



# City of Chicago



SO2017-7359

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	10/11/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 12-J at 3500-3556 W 51st St and 5000-5058 S St. Louis Ave - App No. 19414
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#19414

INT. NO. DATE:  
OC+11, 2017

ORDINANCE

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

**SECTION 1:** Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the M1-2 Limited Manufacturing/Business Park District and M2-2 Light Industry District symbols and indications as shown on Map No. 12-J in the area bounded by:

THAT PART OF BLOCKS 22, 23, 24, 25 AND 26 AND VACATED ST. LOUIS AVENUE IN JAMES H. REE'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 5, 1855 AS DOCUMENT 62421, IN BOOK 85, PAGE 151, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WEST 51ST STREET WITH THE WEST LINE OF SOUTH ST. LOUIS AVENUE; THENCE SOUTH 88 DEGREES 32 MINUTES 31 SECONDS WEST, A DISTANCE OF 602.86 FEET ALONG SAID NORTH LINE OF WEST 51ST STREET; THENCE NORTH 01 DEGREES 27 MINUTES 29 SECONDS WEST, A DISTANCE OF 10.35 FEET TO A POINT OF CURVATURE; THENCE 133.86 FEET NORTHERLY ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 800.00 FEET, SUBTENDING A CHORD BEARING NORTH 03 DEGREES 20 MINUTES 07 SECONDS EAST, A DISTANCE OF 133.70 FEET TO A POINT OF TANGENCY; THENCE NORTH 08 DEGREES 07 MINUTES 43 SECONDS EAST, A DISTANCE OF 92.13 FEET TO A POINT OF CURVATURE; THENCE 260.32 FEET NORTHERLY ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 775.00 FEET, SUBTENDING A CHORD BEARING NORTH 17 DEGREES 45 MINUTES 04 SECONDS EAST, A DISTANCE OF 259.09 FEET TO A POINT OF TANGENCY; THENCE NORTH 27 DEGREES 22 MINUTES 26 SECONDS EAST, A DISTANCE OF 142.85 FEET TO A POINT OF CURVATURE; THENCE 210.08 FEET NORTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 520.00 FEET, SUBTENDING A CHORD BEARING NORTH 38 DEGREES 56 MINUTES 52 SECONDS EAST, A DISTANCE OF 208.66 FEET TO A POINT OF TANGENCY; THENCE NORTH 50 DEGREES 31 MINUTES 17 SECONDS EAST, A DISTANCE OF 172.60 FEET TO THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN WARRANTY DEED RECORDED NOVEMBER 28, 1997 AS DOCUMENT 97892425, IN COOK COUNTY, ILLINOIS; THENCE ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN DOCUMENT 97892425 FOR THE FOLLOWING TWO (2) COURSES: 1) THENCE NORTH 50 DEGREES 41 MINUTES 29 SECONDS EAST, A DISTANCE OF 107.29 FEET TO A POINT OF CURVATURE; 2) THENCE 204.96 FEET NORTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 929.69 FEET, SUBTENDING A CHORD BEARING NORTH 57 DEGREES 00 MINUTES 26 SECONDS EAST, A DISTANCE OF 204.55 FEET TO A NON-TANGENT LINE; THENCE SOUTH 01 DEGREES 54 MINUTES 29 SECONDS EAST, A DISTANCE OF 403.78 FEET TO THE SOUTH LINE OF SAID LOT 22; THENCE SOUTH 88 DEGREES 32 MINUTES 45 SECONDS WEST, A DISTANCE OF 111.92 FEET ALONG SAID SOUTH LINE OF LOT 22 TO SAID WEST LINE OF SOUTH ST. LOUIS AVENUE; THENCE SOUTH 01 DEGREES 31 MINUTES 07 SECONDS EAST, A DISTANCE OF 638.49 FEET ALONG SAID WEST LINE OF SOUTH ST. LOUIS AVENUE TO THE POINT OF BEGINNING.

to those of M2-2 Light Industry District, which is hereby established in the area above described.

**SECTION 2:** Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the M2-2 Light Industry District symbols and indications as shown on Map No. 12-J in the area bounded by:

THAT PART OF BLOCKS 22, 23, 24, 25 AND 26 AND VACATED ST. LOUIS AVENUE IN JAMES H. REE'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 5, 1855 AS DOCUMENT 62421, IN BOOK 85, PAGE 151, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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to those of Manufacturing Planned Development No. \_\_\_\_\_, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

**SECTION 3:** This ordinance shall take effect upon its passage and due publication.

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**Common Address(es): 3500-3556 W. 51st St.; 5000-5058 S. St. Louis Ave.**

*Manufacturing Planned Development No. \_\_\_\_\_*

**PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Manufacturing Planned Development Number \_\_\_\_\_ (“Planned Development”), consists of approximately 459,576 net square feet (10.55 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by R.F.M. Properties I, L.P.
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 of the 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 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, assign 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

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APPLICANT:	R.F.M. Properties I, L.P.
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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 these 17 Statements and the following:

Bulk Regulations and Data Table  
Existing Zoning Map  
General Land Use Map  
Planned Development Boundary and Property Line Map  
Site Plan  
Landscape Plan  
Building Elevations – South (Freezer/Cooler) Building – North and East  
Building Elevations – South (Freezer/Cooler) Building – South and West  
Building Elevations – North (Maintenance) Building

prepared by Arete Design Studio Ltd. and dated November 16, 2017, 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 shall control.

5. The following uses shall be permitted in this Planned Development:

- Manufacturing, Production and Industrial Service (Artisan, Limited and General)
- Warehousing, Wholesaling and Freight Movement
- Food and Beverage Retail Sales (accessory to principal manufacturing uses)
- Retail Sales, General (accessory to principal manufacturing uses)
- Office
- Accessory Uses (as defined in § 17-17-0206 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

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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 459,576 square feet and a base FAR of 2.2.
9. Upon review and determination, and pursuant to Section 17-13-0610 of the Zoning Ordinance, Part II Review shall be assessed a fee by the Department of Planning and Development. The fee, as determined by staff at the time of its submission, 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 of the Zoning Ordinance. 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 Department of Streets and Sanitation, and the Department of Fleet and Facility Management, under Section 13-32-085 of the Municipal Code, or any other provision of the Municipal Code.
12. 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.
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

