



# City of Chicago



SO2021-3673

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/14/2021
<b>Sponsor(s):</b>	Curtis (18)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 18-I at 2850 W Columbus Ave
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# Final for Publication

## ORDINANCE

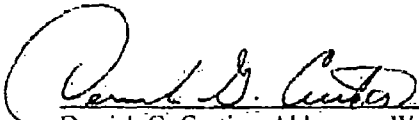
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Manufacturing Planned Development Number 776, as amended and indications as shown on Map No. 18-1 in the area bounded by:

The Chicago and Western Indiana Belt Railroad right-of-way; a line 589.70 feet west of South California Avenue; a line 82.00 feet south of the south line of the Chicago and Western Indiana Belt Railroad right-of-way; a line 138.89 feet west of South California Avenue; the Chicago and Western Indiana Belt Railroad right-of-way; South California Avenue; West Columbus Avenue; West 77<sup>th</sup> Street; a line 538.76 feet west of the northwesterly line of West Columbus Avenue as measured along the north line of West 77<sup>th</sup> Street; a line 35.00 feet north of West 77<sup>th</sup> Street; and the centerline of Vacated South Sacramento Avenue

to those of a Manufacturing Planned Development Number 776, as amended, which is hereby established in the area described above.

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

  
Derrick G. Curtis - Alderman, Ward 18

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## BUSINESS PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Manufacturing Planned Development, as amended (the "Planned Development") consists of approximately 1,483,680.36 square feet (34.06 acres) of property which is depicted on the attached Property and Planned Development Boundary Map (the "Property").
2. 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, alleys or easements or any adjustments of rights-of-way shall require a separate submittal on behalf of Applicant, its successors, assignees or grantees, and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon Applicant and on its successors and assigns and, if different than Applicant, the legal titleholders. All rights granted hereunder to the Applicant shall inure to the benefit of Applicant and Applicant's successors and assigns. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for the purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) is made or shall be under single ownership or designated control. Single designated control is defined Section 17-8-0400 of the Chicago Zoning Ordinance ("Zoning Ordinance").
4. This Planned Development consists of thirteen (13) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Property Line and Planned Development Boundary Map. The Site Plan and Elevations for the Property previously approved under Manufacturing Planned Development No. 776 as originally adopted on March 3, 2001 and amended on May 12, 2010, including any Administrative Modification affecting the Property, are herein incorporated by this reference. Full-sized copies of these plans and 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 Zoning ordinance, this Planned Development ordinance shall apply.
5. The following uses are permitted under this Planned Development: container storage and all uses permitted in an M2-1 Light Industry District, including but not limited to warehousing, manufacturing and distribution.
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

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of Planning and Development (“DPD”). Off-Premise signs are prohibited within the boundary of the Planned Development.

7. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Any changes to ingress and egress as depicted in the plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department. Off-street parking and loading facilities shall be provided in compliance with this Planned Development. A minimum of two percent (2%) of all parking spaces provided pursuant to this Planned Development shall be designated and designed for parking for the handicapped.
8. Height restrictions on any building or any appurtenance attached thereto prescribed in this Planned Development shall be subject to height limitations as certified and approved by the Federal Aviation Administration. None of the structures proposed will exceed any federal or local height restrictions, in addition to the requirements of the Bulk Regulations and Data Table.
9. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent right-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the plans described in Statement Number 4 and the provisions of Section 10-32-050 of the Chicago Landscape Ordinance. Other amenities include pedestrian walkways from parking areas, striped pedestrian crosswalks from parking areas across roadways, landscaping, landscaped terraces adjacent to employee entrances into the facility, opportunities for outdoor eating and a system to avoid ponding on the site.
10. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Commissioner of the Department, upon the application for such a modification by Applicant or its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
11. Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy natural resources. All developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development and in effect as of the date hereof.
12. 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 new 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 at the time of application for a building permit.

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13. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.

