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Legislation Details (With Text)

File #: SO2014-6782

Type: Ordinance **Status:** Passed

File created: 9/10/2014 **In control:** City Council

Final action: 12/10/2014

Title: Zoning Reclassification Map No. 17-I at 6631-6647 N Kedzie Ave, 3046-3154 W Albion Ave, 3046-3054 W Wallen Ave (Private) and 3047-3155 W Wallen Ave (Private) - App No. 18141

Sponsors: Misc. Transmittal

Indexes: Map No. 17-I

Attachments: 1. O2014-6782.pdf, 2. SO2014-6782.pdf

Date	Ver.	Action By	Action	Result
12/10/2014		City Council	Passed as Substitute	Pass
12/9/2014	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
10/28/2014	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
9/10/2014	1	City Council	Referred	

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 Residential Planned Development #826 symbols and indications as shown on Map Number 17-1 in the area bounded by:

a line 548.23 feet north of and parallel to West Albion Avenue; a line 330.20 feet east of and parallel to North Kedzie Avenue; a line 308.23 feet north of and parallel to West Albion Avenue; the public alley next east of and parallel to North Kedzie Avenue; West Albion Avenue; and North Kedzie Avenue

to those of Residential Planned Development #826, as Amended, and a corresponding use district is hereby established in the area above described.

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

Common Address for the Property: 6610-6653 N. Kedzie Ave., 3046-3154 W. Albion Ave.,
3046-3054 W. Wallen Ave. (Private), And 3047-3155 W. Wallen Ave
(Private) Chicago, Illinois

PLANNED DEVELOPMENT NO. 826, AS AMENDED

1. The area delineated herein as Planned Development Number 826, As Amended, ("Planned Development") consists of approximately 308,901 square feet (7.09 acres) of property which is depicted on the attached

Planned Development Boundary and Property Line Map ("Property"). This amendment is for Subarea A, which is owned or controlled by the Applicant, JFMC Facilities Corporation. The Planned Development is divided into three subareas, Subarea A, Subarea B, and Subarea C.

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 and approval by the City Council.

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B, shall be in compliance with the Plans as prepared by OKW Architects, Inc. and dated November 20, 2014.

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 these fifteen (15) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Subarea Map; a Subarea B Lot Map; Subarea A Plans (Site Plan, Landscape Plan, Green Roof Plan, and Elevations) prepared by OKW Architects and

Applicant	JFMC Facilities Corporation
Address:	6631-6647 North Kedzie, Chicago, Illinois
Introduced'	September 10, 2014
Plan Commission:	November 20, 2014

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dated November 20, 2014; and a Grant of Peipetual Easements and Declaration of Restrictions, executed March 8, 2004, and recorded August 3, 2004.

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 826 Planned Development, As Amended:

Subarea A: Community Center, Recreation Building and Similar Assembly Use, Office, accessory parking and related uses;

Subarea B: Single-family detached house (all lots), townhouse (Lots 14-18 only), accessory uses, and accessory parking; and

Subarea C: Access drive for garages on Lots 1-11 of Subarea B.

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. TfreTieiglJt^I^y^M the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations and Data 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 308,901 square feet.
9. To create building sites, lots in Subarea B may be combined and/or divided upon the review and approval of the Zoning Administrator. On Lots 1-13 and 19-36, the minimum building site width shall be 30 feet: on Lots 14-18, the minimum building site width shall be 26 feet.

In Subarea B, Driveway access to Lots 19-36 shall be from either West Albion Avenue or the alley next west of North Whipple Street. Driveway access to Lots 1-11 in Subarea B shall be provided from an easement along Subarea C. Driveway access to Lots 12 and 13 in

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Subarea B shall be from West Wallen Avenue (private). Driveway access to Lots 14-18 may only be from an 18 foot wide common drive along the north edge of the lots.

10. Upon review and determination, "Part 11 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.

11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. The improvements on the property in Subarea A, including the on-site exterior landscaping, as well as the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed, and maintained in substantial conformance with the Subarea A Site Plan, Landscape Plan, and Building Elevations. 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.

All building sites in Subarea B shall front on West Wallen Avenue (private). Along the north side of West Wallen Avenue (private) (Lots 1-18), the minimum front yard setback shall be fifteen (15 feet). Along the south side of West Wallen Avenue (private) (Lots 19 - 36), the front yard setback shall be at least ten (10) feet, but no more than eleven (11) feet.

In Subarea B, all principal entrance doors shall face West Wallen Avenue (private) and shall be located at the first floor above grade. Front entry doors below sidewalk grade are not allowed.

