



City of Chicago



SO2014-8016

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 10/8/2014

Sponsor(s): City Clerk (transmitted by)

Type: Ordinance

Title: Zoning Reclassification Map No. 15-I at 6040-6060 N
Western Ave and 6045-6109 N Artesian Ave - App No.
18177

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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 be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 15-I in the area bounded by

beginning at North Artesian Avenue; a line from a point 102.82 feet north of West Glenlake Avenue and the east right-of-way line of North Artesian Avenue; to a point, 103.32 feet north of West Glenlake Avenue and the west right-of-way line of the alley next east of and parallel to North Artesian Avenue; the alley next east of and parallel to North Artesian Avenue or the line thereof if extended where no street exists; and a line 159.39 feet south of and parallel to West Glenlake Avenue (ToB),

to those of a C2-2 Motor Vehicle-Related Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 2. Title 17, of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the C2-2 Motor Vehicle-Related Commercial District symbols and indications as shown on Map No. 15-I in the area bounded by

beginning at North Artesian Avenue; a line from a point 102.82 feet north of West Glenlake Avenue and the east right-of-way line of North Artesian Avenue; to a point, 103.32 feet north of West Glenlake Avenue and the west right-of-way line of the alley next east of and parallel to North Artesian Avenue; West Glenlake Avenue; North Western Avenue; a line 426.02 feet south of and parallel to West Glenlake Avenue; the alley next west of and parallel to North Western Avenue; and a line 159.39 feet south of and parallel to West Glenlake Avenue (ToB),

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

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all the C2-3 Motor Vehicle-Related Commercial District symbols and indications within the area herein above described to the designation of a Business Planned Development 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 4. This ordinance shall be in force and effect from and after its passage and due publication.

Common address of property: 6040-6060 North Western Avenue
 6045-6109 North Artesian Avenue

BUSINESS PLANNED DEVELOPMENT No. _____
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Business Planned Development No. _____, (the "Planned Development") consists of approximately eighty thousand, five hundred and eleven (80,511) square feet (plus or minus one point eighty four) 1.84 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 Co-Applicants, Michael Robert Enterprises, Inc. and 5657 Broadway, LLC.

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 the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assignees or grantees and approval by the City Council. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans. Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during the demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for work in the public way and in compliance with the Municipal Code of the city of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

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 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Chicago Zoning Ordinance.

Applicant: Michael Robert Enterprises, Ltd. and
5657 Broadway, LLC.
Address: 6040 North Western Avenue
Date: October 08, 2014
Revised: March 19, 2015

(2)

4. This Plan of Development consists of sixteen (15) Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map, an Existing Land-Use Map, Site Plan (Lot 1 and Lot 2), Landscape Plan (Lot 1 and Lot 2), Green Roof Plan, Fourth Floor/Green Roof Plan and the following Building Elevations (South, North West and East) prepared by AxiosArchitects and Consultants Ltd. and dated March 19, 2015, submitted herein. In any instance where a provision of this planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are allowed in the area delineated herein as a Business Planned Development: Light Equipment Sales/Leasing, both indoor and outdoor; Auto Supply and Accessory Sales; Motor Vehicle Repairs, Service including Body Work, Paining or Commercial Vehicles Repairs with ancillary commercial and retail uses allowed by the C2 Motor Vehicle-Related Commercial District with related and accessory uses such as vehicle storage and off-street parking and off-street loading.
6. On-Premise 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-premise signs are prohibited within the boundary of this Planned Development.
7. For purposes of height of any measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the (FAA) Federal Aviation Administration.
8. The maximum permitted floor area ratio (F.A.R.) for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and floor area measurements, the definitions in the Chicago Zoning

Applicant: Michael Robert Enterprise, Inc. and
5657 Broadway, LLC.
Address: 6040-6060 North Western Avenue
Date: October 08, 2014
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(3)

Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using Net Site Area of 80,511 square feet (1.84 acres).

9. Upon review and determination, "Part II Review", pursuant to section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The improvements on the Property, including the on-site exterior landscaping, as well as the landscaping along the 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 Site Plan /Landscape Plan and the Building Elevations. The Site Plan and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning administrator upon the application for such modification by the applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
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 ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

Applicant: Michael Robert Enterprises, Inc. and
5657 Broadway, LLC
Address: 6040-6060 North Western Avenue
Date: October 08, 2014 Revised March 19, 2015

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13. The Applicant will comply with Rules and Regulations for the Maintenance of Stock-Piles Promulgated by the Commissioner of Street and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings pursuant to Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
14. The Applicant acknowledges that 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 project will be in substantial compliance with the current City of Chicago Sustainable Development policy set forth by the DPD. The proposed building shall provide a vegetated ("Green") roof totaling a minimum of 100% of the Net Roof Area (actual square footage is 19,448 square feet) and approximately 2,100 square feet of additional vegetation on the fourth floor parking area in accordance with the Fourth Floor/Green Roof Plan. Finally, the project will exceed ASHRAE 90.1-2004.
15. This planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the property to a C2-2 Motor Vehicle-Related Commercial District.

