

PD 905

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 13, 2014

Dave Masur
DLM Architects, Ltd.
5940 W. Touhy
Suite 170
Niles, IL 60714

**Re: Administrative Relief request for Business Planned Development No. 905
Proposed addition to Chicago Indoor Sports facility at 3900 S. Ashland Ave.**

Dear Mr. Masur:

Please be advised that your request for a minor change to Business Planned Development No. 905 ("PD 905"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.


Your client and the owner of all of the property within PD 905, Michael Widell, is seeking an administrative relief to allow a 19,200 square foot ("SF") addition to the existing Chicago Indoor Sports facility at 3900 S. Ashland Ave. The proposed addition to the indoor soccer facility will include only accessories uses, such as an arcade area, inflatable game area, party rooms and a restaurant.

PD 905 was passed on March 31, 2014, and permits an indoor soccer facility and related facilities, sports field and accessory uses. The approved one-story building included a 9,000 SF area on the south elevation which was to include a lobby, an arcade, a store and concession area. However, on December 10, 2007, an administrative relief was granted to eliminate the lobby and accessory use area, thereby reducing the 99,000 square foot soccer facility by approximately 9,000 SF. The smaller building was then constructed. The owner is now ready to proceed with the lobby and accessory use addition and is seeking to expand it to 19,200 SF, as shown on the attached, revised Site Plan, First Floor Plan and Elevations, dated July 31, 2014.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed addition will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

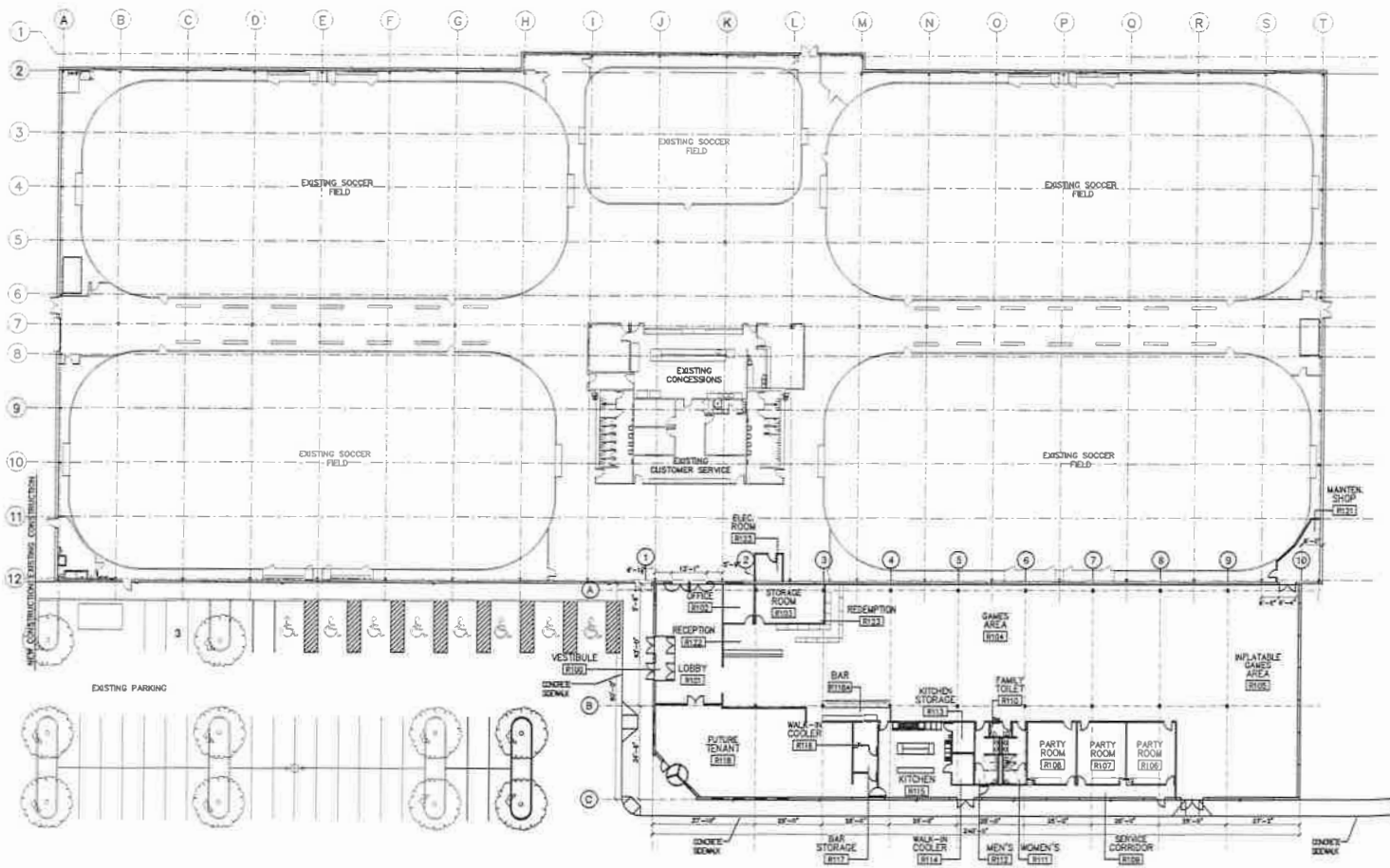
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 905, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Janice Hill, Main file



