

PD 1295

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Reclassification Of Area Shown On Map No. 9-H

RBPD 1295

(As Amended)

Application No. 18426

(Common Address: 3418 -- 3420 N. Lincoln Ave.)

[SO2015-4648]

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 B3-2 Community Shopping District symbols and indications as shown on Map Number 9-H in the area bounded by:

a perpendicular line to North Lincoln Avenue 141.60 feet long running in a northeasterly direction starting at a point 128.20 feet south of the south line of West Newport Avenue (as measured along the east boundary line of the public alley next west of North Lincoln Avenue) and ending at a point 72 feet southeast of the south line of West Newport Avenue (as measured along the southwest line of North Lincoln Avenue); North Lincoln Avenue; a perpendicular line to North Lincoln Avenue 69.88 feet long starting at a point 122 feet southeast of the south line of West Newport Avenue (as measured along the southwest line of North Lincoln Avenue) and ending at a point 66.63 feet east of the northeast line of the public alley next northeast of and almost parallel to West Roscoe Street (as measured along the south line of the public alley next south of and parallel to West Newport Avenue if extended); an east/west line 66.63 feet long starting at the last mentioned ending point and ending at a point 29.68 feet southeast of the east line of the public alley next west of and almost parallel to North Lincoln Avenue (as measured along the northeast line of the public alley next southwest of and almost parallel to North Lincoln Avenue); the public alley next southwest of and almost parallel to North Lincoln Avenue; and the public alley next west of and almost parallel to North Lincoln Avenue,

to those of a B3-3 Community Shopping District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-3 Community Shopping District symbols and indications as shown on Map Number 9-H in the area bounded by:

a perpendicular line to North Lincoln Avenue 141.60 feet long running in a northeasterly direction starting at a point 128.20 feet south of the south line of West Newport Avenue (as measured along the east boundary line of the public alley next west of North Lincoln Avenue) and ending at a point 72 feet southeast of the south line of West Newport Avenue (as measured along the southwest line of North Lincoln Avenue); North Lincoln Avenue; a perpendicular line to North Lincoln Avenue 69.88 feet starting at a point 122 feet southeast of the south line of West Newport Avenue (as measured along the southwest line of North Lincoln Avenue) and ending at a point 66.63 feet east of the northeast line of the public alley next northwest of and almost parallel to West Roscoe Street (as measured along the south line of the public

alley next south of and parallel to West Newport Avenue if extended); an east/west line 66.63 feet long starting at the last mentioned ending point and ending at a point 29.68 feet south ~~east~~ of the east line of the public alley next west of and almost parallel to North Lincoln Avenue (as measured along the northeast line of the public alley next southwest of and almost parallel to North Lincoln Avenue); the public alley next southwest of and almost parallel to North Lincoln Avenue; and the public alley next west of and almost parallel to North Lincoln Avenue,

to those of a Residential-Business Planned Development.

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.

Residential-Business Planned Development No. 1296

Plan Of Development Statements.

1. The area delineated herein as Planned Development Number 1296 ("Planned Development") consists of approximately 5,591 net square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Lincoln and Roscoe LLC, is the applicant ("Applicant") for this planned development pursuant to authorization of the owner of the Property.
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.
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 ("CDOT") 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 plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with the CDOT 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 CDOT.

4. This plan of development consists of 16 Statements; a Bulk Regulations and Data Table, and the following plans prepared by Hirsch Associates LLC and dated August 20, 2015 (collectively, the "Plans"): Existing Zoning Map, Existing Land-Use Map, Planned Development Property Line and Boundary Map, Site Plan, Proposed Landscape/Green Roof Plan, and Building Elevations (North, South, East and West). 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 conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses shall be permitted in this Planned Development: artist work or sales space; dry cleaner; eating and drinking establishments; food and beverage retail sales (provided any sale of liquor shall be accessor only); business support services; financial services (except drive-through facilities, payday/title secured loan stores and pawn shops); general retail sales; offices; personal services (including, without limitation, yoga and fitness studios); multi-family dwelling units above the ground floor; children's play center; 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 DPD. 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 and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 5,591 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 DPD. 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 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 DPD. 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, Fleet and Facility Management 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. The Applicant shall seek LEED certification and a green roof of not less than 50 percent of the net roof area (equivalent to 1,136 square feet) shall be provided.
15. The Applicant acknowledges and agrees that the change of zoning of the underlying zoning district of this Planned Development Number 1295 from the B3-2 to the

