



# Office of the City Clerk



SO2012-2209

Office of the City Clerk

## City Council Document Tracking Sheet

**Meeting Date:** 4/18/2012

**Sponsor(s):** Mendoza, Susana A. (Clerk)

**Type:** Ordinance

**Title:** Zoning Reclassification App No. 17477 at 3400 W Avondale Ave, 3355 N Drake Ave, 3365 N Drake Ave, 3388 N Avondale Ave and 3434 W Henderson St

**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, is hereby amended by changing all of the C3-1 Commercial, Manufacturing and Employment District, M1-1 Limited Manufacturing/Business Park District and M3-1 Heavy Industry District symbols and indications as shown on Map No. 9-J in the area bounded by

A line 341.64 feet west of and parallel to North Kimball Avenue, West Henderson Street; a line curving northwesterly for 471.56 feet along North Drake Avenue starting at a point 482.64 feet west of the west boundary line of North Kimball Avenue; a line easterly for 91.52 feet; a line northerly for 46.30 feet; an arc curving northwesterly for 60.81 feet with a radius of 349.76 feet; a line angled northeasterly for 141.54 feet; North Avondale Avenue,

to those of a C3-3 Commercial, Manufacturing and Employment District

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C3-3 Commercial, Manufacturing and Employment District, symbols and indications as shown on Map No. 9-J in the area bounded by

A line 341.64 feet west of and parallel to North Kimball Avenue, West Henderson Street; a line curving northwesterly for 471.56 feet along North Drake Avenue starting at a point 482.64 feet west of the west boundary line of North Kimball Avenue; a line easterly for 91.52 feet; a line northerly for 46.30 feet; an arc curving northwesterly for 60.81 feet with a radius of 349.76 feet; a line angled northeasterly for 141.54 feet; North Avondale Avenue,

to the designation of an Institutional Planned Development District, which is hereby established in the are above described, subject to such use and bulk regulations as are set forth in the Plan of Development attached and made a part thereto and to no others.

SECTION 3. This ordinance takes effect after its passage and approval.

Common Address of Property: 3400 N. Avondale Ave., 3355 N. Drake Ave.,  
3365 N. Drake Ave., 3388 N. Avondale Ave., and  
3434 W. Henderson St.

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.  
Not required because Applicant/Owner (Northeastern Illinois University, Board of Trustees) is a unit of the State of Illinois.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
7. On what date did the owner acquire legal title to the subject property? March 26, 2012
8. Has the present owner previously rezoned this property? If yes, when?  
No.  
 \_\_\_\_\_
9. Present Zoning District M1-1 Limited Manufacturing / Business Park District; M3-1 Heavy Industry District; and C3-1 Commercial, Manufacturing, and Employment District.  
 Proposed Zoning District C3-3 - Commercial, Manufacturing, and Employment District and a ~~corresponding~~ Institutional Planned Development  
then to a
10. Lot size in square feet (or dimensions) 144,897 s.f.
11. Current Use of the property Vacant
12. Reason for rezoning the property Development of Northeastern Illinois University's El Centro Campus
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)  
See attached Site Plans and Planned Development Statement.  
 \_\_\_\_\_  
 \_\_\_\_\_
14. On May 14th, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)  
 YES \_\_\_\_\_ NO X \_\_\_\_\_

**INSTITUTIONAL PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Planned Development Number \_\_\_\_\_, ("Planned Development") consists of approximately 163,087 square feet (3.744 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Northeastern Illinois University, Board of Trustees.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal 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 of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

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 Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

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.

The Applicant acknowledges that the site traffic impact study completed by Regina Webster & Associates, Inc. on behalf of the Applicant identifies the need for certain traffic control improvements in the immediate vicinity. Accordingly, the Applicant agrees, subject to approval of CDOT, to the need for countdown pedestrian signals at the intersection of Kimball Avenue and Avondale Avenue and the modification of pavement markings to provide international crosswalks at the intersections of Kimball Avenue at Belmont Avenue, Kimball Avenue at the eastbound Kennedy ramps and Kimball Avenue

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at the westbound Kennedy ramps/Avondale Avenue. The Applicant agrees, subject to the approval of CDOT, to the need for the design and installation of a new crosswalk from the northwest corner of Kimball Avenue and Henderson Street to the southeast corner of Kimball Avenue and Avondale Avenue, the scope of such work which may include but is not limited to ADA ramps, pedestrian signals and pavement markings. This work must be completed prior to the completion of Phase I.

Applicant agrees to update the traffic impact study prior to starting each subsequent phase, and acknowledges that additional traffic control improvements may be identified by CDOT during subsequent phases. Accordingly, subject to the approval of CDOT, Applicant agrees such traffic control improvements identified by CDOT must be implemented prior to the completion of the subsequent phases, should Applicant decide to proceed with construction of subsequent phases.

4. This Plan of Development consists of 15 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Right of Way Adjustment map; Site Plan; Landscape Plan; a Green Roof Plan; Building Elevations (North, South, East and West); and, Chicago Builds Green form prepared by Juan Gabriel Moreno Architects and dated July 19, 2012, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. 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 permitted in the area delineated herein as Institutional Planned Development: colleges and universities, accessory parking and accessory and related uses.
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 Housing and Economic Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 151,622 square feet.

