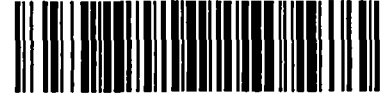




City of Chicago



SO2014-8799

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/5/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map Nos. 3-G and 5-G at 1521 W North Ave and 1550 N Bosworth Ave - App No. 18213
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

18213
INTRO DATE:
11-05-2014

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 bound 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, and a corresponding use district is hereby established in the area above described.

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

Commonly known as: 1521 West North Avenue/1550 North Bosworth Avenue

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Commonly known as: 1521 West North Avenue/1550 North Bosworth Avenue

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 987, AS AMENDED
BULK REGULATIONS TABLE

FINAL FOR PUBLICATION

Gross Site Area: 114,477.54 sq. ft. (2.63 acres)

Area in public rights-of way: 43,682.54 sq. ft. (1.00 acres)

Net Site Area: 70,795 sq. ft. (1.625 acres)

Maximum FAR: 2.92

Sub Area A: 2.12

Sub Area B: 3.21

Sub Area C: 4.30

Maximum Number of Dwelling Units:

Sub Area A: 0

Sub Area B: 0

Sub Area C: 30

Maximum Building Height:

Sub Area A: 71'-0"

Sub Area B: 63'-0"

Sub Area C: 80'-0" (not including stair/elevator penthouse overrun)

Minimum Parking Spaces:

Sub Area A: 88

Sub Area B: 22

Sub Area C: 1 parking space per unit

Minimum Loading Berths:

Sub Area A: 0

Sub Area B: 0

Sub Area C: 1

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

*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"). Sub Area 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 Sub Area Map; Sub Area 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.

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Introduced: November 5, 2014
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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:

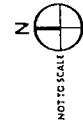
Body art service, taverns, fast food restaurants (excluding those serving primarily non-alcoholic beverages), inter-track wagering facilities, liquor stores (except those selling exclusively wine and wine related products are permitted), coin-operated laundromat, heavy equipment sales/rental, and non-accessory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

6. On-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. 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 Sub Area 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.

Applicant: Jones Chicago Real Property 1, LLC
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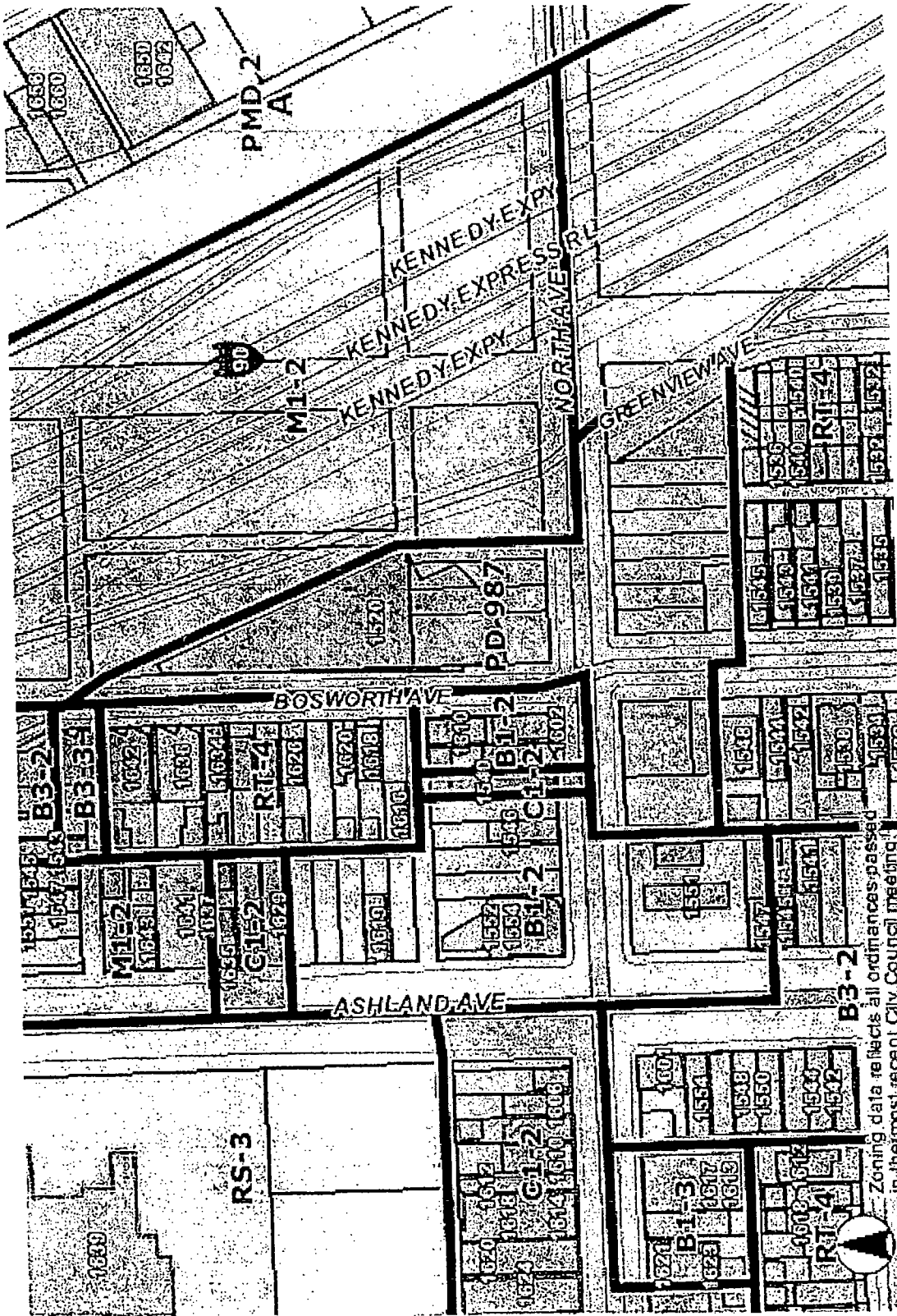
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. 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.
12. 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 Sub Area B shall construct a 13,212 sq. ft. green roof, which represents 100% of the net roof area. Additionally, the building to be constructed in Sub Area B shall exceed ASHRAE 90.1-2004 as required by the City of Chicago Sustainable Development Policy.
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 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 RBPB No. 987.

