



City of Chicago



SO2022-3836

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/14/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 26-B at 3025 E 104th St - App No. 22032
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 current PMD 6 District symbols and indications as shown on Map No. 26-B in the area bounded by:

A line 283.00 feet south of and parallel to the south line of Slip 3 of the Calumet River; the Calumet River; a line 638.00 feet south of and parallel to the south line of Slip 3 of the Calumet River; and a line from a point 904.01 feet west of the Calumet River as measured along the immediately previously described line running for a distance of 355.00 feet to a point 903.96 feet west of the Calumet River as measured along the first described line.

to those of a Waterway Industrial Planned Development which is hereby established in the area described above.

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

Property Address: 3025 E. 104th Street

WATERWAY-INDUSTRIAL PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Waterway-Industrial Planned Development Number _____, (“Planned Development”) consists of approximately 320,914.14 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 Applicant, Calumet River Fleeting, 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 titleholder 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, 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.

4. This Plan of Development consists of fifteen (15) Statements: a Bulk Regulations Table; an Existing Zoning and Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape and Parking Plan; and Building Elevations submitted herein. 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 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 uses are permitted in the area delineated herein as a Waterway Planned Development: Motor Vehicle Repair Shop, may include body work, painting or commercial vehicle repairs, office, outdoor storage as an accessory use, 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

Applicant: Calumet River Fleeting, Inc.
 Address: 3025 E. 104th Street
 Introduction Date: December 14, 2022
 Plan Commission Date: April 20, 2023

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. 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.

9. 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.

10. 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.

11. 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.

12. 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.

13. 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. There is an existing building with no new building proposed. Given no new building construction is proposed, and only minor renovations are proposed at this time, the applicant will comply with the current version of the Sustainable Development Policy as a moderate renovation. Any future modifications, renovations or new development at this location will be subject to the current Chicago Sustainable Development Policy in effect at the time of the proposal.

Applicant: Calumet River Fleeting, Inc.
Address: 3025 E 104th Street
Introduction Date: December 14, 2022
Plan Commission Date: April 20, 2023

14. 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. As the improvements in the Planned Development have been previously constructed, the obligations contained within this Statement shall only apply to future construction work, if any is undertaken. 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 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 improvements 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 A improvements 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 improvements 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.

15. 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 a PMD 6 District.

Applicant: Calumet River Fleeting, Inc.
Address: 3025 E. 104th Street
Introduction Date: December 14, 2022
Plan Commission Date: April 20, 2023

