

FINAL FOR PUBLICATION

COMMERCIAL PLANNED DEVELOPMENT NO. _____

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number _____, ("Planned Development") consists of approximately 17,535.73 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("the Property"). 1675 Holdings LLC is the owner of the property and the "Applicant" for this Planned Development.
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 "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 ("CDOT") on behalf of the Applicant or its successors, assignees 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 ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

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:

Applicant:	1675 Holdings LLC
Address:	1675 N. Elston Ave.
Introduced:	November 16, 2020
Plan Commission:	June 15, 2023

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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 CDOT 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 17 Statements: a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Mohr Architecture and dated June 15, 2023 ("the Plans"): Existing Zoning Map; Existing Land Use Map; Planned Development Boundary; Site and Landscape Plan; First and Second Floor Plans; Roof Plan; Patio Plan; Building Elevations (North, South, East and West) prepared by Mohr Architecture and dated June 15, 2023, 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 Planned Development: eating and drinking establishments (all, including outdoor patios at and above grade); indoor special event; venue (all); food and beverage retail sales; general retail sales; indoor and outdoor participant sports and recreation; banquet or meeting halls and office.
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 DPD. Off-Premise signs are prohibited within the boundary of the Planned Development.

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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 17,535.73 square feet and a base FAR of 0.8.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by DPD. 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 DPD. 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 17-13-0611-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.

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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 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 the Mayor.

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16. The Applicant acknowledges that the Property is located in the North Branch Industrial Corridor Conversion Area and has undergone a “rezoning” within the meaning of Chapter 16-8 of the Municipal Code (the “Industrial Corridor System Fund Ordinance”). As a result of this rezoning, the Planned Development is subject to the conversion fee provisions of the Industrial Corridor System Fund Ordinance. The purpose of the conversion fee is to mitigate the loss of industrial land and facilities in conversion areas by generating funds for investment in receiving industrial corridors in order to preserve and enhance the city's industrial base, support new and expanding industrial uses, and ensure a stable future for manufacturing and industrial employment in Chicago. The Applicant is required to pay the conversion fee in full prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the conversion fee may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The amount of the conversion fee due prior to the issuance of a building permit shall be calculated based on the fee rate in effect at the time of payment. The Applicant shall record a notice against the Property to ensure that the requirements of the Industrial Corridor System Fund Ordinance are enforced in accordance with Section 16-8-100.

17. 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 C2-1 Motor Vehicle-Related Commercial District.

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BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	22,597.71
Area of Public Rights-of-Way (sf):	5,061.98
Net Site Area (sf):	17,535.73
Maximum Floor Area Ratio:	0.8
Minimum Off-Street Parking Spaces:	0
Minimum Bicycle Parking Spaces:	17
Minimum Off-Street Loading Spaces:	0
Maximum Building Height:	23'-6 3/4" to the bottom of the roof structure (existing)

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PROJECT SITE



EXISTING ZONING MAP

NOT TO SCALE

1675 HOLDINGS LLC

1675 N. ELSTON AVENUE
CHICAGO, IL 60642

MOHR ARCHITECTURE INC.

9036 MANSFIELD AVENUE
MORTON GROVE, IL 60053

EXISTING ZONING MAP

FILING DATE: 11.16.2020
CPC DATE: 06.15.2023
APPLICANT: 1675 HOLDINGS LLC

A0.1

SCALE: 12" = 1'-0"

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1 EXISTING LAND USE MAP
SCALE: 1" = 80'-0"

