

PD 1559

Table of Contents

03/15/2023 PD Adoption **2**
 Ordinance 2
 Statements 2
 Bulk Table 8
 Exhibits 9

3/15/2023

REPORTS OF COMMITTEES

21082

61469

*Reclassification Of Area Shown On Map No. 5-K.
(As Amended)
(Application No. 21082)
(Common Address: 1614 -- 1638 N. Pulaski Rd.)*

RBPD 1559

[SO2022-2053]

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the B3-2 Community Shopping District symbols and indications as shown on Map Number 5-K in the area bounded by:

a line 401.15 feet north of and parallel to West North Avenue; North Pulaski Road; a line 125 feet north of and parallel to West North Avenue; and the alley next west of and parallel to North Pulaski Road,

to those of a B3-3 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. That Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the B3-3 Community Shopping District symbols and indications within the area hereinabove described to the designation of Residential Business Planned Development Number 1559, 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 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. 1559.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1559 (the "Planned Development") consists of a net site area of approximately 34,518.75 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The applicant for this Planned Development is Team Pioneros LLC, an Illinois limited liability company which has control over 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. 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 any owner of the Property, as applicable, or its successors, assigns or grantees, which require such reviews, approvals or permits. 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 applicable Property owner, its successors, assigns or grantees, seeking such action.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans (as defined below).

Ingress or egress shall be pursuant to the Planned Development 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 CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. The Applicant shall cooperate with CDOT to ensure the design of any adjacent public way is acceptable and consistent with surrounding public way and CDOT plans. The site plan shall detail the specific improvements and necessary infrastructure upgrades, which shall be incorporated into the site plan approval.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between CDOT's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the CDOT's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter

- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any CDOT and DPD Part II review permitting. The Perimeter Restoration Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with CDOT's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow CDOT's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

4. This planned development consists of 18 Statements; a Bulk Regulations and Data Table and the following exhibits:

Exhibit 1 -- Existing Zoning Map

Exhibit 2 -- Existing Land Use Map

Exhibit 3 -- Planned Development Boundary and Property Line Map

Exhibit 4 -- Site Plan

Exhibit 5 -- Landscape Plan

Exhibit 6 -- East Elevation

Exhibit 7 -- West Elevation

Exhibit 8 -- North Elevation

Exhibit 9 -- South Elevation

Exhibit 10 -- Sustainability Matrix

prepared by JGMA Architects, dated January 19, 2023 (collectively, the "Plans"). In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Chicago 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 shall be permitted in this Planned Development:

household living (all, including live/work space located on and above the ground floor, residential dwelling units, elderly housing, multi-unit residential and townhouses); colleges and universities; schools; cultural exhibits and libraries; community center; children's play center, daycare; postal service; artist work or sales space; building maintenance; business equipment sales and service; business support services; restaurant, general; outdoor patio (located at grade level and above); indoor special event including incidental liquor sales; banks, savings banks, savings and loan association, currency exchange and credit union (excluding drive-throughs, payday/title secured loan stores and pawn shops); automated teller machine facility (walk-up only); food and beverage retail sales with liquor sales as accessory use only; medical services; office; personal service (hair salon, nail salon, and barbershop); repair or laundry service (excluding on-premises plant), consumer; retail sales, general; wireless communication facilities, co-location; accessory and non-accessory parking and accessory 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 Planning and 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 34,518.75 square feet and a base FAR of 3.9.
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 and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plan 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 Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for any use contemplated herein which is located or established in, on, over or above the improvements, facilities and spaces undertaken in accordance with the Plans other than Part II approval (per Section 17-13-0610 of the Zoning Ordinance).
12. 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.
13. Subject to the provisions of Statement Number 2 of this Planned Development, 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.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes and enables universal access throughout the Property as required by law. Plans for all new buildings and improvements on the Property constructed after the date hereof 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.
15. 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 obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering, and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation

(measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. The Applicant acknowledges and agrees that the rezoning of the Property from B3-2 Community Shopping District to a B3-3 Community Shopping District, and then to this Residential-Business Planned Development ("P.D.") Number 1559 is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The Applicant has applied for Tax Increment Financing or other forms of financial assistance from the City. Such financial assistance imposes affordability requirements (the "Financing Requirements") that exceed the ARO requirements. As a result, if the Applicant receives such financial assistance, the Financial Requirements shall govern the Applicant's obligation to provide affordable housing in the P.D. If the Applicant does not receive such financial assistance, the Applicant shall comply with the ARO.
18. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to B3-3 Community Shopping District.