Applicant: Michael Robert Enterprises, Inc. and
5657 Broadway, L.L.C.
Address: 6040-6060 North Western Avenue
Date: October 08, 2014 Revised:
Revised: March 19, 2015

BUSINESS PLANNED DEVELOPMENT No. _____

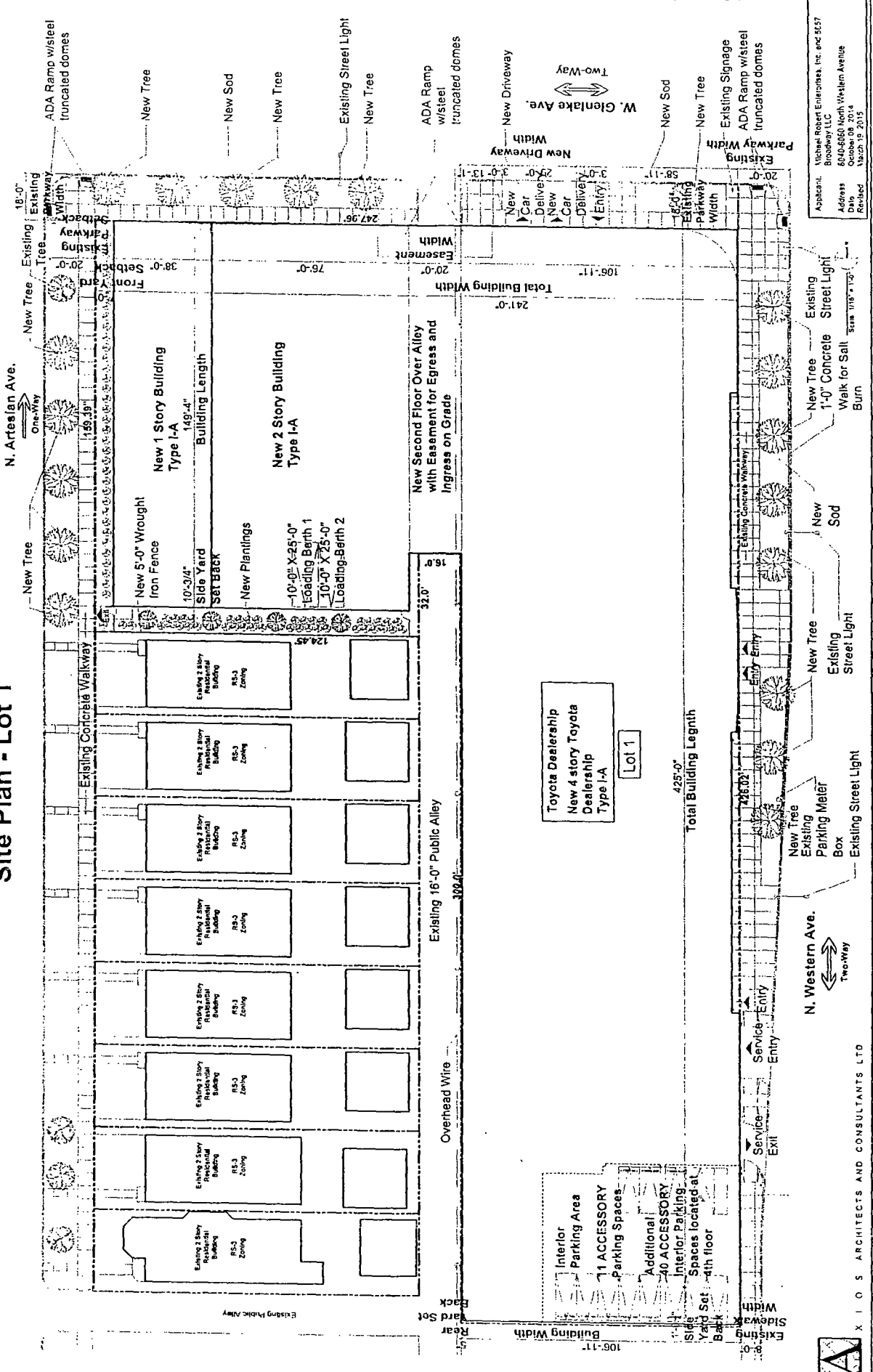
BULK REGULATIONS AND DATA TABLE

Gross Site Area:	128,682 square feet (2.94 acres)
Area in Public R.O.W.:	48,171 square feet (1.10 acres)
Net Site Area:	80,511 square feet (1.84 acres)
Permitted Floor Area Ratio:	2.75
Minimum Number Parking Spaces to be provided:	51 parking spaces
Number of Service Bays:	42
Minimum Number of Bicycle Parking Spaces:	15 spaces
Minimum Off-Street Loading Spaces:	two (2) spaces @ 10' X 25'
Setbacks from Property Line:	In substantial compliance with the attached Site Plan
Maximum Building Height:	65'

Applicant: Michael Robert Enterprises, Inc. and
5657 Broadway, LLC.
Address: 6040-6060 North Western Avenue
Date: October 08, 2014
Revised: March 19, 2015

Business Planned Development No. _____ Site Plan - Lot 1

FINAL FOR PUBLICATION



Asphalt: Michael Robert Enterprises, Inc. and 5637
 Brodsky LLC
 Address: 6300 SE 63rd North Western Avenue
 Ocala, FL 32064
 Revised: March 19, 2015

