



City of Chicago



SO2013-3329

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/8/2013
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17732 at 3015-3051 E 106th St
Committee(s) Assignment:	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, the Chicago Zoning Ordinance be amended by changing all Planned Manufacturing District No.6 and Industrial-Waterways Planned Development Number 1155 symbols and indications as shown on Map No. 26-B in the area bounded by:

beginning at East 106th Street; the northwesterly dock line of the Calumet River (as established by ordinance of the City of Chicago on June 29, 1920 document no. 6987188); and a line 2,420.26 feet east of and parallel to South Torrence Avenue (ToB),

to the designation of a Industrial-Waterways Planned Development Number 1155, as Amended which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Planned Development herewith attached and made apart thereof and to no others.

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

Common Address of Property: 3015-3051 East 106th Street
Chicago, Illinois

Industrial-Waterways Planned Development Number 1155, as Amended

Bulk Regulations and Data Table

Gross Site Area:	648,893 square feet (14.89 acres)
Public Right-of-Way:	41,172 square feet (0.945 of an acre)
Net Site Area:	607,721 square feet (13.95 acres)
Maximum Permitted Floor Area Ratio for Net Site Area:	0.10
Permitted Uses:	Industrial and recycling uses, commercial uses and accessory uses as listed in Statement No.5.
Minimum Number of Off-Street Parking Spaces:	(23) twenty-three off-street parking spaces
Minimum Number of Off-Street Loading Spaces:	(2) two @ 10 feet by 50 feet
Maximum Percentage of Land Coverage:	10 %
Minimum Building Setbacks: On all new construction	North (front): 30'-0" South (rear): 30'-0"* East (side): 20'-0" West (side): 20'-0"
Maximum Building Height:	40'-0" feet

(a minimum setback of 30 foot measured from the top of the bank along all points of the waterway adjacent to the Calumet River is being provided)*

Applicant: Adelman's Truck & Equipment Corp.
Address: 3015-3051 East 106th Street, Chicago, Illinois
Date: May 8, 2013
Revised: August 15, 2013

**Industrial-Waterways Planned Development Number 1155, as Amended
Plan of Development Statements**

1. The area delineated herein as Industrial-Waterways Planned Development No. 1155, as amended (the "Planned Development") shall consist of approximately six hundred seven thousand seven hundred twenty-one (607,721) square feet or (13.95) thirteen and ninety-five hundredths acres of property which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustments Map (the "Property") and is owned and controlled by Patriot Development of Chicago and the applicant for this development is Adelman's Truck & Equipment Corp.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedications or vacations of streets, alleys or easements or any adjustments of rights-of-way or grants of privilege to use the public-way shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approved by the City Council.
3. 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 titleholders 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 titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time 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 purpose 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) shall be made or authorized by all the owners of the Property and any ground lessors.
4. This plan of development consists of seventeen (17) Statements: a Bulk Regulations and Data Table, an Existing Zoning Map, a Planned Development Boundary Map, an Existing Land-Use Map, a Site Plan, and Landscape Plans prepared by Luis A. Martinez and Associates dated August 15, 2013 submitted herewith. Full sized copies of the Site Plan, Landscape Plan and Building Elevations and Plans are on file with the Department of Housing and Economic Development (DHED) and these and no other zoning controls shall apply. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall govern. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all

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requirements thereto and satisfies the established criteria for approval as a Planned Development.

