



City of Chicago



SO2013-28

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/17/2013
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17648 at 2501 N Elston Ave
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

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 M3-3, Heavy Industry District symbols as shown on Map 7-H in the area generally bounded by:

a line 5.08' southeasterly from and parallel with the northwesterly line of vacated Snow Street extended northeast to the North Branch of the Chicago River; the North Branch of the Chicago River; North Damen Avenue to a point 355.08 feet south of the North Branch of the Chicago River; a line extended west to a point 19.98 feet from the westerly line of North Damen Avenue; a line approximately 294.92 feet and parallel with the northwesterly line of vacated Snow Street extended in a southwesterly direction to North Elston Avenue; and North Elston Avenue

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

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

WATERWAY-BUSINESS PLANNED DEVELOPMENT NO. _____

Plan of Development

Statements

- 1. The area delineated herein as Waterway-Business Planned Development No. _____ (“Planned Development”) consists of approximately 324,672 square feet (7.453 acres) of property which is depicted on the attached Planned Development Boundary, Property Line and Sub-Area Map (“Property”) and is under the single designated control of the Applicant, Delta Real Estate Holdings, 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 and approval by the Chicago City Council.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

All ingress or egress shall be subject to the review and approval of the Departments of Housing and Economic Development and Transportation prior to granting any Part II approval. Any changes to the Site Plan as a result of both Departments’ review shall be processed as a minor change pursuant to Section 17-13-0611 of the Zoning Ordinance and a stamped CDOT plan. 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: Delta Real Estate Holdings, LLC
 Address: 2501 North Elston Avenue
 Date Introduced: January 17, 2013
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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 sixteen (16) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Sub-area Map; an Overall Site Plan; a Subarea A Site Plan; a Subarea B Site Plan; a Landscape Plan; Plant List and Details; a Landscape Plan Subarea A; a Landscape Plan Subarea B; a Riverbank Section; a Green Roof Plan; and Building Elevations (West, East, North and South) prepared by Gensler dated June 20, 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 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 Subareas A and B in the area delineated herein as a Waterway-Business Planned Development: all uses permitted in the Vehicle Sales and Service use category for the M3-3 Heavy Industry District, including motor vehicle repair; vehicle washing and cleaning; vehicle parking and storage; all services related to motor vehicles; and accessory uses. The following use types are not allowed: heavy equipment sales or rental and RV or boat storage.
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. The maximum allowed sign area in the Planned Development shall be calculated as five (5) times the street frontage.
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 171,894 square feet for Subarea A; and a Net Site Area of 152,778 square feet for Subarea B.

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 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 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, 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 17-13-0611-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. All new buildings shall be Certified under the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System and shall include a green roof which covers a minimum of 50% of each building's net roof area. The building in Subarea A will have a green roof of approximately 34,000 square feet. All buildings constructed in this

Planned Development shall conform to the City of Chicago Sustainable Development Policy Matrix in effect on the date of approval of this Planned Development.

15. The Applicant acknowledges the importance of the Chicago River as 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 contained in the Zoning Ordinance, and the Chicago River Corridor Design Guidelines and Standards. To further these goals, the Applicant agrees to: (a) provide a landscaped 30-foot-wide river setback and continuous riverside trail as indicated on the Site Plan and Landscape Plan; and (b) permit public access and connection of such setback and trail to the setback and trail of either adjacent property when the river edge of either adjacent property is similarly improved. All improvements within the river setback must be substantially completed prior to receipt of a Certificate of Occupancy for the principal building, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.

16. 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 an M3-3, Heavy Industry District.

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Address: 2501 North Elston Avenue
Date Introduced: January 17, 2013
Plan Commission Date: June 20, 2013

WATERWAY-BUSINESS PLANNED DEVELOPMENT NO. _____

BULK REGULATIONS TABLE

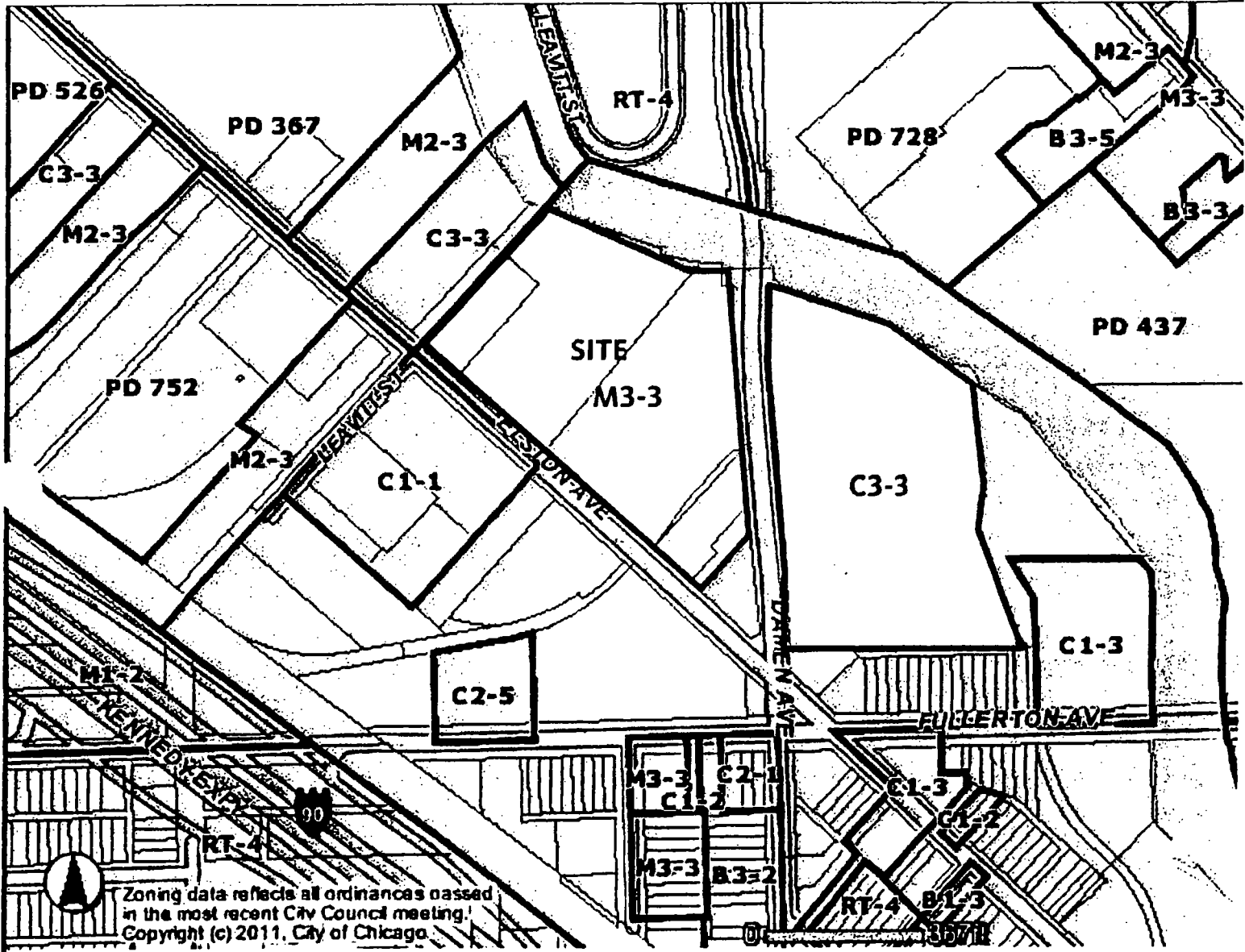
Gross Site Area (Total):*	406,687 Square Feet
Subarea A:	216,905 Square Feet
Subarea B:	187,250 Square Feet
Area in Public Right-of-Way (Total):	79,483 Square Feet
Subarea A:	45,011 Square Feet
Subarea B:	34,472 Square Feet
Net Site Area (Total):	324,672 Square Feet
Subarea A:	171,894 Square Feet
Subarea B:	152,778 Square Feet
Maximum Floor Area Ratio:**	
Subarea A:	1.0
Subarea B:	0.5
Maximum Building Height:	90'
Minimum Number of Accessory Parking Spaces:	152
Minimum Number of Bicycle Spaces:	0
Minimum Setbacks:	As per approved site plan

*** Note:** Excludes area within the North Branch of the Chicago River.

**** Note:** Existing buildings on the site contain a total of approximately 202,664 square feet of floor area. All existing buildings are to be demolished.

