



City of Chicago



O2018-9255

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/12/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 224-B at 11814-11858 S Morgan St and 1000-1028 W 119th St - App No. 19878
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#19878
INTRO DATE
DEC 12, 2018

ORDINANCE

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

SECTION 1: That the Chicago Zoning Ordinance be amended by changing all of the Planned Manufacturing District #10 symbols and indications as shown on Map Number 224-B in the area bounded by:

West 119th Street; South Morgan Street; a line approximately 425 feet north of and parallel to West 119th Street; and a line approximately 283 feet west of and parallel to South Morgan Street

to those of Institutional Planned Development [], which is hereby established in the area above described, subject to such use and bulk regulation as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

ADDRESS: 11814-11858 South Morgan Street and 1000-1028 West 119th Street

INSTITUTIONAL PLANNED DEVELOPMENT NO.
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Institutional Planned Development Number _____, (Planned Development) consists of approximately 120,338 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property). The Property is owned by the City of Chicago and the Applicant is the Public Building Commission.
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 Aerial Map; Existing Zoning Map/Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Floor Plans; and, Building Elevations (North, South, East and West) prepared by DLR Group 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 Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for

Applicant: Public Building Commission

Address: 11814-11858 South Morgan Street and 1000-1028 West 119th Street

Date Introduced: December 12, 2018

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: safety services including fire station, office, accessory and non-accessory parking, and all other related 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 120,338 square feet.
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 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 Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125, 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

Applicant: Public Building Commission

Address: 11814–11858 South Morgan Street and 1000-1028 West 119th Street

Date Introduced: December 12, 2018

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.
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 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.

Applicant: Public Building Commission

Address: 11814-11858 South Morgan Street and 1000-1028 West 119th Street

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16. Any and all of the Applicant's development rights as contained in this Planned Development shall fully vest, and shall be enforceable upon the Applicant's commencement of any portion of the proposed improvements that are contemplated herein. Should this Planned Development ordinance lapse pursuant to the terms of Section 17-13-0612, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to Planned Manufacturing District #10.

