



Office of the City Clerk



SO2011-5459

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date: 7/6/2011

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

Type: Ordinance

Title: Zoning Reclassification App No. 17296 at 3236-3318 N Ashland Ave, 3237-3263 N Lincoln Ave, 166-1624 W School St and 3301-3319 N Marshfield Ave

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

AMENDED 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 Business-Residential Planned Development No. 559 District symbols and indications as shown on Map No. 9-H in the area bounded

A line 194.00 feet north of and parallel to the West School Street; a line 107.89 feet west of and parallel to North Ashland Avenue; a line 199.90 feet north of and parallel to West School Street; North Ashland Avenue; a line 234.11 feet south of and parallel to West School Street; North Lincoln Avenue; and North Marshfield Avenue

to those of a Business-Residential Planned Development No. 559, as amended.

Section 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 3236-3318 North Ashland; 3237-3263 North Lincoln;
1600-1624 West School; and 3301-3319 North Marshfield

BUSINESS-RESIDENTIAL PLANNED DEVELOPMENT NO. 559, AS AMENDED
BULK REGULATIONS AND DATA TABLE

Gross Site Area:	147,805 Square Feet
Net Site Area:	Sub-Area A: 39,809 Square Feet
	<u>Sub-Area B: 48,899 Square Feet</u>
	Total: 88,708 Square Feet
Public Rights of Way:	59,097 Square Feet
Allowable Uses:	In accordance with Planned Development Statement No. 5.
Maximum Floor Area Ratio:	Max FAR: 2.44
	Sub-Area A: 4.61
	Sub-Area B: 0.67
Maximum Number of Dwelling Units:	82 Units
Minimum Number of Off-Street Parking Spaces:	Residential (garage): one space per dwelling unit
	Commercial (garage): 176
	Spaces (surface): 49
Minimum Number of Off-Street Loadings Spaces:	Sub-Area A: 2
	<u>Sub-Area B: 2</u>
	Total: 4
Minimum Building Setbacks:	In accordance with Site Plan.
Maximum Building Height:	In accordance with the Building Elevations.

APPLICANT: LINCOLN, ASHLAND & BELMONT, LLC
ADDRESS: 3236-3318 NORTH ASHLAND; 3237-3263 NORTH LINCOLN; 1600-1624 WEST SCHOOL; AND 3301-3319 NORTH MARSHFIELD
INTRODUCED: JULY 7, 2011
PLAN COMMISSION: AUGUST 16, 2012

*Business-Residential Planned Development No. 559, As Amended**Plan of Development Statements*

1. The area delineated herein as Business-Residential Planned Development consists of approximately 88,708 square feet (2.01 acres) and is owned or controlled by the Applicant, Lincoln, Ashland & Belmont, L.L.C.
2. 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 easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees 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 title holder 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 or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors. Nothing herein shall be construed to mean that any individual owner, or any ground lessors, of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.
4. This Plan of Development consists of thirteen (13) statements: an Existing Zoning Map; a Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; a Generalized Land Use Map; and, an Existing Land Use Map dated September 12, 1994; a

