

18213

109116

JOURNAL--CITY COUNCIL--CHICAGO

5/6/2015

Reclassification Of Area Shown On Map No 3-G.

(Application No. 18318)

(Common Address: 1124 W. Fry St.)

[O2015-1382]

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

SECTION 1. That the City Zoning Ordinance be amended by changing all the B3-2 Community Shopping District/RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 3-G in the area bounded by:

the public alley next north of West Fry Street; a line 46.51 feet east of and parallel to North Elston Avenue; West Fry Street; and a line 23.41 feet east of and parallel to North Elston Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding use district is hereby established in the area above described.

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

Reclassification Of Area Shown On Map Nos. 3-G And 5-G.

(As Amended)

(Application No. 18213)

(Common Address: 1521 W. North Ave./1550 N. Bosworth Ave.)

[SO2014-8799]

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-Business Planned Development Number 987 District symbols and indications as shown on Map Numbers 3-G and 5-G in the area bounded by:

a point 439.83 feet north of West North Avenue (as measured along the east line of North Bosworth Avenue); the west line of the Kennedy Expressway right-of-way; West North Avenue; North Greenview Avenue; the alley next south of West North Avenue; North Bosworth Avenue; a line 92.50 feet south of West North Avenue; the alley next west of North Bosworth Avenue; West North Avenue; and North Bosworth Avenue,

to those of Residential-Business Planned Development Number 987 District, as amended, and a corresponding use district is hereby established in the area above described.

BBPD 987.09

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 Number 987, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 987 (the "Planned Development") consists of approximately seventy thousand nine hundred seventy-five (70,975) square feet (one and six hundred twenty-five thousandths (1.625) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). Subareas A and B of the Planned Development are owned or controlled by Jones Chicago Real Property 1 LLC (the "Applicant").
2. The Applicant shall obtain all necessary official reviews, approvals or permits which are necessary to implement this plan of development. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant 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 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 applications for amendments, modifications or changes (administrative, legislative or otherwise) (hereafter "Modifications") to this Planned Development are made, shall be under single ownership or under single designated control; provided, however, that after the completion of the development of each subarea, the owners of or designated controlling party for each completed subarea may seek Modifications for the subarea. Single designated control for purposes of this paragraph shall mean that any application to the City for any Modifications to this Planned Development is made or authorized by the Applicant, its successors and assigns or property owners' association which is formed.
4. This plan of development consists of fifteen (15) Statements; a Bulk Regulations and Data Table, an Existing Zoning Map, Planned Development Boundary and Subarea Map; Subarea B Boundary and Property Line Map; Site, Landscape, Green Roof Plan;

Landscape Details; and Building Elevations, prepared by Gensler and dated April 16, 2015. Full-size copies of these exhibits are on file with the Department of Planning and Development. ~~All other~~ documents relating to Subarea A and Subarea C in the presently existing Residential-Business Planned Development 987, approved by the City Council on September 14, 2005, and as further amended April 11, 2007 and December 9, 2013, are hereby incorporated by reference as if specifically set forth herein. 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 Property within the Planned Development is indicated on the Planned Development Boundary and Property Line Map. Subject to the Bulk Regulations and Data Table, the following uses are permitted on the Property:

Subarea A:

automobile dealership, including service areas and outdoor display areas at such locations as indicated on the attached Site Plan, Second Floor Plan for Subarea A and elevations for the Subarea A Building; office; retail and service uses and accessory uses, including parking and loading.

Subarea B:

automobile dealership (excluding service areas); office; retail and service uses; and accessory uses including parking and loading.

Subarea C:

residential dwelling units; retail and service uses; and accessory uses including parking and loading.

The following uses shall specifically be prohibited in any subarea:

body art service, taverns, fast food restaurants (excluding those serving primarily non-alcoholic beverages), inter-track wagering facilities, liquor stores (except those selling exclusively wine and wine-related products are permitted), coin-operated laundromat, heavy equipment sales/rental, and non-accessory recreational vehicle or boat storage.

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. Off-street parking shall be provided in compliance with this Planned Development subject to the review and approval of the Department of Transportation.
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.
9. 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.
10. The improvements depicted on the Subarea B Site Plan, including the landscaping along adjacent rights-of-way and all entrances and exits to and from the parking and loading areas shall be designed, constructed and maintained in substantial conformance with the above-referenced drawings.
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, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application or such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purpose underlying the provisions hereof. Any such modification of the requirements 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 17-13-0611-A of the Chicago Zoning Ordinance.
13. 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, conserves energy and maximizes the preservation of natural resources. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current

City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The Applicant of Subarea B shall construct a 13,212 square foot green roof, which represents 100 percent of the net roof area. Additionally, the building to be constructed in Subarea B shall exceed ASHRAE 90.1-2004 as required by the City of Chicago Sustainable Development Policy.

14. 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 building permit shall be issued by the Department of Buildings until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to Residential-Business Planned Development Number 987.

[Surrounding Zoning Map; Planned Development Boundary and Subarea Map; Subarea B Boundary and Property Line Map; Site, Landscape and Green Roof Plan; Landscape Details; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 109122 through 109130 of this *Journal*.]

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

Residential-Business Planned Development No. 987, As Amended.

Bulk Regulations Table.

Gross Site Area:	114,477.54 square feet (2.63 acres)
Area in Public Rights-of-Way:	43,682.54 square feet (1.00 acre)
Net Site Area:	70,795 square feet (1.625 acres)

Maximum FAR:	2.92
Subarea A:	2.12
Subarea B:	3.21
Subarea C:	4.30

Maximum Number of Dwelling Units:

Subarea A:	0
Subarea B:	0
Subarea C:	30

Maximum Building Height:

Subarea A:	71 feet, 0 inches
Subarea B:	63 feet, 0 inches
Subarea C:	80 feet, 0 inches (not including stair/elevator penthouse overrun)

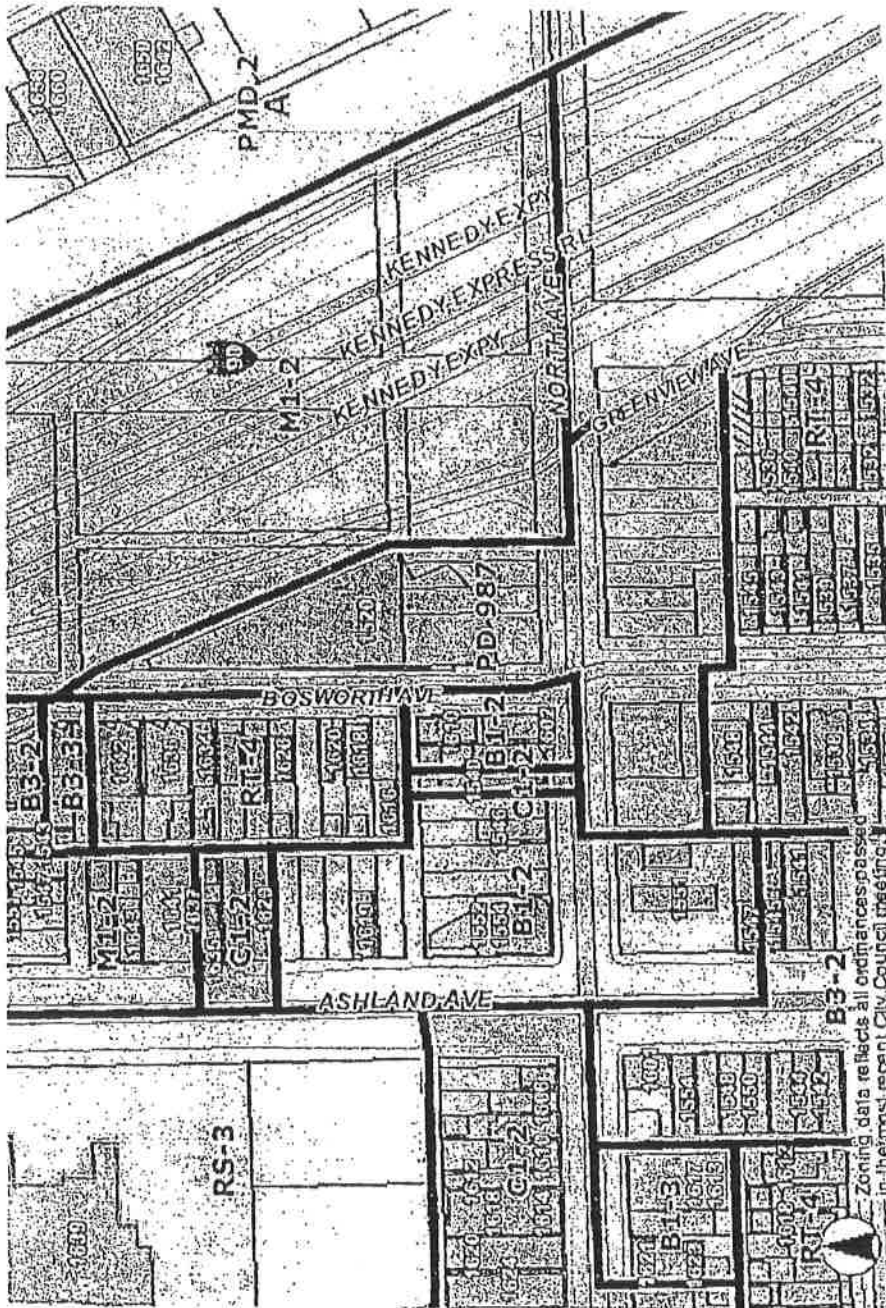
Minimum Parking Spaces:

Subarea A:	88
Subarea B:	22
Subarea C:	1 parking space per unit

Minimum Loading Berths:

Subarea A:	0
Subarea B:	0
Subarea C:	1

FINAL FOR PUBLICATION



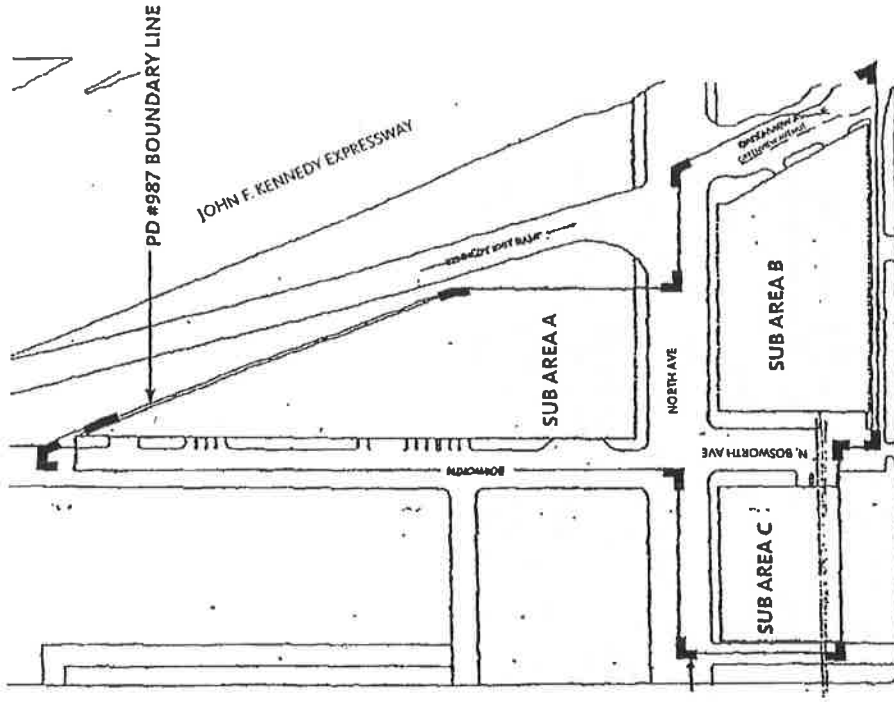
SURROUNDING ZONING MAP

PD #987, Sub Area B
Gensler

Fletcher Jones Audi Sales Center

Applicant: Jones Chicago Real Property 1, LLC
Address: 1521 North Avenue / 1550 North Bosworth Avenue
Introduced: November 5, 2014
Plan Commission: April 16, 2015

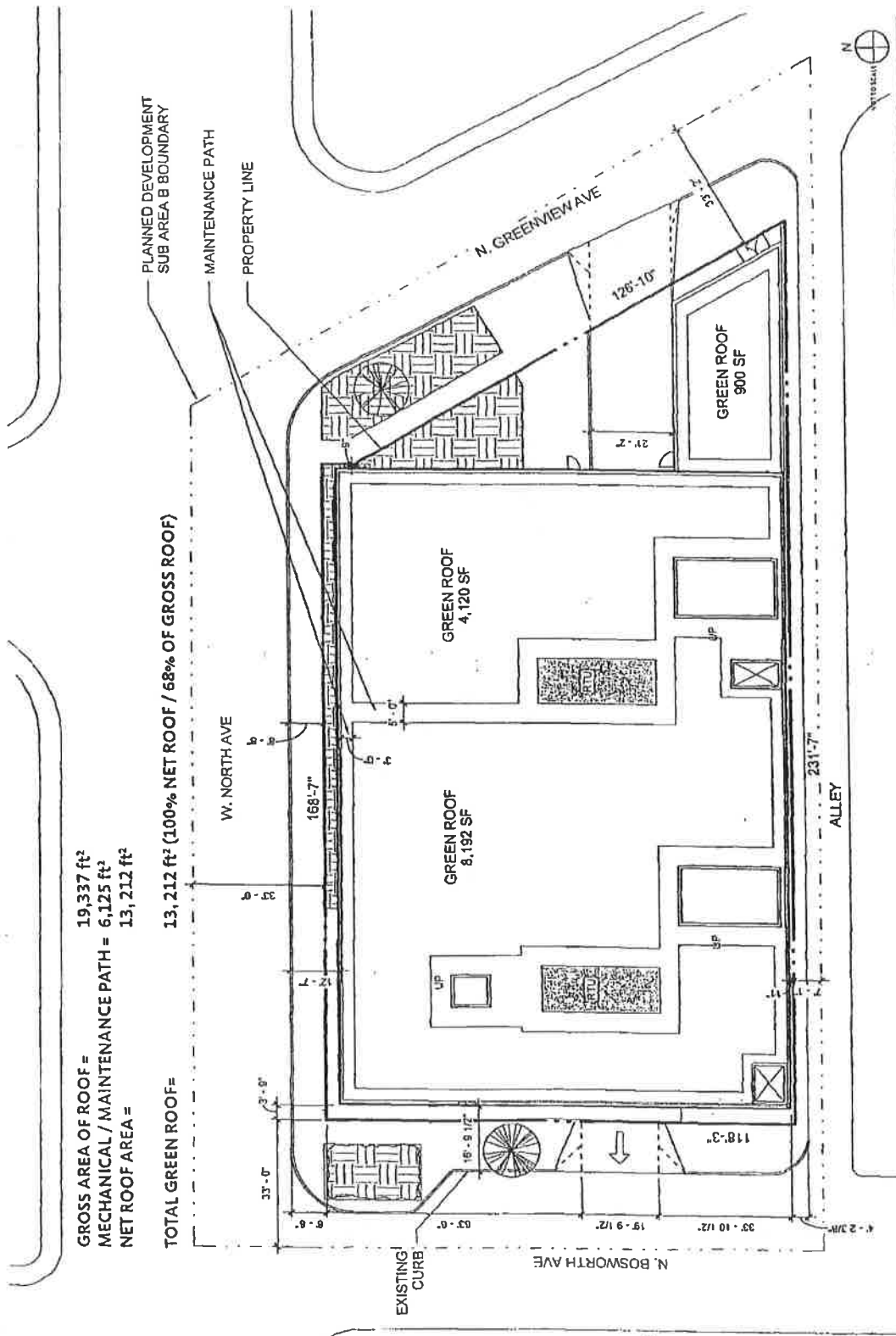
FINAL FOR PUBLICATION



PLANNED DEVELOPMENT BOUNDARY AND SUB AREA MAP

Fletcher Jones Audi Sales Center
 Applicant: Jones Chicago Real Property 1, LLC
 Address: 1521 North Avenue / 1550 North Bosworth Avenue
 Introduced: November 5, 2014
 Plan Commission: April 16, 2015