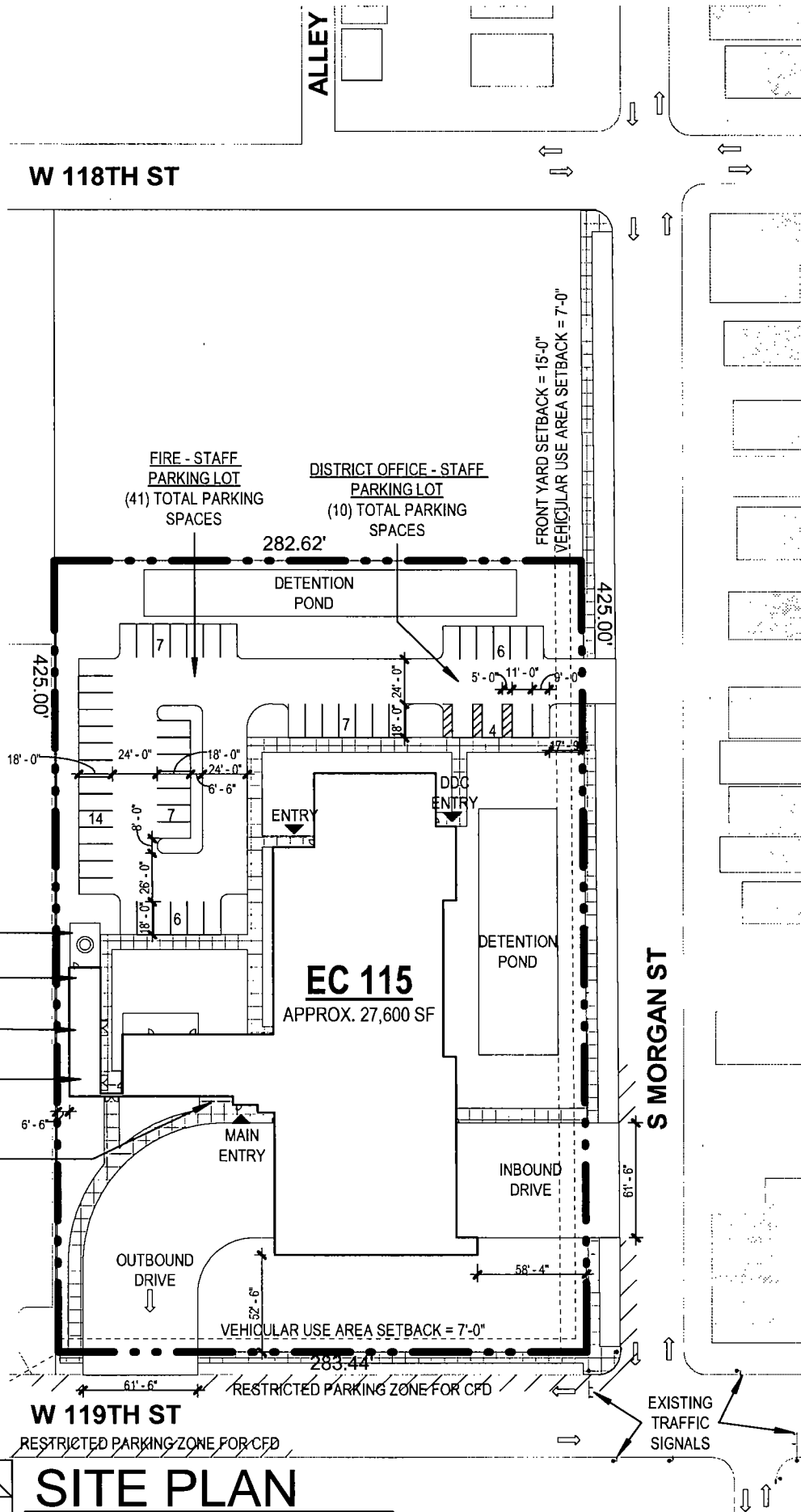
INSTITUTIONAL PLANNED DEVELOPMENT NUMBER _____
BULK REGULATION AND DATA TABLE

Gross Site Area:	145,100 square feet
Net Site Area:	120,338 square feet
Public Area Right-of-Way	24,762 square feet
Maximum Floor Area Ratio:	3.0
Minimum Number of Off-Street Loading Spaces:	In accordance with the Site Plan
Minimum Number of Off-Street Parking Spaces:	In accordance with the Site Plan
Minimum Number of Bicycle Parking Spaces:	In accordance with the Site Plan
Maximum Building Height	In accordance with the Site Plan
Minimum Required Setback	In accordance with the Site Plan

APPLICANT: The Public Building Commission of Chicago
ADDRESS: 11814–11858 South Morgan Street and 1000-1028 West 119th Street
DATE: December 12, 2018

SITE PLAN

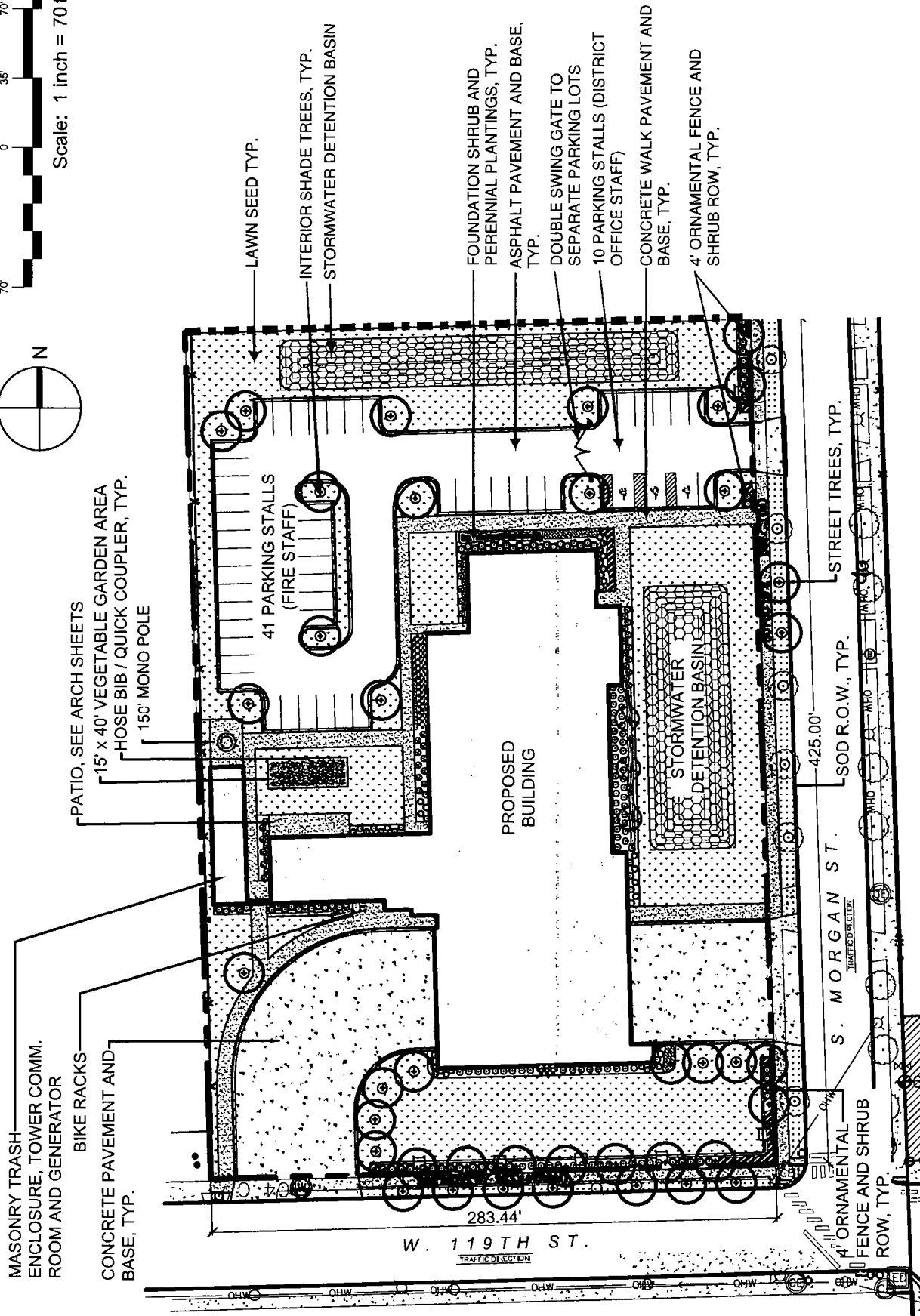
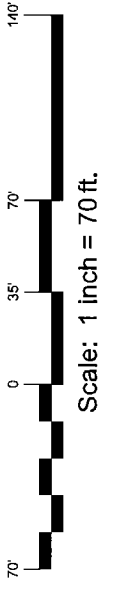
APPLICANT: THE PUBLIC BUILDING COMMISSION OF CHICAGO
DATE INTRODUCED: DECEMBER 12, 2018
ADDRESS: 11814 - 11858 S MORGAN STREET, AND 1000 - 1028 W 119TH STREET



