

Reclassification Of Area Shown On Map No. 9-H.
(As Amended)
(Application No. 22376)
(Common Address: 3959 N. Lincoln Ave./3940 N. Damen Ave.)

R BPD 665.99

[SO2024-0008413]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Business Planned Development Number 665 symbols and indications as shown on Map Number 9-H in the area bounded by:

Parcel A (Subarea A):

West Irving Park Road; the alley immediately east of North Lincoln Avenue; a line 212.74 feet south of West Irving Park Road, measured from the southeast corner of West Irving Park Road and North Lincoln Avenue along North Lincoln Avenue and perpendicular thereto; and North Lincoln Avenue; and

Parcel B (Subareas B and C):

West Irving Park Road; North Damen Avenue; a line 366.65 feet south of and parallel to West Irving Park Road; and the alley immediately west of and parallel to North Damen Avenue,

to those of a Residential-Business Planned Development Number 665, as amended, 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 in this ordinance read as follows:

Residential-Business Planned Development No. 665, As Amended.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 665 (the "Planned Development" or "P.D.") consists of approximately 69,361 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). LDI Partners LLC is the "Applicant" for this Planned Development amendment, pursuant to authorization from 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. Single designated control is defined in Section 17-8-0400.
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, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation'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 Department of Transportation'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 Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation'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 the Department of Transportation'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 the Department of Transportation.

4. This plan of development consists of 17 Statements and a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Planned Development Subarea Map; a Site Plan, Landscape Plan and Building Elevations for Subarea A (West, North, East, South) prepared by Lamar Johnson Collaborative and LBBA and dated September 19, 2024; a Site Plan, Landscape Plan, Roof Plan and Building Elevations for Subarea B (West, North, East, South) prepared by Lamar Johnson Collaborative and LBBA and dated September 19, 2024; and a Site Plan, Landscape Plan and Building Elevations for Subarea C (West, North, East and South) prepared by BHDP and dated September 19, 2024. 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as Residential-Business Planned Development Number 665: dwelling units above the ground floor; vacation rental; shared housing units; eating and drinking establishments; financial services (excluding payday/title secured loan stores and pawn shops); drive-through facility; food and beverage retail sales; medical service; office; personal service; residential support service; and general retail sales, incidental and accessory 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 Planning and Development ("DPD"). Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago 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 69,361 square feet and an FAR of 3.44.
9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, 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 Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. 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 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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 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. The Applicant will provide, at minimum, a 50 percent green roof across the roof of the building on Subarea B.

15. 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.

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

16. The Applicant acknowledges and agrees that the rezoning of the Property from Business Planned Development Number 665 to Residential-Business Planned Development Number 665, as amended, is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The P.D. is located in an "Inclusionary Area" within the meaning of the ARO and permits the construction of up to 194 dwelling units. The Applicant intends to construct up to 130 rental units in a new building to be located in Subarea B (the "Market Rate Project") and transfer (or cause to be transferred) the Subarea A property and improvements, including an existing building, to a developer for adaptive reuse with approximately 64 affordable dwelling units (the "Affordable Project"). It is anticipated that the Affordable Project will receive government subsidies with affordability requirements that are stricter than the ARO requirements. As a result, the Affordable Project is exempt from the ARO pursuant to subsection (E)(1).

Developers of rental projects in Inclusionary Areas with 30 or more units must provide between 10 percent and 20 percent of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25 percent of the affordable units on-site and another 25 percent on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof; provided, however, that subsection (X)(2) permits a developer, with the approval of the Commissioner of the Department of Housing ("DOH"), to contribute funds to an affordable housing project in an approved off-site location to fill a gap in financing as an alternative to establishing off-site units pursuant to (a) above (the "Cash Contribution Alternative").

The Applicant has elected the 20 percent option for the Market Rate Project as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation for the Market Rate Project is 26 affordable units (20 percent of 130). The Applicant has proposed, and DOH has approved, a variation of the Cash Contribution Alternative as a means of complying with the ARO for this P.D. in order to support the Affordable Project. The Affordable Project will serve a hard-to-house population targeted to low-income survivors of domestic violence in a high-cost area and, as such, has been identified by the City as a funding priority. In this unique situation, DOH is permitting the Applicant to satisfy its ARO obligation by transferring (or causing to be transferred) the Subarea A property and improvements to the developer of the Affordable Project at a purchase price below fair market value as set forth in that certain Amended and Restated Real Estate Purchase and Sale Agreement between the Market Rate Developer and the Affordable Developer dated August 29, 2024. The discount in the purchase price exceeds the in-lieu fee that would otherwise be due and payable to the City for 26 affordable units. The City acknowledges and agrees that: (i) the Applicant is not required to construct any on-site or off-site affordable units; (ii) the Affordable Project will not meet the requirement set forth in Section 2-44-085(W) that off-site affordable units be comparable to market rate units in terms of unit type and number of bedrooms per

unit; and (iii) the Affordable Project may not be completed prior to the issuance of the Certificate of Occupancy for the Market Rate Project. In addition, neither the Applicant nor the developer of the Affordable Project will be required to pay a \$5,000 per-unit fee for the Affordable Project units. However, the developer of the Market Rate Project is facilitating the transfer of the Subarea A property and building and the development rights thereto in Subarea A at below market value and forgoing the opportunity to develop a Market Rate Project thereon in order to enable the Affordable Project. The City wishes to waive these requirements in order to support a unique opportunity to preserve a building and serve an at-risk and underserved target population.

Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must transfer the Subarea A property to the Affordable Housing developer in compliance with this statement, and the Affordable Housing developer must execute and record an agreement against Subarea A in a form acceptable to the City ("Agreement"), obligating the Affordable Housing developer to use the Subarea A property for the Affordable Project and prohibiting the Affordable Housing developer from selling or mortgaging the Subarea A property without the City's consent. In addition, if a building permit is issued for Subarea B before a building permit is issued for Subarea A, the Applicant must post or cause to be posted with the City performance security in the form of an irrevocable letter of credit in the then applicable amount which corresponds to the number of units included in the Affordable Project (i.e. 64), which performance security shall be released and returned by the City to the Applicant (or its successors or assigns, if different than the Applicant) at such time as a building permit is issued for Subarea A. The terms of the Agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the Agreement will be recorded against Subarea A and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 16, including any breach of the Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to Business Planned Development Number 665 (adopted on March 11, 1998), as it existed prior to this amendment.

[Existing Zoning Map; Existing Land-Use Boundary and Property Line Map; Subarea Map; Site Plan -- Subareas A and B; Landscape Plans -- Subareas A, B and C; North, South, East and West Building Elevations for Subareas A and B; and Roof Plan -- Subarea B referred to in these Plan of Development Statements printed on pages 18853 through 18871 of this *Journal*.]

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

Residential-Business Planned Development No. 665, As Amended.

Bulk Regulations And Data Table.

FINAL

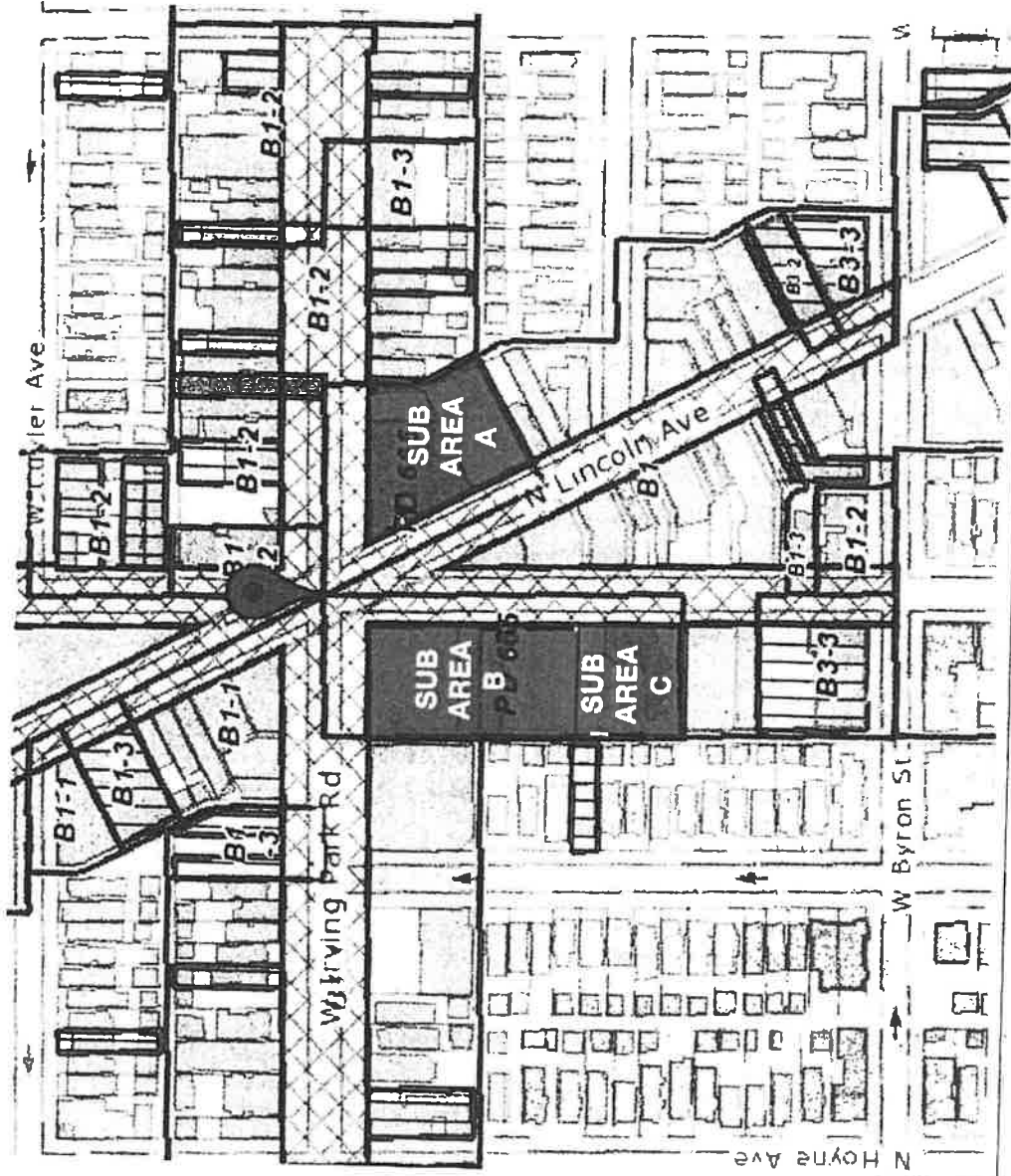
Gross Site Area (sf):	112,598
Subarea A	43,733
Subarea B	46,590
Subarea C	22,275
Net Site Area (sf):	69,358
Subarea A:	23,898
Subarea B:	28,710
Subarea C	16,750
Maximum Floor Area Ratio:	3.44
Subarea A:	4.5
Subarea B:	4.5
Subarea C	0.12
Maximum Height:	
Subarea A:	75 feet
Subarea B:	85 feet
Subarea C:	50 feet

FINAL

Maximum Number of Dwelling Units:	194
Subarea A:	64
Subarea B:	130
Subarea C	0
Minimum Off-Street Parking Spaces:	79
Subarea A:	18
Subarea B:	54
Subarea C	7
Minimum Bicycle Parking Spaces:	
Subarea A:	55
Subarea B:	130
Subarea C	0
Minimum Off-Street Loading:	2 (10' x 25')
Subarea A:	1 (10' x 25')
Subarea B:	1 (10' x 25')
Subarea C	0
Minimum Setbacks:	See Site Plan

FINAL

**EXISTING
ZONING MAP**



APPLICANT: LDI PARTNERS
 ADDRESS: 3959 N LINCOLN / 3940 N DAMEN
 INTRODUCTION: MARCH 20TH 2024
 PLAN COMMISSION: SEPTEMBER 19TH 2024

