



# City of Chicago



SO2021-2738

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	6/25/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 10-F at 3900 S Normal Ave - App No. 20773
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

## FINAL FOR PUBLICATION

### 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 M2-3, Light Industry District symbols and indications as shown on Map No. 10-F in the area bounded by

West Pershing Road; S. Normal Street; Chicago Junction Rail Yard; South Wallace Street

to those of a Planned Development District.

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

Common Address of Property: 3900 S Normal

**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 Planned Development Number TBD, (Planned Development) consists of approximately 356,370 square feet of net site area and a base FAR of 3.0, which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is owned or controlled by the Applicant, 3900 S Normal TMG, LLC.
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.

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 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; a Site Plan; an Aerial Map; a Partial Floor Plans (North Half of Building); a Partial Floor

Plans (South Half of Building); a Landscape Plan; and Building Elevations (North, South, East and West) prepared by Cornerstone Architects, Ltd. and dated January 20, 2022, 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: Public Safety Services; Utilities and Services; Building Maintenance Services; Business Support Services; Communication Services Establishments; Construction Sale and Services; Financial Services; Personal Service; Retail Sales, General; Vehicle Sales and Service; Manufacturing, Production and Industrial Service; Warehousing, Wholesaling and Freight Movement; Wireless Communication Facilities; and Accessory Parking (subject to Section 17-5-0200 of Chapter 17-5 Manufacturing Districts), and incidental and accessory uses.
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 356,370 square feet and a base FAR of 3.0.
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 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 17-13-0611-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.
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, conserves energy and maximizes the preservation of 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 of the Part II review process as 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.

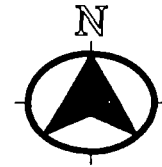
16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to (underlying zoning that formed the basis of this Planned Development).

**SPECULATIVE 1-STORY FACILITY  
3900 S. NORMAL AVE.  
BULK REGULATIONS AND DATA TABLE  
(M2-3)**

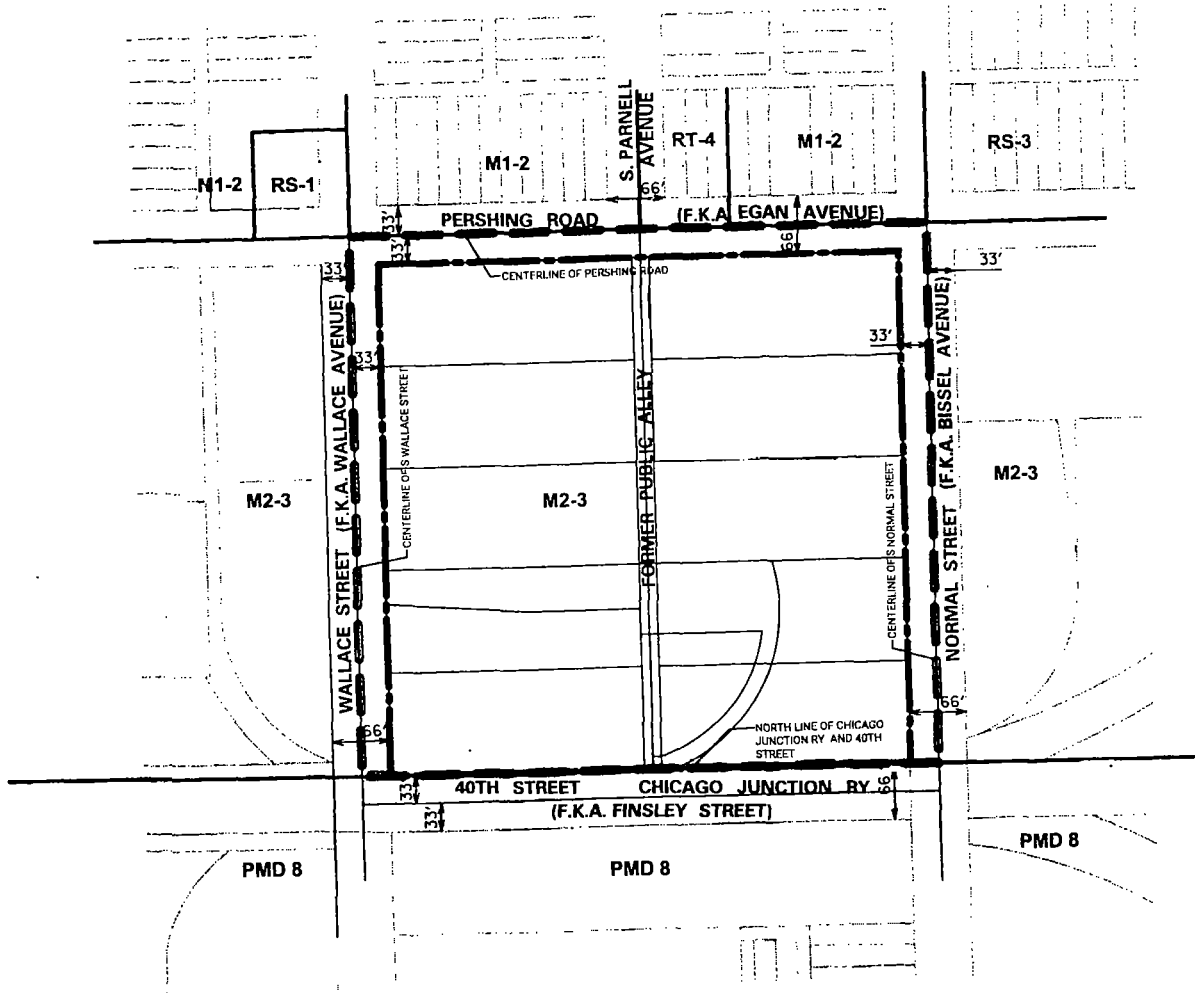
Gross Site Area:	417,560sq.ft. (9.58 acres)
Public R.O.W.	61,190sq.ft. (1.40 acres)
Net Site Area:	356,370sq.ft. (8.18 acres)
Max. F.A.R.:	1.0
Minimum number of required loading spaces:	2
Minimum number of required vehicle parking spaces:	1 per 4 Employees
Minimum number of EVSE spaces:	20% total parking provided
Minimum number of bicycle spaces:	1 per 10 auto spaces
Maximum building height:	None per zoning
Minimum required building setbacks;	
Front:	None
Side:	None
Rear:	None
Minimum % green space required:	10% site area
Minimum amount of green space provided:	21% site area
Vehicle use area:	111,587sq.ft. (2.56 acres)