PLANNED DEVELOPMENT
PLAN OF DEVELOPMENT
BULK REGULATIONS AND DATA TABLE

NET / GROSS SITE AREA: 320,914.14 sq. ft. **

** The Net Site Area includes 65,088.72 square feet of water area within the area of Slip No. 4

AREA REMAINING IN THE PUBLIC RIGHT-OF-WAY: 0.0 feet

MAXIMUM FLOOR AREA RATIO: 0.03

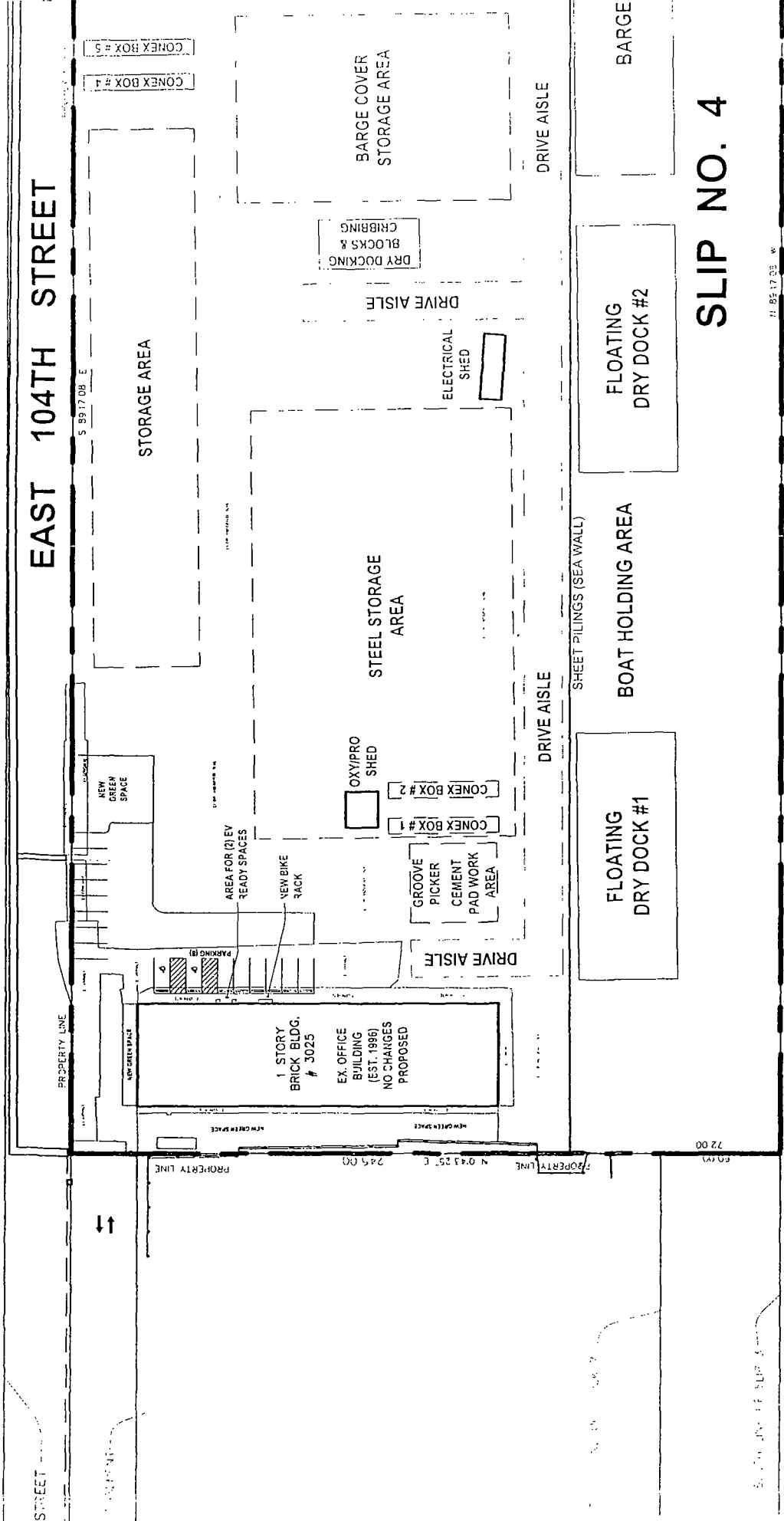
MAXIMUM BUILDING HEIGHT: 20.00 feet

MINIMUM NUMBER OF ACCESSORY OFF-STREET PARKING: 16 spaces

MINIMUM NUMBER OF OFF-STREET LOADING BERTHS: None

MINIMUM SETBACKS FROM PROPERTY LINE: In accordance with the Site Plan

Applicant: Calumet River Fleeting, Inc.
Address: 3025 E. 104th Street
Introduction Date: December 14, 2022
Plan Commission Date: April 20, 2023