PD #987, Sub Area B
 Gensler

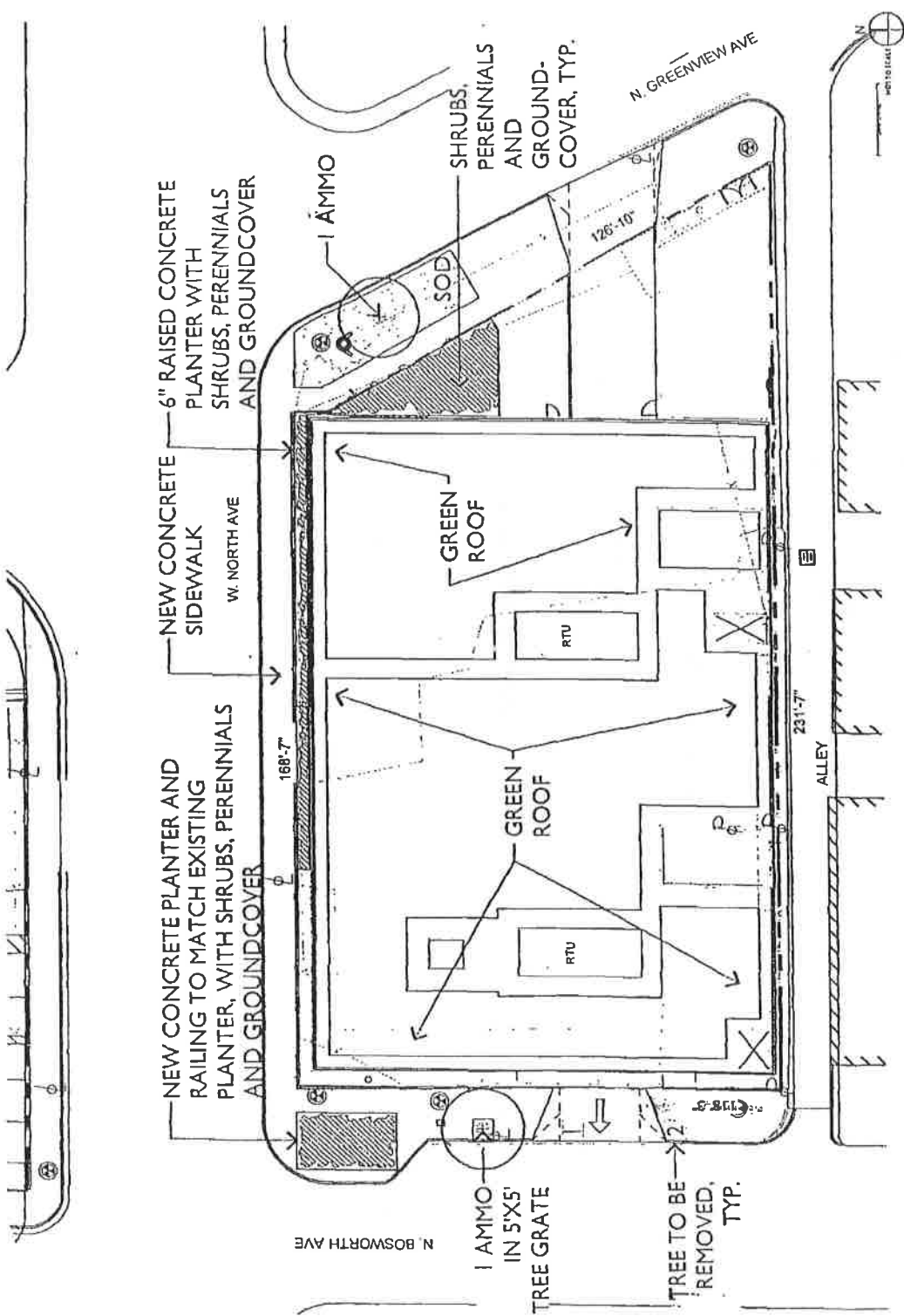


SUB AREA B BOUNDARY AND PROPERTY LINE MAP

Fletcher Jones Audi Sales Center

Applicant: Jones Chicago Real Property 1, LLC
 Address: 1521 North Avenue / 1550 North Bosworth Avenue
 Introduced: November 5, 2014
 Plan Commission: April 16, 2015

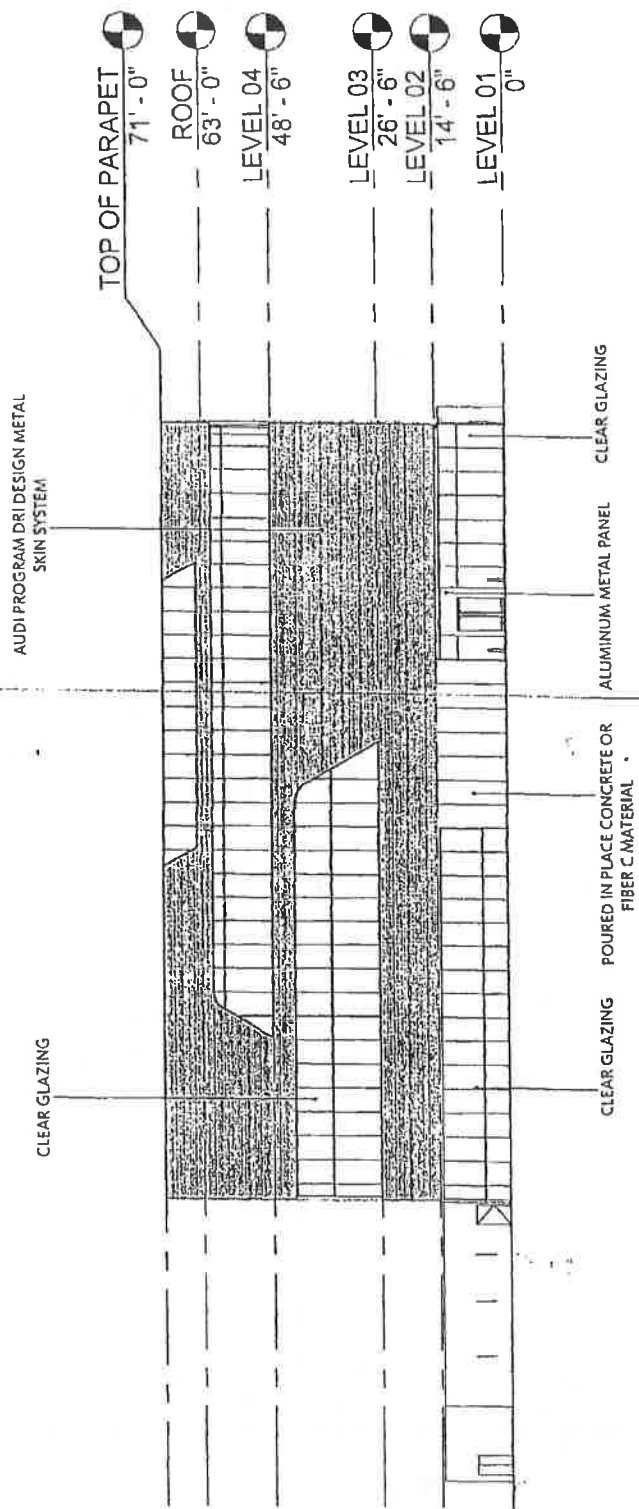
PD #987, Sub Area B
 Gensler



SITE, LANDSCAPE, GREEN ROOF PLAN

Fletcher Jones Audi Sales Center
 Applicant: Jones Chicago Real Property 1, LLC
 Address: 1521 North Avenue / 1550 North Bosworth Avenue
 Introduced: November 5, 2014
 Plan Commission: April 15, 2015

PD #987, Sub Area B
 Gensler

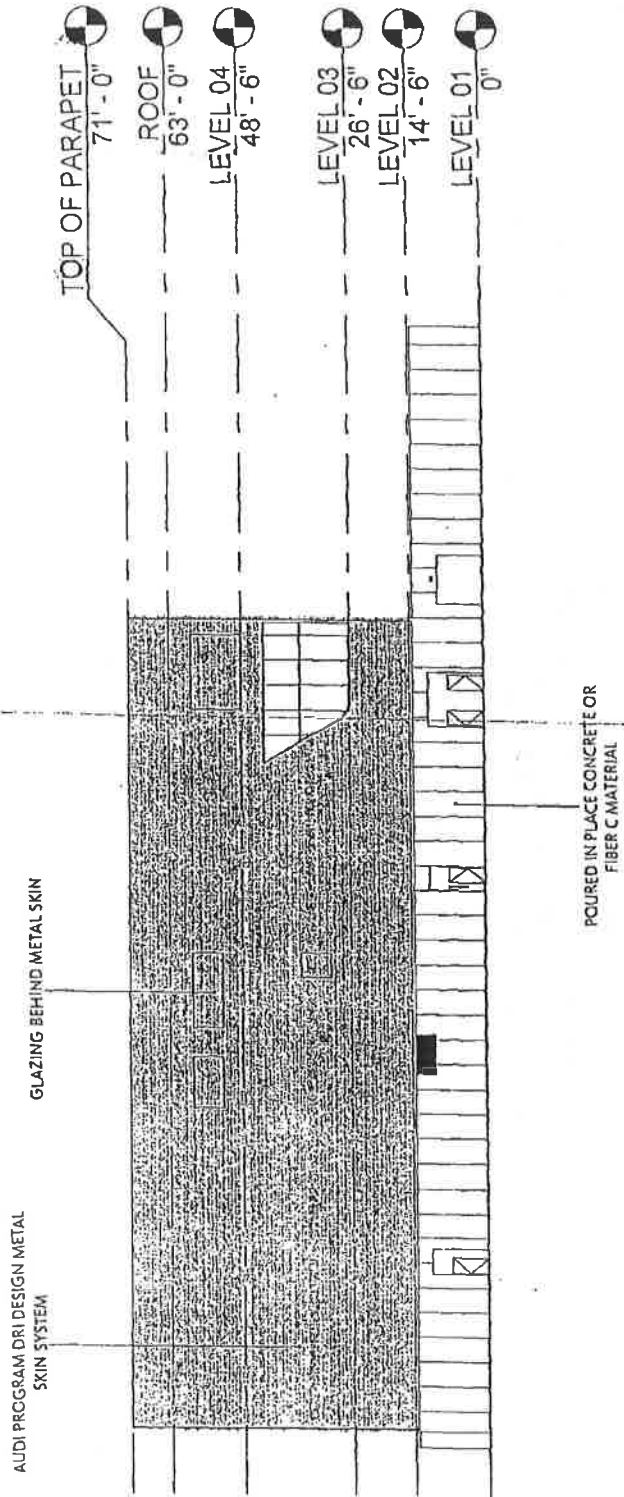


NOT TO SCALE

NORTH ELEVATION

Fletcher Jones Audi Sales Center
 Applicant: Jones Chicago Real Property 1, LLC
 Address: 1521 North Avenue / 1550 North Bosworth Avenue
 Introduced: November 5, 2014
 Plan Commission: April 16, 2015

PD #987, Sub Area E
 Gensler



NOT TO SCALE

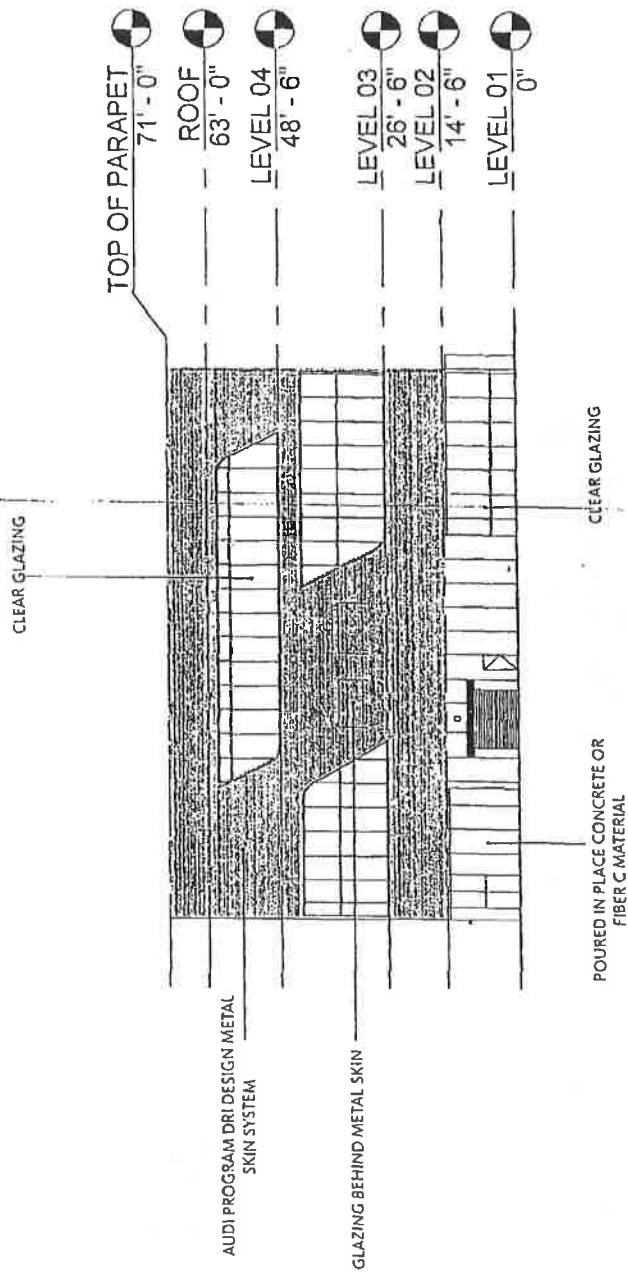
SOUTH ELEVATION

Fletcher Jones Audi Sales Center

Applicant: Jones Chicago Real Property 1, LLC
 Address: 1521 North Avenue / 1550 North Bosworth Avenue
 Introduced: November 5, 2014
 Plan Commission: April 16, 2015

