



City of Chicago



SO2016-6368

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/14/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 34-B at 13535 S Torrence Ave - App No. 18972
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 of Chicago, Chicago Zoning Ordinance, is amended by changing all the Planned Manufacturing District No. 6 symbols and indications as shown on Map No. 34-B in the area bounded by:

- A line 1,470.4 feet north of and parallel to the centerline of 138th Street, or the centerline thereof extended where no street exists, such centerline also being the city limit of the City of Chicago;
- A line 89.7 feet southwest of and parallel to the southwest right-of-way line of the New York, Chicago and St. Louis Railroad;
- The centerline of 138th Street, or the centerline thereof extended where no street exists, also being the city limit of the City of Chicago;
- The centerline of the Little Calumet and Grand Calumet River;
- A line 328.8 feet north of and parallel to the centerline of 138th Street, or the centerline thereof extended where no street exists, such centerline also being the city limit of the City of Chicago;
- A line 2,470.7 feet east of and parallel to the centerline of South Torrence Avenue;
- A line 376.4 feet north of and parallel to the centerline of 138th Street, or the centerline thereof extended where no street exists, such centerline also being the city limit of the City of Chicago;
- A line passing through a point 376.4 feet north of and parallel to the centerline of 138th Street, or the centerline thereof extended where no street exists (city limits) and 2,586.2 feet east of and parallel to the centerline of South Torrence Avenue, and a point 419.9 feet north of and parallel to the centerline of 138th Street, or the centerline thereof extended where no street exists (city limits) and 2,635.0 feet east of and parallel to the centerline of South Torrence Avenue;
- A line 2,635.0 feet east of and parallel to the centerline of South Torrence Avenue;

to those of an Manufacturing-Business-Waterway Planned Development, which is hereby established in the area described, subject to such use and bulk regulations as are set forth in the attached Plan of Development.

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

*Manufacturing-Business-Waterway
Planned Development No. ____*

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Manufacturing-Business-Waterway Planned Development Number ____ (“Planned Development”) consists of approximately 1,975,927 net square feet (45.36 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by the Applicant, CenterPoint Chicago Enterprise 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 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 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, 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.

APPLICANT:	CenterPoint Chicago Enterprise LLC
ADDRESS:	13535 S. Torrence Ave.
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REVISED / CPC DATE:	---

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 these 15 Statements and:

- Bulk Regulation and Data Table
- Existing Zoning Map
- Existing Land Use Map
- Planned Development and Property Line Map
- Site Plan
- Landscape Plan
- Landscape Detail Plans
- Roof Plan
- Building Elevation – East, North
- Building Elevation – West, South

All prepared by Spaceo Inc., Cornerstone Architects, Ltd. and David R. McCallum Associates, Inc., all dated October 20, 2016. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development.

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 permitted in the area delineated herein as a Manufacturing-Business-Waterway Planned Development:

- Manufacturing, Production and Industrial Service
- Heavy Equipment Sales / Rentals
- Warehouse and Freight Movement
- Outdoor Storage of Raw Materials as a Principal Use
- Office

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- Wireless Communication Facilities
 - Accessory uses to permitted uses, including but not limited to accessory parking
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 Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations 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 Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 1,975,927 square feet.
 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 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 Department of Streets and Sanitation, and the Department of Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
 12. The terms and conditions of development under this the 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

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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 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. All phases of the project will satisfy the requirements of the current Sustainable Development Policy. Aspects of the proposed Planned Development that bring it into compliance with the Sustainable Development Policy include the following:
 - Building(s) shall obtain LEED certification.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. 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 Planned Manufacturing District No. 6.

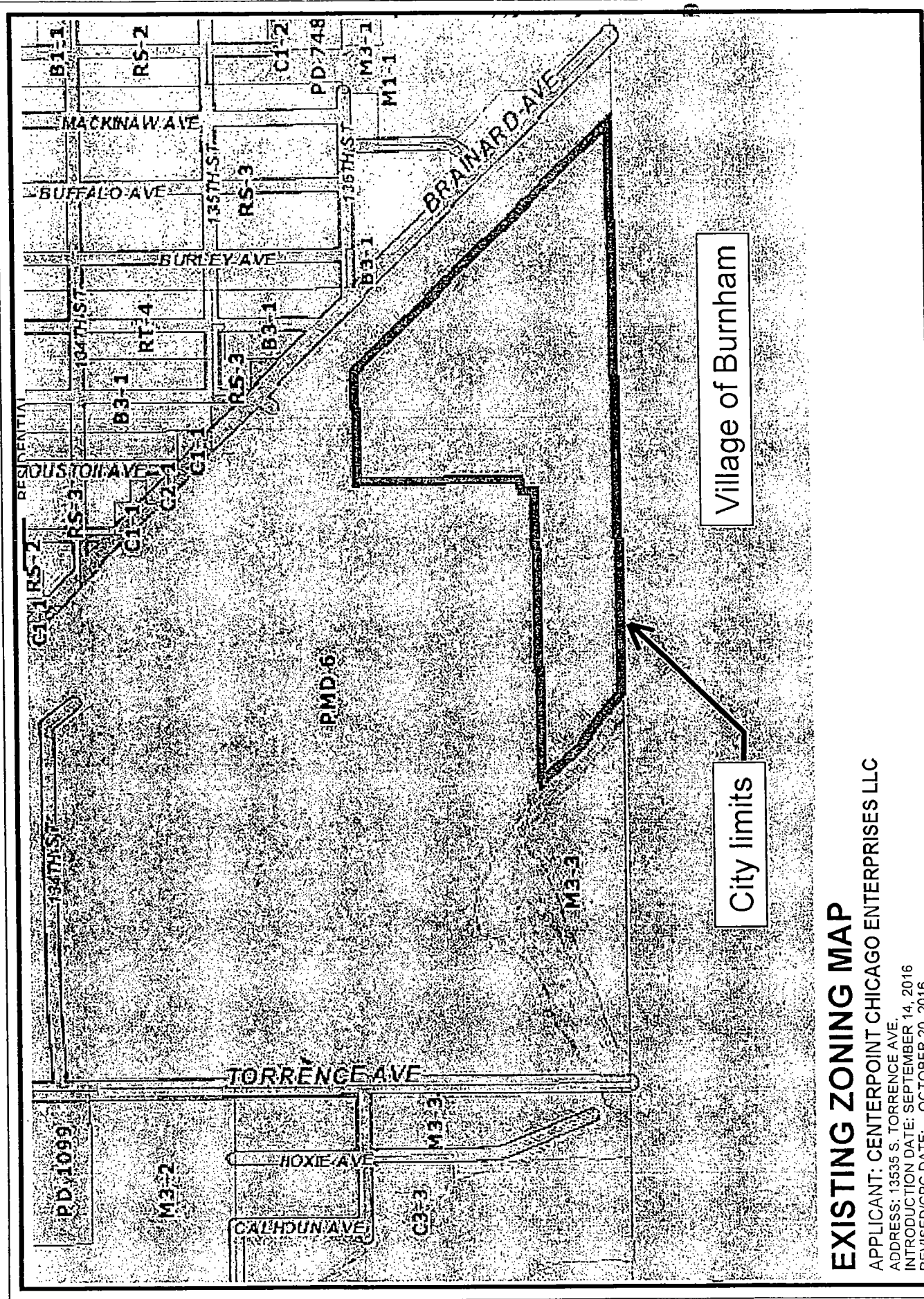
APPLICANT: CenterPoint Chicago Enterprise LLC
ADDRESS: 13535 S. Torrence Ave.
INTRODUCTION DATE: September 14, 2016
REVISED / CPC DATE: ---