* Editor's Note: Numbering sequence error; (i) missing in original document.

[Exhibit 1 – Existing Zoning Map; Exhibit 2 -- Existing Land-Use Map; Exhibit 3 -- Boundary and Property Line Map; Exhibit 4 -- Site Plan; Exhibit 5 -- Landscape Plan; Exhibit 6 -- East, Exhibit 7 -- West, Exhibit 8 -- North and Exhibit 9 – South Building Elevations and Exhibit 10 -- Sustainability Matrix referred to in these Plan of Development Statements printed on pages 61476 through 61485 of this *Journal*.]

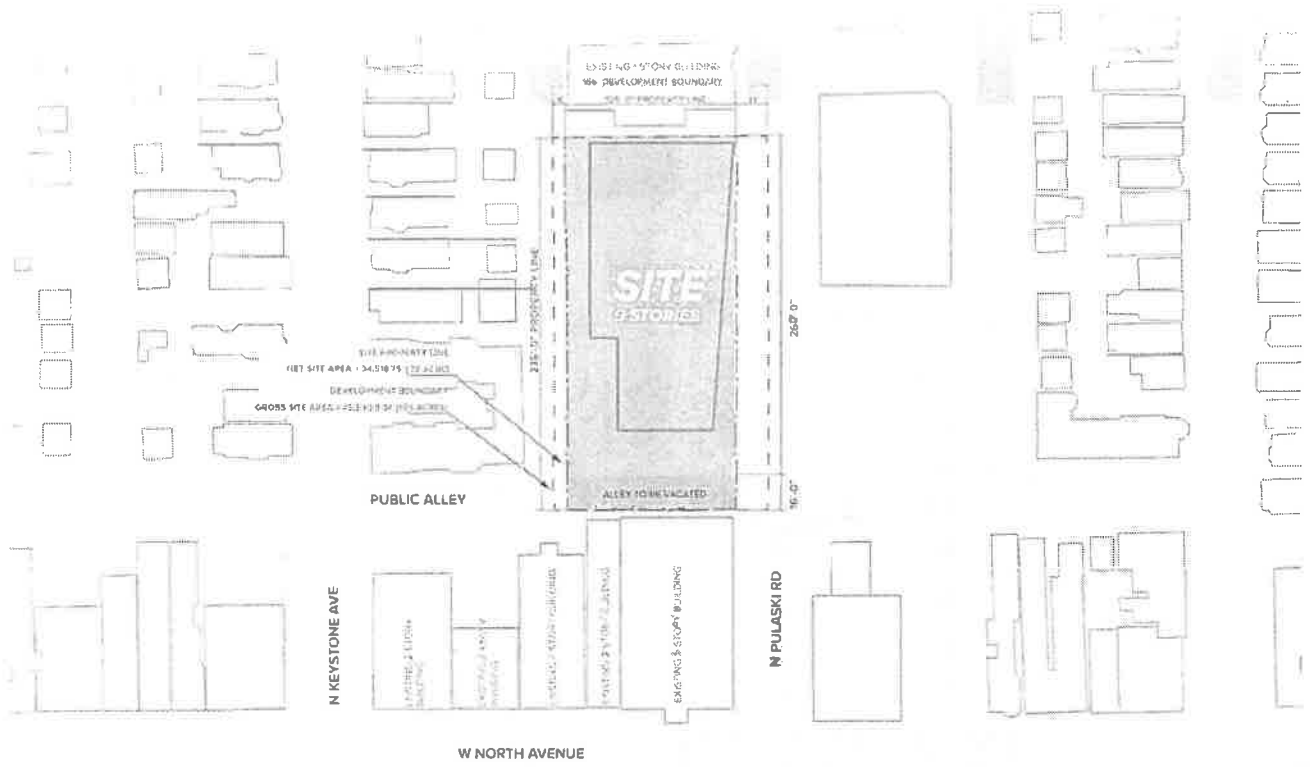
Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

Residential-Business Planned Development No. 1559

Bulk Regulations And Data Table.

