



City of Chicago



SO2013-7552

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/16/2013
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17854 at 1600-1626 N Milwaukee Ave
Committee(s) Assignment:	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, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-2, Community Shopping District and M1-2, Limited Manufacturing/Business Park District symbols as shown on Map 5-H in the area generally bounded by:

a line 214.09 feet northwest of West North Avenue and perpendicular to North Milwaukee Avenue as measured along the southwest line of North Milwaukee Avenue; North Milwaukee Avenue; West North Avenue for a distance of 165.65 feet to the CTA right-of-way; the CTA right-of-way; the alley next southwest of North Milwaukee Avenue

to those of a B3-5, Community Shopping District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-5, Community Shopping District symbols as shown on Map 5-H in the area generally bounded by:

a line 214.09 feet northwest of West North Avenue and perpendicular to North Milwaukee Avenue as measured along the southwest line of North Milwaukee Avenue; North Milwaukee Avenue; West North Avenue for a distance of 165.65 feet to the CTA right-of-way; the CTA right-of-way; the alley next southwest of North Milwaukee Avenue

to the designation of a Business Planned Development, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 3. This ordinance takes effect after its passage and approval.

PLANNED DEVELOPMENT NO. _____

BULK REGULATIONS TABLE

Gross Site Area:	32,596 Square Feet
Area in Public Right-of-Way:	15,808.72 Square Feet
Net Site Area:	16,787.28 Square Feet
Maximum Floor Area Ratio:	5.0
Maximum Building Height:	148 Feet
Minimum Number of Parking Spaces:	7
Minimum Number of Loading Berths:	1
Maximum Number of Lodging Rooms:	120
Minimum Number of Bicycle Parking Spaces:	2
Minimum Setbacks:	Per site plan

Applicant: 1616-1624 N. Milwaukee Ventures, LLC
Address: 1600-1626 North Milwaukee Avenue
Date Introduced: October 16, 2013
Plan Commission: March 20, 2014

PLANNED DEVELOPMENT NO. _____

Plan of Development Statements

1. The area delineated herein as Planned Development No. _____ (“Planned Development”) consists of approximately 16,787.26 square feet (0.38 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is under the single designated control of the Applicant, 1616-1624 N. Milwaukee 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 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 an amendment, modification or change (administrative, legislative or otherwise) to this Planned Development is made, shall be under single ownership or single 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 Plans.

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.

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; a Planned Development Boundary and Property Line Map; an Existing Zoning Map; an Existing Land-Use Map; a Site Plan; a Landscape Plan; a Roof Plan; a Building Section Plan; and Building Elevations prepared by Antunovich Associates dated March 20, 2014.

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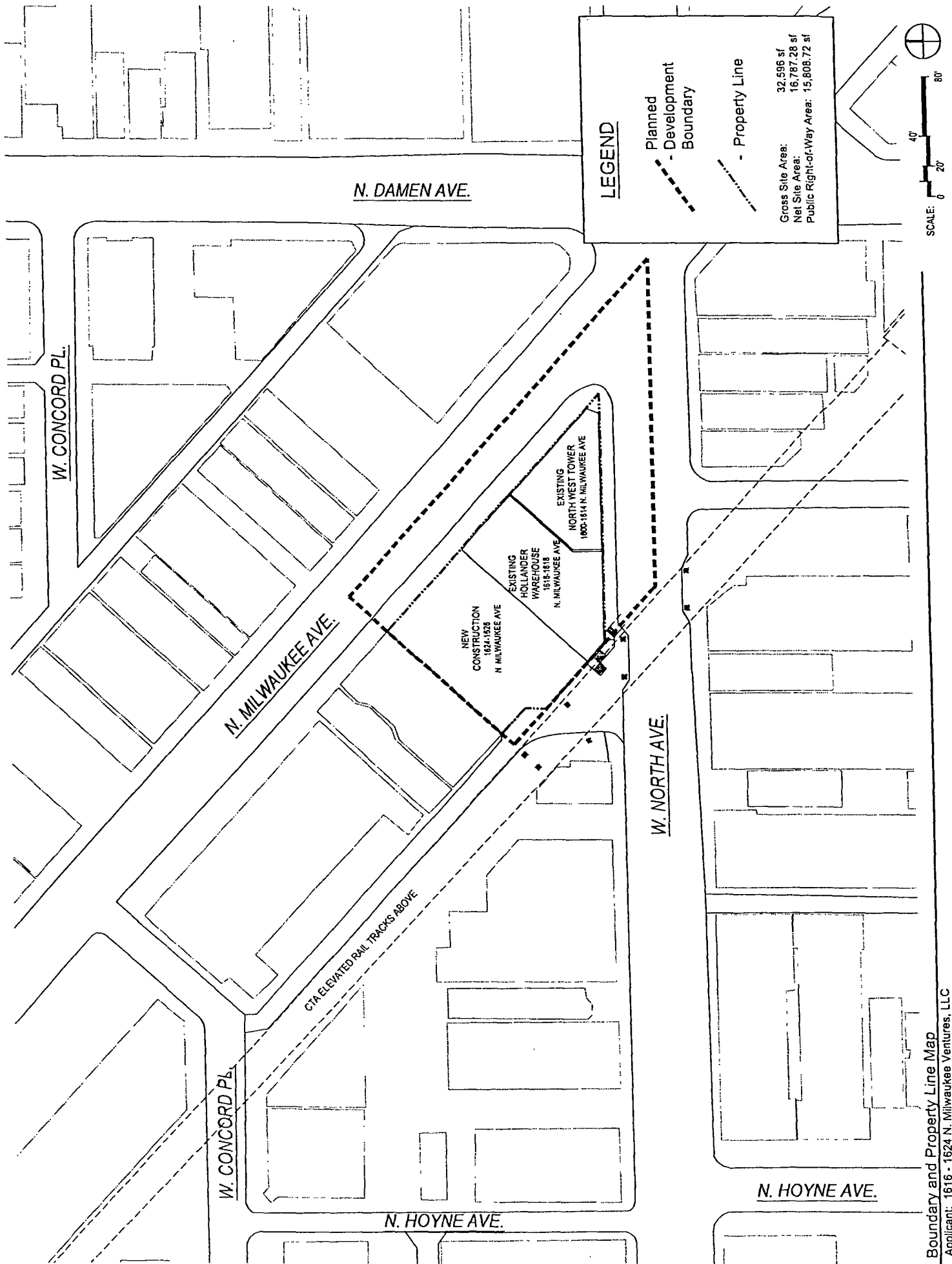
In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval 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.

