



City of Chicago

Office of the City Clerk

Document Tracking Sheet



SO2017-2210

Meeting Date:

3/29/2017

Sponsor(s):

Misc. Transmittal

Type:

Ordinance

Title:

Zoning Reclassification Map No. 15-G at 6145-6149 N
Broadway - App No. 19166

Committee(s) Assignment:

Committee on Zoning, Landmarks and Building Standards

ORDINANCE

#19166

INTRO. DATE:

MARCH 29, 2017

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B1-3 Neighborhood Shopping District symbols and indications as shown on Map No. 15-G in the area bounded by:

The public alley next south of West Granville Avenue; the public alley next east of North Broadway; a line 323.72 feet south of West Granville Avenue; North Broadway; a line 248.72 south of West Granville Avenue; and a line 72.50 feet east of North Broadway

to those of a Residential Business Planned Development which is hereby established in the area described above.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Property Address: 6145-49 North Broadway

ORDINANCE

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Property Address: 6145-49 North Broadway

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number _____, ("Planned Development") consists of approximately 31,286 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, City Pads, 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 titleholder 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, assign 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 (15) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; a Green Roof Plan; Building Elevations (North, South, East and West) and Chicago Builds Green form prepared by Built Form and dated April 20, 2017, 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 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: Residential Dwelling Units; Animal Sales and Grooming (no kennels or stables), Artist Work or Sales Space, Business Equipment Sales and Services, Restaurant (Limited), including outdoor patio at-grade, Indoor Special Event, Financial Services (excluding payday loan stores, pawn shops and drive-thru facilities), Food and Beverage Retail Sales (including incidental liquor sales), Medical Service, Office, Personal Service, Consumer Repair or Laundry Service (including dry-cleaning drop-off/pick-up, no plant on premises), Retail Sales, Co-located Wireless Communications Facilities; 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 the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area of 31,286 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, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

| | |
|-----------------------|------------------------|
| Applicant: | City Pads, LLC |
| Address: | 6145-49 North Broadway |
| Introduction Date: | March 29, 2017 |
| Plan Commission Date: | April 20, 2017 |

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. The Applicant has agreed to provide a green roof of approximately 7,900 square feet over 50% the net roof area and to achieve at least 100 points under the Chicago Sustainability Policy Menu.