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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 the city's ongoing and evolving initiatives to enhance awareness of, and support and encourage participation by, Minority and Women's Business Enterprise certified contractors and local city residents. To assist the city in promoting such MBE, WBE and local city resident involvement, the Applicant may provide the Department of Planning and Development with any preliminary outreach plans designed to elicit MBE, WBE and local city resident participation, such submission may include copies of certified letters, and receipts of such, sent to MBE/WBE contractor associations and the ward office of the alderman in which this project is proposed to be located. In conjunction with the Applicant's submission for Part II permit reviews, the Applicant will provide DPD (and upon request, the full Plan Commission) with all responses to any preliminary outreach plans and certified letters, updates on any associated communications or meetings and anticipated percentages of MBE, WBE and local city resident participation. Prior to issuance of their Certificate of Occupancy, the Applicant will provide DPD with actual level of MBE and WBE certified contractor and local city resident participation. All such details will be provided in a form acceptable to the Zoning Administrator or Commissioner of the Department of Planning and Development.
16. The plans contemplate an area for future expansion of the main building on its north side; such building expansion shall be subject to Site Plan Review pursuant to this section. Development details of the future expansion are contained in the Bulk Regulations and Data Table. The future expansion will comprise of similar materials of the proposed main building. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) of the building expansion, the Applicant shall submit a site plan, landscape plan and building elevations for review and approval by DPD. Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (PD) and to assist the City in monitoring ongoing development. The Site Plan Approval Submittal

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(Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for the building expansion shall be granted until Site Plan Approval has been granted. Following approval by DPD, the approved 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 PD.

After approval of the Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the PD, the terms of the PD shall govern. Any 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 building expansion, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

Site Plan Approval Submittals shall include all other information deemed necessary by either the Department of Planning and Development, Department of Transportation or Fire Department to illustrate substantial conformance to the PD.

17. This Planned Development shall be governed by 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 the pre-existing M2-2 Light Industry District.

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*Manufacturing  
Planned Development No. \_\_\_\_*

**BULK REGULATIONS AND DATA TABLE**

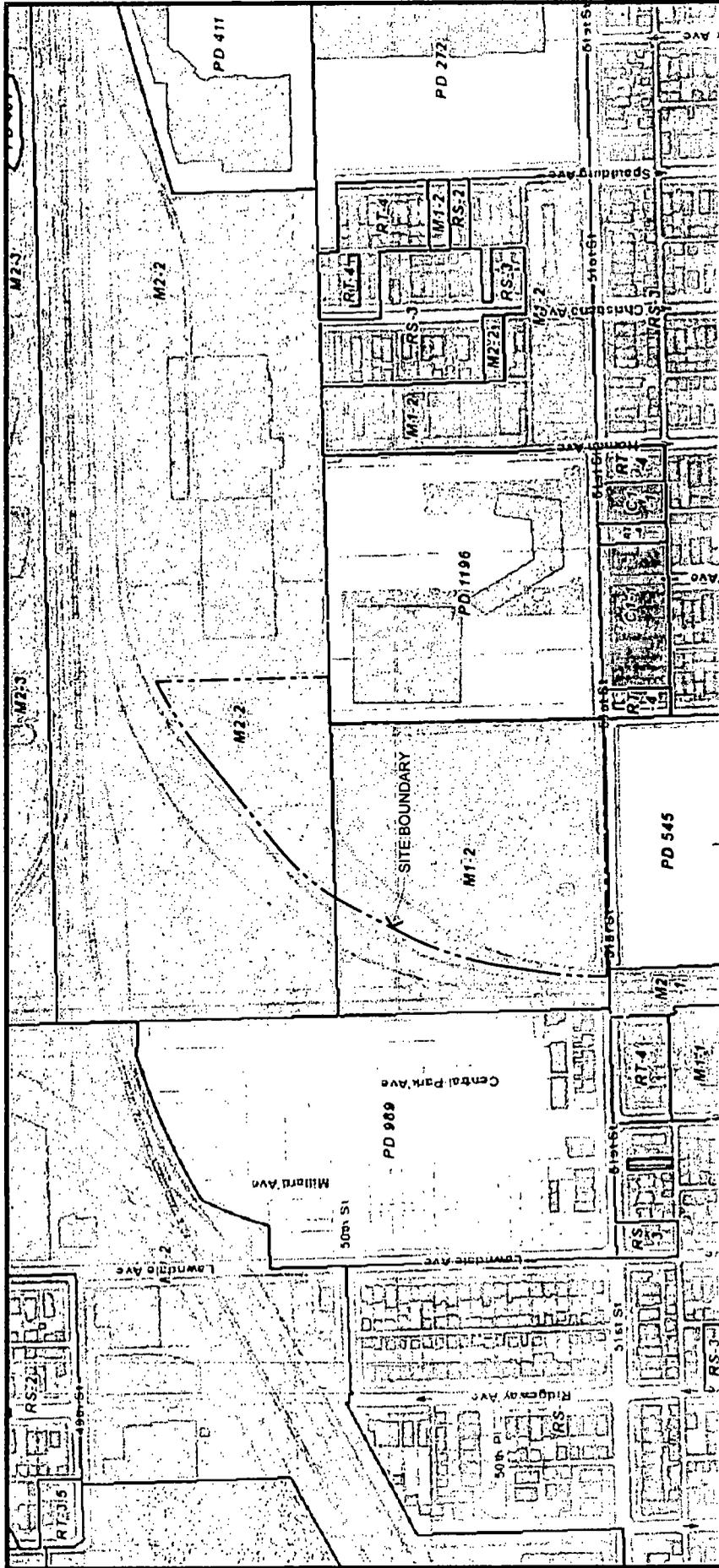
<b>Gross Site Area:</b>	<b>501,630 sq. ft. ( 11.516 acres)</b>
<b>Area in Adjoining Right-of-Way:</b>	<b>42,054 sq. ft. ( 0.965 acres)</b>
<b>Net Site Area:</b>	<b>459,576 sq. ft. ( 10.550 acres)</b>
<b>Underlying Floor Area Ratio (FAR):</b>	<b>2.20</b>
<b>Maximum Floor Area Ratio (FAR):</b>	<b>0.35</b>
<b>Minimum Number of Off-Street Parking Spaces:</b>	<b>120 parking spaces</b>
<b>Minimum Number of Loading Spaces:</b>	<b>10 spaces (10' x 25')</b>
<b>Minimum Setbacks from Property Lines:</b>	
Front / South	Per attached site plans.
Side / West:	Per attached site plans.
Side / East:	Per attached site plans.
Rear / North:	Per attached site plans.
<b>Maximum Building Height:</b>	
North Building - Maintenance Shop:	28 feet 8 inches
South Building - Freezer/Cooler Facility:	42 feet 3 inches

**Planned Building Expansion Area (to the north of the Freezer/Cooler Facility):**

Maximum Building Footprint:	22,500 sq. ft.
Maximum Building Floor Area:	22,500 sq. ft.
Minimum Setbacks from Property Lines:	Per attached site plans.
Maximum Building Height:	42 feet 3 inches

