



City of Chicago



SO2016-7338

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/5/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No.15-L at 6000-6052 N Cicero Ave and 4800-4822 W Peterson Ave - App No. 19004
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

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 Residential-Business Planned Development No. 906 District symbols and indications as shown on Map No. 15-L in the area bounded by

A line approximately 537.17 feet north of and parallel to the north line of West Peterson Avenue; North Cicero Avenue; West Peterson Avenue; the north line of the Edens Expressway right-of-way; a line approximately 290 feet west of and parallel to the center line of North Cicero Avenue,

to those of a Residential-Business Planned Development No. 906, as amended.

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

Common Address of Property: 6000-6052 North Cicero Avenue,
4800-4822 West Peterson Avenue

*Residential-Business
Planned Development No. 906, as amended*

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential-Business Planned Development Number 906 ("Planned Development") consists of approximately 127,720 net square feet (2.93 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, 6000 N Cicero Avenue Chicago IL, LLC (for Subarea B) and by South Sauganash Place Condominium Association (for Subarea A).
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, 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 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.

APPLICANT: 6000 N Cicero Avenue Chicago IL, LLC
ADDRESS: 6000-6052 N. Cicero Ave.; 4800-4822 W. Peterson Ave.
INTRODUCTION DATE: October 5, 2016
REVISED / CPC DATE: January 19, 2017

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 15 Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; an Existing Conditions Map; a Property Line Map; a Planned Development Boundary Line Map; a Subarea Map; Site Plan – Entire Site; Site Plan - Sub-Area A; Site Plan Sub-Area B; Landscape Plan; and Building Elevations (North, South, East and West) prepared by Haeger Engineering (but including some previously approved planned development exhibits) and dated January 19, 2017, submitted herein. Full-sized copies of the Site Plan, 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development:
 - Subarea A: Dwelling Units (located above the ground floor); Office; Personal Service; Food and Beverage Retail Sales; General Retail Sales; Financial Services (excluding pawn shops); and related, incidental and accessory uses including but not limited to accessory parking.

 - Subarea B: Accessory Parking; Food and Beverage Retail Sales (limited to farmer's markets and similar outdoor sales and community events); General Retail Sales (limited to farmer's markets and similar outdoor sales and community events); and related, incidental 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 of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

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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 127,720 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 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.
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 Planning and 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 Department of Streets and Sanitation, and the Department of Fleet and Facility Management, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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.

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14. The improvements of the Property shall be designed, constructed and maintained in substantial conformance with the Plans described in Statement 4 above, and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance. Not less than twenty-five percent (25%) of the roof area of buildings constructed on the Property shall be green roof area planted with soils and plants; for the purposes of this Statement 14, "roof area" shall not include areas containing mechanical equipment, walkways, workspace areas, chimneys, skylights and other equipment supporting the operation of the applicable buildings.
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 the pre-existing Residential-Business Planned Development Number 906.

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ADDRESS: 6000-6052 N. Cicero Ave.: 4800-4922 W. Peterson Ave.
INTRODUCTION DATE: October 5, 2016
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Bulk Regulations and Data Table

Net Site Area:

Subarea A (South / Mixed-Use parcel):	83,555	sq. ft.	(1.92 acres)
Subarea B (North / Parking Lot parcel):	44,165	sq. ft.	(1.01 acres)
Total Net Site Area:	127,720	sq. ft.	(2.93 acres)

Area in the Public Right of Way:

Subarea A (South / Mixed-Use parcel):	25,323	sq. ft.	(0.58 acres)
Subarea B (North / Parking Lot parcel):	12,764	sq. ft.	(0.29 acres)
Total Net Site Area:	38,086	sq. ft.	(0.87 acres)

Gross Site Area:

Subarea A (South / Mixed-Use parcel):	108,878	sq. ft.	(2.50 acres)
Subarea B (North / Parking Lot parcel):	56,929	sq. ft.	(1.31 acres)
Total Gross Site Area:	165,806	sq. ft.	(3.81 acres)

Maximum Floor Area Ratio (FAR) (By Subarea):

Subarea A (South / Mixed-Use parcel):	1.66
Subarea B (North / Parking Lot parcel):	0.10 (farmers market structures)

Maximum Floor Area Ratio (FAR) (PD):

1.12

Maximum Number of Dwelling Units:

Subarea A (South / Mixed-Use parcel):	61
Subarea B (North / Parking Lot parcel):	0

Maximum Building Height:

Subarea A (South / Mixed-Use parcel):	84 feet
Subarea B (North / Parking Lot parcel):	15 feet (farmers market structures)

Minimum Number of Parking Spaces:

Subarea A - underground:	132 spaces
Subarea A - second floor:	91 spaces
Subarea A - exterior:	31 spaces
Subarea B:	81 spaces*

*Spaces may serve uses in Subarea A.