Gross Site Area:	45,840.9 square feet (1.05 acres)
Area Remaining in Public Right-of-Way:	11,322.15 square feet (0.26 acre)
Net Site Area:	34,518.75 square feet (0.79 acre)
Maximum Number of Dwelling Units:	85 dwelling units
Maximum Floor Area Ratio:	3.9
Minimum Number of Off-Street Parking Spaces:	58
Minimum Number of Off-Street Loading Spaces:	1 loading space (10 feet by 25 feet)
Minimum Setbacks:	As per site plan
Maximum Building Height of the top Residential Floor per Section 17-17-0311 of the Zoning Ordinance:	112 feet

FINAL FOR PUBLICATION

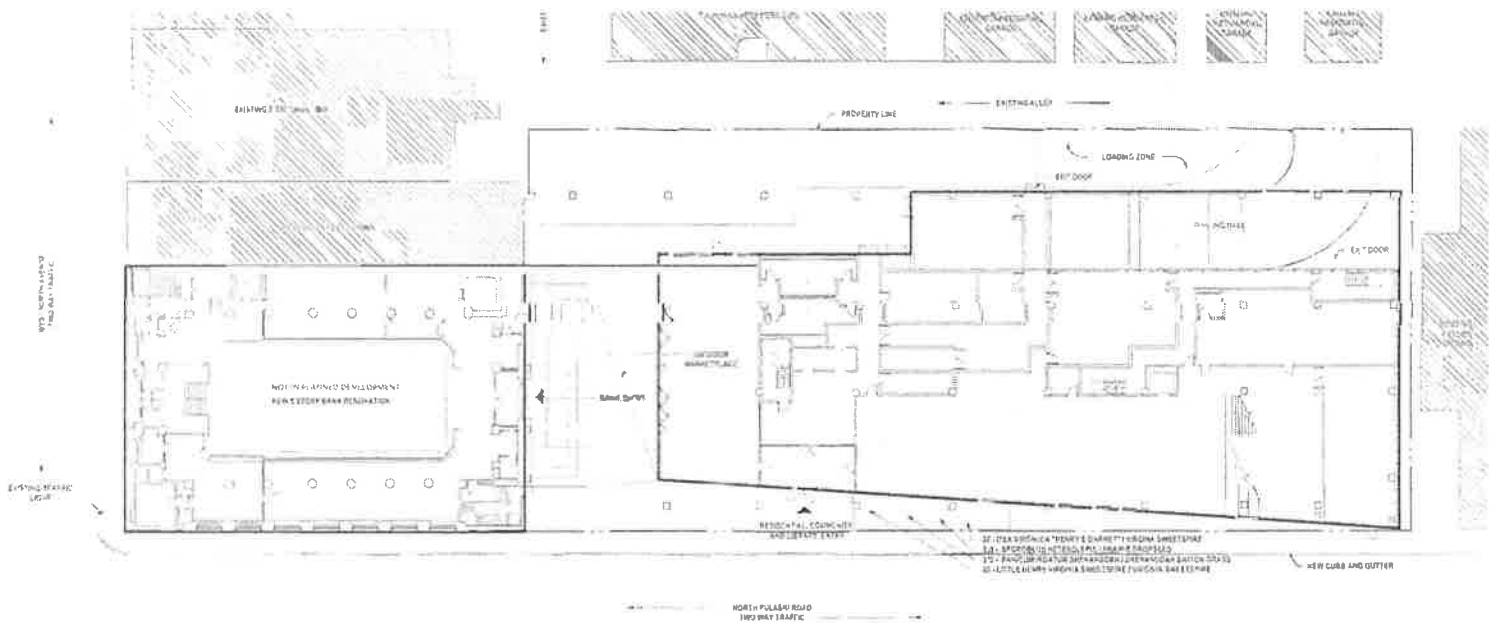


APPLICANT: TEAM FIDWERS
 ADDRESS: 1634-9538 N PULASKI RD
 DATE PREPARED: JULY 20, 2022
 PLAN COMMISSION: JANUARY 10, 2023