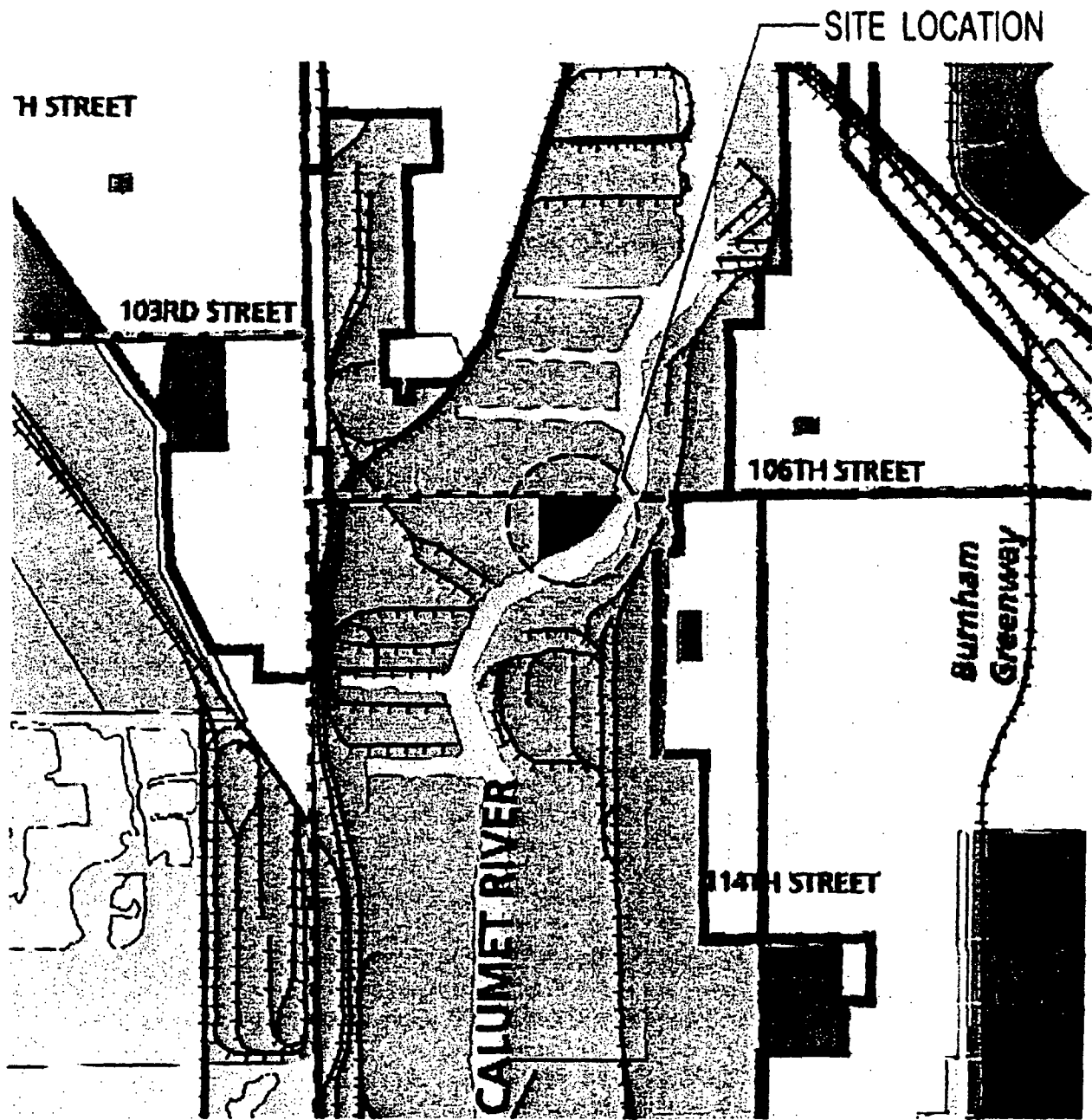
5. The following uses are permitted in the area delineated herein as Waterways Planned Development as follows: Heavy equipment sales/ rental, motor vehicles service and repair, storage both interior and exterior, Class I, II and IV (A) and (B) recycling facilities with accessory uses and accessory parking .
6. On-premises business identification 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 Housing and Economic Development. No off-premise signs shall be permitted within this Planned Development.
7. Off-street parking shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Housing and Economic Development.
8. Closure of all or any public street or alley during the demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Working in the Public-way and in compliance with the Municipal Code of the City of Chicago.
9. The height restriction of any building or any appurtenance attached hereto shall not exceed the height established in the Bulk Regulations and Data Table and Building Elevations and shall also be subject to height limitations established by the Federal Aviation Administration.
10. The maximum permitted floor area ratio for the parcel shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio calculations and floor area measurements, the definitions in the City Zoning Ordinance shall apply.
11. 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 Housing and Economic 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.
12. Improvements to the property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the Site Plan/Landscape Plan attached hereto and made a part hereof. In addition, parkway trees and other land-scaping shall be installed and maintained at all times in accordance with the applicable standards of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

Applicant: Adelman's Truck & Equipment Corp.
Address: 3015-3051 East 106th Street, Chicago, Illinois
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13. 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.
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 and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System.
16. The Applicant acknowledges and agrees to comply with all of the *Calumet Design Guidelines* Part II, Section III through Section VII, as it relates to Storm Water Management, Roadway Designs and Individual Property Designs identified within this document. In any instance where a provision of this Planned Development conflicts with the Lake Calumet Guidelines, the Calumet Guidelines shall govern.
17. Unless substantial construction of the improvement contemplated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the property shall automatically revert to that of its pre-existing Planned Manufacturing District Number 6. This six (6) year period may be extended for up to one additional year if, before expiration of the six (6) year period, the Commissioner of DHED determines that good cause for an extension is shown.