FINAL

**EXISTING
LAND USE MAP**

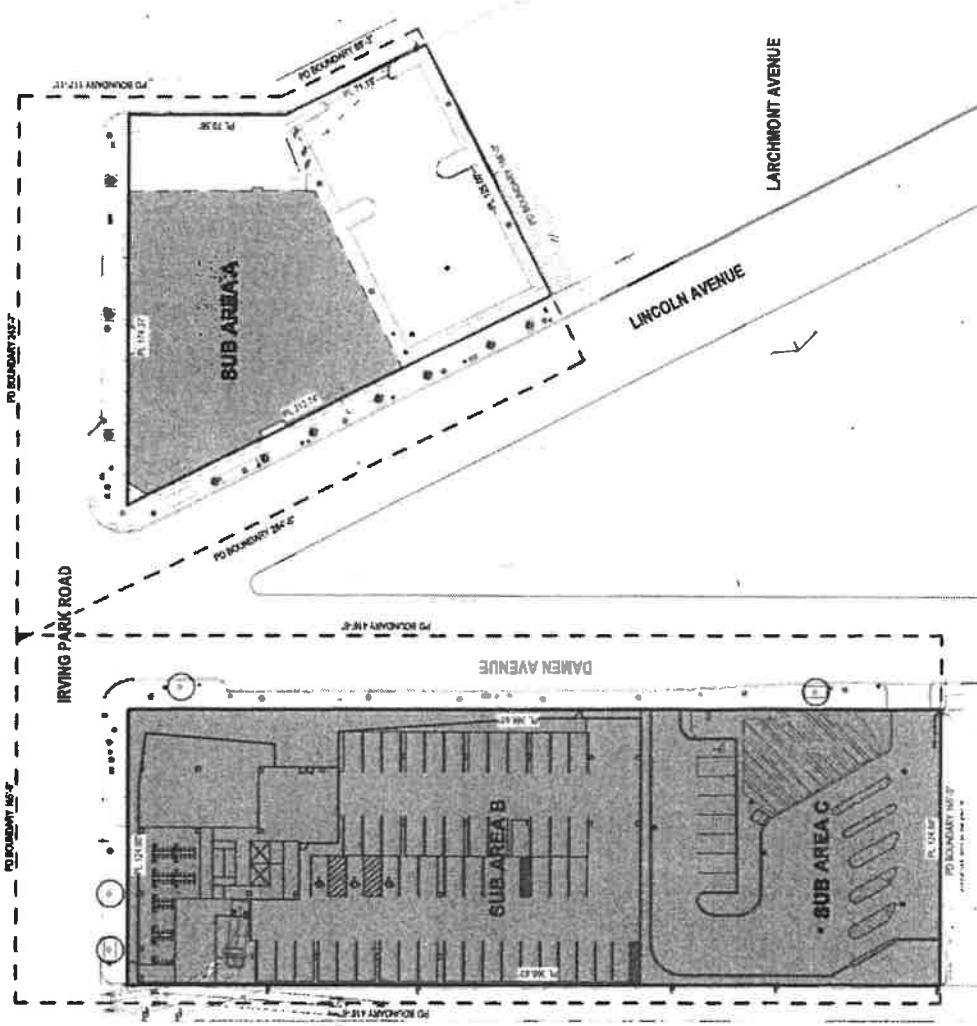


- R - RESIDENTIAL
- M - MIXED-USE
- C - COMMERCIAL

APPLICANT: LDI PARTNERS
 ADDRESS: 3959 N LINCOLN / 3940 N DAMEN
 INTRODUCTION: MARCH 20TH 2024
 PLAN COMMISSION: SEPTEMBER 19TH 2024

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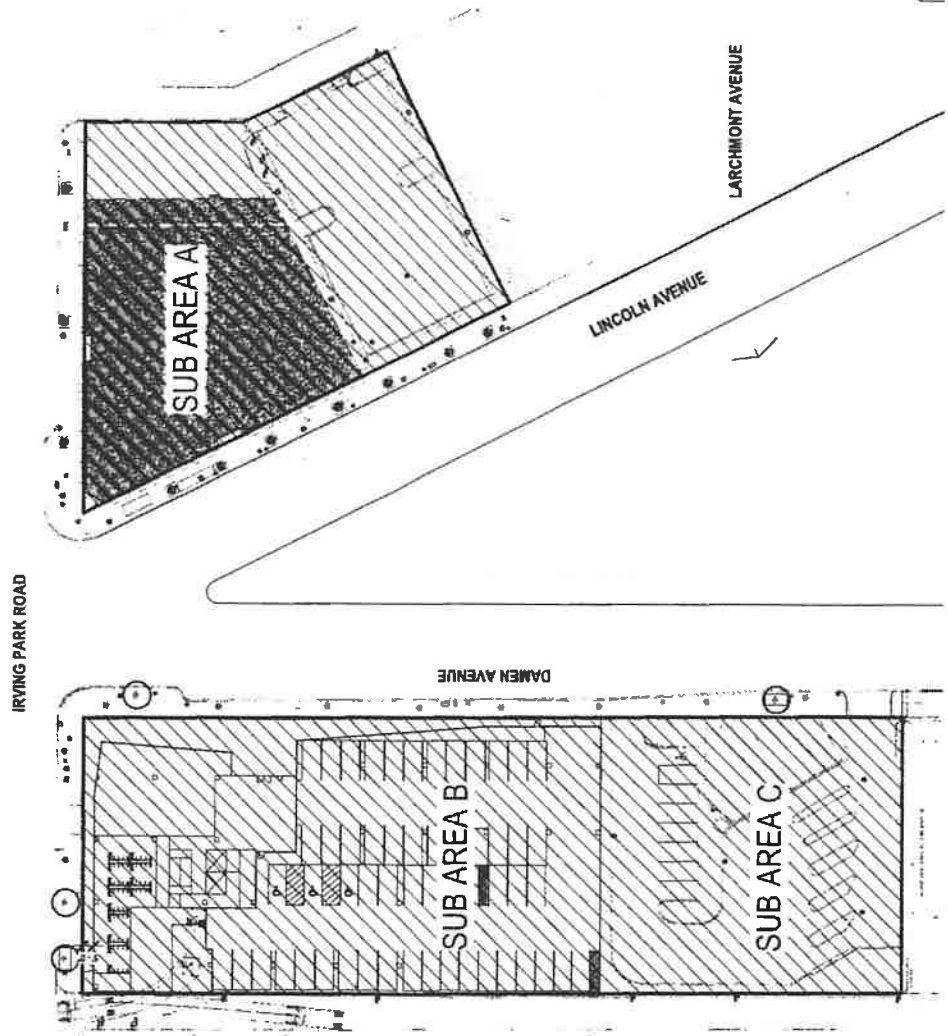
PLANNED DEVELOPMENT
BOUNDARY AND
PROPERTY LINE MAP



APPLICANT: LDI PARTNERS
 ADDRESS: 3959 N LINCOLN / 3940 N DAMEN
 INTRODUCTION: MARCH 20TH 2024
 PLAN COMMISSION: SEPTEMBER 19TH 2024

FINAL

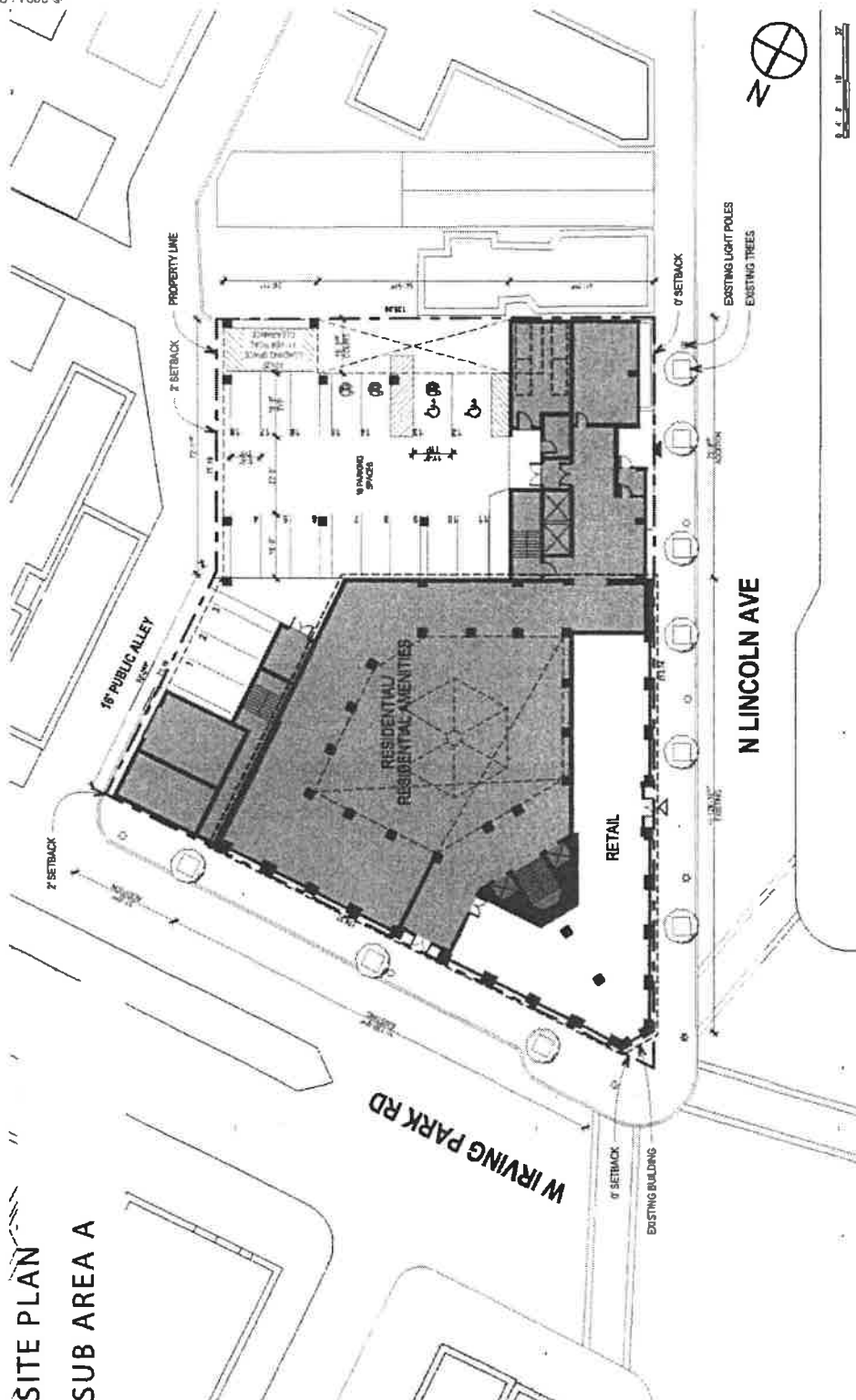
PLANNED DEVELOPMENT
SUB AREA MAP



APPLICANT: LD PARTNERS
 ADDRESS: 3959 N LINCOLN / 3940 N DAMEN
 INTRODUCTION: MARCH 20TH 2024
 PLAN COMMISSION: SEPTEMBER 19TH 2024

FINAL

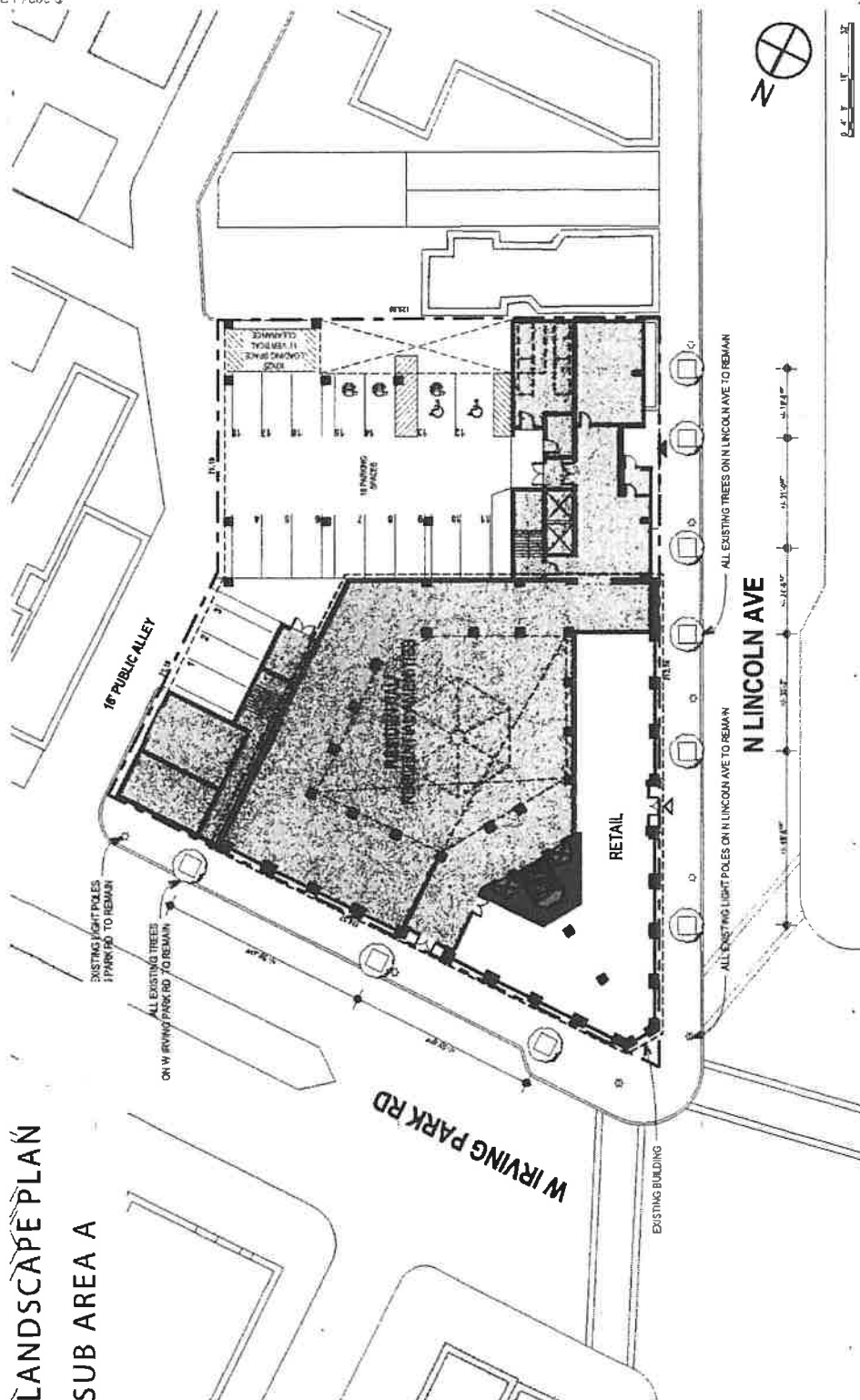
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SITE PLAN
SUB AREA A