1 GENERAL FIRST FLOOR PLAN
 A-1 SCALE: 1" = 20'-0"

DLM ARCHITECTS LTD.

DLM ARCHITECTS LTD
 5840 W TOLSON, NILES, ILLINOIS, 60714
 Telephone 847.783.1418 Fax: 847.783.1514
 ARCHITECTS PLANNERS DESIGNERS

**CHICAGO INDOOR
 SPORTS - ADDITION
 RAZZMATAZZ FUN
 CENTER**

3900 SOUTH ASHLAND
 CHICAGO, ILLINOIS 60609

NO.	DATE	BY	REVISION

Revisions
 Sheet Title
**GENERAL
 FIRST FLOOR
 PLAN**

LAC	<u> </u>	A-1
Drawn By		Sheet Number
DLM	<u> </u>	DLM
Checked By		Approved By
AS NOTED	<u> </u>	AS NOTED
Scale		Scale
04-07-2014	<u> </u>	Date
14-105	<u> </u>	Job Number
	<u> </u>	Revision

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City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4190
312 744-2271 (FAX)
312 744-2578 (TTY)

<http://www.cityofchicago.org>

December 10, 2007

Mr. John J. George
Attorney At Law
Two First National Plaza
Suite 400
20 South Clark Street
Chicago, Illinois 60603-1903

Re: Administrative Relief request for Business Planned Development No. 905

Dear Mr. George:

Please be advised that your request for a minor change to Business Planned Development No. 905 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Specifically, you are requesting to reduce the size of the an indoor soccer facility by approximately 8,850 square feet, from 99,000 square feet to approximately 90,150 square feet. This reduction in space will eliminate the low structure at the south center of the building, thereby, revising the entry and drop off area of the remaining main building. Interior elements of the eliminated portion of the building will be relocated in the remaining building (eliminating a small practice field), although the structure for the remaining building will not change.

Best Management Practices for on-site rainwater management will be put in place on this site. This will include eight 55-gallon rain barrels attached to the downspouts along the north side of their facility and landscaped to blend seamlessly into the other landscaping surrounding the building. The water collected in the rain barrels will be used for irrigation of their site and overflow from the barrels will be diverted to bioswales and a retention pond on the northwest corner of their site. This will allow for this project to minimize the amount of stormwater it sends to the combined sewer system. The roof of the facility will also have a .68-degree of reflectivity, which is higher than required by code and helps to reduce the Heat Island Effect. The parking lot will incorporate storm-water management initiatives as well.

