



# City of Chicago



SO2013-3344

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	5/8/2013
<b>Sponsor(s):</b>	City Clerk (transmitted by)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification App No. 17743 at 3636-3714 N Talman Ave
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**SUBSTITUTE**  
**ORDINANCE**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:**

**SECTION 1:** Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the M2-2 Manufacturing District as shown on Map No. 9-I in the area bounded by:

A line 887.52 feet north of and parallel to West Addison Street; a line 40 feet west of and parallel to North Talman Avenue.; a line 787.52 feet north of and parallel to West Addison Street; North Talman Avenue; a line 269.26 feet north of and parallel to West Addison Street; the east boundary line of the North Branch of the Chicago River

to those of a M1-2 Limited Manufacturing and Employment District and a corresponding use district is hereby established in the area above described.

**SECTION 2:** Title 17, of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the M1-2 Limited Manufacturing and Employment symbols and indications within the area hereinabove described to the designation of Waterway- Business Planned Development Number \_\_\_\_\_, 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 Attached and made a part thereto and to no others.

**SECTION 3:** This ordinance shall take effect upon its passage and due publication.

**CHICAGO NEAR NORTH SOCCER, LLC.  
BULK REGULATIONS AND DATA TABLE**

<b>Gross Site Area:</b>	218,072 sf
<b>Public Right-of-Way:</b>	12,957 sf
<b>Net Site Area: (Property Line Boundary)</b>	205,115 sf
<b>Building Area:</b>	
PHASE 1:	14,500 sf
PHASE 2:	14,000 sf
<b>Maximum Floor Area Ratio</b>	1.2
<b>Allowable Uses:</b>	Per PD statement No. 5
<b>Setbacks</b>	
Front Yard:	No Min. Setback
Side Yard:	No Min Setback
Rear Yard:	No Min. Setback
Water District Setback	30'-0"
<b>Maximum Building Height:</b>	45'-0'
<b>Min. Number of Parking Spaces:</b>	52
<b>Number of Bicycle Parking Spaces Required:</b>	9
<b>Minimum Number of Loading Spaces:</b>	1

Applicant: Chicago Near North Soccer, L.L.C.  
Address: 3626-3714 N Talman Ave.  
Intro Date: May 8, 2013  
CPC Date: September 19, 2013

**WATEWAY BUSINESS PLANNED DEVELOPMENT NO.**

1. The area delineated herein as Planned Development Number TBD, (“Planned Development”) consists of approximately 205,115 square feet (4.70 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by the Applicant, Chicago Near North Soccer, 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 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.

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 16 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Floor Plans; Landscape Plan; and, Building Elevations (North, South, East and West) prepared by Aria Group Architects and dated September 19, 2013. 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

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Introduced: May 8, 2013  
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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 allowed in the area delineated herein as a Waterway Business Planned Development: Sports and Recreation (participant, outdoor and indoor); Restaurant (general); Office, Personal Service (massage establishment); Retail Sales, Entertainment and Spectator Sports (small venue and banquet) as accessory and secondary to the primary use of Sports and Recreation for indoor and outdoor soccer facility, Accessory Parking; and, Accessory and Related Uses and Services.

Phase I of the Project will involve the construction of two soccer fields, 52 on-site accessory parking spaces, the first floor of the office retail building that will house a restaurant, fitness and training center, locker rooms, a pro shop and concession space.

Phase II of the project will involve the construction of second story addition to the office retail building to provide additional space for the facility.

Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) for Phase II of the project, the Applicant shall submit a site plan, landscape plan and building elevations for the Phase II for review and approval by the Department of Housing and Economic Development. Review and approval by the Department of Housing and Economic Development is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Site Plan Approval Submittals need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than the Phase II project, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the planned development. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for the Phase II project of the Property shall be granted until Site Plan approval has been granted. If the Phase II Site Plan Approval Submittals substantially conform to the provisions of the Planned Development, the Department of Housing and Economic Development shall approve the submittal in a prompt and timely manner. Following approval by the Department of Housing and Economic Development, the approved Phase II Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

After approval of the Phase II Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall

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govern. Any Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and,
- statistical information applicable to the Phase II, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

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, if any, 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 205,115 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, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

