



City of Chicago



SO2017-134

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/25/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 13-L at 5150 N Northwest Hwy - App No. 19084
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE ORDINANCE

NO. 19084

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 B1-1 Neighborhood Shopping District symbols and indications as shown on Map No. 13-L in the area bounded by:

THAT PART OF BLOCK 4 IN THE VILLAGE OF JEFFERSON (ACCORDING TO THE MAP THEREOF RECORDED MARCH 29, 1855 IN BOOK 85 OF MAPS, PAGE 101) LYING SOUTH AND WEST OF NORWOOD PARK AVENUE (AS DEDICATED BY INSTRUMENT RECORDED MARCH 4, 1910 AS DOCUMENT NO. 4518811) WESTERLY OF THE WESTERLY LINE OF MILWAUKEE AVENUE AS SHOWN ON SAID MAP AND OF A STRIP OF LAND FORMERLY NORWOOD PARK AVENUE OR WEST WHARF STREET (NOW VACATED) LYING NORTHEASTERLY OF AND ADJOINING THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY AND SOUTH AND WEST OF AND ADJOINING BLOCK 4 AFORESAID, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY 250 FEET SOUTHEASTERLY FROM THE INTERSECTION OF SAID LINE WITH THE WEST LINE OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION 167.10 FEET, MORE OR LESS, EXTENDING TO THE SOUTHWESTERLY LINE OF NORWOOD PARK AVENUE; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHWESTERLY LINE OF NORWOOD PARK AVENUE, 379.5 FEET TO THE SOUTHWESTERLY LINE OF MILWAUKEE AVENUE; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF MILWAUKEE AVENUE 50 FEET; THENCE SOUTHWESTERLY 60 FEET AT RIGHT ANGLES TO SAID SOUTHWESTERLY LINE OF MILWAUKEE AVENUE; THENCE SOUTHWESTERLY 97.1 FEET AT RIGHT ANGLES TO THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY TO SAID RIGHT OF WAY LINE; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE, 406.08 FEET TO THE POINT OF BEGINNING (EXCEPTING THAT PART BETWEEN SOUTHWESTERLY LINE OF MILWAUKEE AVENUE AND A LINE 21 FEET SOUTHWESTERLY OF AND PARALLEL WITH SOUTHWESTERLY LINE OF MILWAUKEE AVENUE WHICH WAS DEEDED TO CITY OF CHICAGO);

ALL IN THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 67,224 SQ.FT. OR 1.54 ACRES MORE OR LESS.

to those of a B3-5 Community Shopping District and a corresponding use District is hereby established in the area above described.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance is hereby amended by changing all the B3-5 Community Shopping District symbols shown on Map Number 13-L in the area bounded by:

THAT PART OF BLOCK 4 IN THE VILLAGE OF JEFFERSON (ACCORDING TO THE MAP THEREOF RECORDED MARCH 29, 1855 IN BOOK 85 OF MAPS, PAGE 101) LYING SOUTH AND WEST OF NORWOOD PARK AVENUE (AS DEDICATED BY INSTRUMENT RECORDED MARCH 4, 1910 AS DOCUMENT NO. 4518811) WESTERLY OF THE WESTERLY LINE OF MILWAUKEE AVENUE AS SHOWN ON SAID MAP AND OF A STRIP OF LAND FORMERLY NORWOOD PARK AVENUE OR WEST WHARF STREET (NOW VACATED) LYING NORTHEASTERLY OF AND ADJOINING THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY AND SOUTH AND WEST OF AND ADJOINING BLOCK 4 AFORESAID, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY 250 FEET SOUTHEASTERLY FROM THE INTERSECTION OF SAID LINE WITH THE WEST LINE OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION 167.10 FEET, MORE OR LESS, EXTENDING TO THE SOUTHWESTERLY LINE OF NORWOOD PARK AVENUE; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHWESTERLY LINE OF NORWOOD PARK AVENUE, 379.5 FEET TO THE SOUTHWESTERLY LINE OF MILWAUKEE AVENUE; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF MILWAUKEE AVENUE 50 FEET; THENCE SOUTHWESTERLY 60 FEET AT RIGHT ANGLES TO SAID SOUTHWESTERLY LINE OF MILWAUKEE AVENUE; THENCE SOUTHWESTERLY 97.1 FEET AT RIGHT ANGLES TO THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY TO SAID RIGHT OF WAY LINE; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE, 406.08 FEET TO THE POINT OF BEGINNING (EXCEPTING THAT PART BETWEEN SOUTHWESTERLY LINE OF MILWAUKEE AVENUE AND A LINE 21 FEET SOUTHWESTERLY OF AND PARALLEL WITH SOUTHWESTERLY LINE OF MILWAUKEE AVENUE WHICH WAS DEEDED TO CITY OF CHICAGO);

ALL IN THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 67,224 SQ.FT. OR 1.54 ACRES MORE OR LESS.

to those of a Planned Development, which is hereby established in the area above described,
subject to use and bulk regulations as are set forth in the Plan of Development herewith attached
and made a part hereof and to no others.

SECTION 3. This ordinance takes effect after its passage and due publication.

Property Address: 5150 N. NORTHWEST HIGHWAY, CHICAGO, ILLINOIS

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number 19084, (Planned Development) consists of approximately 67,224 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is controlled by the Applicant, LSC Development, LLC.
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.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

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 Chicago. *Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.*

4. This Plan of Development consists of 17 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan and Sub-Area Map; Floor Plans; a Green Roof Plan; and, Building Elevations (North, South, East and West) prepared by Sullivan, Goulet & Wilson Architects, and dated March 16, 2017, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and 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

Applicant: LSC Development, LLC
Address: 5150 N. Northwest Highway
Date Introduced: 1/25/2017
Plan Commission: 3/16/2017

intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. In each of the following Sub Areas, the following uses shall be permitted in this Planned Development (PD):

Sub-Area A: Residential Storage Warehouse, Accessory and Related Uses, Accessory Parking.

Sub-Area B: Multi-Unit Residential, Accessory and Related Uses, Accessory Parking.

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. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 67,224 square feet and a base FAR of 5.0.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, 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.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by 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.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.

