



# City of Chicago



SO2016-3914

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	5/18/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 8-J at 3110-3250 S St. Louis Ave - App No. 18781
<b>Committee(s) Assignment:</b>	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 be amended by changing all the M1-2 Limited Manufacturing/Business Park District, M2-1 Light Industry District and M3-3 Heavy Industry District symbols and indications as shown on Map No.8-J in the area bounded by

beginning at West 31<sup>st</sup> Street; a line 662.65 feet east of and parallel to the east right-of-way line of South Central Avenue; the northerly right-of-way line of the Illinois Northern Railway Company; a line 665.81 feet east of and parallel to the east right-of-way line of South Central Park Avenue; the southerly right-of-way line of the Illinois Northern Railroad Company; a line 662.65 feet east of and parallel to the east right-of-way line of South Central Park Avenue; a line from a point 662.65 feet east of the east right-of-way line of South Central Park Avenue and 296.48 feet south of West 31<sup>st</sup> Street; to a point, 632.65 feet east of the east right-of-way line of South Central Park Avenue and 378.45 feet south of West 31<sup>st</sup> Street (said line is an arc of a circle convex to the southwest, having a radius of 226.30 feet, a distance of 87.95 feet, bearing 18 degrees, 30 minutes west); a line from a point 632.65 feet east of the east right-of-way line of South Central Park Avenue or the line thereof if extended where no street exists and 378.45 feet south of West 31<sup>st</sup> Street; to a point, 636.39 feet east of the east right-of-way line of South Central Park Avenue and 1,248.65 feet south of West 31<sup>st</sup> Street; a line 1,248.65 feet south of and parallel to West 31<sup>st</sup> Street; a line 336.39 feet east of and parallel to the east right-of-way line of South Central Park Avenue or the line thereof if extended where no street exists; a line 1,298.65 feet south of and parallel to West 31<sup>st</sup> Street; the east right-of-way line of South Central Park Avenue or the line thereof if extended where no street exists; the southerly right-of-way line of the Illinois Northern Railway Company; and a line 632.65 feet east of and parallel to the east right-of-way of South Central Park Avenue running north to the point of beginning,

to those of a M3-1 Heavy Industry District and a corresponding use district is hereby established in the area above described.

## INDUSTRIAL PLANNED DEVELOPMENT No. \_\_\_\_\_

## PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Industrial Planned Development No. \_\_\_\_\_, (the "Planned Development") consists of approximately five hundred fifty seven thousand, six hundred and four (557,604) square feet or twelve point eight zero (12.80) acres of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, "31<sup>st</sup> Street Operations, "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 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 Chicago 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 desiccation or vacation of streets or alleys or grants of easements or any adjustments 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 for privilege, or any items encroaching on the public way, shall be in compliance with the Plans. Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Department 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 the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

Applicant: 31<sup>st</sup> Street Operations, LLC  
Address: 3110-3250 South St Louis Avenue, Chicago, Illinois  
Date: May 18, 2016  
Revised: August 18, 2016

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4. This Plan of Development consists of sixteen (16) Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map, an Existing Land-Use Map, Site Plan/Enlarged, Landscape Plan/Enlarged and Building Elevations (Existing Building Retail/Warehouse: North, South, East and West; and, Car Crusher: North, South, East and West) prepared by Hutter Architects, Ltd. and dated August 18, 2016 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 allowed in the area delineated herein as an Industrial Planned Development: Light equipment sales/rental of motor vehicles, service and repair, storage both interior and exterior, Class I, II and IV-A and IV-B Recycling Facilities with accessory uses and accessory off-street parking as allowed by Chapter 17-6-0403 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 this Planned Development.
7. For purposes of height of any measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the (FAA) Federal Aviation Administration.
8. The maximum permitted floor area ratio (F.A.R.) for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using the Net Site Area of 557,604 square feet or 12.80 acres of land area.
9. 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

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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 corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim review associated with site plan review or Part II reviews are conditional until final Part II approval.
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 modification by the applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
12. The Applicant acknowledges the City's interest in developing a recreational bike and walking trail that may, at some time subsequent hereto, adjoin the north, west, and south perimeter of this Planned Development. The proposed trail is intended to follow the railroad rights of way abutting the Planned Development, and is intended to be part of a proposed four (4) mile route between Little Village and Pilsen to be known as "El Paseo." The City intends to construct the trail within the railroad right-of-way abutting the Planned Development, except for a small portion located within the Planned Development at its southeast corner (the "PD Segment"). The PD Segment is a strip of land measuring approximately thirty feet (30') in width and three hundred forty feet (340') in length, and extends along the southern boundary of the Planned Development as depicted in the attached *Trail Property Exchange* Exhibit. The PD Segment is necessary to complete the proposed trail. The Applicant is the owner of the PD Segment and covenants and agrees, on behalf of itself and its successors and assigns, to dedicate the PD Segment, a portion thereof or another segment of like type and kind, to the City, or to grant an easement to the City over the PD Segment, a portion thereof or another segment of like kind and type, for the proposed trail, provided that the City conveys a segment of its own property, of like type and kind, both in size and value, back to Applicant, in consideration of such dedication and/or grant of easement. The *Trail Property Exchange* Exhibit identifies two potential land swap parcels that may be conveyed to the Applicant, its successors and assigns, in this

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particular regard. [See, *Trail Property Exchange* Exhibit - “Replacement Option(s).”] At the City’s request, therefore, the Applicant and City covenant and agree to negotiate the acquisition of the PD Segment in good faith and with all appropriate and reasonable due diligence.

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 will comply with Rules and Regulations for the Maintenance of Stock-Piles Promulgated by the Commissioner of Street and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings pursuant to Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
15. The Applicant acknowledges that 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 project will be in substantial compliance with the current City of Chicago Sustainable Development policy set forth by the DPD. The proposed project will exceed the Storm water Management Ordinance by twenty (20 %) percent.
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development lapse, the Commissioner of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to M3-1 (Heavy Industry District)