APPLICANT: LDI PARTNERS
 ADDRESS: 3959 N LINCOLN / 3940 N DAMEN
 INTRODUCTION: MARCH 20TH 2024
 PLAN COMMISSION: SEPTEMBER 19TH 2024

FINAL



LANDSCAPE PLAN

SUB AREA A

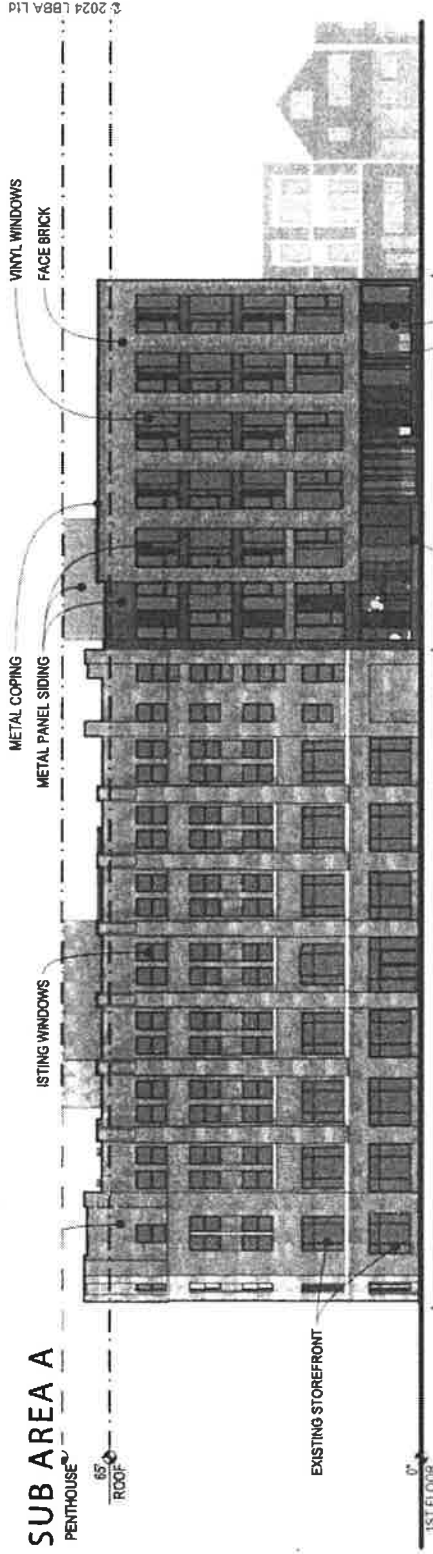
© 2024 LDBA Ltd.

APPLICANT: LDI PARTNERS
 ADDRESS: 3959 N LINCOLN / 3940 N DAMEN
 INTRODUCTION: MARCH 20TH 2024
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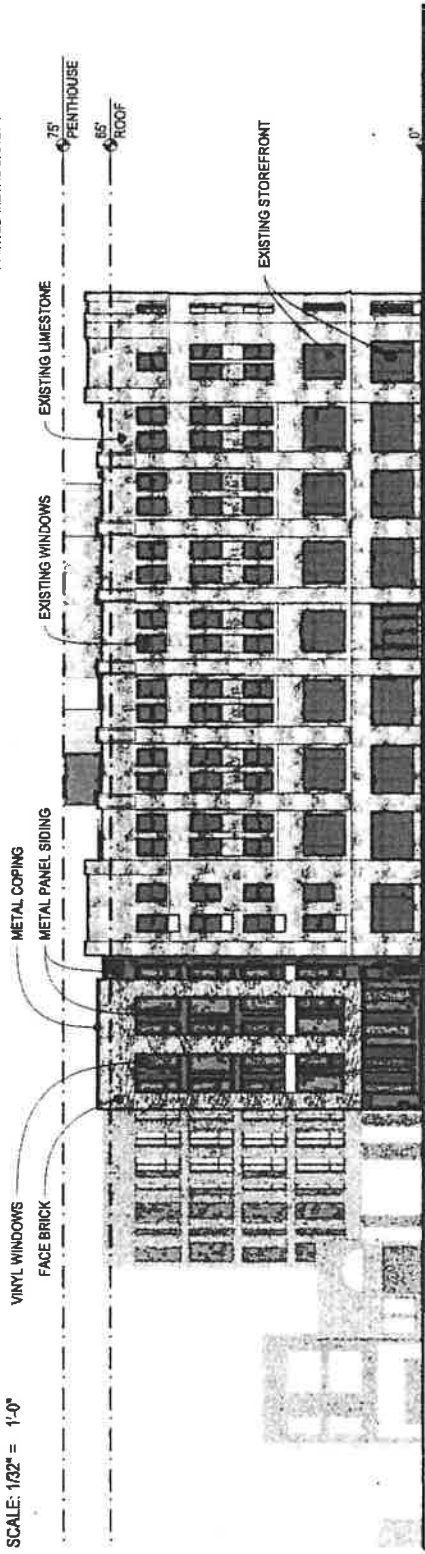
BUILDING ELEVATIONS

SUB AREA A



WEST ELEVATION

SCALE: 1/32" = 1'-0"

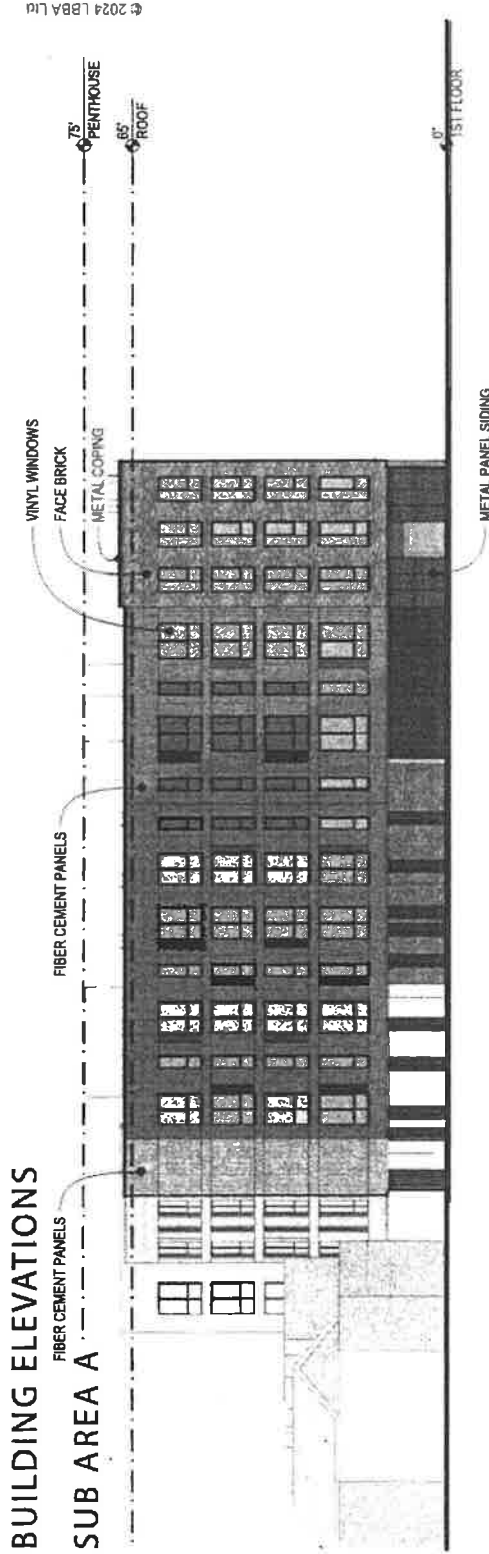


NORTH ELEVATION

SCALE: 1/32" = 1'-0"

APPLICANT: LDI PARTNERS
 ADDRESS: 3959 N LINCOLN / 3940 N DAMEN
 INTRODUCTION: MARCH 20TH 2024
 PLAN COMMISSION: SEPTEMBER 19TH 2024

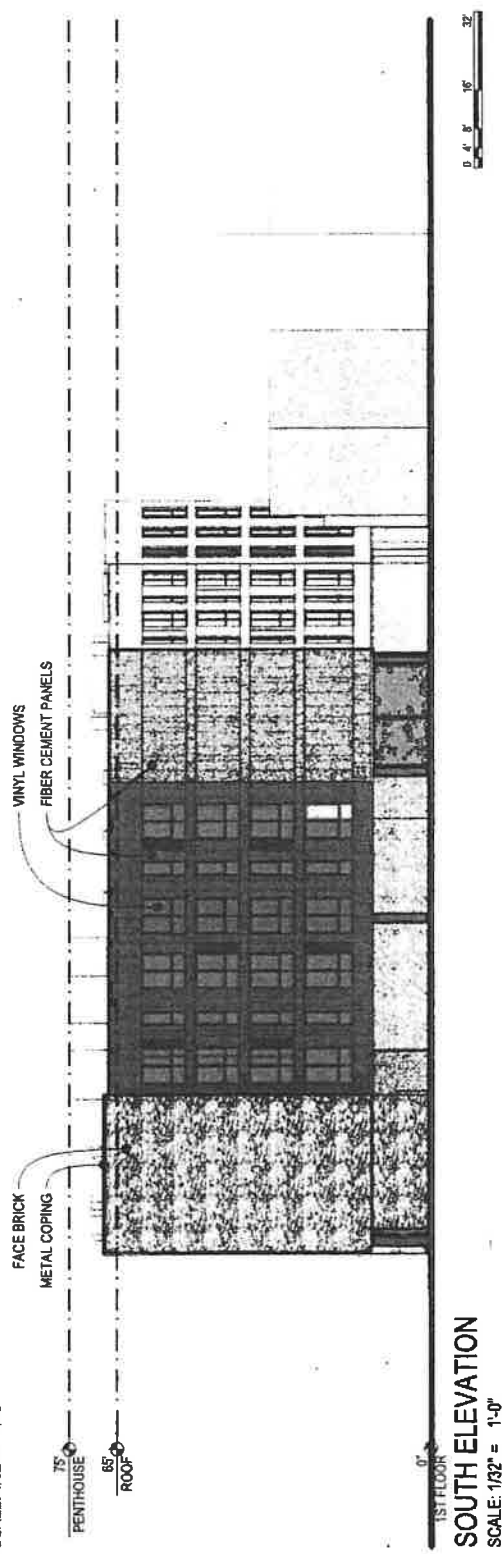
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BUILDING ELEVATIONS
SUB AREA A

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EAST ELEVATION
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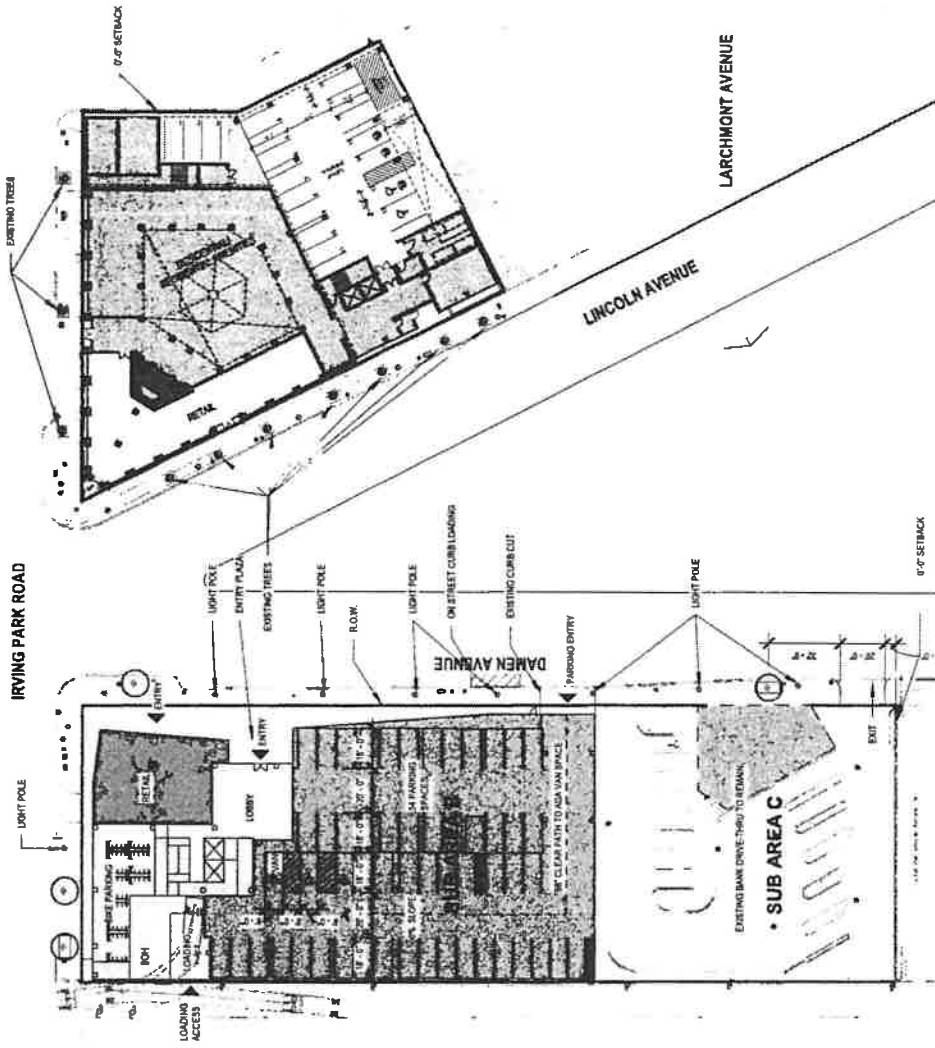