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PLANNED DEVELOPMENT NO.
EXISTING ZONING MAP



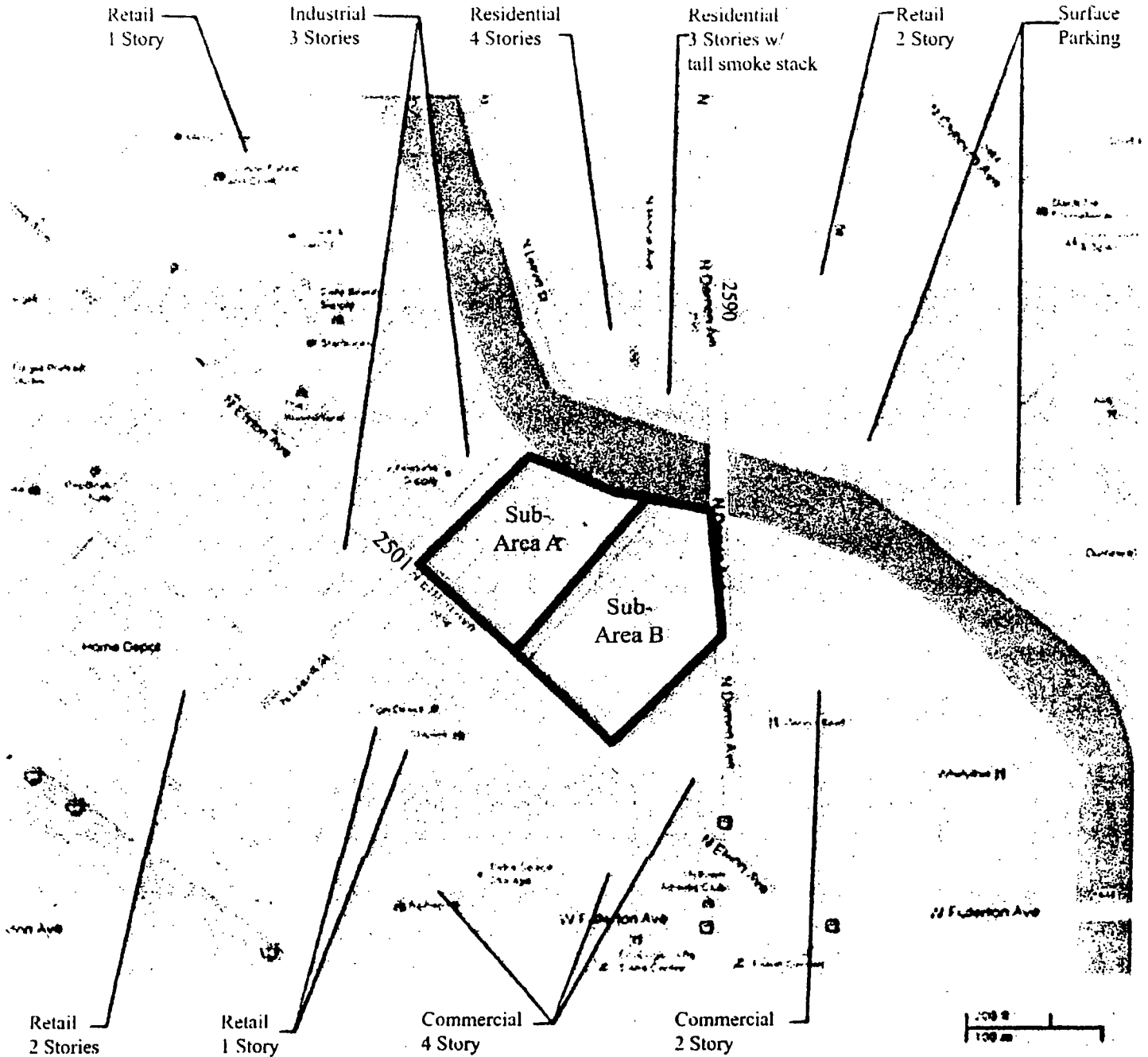
Applicant: Delta Real Estate Holdings, LLC

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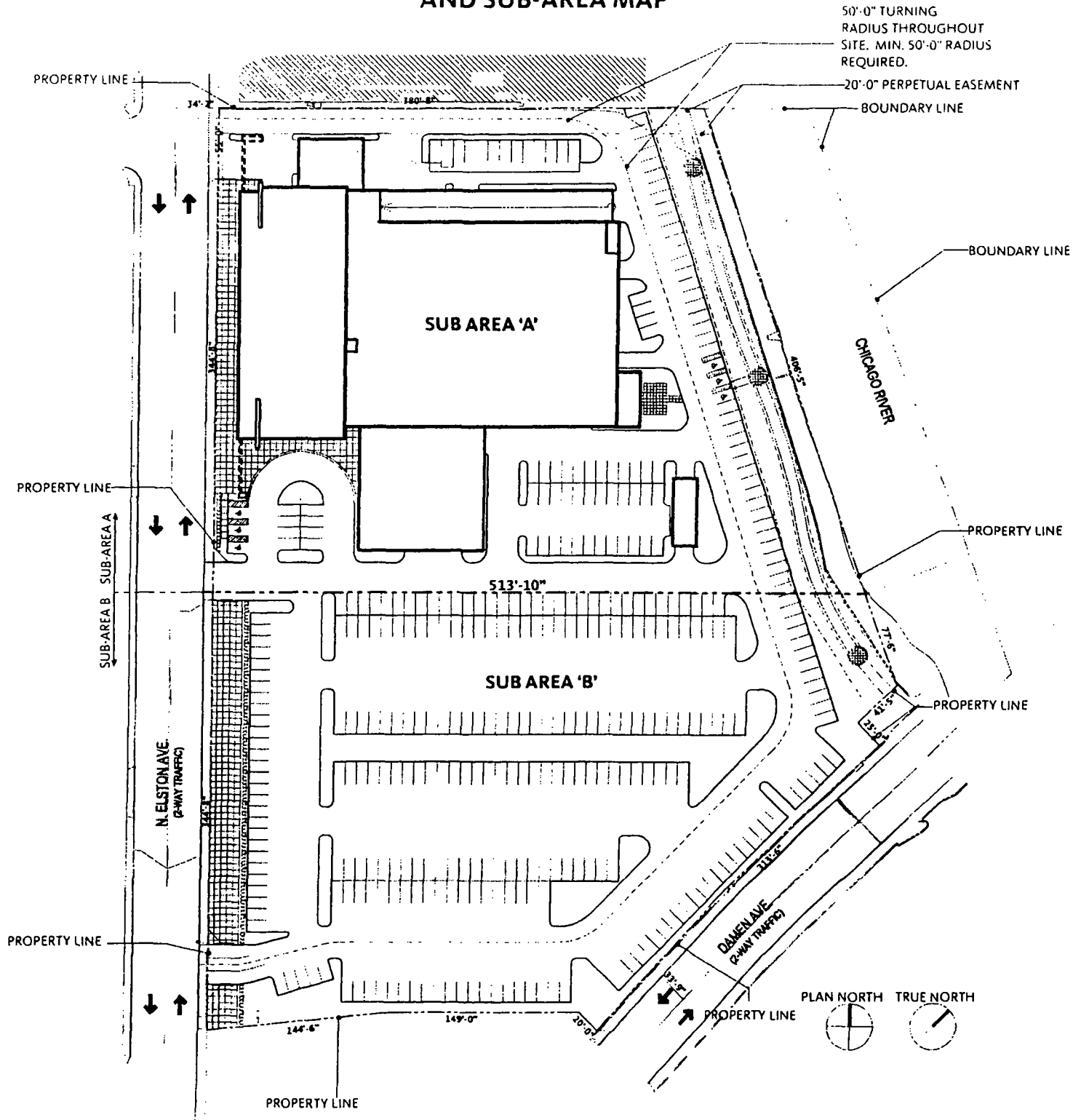
Plan Commission Date: June 20, 2013