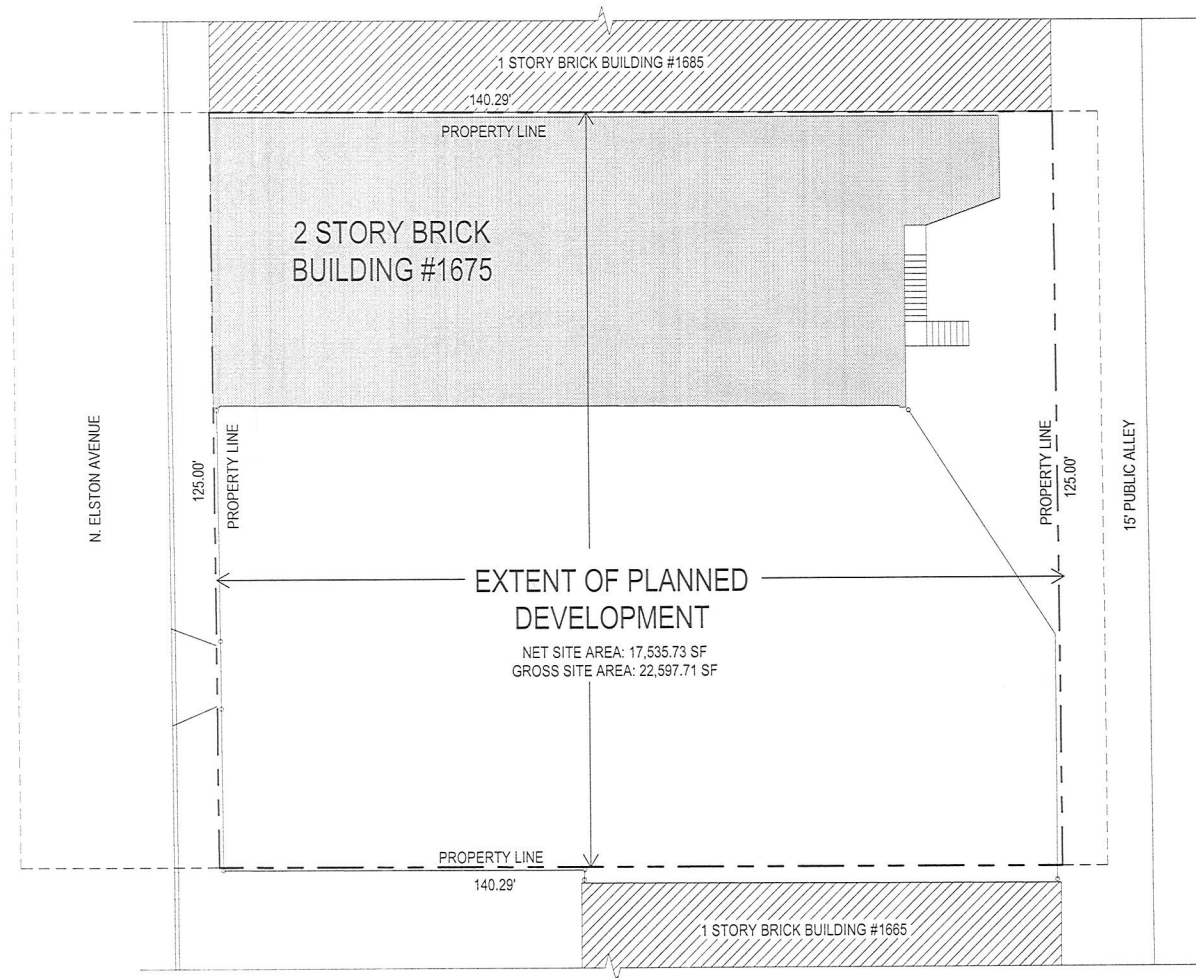
2 LEGEND
NOT TO SCALE

1675 HOLDINGS LLC
1675 N. ELSTON AVENUE
CHICAGO, IL 60642

MOHR ARCHITECTURE INC.
9036 MANSFIELD AVENUE
MORTON GROVE, IL 60053

EXISTING LAND USE MAP		A0.2
FILING DATE: 11.16.2020		
CPC DATE: 06.15.2023		
APPLICANT: 1675 HOLDINGS LLC		SCALE: As indicated

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1

PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE MAP

SCALE: 1" = 20'-0"

1675 HOLDINGS LLC

1675 N. ELSTON AVENUE
CHICAGO, IL 60642

MOHR ARCHITECTURE INC.

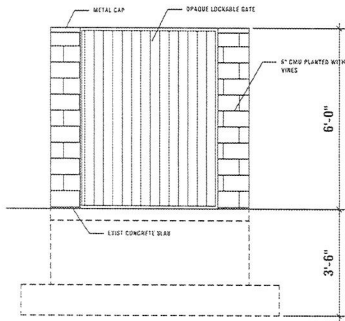
9036 MANSFIELD AVENUE
MORTON GROVE, IL 60053

PLANNED DEVELOPMENT BOUNDARY

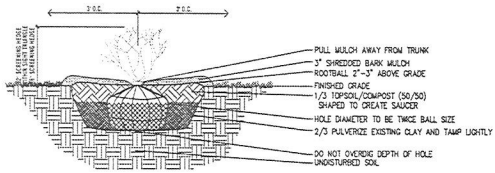
FILING DATE: 11.16.2020
CPC DATE: 06.15.2023
APPLICANT: 1675 HOLDINGS LLC

A0.3

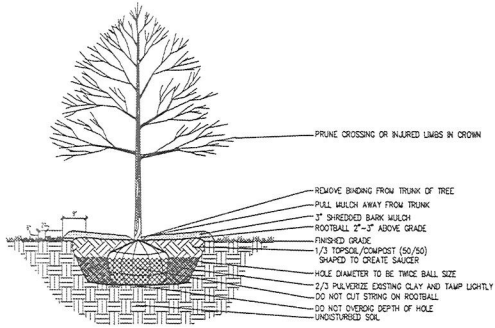
SCALE: 1" = 20'-0"