PD #987, Sub Area B
 Gensler

FINAL FOR PUBLICATION



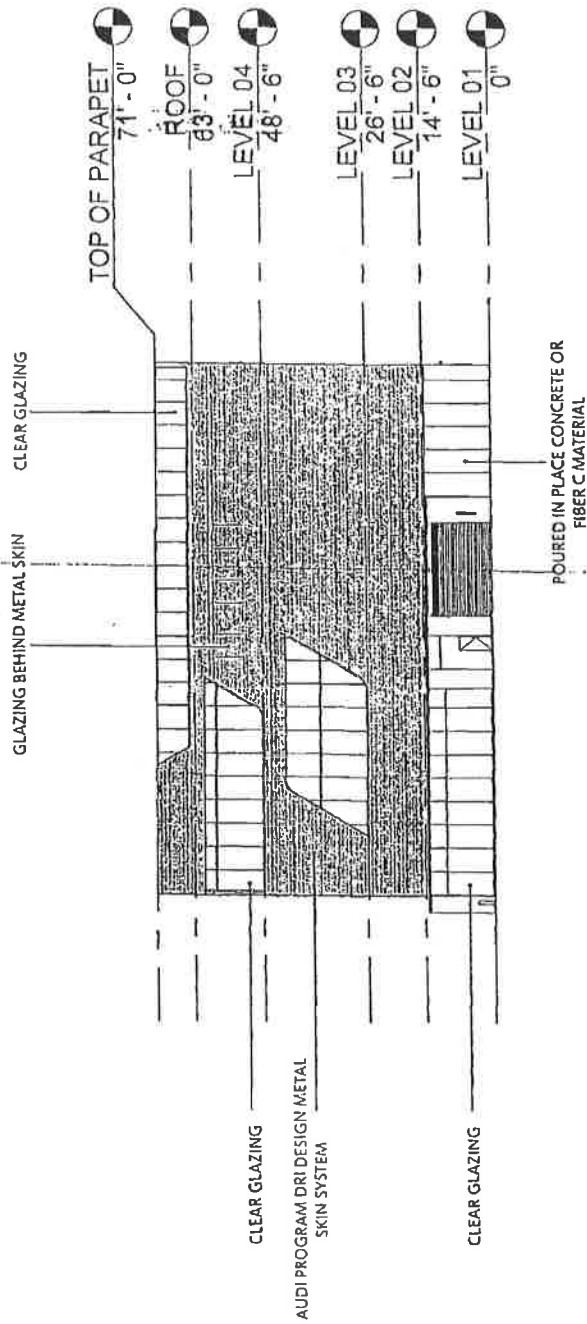
NOT TO SCALE

EAST ELEVATION

PD #987, Sub Area B
Gensler

Fletcher Jones Audi Sales Center

Applicant: Jones Chicago Real Property 1, LLC
Address: 1521 North Avenue / 1550 North Bosworth Avenue
Introduced: November 5, 2014
Plan Commission: April 16, 2015



NOT TO SCALE

WEST ELEVATION

Fletcher Jones Audi Sales Center

Applicant: Jones Chicago Real Property 1, LLC
Address: 1521 North Avenue / 1550 North Bosworth Avenue
Introduced: November 5, 2014
Plan Commission: April 16, 2015

PD #987, Sub Area B
Gensler



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

CITY OF CHICAGO

December 9, 2013

Rolando R. Acosta, P.C.
2949 W. Gregory Street
Chicago, IL 60625

**Re: Administrative Relief request for Residential Business Planned Development No. 987, Subarea C
Proposed 30-unit residential building at 1550 North Bosworth Avenue**

Dear Mr. Acosta:

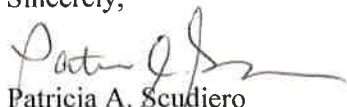
Please be advised that your request for a minor change to Residential Business Planned Development No. 987 ("PD 987"), as amended, has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD 987.

Your client and the contract purchaser of Subarea C, Sedgwick Investments LLC ("Sedgwick"), is seeking an administrative relief to allow modifications to the floor plans and elevations of the proposed residential building at 1550 N. Bosworth Ave. Leaders Bank is the current owner of the property and they have consented to Sedgwick seeking this administrative relief. Subarea C of PD 987 was approved for a seven-story building with ground floor commercial space and up to thirty dwelling units above. You are proposing the following design modifications: reduce the height of the proposed 30-unit residential building from seven stories to five stories, relocate the residential entry from North Ave. to Bosworth Ave., reconfigure and expand the ground floor retail space along North Ave., extend the upper residential floors to the west along the existing alley, and redesign the exterior elevations and add masonry as the primary cladding material. The following revised drawings, dated November 20, 2013, shall be inserted into the main file: Proposed Sub-Area C Site Plan, Proposed Sub-Area C First Floor Plan, Sub-Area C North, South, East and West Elevations.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these design modifications 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 Residential Business Planned Development No. 987, 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.

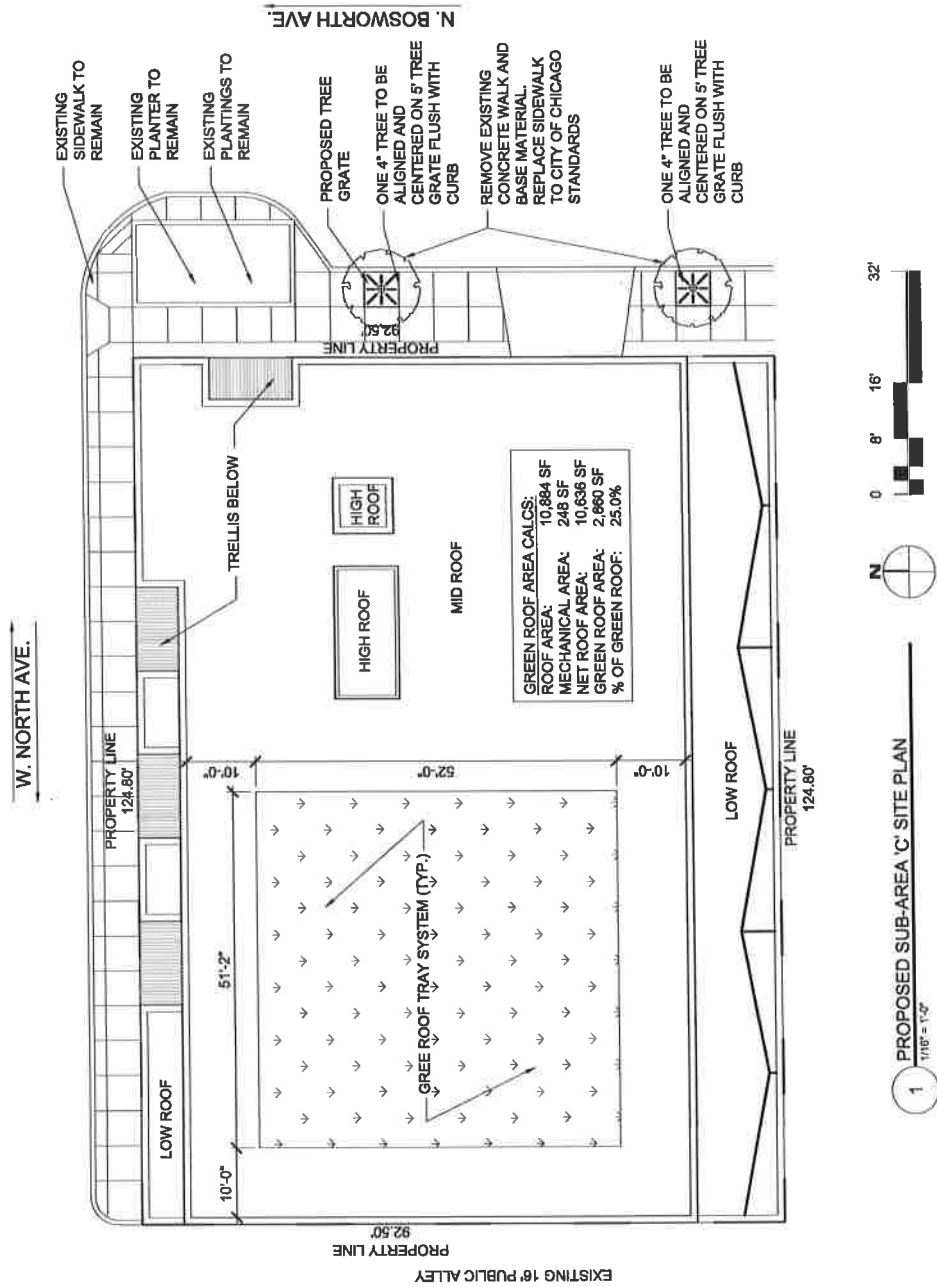
Sincerely,


Patricia A. Scudiero
Zoning Administrator

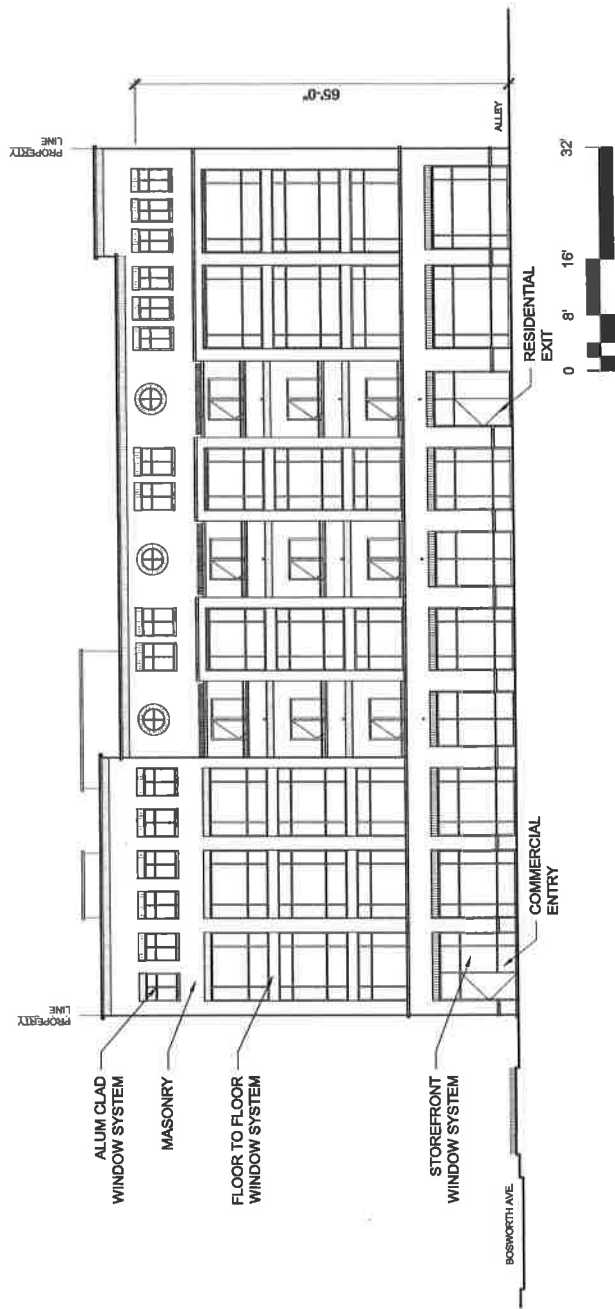
C: Mike Marmo, Erik Glass, Main file

SUB-AREA 'C' SITE PLAN

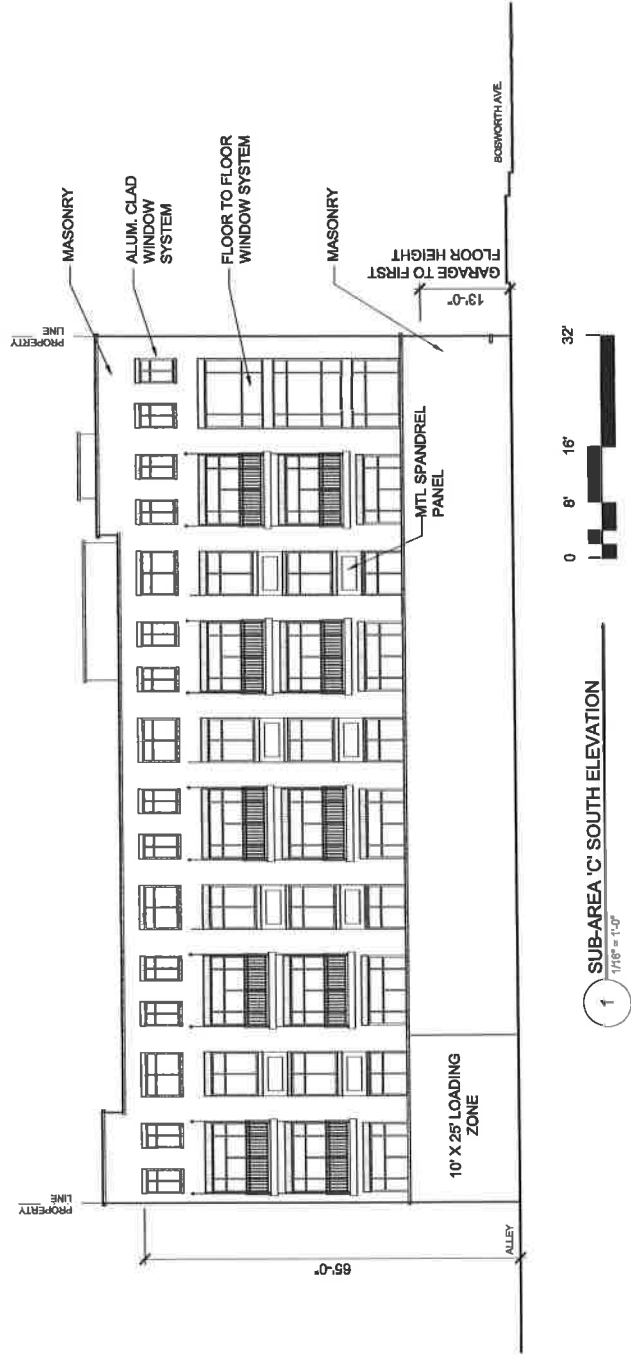
APPLICANT: SEDGWICK INVESTMENTS, LLC.
ADDRESS: 1550 N. BOSWORTH
NOVEMBER 20TH, 2013



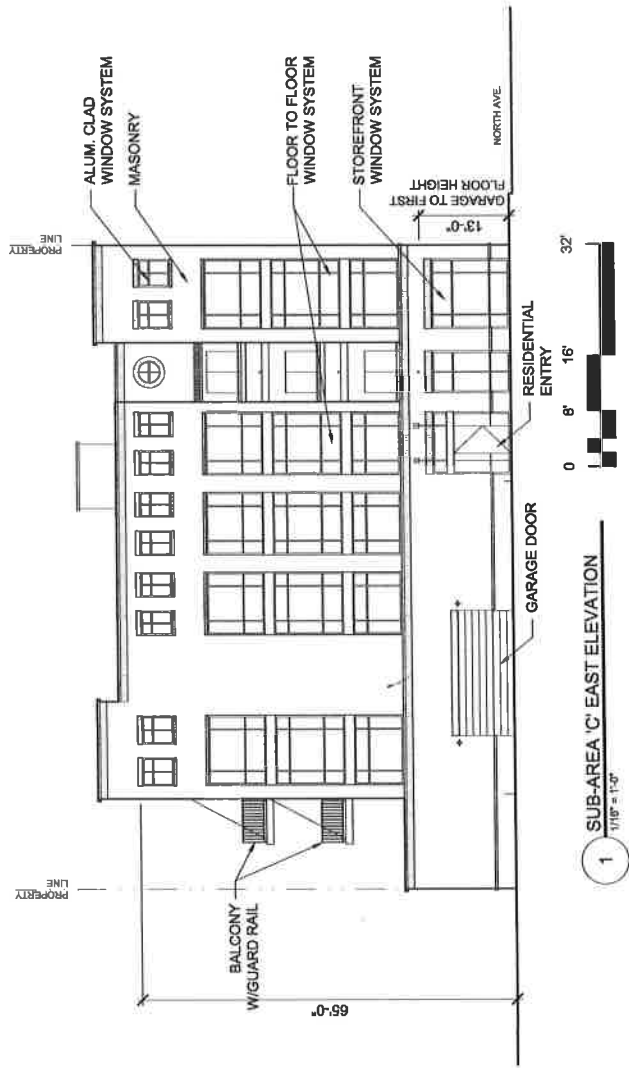
1 PROPOSED SUB-AREA 'C' SITE PLAN
1/16" = 1'-0"