PLANNED DEVELOPMENT NO.
EXISTING LAND USE
AREA MAP



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PLANNED DEVELOPMENT NO.
PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE
AND SUB-AREA MAP



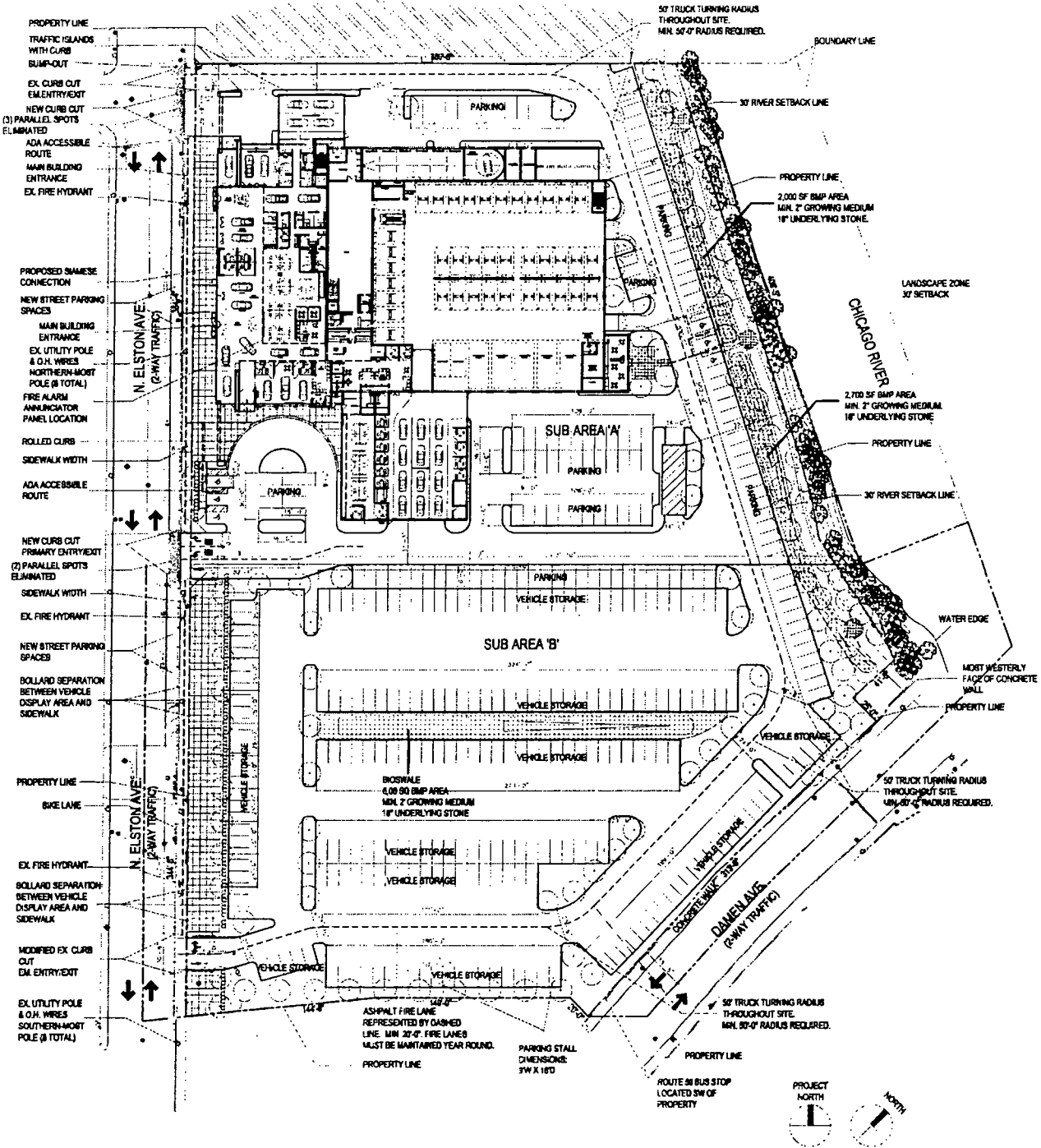
Applicant: Delta Real Estate Holdings, LLC

Address: 2501 N. Elston Avenue

Date Introduced: January 17, 2013

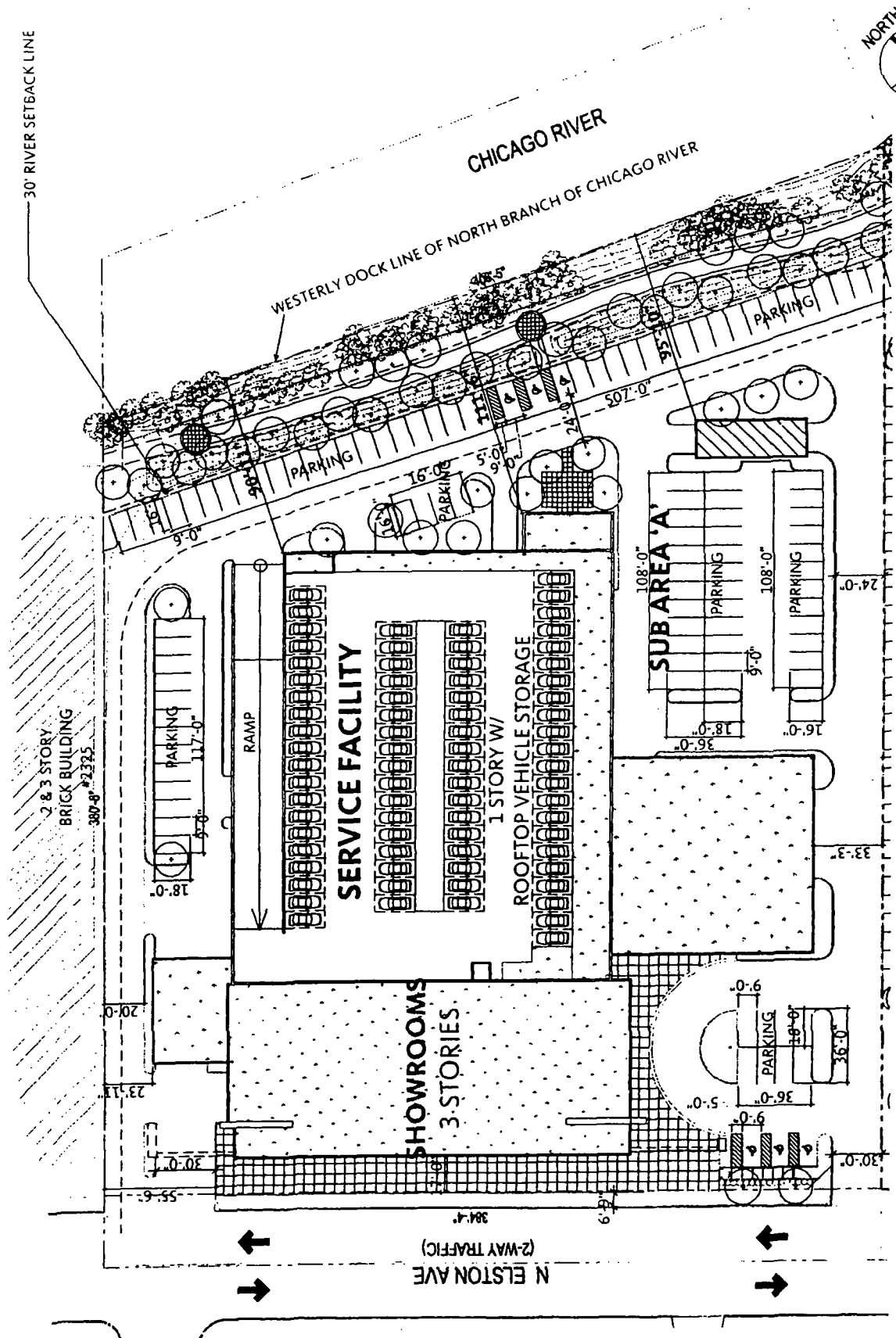
Plan Commission Date: June 20, 2013

PLANNED DEVELOPMENT NO.
OVERALL SITE PLAN



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 Address: 2501 N. Elston Avenue
 Date Introduced: January 17, 2013
 Plan Commission Date: June 20, 2013

