



City of Chicago



SO2017-8972

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 12/13/2017

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 6-I at 2401-2459 S
Rockwell St; 2501-2559 W 24th St; 2500-2558 W 25th St -
App No. 19465

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

ORDINANCE

FINAL FOR PUBLICATION

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

SECTION 1: Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the M1-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 6-I in the area bounded by:

West 24th Street;
A line 601.20 east of and parallel to South Rockwell Street;
West 25th Street;
South Rockwell Street

to those of Manufacturing Planned Development No. _____, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

Common Address(es): 2401-2459 South Rockwell Street;
2501-2559 West 24th Street;
2500-2558 West 25th Street

Manufacturing Planned Development No. _____

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Manufacturing Planned Development Number _____ (“Planned Development”), consists of approximately 358,229 net square feet (8.224 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by 2445 S. Rockwell, 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 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 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

APPLICANT:	2445 S. Rockwell, LLC
ADDRESS:	2401-2459 South Rockwell Street; 2501-2559 West 24th Street; 2500-2558 West 25th Street
INTRODUCTION DATE:	December 13, 2017
CPC DATE:	January 18, 2018

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; Site Plan; Landscape Plan; Building Elevation – North; Building Elevation – East; Building Elevation – South; and Building Elevation – West, prepared by Venture One Real Estate and dated January 18, 2018, 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: Warehousing, Wholesaling and Freight Movement (all); Manufacturing, Production and Industrial Service (Artisan, Limited and General); Retail Sales, General (accessory sales of goods produced on-site, not to exceed 20% of on-site GFA); Wireless Communication Facilities (all); Office (all); Accessory Uses (as defined in § 17-17-0206 of the Chicago Zoning Ordinance).
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 358,229 square feet and a base FAR of 0.62.

APPLICANT:	2445 S. Rockwell, LLC
ADDRESS:	2401-2459 South Rockwell Street; 2501-2559 West 24th Street; 2500-2558 West 25th Street
INTRODUCTION DATE:	December 13, 2017
CPC DATE:	January 18, 2018

9. Upon review and determination, and pursuant to Section 17-13-0610 of the Zoning Ordinance, Part II Review shall be assessed a fee by the Department of Planning and Development. The fee, as determined by staff at the time of its submission, 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 of the Zoning Ordinance. 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 Department of Streets and Sanitation, and the Department of Fleet and Facility Management, under Section 13-32-085 of the Municipal Code, or any other provision of the Municipal 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. 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 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.

APPLICANT: 2445 S. Rockwell, LLC
ADDRESS: 2401-2459 South Rockwell Street; 2501-2559 West 24th Street;
2500-2558 West 25th Street
INTRODUCTION DATE: December 13, 2017
CPC DATE: January 18, 2018

15. The Applicant acknowledges the city's ongoing and evolving initiatives to enhance awareness of, and support and encourage participation by, Minority and Women's Business Enterprise certified contractors and local city residents. To assist the city in promoting such MBE, WBE and local city resident involvement, the Applicant may provide the Department of Planning and Development with any preliminary outreach plans designed to elicit MBE, WBE and local city resident participation, such submission may include copies of certified letters, and receipts of such, sent to MBE/WBE contractor associations and the ward office of the alderman in which this project is proposed to be located. In conjunction with the Applicant's submission for Part II permit reviews, the Applicant will provide DPD (and upon request, the full Plan Commission) with all responses to any preliminary outreach plans and certified letters, updates on any associated communications or meetings and anticipated percentages of MBE, WBE and local city resident participation. Prior to issuance of their Certificate of Occupancy, the Applicant will provide DPD with actual level of MBE and WBE certified contractor and local city resident participation. All such details will be provided in a form acceptable to the Zoning Administrator or Commissioner of the Department of Planning and Development.

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 the pre-existing M1-3 Limited Manufacturing/Business Park District.

APPLICANT:	2445 S. Rockwell, LLC
ADDRESS:	2401-2459 South Rockwell Street; 2501-2559 West 24th Street; 2500-2558 West 25th Street
INTRODUCTION DATE:	December 13, 2017
CPC DATE:	January 18, 2018

*Manufacturing
Planned Development No. ____*

BULK REGULATIONS AND DATA TABLE

Gross Site Area: 419,687 sq. ft. (9.635 acres)

Area in Adjoining Right-of-Way: 61,458 sq. ft. (1.411 acres)

Net Site Area: 358,229 sq. ft. (8.224 acres)

Maximum Floor Area Ratio (FAR): 0.62

Maximum Dwelling Units 0 dwelling units

Minimum Number of Off-Street Parking Spaces: 100 parking spaces

Minimum Number of Loading Spaces: 10 spaces (10' x 25')