Applicant: LSC Development, LLC
Address: 5150 N. Northwest Highway
Date Introduced: 1/25/2017
Plan Commission: 3/16/2017

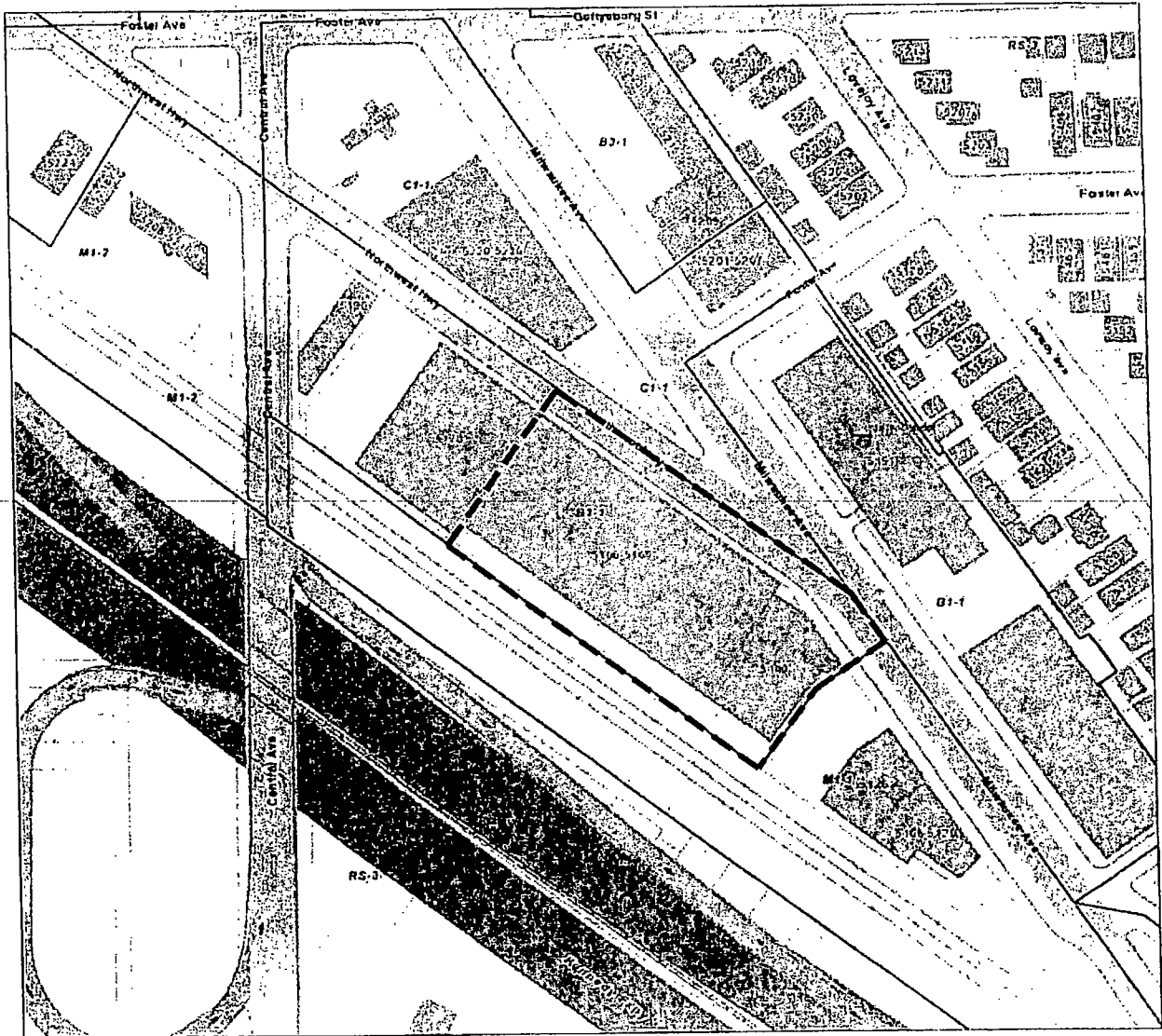
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance
16. If the Applicant seeks development within Sub-Area B, the Applicant must submit an application to amend the planned development which is in place at the time of the proposal. An application to amend the planned development shall be reviewed in accordance with Review and approval procedures delineated under section 17-13-0600 of the Chicago Zoning Ordinance.
17. This Planned Development shall be governed by Section 17-13-0612. 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 B3-5.

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Address: 5150 N. Northwest Highway
Date Introduced: 1/25/2017
Plan Commission: 3/16/2017

BULK REGULATIONS TABLE

Net Site Area:	67,224	Square Feet
Subarea A:	33,556	Square Feet
Subarea B:	33,668	Square Feet
Area in the Public Right of Way:	14,812	Square Feet
Subarea A:	5,961	Square Feet
Subarea B:	8,851	Square Feet
Gross Site Area:	82,036	Square Feet
Subarea A:	39,517	Square Feet
Subarea B:	42,519	Square Feet
Maximum Floor Area Ratio:		
Subarea A:	5.0	
Subarea B:	5.0	
Maximum Number of Dwelling Units:		
Subarea A:	0	
Subarea B:	TBD	
Maximum Building Height:		
Subarea A:	80'	
Subarea B:	TBD	
Minimum Number of Parking Spaces:		
Subarea A:	7	
Subarea B:	TBD	
Minimum Number of Loading Berths:		
Subarea A:	2-10x25	
Subarea B:	TBD	
Minimum Number of Bicycle Parking:		
Subarea A:	0	
Subarea B:	TBD	
Minimum Setbacks:	In accordance with the Site Plan	

Applicant: LSC Development, LLC
 Address: 5150 N. Northwest Highway
 Date Introduced: 1/25/2017
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LEGEND