B3-3 Community Shopping District for construction of this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as Exhibit A, the Applicant has agreed to provide two affordable housing units in the Residential Project for households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), or make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per required affordable unit ("Cash Payment"). At the time of each Part II Review for the Residential Project, Applicant may update and resubmit the Affordable Housing Profile Form to DPD for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, DPD may adjust the requirements of this Statement 15 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development. Prior to the issuance of any building permits for the Residential Project, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment, or execute an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2). The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the Affordable Housing Agreement will be recorded against the Residential Project and will constitute a lien against each Affordable Unit. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. The Commissioner of DPD may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to the B3-3 Community Shopping District.

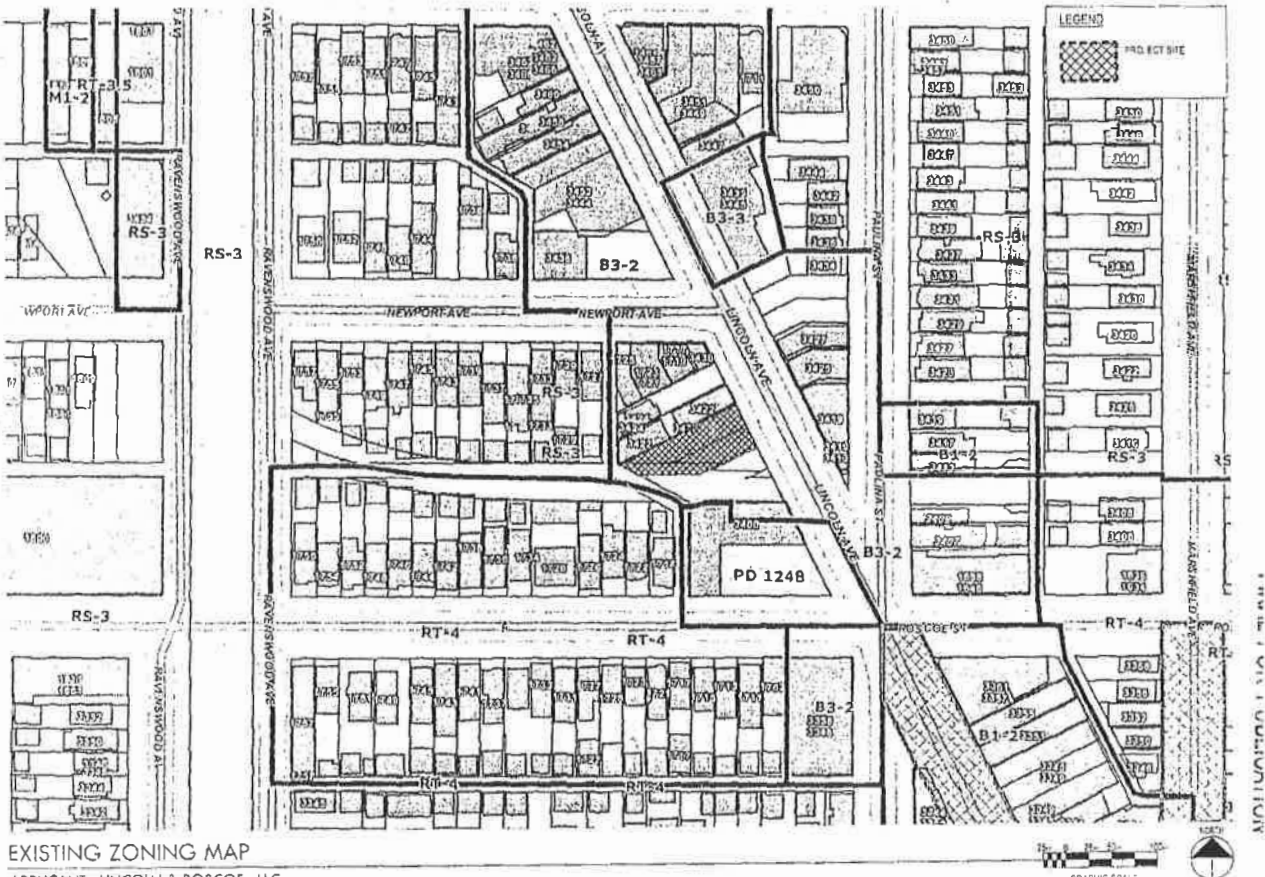
[Existing Zoning Map; Existing Land-Use Map; Property and Boundary Map;
Site and Ground Floor Plan; Green Roof and Landscape Plan; and
North, South, East and West Building Elevations referred to in
these Plan of Development Statements printed on
pages 7573 through 7581 of this *Journal*.]