SOUTH ELEVATION
 SCALE: 1/32" = 1'-0"

APPLICANT: LDI PARTNERS
 ADDRESS: 3959 N LINCOLN / 3940 N DAMEN
 INTRODUCTION: MARCH 20TH 2024
 PLAN COMMISSION: SEPTEMBER 19TH 2024

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SITE PLAN
SUB AREA B



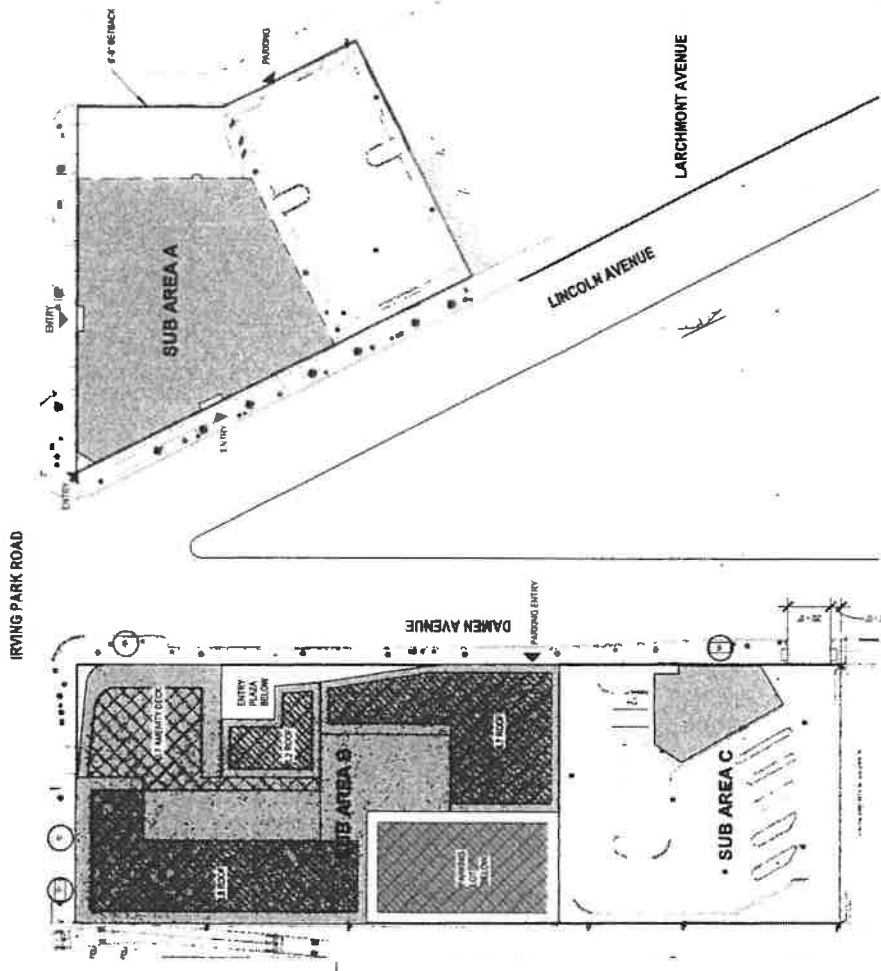
APPLICANT: LDI PARTNERS
 ADDRESS: 3959 N LINCOLN / 3940 N DAMEN
 INTRODUCTION: MARCH 20TH 2024
 PLAN COMMISSION: SEPTEMBER 19TH 2024

FINAL

ROOF PLAN
SUB AREA B

22,646 SF ROOF
50% GREEN ROOF
11,323 SF GREEN ROOF

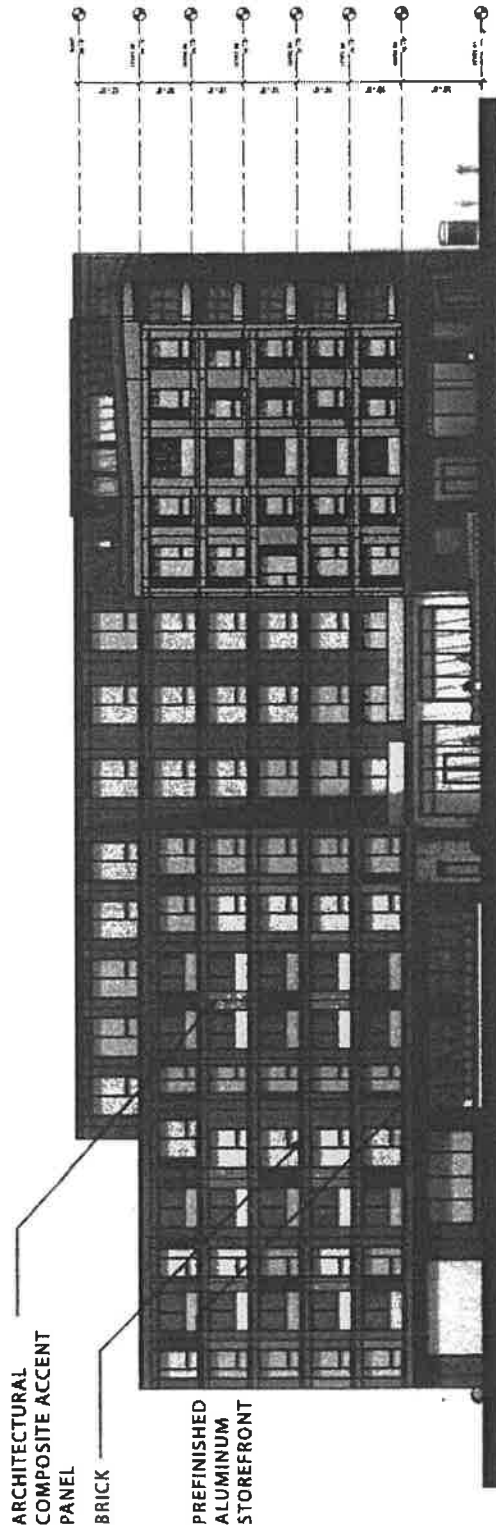
-  AREAS FOR AVAILABLE GREEN ROOF
-  AMENITY DECK



APPLICANT: LDI PARTNERS
 ADDRESS: 3959 N LINCOLN / 3940 N DAMEN
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BUILDING ELEVATIONS
SUB AREA B

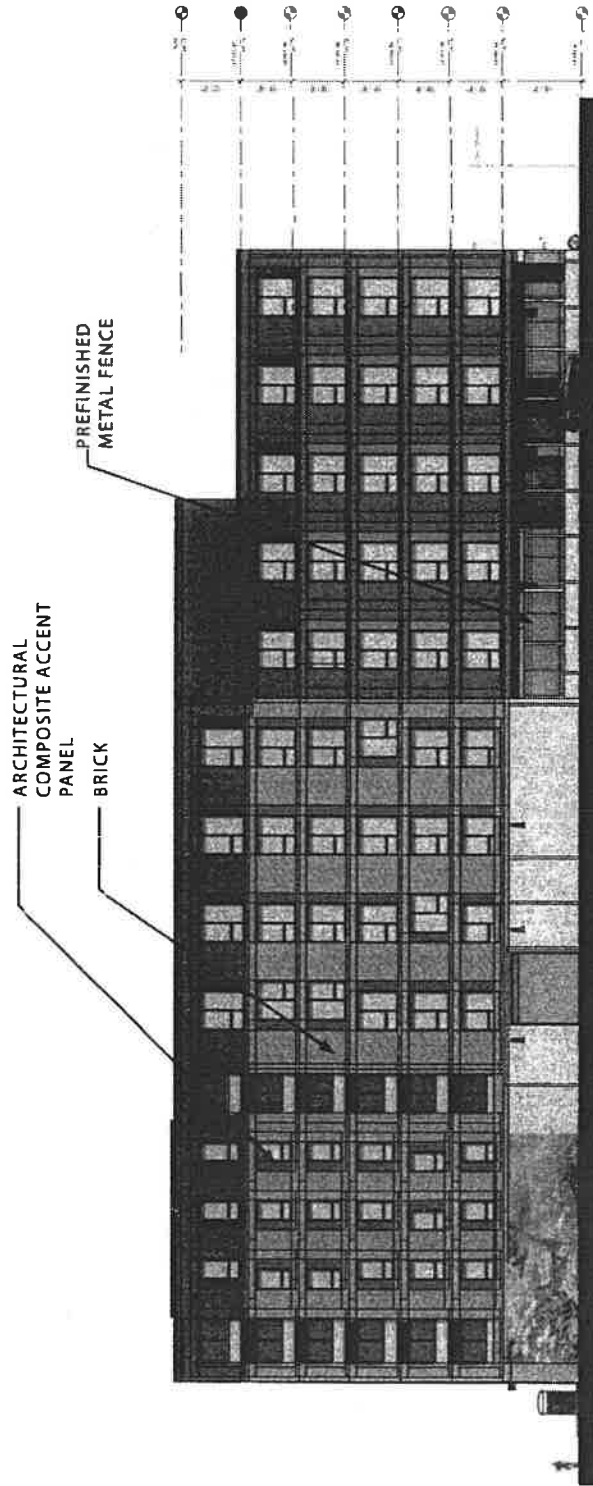


EAST ELEVATION

APPLICANT: LDI PARTNERS
 ADDRESS: 3959 N LINCOLN / 3940 N DAMEN
 INTRODUCTION: MARCH 20TH 2024
 PLAN COMMISSION: SEPTEMBER 19TH 2024

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BUILDING ELEVATIONS
SUB AREA B

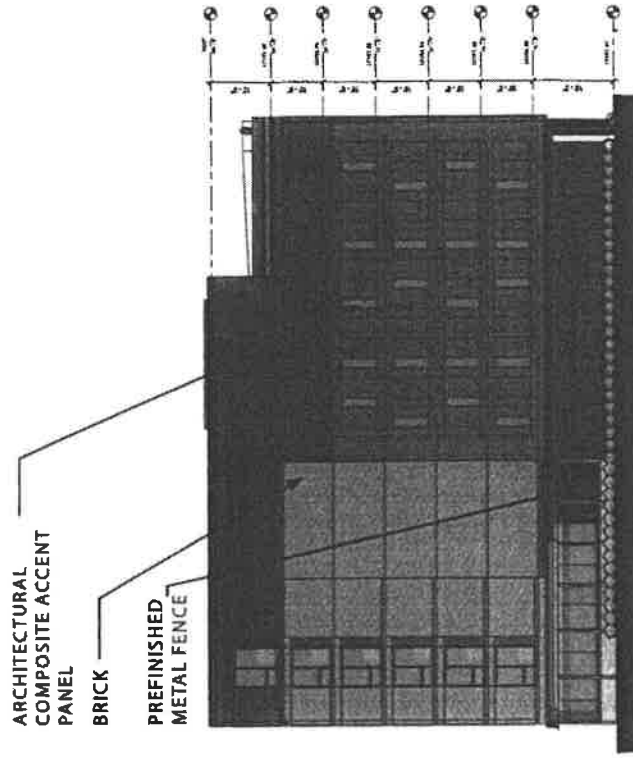


WEST ELEVATION

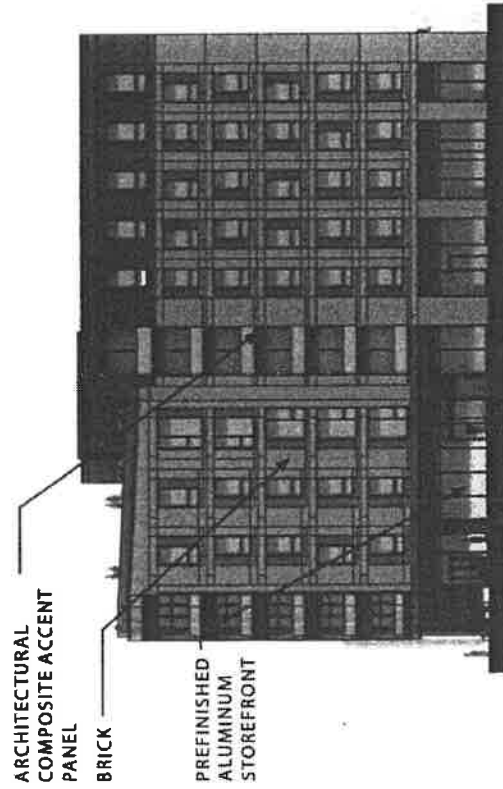
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 ADDRESS: 3959 N LINCOLN / 3940 N DAMEN
 INTRODUCTION: MARCH 20TH 2024
 PLAN COMMISSION: SEPTEMBER 19TH 2024