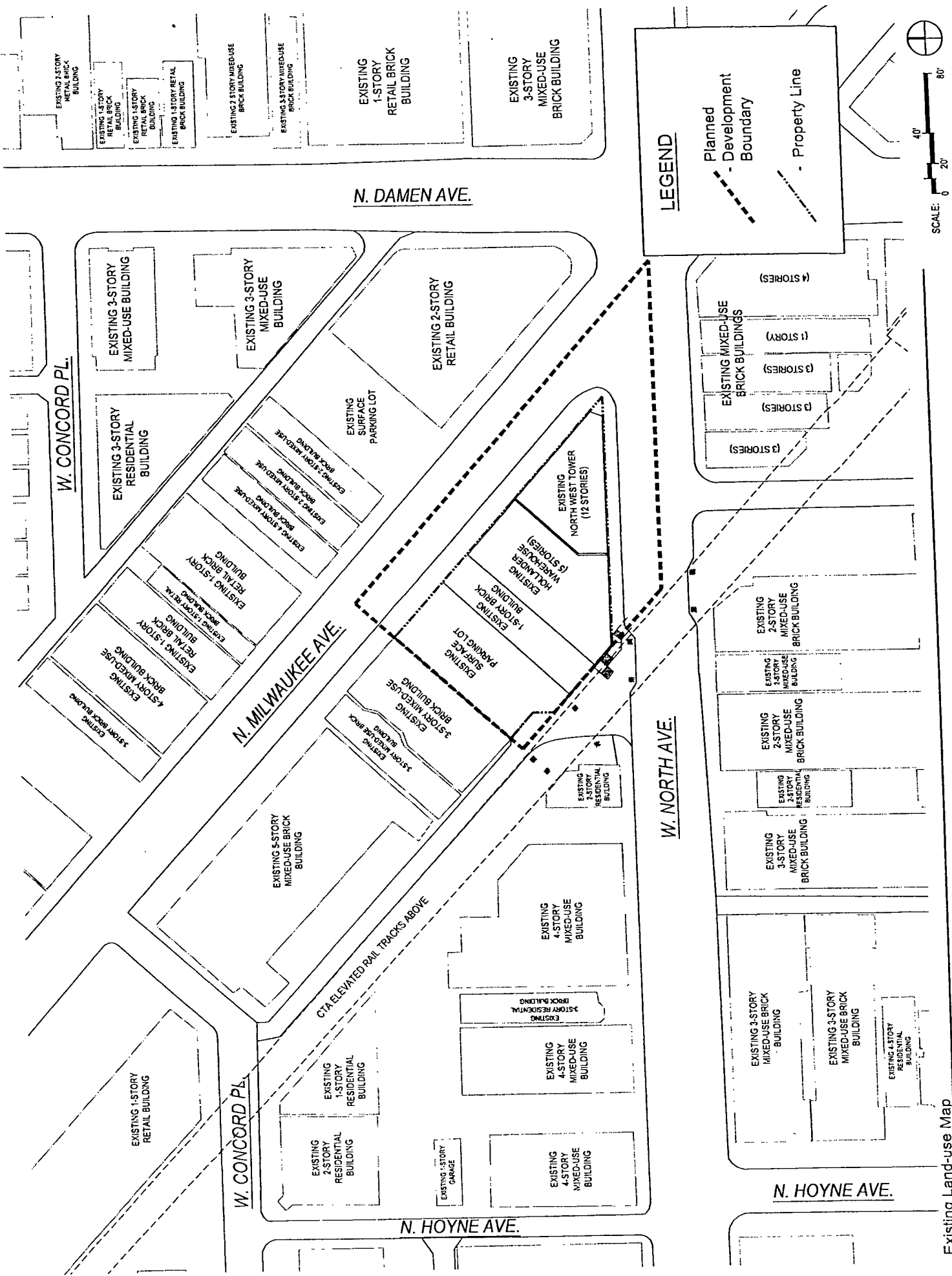
5. The following uses shall be permitted in the area delineated herein as a Planned Development: lodging; office; personal service uses; retail sales; financial services; eating and drinking establishments, including general restaurants, taverns and rooftop outdoor patios; lodge or private club; accessory 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 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. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For 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 16,787.28 square feet.
9. Upon review and determination ("Part II Review"), and 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 review associated with the site plan review or Part II reviews are conditional until final Part II approval.
11. The Applicant shall comply with the Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation and Fleet and Facility Management and Buildings, pursuant to 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 by the Zoning Administrator, pursuant to Section 17-

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13-0611-A of the Zoning Ordinance, upon written application 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. The City of Chicago acknowledges that the adaptive re-use and modernization of the existing historic buildings, which represents approximately 90% of the total floor area of the Property, is a significant sustainable contribution to the built environment. Applicant shall design, construct and maintain all new buildings in a manner generally consistent with the standards under the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The new building will have a green roof of approximately 5,941 square feet, which covers and is equivalent to a minimum of 50% 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 Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to a B3-5, Community Shopping District.