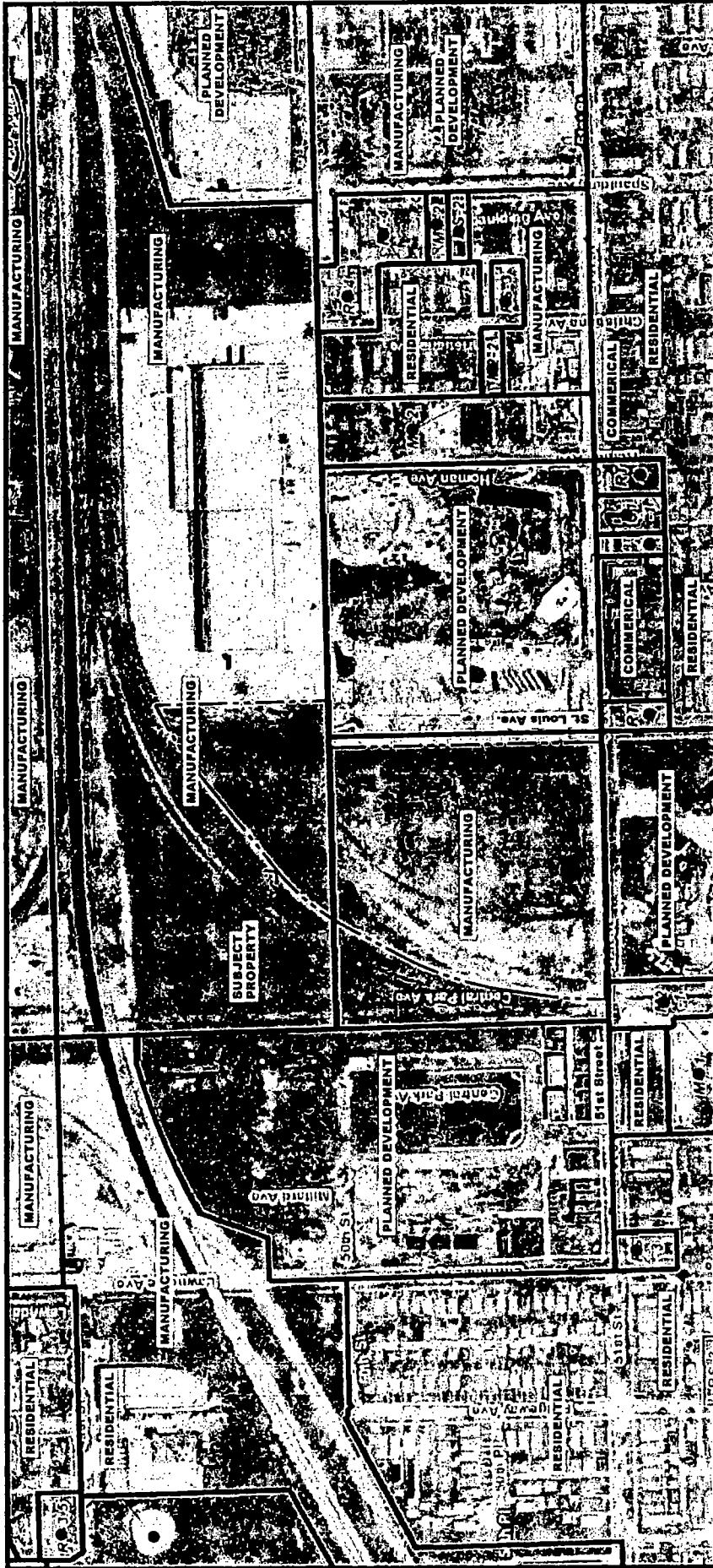
Building expansion area elevations shall match elevation drawings for Freezer/Cooler Facility.  
All expansion area bulk regulations are subject to Site Plan Approval.

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### EXISTING ZONING MAP

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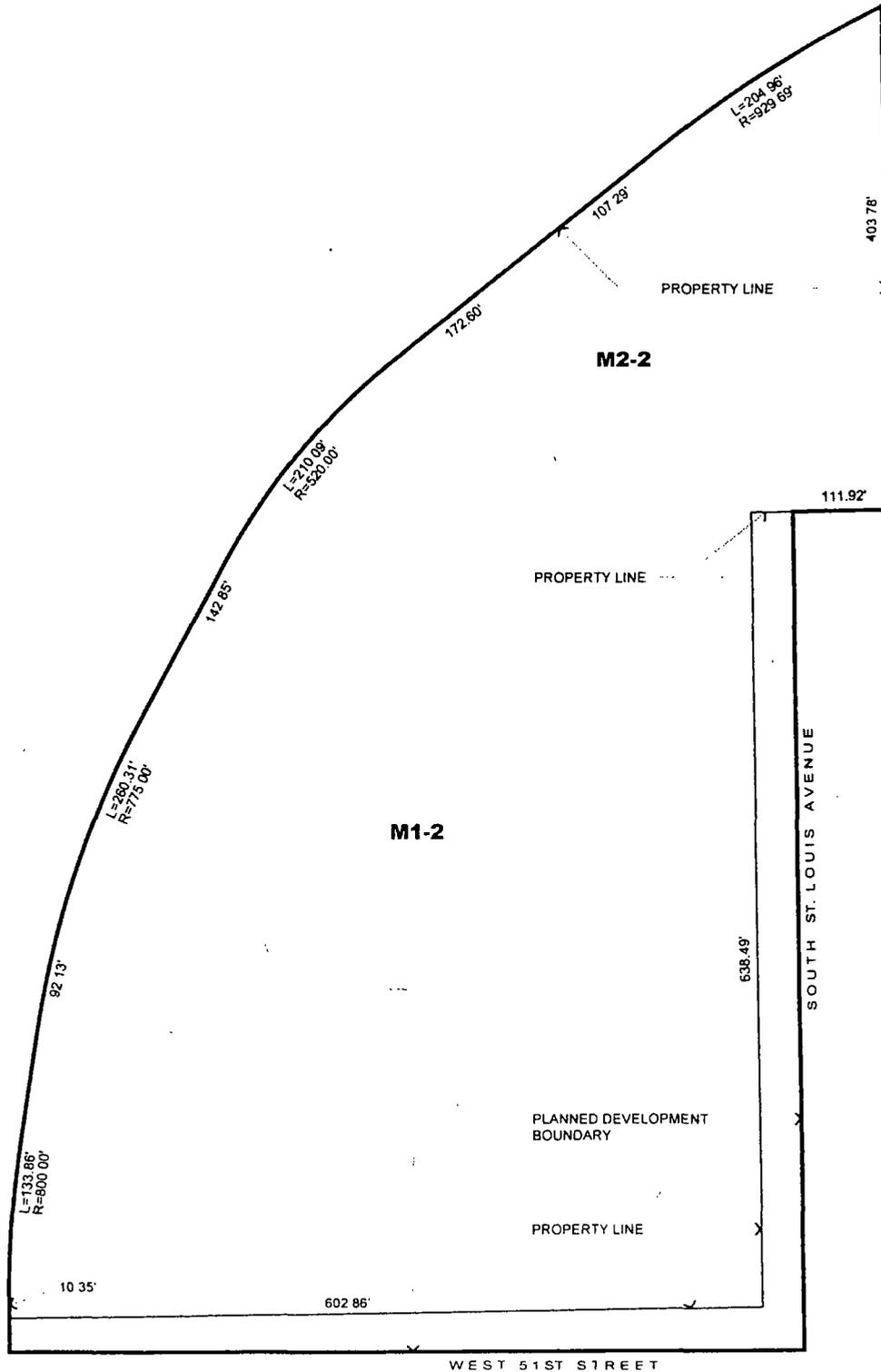


