TREES</b>
<b>TOTAL TREES PER REQ. ON RIVER FRONTAGE (1 PER 25 S.F.)</b>	
<b>REQUIRED = 270 LINEAR FT. / 25' = 10.8</b>	<b>11 TREES</b>
<b>EXISTING</b>	<b>11 TREES</b>

**NOTE:**  
UPON PART # REVIEW, A MORE DETAILED SURVEY WILL BE PROVIDED TO SHOW LOCATION, CONDITION, AND NUMBER OF TREES TO REMAIN.

**PARKING TABULATION**

**REQUIRED 27 SPACES**

**PROVIDED SPACES**  
3 ADA accessible (per 17-10-0902)  
67 spaces total

**LANDSCAPE DETAILS**

**APPLICANT :** LAWRENCE'S FISHERIES, INC.  
**ADDRESSES:** 2106 - 2124 SOUTH CANAL STREET AND  
 2116 - 2122 SOUTH GROVE STREET  
**INTRODUCED DATE:** DECEMBER 16, 2009  
**PLAN COMMISSION DATE:** DECEMBER 20, 2012



Chicago Builds Green.  
(Page 1 of 3)

# CHICAGO BUILDS GREEN

**Project Name:**

Lawrence's Fisheries, Inc.

**Project Location:**

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

From*	To*	Direction:	Street Name:	Select Street Type:
2106	2124	S	Canal	St

Ward No: Community Area No:

25	
----	--

**Project Type:**

Check applicable:

Planned Development     Redevelopment Agreement     Zoning Change

↕ PD No:     ↕ RDA No:     ↕ From:  To:

Public project     Landmark

**Project Size:**

Total land area in sq.ft.:	Total building(s) footprint in sq.ft.:	Total vehicular use area in sq.ft.:
49,118	8,100	27,833

**DPD Project Manager:**

Enter First Name Last Name

Fred Deters

**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:

<input type="checkbox"/> Public plaza & pocket park	<input type="checkbox"/> Water features in a plaza or pocket park
<input type="checkbox"/> Chicago Riverwalk improvements	<input type="checkbox"/> Setbacks above the ground floor
<input type="checkbox"/> Winter gardens	<input type="checkbox"/> Lower level planting terrace
<input type="checkbox"/> Indoor through-block connection	<input type="checkbox"/> Green roof
<input type="checkbox"/> Sidewalk widening	<input type="checkbox"/> Underground parking and loading
<input type="checkbox"/> Arcades	<input type="checkbox"/> Concealed above-ground parking

Chicago Builds Green.  
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Required per Zoning Code or Green Roof/Buikling Green Matrix To be Provided by the development:

Please fill, if applicable

**Landscaping:**

- 7' Landscape Setback
- Interior Landscape Area
- No. of Interior Trees
- No. of Parkway Trees

Square footage:	910	910
Square footage:	2,088	3,555
	17	17
	6	6

**Open Space:**

- River Setback
- Private Open Space
- Privately developed Public Open Space

Square footage:	6,000	4,200
Square footage:	0	0
Square footage:	0	0

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

- Permeable paving
- Raingarden
- Filter strip
- Bioswale
- Detention pond
- Native landscaping
- Rain-water collection cistern/barrel
- Total impervious area reduction

Square footage:	0
Check applicable:	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
Square footage:	0
Gallons:	0
Square footage:	0

**Other sustainable surface treatments:**

- Green roof
- Energy Star roof
- High-albedo pavement

Square footage:	0	0
Square footage:	0	0
Square footage:	0	0

**Transportation:**

- No. of accessory parking spaces
- Total no. of parking spaces (Accessory + Non- Acc.)
- No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)
- No. of bicycle parking
- Within 600 ft of CTA or Metra station entrance

	27	67
		67
	0	0
	0	0
Check if applicable:	<input type="checkbox"/>	<input type="checkbox"/>

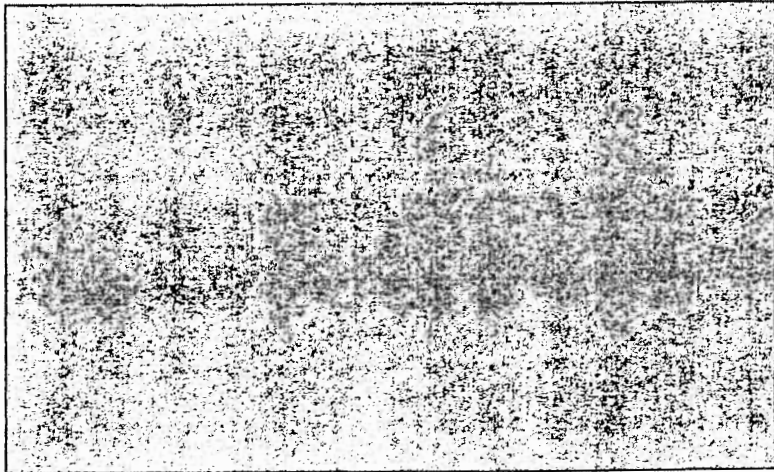
Chicago Builds Green.  
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Building Certification:

- 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:

-IE: Other than Energy Star Roof - or Energy Star Building Certification-



Other sustainable strategies and/or Project Notes:

Subject site is already improved with a building which is not to be expanded except entrance features to enhance ADA access. The main improvements will be an improved parking lot which will be enhanced with trees and other landscaping. The soils in the parking area have high levels of contamination. Capping such areas, and capturing the stormwater and redirecting it to the sewer system, enhances sustainability by preventing such run-off from percolating through the contaminated soils and thereby leeching contamination into the Chicago River.