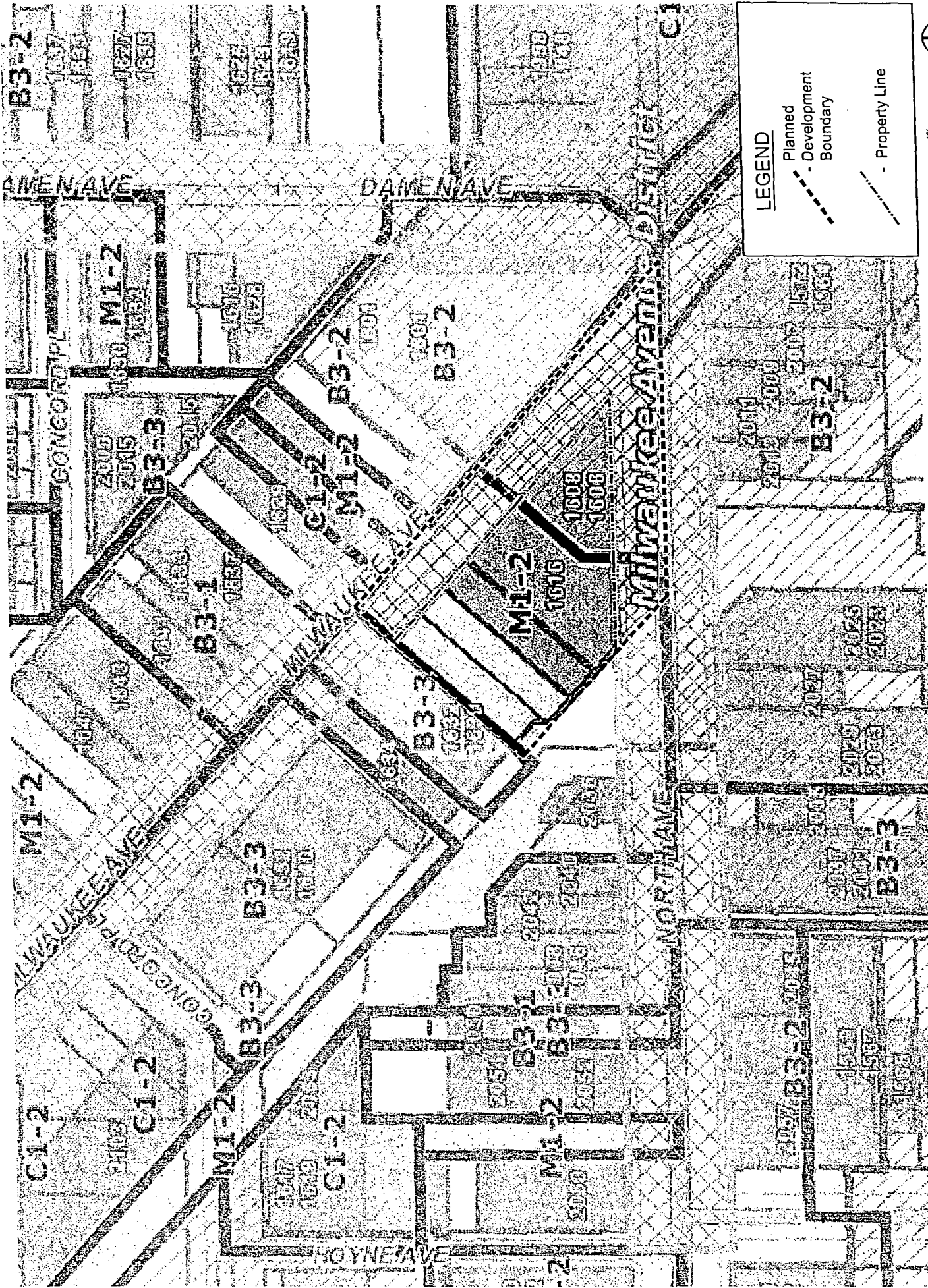




LEGEND

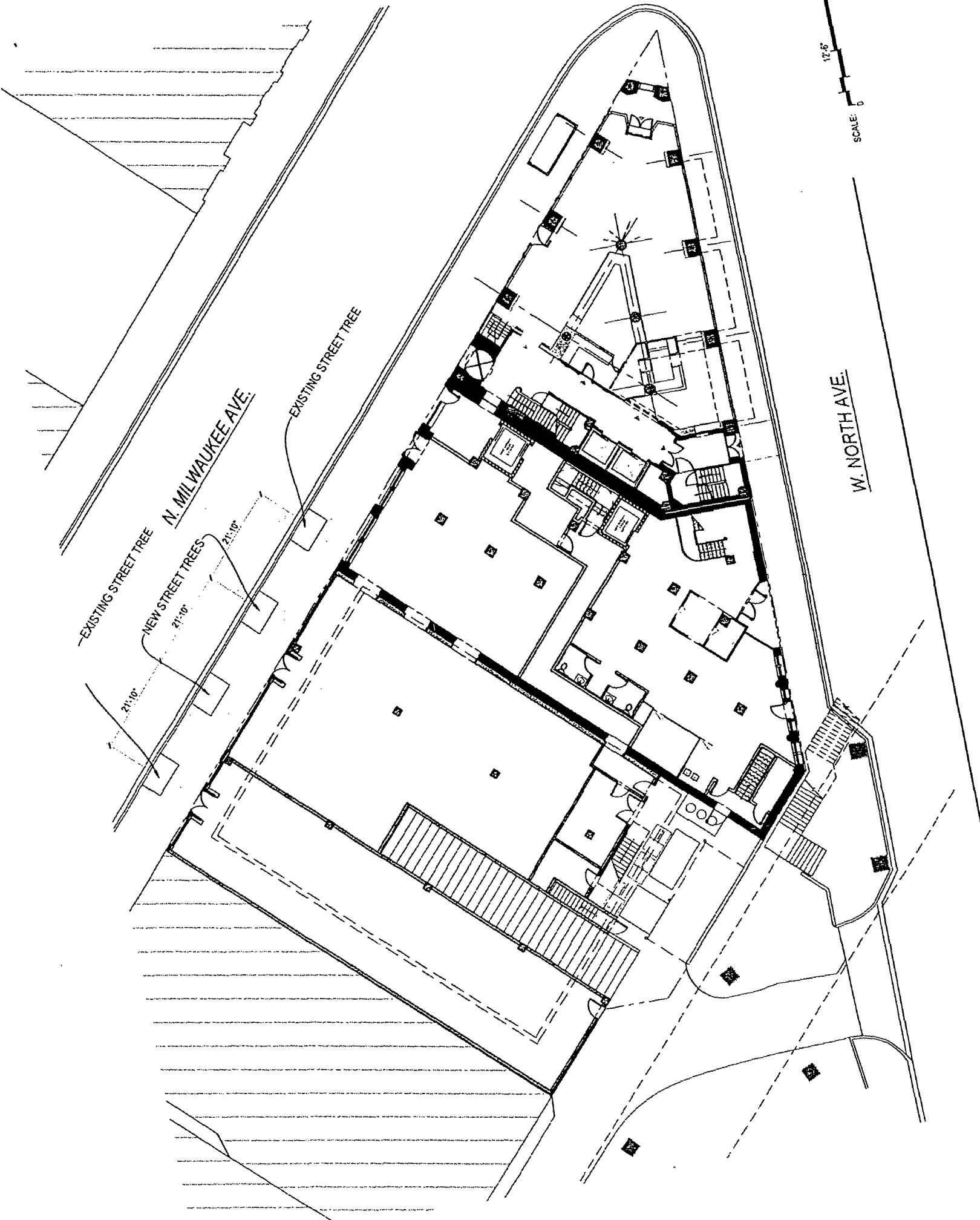
- - - Planned Development Boundary
- - - Property Line







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



N. MILWAUKEE AVE.

W. NORTH AVE.

EXISTING STREET TREE
NEW STREET TREES
21'-10"