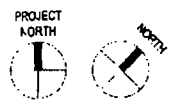
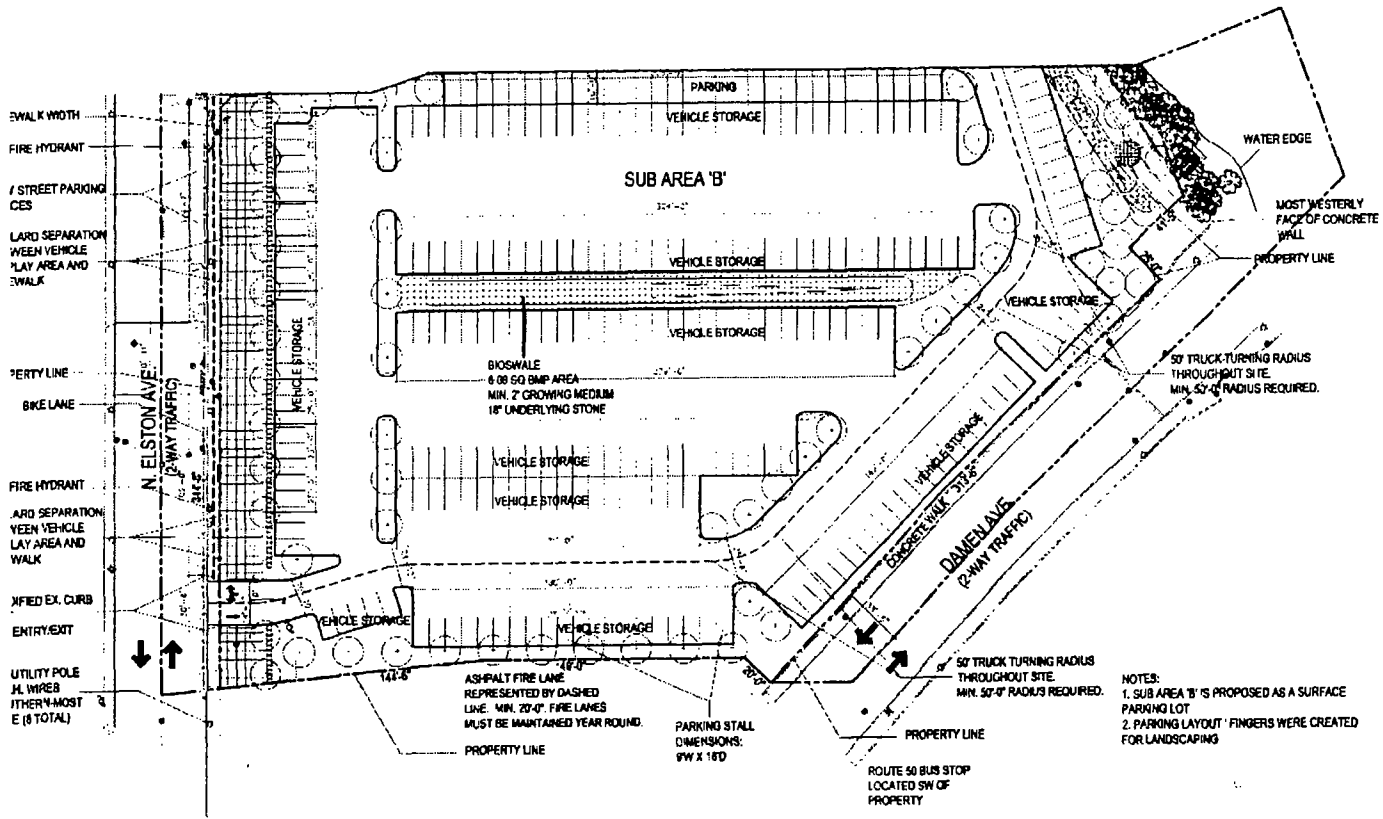
PLANNED DEVELOPMENT NO.
SUB AREA 'A' SITE PLAN



NOTE:
1. 9'-0" x 18'-0" ADA Stalls with 5'-0" Aisle

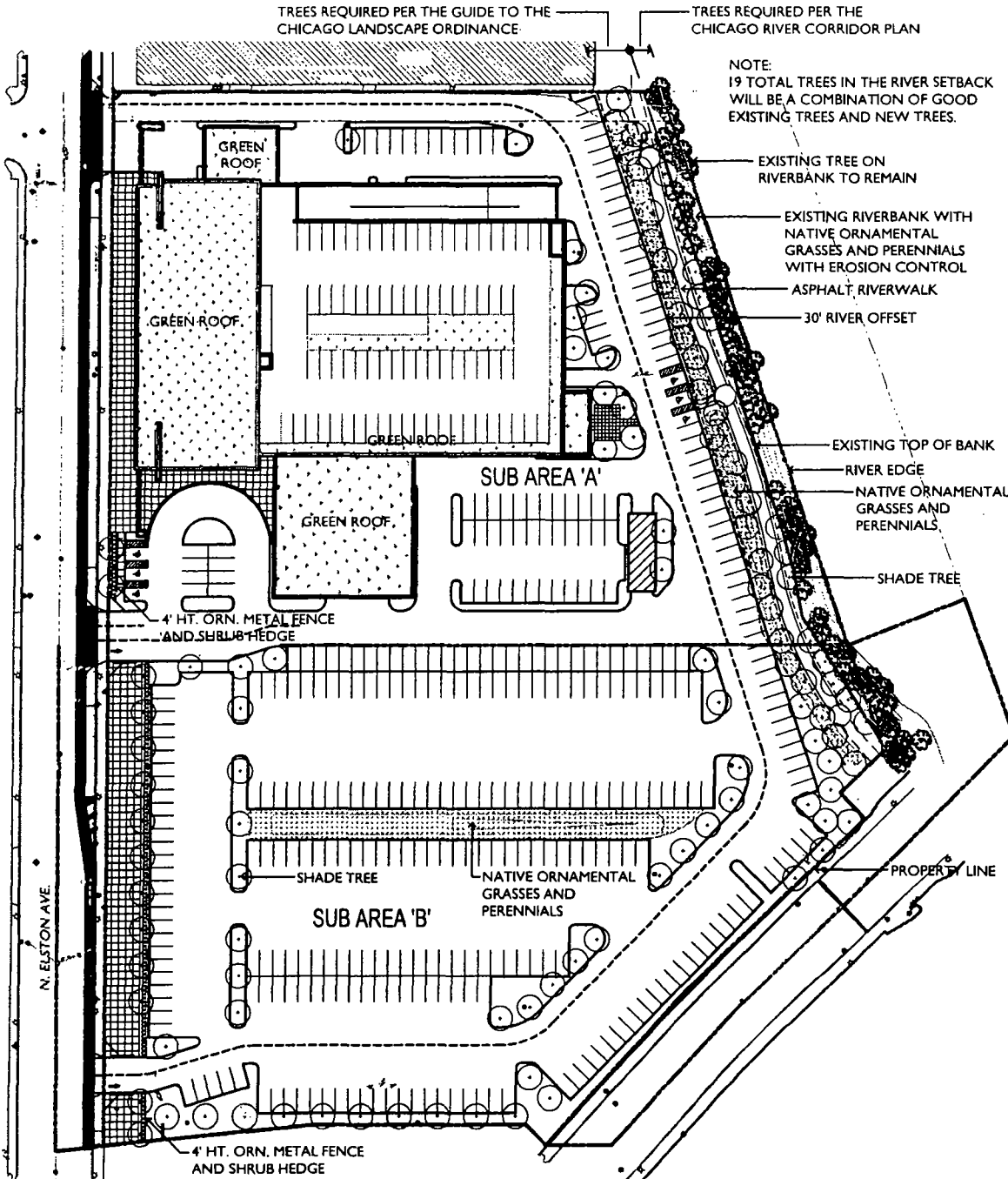
Applicant: Delta Real Estate Holdings, LLC
 Address: 2501 N. Elston Avenue
 Date Introduced: January 17, 2013
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PLANNED DEVELOPMENT NO.
SUB AREA 'B' SITE PLAN