Applicant: Adelman's Truck & Equipment Corp.
Address: 3015-3051 East 106th Street, Chicago, Illinois
Date: May 8, 2013
Revised: August 15, 2013

INDUSTRIAL-WATERWAYS PLANNED DEVELOPMENT NO. 1155 AS AMENDED



LEGEND

- | | | |
|-------------------|-------------------------|---|
| Industrial | Open Space Preservation | Major Roadways |
| Public Open Space | Open Space Recreation | Railroads |
| Heavy Truck Route | Open Space Wetlands | Culinary Gas Interconnect
Future Plans |



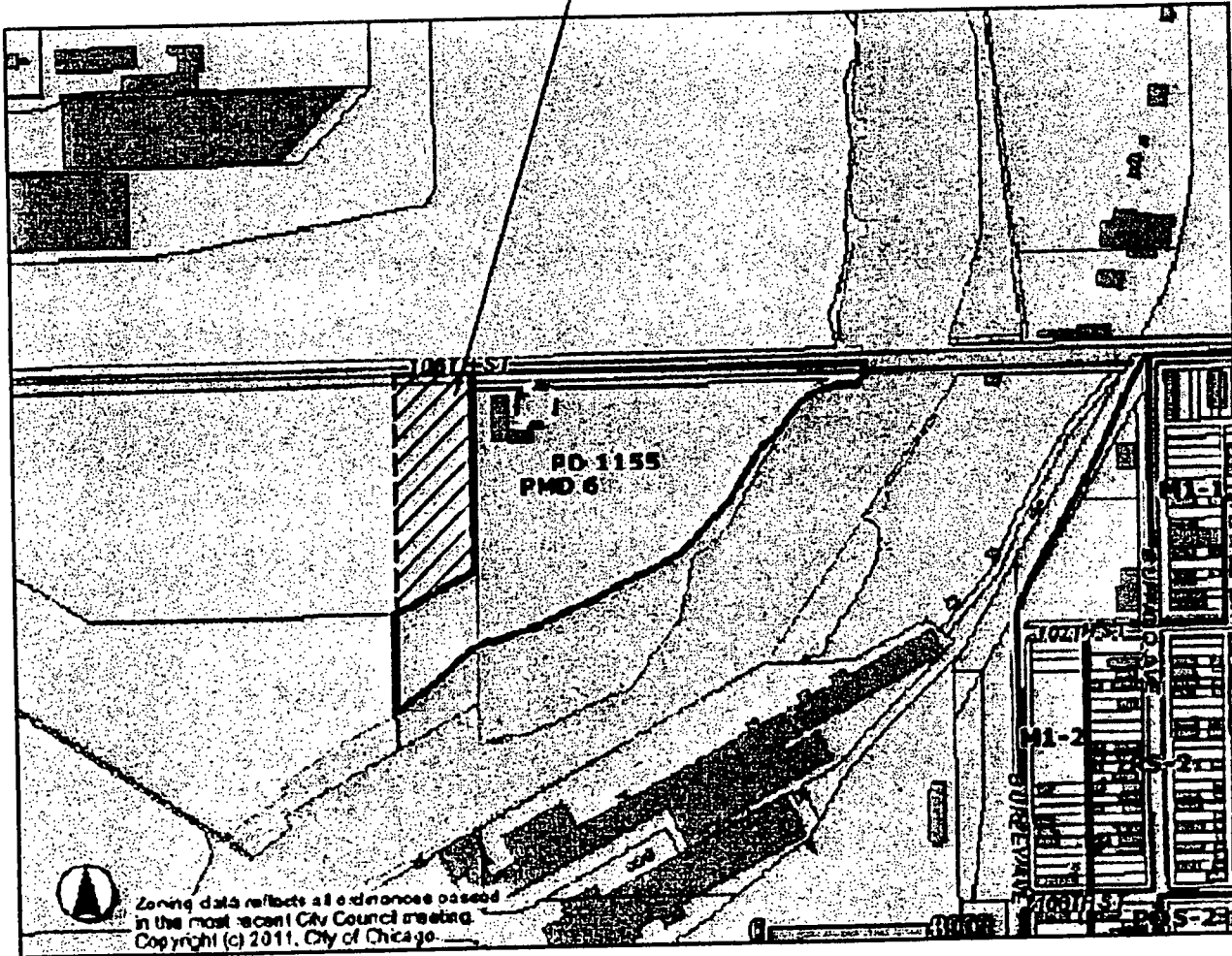
APPLICANT: ADELMAN TRUCK & EQUIPMENT CORP.
 ADDRESS: 3015-3051 EAST 106TH ST.
 C.C. INTRO: MAY / 08 / 2013
 CPC DATE: AUGUST - 15 - 2013