With regard to your request, the Department of Planning and Development has determined that these revisions do not create an adverse impact on the Planned Development or surrounding neighborhood, do not result in an increase in the bulk or density, do not change the character of the development and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 905, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall
Commissioner

ALR:MRD:tm

cc: Mary Bonome, Mike Marmo, Pat Haynes, Erik Glass, Michael Berkshire, DPD files



14174

*Reclassification Of Area Shown On Map Number 9-N.
(Application Number 14221)*

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 R2 Single-Family Residence District symbols and indications as shown on Map Number 9-N in the area bounded by:

a line 298.08 feet north of and parallel to West **Waveland** Avenue; North **Newland** Avenue; a line 178.81 feet north of and parallel to West **Waveland** Avenue; and the public alley next west of and parallel to North **Newland** Avenue,

to those of an R4 General Residence District.

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

Reclassification Of Area Shown On Map Number 10-H.

(As Amended)

(Application Number 14 174)

BPD 905

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 M2-4 General Manufacturing District symbols and indications as shown on Map Number 10-H in the area bounded by:

West Pershing Road; South Ashland Avenue; a line 340 feet south of and parallel to West Pershing Road; a line 190 feet west of and parallel to South Ashland Avenue; a line 473.75 feet south of and parallel to West Pershing Road; and a line 714.11 feet west of and parallel to South Ashland Avenue,

to those of a B4-4 Restricted Service 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 the B4-4 Restricted Service District symbols and indications established in Section 1 above to the designation of a Business Planned Development which is hereby established in the area 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:

Business Planned Development Number 905.

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development consists of approximately three hundred nine thousand six hundred forty-nine (309,649) square feet (seven and one-tenth (7.1 acres)) and is owned or controlled by the City of Chicago.
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 or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, 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 titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.1 1-1 of the Chicago Zoning Ordinance, the property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made. "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 these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan, a Landscape Plan, a Green Roof Plan and Building Elevations dated March 11, 2004 prepared by D.L.M. Architects, Ltd.. Full size sets of the Site Plan, Landscape Plan, Green Roof Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Business Planned Development": indoor soccer facility and related facilities, sports field and accessory uses.
6. Business identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standard for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of the buildings and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.

10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan, Green Roof Plan and Building Elevations and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. 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 natural resources. The applicant shall design, construct and maintain all buildings located within this planned development to meet the minimum threshold standards of the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System by achieving L.E.E.D. certification.
12. 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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.1 1-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
13. Unless substantial construction has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire and the zoning of the property shall automatically revert to that of the pre-existing M2-4 zoning district.

[Existing Zoning Map; Vicinity Map; Boundary Plan; Site Plan; Preliminary Landscape Plan; Building Elevations; and Floor Plan referred to in these Plan of Development Statements printed on pages 21868 through 21874 of this Journal.]

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

*Planned Development.**Bulk Regulations And Data Table.*

Net Site Area:	±309,649 square feet (±7.1 acres)
Maximum Floor Area Ratio:	0.75
Minimum Number of Off-Street Parking Spaces:	332
Maximum Required Building Setbacks:	In accordance with approved Site Plan
Maximum Building Height:	In accordance with approved Building Elevations

~~*Reclassification Of Area Shown On Map Number 11 -N.*
(As Amended)
(Application Number 13449)~~

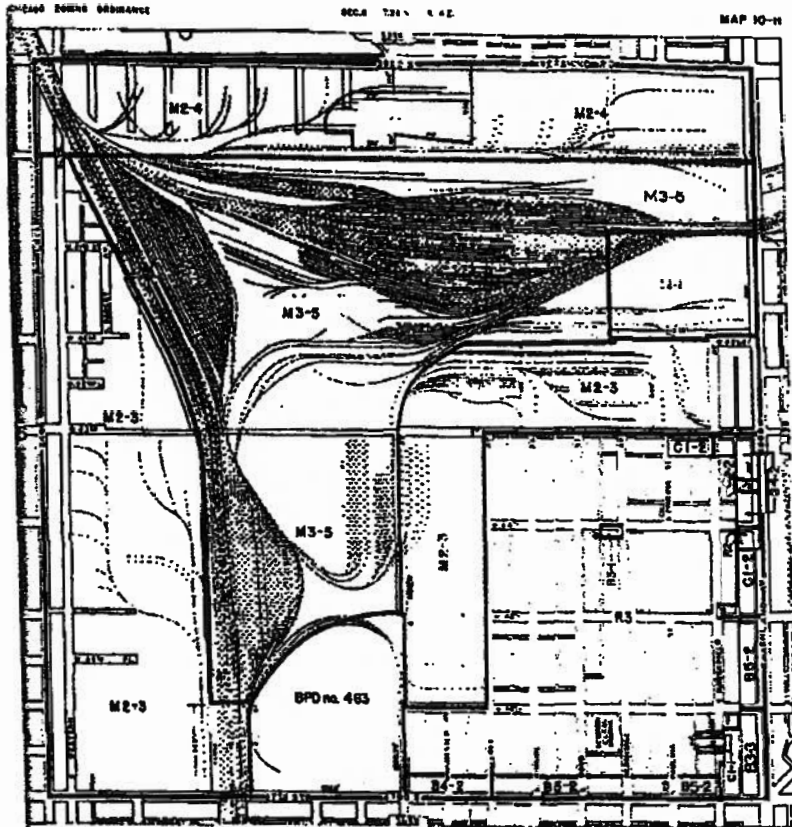
~~*Be It Ordained by the City Council of the City of Chicago:*~~

