



# City of Chicago



SO2022-2053

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/20/2022
<b>Sponsor(s):</b>	Misc..Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-K at 1614-1638 N Pulaski Rd - App No. 21082
<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, the Chicago Zoning Ordinance be amended by changing all the B3-2 Community Shopping District symbols and indications as shown on Map No. 5-K in the area bounded by:

a line 401.15 feet north of and parallel to West North Avenue; North Pulaski Road; a line 125 feet north of and parallel to West North Avenue; and the alley next west of and parallel to North Pulaski Road,

to those of a B3-3 Community Shopping District and a corresponding use district is hereby established in the area above described.

**SECTION 2.** That Title 17 of the Municipal Code, the Chicago Zoning Ordinance be amended by changing all the B3-3 Community Shopping District symbols and indications within the area hereinabove described to the designation of Residential 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 here-with attached and made a part thereof and to no others.

**SECTION 3.** This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 1614-1638 N. Pulaski Road

**RESIDENTIAL BUSINESS PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Residential Business Planned Development No. (the “Planned Development”) consists of a net site area of approximately 34,518.75 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the “Property”). The applicant for this Planned Development is Team Pioneros, LLC an Illinois limited liability company which has control over the Property.
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 any owner of the Property, as applicable, or its successors, assigns or grantees, which require such reviews, approvals or permits. 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 (“CDOT”) on behalf of the applicable Property owner, its successors, assigns or grantees, seeking such action.

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

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Department of Planning and Development (“DPD”) and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. The Applicant shall cooperate with CDOT to ensure the design of any adjacent public way is acceptable and consistent with surrounding public way and CDOT plans. The site plan shall detail the specific improvements and necessary infrastructure upgrades, which shall be incorporated into the site plan approval.

Applicant: Team Pioneros, LLC  
Address: 1614-1638 North Pulaski Road  
Introduced: July 20, 2022  
Plan Commission: January 19, 2023

Pursuant to a negotiated and executed Perimeter Restoration Agreement (“Agreement”) by and between CDOT’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 CDOT’s Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any CDOT and DPD Part II review permitting. The Perimeter Restoration Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with CDOT’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 CDOT’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 CDOT.

4. This Planned Development consists of 18 Statements: a Bulk Regulations and Data Table and the following Exhibits:

- Exhibit 1 Existing Zoning Map
- Exhibit 2 Existing Land Use Map
- Exhibit 3 Planned Development Boundary and Property Line Map
- Exhibit 4 Site Plan
- Exhibit 5 Landscape Plan
- Exhibit 6 East Elevation
- Exhibit 7 West Elevation
- Exhibit 8 North Elevation
- Exhibit 9 South Elevation
- Exhibit 10 Sustainability Matrix

prepared by JGMA Architects, dated January 19, 2023 (collectively, the “Plans”). In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Chicago 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.

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5. The following uses shall be permitted in this Planned Development:

Household Living (all, including live/work space located on and above the ground floor, residential dwelling units, elderly housing, multi-unit residential and townhouses); Colleges and Universities; Schools; Cultural Exhibits and Libraries; Community Center; Children's Play Center, Daycare; Postal Service; Artist Work or Sales Space; Building Maintenance; Business Equipment Sales and Service; Business Support Services; Restaurant, General; Outdoor patio (located at grade level and above); Indoor Special Event including incidental liquor sales; Banks, Savings Banks, Savings and Loan Association, Currency Exchange and Credit Union (excluding drive-throughs, Payday/title secured loan stores and pawn shops); Automated Teller Machine Facility (walk up only); Food and Beverage Retail Sales With Liquor Sales as Accessory Use Only; Medical Services; Office; Personal Service (hair salon, nail salon, and barbershop); Repair or Laundry Service (excluding on premises plant), consumer; Retail Sales, General; Wireless Communication Facilities, Co-Location; Accessory and Non-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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose 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 34,518.75 square feet and a base FAR of 3.9.
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 and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plan 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.

