



City of Chicago



SO2017-5510

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/26/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 2-G at 201-219 S Ashland Ave - App No. 19317
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 RM-5 Residential Multi-Unit Residential District symbols and indications as shown on Map No. 2-G in the area bounded by:

West Adams Street; the 15 foot public alley next east of South Ashland Avenue; a line 198.5 feet south of and parallel to West Adams Street; South Ashland Avenue

to those of a DX-3 Downtown Mixed-Use District and an corresponding use district is hereby established in the area described above.

SECTION 2. Changing all of the DX-3 Downtown Mixed-Use District symbols and indications shown on map No. 2-G in the area bounded by:

West Adams Street; the 15 foot public alley next east of South Ashland Avenue; a line 198.5 feet south of and parallel to West Adams Street; South Ashland Avenue

to those of a Planned Development which is hereby established in the area described, subject to such use and bulk table regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance takes effect after its passage and due publication.

Common Address of the Property: 201-219 South Ashland Avenue

PLANNED DEVELOPMENT NO.

1. The area delineated herein as Planned Development Number _____, (the "Planned Development") consists of approximately 29,604 square feet (0.68 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"), which is owned or controlled by the Applicant, 201 S. Ashland, 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, assigns or grantees.

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

Ingress or egress shall be pursuant to the Planned Development 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings

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Introduced: July 26, 2017
Plan Commission: March 15, 2018

- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of 17 Statements and the following: a Bulk Regulations Table; an Existing Zoning Map and Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan, Landscape Plan and Building Elevations, prepared by Fitzgerald Associates and Architects and dated March 15, 2018. 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as the Residential Planned Development number ____: large venue, indoor special event, communication service establishments, artist work or sales space, and eating and drinking establishments.
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 ("DPD"). Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago 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 and Data 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 and Data Table has been determined using a net site area of 29,604 square feet and a base FAR of 3.0.

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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, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with the site plan review or Part II Reviews are conditional until final Part II Approval.
11. The Applicant acknowledges that the Planned Development includes a building commonly known as The Church of the Epiphany which is a contributing building located in the Jackson Boulevard Landmark District, a designated Chicago Landmark district. Pursuant to the Zoning Ordinance, Section 17-8-0911 and Section 13-32-230 of the Municipal Code, the Applicant acknowledges that planned developments should give priority to the adaptive reuse of historic buildings which have been designated as a "Chicago Landmark". Work to designated Chicago Landmarks is subject to the review and approval of the Commission on Chicago Landmarks pursuant to the Chicago Landmarks Ordinance, Section 2-120-740.
12. The Applicant shall comply with the Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Department of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125, or any other provision of the Municipal Code of Chicago.
13. The terms, conditions 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 titleholders and any ground lessors.
14. 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.
15. 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 Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

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16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises (“M/WBEs”) and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant’s goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant’s proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant’s submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant’s preliminary outreach plan, (b) a description of the Applicant’s outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts hereof; (c) responses to the Applicant’s outreach efforts, and (d) updates (if any) to the applicant’s M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
17. This Planned Development shall be governed by section 17-13-0612 of the Zoning Ordinance. Should this Planned Development Ordinance lapse, the Commissioner or the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to the DR-3 Downtown Residential District.

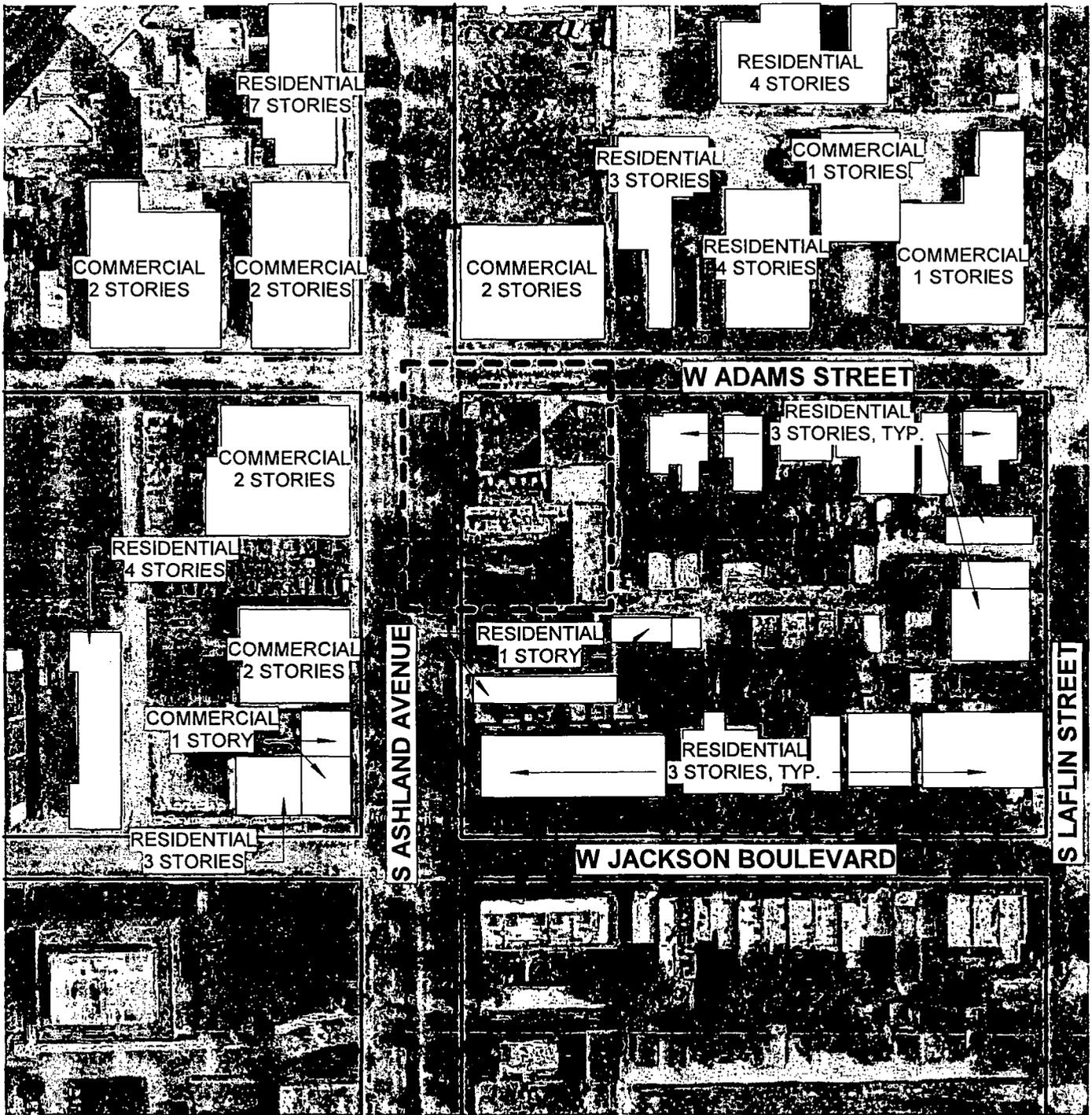
Applicant: 201 S. Ashland, LLC
Address: 201-219 South Ashland, Chicago, Illinois
Introduced: July 26, 2017
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Bulk Regulation & Data Table