EXISTING STREET TREE

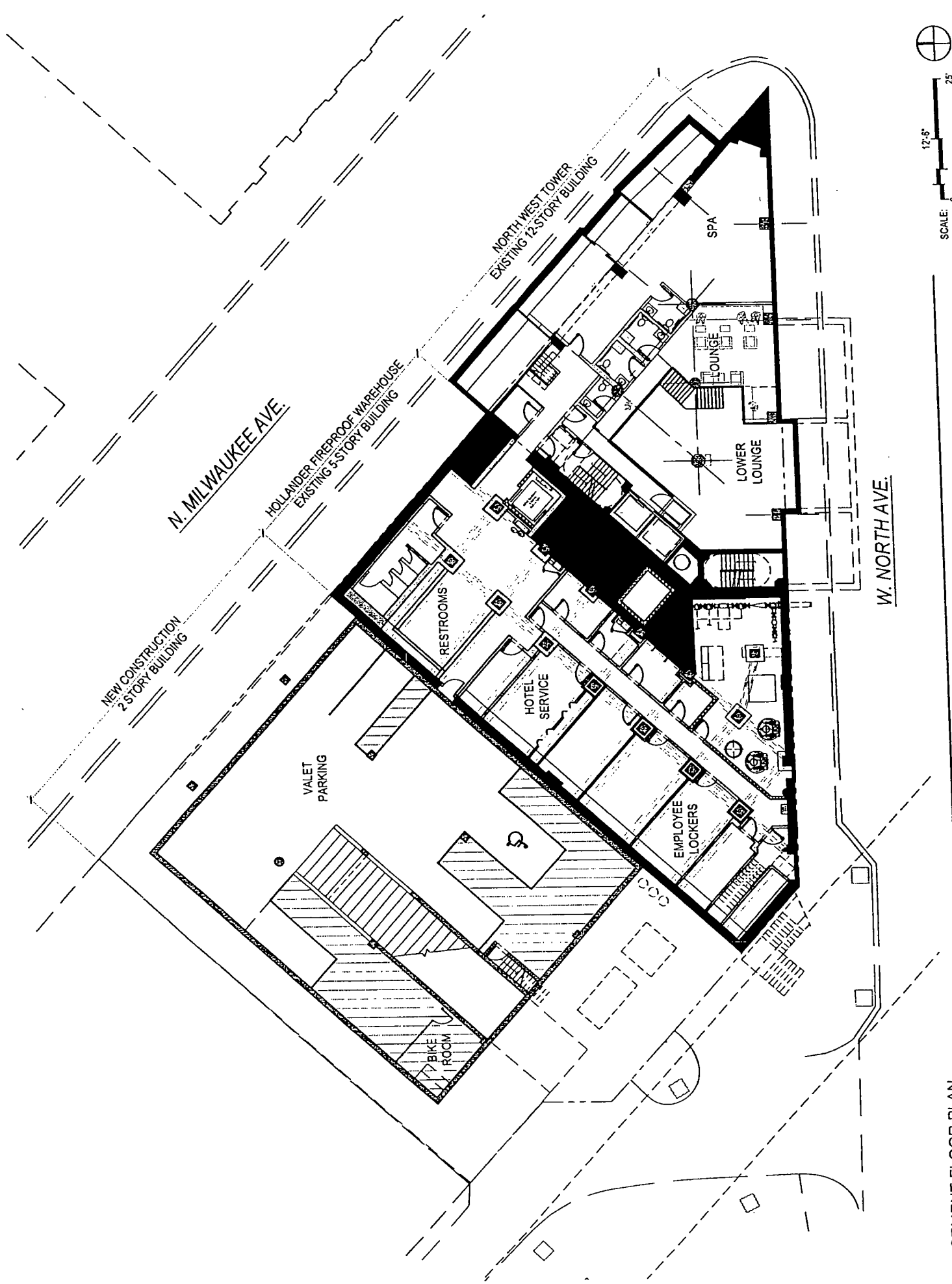
21'-10"

21'-10"

21'-10"

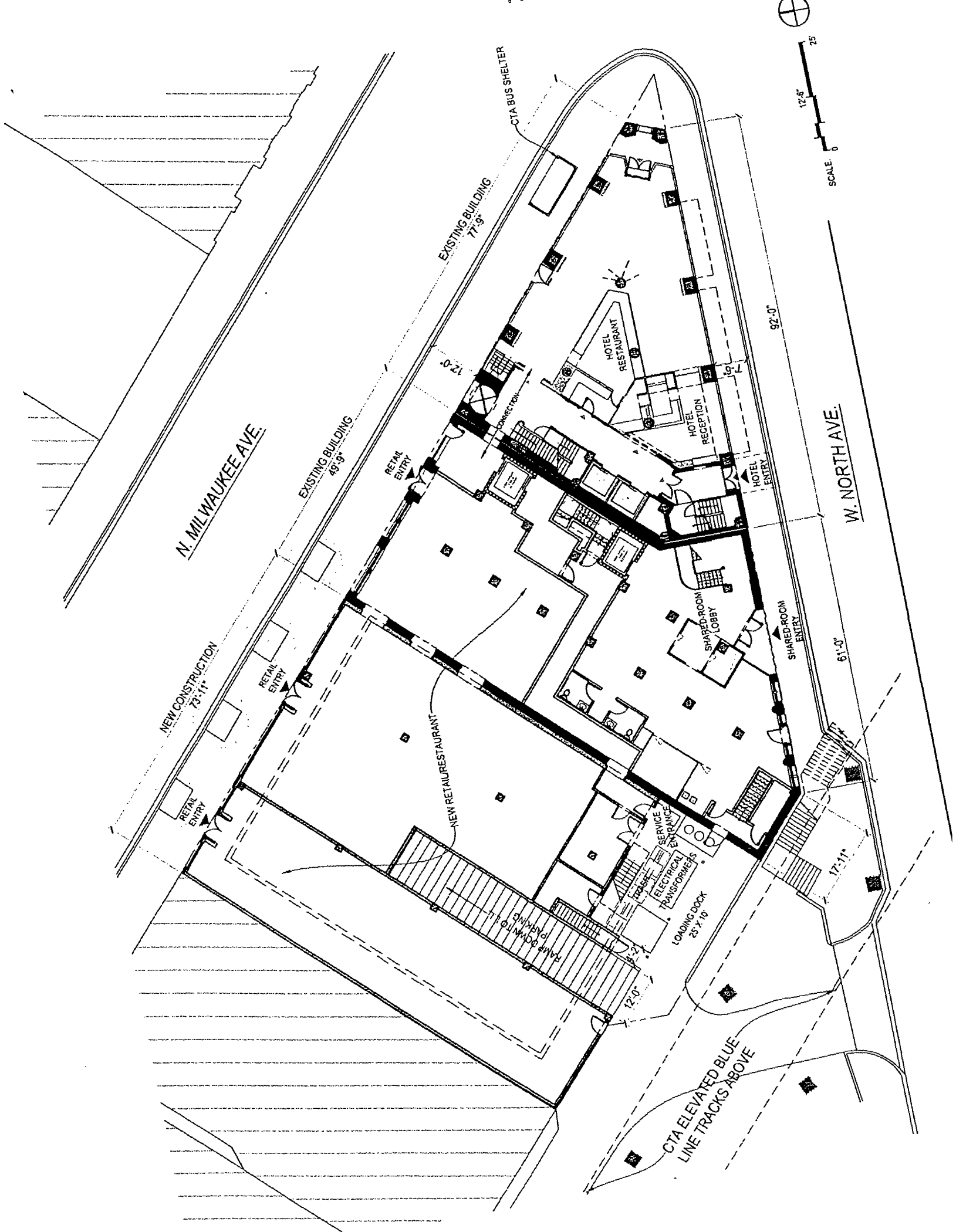


SCALE: 0 12'-6" 25'



BASEMENT FLOOR PLAN

Applicant: 1616 - 1624 N. Milwaukee Ventures, LLC
Address: 1600 - 1626 N. Milwaukee Avenue, Chicago, Illinois



N. MILWAUKEE AVE.

W. NORTH AVE.

SCALE 0 12'-5" 25'

NEW CONSTRUCTION
73'-11"

EXISTING BUILDING
48'-9"

EXISTING BUILDING
77'-9"

92'-0"

61'-0"

17'-11"

RETAIL ENTRY

RETAIL ENTRY

RETAIL ENTRY

HOTEL ENTRY

SHARED ROOM ENTRY

NEW RETAIL RESTAURANT

LOADING DOCK
28' x 10'