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## FINAL FOR PUBLICATION

11. The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for any use contemplated herein which is located or established in, on, over or above the improvements, facilities and spaces undertaken in accordance with the Plans other than Part II Approval (per Section 17-13-0610 of the Zoning Ordinance).
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
13. Subject to the provisions of Statement No. 2 of this Planned Development, 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 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 and enables universal access throughout the Property as required by law. Plans for all new buildings and improvements on the Property constructed after the date hereof 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.
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.
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

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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 thereof; (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. The Applicant acknowledges and agrees that the rezoning of the Property from B3-2 Community Shopping District to a B3-3 Community Shopping District, and then to this Residential-Business Planned Development ("PD") No. \_\_\_ is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The Applicant has applied for Tax Increment Financing or other forms of financial assistance from the City. Such financial assistance imposes affordability requirements (the "Financing Requirements") that exceed the ARO requirements. As a result, if the Applicant receives such financial assistance, the Financial Requirements shall govern the Applicant's obligation to provide affordable housing in the PD. If the Applicant does not receive such financial assistance, the Applicant shall comply with the ARO.
18. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to B3-3 Community Shopping District.

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Introduced: July 20, 2022  
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**RESIDENTIAL BUSINESS PLAN DEVELOPMENT  
BULK REGULATIONS AND DATA TABLE**

Gross Site Area:	45,840.9 square feet (1.05 acres)
Area Remaining in Public Right of Way	11,322.15 square feet (0.26 acres)
Net Site Area:	34,518.75 square feet (0.79 acres)
Maximum Number of Dwelling Units:	85 Dwelling Units
Maximum Floor Area Ratio:	3.9

Minimum Number of Off-Street Parking Spaces:	58
Minimum Off-Street Loading Spaces:	1 loading space (10' x 25')
Minimum Required Setbacks:	As per Site Plan
Maximum Building Height of the top Residential Floor per Section 17-17-0311 of the Zoning Ordinance:	112 Feet

Applicant: Team Pioneros, LLC  
 Address: 1614-1638 N. Pulaski Road  
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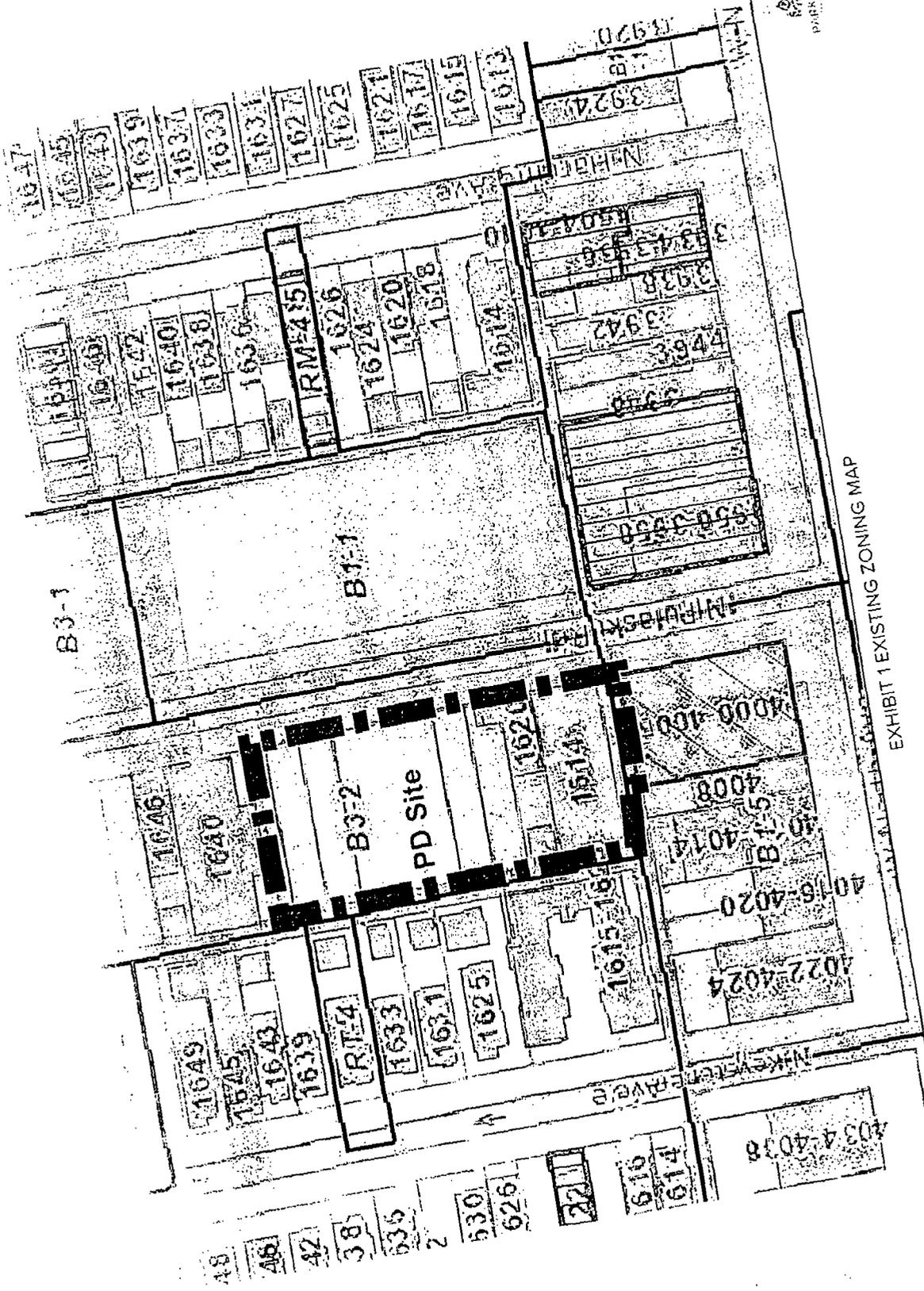


