



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

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File #: SO2014-4969, Version: 1

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**FINAL FOR  
PUBLICATION**

**SUBSTITUTE  
ORDINANCE**

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the B1-2 Neighborhood Shopping District symbols and indications as shown on Map 26-D in the area bounded by:

South Woodlawn Avenue; a line approximately 450 feet south of and parallel to East 103rd Street; and the west line of the Bishop Ford Expressway.

to those of B3-2 Community Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B3-2 Community Shopping District symbols and indications as shown on Map 26-D in the area bounded by:

South Woodlawn Avenue; a line approximately 450 feet south of and parallel to East 103rd Street; and the west line of the Bishop Ford Expressway.

to those of Planned Development No. .

SECTION 3. This Ordinance shall be in force and effect from and after its passage.

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### PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number \_\_\_\_\_ ("Planned Development") consists of approximately 581,738 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned by the Applicant, Chicago Neighborhood Initiatives, Inc.
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 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 16 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; and Building Elevations (North, South, East and West) all prepared by ZPD+A and dated August 21, 2014, Site Plan (3 Site Plan Detail Sheets) and Landscape Plans (3 Sheets); all prepared by Spaceco Inc. and dated August 21, 2014 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

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Introduced: June 25, 2014  
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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 B3-2 Community Shopping District Uses are permitted in the area delineated herein as a Planned Development: Community Centers, Recreation Buildings and Similar Assembly Use; Indoor Sports and Recreation, Participant; and bus staging, circulation, and loading; The following uses are accessory to the Community Center; Limited Restaurant; outdoor patio (at grade level); Indoor Special Event Class B; Small and Medium Venue Entertainment and Spectator Sports; Banquet or Meeting Halls; Food and Beverage Retail Sales (with Liquor Sales as accessory use); Office; Retail Sales, general; accessory uses; and 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. For the purposes of this Planned Development, any signs or sign structure within the Property, shall be reviewed and approved by 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. 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 581,738 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 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.

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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, Environment and Buildings, 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 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. Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) for construction of a building within the area of the "future building expansion" depicted on the Site Plan, the Applicant shall submit a site plan, landscape plan and building elevations for such expansion for review and approval by the Department of Planning and Development. Review and approval by the Department

of Planning and 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. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for any portion of the Property shall be granted until Site Plan approval has been granted. If the Site Plan Approval Submittals substantially conform to the provisions of the Planned Development, the Department of Planning and Development shall approve the submittal in a prompt and timely manner. Following approval by the Department of Planning and Development, the approved 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 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 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 subject Site, 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.

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14. 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.

15. 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 building depicted in the Plans will achieve LEED certification and the applicant has agreed to provide a bio-swale along a portion of the eastern boundary of the Property to provide the equivalent storm water volume control as a 50% Green Roof and will satisfy the City of Chicago's Sustainable Policy requirements. The Applicant shall maintain naturalized storm water areas on the Property.
  
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 Planning and Development shall initiate a Zoning Map Amendment to rezone the property to B3-2 Community Shopping District.

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**BULK REGULATIONS TABLE**

676,555 square feet

**Area in Right of Way**

581,738 square feet

**Maximum F.A.R.**

**Maximum Building Height**

Per Approved Site Plan

366 spaces 12 spaces

1 (25' x 50') Loading berth.

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APPLICANT: CHICAGO NEIGHBORHOOD INITIATIVES, INC.  
ADDRESS: 10355 S. WOODLAWN AVE.

INTRODUCTION DATE: JUNE 25, 2014  
CHICAGO PLAN COMMISSION DATE: AUGUST 21, 2014

www.2pdarch.com <http://www.2pdarch.com>901 W. Jackson. Suite 204 Chicago, IL 60604

APPLICANT: CHICAGO NEIGHBORHOOD INITIATIVES, INC. ADDRESS:  
10355 S. WOODLAWN AVE.  
*INTRODUCTION DATE: JUNE 25, 2014*

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