New Tree
 Existing Street Light
 1'-0" Concrete Walk for Salt Burn
 New Sod

New Tree
 Existing Street Light
 New Tree
 Existing Street Light

New Tree
 Existing Street Light
 New Tree
 Existing Street Light

New Tree
 Existing Street Light
 New Tree
 Existing Street Light

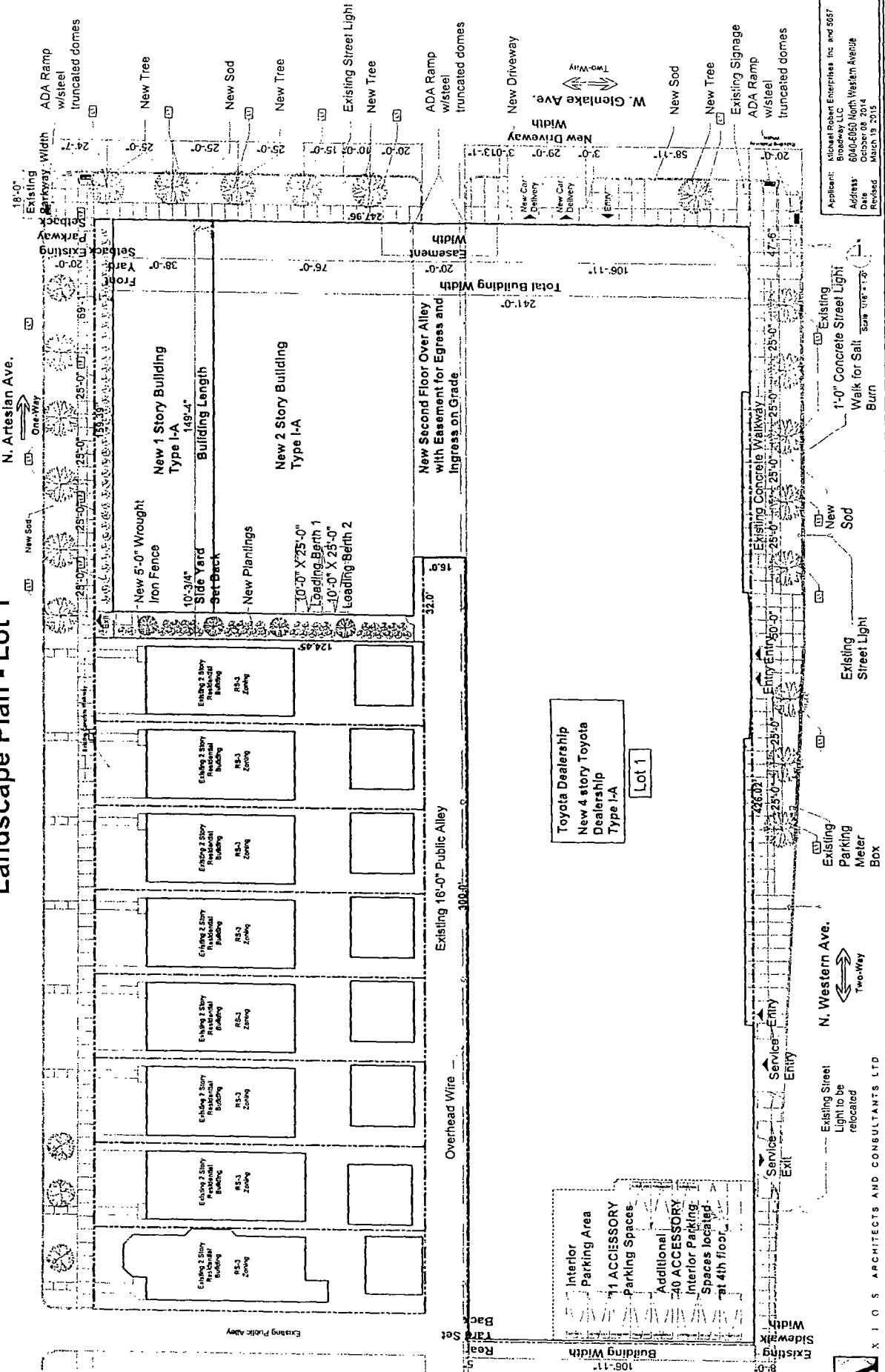
New Tree
 Existing Street Light
 New Tree
 Existing Street Light

New Tree
 Existing Street Light
 New Tree
 Existing Street Light



Business Planned Development No. 1 Landscape Plan - Lot 1

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Applicant: Michael Robert Enterprises Inc and 5657 Broadway LLC
 Address: 6040-6050 North Western Avenue
 Date: October 08 2014
 Revised: March 19 2015