EXHIBIT 1 EXISTING ZONING MAP

TEAM PIONEROS  
 1614-1638 N PULASKI RD  
 SPRINGFIELD  
 JULY 20, 2022  
 DATE INTRODUCED  
 PLAN COMMISSION

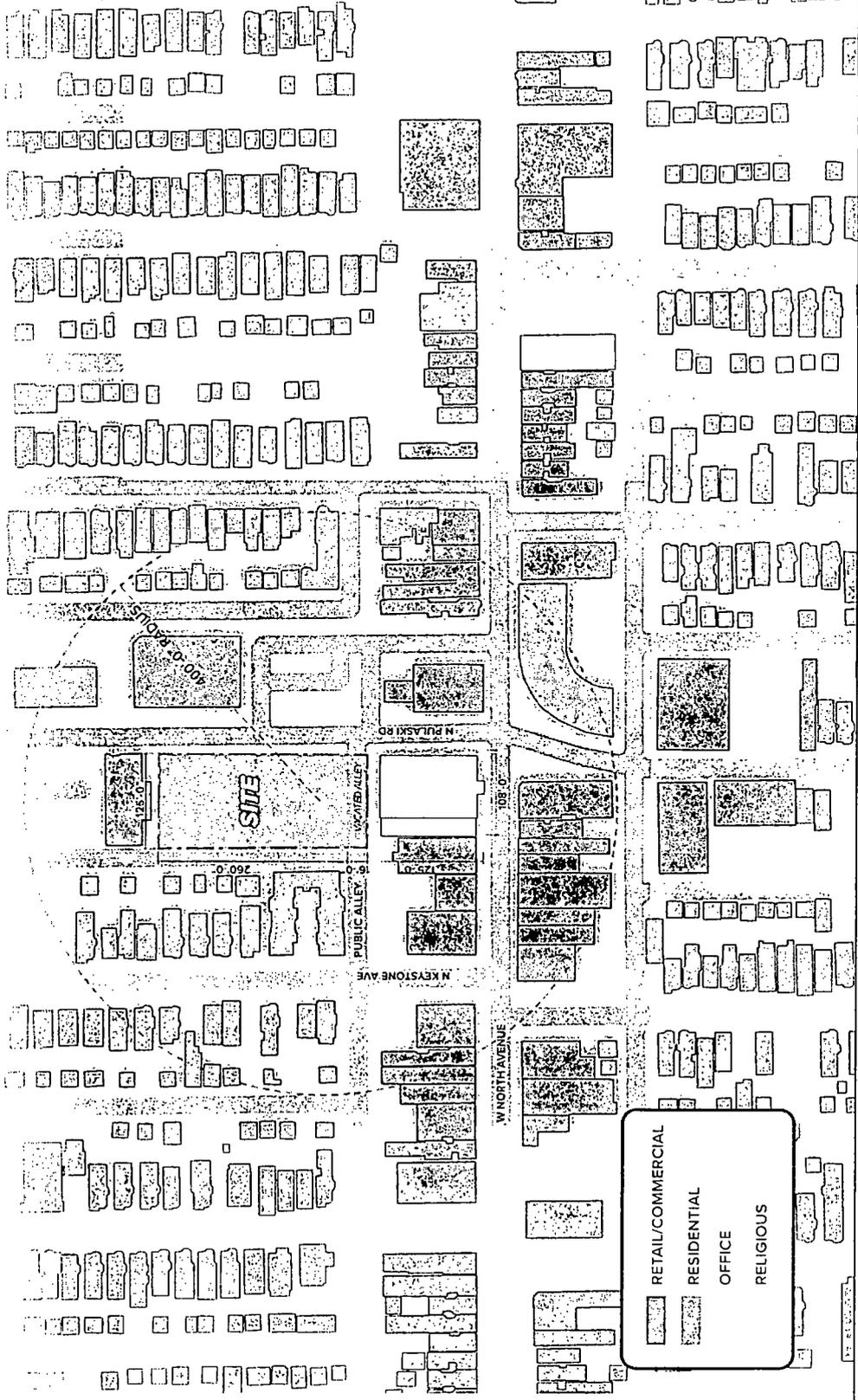
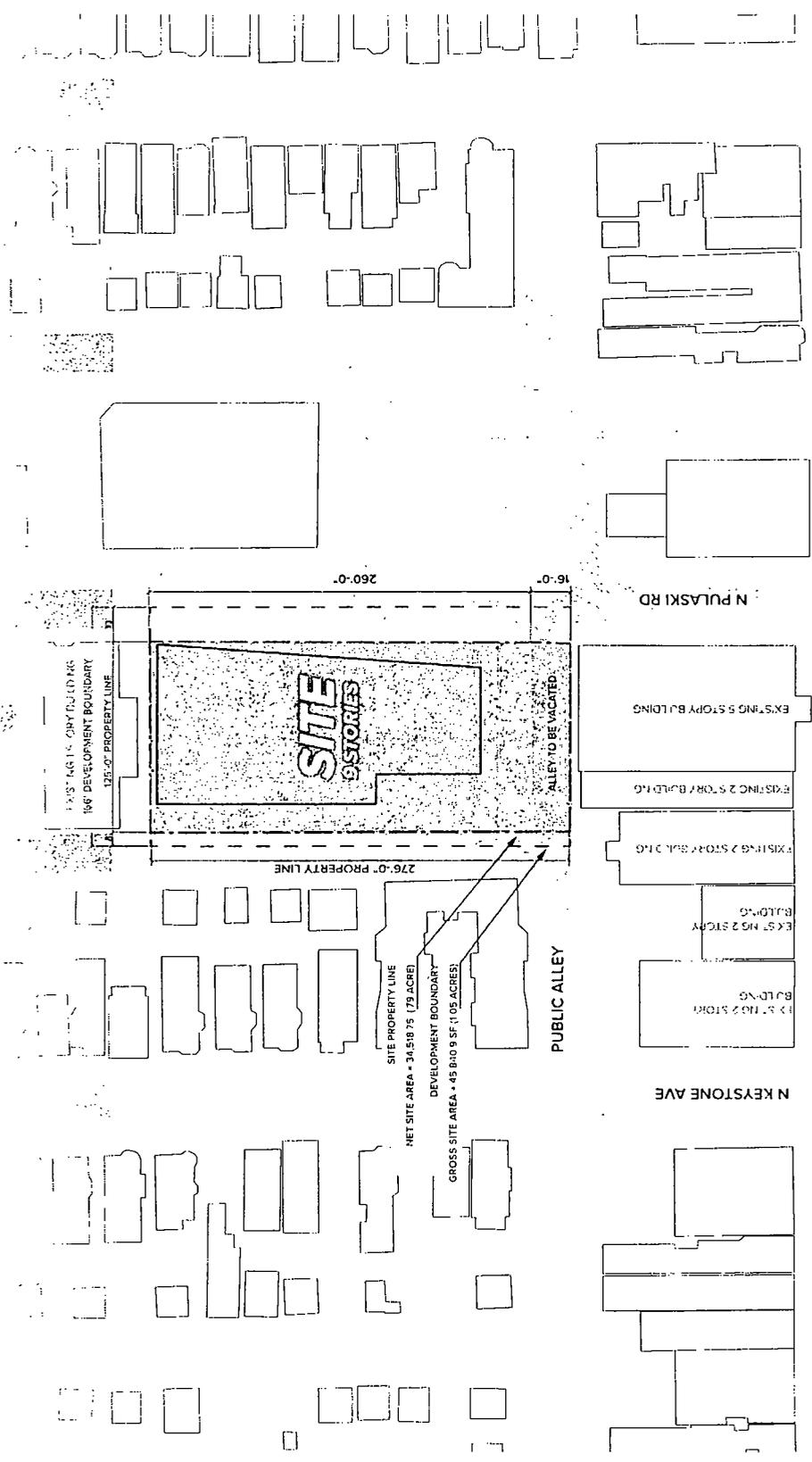