FINAL

BUILDING ELEVATIONS
SUB AREA B



SOUTH ELEVATION

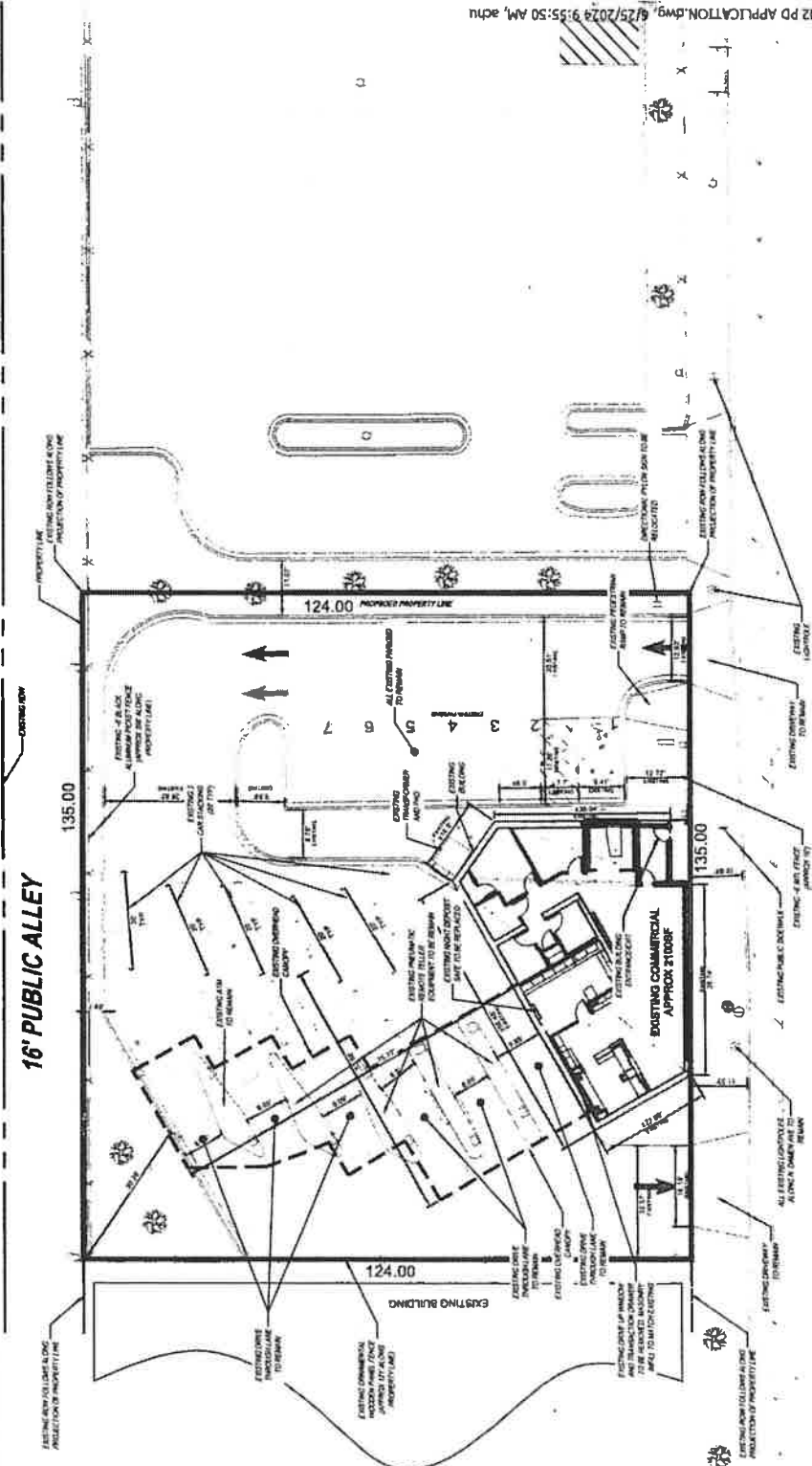


NORTH ELEVATION

APPLICANT: LDI PARTNERS
 ADDRESS: 3959 N LINCOLN / 3940 N DAMEN
 INTRODUCTION: MARCH 20TH 2024
 PLAN COMMISSION: SEPTEMBER 19TH 2024

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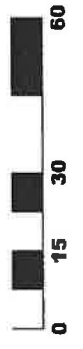
SITE PLAN
SUB AREA C



N. DAMEN AVE.
(RECORD OF PUBLIC E.O.W.)

EXISTING ENTRANCE/EXIT DRIVE AISLES, DIRECTIONS, ARROWS, PARKING, PARKING ISLANDS, BUILDING AND DRIVE THROUGH LANES TO REMAIN.

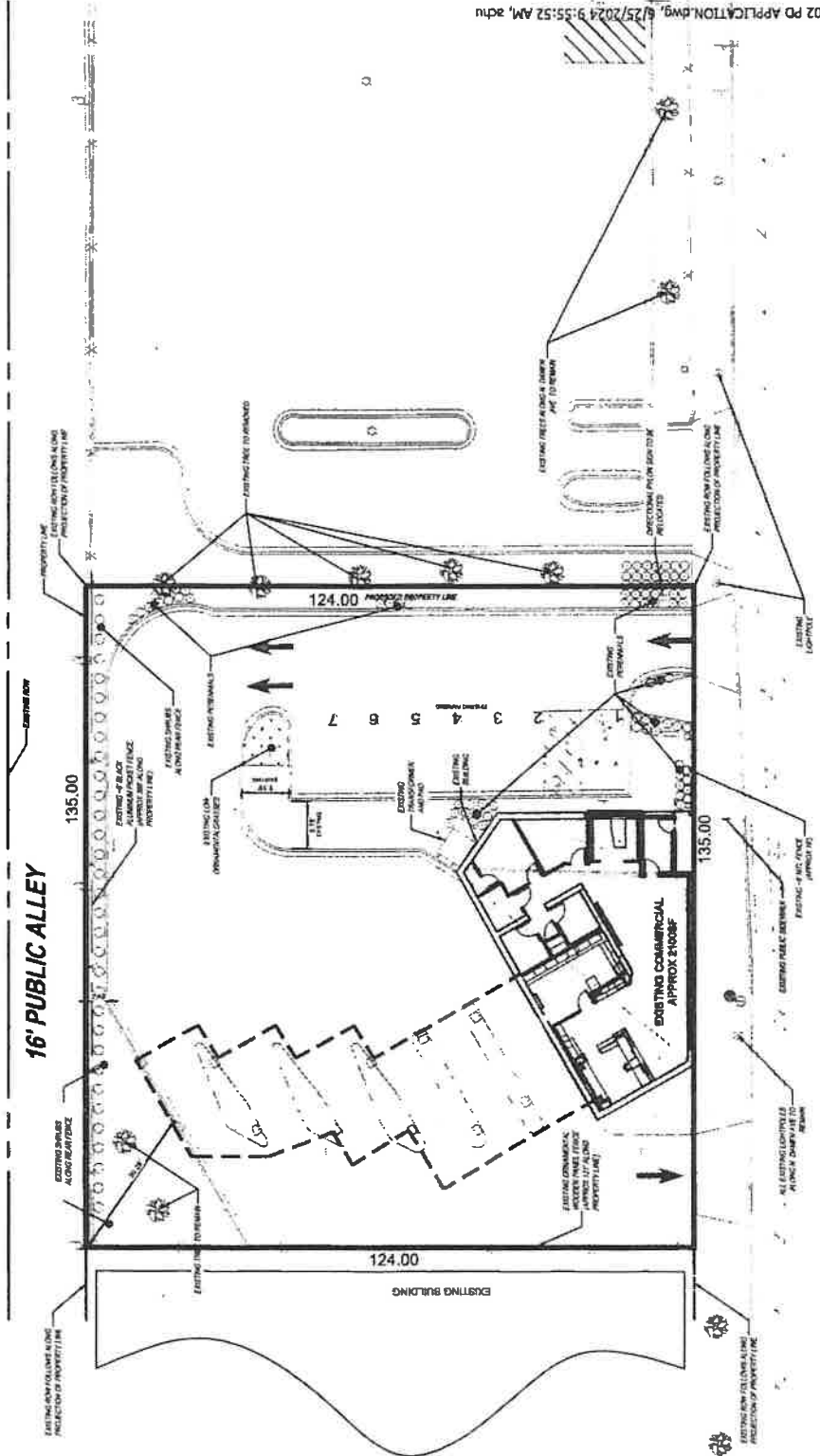
APPLICANT: LDI PARTNERS
ADDRESS: 3959 N LINCOLN / 3940 N DAMEN
INTRODUCTION: MARCH 20TH 2024
PLAN COMMISSION: SEPTEMBER 19TH 2024



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FINAL

LANDSCAPE PLAN SUB AREA C

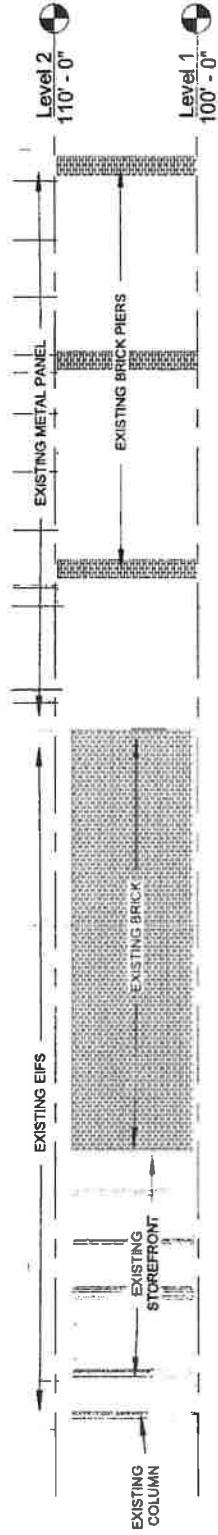


N. DAMEN AVE.
(RECORD 85' PUBLIC R.O.W)

APPLICANT: LDI PARTNERS
ADDRESS: 3959 N LINCOLN / 3940 N DAMEN
INTRODUCTION: MARCH 20TH 2024
PLAN COMMISSION: SEPTEMBER 19TH 2024

FINAL

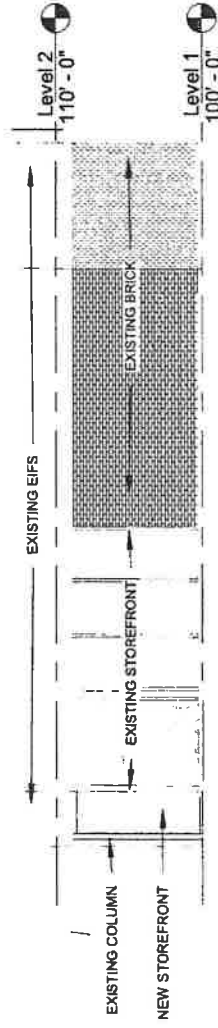
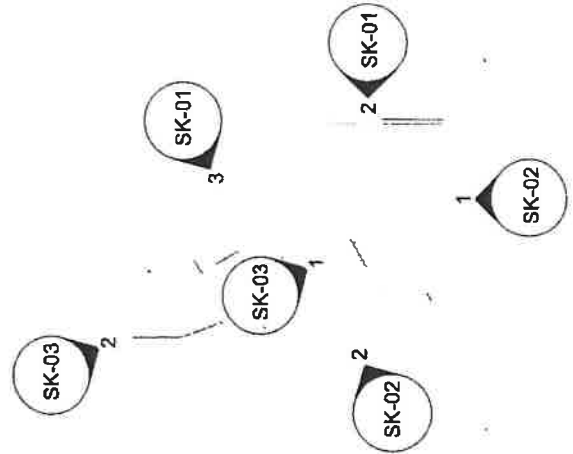
LANDSCAPE PLAN
SUB AREA C



EXTERIOR ELEVATION

3/32" = 1'-0"