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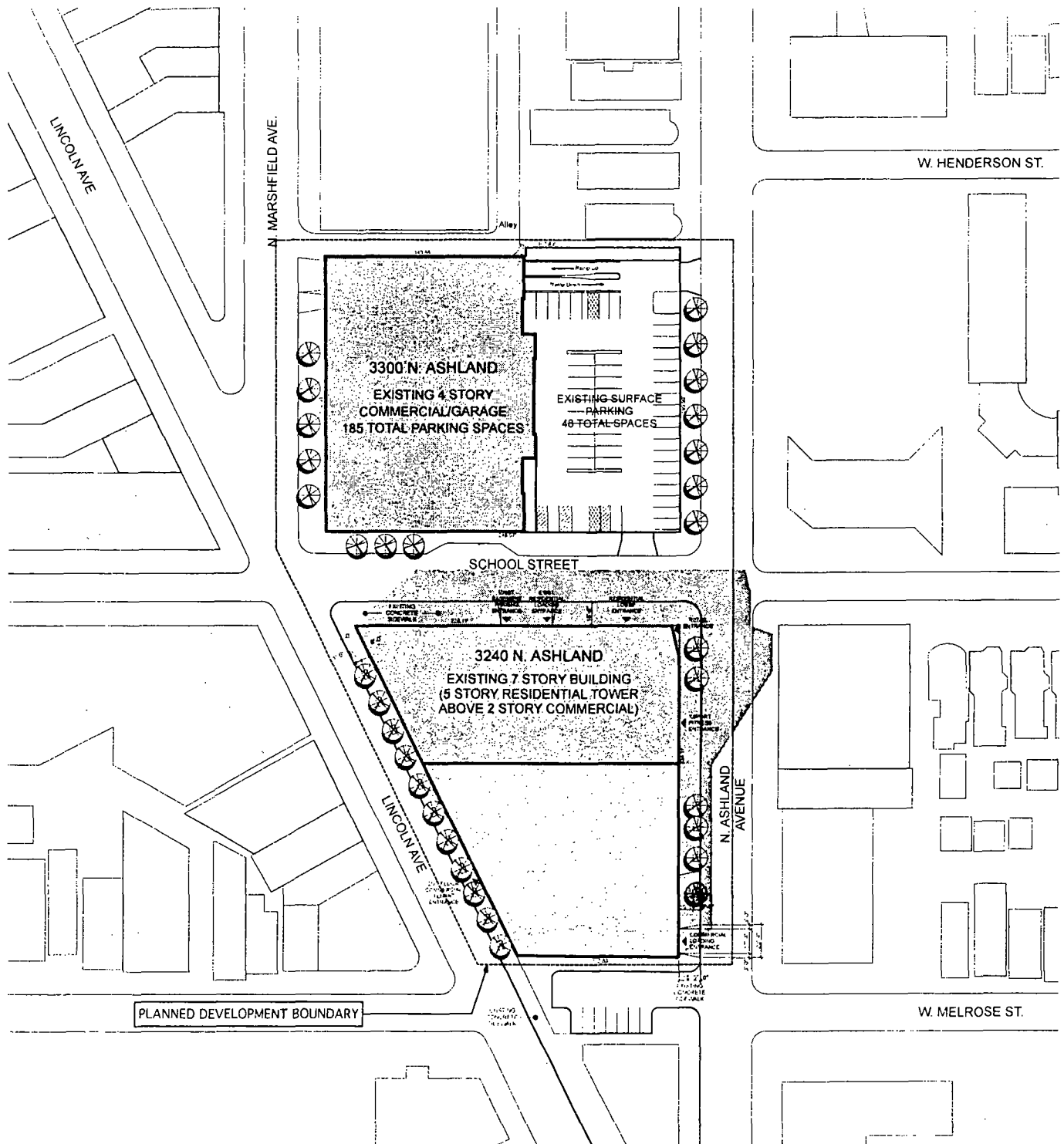
Bulk Regulations and Data Table; a Site Plan, a Landscape Plan, a 1st Floor Plan, and an East Elevation Plan dated August 16, 2012. Full-size sets of the plans are on file with the Department of Housing and Economic Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply. The 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.

5. The following uses shall be permitted within the area delineated herein as "Business-Residential Planned Development", as amended: all uses permitted in the B1 (Neighborhood Shopping District); provided, however, that there shall be no limitation on the size of individual business establishments except those set forth in the Bulk Regulations and Data Table attached hereto; dwelling units above the ground floor (Sub-Area A only); sports and recreation (participate indoor), grocery, office, theaters, parking and accessory 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. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. Any service drives 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic, and of the Commissioner of the Department of Housing and Economic Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation, Bureau of Traffic.
8. Height restriction of any building or any appurtenance thereto shall, in addition to the Table of Use and Bulk Regulations, be subject to:
 - a. Height limitations as certified on Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
 - b. Airport zoning regulations as established by the Department of Housing and Economic Development, Department of Aviation, and Department of Law, and approved by the City Council.
9. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.