EXHIBIT 2 EXISTING LAND USE MAP

TEAM PIONEROS  
 1614-1638 N PULASKI RD  
 JULY 20, 2022  
 JANUARY 19, 2023

APPLICANT  
 ADDRESS  
 DATE INTRODUCED  
 PLAN COMMISSION





W NORTH AVENUE

EXHIBIT 3 PLANNED DEVELOPMENT  
BOUNDARY AND PROPERTY LINE MAP

TEAM PIONEROS  
1514-1638 N PULASKI RD  
JULY 20, 2022  
JANUARY 19, 2023

APPLICANT  
ADDRESS  
DATE INTRODUCED  
PLAN COMMISSION







FINAL FOR PUBLICATION

WINDOW WALL WITH EXTENDED  
VERTICAL MULLION CAPS

SSG CURTAIN WALL  
WITH FRIT PATTERN

ALUMINUM FINNS  
ON SUB-FRAMING

SSG WINDOW WALL  
WITH FRIT PATTERN

- ↑ ROOF 109'-3"
- ↑ LEVEL 09 86'-3"
- ↑ LEVEL 08 87'-3"
- ↑ LEVEL 07 76'-3"
- ↑ LEVEL 06 65'-3"
- ↑ LEVEL 05 54'-3"
- ↑ LEVEL 04 39'-3"
- ↑ LEVEL 03 22'-5"
- ↑ LEVEL 02 13'-0"
- ↑ LEVEL 01 0'-0"