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

Residential-Business Planned Development No. 1296.

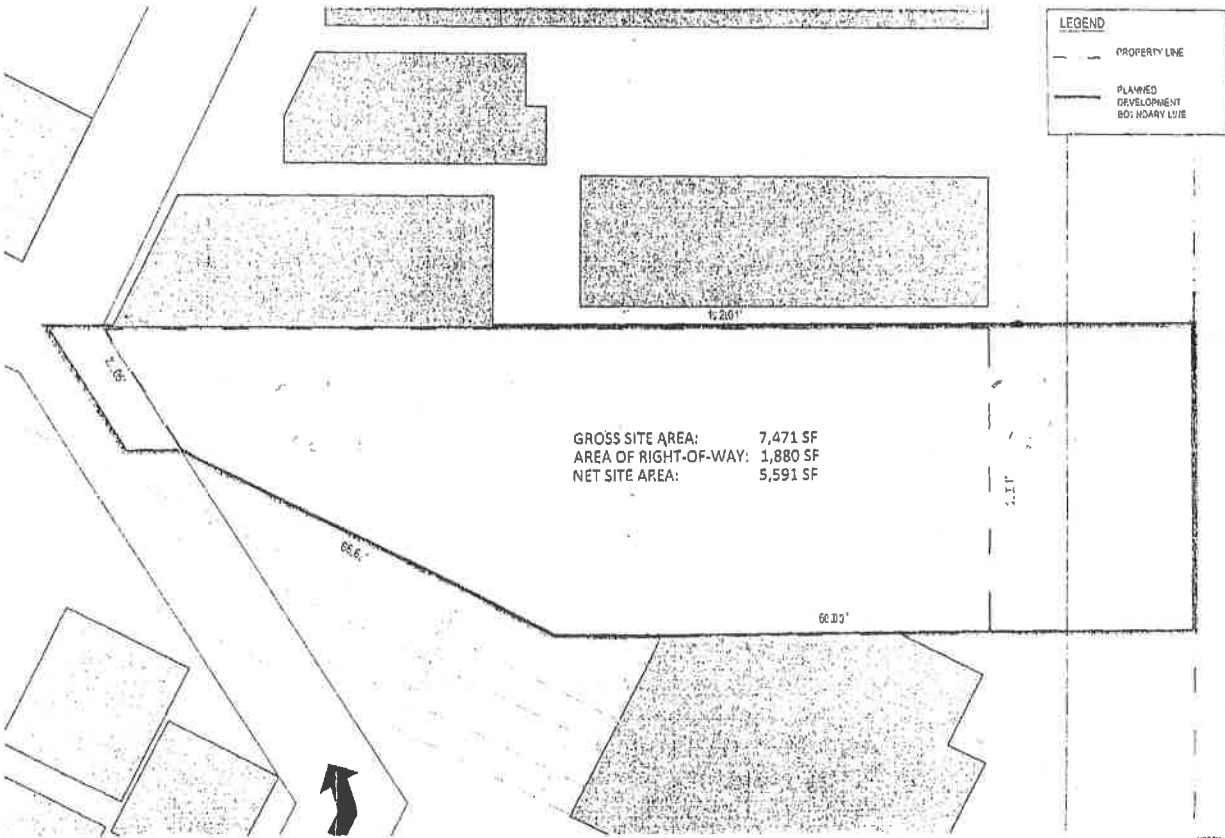
Bulk Regulations And Data Table.