~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Residential-Manufacturing-Institutional Planned Development Number 561 symbols and indications as shown on Map Number 11-N in the area bounded by:~~

~~that part of the south fractional half of Section 18, Township 40 North, Range 13 East of the Third Principal Meridian, lying south of the Indian Boundary Line and being described as follows:~~

(Continued on page 21875)

Existing Zoning Map.



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| <p>RESIDENCE DISTRICTS</p> <ul style="list-style-type: none"> R1 SINGLE-FAMILY RESIDENCE DISTRICT R2 SINGLE-FAMILY RESIDENCE DISTRICT R3 GENERAL RESIDENCE DISTRICT R4 GENERAL RESIDENCE DISTRICT R5 GENERAL RESIDENCE DISTRICT R6 GENERAL RESIDENCE DISTRICT R7 GENERAL RESIDENCE DISTRICT R8 GENERAL RESIDENCE DISTRICT <p>R1 USE AND BULK REGULATIONS, RESIDENCE DISTRICTS, SEE ARTICLE 7
 R2 USE AND BULK REGULATIONS, RESIDENCE DISTRICTS, SEE ARTICLE 8
 R3 USE AND BULK REGULATIONS, RESIDENCE DISTRICTS, SEE ARTICLE 9
 R4 USE AND BULK REGULATIONS, RESIDENCE DISTRICTS, SEE ARTICLE 10</p> | <p>BUSINESS DISTRICTS</p> <ul style="list-style-type: none"> B1-1 TO B1-5 LOCAL RETAIL DISTRICTS B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS B3-1 TO B3-5 GENERAL RETAIL DISTRICTS B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS B5-1 TO B5-5 GENERAL SERVICE DISTRICTS B6-6 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS B7-8 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS | <p>COMMERCIAL DISTRICTS</p> <ul style="list-style-type: none"> C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS C3-1 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS C4 NOTCH FREIGHT TERMINAL DISTRICT <p>MANUFACTURING DISTRICTS</p> <ul style="list-style-type: none"> M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS M3-4 TO M3-5 HEAVY MANUFACTURING DISTRICT |
|---|--|--|



<p>Applicant: Chicago Indoor Soccer LLC Premises: 3900-3936 South Ashland Avenue 1605-1709 West Pershing Road</p>	<p>Date: December 12, 2003 Revised Date: March 11, 2004</p>
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Vicinity Map.



**PLANNED DEVELOPMENT
VICINITY MAP**

Applicant: Chicago Indoor Soccer LLC
39003936 South Ashland Avenue
16051709 West Pershing Road
Date: December 12, 2003
Revised Date March 11, 2004

Boundary Plan.