----- PLANNED DEVELOPMENT BOUNDARY

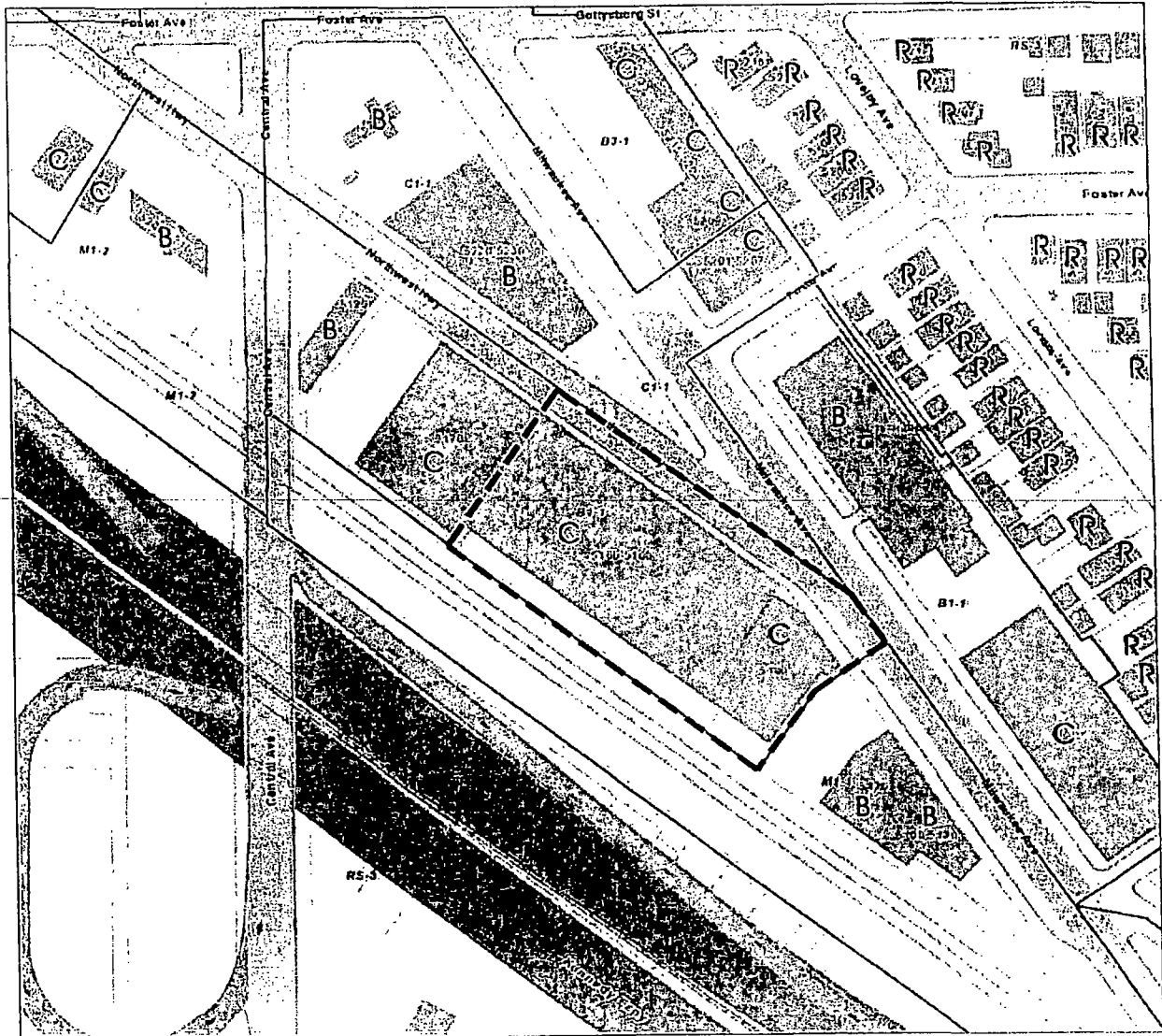


EXISTING ZONING MAP

APPLICANT: LSC DEVELOPMENT
ADDRESS: 5150 & 5154 NORTHWEST HWY
PLAN COMMISSION DATE: MARCH 16, 2017

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& WILSON

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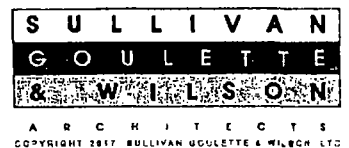
LEGEND