Applicant: 3900 S. Normal TMG, LLG  
Address: 1700 W. Higgins Rd., Suite 400, Des Plaines  
Date: 1-20-2022



FINAL FOR PUBLICATION



SCALE: 1" = 200'



EXISTING ZONING MAP

-  = PROPERTY LINE
-  = PLANNED DEVELOPMENT BOUNDARY

APPLICANT: 3900 S . NORMAL TMG LLC  
 ADDRESS: 3900 SOUTH NORMAL STREET  
 INTRODUCTION DATE: JUNE 23, 2021  
 CHICAGO PLAN COMMISSION DATE: JANUARY 20, 2022

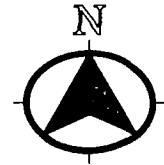


CONSULTING ENGINEERS  
 SITE DEVELOPMENT ENGINEERS  
 LAND SURVEYORS

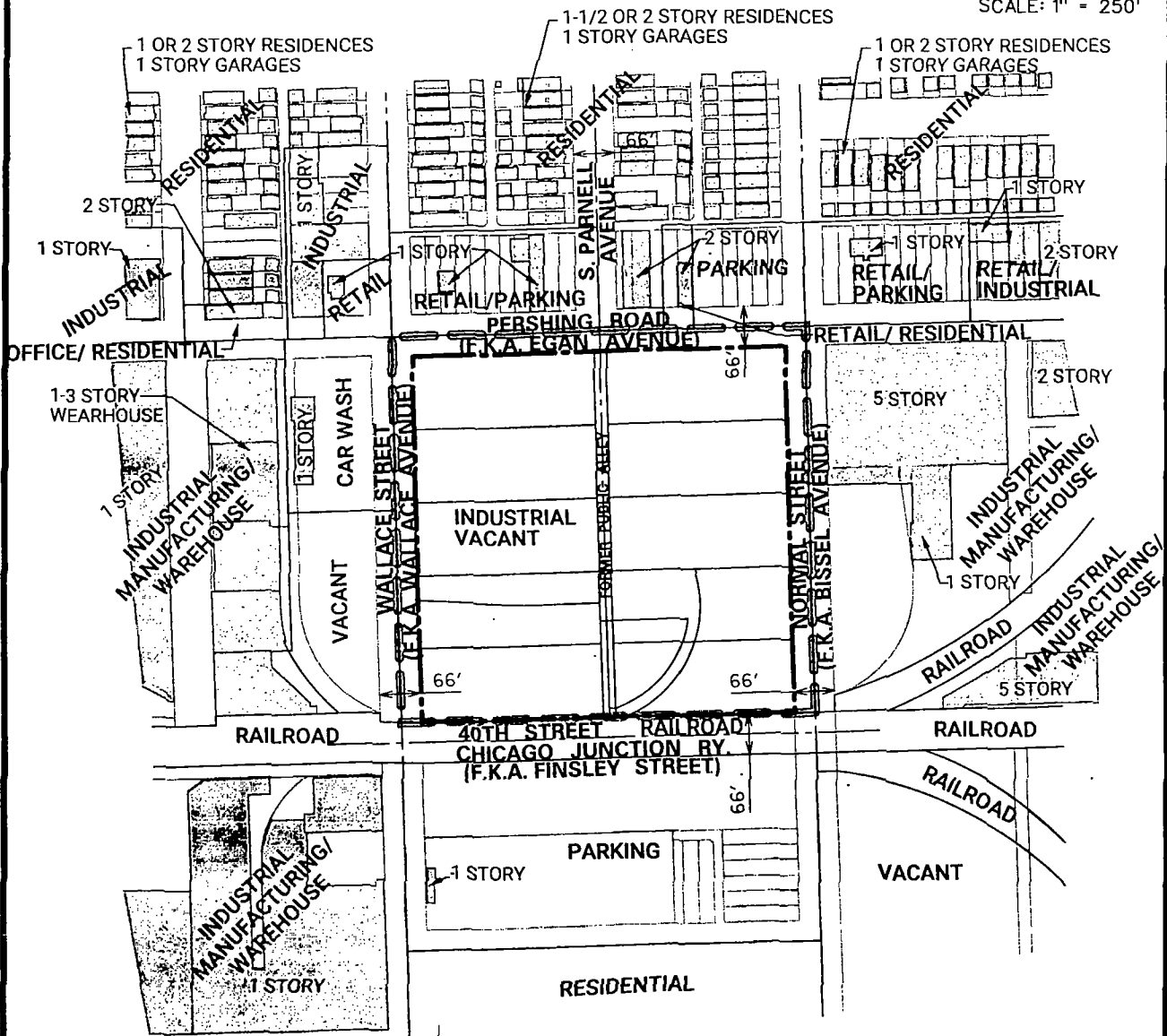
9575 W. Higgins Road, Suite 700,  
 Rosemont Illinois 60018  
 Phone (847) 696-4060, Fax (847) 696-4065






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SCALE: 1" = 250'



EXISTING LAND USE MAP

-  = BUILDING FOOTPRINT
-  = PROPERTY LINE
-  = PLANNED DEVELOPMENT BOUNDARY

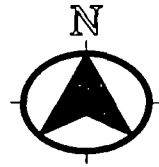
APPLICANT: 3900 S . NORMAL TMG LLC  
 ADDRESS: 3900 SOUTH NORMAL STREET  
 INTRODUCTION DATE: JUNE 23, 2021  
 CHICAGO PLAN COMMISSION DATE: JANUARY 20, 2022



