



City of Chicago



SO2014-8024

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 10/8/2014

Sponsor(s): City Clerk (transmitted by)

Type: Ordinance

Title: Zoning Reclassification Map No. 5-I at 2328 N California Ave - App No. 18185

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

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 C1-1 Neighborhood Commercial District symbols and indications as shown on Map No 5-1 in the area bounded by

A line 241 feet south of and parallel to West Fullerton Avenue; North California Avenue; the 16 foot public alley that begins at a point 384.62 feet south of West Fullerton along California Avenue and runs northwesterly for a distance of 197.62 feet; The north-south public alley west of and parallel to North California Avenue

SECTION 2: To those of a B2-3 Neighborhood Mixed-Use District;

SECTION 3: Changing all of the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map No 5-1 in the area bounded by

A line 241 feet south of and parallel to West Fullerton Avenue; North California Avenue; the 16 foot public alley that begins at a point 384.62 feet south of West Fullerton along California Avenue and runs northwesterly for a distance of 197.62 feet; The north-south public alley west of and parallel to North California Avenue

SECTION 4: To those of a Residential Business Planned Development.

SECTION 5: This ordinance takes effect after its passage and due publication;

Common Address of Property: 2328-2340 North California Avenue

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential-Business Planned Development Number _____, (“Planned Development”) consists of approximately 12,010 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by the Applicant, Savoy RE Development, 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 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 16 Statements: a Bulk Regulations Table; an Existing Zoning Map; Existing Land Use Map; a Planned Development Boundary and Property Line Map; Site/First Floor Plan; a Landscape/Green Roof Plan; and Building Elevations prepared by William Szematowicz and Savoy RE Development, LLC and dated March 19, 2015, 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

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Plan Commission: March 19, 2015

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 the area delineated herein as a Residential-Business Planned Development: multi-family dwelling units, eating and drinking establishments (excluding drive through facilities), financial services (excluding pawn shops, pay day loan stores, and drive through facilities), food and beverage retail sales, personal service, general retail sales, office and accessory uses, accessory parking.
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 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 12,010 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 Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

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12. 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 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. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The Applicant will achieve Energy Star certification for the Project and will have a 4,200 square foot green roof (50% of 8,372 sq. ft. net roof area).
15. The Applicant acknowledges and agrees that the rezoning of the Property from C1-1 to B2-3 for construction of this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as Exhibit A, the Applicant has agreed to provide 6 affordable housing units in the Residential Project for households earning up to 60% of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), or make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per unit ("Cash Payment"). At the time of each Part II review for the Residential Project, Applicant may update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("HED") for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, HED may adjust the requirements of this Statement 15 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development. Prior to the issuance of any building permits for the Residential Project, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment, or execute an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2). The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the Affordable Housing Agreement will be recorded against the Residential Project and will constitute a lien against each Affordable Unit. The City shall execute partial releases of the