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12. 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.
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, 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 Housing and Economic Development. In-lieu of a green roof system, the applicant has designed the Planned Development so that all rain water will flow into the Chicago River thereby not stressing the Chicago Storm Water System. The proposed multi-purpose structure will have an Energy Star level compliant roof and the building will exceed ASHRAE 90.1-2004 by 14%; meeting the guidelines of the Sustainable Policy of the Department of Housing and Economic Development.
15. The Applicant acknowledges that Chicago River is a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contain in the Chicago Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. To further these goals, the Applicant agrees to permit public access to the river setback, and provide signage that the area is open to the public during typical Chicago Park District hours. The Applicant also acknowledges that the City is planning for the construction of a separate riverfront bike trail within the river channel which will connect California Park with Clark Park. The Applicant will, to the extent possible, accommodate a trail connection to Talman Avenue.
16. 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 M1-2 (Limited Manufacturing / Business Park District).

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"Glass America"  
1 story masonry  
Auto repair

"Lil kickers"  
2 story frame  
Youth soccer training

"Bradley Place  
Business Center",  
Mixed use  
commercial  
PD # 439

2 story  
frame

Existing  
parking

"Golfish swim lessons  
Youth swim lessons  
2 story frame

"Automatic  
icemakers"  
1 story  
masonry,  
Office &  
Warehouse

1.5 story  
building,  
vacant  
warehouse

"Flow products"  
1.5 story  
masonry  
Warehouse

Public hydrant  
PD boundary

N. TALMAN AVE.

Two-way traffic

Public hydrant

Property line

W. ADDISON AVE.

Two-way traffic

"Munch's  
Supply  
Company"  
1-2 story  
masonry  
Retail &  
Warehouse

PHASE 1  
New  
One  
Story  
Building

Refer to 'Architectural Site Review  
Plan' for detailed site information

Interior dome width  
230'-0"

Interior dome length  
440'-0"

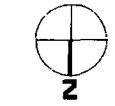
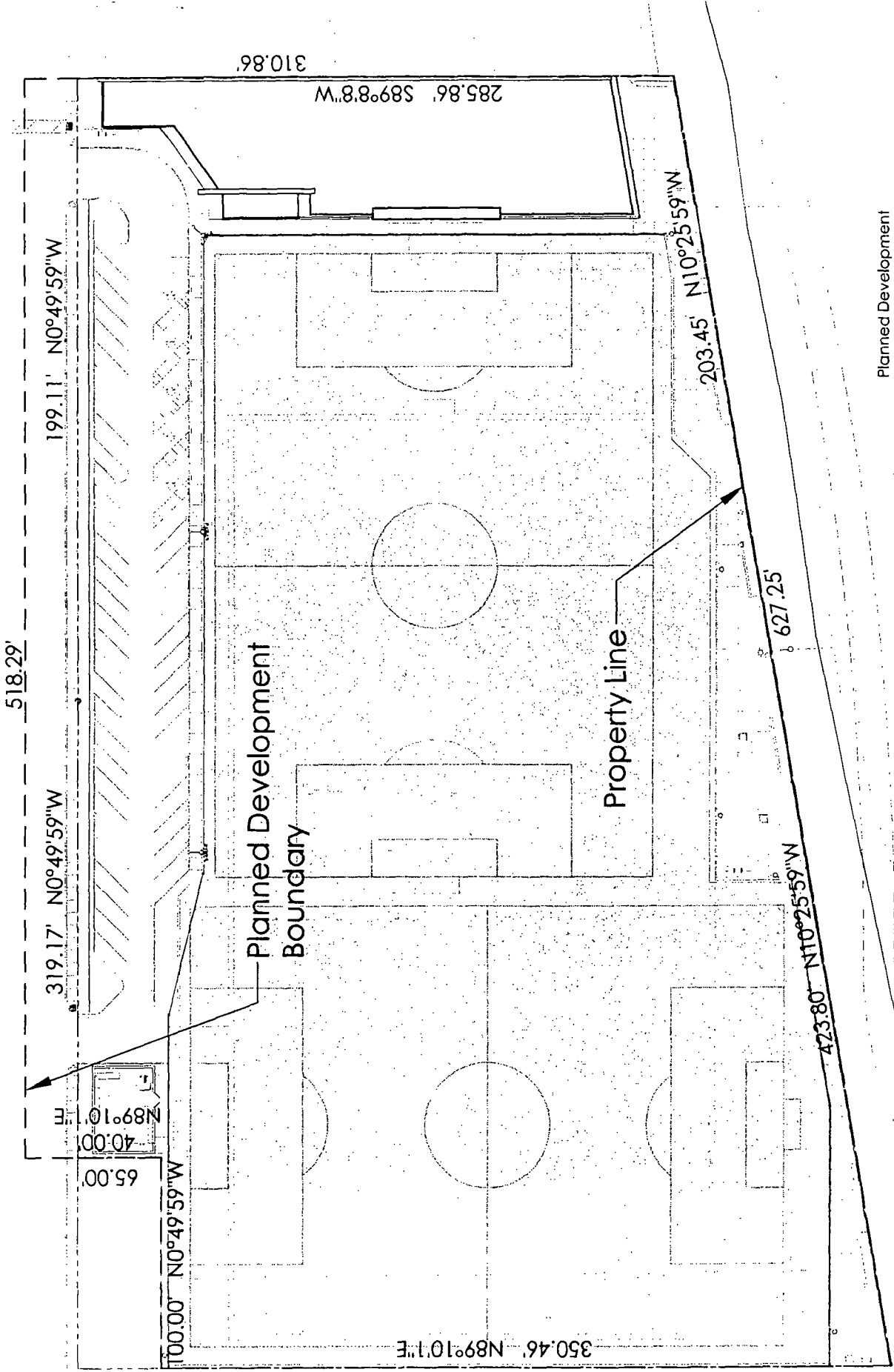
8'-6"  
Sectional LULR