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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 Housing and Economic 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 Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. Applicant will install photovoltaic roof panels totaling 52% of the Net Roof Area of the new building to be constructed (9,970 square feet) and achieve Leadership in Energy and Environmental Design (LEED) Silver certification for the new building to be constructed.
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 Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to C3-3 (Commercial, Manufacturing and Employment District).

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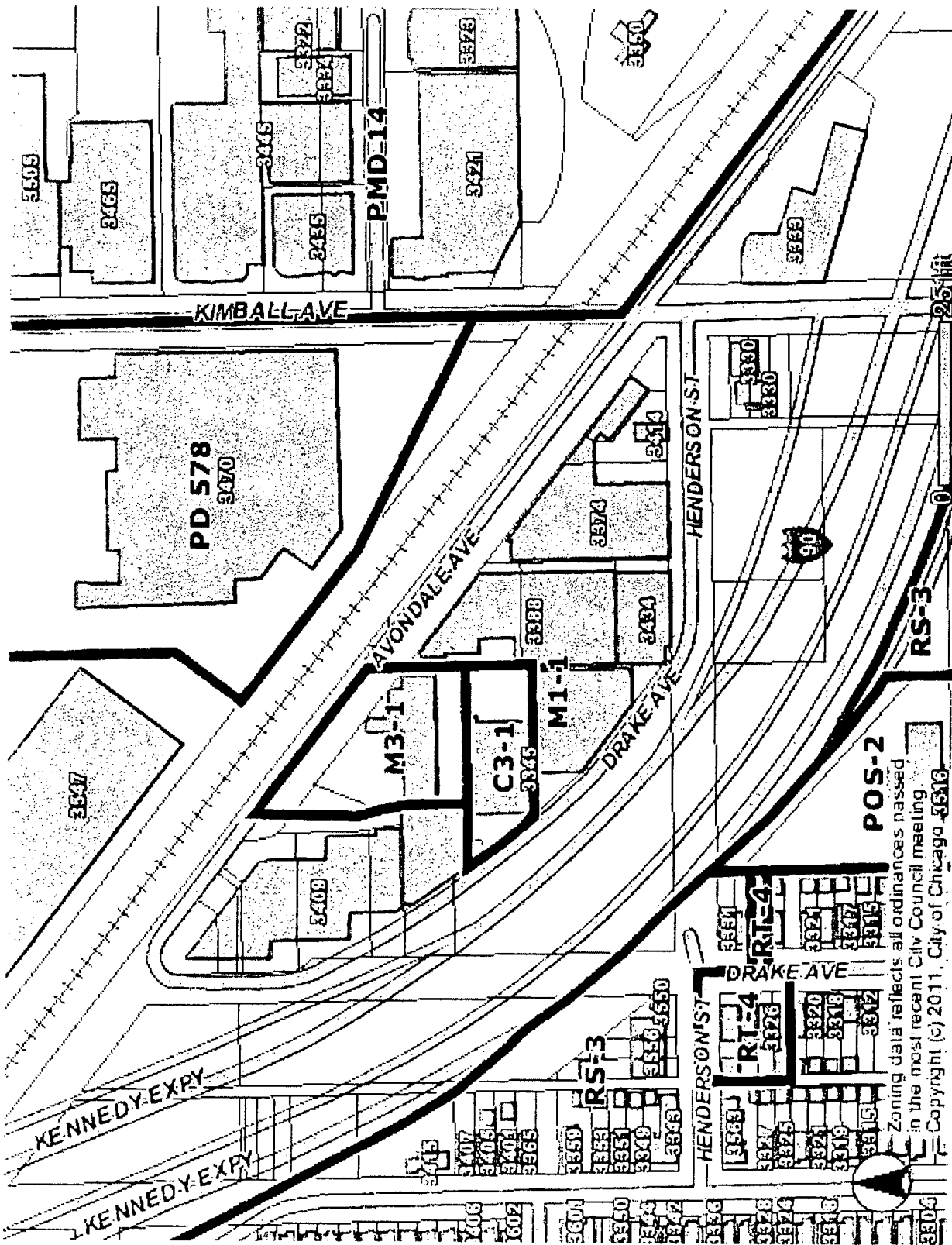
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Institutional Planned Development Number \_\_\_\_\_.