SHEET TITLE: LAND USE MAP

LAM Architects 123 west Madison Chicago, Illinois 60602

INDUSTRIAL-WATERWAYS PLANNED DEVELOPMENT NO. 1155 AS AMENDED

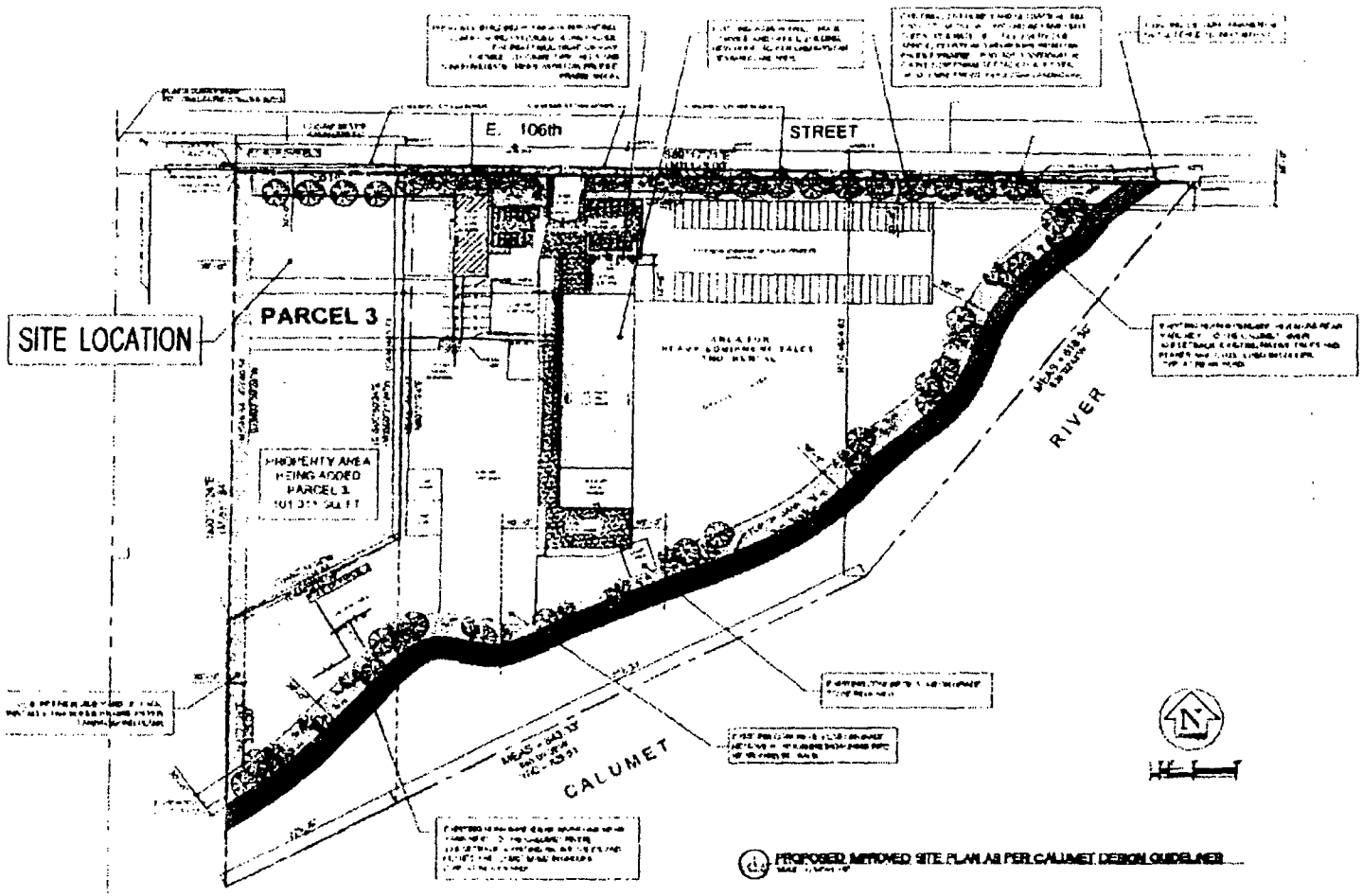
PROPOSED AREA TO BE INCLUDED
WITHIN THE P.D. #1155