493'-0"



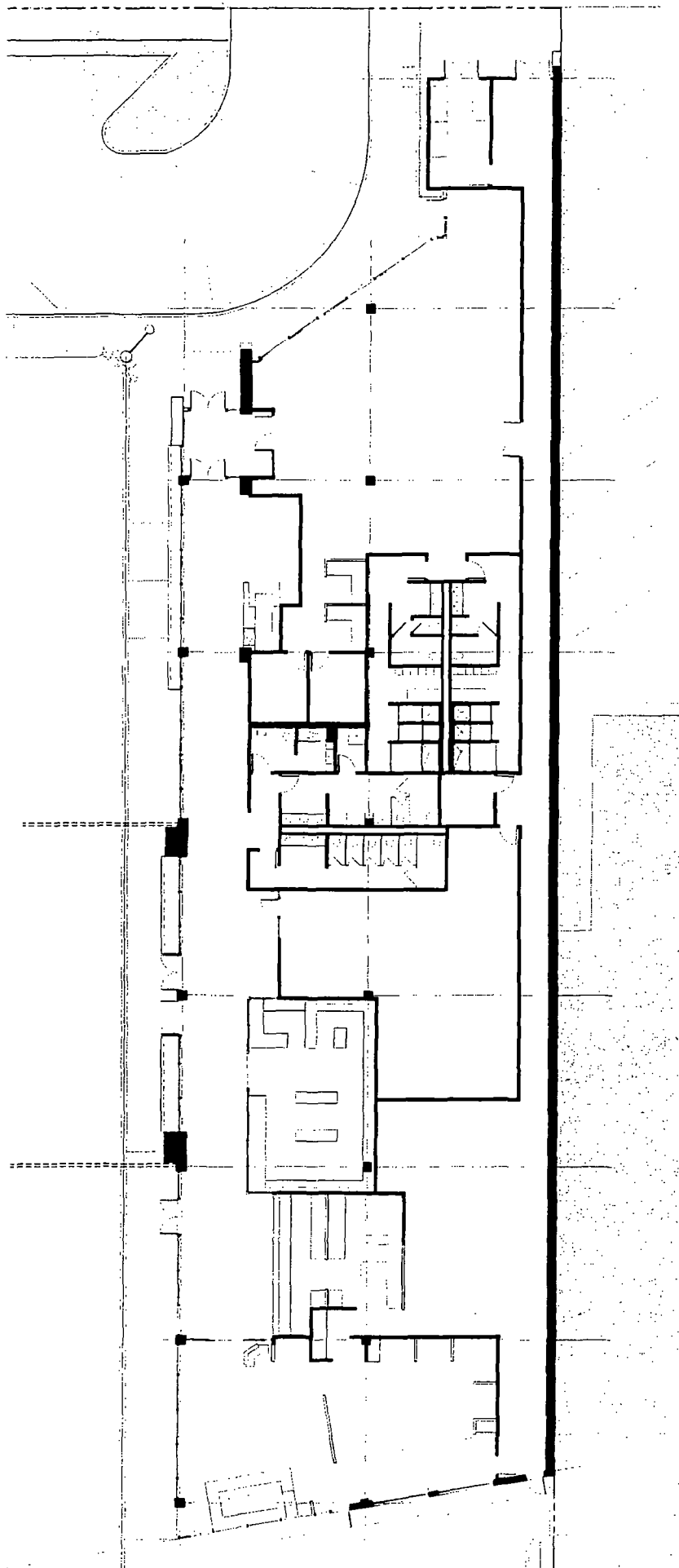
Existing Land Use map  
SCALE: 1" = 80'-0"





