



Office of the City Clerk

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

File #: SO2013-3344
Type: Ordinance
Status: Passed
File created: 5/8/2013
In control: City Council
Final action: 10/16/2013
Title: Zoning Reclassification Map No. 9-I at 3636-3714 N Talman Ave - App No. 17743
Sponsors: Misc. Transmittal
Indexes: Map No. 9-I
Attachments: 1. O2013-3344.pdf, 2. SO2013-3344.pdf

Date	Ver.	Action By	Action	Result
10/16/2013	1	City Council	Passed as Substitute	Pass
10/10/2013	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
6/11/2013	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
5/8/2013	1	City Council	Referred	

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SUBSTITUE ORDINANCE

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

SECTION 1: Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the M2-2 Manufacturing District as shown on Map No. 9-1 in the area bounded by:

A line 887.52 feet north of and parallel to West Addison Street; a line 40 feet west of and parallel to North Talman Avenue.; a line 787.52 feet north of and parallel to West Addison Street; North Talman Avenue; a line 269.26 feet north of and parallel to West Addison Street; the east boundary line of the North Branch of the Chicago River

to those of a M1-2 Limited Manufacturing and Employment District and a corresponding use

district is hereby established in the area above described.

SECTION 2: Title 17, of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the M1-2 Limited Manufacturing and Employment symbols and indications within the area hereinabove described to the designation of Waterway- 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 Attached and made a part thereto and to no others.

SECTION 3: This ordinance shall take effect upon its passage and due publication.

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**CHICAGO NEAR NORTH SOCCER, LLC. BULK
REGULATIONS AND DATA TABLE**

Gross Site Area: Public Right-of-Way:

218,072 sf 12,957 sf

Net Site Area: (Property Line Boundary)

Building Area:

PHASE 1: PHASE 2:
14,500 sf 14,000 sf

Maximum Floor Area Ratio

Per PD statement No. 5

Front Yard: Side Yard: Rear Yard:
Water District Setback

No Min. Setback No Min Setback No Min. Setback 30'-0"

Maximum Building Height:

Min. Number of Parking Spaces:

Number of Bicycle Parking Spaces Required: 9

Minimum Number of Loading Spaces:

Applicant: Chicago Near North Soccer, LLC.
Address: 3626-3714 N Talman Ave.
Intro Date: May 8, 2013
CPC Date: September 19, 2013

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WATEWAY BUSINESS PLANNED DEVELOPMENT NO.

1. The area delineated herein as Planned Development Number TBD, ("Planned Development") consists of approximately 205,115 square feet (4.70 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Chicago Near North Soccer, 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, 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 Housing and Economic 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; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Floor Plans; Landscape Plan; and, Building Elevations (North, South, East and West) prepared by Aria Group Architects and dated September 19, 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

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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 allowed in the area delineated herein as a Waterway Business Planned Development: Sports and Recreation (participant, outdoor and indoor); Restaurant (general); Office, Personal Service (massage establishment); Retail Sales, Entertainment and Spectator Sports (small venue and banquet) as accessory and secondary to the primary use of Sports and Recreation for indoor and outdoor soccer facility, Accessory Parking; and, Accessory and Related Uses and Services.

Phase I of the Project will involve the construction of two soccer fields, 52 on-site accessory parking spaces, the first floor of the office retail building that will house a restaurant, fitness and training center, locker rooms, a pro shop and concession space.

Phase II of the project will involve the construction of second story addition to the office retail building to provide additional space for the facility.

Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) for Phase II of the project, the Applicant shall submit a site plan, landscape plan and building elevations for the Phase II for review and approval by the Department of Housing and Economic Development. Review and approval by the Department of Housing and Economic Development is intended to assure that specific development

components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Site Plan Approval Submittals need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than the Phase II project, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the planned development. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for the Phase II project of the Property shall be granted until Site Plan approval has been granted. If the Phase II Site Plan Approval Submittals substantially conform to the provisions of the Planned Development, the Department of Housing and Economic Development shall approve the submittal in a prompt and timely manner. Following approval by the Department of Housing and Economic Development, the approved Phase II Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

After approval of the Phase II Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall

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govern. Any Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and,
- statistical information applicable to the Phase II, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

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.
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 205,115 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 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 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, conserves energy and maximizes the preservation of 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 Housing and Economic Development. In-lieu of a green roof system, the applicant has designed the Planned Development so that all rain water will flow into the Chicago River thereby not stressing the Chicago Storm Water System. The proposed multipurpose structure will have an Energy Star level compliant roof and the building will exceed ASHRAE 90.1-2004 by 14%; meeting the guidelines of the Sustainable Policy of the Department of Housing and Economic Development.

15. The Applicant acknowledges that Chicago River is 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 contain in the Chicago Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. To further these goals, the Applicant agrees to permit public access to the river setback, and provide signage that the area is open to the public during typical Chicago Park District hours. The Applicant also acknowledges that the City is planning for the construction of a separate riverfront bike trail within the river channel which will connect California Park with Clark Park. The Applicant will, to the extent possible, accommodate a trail connection to Talman Avenue.

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 Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to M1-2 (Limited Manufacturing / Business Park District).

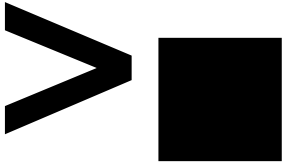
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