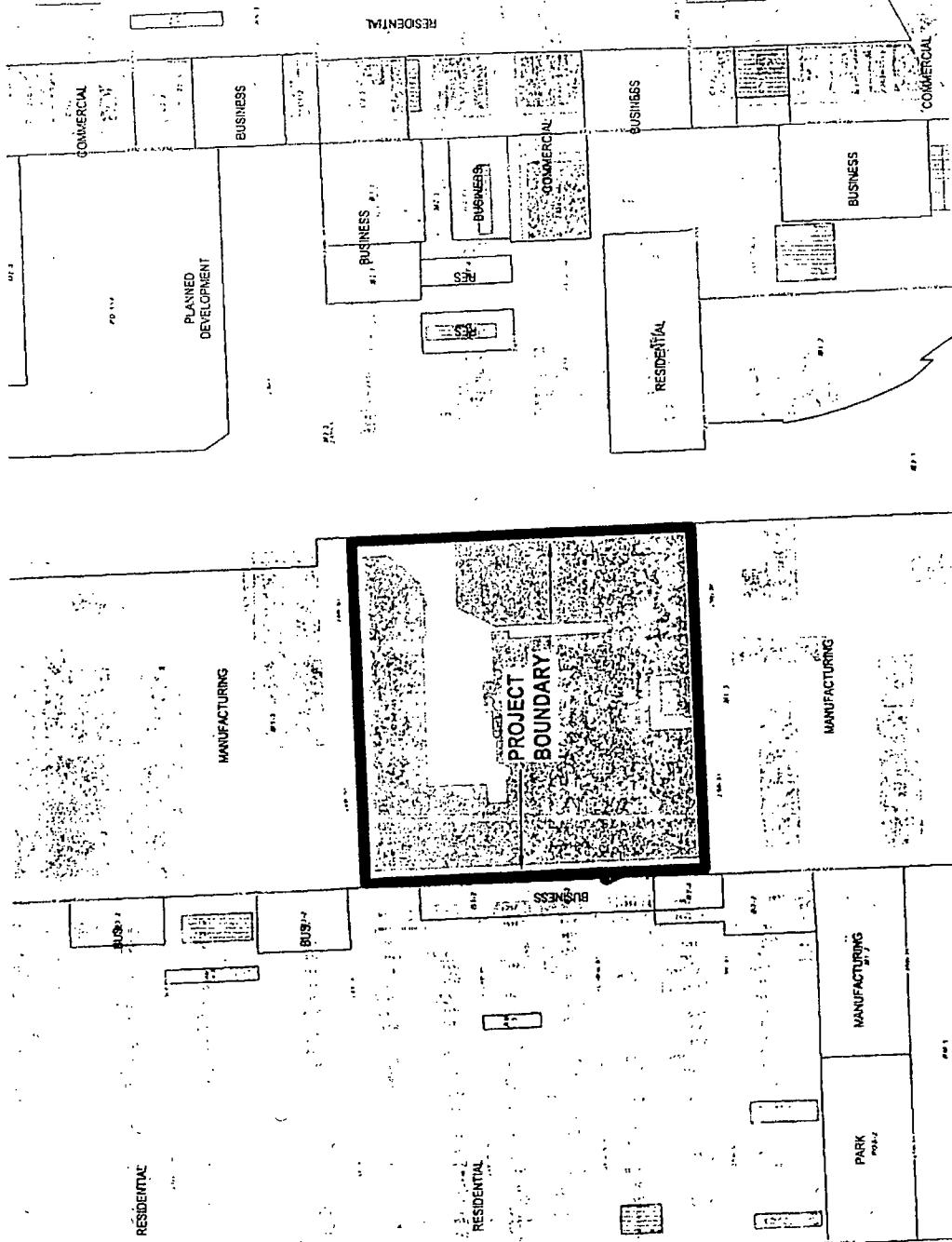
Minimum Setbacks from Property Lines: Per attached site plans.

Maximum Building Height: 40 feet

**Maximum Freestanding Cellular/Wireless
Communication Tower Height:** 99 feet

APPLICANT: 2445 S. Rockwell, LLC
ADDRESS: 2401-2459 South Rockwell Street; 2501-2559 West 24th Street;
2500-2558 West 25th Street
INTRODUCTION DATE: December 13, 2017
CPC DATE: January 18, 2018