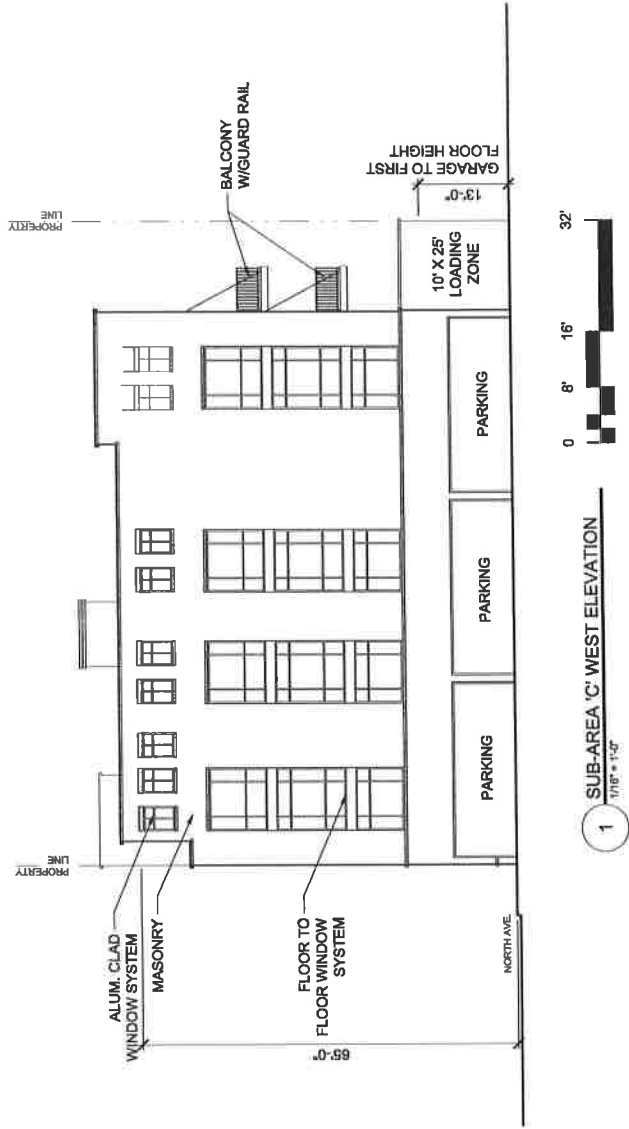
SUB-AREA 'C' NORTH ELEVATION



SUB-AREA 'C' SOUTH ELEVATION



SUB-AREA 'C' EAST ELEVATION



SUB-AREA 'C' WEST ELEVATION



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Bushill
Comptroller

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
TEL: 744-4190
312-744-2311 (FAX)
312-744-2578 (TTY)

<http://www.cityofchicago.org>

October 1, 2008

Mr. Ted Witte
Gensler
11 East Madison Street
Suite 300
Chicago, IL 60602

Re: **Administrative Relief request for Residential Business Planned Development No. 987, as amended, Subarea A, Fletcher Jones Mercedes-Benz, 1520 West North Avenue**

Dear Mr. Witte:

Please be advised that your request for a minor change to Residential Business Planned Development No. 987, as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you are requesting to:

- Eliminate all of the proposed retail tenant space (19,440 square feet) and all of the retail tenant parking (50 spaces).
- Reduce the proposed 5-story with basement building to a 3-story with no basement building, thereby reducing the buildings area from 100,560 square feet to less than 70,000 square feet, reducing the building height from 71'-0" to 61'-0" and reducing the maximum floor area ratio (FAR) from 2.86 to 2.0.
- Reduce the number of customer parking spaces for Fletcher Jones from 39 to 22 spaces as a result of the reduction of inventory and showroom space (from 221 to 137 spaces). Additionally, there will be no automotive repair service at this facility, it will be a sales facility only.
- Increase the Bosworth Ave. setback from 0'-0" to 0'-6".
- Increase the Kennedy Expressway ramp setback from 0'-0" to between 0'-0" and 7'-6".
- Increase the North Ave. setback from a right-of-way overhanging structure to 40'-0".
- Increase the green roof from 46% (or approximately 10,400 square feet) to 50% (or approximately 11,410 square feet).

The following drawings, prepared by Hitchcock Design Group and dated May 9, 2008 unless otherwise noted, shall be inserted into the main file:

AGD 50PD Site Plan (September 18, 2008, approved by CDOE on September 25, 2008)
100-01 Landscape Plan (Ground Level) (August 14, 2008)

SE 2008/10/01/18

2008/10/01/18

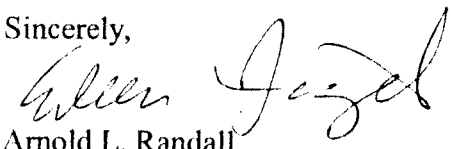
2008/10/01/18

L00.02 Landscape Plan-Rooftop level (August 14, 2008)
A02.01 Overall First Floor Plan (July 11, 2008)
A02.01B First Floor Plan-Area B
A02.02 Overall Second Floor Plan
A02.02A Second Floor Plan-Area A
A02.02B Second Floor Plan-Area B
A02.03 Overall Third Floor Plan
A02.03A Third Floor Plan-Area A
A02.03B Third Floor Plan-Area B
A02.04 Overall Fourth Floor Plan
A02.04A Fourth Floor Plan-Area A
A02.04B Fourth Floor Plan-Area B
A02.05 Overall Roof Plan
A02.05A Roof Plan-Area A
A02.01B Roof Plan-Area B
A09.00 Overall Elevations

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 Residential Business Planned Development No. 987, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

for 
Arnold L. Randall
Commissioner

ALR:SA:HG:tm

cc: Danita Childers, Luis Monterrubio, Mike Marmo, Pat Haynes, Erik Glass, DPD files

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

Alderman Banks invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that while he had no personal or financial interest in the ordinances he had a familial relationship with the applicants' attorney.

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

Reclassification Of Area Shown On Map Numbers 3-G And 5-G.

(As Amended)

(Application Number 15948) *EBPD 987,99*

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 the Residential-Business Planned Development Number 987 District symbols and indications as shown on Map Numbers 3-G and 5-G in the area bounded by:

a point 439.83 feet north of West North Avenue (as measured along the east line of North Bosworth Avenue); the west line of the Kennedy Expressway right-of-way; West North Avenue; North Greenview Avenue; the alley next south of West North Avenue; North Bosworth Avenue; a line 92.50 feet south of West North Avenue; the alley next west of North Bosworth Avenue; West North Avenue; and North Bosworth Avenue,

to those of a Residential-Business Planned Development Number 987 District, as amended.

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

Plan of Development Statements attached to this ordinance read as follows:

Residential Business Planned Development Number 987.

Plan Of Development Statements.

1. The area delineated herein as Residential Business Planned Development Number 987 (the "Planned Development") consists of approximately seventy thousand nine hundred seventy-five (70,975) square feet (one and six hundred twenty-five thousandths (1.625) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled in part by Chigal 1550 L.L.C. (the "Applicant").

2. The Applicant shall obtain all necessary official reviews, approvals or permits which are necessary to implement this Plan of Development. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant 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 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 applications for amendments, modifications or changes (administrative, legislative or otherwise) (hereafter "Modifications") to this Planned Development are made, shall be under single ownership or under single designated control; provided, however, that after the completion of the development of each subarea, the owners of or designated controlling party for each completed subarea may seek Modifications for the subarea. Single designated control for purposes of this paragraph shall mean that any application to the City for any Modifications to this Planned Development is made or authorized by the Applicant, its successors and assigns or property owners' association which is formed.
4. This plan of development consists of fourteen (14) statements; a Bulk Regulations and Data Table, an Existing Zoning Map, including Planned Development Boundary; five (5) drawings all prepared by Sullivan/Goulette and dated July 13, 2006 and August 22, 2006, consisting of Subarea C Proposed Site Plan, Subarea C Proposed Second Floor Plan, Subarea C Proposed Third Floor Plan, Subarea C Proposed Site Plan, Subarea C Proposed North Avenue Elevation, Subarea C Proposed Bosworth Avenue Elevation, Subarea C Proposed West Elevation and Subarea C Proposed South Elevation. Full size copies of these exhibits are on file with the Department of Planning and Development. All other documents relating to Subarea A and Subarea B in the presently existing Residential Business Planned Development 987, created by Application Number 14976, passed by the City Council on September 14, 2005, are hereby incorporated by reference as if specifically set forth herein. 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 Property within the Planned Development is indicated on the Planned Development Boundary and Property Line Map. Subject to the Bulk

Regulations and Data Table, the following uses are permitted on the Property:

Subarea A: automobile dealership, including service areas and outdoor display areas at such locations as indicated on the attached Site Plan, Second Floor Plan for Subarea A and elevations for the Subarea A Building; office; retail and service uses and accessory uses, including parking and loading.

Subarea B: office; retail and service uses, financial institutions including drive-through facilities maintained in connection therewith and accessory uses including parking and loading.

Subarea C: residential dwelling units; retail and service uses; and accessory uses including parking and loading.

The following uses shall specifically be prohibited in any subarea:

Body art service, taverns, fast food restaurants (excluding those serving primarily non-alcoholic beverages), inter-track wagering facilities, liquor stores (except those selling exclusively wine and wine related products are permitted), coin-operated laundromat, heavy equipment sales/rental, and non-accessory recreational vehicle or boat storage.

6. Temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department of Planning and Development. Business identification signs of the type and at the locations depicted on the Site Plan and Elevations shall be permitted within the Planned Development. Additional business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Off-premise signs shall not be permitted within the Planned Development.
7. Off-street parking shall be provided in compliance with this Planned Development subject to the review and approval of the Department of Transportation.
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.

9. In addition to the maximum heights of the buildings and any appurtenance attached thereto described in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The improvements depicted on the Site Plan, the Second Floor Plan for the Subarea A Building and the Elevations, including the landscaping along adjacent rights-of-way and all entrances and exits to and from the parking and loading areas shall be designed, constructed and maintained in substantial conformance with the above referenced drawings.
11. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application or such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purpose underlying the provisions hereof. Any such modification of the requirements 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 17-13-0611-A of the Chicago Zoning Ordinance.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in its control 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 in its control located with this Planned Development in an energy efficient manner, generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating. In addition, all buildings in each subarea shall provide a green roof with the total vegetated green roof of each building consisting of, at a minimum, twenty-five percent (25%) of the roof area of the buildings exclusive of areas devoted to mechanical and H.V.A.C. equipment. For Subarea C, this green roof requirement is equal to approximately two thousand six hundred forty-one (2,641) square feet.
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 of 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 building permit shall be issued by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed.

14. Unless substantial construction of at least the improvements contemplated within one (1) of the three (3) subareas in this Planned Development has commenced within six (6) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to C1-2 Neighborhood Commercial and B3-2 Community Shopping District applicable to the Property prior to the adoption of this Planned Development. The six (6) year period may be extended for up to one (1) additional year if, before expirations, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Subarea C Proposed Second and Third Floor Plans referred to in these Plan of Development Statements unavailable at time of printing.]

[Existing Zoning Map; Existing Planned Development Boundary Map; Subarea C Site Plan; Subarea C First Floor Plan; Aerial Photo of Existing Site; Subarea C North, South, East and West Building Elevations; and Subarea C Planting List referred to in these Plan of Development Statements printed on pages 103496 through 103505 of this Journal.]

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

Bulk Regulations And Data Table.

Gross Site Area (114,477.54 square feet (2.63 acres)) = Net Site Area (70,795 square feet (1.625 acres)) + Area remaining in Public Right-of-Way (43,682.52 square feet (1.00 acres))

Maximum Permitted Floor
Area Ratio:

Subarea A:	3.00
Subarea B:	2.10
Subarea C:	4.30

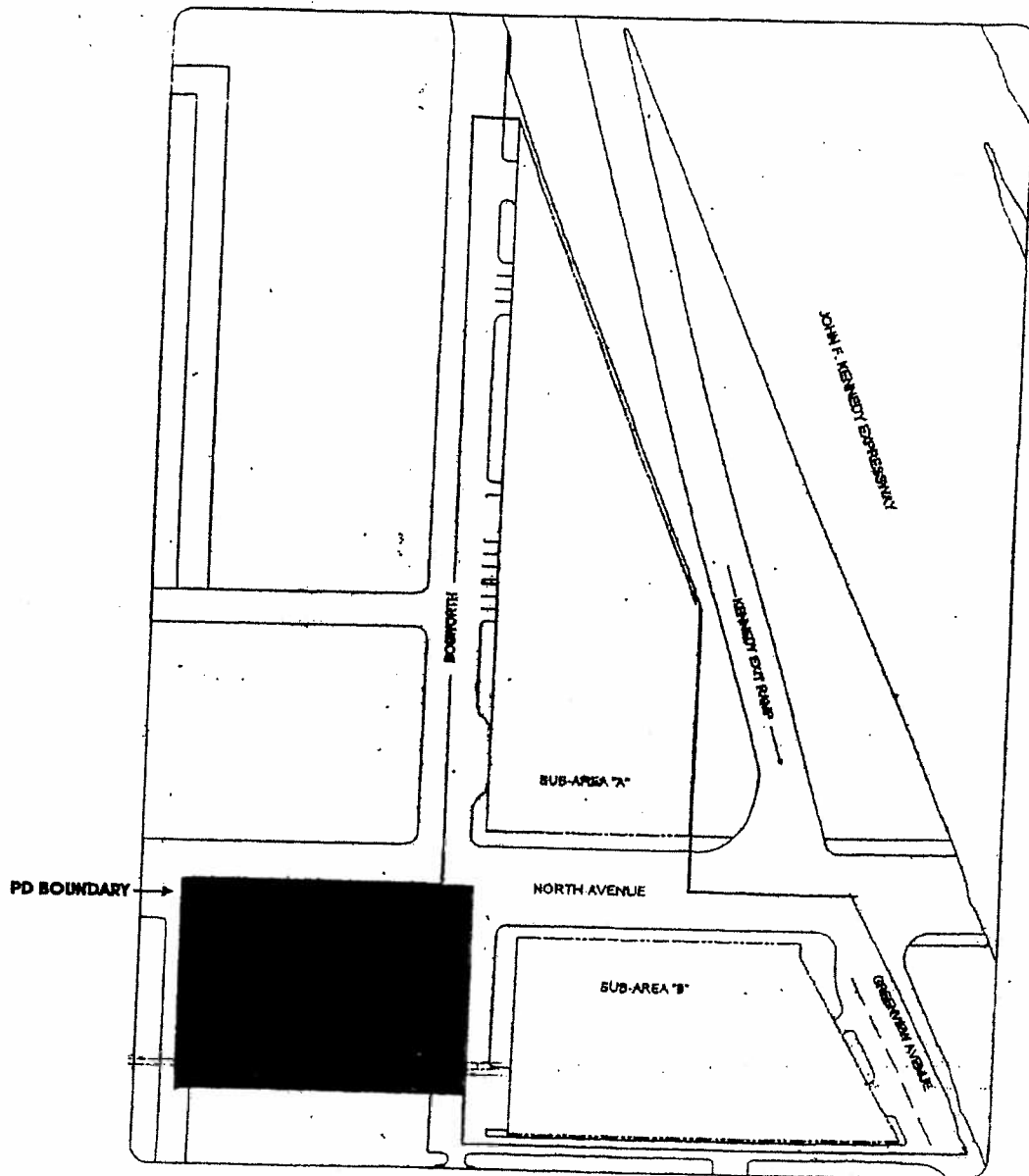
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REPORTS OF COMMITTEES