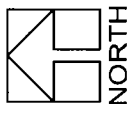
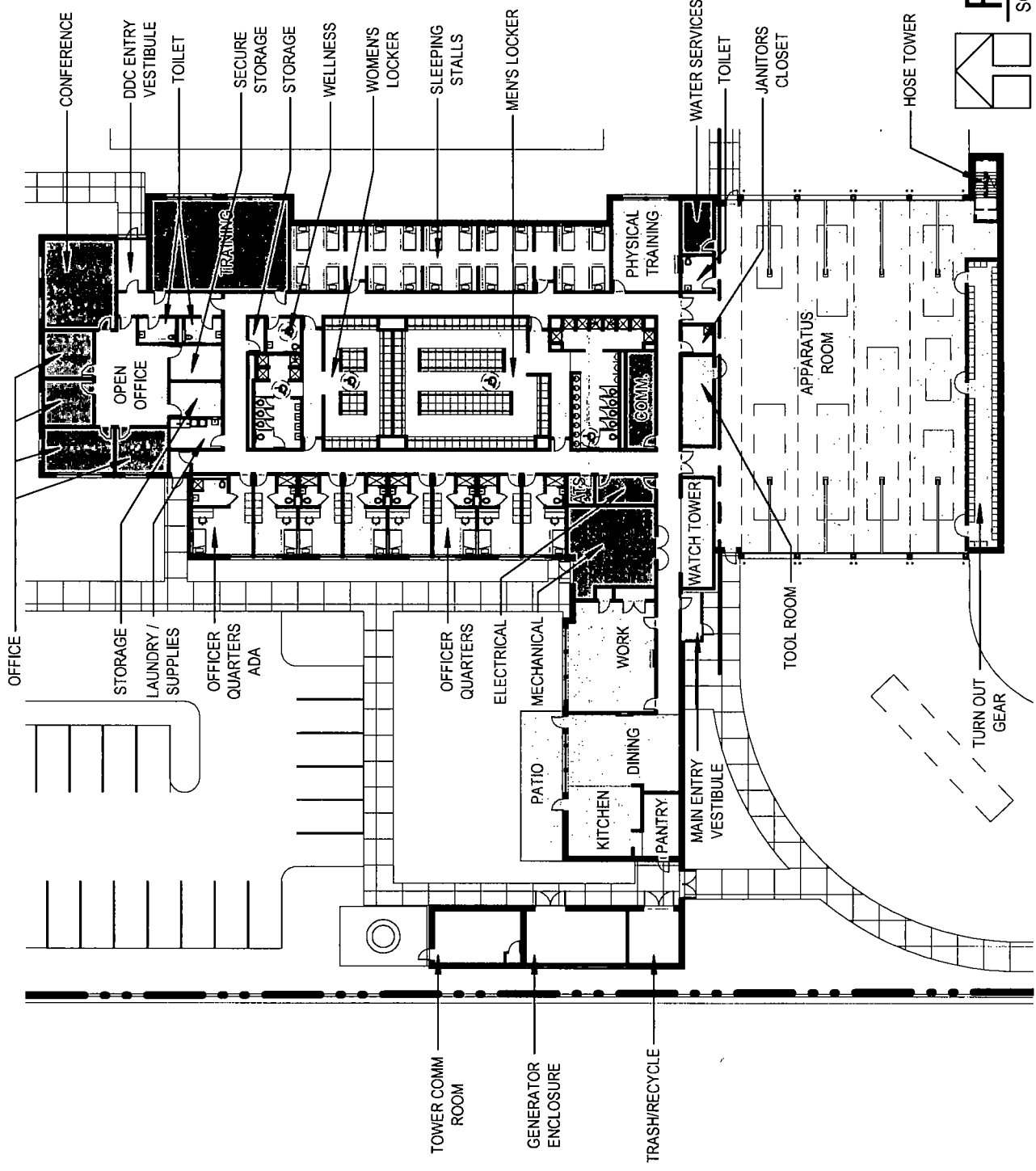
SITE PLAN

SCALE: 1" = 80'-0"