FINAL FOR PUBLICATION



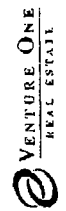
EXISTING ZONING MAP

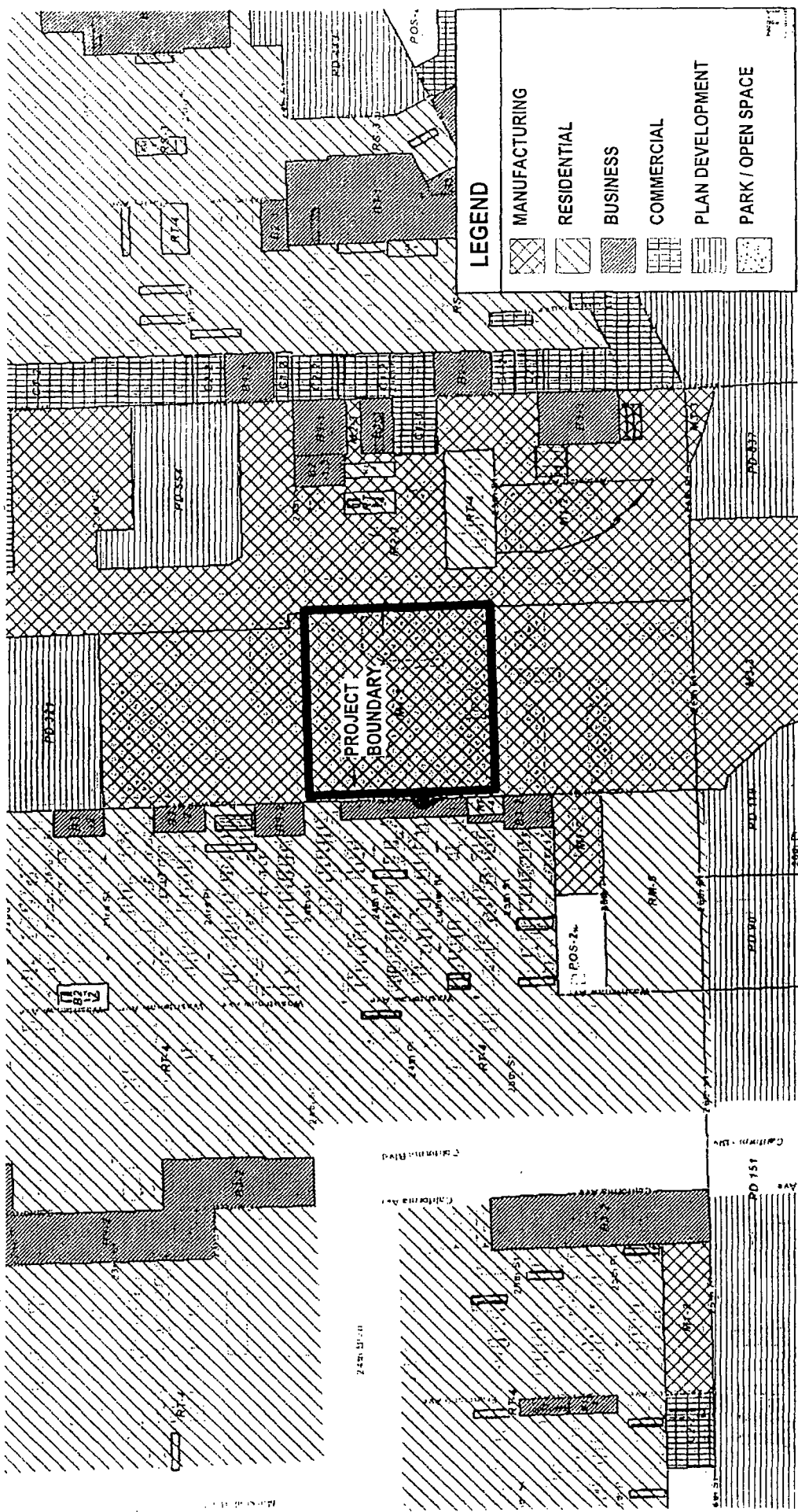


APPLICANT: 2445 S. ROCKWELL, LLC
 2401-2459 NORTH ROCKWELL STREET;
 ADDRESS: 2501-2559 WEST 24TH STREET;
 2500-2558 WEST 25TH STREET.

INTRODUCTION DATE: DECEMBER 13, 2017
 CPC DATE: JANUARY 18, 2018

VENTURE ONE REAL ESTATE





LEGEND

- MANUFACTURING
- RESIDENTIAL
- BUSINESS
- COMMERCIAL
- PLAN DEVELOPMENT
- PARK / OPEN SPACE

EXISTING LAND USE MAP

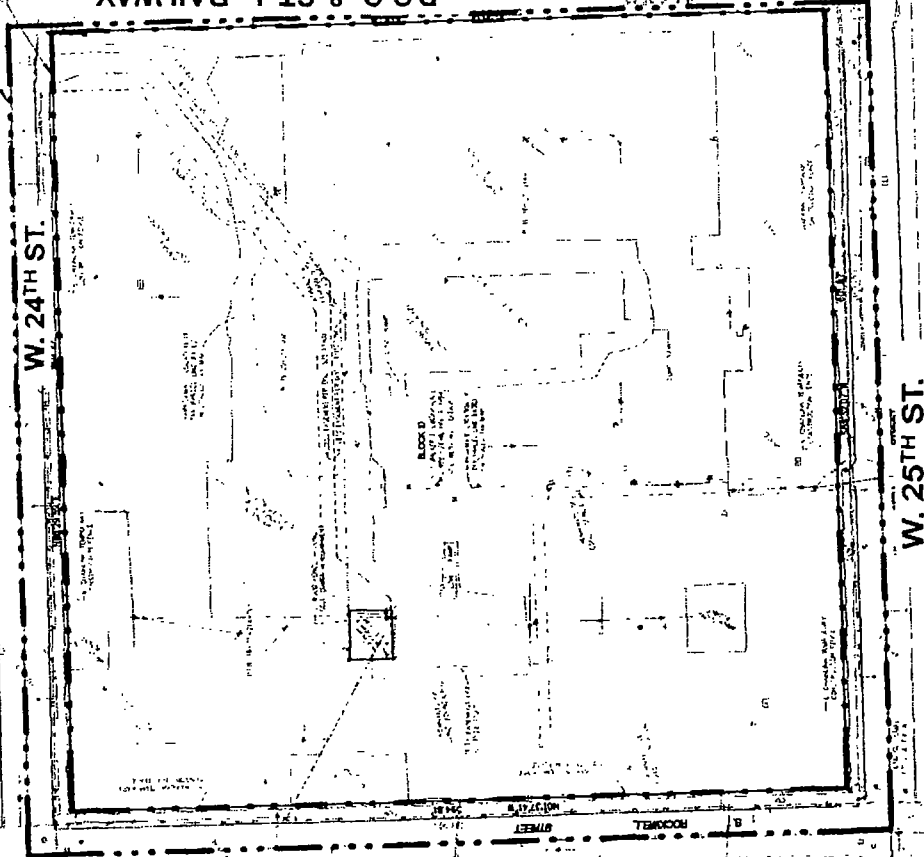


APPLICANT: 2445 S. ROCKWELL, LLC
 ADDRESS: 2401-2459 NORTH ROCKWELL STREET;
 2501-2559 WEST 24TH STREET;
 2500-2558 WEST 25TH STREET.