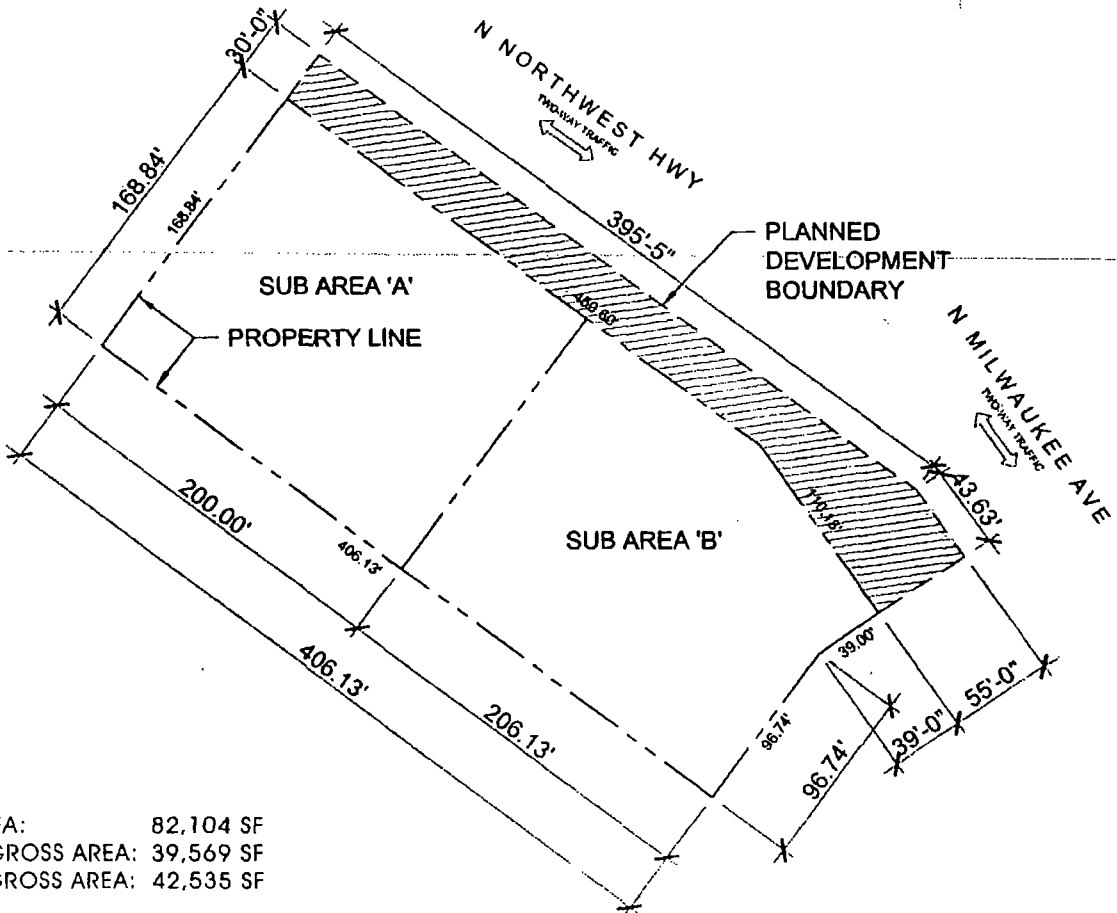
- PLANNED DEVELOPMENT BOUNDARY
- R RESIDENTIAL
- B BUSINESS
- C COMMERCIAL



EXISTING LAND USE MAP

APPLICANT: LSC DEVELOPMENT
 ADDRESS: 5150 & 5154 NORTHWEST HWY
 PLAN COMMISSION DATE: MARCH 16, 2017





PD GROSS AREA: 82,104 SF
 SUB AREA 'A' GROSS AREA: 39,569 SF
 SUB AREA 'B' GROSS AREA: 42,535 SF

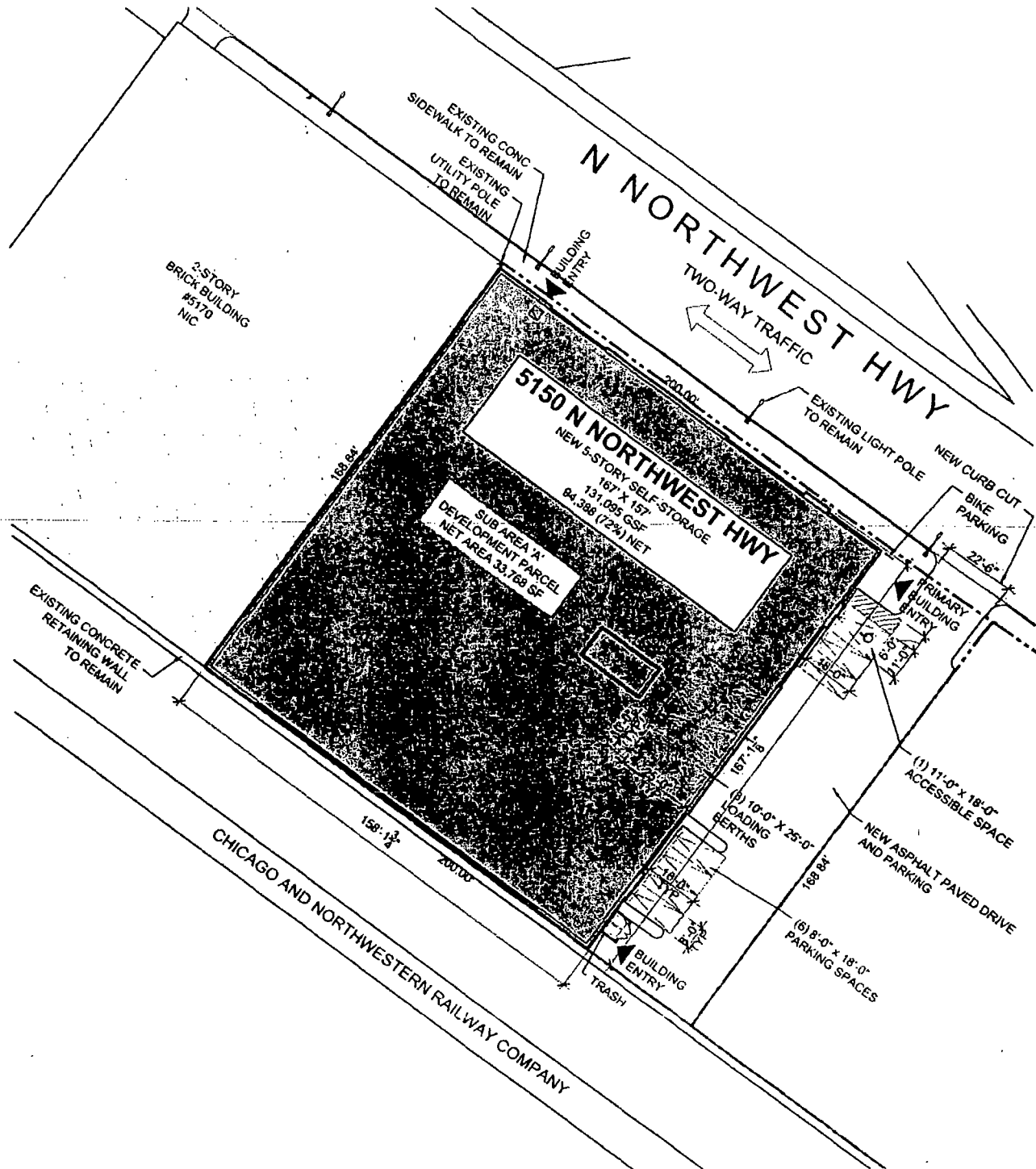
 SUB AREA 'A' NET AREA: 33,768 SF
 SUB AREA 'B' NET AREA: 33,667 SF
 TOTAL NET AREA: 67,435 SF