*Manufacturing-Business-Waterway
Planned Development No. ____*

BULK REGULATIONS AND DATA TABLE

Gross Site Area:	1,975,927 sq. ft.	(45.36 acres
Area in Adjoining Right-of-Way:	0 sq. ft.	(0.00 acres
Net Site Area:	1,975,927 sq. ft.	(45.36 acres
Maximum Floor Area Ratio (FAR):	0.25	
Maximum Number of Dwelling Units:	0 dwelling units	
Minimum Number of Off-Street Parking Spaces:	200 parking spaces	
Minimum Number of Loading Berths:	4 berths (10' x 25')	
Minimum Setbacks from Property Lines:		
Front / North		Per attached site plans.
Side / East:		Per attached site plans.
Side / West:		Per attached site plans.
Rear / South:		Per attached site plans.
Maximum Building Height:	47 feet	

APPLICANT: CenterPoint Chicago Enterprises LLC
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 INTRODUCTION DATE: September 14, 2016
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Village of Burnham

City limits

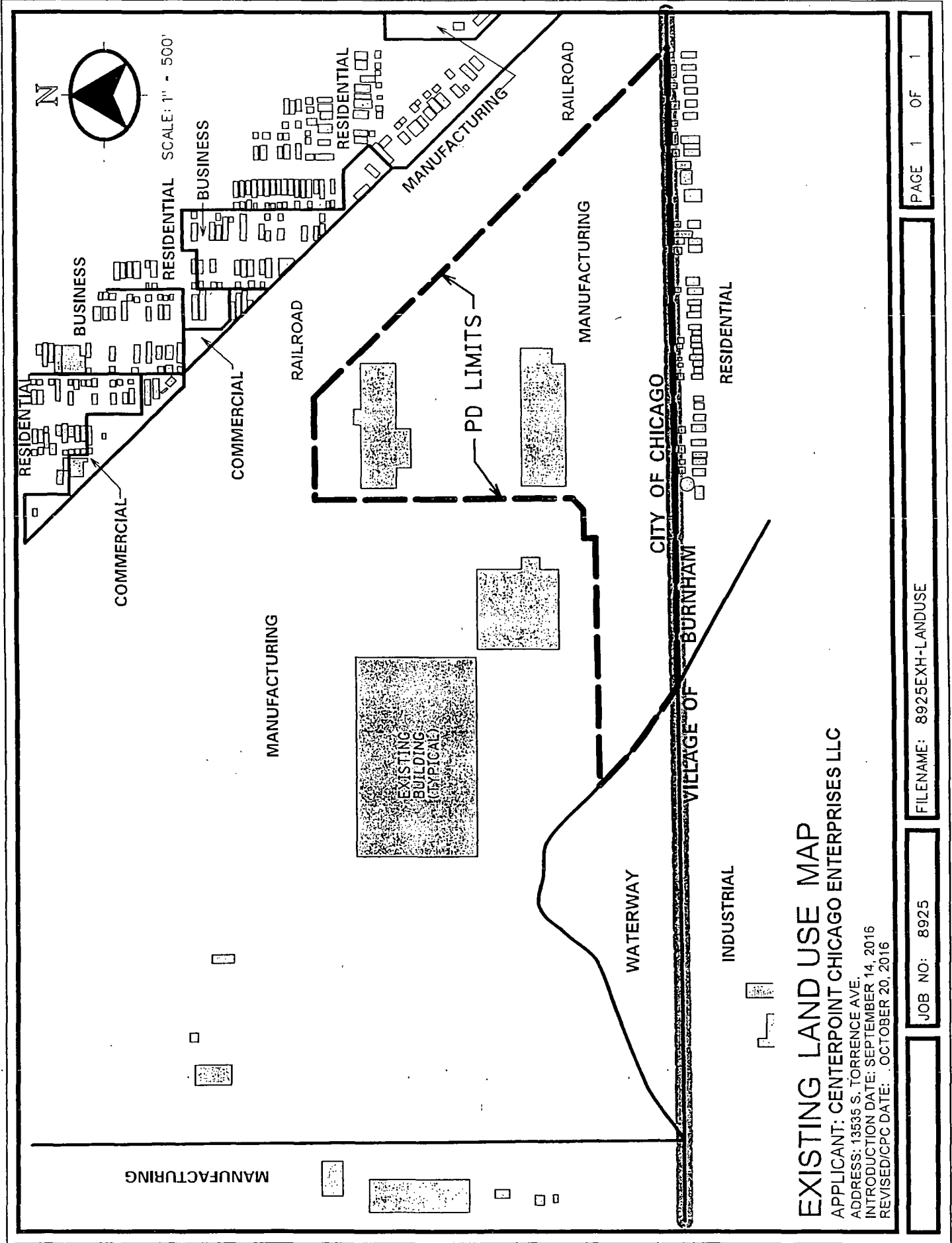
EXISTING ZONING MAP

APPLICANT: CENTERPOINT CHICAGO ENTERPRISES LLC

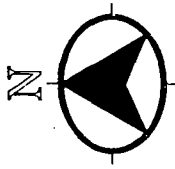
ADDRESS: 13535 S. TORRENCE AVE.