Gross Site Area:	7,471 square feet
Area of Public Rights-of-Way:	1,880 square feet
Net Site Area:	5,591 square feet
Maximum Floor Area Ratio:	3.50
Maximum Number of Dwelling Units:	18
Minimum Off-Street Parking Spaces:	6
Minimum Bicycle Parking Spaces:	21
Minimum Off-Street Loading Spaces:	0
Maximum Building Height:	54 feet, 0 inches
Minimum Setbacks:	In substantial conformance with the Plans



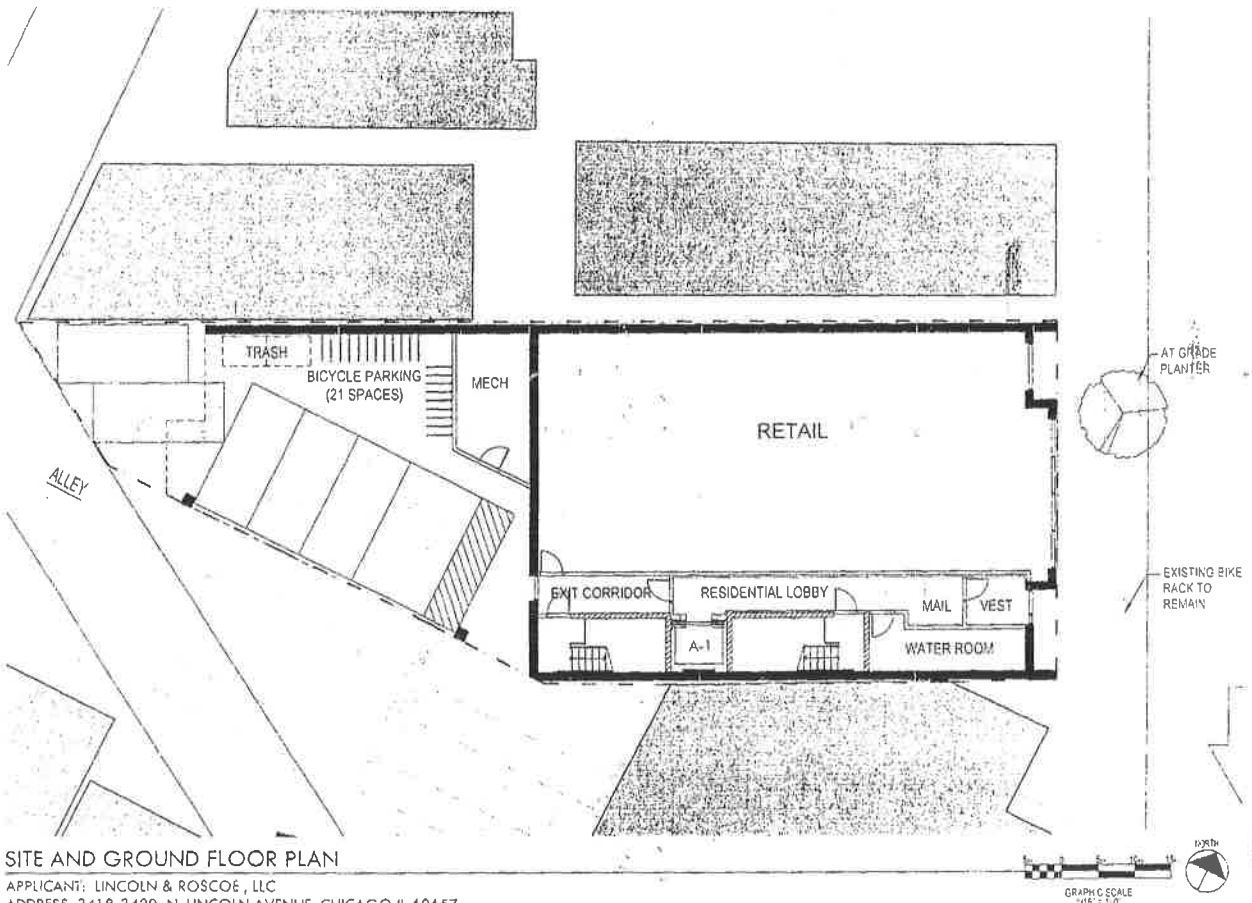
EXISTING ZONING MAP

APPLICANT: LINCOLN & ROSCOE, LLC
 ADDRESS: 3418-3420 N. LINCOLN AVENUE, CHICAGO IL 60657
 COUNCIL INTRODUCTION: JUNE 17, 2015
 PLANNING COMMISSION: AUGUST 20, 2015



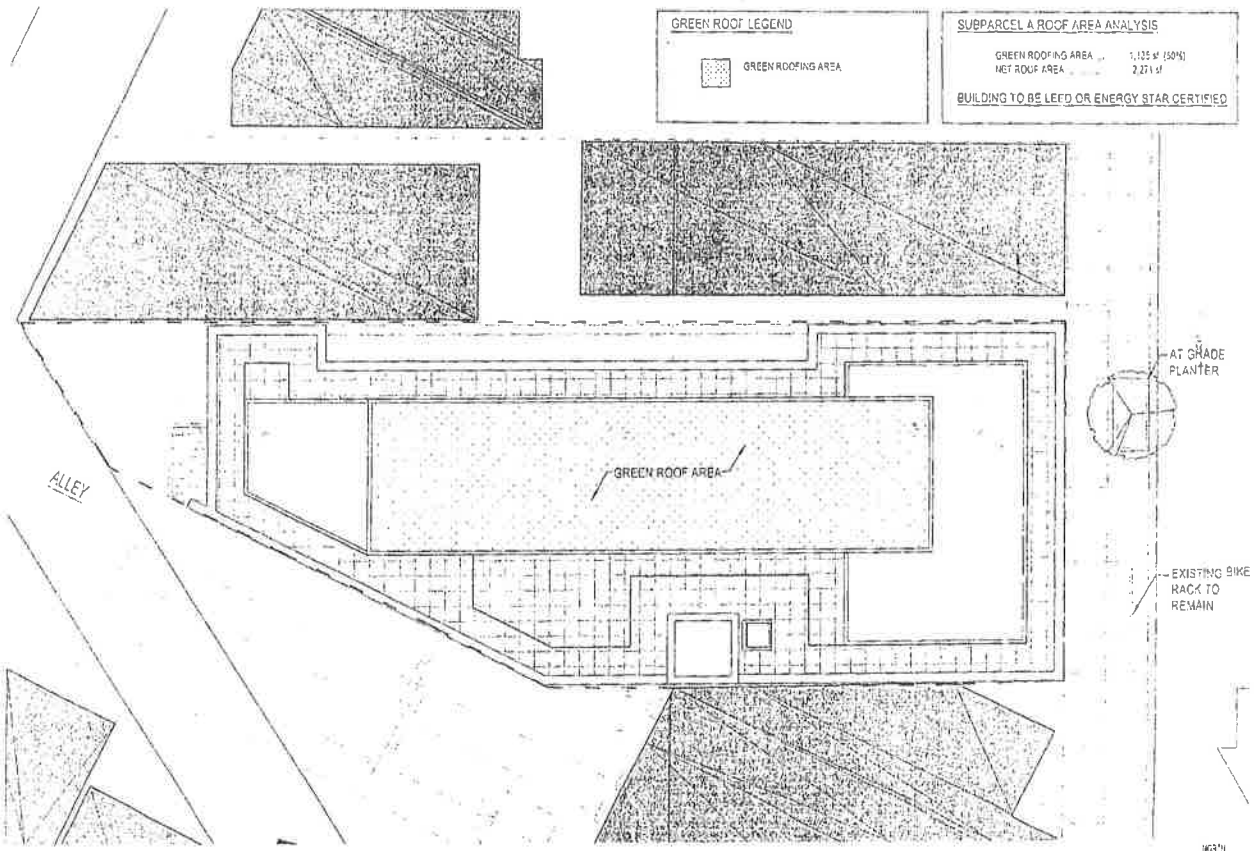
PLANNED DEVELOPMENT PROPERTY AND BOUNDARY MAP