Bulk Regulations and Data Table

Gross Site Area:	163,087 s.f.
Public Right of Way Area:	11,465 s.f.
Net Site Area	151,622 s.f.
Maximum Floor Area Ratio (FAR):	0.60
Setbacks:	In substantial compliance with the Site Plan.
Maximum Building Height:	59 ft
Maximum Number of Off- Street Parking Spaces:	200 parking spaces
Maximum Number Bicycle Parking Stalls	48
Minimum Number of Off- Street Loading Spaces	1

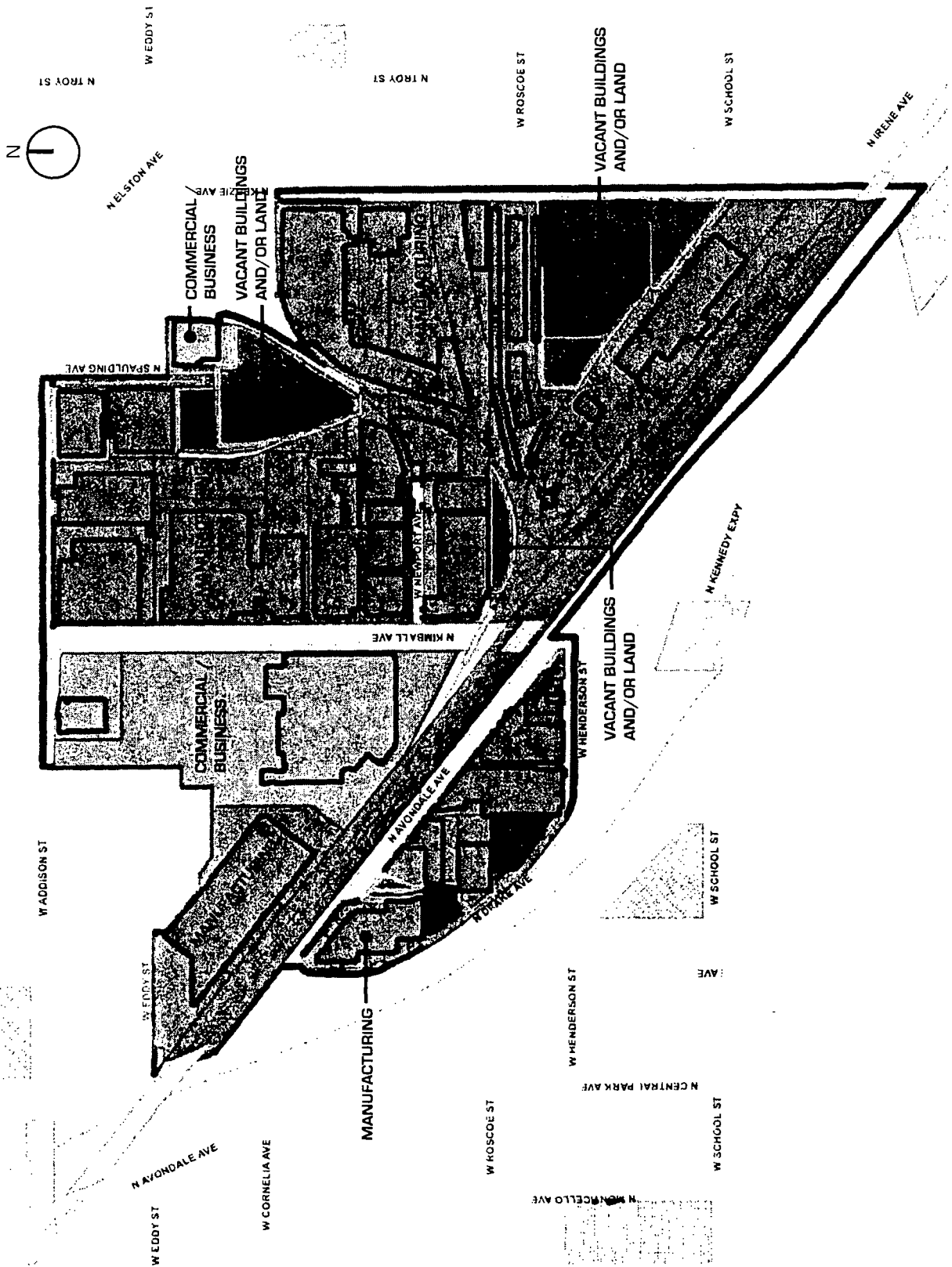
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EXISTING ZONING MAP SCALE: NTS