103495

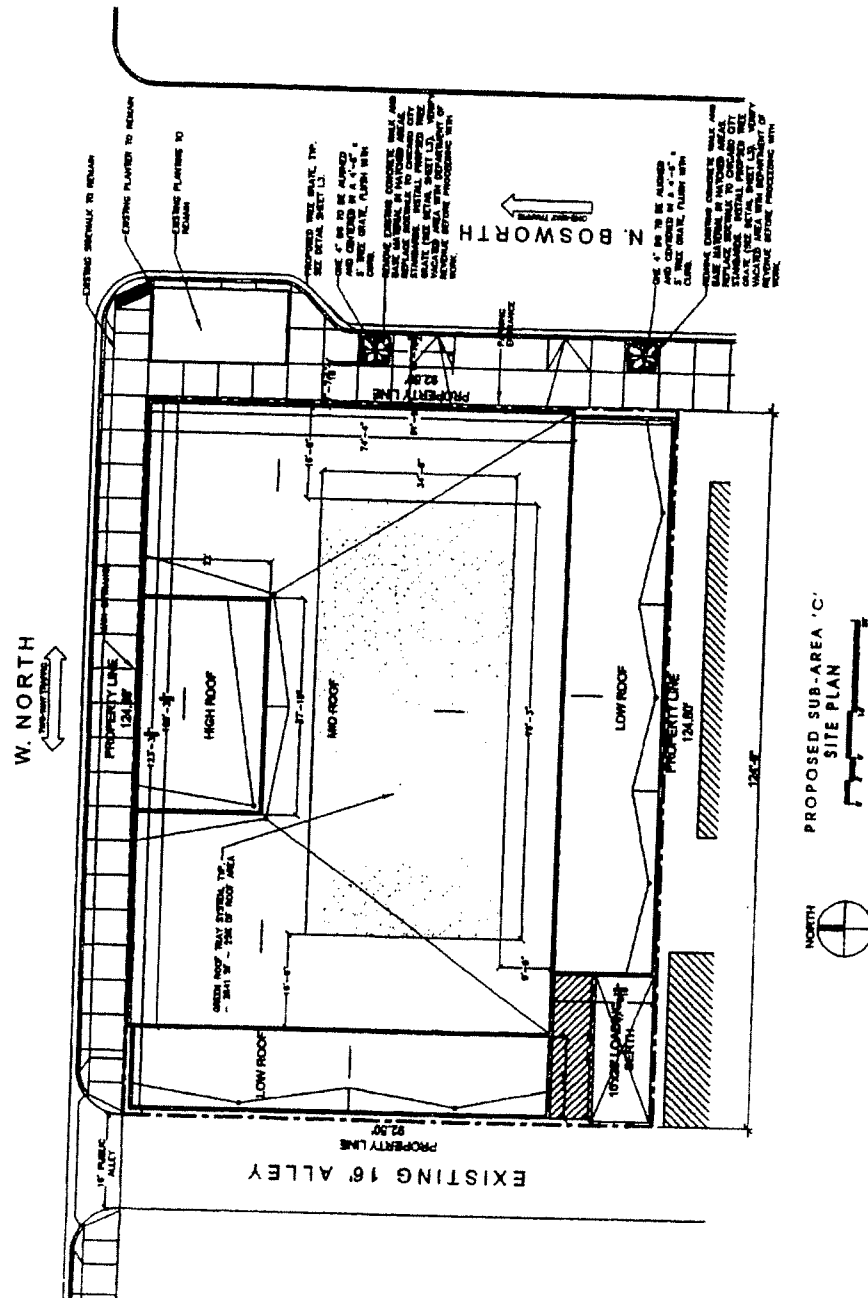
Setbacks from Property Line:	In substantial conformance with the Site Plan
Maximum Percentage of Site Coverage:	In substantial conformance with the Site Plan
Maximum Number of Units:	
Subareas A and B:	0
Subarea C:	30
Minimum Number of Off-Street Parking Spaces:	
Subarea A:	88 spaces
Subarea B:	107 spaces
Subarea C:	1 space per unit
Minimum Number of Off-Street Loading Berths:	
Subarea A:	No berths
Subarea B:	1 berth
Subarea C:	1 berth
Maximum Building Height:	
Subarea A:	71 feet
Subarea B:	61 feet
Subarea C:	80 feet (not including stair/elevator penthouse overrun)

Existing Planned Development Boundary Map.

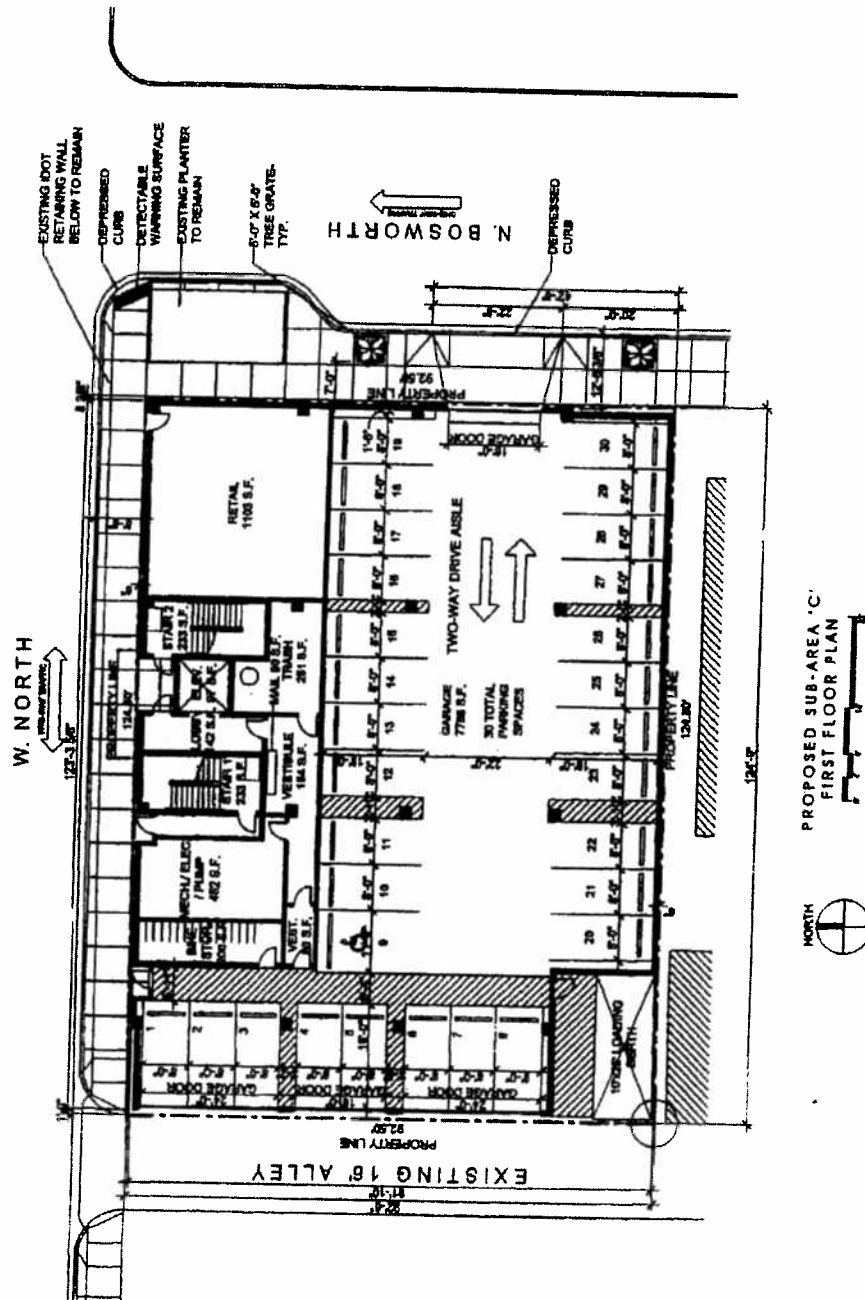


Subarea "C".

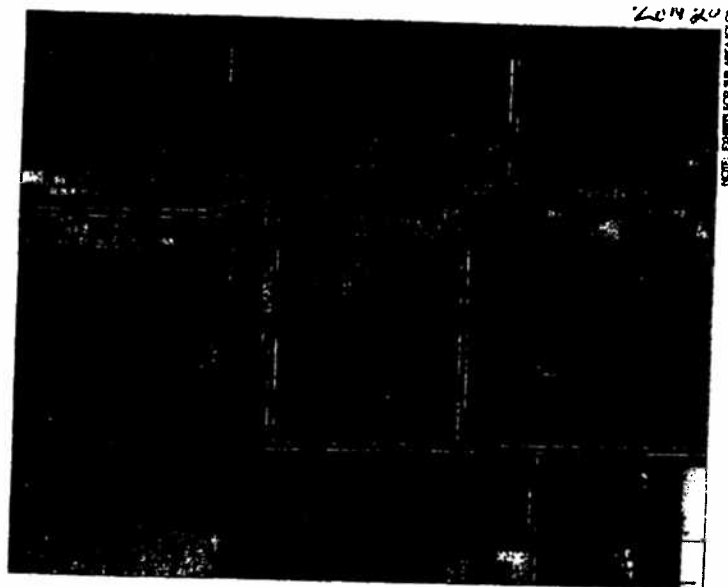
Site Plan.



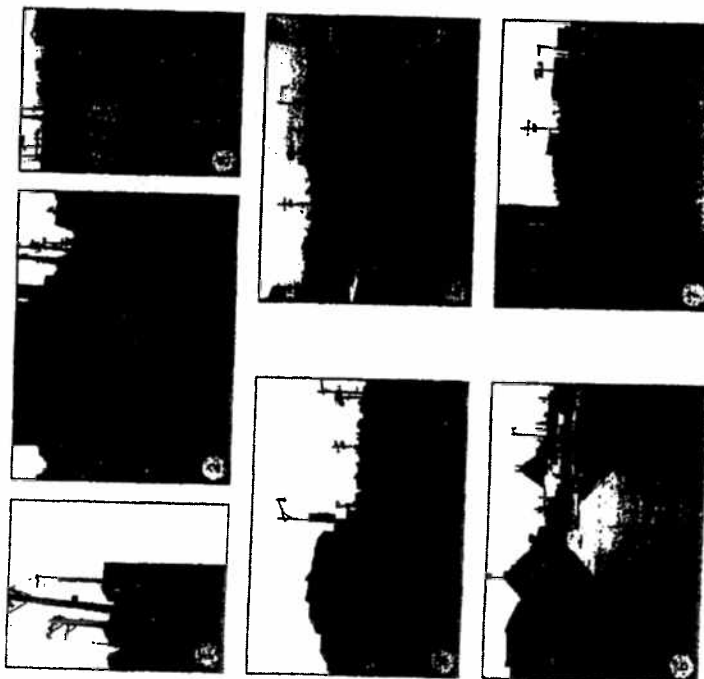
First Floor Plan.



Existing Site Conditions.



NOTE: EXISTING FOR SUBAREA C

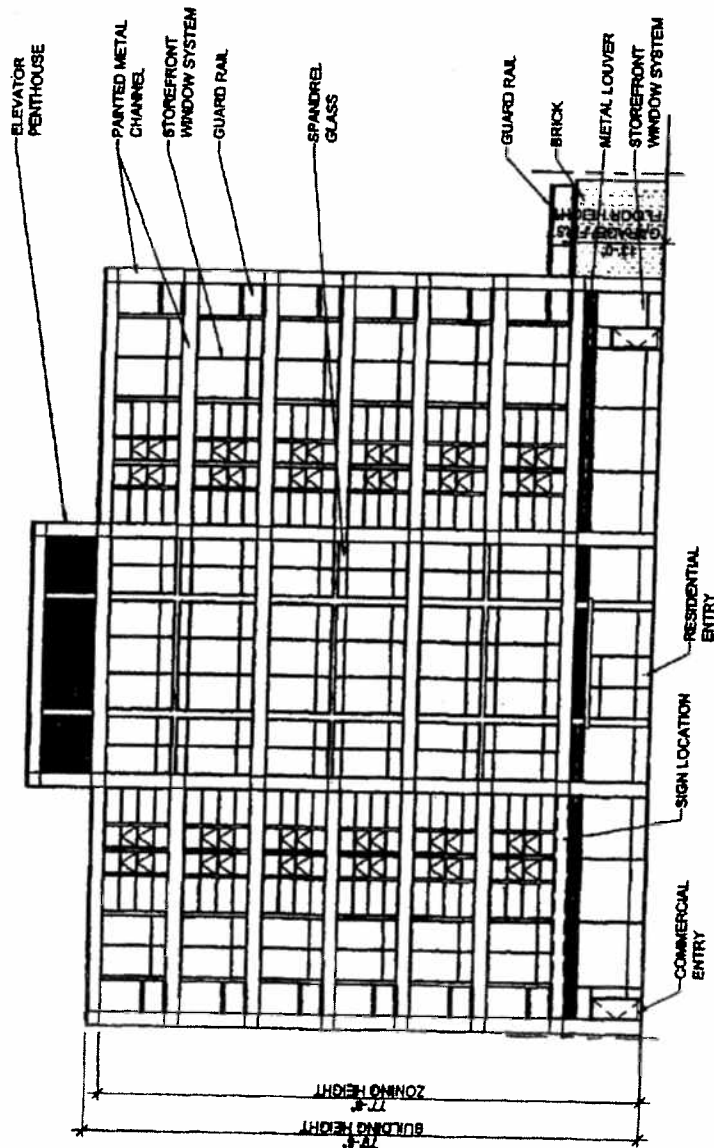


EXISTING SITE
CONDITIONS
NOT TO SCALE



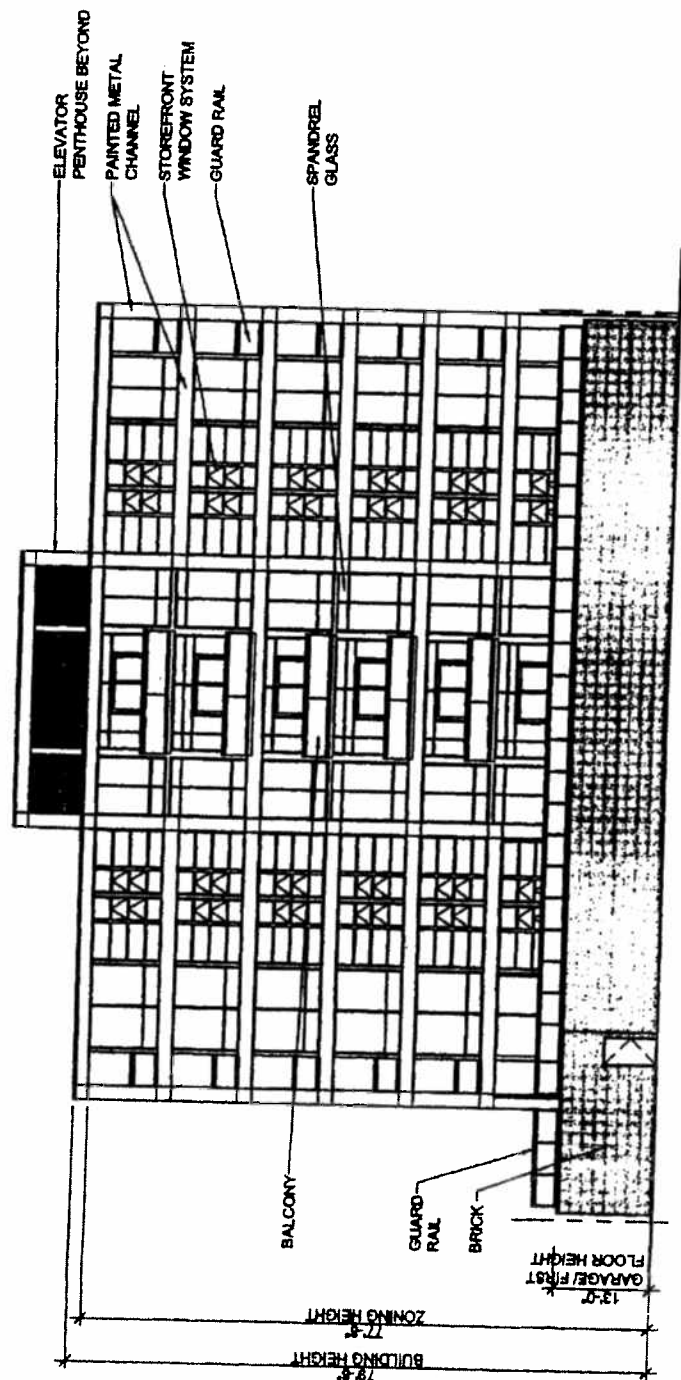
Subarea "C".