MANUFACTURING

# GENERAL LAND USE MAP

APPLICANT: R.F.M. Properties I, L.P.  
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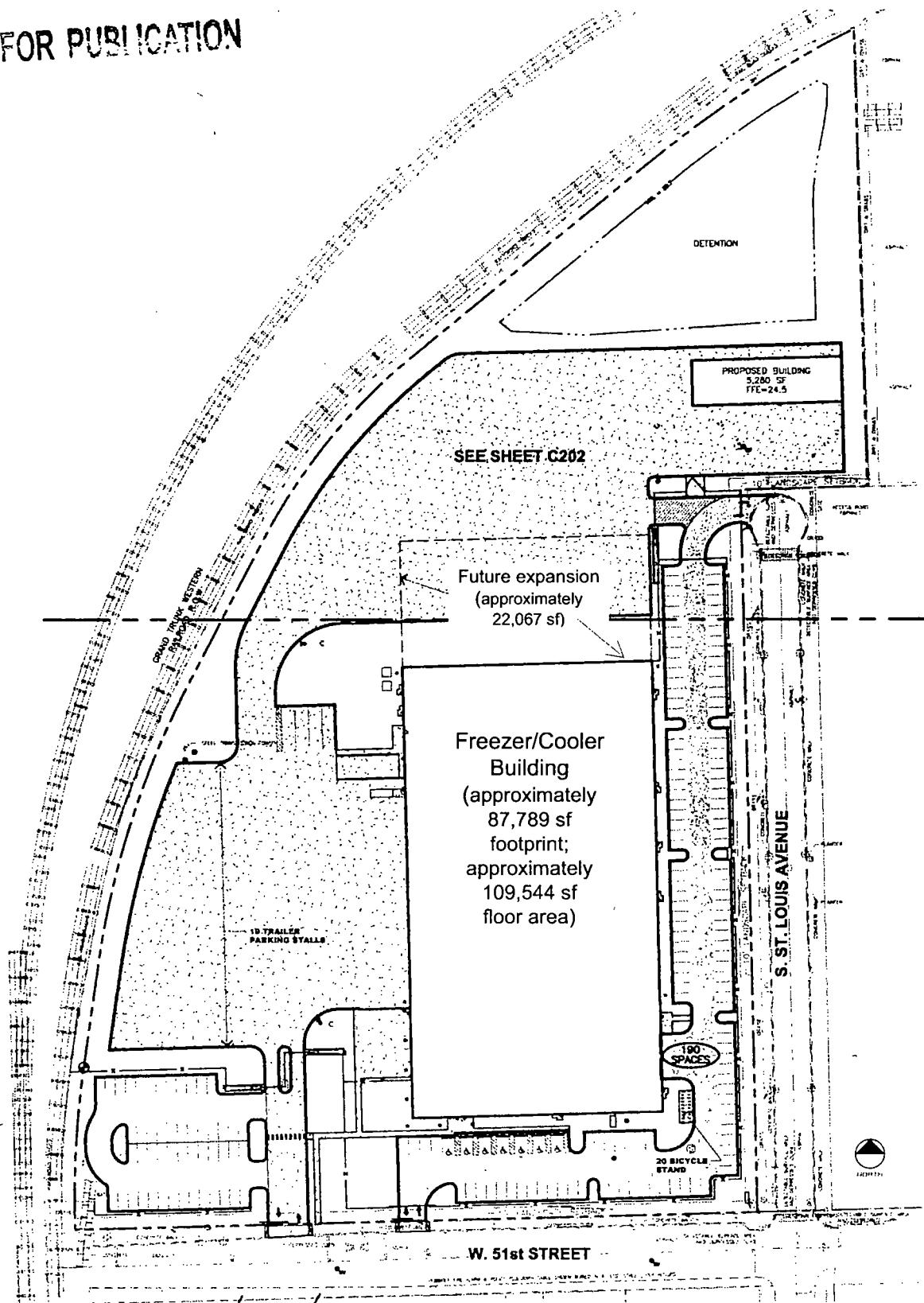
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## PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