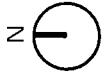




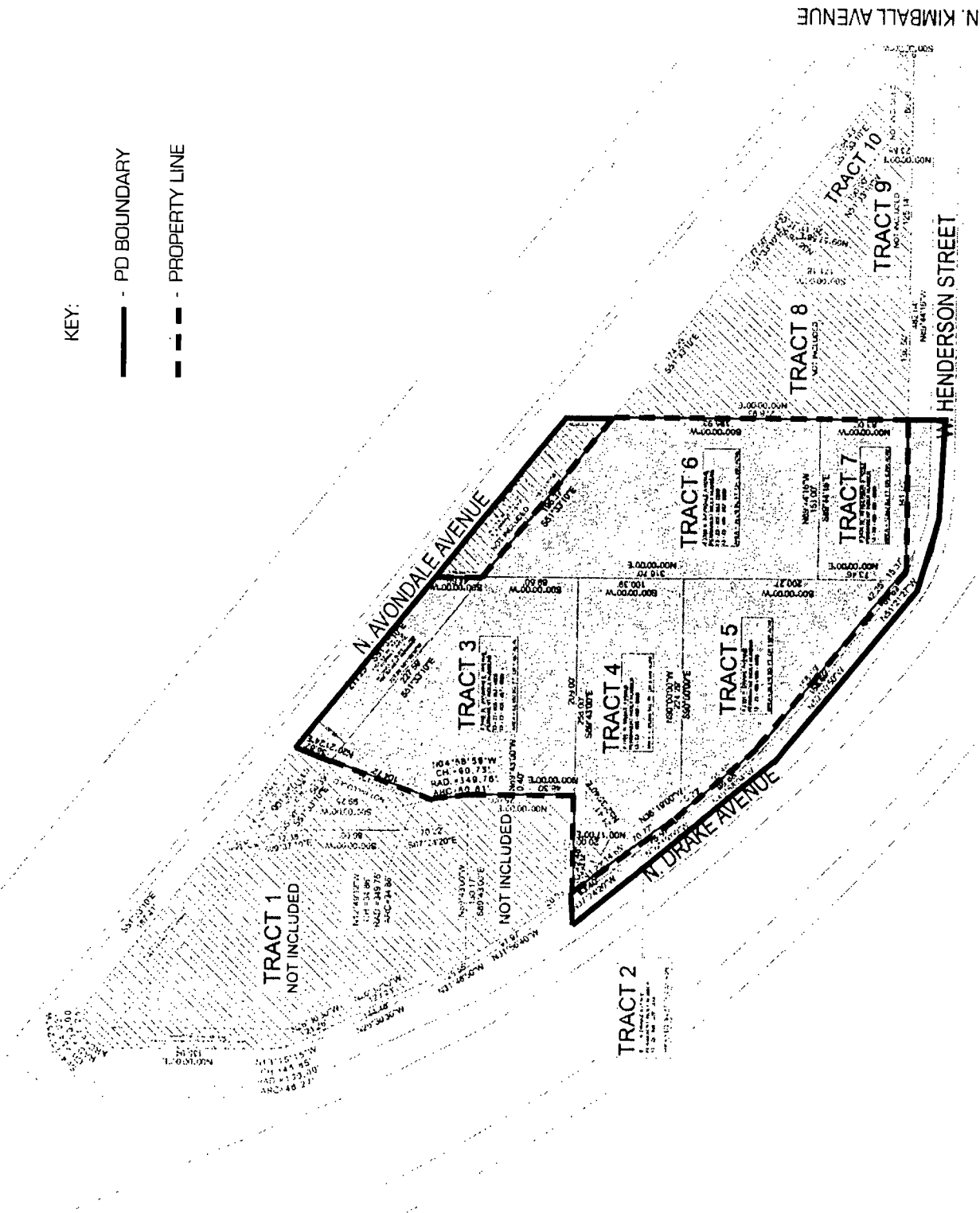
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EXISTING LAND USE MAP