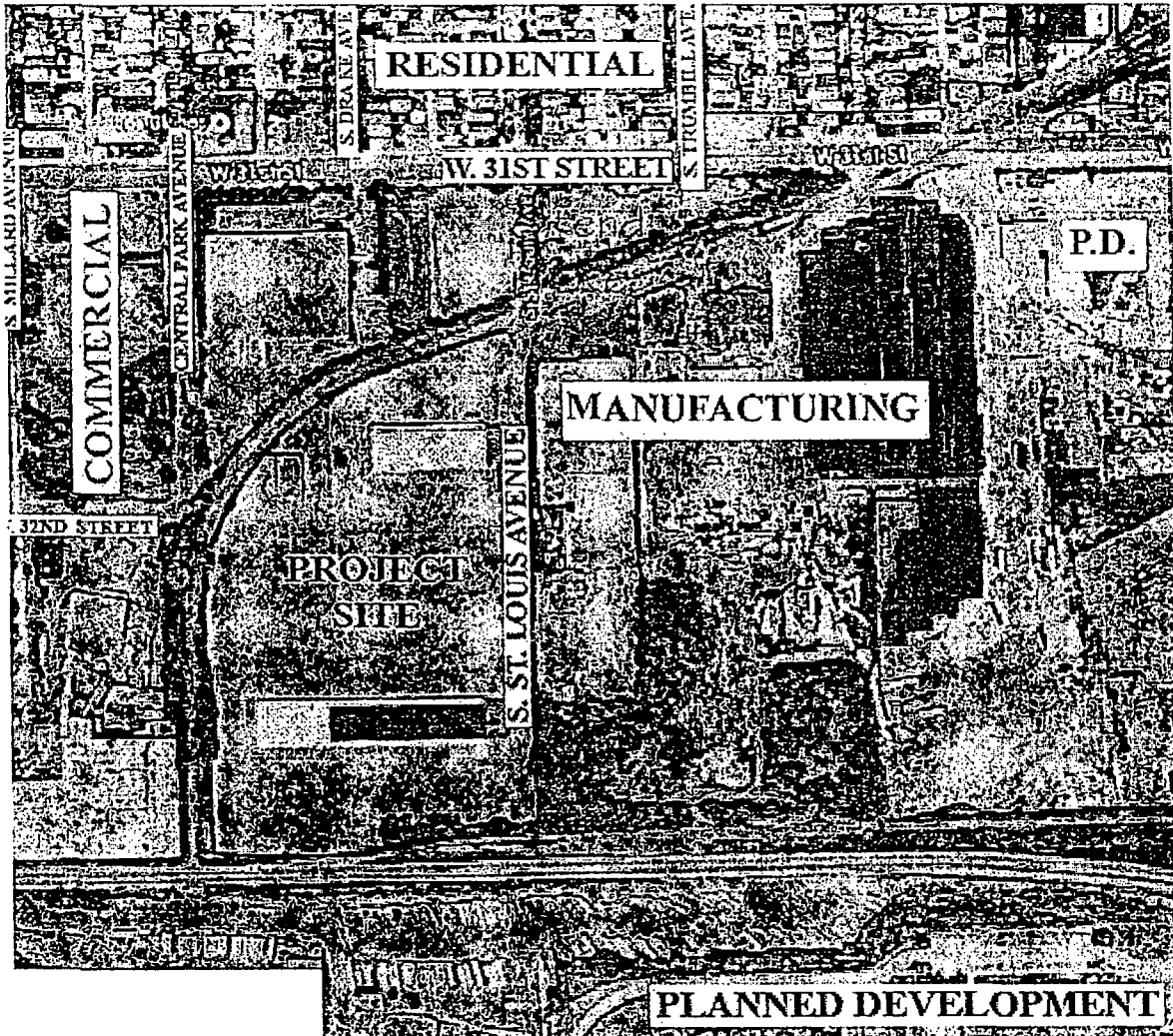
Applicant: 31<sup>st</sup> Street Operations, LLC  
Address: 3110-3250 South St. Louis Avenue, Chicago, Illinois  
Date: May 18, 2016  
Revised: August 18, 2016

**INDUSTRIAL PLANNED DEVELOPMENT No. \_\_\_\_\_**  
**BULK REGULATIONS AND DATA TABLE**

Gross Site Area:	558,594 square feet
Area in Public R.O.W.:	990 square feet
Net Site Area:	557,604 square feet
Permitted Floor Area Ratio:	1.2
Minimum/Maximum Number of Off-Street Parking Spaces to be provided:	60 (minimum); 100 spaces (maximum)
Minimum Number of Bicycle Parking Spaces:	10 spaces
Minimum Off-Street Loading Spaces:	three (3) spaces at 10' x 25' each
Setbacks from Property Line:	In substantial conformance with the attached Site Plan
Maximum Building Height:	42 feet as measured by Section 17-17-0311-A of the Chicago Zoning Ordinance

Applicant: 31<sup>st</sup> Operations, LLC  
Address: 3110-3250 South St. Louis Avenue, Chicago, Illinois  
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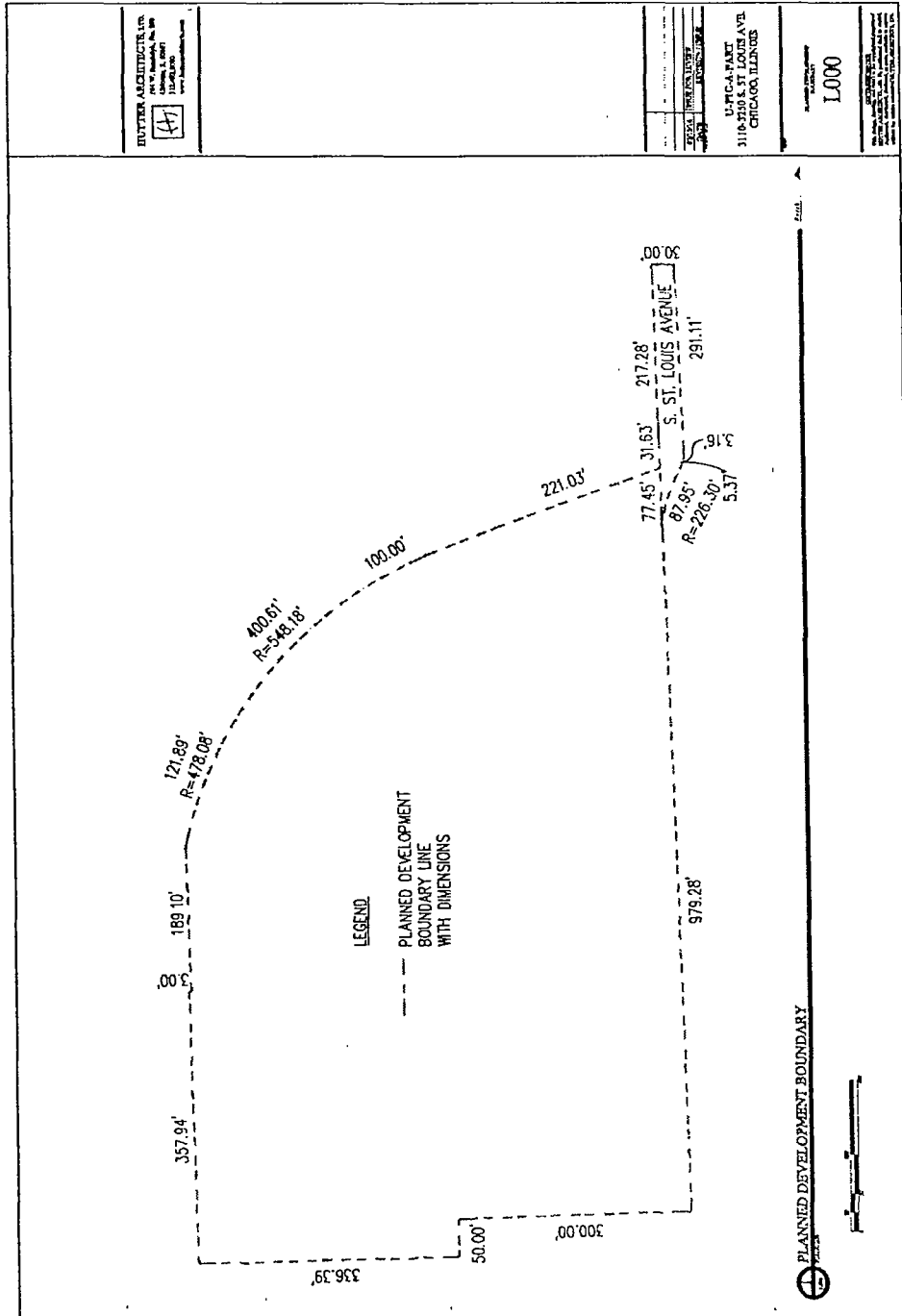
EXISTING AND GENERALIZED LAND USE MAP



Address: 3110-3250 S. St. Louis, Chicago, Illinois  
Applicant: 31<sup>st</sup> Operations, LLC  
Plan Commission Date: August 18, 2016



