

PD 1245

Table of Contents

06/25/2014 PD Adoption **2**
 Ordinance 2
 Statements 2
 Bulk Table 6
 Exhibits 7

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

Reclassification Of Area Shown On Map No. 1-E.
(As Amended)
(Application No. 18010)
(Common Address: 2120 S. Jefferson St. And 600 -- 630 W. Cermak Rd.)
[SO2014-2347]

BPD 1245

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 C3-3 Commercial, Manufacturing and Employment District symbols and indications as shown on Map Number 1-E in the area bounded by:

a line 129.16 feet south of and parallel to the south boundary line of West 21st Street; the centerline of (vacated) South Jefferson Street (or the line thereof if extended where no street exists); the north boundary line of West Cermak Road; and a 366.84 foot long perpendicular line to West Cermak Road 396.74 feet west of the centerline of vacated South Jefferson Street (as measured at a point 129.16 feet south of the south boundary line of West 21st Street),

to those of a Business Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the attached Plan of Development.

SECTION 2. 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:

Business Planned Development No. 1245.

Planned Development Statements.

1. The area delineated herein as Business Planned Development Number 1245 ("Planned Development") consists of approximately 145,144 net square feet (3.3 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, Redmoon Theater (tenant) and Phillip D. Mumford (owner).

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 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.

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 15 statements, Bulk Regulations Table, Existing Zoning Map, Existing Land-Use Map, Planned Development Boundary and Property Line Map, Site Plan, Building Elevations -- North and South, Building Elevations -- East and West, prepared by LAM Architects and Consultants and dated June 19, 2014. 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 Business Planned Development:

All Commercial Uses and Industrial Uses permitted in the C3-3 Commercial, Manufacturing and Employment District, Eating and Drinking Establishments (including all subcategories), Entertainment and Spectator Sports (including all subcategories, and specifically including Large Venues (1,000+ capacity)), Utilities and Services, Minor, Co-Located Wireless Communication Facilities, Parking, Accessory.

The following uses are excluded: All uses in the Public and Civic Use Group except for those allowed within Planned Development Statement Number 5, and non-accessory parking. All off-street parking spaces within the Planned Development shall be designated as 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 Planning and Development. Currently there is one off-premises sign that exist within the boundaries of the Planned Development. The existing off-premises sign shall be permitted within the boundary of the Planned Development at current location. The off-premises sign is a freestanding sign on a pole measuring sixty feet by twenty feet (20 feet x 60 feet).
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 145,144.0 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 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.
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 Planning and 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 Department of Streets and Sanitation, and the Department of Fleet and Facility Management, 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 the 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 Department of Planning and Development. Aspects of the proposed Planned Development that bring it into compliance with the Sustainable Development Policy include the following: the reuse of an industrial warehouse building into viable use and the reuse of the historic building. Reduce energy use by 14 percent from the ASHRAE 90.1-2004 baseline by designing efficient mechanical systems and install ceiling fans to reduce heat requirement in the 2120 South Jefferson Street warehouse building. Any newly constructed buildings or improvements for the existing parking lots or areas shall comply with the Department of Planning and Development Sustainable Development Policy.
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 Planning and Development shall initiate a zoning map amendment to rezone the Property to the pre-existing C3-3 Commercial, Manufacturing and Employment District.