SCALE: NTS

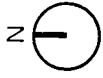


KEY:  
 - - PD BOUNDARY  
 - - - PROPERTY LINE

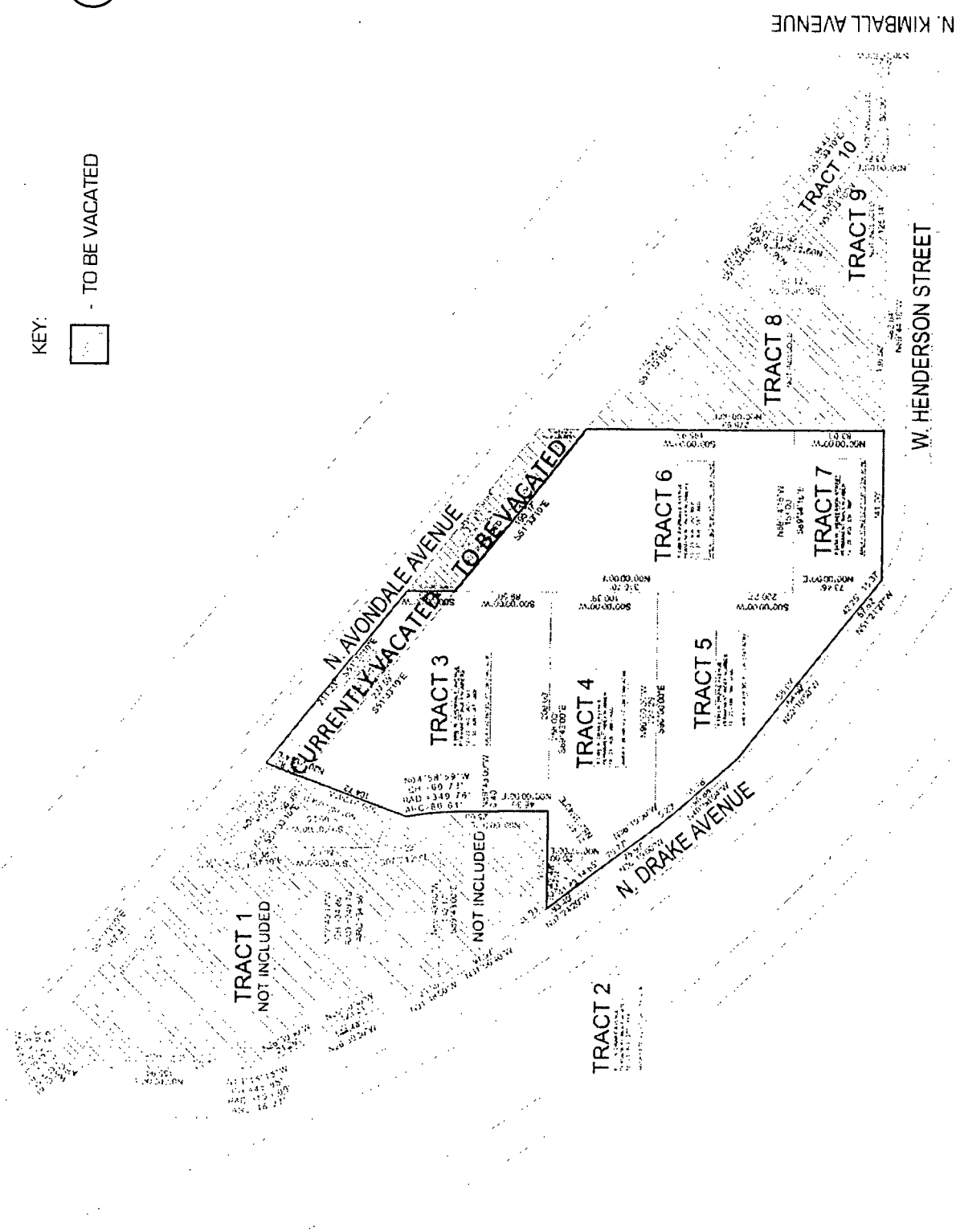


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PD BOUNDARY AND PROPERTY LINE MAP SCALE: NTS



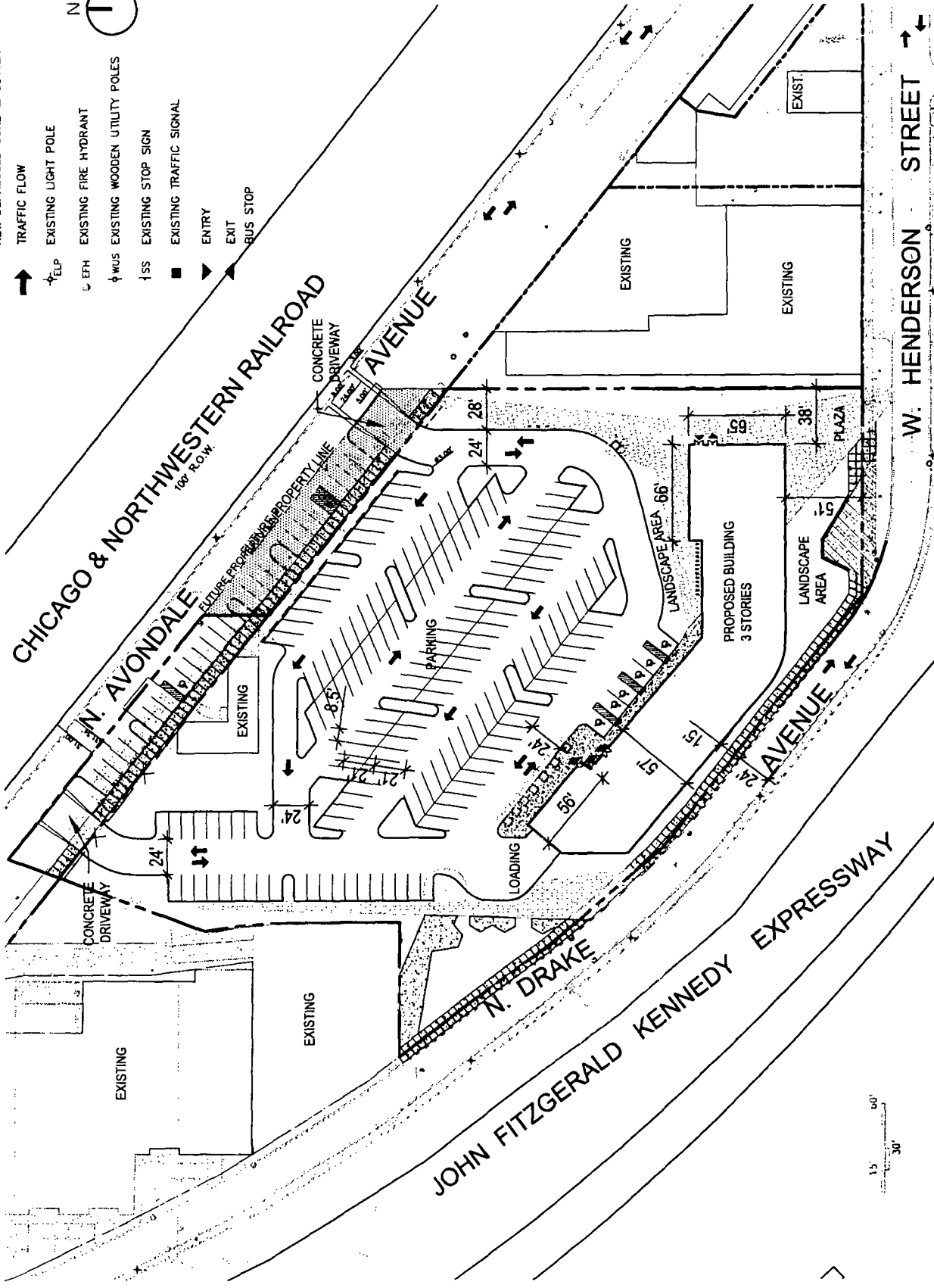
KEY:  
[Dashed line symbol] - TO BE VACATED