**PLANNED DEVELOPMENT BOUNDARY/
PROPERTY LINE MAP**

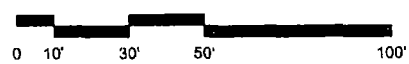


APPLICANT: LSC DEVELOPMENT
 ADDRESS: 5150 & 5154 NORTHWEST HWY
 PLAN COMMISSION DATE: MARCH 16, 2017

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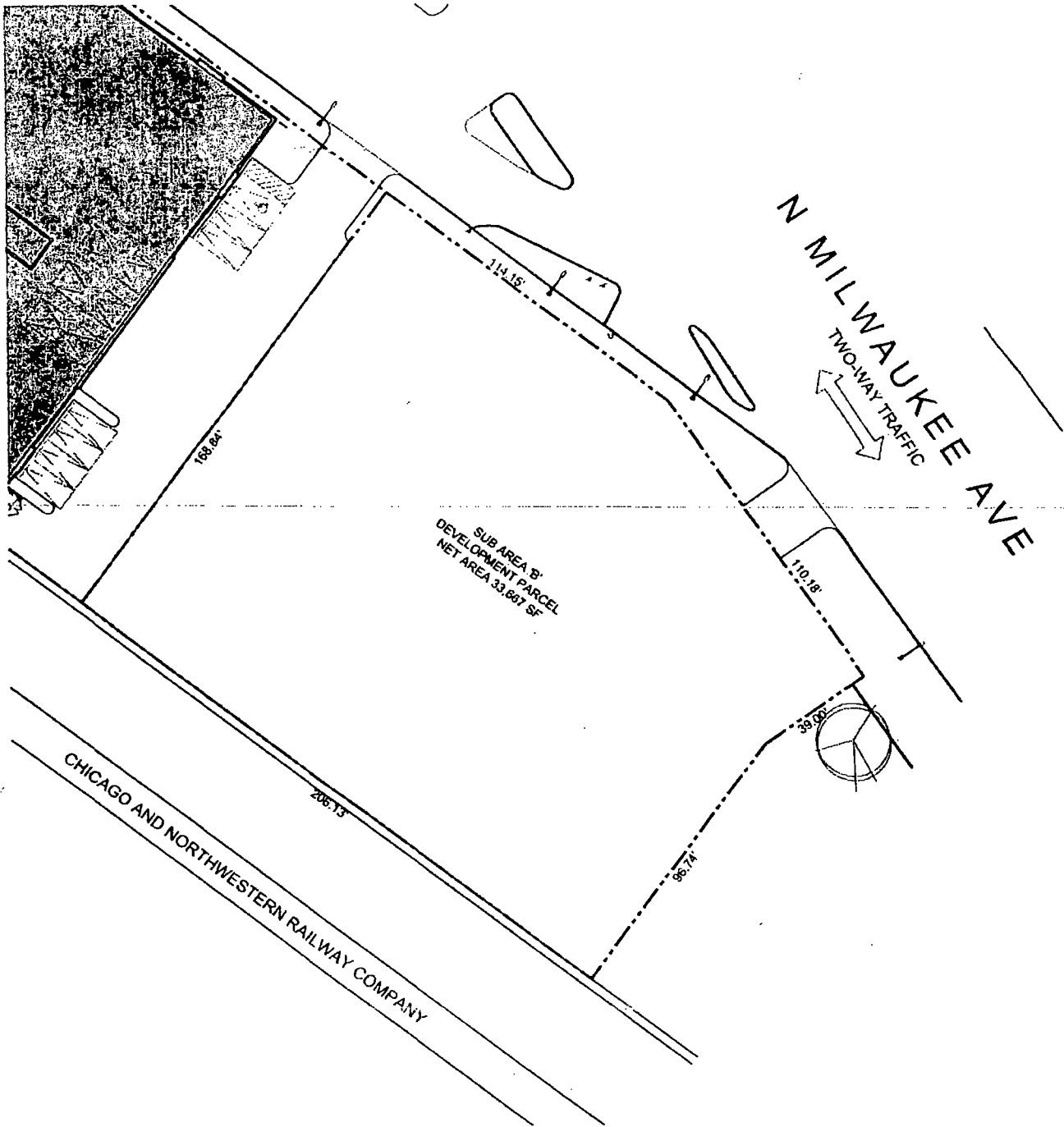


SITE PLAN
SUB AREA 'A'

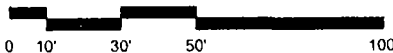


APPLICANT: LSC DEVELOPMENT
ADDRESS: 5150 & 5154 NORTHWEST HWY
PLAN COMMISSION DATE: MARCH 16, 2017

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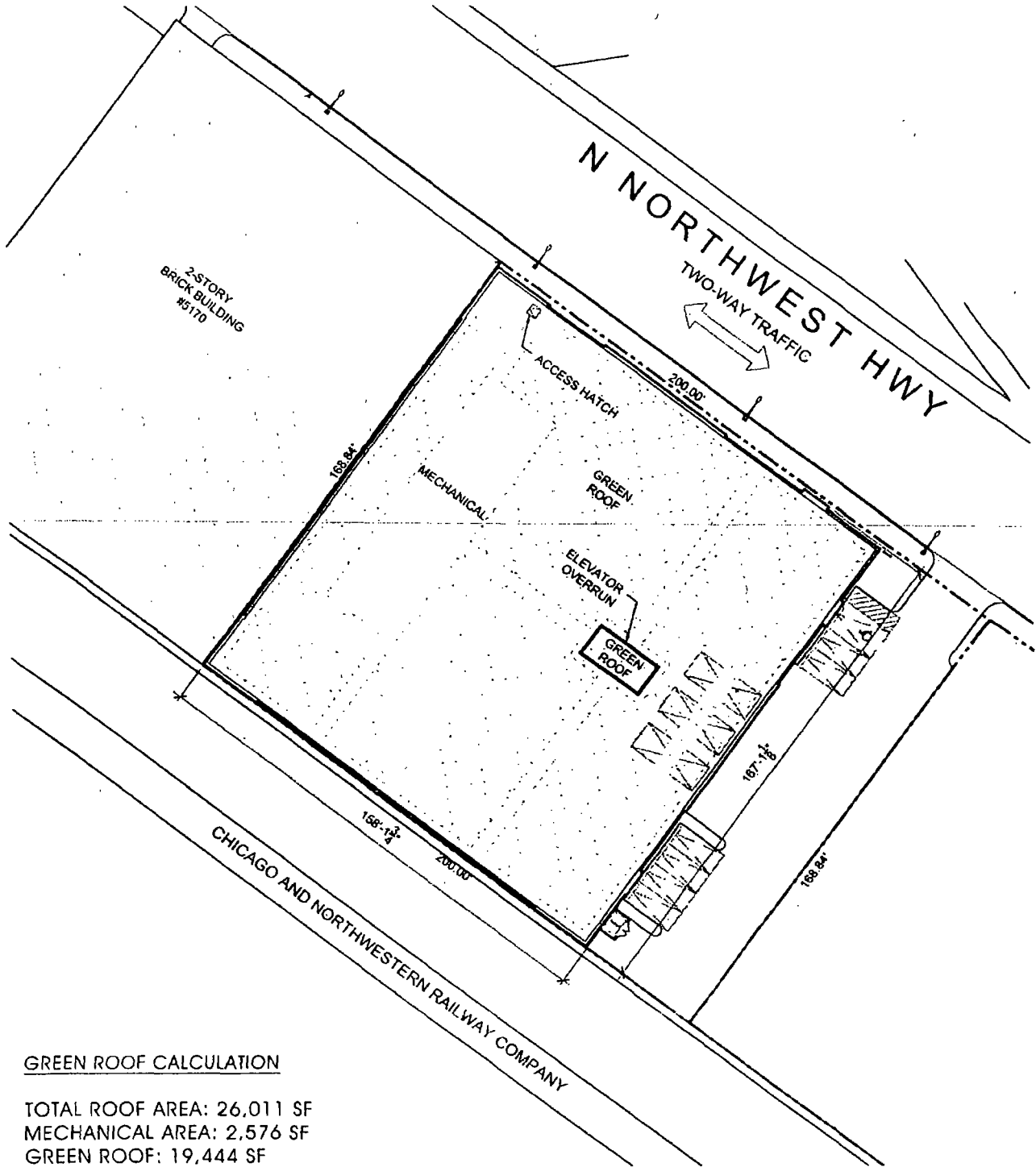
SITE PLAN
SUB AREA 'B'