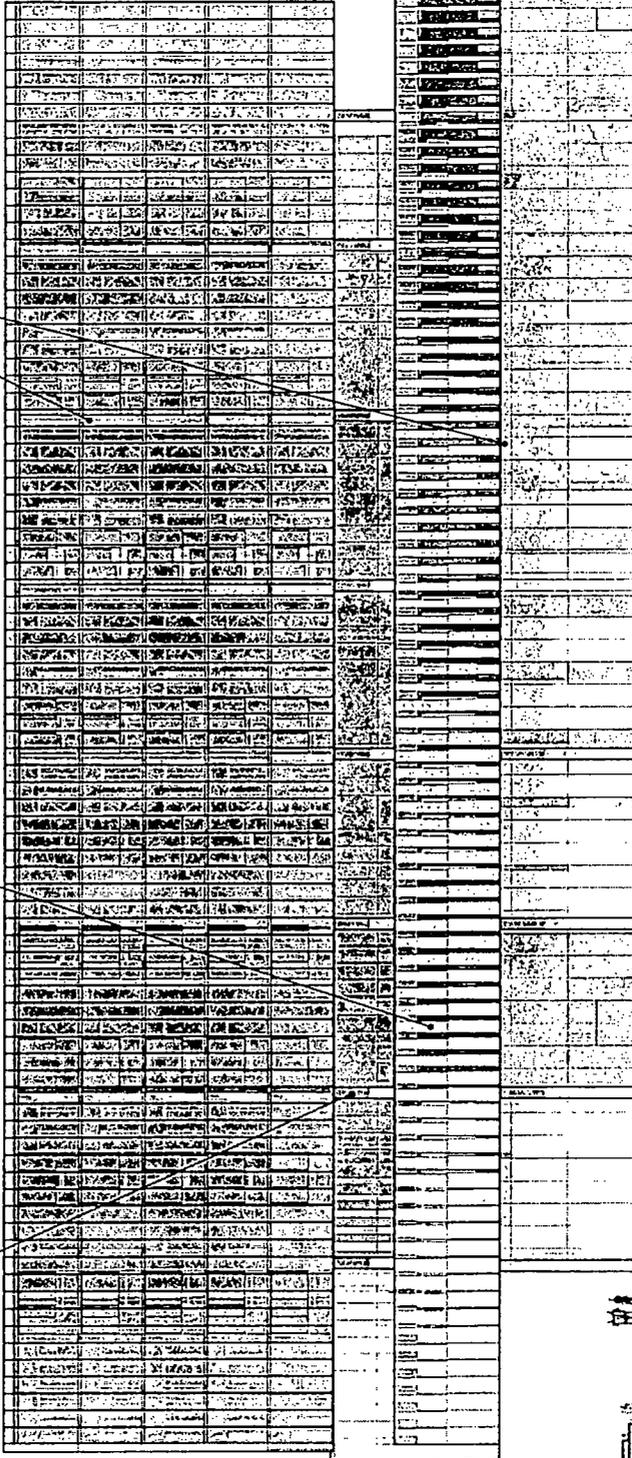


EXHIBIT 6 EAST ELEVATION

TEAM PIONEROS  
1614-1638 N PULASKI RD.  
JULY 20, 2022  
JANUARY 19, 2023

APPLICANT  
ADDRESS  
DATE INTRODUCED  
PLAN COMMISSION



FINAL FOR PUBLICATION

WINDOW WALL WITH EXTENDED  
VERTICAL MULLION CAPS

SSG CURTAIN WALL  
WITH FRIT PATTERN

ALUMINUM FINNS  
ON SUB-FRAMING

SSG WINDOW WALL  
WITH FRIT PATTERN

FAC OF  
109' 3"

744-VEL 00  
58' 3"

744-VEL 08  
87' 3"

744-VEL 07  
75' 1"

744-VEL 06  
65' 3"

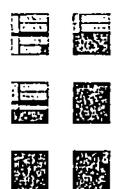
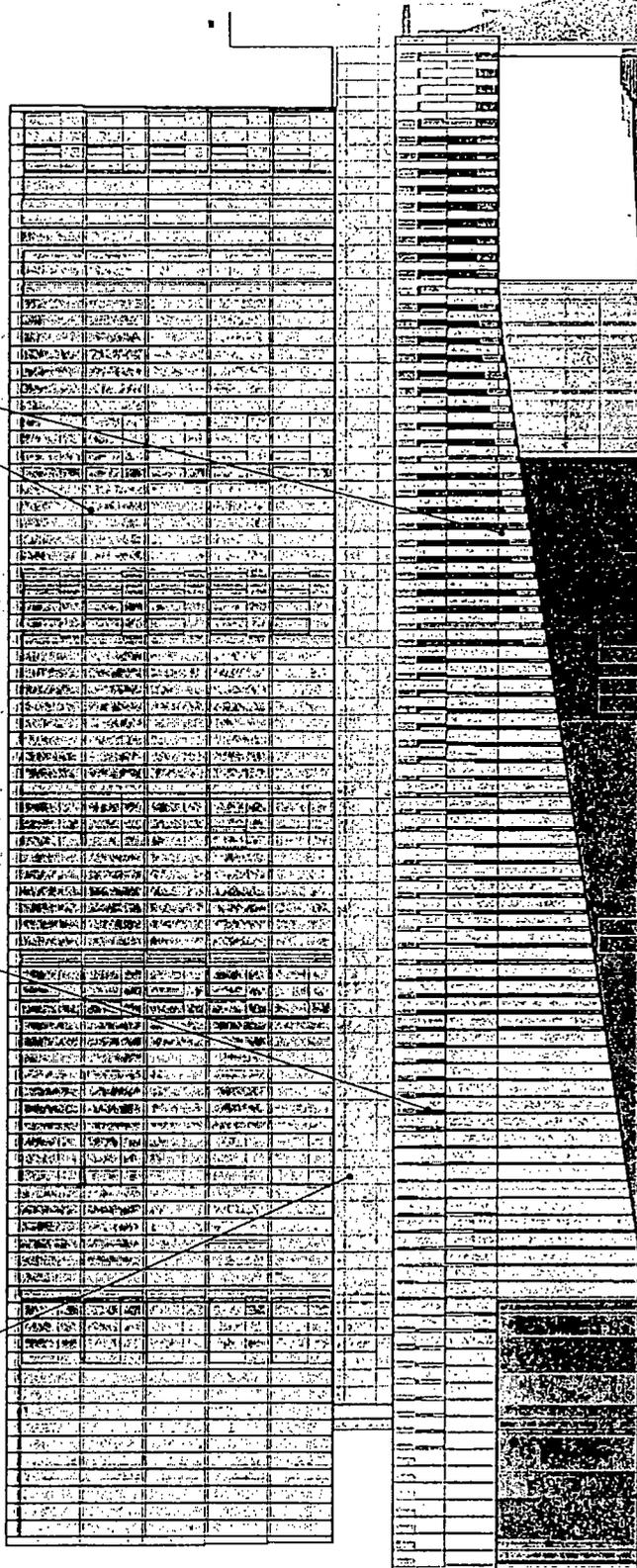
744-VEL 05  
54' 3"