INTRODUCTION DATE: SEPTEMBER 14, 2016

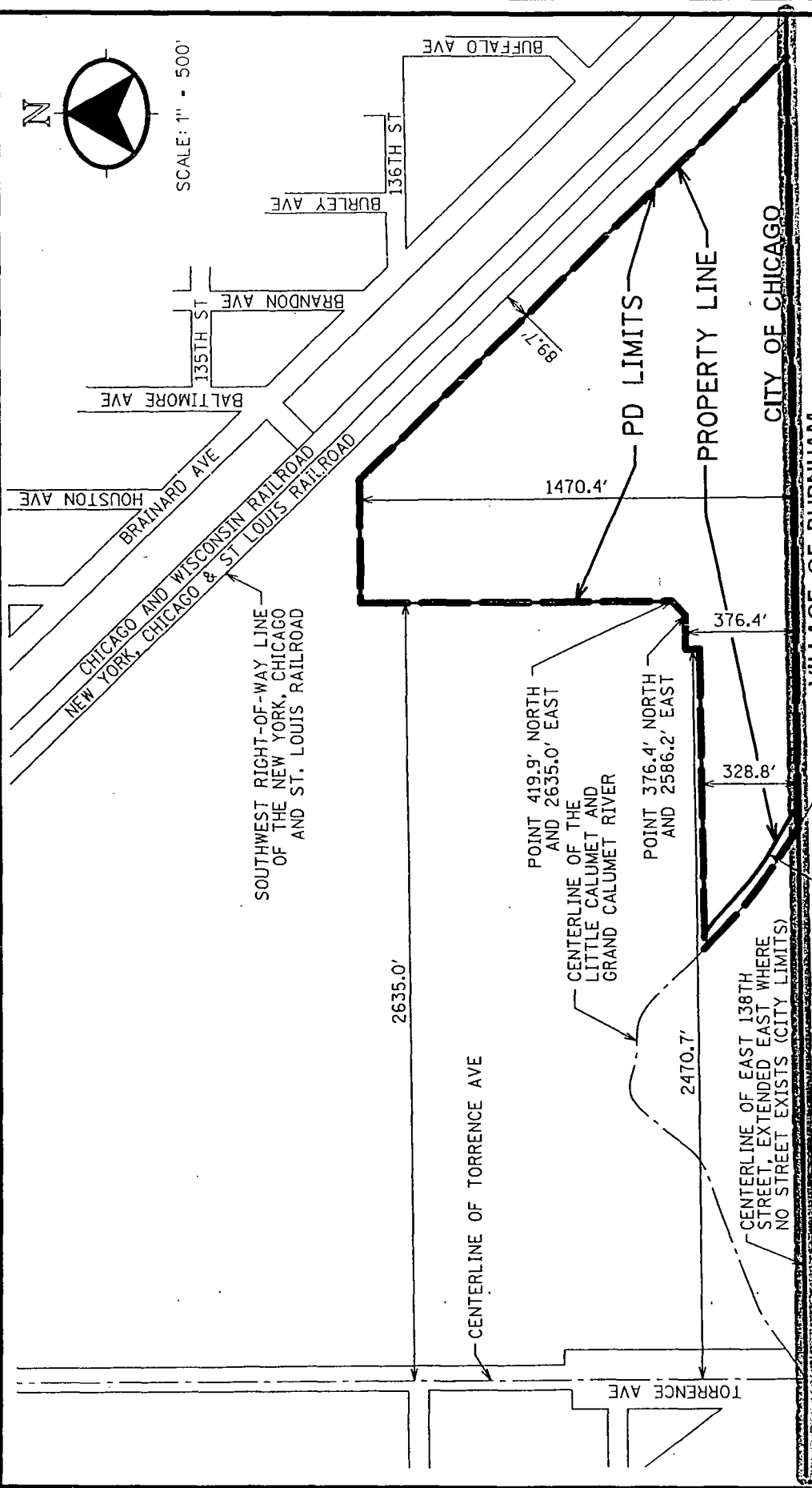
REVISED/CPC DATE: OCTOBER 20, 2016



EXISTING LAND USE MAP
 APPLICANT: CENTERPOINT CHICAGO ENTERPRISES LLC
 ADDRESS: 13535 S. TORRENCE AVE.
 INTRODUCTION DATE: SEPTEMBER 14, 2016
 REVISED/CPC DATE: OCTOBER 20, 2016



SCALE: 1" = 500'



PLANNED DEVELOPMENT AND PROPERTY LINE MAP

APPLICANT: CENTERPOINT CHICAGO ENTERPRISES LLC

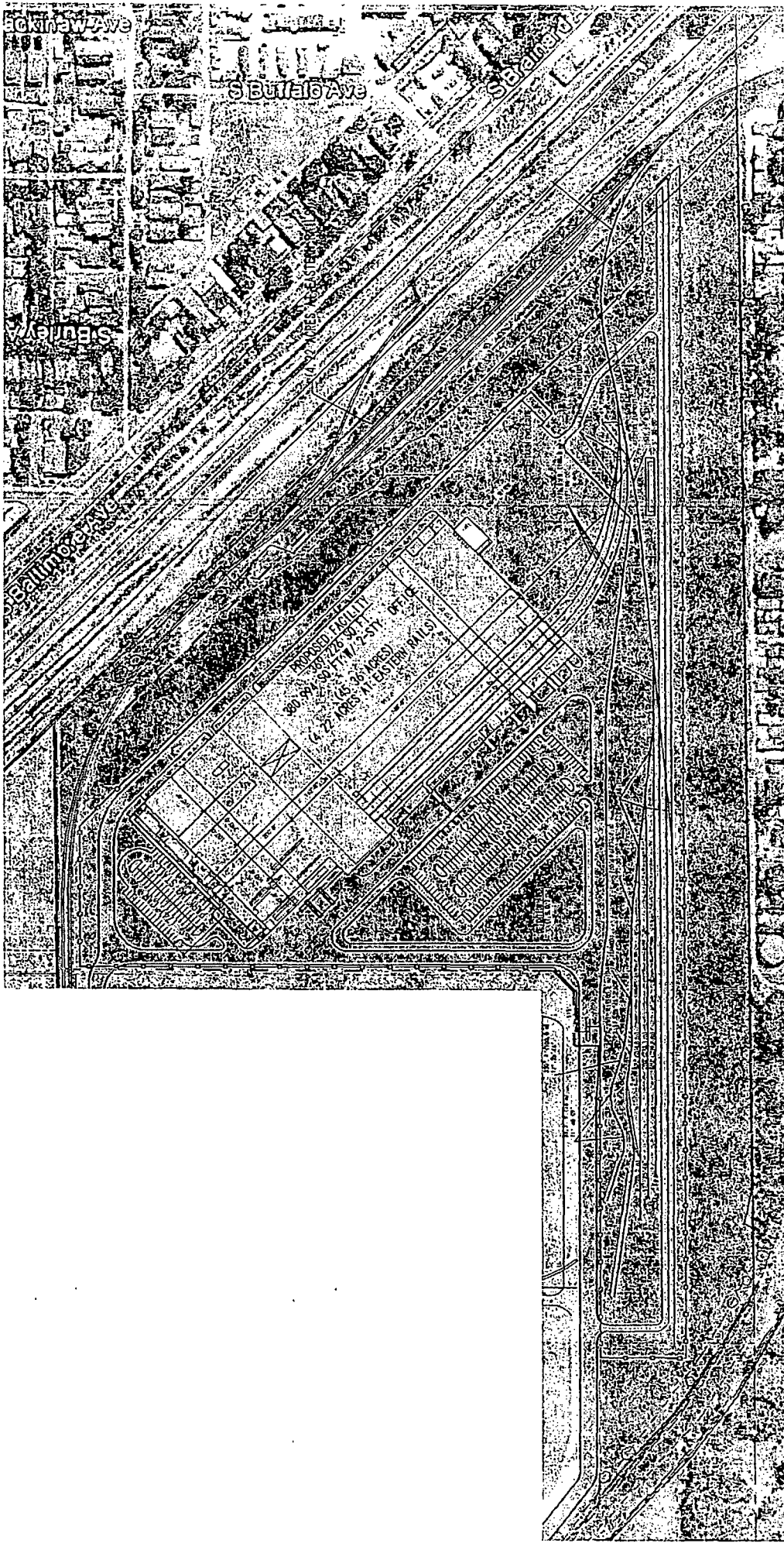
ADDRESS: 13535 S. TORRENCE AVE.