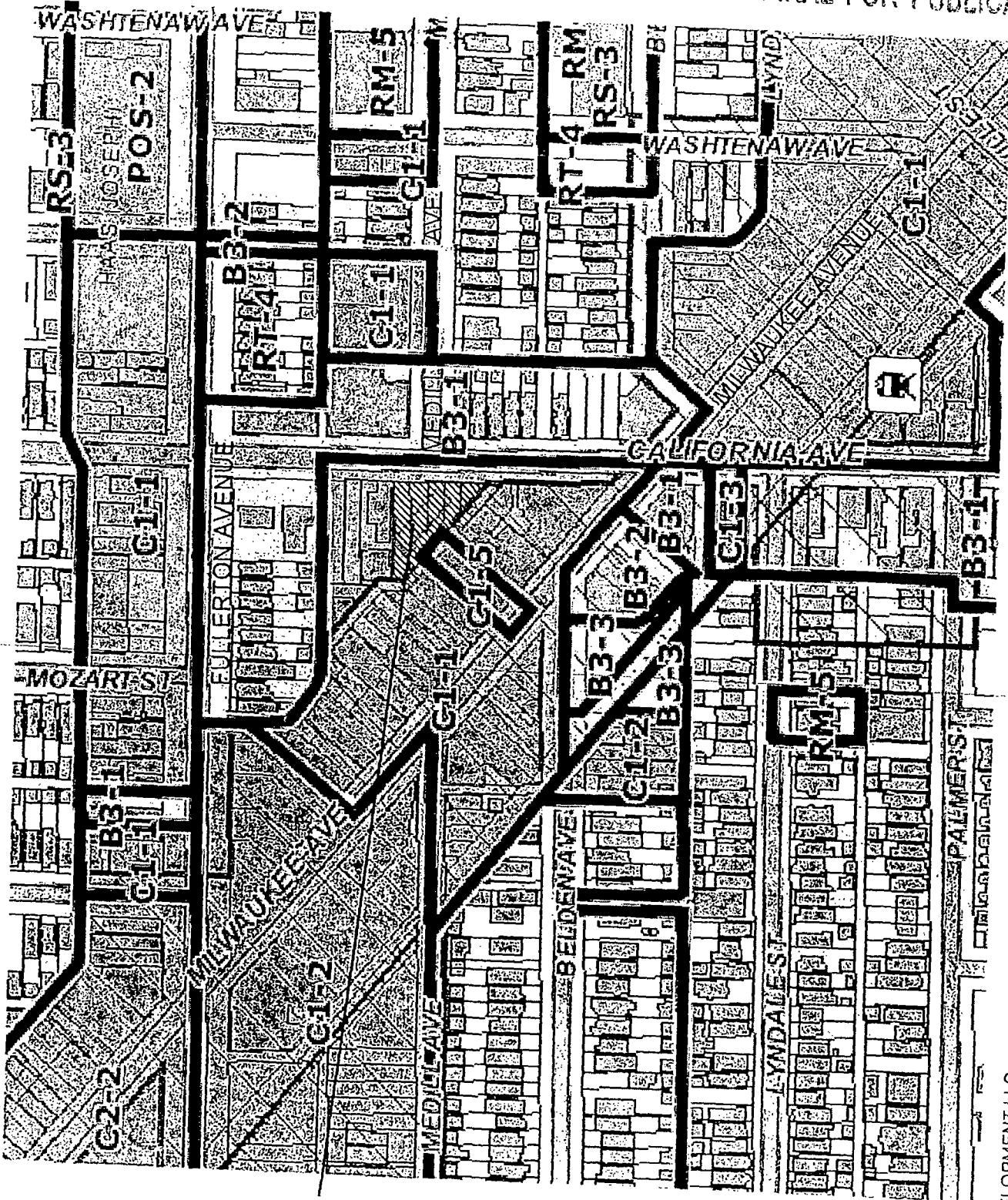
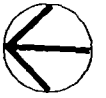
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Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. The Commissioner of HED may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

16. 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 B2-3 Neighborhood Mixed Use District.

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EXISTING
ZONING MAP
SCALE: NONE