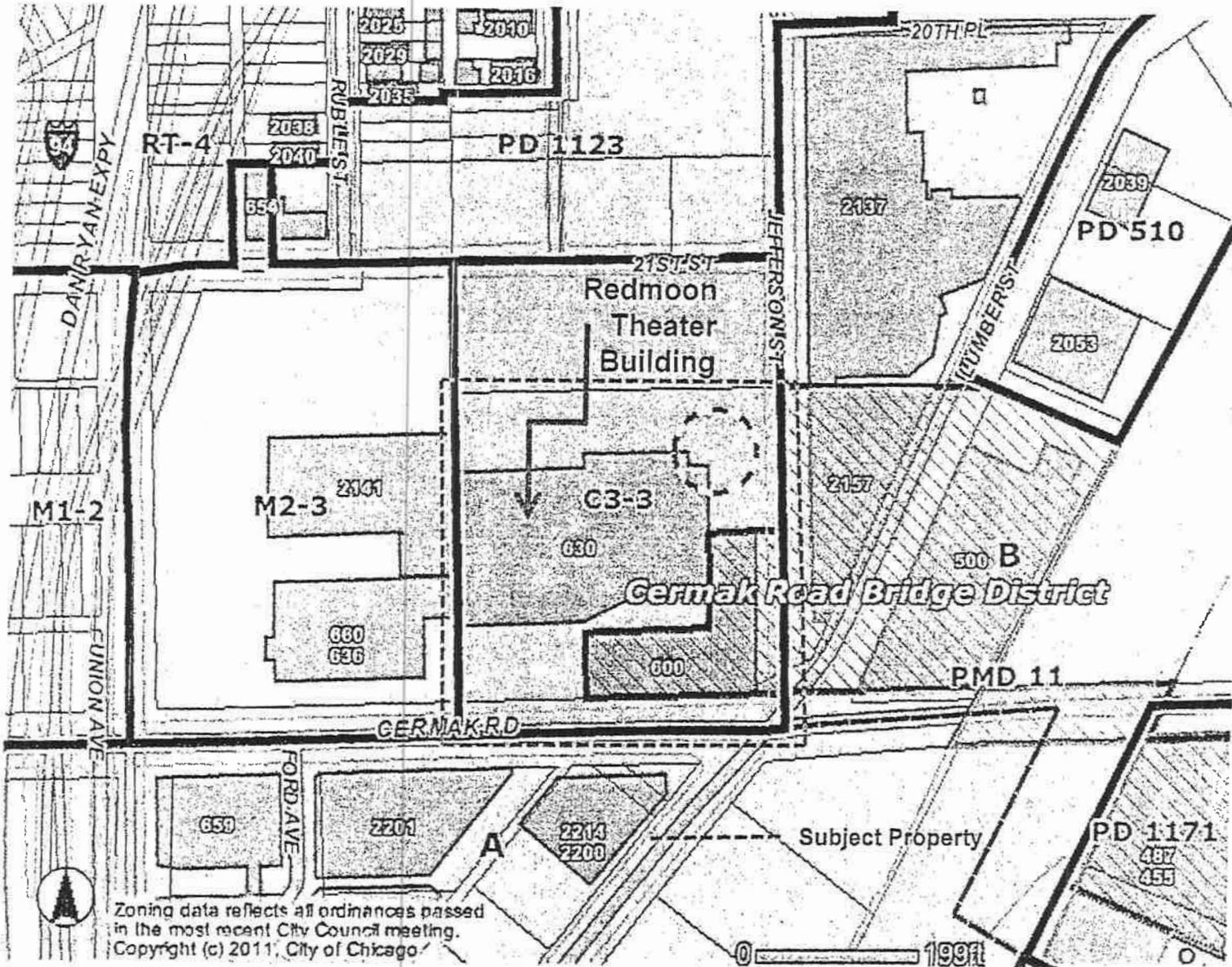
[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary Map; Site Plan; Landscape Plan; and North, South and East Building Elevations referred to in these Plan of Development Statements printed on pages 84177 through 84183 of this *Journal*.]

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

Business Planned Development No. 1245.

Bulk Regulations And Data Table.