Minimum Number of Loading Berths:

Subarea A (South / Mixed-Use parcel):
Subarea B (North / Parking Lot parcel):

2 berth(s) (10' x 25')
0 berth(s)

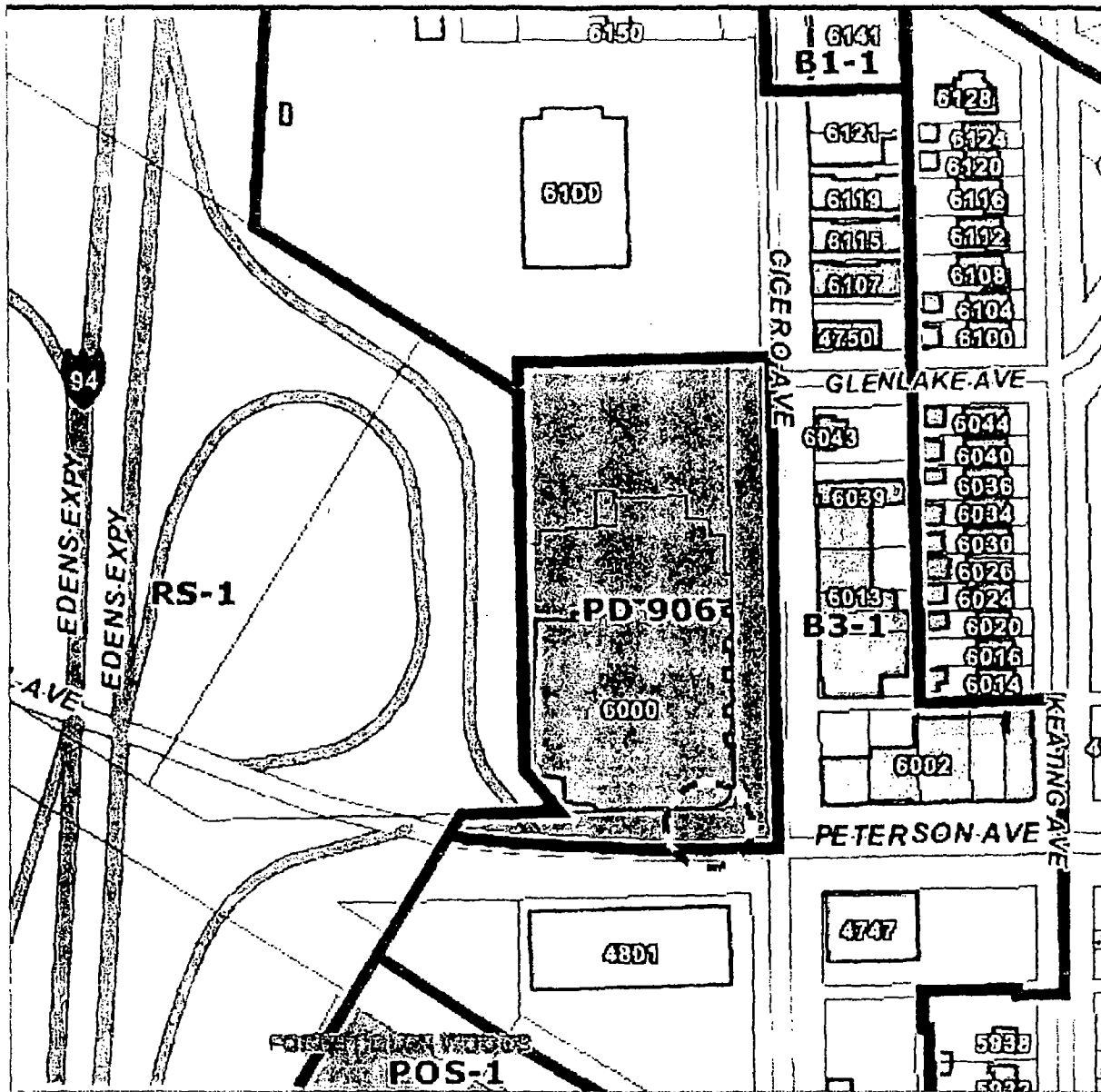
Minimum Setbacks from Property Lines:

Subarea A (South / Mixed-Use parcel):
Subarea B (North / Parking Lot parcel):

Per attached site plans.
Per attached site plans.