ELECTRICAL TRANSFORMERS

SERVICE ENTRANCE

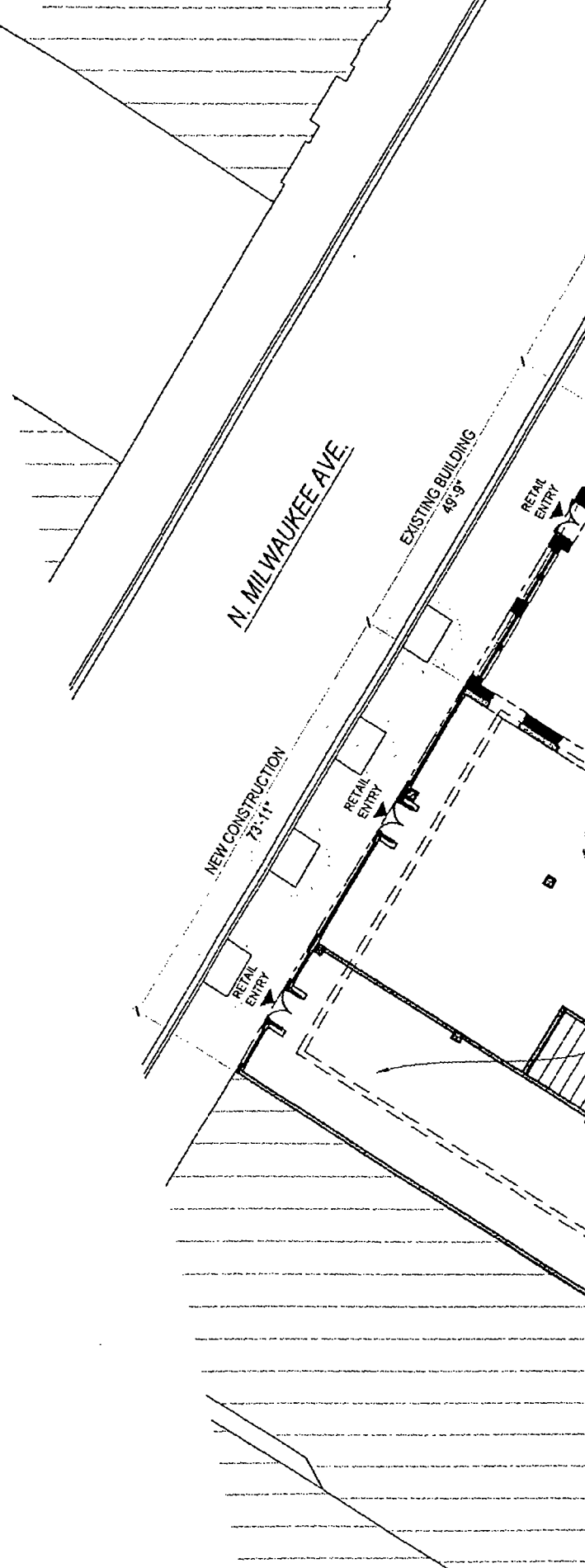
SHARED ROOM LOBBY

HOTEL RECEPTION

HOTEL RESTAURANT

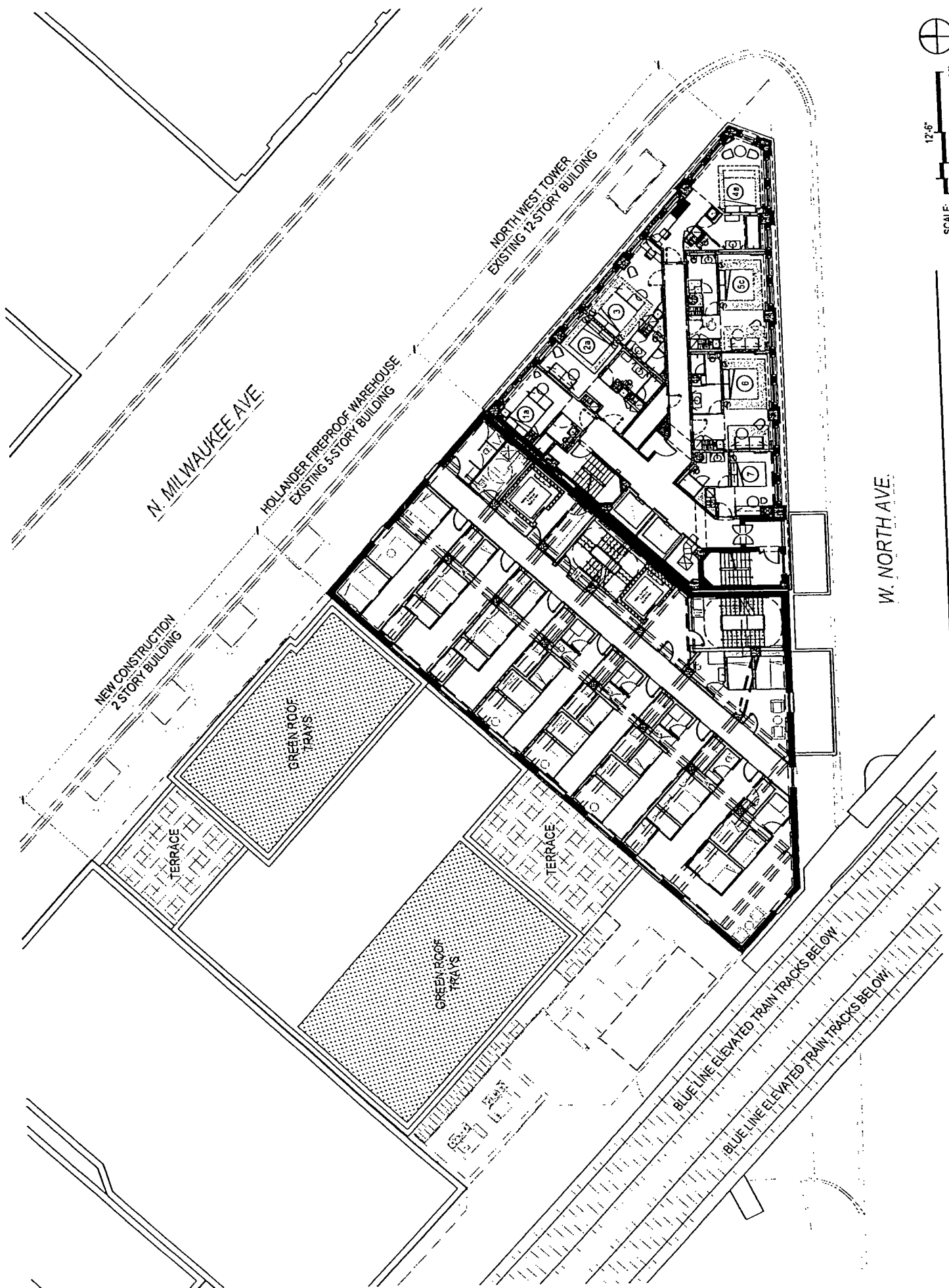
CTA BUS SHELTER

CTA ELEVATED BLUE
LINE TRACKS ABOVE



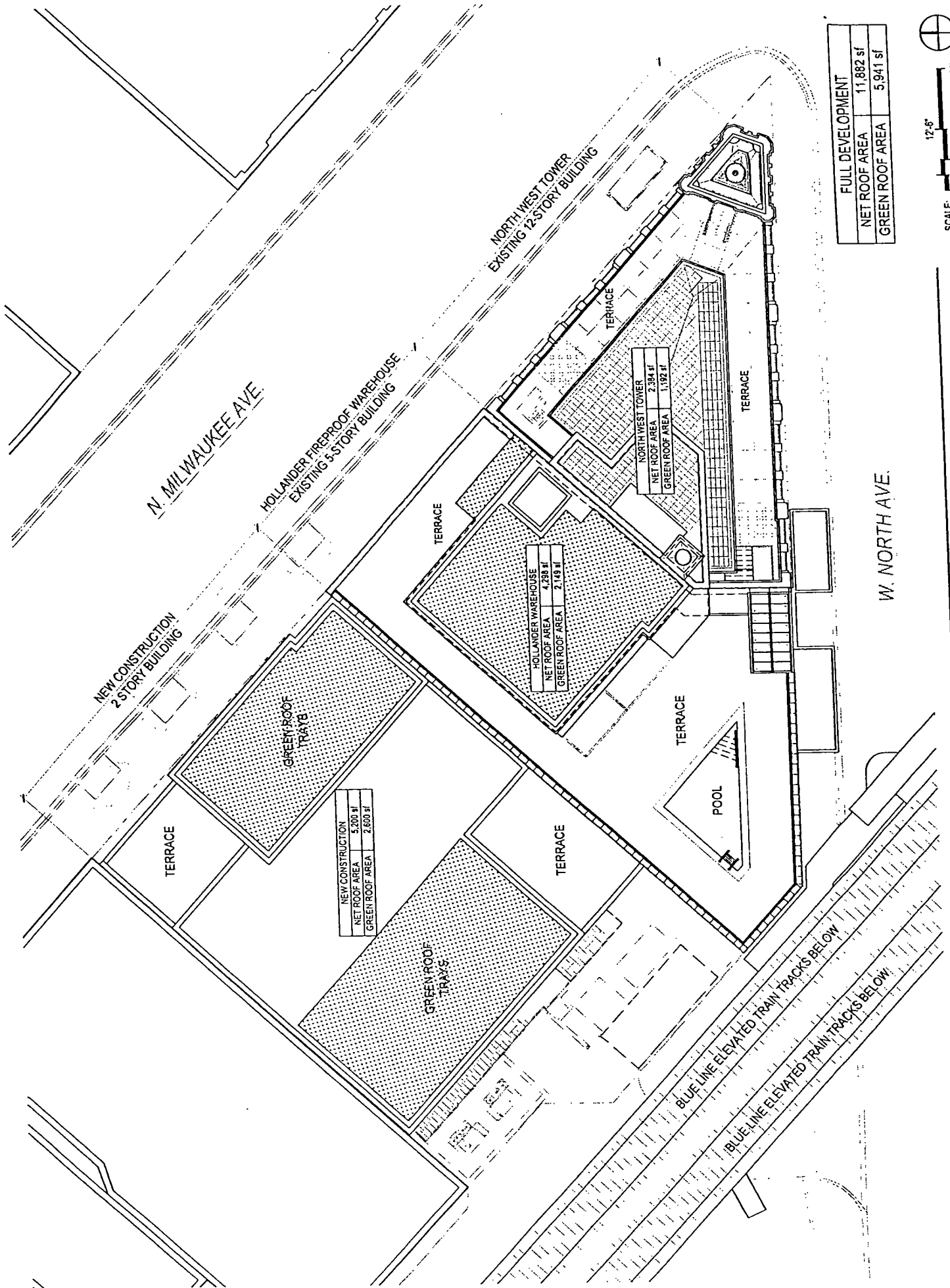


SCALE: 0 12'-6" 25'