3 SK-01



EXTERIOR ELEVATION

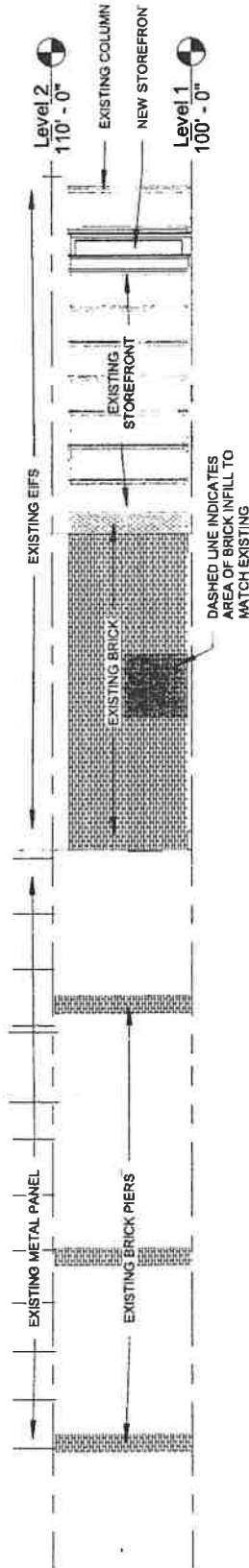
3/32" = 1'-0"

2 SK-01

APPLICANT: LDI PARTNERS
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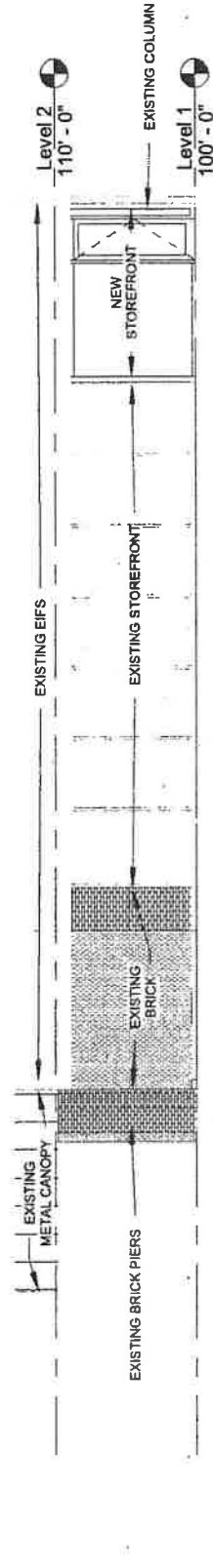
FINAL

LANDSCAPE PLAN
SUB AREA C



2 EXTERIOR ELEVATION

SK-02 3/32" = 1'-0"



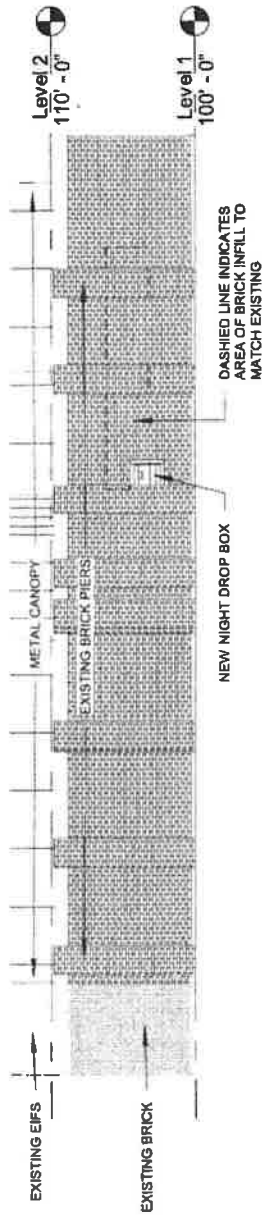
1 EXTERIOR ELEVATION

SK-02 3/32" = 1'-0"

APPLICANT: LDI PARTNERS
ADDRESS: 3959 N LINCOLN / 3940 N DAMEN
INTRODUCTION: MARCH 20TH 2024
PLAN COMMISSION: SEPTEMBER 19TH 2024

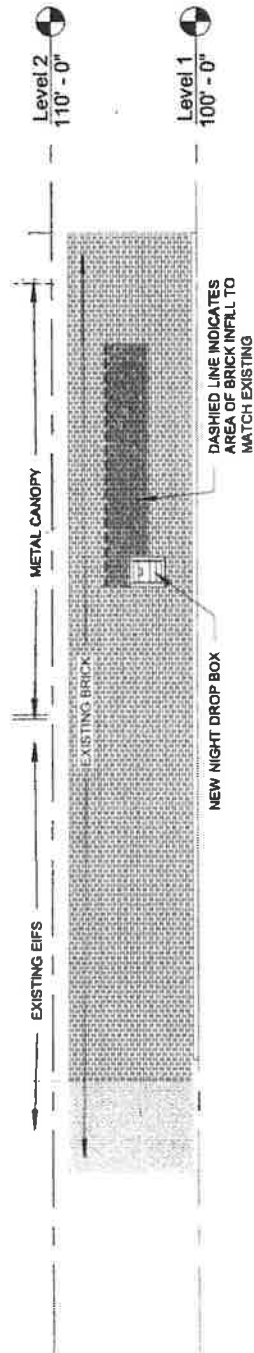
FINAL

LANDSCAPE PLAN
SUB AREA C



2 EXTERIOR ELEVATION

SK-03 3/32" = 1'-0"



1 EXTERIOR ELEVATION

SK-03 3/32" = 1'-0"

APPLICANT: LDI PARTNERS
ADDRESS: 3959 N LINCOLN / 3940 N DAMEN
INTRODUCTION: MARCH 20TH 2024
PLAN COMMISSION: SEPTEMBER 19TH 2024



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 25, 2024

Kristin Faust
Executive Director
Illinois Housing Development Authority
111 E. Wacker Drive, Suite 1000
Chicago, IL 60601

Re: **PD 665, 3959 N. Lincoln Ave.**

Dear Ms. Faust:

This letter is intended to fulfill the Illinois Housing Development Authority's zoning requirement for the affordable housing financing application being submitted by Brinshore Development for the property located at 3959 N. Lincoln Avenue.

The site is currently zoned Planned Development Number 665 ("PD 665") and is improved with an existing 5-story commercial building and asphalt parking area. The applicant proposes a zoning amendment to split the existing Planned Development into subareas, permit construction of additions to the existing structure with 18 parking spaces, and convert this space for 64 permanent supportive housing units.

The applicant filed a planned development application that was introduced to the Chicago City Council on March 20, 2024, and referred to the City Council's Committee on Zoning. The application proposes to amend PD 665 to create sub areas, construct additions on the existing structure, and convert the commercial space to residential. The proposed development will comply with the requirements of the underlying zoning district, except for rear setback relief that can be provided through the planned development approval.

The applicant and site plan will be reviewed by the Zoning and Planning and Design Bureaus. Upon completion of the review process, the application will have a hearing before the Chicago Plan Commission, which will issue a recommendation for a subsequent hearing before the City Council's Committee on Zoning. Assuming approval by the Committee on Zoning, the application will go before the full City Council for approval. Throughout this process, the City will be working with the applicant to inform the public, gain public testimony, and complete the planned development process. In total, the planned development approval process typically occurs within six months for a project of this size.

Sincerely,

Patrick Murphey
First Deputy Commissioner and Zoning Administrator

PM:dc

C: Danielle Crider, PD 665 Main file

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

Reclassification Of Area Shown On Map Number 9-H.

(As Amended)

(Application Number 12143)

BPD 665

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the B2-1 Restricted Retail District and B3-3 General Retail District symbols and indications as shown on Map Number 9-H in the area bounded by:

Parcel A: West Irving Park Road; the alley immediately east of North Lincoln Avenue; a line 212.70 feet south of West Irving Park Road, measured from the southeast corner of West Irving Park Road and North Lincoln Avenue along North Lincoln Avenue and perpendicular thereto; and North Lincoln Avenue; and

Parcel B: West Irving Park Road; North Damen Avenue; a line 366.65 feet south of and parallel to West Irving Park Road; and the alley immediately west of and parallel to North Damen Avenue,

to those of a B3-4 General Retail District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B3-4 General Retail District symbols and indications as shown on Map Number 9-H in an area bounded by:

Parcel A: West Irving Park Road; the alley immediately east of North Lincoln Avenue; a line 212.70 feet south of West Irving Park Road, measured from the southeast corner of West Irving Park Road and North Lincoln Avenue along North Lincoln Avenue and perpendicular thereto; and North Lincoln Avenue; and

Parcel B: West Irving Park Road; North Damen Avenue; a line 366.65 feet south of and parallel to West Irving Park Road; and the alley immediately

west of and parallel to North Damen Avenue.

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 Plan of Development attached hereto 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:

Business Planned Development. No 665

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development (the "Planned Development") consists of approximately sixty-six thousand one hundred nineteen (66,119) square feet (plus or minus one and fifty-two hundredths (± 1.52) acres) of property which is depicted on the attached Planned Development Boundary, Property Line and Subarea Designation Map (the "Property") and is owned or controlled by the Applicant, Corus Bank.
2. 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, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
3. 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 title holders 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 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City

for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.

4. This Plan of Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary, Property Line and Subarea Designation Map; an Existing Land-Use Map; a Site/Landscape Plan and Building Elevations prepared by Brininstool & Lynch Ltd., dated January 15, 1998. Full sized copies of the Site/Landscape Plan and the Building Elevation are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses are permitted in the area delineated herein as a Business Planned Development:
 - Subarea A: Banks and financial institutions.
 - Subarea B: Uses permitted in B3-4 General Retail District except residential; bank related automated teller drive-through facilities only and accessory parking. Non-accessory parking shall be permitted after bank working hours.
6. Business identification 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.
7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the Planned Development shall be designated and designed for parking for the handicapped.
8. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be

no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.

9. In addition to the maximum height of the improvements and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvement shall also be subject to limitations approved by the Federal Aviation Administration.
10. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exist to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan and the Building Elevations. Decorative street lights shall be installed by the City of Chicago in parkway areas as depicted on the Site/Landscape Plan. The corner plaza improvement as depicted in Subarea B shall be completed by the Applicant. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.
11. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3 (b) of the Chicago Zoning Ordinance ("Part II approval") for redevelopment of the property depicted on the Site/Landscape Plan as Subarea B, other than demolition of existing buildings or changes to existing buildings which do not increase their height or alter their footprint, a site plan for the proposed redevelopment (the "Site Plan") shall be submitted to the Commissioner of the Department of Planning and Development (the "Commissioner") for approval. Review and approval of the Site Plan by the Commissioner is intended to assure that specific development proposals conform with this Planned Development. No Part II approval for work for which a Site Plan must be submitted to the Commissioner shall be granted until the Site Plan has been approved.

Following approval of a Site Plan by the Commissioner, the approval plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Planned Development.

After approval of a Site Plan by the Commissioner, minor changes to the approved Site Plan may be allowed pursuant to the provisions of Statement 12.

In the event of an inconsistency between the approved Site Plan and the terms of the Statements and Bulk Regulations and Data Table of this

Planned Development in effect at the time of approval of such plan or of modifications thereto. the terms of the Statements and Bulk Regulations and Data Table of the Planned Development shall govern.

The Site Plan shall, at a minimum, provide the following information:

- (1) boundaries of the development parcel or parcels;
- (2) building footprint or footprints;
- (3) dimensions of all set backs;
- (4) location and depiction of all parking spaces (including relevant dimensions);
- (5) location and depiction of all loading berths (including relevant dimensions);
- (6) all drives, roadways and vehicular routes;
- (7) all landscaping (including a description of all landscape materials);
- (8) all pedestrian circulation routes and points of ingress/egress (including sidewalks);
- (9) all building elevations including an indication of materials;
- (10) all site statistics and cumulative site statistics for the applicable development parcel or parcels, including:
 - (a) floor area and floor area ratio as represented on the submitted drawings;
 - (b) number of parking spaces;
 - (c) number of loading berths;
 - (d) uses of parcels; and
 - (e) percentage of green space provided.
- (11) Parameters of the building envelope including:

- (a) maximum building heights; and
- (b) setbacks, required and provided.

The Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development.

Future development within Subarea B shall also conform with the following design parameters: (1) any new building shall be compatible with the height and character of existing buildings within the Planned Development and other buildings in the immediate vicinity; (2) exterior walls visible from any public way shall be designed and to be contracted to avoid a monotonous and blank appearance through the use of scale, massing, articulation, setbacks, materials, color, lighting, texture and detail on windows, openings, projections, recesses, offsets or other architectural devices; and (3) special attention shall be given to achieving an interesting building design at the pedestrian level through landscape elements, articulation of surface forms and texture and architectural detail.

12. The requirements of the Planned Development may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficient manner, generally published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the

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

Business Planned Development Number 665

Plan Of Development

Bulk Regulations And Data Table.

Gross Site, ±110,167square feet (±2.53 acres) equals Net Site Area, ±66,119 square feet (±1.52 acres) plus Area Remaining in Public Right-of-Way, ±44,048 square feet (+1.01 acres)

Maximum Permitted Floor Area Ratio:	Subarea A:	5.0.
	Subarea B:	5.0.
Setbacks From Property Line:	Subarea A:	In substantial conformance with the Site 1 Landscape Plan.
	Subarea B:	Per Site Plan Approval.
Maximum Percentage Of Site Coverage:	Subarea A:	In substantial conformance with the Site 1 Landscape Plan.
	Subarea B:	Per Site Plan Approval.
Minimum Number Of Off-Street Parking:	Subarea A:	0

Illuminating Engineering Society ("I.E.S.").

