



Office of the City Clerk



SO2012-35

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	1/18/2012
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17399 at 1800-1824 W Lawrence Ave
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: That the Chicago Zoning Ordinance be amended by changing all B3-2 Community Shopping District symbols and designations as shown on Map No. 13-H in the area bounded by

a line 626.93 feet North of and parallel to West Lawrence Avenue; the westerly right-of-way line of the Chicago & Western Railway; West Lawrence Avenue; the alley next east of and parallel to North Woolcott Avenue,

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 2: This Ordinance shall be in force and effect from and after its passage and due publication.

AMENDED
BUSINESS PLANNED DEVELOPMENT NO. __
BULK REGULATIONS AND DATA TABLE

Gross Site Area:	176,901 square feet
Net Site Area:	161,003 square feet
Public Right-of-Way:	15,898 square feet
Allowable Uses:	Per Statement No. 5
Base Floor Area Ratio	2.2
Maximum Floor Area Ratio	2.2
Setbacks	In Substantial Conformance with the Site Plan
Maximum Building Height	60'-0"
Number of Parking Spaces	365
Number of Bicycle Parking Spaces	80 Racks
Min. Number of Loading Spaces	3
Maximum % of Site Coverage	Per Site Plan

Applicant: Ravenswood Station, L.L.C.
 Address: 1824 West Lawrence
 Date: January 18, 2012
 CPC Date: August 16, 2012

BUSINESS PLANNED DEVELOPMENT NO. _____
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number ____, (“Planned Development”) consists of approximately 161,003 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, Ravenswood Station, 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 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, and subject to review and approval by the Department of Business Affairs and Consumer Protection.

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.

4. This Plan of Development consists of fifteen Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; a Green Roof Plan; and Building Elevations (North, South, East and West) prepared by Antunovich Associates and dated

APPLICANT: RAVENSWOODS STATION LLC
ADDRESS: 1800-2824 W. LAWRENCE AVENUE
DATE: DECEMBER 20, 2011
CPC DATE: AUGUST 16, 2012

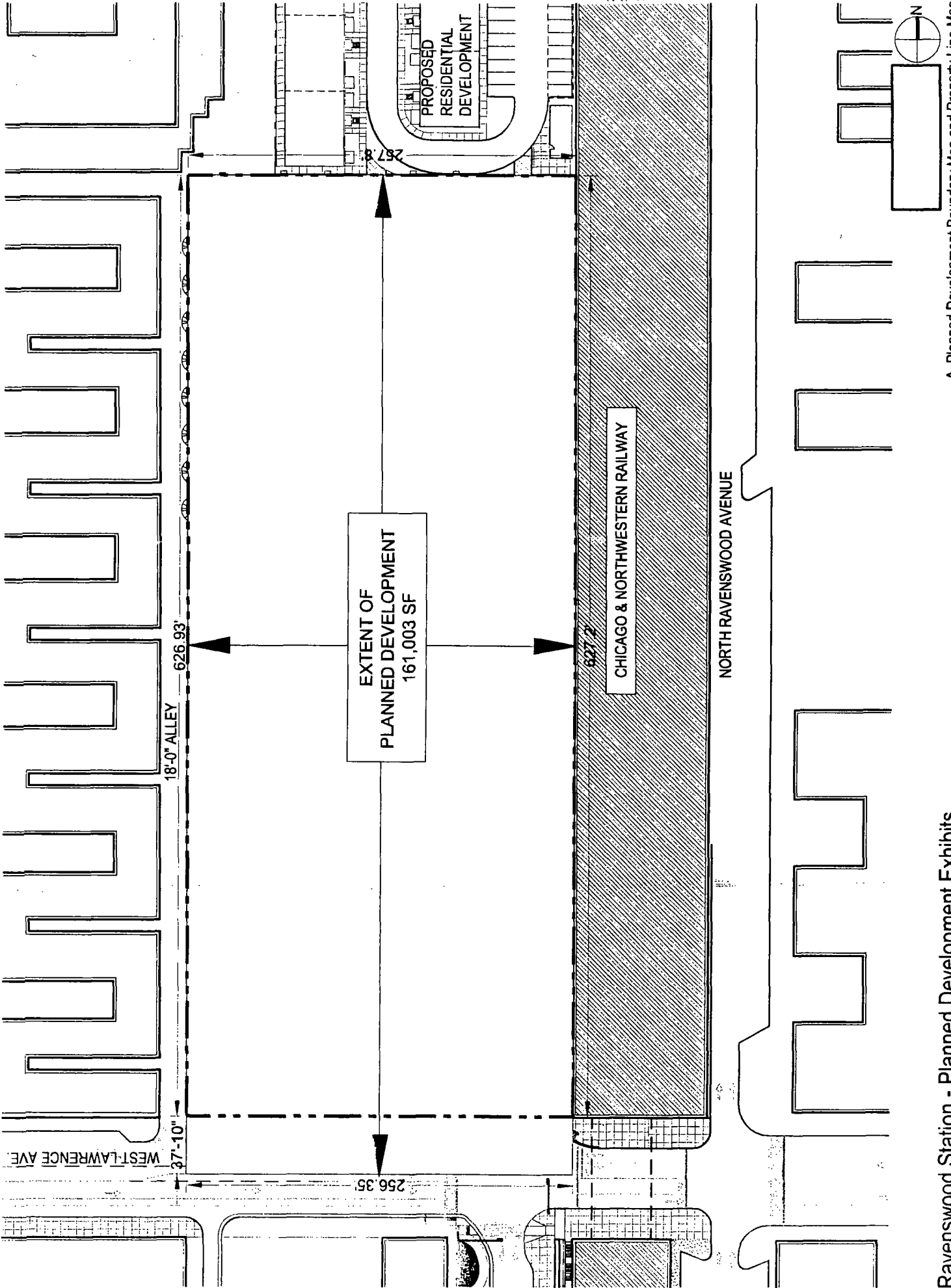
August 16, 2012, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code 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 a Planned Development: commercial, retail, health club, accessory parking, and related uses and services, and all uses permitted in the Commercial use group of the B3 Community Shopping District.
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 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 161,003 square feet.
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.