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10. The improvements in the Property shall be designed, installed and maintained in general conformance with the Site/Landscape Plans and Elevation Plans dated September 12, 1994. The landscaping (including street trees in the adjacent right-of-way) shall be designed, installed and maintained in general conformance with the Site/Landscape Plans dated September 12, 1994 and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Housing and Economic Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Housing and Economic Development that such a modification is minor and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Housing and Economic Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Housing and Economic Development.
13. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, as amended and unless completion is hereafter diligently pursued, then this amendment to the Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all Planned Developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said Amendatory Ordinance (the first day of which as applied to this Planned Development shall be the effective date of the Amendatory Ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the pre-existing Planned Development, dated October 5, 1994.

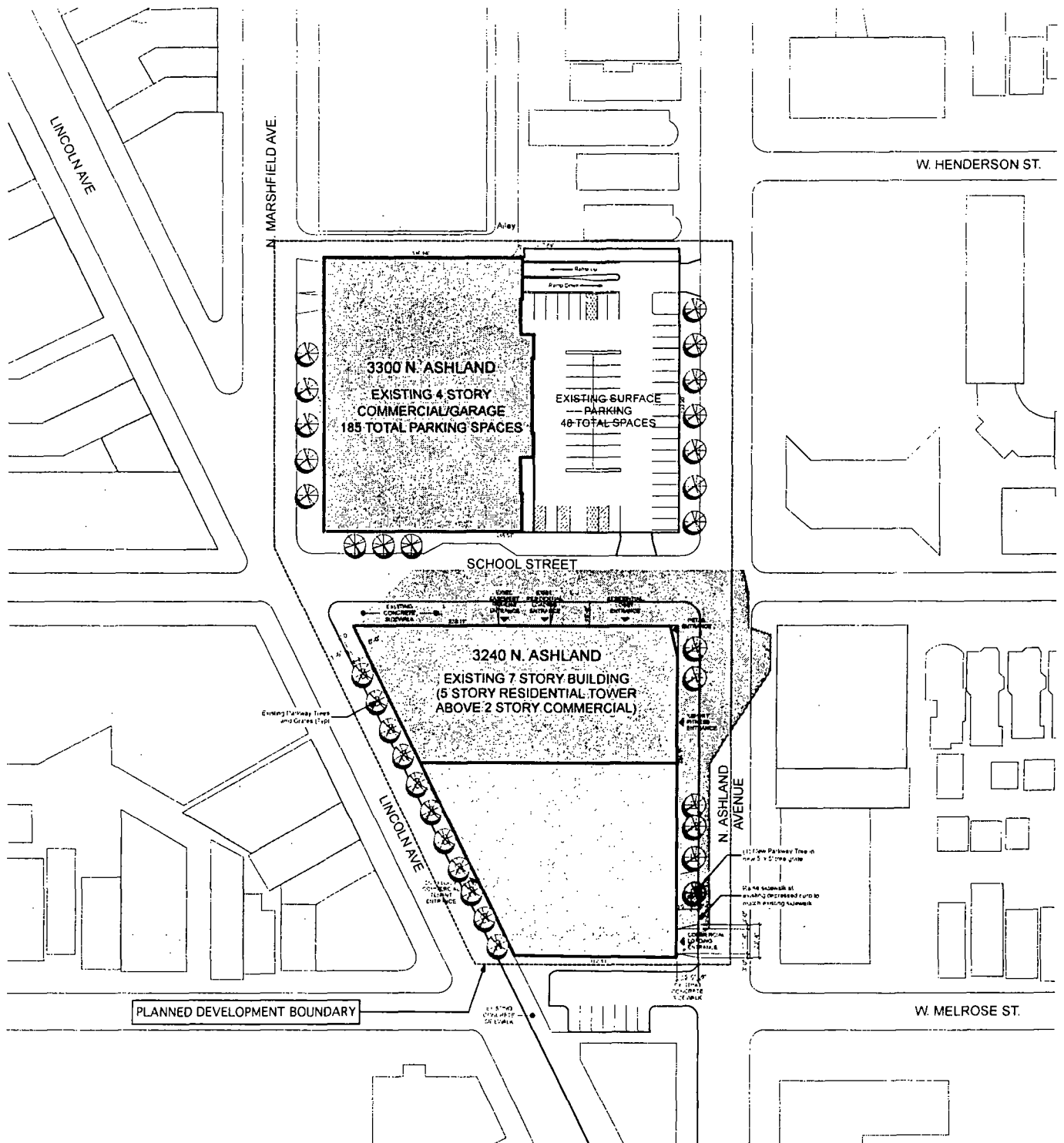
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Site Plan
 Scale: 1" = 100'