INTRODUCTION DATE: SEPTEMBER 14, 2016

REVISED/CPC DATE: OCTOBER 20, 2016

JOB NO: 8925

FILENAME: 8925EXH-PDANDBOUNDARY



SITE PLAN

APPLICANT: CenterPoint Chicago Enterprise LLC
ADDRESS: 13535 S. Torrence Ave.
INTRODUCTION DATE: September 14, 2016
REVISED / CPC DATE: October 20, 2016



CenterPoint Properties

© CORNERSTONE ARCHITECTS LTD. 2016
Cornerstone
Architects Ltd

413103

CRRC
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DATE: 10/20/2016
BY: [Signature]

AGGALUM

CenterPoint Properties
13535 S. Torrence Ave.
Chicago, IL 60643



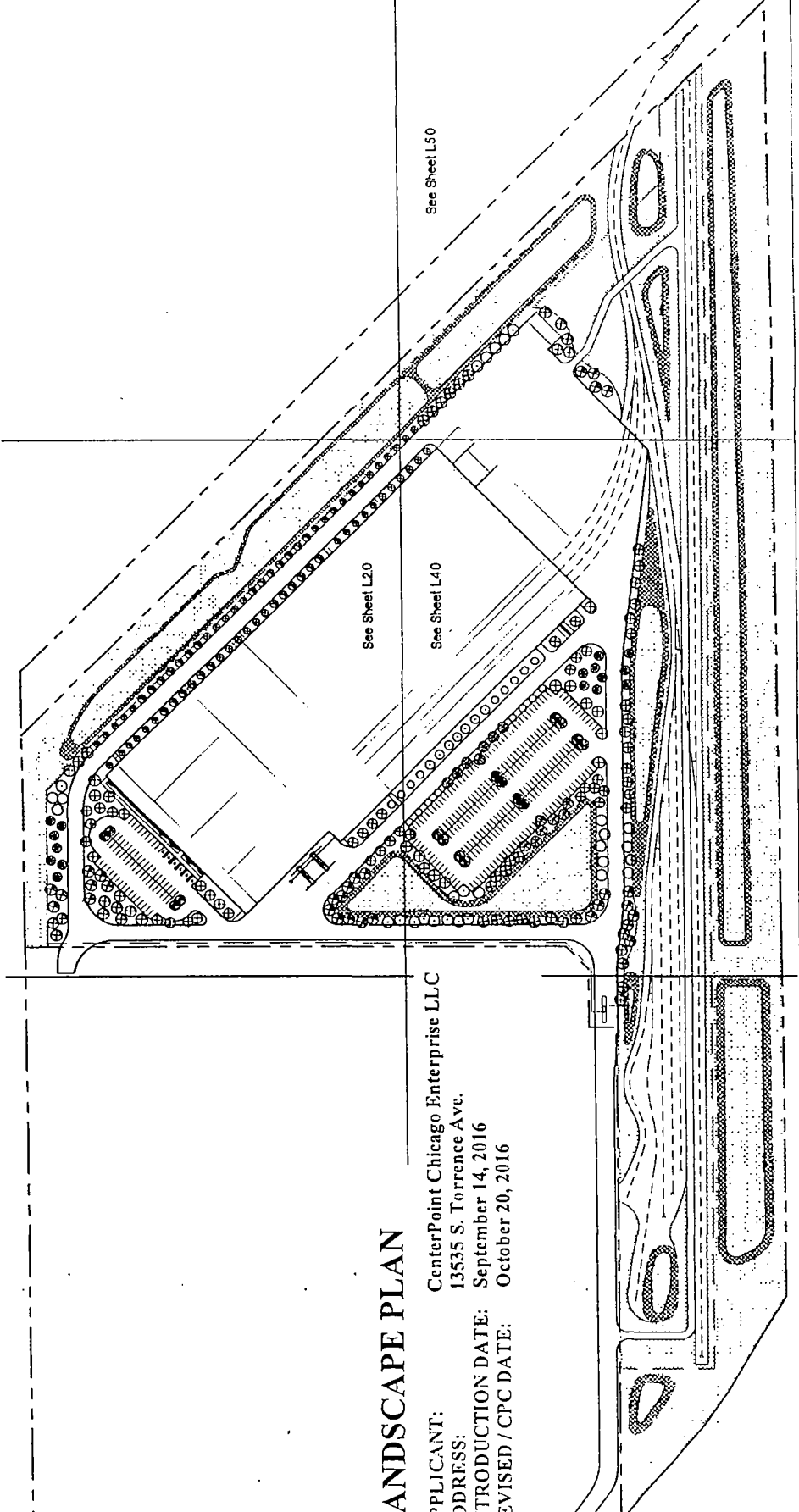
Landscape Plan

Project No.	16-000000000
Sheet No.	L-0
Scale	AS SHOWN
Date	10/20/2016
Author	[Name]
Checker	[Name]
Engineer	[Name]

Plant	Quantity	Notes
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General Notes:

1. All plants shown on this plan are to be installed as indicated.
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50. All plants shown on this plan are to be installed as indicated.



LANDSCAPE PLAN

APPLICANT: CenterPoint Chicago Enterprise LLC
 ADDRESS: 13535 S. Torrence Ave.
 INTRODUCTION DATE: September 14, 2016
 REVISED / CPC DATE: October 20, 2016