N. Western Ave.
 Two-Way

Existing Street Light to be relocated

Existing Street Light

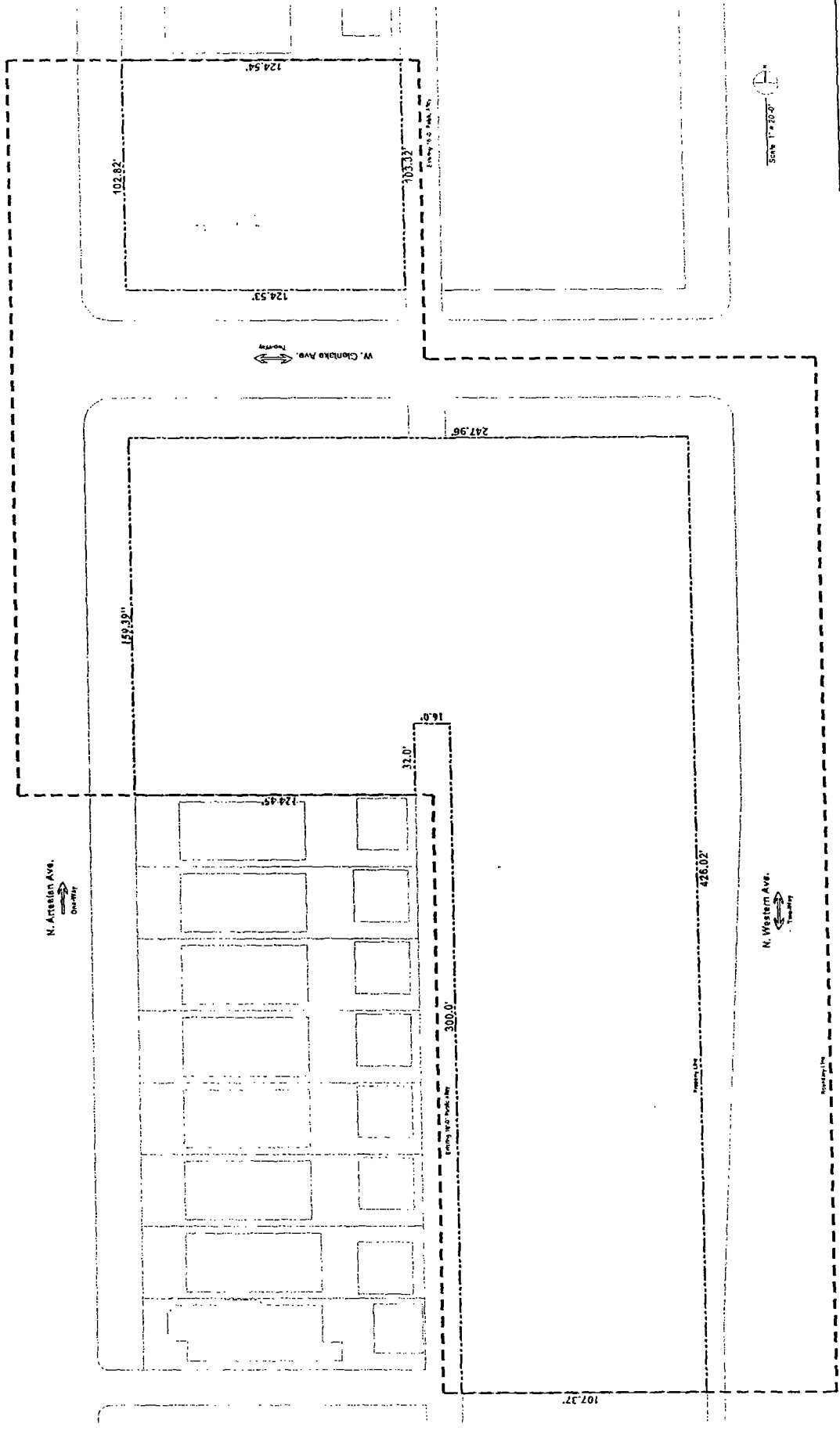
1'-0" Concrete Walkway
 Walk for Salt Burn



A X I O S ARCHITECTS AND CONSULTANTS LTD
 1015 21st St
 Suite 100
 Saskatoon, SK S7N 3A5
 Tel: 306.975.1234
 Fax: 306.975.1235

Business Planned Development No. _____

Planned Development Boundary and Property Line Map



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Applicant: Michael Robert Enterprises, Inc. and B557
 Bishopry LLC
 Address: 6040-4660 North Western Avenue
 Date: October 08, 2014
 Revised: March 19, 2015

