



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: SO2014-2347

Type: Ordinance **Status:** Passed

File created: 4/2/2014 **In control:** City Council

Final action: 6/25/2014

Title: Zoning Reclassification Map No. 1-E at 2120 S Jefferson St and 600-630 W Cermak Rd - App No. 18010

Sponsors: Misc. Transmittal

Indexes: Map No. 1-E

Attachments: 1. O2014-2347.pdf, 2. SO2014-2347.pdf

Date	Ver.	Action By	Action	Result
6/25/2014	1	City Council	Passed as Substitute	Pass
6/23/2014	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
5/22/2014	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
4/2/2014	1	City Council	Referred	

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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 C3-3 Commercial, Manufacturing and Employment District symbols and indications as shown on Map No. 1-E in the area bounded by

A line 129.16 feet south of and parallel to the south boundary line of West 21st Street; the center line of (vacated) South Jefferson Street (or the line thereof if extended where no street exists); the north boundary line of West Cermak Road; a 366.84 foot long perpendicular line to West Cermak Road 396.74 feet west of the center line of vacated South Jefferson Street (as measured at a point 129.16 feet south of the south boundary line of West 21st Street),

to those of a Business Planned Development, which is hereby established in the area described, subject to such use and bulk regulations as are set forth in the attached Plan of Development.

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

2120 S. Jefferson St./600-30 W. Cermak Rd.

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Business Planned Development No

Bulk Regulations and Data Table

Gross Site Area:

Area in Adjoining Right-of-Way: Net Site Area:

159,704.9

14,560.9

145,144.0

sq. ft. sq. ft. sq. ft.

Maximum Floor Area Ratio (FAR):

Minimum Number of Off-Street Parking Spaces: Accessory spaces for south building: Accessory spaces for theater uses: Accessory spaces for special theater events for 1,000+ Capacity events

12 spaces 100 spaces

200 off site spaces Located 660 West Cermak

Minimum Number of Loading Spaces:

In substantial conformance with Site Plan

Maximum Building Height:

Minimum Bicycle Spaces:

APPLICANT: Redmoon Theater
ADDRESS: 2120 S. Jefferson St.; 600-630 W. Cermak Rd.
INTRODUCTION DATE: April 2, 2014
REVISED/GPC DATE: June 19, 2014

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Business Planned Development No.

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Business Planned Development Number _____ ("Planned Development") consists of approximately 145,144 net square feet (3.3 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, Redmoon Theater (tenant) and Phillip D. Mumford (owner).

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 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, and subject to review and approval by the Department of Business Affairs and Consumer Protection.

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.

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4. This Plan of Development consists of these 15 Statements and Bulk Regulations Table, Existing Zoning Map, Existing Land-Use Map, Planned Development Boundary and Property Line Map, Site Plan, Building Elevations - North and South, Building Elevations - East and West, prepared by LAM Architects and Consultants and dated June 19, 2014. 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 Business Planned Development:

All Commercial Uses and Industrial Uses permitted in the C3-3 Commercial, Manufacturing and Employment District, Eating and Drinking Establishments (including all subcategories), Entertainment and Spectator Sports (including all subcategories, and specifically including Large Venues (1,000+ capacity)), Utilities and Services, Minor, Co-Located Wireless Communication Facilities, Parking, Accessory.

The following uses are excluded: All uses in the Public and Civic Use Group except for those allowed within planned Development Statement No. 5, and non-accessory parking. All off-street parking spaces within the Planned Development shall be designated as 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. Currently there is one Off-Premise signs that exist within the boundaries of the Planned Development. The existing Off-Premise sign shall be permitted within the boundary of the Planned Development at current location. The Off-Premise sign is a freestanding sign on a pole measuring sixty feet by twenty feet (20' x 60')-
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 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 145,144.0 square feet.

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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 Department of Streets and Sanitation, and the Department of Fleet and Facility Management, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this the 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 Planning and Development. Aspects of the proposed Planned Development that bring it into compliance with the Sustainable Development Policy include the following: The reuse of an industrial warehouse building into viable use and the reuse of the Historic Building. Reduce energy use by 14% from the ASHRAE 90.1-2004 baseline by designing efficient mechanical systems and install ceiling fans to reduce heat requirement in the 2120 South Jefferson Street warehouse building. Any newly constructed buildings or improvements for the existing parking lots or areas shall comply with the Department of Planning and Development Sustainable Development Policy.

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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 the pre-existing C3-3 Commercial, Manufacturing and Employment District.

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