TYPICAL HOTEL FLOOR PLAN

Applicant: 1616 - 1624 N. Milwaukee Ventures, LLC
Address: 1600 - 1626 N. Milwaukee Avenue, Chicago, Illinois

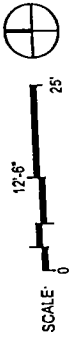


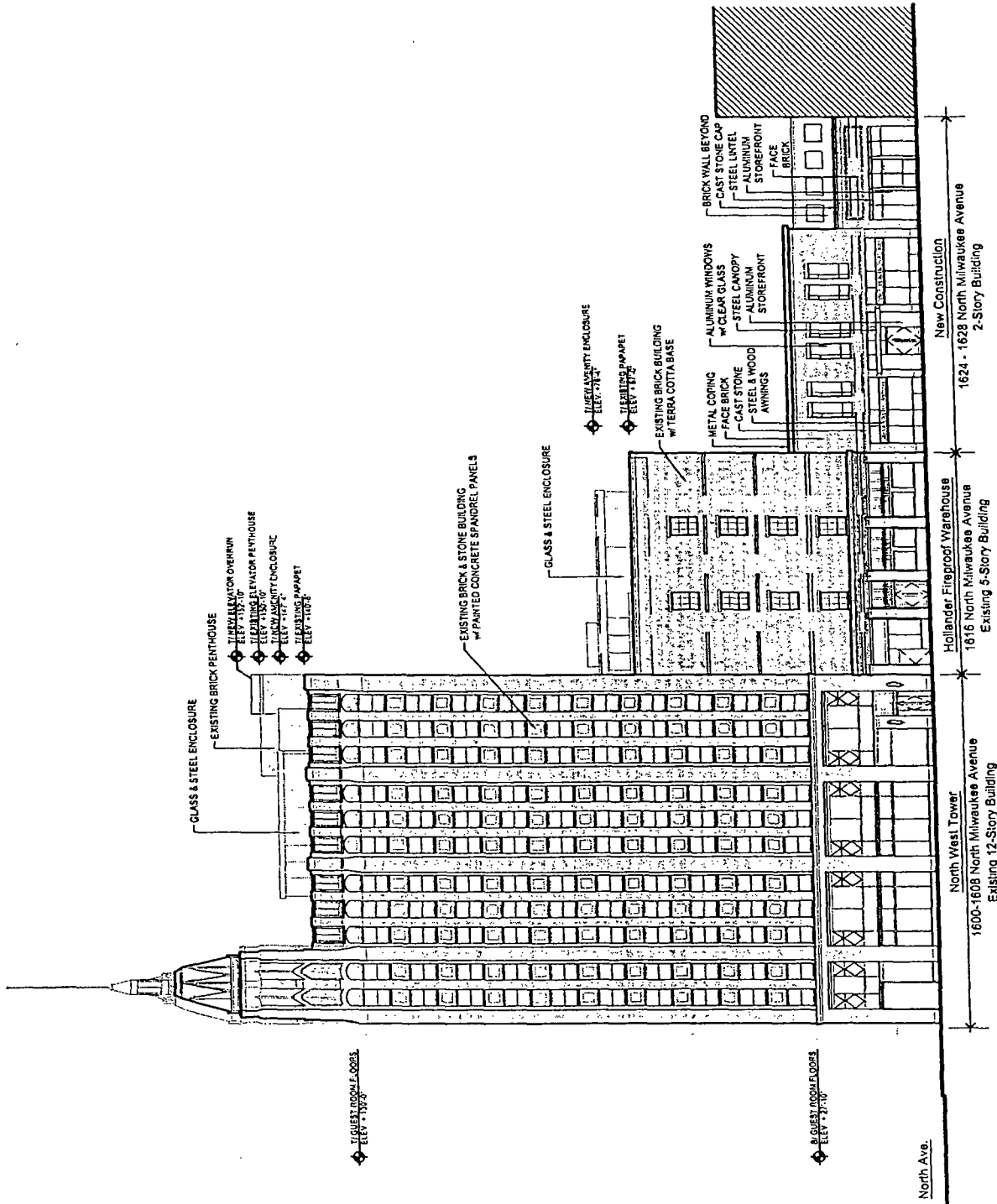
NEW CONSTRUCTION	
NET ROOF AREA	5,200 sf
GREEN ROOF AREA	2,600 sf