APPLICANT: RAVENSWOODS STATION LLC
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12. The terms and conditions of development under this the 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. 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 Housing and Economic Development. The building to be constructed shall be constructed under the Leadership in Energy and Environmental Design (LEED) Green Building Rating System and achieve LEED Certification. The Applicant shall provide a vegetated ("green") roof consisting of 6,800_square feet on at least one hundred percent (100%) of the building's net roof area.
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 B3-2, Business and Commercial Districts.

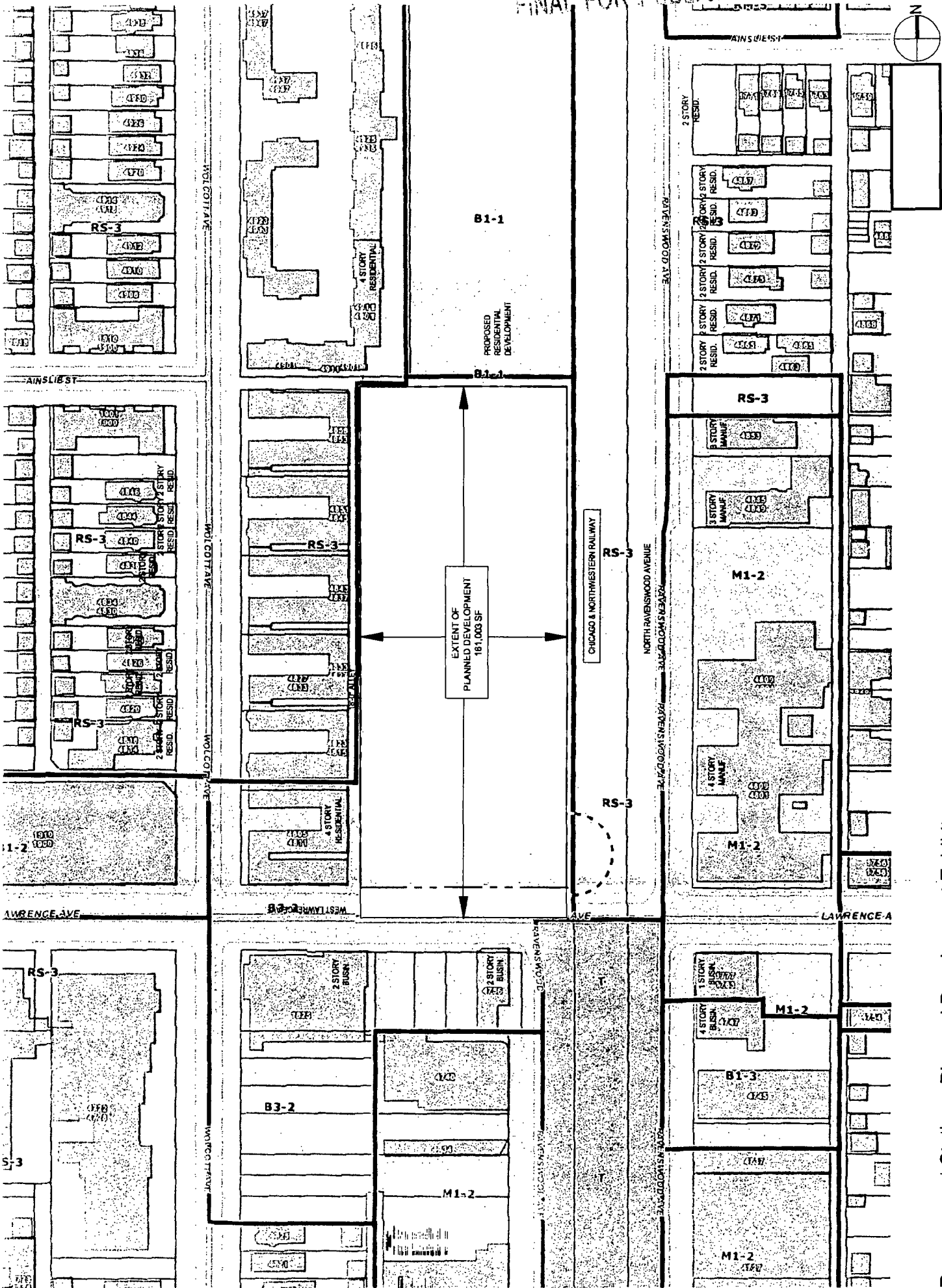
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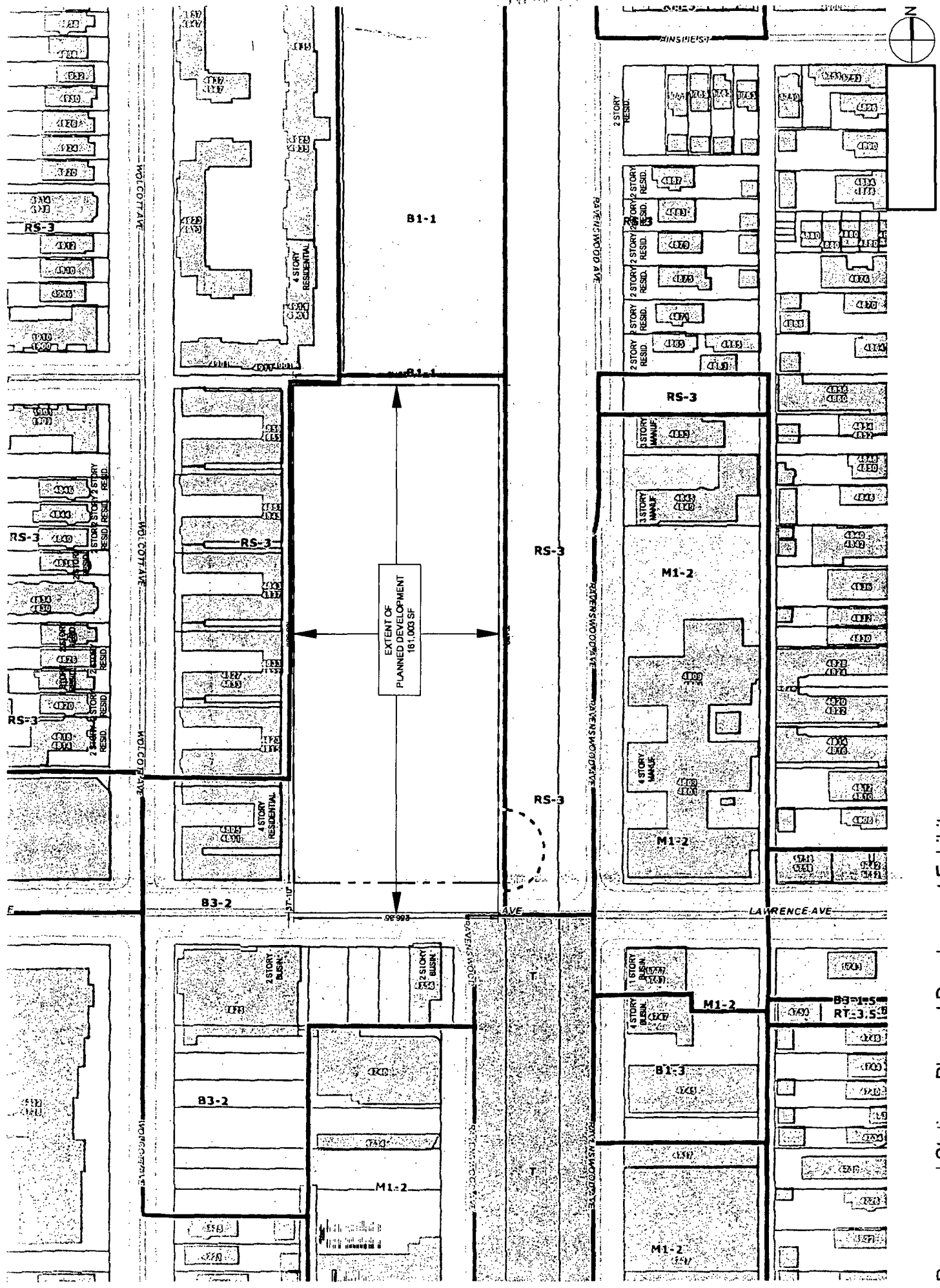
Ravenswood Station - Planned Development Exhibits