Gross Site Area:	47,837 SF (1.10 Acres)
Net Site Area:	29,604 SF (0.68 Acres)
Max Floor Area Ratio:	1.87
Min. Off-Street Parking Spaces:	0 Parking Spaces
Min. Number of Bicycle Parking Spaces:	0 bicycle parking spaces
Min. Off-Street Loading:	0 loading spaces
Min. Setbacks:	In accordance with Site Plan
Maximum Building Height:	In accordance with attached Elevations

Applicant: 201 S. Ashland, LLC
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Planned Development No. **FINAL FOR PUBLICATION**
 Existing Land Use Map



INDICATES AREA OF PLANNED DEVELOPMENT

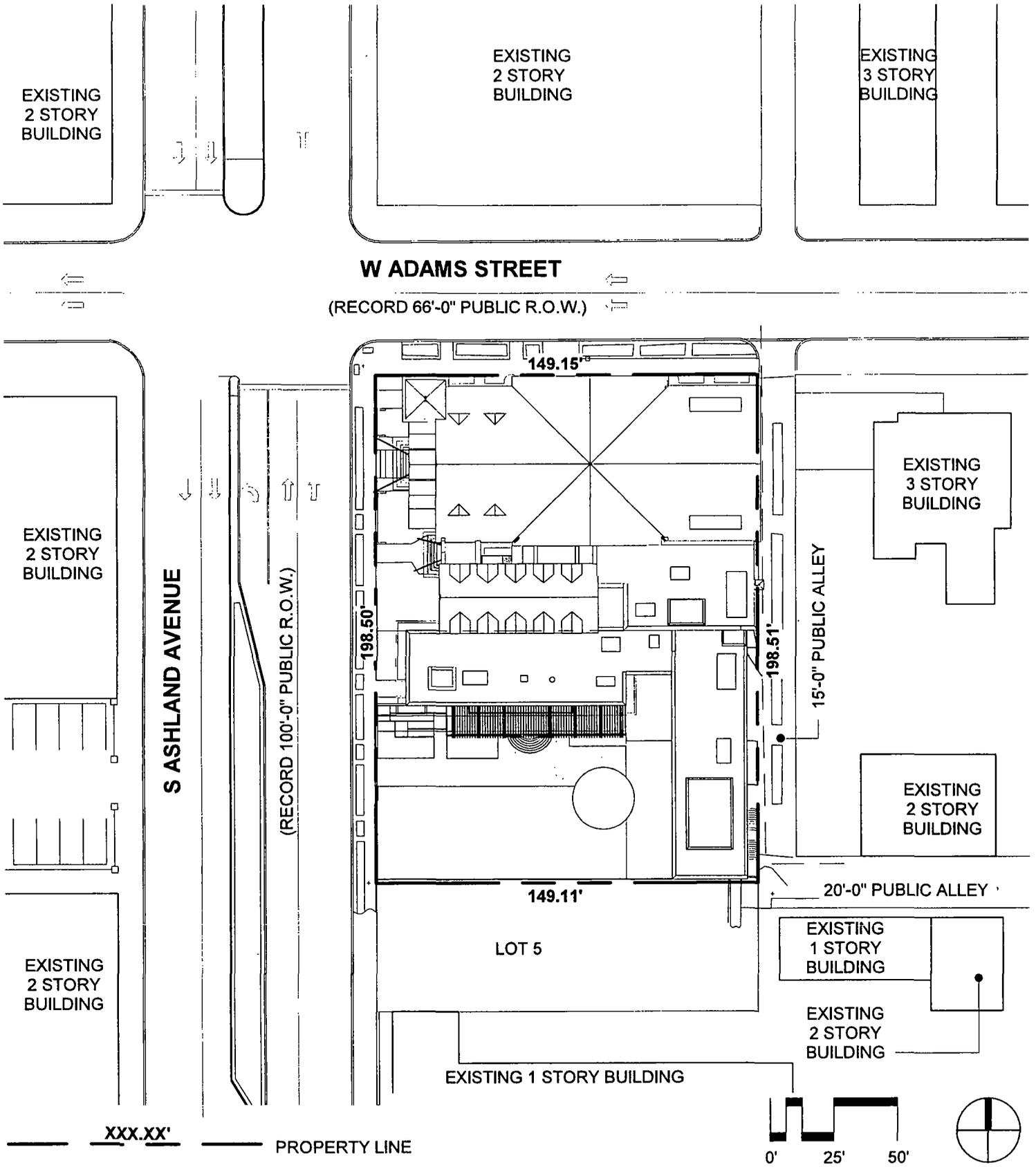


NOT TO SCALE

Applicant: 201 S Ashland, LLC
 Address: 201-207 S. Ashland Avenue and 211 S. Ashland Avenue
 Date: March 15, 2018

PD-01

Planned Development Not Final FOR PUBLICATION Property Line Map

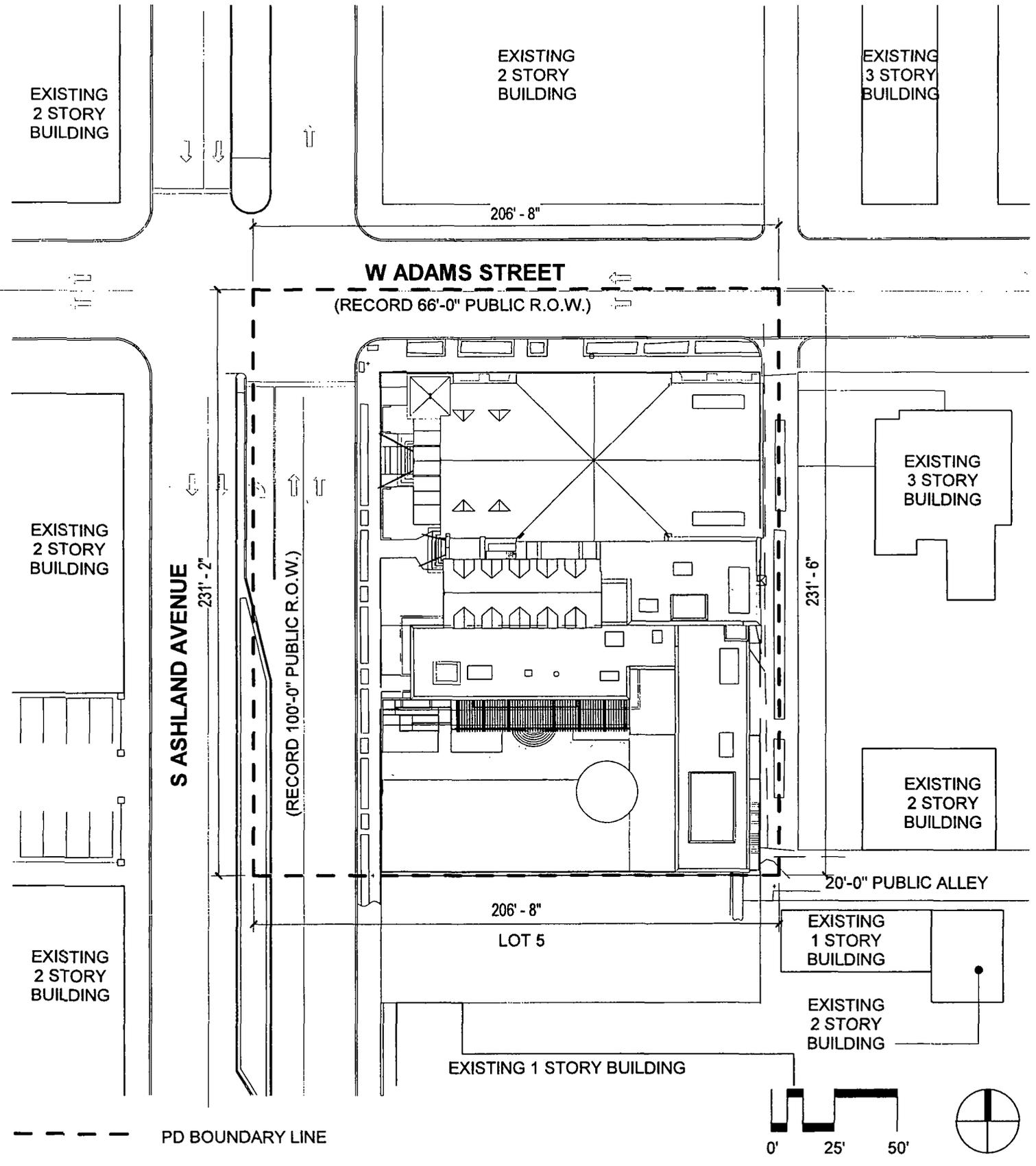


Applicant:
Address:
Date:

201 S Ashland, LLC
201-207 S. Ashland Avenue and 211 S. Ashland Avenue
March 15, 2018

PD-02

Planned Development ~~NO~~ FOR PUBLICATION PD Boundary Map

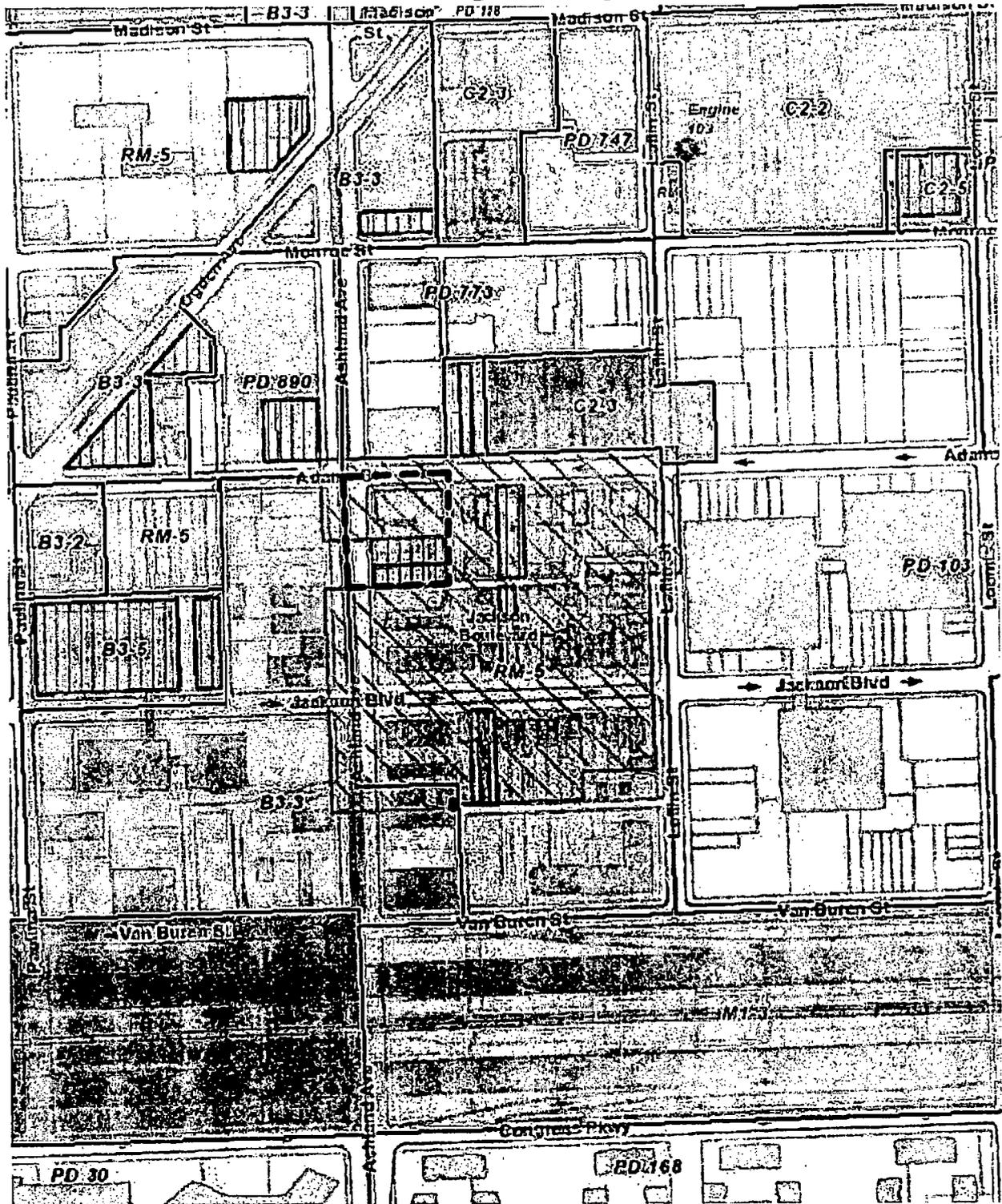


Applicant:
Address:
Date:

201 S Ashland, LLC
201-207 S. Ashland Avenue and 211 S. Ashland Avenue
March 15, 2018

PD-03

Planned Development ~~NOT~~ FOR PUBLICATION Existing Zoning Map



INDICATES AREA OF PLANNED DEVELOPMENT



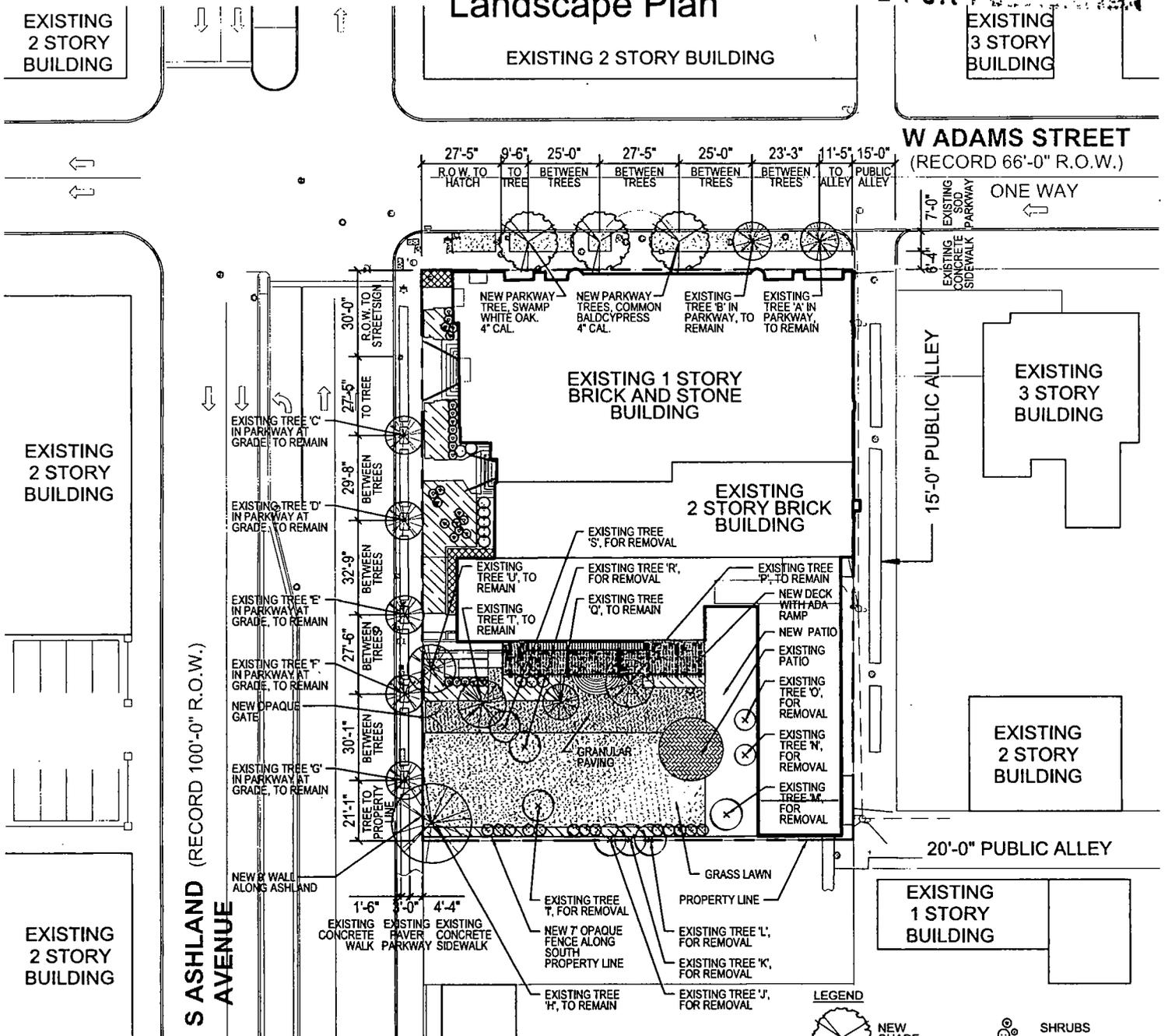
NOT TO SCALE

Applicant: 201 S Ashland, LLC
 Address: 201-207 S. Ashland Avenue and 211 S. Ashland Avenue
 Date: March 15, 2018

PD-04

Planned Development No. Landscape Plan

FINAL FOR PUBLICATION



EXISTING TREE INVENTORY

TREE	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	LOCATION	DESIGNATION
A	ACER MIYABEI 'MORTON'	STATE STREET MAPLE	6" CAL.	GOOD	ADAMS PARKWAY	TO REMAIN
B	GYMNOCLADUS DIOCUS	KENTUCKY COFFEE TREE	6" CAL.	GOOD	ADAMS PARKWAY	TO REMAIN
C	GLEDITSIA TRIACANTHOS	HONEYLOCUST	4" CAL.	GOOD	ASHLAND PARKWAY	TO REMAIN
D	ULMUS 'REGAL'	REGAL ELM	6" CAL.	FAIR	ASHLAND PARKWAY	TO REMAIN
E	GLEDITSIA TRIACANTHOS	HONEYLOCUST	2.5" CAL.	GOOD	ASHLAND PARKWAY	TO REMAIN
F	GLEDITSIA TRIACANTHOS	HONEYLOCUST	11" CAL.	GOOD	ASHLAND PARKWAY	TO REMAIN
G	GLEDITSIA TRIACANTHOS	HONEYLOCUST	10" CAL.	GOOD	ASHLAND PARKWAY	TO REMAIN
H	ULMUS PUMILA	SIBERIAN ELM	36" CAL.	FAIR	PRIVATE PROPERTY	TO REMAIN
I	FAGUS GRANDIFLORA	AMERICAN BEECH	8" CAL.	GOOD	PRIVATE PROPERTY	FOR REMOVAL
J	AILANTHUS ALTISSIMA	TREE OF HEAVEN	14" CAL.	FAIR	PRIVATE PROPERTY	FOR REMOVAL
K	AILANTHUS ALTISSIMA	TREE OF HEAVEN	14" CAL.	FAIR	PRIVATE PROPERTY	FOR REMOVAL
L	AILANTHUS ALTISSIMA	TREE OF HEAVEN	18" CAL.	FAIR	PRIVATE PROPERTY	FOR REMOVAL
M	SALIX ALBA	WEEPING WILLOW	10" CAL.	POOR	PRIVATE PROPERTY	FOR REMOVAL
N	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	4" CAL.	POOR	PRIVATE PROPERTY	FOR REMOVAL
O	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	4" CAL.	POOR	PRIVATE PROPERTY	FOR REMOVAL
P	FAGUS GRANDIFLORA	AMERICAN BEECH	8" CAL.	GOOD	PRIVATE PROPERTY	TO REMAIN
Q	PICEA ABIES	COLORADO SPRUCE	9" CAL.	GOOD	PRIVATE PROPERTY	TO REMAIN
R	THUJA OCCIDENTALIS	EASTERN ARBORVITAE	4" CAL.	GOOD	PRIVATE PROPERTY	FOR REMOVAL
S	ACER RUBRUM	RED MAPLE	4" CAL.	GOOD	PRIVATE PROPERTY	FOR REMOVAL
T	ELAENGUS ANGUSTIFOLIA	RUSSIAN OLIVE	6" CAL.	GOOD	PRIVATE PROPERTY	TO REMAIN
U	ULMUS AMERICANA	AMERICAN ELM	24" CAL.	FAIR	PRIVATE PROPERTY	TO REMAIN