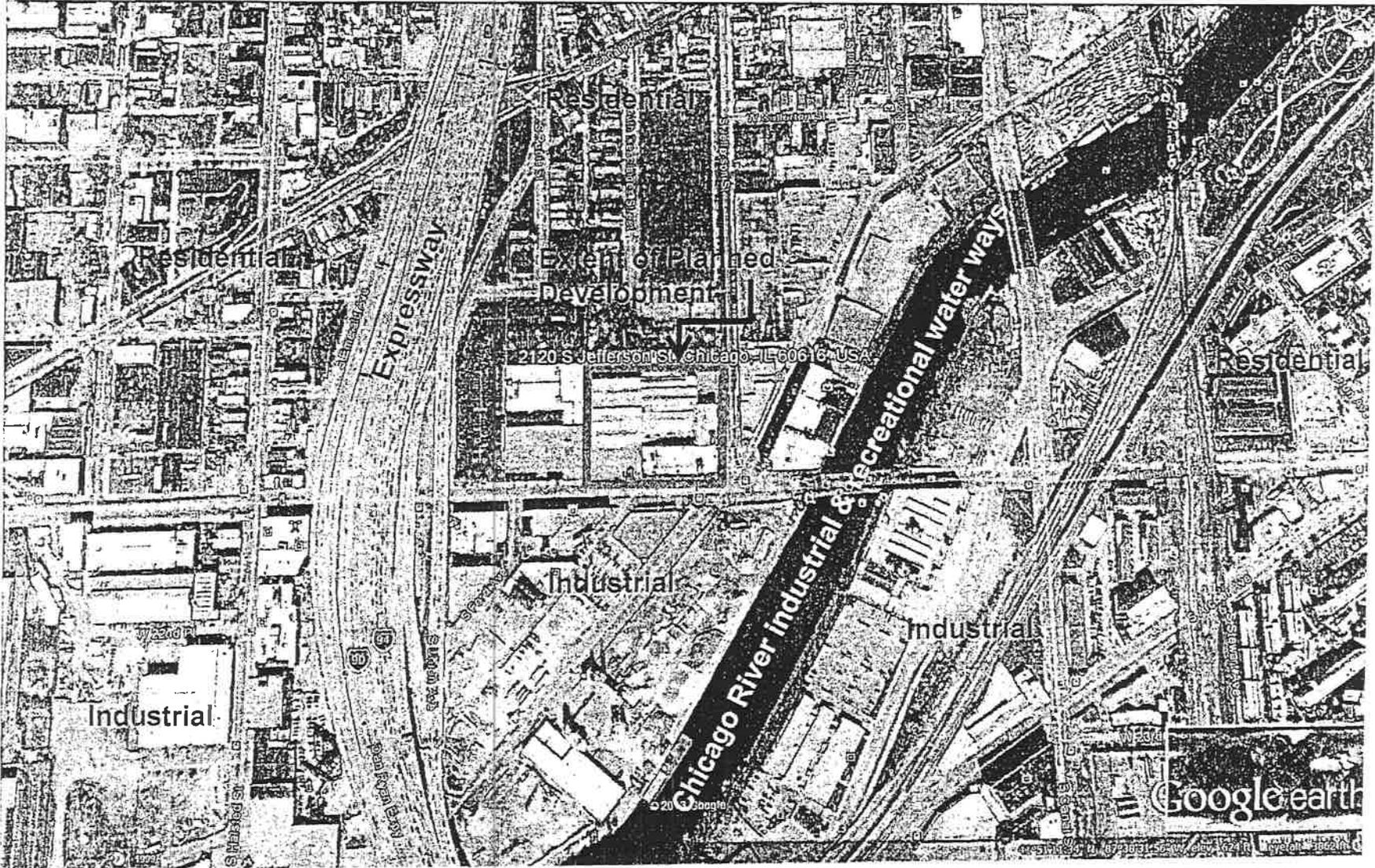
Gross Site Area:	159,704.9 square feet
Area in Adjoining Right-of-Way:	14,560.9 square feet
Net Site Area:	145,144.0 square feet
Maximum Floor Area Ratio (FAR):	3.0
Minimum Number of Off-Street Parking Spaces:	
Accessory Spaces for South Building:	12 spaces
Accessory Spaces for Theater Uses:	100 spaces
Accessory Spaces for Special Theatre Events for 1,000 + Capacity events:	200 off-site spaces located at 660 West Cermak Road
Minimum Number of Loading Spaces:	3 existing loading spaces
Minimum Setbacks from Property Lines:	In substantial conformance with Site Plan
Maximum Building Height:	65 feet -- existing buildings
Minimum Bicycle Spaces:	15 bicycle spaces



Existing Zoning Map

Applicant: Redmoon Theater
 Address: 2120 S. Jefferson St., 600-630 W. Cermak Rd. Chicago, IL 60616
 Introduction: April 02, 2014
 Plan Commission: June 19, 2014