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RIGHT OF WAY ADJUSTMENT MAP SCALE: NTS

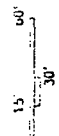
- NEW CURB & GUTTER
- NEW DEPRESSED CURB & GUTTER
- TRAFFIC FLOW
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING WOODEN UTILITY POLES
- EXISTING STOP SIGN
- EXISTING TRAFFIC SIGNAL
- ENTRY
- EXIT
- BUS STOP

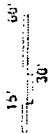
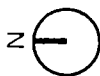


STANDARD SPACES INTERNAL = 167  
 STANDARD AVONDALE PARKING = 13  
 FUTURE AVONDALE PARKING = 13  
 ADA SPACES = 7  
 TOTAL SPACES = 200

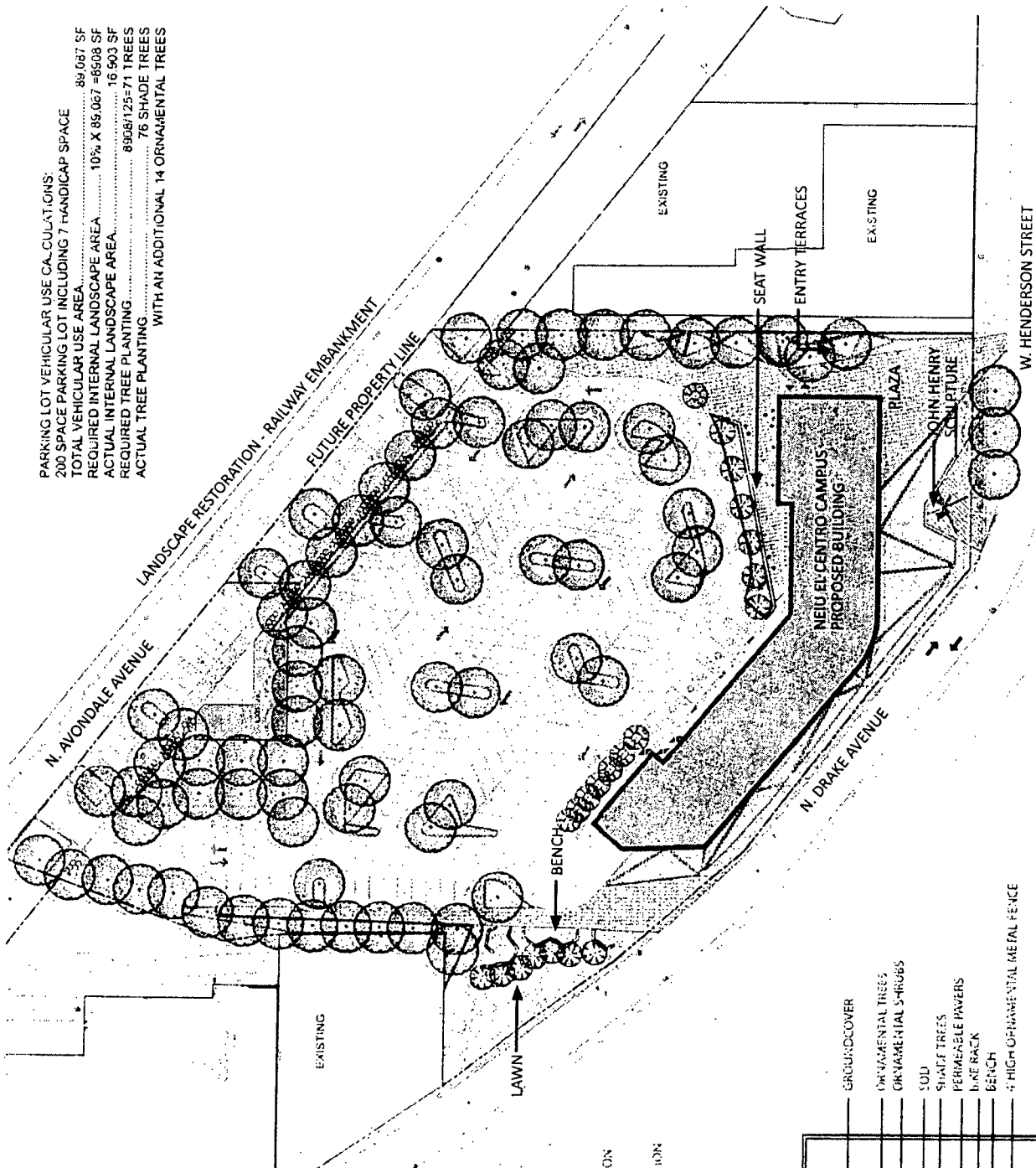
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ENLARGED SITE PLAN SCALE: NTS