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SURROUNDING ZONING MAP

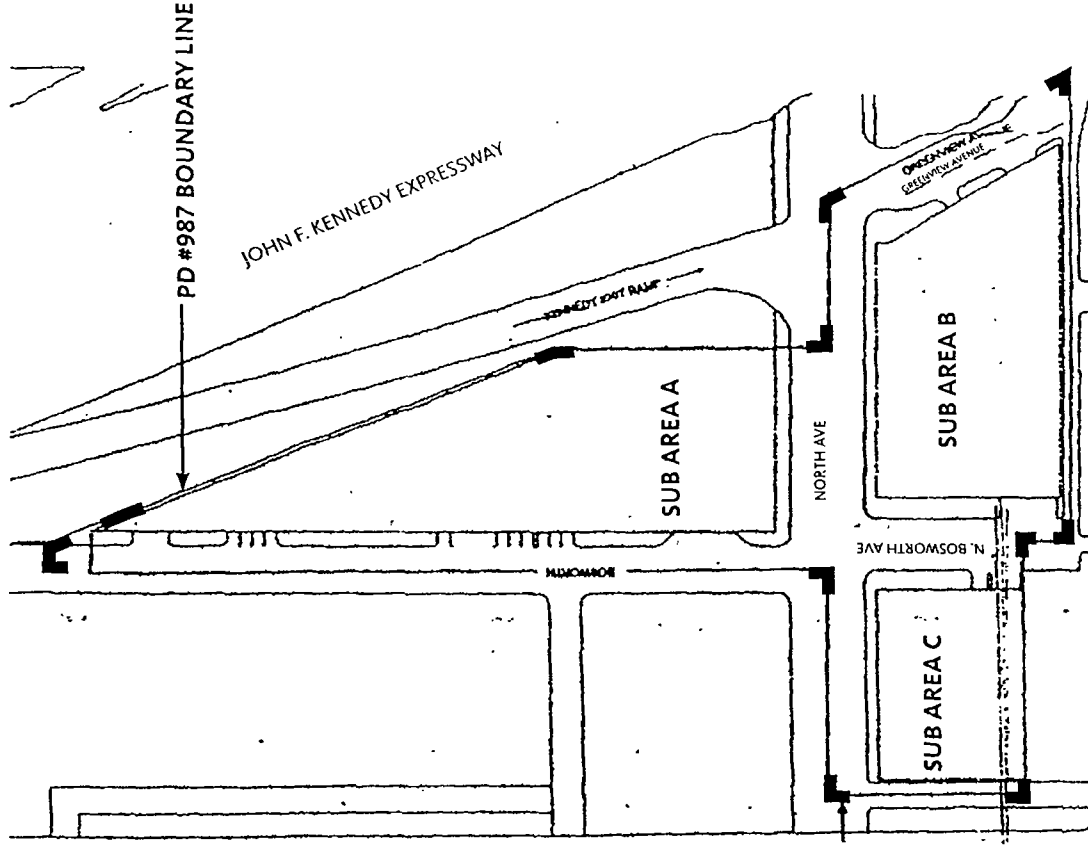
PD #987, Sub Area B
Gensler



Zoning data reflects all ordinances passed in the most recent City Council meeting.