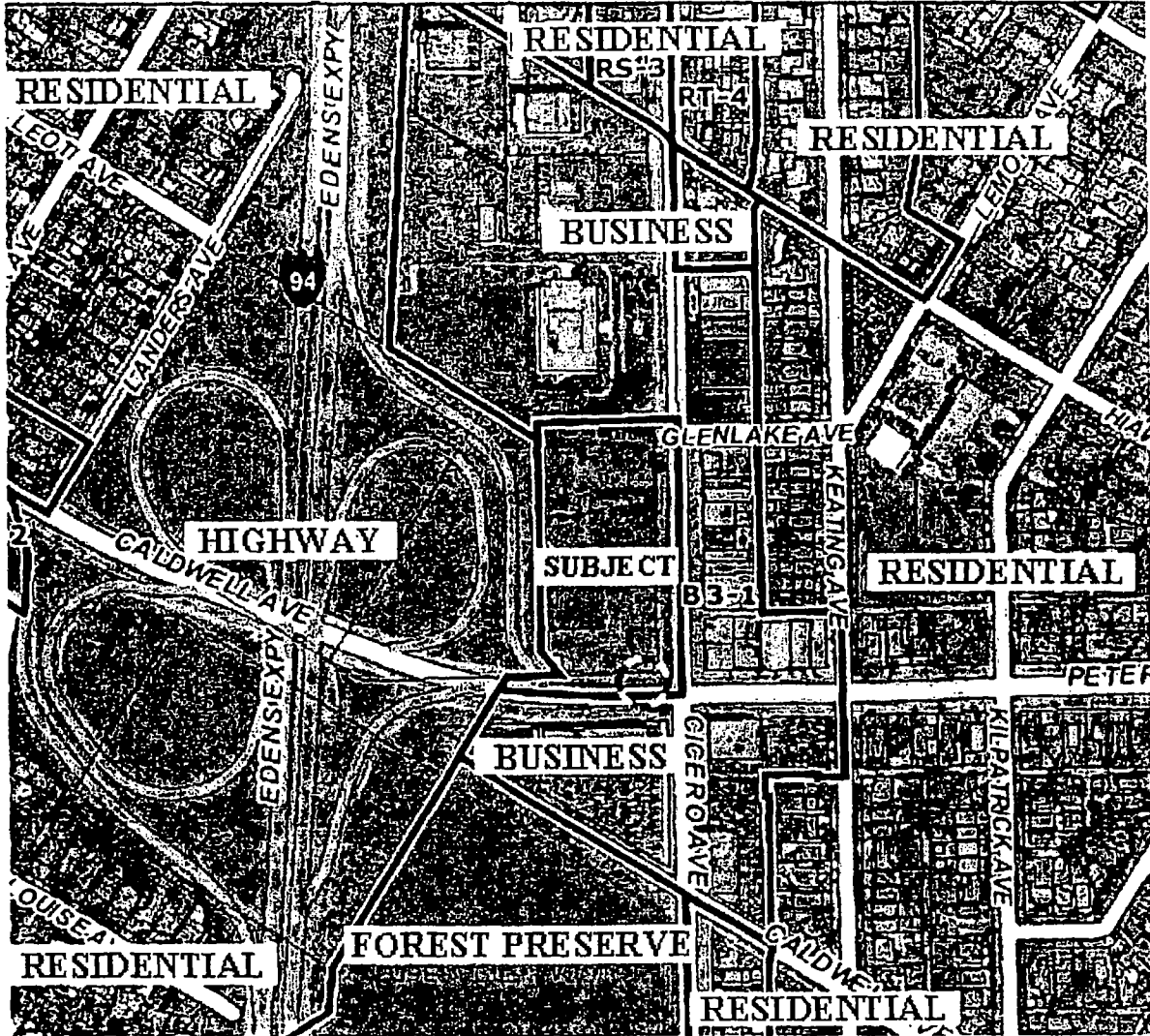
Existing Zoning Map

(PD 906 – boundaries approximate)



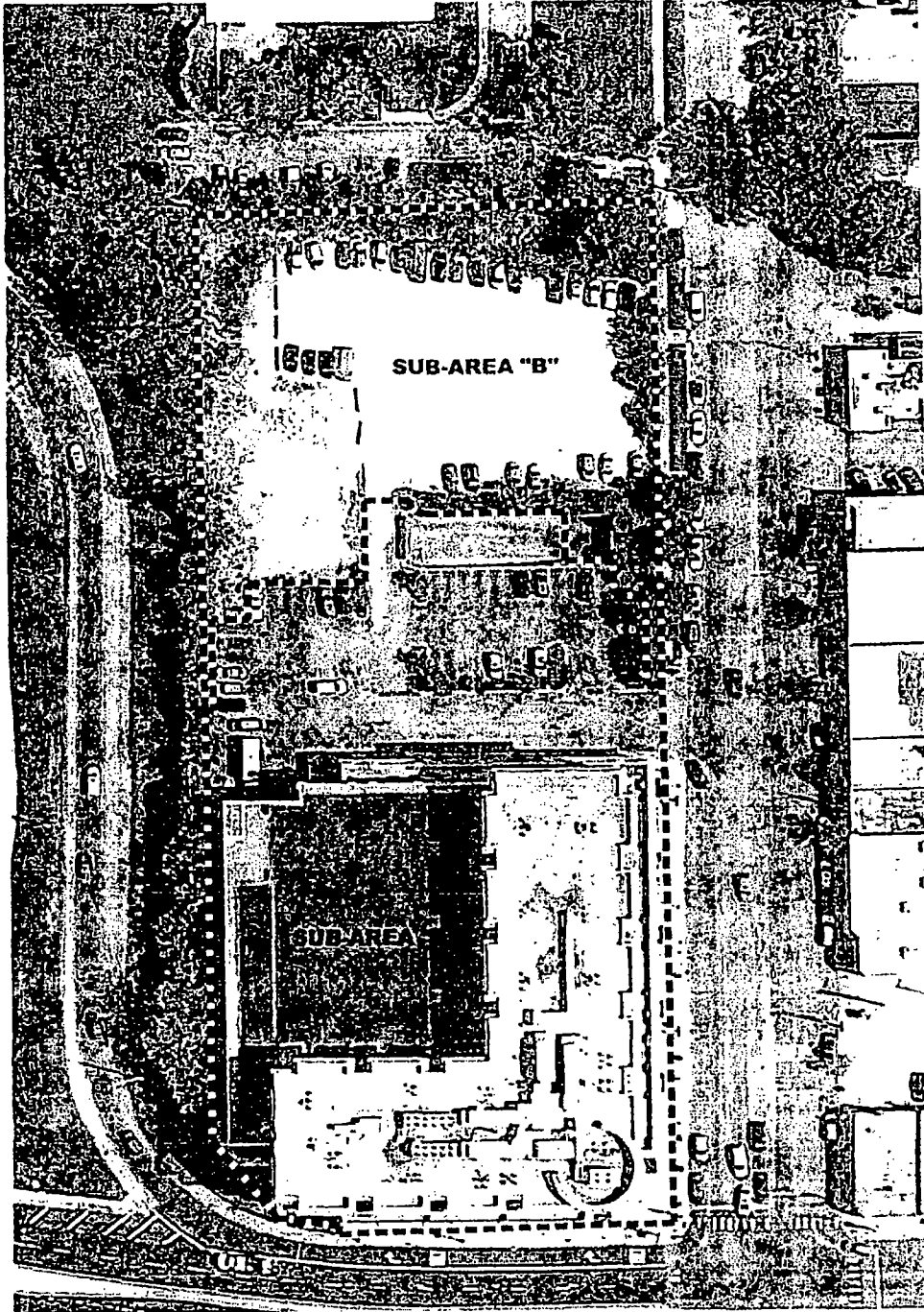
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Existing Land Use Map



