



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2020-2412

Type: Ordinance **Status:** Passed

File created: 5/20/2020 **In control:** City Council

Final action: 9/9/2020

Title: Zoning Reclassification Map No. 2-J at 1111-1141 S Homan Ave/1134-1142 S Kedzie Ave/3300-3303 W Fillmore St/3200-3340 W Roosevelt Rd - App No. 20406

Sponsors: Misc. Transmittal

Indexes: Map No. 2-J

Attachments: 1. O2020-2412.pdf, 2. SO2020-2412.pdf

Date	Ver.	Action By	Action	Result
9/9/2020	1	City Council	Passed as Substitute	Pass
9/8/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
5/20/2020	1	City Council	Referred	

FINAL FOR PUBLICATION

ORDINANCE

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

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Business Planned Development #177 symbols and indications as shown on Map. No. 2-J in the area bounded by:

West Fillmore Street; South Kedzie Avenue; West Roosevelt Road and South Homan Avenue.

to those of a Business Planned Development #177, as amended

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

Address of Property: 1111-41 South Homan Avenue/1134-42 South Kedzie Avenue/3300-03 West Fillmore St./3200-3340 West Roosevelt Road .

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STANDARD PLANNED DEVELOPMENT STATEMENTS

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 Business Planned Development Number #177, as amended (Planned Development) consists of a net site area of approximately 709,371 square feet (16.28 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, North Lawndale Employment Network.
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 sixteen (16) Statements: a Bulk Regulations Table; an Existing Zoning Map; an¹ Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan(s);

Floor Plans; Landscape Plan; Pedestrian Access Plan and Building Elevations (North, South, East and West) prepared by Wheeler Kearns Architects and dated August 20, 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 in the area delineated herein as a Business Planned Development #177, as amended: (list uses as they are defined in the Chicago Zoning Ordinance).

Uses permitted in the B3 District, except for dwelling units, lodging rooms, hotel or motel uses. Allowed ("Special") Uses include Outdoor Urban Farm (Rooftop Operation), Processing and packaging of honey material generated at and brought to site from Applicant's off-site apiaries*; Community Center; Drive-Thru Facility.

The processing and packaging of honey shall be limited in nature and shall be accessory to Sweet Beginnings' job training program which includes the collection and processing of honey, including honey transported from on-site and off-site apiaries. The volume of honey processed annually shall not exceed 5,000 lbs. The number of on-site hives shall not exceed

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five (5). This limitation shall not preclude the presence of a non-working, exhibition, display hive. The truck delivery of honey shall be limited to an average of once per day. The processing of honey shall only be allowed by the Sweet Beginnings' job training program.

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 709,371 square feet and a base FAR of .6.
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.
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

Applicant	North Lawndale Employment Network
Address	1111 South L Ionian Avenue
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Plan Commission	August 20. 2020

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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 phase thereof, and evidence of such participation. In addition to the foregoing, 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 the 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 a B3-2 Community Shopping District.

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Address	1111 South Homan Avenue
Introduced	May 21, 2020
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BUSINESS PLANNED DEVELOPMENT NO. 177, AS AMENDED BULK REGULATIONS AND DATA TABLE

732,591 sq. ft. 23,220 sq. ft. 709,371 sq. ft.

Maximum Floor Area Ratio:

All uses identified in Statement Number 5

Per Existing PD: 1111 South Homan:
750
49 (incl 3 HQ)

Bicycle Parking: No. of Loading Berths Maximum Building Height: Minimum Setbacks:

1 per 10 auto spaces 1 (10' x 25')

29' (existing height - 1111 South Homan) In accordance with plans

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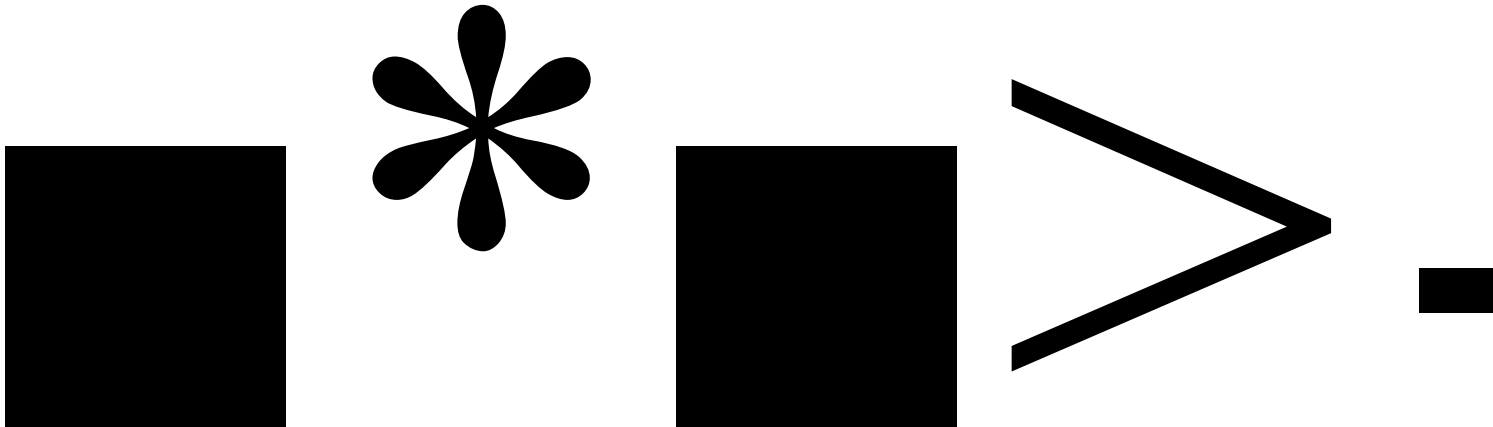
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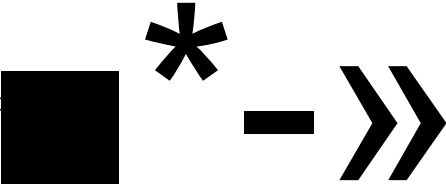
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DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

MEMORANDUM

To: Alderman Thomas Tunney

Chairman, City Council Committee on Zoning

From:

Maurice D. Cox
Chicago Plan Commission

Date: August 20, 2020

Re: Proposed Planned Development Amendment for the property generally located at 1111 South Homan Avenue

On August 20, 2020, the Chicago Plan Commission recommended approval of the proposed planned development as amended submitted by, North Lawndale Employment Network. (NLEN). A copy of the proposed planned development as amended is 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 and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano

PD Master File (Original PD, copy of memo)

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