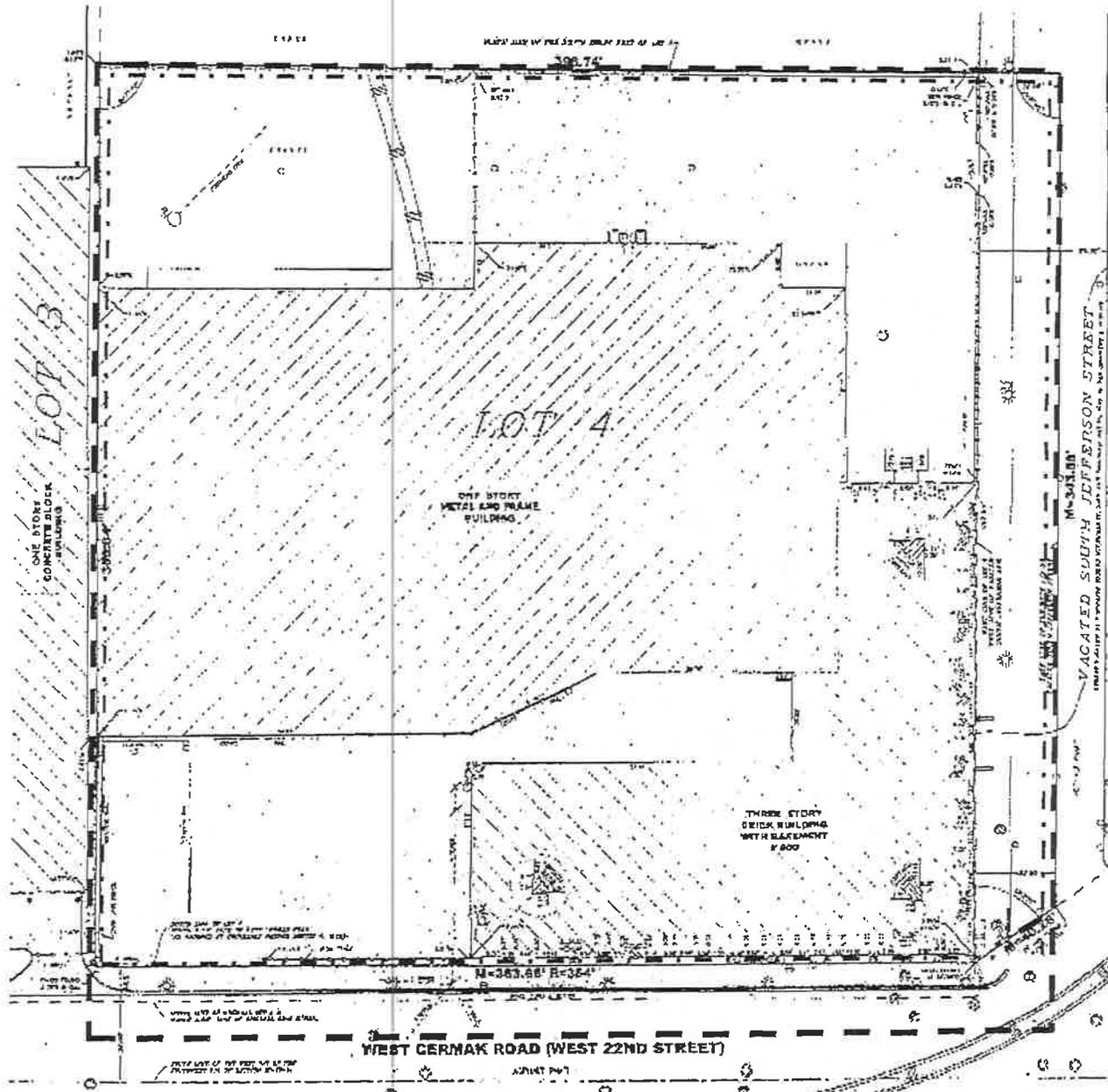
LAM Property Consultant LLC.
 535 N. Michigan Ave. Suite 200
 Chicago, Illinois 60611
 312-719-4099



Existing Land Use Map

Applicant: **Redmoon Theater**
 Address: 2120 S. Jefferson St., 600-630 W. Cermak Rd. Chicago. IL 60616
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Planned
Development Line