**PLANNED DEVELOPMENT BOUNDARY**



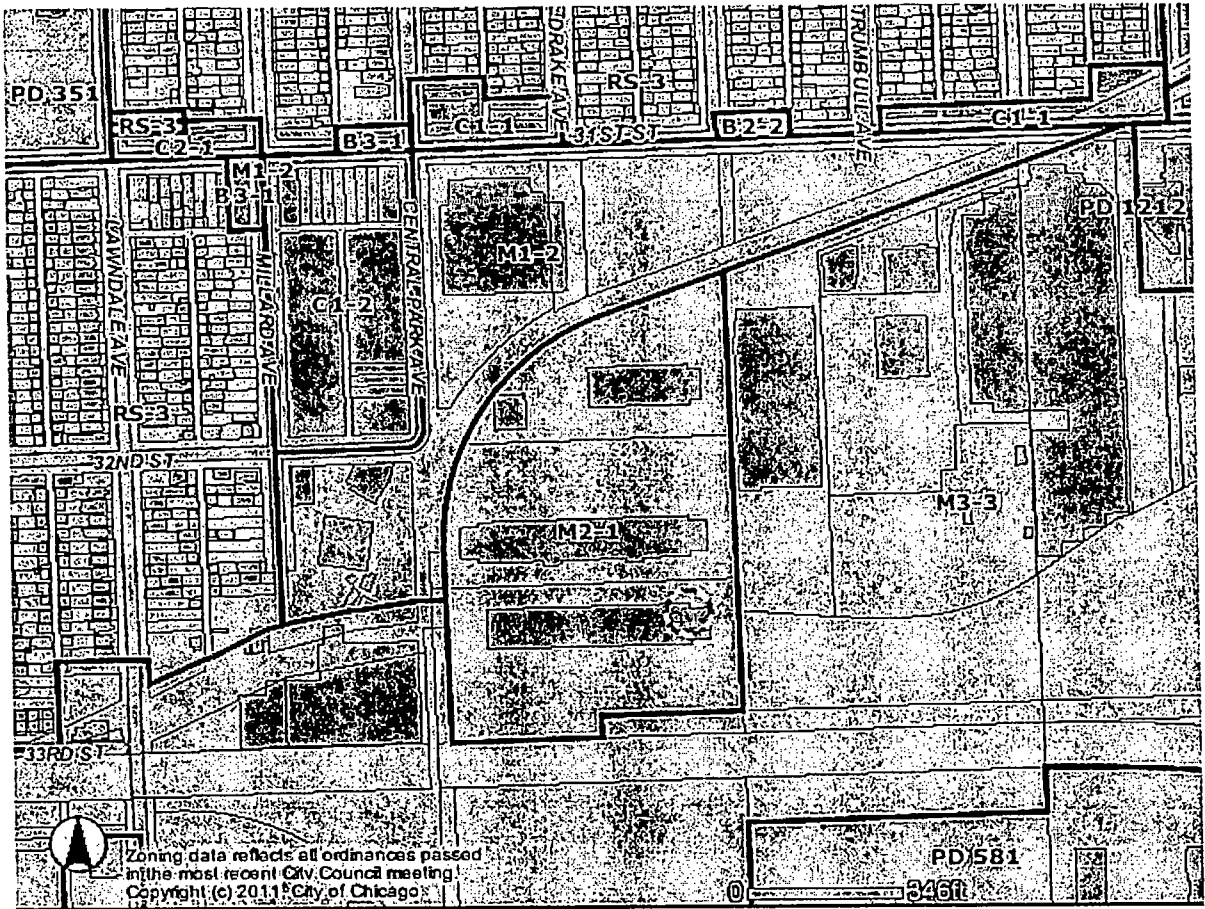
BOYTER ARCHITECTS, INC.  
1150 N. LAUREL ST.  
CHICAGO, IL 60610  
312.463.2300  
www.boytarch.com

U. PCA-A PART  
3110-3250 S. ST. LOUIS AVE.  
CHICAGO, ILLINOIS

1:000

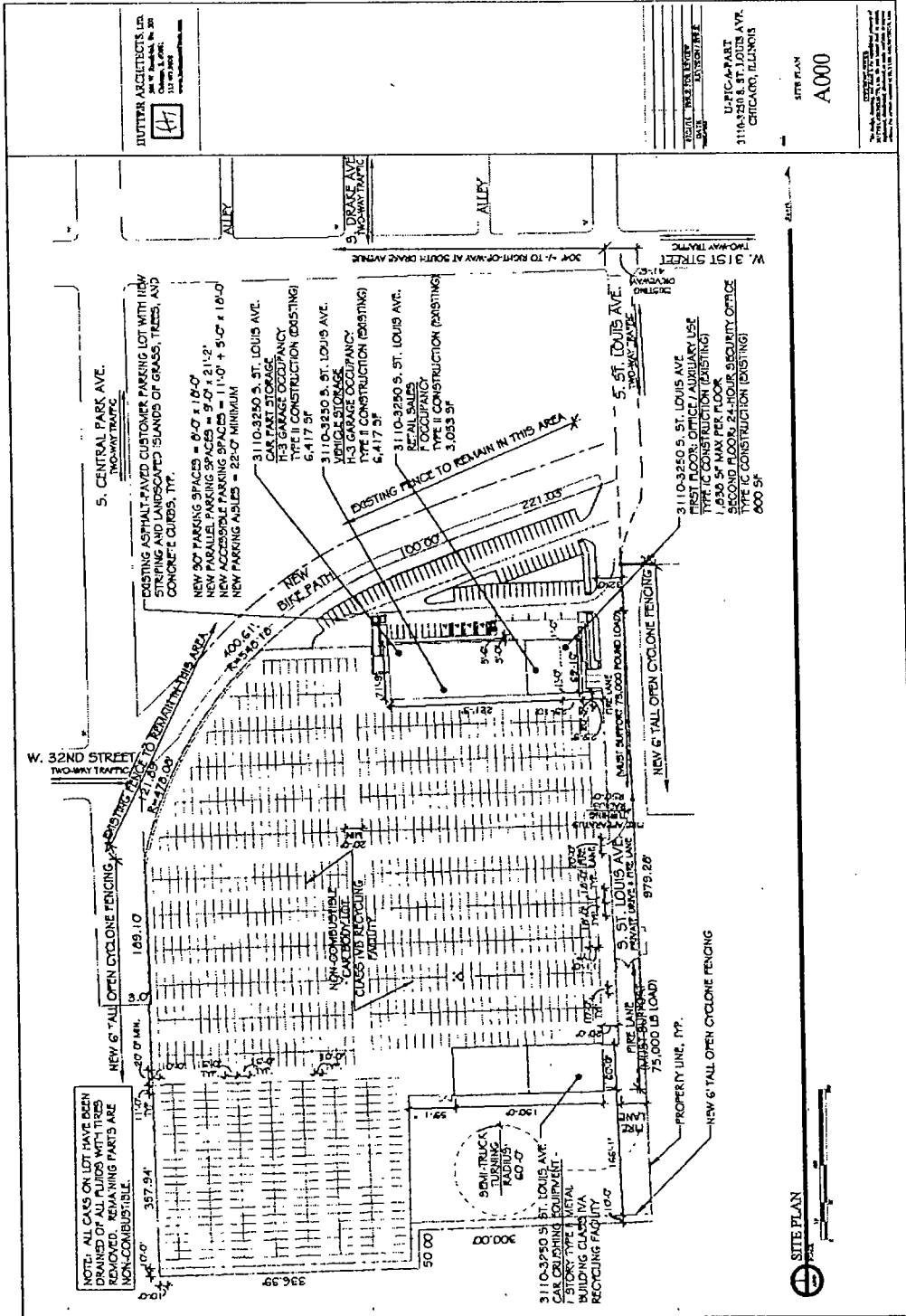
Address: 3110-3250 S. St. Louis, Chicago, Illinois  
Applicant: 31<sup>st</sup> Operations, LLC  
Plan Commission Date: August 18, 2016