1 LANDSCAPE PLAN
SCALE: 1" = 70'-0"

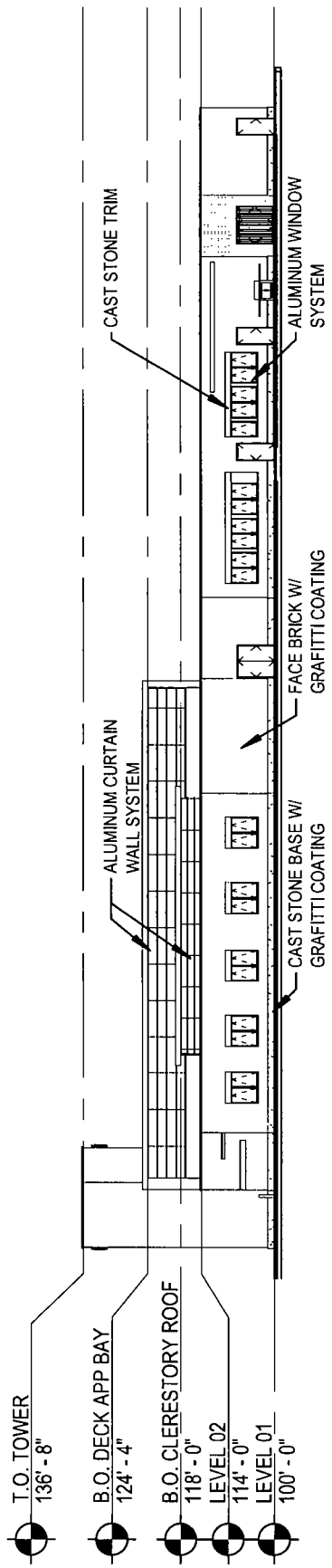


FLOOR PLAN

SCALE: 1" = 40'-0"

PLAN

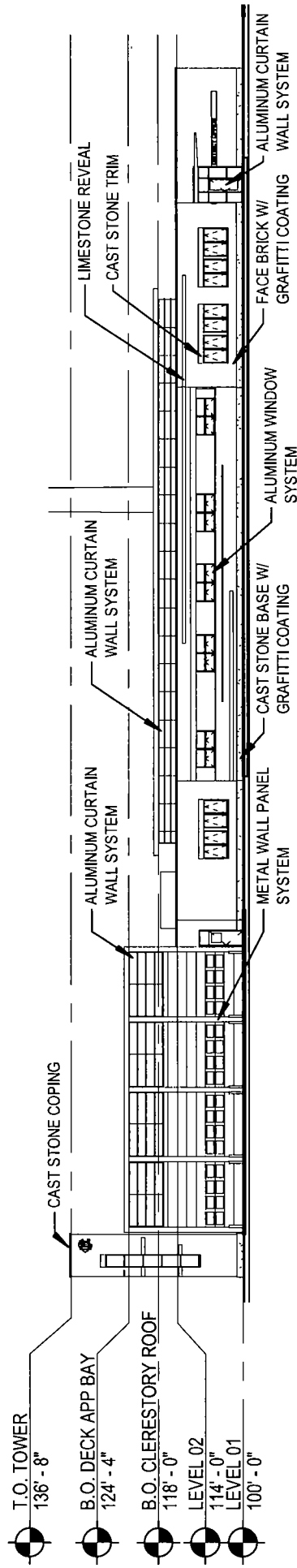
APPLICANT: THE PUBLIC BUILDING COMMISSION OF CHICAGO
 DATE INTRODUCED: DECEMBER 12, 2018
 ADDRESS: 11814 - 11858 S MORGAN STREET, AND 1000 - 1028 W 19TH STREET



NORTHELEVATION

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

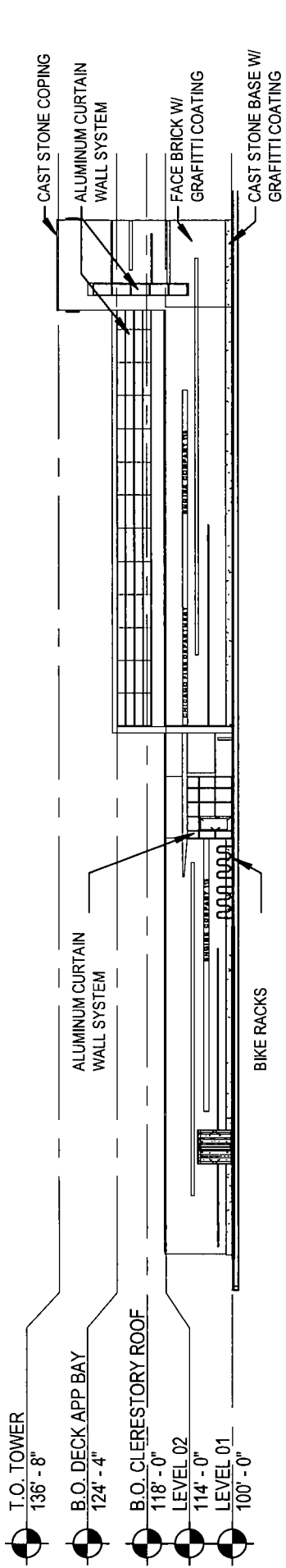
- T.O. TOWER
136' - 8"
- B.O. DECK APP BAY
124' - 4"
- B.O. CLERESTORY ROOF
118' - 0"
- LEVEL 02
114' - 0"
- LEVEL 01
100' - 0"