DLM ARCHITECTS LTD.
 400 N. LAUREL ST. SUITE 200
 CHICAGO, ILL. 60610
 TEL: 312.467.1234
 FAX: 312.467.1235
 WWW.DLMARCHITECTS.COM

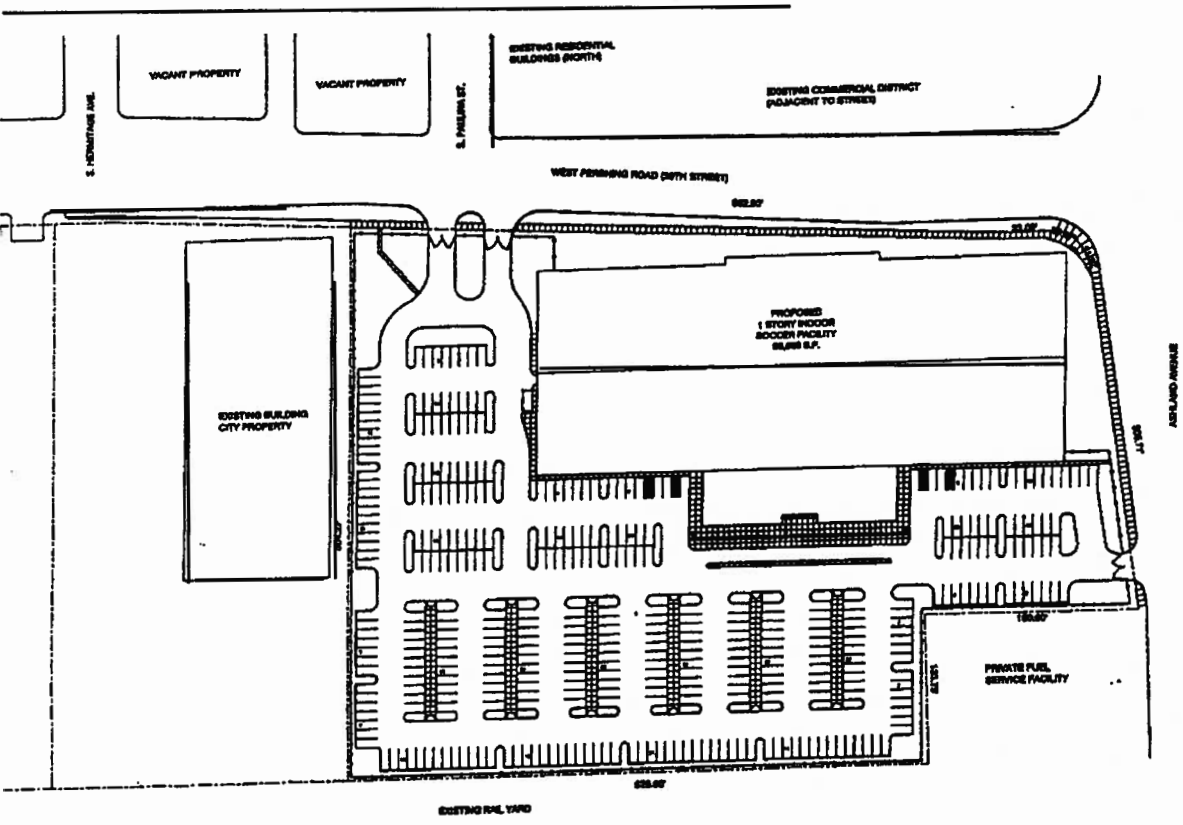
CHICAGO INDOOR SOCCER LLC
 400 N. LAUREL ST. SUITE 200
 CHICAGO, ILL. 60610

CHICAGO INDOOR SOCCER FACILITY
 400 N. LAUREL ST. SUITE 200
 CHICAGO, ILL. 60610

BOUNDARY PLAN

DATE: 3/1/04
 SCALE: AS SHOWN
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