INTRODUCTION DATE: DECEMBER 13, 2017
 CPC DATE: JANUARY 18, 2018

PLANNED DEVELOPMENT BOUNDARY LINE

PROPERTY LINE



W. 24TH ST.

W. 24TH PL.

W. LUTHER ST.

W. 25TH ST.

P.C.C. & ST. L. RAILWAY
AND B. & O.C.T. RAILROAD

PROJECT AREA	
GROSS SITE AREA	419,687 SF
AREA IN ADJACENT PUBLIC WAY	61,458 SF
NET SITE AREA	358,229 SF

NOT FOR PUBLICATION

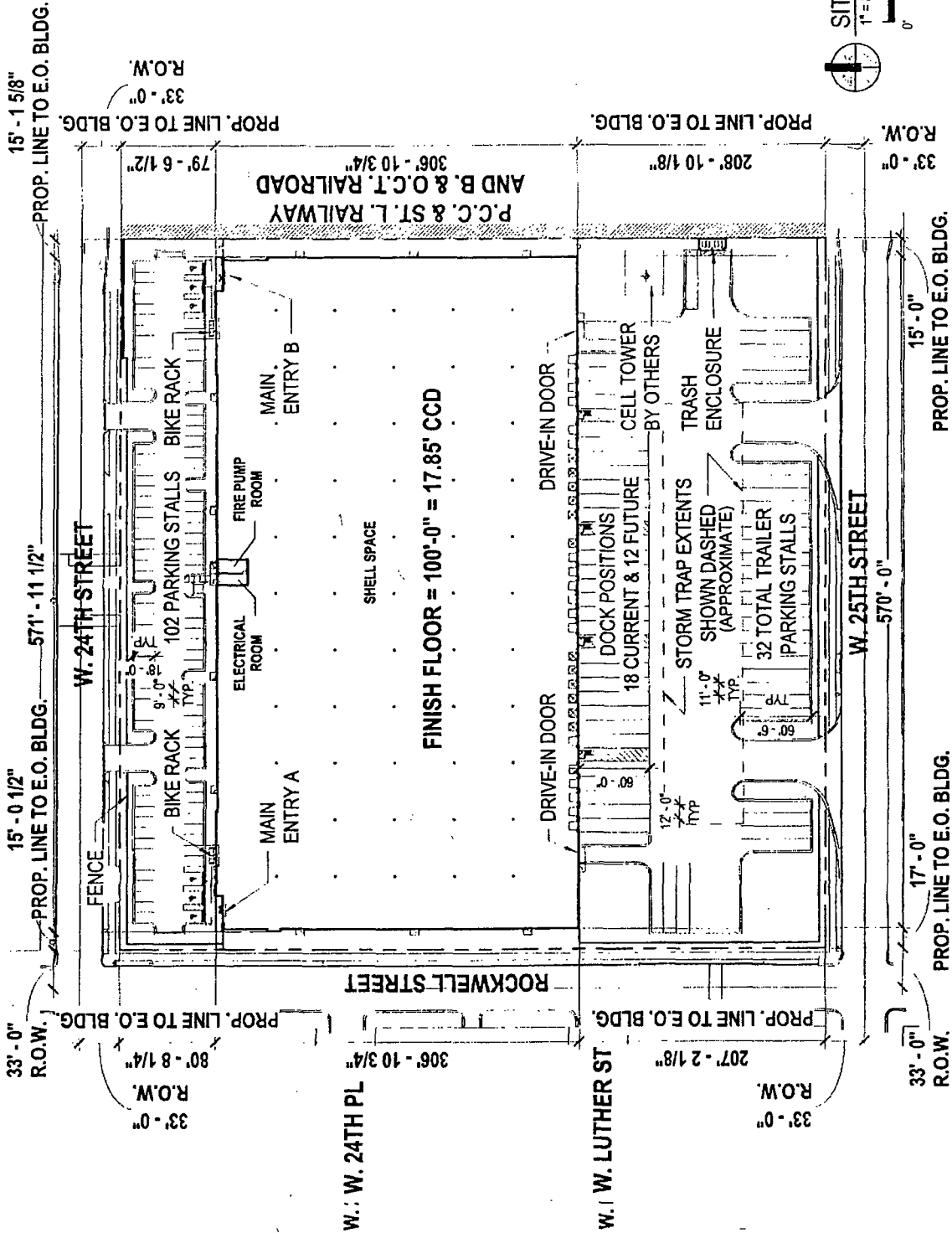


PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

INTRODUCTION DATE: DECEMBER 13, 2017
CPC DATE: JANUARY 18, 2018

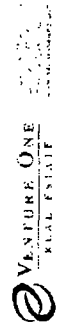
APPLICANT:
ADDRESS:

2445 S. ROCKWELL, LLC
2401-2459 NORTH ROCKWELL STREET
2501-2559 WEST 24TH STREET;
2500-2558 WEST 25TH STREET.

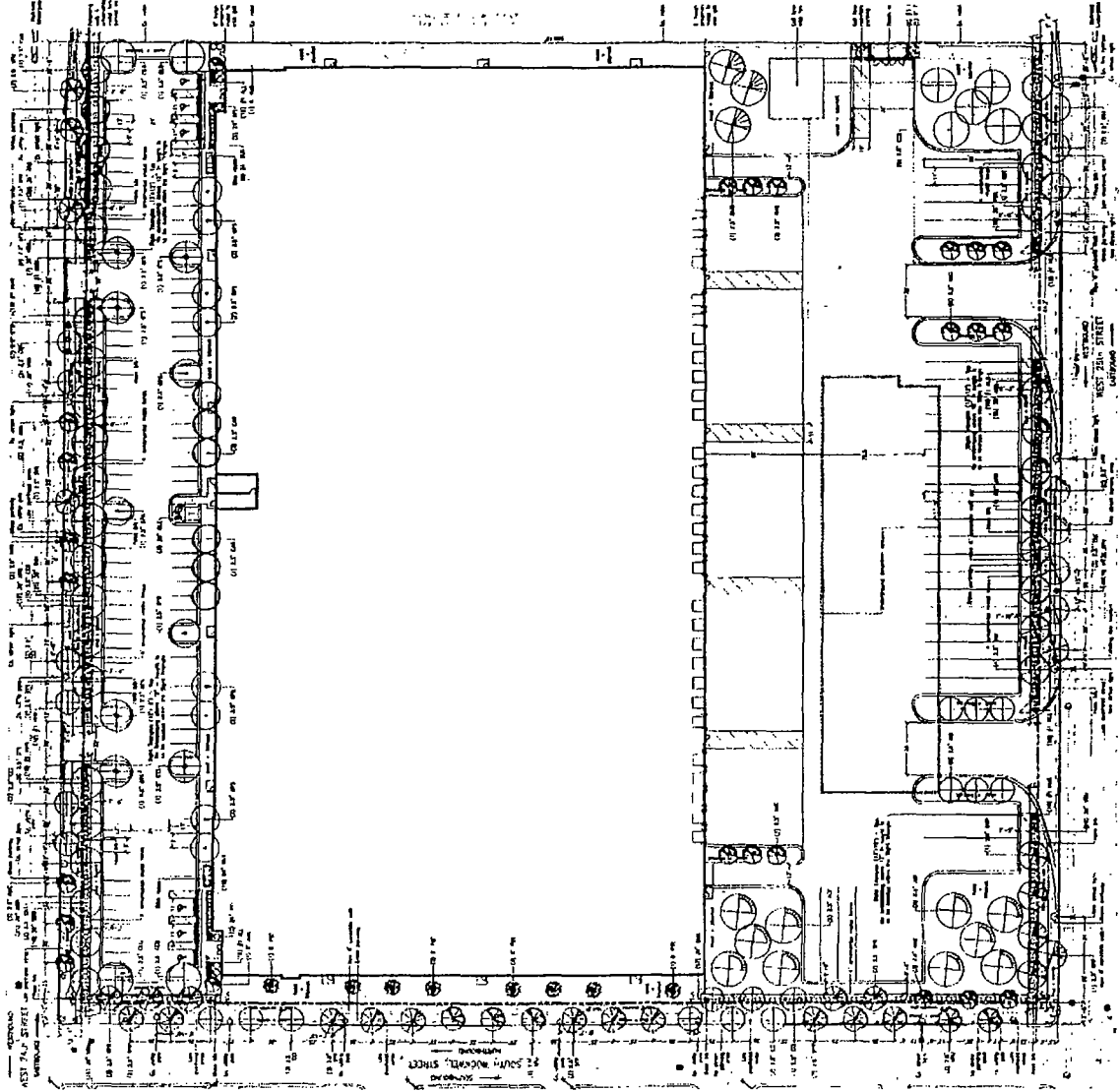


APPLICANT: 2445 S. ROCKWELL, LLC
 ADDRESS: 2401-2459 NORTH ROCKWELL STREET;
 2501-2559 WEST 24TH STREET;
 2500-2558 WEST 25TH STREET.

INTRODUCTION DATE: DECEMBER 13, 2017
 CPC DATE: JANUARY 18, 2018



LANDSCAPE PLAN



PARKING LOT & VEHICULAR USE AREA CALCULATIONS

	NORTH LOT	SOUTH LOT
TOTAL VEHICULAR USE AREA	33,488 SF	94,485 SF
INTERNAL LANDSCAPE AREA REQUIRED (10%)	3,349 SF	9,449 SF
INTERNAL LANDSCAPE AREA PROVIDED (15%)	5,212 SF	22,969 SF
TREE COUNT		
ONE TREE / 125 SF REQUIRED	27 TREES	76 TREES
TREES PROVIDED	27 TREES	30 TREES

DECEMBER 13, 2017
JANUARY 18, 2018

INTRODUCTION DATE:
CPC DATE

APPLICANT: 2445 S. ROCKWELL, LLC
ADDRESS: 2401-2459 NORTH ROCKWELL STREET;
2501-2559 WEST 24TH STREET;
2500-2558 WEST 25TH STREET.

15' - 2 1/8"

PROP. LINE TO E.O. BLDG

P.C. & ST. L. RAILROAD
AND B.&O.T. RAILROAD

TWALL 40' - 0"

OVERFLOW
SCUPPER, TYP.

PREFINISHED
METAL COPING

TWALL 38' - 6"

LEVEL 01
0'-0"

ALUMINUM PICKET
SECURITY FENCE

INSULATED GLAZING
ASSEMBLY

PRECAST WALL
PANELS, PAINTED, TYP.