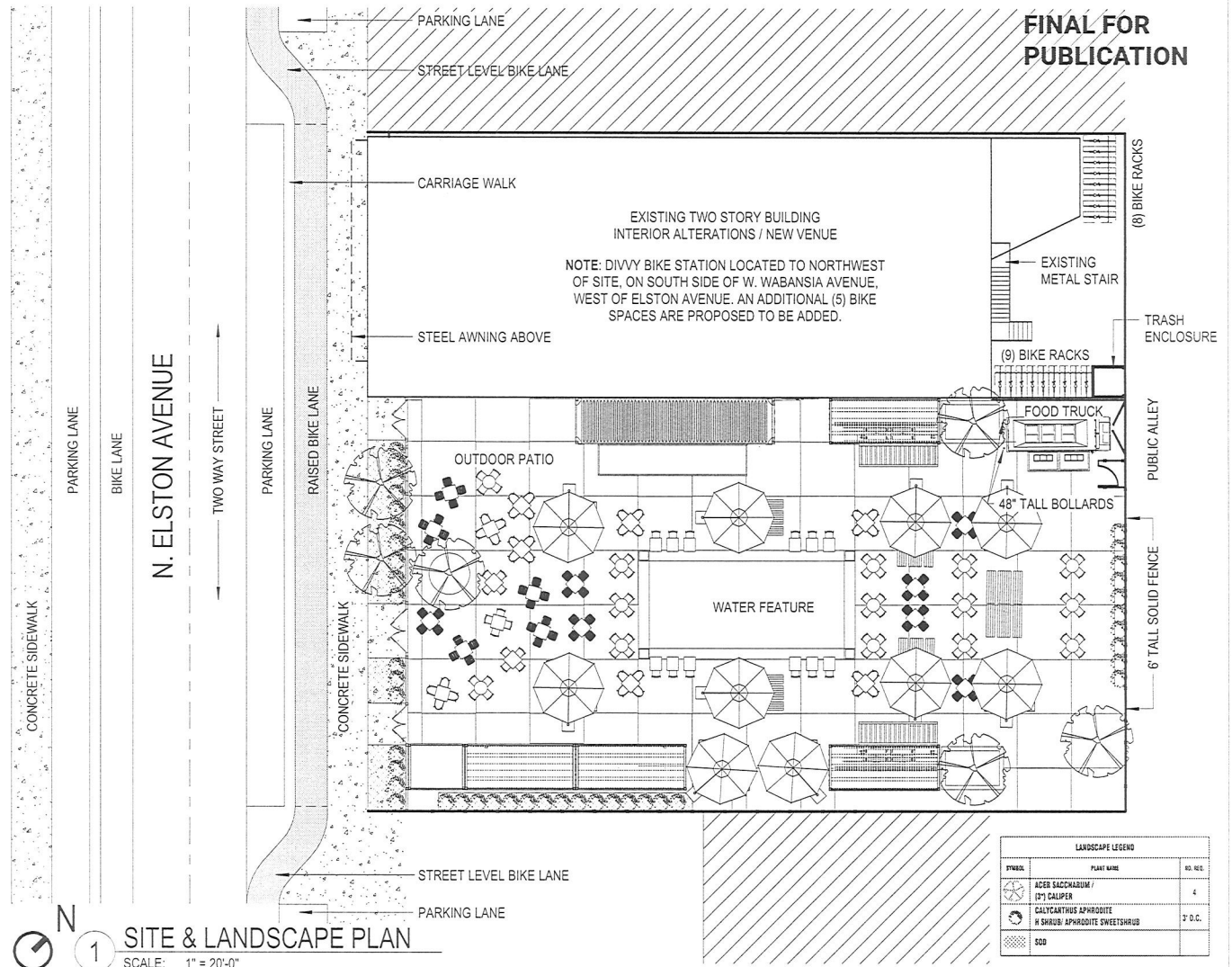
4 TRASH ENCLOSURE ELEVATION
SCALE: 12" = 1'-0"



3 SHRUB SECTION
SCALE: 12" = 1'-0"



2 DECIDUOUS/SHADE TREE SECTION
SCALE: 12" = 1'-0"



1 SITE & LANDSCAPE PLAN
SCALE: 1" = 20'-0"

LANDSCAPE LEGEND		
SYMBOL	PLANT NAME	NO. REQ.
	ACER SACCHARUM / (7') CALPEER	4
	CALCEANTHUS APHRODITE	3 D.C.
	H. SHRUB APHRODITE SWEETSHRUB	
	SOD	