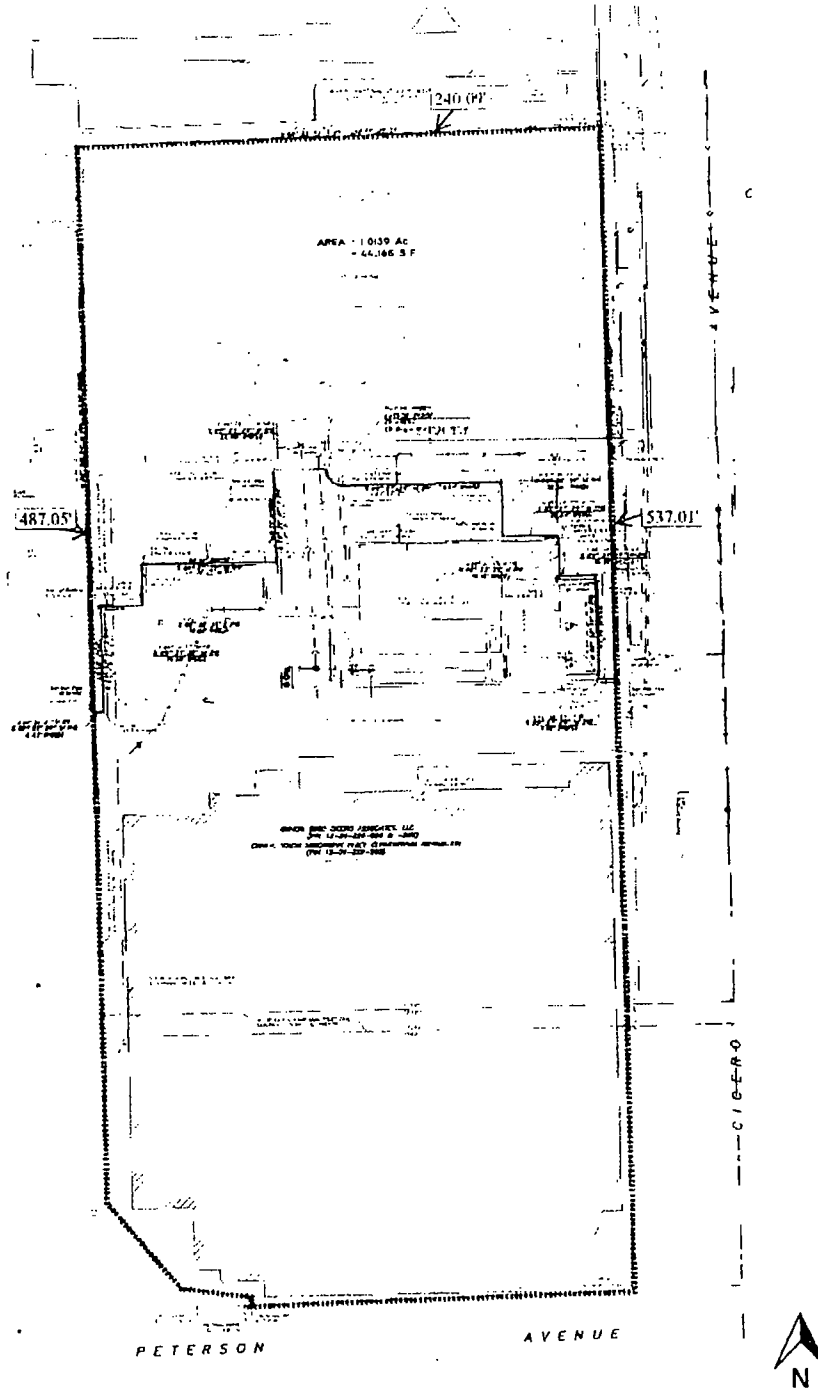
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Existing Conditions Map



