



# City of Chicago



SO2016-7310

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	10/5/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 2-K at 1027-1171 S Kostner Ave, 1012-1156 S Kildare Ave and 4300-4358 W Roosevelt Rd - App No. 18986
<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, is hereby amended by changing all of the PD 941 District symbols and indications as shown on Map No.2-K in the area bounded by

The South Line of The Baltimore, Ohio Chicago Terminal Railway Company Right of Way; South Kildare Avenue; West Roosevelt Road; South Kostner Avenue;

To those of a C3-1 Commercial, Manufacturing and Employment District

SECTION 2: Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C3-1 Commercial, Manufacturing and Employment District symbols and indications as shown on Map No 2-K in the area bounded by

The South Line of The Baltimore, Ohio Chicago Terminal Railway Company Right of Way; South Kildare Avenue; West Roosevelt Road; South Kostner Avenue;

To those of an Industrial Commercial Planned Development.

SECTION 3: This ordinance shall be in force and effect from and after its passage and due publication

Common Address of Property: 1027-1171 South Kostner Avenue/1012-1156 South Kildare Avenue

4300-4358 West Roosevelt Road

INDUSTRIAL/COMMERCIAL PLANNED DEVELOPMENT NUMBER \_\_\_\_\_

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Industrial/Commercial Planned Development Number \_\_\_\_\_, (the "Planned Development") consists of approximately 481,019 square feet (11.04 acres) of real property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The applicant, CP Westside, LLC, is the contract purchaser of the Property, which is owned by the City of Chicago. The City of Chicago has given consent for the Applicant to file this Planned Development.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assignees and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assignees and, if different than the Applicant, the legal titleholders 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 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 sixteen statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map, a Planned Development Boundary and Property Line Map and a Subarea Map, 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 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 Ordinance shall control.
5. The following uses are permitted in the area delineated herein as an Industrial/Commercial Planned Development:
- Sub-Area A: Utilities and Services, Minor; Utilities and Services, Major; Building Maintenance Services; Business Support Services: Copying and Reproduction, Business/Trade School, Day Labor Employment Agency, Employment Agencies; Urban Farm: Indoor Operation (accessory sale of goods produced on site shall not exceed 3,000 square feet), Outdoor Operation (accessory sale of goods produced on site shall not exceed 3,000 square feet), Rooftop Operation (accessory sale of goods produced on site shall not exceed 3,000 square feet); Communication Service Establishments; Construction Sales and Service: Building Material Sales (customer – accessible retail sales area may not exceed 20% of total floor area); Contractor/Construction Storage Yard; Eating and Drinking Establishments, Restaurant: Limited (Max GFA: 4,000 square feet, no entertainment allowed); Office (Max GFA: 9,000 square feet or accessory use to allowed industrial use), High Technology Office, Electronic Data Storage Center; Repair or Laundry Service, Consumer; Retail Sales, General (accessory sale of goods produced on site, not to exceed 20% of onsite GFA); Heavy Equipment Sales/Rental; Light Equipment Sales/Rental, including automobile, motorcycle or boat sales; Manufacturing, Production and Industrial Service: Artisan, Limited, General; Warehousing, Wholesaling and Freight Movement, Freight Terminal; Wireless Communication Facilities: Co-Located, Freestanding (Towers); Food and Beverage Retail Sales excluding Liquor Stores and Liquor Sales; and Vehicle Sales and Service.
- Sub-Area B: Artist Work or Sales Space; Building Maintenance Services; Business Equipment Sales and Service; Business Support Services: Day Labor Employment Agency, Employment Agencies; Communication Services Establishments; Construction Sales and Service: Building Material Sales, Contractor/Construction Storage Yard; Drive-Through Facility; Eating and Drinking Establishments: Restaurant, Limited, Restaurant, General, Outdoor Patio (if located on a rooftop), Outdoor Patio (if located at grade level); Financial Services: Bank, Savings Bank, Savings and Loan Association, Currency Exchange, and Credit Union; Automated Teller Machine Facility; Food and Beverage Retail Sales; Gas Stations; Medical Service; Office: High Technology Office; Electronic Data Storage Center; Retail Sales, General; Vehicle Sales and Service: Auto Supply/Accessory Sales; Heavy Equipment Sales/Rental; Light Equipment Sales/Rental,

Indoor; Motor Vehicle Repair Shop, not including body work, painting or commercial vehicle repairs.

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 site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 308,405 square feet for Sub-Area A and 172,614 square feet for Sub-Area B.
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. Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) in Sub-Area(s) A or B, the Applicant shall submit a site plan, landscape plan and building elevations for the specific Sub-Area(s) for review and approval by the Department of Planning and Development. Review and approval by the Department of Planning and Development is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Sub-Area Site Plan Approval Submittals need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Sub-Area, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest Sub-Area. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for Sub Area B shall be granted until Site Plan approval has been granted for Sub Area B. Following approval by the Department of Planning and Development, the approved Sub-Area Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

After approval of the Sub-Area Site Plan, changes or modifications may be made pursuant to the provisions of Statement 2. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any Sub Area Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and,
- statistical information applicable to the subject Sub-Area, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

Sub Area Site Plan approval submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

11. 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.
12. 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, or any other provision of the Municipal Code of Chicago.
13. 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.
14. 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.
15. 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 environment,

reduces operating costs, conserves energy and maximizes the preservation of natural resources. . At the time of submittal for Site Plan Review approval pursuant to Statement 10, or any other approval, the project shall comply with the City of Chicago Sustainability Policy in effect at the time.

16. It is acknowledged that this Planned Development (PD #2 for purposes of this Statement 16) is intended to be developed in conjunction and in coordination with the proposed Industrial Planned Development located immediately to the north and bounded by West Fifth Avenue, South Kildare Avenue, South Kostner Avenue and certain railroad property (PD #1 for purposes of this Statement 16). The Applicant, at the time of the submission of PD #1 and PD #2, is the same entity. This Planned Development (PD #2) shall be governed by Section 17-13-0612. However, the Commissioner of the Department of Planning and Development may review the construction progress made on PD #1 to determine if this Planned Development ordinance shall be considered lapsed, pursuant to 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 C3-1.

F:\Zoning Applications\Clarius-Roosevelt\Industrial-Commercial PD - South Parcel\Plan of Development Standards draft 09-28-2016.docx

Plan of Development Bulk Regulations  
And Data Table

Sub-Area A:

Gross Site Area:	338,090 square feet (approximately)
Net Site Area:	308,405 square feet
Maximum FAR:	1.2
Maximum Building Height:	40 feet
Minimum Parking Spaces:	Per Site Plan Review and in substantial conformance with Chapter 17-10 of the Chicago Zoning Ordinance
Minimum Bicycle Stalls:	Per Site Plan Review and in substantial conformance with Chapter 17-10 of the Chicago Zoning Ordinance
Minimum Loading Berths:	Per Site Plan Review and in substantial conformance with Chapter 17-10 of the Chicago Zoning Ordinance
Setbacks	Per Site Plan Review and in substantial conformance with Chapter 17-3 of the Chicago Zoning Ordinance

Applicant: CP Westside, LLC  
 Property: 1027-1171 South Kostner Avenue/1012-1156 South Kildare Avenue/4300-4358 West  
 Roosevelt Road  
 Introduced: 10-5-2016  
 Plan Commission: 11-17-2016



Sub-Area B:

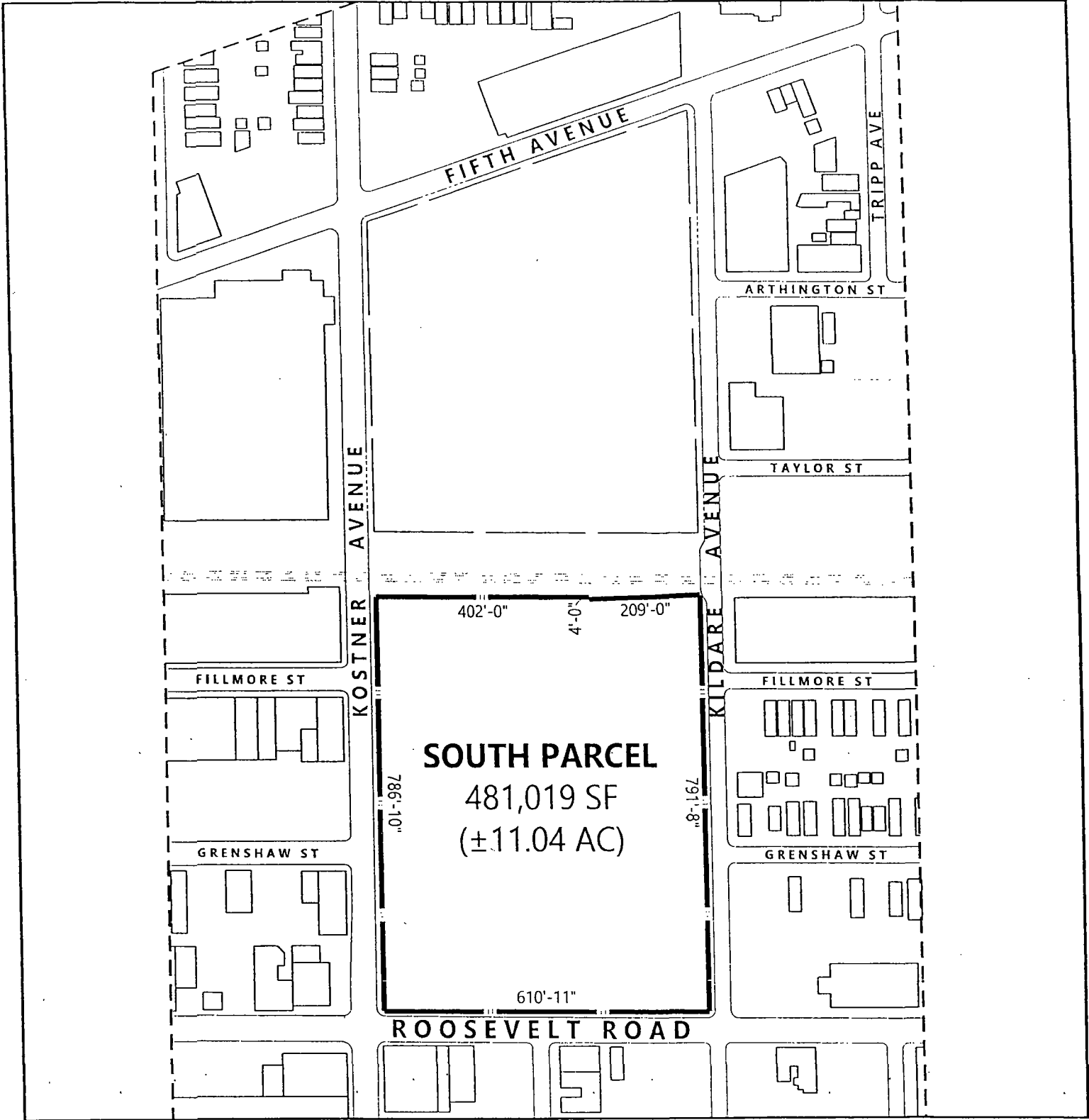
Gross Site Area:	210,770 square feet (approximately)
Net Site Area:	172,614 square feet
Maximum FAR:	1.2
Maximum Building Height:	40 feet
Minimum Parking Spaces:	Per Site Plan Review and in substantial conformance with Chapter 17-10 of the Chicago Zoning Ordinance
Minimum Bicycle Stalls:	Per Site Plan Review and in substantial conformance with Chapter 17-10 of the Chicago Zoning Ordinance
Minimum Loading Berths:	Per Site Plan Review and in substantial conformance with Chapter 17-10 of the Chicago Zoning Ordinance
Setbacks	Per Site Plan Review and in substantial conformance with Chapter 17-3 of the Chicago Zoning Ordinance

Applicant: CP Westside, LLC

Property: 1027-1171 South Kostner Avenue/1012-1156 South Kildare Avenue/4300-4358 West Roosevelt Road

Introduced: 10-5-2016

Plan Commission: 11-17-2016



APPLICANT:  
ADDRESS:

**CP WESTSIDE, LLC**  
1027-1171 SOUTH KOSTNER AVENUE  
1012-1156 SOUTH KILDARE AVENUE  
4300-4358 WEST ROOSEVELT ROAD

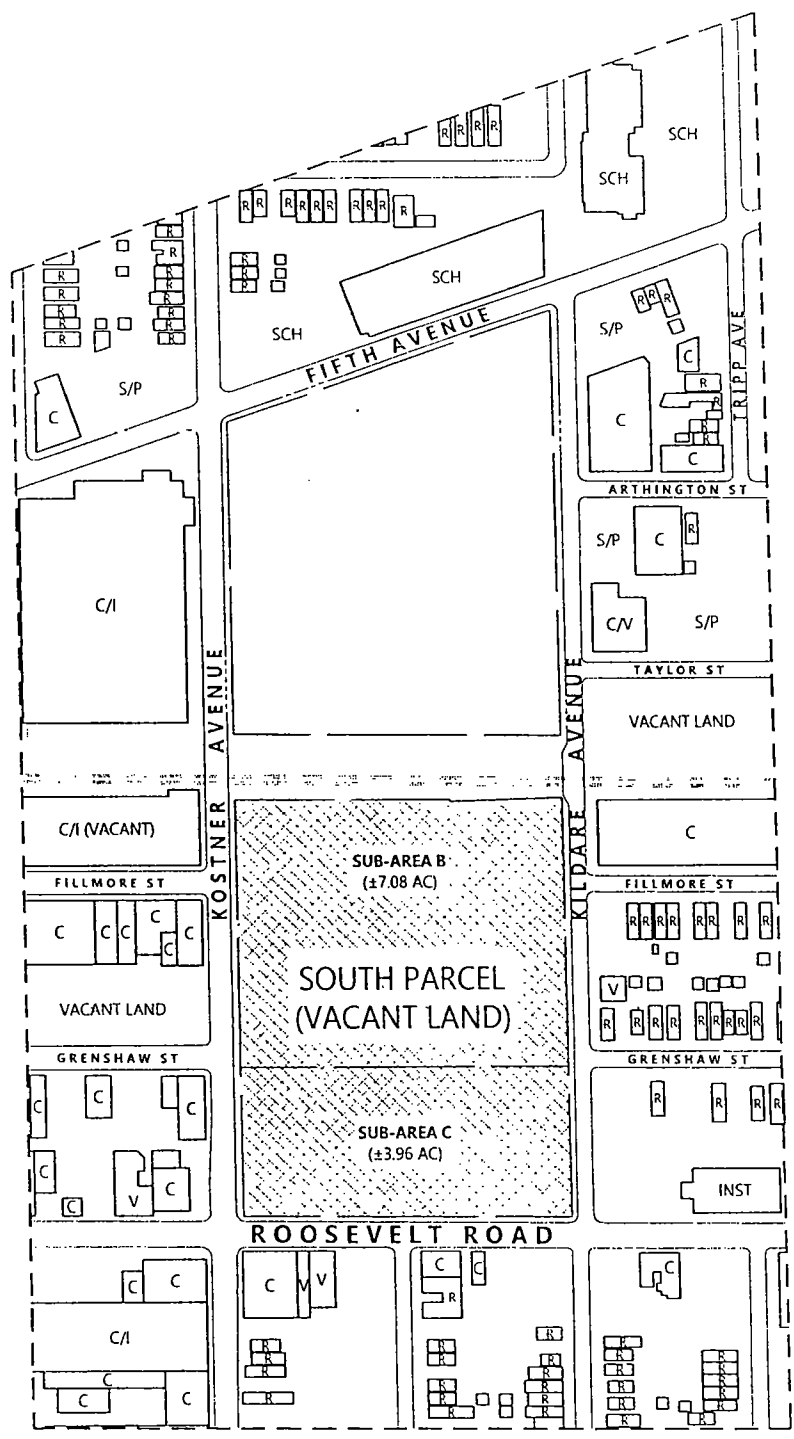
PLAN DATE:  
PLAN COMMISSION:

11-15-2016  
11-17-2016

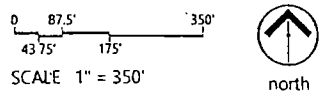
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31.25' 125'  
SCALE: 1" = 250'



# BOUNDARY PLAN

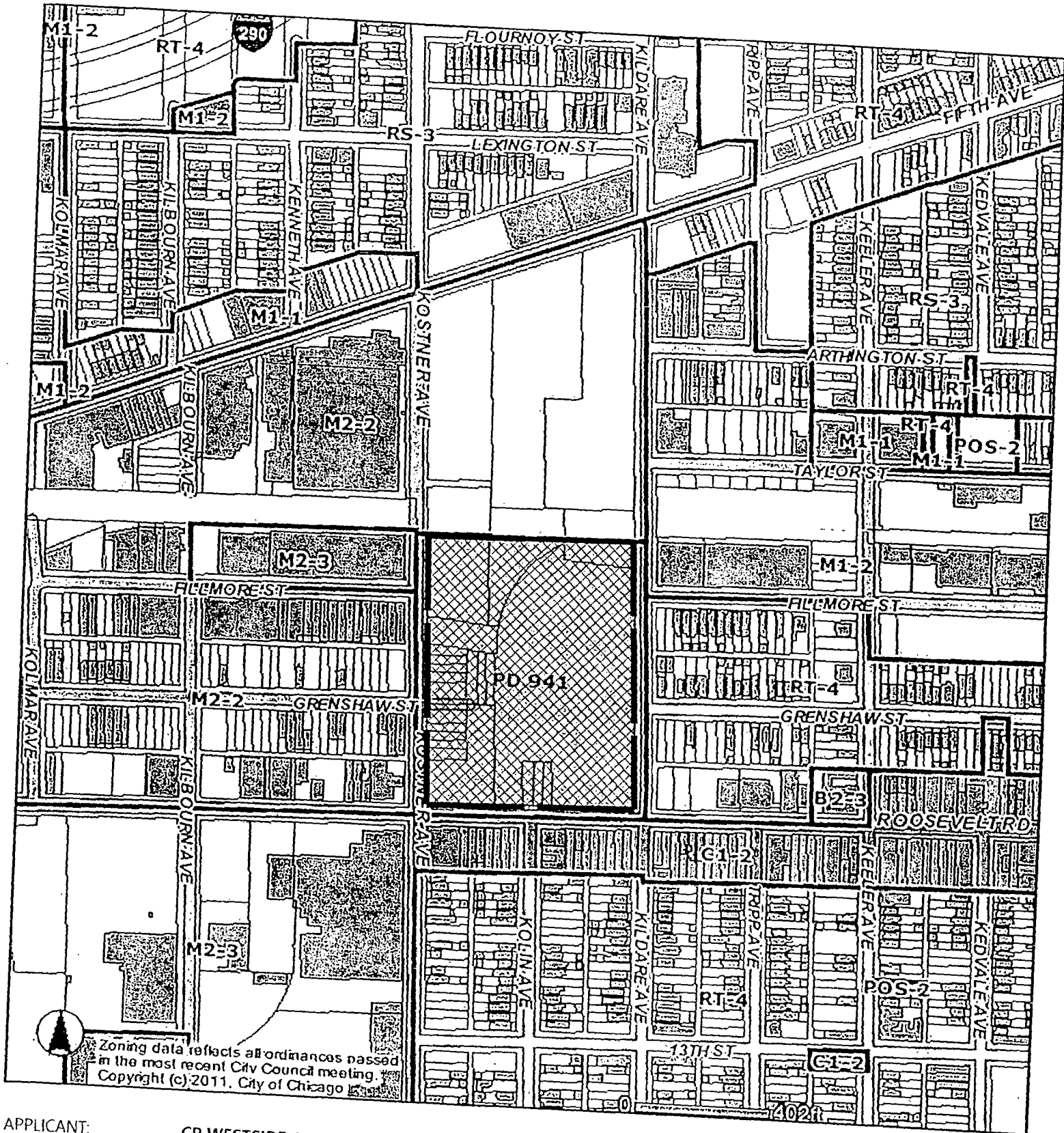


KEY	
C	COMMERCIAL
I	INDUSTRIAL
R	RESIDENTIAL
SCH	SCHOOL
INST	INSTITUTIONAL
S/P	SURFACE PARKING
V	VACANT



**APPLICANT:** CP WESTSIDE, LLC  
**ADDRESS:** 819-1171 SOUTH KOSTNER AVENUE  
 4303-4365 WEST 5TH AVENUE  
 802-1156 SOUTH KILDARE AVENUE  
 4300-4358 WEST ROOSEVELT ROAD  
  
**PLAN DATE:** 11-08-2016  
**PLAN COMMISSION:** 11-17-2016

# SOUTH PARCEL EXISTING LAND USE MAP



Zoning data reflects all ordinances passed in the most recent City Council meeting.  
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APPLICANT:  
ADDRESS:

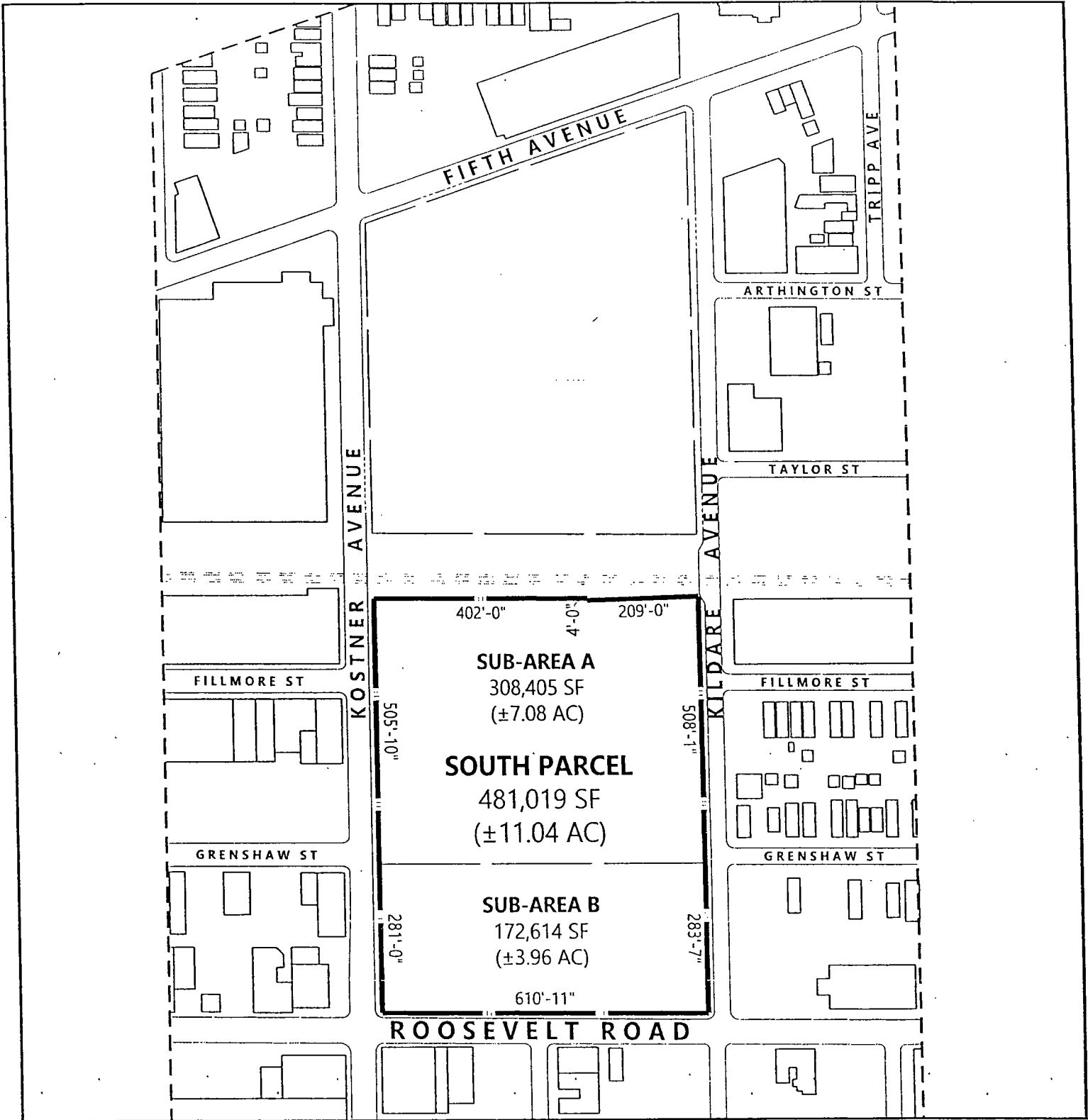
CP WESTSIDE, LLC  
1027-1171 SOUTH KOSTNER AVENUE  
1012-1156 SOUTH KILDARE AVENUE  
4300-4358 WEST ROOSEVELT ROAD

PLAN DATE:  
PLAN COMMISSION:

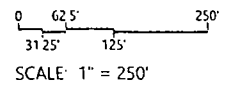
11-15-2016  
11-17-2016



# EXISTING ZONING MAP



APPLICANT: CP WESTSIDE, LLC  
 ADDRESS: 1027-1171 SOUTH KOSTNER AVENUE  
 1012-1156 SOUTH KILDARE AVENUE  
 4300-4358 WEST ROOSEVELT ROAD  
 PLAN DATE: 11-15-2016  
 PLAN COMMISSION: 11-17-2016



# SUB-AREA PLAN

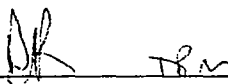


DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

18986  
FINAL

MEMORANDUM

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

FROM:   
David L. Reifman  
Secretary  
Chicago Plan Commission

DATE: November 18, 2016

RE: Proposed Industrial Planned Development in the Roosevelt Cicero Industrial Corridor for the property generally located at 1027-1171 South Kostner Avenue, 4300-4358 West Roosevelt Road and 1012-1156 South Kildare Avenue.

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On November 17, 2016, the Chicago Plan Commission recommended approval of the proposed Planned Development application submitted by CP Westside, LLC. A copy of the proposed application 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 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)