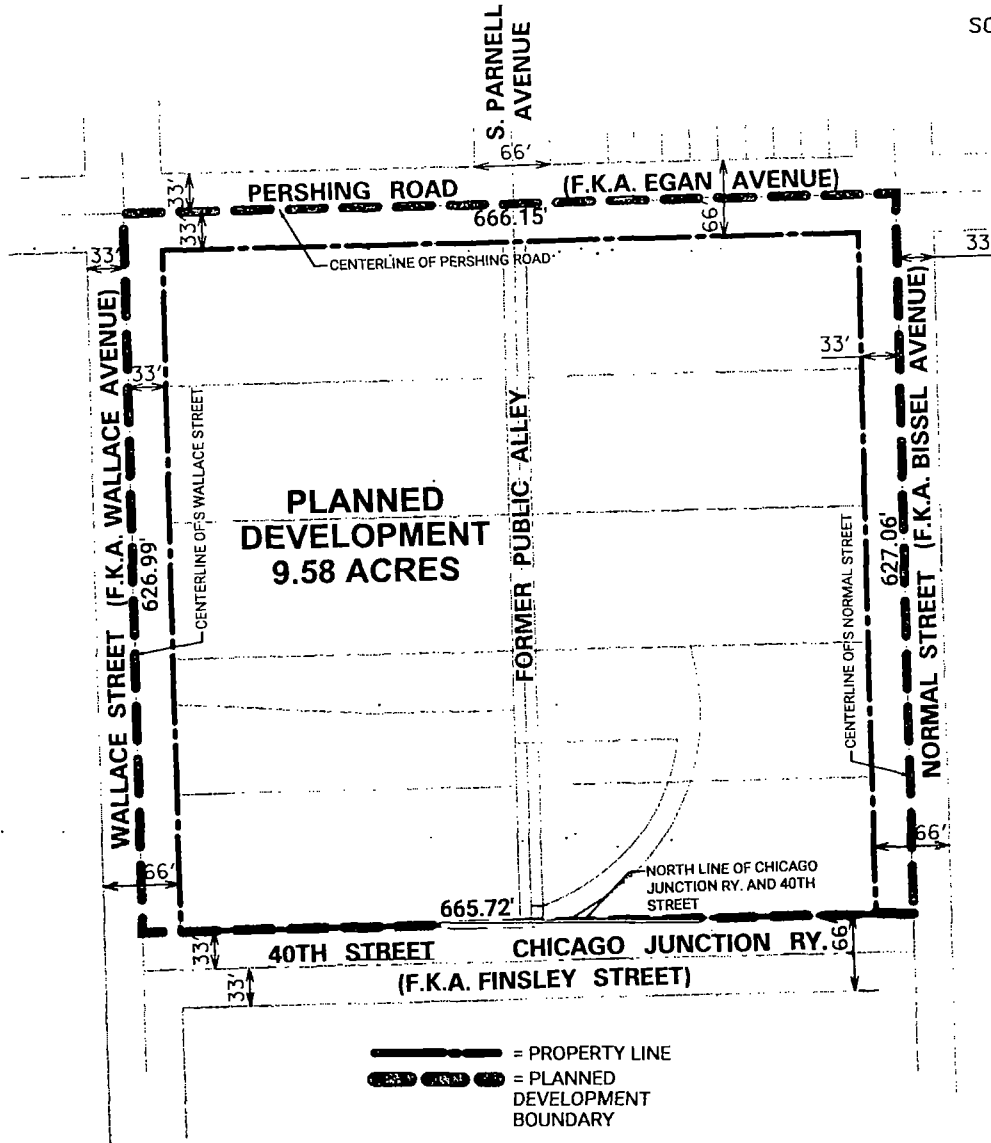
CONSULTING ENGINEERS  
 SITE DEVELOPMENT ENGINEERS  
 LAND SURVEYORS

9575 W Higgins Road, Suite 700,  
 Rosemont, Illinois 60018  
 Phone (847) 696-4360 Fax (847) 696-4365

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SCALE: 1" = 150'



### PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

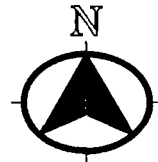
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 ADDRESS 3900 SOUTH NORMAL STREET  
 INTRODUCTION DATE: JUNE 23, 2021  
 CHICAGO PLAN COMMISSION DATE: JANUARY 20, 2022