SITE

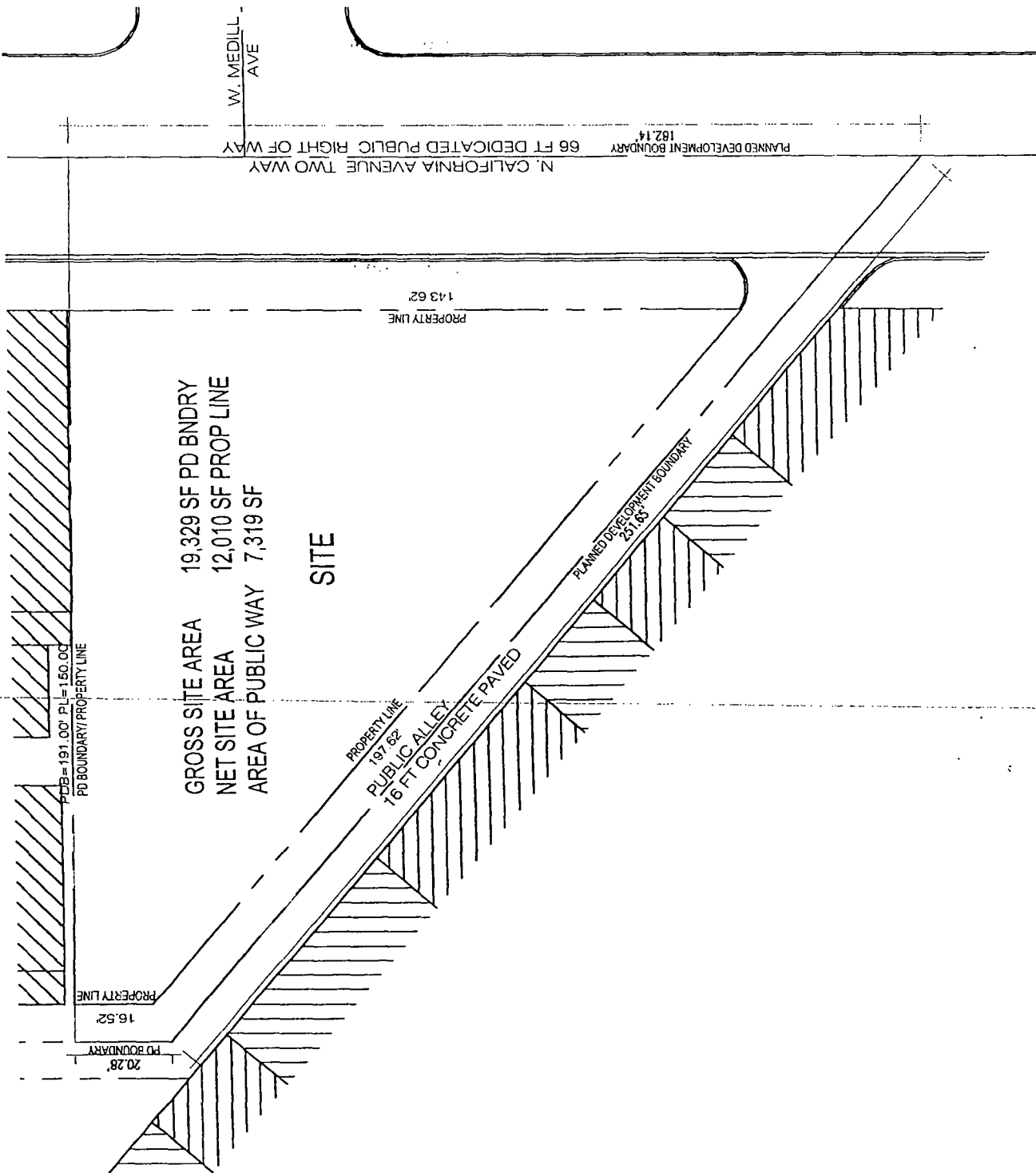
APPLICANT: SAVOY RE DEVELOPMENT LLC
ADDRESS: 2328-2340 NORTH CALIFORNIA AVENUE
INTRODUCED: OCTOBER 8, 2014
PLAN COMMISSION: MARCH 19, 2015

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____

BULK REGULATIONS AND DATA TABLE

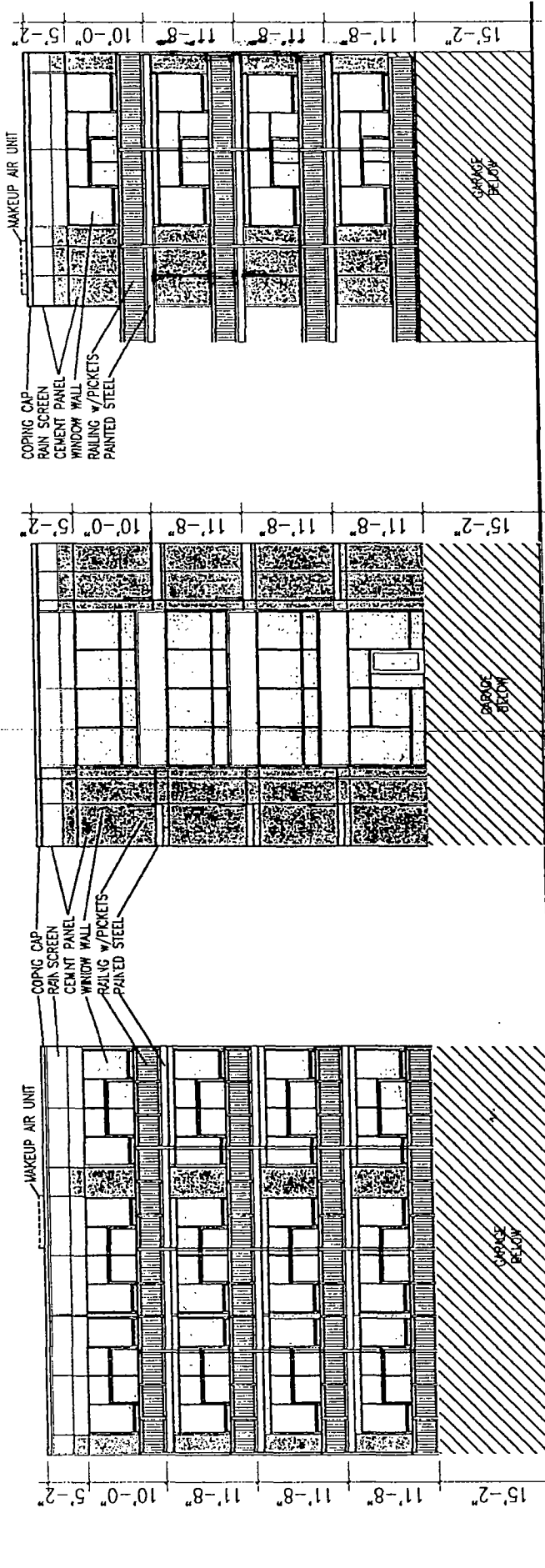
GROSS SITE AREA:	19,329 sq. ft.
AREA IN PUBLIC RIGHT-OF-WAY:	7,319 sq. ft.
NET SITE AREA:	12,010 sq. ft.
Maximum FAR:	3.5
Maximum Dwelling Units:	52
Minimum Accessory Parking Spaces:	18
Minimum Bicycle Parking:	60 bike spaces
Off Street Loading Berths:	0
Building Height:	65'-4" ft. (top of parapet)