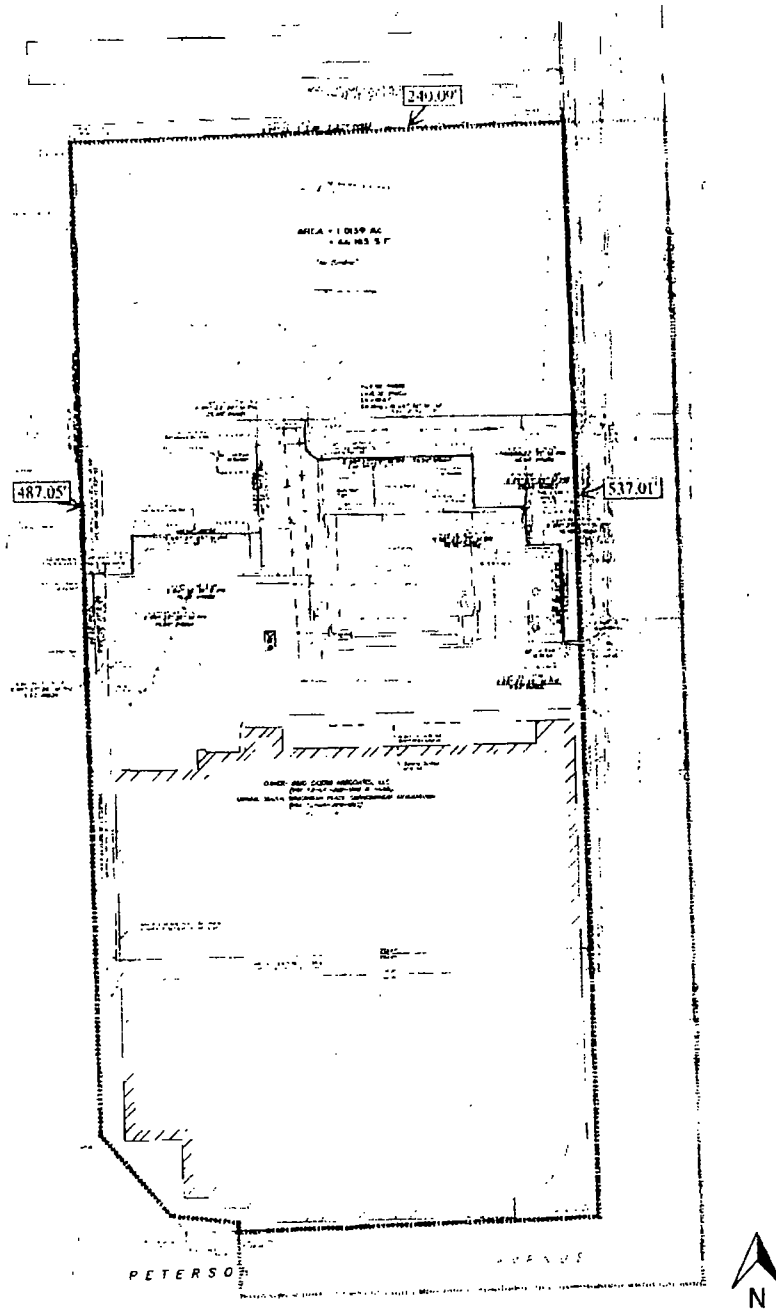
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Property Line Map



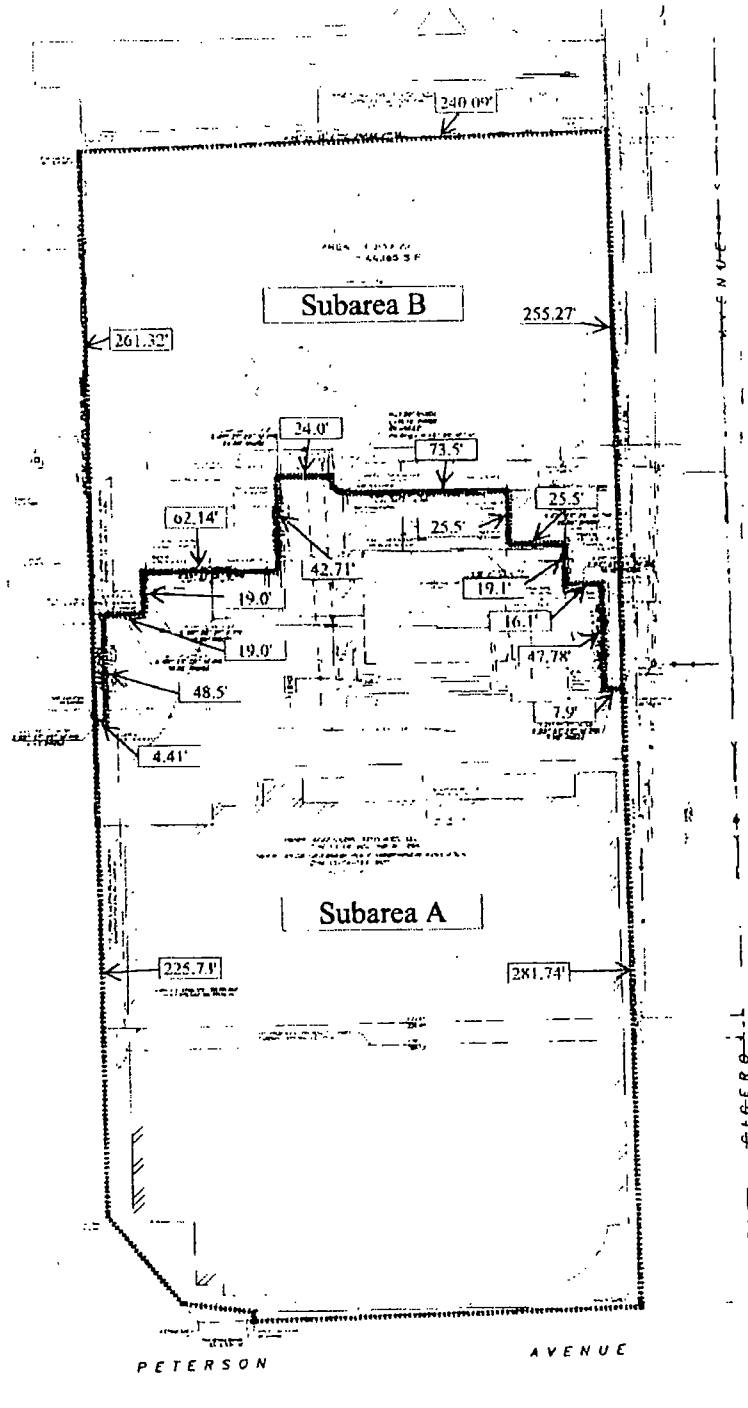
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PD Boundary Line Map (including Property Line)