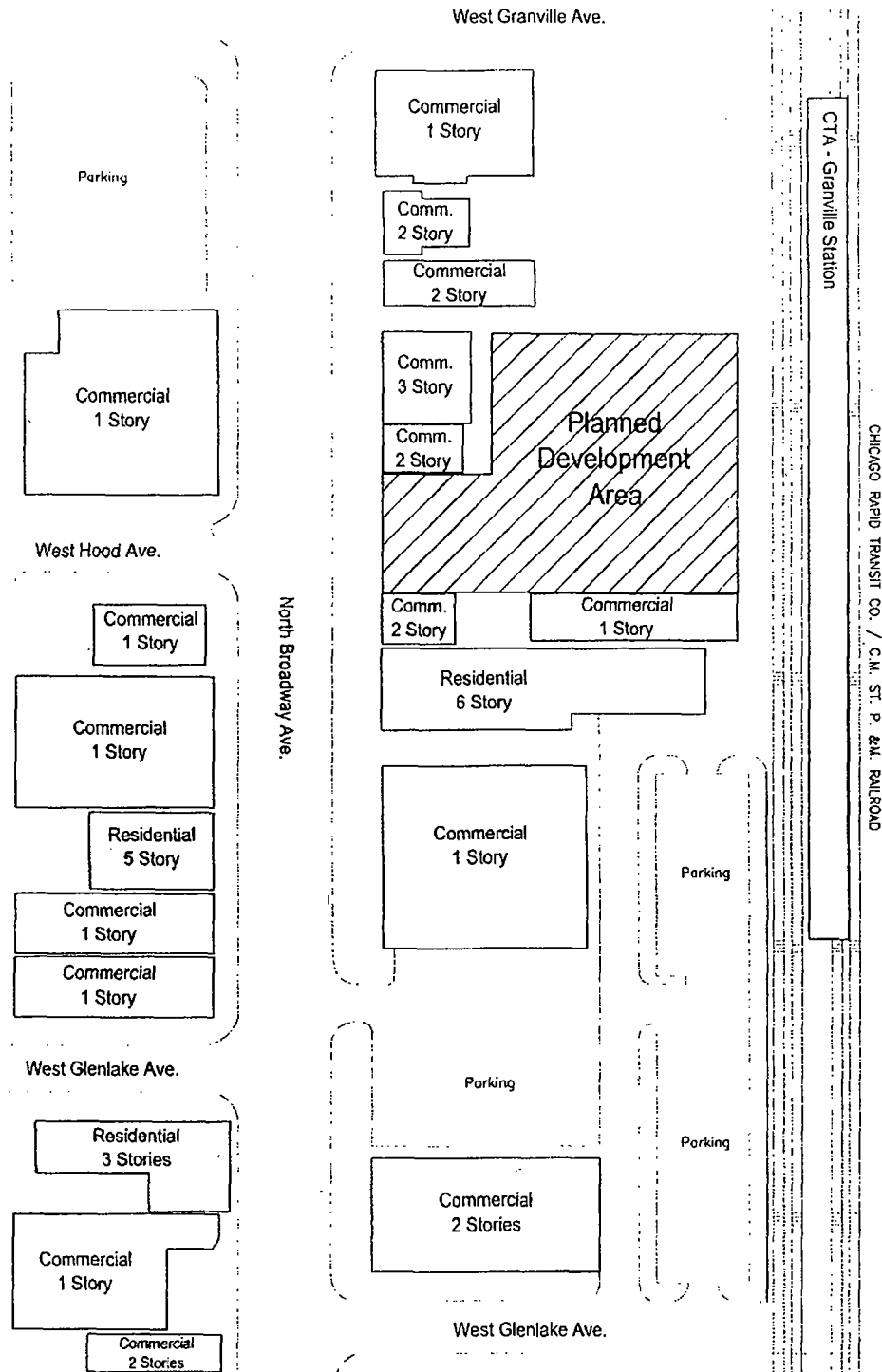
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to a B1-3 Neighborhood Shopping District.

Applicant: City Pads, LLC
Address: 6145-49 North Broadway
Introduction Date: March 29, 2017
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**RESIDENTIAL BUSINESS PLANNED DEVELOPMENT
PLAN OF DEVELOPMENT
BULK REGULATIONS AND DATA TABLE**

| | |
|---|----------------------------------|
| GROSS SITE AREA: | 37,768.25 sq. ft. |
| Net Site Area: | 31,286 sq. ft. |
| Area remaining in the public right-of-way: | 6,482.25 sq. ft. |
| FAR: | 3.0 |
| SETBACKS FROM PROPERTY LINE: | In accordance with the Site Plan |
| MAXIMUM NUMBER OF UNITS: | 105 |
| MINIMUM NUMBER OF ACCESSORY OFF-STREET PARKING: | 45 |
| MINIMUM NUMBER OF OFF-STREET LOADING: | (1) 10' x 25' |
| MAXIMUM BUILDING HEIGHT: | 78 feet 6 inches |
| BICYCLE PARKING: | 105 |