EAST ELEVATION

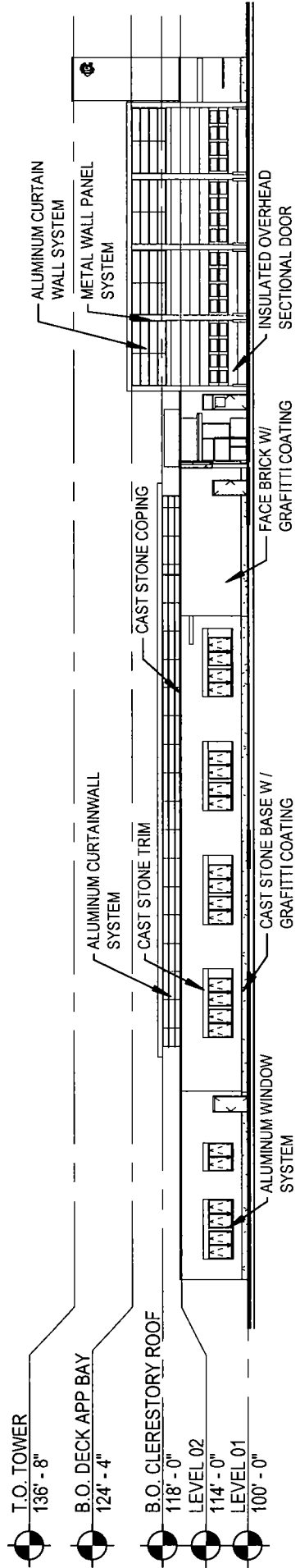
SCALE: 1/32" = 1'-0"

- T.O. TOWER
136' - 8"
- B.O. DECK APP BAY
124' - 4"
- B.O. CLERESTORY ROOF
118' - 0"
- LEVEL 02
114' - 0"
- LEVEL 01
100' - 0"