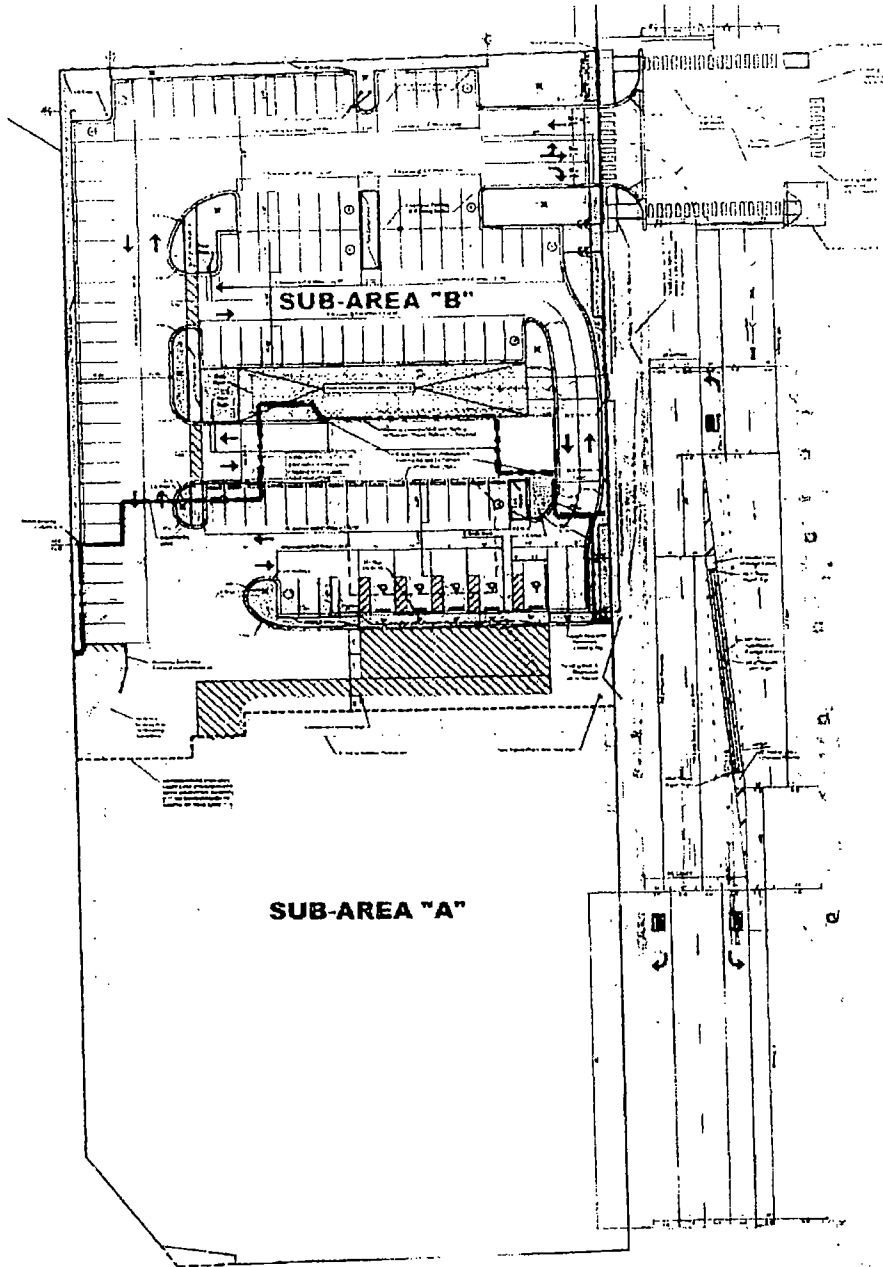
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Subarea Map



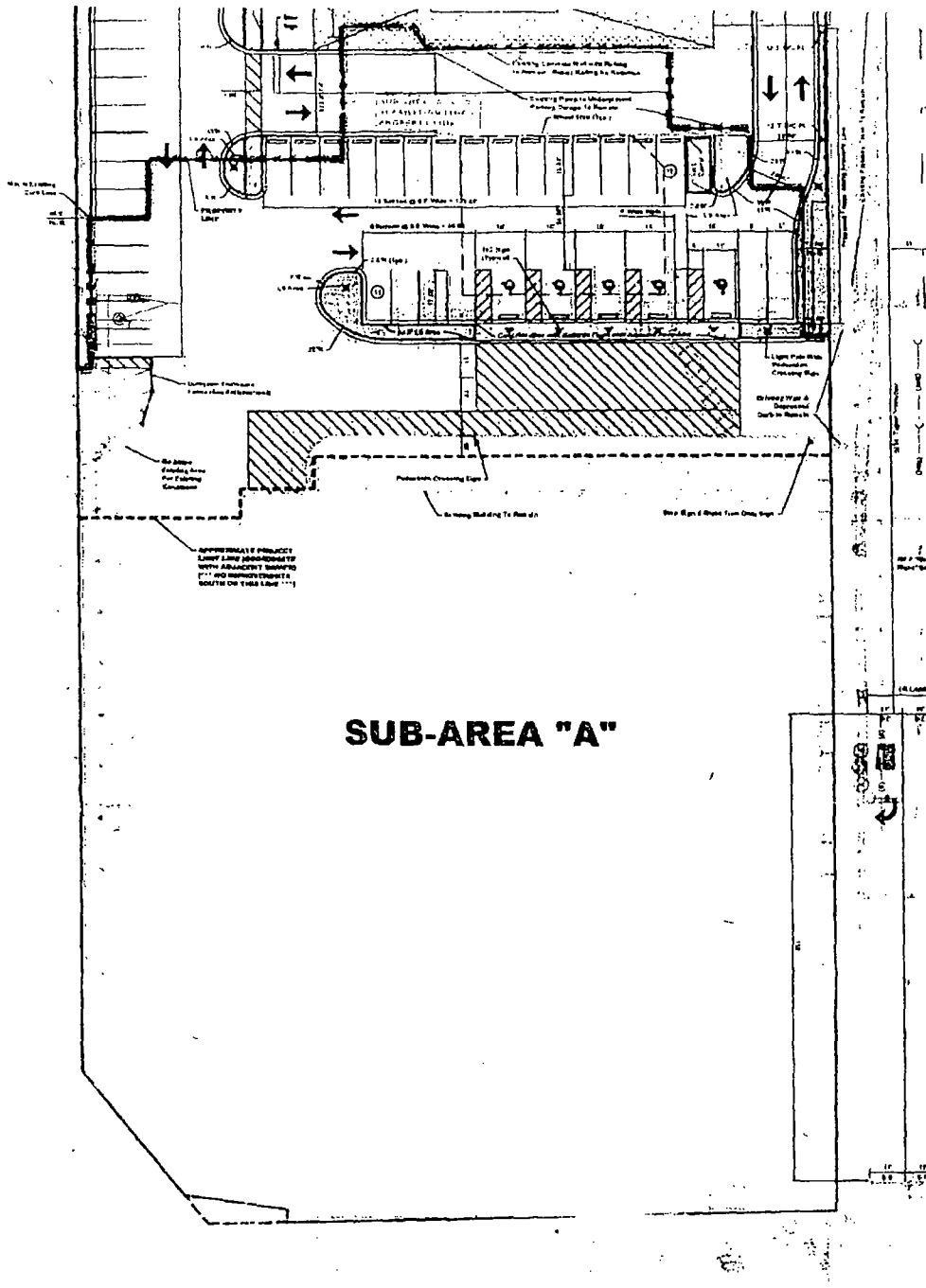
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Site Plan – Entire Site