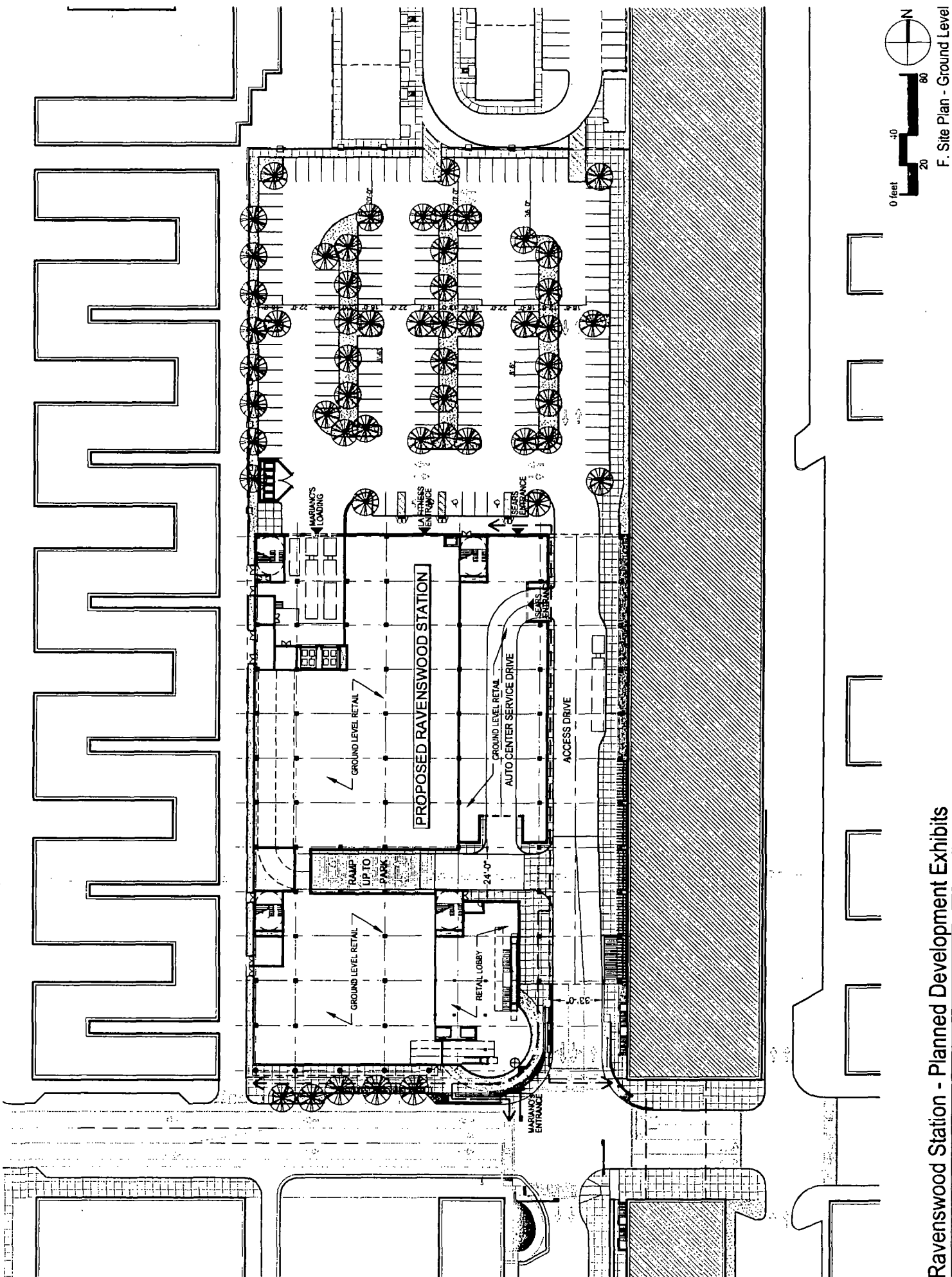
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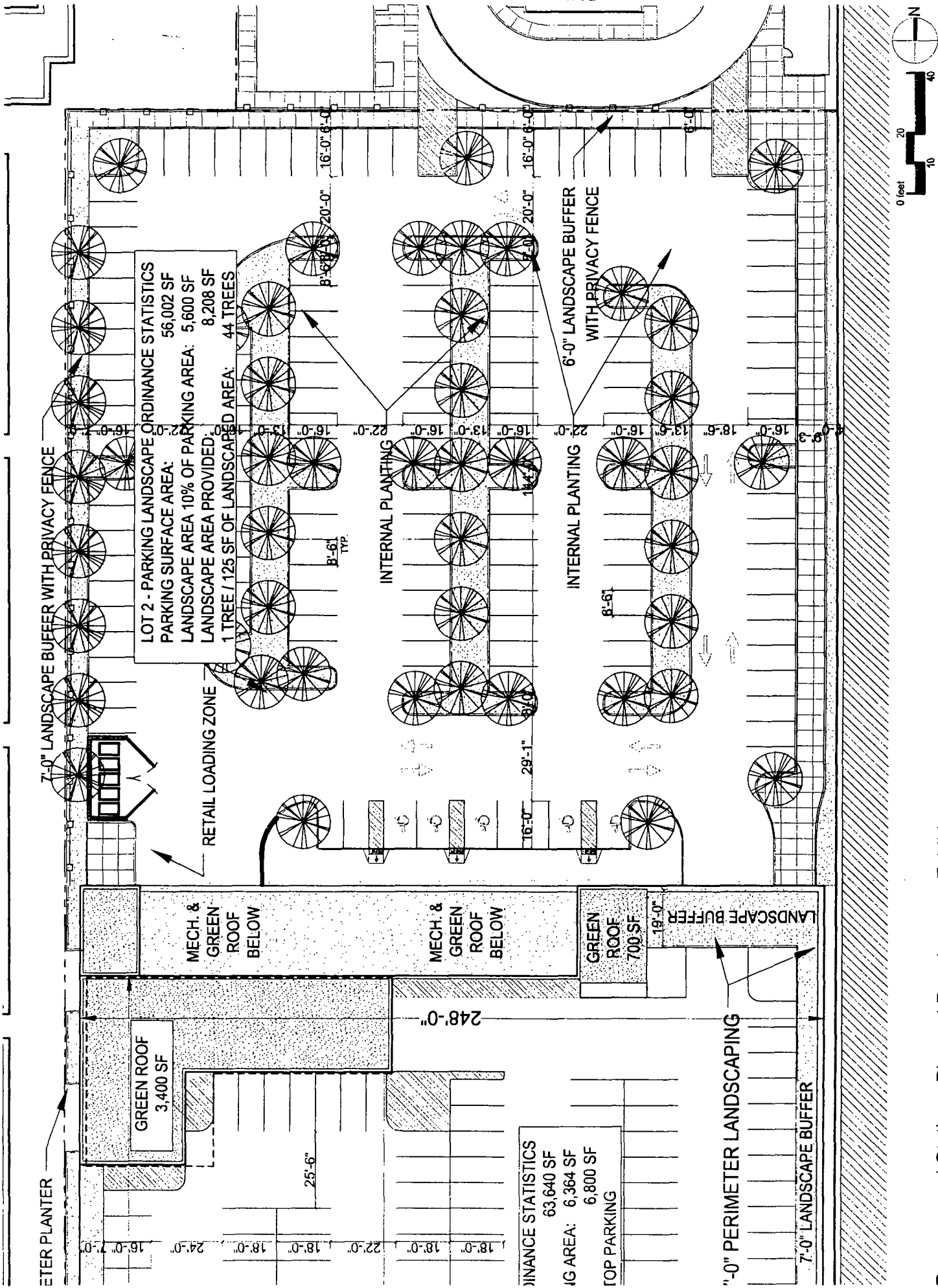
A. Planned Development Boundary Map and Property Line Map

