



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2013-28
Type: Ordinance
File created: 1/17/2013
Status: Passed
In control: City Council
Final action: 9/11/2013
Title: Zoning Reclassification Map No. 7-H at 2501 N Elston Ave - App No. 17648
Sponsors: Misc. Transmittal
Indexes: Map No. 7-H
Attachments: 1. O2013-28.pdf, 2. SO2013-28.pdf

Date	Ver.	Action By	Action	Result
9/11/2013	1	City Council	Passed as Substitute	Pass
8/28/2013	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
6/25/2013	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
2/26/2013	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
1/17/2013	1	City Council	Referred	

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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.

Common Address: 2501 North Elston Avenue

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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.

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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

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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

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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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'WATERWAY-BUSINESS PLANNED DEVELOPMENT NO.

BULK REGULATIONS TABLE

Gross Site Area (Total):* Subarea A: Subarea B:

Area in Public Right-of-Way (Total): Subarea A: Subarea B:

Net Site Area (Total): Subarea A: Subarea B:

Maximum Floor Area Ratio: Subarea A: Subarea B:**

Maximum Building Height:

Minimum Number of Accessory Parking Spaces:

Minimum Number of Bicycle Spaces:

Minimum Setbacks:

406,687 Square Feet 216,905 Square Feet 187,250 Square Feet

79,483 Square Feet 45,011 Square Feet 34,472 Square Feet

324,672 Square Feet 171,894 Square Feet 152,778 Square Feet

1.0 0.5

90'

152

0

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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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. EXISTING ZONING MAP

Applicant: Delta Real Estate Holdings, LLC Address: 2501 N. Elston Avenue Date Introduced: January 17, 2013 Plan Commission Date: June 20, 2013

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PLANNED DEVELOPMENT NO. EXISTING LAND USE AREA MAP

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

BOUNDARY LINE
PROPERTY LINE

PLAN NORTH TRUE NORTH
PROPERTY LINE / P* "j*-
PROPERTY LINE

50'-0" TURNING RADIUS THROUGHOUT
site. min. 50'-0" radius
REQUIRED.

■ 20'-0" PERPETUAL EASEMENT BOUNDARY LINE

Applicant: Delta Real Estate Holdings, LLC
Address: 2501 N. Elston Avenue Date
Introduced: January 17, 2013 Plan
Commission Date: June 20, 2013

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PLANNED DEVELOPMENT NO.

OVERALL SITE PLAN

Appbant Delta Real Estate Holdings,
LLC Address: 2501N. Elston Avenut
Oats Introduced: January 17,2013 Plan
Commission Date: June 20,2013

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**PLANNED
DEVELOPMENT NO.
SUB AREA 'B' SITE
PLAN**

PROJECT

AppUcant: Oelta Real Estate
Holdings. LLC Address: 2501 N.

Elston Avenue Date Introduced:
January 17,2013 P'an Commis6lon
Date: June 20.2013

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PLANNED
DEVELOPMENT
NO. LANDSCAPE
PLAN

TREES REQUIRED PER THE GUIDE TO THE -CHICAGO LANDSCAPE ORDINANCE
-TREES REQUIRED PER THE CHICAGO RIVER CORRIDOR PLAN

NOTE:
EXISTING TREE ON RIVERBANK TO REMAIN
- EXISTING RIVERBANK WITH NATIVE ORNAMENTAL GRASSES AND PERENNIALS WITH EROSION CONTROL
- ASPHALT RIVERWALK
-30' RIVER OFFSET
19 TOTAL TREES IN THE RIVER SETBACK WILL BE A COMBINATION OF GOOD EXISTING TREES AND NEW TREES.

VEHICULAR	USE	AREA	PLANTING	REQUIRED:
18.710	SF	VEHICULAR	USE	AREA
PROPOSED:	J0.7J8	SF		PLANTING

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VEHICULAR USE AREA TREES REQUIRED: VEHICULAR USE AREA TREES PROPOSED:
DAMEN AVENUE SCREENING TREES REQUIRED DAMEN AVENUE SCREENING TREES PROPOSED:
ELSTON AVENUE SCREENING TREES REQUIRED: 14 ELSTON AVENUE SCREENING TREES PROPOSED: 14
RIVER SETBACK TREES REQUIRED: RIVER SETBACK TREES PROPOSED:

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PLANNED
DEVELOPMENT NO.
PLANT LIST AND
DETAILS

SCALE: NTS
excavate tree pit to ie j times wider ihan the diameter of ihe root ball
TREE INSTALLATION DETAIL
SCALE: 3/16" = V-0"
SCALE: 3/8" = 1'-0'

	CODEBOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPR	ROOT	REMARKS
n	AH ACER X FREE MAM 'MARMC	MA RMO MAPLE			ir		OU	MULTMirK 4-S STEMS MINIMUM
	AMMO ACER MTABEI 'MORTON"	STATF STREET MAKE		IS"			BU	WGLC STRAIGHT TRUNK. SPKCHEN QUALITY
	UN (TULA NIGRA	RIVER MRCH			12"		BU	MULTI-STEM". +-S STEMS MINLTUM
	COC CELTS OCCIDENTALS CHICAGOLaNLt	CI BCAGOLAND COMMON HACK BERRY		1.5"			BU	SINGLE STRAIGHT TRUNK. SPEOHEN QAULTY
	Ga GINKGO BILOBA	GINKGO		js-			BIB	SINGU STRAIGHT TRUNK. 5PKIMEN QAULTY
	OO CTMNOCLAOUS DIOICUS	KENTUCKY COFFEE TREE		i.s-			BU	SINGLE STRAIGHT TRUNK. SPECIMEN QUALITY

	cms	GUOINIA TMACANTHOS VAR. INCRUS SKYUNE	SKYUNE THORNISS HONEYLOCUST	2 5'	BU	SINGU STRAIGHT TRUNK. SPECIMEN QUALITY
	Oi	clrcrus bicolor	SWAMP WHITE OAK	is-	BU	SINGLE STRAIGHT TRUNK. SPECIMEN QUALITY
	TAR	TRJA AMERICANA REDMOND*	REDMOND LINDEN	IS'	BU	SINGLE STRAIGHT TRUNK. SPECIMEN QUALITY
	TO	TAXOORJM CISTXXLM	BALD CYPRESS	25-	BU	SINGLE STRAIGHT TRUNK. SPECIMEN QUALITY. BRANCH LOW
	UCMG	ULMUS CARPINIFOLIA MORTON GLOSST	TRIUMPH ELM	IS'	BU	SINGLE STRAIGHT TRUNK. SPECIMEN QUALITY
D X	RAE	RIBES ALPINUM	ALMNF CURRANT	.		*T-0" ON CENTER
	RAGL	RHUS AROMATICA CRO-LOW	GRO-LOW SuPAC		*S	r-r ON CENTER
	AAGM	P.IBES ALPINUP! GREEN MOUND*	GREEN MOUND ALPINE CURRANT		*J	T-Q- ON CENTER
	ARKO	ROSA X RED KNOCK OUT	RED KNOCKOUT ROSE		*J	r-r ON CENTER
i	CAKF	CALAMACROSTO ACUTTFLOA KARL FORESTER*	KARL FORESTER FEATHER REED GRASS		*J	I4T ON CENTER
	PVS	PANKUM VWGATUM SHENANOOAH	Shenandoah red switch crass		?I	2-0" ON CENTOI
	PAH	PFNNrtITUM AL OPICUROnFS HAMH N	HAMaH OWAKF FOUNTAIN CRASS		*I	T V ON CFNTR
	SM	SPOROBOLUS HETEROLEPB	PRAMt DROPS EID		*J	1 -" ON CENTER
i**	HSE	HOSTA JIEBOLDIANA *ELEGANT	ELECANS SCBOIDIANA HOSTA		PI	T-V ON CENTER
	H+FW	HOtA SIEBOLDUNA *FRANCES WR. UAM3*	FRANCES WR.I IAMS SIFBCH (31 AN A HOSTA		RI	2'-0T ON CENTER
	HSM	MEMEROCALJS SPECIES MW	OATLRT		*I	1-4-ON CENTER
	Nf	NEPI TA X FAASSENb	CATM.JNT		*I	1 ON CENTER

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 CN W THt (VENE ^ Attr: aicliir(hij)ES, THE CONTRACT JHAU BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.

Applicant: Delta Real Estate
 Holdings, LLC Address: 2501 N
 Elston Avenue Date Introduced:
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PLANNED DEVELOPMENT NO. LANDSCAPE PLAN SUB AREA B

Applicant: Delta Real Estate Holdings, LLC Address: 2501 N Elston Avenue

Date Introduced: January 17,2013 Plan Commission Date: June 20,2013

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NORTH

EXISTING RIVERBANK WITH NATIVE ORNAMENTAL GRASSES AND PERENNIALS WITH EROSION CONTROL

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**PLANNED
DEVELOPMENT NO.
GREEN ROOF PLAN**

Appkant Delta Real Estata Holdings,
LLC Address: 2501N. Ebton Avenue
Date (ntjoducad: January 17,2013 Plan
Commission Date; June 20,2013

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