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PLANNED DEVELOPMENT BOUNDARY
 PROPERTY LINE PLAN
 1" = 32'-0"
 0 8 16 32 64

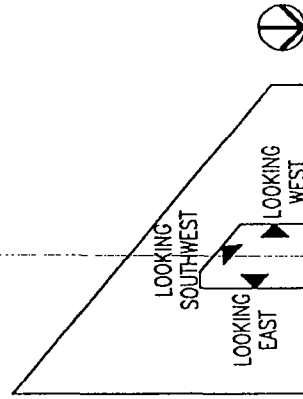
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LOOKING WEST

LOOKING SOUTHWEST

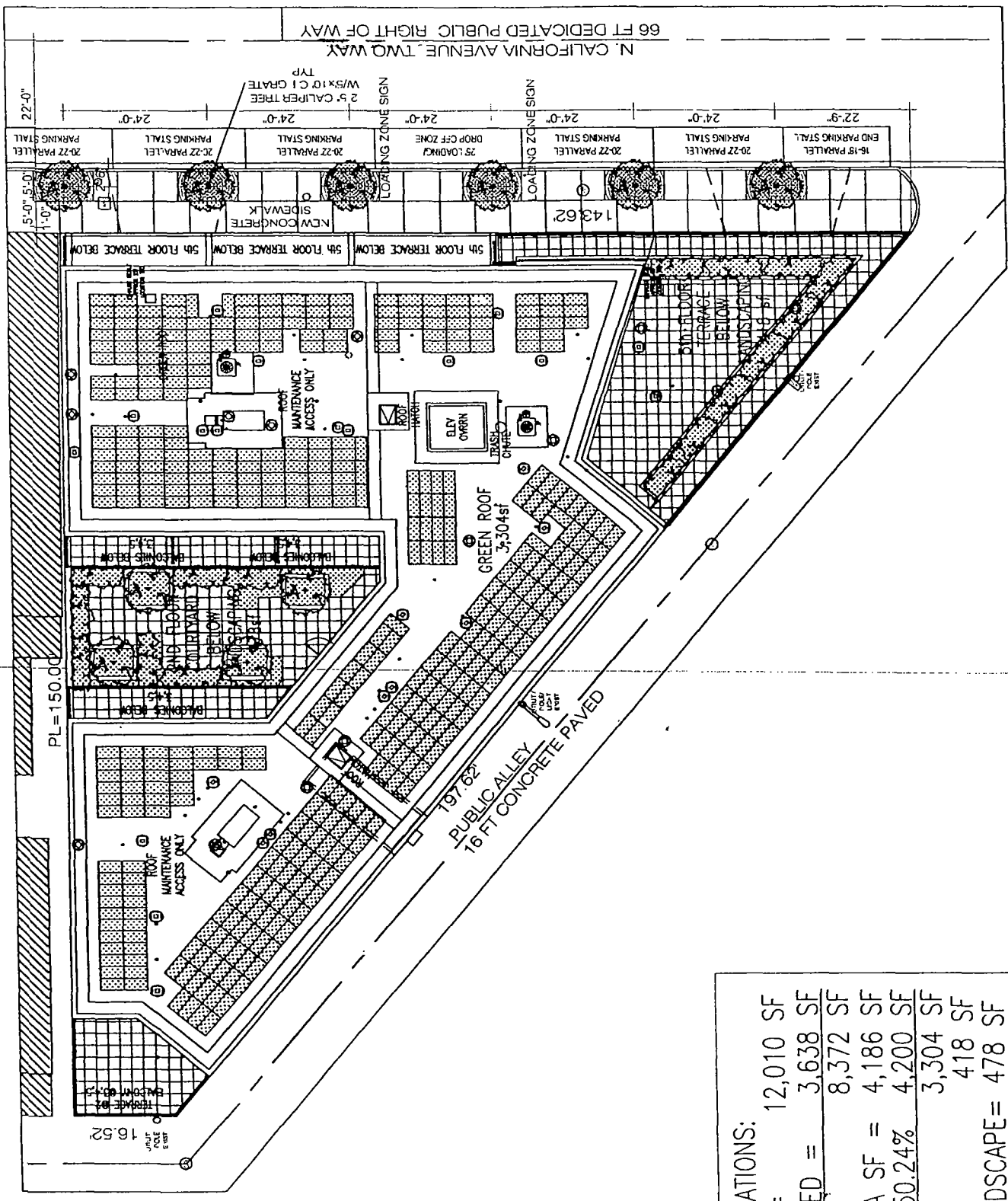
LOOKING EAST



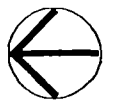
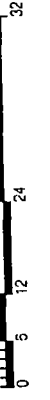
COURTYARD
ELEVATIONS
1" = 20'-0"



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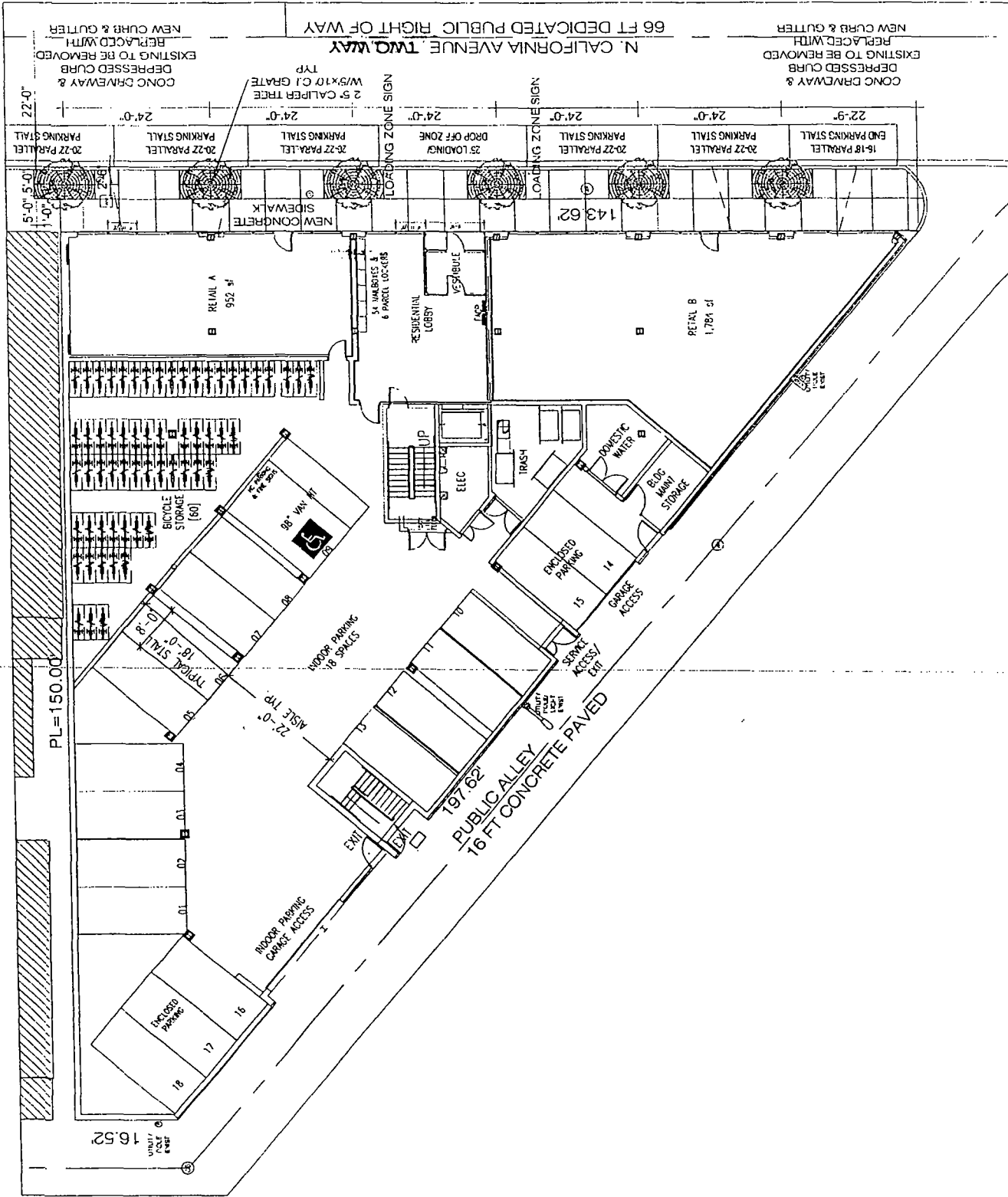