EXHIBIT 3 PLANNED DEVELOPMENT
 BOUNDARY AND PROPERTY LINE MAP



FINAL FOR PUBLICATION



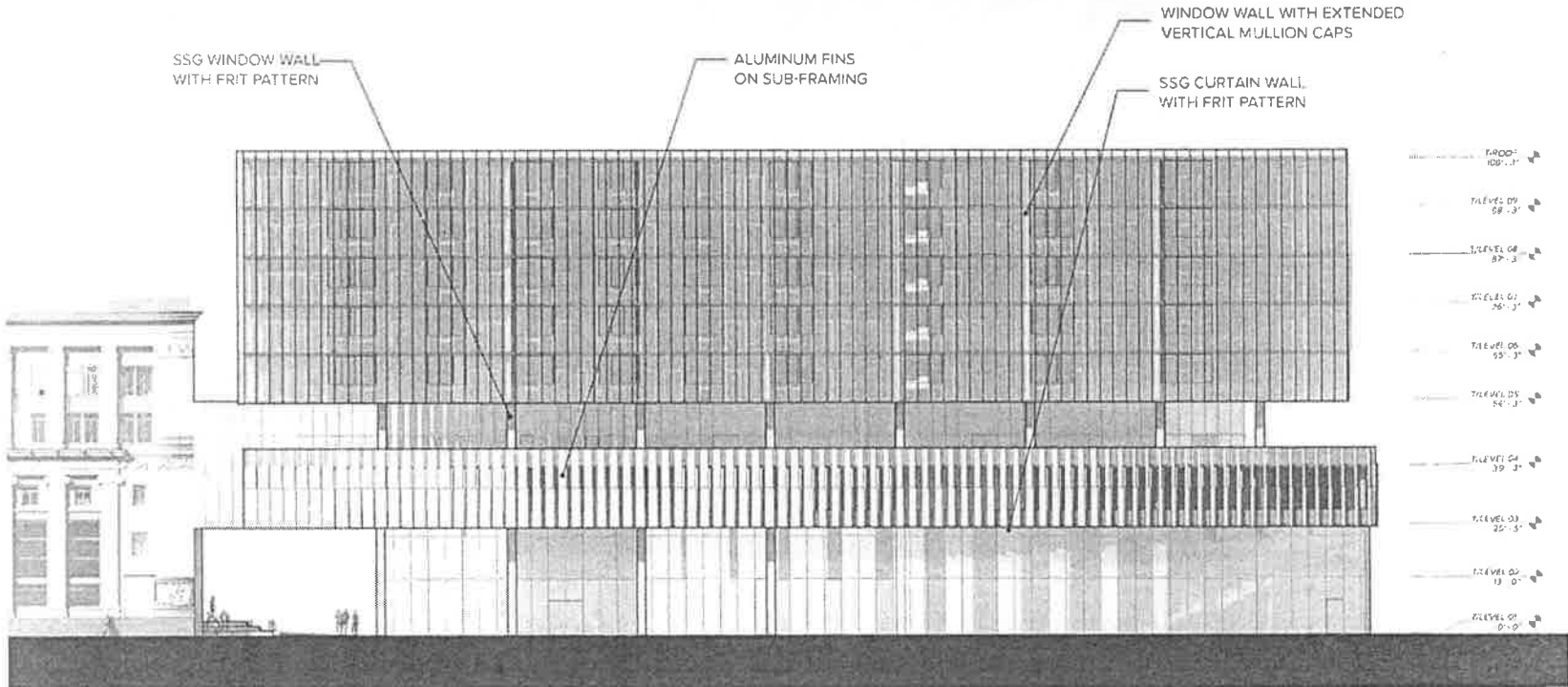
APPLICANT:
ADDRESS:
DATE INTRODUCED:
PLAN COMMISSION

TEAM PIONEROS
1614-1639 N. PULASKI RD
JULY 20, 2022
JANUARY 19 2023

EXHIBIT 5 LANDSCAPE PLAN



FINAL FOR PUBLICATION