North Elevation.



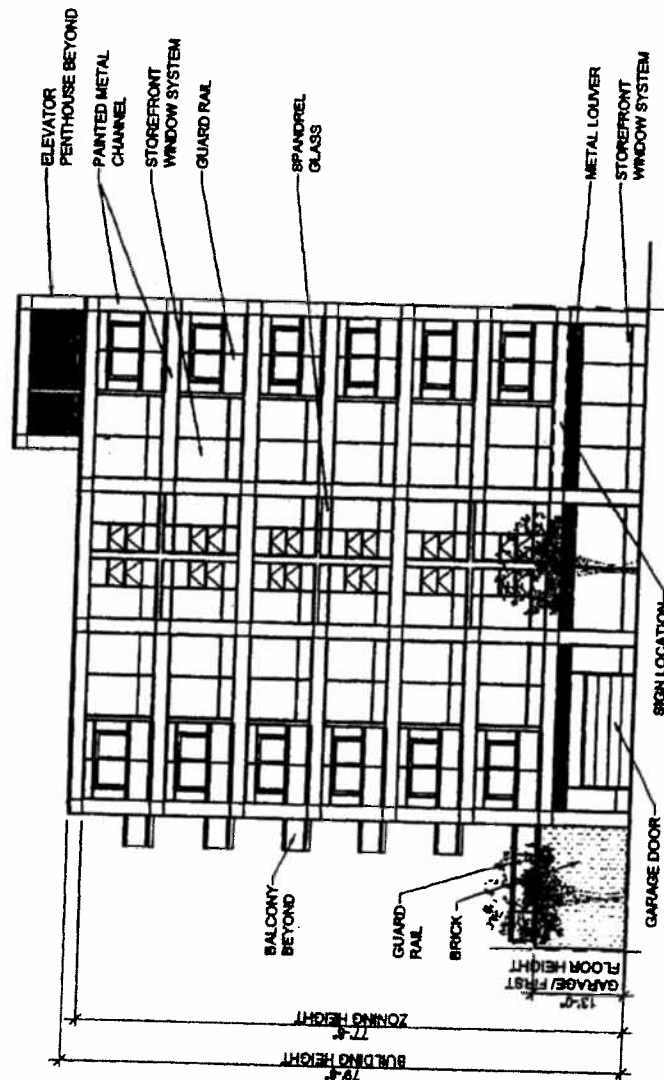
Subarea "C".

South Elevation.



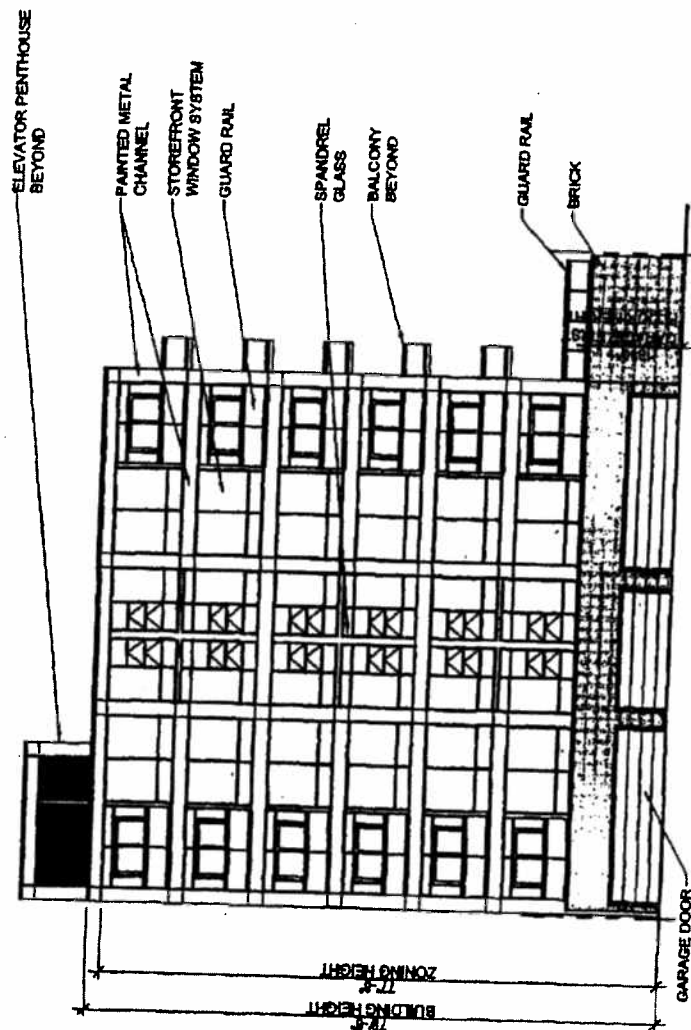
Subarea "C".

East Elevation.



Subarea "C".

West Elevation.



14976

56136

JOURNAL--CITY COUNCIL--CHICAGO

9/14/2005

*Reclassification Of Area Shown On Map Number 3-G.
(Application Number 14965)*

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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 3-G in the area bounded by:

West Augusta Boulevard; a line 240 feet east of and parallel to North Greenview Avenue; the public alley next south of and parallel to West Augusta Boulevard; and a line 192 feet east of and parallel to North Greenview Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

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

*Reclassification Of Area Shown On Map Numbers 3-G And 5-G.
(As Amended)
(Application Number 14976) RBPD 987*

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 current C1-2 Neighborhood Commercial District symbols and indications as shown on Map Number 5-G in the area bounded by:

a point 439.83 feet north of West North Avenue (as measured along the east line of North Bosworth Avenue); the west line of the Kennedy Expressway right-of-way; West North Avenue; and North Bosworth Avenue,

to those of a C2-3 Motor Vehicle-Related Commercial District which is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current B3-2 Community Shopping District symbols and indications as shown on Map Number 3-G in the area bounded by:

West North Avenue; North Greenview Avenue; the alley next south of West North Avenue; North Bosworth Avenue; a line 92.50 feet south of West North Avenue; and the alley next west of North Bosworth Avenue,

to those of a B2-3 Neighborhood Mixed-Use District which is hereby established in the area described above.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all the current C2-3 Motor Vehicle-Related Commercial District and B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map Numbers 5-G and 3-G in the area bounded by:

a point 439.83 feet north of West North Avenue (as measured along the east line of North Bosworth Avenue); the west line of the Kennedy Expressway right-of-way; West North Avenue; North Greenview Avenue; the alley next south of West North Avenue; North Bosworth Avenue; a line 92.50 feet south of West North Avenue; the alley next west of North Bosworth Avenue; West North Avenue; and North Bosworth Avenue,

to those of a Residential-Business Planned Development Number 987 which is hereby established in the area described above and subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

SECTION 4. 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 Number 987.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 987 (the "Planned Development") consists of approximately seventy thousand seven hundred ninety-five (70,795) square feet (one and six hundred twenty-five thousandths (1.625) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the J. Paul Beitler Development Company, L.L.C. (the "Applicant").

2. The Applicant shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant 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 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 applications for amendments, modifications or changes (administrative, legislative or otherwise) (hereafter "Modifications") to this Planned Development are made, shall be under single ownership or under single designated control; provided, however, that after the completion of the development of each subarea, the owners of or designated controlling party for each completed subarea may seek Modifications for that subarea. Single designated control for purposes of this paragraph shall mean that any application to the City for any Modifications to this Planned Development is made or authorized by the Applicant, its successors and assigns or property owner's association which is formed.
4. This plan of development consists of fourteen (14) statements; a Bulk Regulations and Data Table, an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Subarea Map all dated July 21, 2005; and eight (8) drawings all prepared by Daniel P. Coffey & Associates, Ltd. and dated July 21, 2005 and consisting of a Site Plan Subarea A Ground Level Plan, Subarea A Building Second Floor Plan two (2) sheets depicting the Subarea A Building Elevations which elevations include east, west, north and south elevations of the Subarea A Building, a Subarea B Building Ground Level Plan, Subarea B Building Elevations depicting the north, south, east and west elevations of that building, a Subarea C Building Ground Level Plan and a Subarea C Building Elevation depicting the north, south, east and west elevations of the Subarea C Building. Full size copies of these exhibits 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 Property within the Planned Development is indicated on the Planned Development Boundary and Property Line Map. Subject to the Bulk

Regulations and Data Table, the following uses are permitted on the Property:

Subarea A: automobile dealership, including service areas and outdoor display areas at such locations as indicated on the attached Site Plan, Second Floor Plan for Subarea A and elevations for the Subarea A Building; office; retail and service uses; and accessory uses, including parking and loading.

Subarea B: office; retail and service uses; financial institutions including drive-thru facilities maintained in connection therewith; and accessory uses including parking and loading.

Subarea C: residential dwelling units; retail and service uses; and accessory uses including parking and loading.

The following uses shall specifically be prohibited in any subarea:

body art services, taverns, fast food restaurants (excluding those serving primarily non-alcoholic beverages), inter-track wagering facilities, liquor stores (except those selling exclusively wine and wine related products are permitted), coin-operated laundromat, heavy equipment sales/rental, and non-accessory RV or boat storage.

6. Temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department of Planning and Development. Business identification signs of the type and at the locations depicted on the Site Plan and Elevations shall be permitted within the Planned Development. Additional business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Advertising signs shall not be permitted within the Planned Development.
7. Off-street parking shall be provided in compliance with this Planned Development subject to the review and approval of the Department of Transportation.
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.

9. In addition to the maximum heights of the buildings and any appurtenance attached thereto described in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The improvements depicted on the Site Plan, the Second Floor Plan for the Subarea A Building and the Elevations, including the landscaping along adjacent rights-of-way and all entrances and exits to and from the parking and loading areas shall be designed, constructed and maintained in substantial conformance with the above referenced drawings.
11. The terms, conditions and exhibits of this 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 after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements 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 17-13-0611-A of the Chicago Zoning Ordinance.
12. 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 efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers and the Illuminating Engineering Society. In addition, Applicant shall provide a vegetated green roof on the roofs of the buildings within each subarea. The total vegetated green roof within the Planned Development shall at a minimum equal twenty-five percent (25%) of the roof area of the buildings exclusive of areas devoted to mechanical and H.V.A.C. equipment.
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 of 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 building permit shall be issued by the Department of

9/14/2005

REPORTS OF COMMITTEES

56141

Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed.

14. Unless substantial construction of at least the improvements contemplated within one (1) of the three (3) subareas in this Planned Development has commenced within six (6) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued then this Planned Development shall expire and the zoning of the Property shall automatically revert to C1-2 Neighborhood Commercial and B3-2 Community Shopping District applicable to the Property prior to the adoption of this Planned Development. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Subarea Map; Site Plan; Second Level Plan; Ground Level Plans; and Building Elevations referred to in these Plan of Development Statements printed on pages 56143 through 56153 of this Journal.]

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

Residential-Business Planned Development Number 987.

Plan Of Development

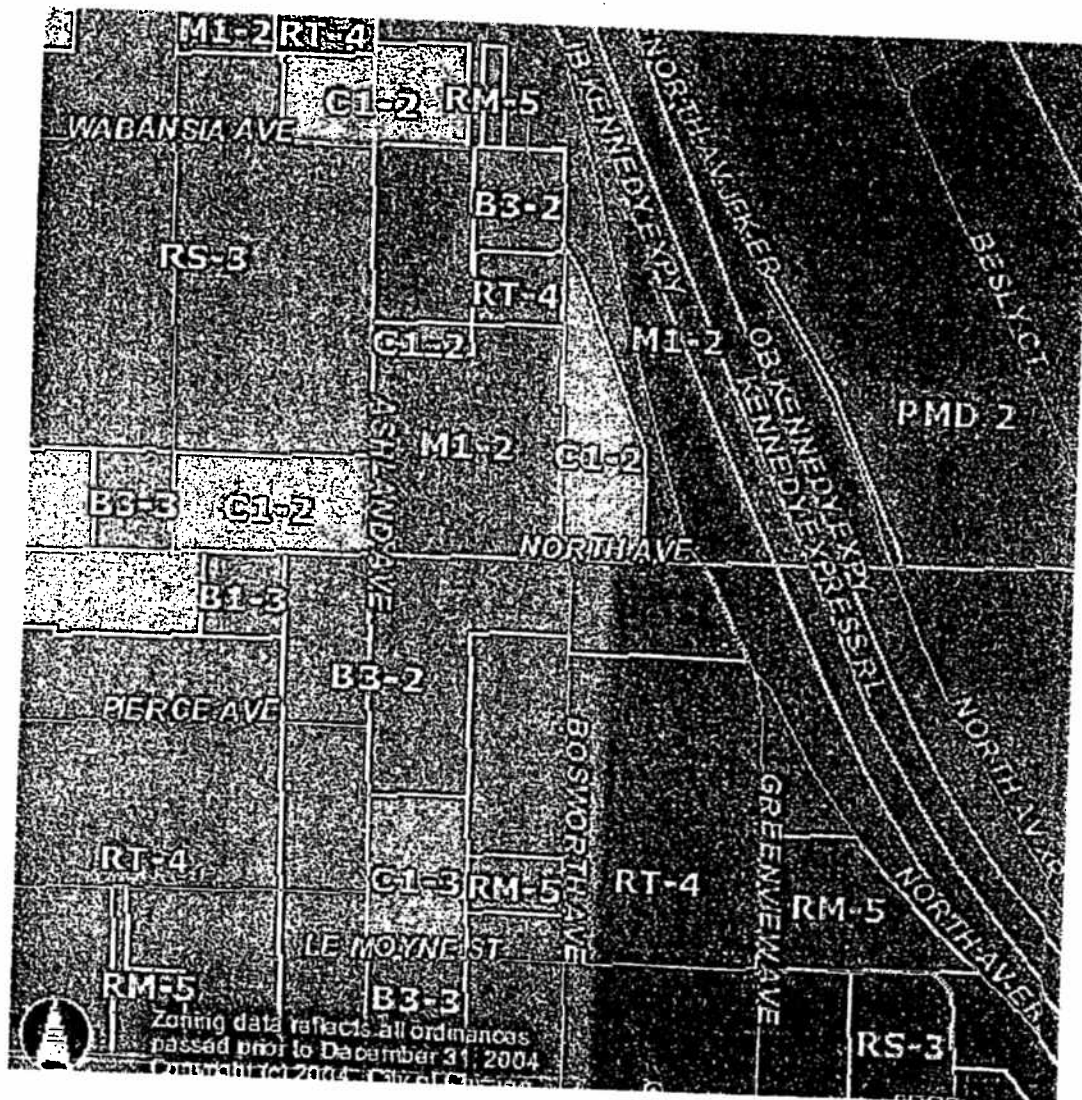
Bulk Regulations And Data Table.