Applicant: Delta Real Estate Holdings, LLC
 Address: 2501 N. Elston Avenue
 Date Introduced: January 17, 2013
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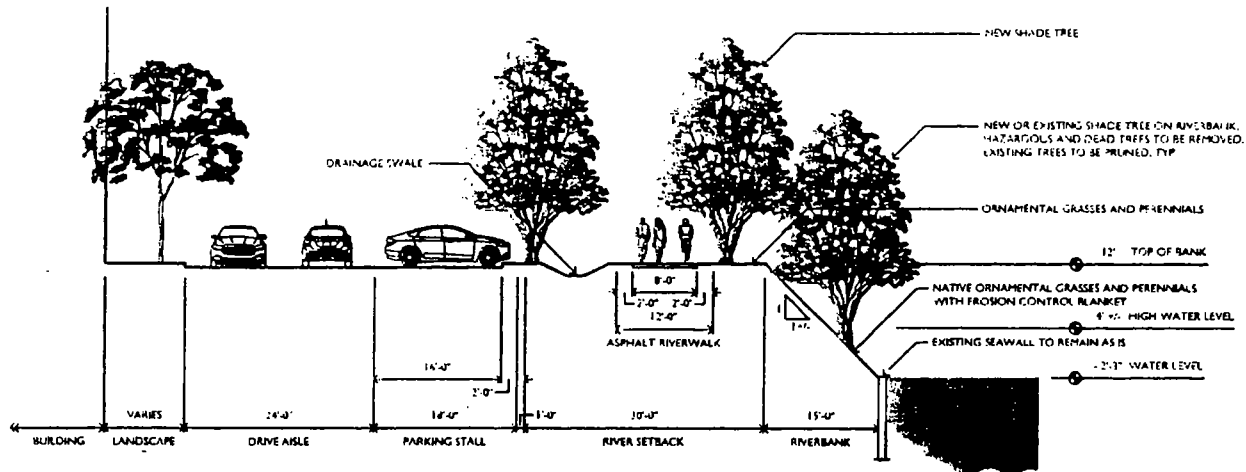
PLANNED DEVELOPMENT NO.
LANDSCAPE PLAN



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 Address: 2501 N Elston Avenue
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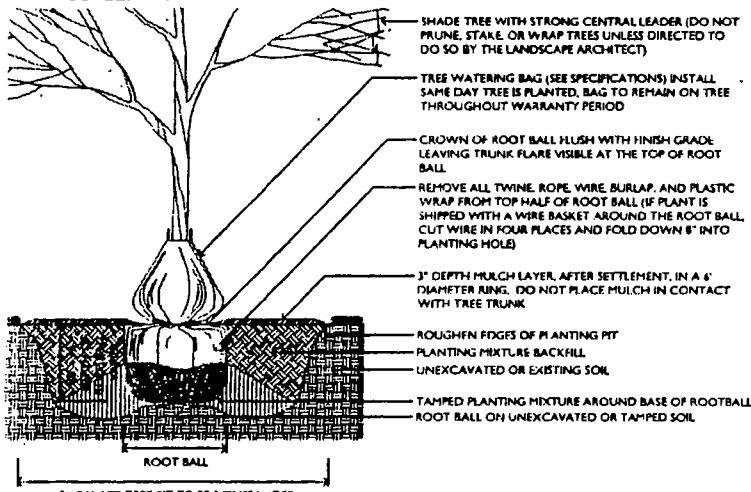
VEHICULAR USE AREA PLANTING REQUIRED:	18,710 SF
VEHICULAR USE AREA PLANTING PROPOSED:	30,738 SF
VEHICULAR USE AREA TREES REQUIRED:	98
VEHICULAR USE AREA TREES PROPOSED:	98
DAMEN AVENUE SCREENING TREES REQUIRED:	0
DAMEN AVENUE SCREENING TREES PROPOSED:	0
ELSTON AVENUE SCREENING TREES REQUIRED:	14
ELSTON AVENUE SCREENING TREES PROPOSED:	14
RIVER SETBACK TREES REQUIRED:	19
RIVER SETBACK TREES PROPOSED:	19

PLANNED DEVELOPMENT NO.
PLANT LIST AND DETAILS



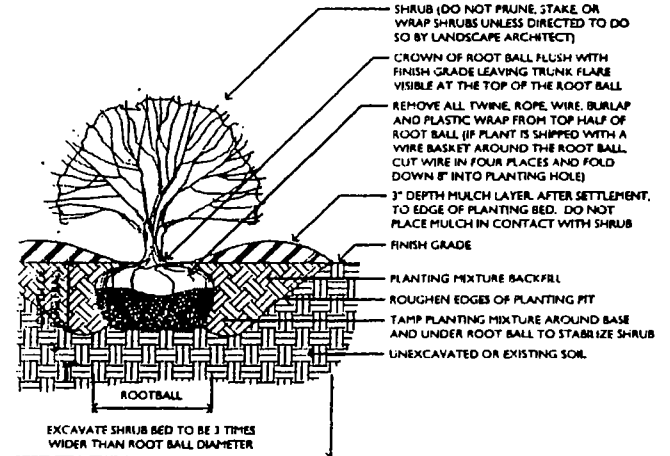
RIVERBANK AND RIVER SETBACK SECTION

SCALE: NTS



EXCAVATE TREE PIT TO BE 3 TIMES WIDER THAN THE DIAMETER OF THE ROOT BALL
2 TREE INSTALLATION DETAIL

SCALE: 3/16" = 1'-0"



EXCAVATE SHRUB BED TO BE 3 TIMES WIDER THAN ROOT BALL DIAMETER
3 SHRUB INSTALLATION DETAIL

SCALE: 3/8" = 1'-0"

	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPRD	ROOT	REMARKS	
TREES	AFM	ACER X FREEMANI 'MARMO'	MARMO MAPLE	-	-	12'	-	0.00	MULTI-STEM, 4.5 STEMS MINIMUM	
	AMMD	ACER MEYERSI 'MORTON'	STATE STREET MAPLE	-	2.5'	-	-	0.00	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	BN	BETULA NEGRA	RIVER BIRCH	-	-	12'	-	0.00	MULTI-STEM, 4.5 STEMS MINIMUM	
	COC	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND COMMON HAWK BERRY	-	2.5'	-	-	0.00	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	GB	GINKGO BILOBA	GINKGO	-	2.5'	-	-	0.00	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	GD	GYMNOCALADUS DIKUCUS	KENTUCKY COFFEE TREE	-	2.5'	-	-	0.00	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	GTLS	GLEDITSIA TRIACANTHOS VAR. 'INERMIS' 'SKYLINE'	SKYLINE THORNLESS HONEYLOCUST	-	2.5'	-	-	0.00	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	-	2.5'	-	-	0.00	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	TAR	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	-	2.5'	-	-	0.00	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	TD	TAXODIUM DISTICHUM	BALD CYPRESS	-	2.5'	-	-	0.00	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY, BRANCH LOW	
	UCHG	ULMUS CARPINIFOLIA 'MORTON GLOSSY'	TRUMPET ELM	-	2.5'	-	-	0.00	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	SHRUBS	RAE	RIBES ALPINUM	ALPINE CURRANT	-	-	24"	-	#5	2'-0" ON CENTER
		RAGL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	-	-	24"	-	#5	2'-0" ON CENTER
RAGM		RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	-	-	24"	-	#5	2'-0" ON CENTER	
RRKO		ROSA X 'RED KNOCK OUT'	RED KNOCK OUT ROSE	-	-	24"	-	#3	2'-0" ON CENTER	
CAKF		CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	KARL FORESTER FEATHER REED GRASS	-	-	-	-	#3	2'-0" ON CENTER	
GRASSES	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	-	-	-	-	#1	2'-0" ON CENTER	
	PAH	PERNISETUM ALOPECUROIDES 'HAMELI'	HAMELI DWARF FOUNTAIN GRASS	-	-	-	-	#1	2'-0" ON CENTER	
	SH	SPOROBIOLUS HETEROLEPIS	PRAIRIE DROPSIED	-	-	-	-	#1	1'-6" ON CENTER	
	HSE	HOSTA SIEBOLDIANA 'ELEGANS'	ELEGANS SIEBOLDIANA HOSTA	-	-	-	-	#1	2'-0" ON CENTER	
PERENNIALS GROUND-COVER	HSPW	HOSTA SIEBOLDIANA 'FRANCES WILLIAMS'	FRANCES WILLIAMS SIBBOLDIANA HOSTA	-	-	-	-	#1	2'-0" ON CENTER	
	HSPM	HEPEROCALLIS SPECIES MIX	DAYLILY	-	-	-	-	#1	1'-6" ON CENTER	
	NP	NEPETA X FAASSENII	CATMINT	-	-	-	-	#1	1'-6" ON CENTER	