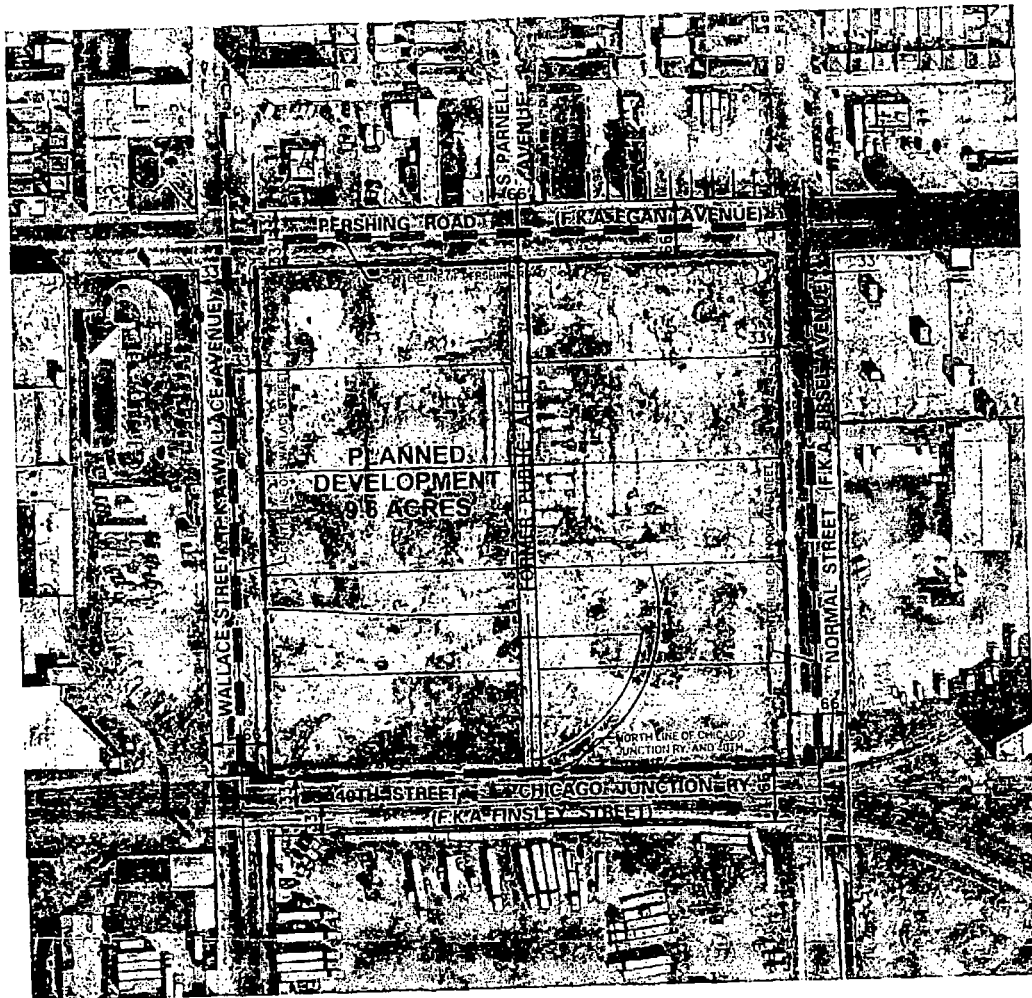
CONSULTING ENGINEERS  
 SITE DEVELOPMENT ENGINEERS  
 LAND SURVEYORS

9575 W. Higgins Road, Suite 700,  
 Rosemont, Illinois 60018  
 Phone (847) 676-4060 Fax (847) 676-4065

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SCALE: 1" = 200'



— — — — — = PROPERTY LINE  
— — — — — = PLANNED DEVELOPMENT BOUNDARY

### AERIAL MAP

APPLICANT 3900 S. NORMAL TMG LLC  
ADDRESS: 3900 SOUTH NORMAL STREET  
INTRODUCTION DATE: JUNE 23, 2021  
CHICAGO PLAN COMMISSION DATE: JANUARY 20, 2022