SITE/LANDSCAPE
GREEN ROOF PLAN
1" = 24'-0"

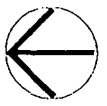


GREEN ROOF CALCULATIONS:	
GROSS ROOF AREA =	12,010 SF
MECH AREAS/OCCUPIED =	3,638 SF
NET ROOF AREA =	8,372 SF
REQ'D 50% NET AREA SF =	4,186 SF
PROVIDED AREA SF=50.24%	4,200 SF
GREEN ROOF=	3,304 SF
5TH FLR TERRACE =	418 SF
2ND COURTYARD LANDSCAPE=	478 SF

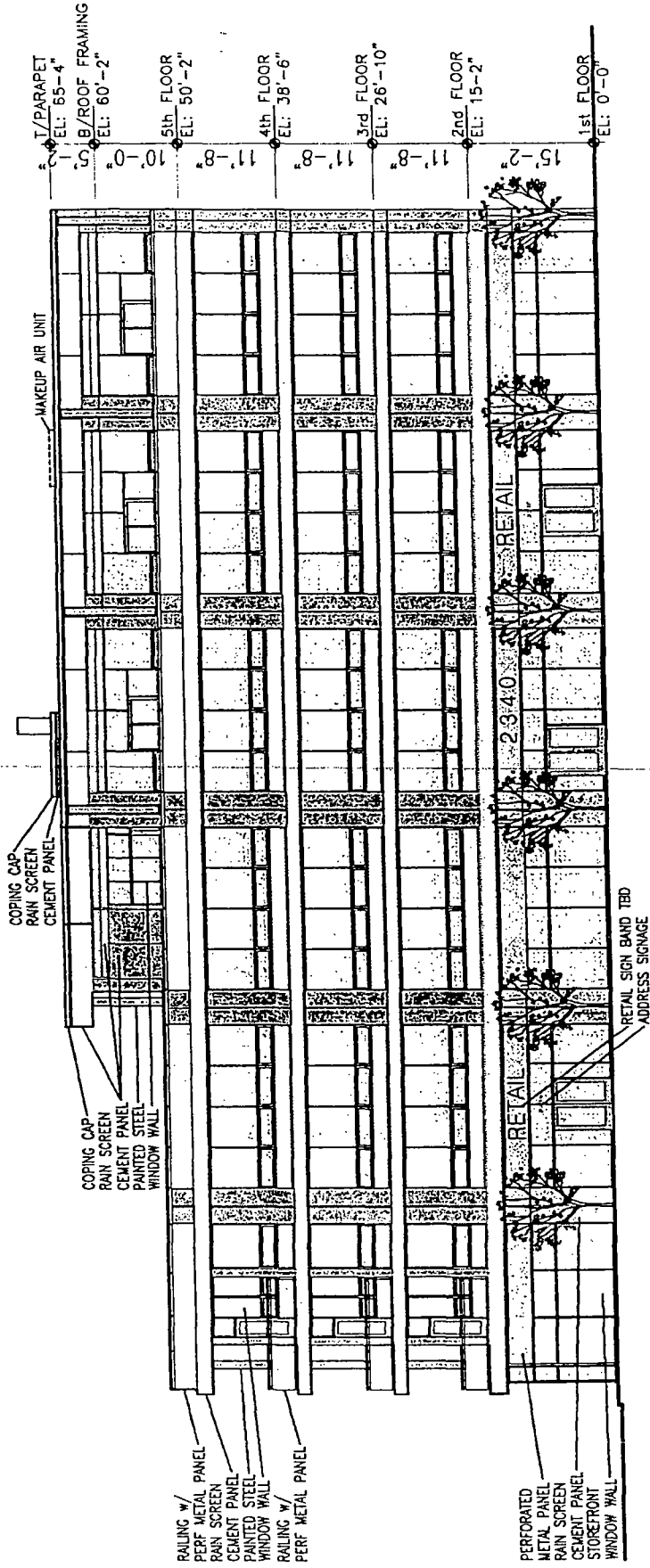
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SITE/FIRST FLOOR
 PLAN
 1" = 24'-0"
 0 6 12 24 48