14. The Property is intended to be developed in two (2) phases according to the Schedule described herein.

Initial Phase of Improvements. Unless substantial construction of the improvements contemplated by this Planned Development as well as the interim improvements within Subarea B as depicted on the Site/Landscape Plan, has commenced within five (5) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the Property shall automatically revert to the pre-existing B2-1 Restricted Retail District and B3-3 General Retail District.

Subsequent Phase of Improvements. Unless substantial construction of future improvements within Subarea B not depicted on the Site/Landscape Plan has commenced and been diligently pursued within ten (10) years of the effective date hereof, the Commissioner may request additional review and analysis and withhold issuance of any further Part II approvals until such analysis is submitted and approved. The requested analysis, which may include updated traffic analysis, infrastructure capacity analysis or other analysis, would assist the Commissioner in determining whether the provisions of this Plan of Development should be modified in light of a substantial change in conditions since the original adoption of this Planned Development. If, after review of the submitted analysis, the Commissioner determines that substantial change has occurred that would result in adverse impacts without modification of the terms of this approval, the Commissioner may withhold Part II approvals until the Planned Development is modified (either administratively or legislatively) as the Commissioner deems appropriate.

[Existing Zoning Map; Planned Development Property, Boundary and Subarea Description Line Map; Existing Land-Use Map; Site/Landscape Plan; Site Landscape Plan Detail; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 63823 through 63832 of this Journal.]

	Subarea B:	81 spaces or in accordance with B3-4 General Retail District.
Minimum Number Of Off-Street Loading Berths	Subarea A:	1 berth.
	Subarea B:	In accordance with B3-4 General Retail District.
Maximum Height:	Subarea A:	In substantial conformance with the Building Elevations.
	Subarea B:	Per Site Plan Approval.

*Reclassification Of Area Shown On Map Number 10-H.
(Application Number A-3807)*

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

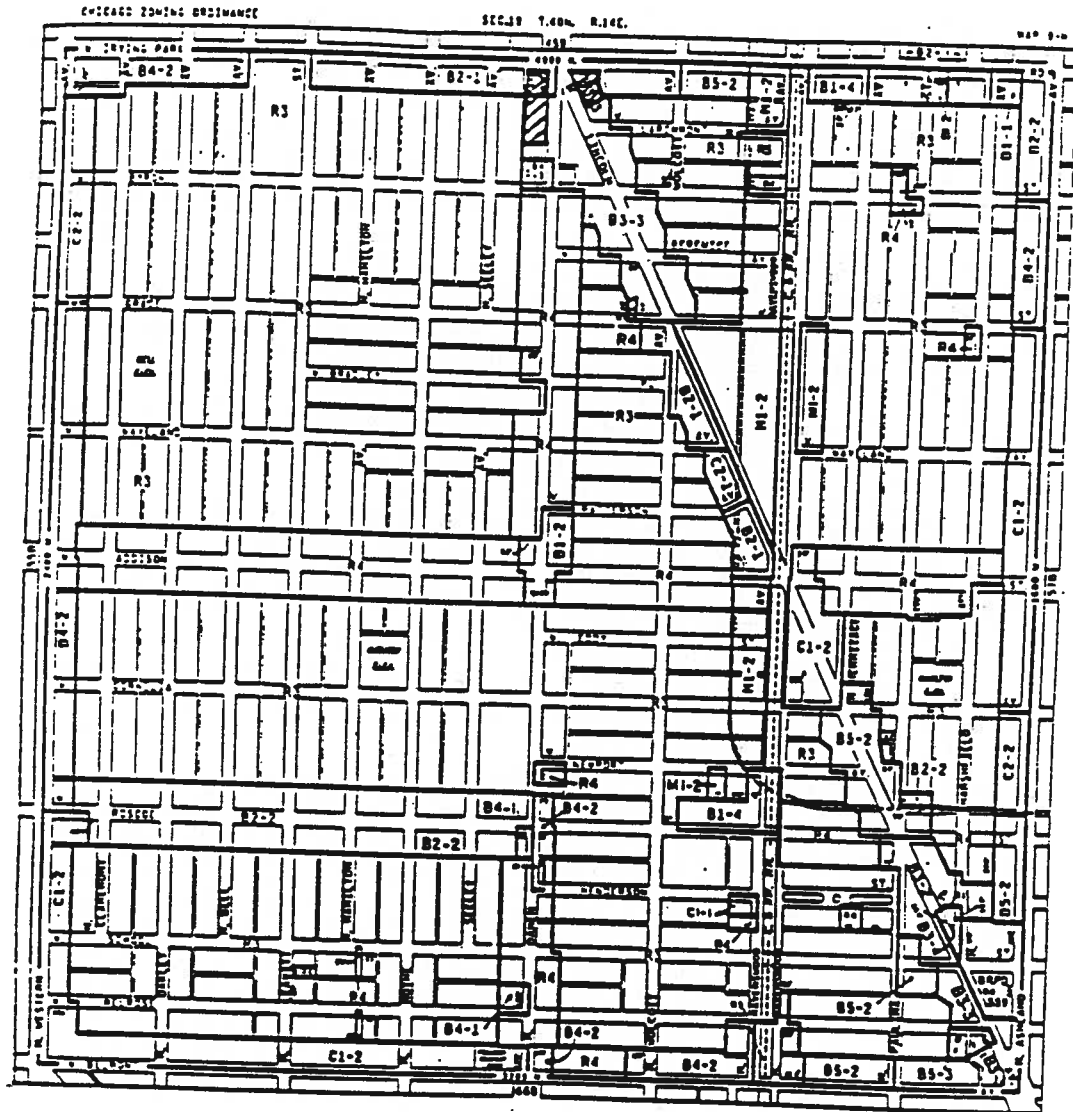
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map Number 10-H in the area bounded by:

a line 145 feet south of West 46th Street; South Marshfield Avenue; a line 169 feet south of West 46th Street; and the alley next west of and parallel to South Marshfield Avenue,

to those of a C1-1 Restricted Commercial District and a corresponding use district is hereby established in the area above described.

(Continued on page 63833)

Existing Zoning Map.



EXISTING ZONING MAP

Legend:



Subject Property



Zoning Boundaries

Applicant: Corus Bank
3959 North Lincoln Avenue
Chicago, Illinois 60613

Date: July 30, 1997

Revised: January 15, 1998

Planned Development Property Boundary And Subarea Description Line Map.

Legend:

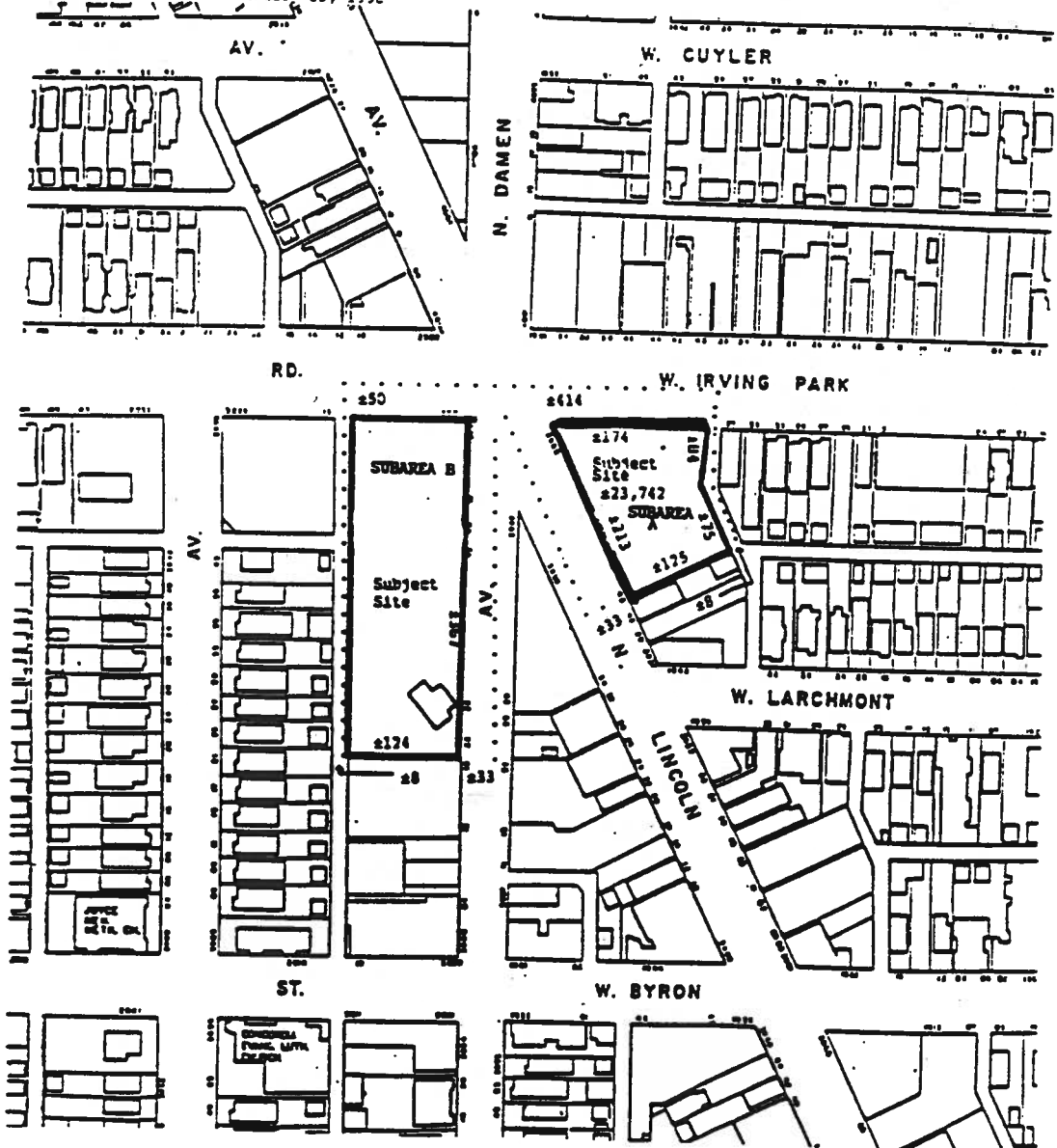
..... Planned Development Boundary Line

———— Property Line

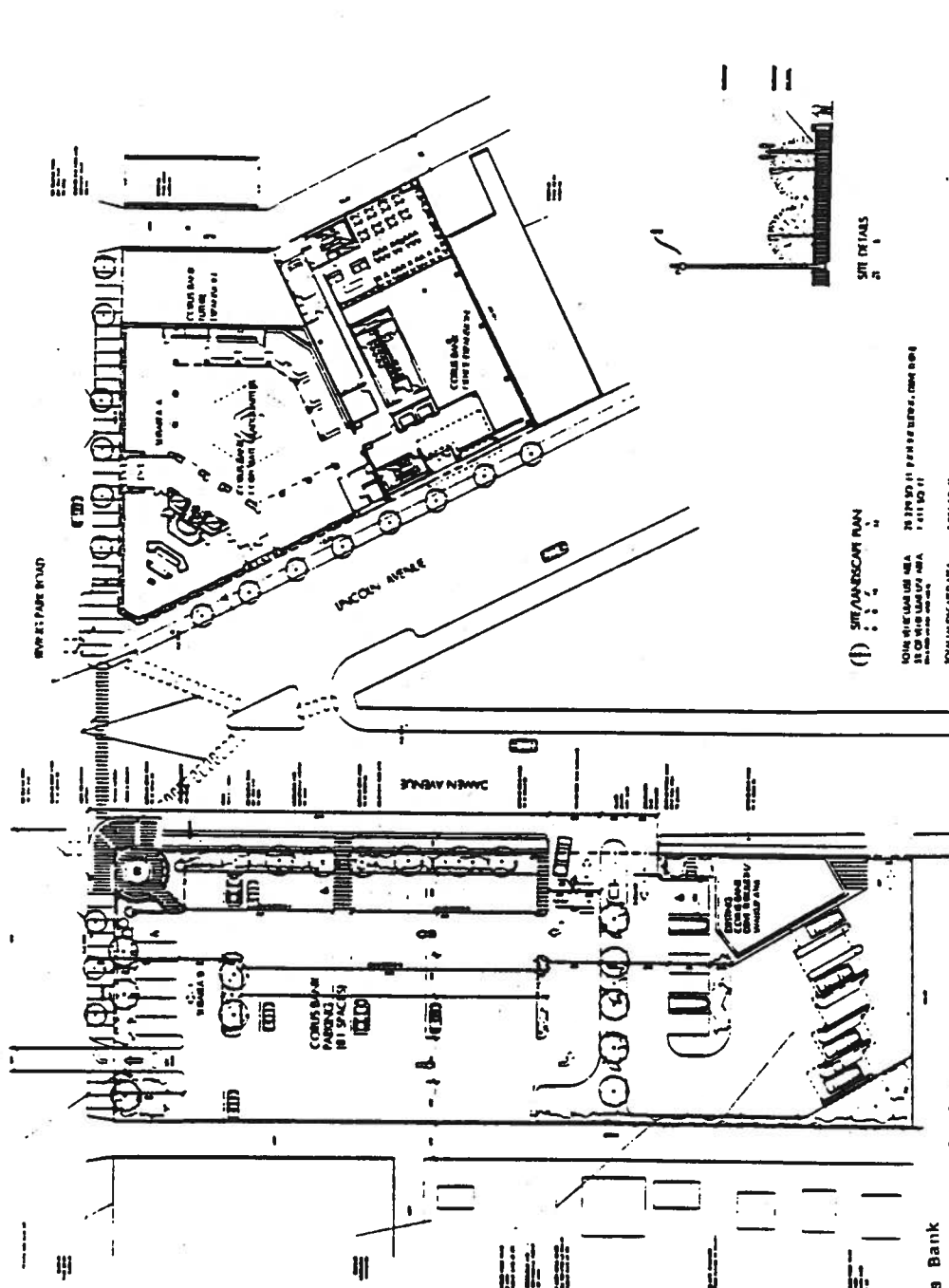
Applicant: Cerus Bank
3959 North Lincoln Avenue
Chicago, Illinois 60613

Date: July 30, 1997

Revised: January 15, 1998



Site/Landscape Plan.