General Description of Land-Use:	See Statement Number 5 of this Planned Development
Maximum Permitted Floor Area Ratio:	
Subarea A:	3.00
Subarea B:	2.10
Subarea C:	4.30
Overall Floor Area Ratio:	2.92

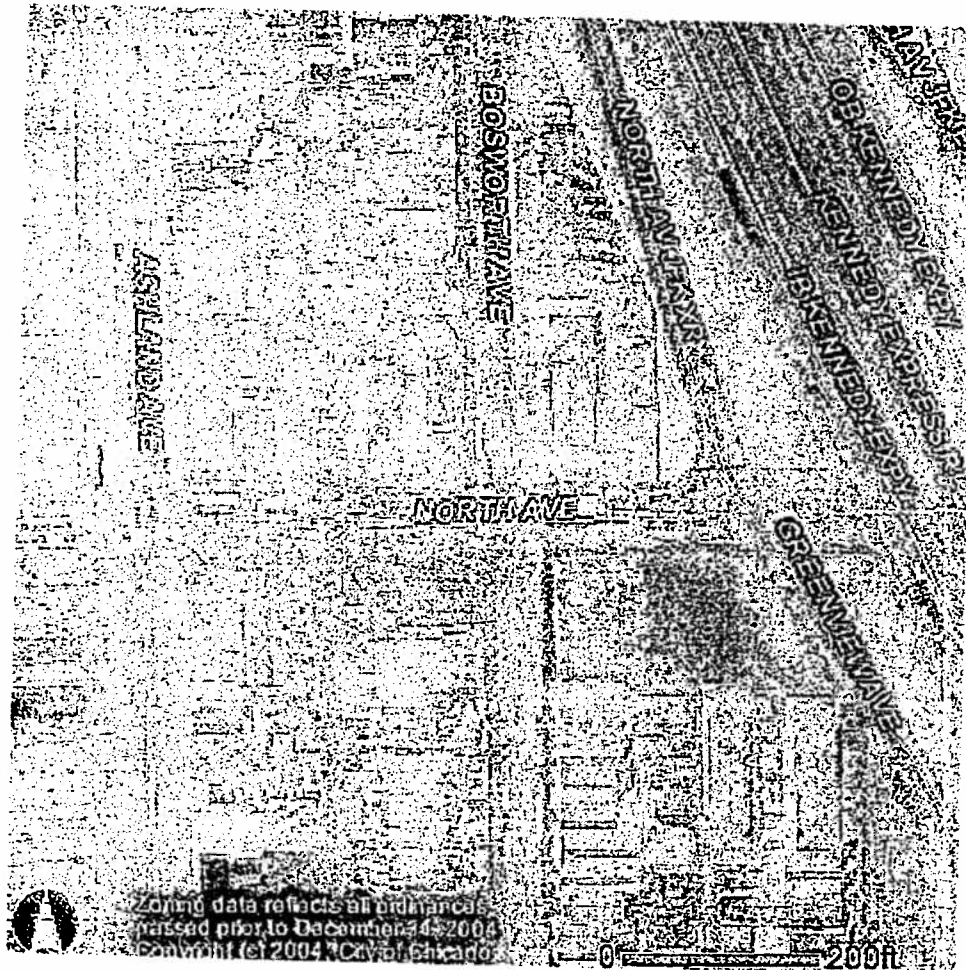
Gross Site Area (114,477.54 square feet (2.63 acres)) = Net Site Area (70,795 square feet (1.625 acres)) + Area remaining in Public Right-of-Way (43,682.52 square feet (1.00 acres))

Setbacks from Property Line:	In substantial conformance with the Site Plan
Maximum Percentage of Site Coverage:	In substantial conformance with the Site Plan
Maximum Number of Units:	
Subareas A and B:	0
Subarea C:	23
Minimum Number of Off-Street Parking Spaces:	
Subarea A:	88 spaces
Subarea B:	107 spaces
Subarea C:	1.25 spaces per unit
Minimum Number of Off-Street Loading Berths:	
Subarea A:	No berths
Subarea B:	1 berth
Subarea C:	1 berth
Maximum Building Height:	
Subarea A:	71 feet
Subarea B:	61 feet
Subarea C:	92 feet

Existing Zoning Map.



Existing Land-Use Map.

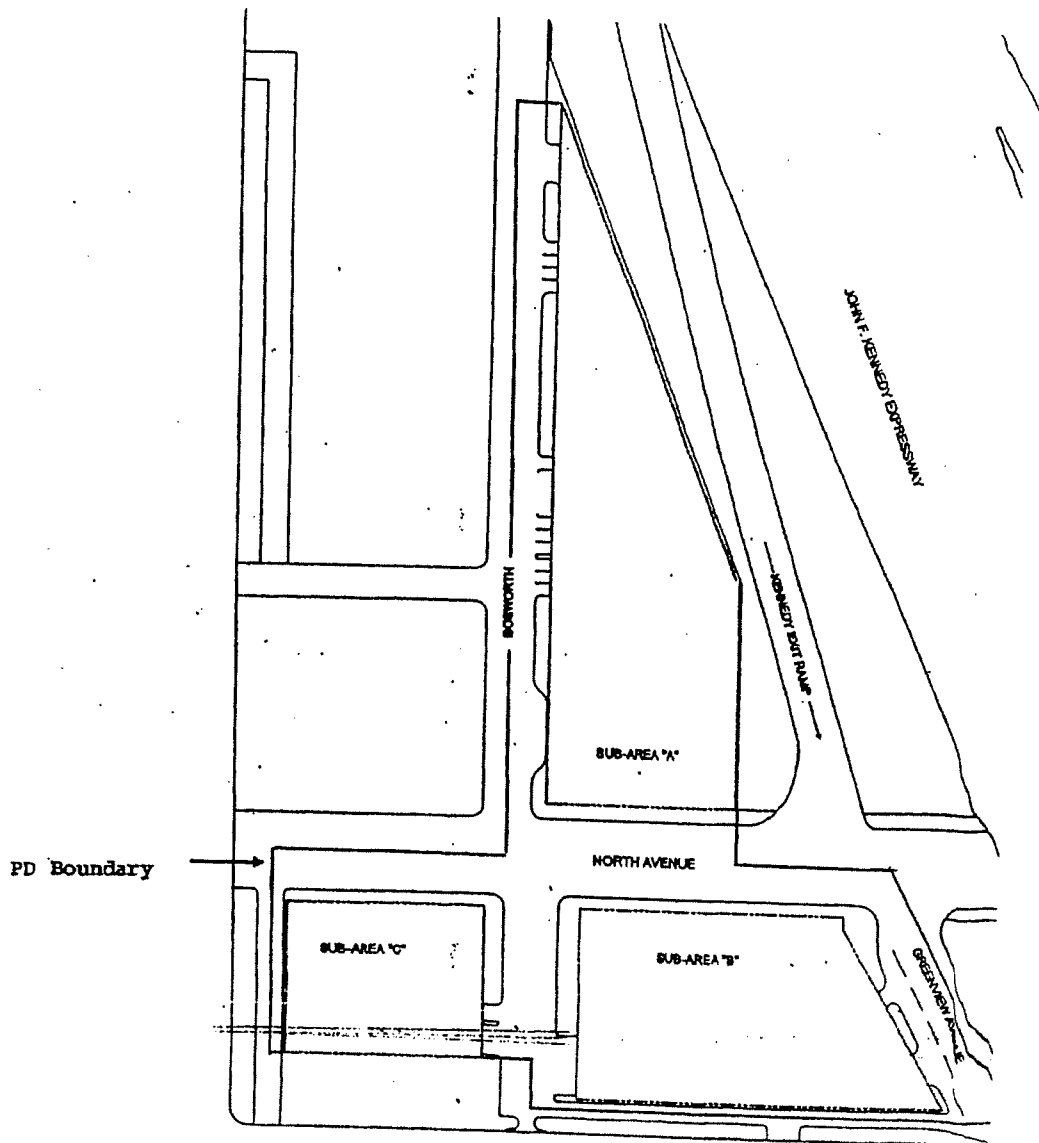


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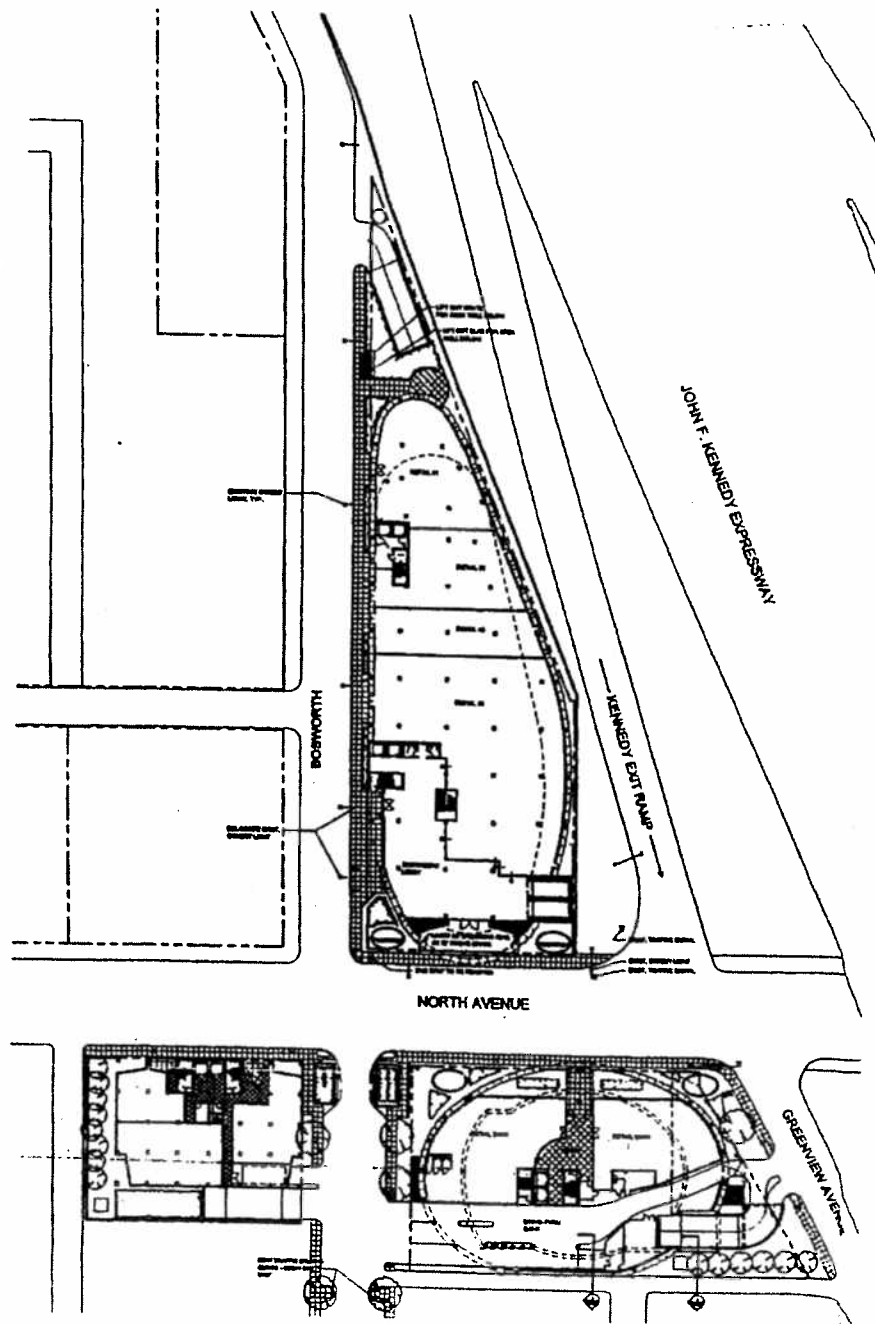
REPORTS OF COMMITTEES

56145

Planned Development Boundary, Property
Line and Subarea Map.



Site Plan.