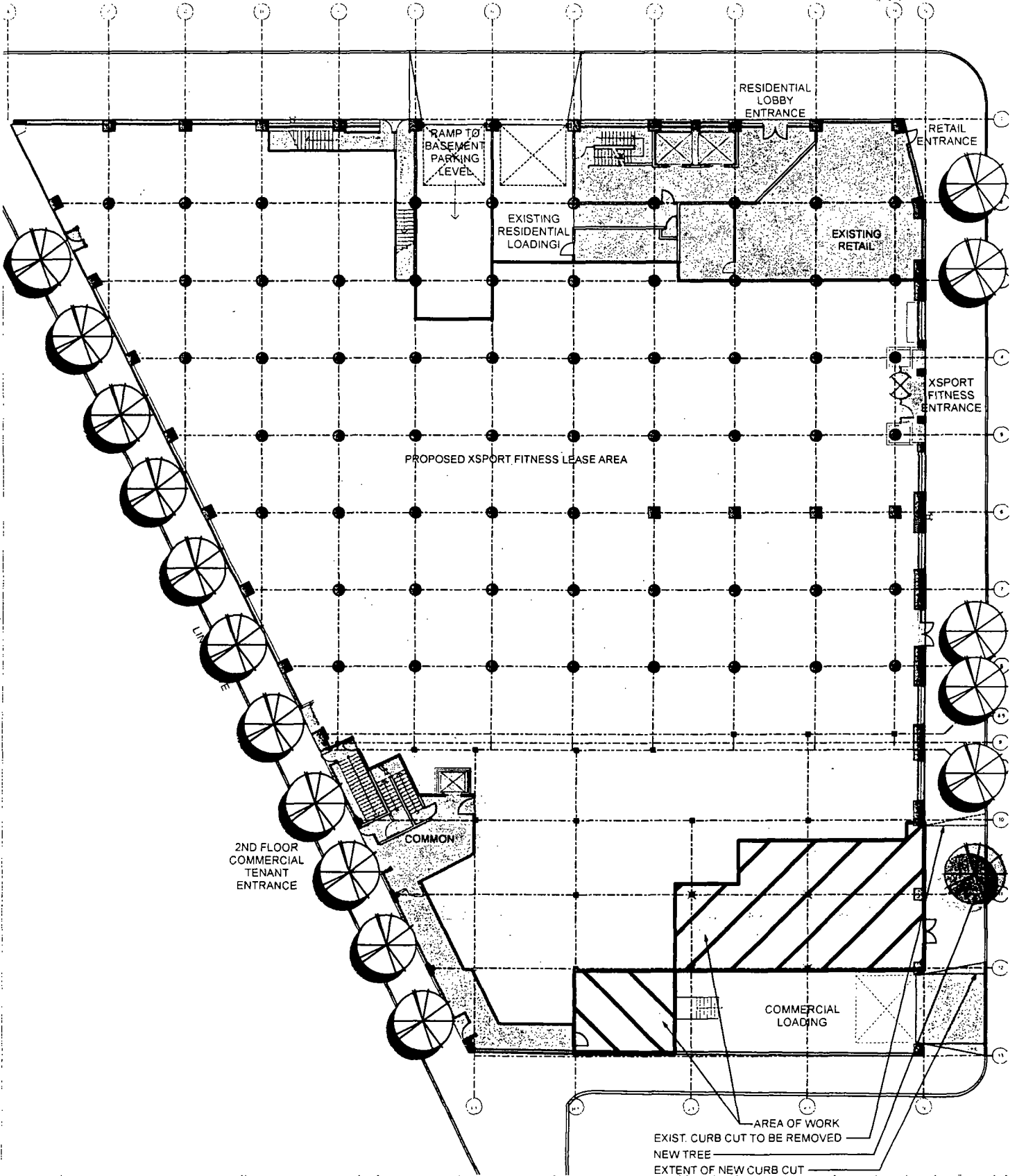




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Landscape Plan
 Scale: 1" = 100'