1675 HOLDINGS LLC
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CHICAGO, IL 60642

MOHR ARCHITECTURE INC.
9036 MANSFIELD AVENUE
MORTON GROVE, IL 60053

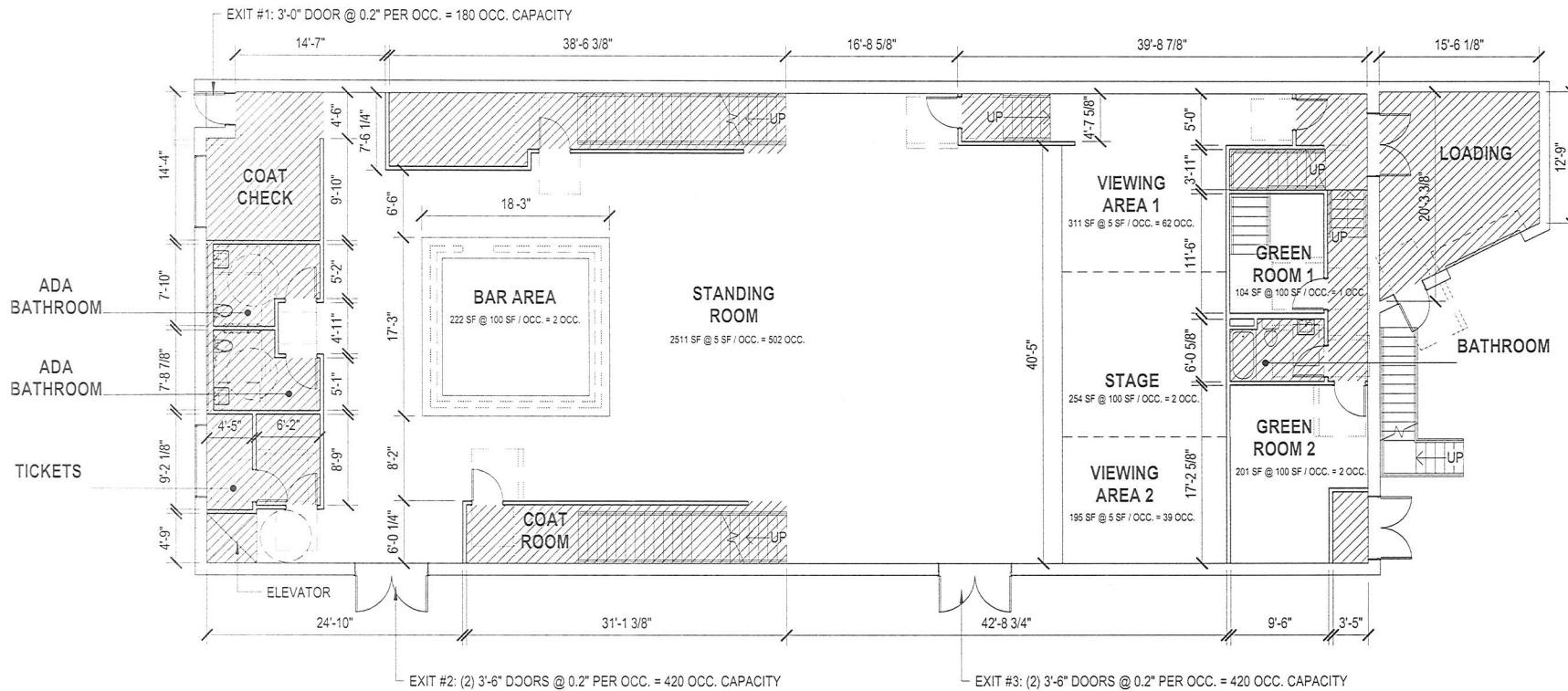
SITE & LANDSCAPE PLAN

FILING DATE: 11.16.2020
CPC DATE: 06.15.2023
APPLICANT: 1675 HOLDINGS LLC

LS1.0

SCALE: As indicated

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1 **FIRST FLOOR PLAN**
 SCALE: 3/32" = 1'-0"
 TOTAL FLOOR AREA: 5806 SF