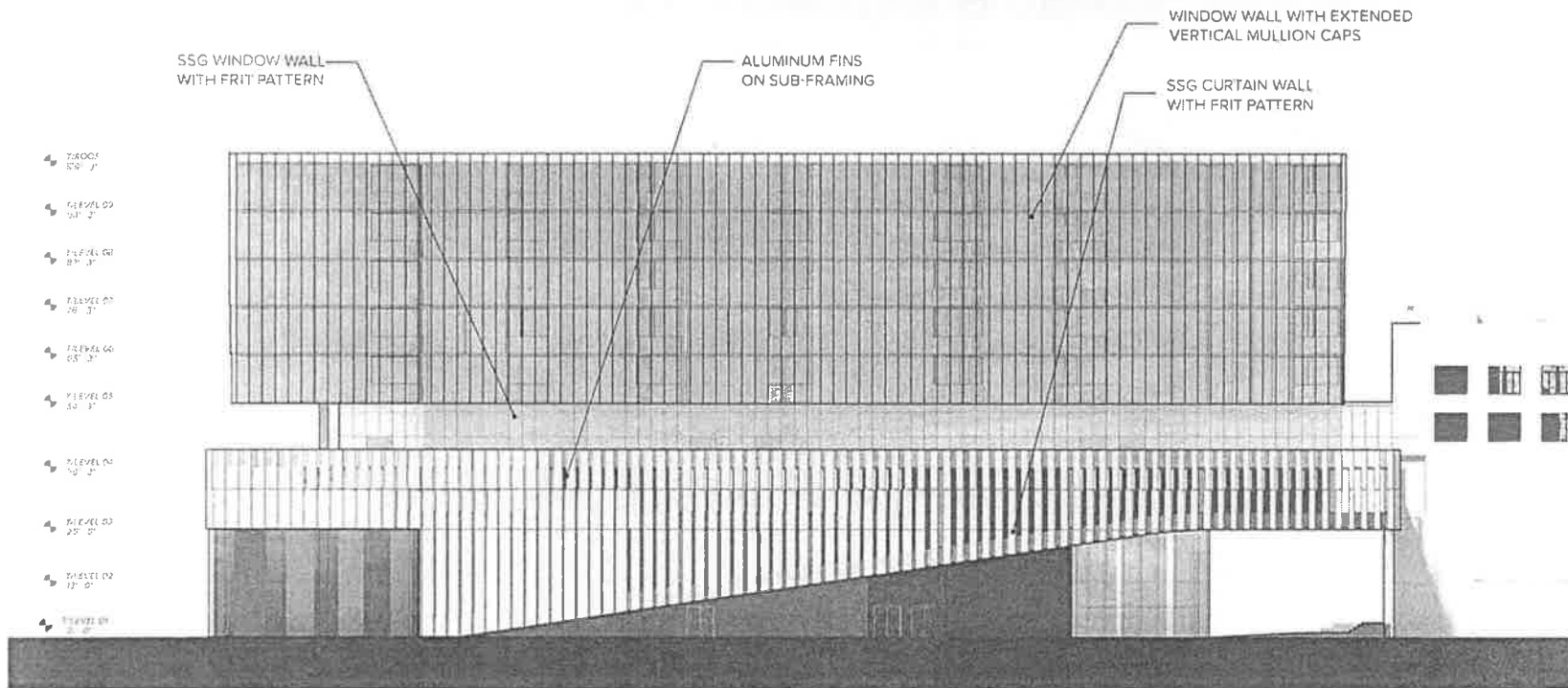
APPLICANT
 ADDRESS
 DATE INTRODUCED
 PLAN COMMISSION

TEAM PIONEROS
 1614-1638 N. PULASKI RD.
 JULY 20, 2022
 JANUARY 19, 2023

EXHIBIT 6 EAST ELEVATION



FINAL FOR PUBLICATION



APPLICANT: TEAM PIONEROS
 ADDRESS: 1014018 N. PULASKI RD