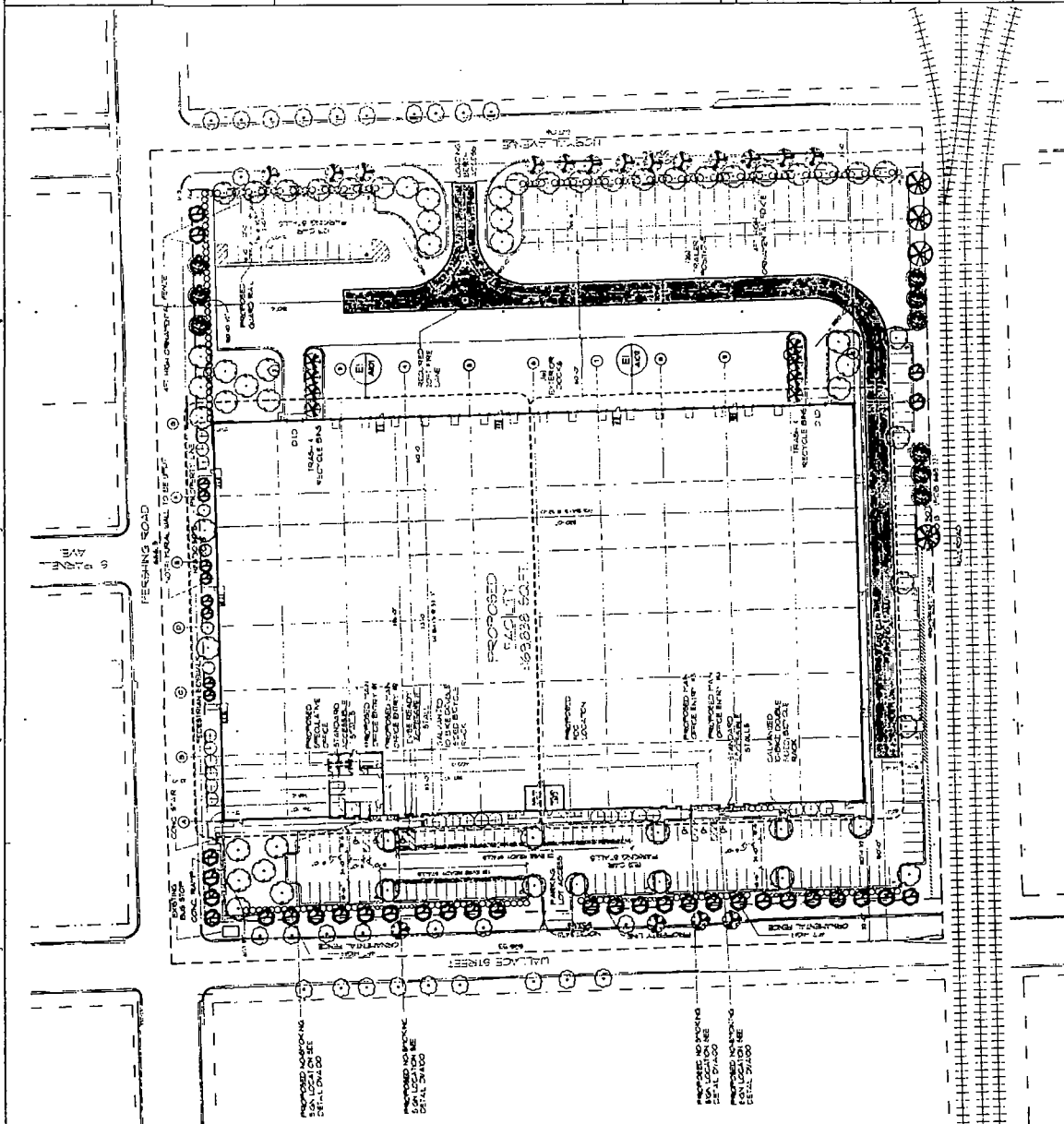


CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS

9575 W. 114th, P.O. Box 700  
Rosemont, Illinois 60018  
Phone (847) 875-4300 Fax (847) 875-4653

SITE/ BUILDING DATA	
DATE: 11/15/11	PROJECT: 20298
SCALE: AS SHOWN	CLIENT: CORNERSTONE ARCHITECTS LTD.
DESIGNER: CORNERSTONE ARCHITECTS LTD.	ARCHITECT: CORNERSTONE ARCHITECTS LTD.
ENGINEER: CORNERSTONE ARCHITECTS LTD.	STRUCTURAL: CORNERSTONE ARCHITECTS LTD.
MECHANICAL: CORNERSTONE ARCHITECTS LTD.	ELECTRICAL: CORNERSTONE ARCHITECTS LTD.
PLUMBING: CORNERSTONE ARCHITECTS LTD.	HAZARDOUS WASTE: CORNERSTONE ARCHITECTS LTD.
ENVIRONMENTAL: CORNERSTONE ARCHITECTS LTD.	LANDSCAPE: CORNERSTONE ARCHITECTS LTD.
TRAFFIC: CORNERSTONE ARCHITECTS LTD.	GENERAL CONTRACTOR: CORNERSTONE ARCHITECTS LTD.
GENERAL NOTES: CORNERSTONE ARCHITECTS LTD.	DATE: 11/15/11

- GENERAL NOTES:**
1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
  2. REFER TO ALL DIMENSIONS FOR LOCATIONS OF ALL STRUCTURES, WALLS, AND CURBS.
  3. EXISTING UTILITIES ARE SHOWN AS DOTTED LINES. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION AND FOOTING.
  4. ALL EXISTING UTILITIES SHALL BE PROTECTED BY CONCRETE SLABS OR PIPE ARCHES.
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  20. ALL EXISTING UTILITIES SHALL BE PROTECTED BY CONCRETE SLABS OR PIPE ARCHES.