| | |
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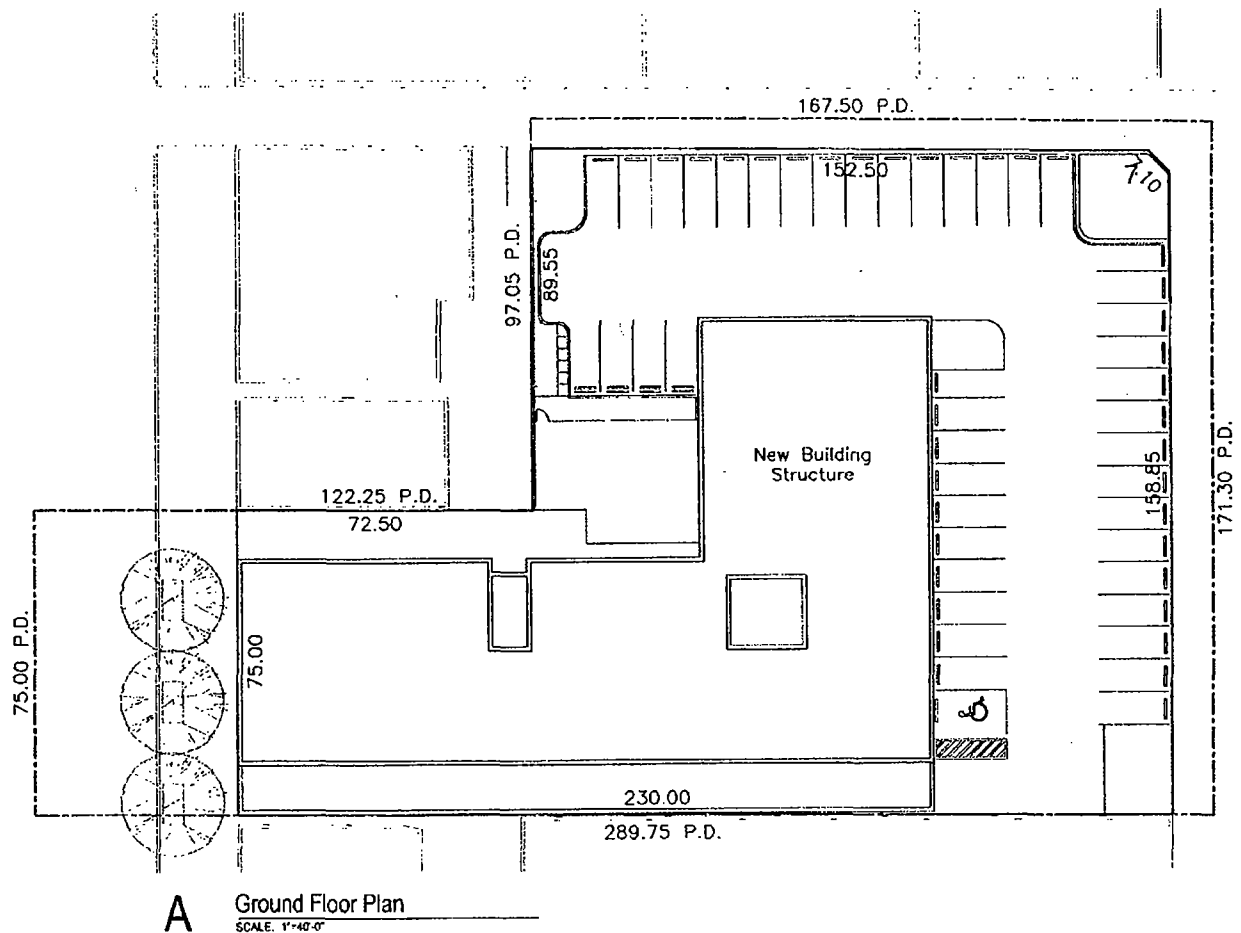