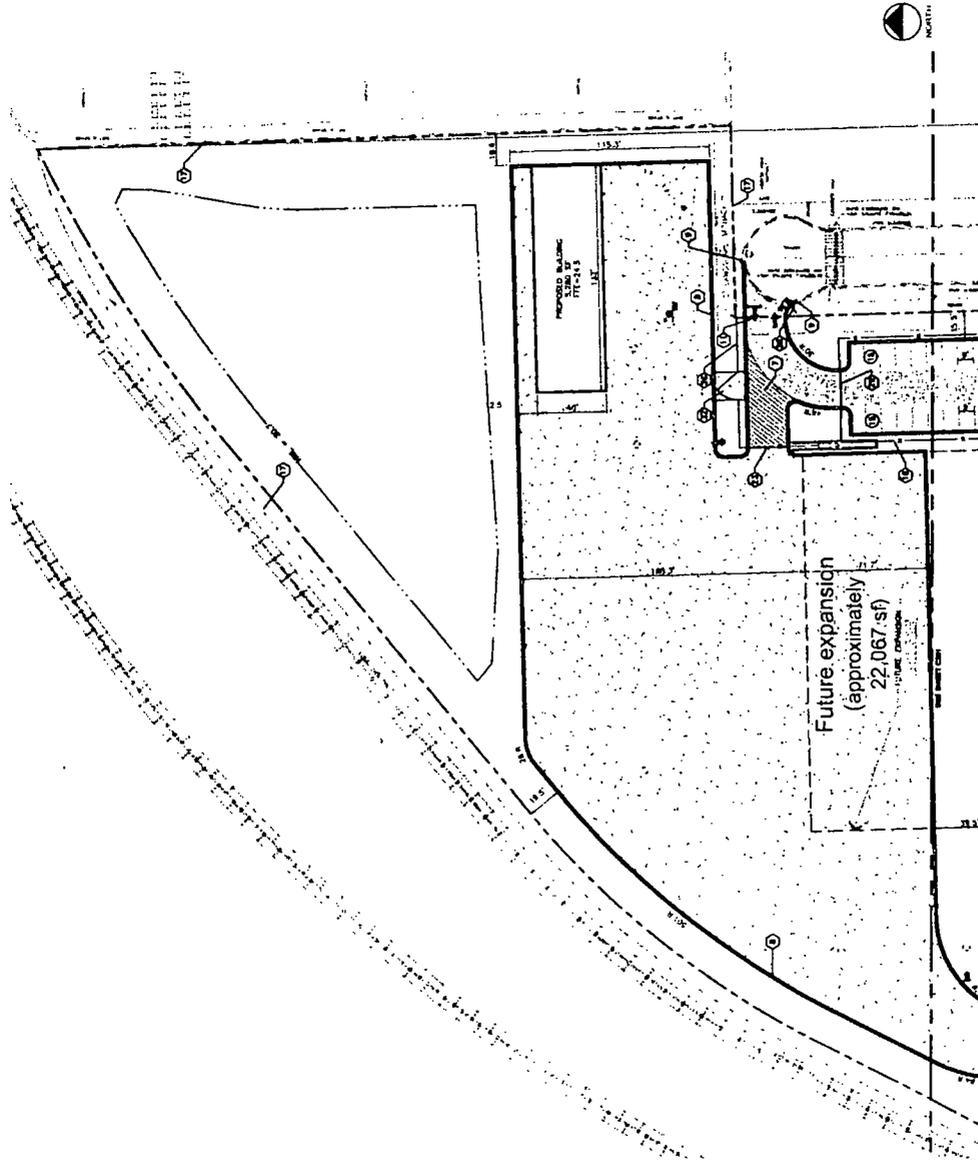
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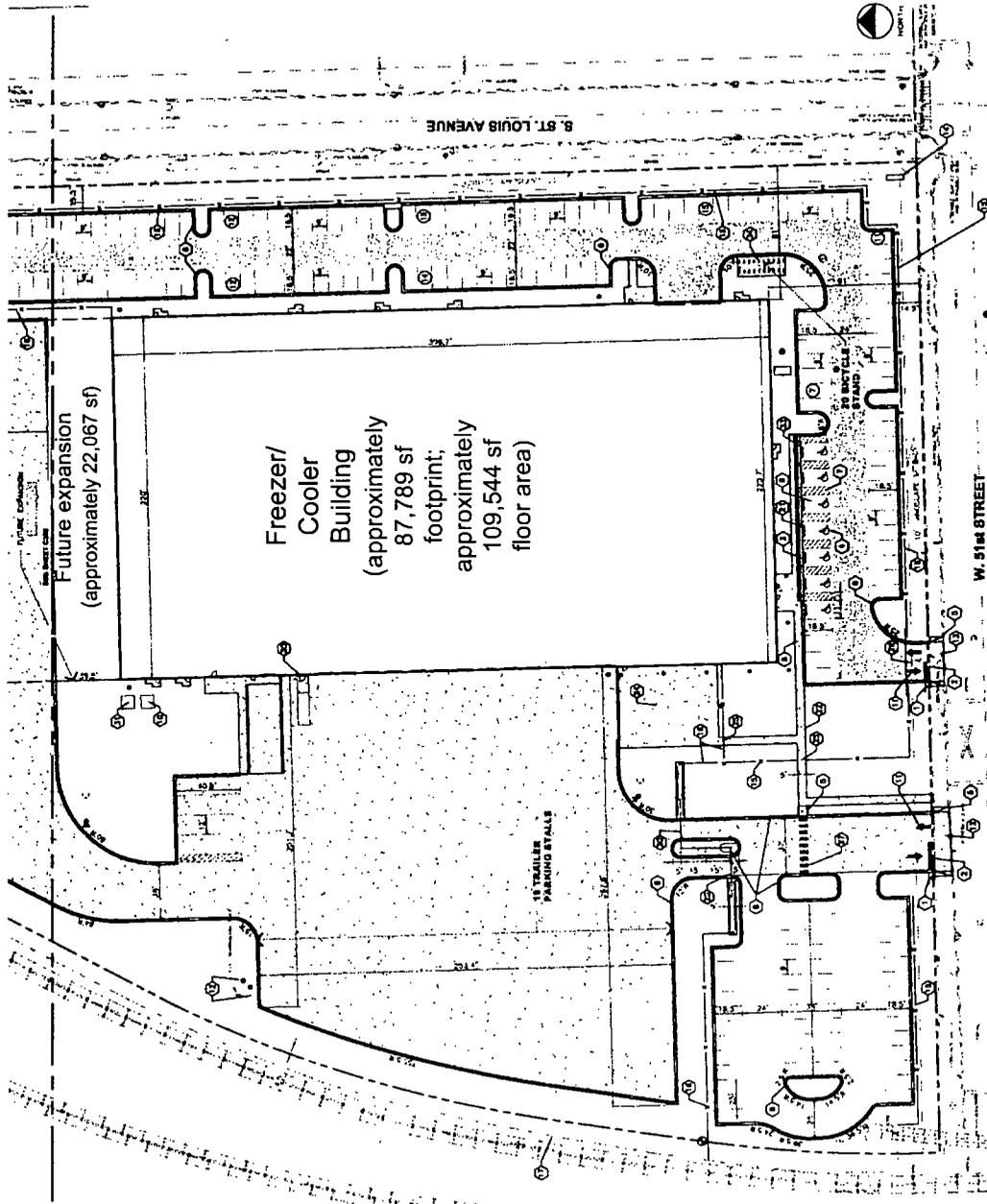
### OVERALL SITE PLAN

APPLICANT: R.F.M. Properties I, L.P.  
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## PARTIAL - SITE PLAN