LEGEND

- NEW SHADE TREE
- EXISTING TREE, TO REMAIN
- EXISTING TREE, TO BE REMOVED
- SHRUBS
- PERENNIAL AND GROUNDCOVER MIX
- GRAMINOIDES AND GROUNDCOVER MIX
- GRANULAR PAVING
- GRASS

PARKWAY TREE CALCULATIONS

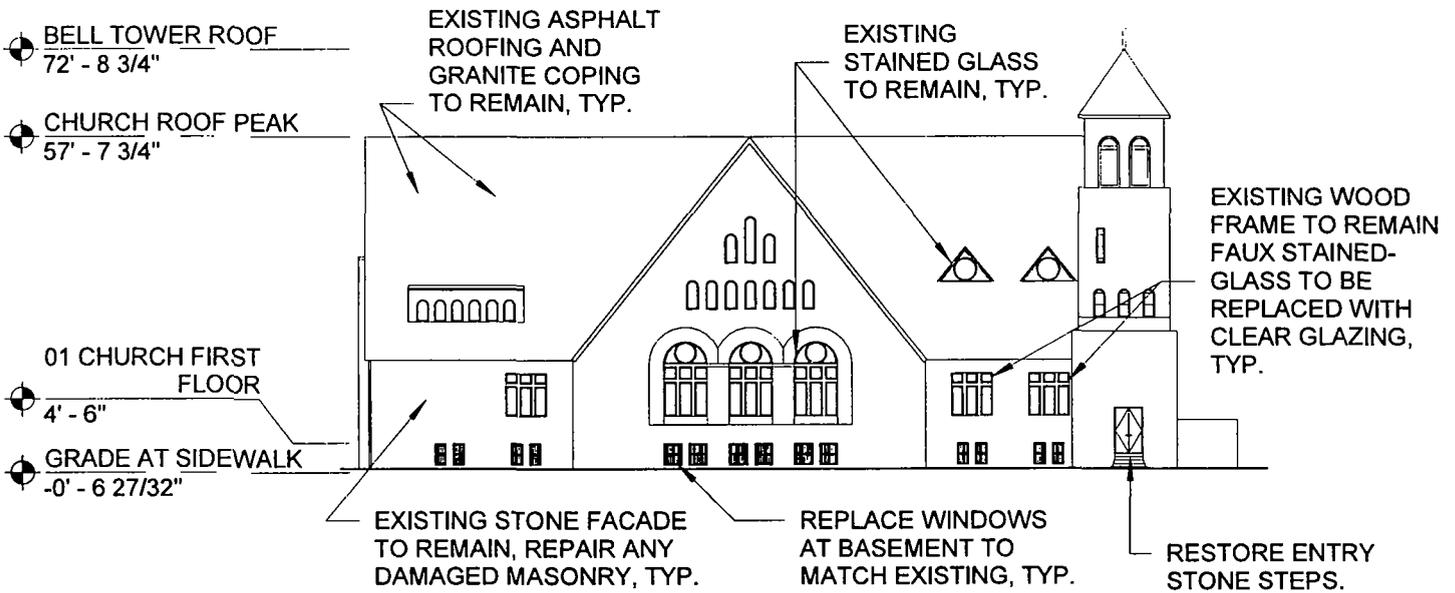
TOTAL FRONTAGE (LINEAL FEET):	347
PARKWAY TREES REQUIRED (1/25 LINEAL FEET):	13
EXISTING TREES PRESERVED:	7
PROPOSED TREES:	3
TOTAL NUMBER OF PARKWAY TREES:	10