APPLICANT: LINCOLN & ROSCOE, LLC
 ADDRESS: 3418-3420 N. LINCOLN AVENUE, CHICAGO IL 60657
 COUNCIL INTRODUCTION: JUNE 17, 2015
 PLANNING COMMISSION: AUGUST 20, 2015



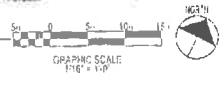
SITE AND GROUND FLOOR PLAN

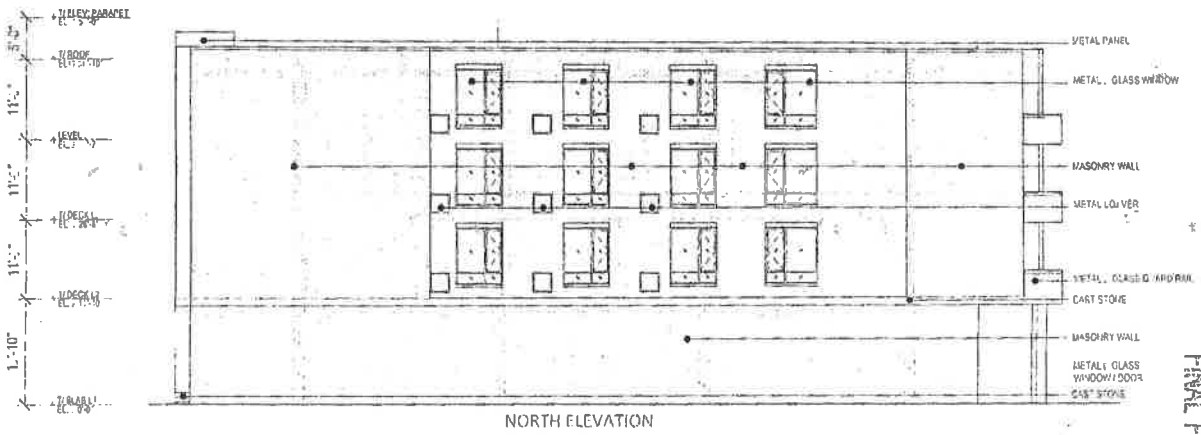
APPLICANT: LINCOLN & ROSCOE, LLC
 ADDRESS: 3418-3420 N. LINCOLN AVENUE, CHICAGO IL 60657
 COUNCIL INTRODUCTION: JUNE 17, 2015
 PLANNING COMMISSION: AUGUST 20, 2015



GREEN ROOF AND LANDSCAPE PLAN

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 ADDRESS: 3418-3420 N. LINCOLN AVENUE, CHICAGO IL 60657
 COUNCIL INTRODUCTION: JUNE 17, 2015