1675 HOLDINGS LLC
 1675 N. ELSTON AVENUE
 CHICAGO, IL 60642

MOHR ARCHITECTURE INC.
 9036 MANSFIELD AVENUE
 MORTON GROVE, IL 60053

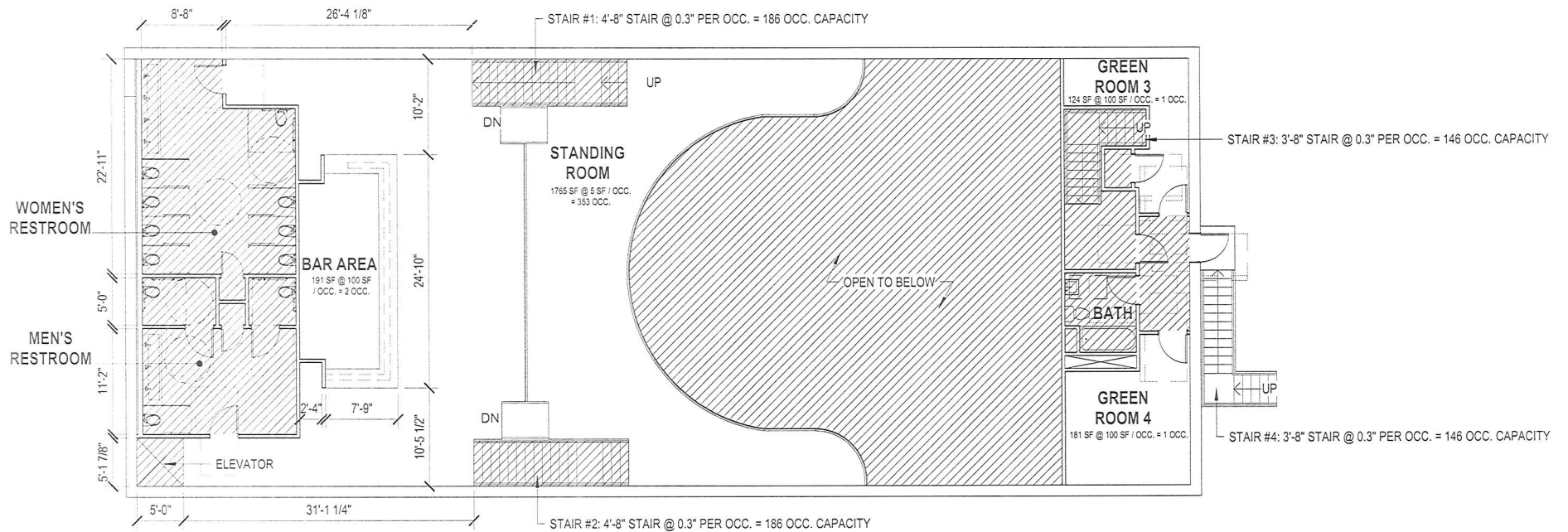
FIRST FLOOR PLAN

FILING DATE: 11.16.2020
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 APPLICANT: 1675 HOLDINGS LLC

A1.1

SCALE: 3/32" = 1'-0"

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1 SECOND FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 TOTAL FLOOR AREA: 5503 SF

1675 HOLDINGS LLC
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 MORTON GROVE, IL 60053

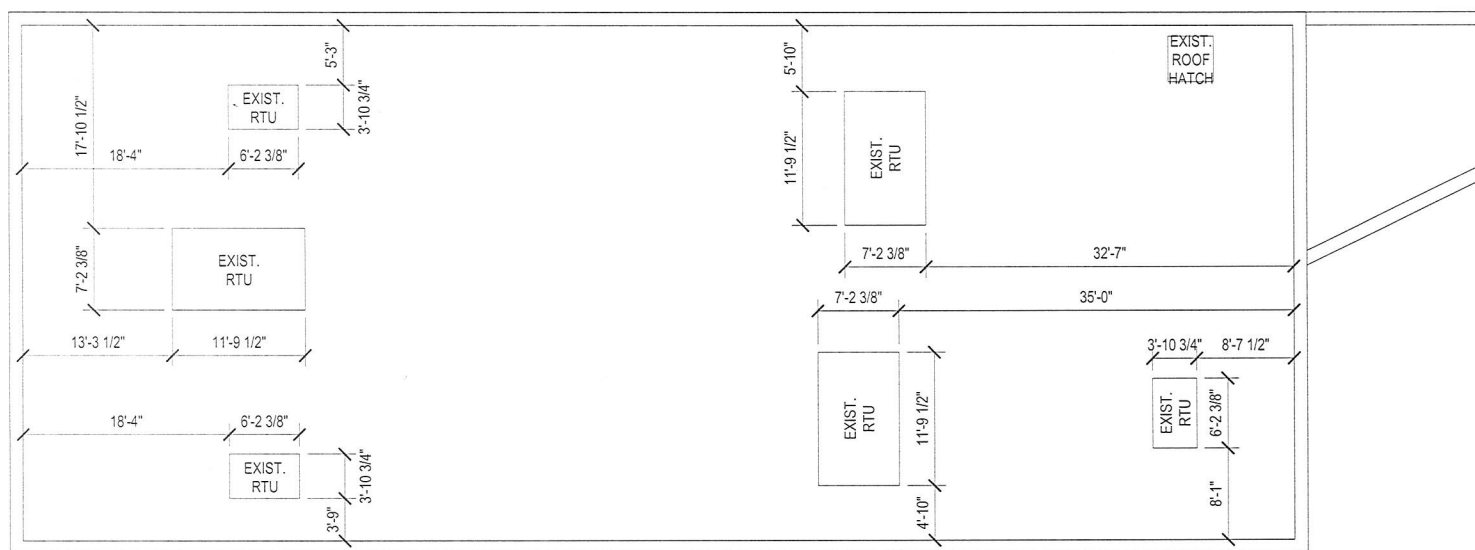
SECOND FLOOR PLAN

FILING DATE: 11.16.2020
 CPC DATE: 06.15.2023
 APPLICANT: 1675 HOLDINGS LLC

A1.2

SCALE: 3/32" = 1'-0"

