



Office of the City Clerk

City Hall
121 N. LaSalle St.
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Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2019-8491
Type: Ordinance
Status: Passed
File created: 11/13/2019
In control: City Council
Final action: 7/22/2020
Title: Zoning Reclassification Map No. 5-L at 1830-1864 N Leclaire Ave and 1815-1915 N Laramie St - App No. 20258
Sponsors: Misc. Transmittal
Indexes: Map No. 5-L
Attachments: 1. O2019-8491.pdf, 2. SO2019-8491.pdf

Date	Ver.	Action By	Action	Result
7/22/2020	1	City Council	Passed as Substitute	Pass
7/21/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
11/13/2019	1	City Council	Referred	

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INTRO DATE
NOV 13, 2019

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 Residential Planned Development #1149 symbols and indications as shown on Map No. 5-L and Institutional Planned Development #1150 symbols and indications as shown on Map No. 5-L in the area bounded by:

The south line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; North Leclaire Avenue; a line 317 feet north of and parallel to the north line of West Bloomingdale Avenue; a line 166 feet west of and parallel to the west line of North Leclaire Avenue; the alley next north and parallel to West Bloomingdale Avenue; North Laramie Avenue;

to those of a B3-2 Community Shopping District then to Institutional Planned Development #1150, as amended which is hereby established in the area described.

SECTION 2. This ordinance takes effect after its passage and publication.

Address of Property: 1830-64 North Leclair Avenue/1815-1915 North Laramie Street

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STANDARD PLANNED DEVELOPMENT

The Planned Development Statements describe the legal regulations and conditions that will control the development of the proposed project. The following statements shall be included in the ordinance; any proposed changes to these statements must be discussed and reviewed with the Chicago Department of Planning and Development. Based on the scope of the project, additional statements (listed at the end of this document) may be required. The following statements must be included in the ordinance:

1. The area delineated herein as Institutional Planned Development #1150, as amended (Planned Development) consists of approximately 428,742 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 Applicants, By The Hand Club For Kids, Grace and Peace Fellowship and North Austin Community Center.
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.

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.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

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- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal

Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of seventeen (17) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Sub-Area Map; Pedestrian & Vehicular Access Plan; Floor Plans; Landscape Plan(s); a Roof Plan; and, Building Elevations (North, South, East and West) prepared by Team A and dated June 18, 2020, 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted within the area delineated as Institutional Planned Development #1 150, as amended, which are either permitted, special or allowed uses under the B3-2 District and are specific to each respective Subarea.
 - Subarea A: Auditorium, School, Community Center, Day Care Facility; Religious Assembly; Meeting Rooms; Offices; Accessory Retail and Food Service; Banquet Facilities; Entertainment and Spectator Sports - Medium Venue and School and Fellowship-Related Accessory Uses (i.e. food pantry, carnivals, counseling services, social services programs); Indoor Special Events (including incidental liquor sales); Accessory Parking

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- Subarea II: After-school related programs; Community Center; Recreation Buildings and Similar Assembly Uses, Indoor Sports and Recreation, Participant; Small and Medium Venue Entertainment and Spectator Sports; Banquet or Meeting Halls; Office
- Subarea C: Parks and Recreation; Outdoor Sports and Recreation, Participant
- Subarea D: 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. Off-Premise signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Chicago 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 428,742 square feet and a base FAR of 1.2.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, 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, including Section 17-13-0800. 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, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.

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12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-061 1-A, 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 shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any

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phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and (he Mayor.

16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to

B3-2 Community Shopping District.

Applicants: Addi oss Introduced Plan Commission

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INSTITUTIONAL PLANNED DEVELOPMENT #1150, AS AMENDED BULK
REGULATIONS AND DATA TABLE

Gross Site Area: 451,847 sq. ft.

Area of Public Right of Way: 23,105 sq. ft.

Net Site Area:

428,742 sq. ft.

Overall FAR: 1.2 Subarea A: .80 Subarea B: .71 Subarea C: 0 Subarea D: 0

All uses identified in Statement Number 5

No. of Off-street Parking Spaces:

Bicycle Parking:

No. of Loading Berths

Subarea A: 60 Subarea B: 0 Subarea C: 0

Subarea D: 190 (Including 7 FIG)

1 per 10 auto spaces

Subarea A = 1 (25' x 10') Subarea B= 1 (50' x 10') Subarea C = 0 Subarea D = 0

Subarea A: 44'

(Existing Grace & Peace Fellowship) Subarea B: 45'

(Proposed Recreation Center/ Community Center)

Subarea C: 0' Subarea D. 0'

In accordance with plans

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APPLICATION#20258 (Amended Application)

DEPARTMENT OF PLANNING AND DEVELOPMENT CI TY OF CHICAGO

MEMORANDUM

To: Alderman Tom Tunney
Chairman, City Council Committee on Zoning

From: '_____
Maurice D. Cox Chicago Plan
Commission

Date: June 18, 2020

Re: Proposed Amendment to Institutional Planned Development #1 150
1830-1864 N. LECLAIRE AVENUE/1815-1915 N. LARAMIE A VENUE (APPLICATION
NO. 20258)

On June 18, 2020, the Chicago Plan Commission recommended approval of a proposed amendment to Institutional Planned Development #1 150 submitted by the By the Hand Club For Kids, Grace and Peace Fellowship, and the North Austin Community Center. The Applicants propose to add additional land to their development and as a result will amend the boundaries of the existing Institutional Planned Development #1 150 to include said property, the development is located at 1815-1915 N. Laramie Avenue (currently zoned Residential Planned Development U \ 149), the site will be rezoned to a unified B3-2 (Community Shopping District), prior to reestablishing Institutional Planned Development #1150, as amended. 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 recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-0756.

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

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602