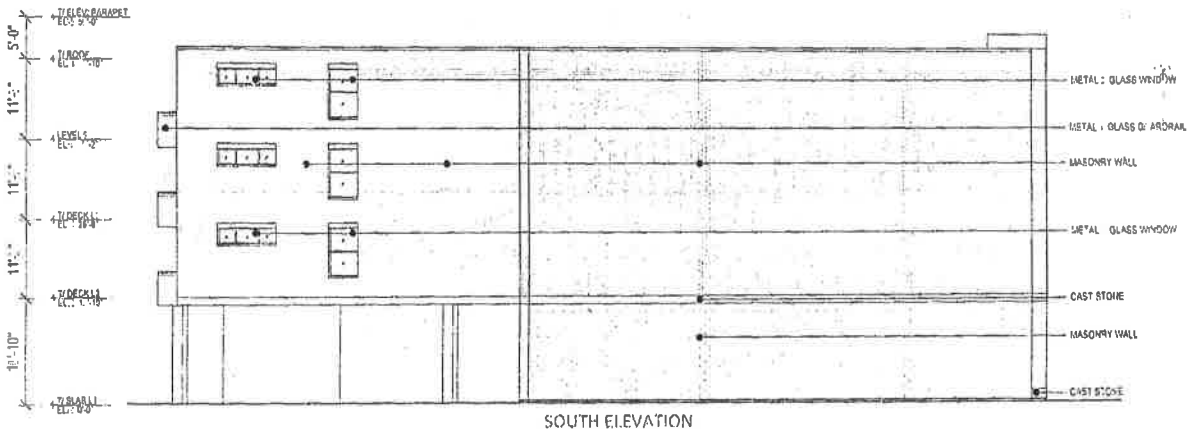
FINAL FOR PUBLICATION



NORTH ELEVATION

APPLICANT: LINCOLN & ROSCOE, LLC
 ADDRESS: 3418-3420 N. LINCOLN AVENUE, CHICAGO IL 60657
 COUNCIL INTRODUCTION: JUNE 17, 2015
 PLANNING COMMISSION: AUGUST 20, 2015

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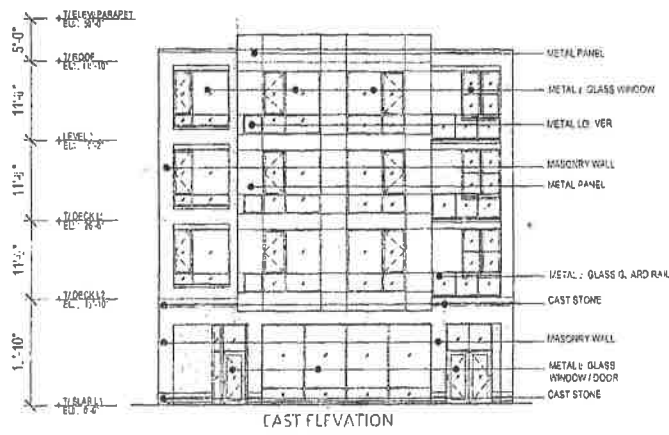


SOUTH ELEVATION

SOUTH ELEVATION

APPLICANT: LINCOLN & ROSCOE, LLC
 ADDRESS: 3418-3420 N. LINCOLN AVENUE, CHICAGO IL 60657
 COUNCIL INTRODUCTION: JUNE 17, 2015
 PLANNING COMMISSION: AUGUST 20, 2015





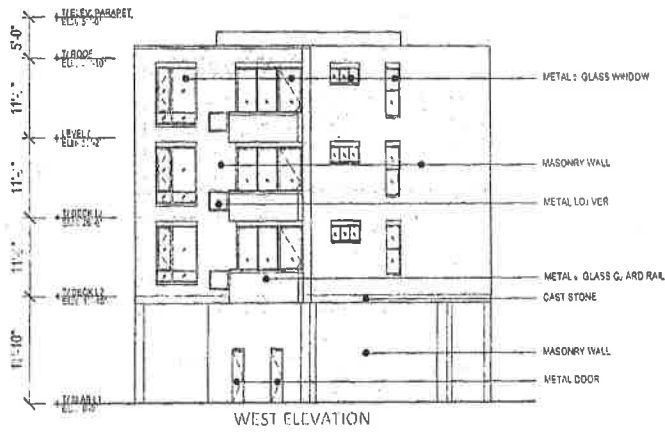
FINAL FOR PUBLICATION

EAST ELEVATION

APPLICANT: LINCOLN & ROSCOE, LLC
 ADDRESS: 3418-3420 N. LINCOLN AVENUE, CHICAGO IL 60657
 COUNCIL INTRODUCTION: JUNE 17, 2015
 PLANNING COMMISSION: AUGUST 20, 2015



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WEST ELEVATION

APPLICANT: LINCOLN & ROSCOE, LLC
 ADDRESS: 3418-3420 N. LINCOLN AVENUE, CHICAGO IL 60657
 COUNCIL INTRODUCTION: JUNE 17, 2015
 PLANNING COMMISSION: AUGUST 20, 2015