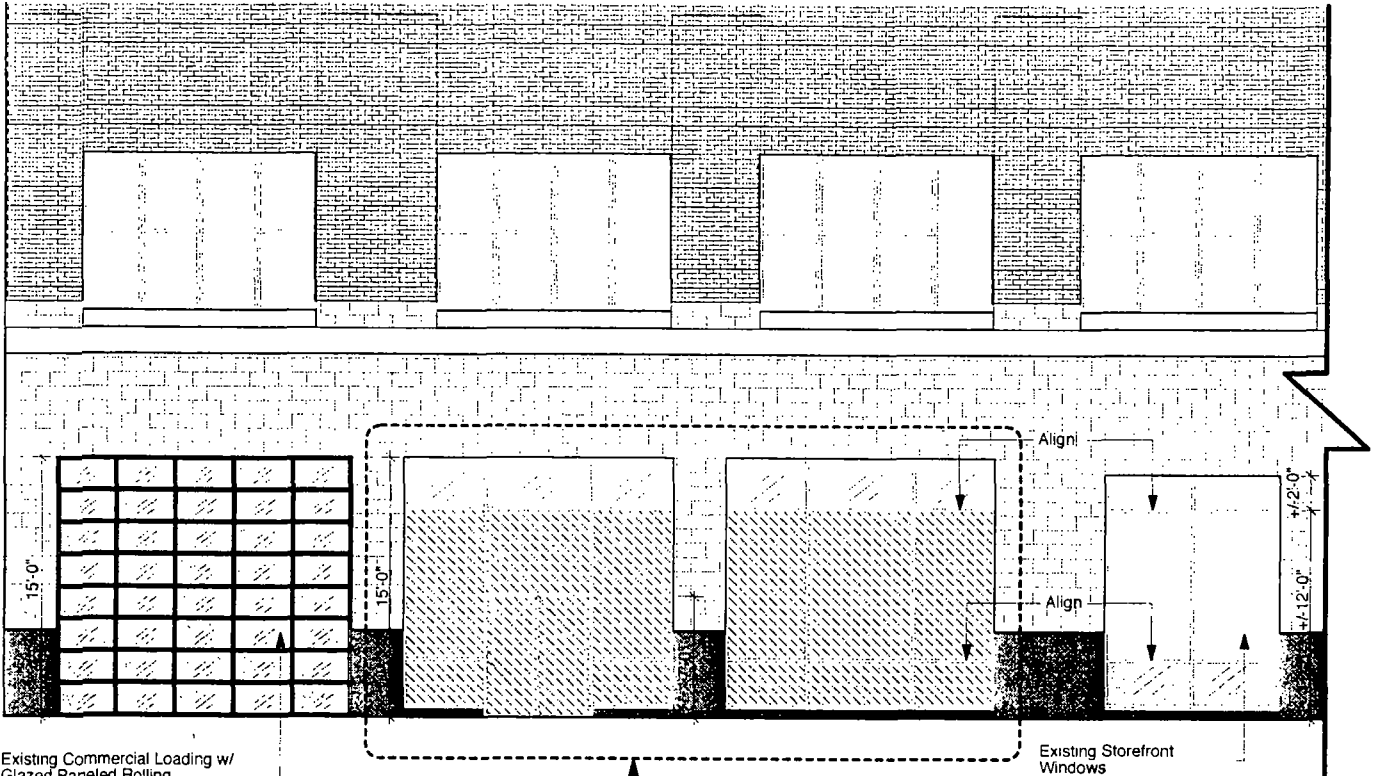




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Proposed 1st Floor Plan
 Scale: 1/32" = 1'-0"