 DATE PREPARED: JULY 20, 2022
 PLAN COMMISSION: JANUARY 19, 2023

EXHIBIT 7 WEST ELEVATION



FINAL FOR PUBLICATION

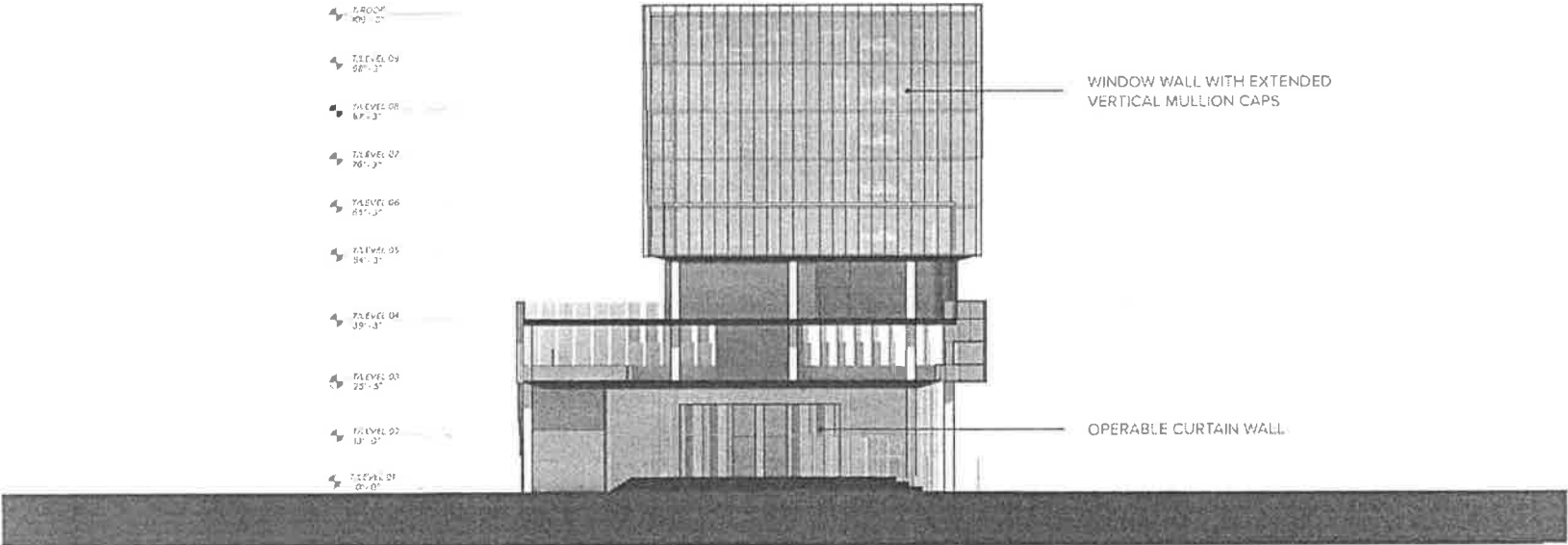


EXHIBIT 9 SOUTH ELEVATION

APPLICANT	TEAM PIONEERS
ADDRESS	1614-1638 S PULASKI RD
DATE INTRODUCED	JULY 20, 2022
REAL COMMISSION	JANUARY 10, 2023