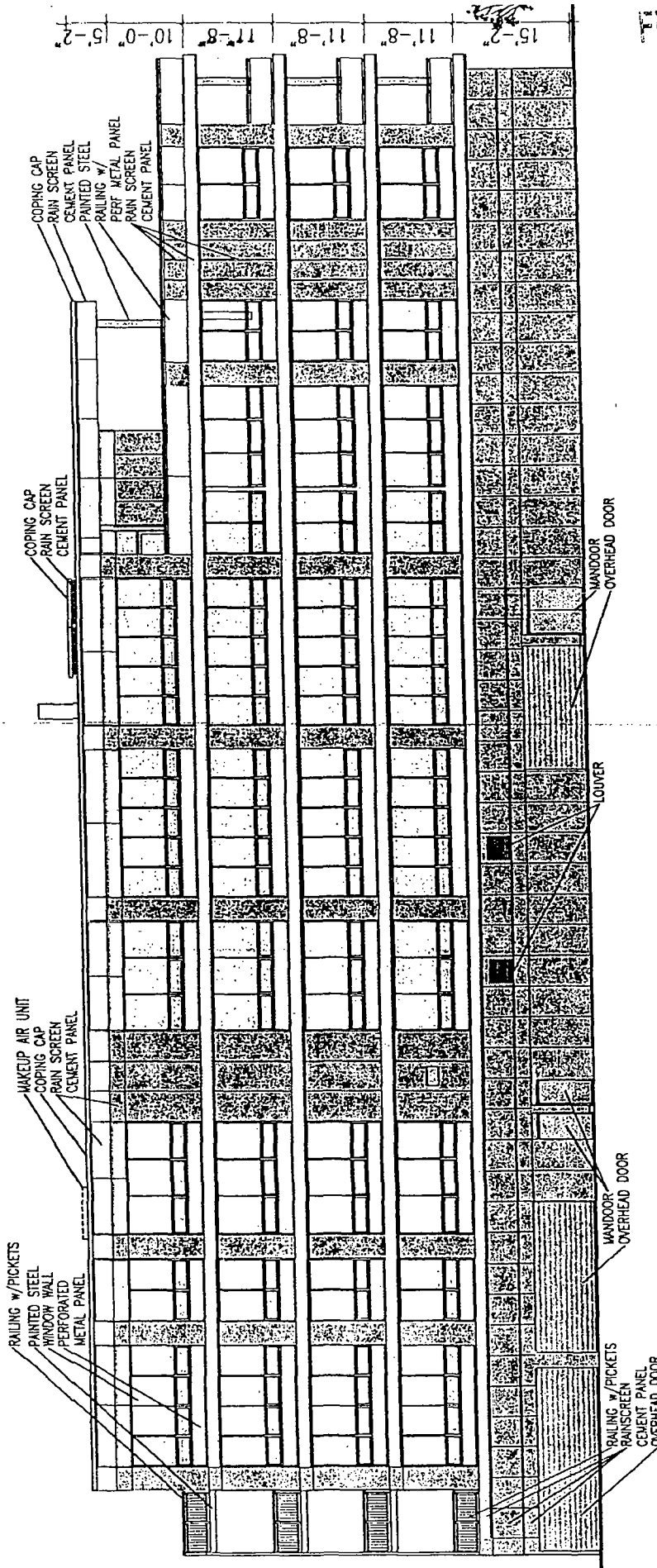
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EAST ELEVATION
1" = 20'-0"

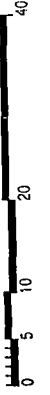
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FINAL FOR PUBLICATION