EXISTING ZONING MAP



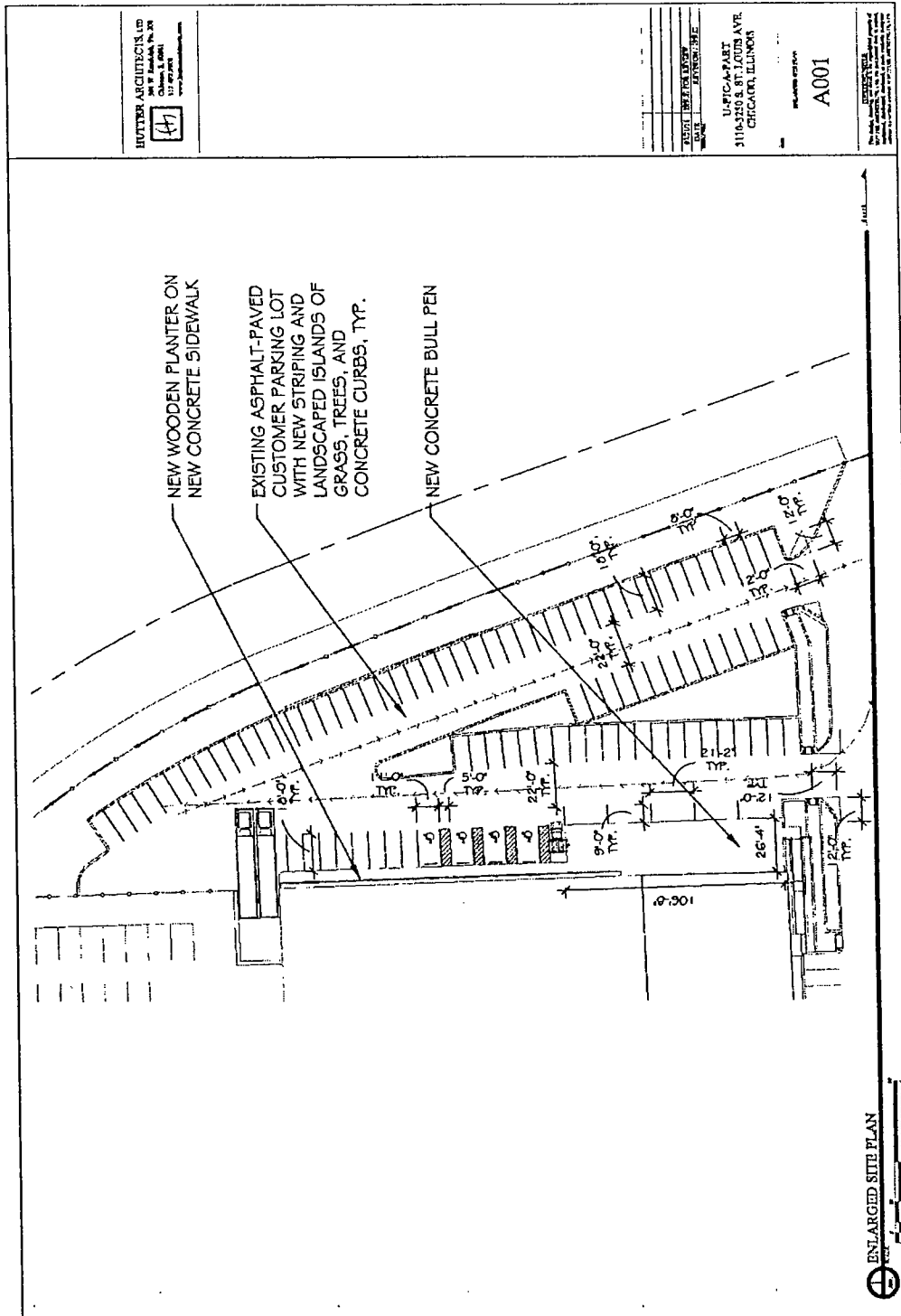
Address: 3110-3250 S. St. Louis, Chicago, Illinois  
Applicant: 31<sup>st</sup> Operations, LLC  
Plan Commission Date: August 18, 2016

SITE PLAN



Address: 3110-3250 S. St. Louis, Chicago, Illinois  
 Applicant: 31<sup>st</sup> Operations, LLC  
 Plan Commission Date: August 18, 2016

ENLARGED SITE PLAN



Address: 3110-3250 S. St. Louis, Chicago, Illinois  
Applicant: 31<sup>st</sup> Operations, LLC  
Plan Commission Date: August 18, 2016

LANDSCAPE PLAN

TYPE	SYMBO	BOTANICAL NAME	COMMON NAME	SIZE	NO. TOTAL	NO. TOTAL	TYPE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NO. TOTAL
NEW	MS	PLANT	ASBESTOS	2 1/2' FT	2	2	CC	CRANES	LEUCALIA	REMEDIATION	18" FT	2
NEW	MS	PLANT	ASBESTOS	2 1/2' FT	2	2	CC	CRANES	LEUCALIA	REMEDIATION	18" FT	2
NEW	MS	PLANT	ASBESTOS	2 1/2' FT	2	2	CC	CRANES	LEUCALIA	REMEDIATION	18" FT	2
NEW	MS	PLANT	ASBESTOS	2 1/2' FT	2	2	CC	CRANES	LEUCALIA	REMEDIATION	18" FT	2
NEW	MS	PLANT	ASBESTOS	2 1/2' FT	2	2	CC	CRANES	LEUCALIA	REMEDIATION	18" FT	2

9. CENTRAL PARK AVE.

322 - 1C, SPACED 30' APART

EXISTING ASPHALT-PAVED CUSTOMER PARKING LOT WITH NEW STRIPING AND LANDSCAPED ISLANDS OF GRASS, TREES, AND CONCRETE CURBS, TYP.

NEW HEDGE AT INTERIOR SIDE OF FENCE =

LOCATION OF POSTING TREE TO REMAIN TO BE DETERMINED BY SURVIVOR.

NEW PERIMETER LANDSCAPING, TYP.

NOTE: NO GROWTH OVER 12' IN HEIGHT IS TO BE LOCATED WITHIN A 12X12 SITE TRIANGLE AS MEASURED FROM THE SPT OF WPT, TYP.

EXISTING FENCE TO REMAIN IN THIS AREA

NEW 6' TALL OPEN CYCLOPE FENCING, TYP.

NEW 6' TALL OPEN CYCLOPE FENCING, TYP.

Address: 3110-3250 S. St. Louis, Chicago, Illinois  
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 Plan Commission Date: August 18, 2016

DUTTER ARCHITECTS & ASSOCIATES  
 111 W. JACKSON ST.  
 CHICAGO, IL 60604  
 PH: 312.467.0000  
 WWW.DUTTERARCHITECTS.COM

SCALE: 1" = 20'