Fletcher Jones Audi Sales Center

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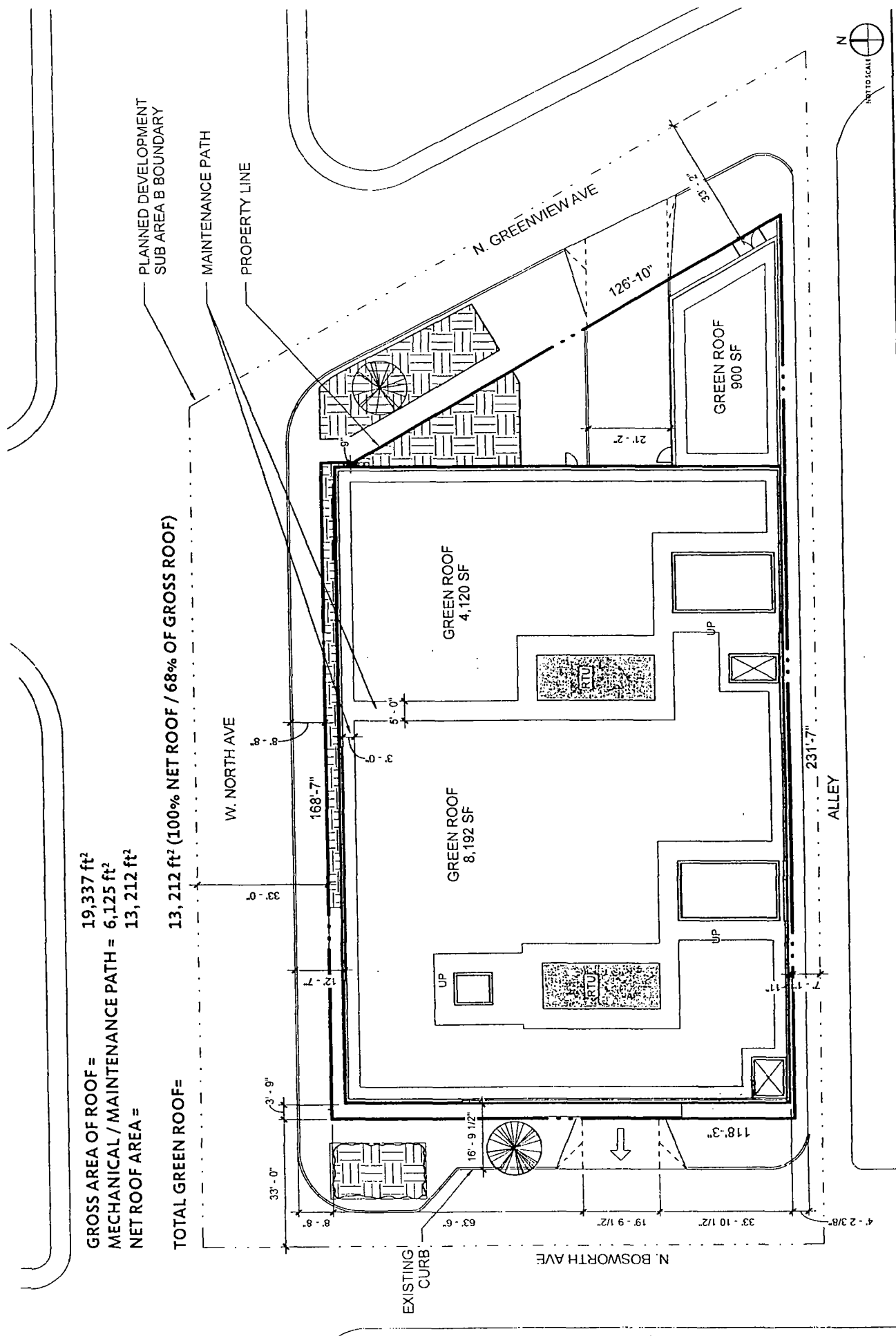


PLANNED DEVELOPMENT BOUNDARY AND SUB AREA MAP

Fletcher Jones Audi Sales Center

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PD #987, Sub Area B
 Genster