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1 ROOF PLAN
SCALE: 3/32" = 1'-0"

1675 HOLDINGS LLC
1675 N. ELSTON AVENUE
CHICAGO, IL 60642

MOHR ARCHITECTURE INC.
9036 MANSFIELD AVENUE
MORTON GROVE, IL 60053

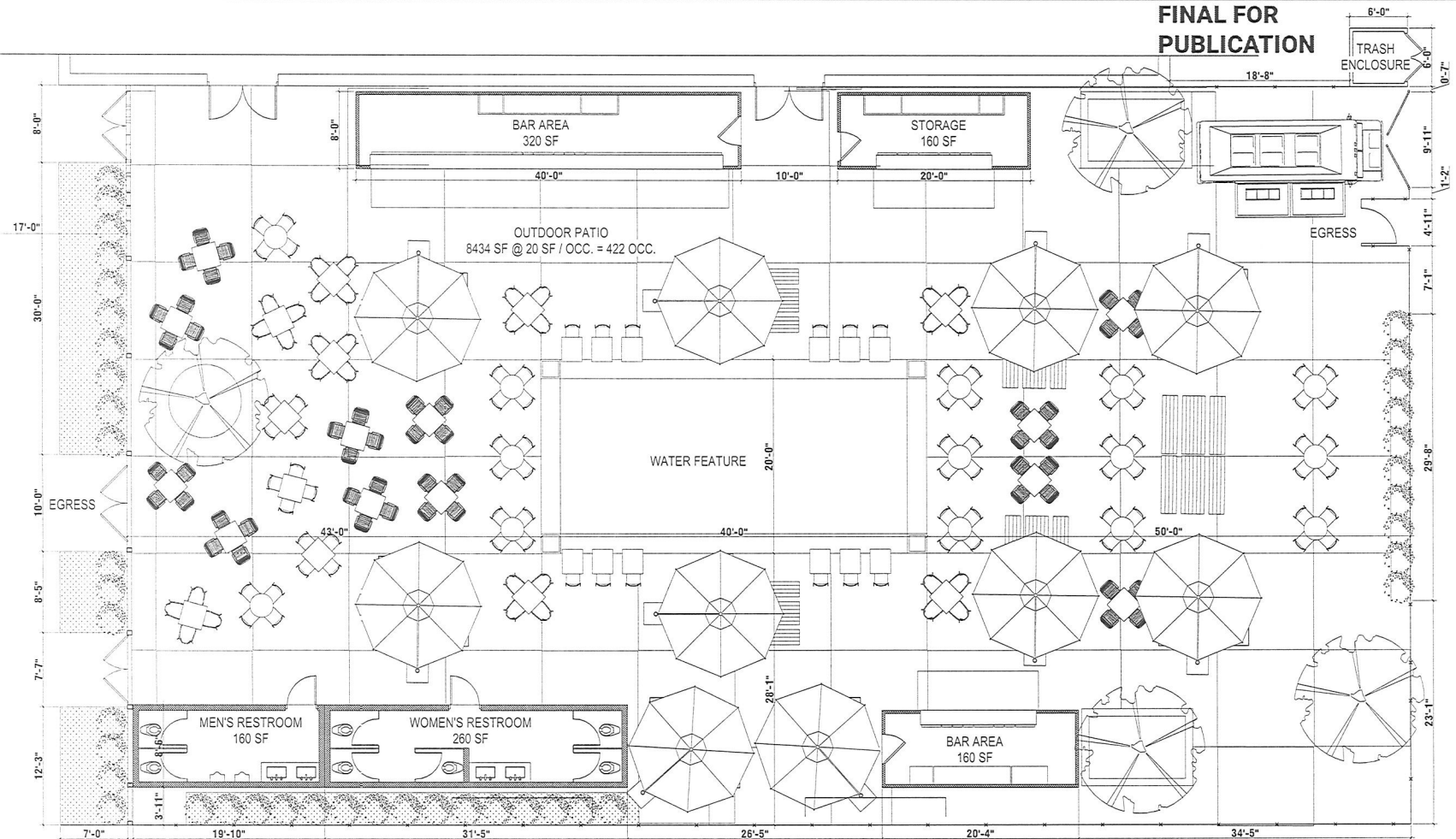
ROOF PLAN

FILING DATE: 11.16.2020
CPC DATE: 06.15.2023
APPLICANT: 1675 HOLDINGS LLC

A1.3

SCALE: 3/32" = 1'-0"