SOUTHELEVATION

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

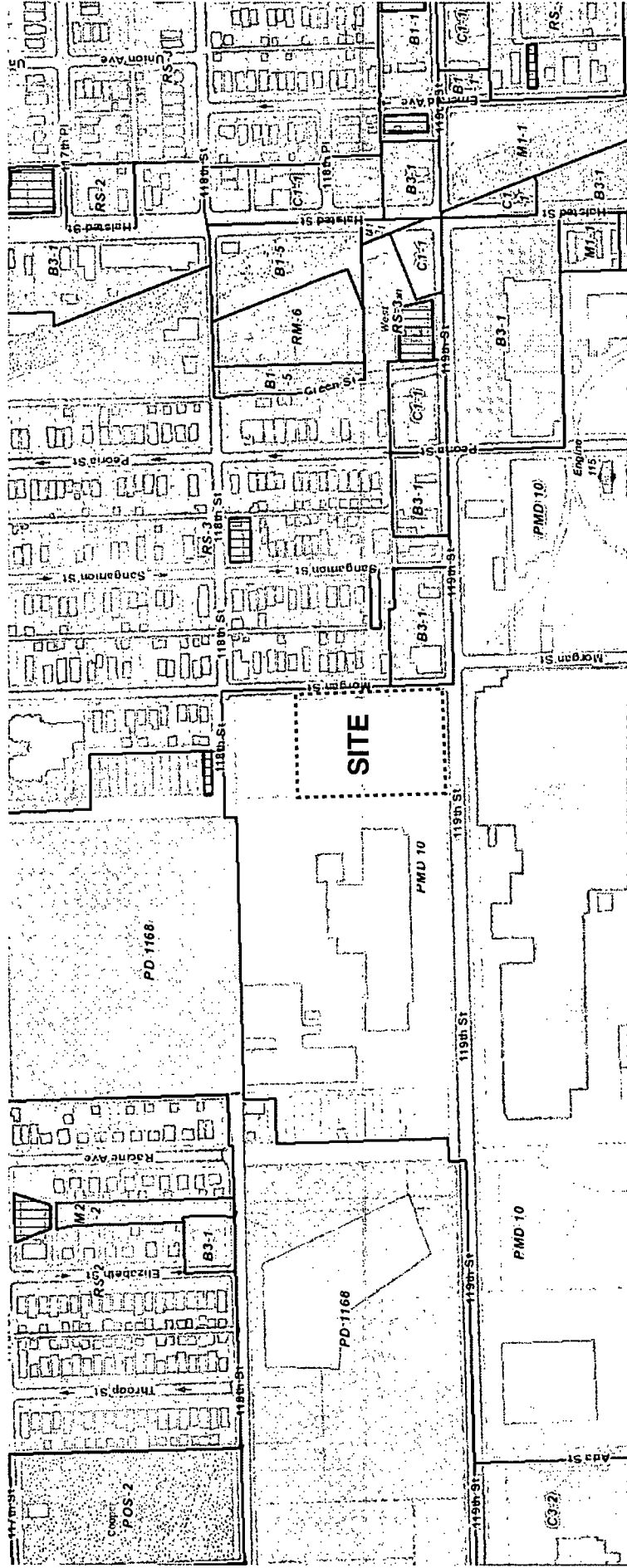


WEST ELEVATION

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

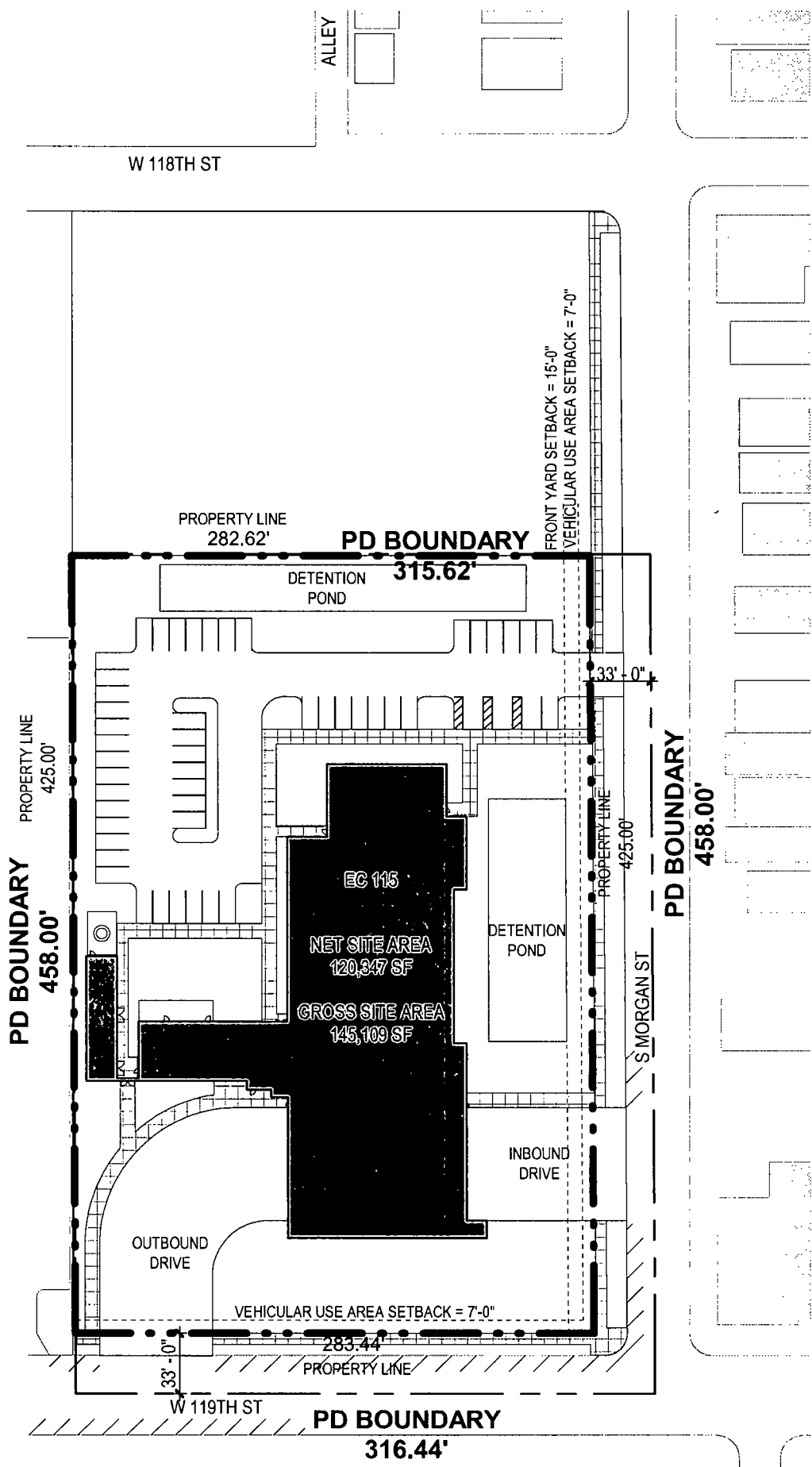
BUILDING ELEVATIONS

APPLICANT: THE PUBLIC BUILDING COMMISSION OF CHICAGO
 DATE INTRODUCED: DECEMBER 12, 2018
 ADDRESS: 11814 - 11858 S MORGAN STREET; AND 1000 - 1028 W 119TH STREET



EXISTING ZONING / LAND USE

APPLICANT: THE PUBLIC BUILDING COMMISSION OF CHICAGO
 DATE INTRODUCED: DECEMBER 12, 2018
 ADDRESS: 11814 - 11858 S MORGAN STREET, AND 1000 - 1028 W 119TH STREET