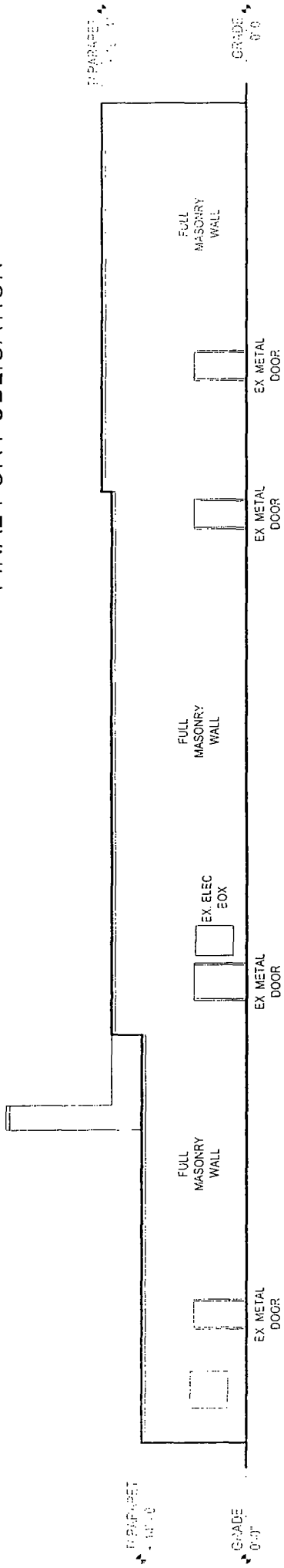


SLIP NO. 4

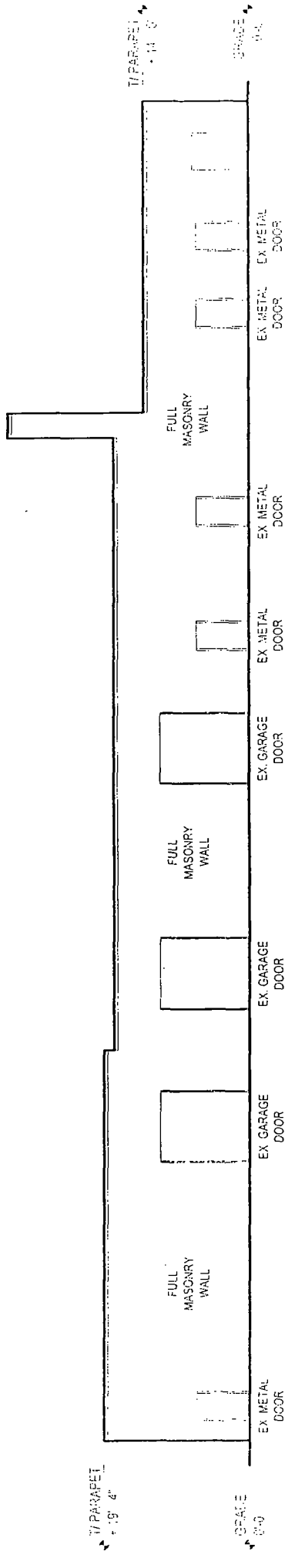
11-95-17-03 W

PROPERTY LINE

FINAL FOR PUBLICATION



WEST



EAST

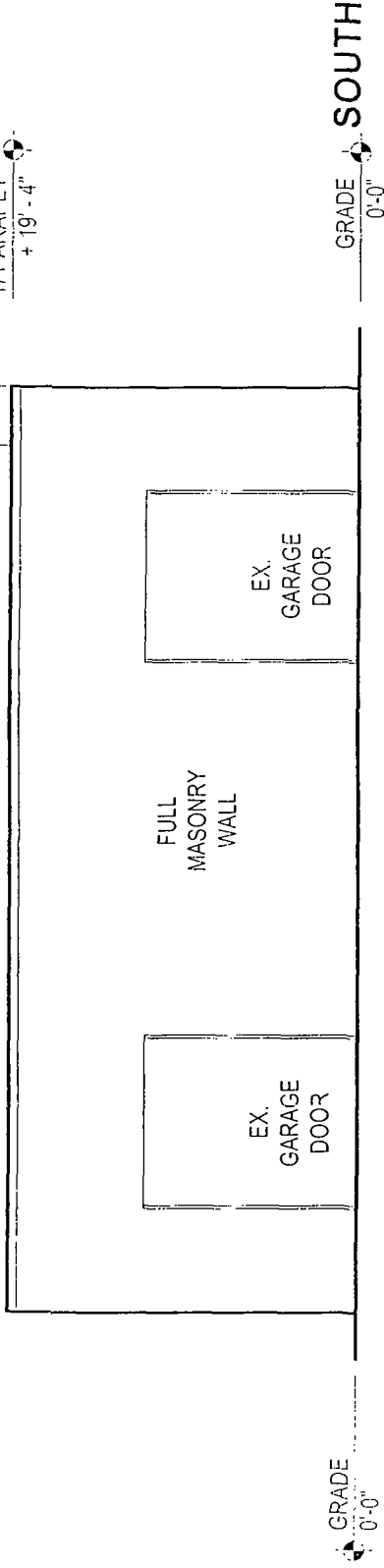
EAST AND WEST ELEVATIONS -- EXISTING

SCALE: 1" = 20' - 0"

Applicant: Calumet River Fleeting, Inc.
Address: 3025 E. 104th Street
Introduction Date: December 14, 2022
Plan Commission Date: T.B.D.