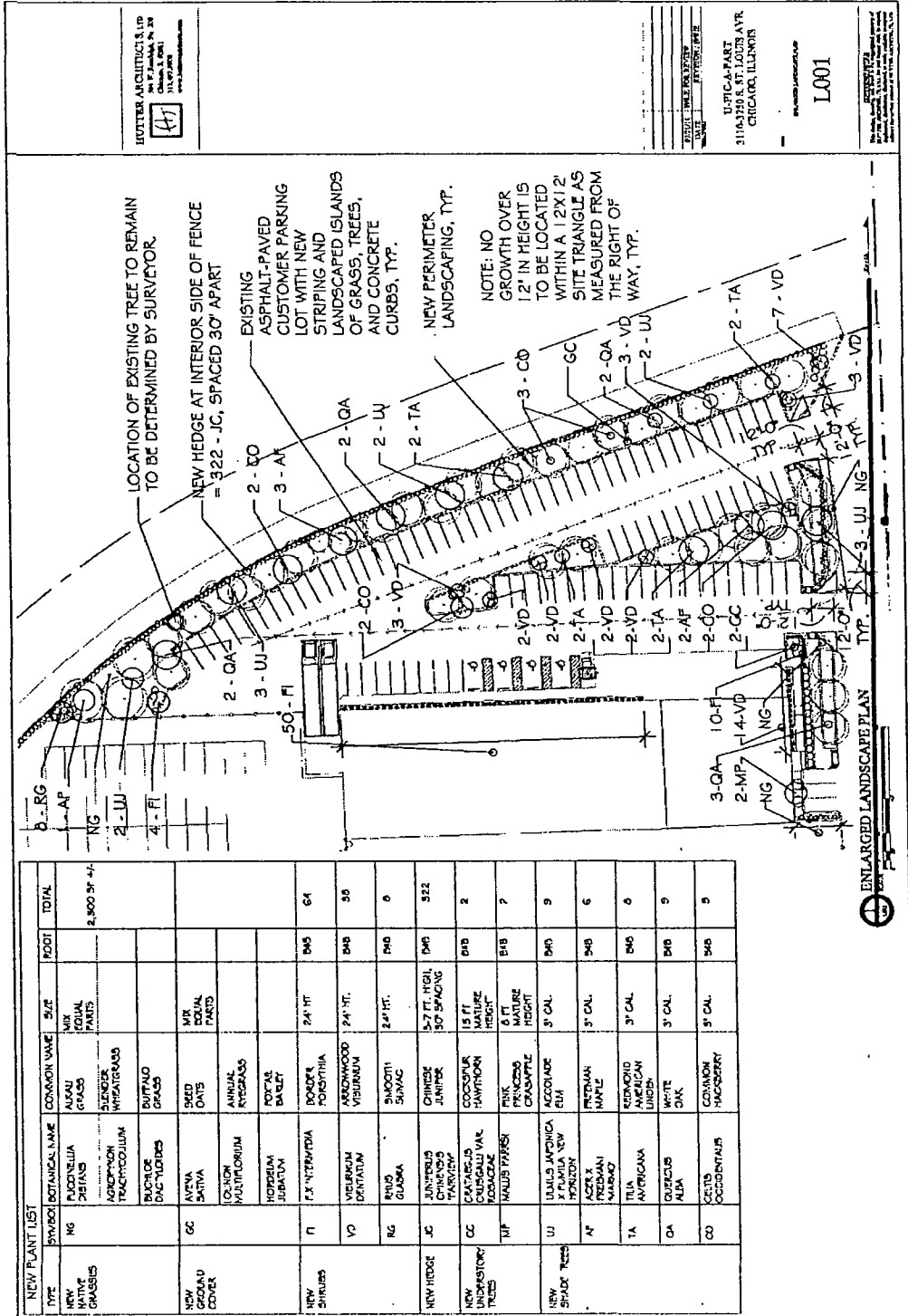
DATE: 08/18/2016

PROJECT: 3110-3250 S. ST. LOUIS AVE. CHICAGO, ILLINOIS

LANDSCAPE PLAN

1:000

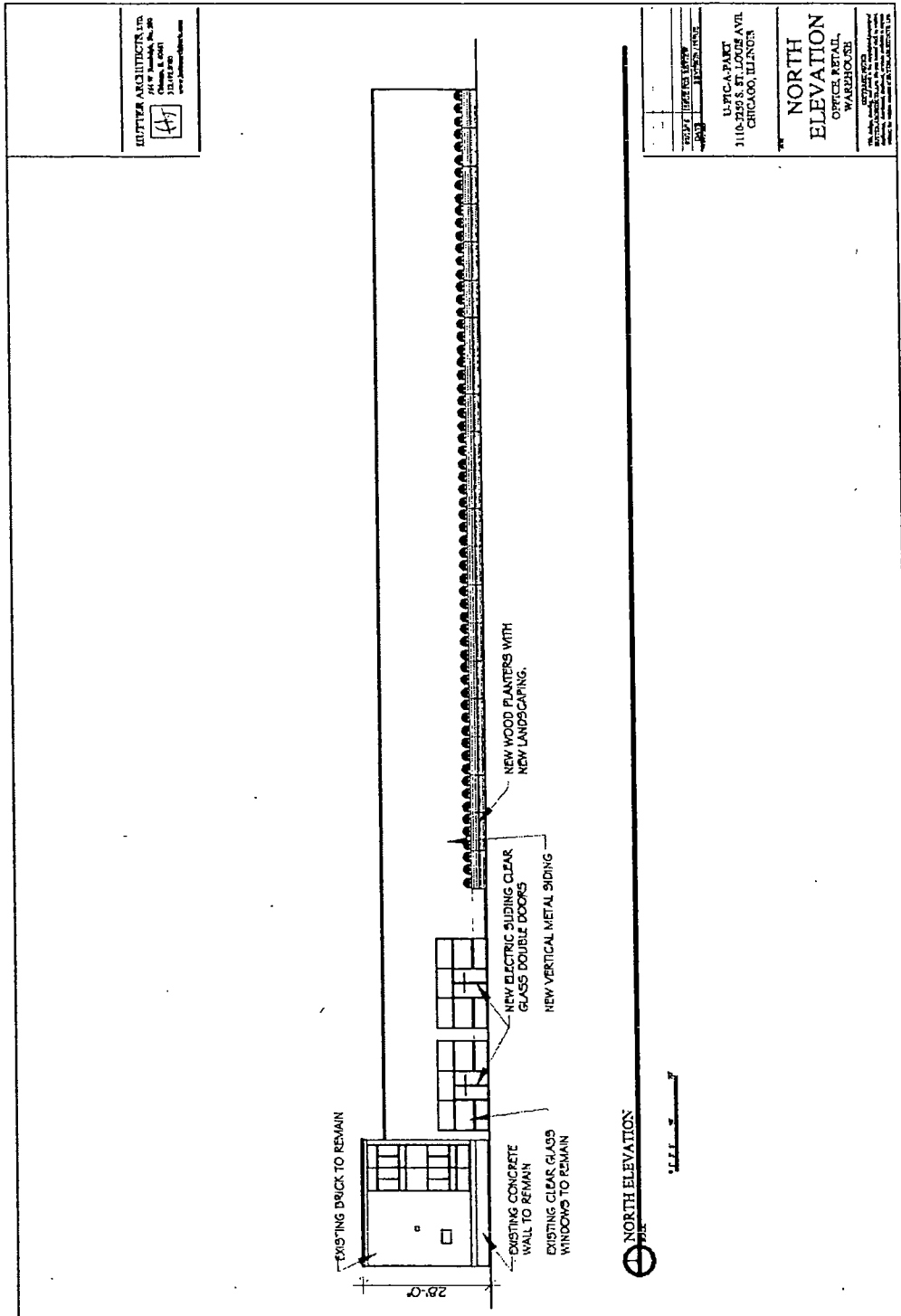
ENLARGED LANDSCAPE PLAN



TYPE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	TOTAL
NEW NATIVE GRASSES	NG	FLORIDELLA FLORIDENSIS AGROPYRON TRACHICOLLUM BOUTELOUE DACTYLOCTENIUM	MIX FLORIDA WHEATGRASS GRASS GRASS	MIX TOTAL PLANTS	2,800	2,800
NEW GROUND COVER	GC	AGAVE SATIVA LO-NON MULTIFLORUM HOPBURN JUBATAUM	SPED ONTS ANNUAL RYEGRASS FOXTAIL BAGLET	MIX DOUAL PLANTS	64	64
NEW SHRUBS	SH	F.X. NERPAVIA VIBURNUM DENTATUM RIBUS GLABRA	ROSE POINSETTIA ARIZONA VIBURNUM SMOOTH SUMAC	24" HT. 24" HT. 24" HT.	36	36
NEW HEDGE	JC	JUNIPERUS CHINENSIS TAXUS CANADENSIS COTYLEDONUM LABURNUM	CHINESE JUNIPER TAXUS MATURE HEDGE	5-7 FT. HGT. 30" SPACING 6 FT MATURE HEIGHT	522	522
NEW SHADY TREES	TT	MAULIS PAPAYA	MAULIS PAPAYA	3" CAL.	2	2
NEW SHADE TREES	UT	ULMUS JAPONICA X FLAVULA NEW HOLLAND	ACQUADE ELM	3" CAL.	9	9
NEW SHADE TREES	AF	ACER X FRAXINUS NEWBOLDII	RED MAPLE	3" CAL.	6	6
NEW SHADE TREES	TA	TILIA AMERICANA	AMERICAN LINDEN	3" CAL.	6	6
NEW SHADE TREES	GA	GUAIACUM ALBA	WHITE OAK	3" CAL.	9	9
NEW SHADE TREES	CO	CESTIS OCCIDENTALIS	COMMON HUCKLEBERRY	3" CAL.	9	9