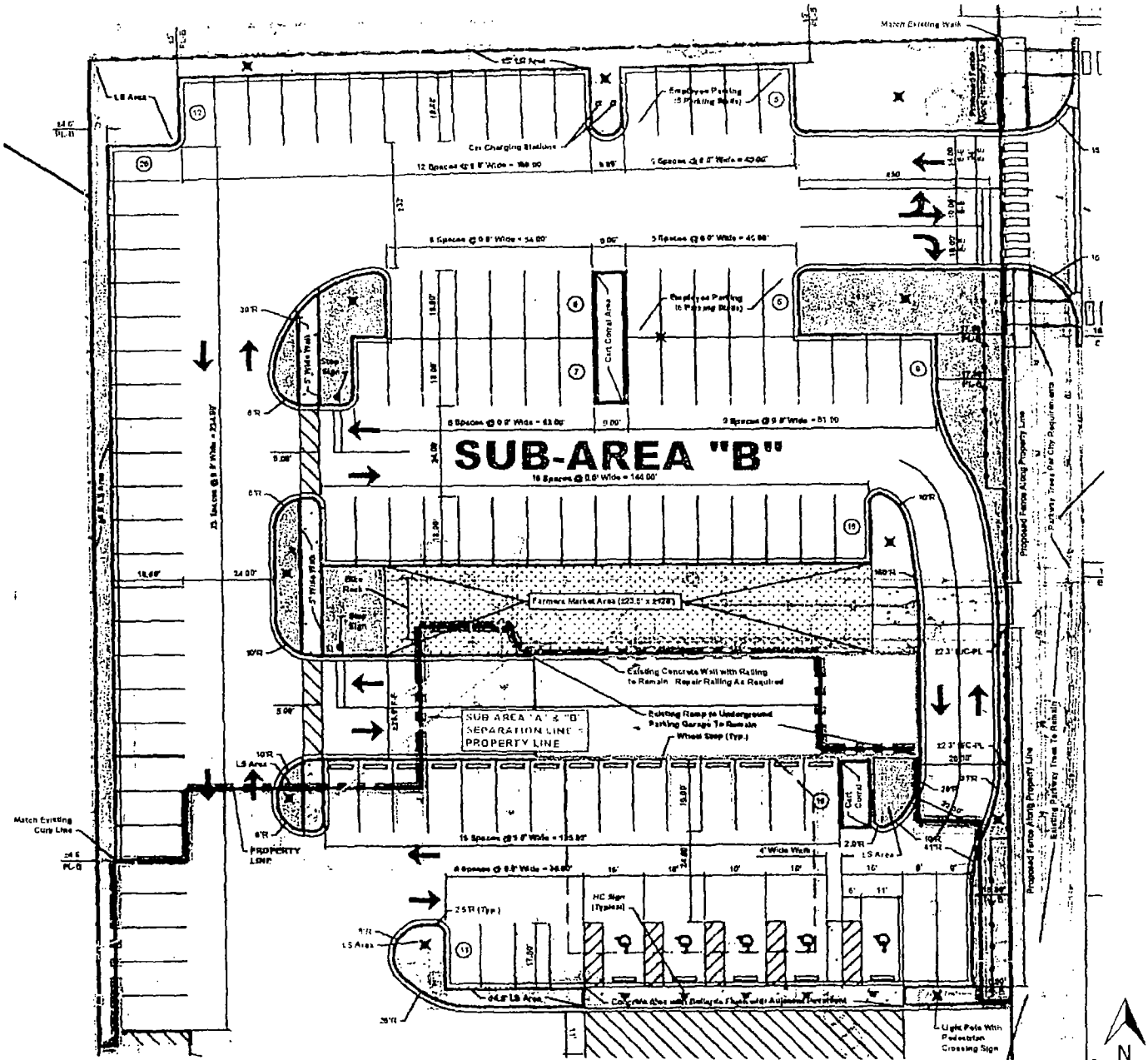
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Site Plan – Subarea A (Existing Building)