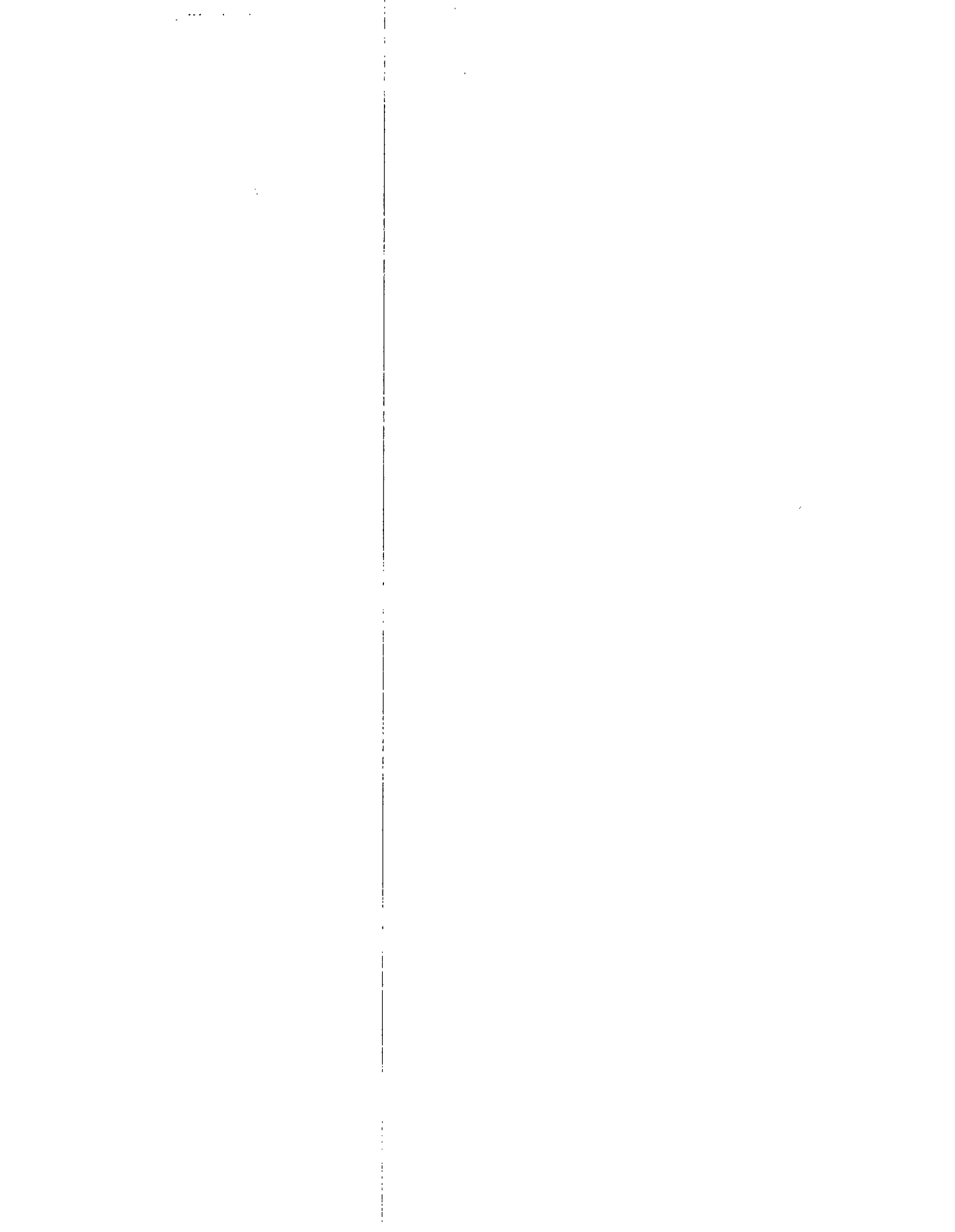
**PLANNED DEVELOPMENT
 BOUNDARY AND
 PROPERTY LINE MAP**

APPLICANT: THE PUBLIC BUILDING COMMISSION OF CHICAGO
 DATE INTRODUCED: DECEMBER 12, 2018
 ADDRESS: 11814 - 11858 S MORGAN STREET; AND 1000 - 1028 W 119TH STREET



AERIAL MAP

APPLICANT: THE PUBLIC BUILDING COMMISSION OF CHICAGO
 DATE INTRODUCED: DECEMBER 12, 2018
 ADDRESS: 11814 - 11858 S MORGAN STREET, AND 1000 - 1028 W 119TH STREET





DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

December 5, 2018

Mr. Martin Cabrera
Chairman
Chicago Plan Commission
City of Chicago
121 N. LaSalle, Room 905
Chicago, Illinois 60602

Honorable Daniel S. Solis
Chairman Zoning Committee
City of Chicago
121 N. LaSalle St.
Room 203, Office 14
Chicago, Illinois 60602

Matter: Consent to File Rezoning Application
Property: 11814-11858 South Morgan Street and 1000-1028 West 119th Street
PIN: 25-20-414-006-0000

Dear Chairman Cabrera and Chairman Solis:

The City of Chicago, an Illinois municipal Corporation (the "City") owns that certain property commonly known as 11814-11858 South Morgan Street and 1000-1028 West 119th Street (the "Property"). The Property is approximately 120,347 square feet and is located in Planned Manufacturing District #10 ("PMD #10").

The City, by and through its Department of Fleet and Facility Management ("2FM") has proposed that The Public Building Commission of Chicago, an Illinois municipal corporation (the "PBC") construct a new fire station on the Property (the "Project"). To construct the Project, the Property must first be rezoned to a Planned Development.

The City hereby authorizes the PBC to file an application to rezone the Property to a Planned Development.

Thank you for your consideration of this matter.

Sincerely,

David J. Reynolds, P.E.
Commissioner

December 12, 2018

Daniel S. Solis, Chairman
Committee on Zoning
Room 304, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Martin Cabrera, Jr., Chairman
Chicago Plan Commission
Room 1000, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

**Re: Application for Rezoning to Planned Development
Engine Company 115**

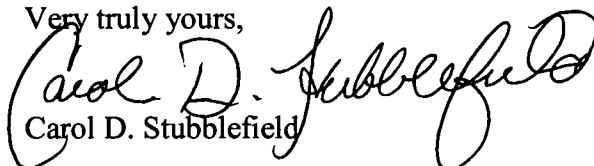
Dear Chairman Solis and Chairman Cabrera:

The undersigned, Carol D. Stubblefield, an attorney with the law firm of Neal & Leroy, LLC, which firm represents the Public Building Commission, the applicant for an amendment to the Chicago Zoning Ordinance with respect to property commonly known as 11814-11858 South Morgan Street and 1000-1028 West 119th Street certifies that she has complied with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago by sending the attached letter by United States Postal Service First Class Mail to the owners of all property within 250 feet in each direction of the subject property, as determined by the most recent Cook County tax records of Cook County, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet.

The undersigned certifies that the notice contains the common street address of the subject property, a description of the nature, scope and purpose of the applications; the name and address of the Applicant; the name and address of the owner; the date the Applicant intends to file the applications on or about December 12, 2108.