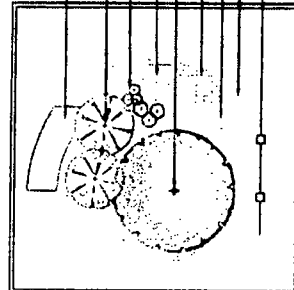


PARKING LOT VEHICULAR USE CALCULATIONS:  
 200 SPACE PARKING LOT INCLUDING 7 HANDICAP SPACE  
 TOTAL VEHICULAR USE AREA ..... 89,067 SF  
 REQUIRED INTERNAL LANDSCAPE AREA ..... 10% X 89,067 = 8,907 SF  
 ACTUAL INTERNAL LANDSCAPE AREA ..... 16,903 SF  
 REQUIRED TREE PLANTING ..... 89,067/125=71 TREES  
 ACTUAL TREE PLANTING ..... 76 SHADE TREES  
 WITH AN ADDITIONAL 14 ORNAMENTAL TREES



LEGEND

- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- BUILDING
- LANDSCAPE

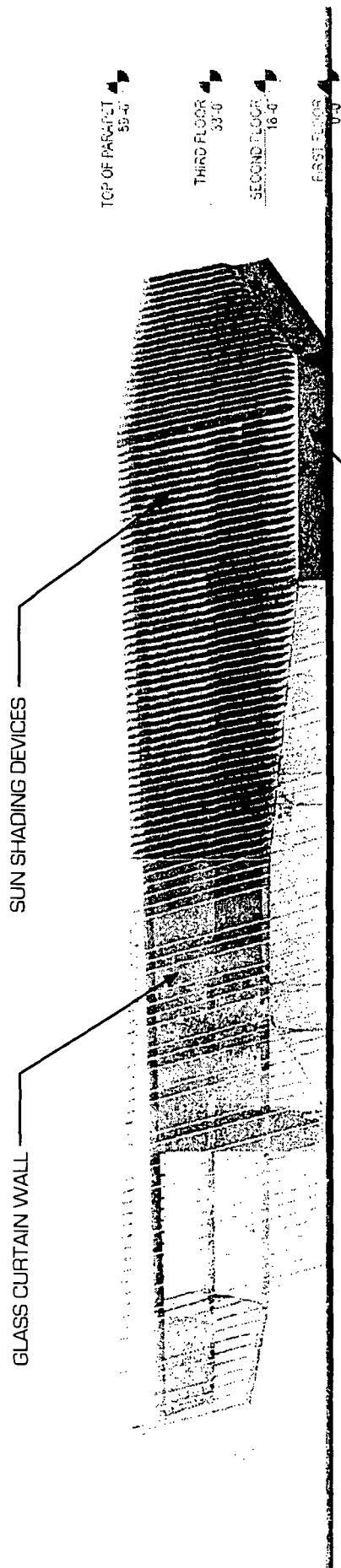


- GROUNDCOVER
- ORNAMENTAL TREES
- ORNAMENTAL SHRUBS
- SOD
- SHADE TREES
- PERMEABLE PAVERS
- BIKE RACK
- BENCH
- 4' HIGH ORNAMENTAL METAL FENCE