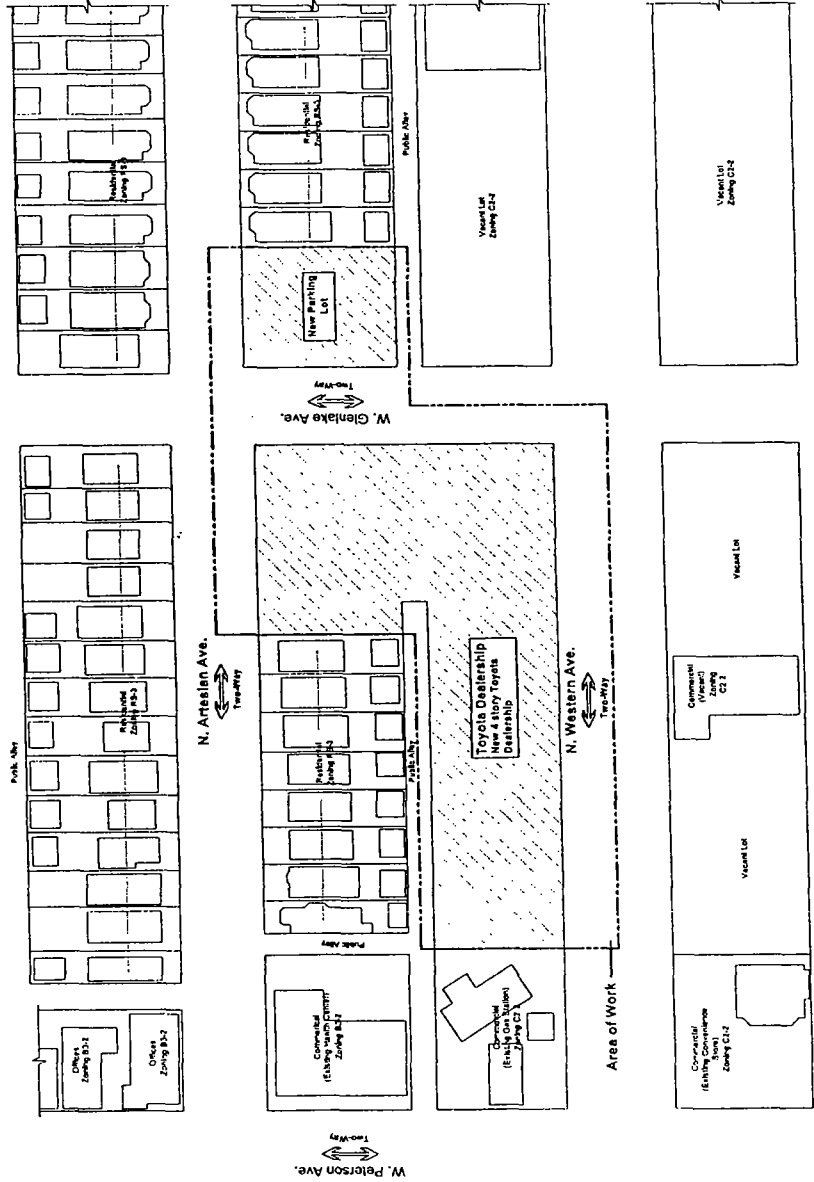
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


1001 N. LAKE ST.
 CHICAGO, ILLINOIS 60610
 TEL: 312.724.0333

Business Planned Development No. _____ Existing Land-Use Map

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Scale: N.T.S. 

Applicant: Michael Robert Enterprises, Inc. and 5657
Brosoway LLC
Address: 6040-6050 North Western Avenue
Date: October 03, 2014
Revised: March 19, 2015

March 19, 2015

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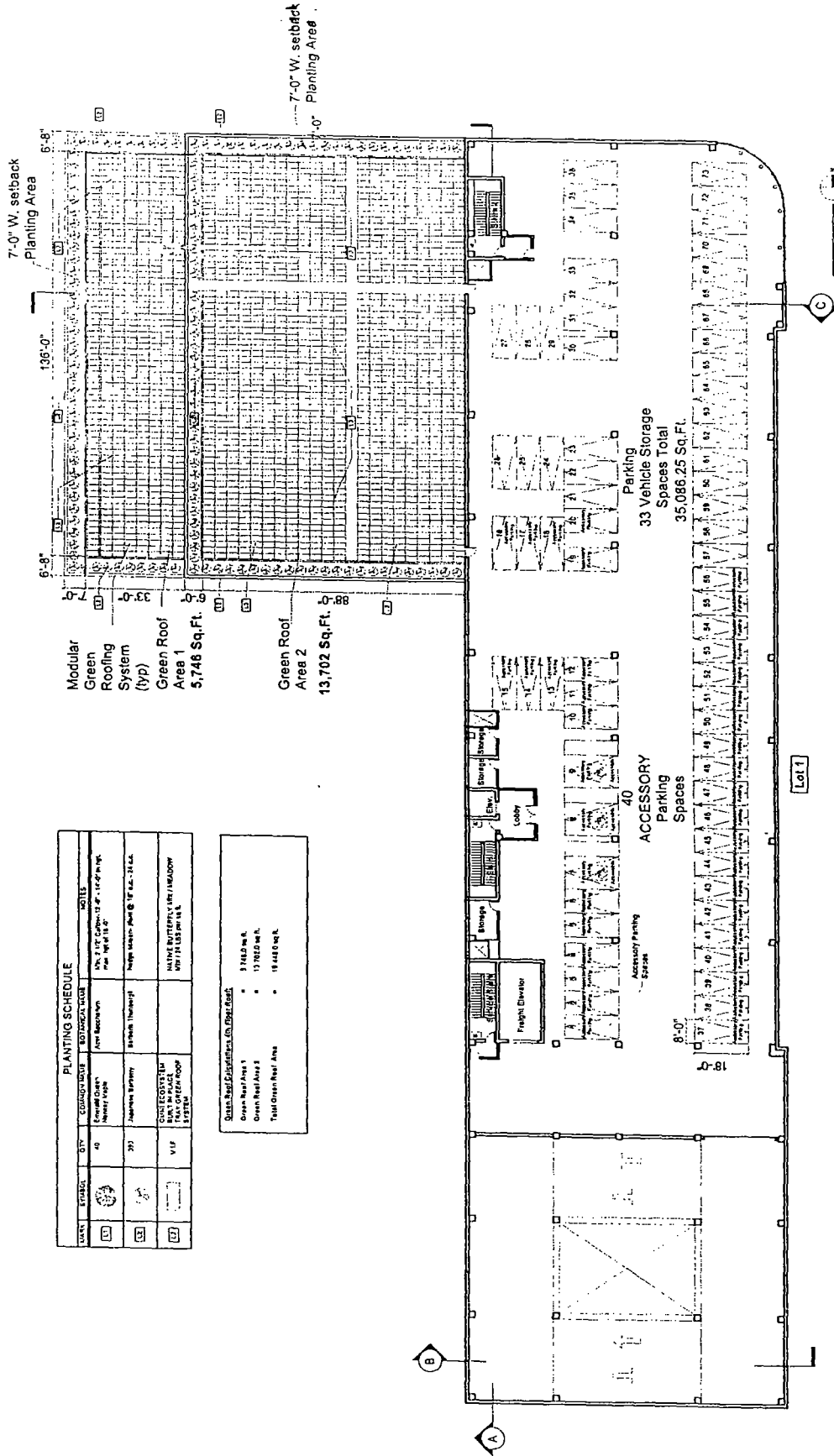
AXIOM ARCHITECTS AND CONSULTANTS LTD.