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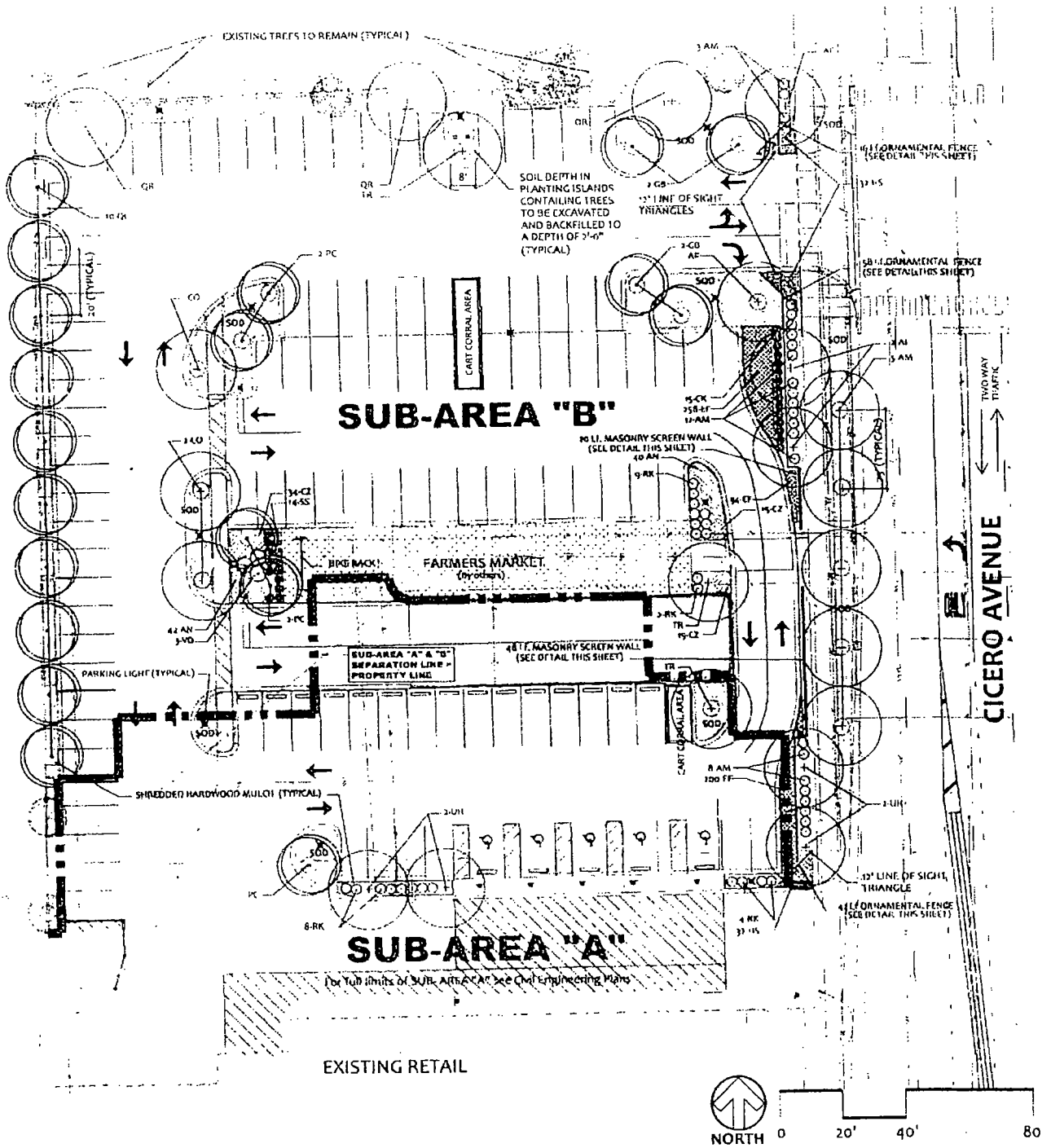
Site Plan – Subarea B



APPLICANT:
 ADDRESS:
 INTRODUCTION DATE:
 REVISED / CPC DATE:

6900 N Cicero Avenue Chicago IL, LLC
 6900-6052 N. Cicero Ave.; 4800-4872 W. Peterson Ave.
 October 1, 2016
 February 19, 2017

Landscape Plan



APPLICANT:
 ADDRESS:
 INTRODUCTION DATE:
 REVISED / CPC DATE:

6000 N Cicero Avenue Chicago IL, LLC
 6000-6052 N. Cicero Ave.; 4800-4822 W. Peterson Ave.
 October 5, 2016
 January 19, 2017

Elevations – Subarea A Building

East Elevation (Cicero Ave.)



South Elevation (Peterson Ave.)



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Elevations – Subarea A Building

West Elevation



North Elevation



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19004
FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

From: _____

David L. Reifman
Chicago Plan Commission

Date: January 19, 2017

Re: Proposed Amendment to Planned Development 906 for the property generally located at
6040 North Cicero Avenue

On January 19, 2017, the Chicago Plan Commission recommended approval of the proposed amendment to Planned Development 906 submitted by 6000 North Cicero Avenue Chicago IL, LLC; a copy of which is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano
PD Master File (Original PD, copy of memo)