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LANDSCAPE PLAN

SCALE: NTS



COMPOSITE RAIN SCREEN CLADDING

OUTDOOR TERRACE

GLASS CURTAIN WALL

SUN SHADING DEVICES

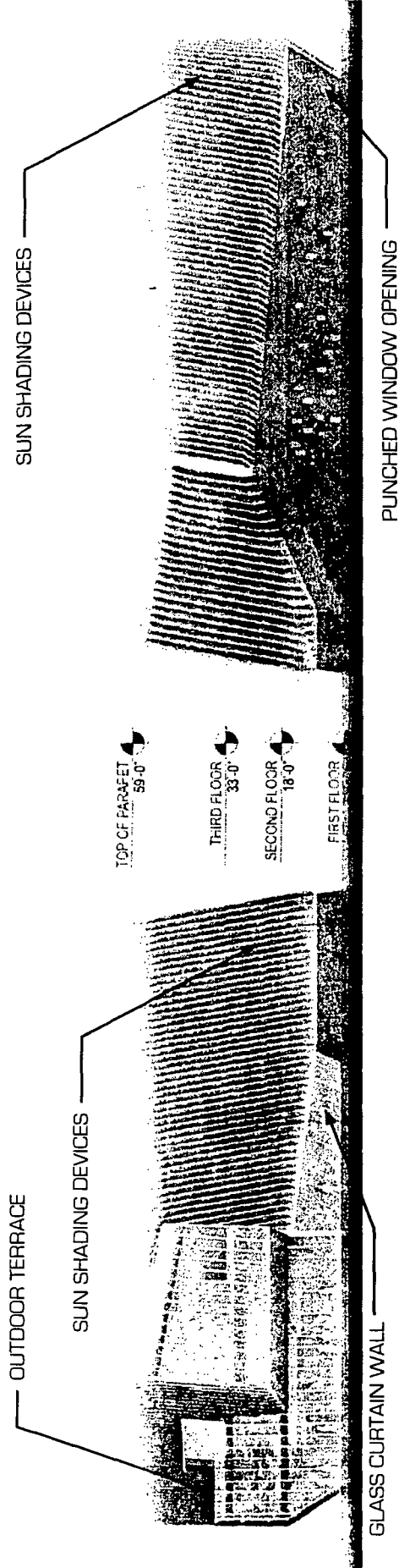


PUNCHED WINDOW OPENING

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BUILDING ELEVATIONS

SCALE: NTS



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BUILDING ELEVATIONS SCALE: NTS

# CHICAGO BUILDS GREEN

**Project Name:**

NORTHEASTERN ILLINOIS UNIVERSITY EL CENTRO CAMPUS

**Project Location:**

\* Street Number (if the address only includes one street number, please fill only the cell "From"):  
 From\* To\* Direction: Street Name: Select Street Type:  
 3400 [ ] N AVONDALE Ave  
 Ward No: Community Area No:  
 35 [ ]

**Project Type:**

Check applicable:  
 Planned Development     Redevelopment Agreement     Zoning Change  
 PD No: [ ]    RDA No: [ ]    From: [ ] To: [ ]  
 Public project     Landmark

**Project Size:**

Total land area in sq.ft.: Total building(s) footprint in sq.ft.: Total vehicular use area in sq.ft.:  
 151,731    18,894    72,741

**DPD Project Manager:**

Enter First Name Last Name  
 [ ]

**BG/GR Matrix:**

Select project category:  
 Inst. School, Com. Center

**Financial Incentives:**

Check applicable:  
 TIF     Empowerment Zone Grant     Class L  
 GRIF     Ind. Dev. Revenue Bonds     Class 6b  
 SBIF     Bank Participation Loan     DOH  
 Land Sale Write Down

**Density Bonus:**

Check applicable:  
 Public plaza & pocket park     Water features in a plaza or pocket park  
 Chicago Riverwalk improvements     Setbacks above the ground floor  
 Winter gardens     Lower level planting terrace  
 Indoor through-block connection     Green roof  
 Sidewalk widening     Underground parking and loading  
 Arcades     Concealed above-ground parking



Required per Zoning Code or Green Roof/Building Green Matrix To be Provided by the development:

Please fill, if applicable

**Landscaping:**

7' Landscape Setback  
Interior Landscape Area  
No. of Interior Trees  
No. of Parkway Trees

Square footage:	1,869	9,462
Square footage:	8,908	31,725
	71	101
	3	10

**Open Space:**

River Setback  
Private Open Space  
Privately developed Public Open Space

Square footage:	0	0
Square footage:	0	0
Square footage:	0	0

**Stormwater Management (At-grade volume control):**

Permeable paving  
Raingarden  
Filter strip  
Bioswale  
Detention pond  
Native landscaping  
Rain-water collection cistern/barrel  
Total impervious area reduction

Square footage:	13,300
Check applicable:	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
Square footage:	32,858
Gallons:	0
Square footage:	46,158

**Other sustainable surface treatments:**

Green roof  
Energy Star roof  
High-albedo pavement

Square footage:	4,808	0
Square footage:	14,426	9,264
Square footage:		6,700

**Transportation:**

No. of accessory parking spaces  
Total no. of parking spaces (Accessory + Non- Acc.)  
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)  
No. of bicycle parking  
Within 600 ft of CTA or Metra station entrance

	20	200
		200
	0	0
	4	42

Check if applicable:

**Building Certification:**

Energy Star building	<input type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input checked="" type="checkbox"/>	
LEED Certified		<input type="checkbox"/>
LEED Silver		<input checked="" type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

**Energy efficiency strategies not captured above:**

*-IE, Other than Energy Star Roof – or Energy Star Building Certification-*

- 20% improvement in the building performance compared with the baseline building performance rating ASHRAE/Standard 90.1-2007.
- Light occupancy sensors
- Envelope that allows for daylight and heat gain control
- Mechanical system separated into zones
- Reduction of hot water/ energy loss due to the bathroom and services stacked

**Other sustainable strategies and/or Project Notes:**

- Green roof requirements are substituted with PV panels for a total of 9,970 sq. ft. (52% of the net roof area)
- Use of regional, rapidly renewable and recycled content materials
- Classrooms and other core learning spaces to include sufficient sound-absorptive finishes
- Reduce the quantity of indoor air contaminants that are odorous, irritating and harmful to the comfort and well being of installers and occupants
- Increase water efficiency within the building
- Building is easily accessed via public transportation.
- Project will be a minimum LEED Silver Certification but we are actively pursuing LEED Gold