1001 W. 10th Ave.
Suite 200
Chicago, IL 60604
Tel: 312.733.1331

Business Planned Development No. _____

Fourth Floor Plan / Green Roof Plan

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MARK	SYMBOL	QTY	COMMENTS	PLANTING SCHEDULE	NOTES
12	Circle with '12'	40	Green Roof Area 1	Modular Green Roofing System (typ)	1/2" x 1/2" Green - 12.5' - 15.0' in sq. ft. per sq. ft. of roof
13	Circle with '13'	33	Green Roof Area 2	Native Butterfly Larkspur (typ)	Native Butterfly Larkspur (typ) 1/2" x 1/2" in sq. ft. per sq. ft. of roof
14	Circle with '14'	115	Green Roof Area 2	Native Butterfly Larkspur (typ)	Native Butterfly Larkspur (typ) 1/2" x 1/2" in sq. ft. per sq. ft. of roof

Green Roof Planting Schedule (in Total Area)	
Green Roof Area 1	5,748 sq. ft.
Green Roof Area 2	13,702 sq. ft.
Total Green Roof Area	19,450 sq. ft.

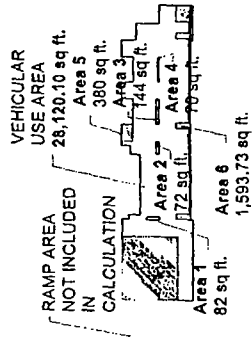
Applicant: Michael Robert Enterprises, Inc. and 5657 Broadway LLC
 Address: 6045-5650 North Western Avenue
 Date: October 08, 2014
 Revised: March 19, 2015

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 1000 W. WALKER
 SUITE 200
 DENVER, CO 80202-6000
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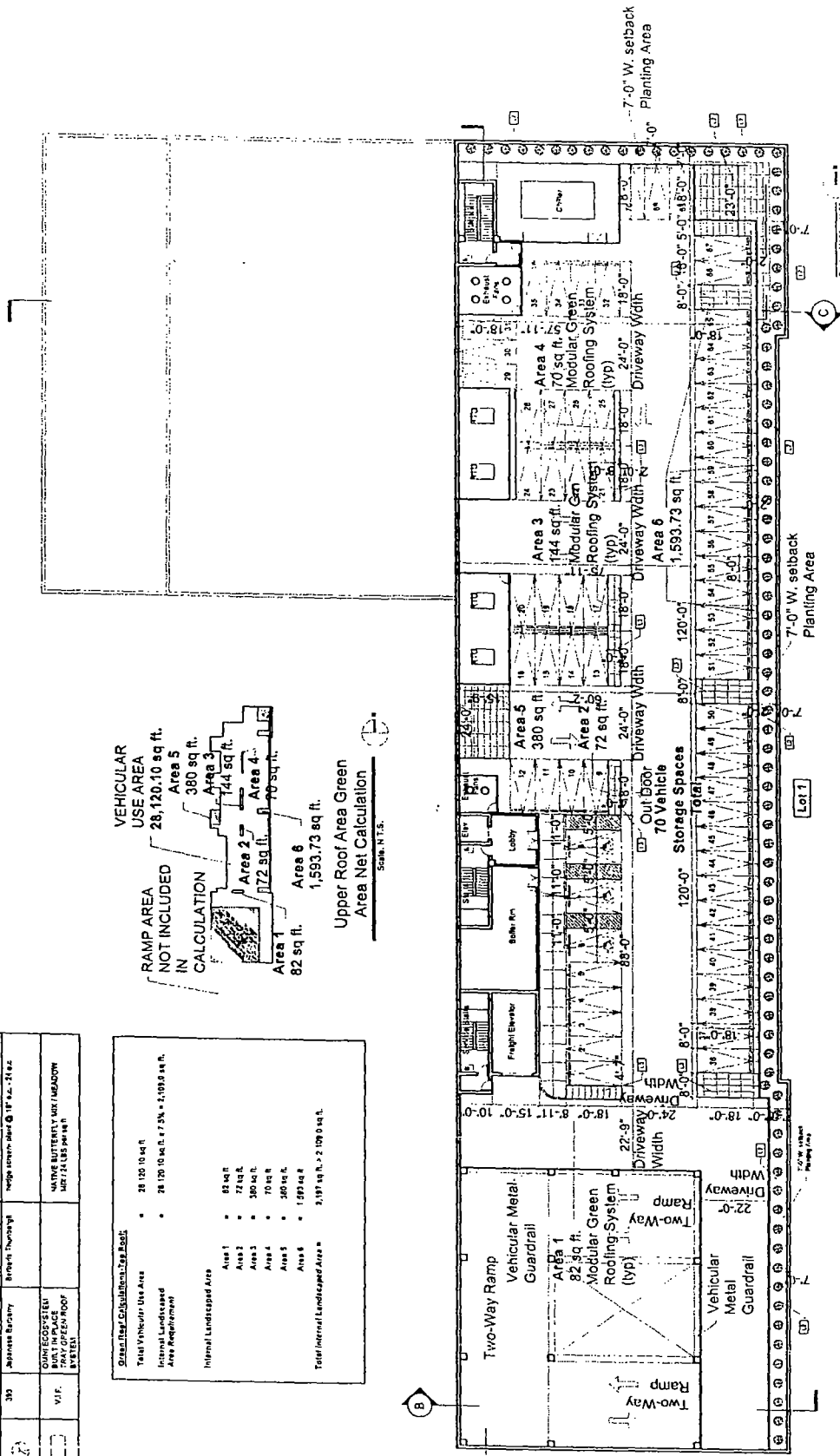
Business Planned Development No. _____ Green Roof Plan