744-VEL 04  
39' 3"

744-VEL 03  
25' 5"

744-VEL 02  
13' 5"

744-VEL 01  
07' 5"



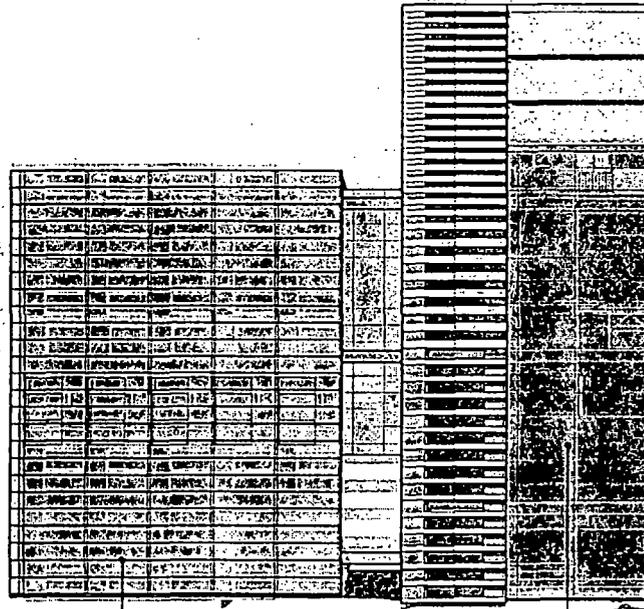
TEAM PIONEROS  
1614-638 N PULASKI RD  
JULY 20, 2022  
JANUARY 19, 2023

EXHIBIT 7 WEST ELEVATION



APPL CA,  
ADDRESS:  
DATE INTRODUCED  
PLAN COMMISSION

- ROOF 109'-3"
- LEVEL 09 98'-3"
- LEVEL 08 87'-3"
- LEVEL 07 76'-3"
- LEVEL 06 65'-3"
- LEVEL 05 54'-3"
- LEVEL 04 39'-3"
- LEVEL 03 25'-3"
- LEVEL 02 13'-0"
- LEVEL 01 0'-0"