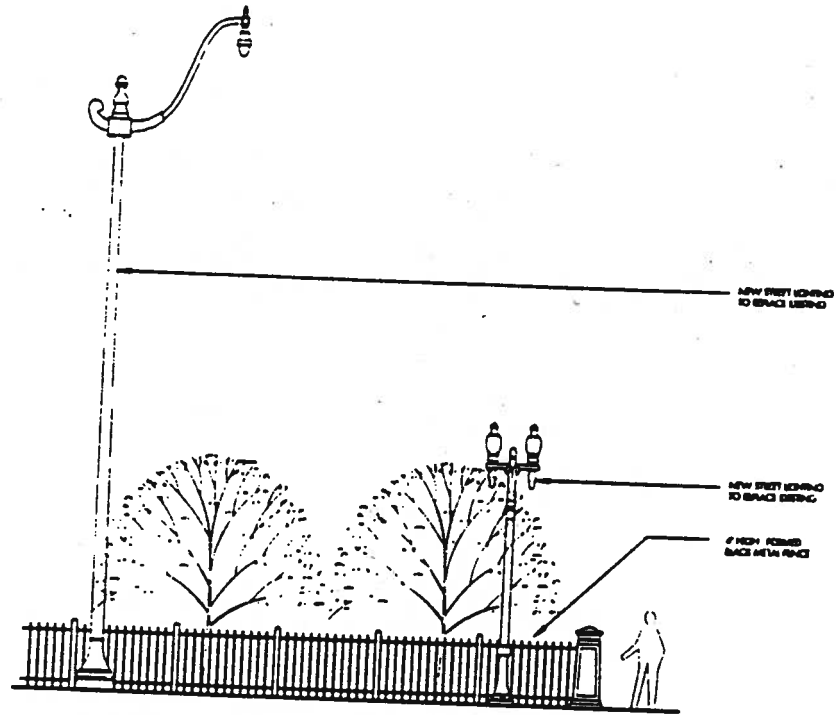


Applicant: Corus Bank
 3959 North Lincoln Avenue
 Chicago, Illinois 60613
 July 30, 1997

CORUS BANK

BRINNSTOOL + SYNCH, L.P.
 ARCHITECT

Site/Landscape Plan Detail.



SITE/LANDSCAPE PLAN - DETAIL

01 . 8

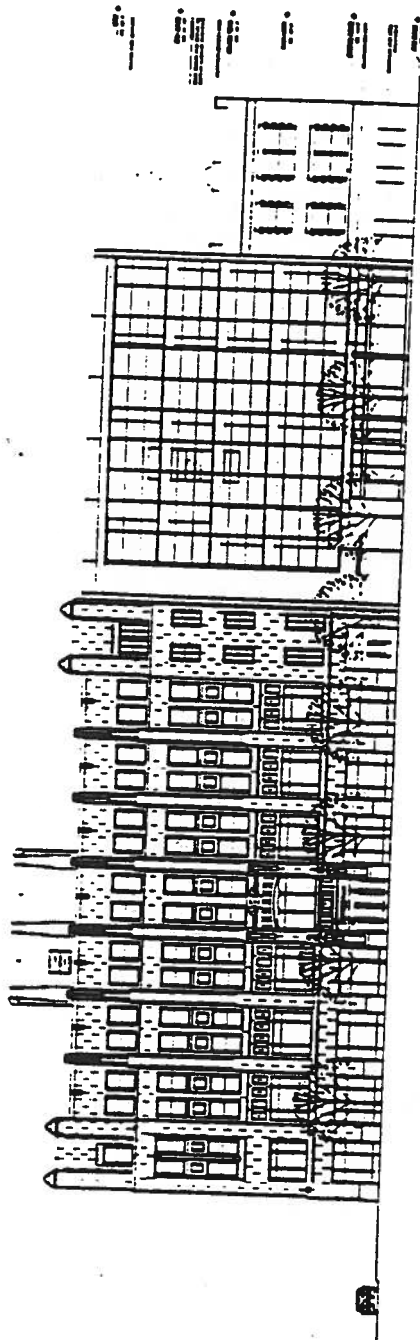
Applicant: Corus Bank
 3959 North Lincoln Avenue
 Chicago, Illinois 60613

Date: July 30, 1997
 Revised: January 15, 1998

BRININSTOOL + LYNCH, LTD.
ARCHITECT

CORUS BANK

Building Elevations.
(Page 1 of 5)



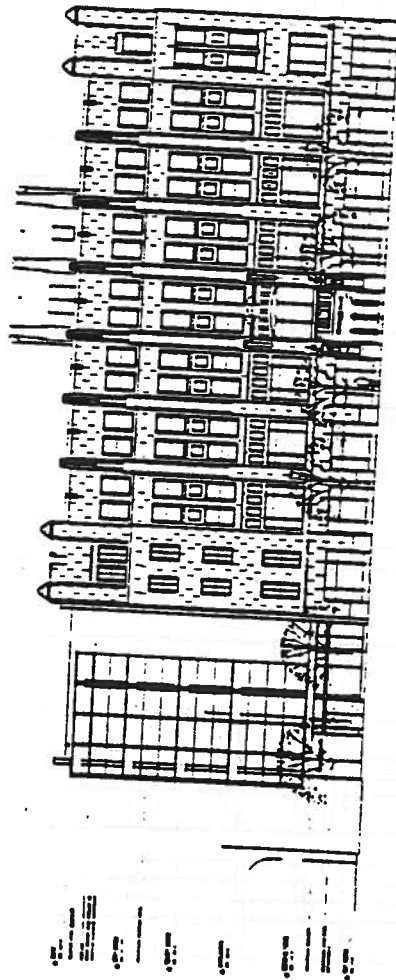
SECTION ELEVATION

BUILDING ELEVATION

Applicant: Corus Bank
3959 North Lincoln Avenue
Chicago, Illinois 60611
Date: July 30, 1997
Revised: January 15, 1998

CORUS BANK

Building Elevations
(Page 2 of 5)



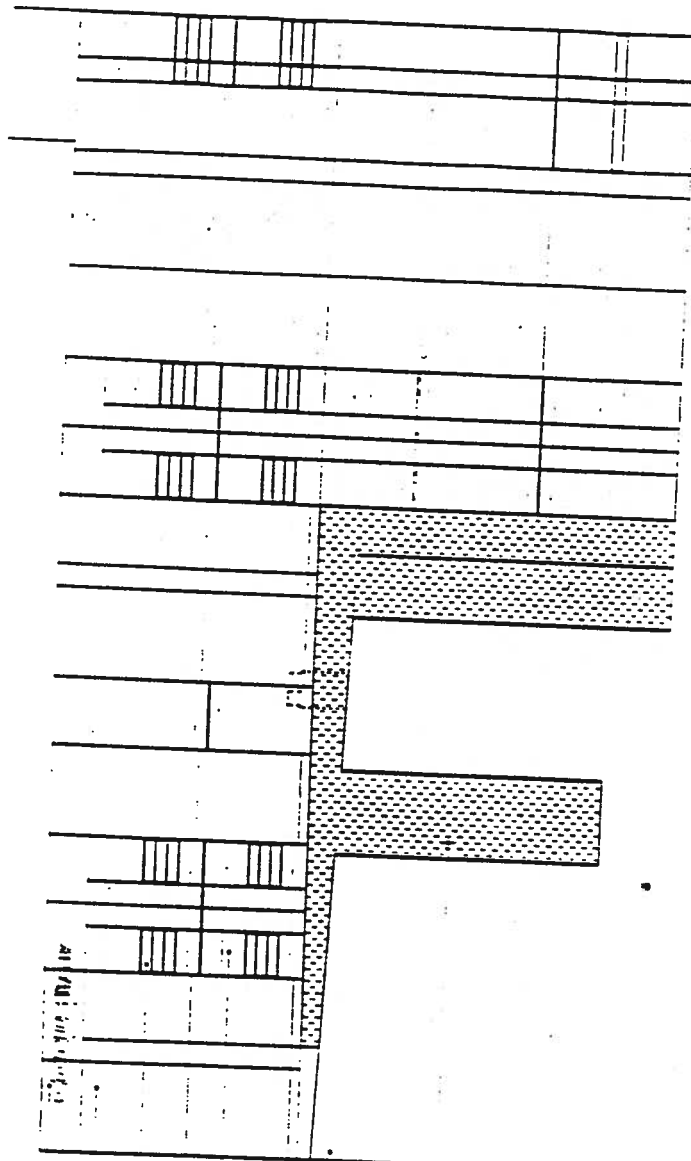
SECOND FLOOR ELEVATION

BUILDING ELEVATION

CORUS BANK

Applicant: Corus Bank
1959 North Lincoln Avenue
Chicago, Illinois 60613
Date: July 30, 1997
Revised: January 15, 1998

Building Elevations
(Page 4 of 5)



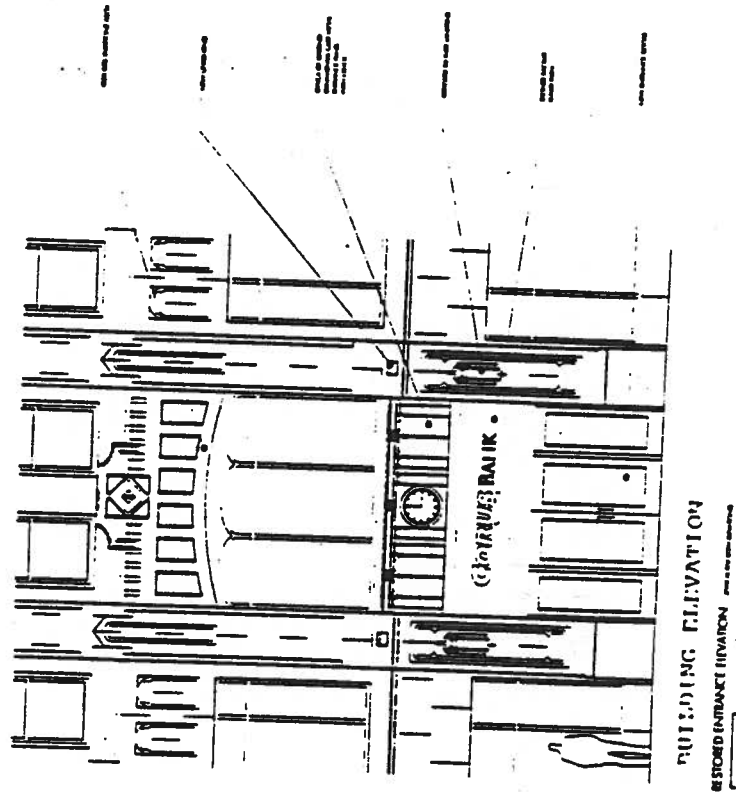
BUILDING ELEVATION
SOUTHEAST ELEVATION

- BRICKWORK 1/4" 1:12
- CONCRETE 1/4" 1:12
- GLASS 1/4" 1:12
- METAL 1/4" 1:12
- STONE 1/4" 1:12
- TERRAZZO 1/4" 1:12
- WOOD 1/4" 1:12
- FINISH 1/4" 1:12
- PLASTER 1/4" 1:12
- STAINLESS STEEL 1/4" 1:12
- CERAMIC TILE 1/4" 1:12
- GRANITE 1/4" 1:12
- MARBLE 1/4" 1:12
- QUARTZITE 1/4" 1:12
- SLATE 1/4" 1:12
- TRAVERTINE 1/4" 1:12
- ZENITH 1/4" 1:12

Applicant: Corus Bank
 1959 North Lincoln Avenue
 Chicago, Illinois 60613

Date: July 30, 1997
 Revised: January 15, 1998

Building Elevation.
(Page 5 of 5)



Applicant: Corus Bank
 3959 North Lincoln Avenue
 Chicago, Illinois 60613
 Date: July 30, 1997
 Revised: January 15, 1998

CORUS BANK