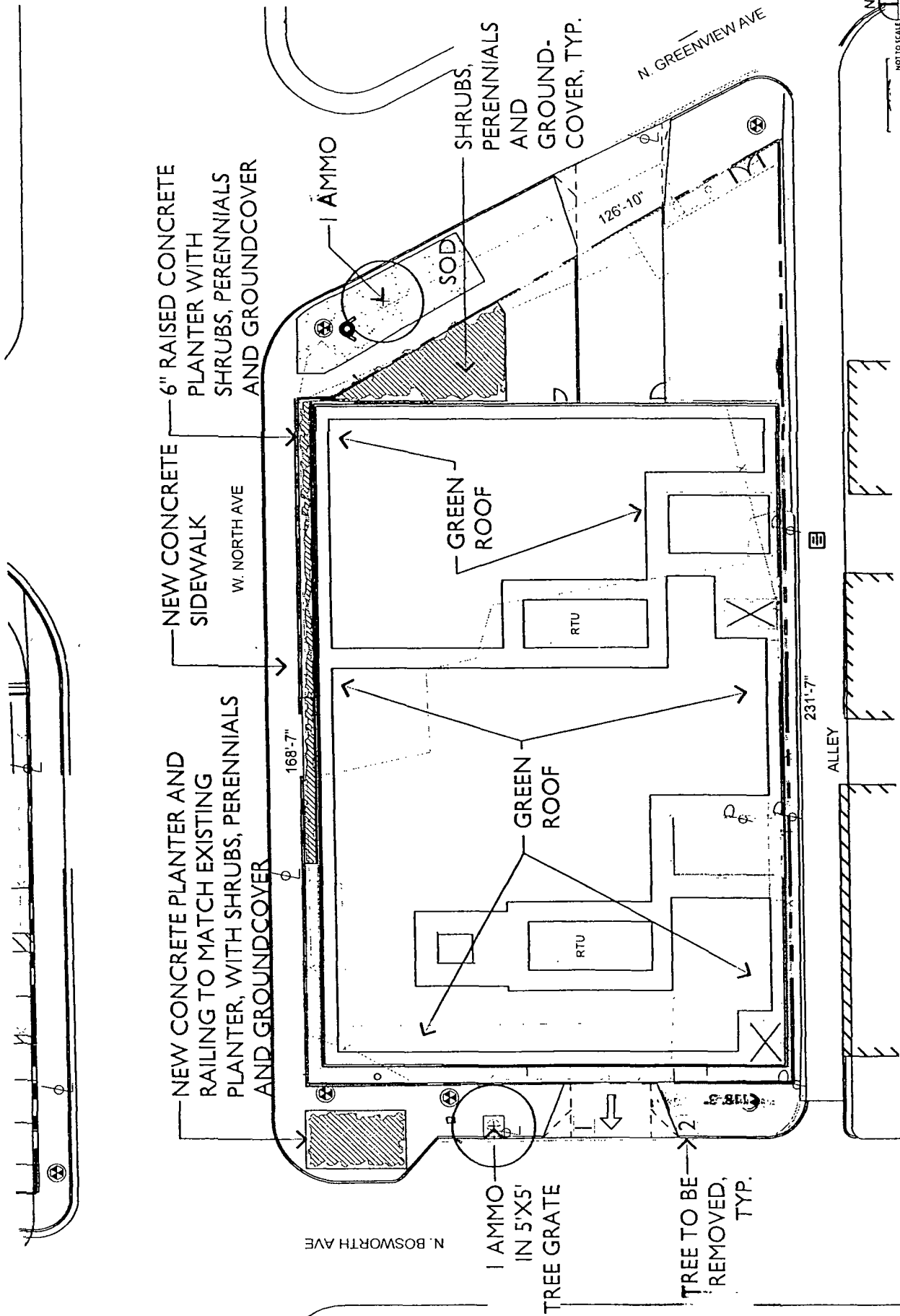
GROSS AREA OF ROOF = 19,337 ft²
 MECHANICAL / MAINTENANCE PATH = 6,125 ft²
 NET ROOF AREA = 13,212 ft²

TOTAL GREEN ROOF = 13,212 ft² (100% NET ROOF / 68% OF GROSS ROOF)

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SUB AREA B BOUNDARY AND PROPERTY LINE MAP