4 PLANT LIST NOTE: QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.

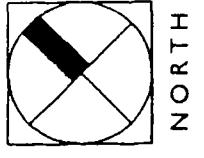
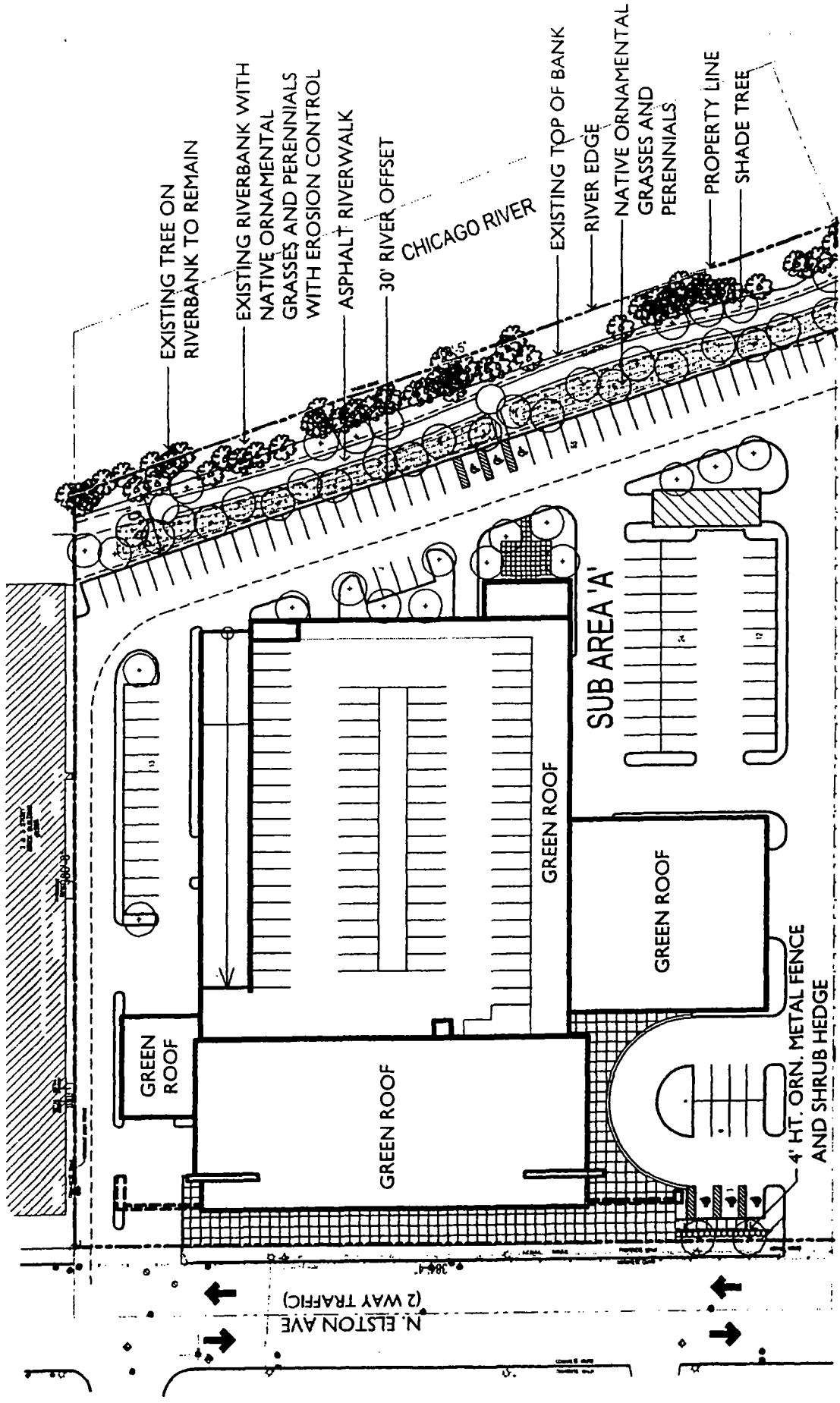
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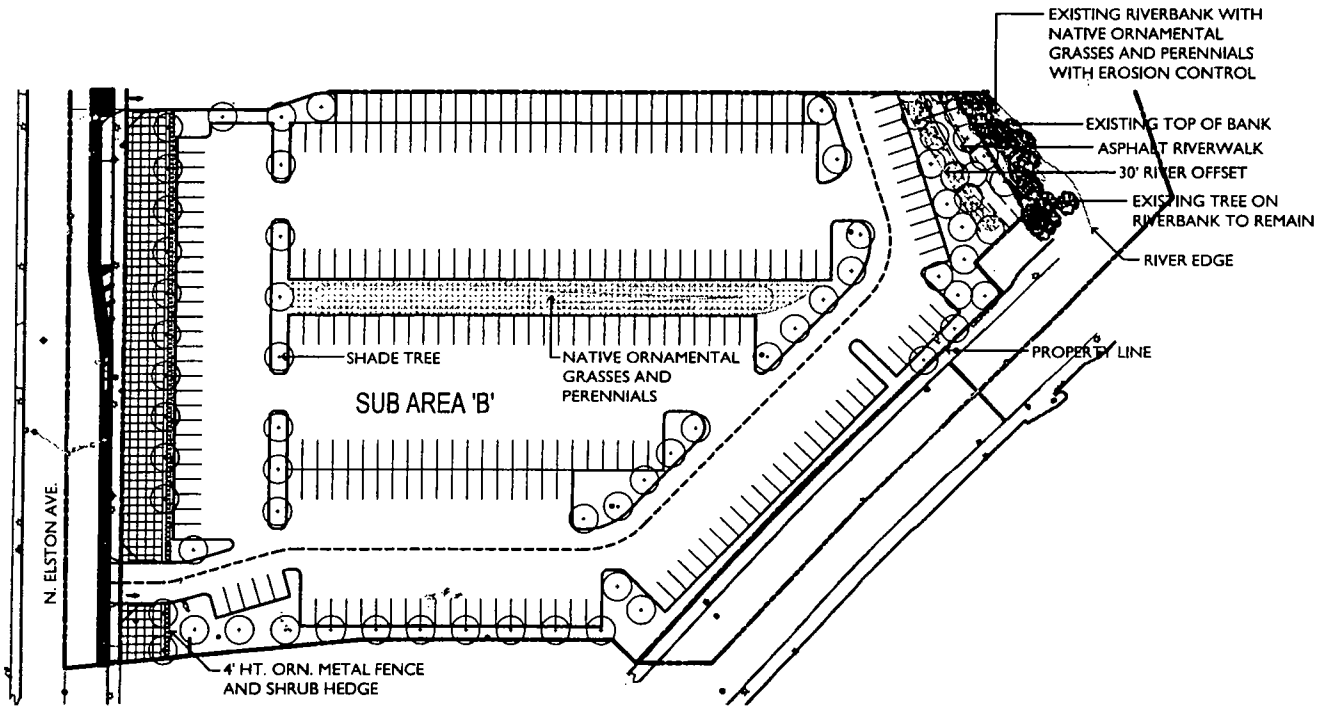
Plan Commission Date: June 20, 2013