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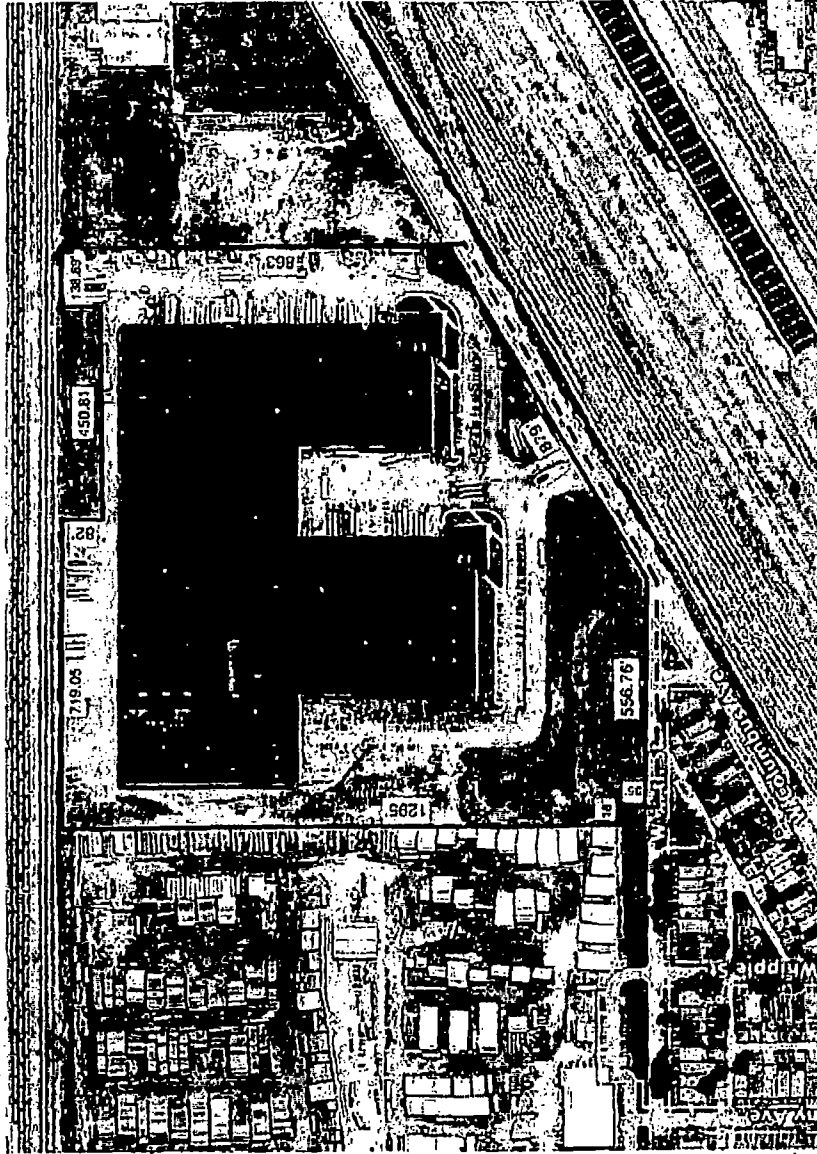
## BUSINESS PLANNED DEVELOPMENT PLAN OF DEVELOPMENT BULK REGULATIONS AND DATA TABLE

<u>Net Site Area:</u>	1,483,680.36 sq. ft.
<u>Area remaining in the public right-of-way:</u>	58,798.29 sq. ft.
<u>GROSS SITE AREA:</u>	1,542,478.65 sq. ft.
<u>MAXIMUM FLOOR AREA RATIO:</u>	1.2
<u>MAXIMUM BUILDING HEIGHT:</u>	85 feet
<u>MINIMUM NUMBER OF ACCESSORY OFF-STREET PARKING:</u>	149 spaces
<u>MINIMUM NUMBER OF OFF-STREET LOADING BERTHS:</u>	14
<u>MINIMUM SETBACKS FROM PROPERTY LINE:</u>	In accordance with the Site Plan

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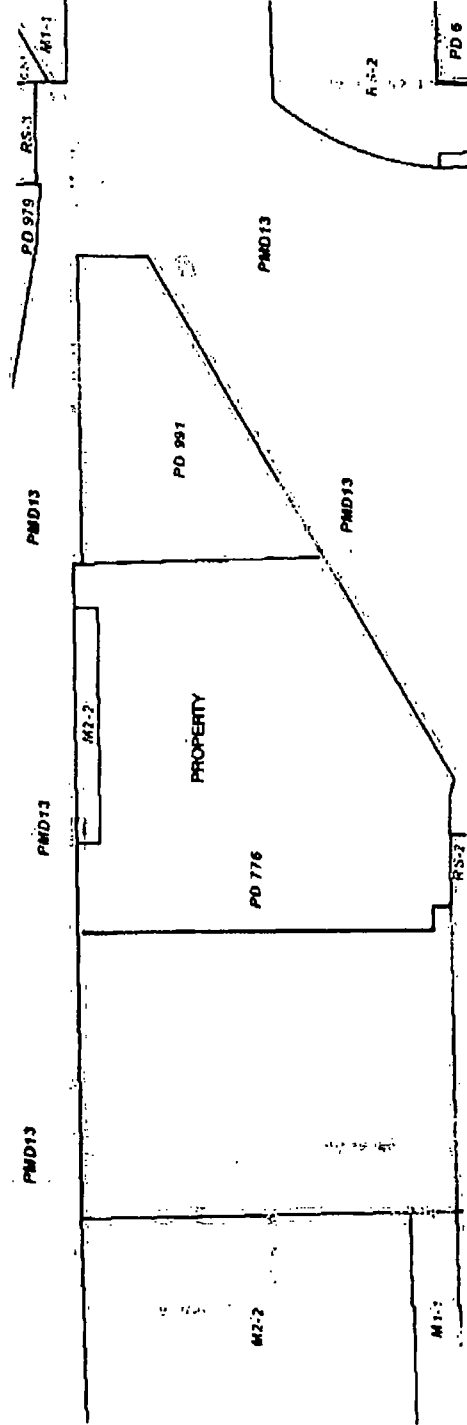
PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP



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## EXISTING ZONING MAP



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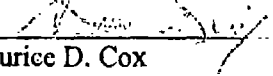




DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

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

From:   
Maurice D. Cox  
Chicago Plan Commission

Date: October 21, 2021

Re: Proposed Amendment to Manufacturing Planned Development No. 776 for the property generally located at 2850 W. Columbus Ave.

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On October 21, 2021, the Chicago Plan Commission recommended approval of the proposed amendment to Planned Development No. 776 submitted by Alderman Derrick G. Curtis (18<sup>th</sup>). A copy of the proposed planned development amendment 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)