PD #987, Sub Area B
 Gensler

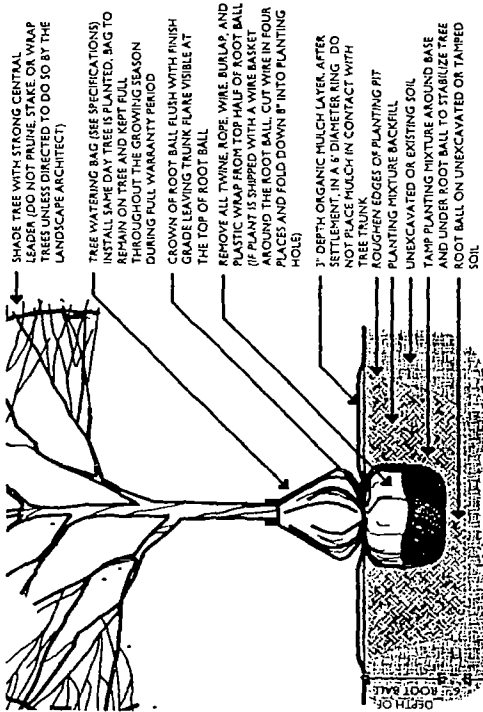


SITE, LANDSCAPE, GREEN ROOF PLAN

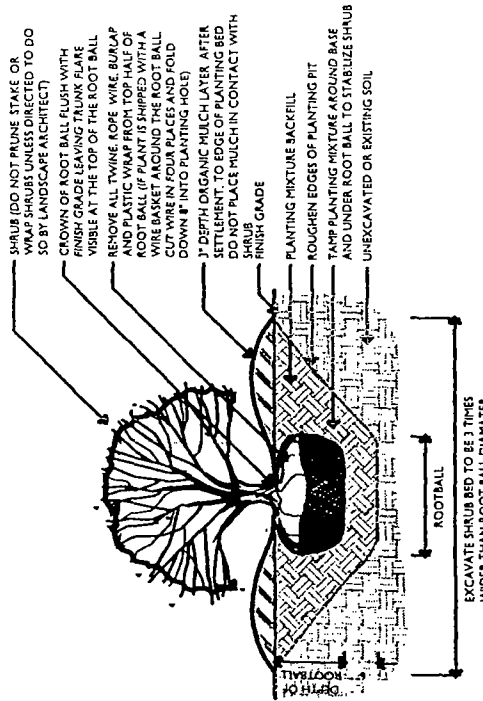
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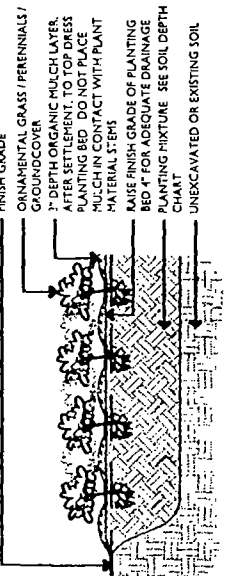
PD #987, Sub Area B
 Gensler



1 TREE INSTALLATION DETAIL
SCALE: 3/16" = 1'-0"



2 SHRUB INSTALLATION DETAIL
SCALE: 3/8" = 1'-0"



3 GROUND COVER AND PERENNIAL INSTALLATION DETAIL
SCALE: 3/8" = 1'-0"

NOTE: THE CONTRACTOR IS TO SUPPLY SOIL FILL MATERIAL TO THE DEPTHS INDICATED ON THE CHART BELOW.

PLANT LIST ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANT LIST. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.

CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPR	ROOT	REMARKS
AMMO	ACER MORTON	STATE STREET MAPLE	2	4"	-	-	B&B	SINGLE STRAIGHT TRUNK. SPECIMEN QUALITY
DS	DIERVILLA SESSILIFOLIA	SOUTHERN BUSH HONEYSUCKLE	-	24"	-	-	#5	4'-0" ON CENTER
JCSG	JUNIPERUS CHINENSIS SEA GREEN	SEA GREEN JUNIPER	-	24"	-	-	#5	4'-0" ON CENTER
JHP	JUNIPERUS HORIZONTALIS	ANDORRA COMPACT JUNIPER	-	18"	-	-	#5	3'-0" ON CENTER
POS	PHYSOCARPUS OPULIFOLIUS SEWARD	SUMMER WINE NINEBARK	-	36"	-	-	#5	4'-0" ON CENTER
RAE	RIBES ALPINUM	ALPINE CURRANT	-	24"	-	-	#5	4'-0" ON CENTER