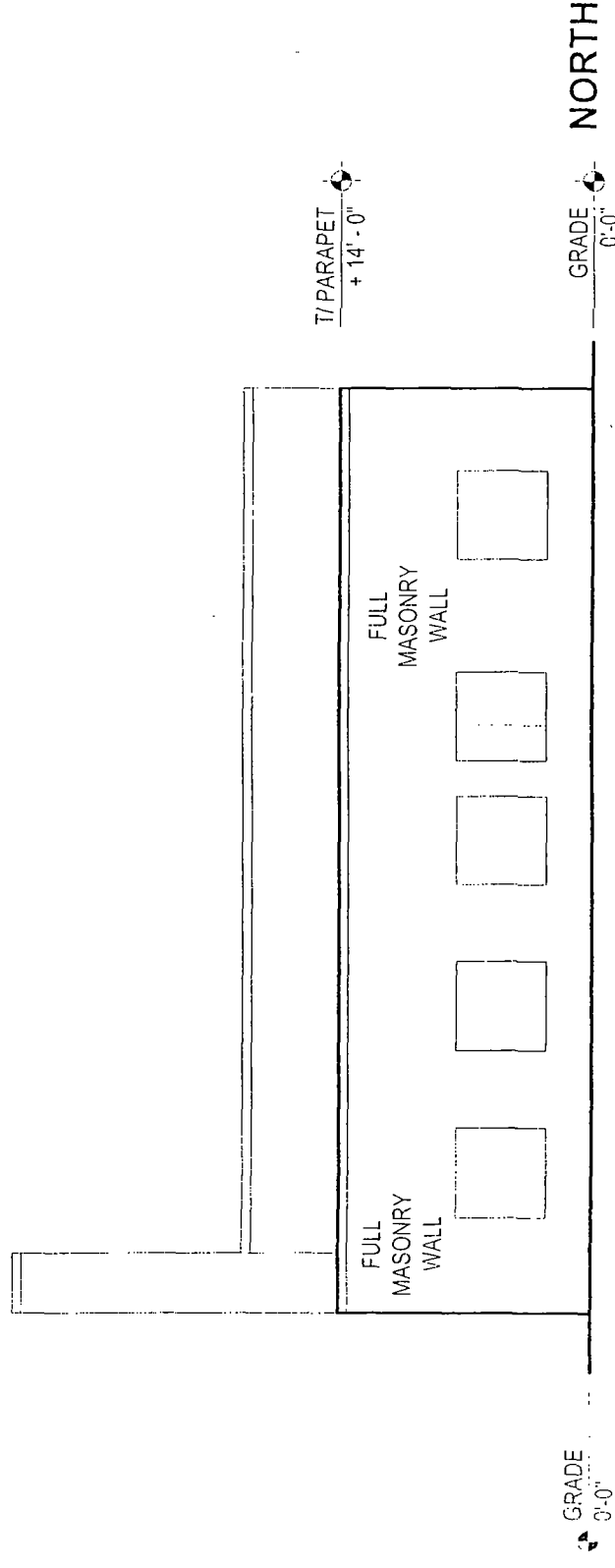


T/ PARAPET
+ 19'-4"



GRADE 0'-0" SOUTH

T/ PARAPET
+ 14'-0"



GRADE 0'-0" NORTH

NORTH AND SOUTH ELEVATIONS -- EXISTING

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

Applicant: Calumet River Fleeting, Inc.

Address: 3025 E. 104th Street

Introduction Date: December 14, 2022

Plan Commission Date: T.B.D.

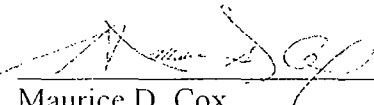




DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

From: 
Maurice D. Cox
Chicago Plan Commission

Date: April 20, 2023

Re: Proposed Waterway-Industrial Planned Development – 3025 E. 104th St.

On April 20, 2023, the Chicago Plan Commission recommended approval of the proposed Waterway-Industrial Planned Development, submitted by Calumet River Fleeting, Inc. The Applicant proposes to rezone the property from PMD 6 (Planned Manufacturing District #6) to Waterway-Industrial Planned Development to renew an expired business license by re-establishing its use as a Motor Vehicle Repair Shop, may include body work, painting or commercial vehicle repairs use group of the Chicago Zoning Ordinance. 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 Michael Penicnak at 312-742-1337.

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