APPLICANT: LSC DEVELOPMENT
ADDRESS: 5150 & 5154 NORTHWEST HWY
PLAN COMMISSION DATE: MARCH 16, 2017



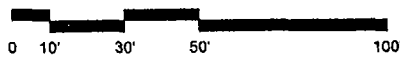
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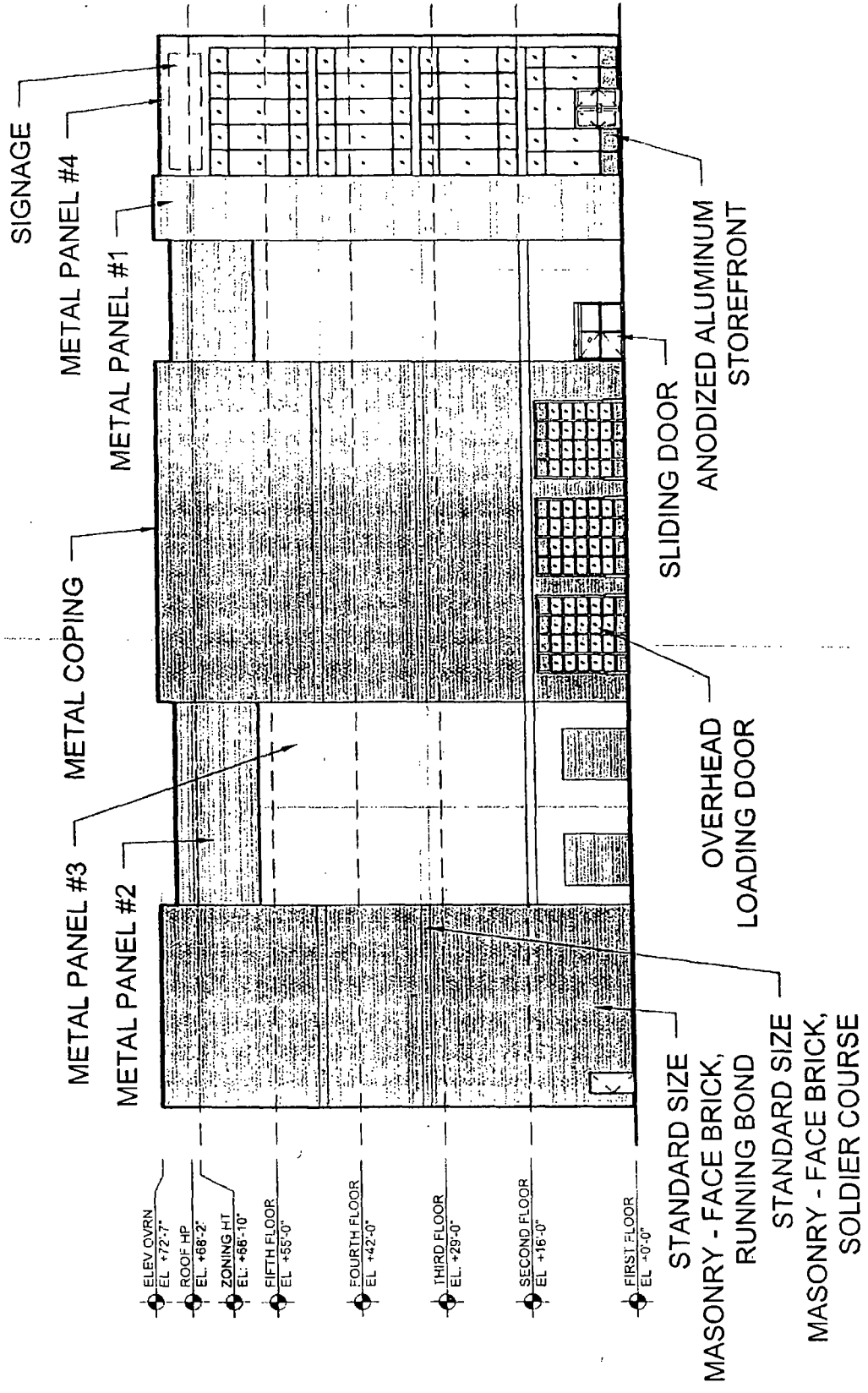
GREEN ROOF CALCULATION