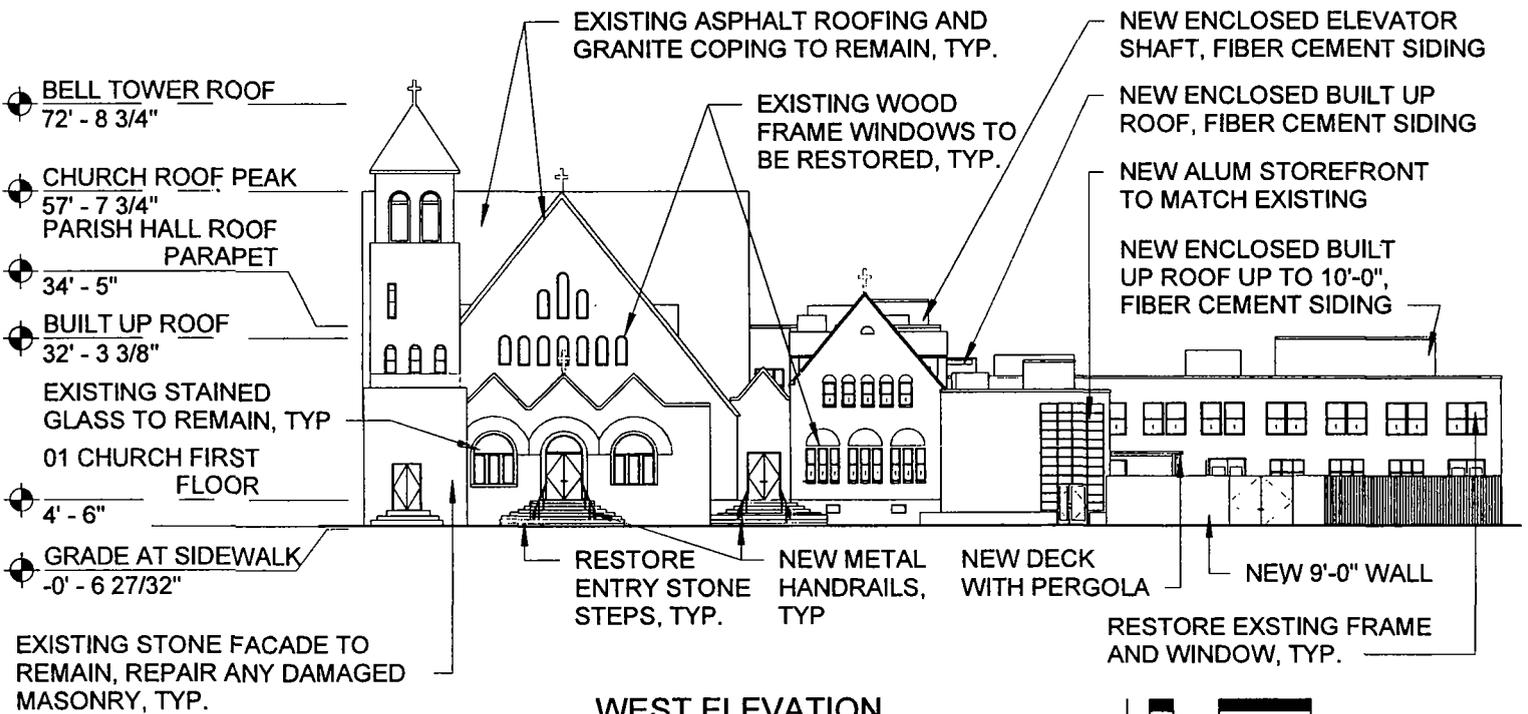
Applicant: 201 S Ashland, LLC
 Address: 201-207 S. Ashland Avenue and 211 S. Ashland Avenue
 Date: March 15, 2018

PD-06

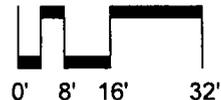
Planned Development No. FINAL FOR PUBLICATION Building Elevations