HOLLOW
METAL DOOR,
PAINTED

KNOCK OUT
PANEL (FUTURE)

15' - 0 1/2"

PREFINISHED
METAL COPING

TWALL 40' - 0"

OVERFLOW
SCUPPER, TYP.

TWALL 38' - 6"

PROP. LINE TO E.O. BLDG

LEVEL 01
0'-0"

KNOCK OUT
PANEL (FUTURE)

PRECAST WALL
PANELS, PAINTED, TYP.


HOLLOW METAL
DOOR, PAINTED

INSULATED GLAZING
ASSEMBLY

ROCKWELL
STREET

BUILDING ELEVATION - NORTH

1" = 20'-0"

 VENTURE ONE
REAL ESTATE

INTRODUCTION DATE:
CPC DATE

DECEMBER 13, 2017
JANUARY 18, 2018

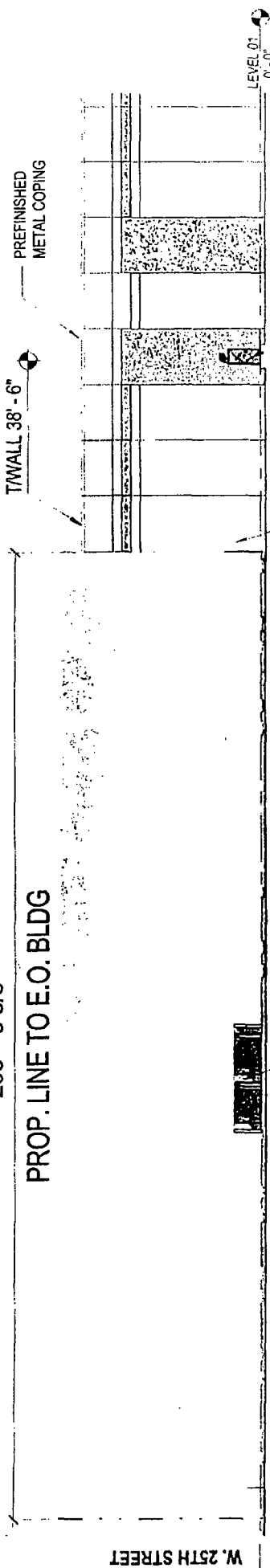
APPLICANT:
ADDRESS:

2445 S. ROCKWELL, LLC
2401-2459 NORTH ROCKWELL STREET;
2501-2559 WEST 24TH STREET;
2500-2558 WEST 25TH STREET.

NOT FOR CONSTRUCTION

208' - 9 5/8"

PROP. LINE TO E.O. BLDG



CMU TRASH ENCLOSURE, PAINTED

HOLLOW METAL DOOR, PAINTED

PRECAST WALL PANELS, PAINTED, TYP.

TWALL 38' - 6"

LEVEL 01
0' - 0"

PREFINISHED METAL COPING

TWALL 38' - 6"

TWALL 40' - 0"

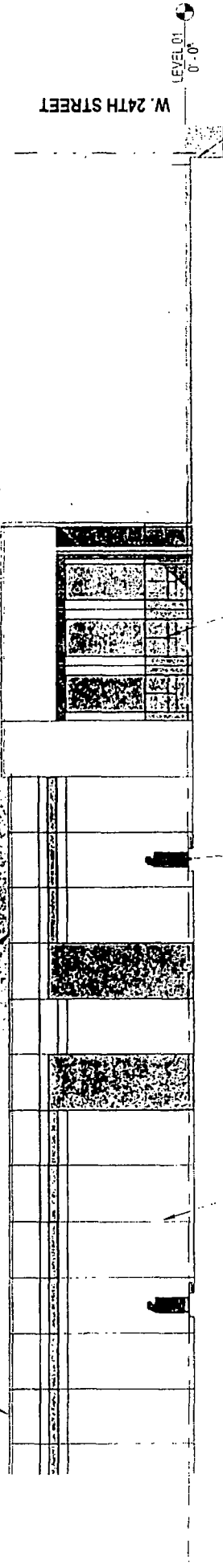
79' - 6 1/2"

PROP. LINE TO E.O. BLDG

W. 24TH STREET

LEVEL 01
0' - 0"

BLOCK RETAINING WALL



INSULATED GLAZING ASSEMBLY

HOLLOW METAL DOOR, PAINTED

PRECAST WALL PANELS, PAINTED, TYP.

TWALL 38' - 6"

TWALL 40' - 0"

79' - 6 1/2"

PROP. LINE TO E.O. BLDG

W. 24TH STREET

LEVEL 01
0' - 0"

BLOCK RETAINING WALL

BUILDING ELEVATION - EAST

1" = 20'-0"

APPLICANT: 2445 S. ROCKWELL, LLC
 ADDRESS: 2401-2459 NORTH ROCKWELL STREET;
 2501-2559 WEST 24TH STREET;
 2500-2558 WEST 25TH STREET.