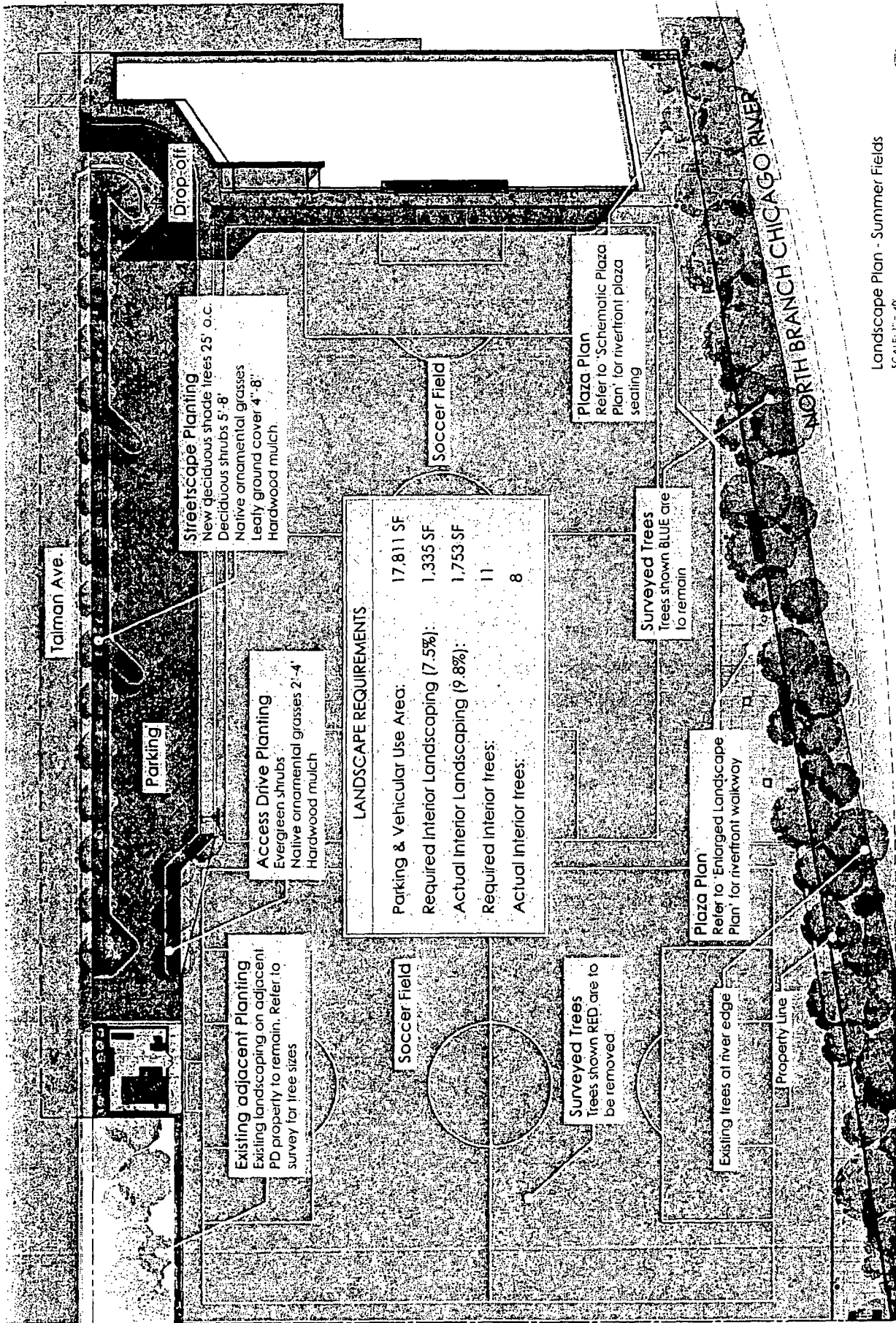
Planned Development  
Boundary & Property Line Map  
SCALE: 1" = 40'  
0' 20' 40'





Floor Plan  
SCALE: 1/2" = 1'-0"  
0' 4' 8' 16'

Chicago Near North Soccer Center, LLC  
3626 N. Talman Ave., Chicago, IL  
09/19/13  
Ara Group Architects, Inc.