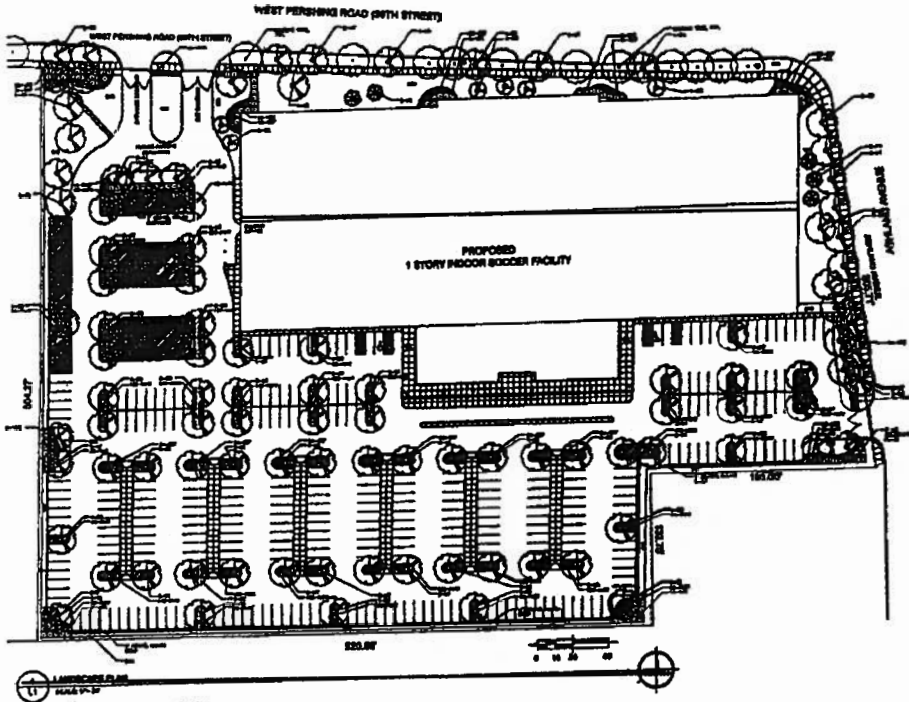
APPLICANT: CHICAGO INDOOR SOCCER LLC
 PROPERTY: 400 N. LAUREL ST. SUITE 200
 400-TWO OF WEST PEARSON ROAD
 SALES AGREEMENT 6, 2004



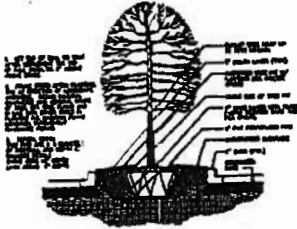
BOUNDARY PLAN
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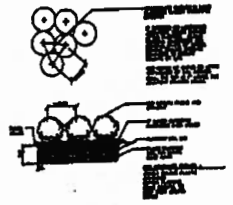
Preliminary Landscape Plan.



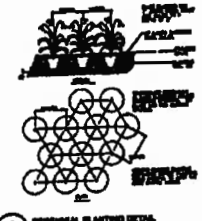
1 LANDSCAPE PLAN SCALE 1/4" = 1'-0"



2 LARGE TREE PLANTING DETAIL SCALE 1/4" = 1'-0"



3 SHRUB PLANTING DETAIL SCALE 1/4" = 1'-0"



4 PERENNIAL PLANTING DETAIL SCALE 1/4" = 1'-0"

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LANDSCAPE MATERIAL SCHEDULE

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APPLICABLE CHICAGO HEIGHTS ORDINANCES
 PREPARED BY: INCUBUS/KYSS ASSOCIATES
 DATE: 03/15/04
 PROJECT: CHICAGO INDOOR SOCCER FACILITY