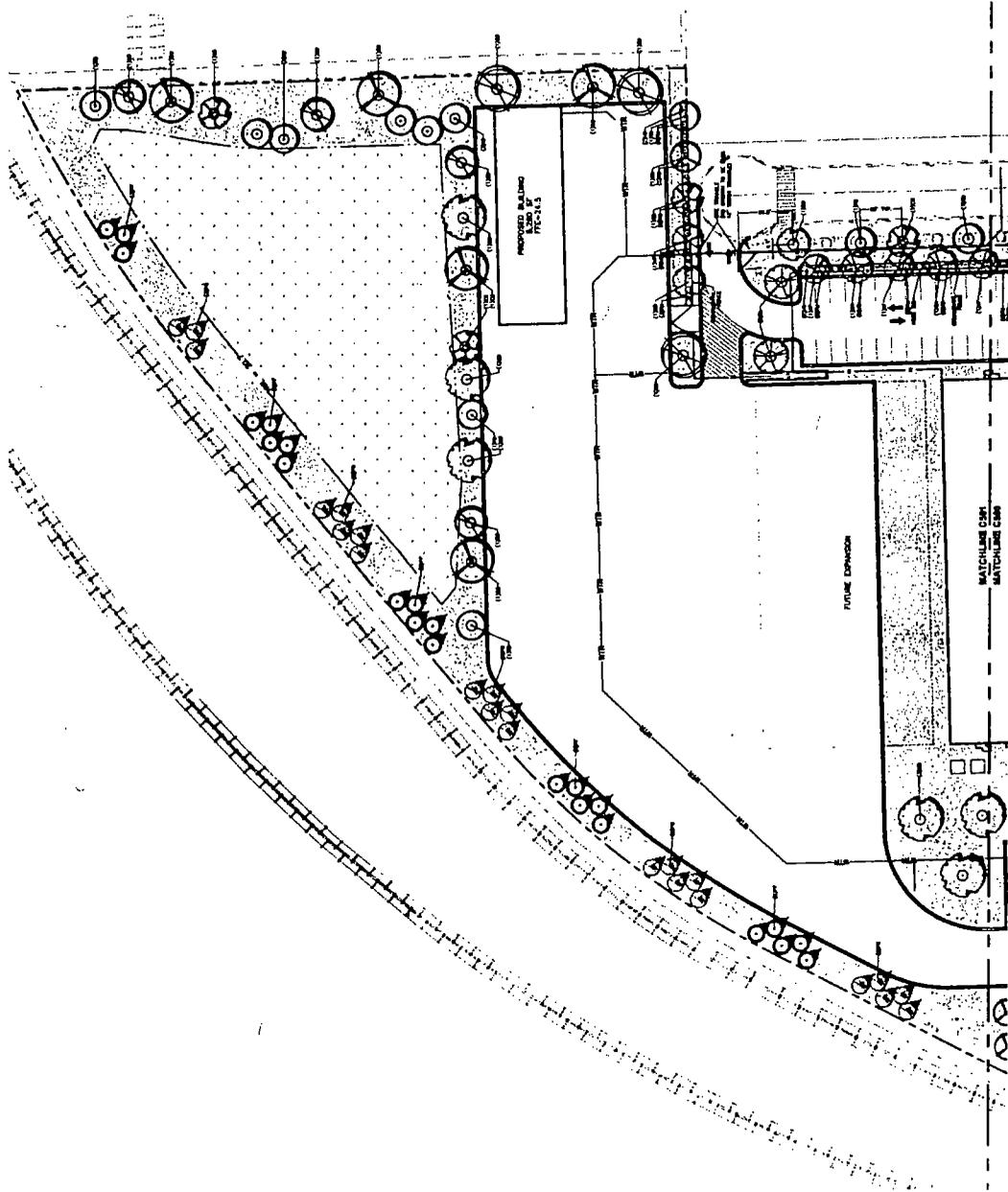
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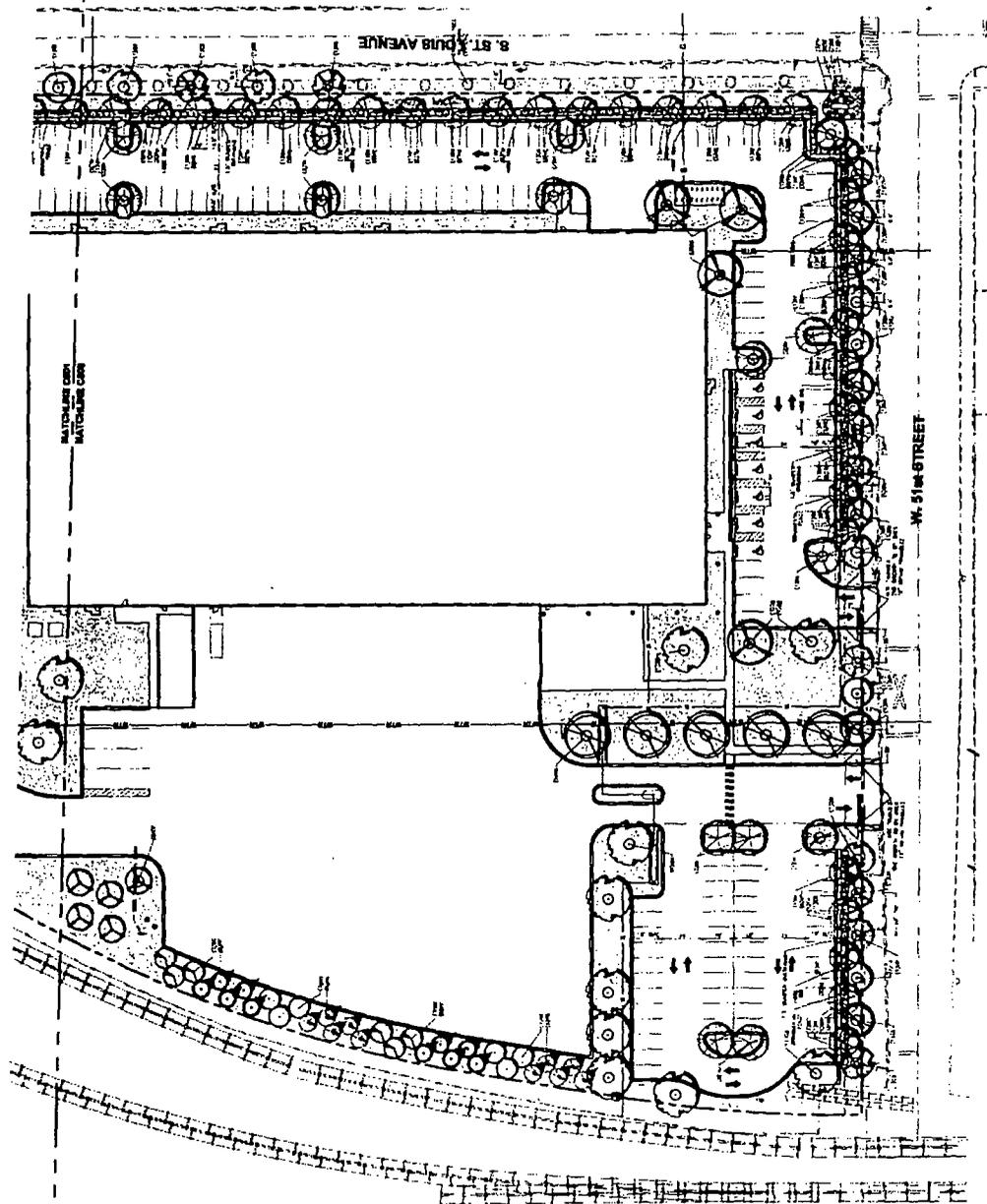
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## PARTIAL - LANDSCAPE PLAN