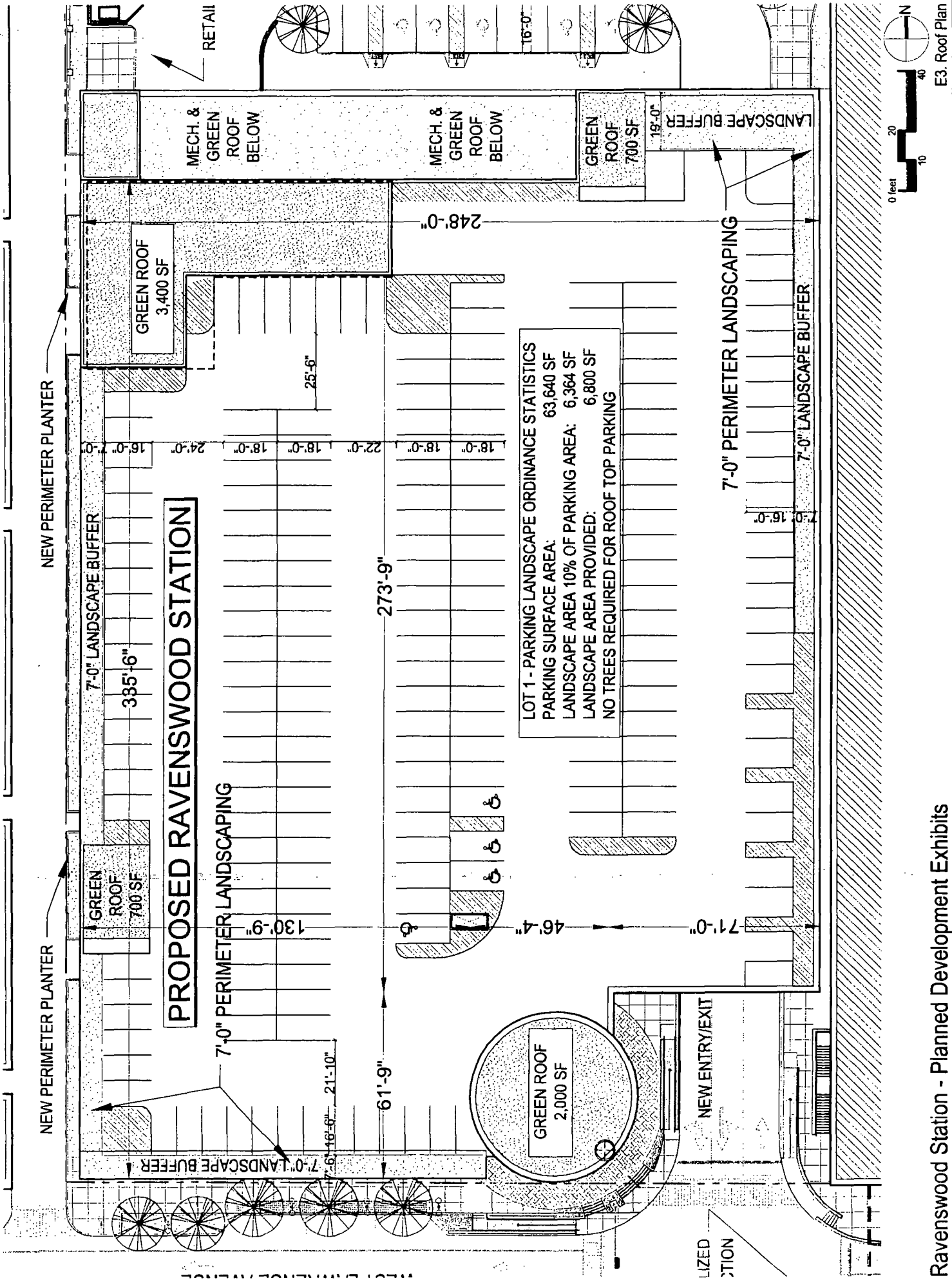


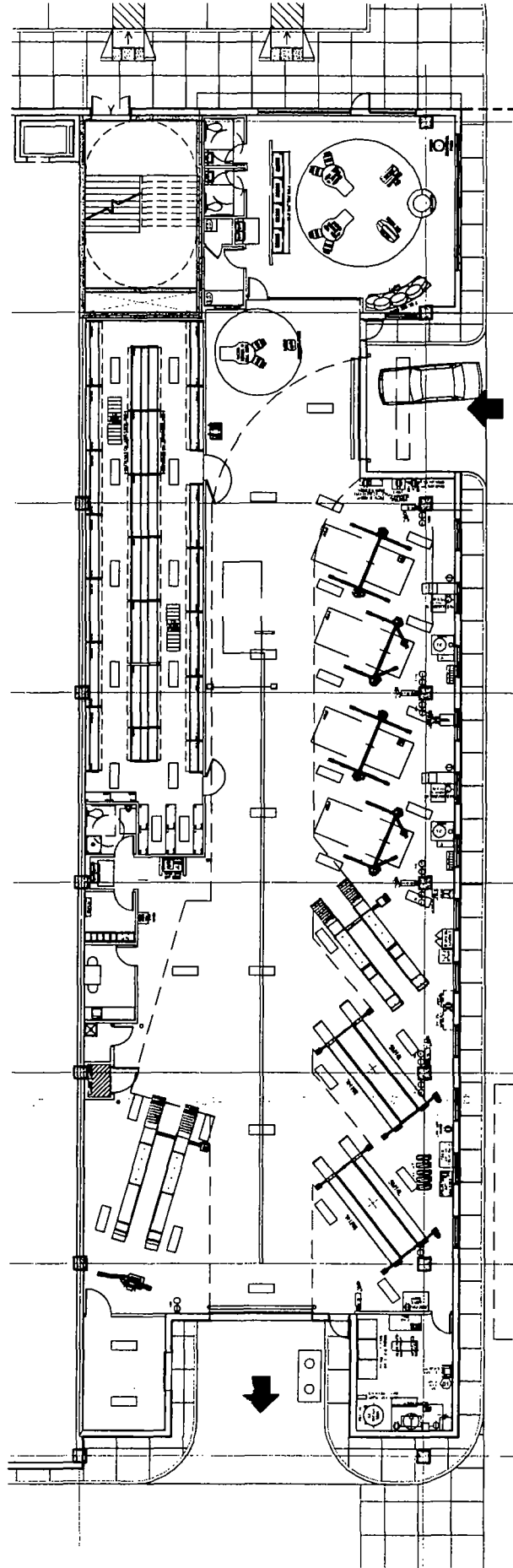