Existing Land-use Map

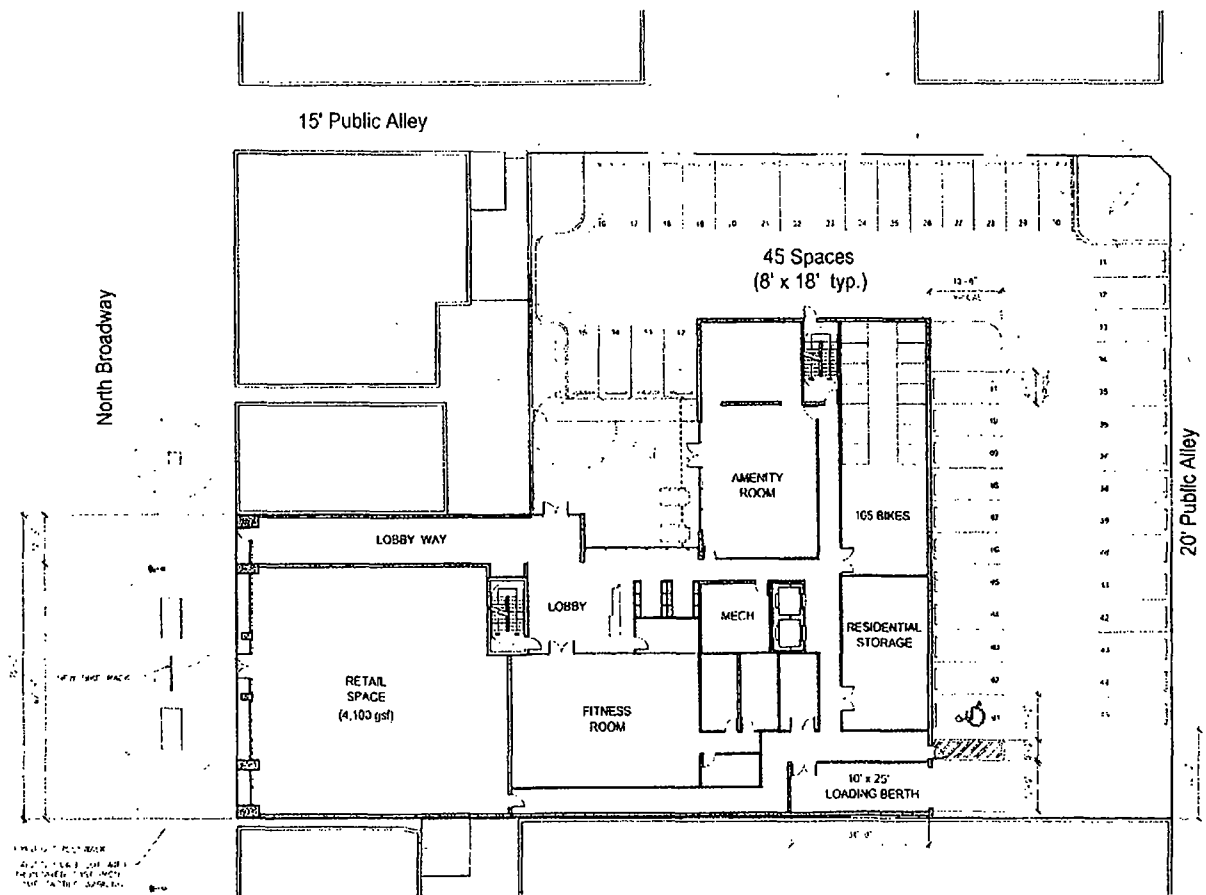
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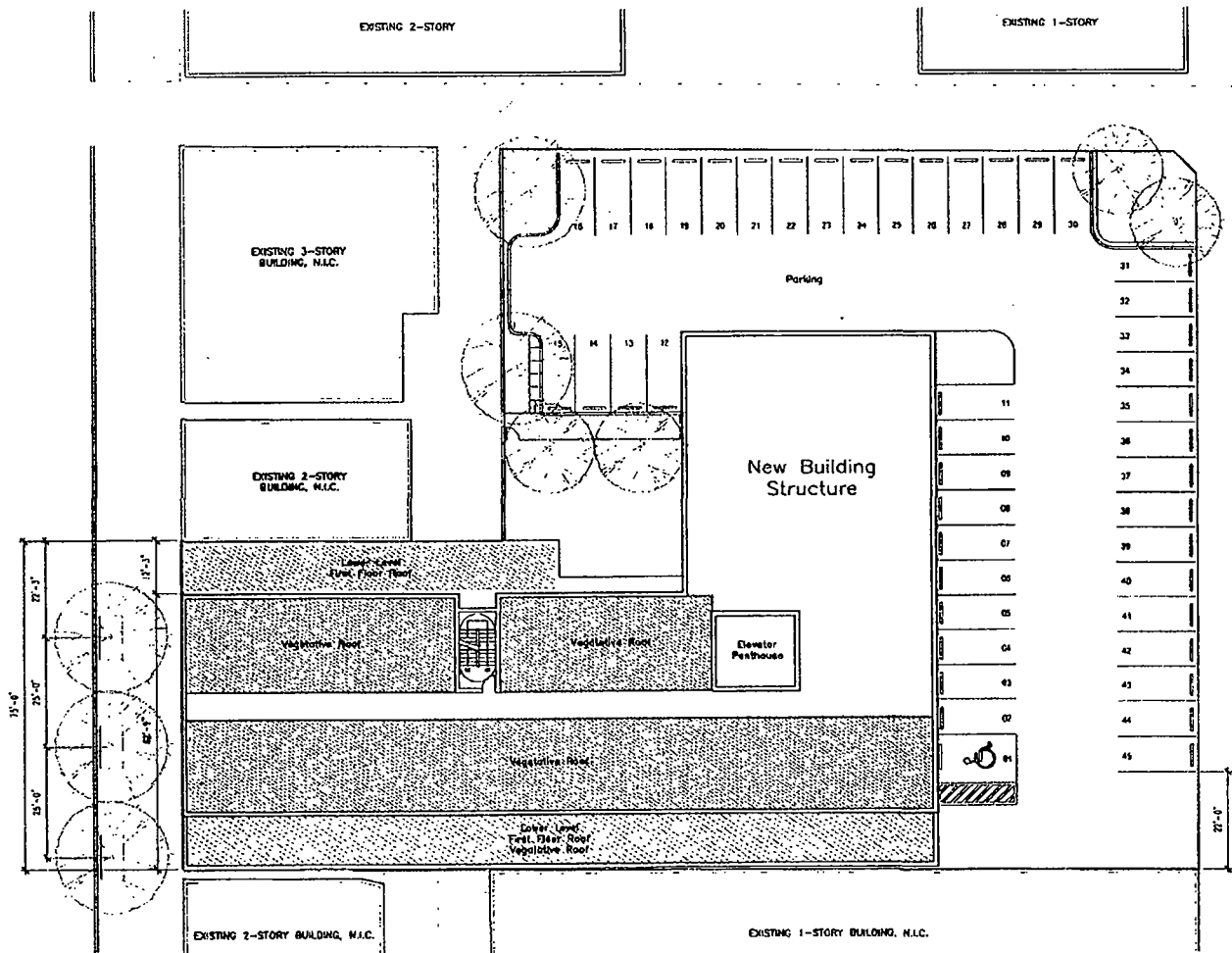