In Subarea B, all front facades shall be either masonry face brick (standard or modular sizes), cut natural stone or manufactured stone. Front facade materials shall extend back from the front facades a minimum of eight (8) feet on both side elevations. Side and rear elevations shall be clad in either masonry face brick (standard, modular or utility sizes), cut natural stone, manufactured stone, horizontal lap siding (wood, fiber cement, vinyl, or aluminium) with a maximum four (4) inch lap, or panels (prefinished metal or fiber cement). Side elevations facing North Kedzie shall be either masonry face brick (standard or modular sizes), cut natural stone or manufactured stone. Exposed concrete, exposed concrete masonry units and synthetic stucco (E.I.F.S.) shall not be allowed on any elevation.

12. The Owners 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.
13. 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

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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. Notwithstanding the provisions of Section 17-13-0611-A of the Zoning Ordinance, the Zoning Administrator may reduce the required periphery setbacks and minimum distance between structures within Subarea B.

14. Since 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.

15. Since 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 improvements on the Property shall comply with the City of Chicago Sustainable Development Policy in effect at the time of Part II Review. The proposed building in Subarea A shall be LEED certified and shall have a green roof of at least 25% of net roof area (approximately 3,150 square feet).

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Planned Development No. 826, As Amended.

Bulk Regulations and Data Table.

Gross Site Area:	355,526 square feet
Subarea A:	80,555 square feet
Subarea B:	268,635 square feet
Subarea C:	6,336 square feet
Area to remain in Public	46,625 square feet
Right-of-Way:	

Subarea A	7,359 square feet
Subarea B	38,705 square feet
Subarea C	561 square feet
Net Site Area:	308,901 square feet
Subarea A:	73,196 square feet
Subarea B:	229,930 square feet
Subarea C:	5,775 square feet
Maximum Floor Area Ratio:	1.03
Subarea A	0.90
Subarea B	1.11 (see note (a))
Subarea C	0.0
Maximum Number of Residential Units:	49
Subarea A:	0
Subarea B:	49 (with lot division; see note (b))
Subarea C:	none
Minimum Accessory Parking:	
Subarea A:	56 parking spaces including 4 handicapped parking spaces
Subarea B:	2 per dwelling unit
Subarea C:	none

Minimum Bicycle Storage:

Subarea A:	6 - One per 10 required parking spaces
Subarea B:	One per required parking space
Subarea C:	N/A

Maximum Heights:	38 feet
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Minimum Setbacks:

Subarea A:	
Community Centers:	Per site plan
Subarea B:	
Single-family detached homes:	
Front:	15 feet and 10 feet (see note (c))
Rear:	28% of lot depth (see note (d))
Side:	As per RT4 requirements (see note (e))
Townhouses:	As per Section 17-2-0500 of CZO
Subarea C:	N/A

Rear Yard/Open Space:

Subarea A:	
Community Center:	N/A

Subarea B:

Single-family-homes =■

Townhouses:	As per Section 17-2-0500 of CZO
Subarea C:	N/A

Notes:

- a) Although the overall maximum FAR in Subarea B is 1.11, the maximum FAR on any one building site shall be 1.32.
- b) See Statement Number 9 concerning combination and division of lots.
- c) Fifteen (15) feet on the north side of West Wallen Avenue (private) and ten (10) feet on the south side of West Wallen Avenue (private). (See statement Number 11).
- d) Garage doors facing West Albion Avenue shall be set back at least twenty (20) feet from the rear property line.
- e) On building sites adjacent to North Kedzie Avenue, the minimum side setback shall be at least 12 feet from North Kedzie Avenue.

EXISTING ZONING MAP

Applicant:
Address:

JFMC Facilities Corporation:
6601 - 6653 N. Kedzie Avenue; 3046 - 3154 W. Albion Avenue; 3046 - 3154 W. Wallen Avenue (private); and 3047 -3155 W. Wallen Avenue (private)

Introduced Date:
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EXISTING LAND USE MAP

Applicant:
Address:

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Introduced Date:
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N. Whipple Street

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N. Albany Avenue

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PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE AND SUBAREA MAP

Applicant: JFMC Facilities Corporation
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Avenue (private)
Date Introduced: September 10,
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N. Kedzie Avenue

Applicant: Address:

Introduced Date:
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SUBAREA B LOT MAP

JFMC Facilities Corporation:

6601 - 6653 N. Kedzie Avenue; 3046 - 3154 W. Albion Avenue; 3046 - 3154 W. Wallen Avenue (private); and 3047 3155 W. Wallen Avenue (private) September 10, 2014 November 20, 2014

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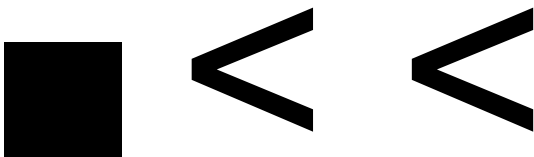
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