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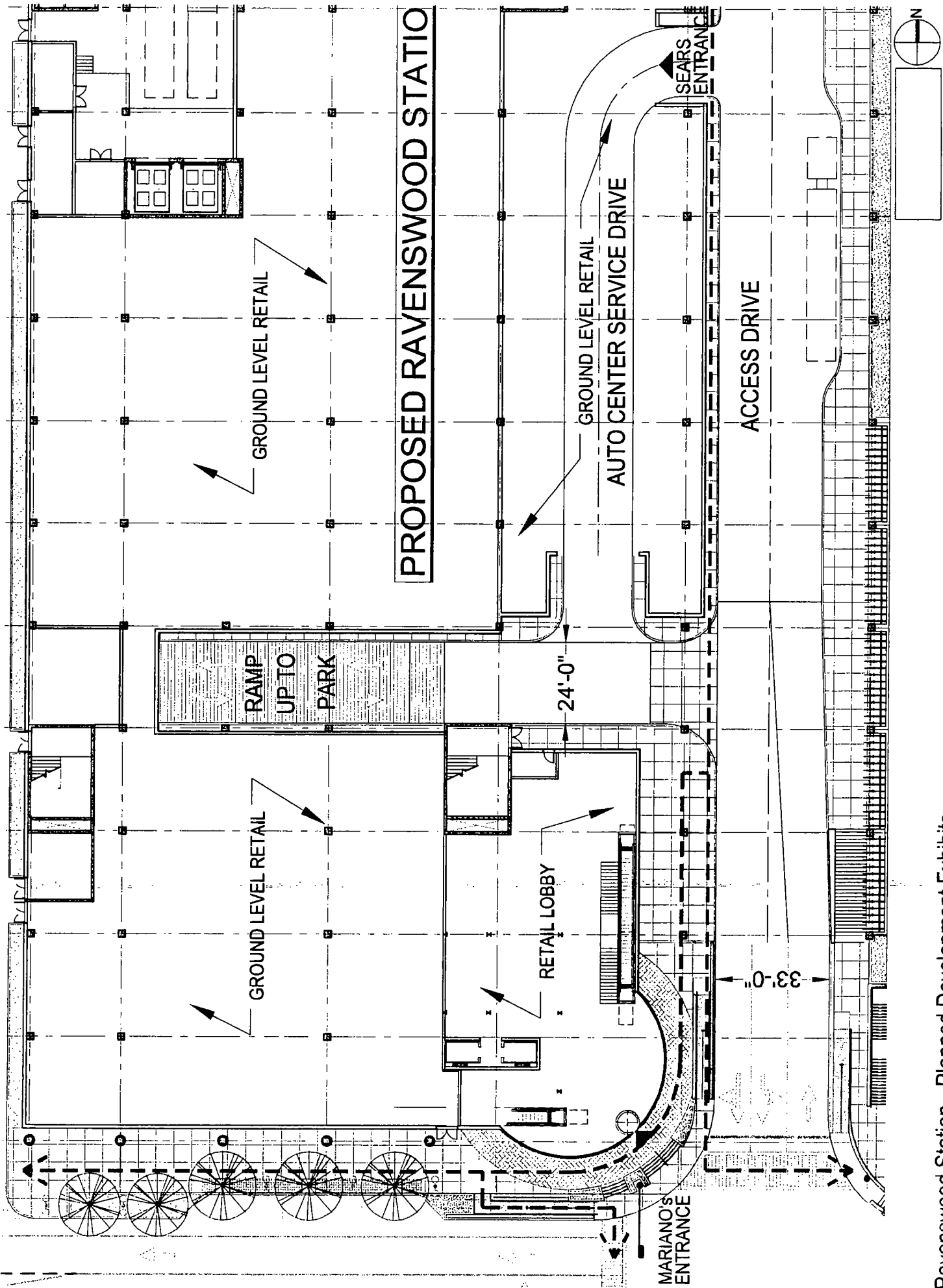