PLANTING SCHEDULE	QTY	COMMON NAME	BOTANICAL NAME	NOTES
10	40	Emerald Green Norway Spruce	Thuja occidentalis 'Smaragd' 14' x 14' N.Y.	Min. 2.107' Calibr. 2.07' - 14.07' N.Y.
11	300	Japanese Barberry	Berberis thunbergii	Height between plant @ 18" x 24" - 21" x 24"
12	1/1"	GRASS (PERMANENT) BUILT IN PLACE TRAY GREEN ROOF SYSTEM	NATIVE BUTTERNUT MIX LEADWOOD MIX 7.2 LBS PER SQ FT	

Green Roof Calculations - See Book	
Total Vehicular Use Area	• 28,120.10 sq ft
Internal Landscaped Area Requirement	• 28,120.10 sq ft x 7.5% = 2,109.0 sq ft
Internal Landscaped Area	Area 1 • 82 sq ft
	Area 2 • 72 sq ft
	Area 3 • 380 sq ft
	Area 4 • 70 sq ft
	Area 5 • 380 sq ft
	Area 6 • 1,593.73 sq ft
Total Internal Landscaped Area =	3,197.75 sq ft > 2,109.0 sq ft



Upper Roof Area Green Area Net Calculation
Scale: N.T.S.



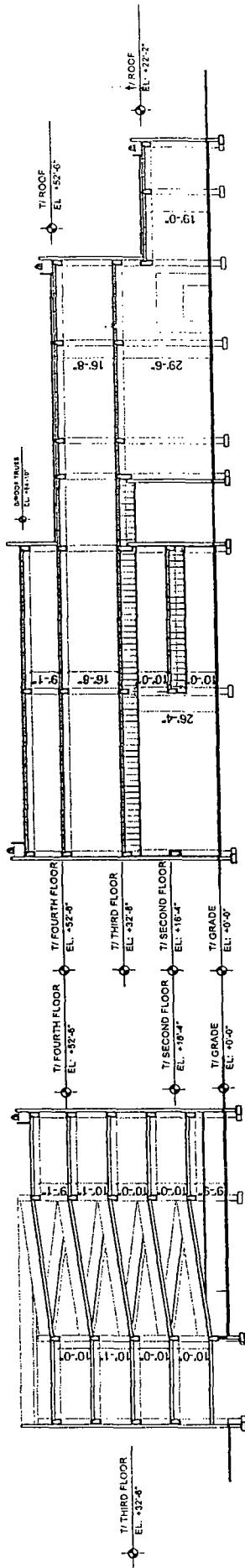
APPLICANT: Michael Robert Emmons, Inc and S&S7 Broadway LLC
 ADDRESS: 6040-6060 North Western Avenue
 DATE: October 04, 2014
 REVISION: March 19, 2015



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 2000 EAST ALYSSA AVENUE
 DENVER, COLORADO 80202
 TEL: 303.733.1137