Property Line

6/25/2014

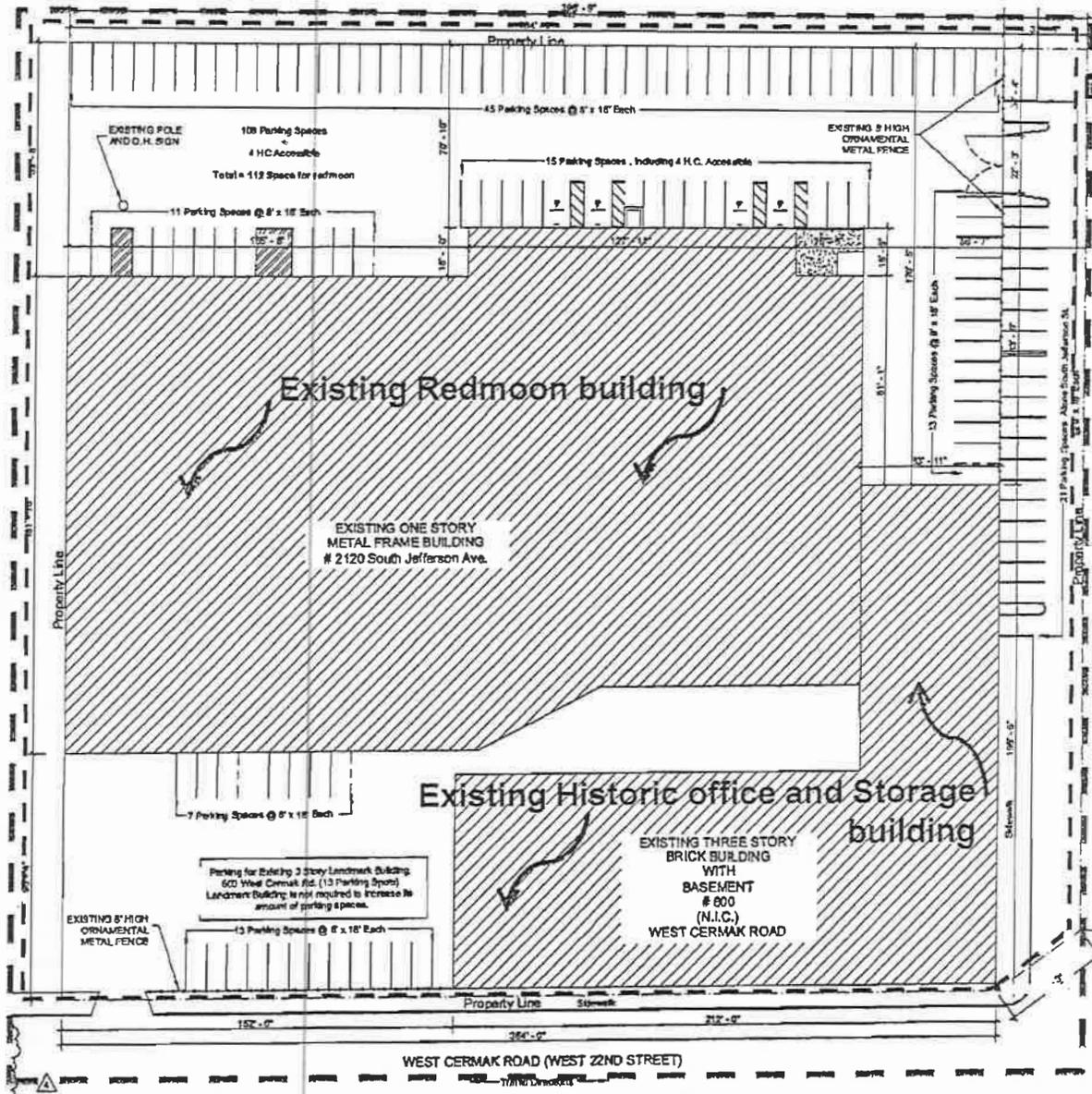
REPORTS OF COMMITTEES

84179

Planned Development Boundary Map

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535 N. Michigan Ave. Suite 200
Chicago, Illinois 60611
312-719-4099

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Plan Commission: June 19, 2014



Planned Development Line

Property Line

VACATED SOUTH JEFFERSON STREET
 Tract vacated by Ordinance passed No. 17 held and recorded July 16, 1970 as per Document # 11-00079

84180

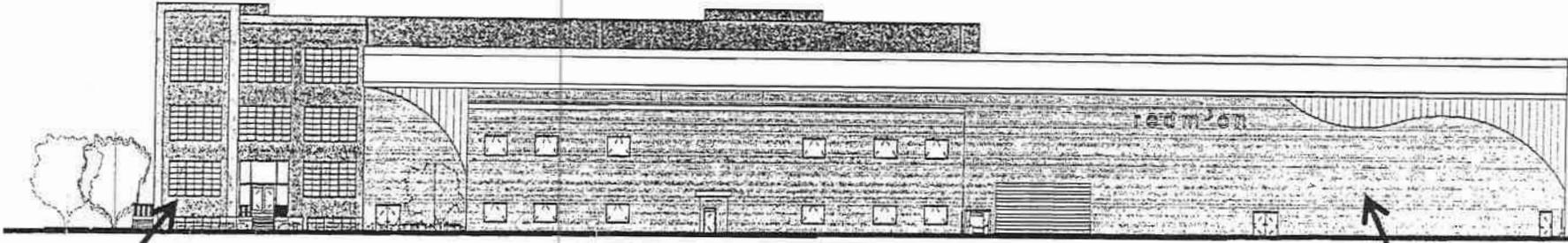
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6/25/2014