HOLLANDER WAREHOUSE	
NET ROOF AREA	4,734 sf
GREEN ROOF AREA	2,149 sf

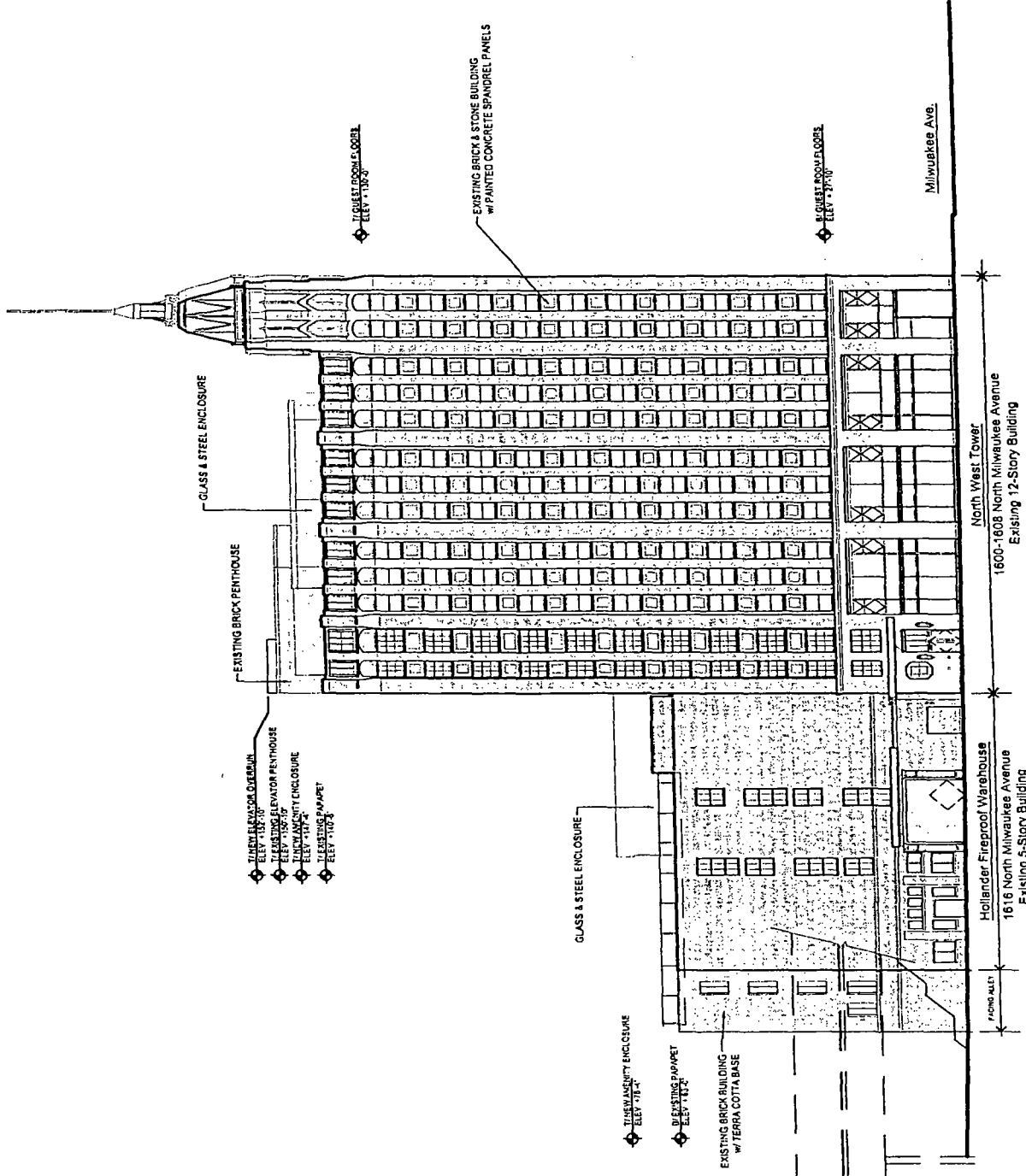
NORTH WEST TOWER	
NET ROOF AREA	2,384 sf
GREEN ROOF AREA	1,192 sf