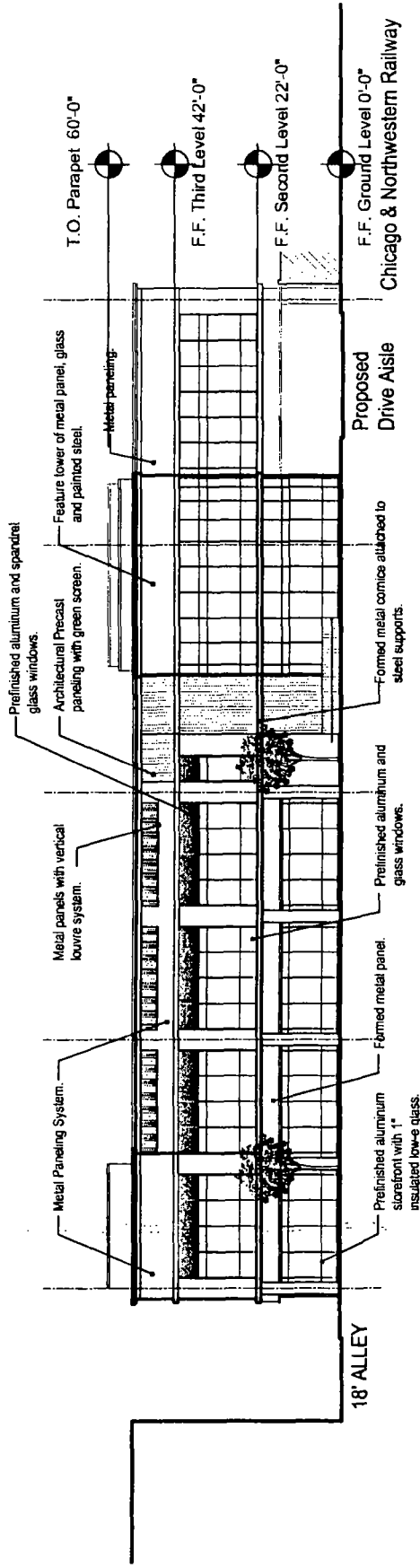


G. Sears Auto Body - Layout

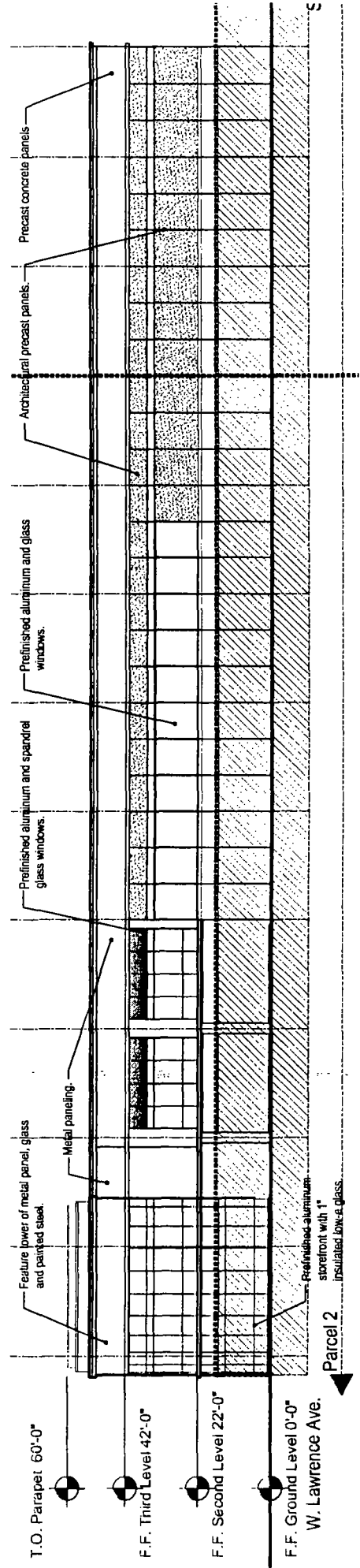
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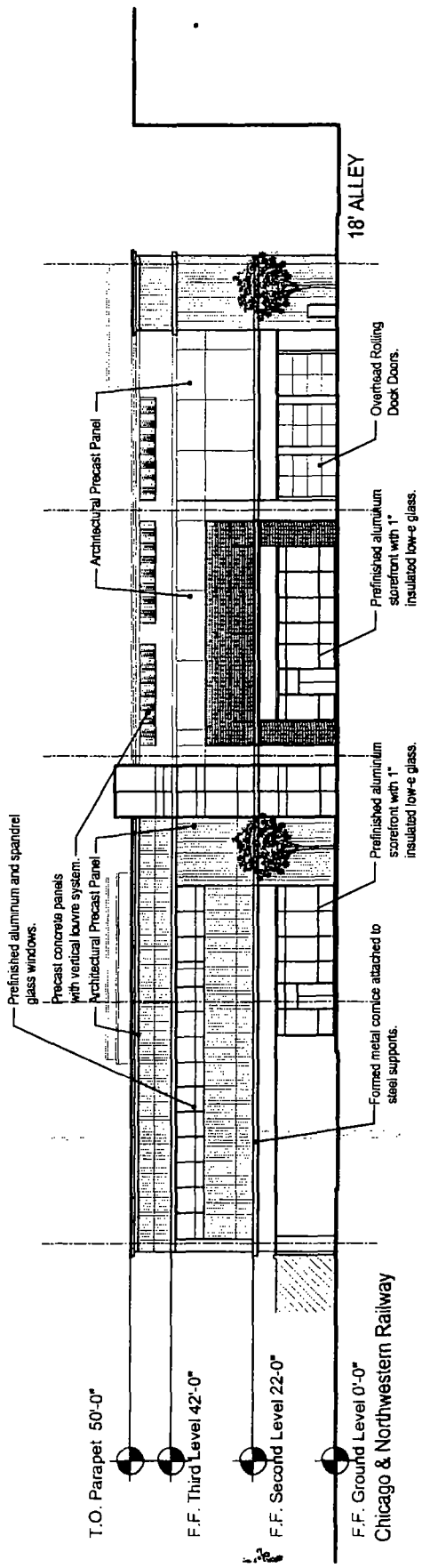