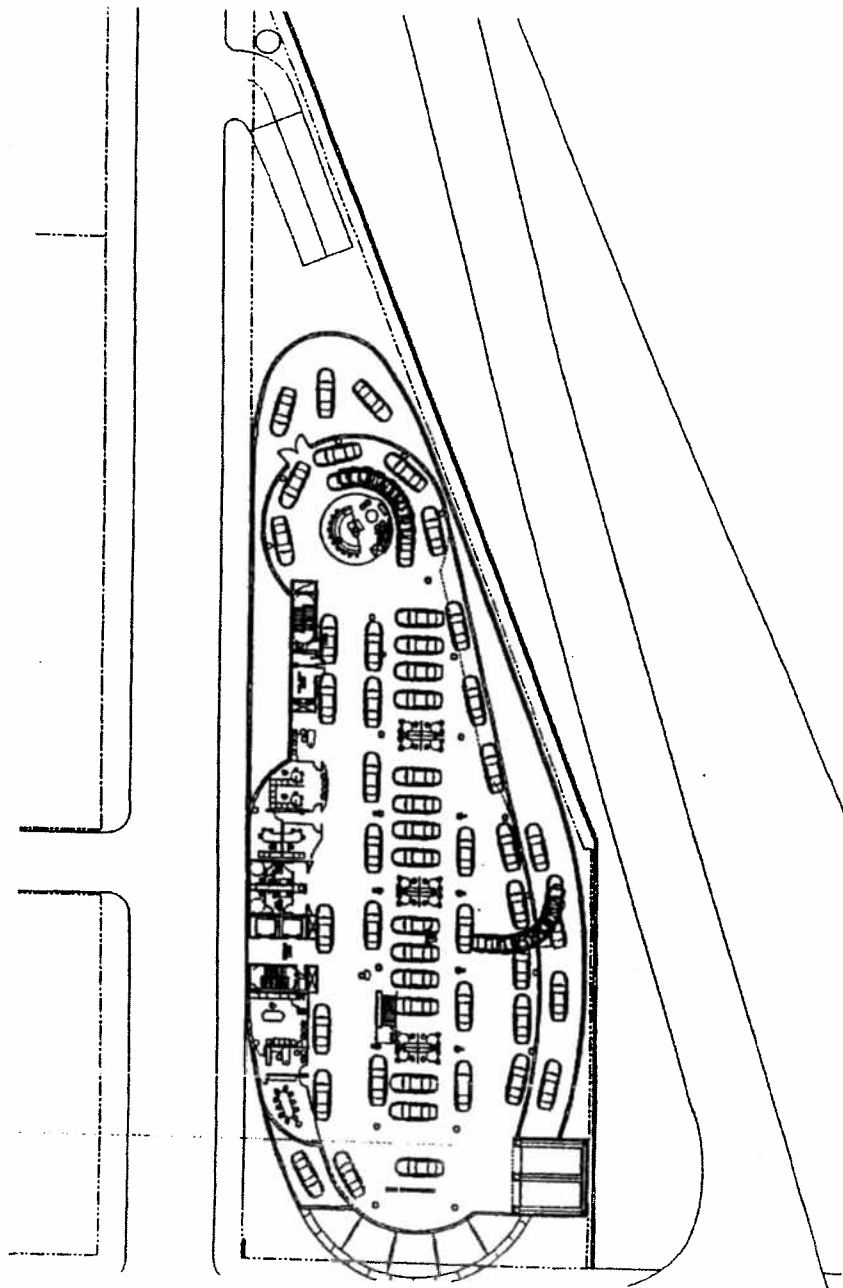


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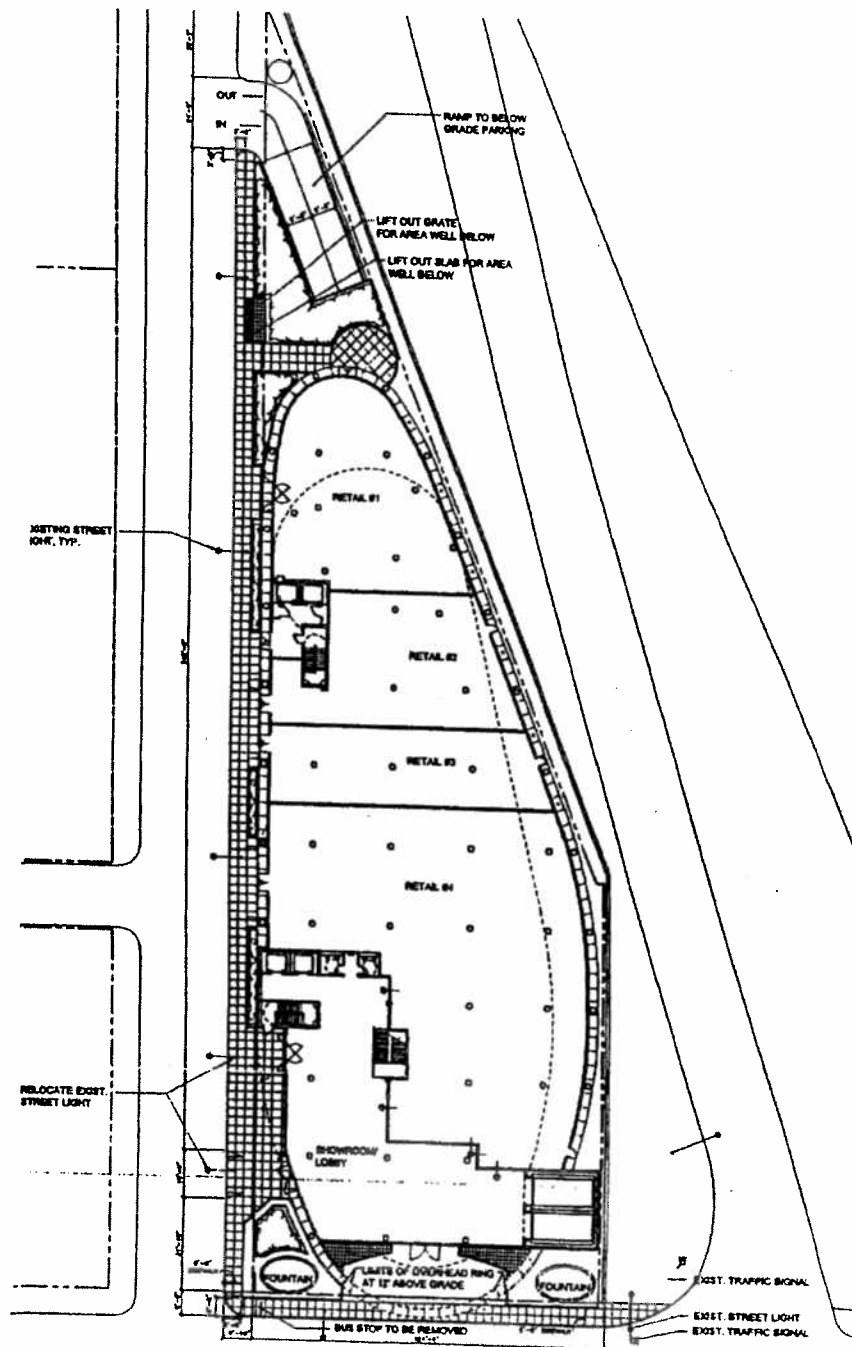
REPORTS OF COMMITTEES

56147

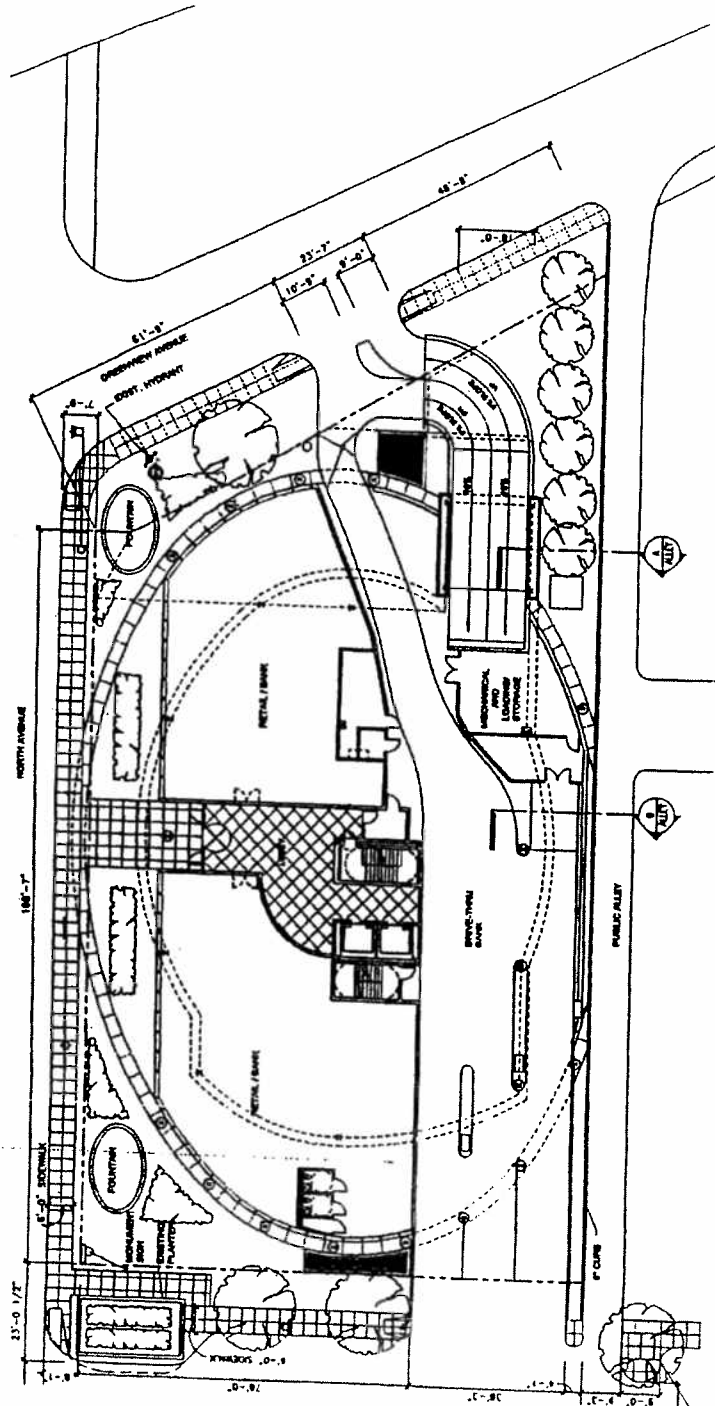
Second Level Plan.



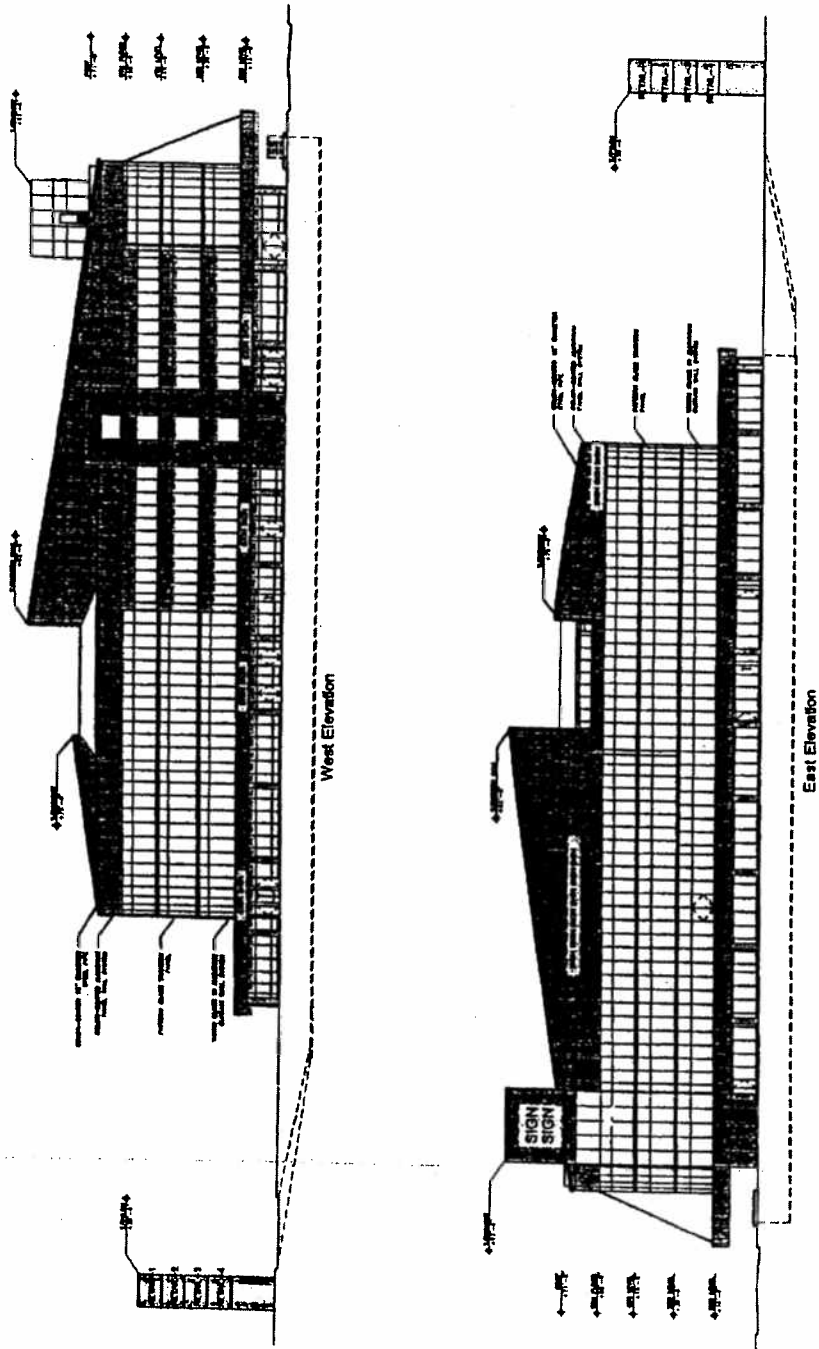
Ground Level Plan.
(Page 1 of 3)



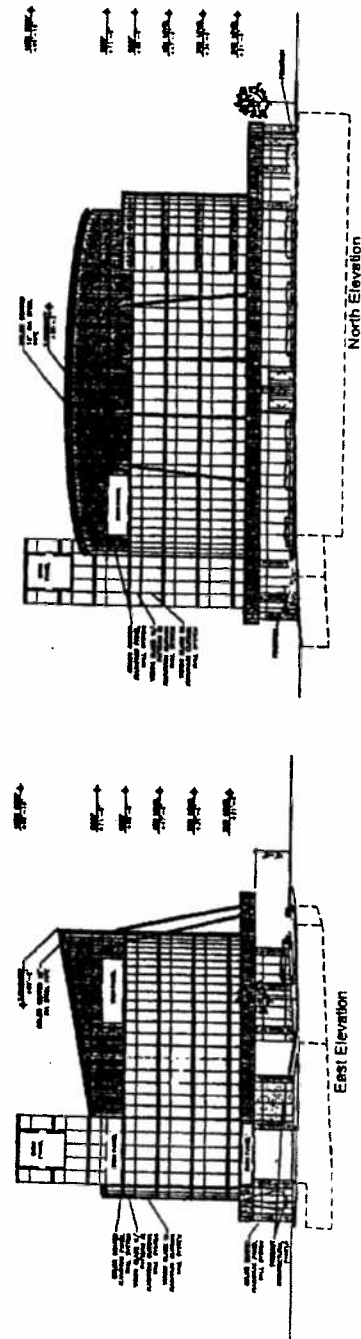
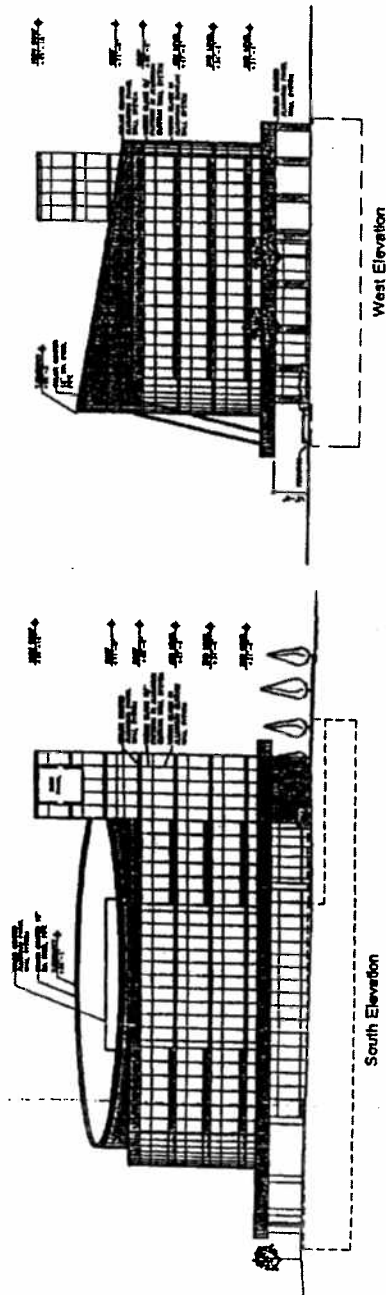
Ground Level Plan.
(Page 2 of 3)



Building Elevations.
(Page 1 of 3)



Building Elevations.
(Page 2 of 3)



9/14/2005

REPORTS OF COMMITTEES

56153

Building Elevations (Page 3 of 3)