**NO SMOKING WITHIN 25 FT OF ENTRANCES AND AIR INTAKES**

**NO SMOKING SIGN IDEAL FOR CONCRETE OR METAL**

**LEGEND**

- PLANNED DEVELOPMENT BOUNDARY
- PROPERTY LINE
- 1" = 10' (AS SHOWN)

**SITE PLAN**  
SCALE 1" = 10' (AS SHOWN)

**Cornerstone**  
ARCHITECTS LTD.

1100 BROADWAY, SUITE 1000  
CHICAGO, ILLINOIS 60601  
TEL: 312.467.1100  
WWW.CORNERSTONEARCHITECTS.COM

**GENERAL NOTES:**

NO.	DATE	DESCRIPTION
1	11/15/11	ISSUED FOR PERMITS
2	11/15/11	ISSUED FOR PERMITS
3	11/15/11	ISSUED FOR PERMITS
4	11/15/11	ISSUED FOR PERMITS
5	11/15/11	ISSUED FOR PERMITS
6	11/15/11	ISSUED FOR PERMITS
7	11/15/11	ISSUED FOR PERMITS
8	11/15/11	ISSUED FOR PERMITS
9	11/15/11	ISSUED FOR PERMITS
10	11/15/11	ISSUED FOR PERMITS

**PROPOSED FACILITY**  
1-STORY FACILITY  
3500 S NORMAL  
CHICAGO, ILLINOIS 60609

**SITE PLAN**

**20298**

**A:100**

**FINAL FOR PUBLICATION**

**©CORNERSTONE ARCHITECTS LTD. 2011**





1118 BROADWAY SUITE 200  
 CHICAGO, ILLINOIS 60604  
 TEL: 312.467.1100  
 FAX: 312.467.1101  
 WWW.CORNERSTONE-ARCHITECTS.COM

**GENERAL NOTES**

NO.	DATE	DESCRIPTION
1	10/15/10	ISSUED FOR PERMITS
2	11/10/10	REVISIONS
3	12/15/10	REVISIONS
4	01/15/11	REVISIONS
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183	12/15/25	REVISIONS
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KATHY TALLY

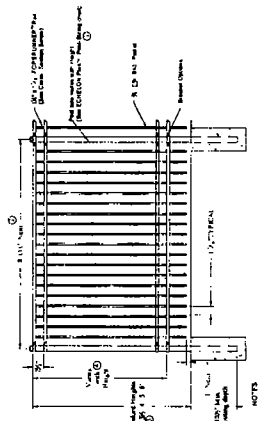
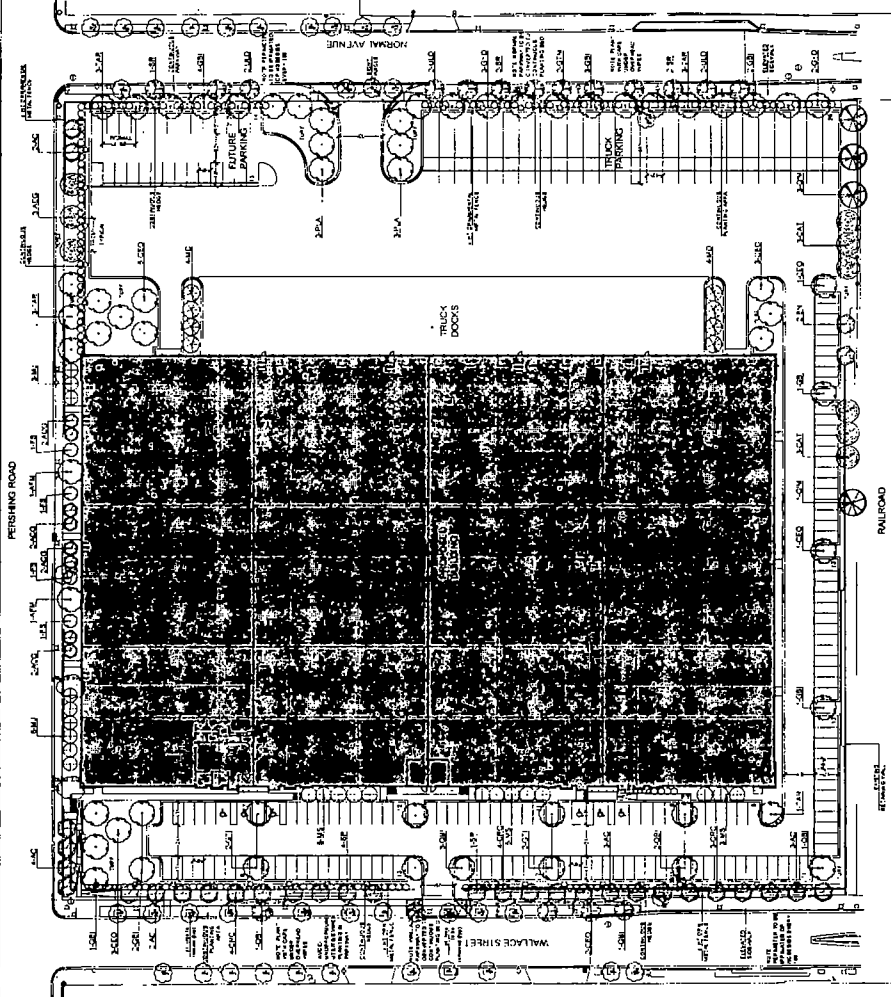
PROPOSED FACILITY  
3903 S WALLACE STREET  
CHICAGO, IL