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
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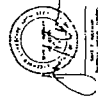
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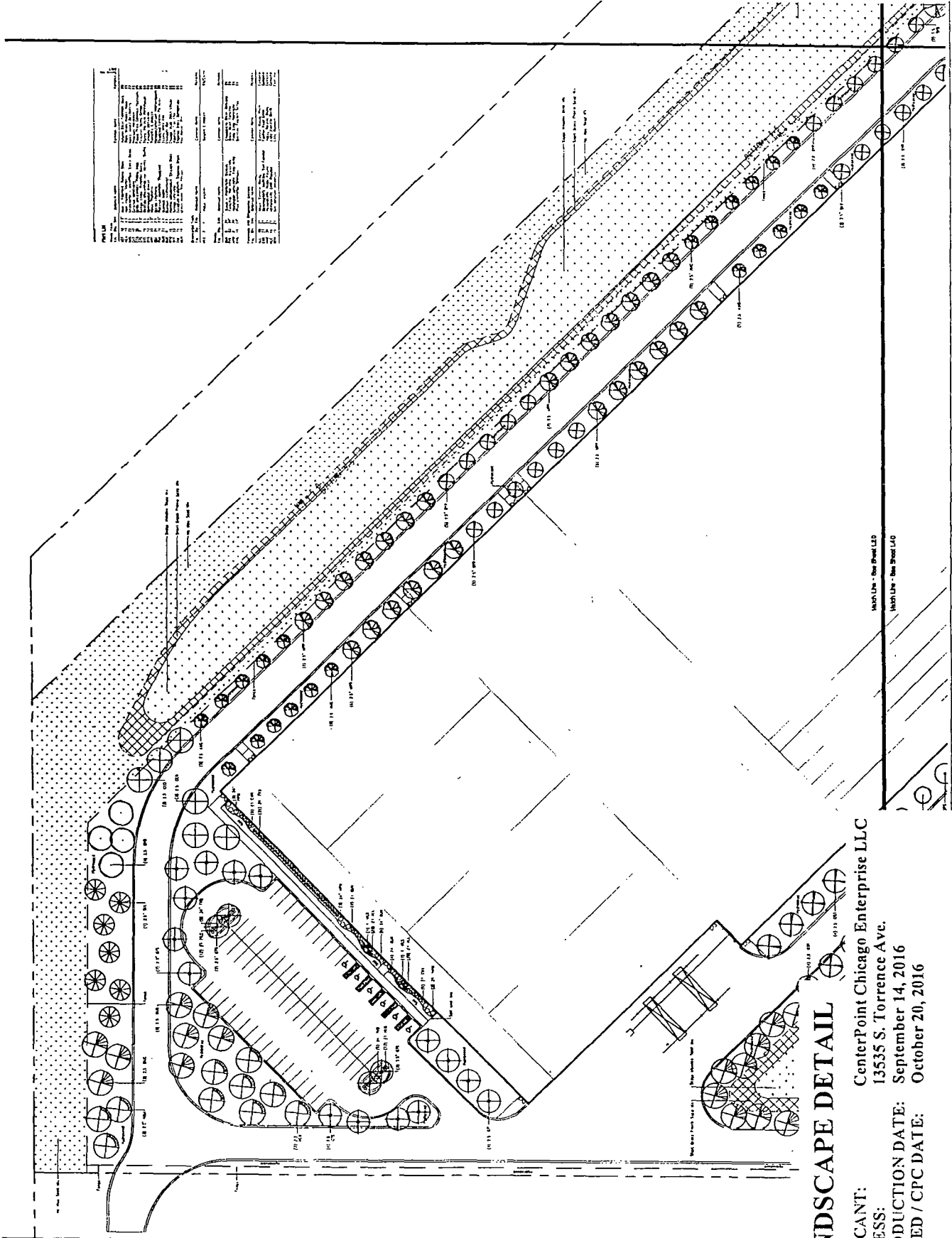
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DATE	10/20/16
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CHECKED	...
SCALE	AS SHOWN
SHEET NO.	L23



LANDSCAPE DETAIL

APPLICANT: CenterPoint Chicago Enterprise LLC
 ADDRESS: 13535 S. Torrence Ave.
 INTRODUCTION DATE: September 14, 2016
 REVISED / CPC DATE: October 20, 2016

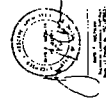
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Sfrang

2015 2016 2017
2018 2019 2020

DAVE S. ANDREWS ARCHITECTS LLP
100 N. LAUREL STREET, SUITE 200
CHICAGO, IL 60610



CenterPoint Properties
100 N. LAUREL STREET, SUITE 200
CHICAGO, IL 60610

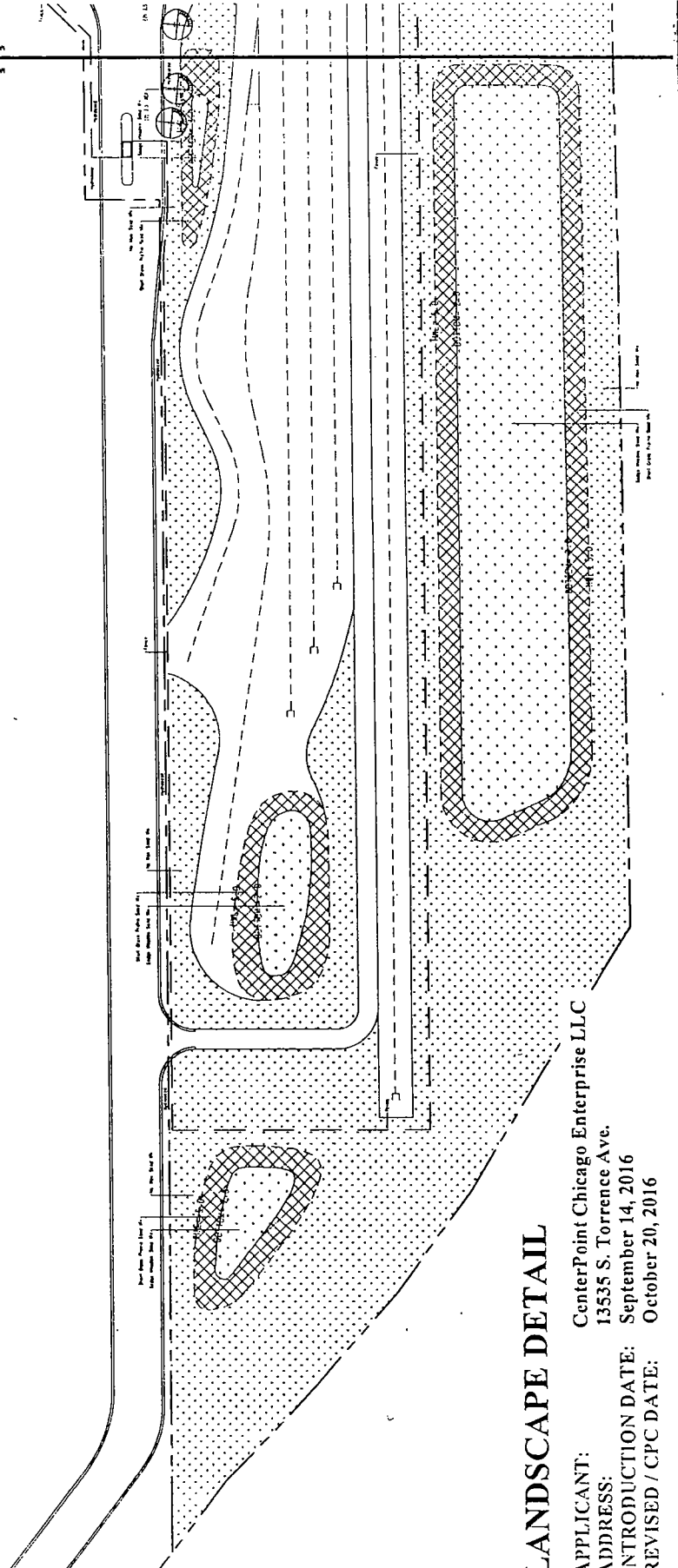


Landscape Plan

DATE	10/20/16
SCALE	AS SHOWN
PROJECT	13535 S. TORRENCE AVE.
CLIENT	CENTERPOINT PROPERTIES
DESIGNER	DAVE S. ANDREWS ARCHITECTS LLP
DATE	10/20/16
SCALE	AS SHOWN
PROJECT	13535 S. TORRENCE AVE.
CLIENT	CENTERPOINT PROPERTIES
DESIGNER	DAVE S. ANDREWS ARCHITECTS LLP