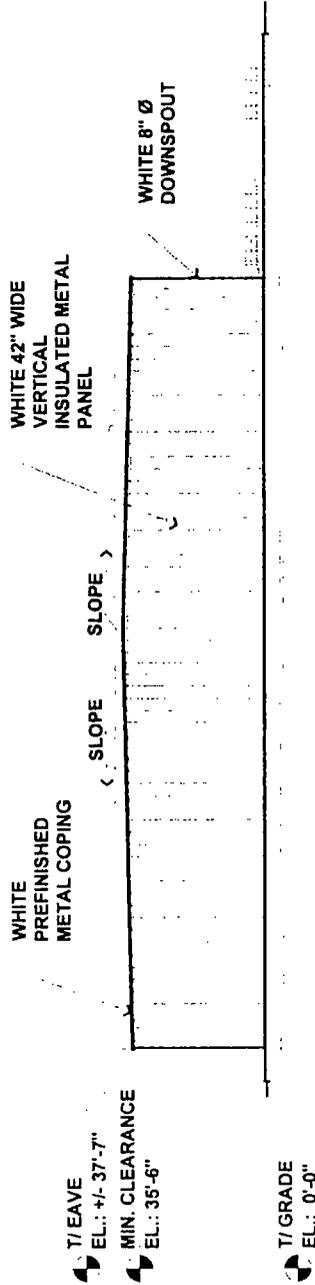
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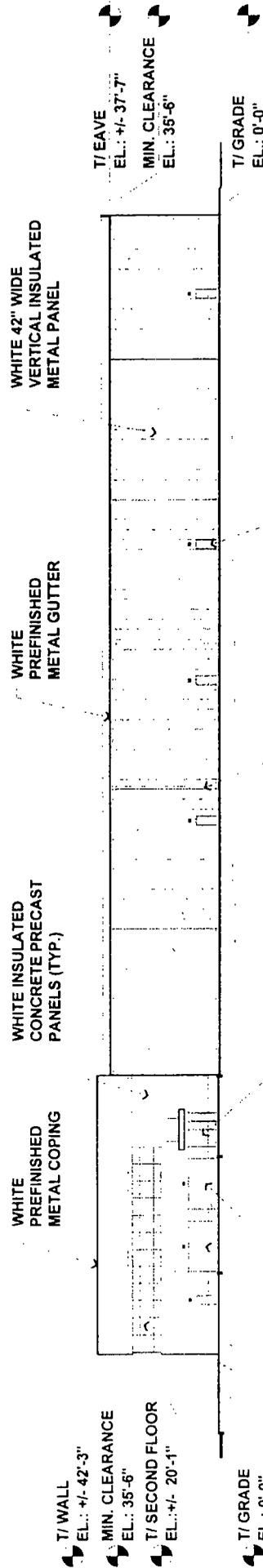


## PARTIAL - LANDSCAPE PLAN

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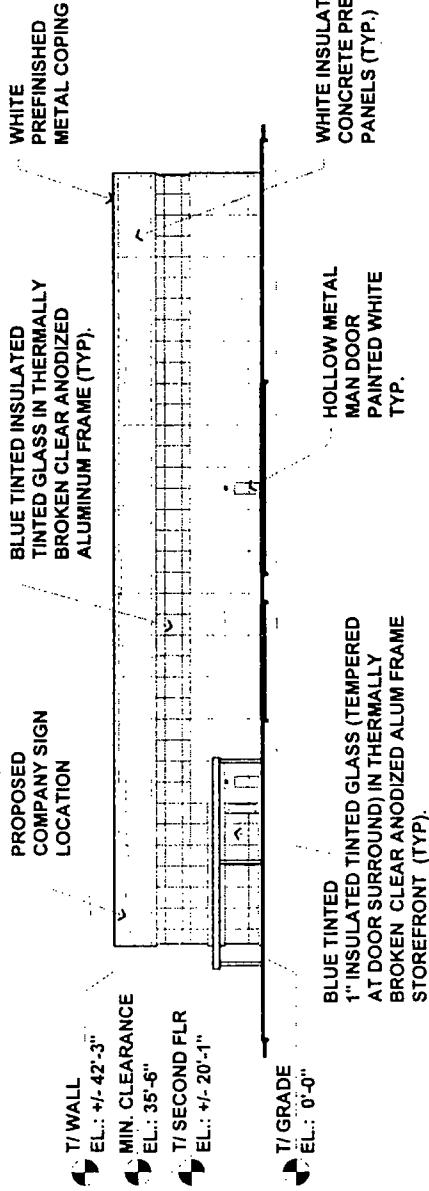
**NORTH ELEVATION**



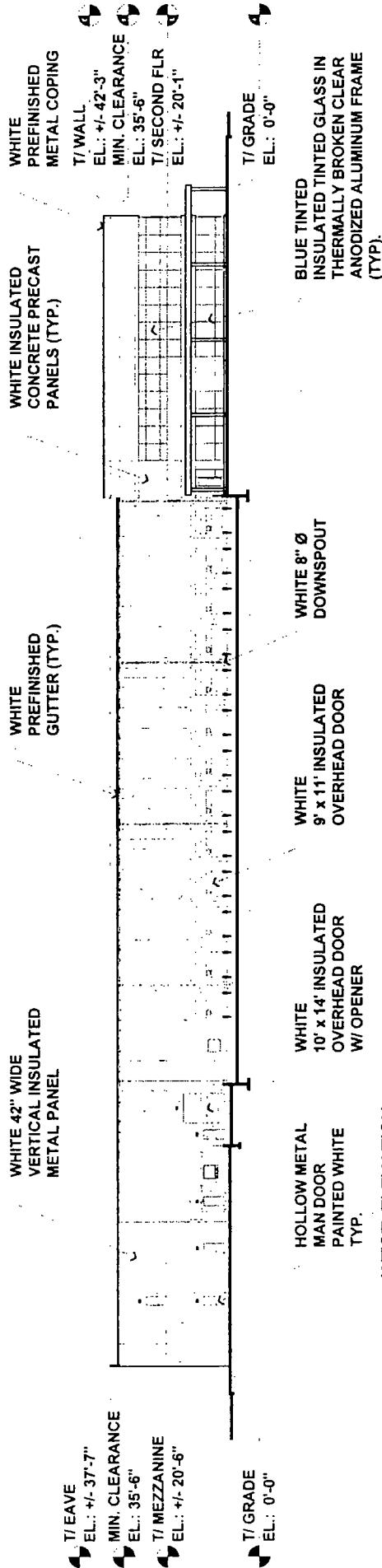
**EAST ELEVATION**

**BUILDING ELEVATIONS - SOUTH (FREEZER / COOLER) BUILDING - NORTH AND EAST**

APPLICANT: R.F.M. Properties I, L.P.  
 ADDRESS: 3500-3556 W. 51st St.; 5000-5068 S. St. Louis Ave.  
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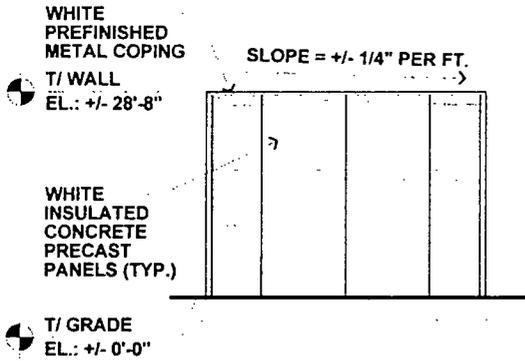
**SOUTH ELEVATION**