Address: 3110-3250 S. St. Louis, Chicago, Illinois  
 Applicant: 31<sup>st</sup> Operations, LLC  
 Plan Commission Date: August 18, 2016

EXTERIOR ELEVATION



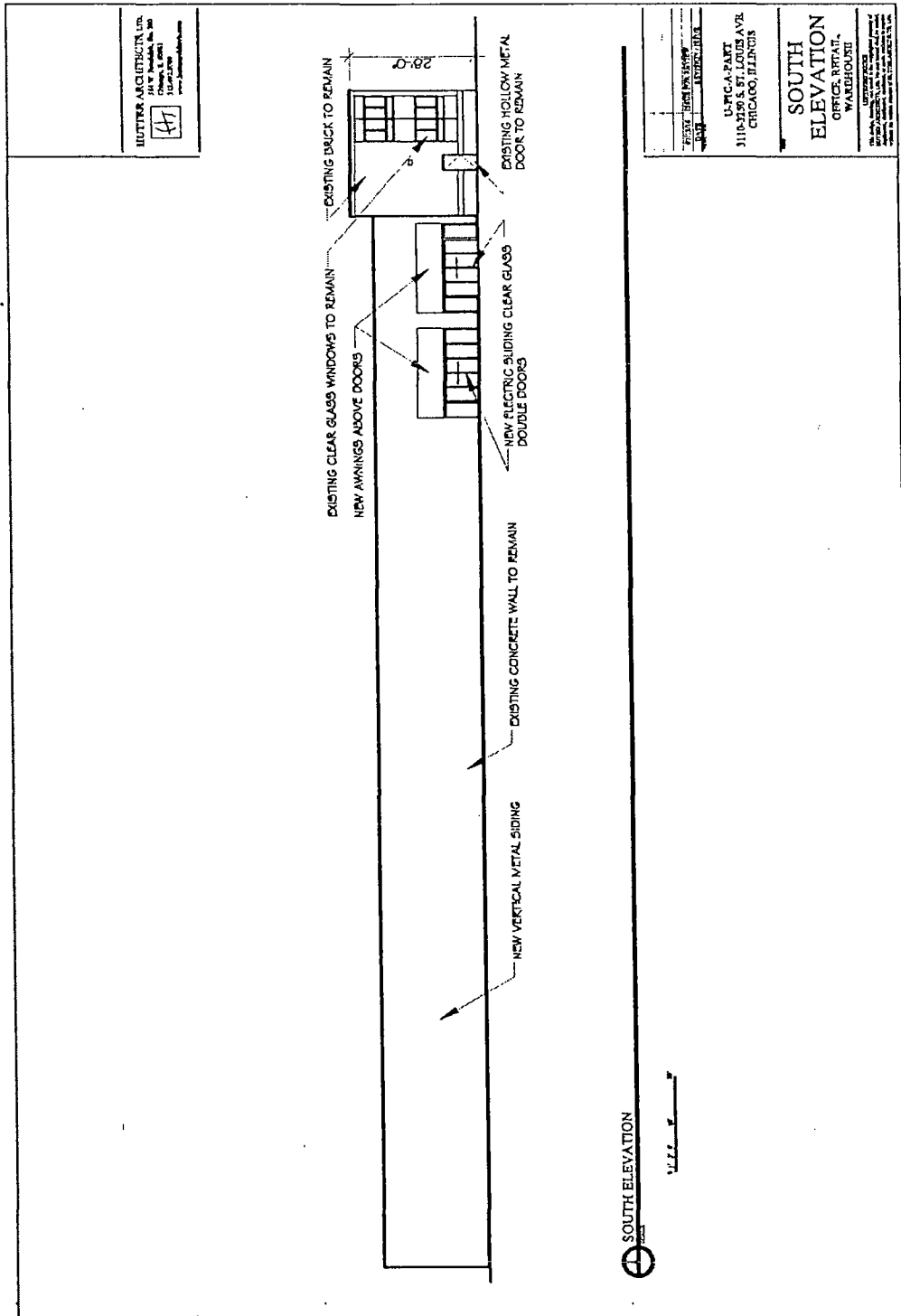
EUPHEA ARCHITECTS, INC.  
 1110 S. WABASH AVENUE, SUITE 200  
 CHICAGO, IL 60605  
 312.474.2800  
 www.eupheaarchitects.com

PROJECT: METAL WAREHOUSE  
 DATE: 11/20/15  
 CLIENT: 3110-3250 S. ST. LOUIS AVE  
 CHICAGO, ILLINOIS

**NORTH ELEVATION**  
 OFFICE, METAL WAREHOUSE  
 3110-3250 S. ST. LOUIS AVE  
 CHICAGO, ILLINOIS 60605  
 DATE: 11/20/15  
 DRAWN BY: J. [unreadable]  
 CHECKED BY: [unreadable]

Address: 3110-3250 S. St. Louis, Chicago, Illinois  
 Applicant: 31<sup>st</sup> Operations, LLC  
 Plan Commission Date: August 18, 2016