NO.	DESCRIPTION	QUANTITY
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3	3/4" GRADE	3000
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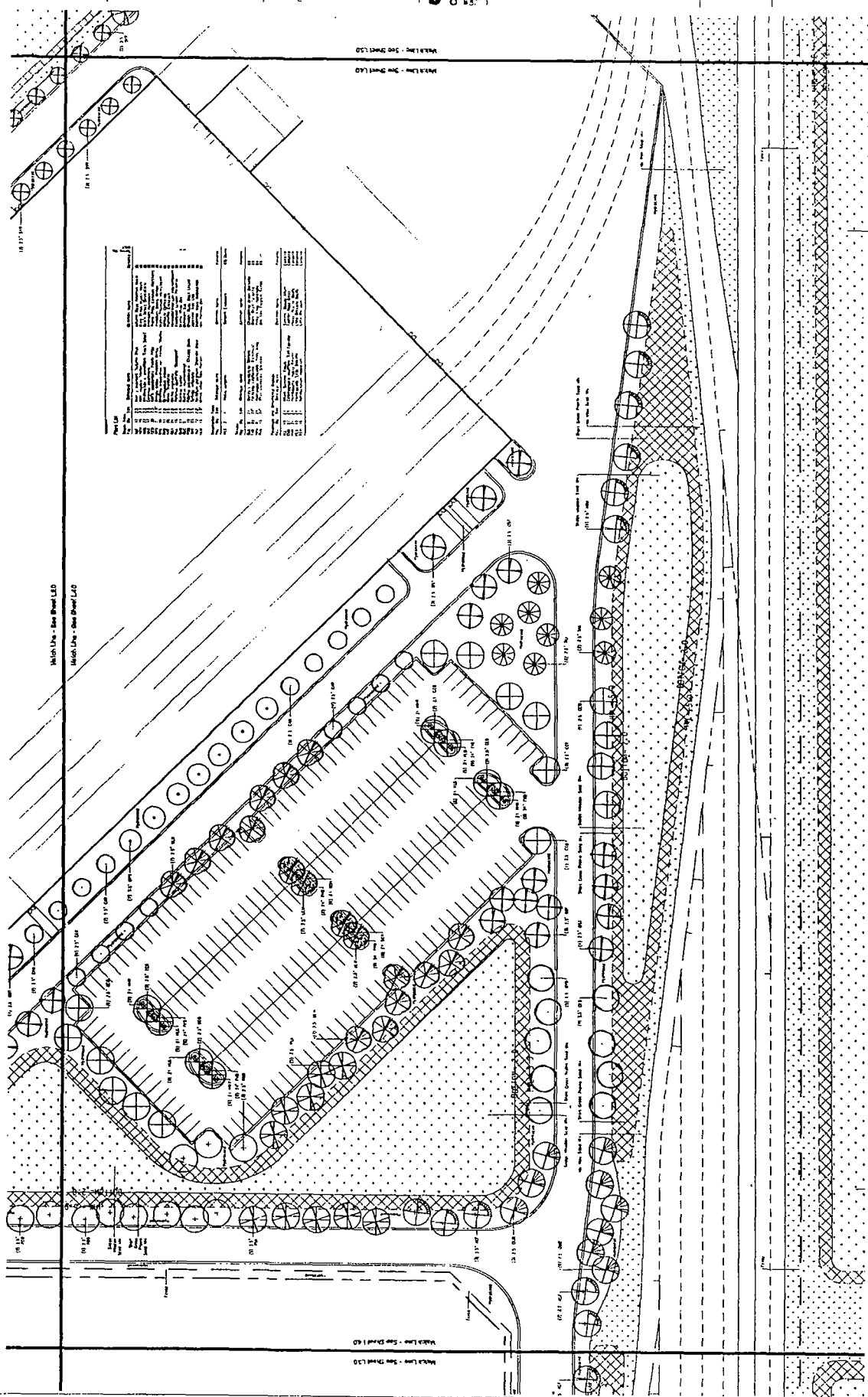
Match Line - See Sheet L20
Match Line - See Sheet L20



LANDSCAPE DETAIL

APPLICANT: CenterPoint Chicago Enterprise LLC
 ADDRESS: 13535 S. Torrence Ave.
 INTRODUCTION DATE: September 14, 2016
 REVISED / CPC DATE: October 20, 2016

FOR PUBLICATION



Plant	Symbol	Quantity	Notes
1.00	(Symbol)	10	Planting
1.01	(Symbol)	10	Planting
1.02	(Symbol)	10	Planting
1.03	(Symbol)	10	Planting
1.04	(Symbol)	10	Planting
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1.18	(Symbol)	10	Planting
1.19	(Symbol)	10	Planting
1.20	(Symbol)	10	Planting

CPRC
Sfrang

222 S. Wacker Drive
Chicago, IL 60606

DR. P. McCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

McCALLUM
LANDSCAPE ARCHITECTS, INC.

CenterPoint Property's
13535 S. Torrence Ave.
Chicago, IL 60643



Landscape No.

LANDSCAPE DETAIL

APPLICANT: CenterPoint Chicago Enterprise LLC
ADDRESS: 13535 S. Torrence Ave.