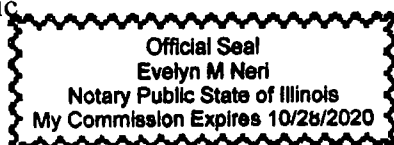
The undersigned certifies that she has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Municipal Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding properties located within 250 feet of the subject property, is a complete list containing the names and last known addresses of the owners of the property required to be served.

Very truly yours,


Carol D. Stubblefield

Subscribed and sworn to before me
this 5th day of December 2018


Notary Public



December 11, 2018

First Class Mail

Dear Sir or Madam:

In accordance with the requirements of Section 17-13-0107 Municipal Code of the City of Chicago, please be informed that on or about December 12, 2018, the undersigned, on behalf of the Applicant identified below, intends to file an application to amend the Chicago Zoning Ordinance (the "Application"). The Application relates to the construction of a new fire station, OEMC monopole, Chicago Fire Department District office, and training space ("the Project") on property commonly known as 11814-11858 South Morgan Street and 1000-1028 West 119th Street (the "Property").

The Project will consist of a single-story masonry bearing structure of approximately 27,000 square feet containing sleeping rooms, lockers, toilet/showers, living quarters, physical training space, and gear storage for approximately 20 firefighters/EMT's and 8 officers at each of the three shifts, 4-bay apparatus room, district office for 4-6 staff with conference room, training class space, and watch tower/communication hub. The on-site monopole is estimated to be 150 feet tall and include associated tower communication room and generator. The Project anticipates achieving LEED Silver status.

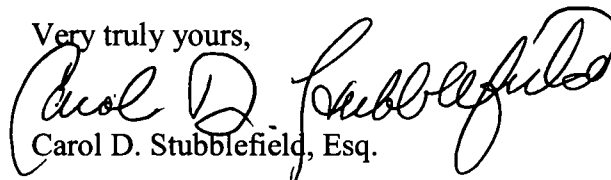
The Property is currently zoned Planned Manufacturing District #10 ("PMD#10"). The Applicant will request City of Chicago approval to rezone the Property from PMD#10 to an Institutional Planned Development, for the construction of the Project.

The Property is owned by the City of Chicago. The address for the City of Chicago is 121 S. LaSalle Street, Chicago, Illinois, 60601. The Applicant is the Public Building Commission located at 50 West Washington Street, Room 200, Chicago, Illinois 60602.

I am an authorized representative of the Applicant. Questions regarding the proposed project or the Application may be addressed to Carol D. Stubblefield, Esq. at Neal & Leroy, LLC, phone: 312-641-7144; 20 South Clark Street, Suite 2050, Chicago, Illinois 60603.

PLEASE NOTE: THE APPLICANT IS NOT SEEKING TO REZONE OR PURCHASE YOUR PROPERTY. YOU ARE RECEIVING THIS NOTICE AS REQUIRED BY THE CHICAGO MUNICIPAL CODE BECAUSE COOK COUNTY TAX RECORDS INDICATE YOU OWN PROPERTY WITHIN 250 FEET OF THE BOUNDARIES OF THE SUBJECT PROPERTY.

Very truly yours,


Carol D. Stubblefield, Esq.

#19878
INTRO DATE
DEC 12, 2018

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
11814-11858 South Morgan Street and 1000-1028 West 119th Street

2. Ward Number that property is located in: 34

3. APPLICANT The Public Building Commission
ADDRESS 50 West Washington Street CITY Chicago
STATE Illinois ZIP CODE 60602 PHONE 312-641-7144
EMAIL cstubblefield@nealandleroy.com CONTACT PERSON Carol D. Stubblefield

4. Is the applicant the owner of the property? YES _____ NO x
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER City of Chicago
ADDRESS 121 S. LaSalle Street CITY Chicago
STATE IL ZIP CODE 60601 PHONE 312-744-4106
EMAIL Ivan.Hansen@cityofchicago.org CONTACT PERSON Ivan Hansen

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Neal & Leroy, LLC attn: Carol D. Stubblefield
ADDRESS 20 S. Clark Street, Suite 2050
CITY Chicago STATE Illinois ZIP CODE 60603
PHONE 312-641-7144 FAX 312-641-5137 EMAIL cstubblefield@nealandleroy.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

N/A

7. On what date did the owner acquire legal title to the subject property? 1999

8. Has the present owner previously rezoned this property? If yes, when?
No

9. Present Zoning District PMD #10 Proposed Zoning District IPD

10. Lot size in square feet (or dimensions) 120,338

11. Current Use of the property Vacant

12. Reason for rezoning the property Mandatory Planned Development for development of land to be used for safety services (including fire stations) on site with a net site area of 2 acres or more.

Chicago Zoning Ordinance Section 17-8-0507
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)
Applicant proposes to construct a new development for the Chicago Fire Department to house Engine Company 115.

The single-story, approx. 27,000 SF building will contain living quarters, physical training space for approx. 20 firefighters and 8 officers and parking for 40 vehicles. There will also be a 150 foot monopole including tower communication room and generator.

14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?

YES _____ NO x _____

COUNTY OF COOK
STATE OF ILLINOIS

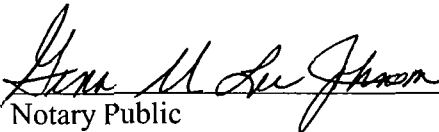
RAY G. DEROF

, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.



Signature of Applicant

Subscribed and Sworn to before me this
29th day of NOVEMBER, 2018.


Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____