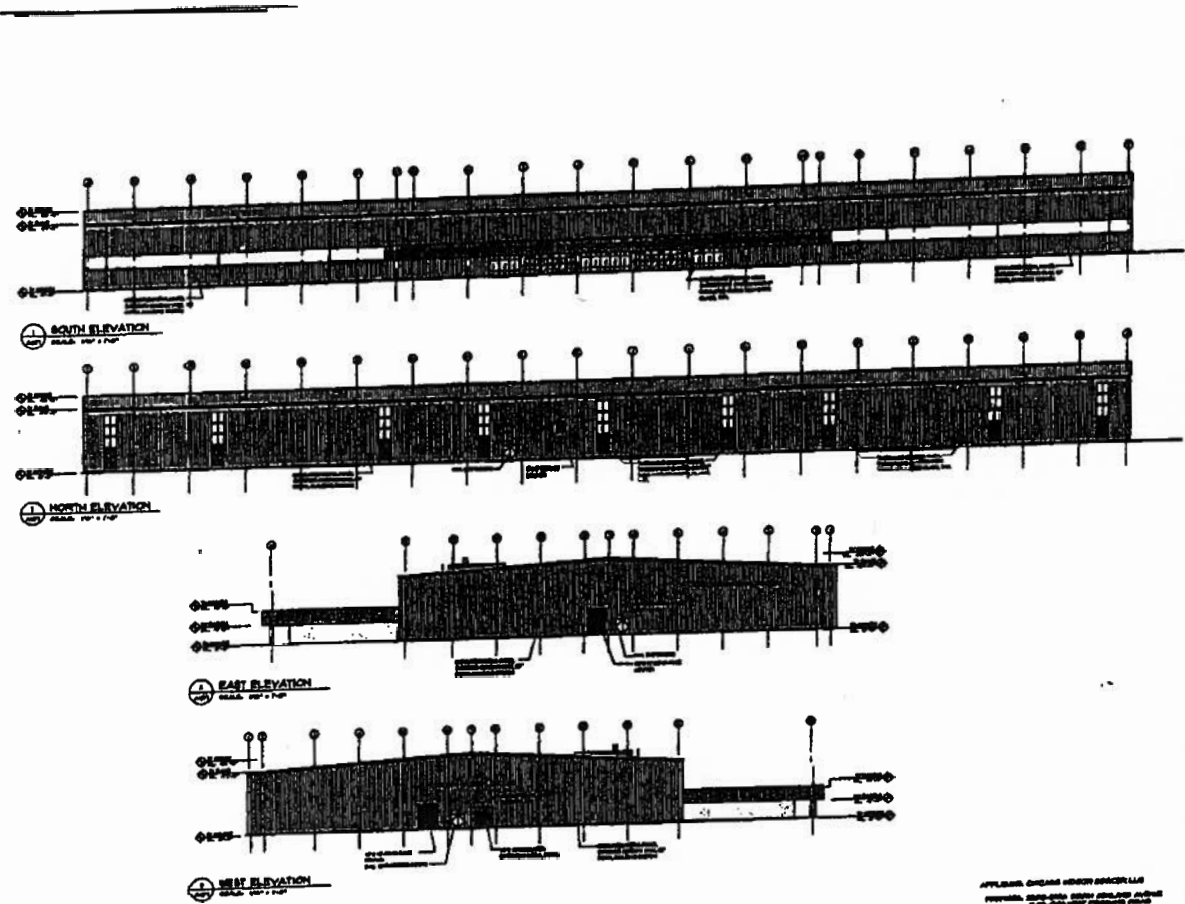
DLM ARCHITECTS LTD.
 INCUBUS/KYSS ASSOCIATES
 CHICAGO INDOOR SOCCER FACILITY
 PRELIMINARY LANDSCAPE PLAN
 L-1

3/31/2004

REPORTS OF COMMITTEES

21873

Building Elevations.



DLM ARCHITECTS LTD.
 200 WEST WASHINGTON STREET
 CHICAGO, ILLINOIS 60601
 TEL: 312.467.1000 FAX: 312.467.1001
 WWW.DLMARCHITECTS.COM