Site Plan

Applicant: City Pads, LLC
 Address: 6145 - 49 North Broadway
 Intro Date: March 29, 2017
 Plan Commission Date: April 20, 2017

GREEN ROOF AREA CALCULATION

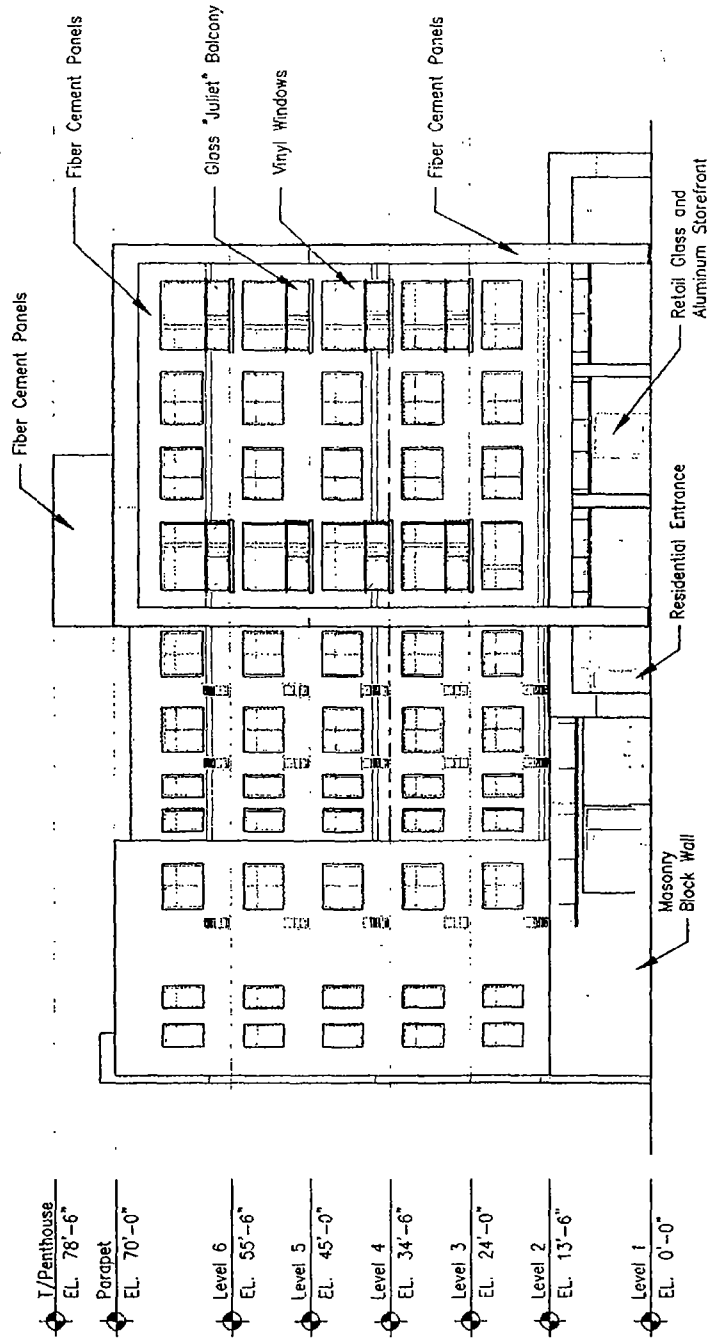
Net Roof Area: 17,800 square feet
 50% Green Roof Area: 7,900 square feet
 Green Roof Area Provided: 7,900 square feet