INTRODUCTION DATE: September 14, 2016

REVISED / CPC DATE: October 20, 2016

13535 S. TORRENCE AVE.

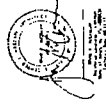
CPRC
Sfang

2015 State Landmark
Designation

DAVID H. HANCOCK ARCHITECTS, LLC
1000 N. LAUREL STREET, SUITE 100
CHICAGO, IL 60610
PH: 312.467.1000
WWW.DHHARCHITECTS.COM

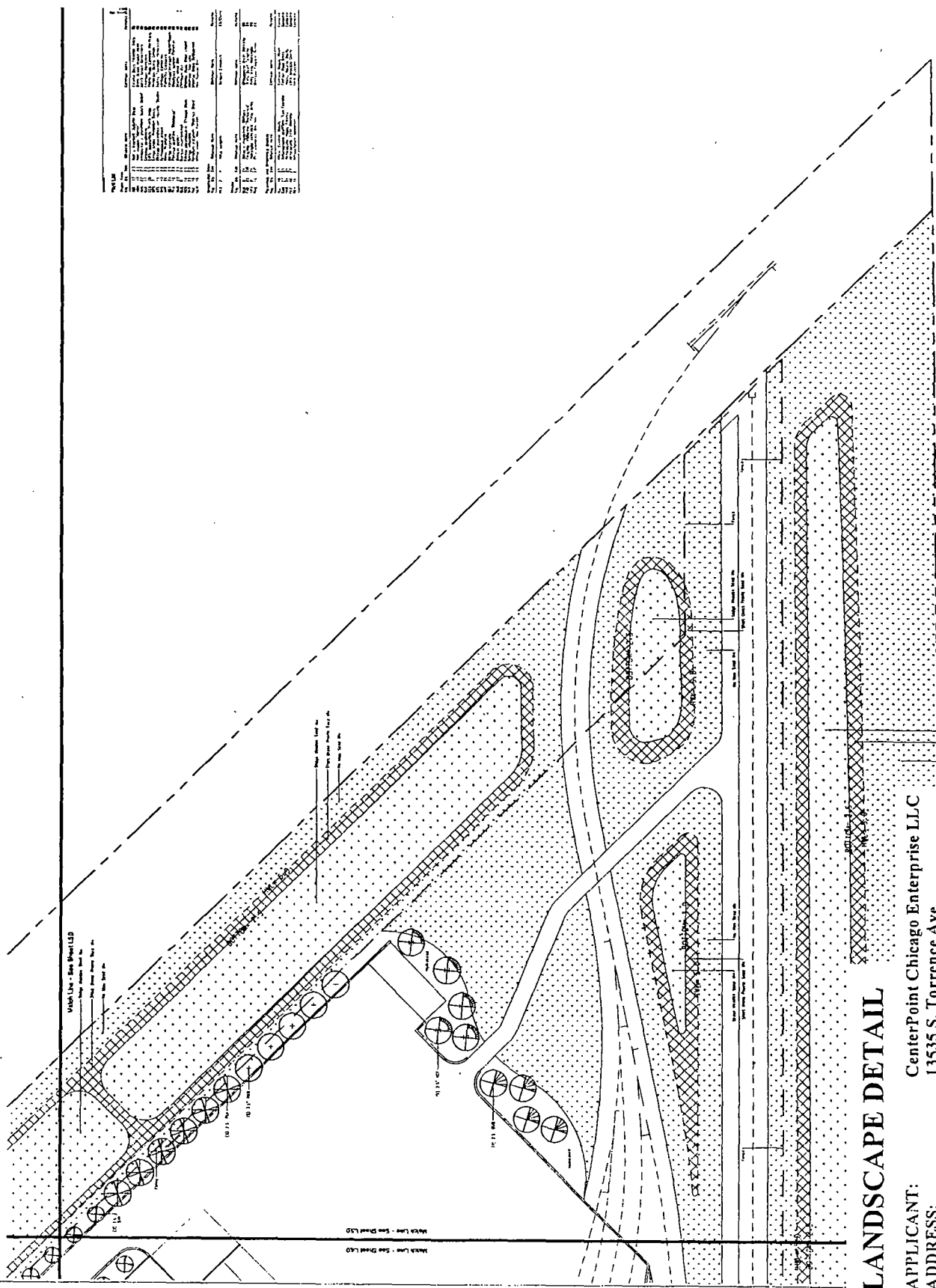


CenterPoint Properties
1000 N. LAUREL STREET, SUITE 100
CHICAGO, IL 60610
PH: 312.467.1000
WWW.CPCHICAGO.COM



LANDSCAPE PLAN

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BY	CP
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TOTAL SHEETS	130



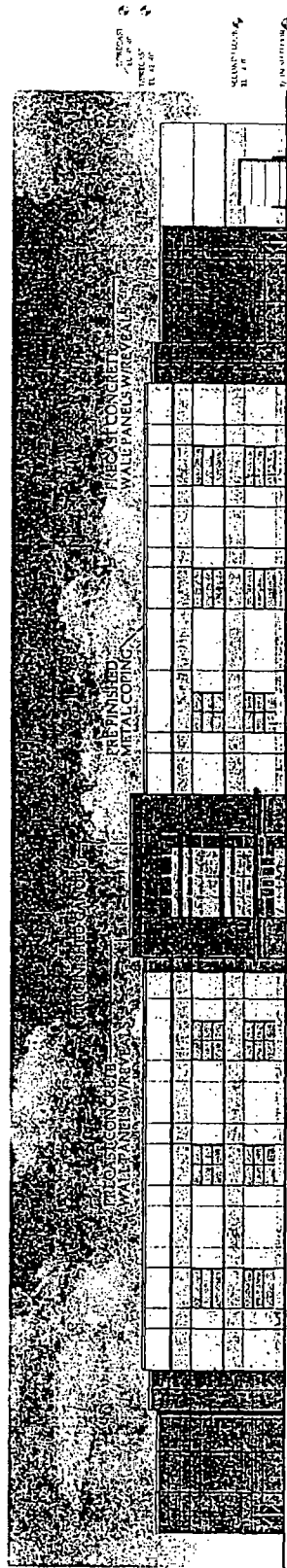
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LANDSCAPE DETAIL

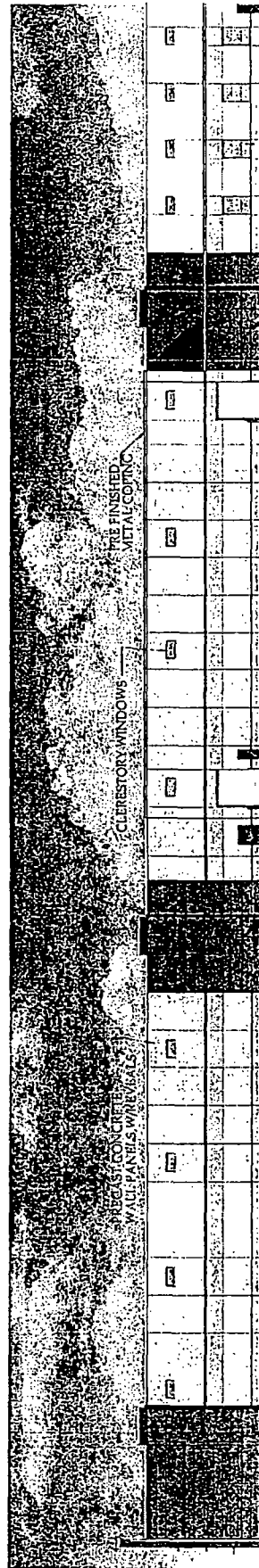
APPLICANT: CenterPoint Chicago Enterprise LLC
ADDRESS: 13535 S. Torrence Ave.