LANDSCAPE PLAN  
PLANTING DETAILS  
NOTES  
PLANTING REQUIREMENTS

21110  
L 10

NO.	DESCRIPTION	QUANTITY	PLANT SPECIES	PLANT SIZE	PLANTING DATE	PLANTING METHOD	PLANTING NOTES
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2	...	...	...	...	...	...	...
3	...	...	...	...	...	...	...
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16	...	...	...	...	...	...	...
17	...	...	...	...	...	...	...

- GENERAL NOTES:**
1. REQUIRED LANDSCAPE MATERIAL SHALL BE OBTAINED FROM A REPUTABLE SOURCE AND SHALL BE DELIVERED TO THE PROJECT SITE BY THE CONTRACTOR. ALL MATERIALS SHALL BE STORED IN A PROTECTED AREA TO PREVENT DAMAGE FROM WEATHER AND OTHER SOURCES.
  2. ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
  3. ALL EDGES TO BE A 1/4" RADIUS UNLESS OTHERWISE NOTED. ALL EDGES TO BE FINISHED WITH A 1/4" RADIUS UNLESS OTHERWISE NOTED.
  4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CHICAGO PLANTING CODE AND THE CHICAGO PLANTING REQUIREMENTS.
  5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CHICAGO PLANTING CODE AND THE CHICAGO PLANTING REQUIREMENTS.
  6. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CHICAGO PLANTING CODE AND THE CHICAGO PLANTING REQUIREMENTS.
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  16. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CHICAGO PLANTING CODE AND THE CHICAGO PLANTING REQUIREMENTS.
  17. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CHICAGO PLANTING CODE AND THE CHICAGO PLANTING REQUIREMENTS.



LANDSCAPE PLAN  
SCALE 1/4" = 1'-0"

**ORNAMENTAL METAL FENCE**

1. FENCE TO BE INSTALLED PER THE CHICAGO PLANTING CODE AND THE CHICAGO PLANTING REQUIREMENTS.

2. FENCE TO BE INSTALLED PER THE CHICAGO PLANTING CODE AND THE CHICAGO PLANTING REQUIREMENTS.

3. FENCE TO BE INSTALLED PER THE CHICAGO PLANTING CODE AND THE CHICAGO PLANTING REQUIREMENTS.

4. FENCE TO BE INSTALLED PER THE CHICAGO PLANTING CODE AND THE CHICAGO PLANTING REQUIREMENTS.

**LANDSCAPE REQUIREMENT SUMMARY**

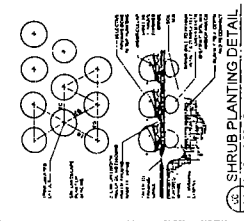
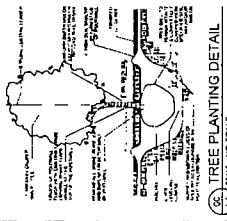
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CHICAGO PLANTING CODE AND THE CHICAGO PLANTING REQUIREMENTS.

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4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CHICAGO PLANTING CODE AND THE CHICAGO PLANTING REQUIREMENTS.

5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CHICAGO PLANTING CODE AND THE CHICAGO PLANTING REQUIREMENTS.



**DESIGNER'S NOTE:**

THE ARCHITECT HAS REVIEWED THE LANDSCAPE PLAN AND HAS APPROVED THE PLANTING PLAN AND THE PLANTING DETAILS. THE ARCHITECT'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE LANDSCAPE OR FOR THE MAINTENANCE OF THE LANDSCAPE AFTER COMPLETION.

DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

FINAL FOR PUBLICATION

DATE: \_\_\_\_\_



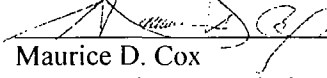




DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

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

From:   
Maurice D. Cox  
Chicago Plan Commission

Date: January 20, 2022

Re: Proposed Industrial Planned Development – 3900 S. Normal Ave.

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On January 20, 2022, the Chicago Plan Commission recommended approval of the proposed Planned Development, submitted by 3900 S. Normal TMC, LLC. 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 Carmen Martinez at 312-744-5920.

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