A Roof Plan
 SCALE: 1"=40'-0"

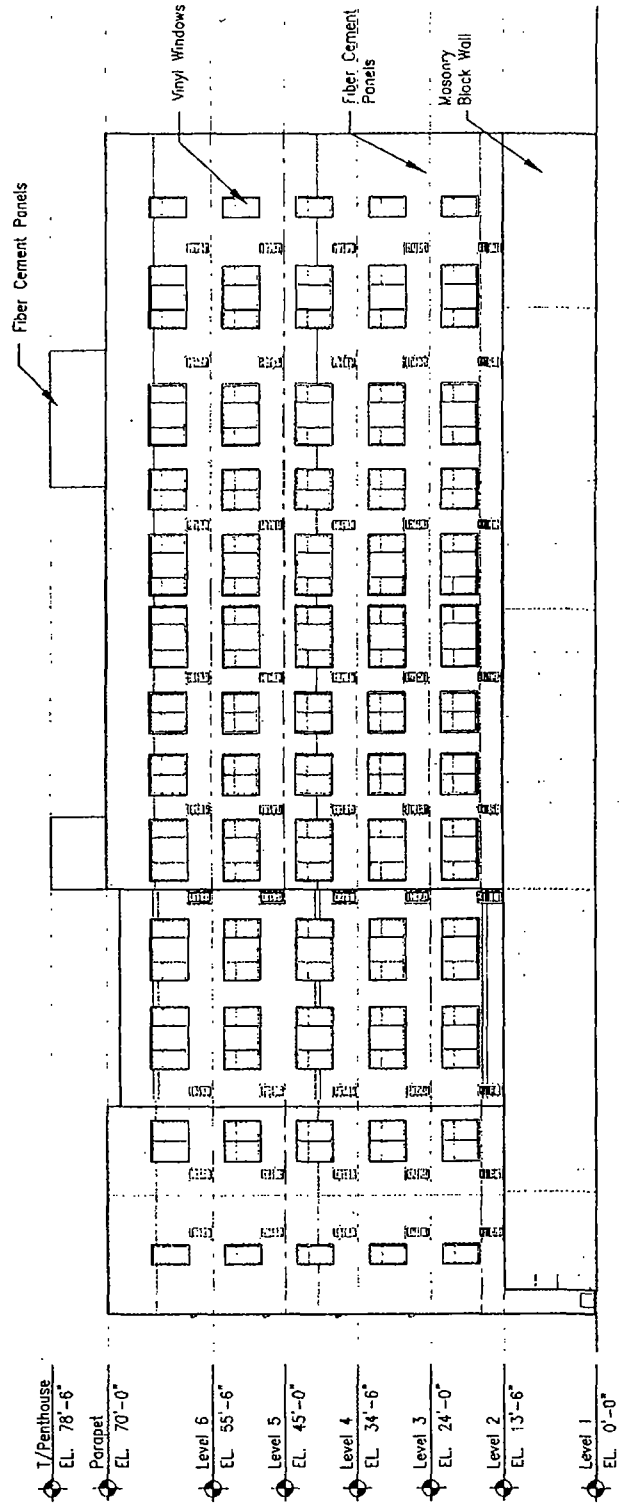
GREEN ROOF PLAN

Applicant: City Pads, LLC
 Address: 6145 - 49 North Broadway
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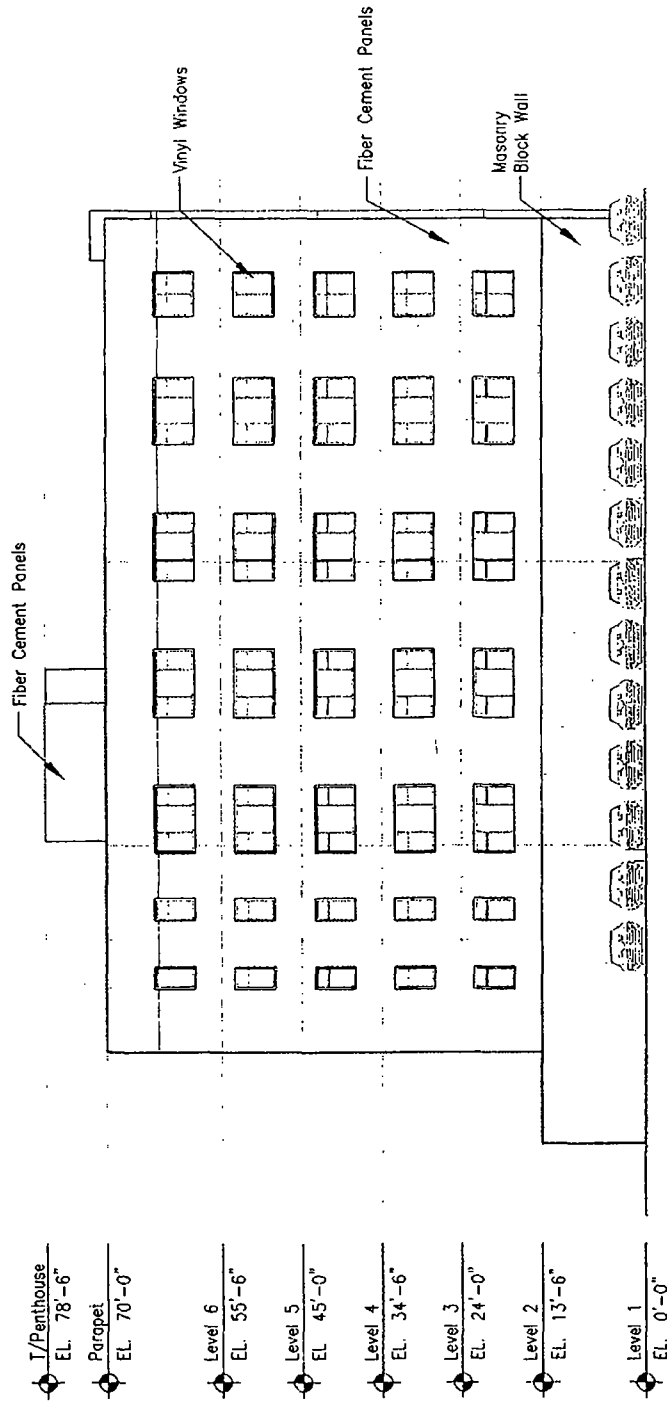
WEST ELEVATION



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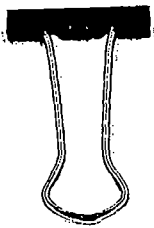
SOUTH ELEVATION

Applicant: City Pads, LLC
Address: 6145 - 49 North Broadway
Intro Date: March 29, 2017
Plan Commission Date: April 20, 2017



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EAST ELEVATION

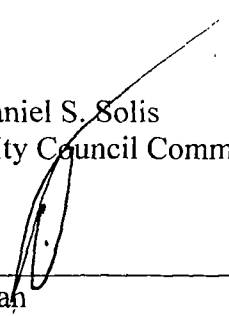


19166
FINAL

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: May 5, 2017

Re: Proposed Planned Development (generally located at 6145 N. Broadway)

On April 20, 2017, the Chicago Plan Commission recommended approval of a proposed Residential Business Planned Development submitted by the Applicants, City Pads, LLC. The project involves the construction of a 6-story, mixed use building with ground floor retail and 105 dwelling units on floors 2-6. The proposal also includes 45 surface parking spaces at the rear of the building. 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 744-9476.

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