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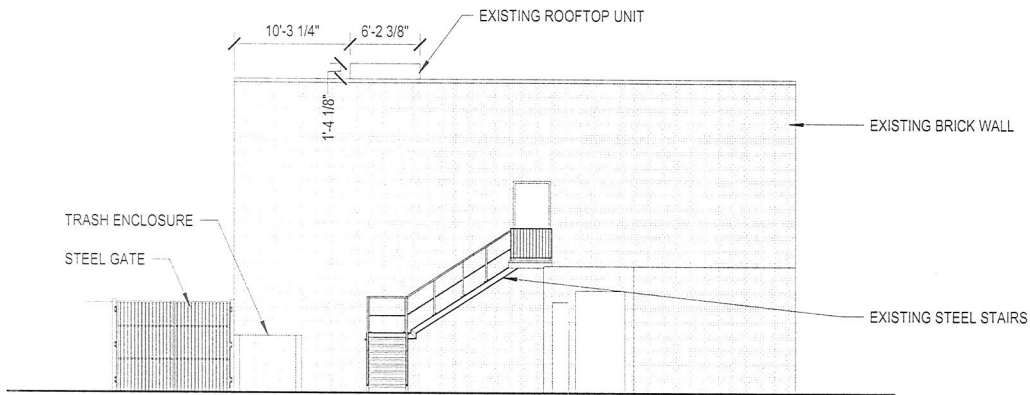
1 PATIO PLAN
SCALE: 3/32" = 1'-0"

1675 HOLDINGS LLC
1675 N. ELSTON AVENUE
CHICAGO, IL 60642

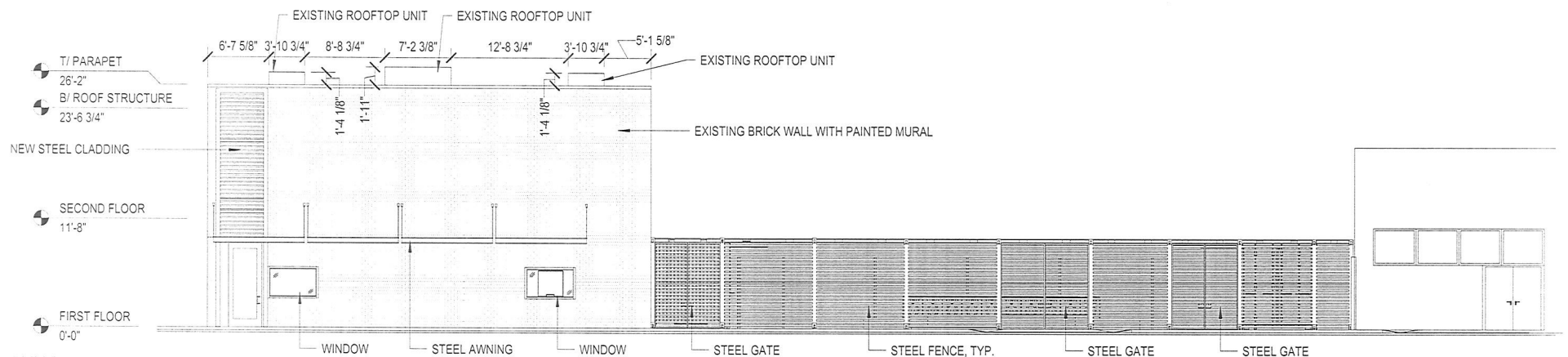
MOHR ARCHITECTURE INC.
9036 MANSFIELD AVENUE
MORTON GROVE, IL 60053

PATIO PLAN	
FILING DATE: 11.16.2020	A1.4
CPC DATE: 06.15.2023	
APPLICANT: 1675 HOLDINGS LLC	
SCALE: 3/32" = 1'-0"	

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2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