PLANNED DEVELOPMENT NO.
LANDSCAPE PLAN SUB AREA A

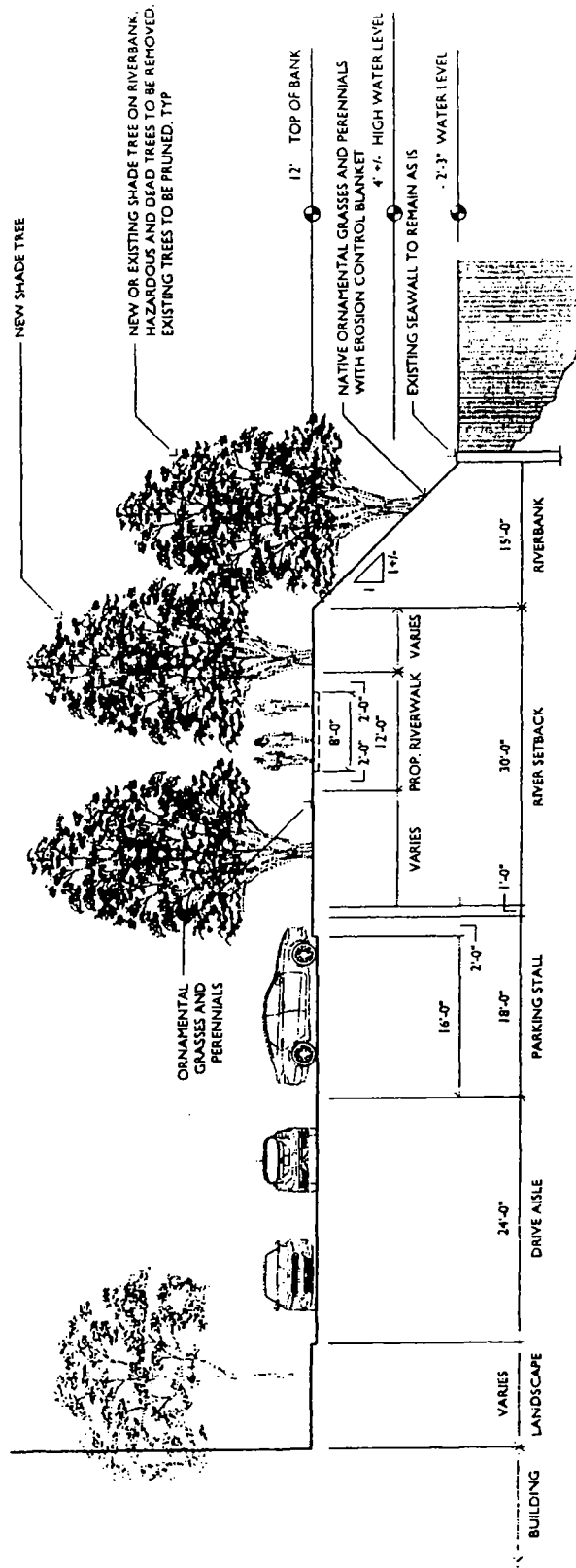


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PLANNED DEVELOPMENT NO.
LANDSCAPE PLAN SUB AREA B



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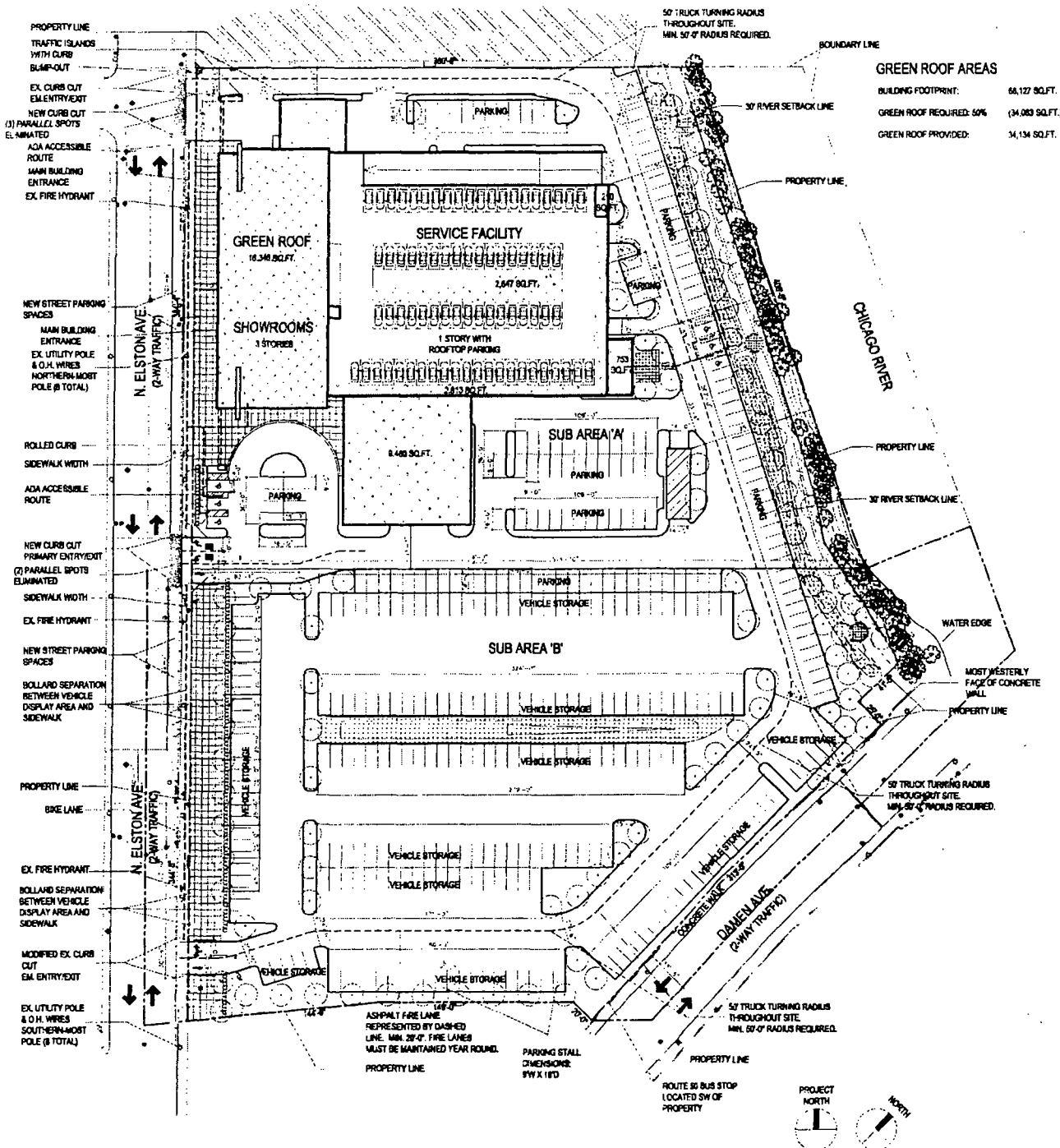


FORD / LINCOLN OF CHICAGO
RIVERBANK SECTION

D.P. FOX MOTORS
BY: [Signature]