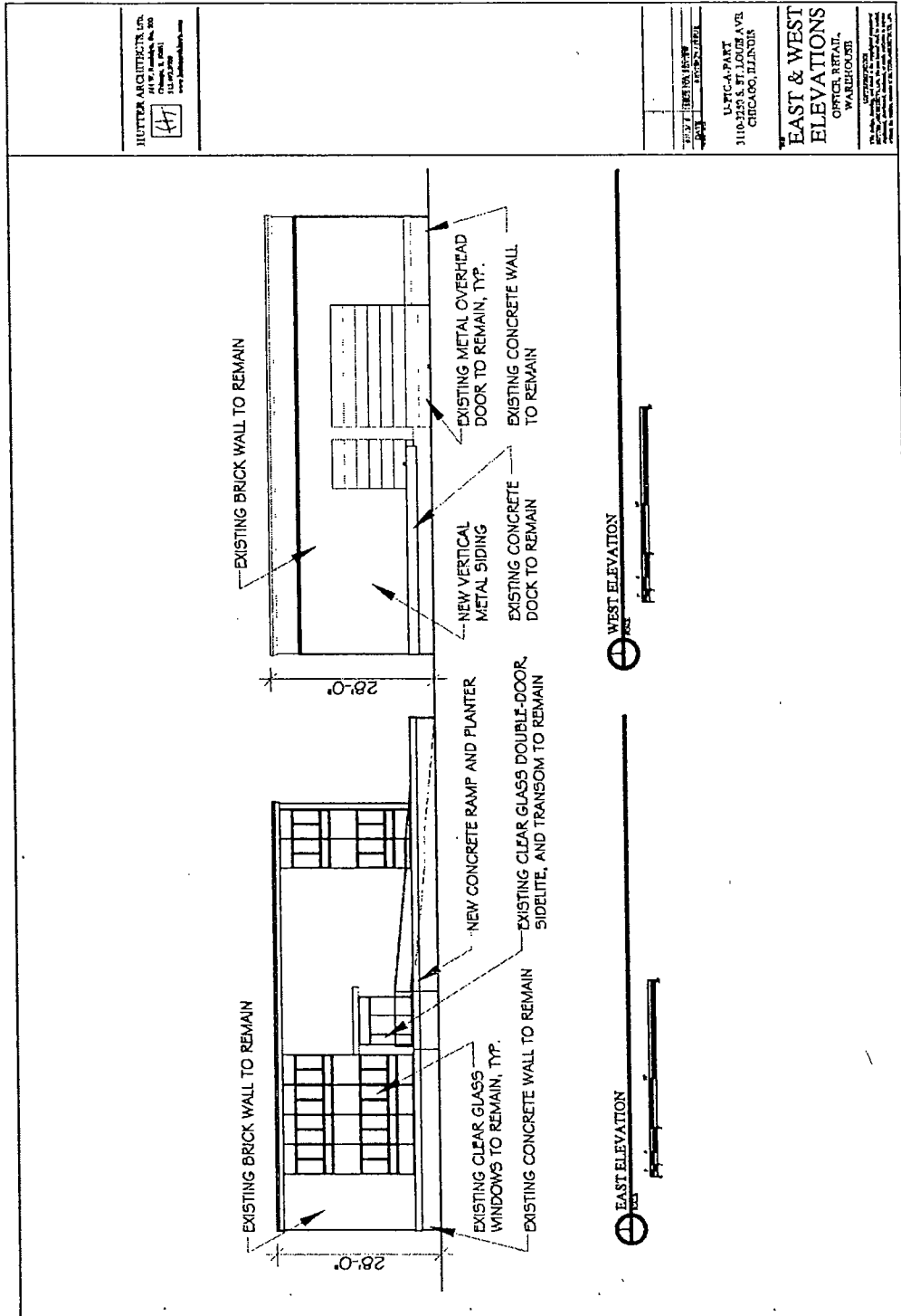
EXTERIOR ELEVATION



Address: 3110-3250 S. St. Louis, Chicago, Illinois  
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Plan Commission Date: August 18, 2016



EXTERIOR ELEVATIONS



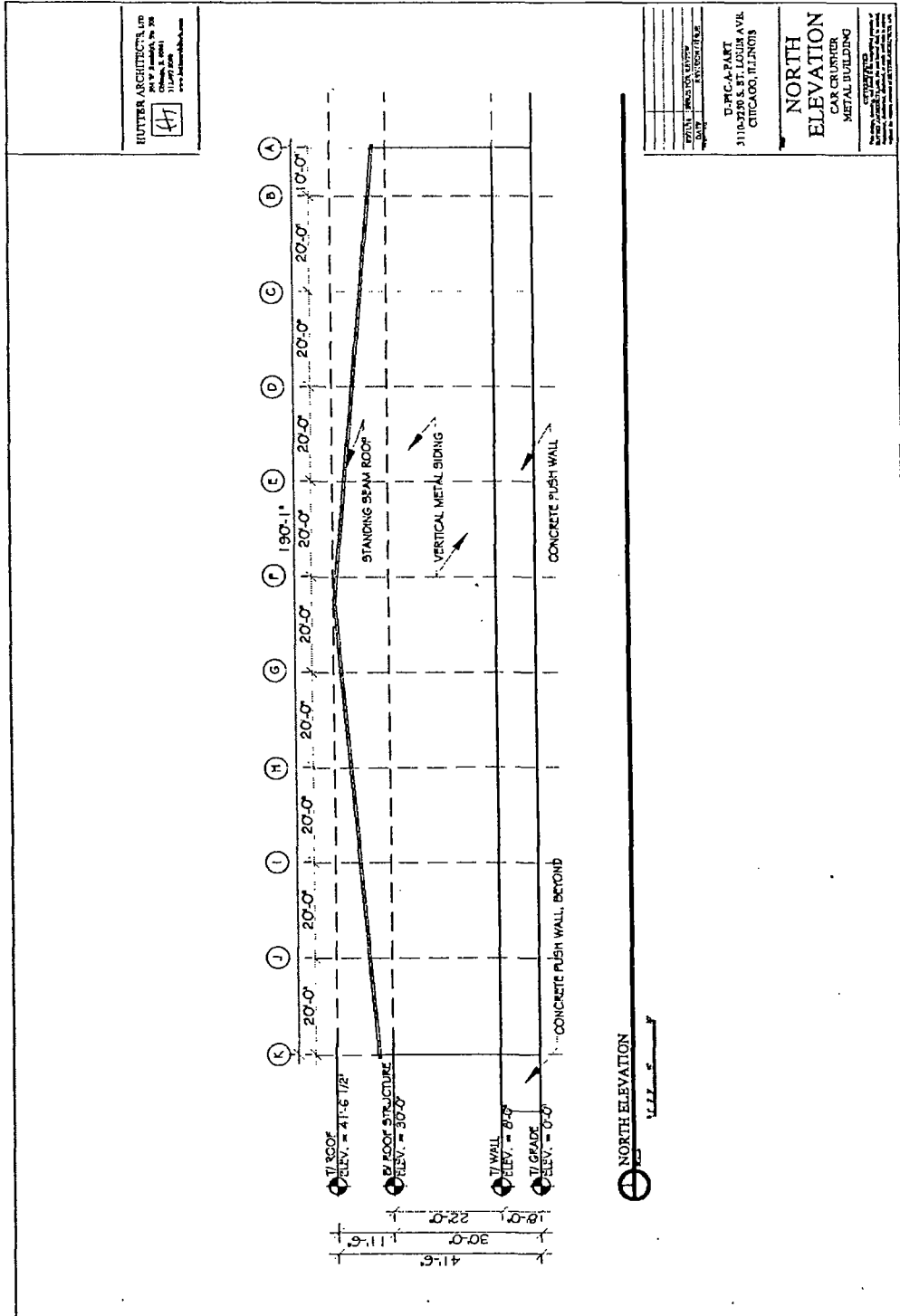
HUTTEN ARCHITECTS, LLC  
 1100 N. LAKE ST.  
 CHICAGO, IL 60611  
 312.467.2288  
 www.huttenarchitects.com

DATE: 11/18/16  
 DRAWN BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 PROJECT PART  
 3110-3250 S. ST. LOUIS AVE.  
 CHICAGO, ILLINOIS

