



# City of Chicago



SO2018-7757

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/20/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 11-H at 4325-4343 N Ravenswood Ave - App No. 19826
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE ORDINANCE

Final for Publication

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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 11-H in the area bounded by:

a line 142.50 feet south of West Montrose Avenue; the public alley next east of and parallel to North Ravenswood Avenue; a line 342.66 feet south of West Montrose Avenue; and North Ravenswood Avenue

to those of a C3-3 Commercial, Manufacturing and Employment District which is hereby established in the area described above.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current C3-3 Commercial, Manufacturing and Employment District symbols and indications as shown on Map No. 11-H in the area bounded by:

a line 142.50 feet south of West Montrose Avenue; the public alley next east of and parallel to North Ravenswood Avenue; a line 342.66 feet south of West Montrose Avenue; and North Ravenswood Avenue

to those of a Business Planned Development as amended, which is hereby established in the area described above.

SECTION 3. This Ordinance shall be in force and effect from and after its passage and due publication.

Property Address: 4325-4343 North Ravenswood Avenue

## BUSINESS PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number \_\_\_\_\_, (“Planned Development”) consists of approximately 32,632 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by the Applicant, Nevermore Ventures, 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 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 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, 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement (“Agreement”) by and between the Department of Transportation’s Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation’s Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

Applicant: Nevermore Ventures, LLC  
Address: 4325-43 North Ravenswood Avenue  
Introduction Date: September 20, 2018  
Plan Commission Date: November 15, 2018

The Perimeter Restoration Agreement must be must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of fourteen (14) Statements: a Bulk Regulations Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Roof Plan; and Building Elevations submitted herein. Full-sized copies of the Site/Ground Floor Plan, Green Roof/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 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 a Business Planned Development: Restaurants, General, with incidental service of liquor and at grade outdoor seating; large venue spaces (1000+occupancy) with incidental service of liquor and at grade outdoor seating; private club; offices and accessory uses. In addition, the operation of the venue space shall be in accordance with the Plan of Operation attached to the license.

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 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. 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.

9. 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 Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

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10. 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.

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 a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders 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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

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 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.

14. 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 a C3-3 Commercial, Manufacturing and Employment District.

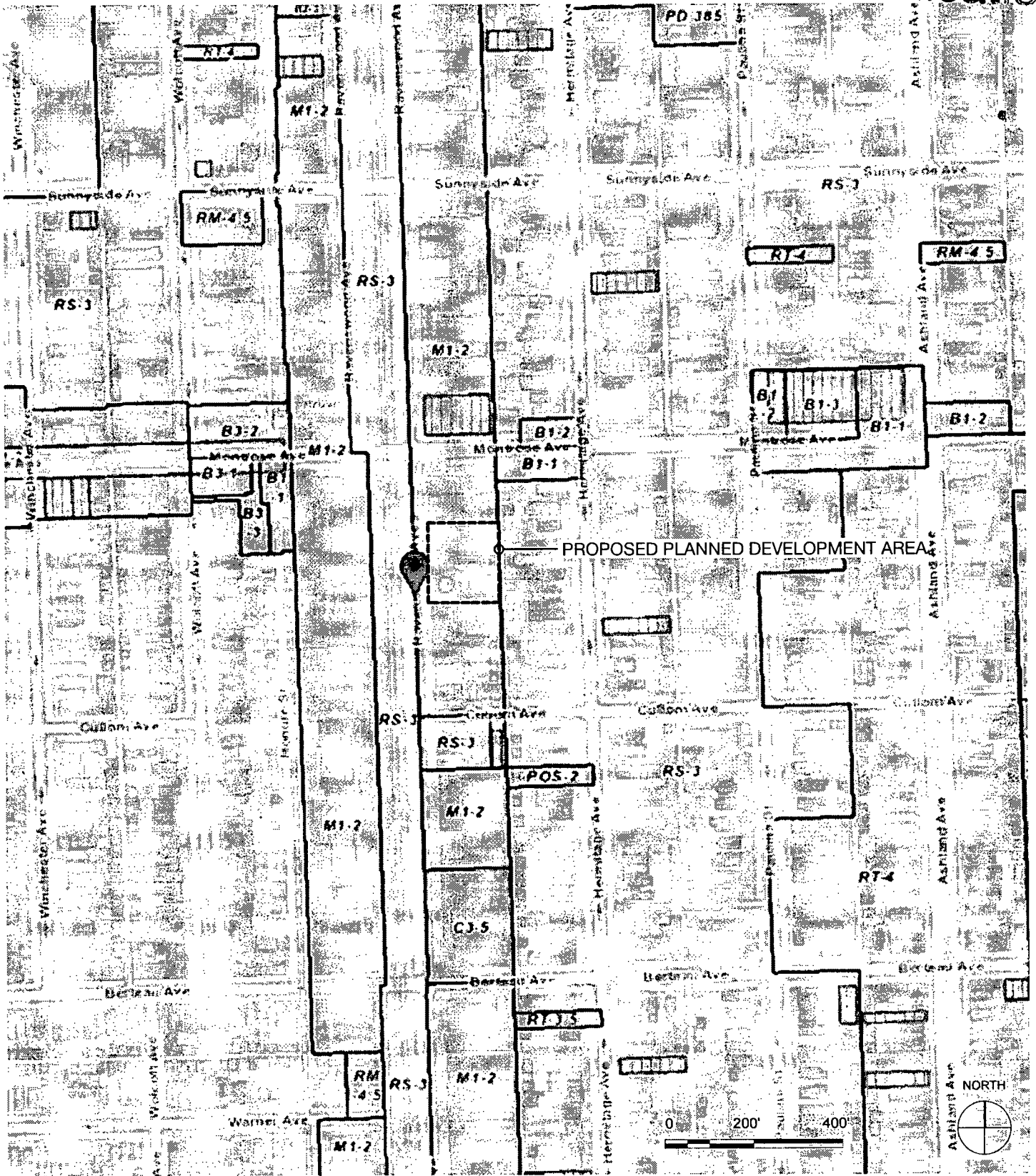
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RESIDENTIAL BUSINESS PLANNED DEVELOPMENT  
PLAN OF DEVELOPMENT  
BULK REGULATIONS AND DATA TABLE

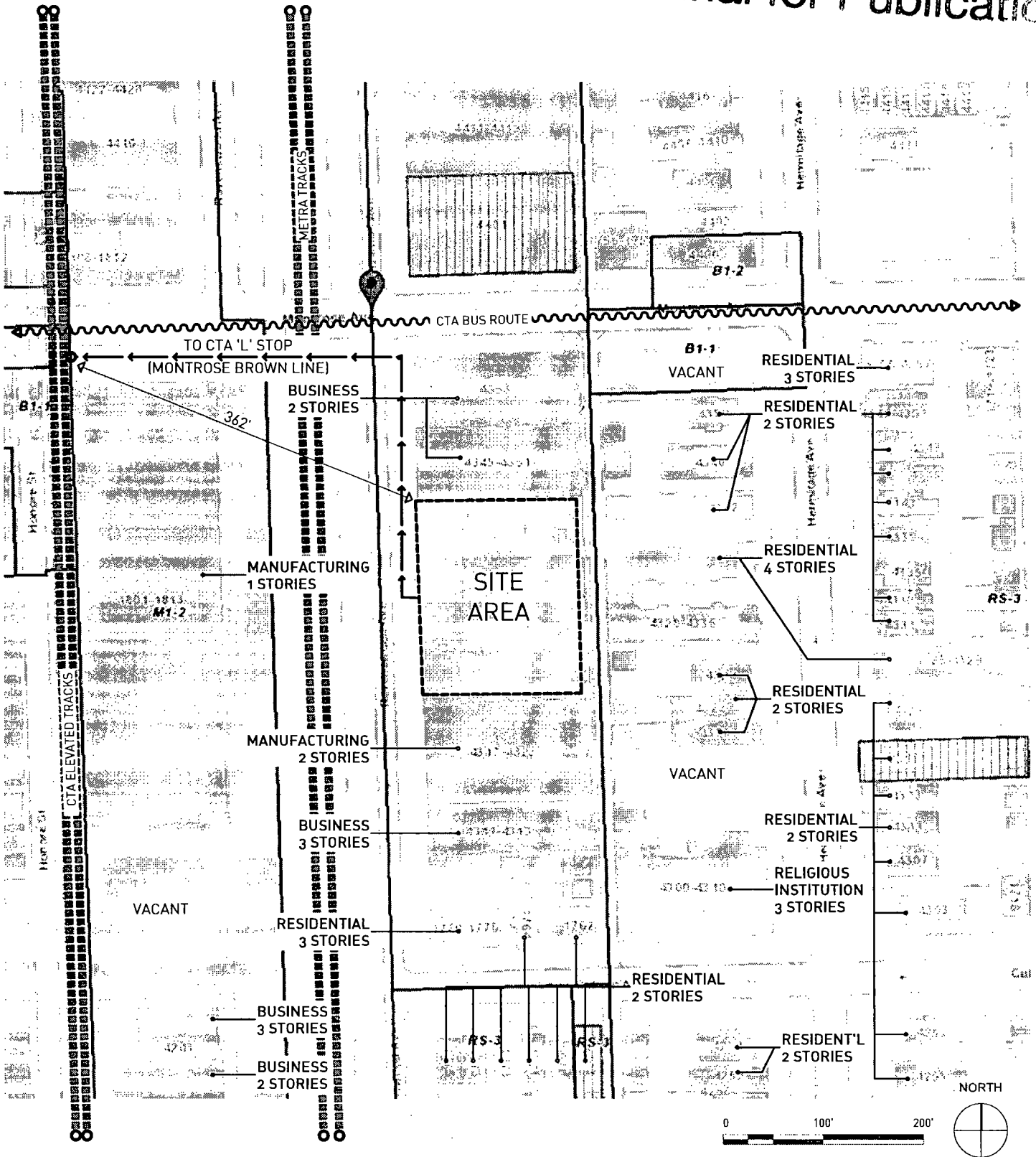
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<u>GROSS SITE AREA:</u>	42,639.20 square feet
<u>NET SITE AREA:</u>	32,632.00 square feet
<u>AREA REMAINING IN THE PUBLIC WAY:</u>	10,007.20 square feet
<u>MAXIMUM FAR:</u>	3.0
<u>SETBACKS FROM PROPERTY LINE (EXISTING BUILDING):</u>	Per the attached site plan
<u>MINIMUM NUMBER OF ACCESSORY OFF-STREET PARKING:</u>	0
<u>MINIMUM NUMBER OF OFF-STREET LOADING:</u>	0
<u>MAXIMUM BUILDING HEIGHT (EXISTING BUILDING):</u>	31.0 feet
<u>BICYCLE PARKING:</u>	50

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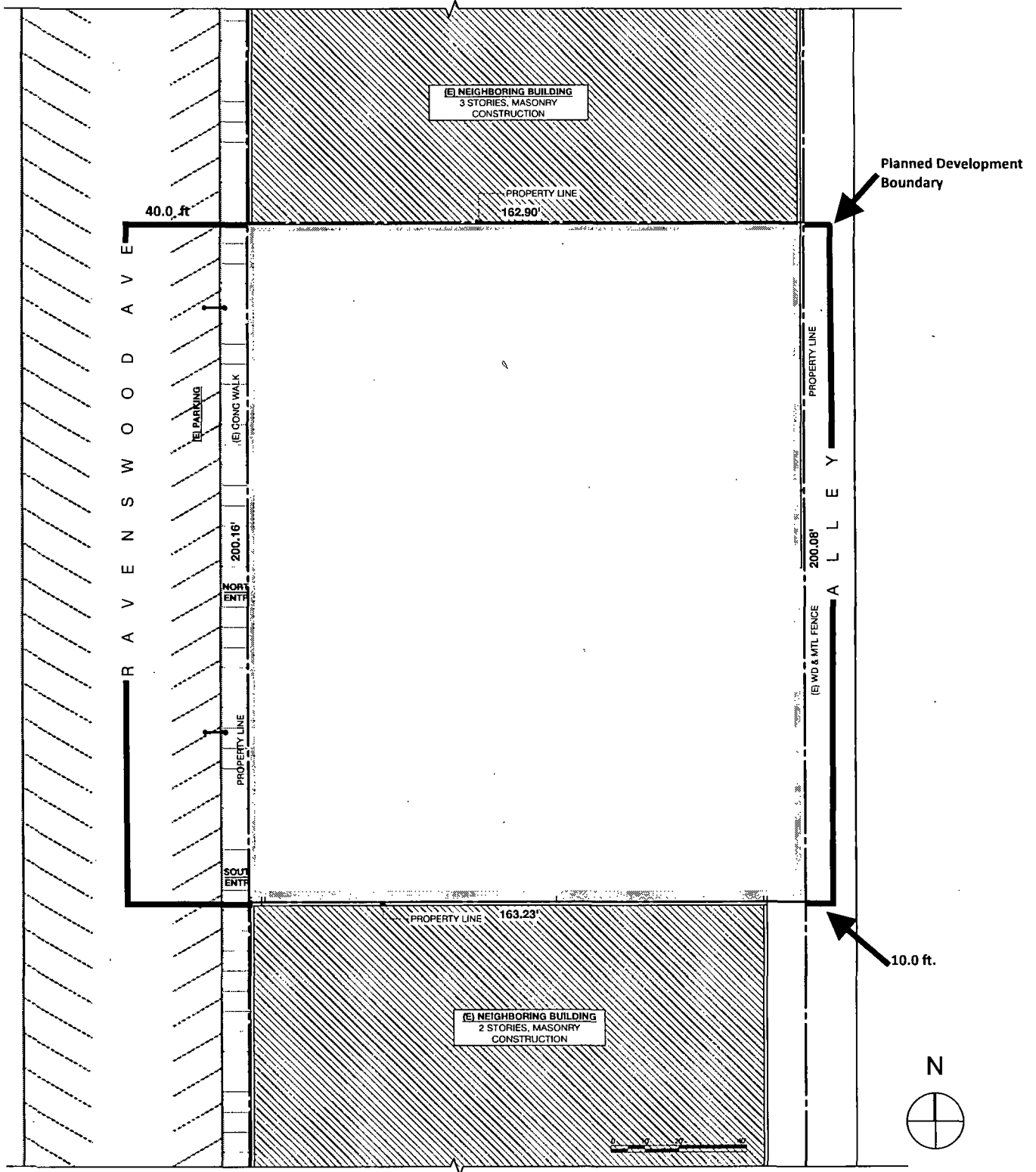
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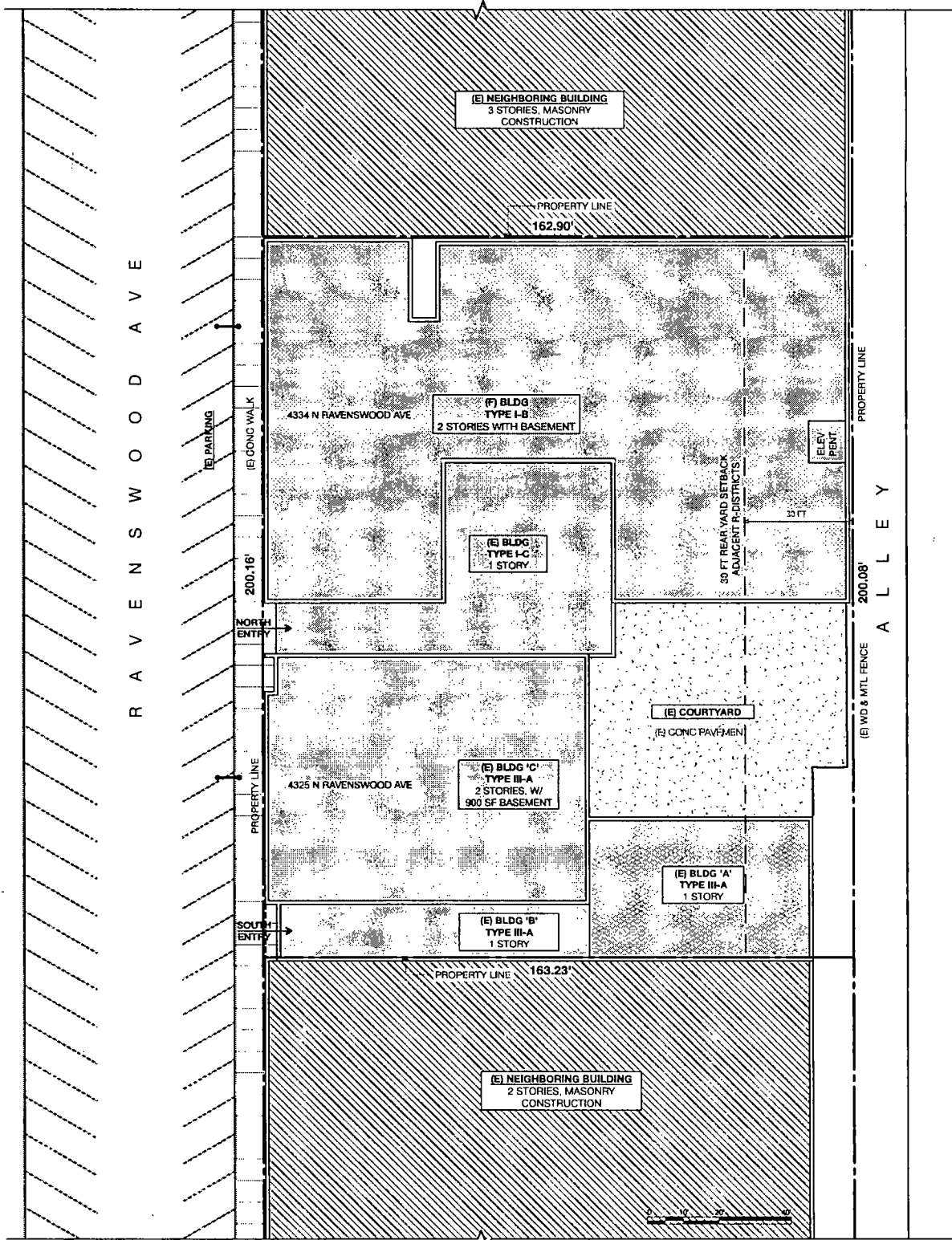
## PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP



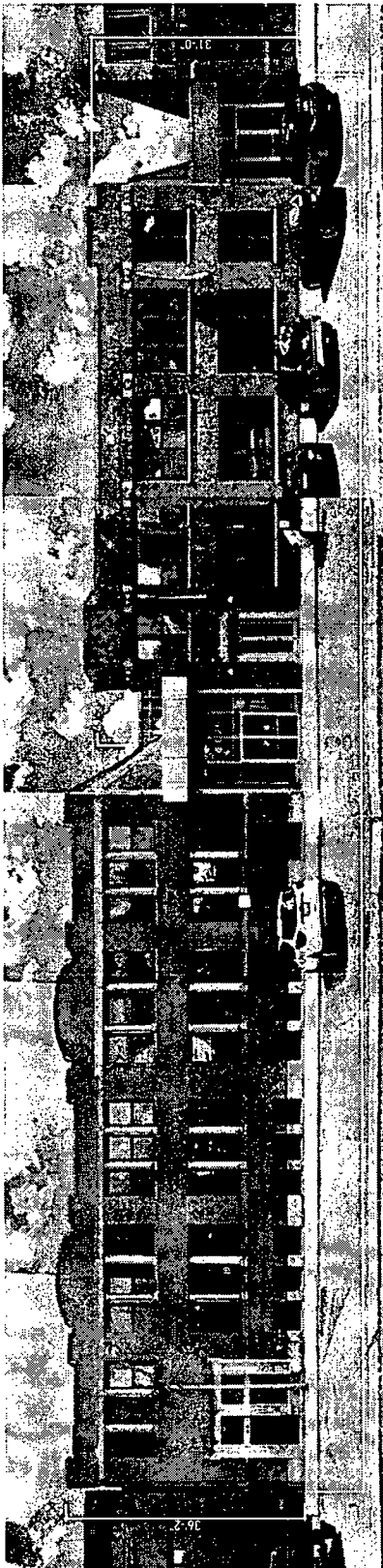
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SITE PLAN

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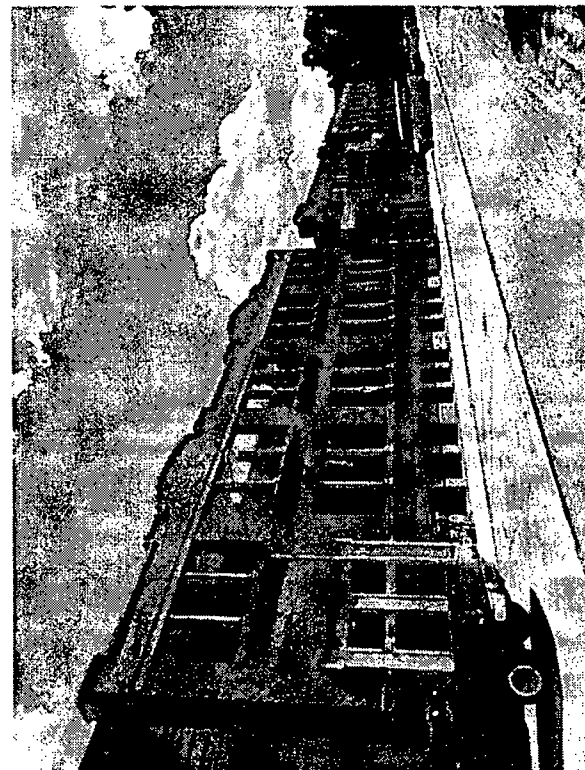
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WEST ELEVATION

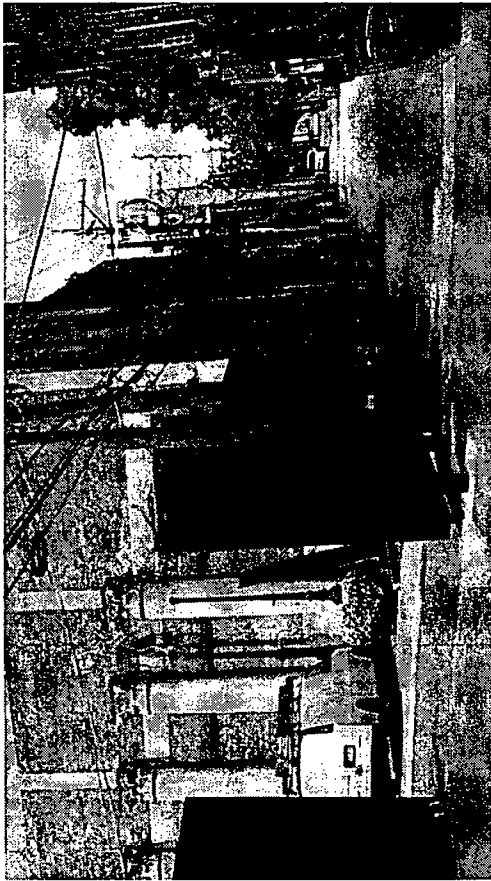


SOUTHWEST VIEW

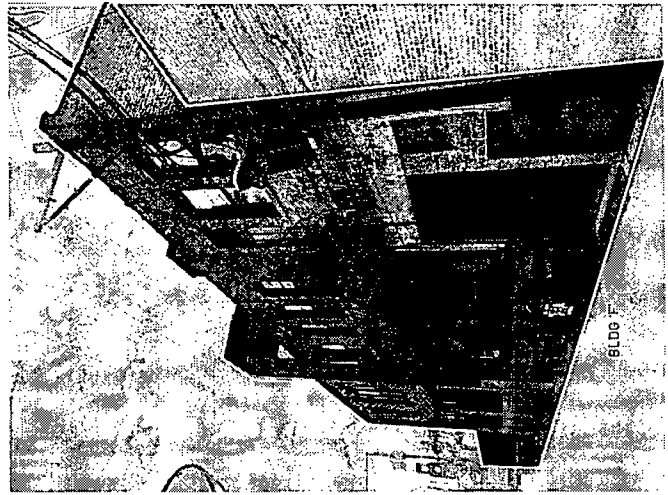


NORTHWEST VIEW

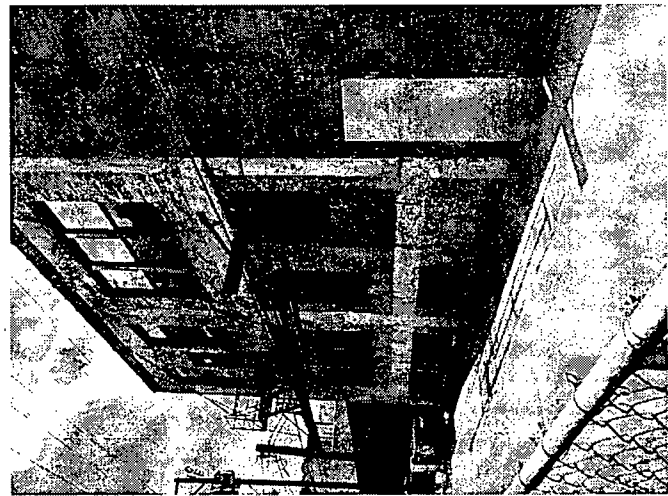
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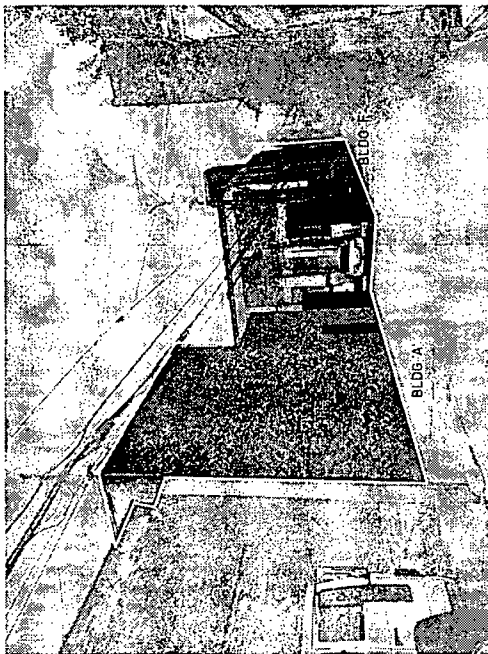
SOUTHEAST VIEW



NORTHEAST VIEW



NORTHEAST VIEW



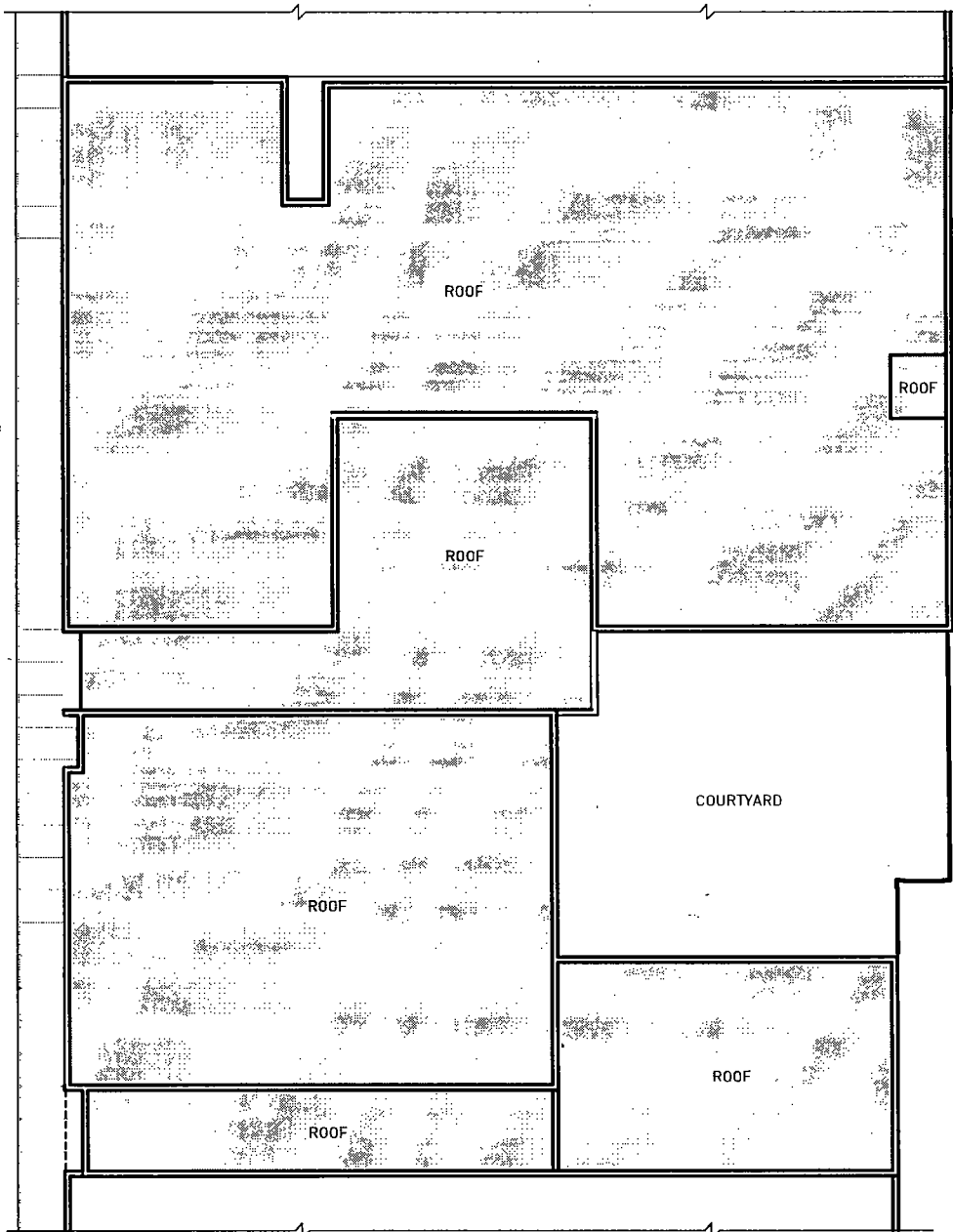
SOUTHEAST VIEW



SOUTHEAST VIEW

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Roof Plan



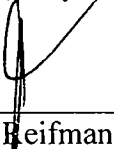
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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

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

From:   
\_\_\_\_\_  
David L. Reifman  
Commissioner  
Department of Planning and Development

Date: November 15, 2018

Re: Proposed Ravenswood Industrial Corridor Map Amendment and Planned Development at  
4325-4343 North Ravenswood Avenue

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On November 15, 2018, the Chicago Plan Commission recommended approval of a proposed map amendment and planned development within the Ravenswood Industrial Corridor, located at 4325-4343 N. Ravenswood Avenue. The Applicant intends to repurpose the existing building on the site for restaurant, private club, large event venue and other commercial spaces. No new construction and no changes to the building's exterior are planned as part of this planned development.

A copy of the proposed ordinance, planned development statements, exhibits, bulk table, staff report and Chicago Plan Commission resolution are attached. I would very much appreciate your assistance in having this matter heard at the next possible City Council Committee on Zoning. If you have any questions in this regard, please do not hesitate to contact me at 744-9476. Thank you.

Cc: Anna Robles, Dan Klaiber

PD Master File (Original PD, copy of memo)

*City Clerk copy*

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