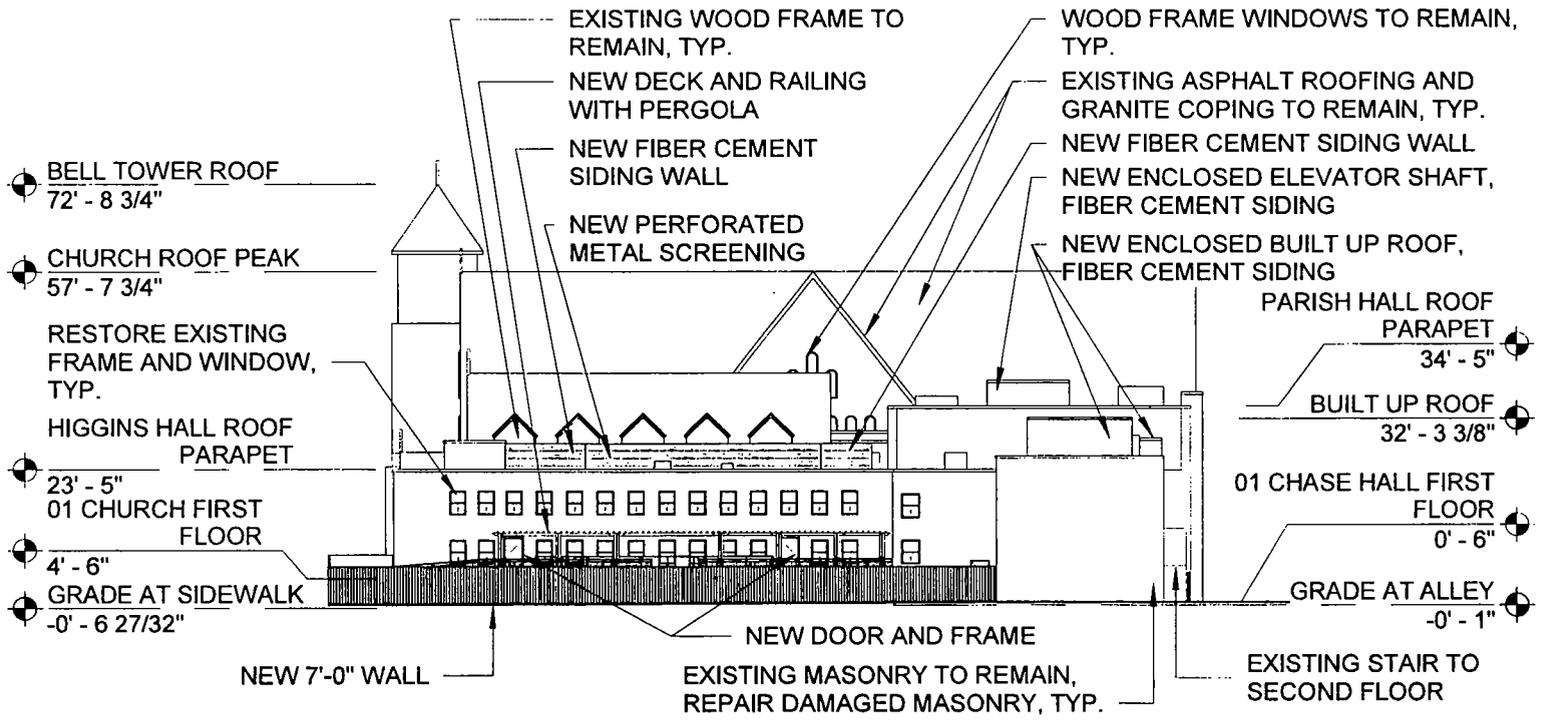
NORTH ELEVATION



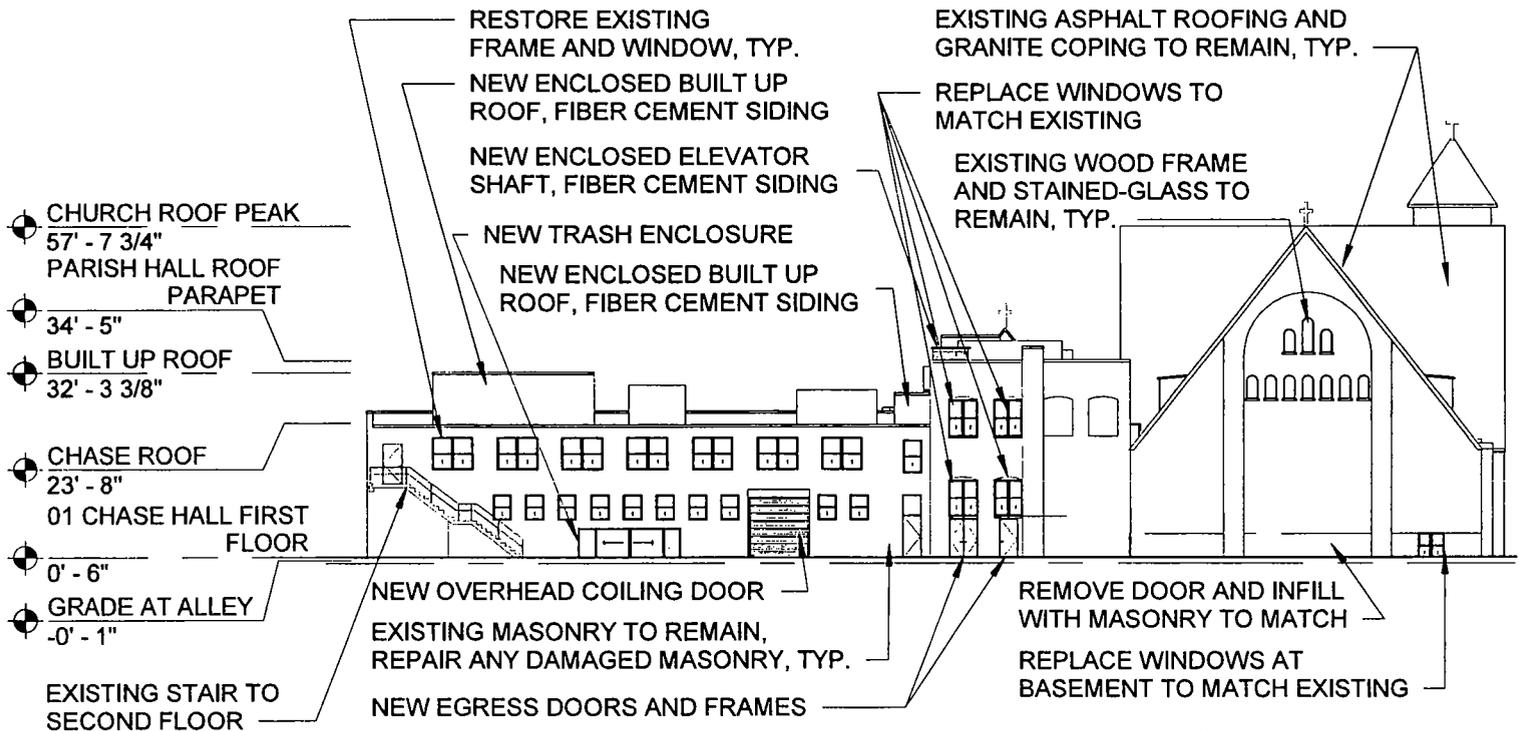
WEST ELEVATION



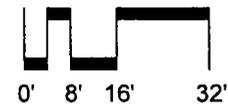
Planned Development No. _____ Building Elevations



SOUTH ELEVATION



EAST ELEVATION

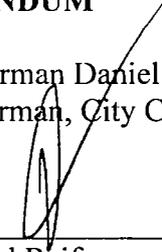




DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

From: 
David Reifman
Commissioner
Department of Planning and Development

Date: March 15, 2018

Re: Proposed Planned Development (201-219 S. Ashland)

On March 15, 2018, the Chicago Plan Commission recommended approval of a proposed Planned Development submitted by the Applicant, 201 S. Ashland, LLC. The project involves the establishment of a large sized venue, to host performance and event space, along with artist workspace, and an eating and drinking establishment, within the former Church of the Epiphany. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are 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 744-0756.

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

TO: Clerk