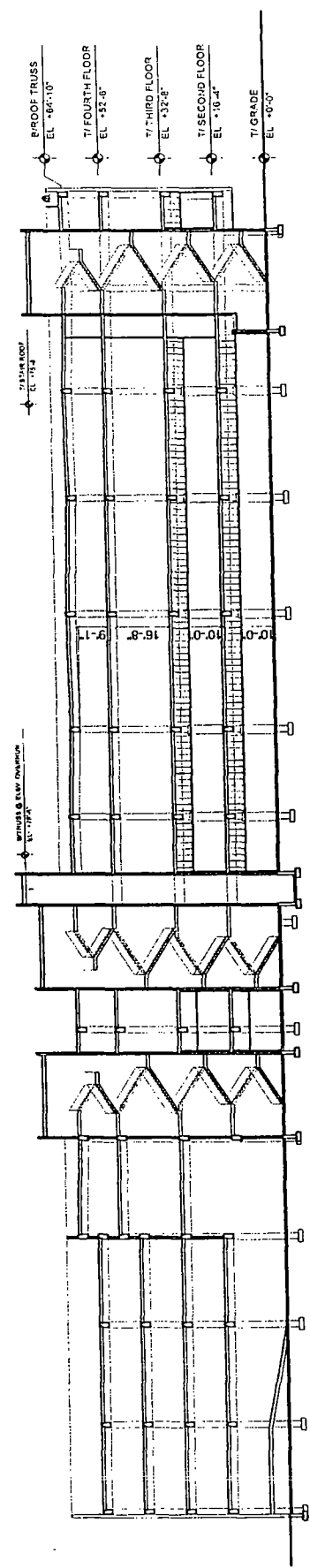
Business Planned Development No. _____

Building Sections



Section B
Scale: 1/8" = 1'-0"
Lot 1

Section C
Scale: 1/8" = 1'-0"
Lot 1



Section A
Scale: 1/8" = 1'-0"
Lot 1

FINAL FOR PUBLICATION

Applicant: Michael Robert Enterprises, Inc. and 5657 Broadway LLC
Address: 6043-6050 North Western Avenue
Date: October 28, 2014
Revised: March 19, 2015



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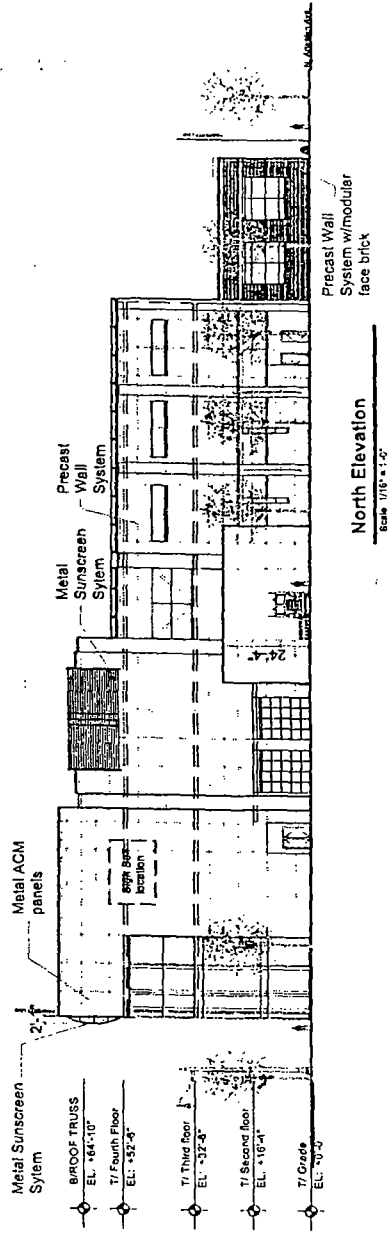
1001 W. 11th St.
Suite 200
Portland, OR 97201
Tel: 503.228.1222
Fax: 503.228.1223

March 19, 2015

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Business Planned Development No. _____

North Elevation



North Elevation
Scale 1/16" = 1'-0"

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Applicant: Michael Robert Enterprises, Inc. and 5637 Broadway LLC
 Address: 5040-5550 North West 51st Avenue
 Date: October 08, 2014
 Revised: March 19, 2015

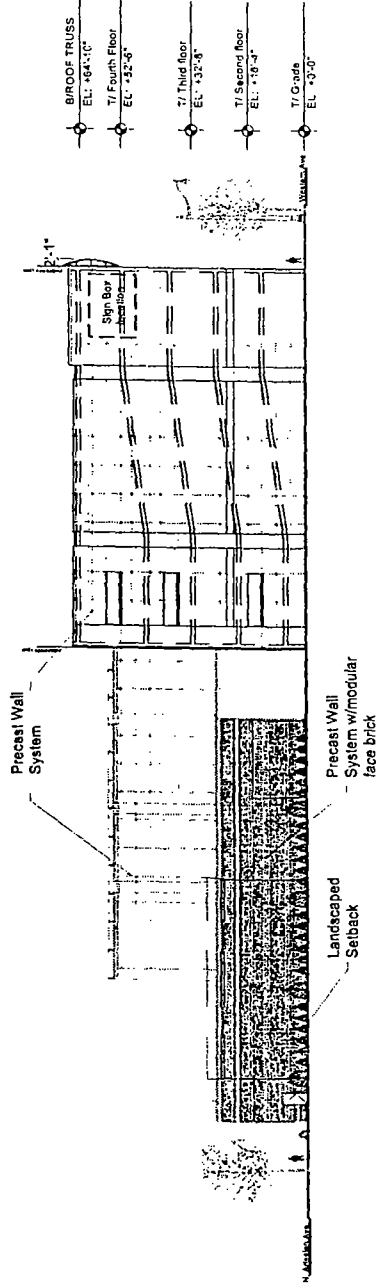


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150 W. 101st
 Suite 300
 Denver, CO 80231
 Tel: 303.733.1122
 Fax: 303.733.1122

Business Planned Development No. _____

South Elevation



South Elevation
Scale: 1/16" = 1'-0"

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Applicant: Michael Robert Enterprises, Inc and 8157
Broadway LLC
Address: 604-6950 North Western Avenue
Date: October 03, 2014
Revised: March 10, 2015



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March 10, 2015
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