**Streetscape Planting**  
 New deciduous shade trees 25' o.c.  
 Deciduous shrubs 5'-8'  
 Native ornamental grasses  
 Leaky ground cover 4'-8"  
 Hardwood mulch

**Access Drive Planting**  
 Evergreen shrubs  
 Native ornamental grasses 2'-4'  
 Hardwood mulch

**Existing adjacent Planting**  
 Existing landscaping on adjacent PD property to remain. Refer to survey for tree sizes

**LANDSCAPE REQUIREMENTS**

Parking & Vehicular Use Area:	17,811 SF
Required Interior Landscaping (7.5%):	1,335 SF
Actual Interior Landscaping (9.8%):	1,753 SF
Required Interior trees:	11
Actual Interior trees:	8

**Surveyed Trees**  
 Trees shown RED are to be removed

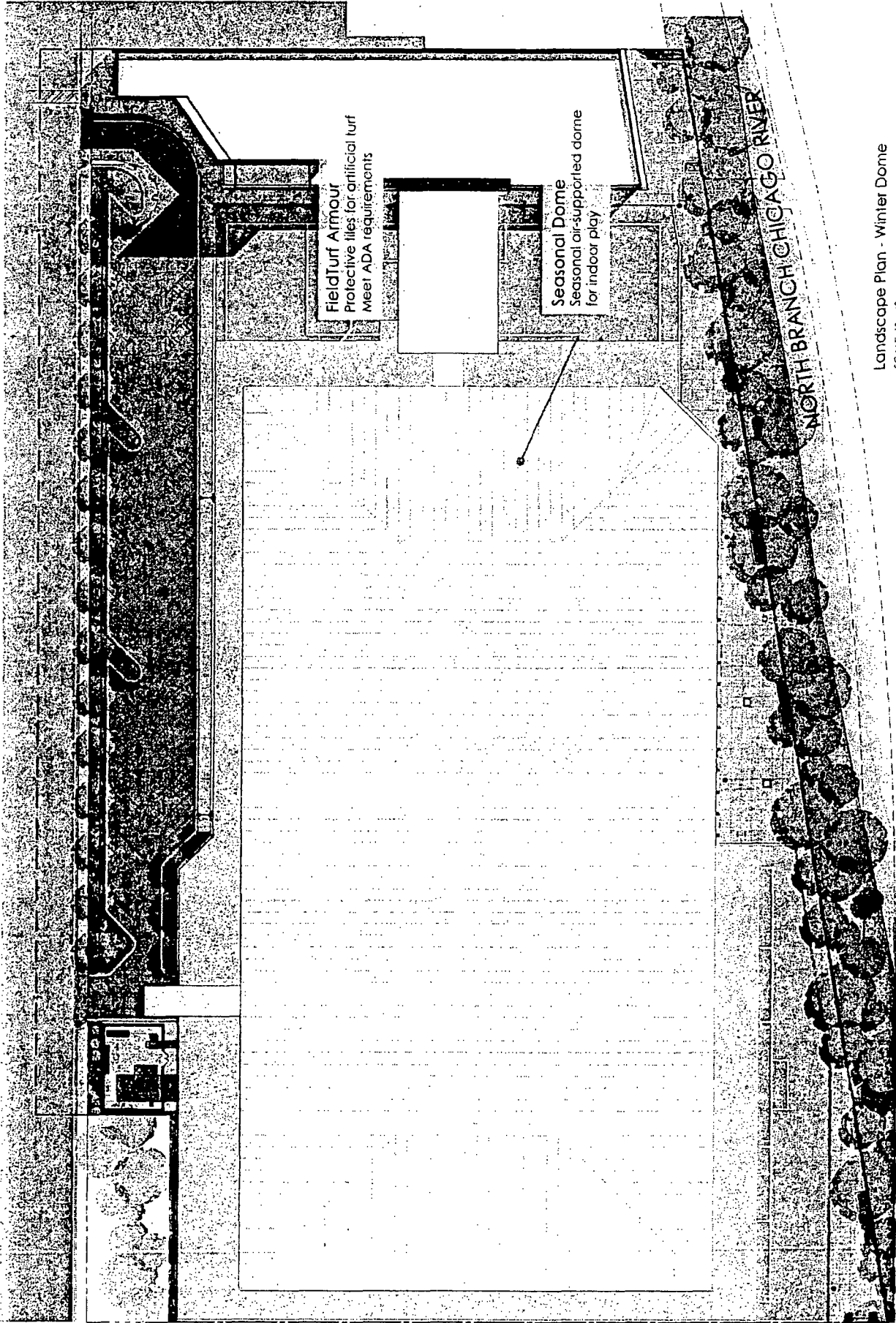
**Surveyed Trees**  
 Trees shown BLUE are to remain