ALUMINUM FINNS  
ON SUB-FRAMING

SSG WINDOW WALL  
WITH FRIT PATTERN

TEAM PIONEROS  
1614-1638 N. PULASKI RD.  
JULY 20, 2022  
JANUARY 19, 2023

APPLICANT  
ADDRESS  
DATE INTRODUCED  
PLAN COMMISSION

EXHIBIT 8 NORTH ELEVATION



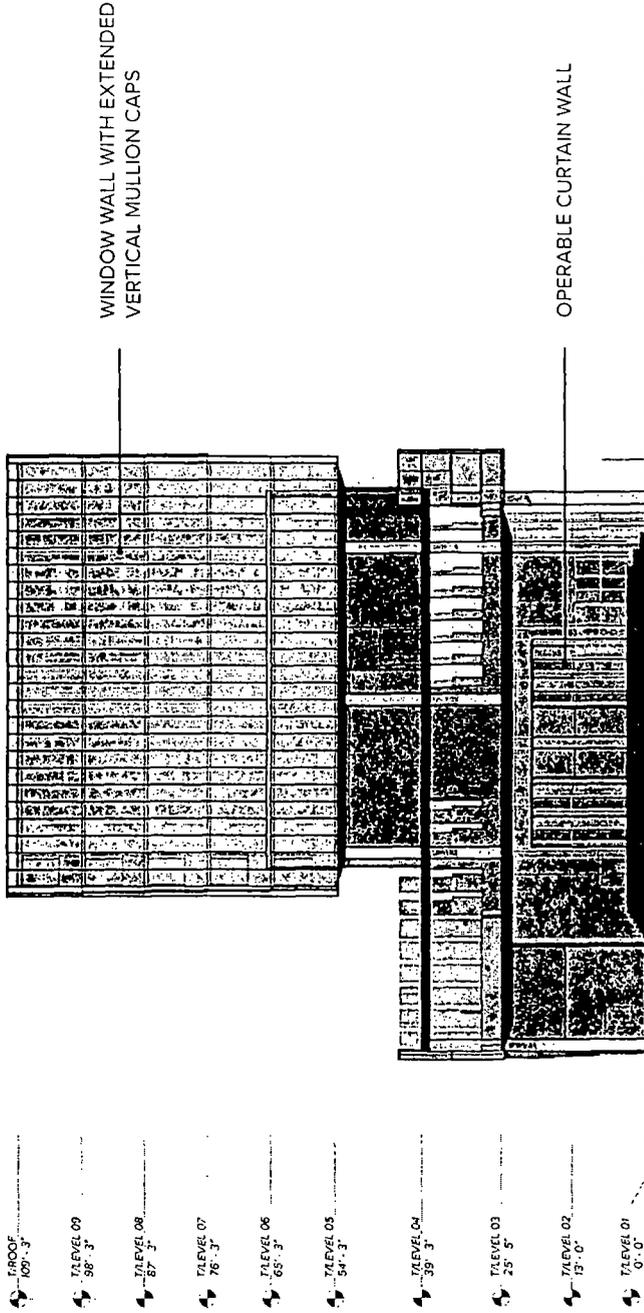


EXHIBIT 9 SOUTH ELEVATION

TEAM PIONEROS  
1614-638 N PULASKI RD  
JULY 20, 2022  
JANUARY 19, 2023

REF: CAME  
ADD: ESS  
DRAFTING: JDL  
PLANNING: JDL





Chicago Sustainable Development Policy 2017 <sup>01.12</sup>

CHICAGO DEPARTMENT OF PLANNING  
150 N. LAKE STREET, CHICAGO, IL 60601

Sustainable Strategies Menu	Points Requirement		Sustainable Strategies Menu										Solid Waste	Work Force	Wildlife		
	Health	Energy	Stormwater	Landscapes	Green Roofs	Water	Transportation	Green Roofs	Water	Landscapes	Green Roofs	Water				Transportation	Solid Waste
Compliance Paths	0	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Options With Certification	40	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Options Without Certification	40	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
LEED Platinum	95	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50
LEED Gold	80	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
LEED Silver	70	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Green Globes 4-Globes	80	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Green Globes 3-Globes	70	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Green Globes 2.5-Globes	60	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Green Globes 2-Globes	50	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
LEVER Building Challenge	100	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50
LEVER Building Challenge - Partial	90	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Enterprise Green Communities*	80	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
PassiveHouse	70	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20

\*only available in affordable housing projects funded by CDFI's Housing Bureau



EXHIBIT 10 SUSTAINABILITY MATRIX

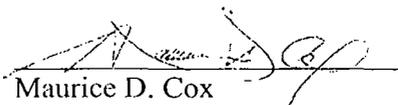
TEAM PIONEROS  
1616-1638 N PULASKI RD  
JULY 20, 2022  
JANUARY 19, 2023



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

To: Alderman Thomas Tunney  
Chairman, City Council Committee on Zoning

From:   
Maurice D. Cox  
Chicago Plan Commission

Date: January 19, 2023

Re: Proposed Planned Development for the property generally located at 1614-1638 N. Pulaski Rd

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On January 19, 2023, the Chicago Plan Commission recommended approval of the proposed planned development submitted by, Team Pioneros, LLC . A copy of the proposed planned development 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

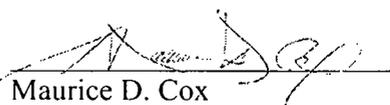
Cc: Patrick Murphy  
PD Master File (Original PD, copy of memo)



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

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