EAST & WEST  
 ELEVATIONS  
 OFFICE, RETAIL,  
 WAREHOUSE

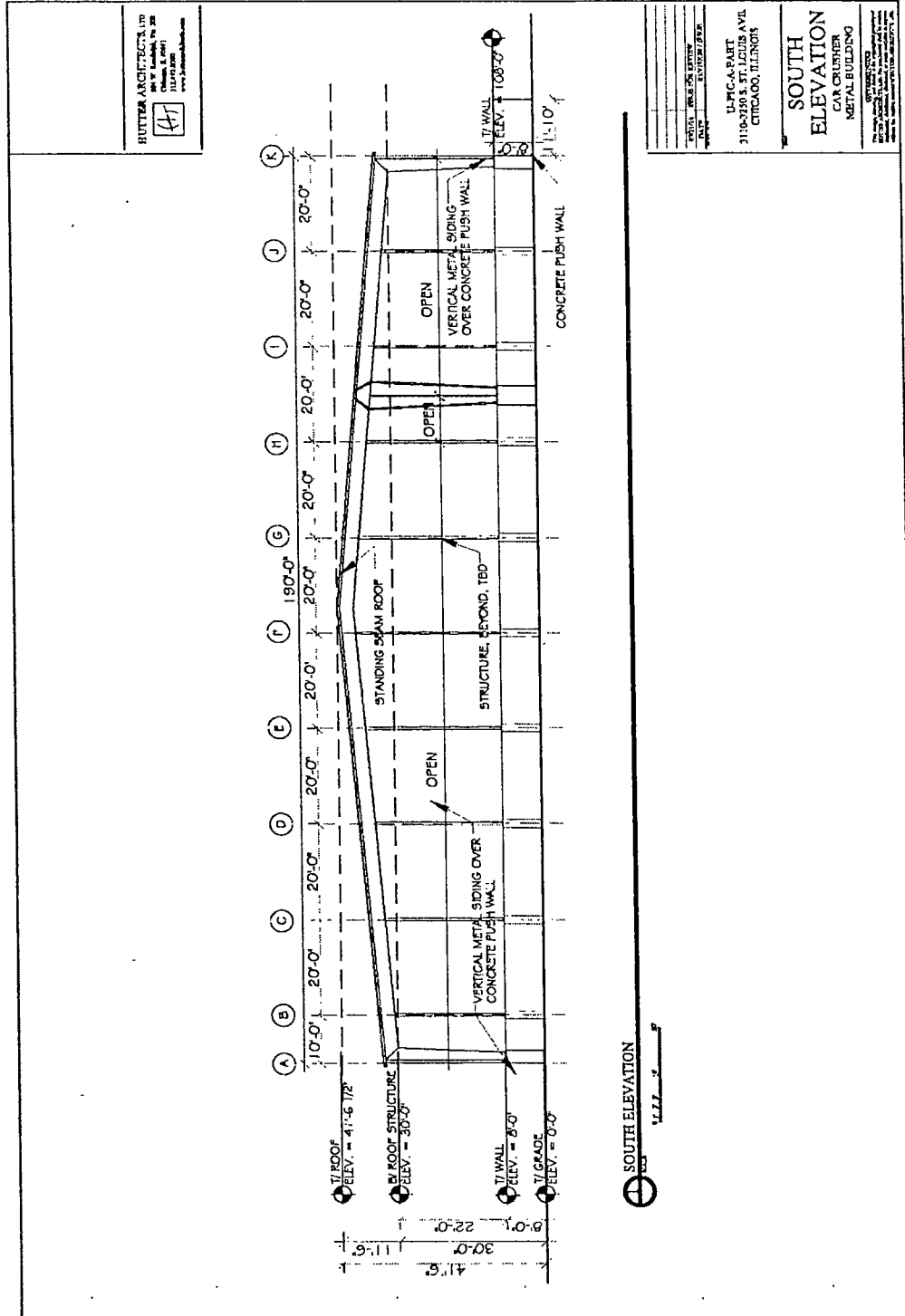
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EXTERIOR ELEVATION



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EXTERIOR ELEVATION



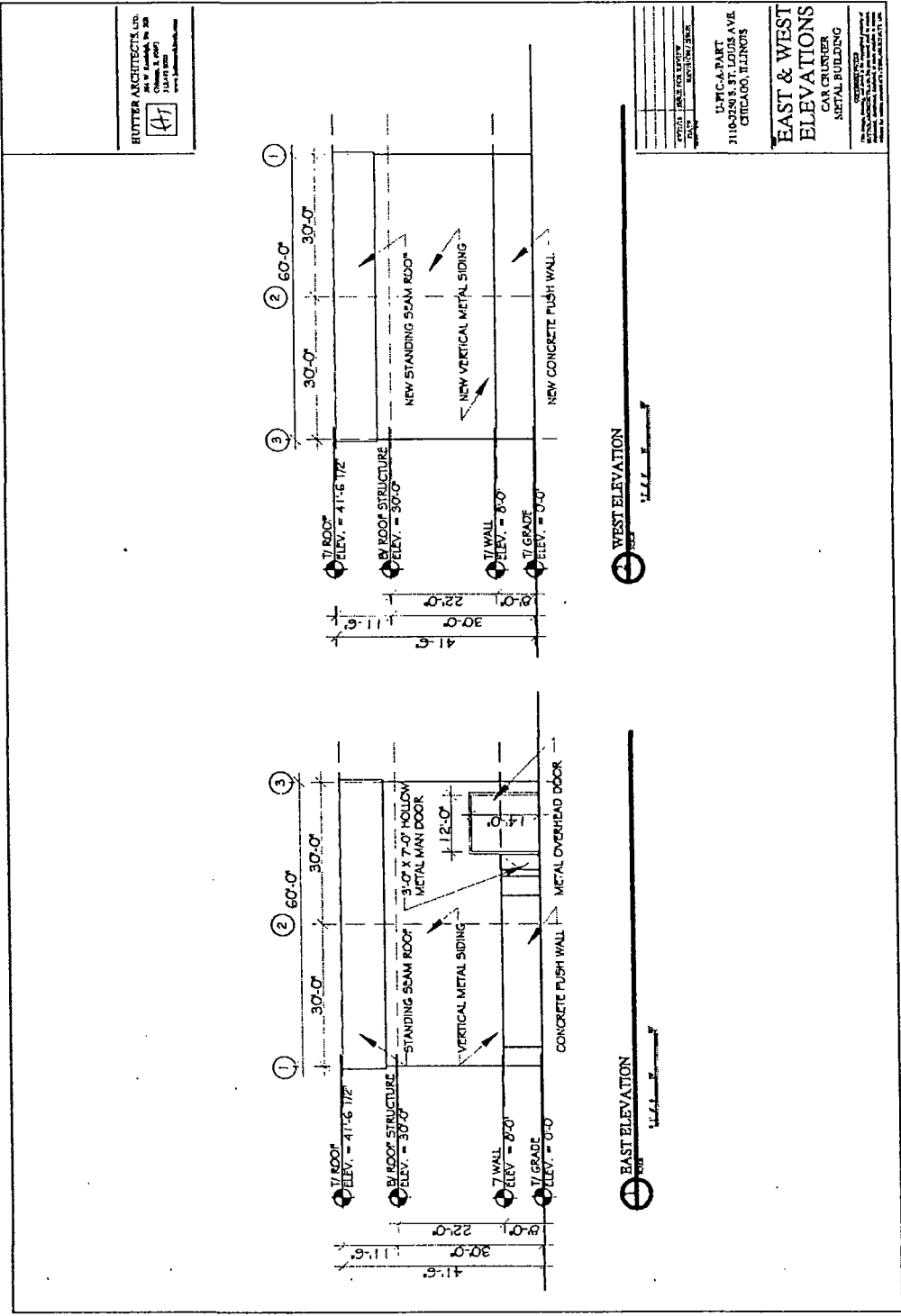
HUTTEN ARCHITECTS, LP  
 1100 S. WABASH AVE. 208  
 CHICAGO, IL 60605  
 312.427.8200  
 www.huttenarch.com

3110-3250 S. ST. LOUIS AVE.  
 CHICAGO, ILLINOIS

**SOUTH ELEVATION**  
 CAR CRUISER METAL BUILDING

Address: 3110-3250 S. St. Louis, Chicago, Illinois  
 Applicant: 31<sup>st</sup> Operations, LLC  
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EXTERIOR ELEVATIONS



Address: 3110-3250 S. St. Louis, Chicago, Illinois  
 Applicant: 31<sup>st</sup> Operations, LLC  
 Plan Commission Date: August 18, 2016






DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

MEMORANDUM

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

FROM:   
\_\_\_\_\_  
David L. Reifman  
Secretary  
Chicago Plan Commission

DATE: August 19, 2016

RE: Proposed Planned Development for property generally located at 3110-3250 South St. Louis Avenue.

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On August 18, 2016, the Chicago Plan Commission recommended approval of the proposed planned development submitted by 31<sup>st</sup> Street Operations, 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 hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, bureau of Planning and Zoning recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

cc: Steve Valenziano  
PD Master File (Original PD, copy of memo)