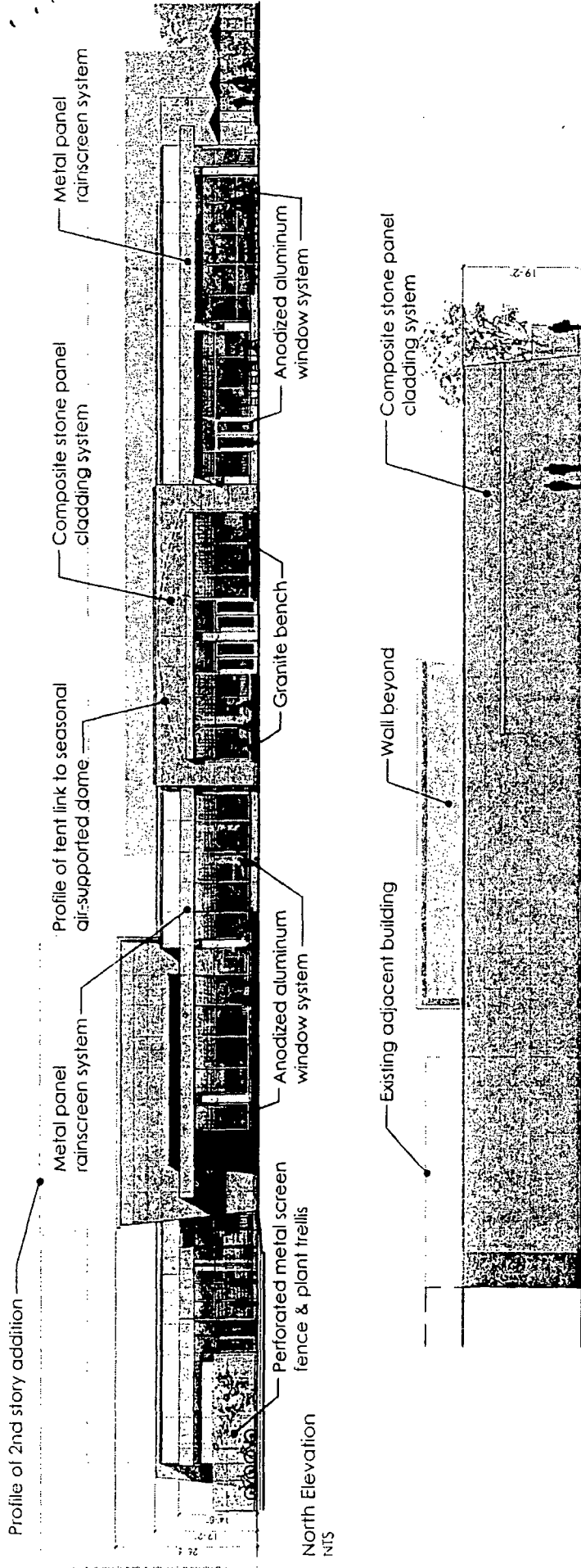
**Plaza Plan**  
 Refer to 'Enlarged Landscape Plan' for riverfront walkway

**Plaza Plan**  
 Refer to 'Schematic Plaza Plan' for riverfront plaza seating

Landscape Plan - Summer Fields  
 SCALE: 1" = 40'







Chicago Near North Soccer Center, LLC

3626 N. Talman Ave., Chicago, IL 09/19/13 Ana Group Architects, Inc.

Building Elevations  
SCALE: 1/8" = 1'-0"