SOIL DEPTH CHART

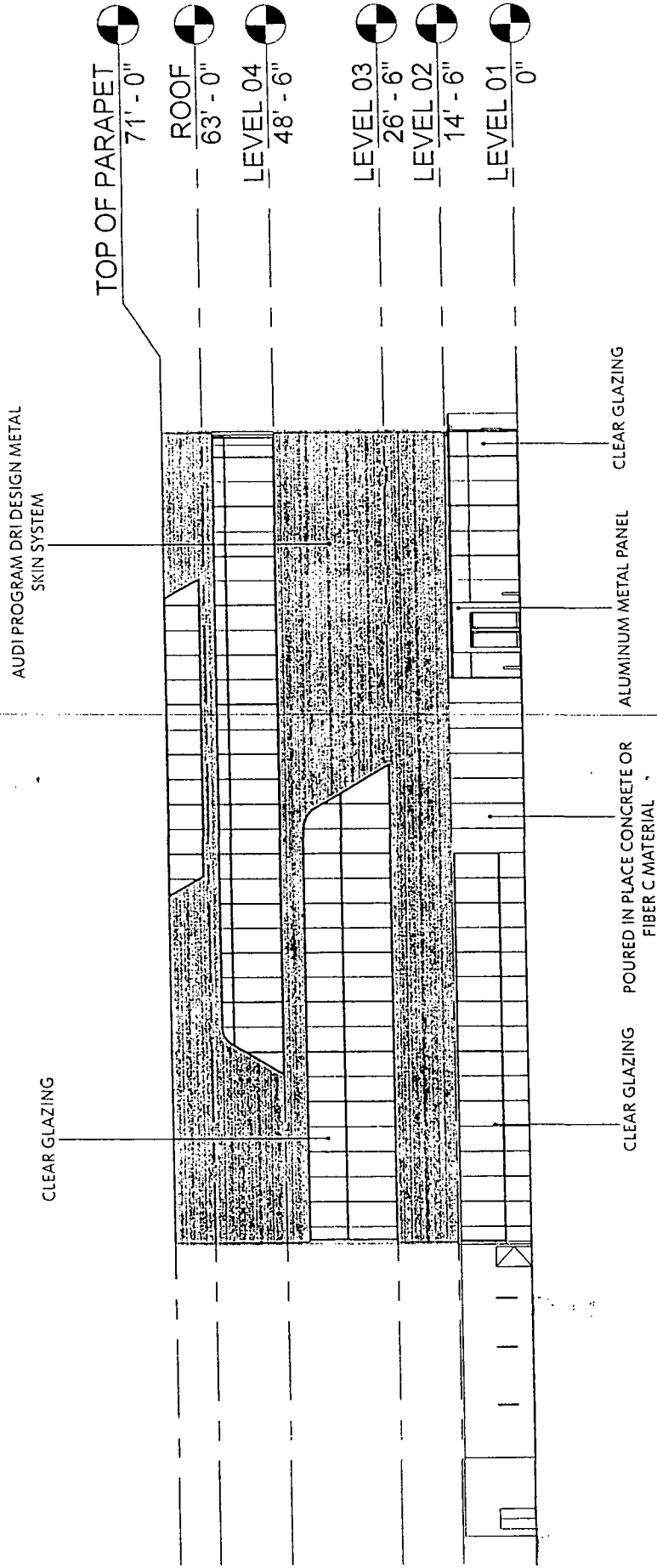
LANDSCAPE AREAS	DEPTH IN INCHES
LAWN AREAS (SOD)	12
LAWN AREAS (SEED)	NA
PERENNIALS PLANTING BEDS - MEDIUM AND SMALL SHRUBS	18 PLANTING MIX
RAISED PLANTERS	18 PLANTING MIX
SHADE AND ORNAMENTAL TREES	PER TREE INSTALLATION DETAIL