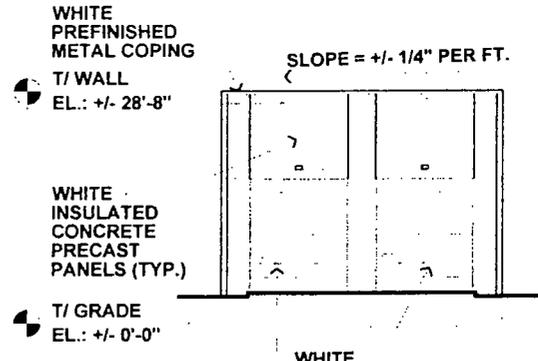
**WEST ELEVATION**

**BUILDING ELEVATIONS - SOUTH (FREEZER / COOLER) BUILDING - SOUTH AND WEST**

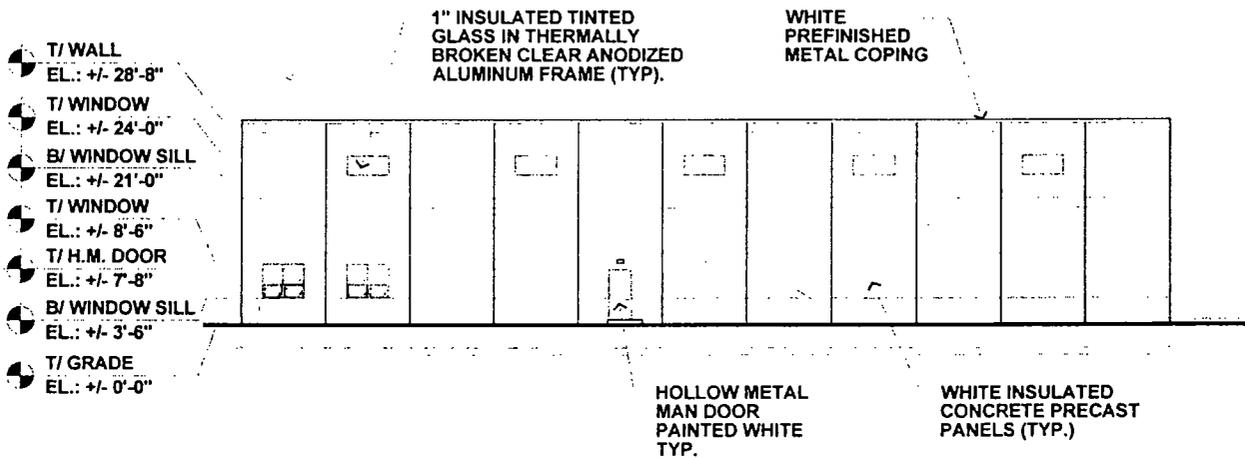
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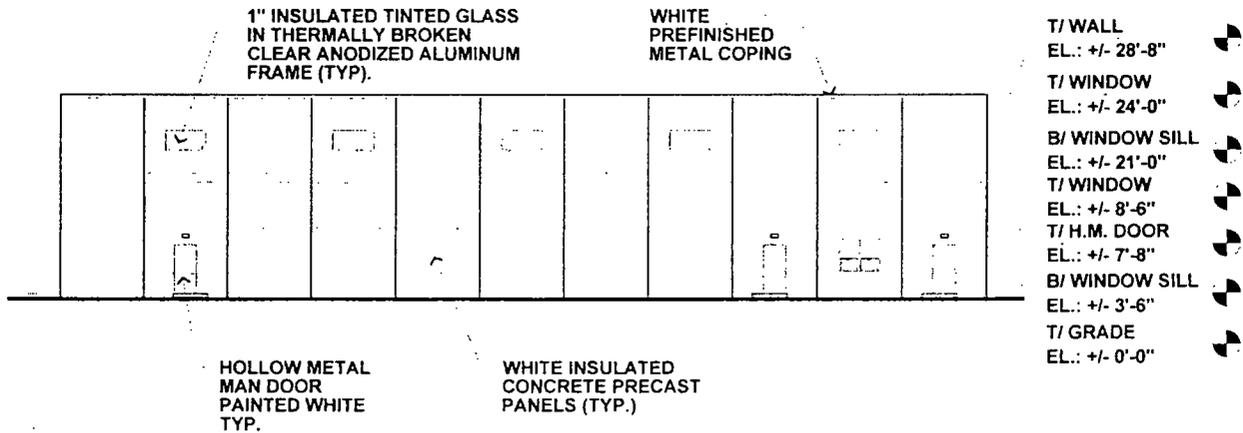
4 EAST ELEVATION



3 WEST ELEVATION



2 NORTH ELEVATION



1 SOUTH ELEVATION

## BUILDING ELEVATIONS NORTH (MAINTENANCE) BUILDING

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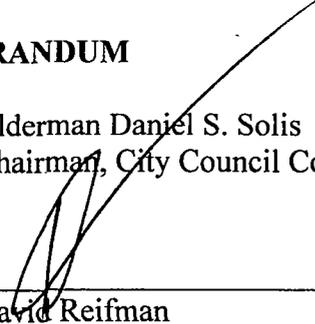


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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

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

From:   
David Reifman  
Commissioner  
Department of Planning and Development

Date: November 16, 2017

Re: Proposed Manufacturing Planned Development (generally located at 3500-56 W. 51st Street and 5000-58 S. St Louis Ave)

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On November 16, 2017, the Chicago Plan Commission recommended approval of a proposed Manufacturing Planned Development submitted by the Applicant, RFM Properties I, LP. The project involves rezoning the property from M1-2 and M2-2 to M2-2 and then to a Manufacturing Planned Development prior to constructing a 43' tall, 110,000 square foot, food processing and warehouse facility and a 29' tall, 5,300 square foot, maintenance facility for Amigos Foods. A copy of the proposed ordinance 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 312-744-0756.

Cc: Main file