1 WEST ELEVATION
SCALE: 3/32" = 1'-0"

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MOHR ARCHITECTURE INC.
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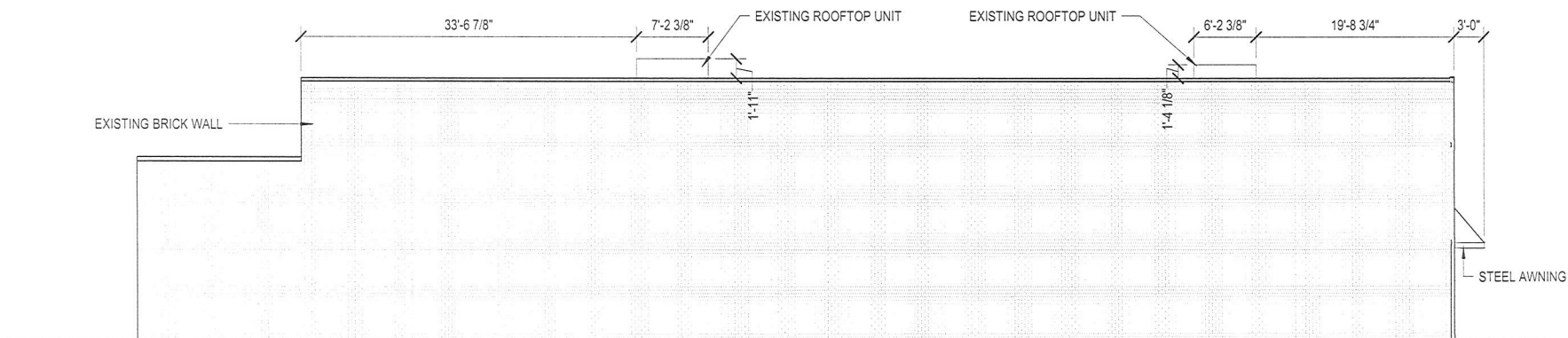
ELEVATIONS

FILING DATE: 11.16.2020
CPC DATE: 06.15.2023
APPLICANT: 1675 HOLDINGS LLC

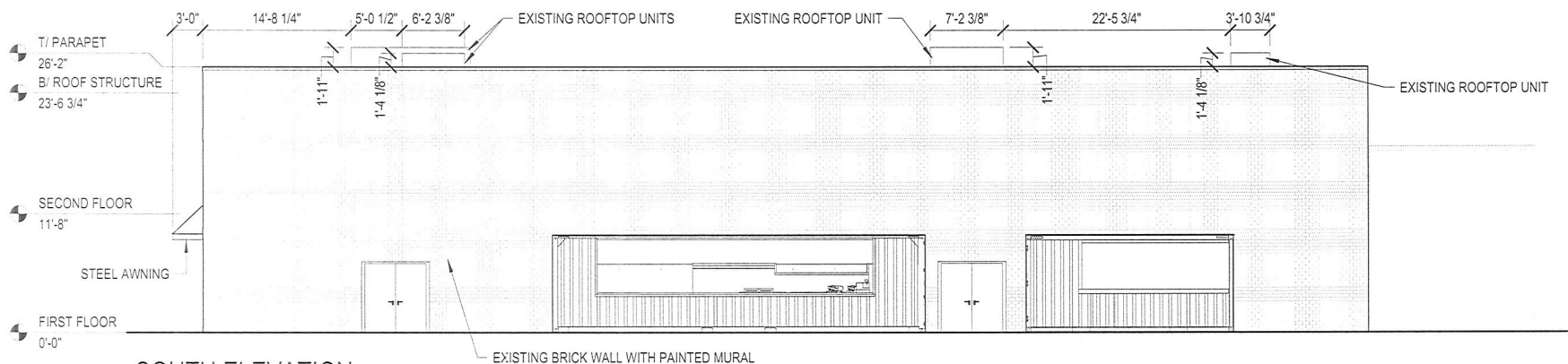
A2.1

SCALE: 3/32" = 1'-0"

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2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

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MOHR ARCHITECTURE INC.
9036 MANSFIELD AVENUE
MORTON GROVE, IL 60053

ELEVATIONS

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APPLICANT: 1675 HOLDINGS LLC

A2.2

SCALE: 3/32" = 1'-0"

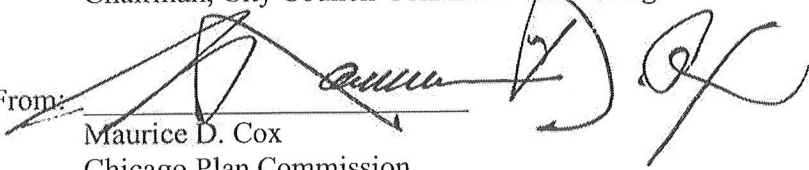


Application #20555T1
Substitute Ordinance
To: Clerk

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Carlos Ramirez-Rosa
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: June 15, 2023

Re: Proposed Commercial Planned Development and Industrial Corridor Map Amendment –
1675 North Elston Avenue

On June 15, 2023, the Chicago Plan Commission recommended approval of the proposed Commercial Planned Development and Industrial Corridor Map Amendment within the North Branch Industrial Corridor, submitted by 1675 Holdings, LLC. The applicant proposes to rezone the site from M3-3 (Heavy Industry District) to C2-1 (Motor Vehicle-Related Commercial District) and then to a Commercial Planned Development to convert an existing two-story building to a large venue with an outdoor patio located immediately adjacent to the south side of the building. The overall FAR of the Planned Development will be 0.8. 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 Emily Thrun at 312-744-0756.

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