INTRODUCTION DATE: September 14, 2016
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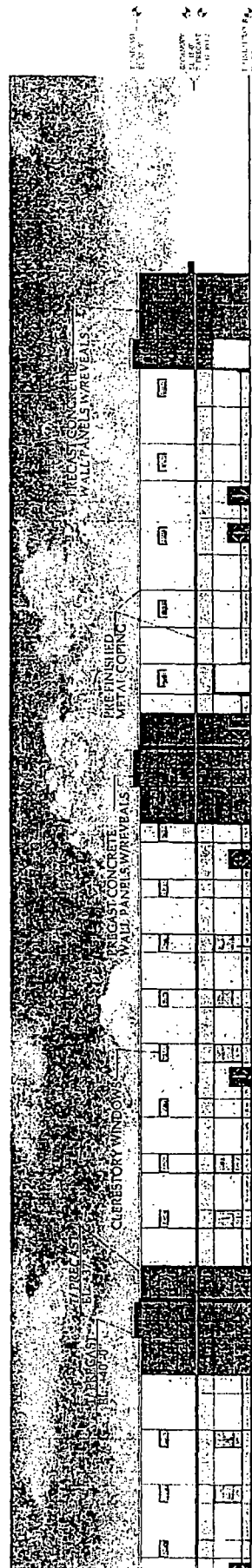
13535 S. TORRENCE AVE.



NORTH ELEVATION



WEST ELEVATION



WEST ELEVATION CONT'D

ELEVATIONS - NORTH, WEST

APPLICANT: CenterPoint Chicago Enterprise LLC

ADDRESS: 13535 S. Torrence Ave.

INTRODUCTION DATE: September 14, 2016

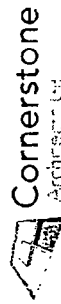
REVISED / CPC DATE: October 20, 2016

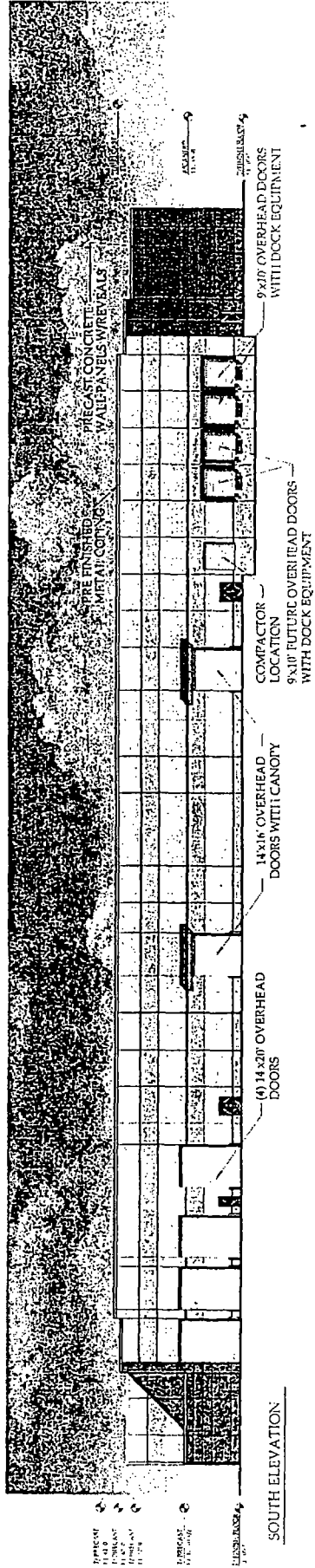


CenterPoint Properties

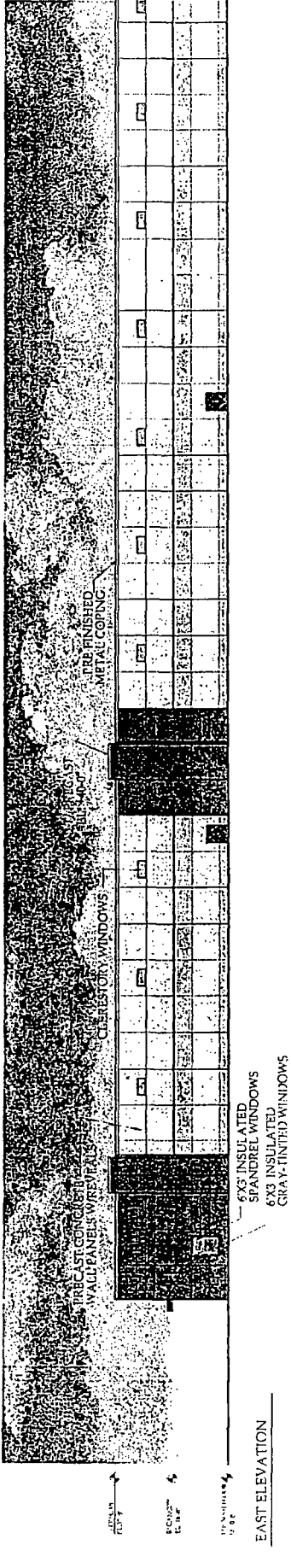
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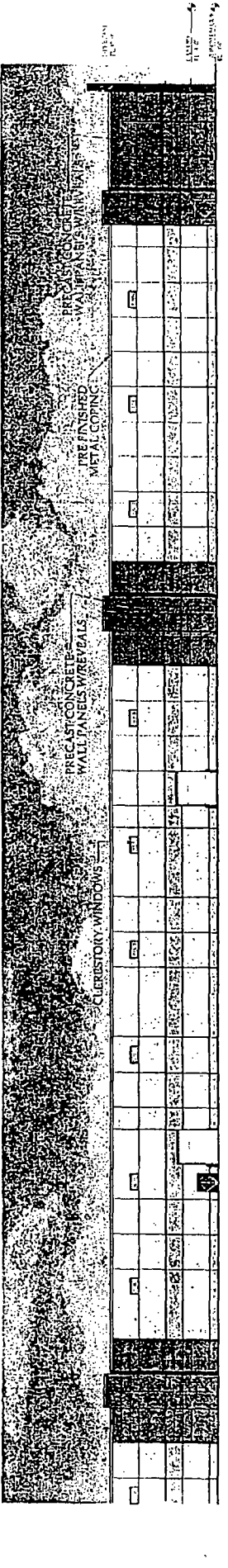




SOUTH ELEVATION



EAST ELEVATION



EAST ELEVATION CONTD

ELEVATIONS - SOUTH, EAST

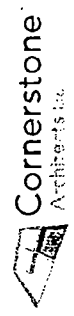
APPLICANT: CenterPoint Chicago Enterprise LLC
ADDRESS: 13535 S. Torrence Ave.
INTRODUCTION DATE: September 14, 2016
REVISED / CPC DATE: October 20, 2016



CenterPoint Properties

#15193

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FINAL

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: October 21, 2016

RE: Proposed Planned Development for property generally located at 13535 South Torrence Avenue.

On October 20, 2016, the Chicago Plan Commission recommended approval of the proposed planned development submitted by Centerpoint Chicago Enterprise, 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)