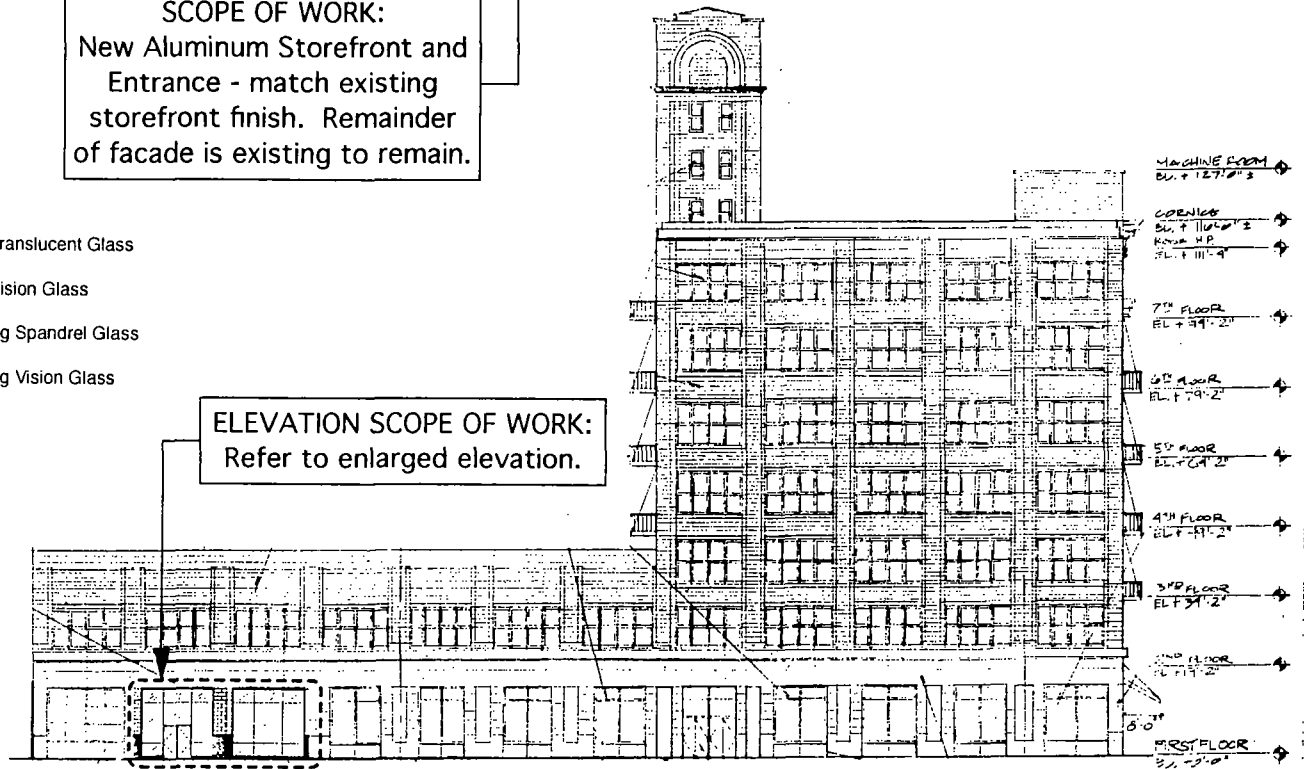
Enlarged East Elevation
SCALE: 1/16" = 1'-0" (2)

SCOPE OF WORK:
New Aluminum Storefront and Entrance - match existing storefront finish. Remainder of facade is existing to remain.

Key Plan

-  New Translucent Glass
-  New Vision Glass
-  Existing Spandrel Glass
-  Existing Vision Glass

ELEVATION SCOPE OF WORK:
Refer to enlarged elevation.



Overall East Elevation
SCALE: 1" = 40'-0" (1)

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East Elevation
Scale: AS Noted

DATE PLOTTED: 10/11/2011 11:13:22