TOTAL ROOF AREA: 26,011 SF
MECHANICAL AREA: 2,576 SF
GREEN ROOF: 19,444 SF

GREEN ROOF PLAN



APPLICANT: LSC DEVELOPMENT
ADDRESS: 5150 & 5154 NORTHWEST HWY
PLAN COMMISSION DATE: MARCH 16, 2017

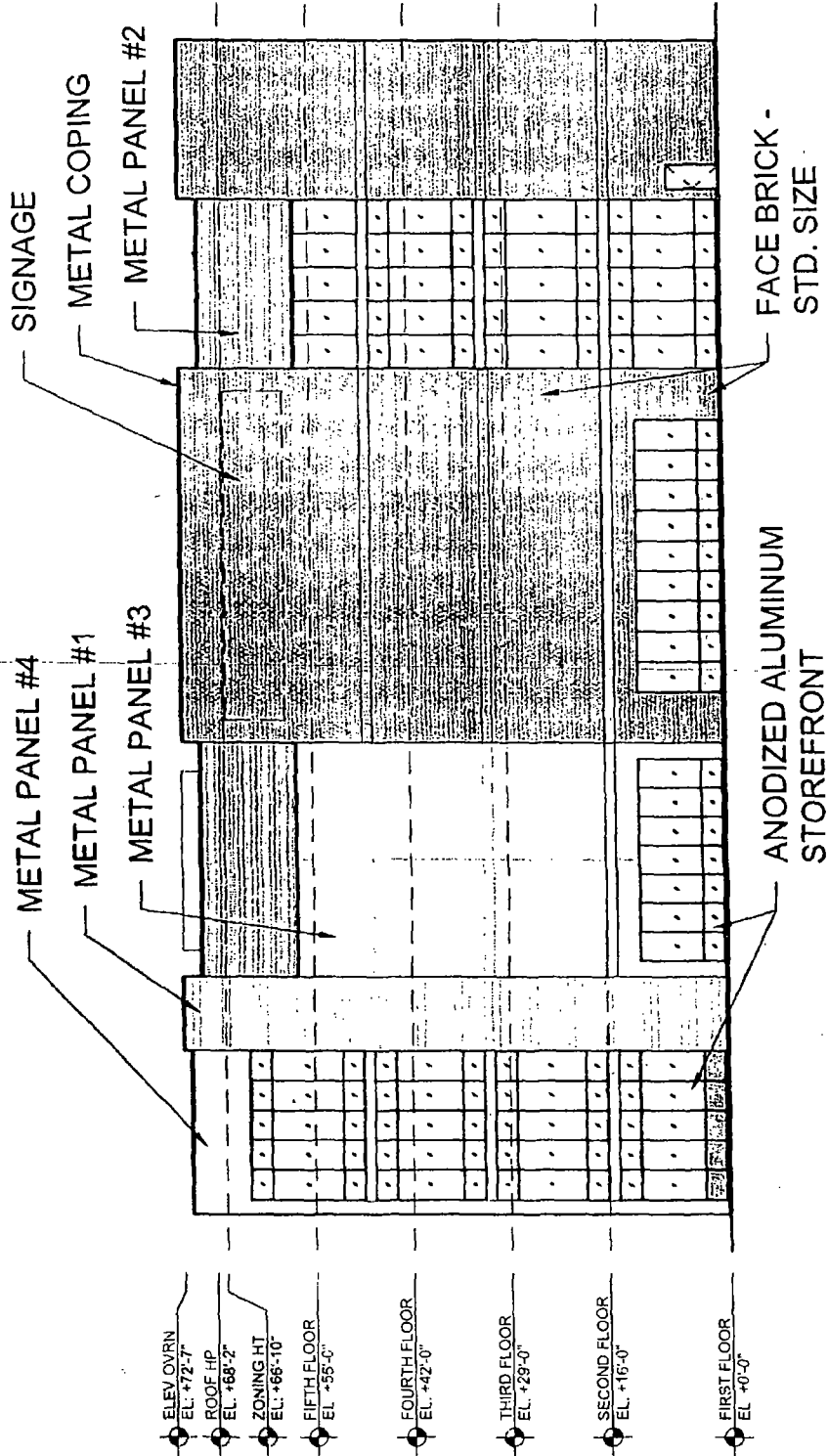


EAST ELEVATION

APPLICANT: LSC DEVELOPMENT
 ADDRESS: 5150 & 5154 NORTHWEST HWY
 PLAN COMMISSION DATE: MARCH 16, 2017



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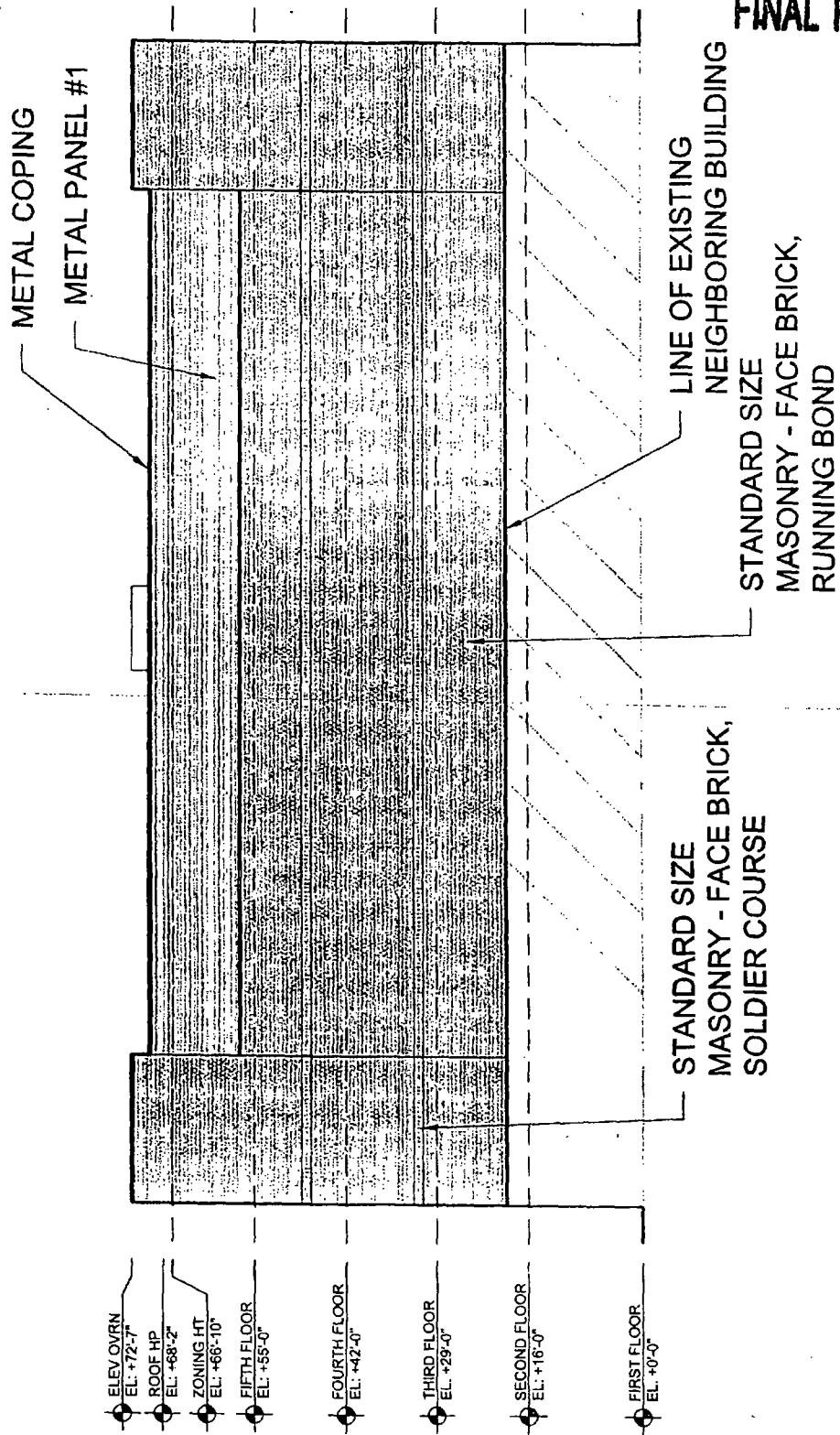