INTRODUCTION DATE: DECEMBER 13, 2017
 CPC DATE: JANUARY 16, 2018

VENTURE ONE REAL ESTATE
 10001 Park Blvd., Suite 400
 Dallas, TX 75244
 214.424.1100
 www.ventureone.com

VENTURE ONE REAL ESTATE

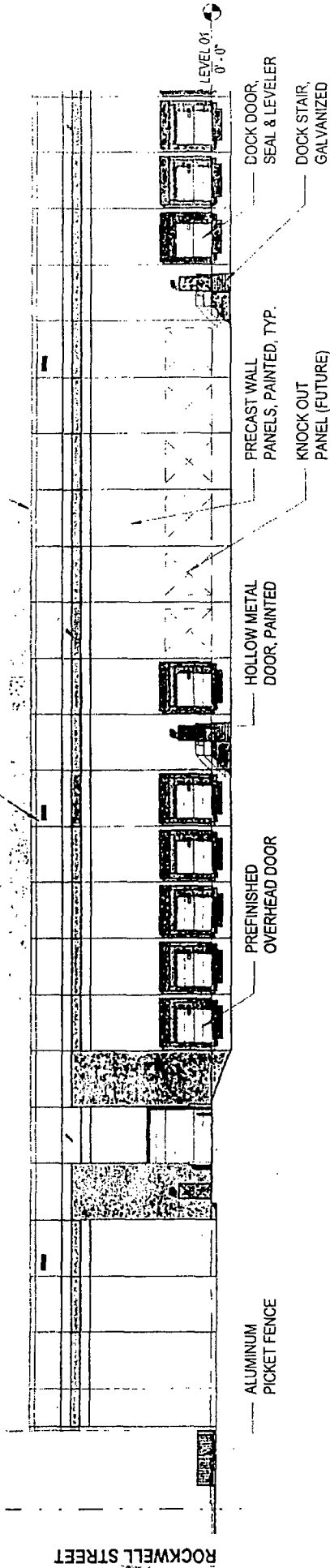


NOT TO SCALE

17'-0"
PROP. LINE TO E.O. BLDG

OVERFLOW
SCUPPER, TYP.

PREFINISHED
METAL COPING

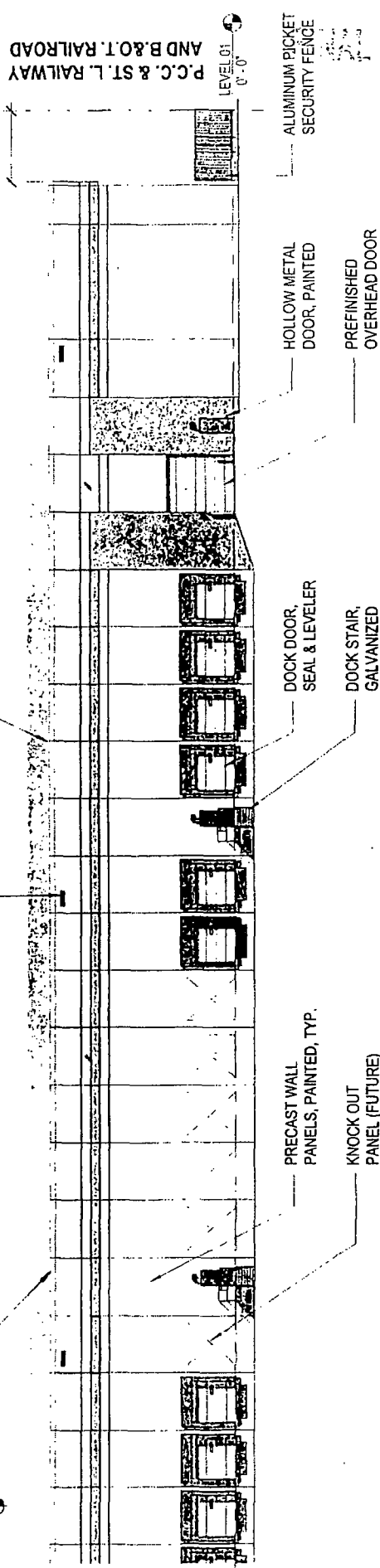


15'-0"
PROP. LINE TO E.O. BLDG

OVERFLOW
SCUPPER, TYP.

PREFINISHED
METAL COPING

T/WALL 38'-6"



BUILDING ELEVATION - SOUTH
1" = 20'-0"

INTRODUCTION DATE: DECEMBER 13, 2017
CPC DATE: JANUARY 18, 2018

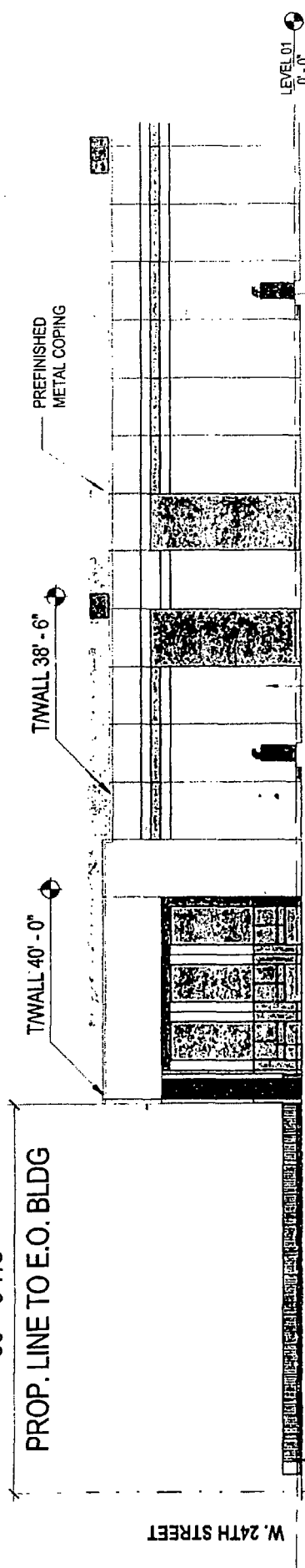
APPLICANT: 2445 S. ROCKWELL, LLC
ADDRESS: 2401-2459 NORTH ROCKWELL STREET
2501-2559 WEST 24TH STREET;
2500-2558 WEST 25TH STREET.