Fletcher Jones Audi Sales Center

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LANDSCAPE DETAILS

PD #987, Sub Area B
Gensler



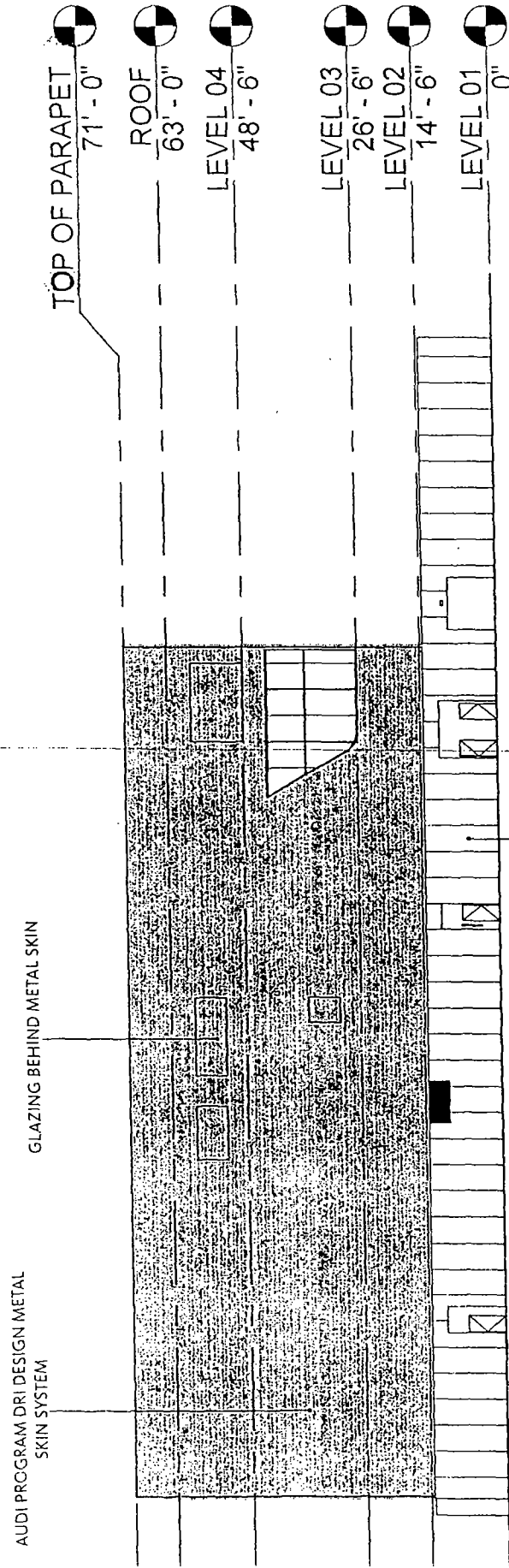
NOT TO SCALE

NORTH ELEVATION

Fletcher Jones Audi Sales Center

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PD #987, Sub Area B
 Gensler



NOT TO SCALE

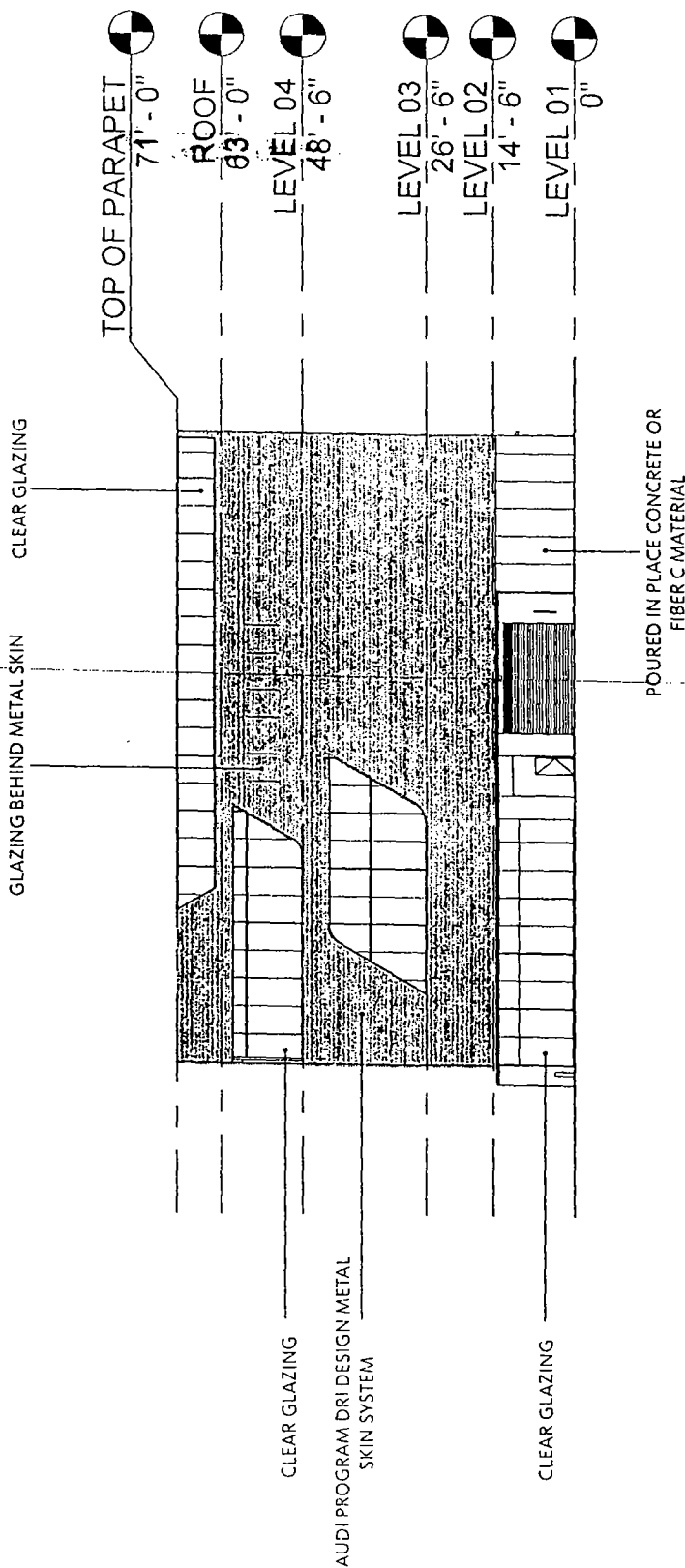
SOUTH ELEVATION

Fletcher Jones Audi Sales Center

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 Introduced: November 5, 2014
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PD #987, Sub Area B
 Gensler