SOUTHWEST ELEVATION

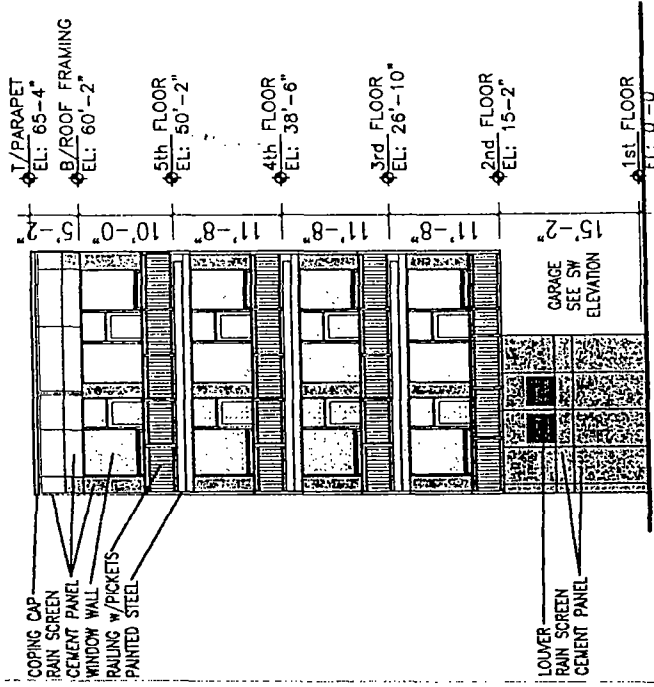
1" = 20'-0"



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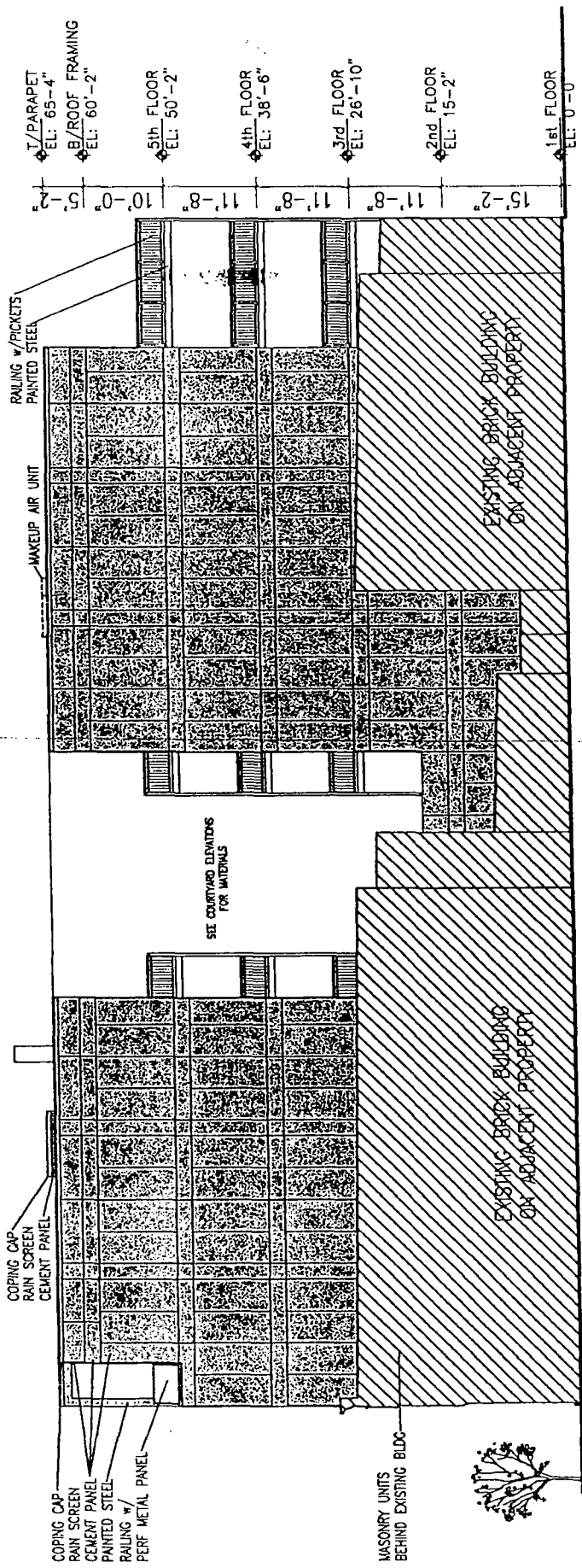
PLAN COMMISSION: MARCH 19, 2015



WEST
ELEVATION
1" = 20'-0"



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NORTH ELEVATION
1" = 20'-0"



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