CHICAGO INDOOR SOCCER LLC
 200 WEST WASHINGTON STREET
 CHICAGO, ILLINOIS 60601

CHICAGO INDOOR SOCCER FACILITY
 200 WEST WASHINGTON STREET
 CHICAGO, ILLINOIS 60601

DATE: 3/31/04
BY: [Signature]
SCALE: 1/8" = 1'-0"
PROJECT: CHICAGO INDOOR SOCCER FACILITY
NO.: 21873

ATTORNEY: CHICAGO INDOOR SOCCER LLC
 200 WEST WASHINGTON STREET
 CHICAGO, ILLINOIS 60601
 REVISED: MARCH 1, 2004

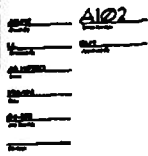
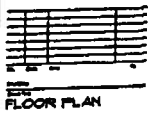
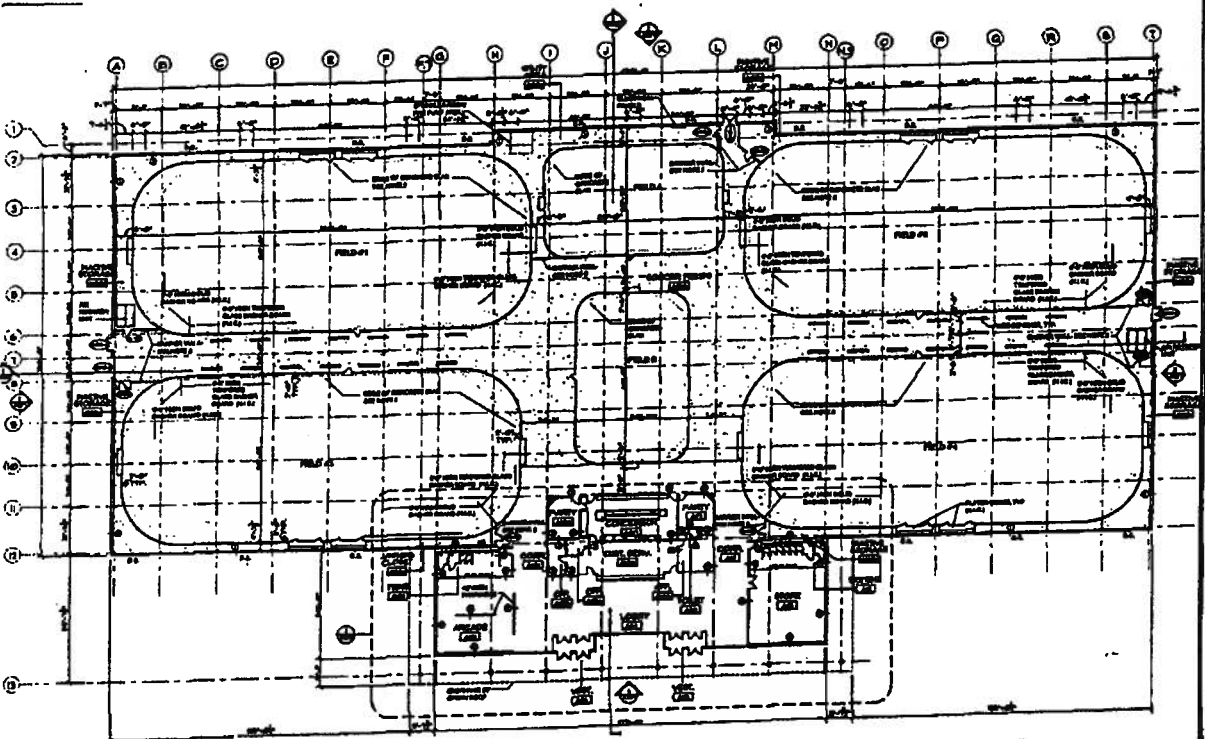
Floor Plan.

DLM ARCHITECTS
LTD.

1000 N. LAUREL ST. SUITE 200
CHICAGO, IL 60610
TEL: 312.467.1234
WWW.DLMARCHITECTS.COM

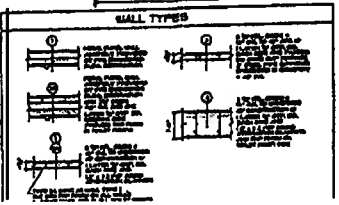
CHICAGO INDOOR
SOCCER LLC
1000 N. LAUREL ST.
CHICAGO, IL 60610

CHICAGO INDOOR
SOCCER FACILITY
1000 N. LAUREL ST.
CHICAGO, IL 60610



FLOOR PLAN
SCALE: 1/8\"/>

OFFICIAL CHICAGO INDOOR SOCCER LLC
PROJECT: 1000 N. LAUREL ST. AND 1000 N. LAUREL ST.
DATE: 03/31/2004
DRAWN: JAMES E. BARR



- 1. ALL WALLS AND PARTITION WALLS SHALL BE CONCRETE AND SHALL BE 12\"/>
- 2. ALL DOORS AND PARTITION WALLS OF GLASS SHALL BE 12\"/>
- 3. ALL PARTITION WALLS OF GLASS SHALL BE 12\"/>