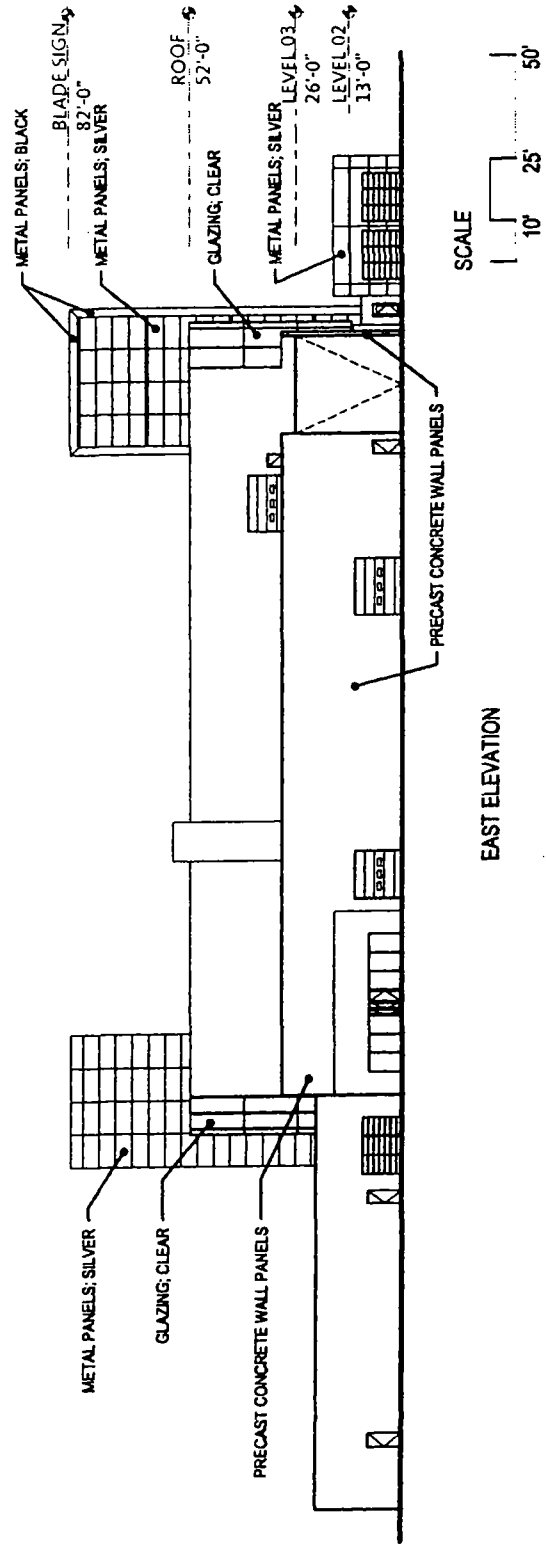
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PLANNED DEVELOPMENT NO.
GREEN ROOF PLAN



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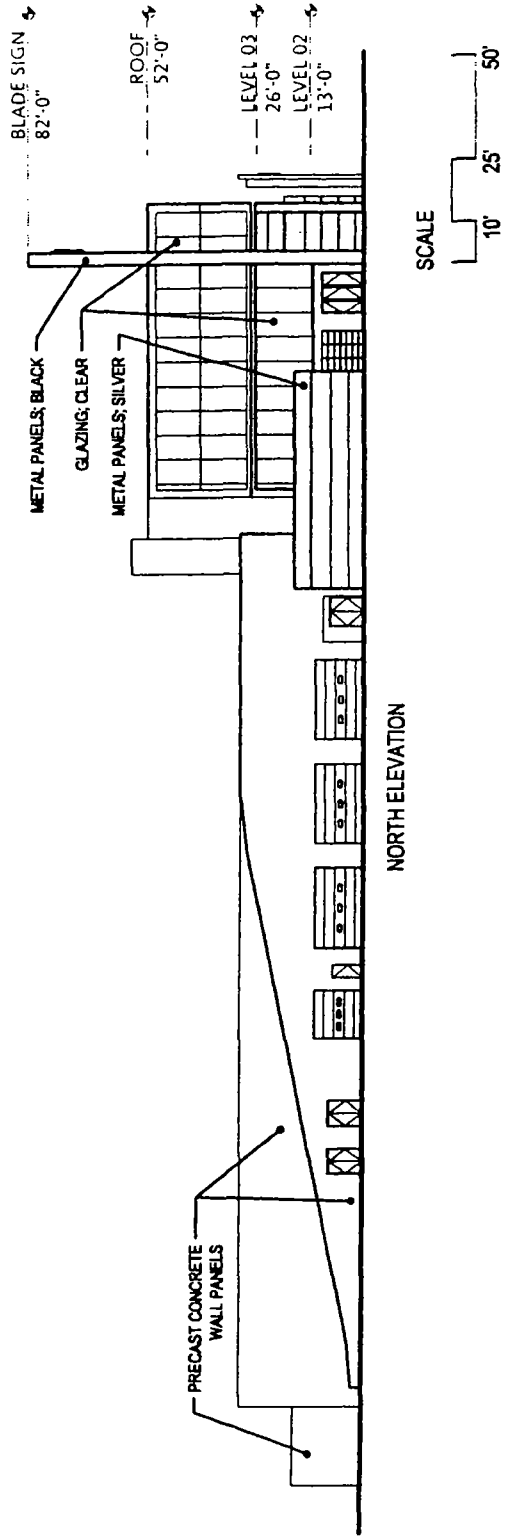
**PLANNED DEVELOPMENT NO.
SUB-AREA 'A' ELEVATION**



FINAL FOR PUBLICATION

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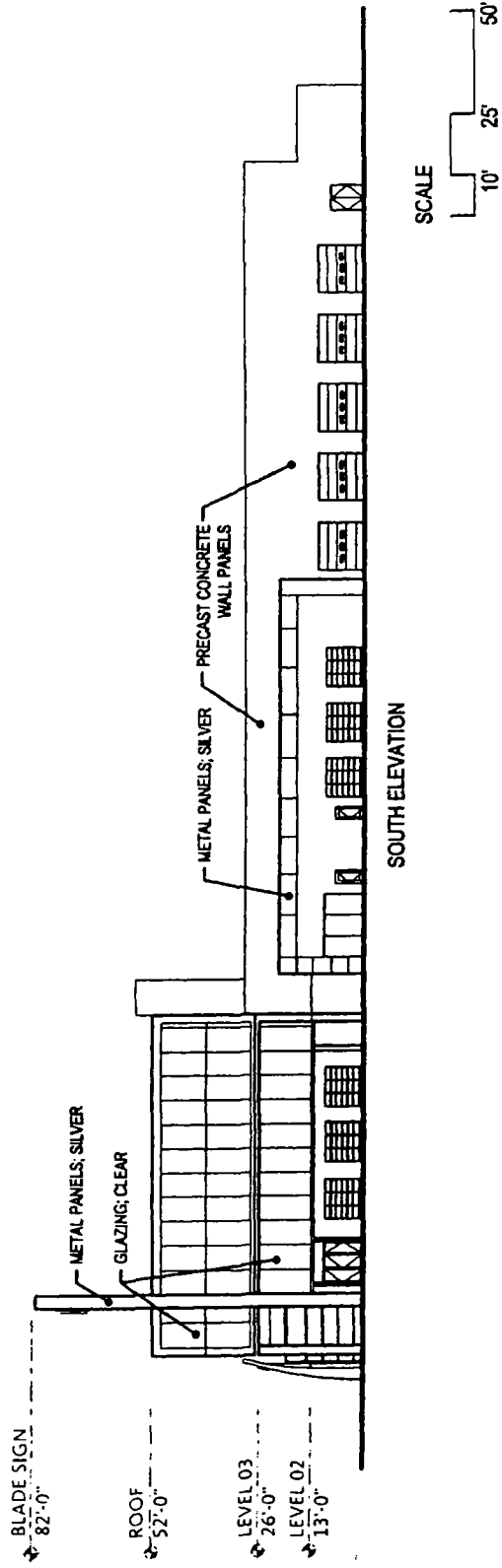
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SUB-AREA 'A' ELEVATION



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SUB-AREA 'A' ELEVATION



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