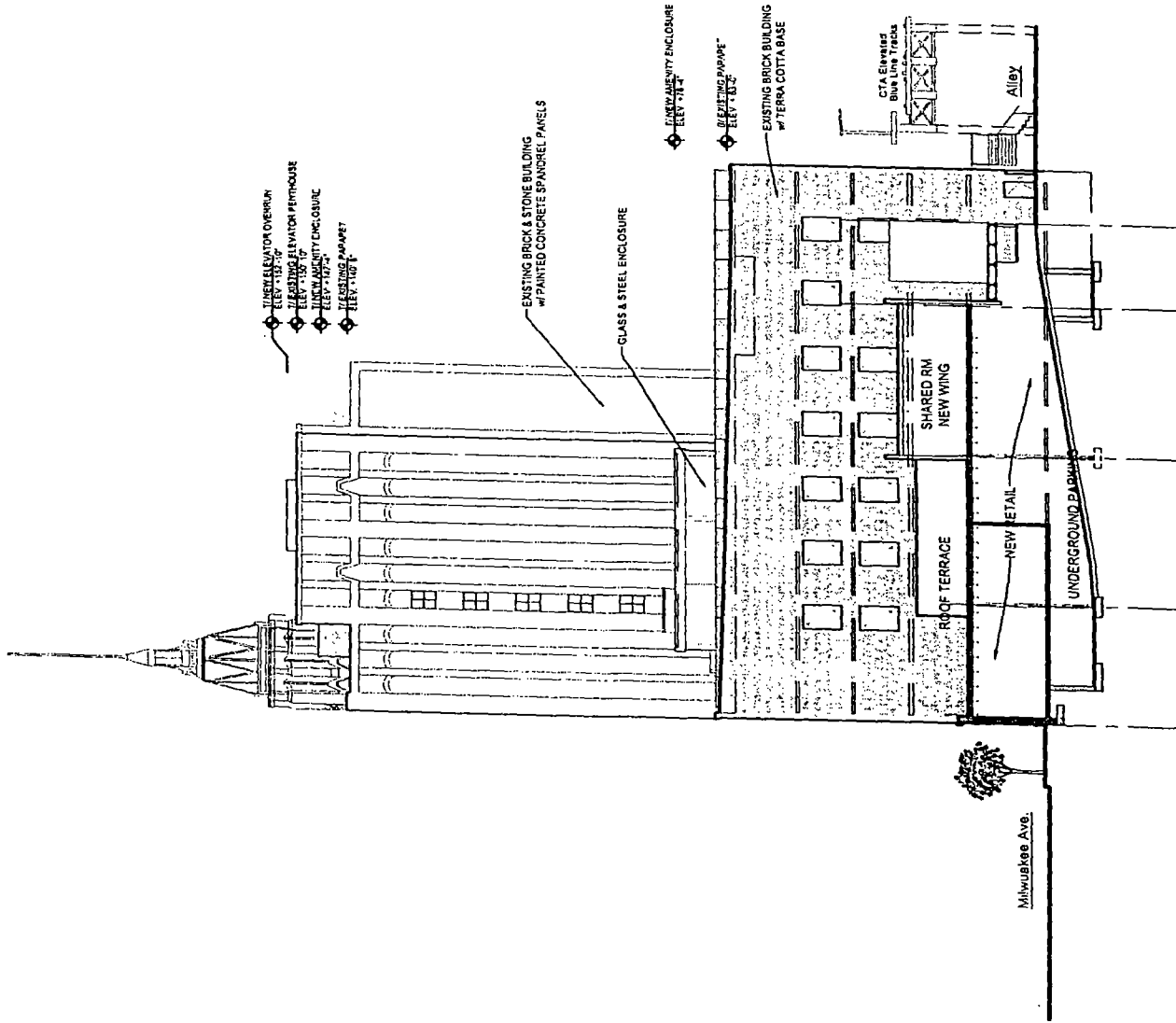
FULL DEVELOPMENT	
NET ROOF AREA	11,882 sf
GREEN ROOF AREA	5,941 sf





MILWAUKEE AVE. BUILDING ELEVATION
 Applicant: 1616 - 1624 N. Milwaukee Ventures, LLC
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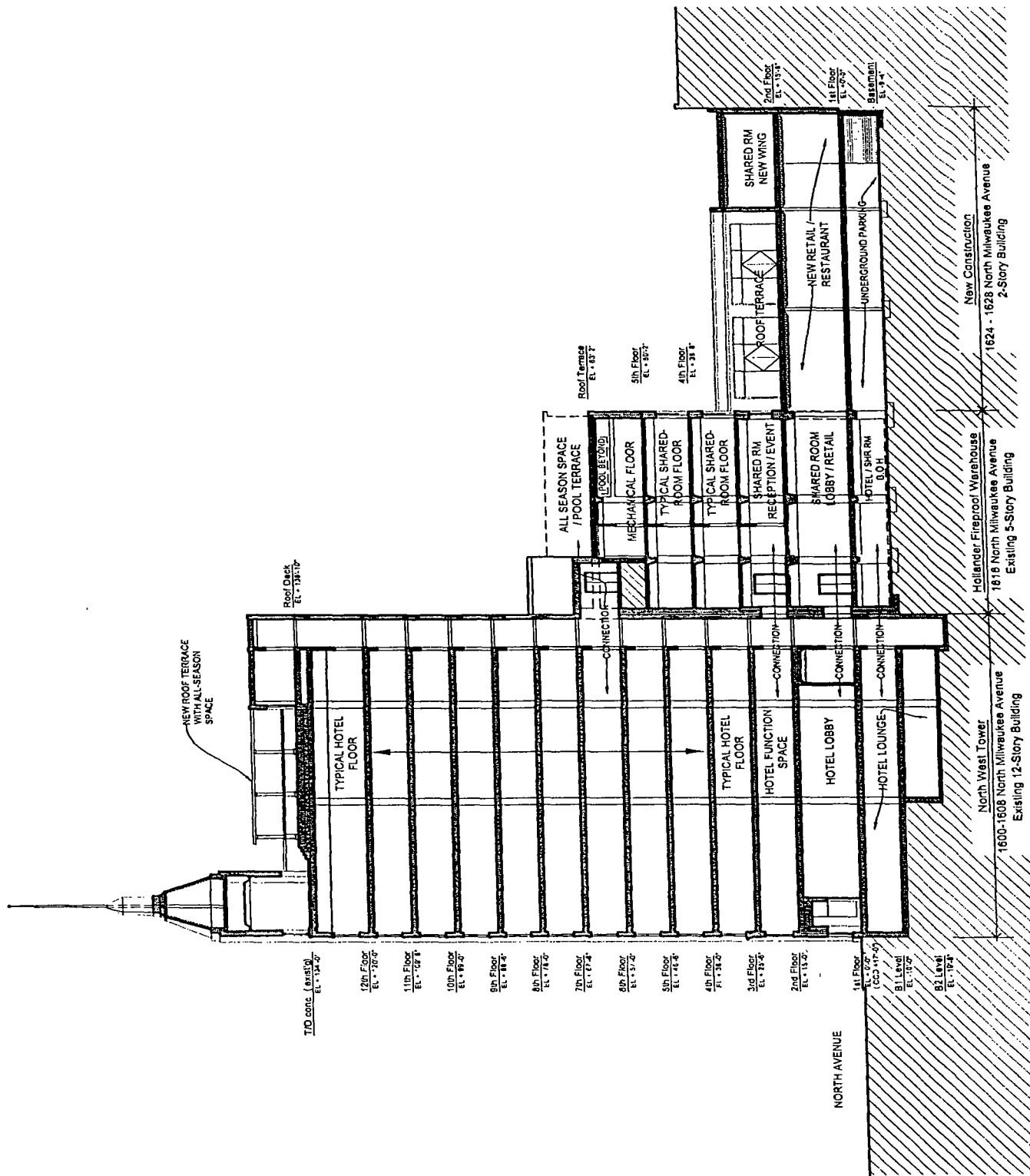




Northwest Building Elevation / Retail Building Section

Applicant: 1616 - 1624 N. Milwaukee Ventures, LLC

Address: 1600 -1626 N. Milwaukee Avenue, Chicago, Illinois



Site Section
 Applicant: 1616 - 1624 N. Milwaukee Ventures, LLC
 Address: 1600 - 1626 N. Milwaukee Avenue, Chicago, Illinois