APPLICANT: ADELMAN TRUCK & EQUIPMENT CORP.
ADDRESS: 3015-3051 EAST 106TH ST.
C.C. INTRO: MAY / 08 / 2013
CPC DATE: AUGUST - 15 - 2013

SHEET TITLE: ZONING MAP

INDUSTRIAL-WATERWAYS PLANNED DEVELOPMENT NO. 1155 AS AMENDED

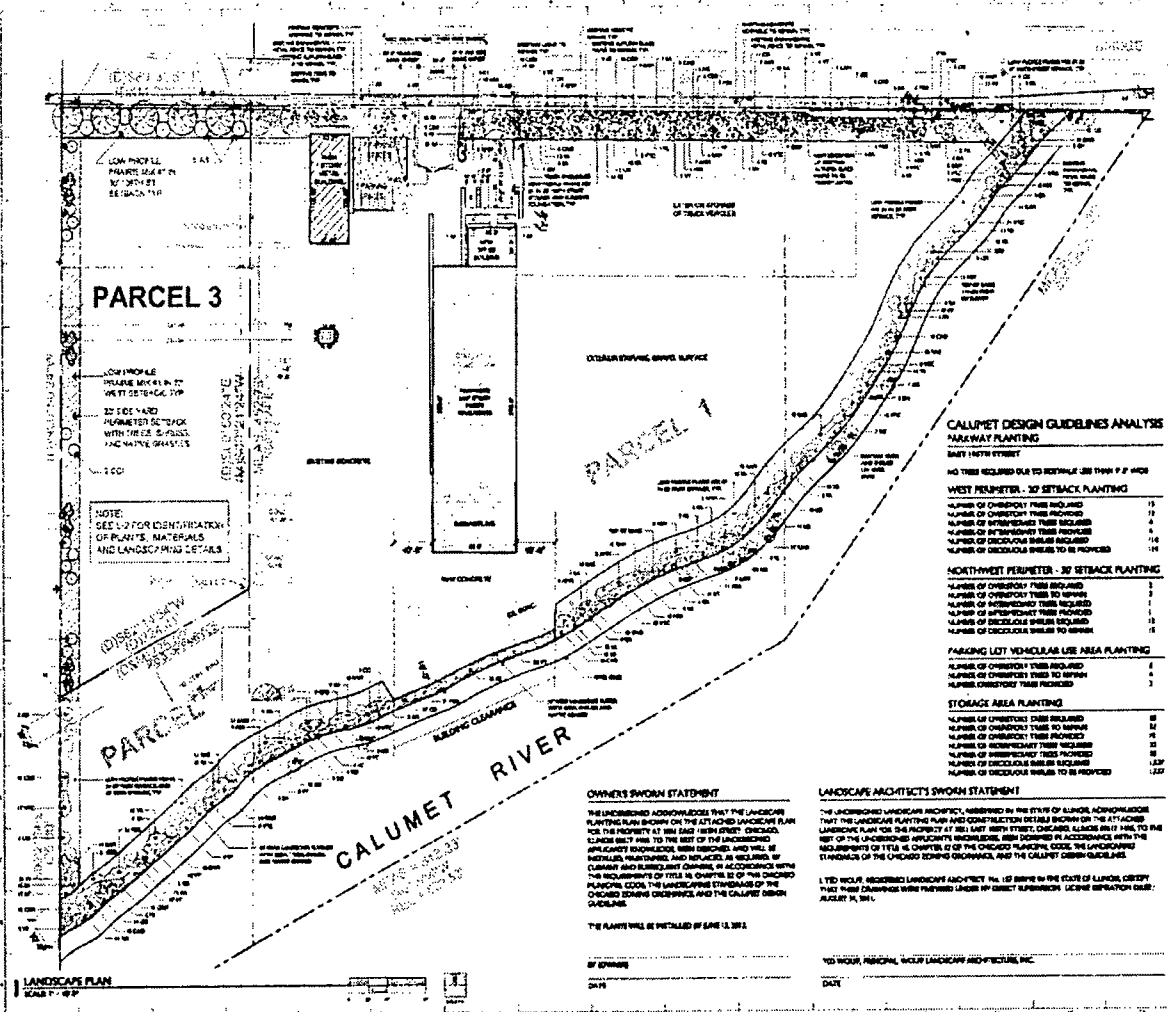


APPLICANT: ADELMAN TRUCK & EQUIPMENT CORP.
ADDRESS: 3015-3051 EAST 106TH ST.
C.C. INTRO: MAY / 08 / 2013
CPC DATE: AUGUST - 15 - 2013

PLANNED DEVELOPMENT BOUNDARY MAP

SHEET TITLE:

INDUSTRIAL- WATERWAYS PLANNED DEVELOPMENT NO. 1155 AS AMENDED



LAM
LANDSCAPE ARCHITECTS

ARCHITECTS ADMITTANTS
121 N. MADISON ST. SUITE 1100
CHICAGO, ILLINOIS 60602
PH: 312.253.3080
WWW.LAMARCHITECTS.COM

NO. TREES REQUIRED DUE TO RETRAIL USE FROM P.P. 4005	WEST PERIMETER - 30' SETBACK PLANTING	NORTH-WEST PERIMETER - 30' SETBACK PLANTING	PARKING LOT VEHICULAR USE AREA PLANTING	STORAGE AREA PLANTING
NO TREES REQUIRED DUE TO RETRAIL USE FROM P.P. 4005	NUMBER OF OVERHEAD TREES REQUIRED: 13	NUMBER OF OVERHEAD TREES TO SPAN: 13	NUMBER OF OVERHEAD TREES REQUIRED: 4	NUMBER OF OVERHEAD TREES TO SPAN: 4
	NUMBER OF INTERMEDIATE TREES REQUIRED: 4	NUMBER OF INTERMEDIATE TREES REQUIRED: 13	NUMBER OF INTERMEDIATE TREES REQUIRED: 4	NUMBER OF INTERMEDIATE TREES REQUIRED: 13