VENTURE ONE REAL ESTATE

ROCKWELL

80' - 9 7/8"

PROP. LINE TO E.O. BLDG



ALUMINUM PICKET FENCE

INSULATED GLAZING ASSEMBLY

PRECAST WALL PANELS, PAINTED, TYP.

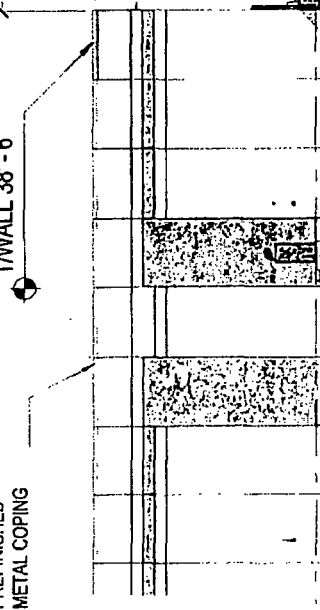
HOLLOW METAL DOOR, PAINTED

PREFINISHED METAL COPING

LEVEL 01
0'-0"

PREFINISHED METAL COPING

TWALL 38'-6"



PRECAST WALL PANELS, PAINTED, TYP.

HOLLOW METAL DOOR, PAINTED

ALUMINUM PICKET FENCE

CMU TRASH ENCLOSURE, PAINTED

LEVEL 01
0'-0"

207 - 2 1/8"

PROP. LINE TO E.O. BLDG

BUILDING ELEVATION WEST

1" = 20'-0"

VENTURE ONE
REAL ESTATE

600 N. 1st Street, Suite 100
Casper, WY 82501
Phone: 307.234.1111
www.ventureone.com

INTRODUCTION DATE:
CPC DATE

DECEMBER 13, 2017
JANUARY 18, 2018

APPLICANT:
ADDRESS:

2445 S. ROCKWELL, LLC
2401-2459 NORTH ROCKWELL STREET,
2501-2559 WEST 24TH STREET,
2500-2558 WEST 25TH STREET.

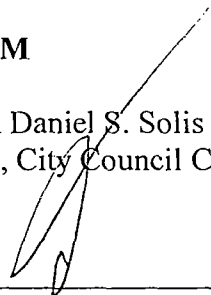


19465
FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

From: 
David L. Reifman
Chicago Plan Commission

Date: January 18, 2018

Re: Proposed Planned Development for the property generally located at 2445 S. Rockwell Street

On January 18, 2018, the Chicago Plan Commission recommended approval of the proposed planned development submitted by 2445 S. Rockwell Street LLC. A copy of the proposed planned development 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)



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

RESOLUTION

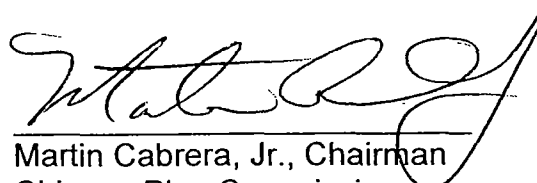
2445 SOUTH ROCKWELL AVENUE
PROPOSED PLANNED DEVELOPMENT (APPLICATION #19465)

- WHEREAS,** the applicant, 2445 South Rockwell Street LLC, proposes to establish a Manufacturing Planned Development in the South Lawndale Community Area; and
- WHEREAS,** the applicant proposes the construction of a one-story, 175,000 square foot industrial warehouse building with 100 accessory parking stalls provided on site;
- WHEREAS,** the application has been submitted as a mandatory planned development because the proposed site located in a M1-3 Limited Manufacturing/Business Park District measures greater than 5 acres in size on a parcel of land located within 100 feet of a residential zoned property; and
- WHEREAS,** an application for a Planned Development approval was introduced into the City Council on December 13, 2017; and
- WHEREAS,** notice of the public hearing to consider the application was published in the Chicago Sun-Times on January 3, 2018; the applicant was notified of the hearing; and the proposed Planned Development application was considered at a public hearing by this Plan Commission on January 18, 2018; and
- WHEREAS,** this Plan Commission has reviewed the application with respect to the Planned Development provisions of the Chicago Zoning Ordinance and finds that the proposal would be consistent with that ordinance; and
- WHEREAS,** the Department of Planning and Development recommends approval of the application, which recommendation and the reasons therefore are contained in the Department's written report dated January 18, 2018, a copy of which is attached hereto and made a part hereof; and

WHEREAS, this Plan Commission has fully reviewed the application and all information submissions associated with the proposed development, the report and recommendation of the Department of Planning and Development, and all other testimony presented at the public hearing held on January 18, 2018, giving due consideration to the Planned Development Standards and Guidelines contained in the Chicago Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:

1. THAT the final Planned Development Application, dated January 18, 2018, be approved as being in conformance with the provisions, terms and conditions of the Chicago Zoning Ordinance; and
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning, Landmarks and Building Standards of the final Planned Development Application, dated, January 18, 2018; and
3. THAT the above-stated recitals to this resolution, together with the report of the Department of Planning and Development, be adopted as the findings of fact of the Chicago Plan Commission regarding this Zoning Map Amendment and Planned Development Application.


Martin Cabrera, Jr., Chairman
Chicago Plan Commission

Approved: January 18, 2018
MPD No. _____