NOT TO SCALE



WEST ELEVATION

Fletcher Jones Audi Sales Center

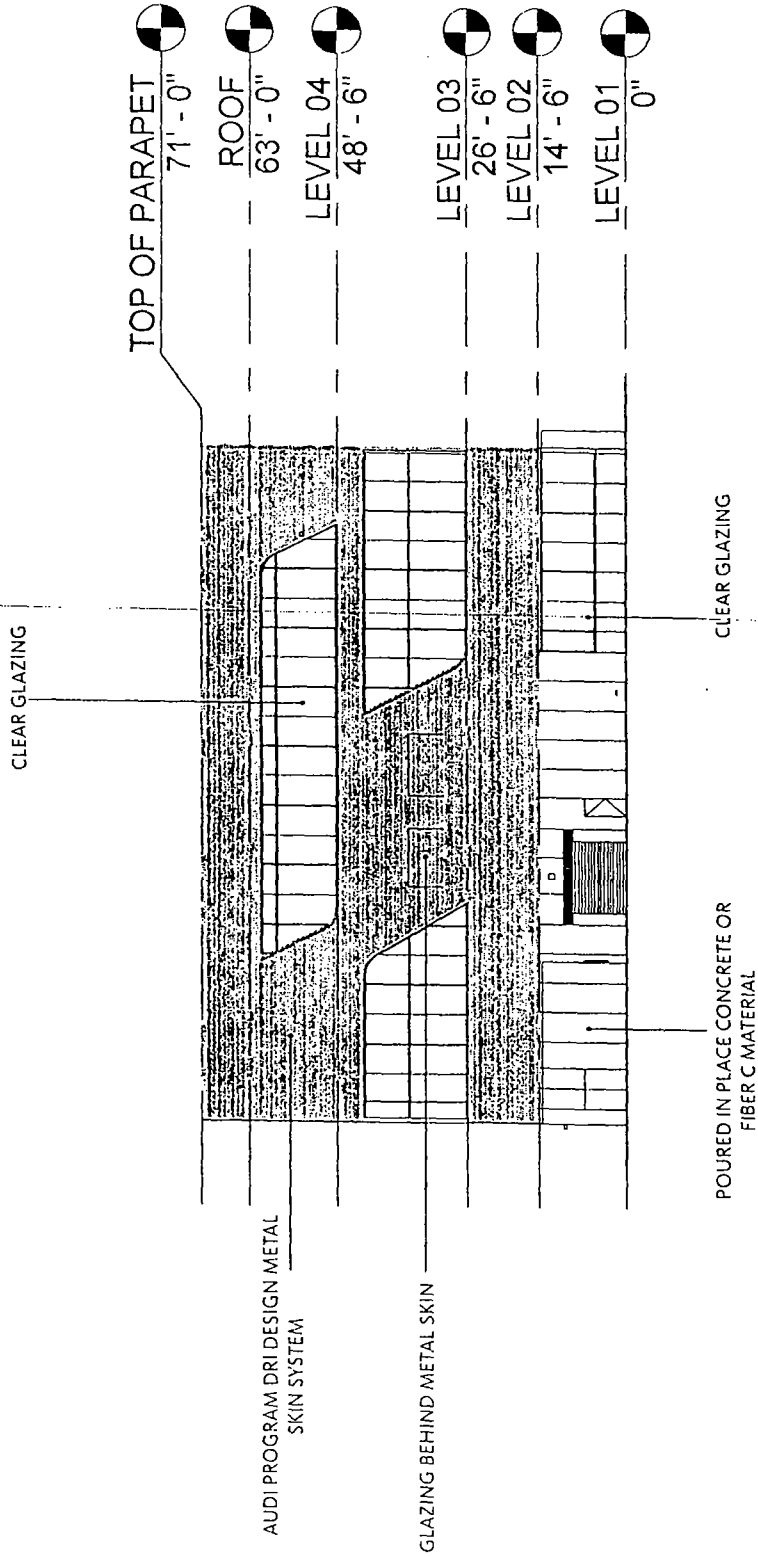
Applicant: Jones Chicago Real Property 1, LLC
 Address: 1521 North Avenue / 1550 North Bosworth Avenue
 Introduced: November 5, 2014
 Plan Commission: April 16, 2015

PD #987, Sub Area B
 Gensler

NOT TO SCALE

EAST ELEVATION

PD #987, Sub Area B
Gensler



Fletcher Jones Audi Sales Center

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