NORTH ELEVATION

APPLICANT: LSC DEVELOPMENT
 ADDRESS: 5150 & 5154 NORTHWEST HWY
 PLAN COMMISSION DATE: MARCH 16, 2017

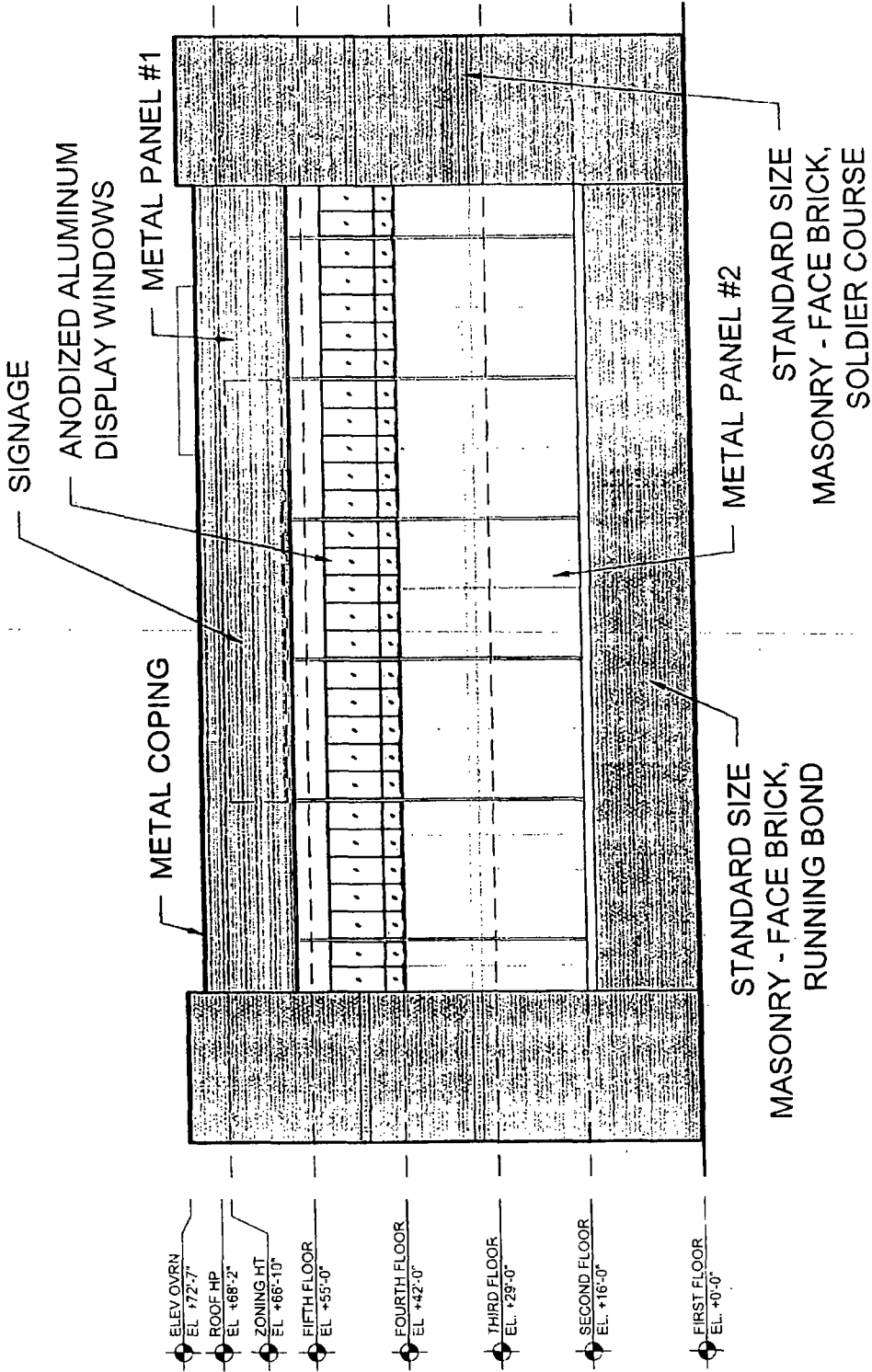


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WEST ELEVATION

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ADDRESS: 5150 & 5154 NORTHWEST HWY
PLAN COMMISSION DATE: MARCH 16, 2017



SOUTH ELEVATION

APPLICANT: LSC DEVELOPMENT
 ADDRESS: 5150 & 5154 NORTHWEST HWY
 PLAN COMMISSION DATE: MARCH 16, 2017

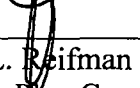


DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

19084
FINAL

MEMORANDUM

To: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

From: 
David L. Reifman
Chicago Plan Commission

Date: March 16, 2017

Re: Proposed Planned Development for the property generally located at 5150-5154 North Northwest Highway.

On March 16, 2017, the Chicago Plan Commission recommended approval of the proposed planned development submitted by LSC Development, LLC; a copy of which is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano
PD Master File (Original PD, copy of memo)



CITY COUNCIL

CITY OF CHICAGO

COUNCIL CHAMBER
CITY HALL - ROOM 304
121 NORTH LA SALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE: 312 744-6845
FAX: 312 744-6572

COMMITTEE MEMBERSHIPS

- ZONING, LANDMARKS & BUILDING STANDARDS
(CHAIRMAN)
- AVIATION
- BUDGET AND GOVERNMENT OPERATIONS
- COMMITTEES, RULES & ETHICS
- EDUCATION AND CHILD DEVELOPMENT
- FINANCE
- HUMAN RESOURCES
- PUBLIC SAFETY
- WORKFORCE DEVELOPMENT AND AUDIT

DANIEL S. SOLIS

ALDERMAN, 25TH WARD
1645 South Blue Island Avenue
CHICAGO, ILLINOIS 60608
TELEPHONE: (773) 523-4100
FAX: (773) 523-9900

MAY 24, 2017

REPORT OF THE COMMITTEE ON ZONING, LANDMARKS, AND BUILDING STANDARDS

PRESENTING A REPORT FOR YOUR COMMITTEE ON ZONING, LANDMARKS AND BUILDING STANDARDS WHICH HELD A MEETING ON MAY 22, 2017. THE FOLLOWING ORDINANCES WERE PASSED BY A MAJORITY OF THE MEMBERS PRESENT.

PAGES ONE CONTAINS ONE MAP AMENDMENT REGARDING LAND USE.

I HEREBY MOVE PASSAGE OF THESE ITEMS BY THE LAST MOST FAVORABLE VOTE OF THE FINANCE COMMITTEE REPORT AND THE ASSOCIATED MOTION TO RECONSIDER.

Respectfully submitted,

Daniel S. Solis
Alderman, 25 th Ward