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	NUMBER OF DECIDUOUS TREES TO BE PROVIDED: 13	NUMBER OF DECIDUOUS TREES TO BE PROVIDED: 13	NUMBER OF DECIDUOUS TREES TO BE PROVIDED: 4	NUMBER OF DECIDUOUS TREES TO BE PROVIDED: 13

OWNER'S SWORN STATEMENT
THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 3015-3051 EAST 106TH STREET, CHICAGO, ILLINOIS IS THE PROPERTY OF THE UNDERSIGNED APPLICANT. THE UNDERSIGNED APPLICANT HAS BEEN ADVISED AND WILL BE INSTALLED, MAINTAINED, AND REPLACED AS REQUIRED BY CURBWAY AND SUBSEQUENT DRAINAGE, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 16, CHAPTER 12 OF THE CHICAGO PLANNING CODE, THE CHICAGO DESIGN ORDINANCE, AND THE CALLUMET DESIGN GUIDELINES.

LANDSCAPE ARCHITECT'S SWORN STATEMENT
THE UNDERSIGNED LANDSCAPE ARCHITECT, ADMITTED BY THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 3015-3051 EAST 106TH STREET, CHICAGO, ILLINOIS ARE, TO THE BEST OF THE UNDERSIGNED ARCHITECT'S KNOWLEDGE, BEEN DRAWN IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 16, CHAPTER 12 OF THE CHICAGO PLANNING CODE, THE CHICAGO DESIGN ORDINANCE OF THE CHICAGO DESIGN ORDINANCE, AND THE CALLUMET DESIGN GUIDELINES.