South Elevation - Lawrence Avenue

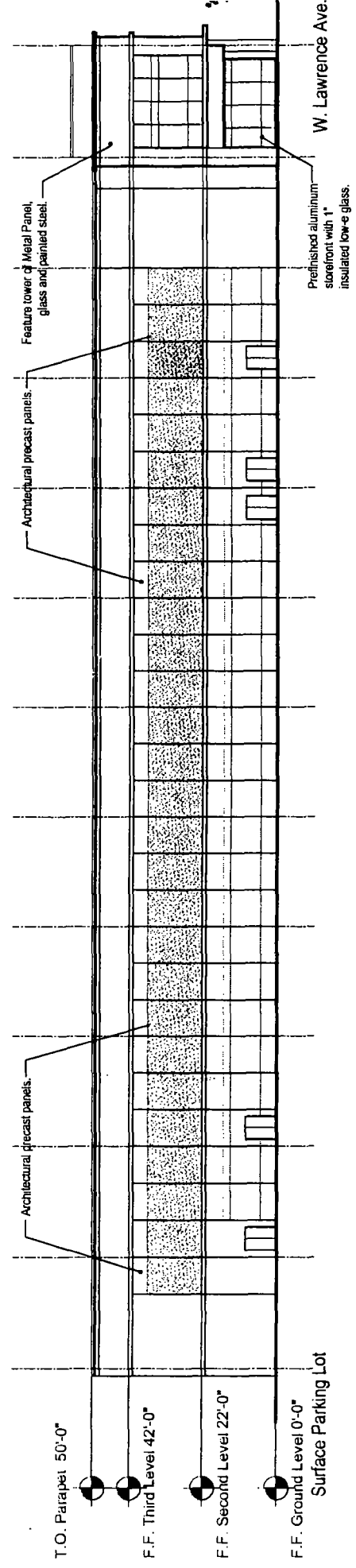


East Elevation - Chicago and Northwestern Railway





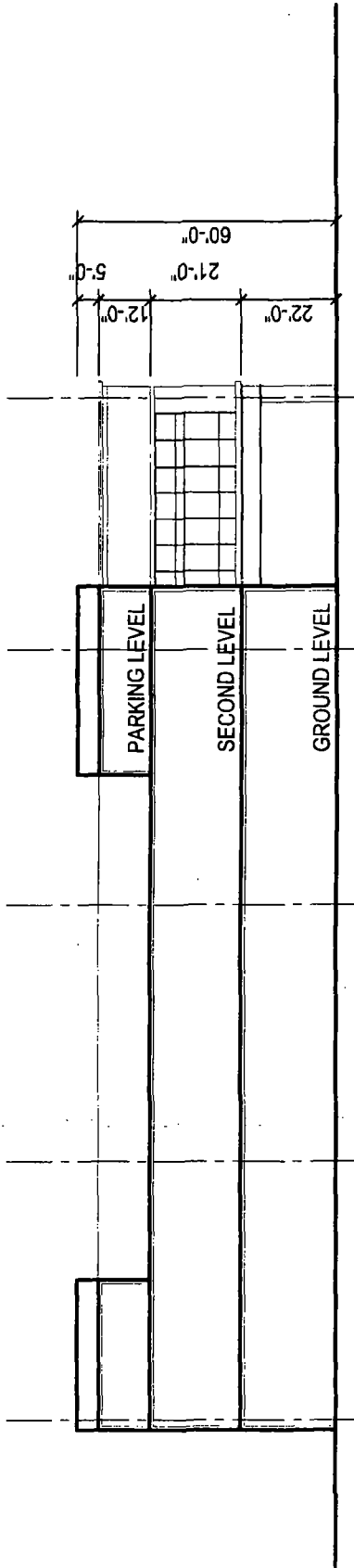
North Elevation



West Elevation



Ravenswood Station - Planned Development Exhibits



BUILDING SECTION



BUILDING SECTION