Site Plan

Applicant: Redmoon Theater
 Address: 2120 S. Jefferson St., 600-630 W. Cermak Rd. Chicago, IL 60616
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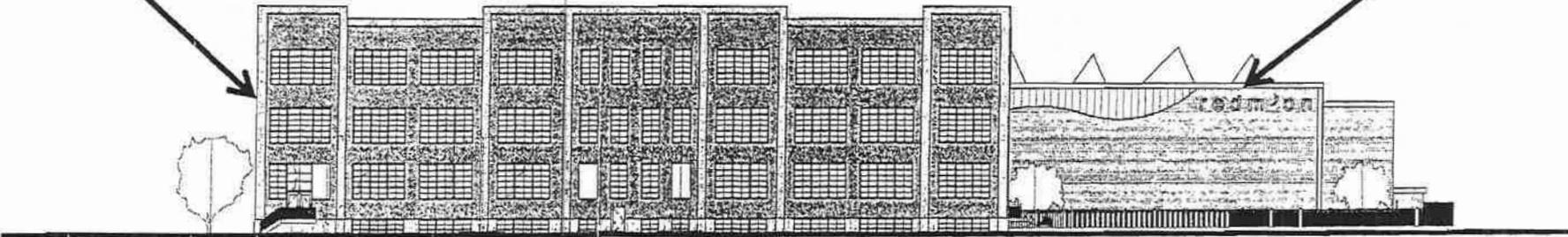


North Elevation Main Entrance to Theater area

③ North Elevation
1/16" = 1'-0"

Existing red brick landmark building no change

Existing Redmoon metal siding building

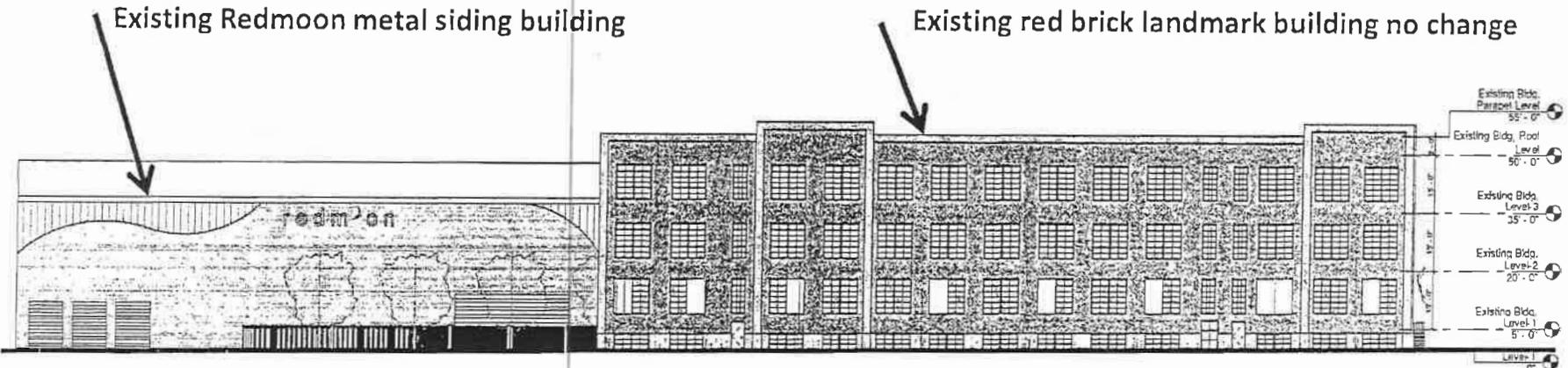


Jefferson Street East Elevation

② East Elevation (on Jefferson Street)
1/16" = 1'-0"

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① South Elevation (on Cermak Avenue)
1/16" = 1'-0"

Cermak Road South Elevation

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