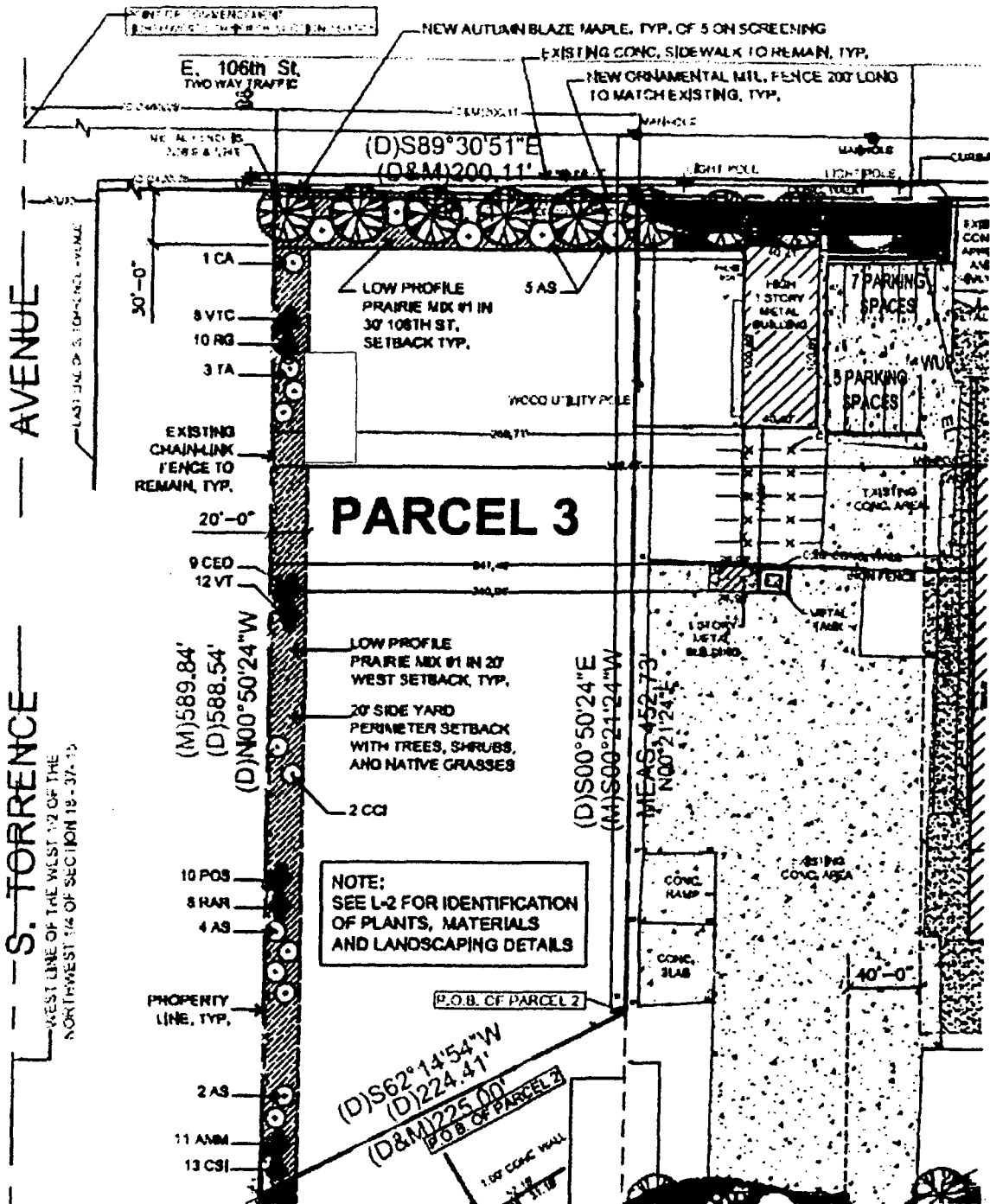
DATE: AUGUST 15, 2013

BY: WOOD, BERGHOFF, WOLFF LANDSCAPE ARCHITECTURE, INC.

APPLICANT: ADELMAN TRUCK & EQUIPMENT CORP.
ADDRESS: 3015-3051 EAST 106TH ST.
C.C. INTRO: MAY / 08 / 2013
CPC DATE: AUGUST - 15 - 2013

SHEET TITLE: LANDSCAPING PLAN FULL SITE

INDUSTRIAL-WATERWAYS PLANNED DEVELOPMENT NO. 1155 AS AMENDED



APPLICANT: ADELMAN TRUCK & EQUIPMENT CORP.
 ADDRESS: 3015-3051 EAST 106TH ST.
 C.C. INTRO: MAY / 08 / 2013
 CPC DATE: AUGUST - 15 - 2013

1 LANDSCAPING PLAN
 (L)S1.0 SCALE: NTS

SHEET TITLE: