



# City of Chicago



SO2017-6434

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/6/2017
<b>Sponsor(s):</b>	Sawyer (6)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 16-F at 6700-6856 S Wentworth Ave, 171-225 W Marquette Rd and 168-226 W 69th St
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards



RESIDENTIAL PLANNED DEVELOPMENT NO. 68, AS AMENDED

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number 68, as amended consists of approximately 564,912 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is owned or controlled by the Applicant, Alderman Roderick Sawyer, 6<sup>th</sup> Ward.
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.
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 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 16 Statements: a Bulk Regulations Table; Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Site Plan; Proposed Site Plan; Landscape Plan; Proposed Floor Plans; Building Elevations with materials labeled; Building Renderings prepared by AECOM and dated October 19, 2017, submitted herein. 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 Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established

Applicant	Alderman Roderick Sawyer, 6 <sup>TH</sup> Ward
Address	6700-6856 S Wentworth Ave., 171-225 W Marquette Rd, 168-226 W 69th St
Introduced	September 6, 2017
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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 are permitted in the area delineated herein as a Planned Development No. 68, as amended: Utilities and Services, Minor and Major; accessory and related uses; and 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 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 564,912 square feet and a base FAR of 1.2.
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. 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 Departments of Streets and Sanitation, 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 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.

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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. 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 that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual

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employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. 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 C1-2, Neighborhood Commercial District.

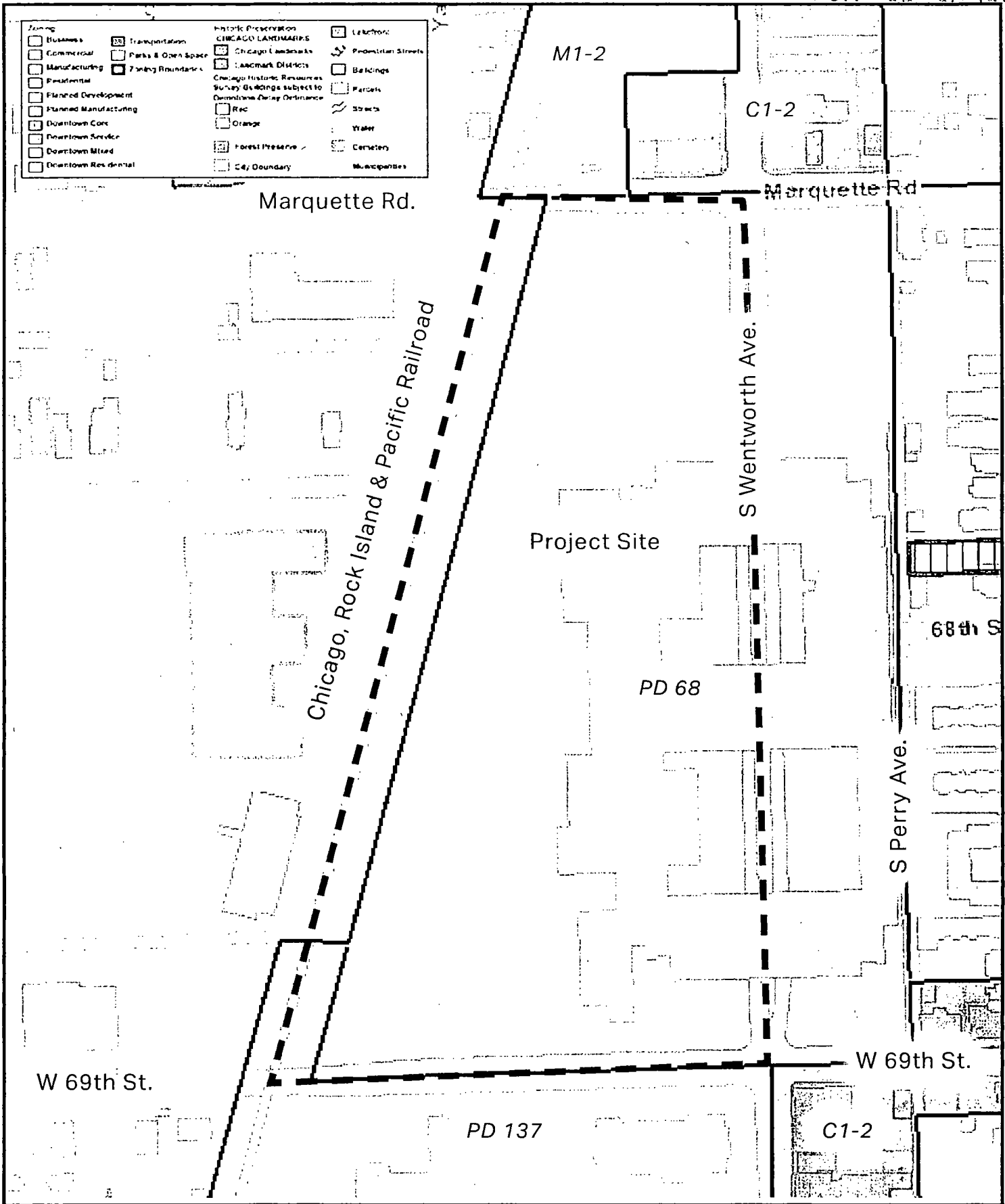
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**PLANNED DEVELOPMENT NUMBER 68, AS AMENDED  
BULK REGULATIONS AND DATA TABLE**

Gross Site Area:	655,628 square feet
Area Remaining in Public Right of Way	90,716 square feet
Net Site Area:	564,912 square feet
Floor Area Ratio (FAR):	0.36 (203,368 sf total floor area based on the net site area)
Minimum Number of Off-Street Parking Spaces:	184 spaces provided (personal automobile parking including handicapped spaces)
Off-Street Loading Spaces:	1 off-street loading position
Minimum Required Setbacks:	As Per Site Plan
Maximum Building Height:	55' above grade
Minimum Number of Bicycle Spaces:	10 Spaces provided

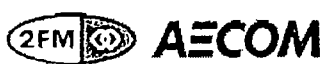




### Existing Zoning Map

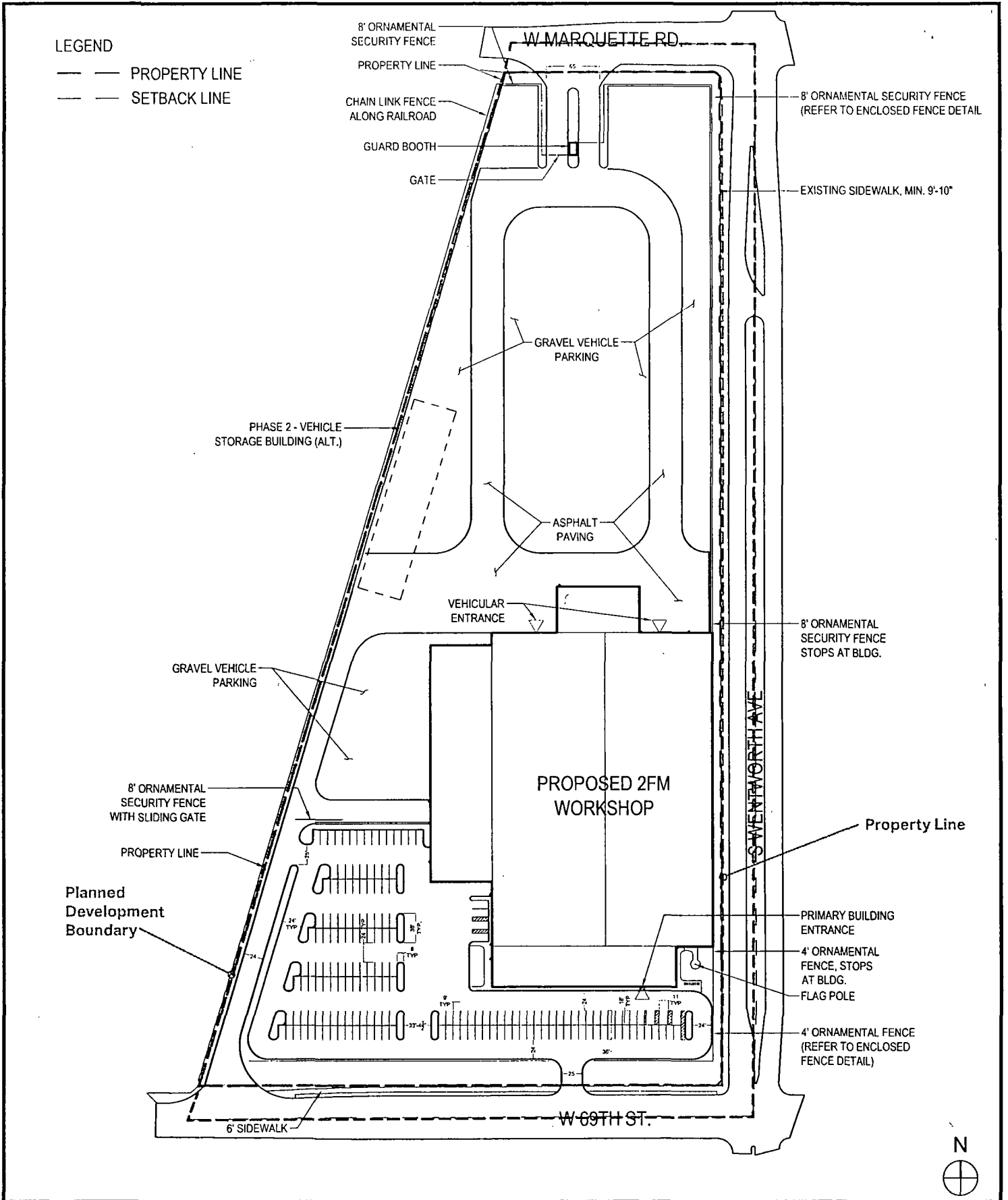


NORTH



Applicant : City of Chicago - 2FM 1685 N Throop Relocation  
Address : 6800 S Wentworth Ave

Date Filed : October 2017  
Plan Commission :



### Planned Development Boundary and Property Line Map



Applicant : City of Chicago - 2FM 1685 N Throop Relocation  
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### Context Photos - North



NORTH



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### Context Photos - South



NORTH



**AECOM**

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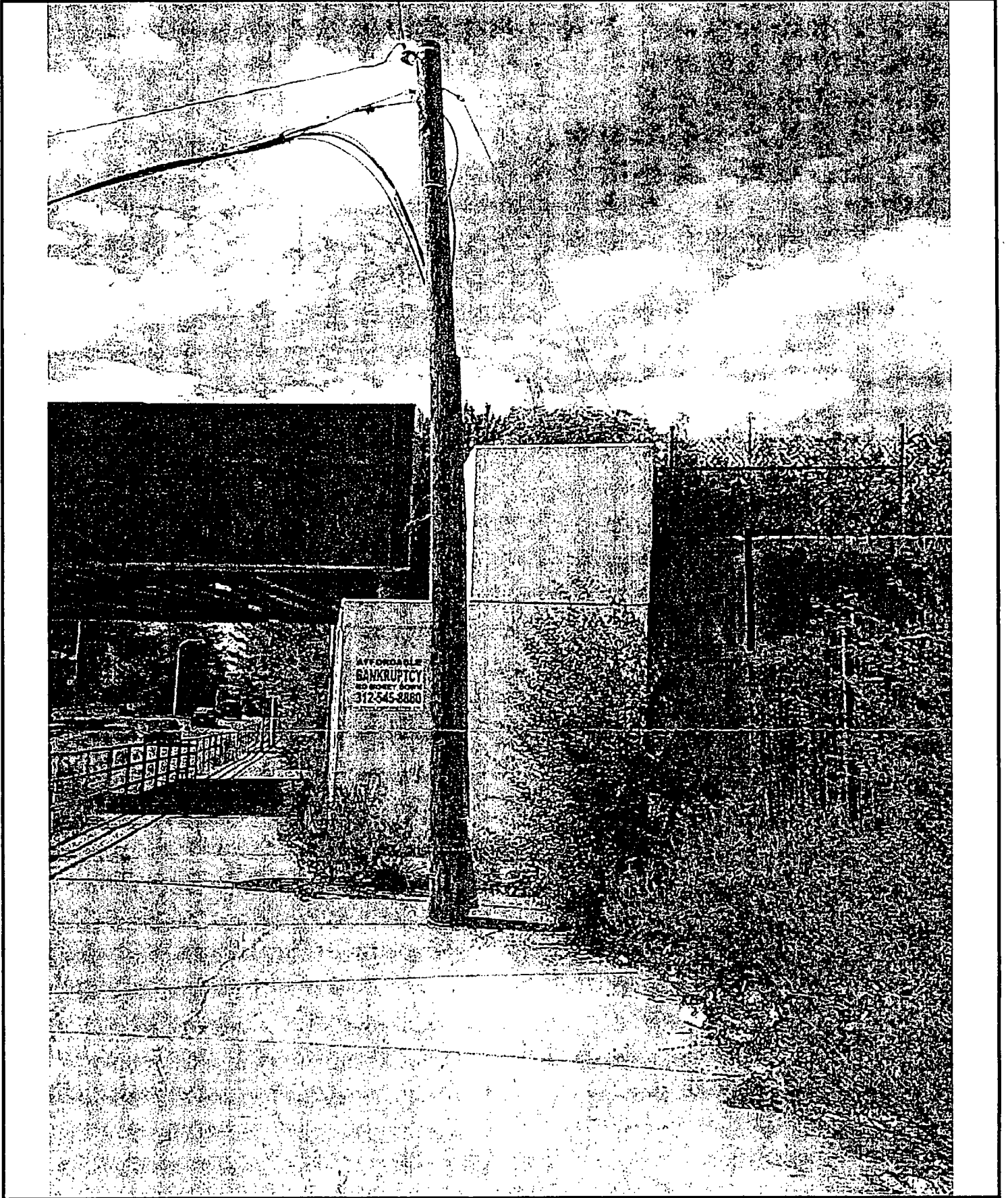


### Context Photos - NW Corner



Applicant : City of Chicago - 2FM 1685 N Throop Relocation  
Address : 6800 S Wentworth Ave

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Plan Commission :



### Context Photos - SW Corner



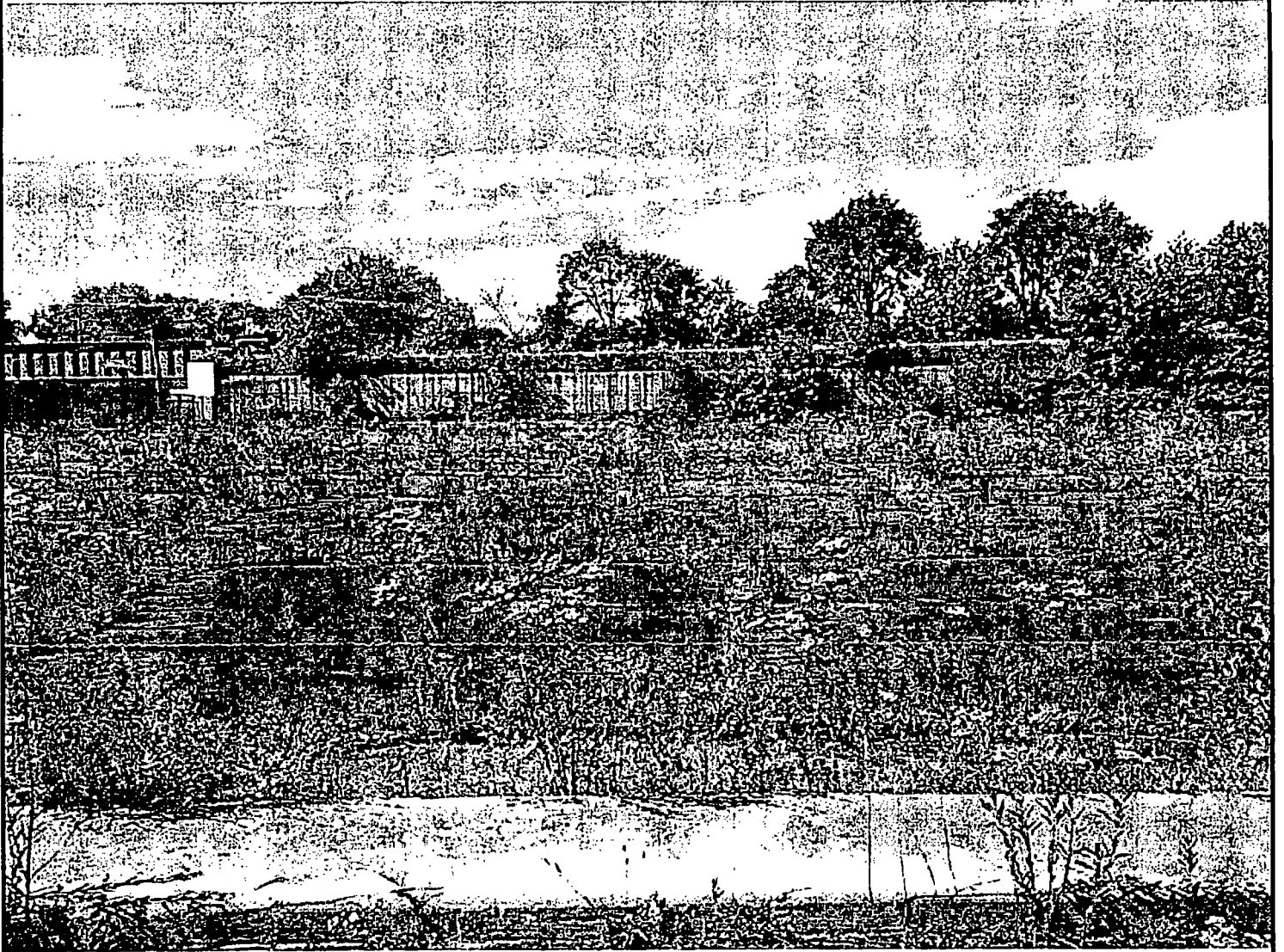
NORTH



Applicant : City of Chicago - 2FM 1685 N Throop Relocation  
 Address : 6800 S Wentworth Ave

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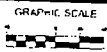
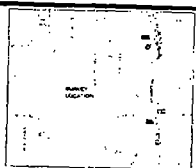


### Context Photos - West



Applicant : City of Chicago - 2FM 1685 N Throop Relocation  
Address : 6800 S Wentworth Ave

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**LEGEND**

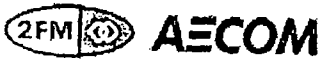
- Three standard symbols will be found in the drawing
- Symbol for
- Top Stone Corner set
- Sign - Name Out
- Water Fire Hydrant
- Water Meter
- Water Fire Hydrant
- Telephone Box
- Utility Pole
- Electric Structure
- Electric Meter
- Electric Light Pole
- Electric Light Pole with Traffic Signal
- Electric Traffic Control Box
- Gas Meter Box
- Tree - Deciduous
- Sign Post
- Mumper Post
- Underground Manhole
- Eye Manhole
- Cul Cross
- Cul Block

Chicago, Rock Island & Pacific Railroad

Marquette Rd.

S Wentworth Ave.

W 69th St.



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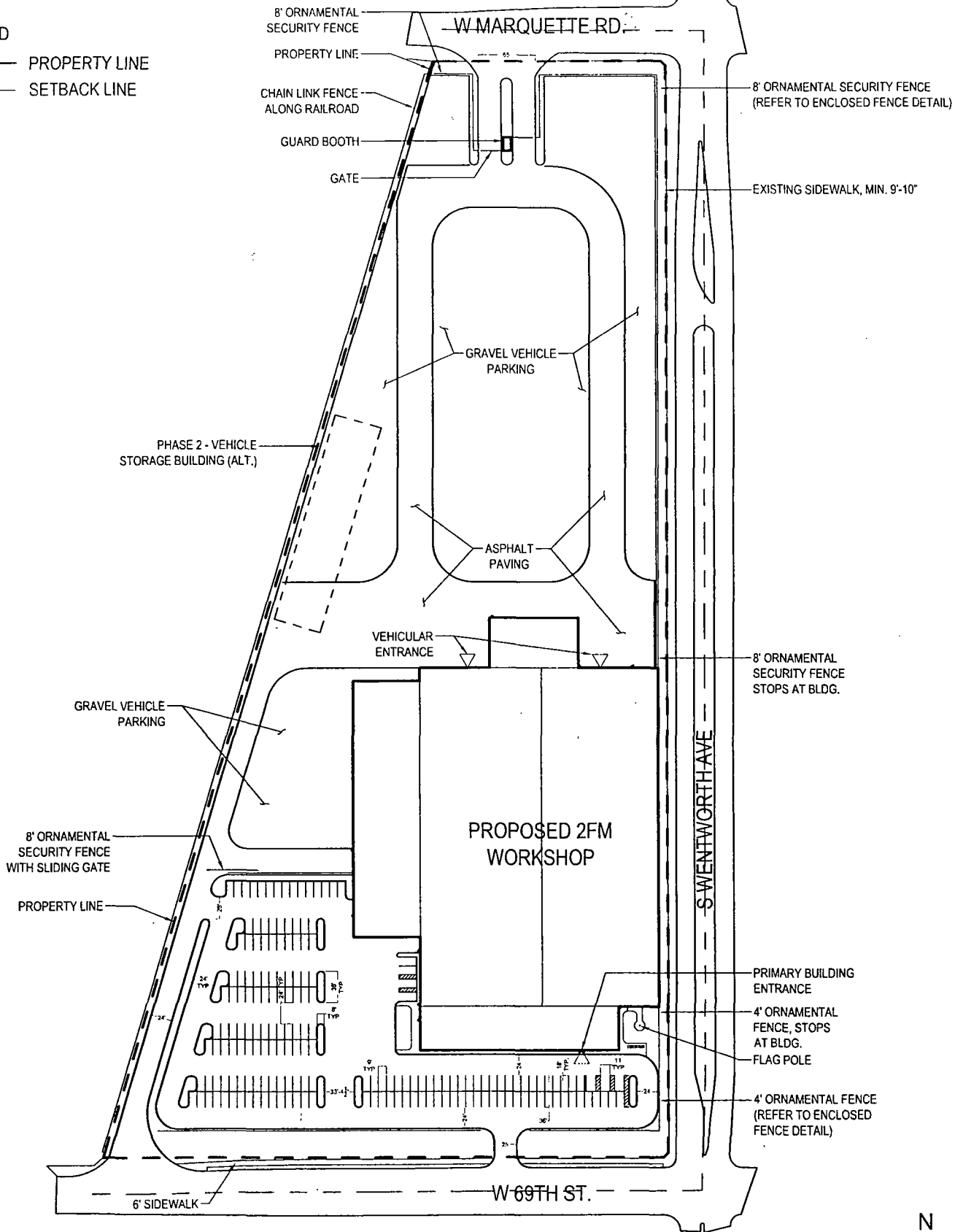
**Existing Site Plan**

Date Filed : October 2017  
Plan Commission :

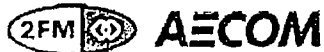


LEGEND

- — PROPERTY LINE
- - - - SETBACK LINE

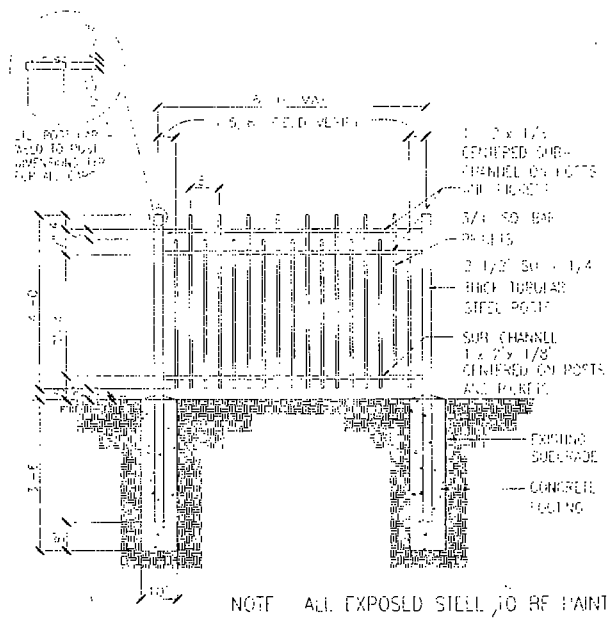


### Proposed Site Plan



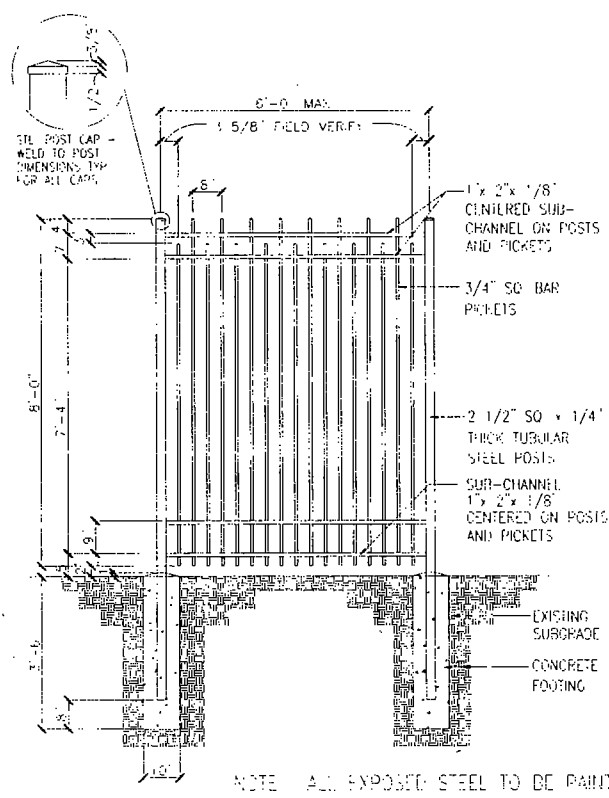
Applicant : City of Chicago - 2FM 1685 N Throop Relocation  
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NOTE ALL EXPOSED STEEL TO BE PAINTED BLACK

4' ORNAMENTAL FENCE DETAIL  
NIS

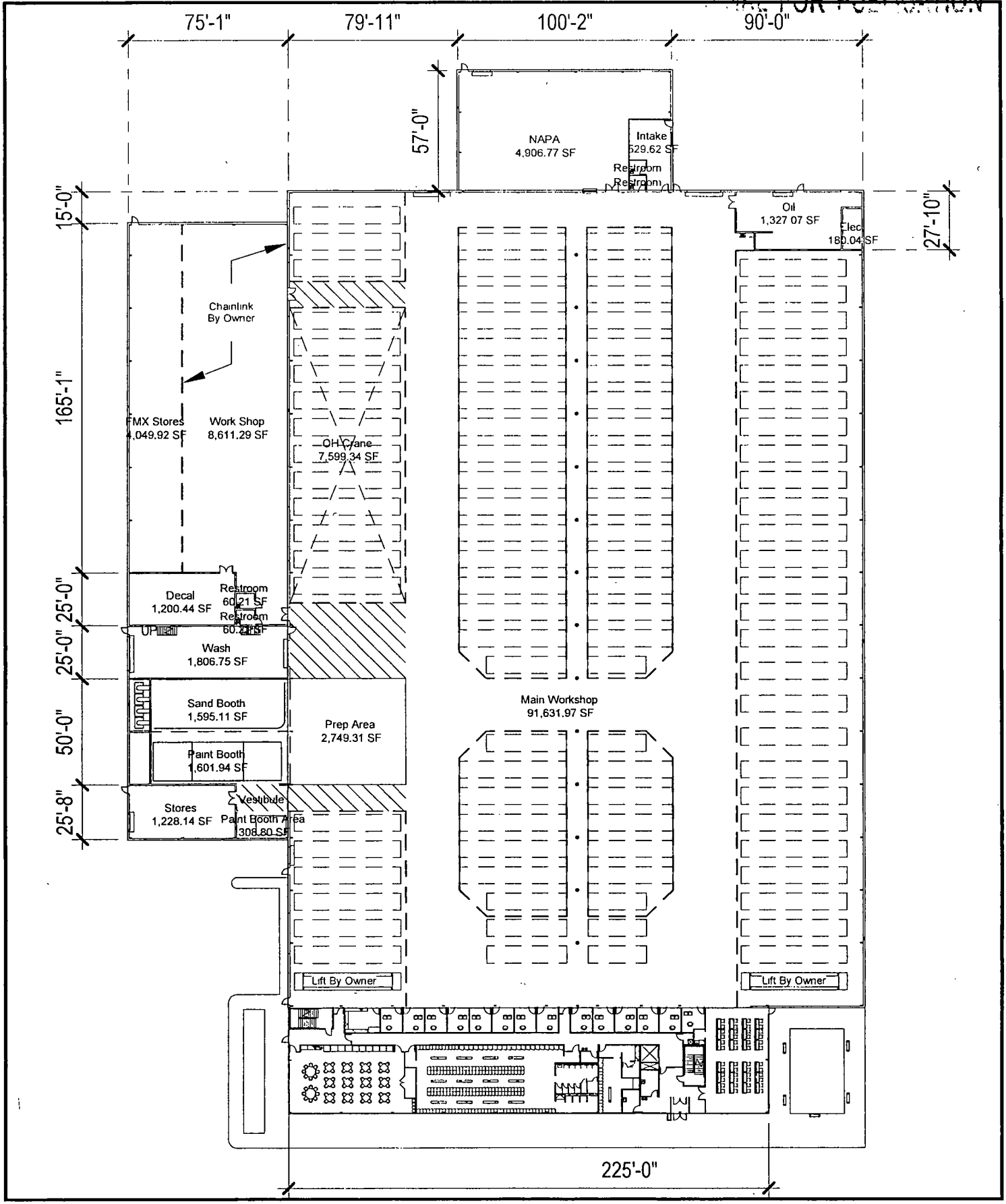


NOTE ALL EXPOSED STEEL TO BE PAINTED BLACK

8' ORNAMENTAL SECURITY FENCE DETAIL  
NIS

Fence Detail



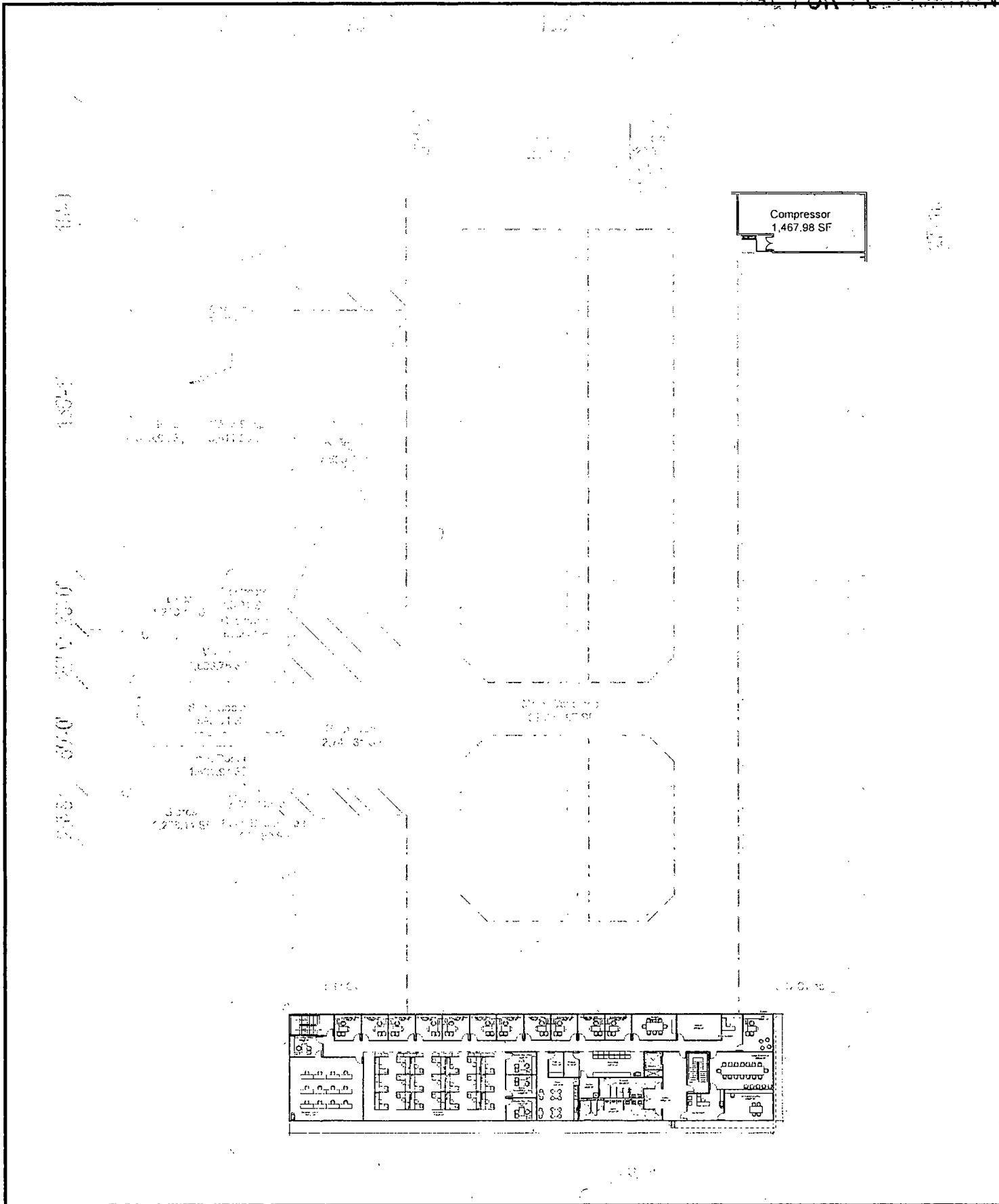


**Proposed Floor Plan - 1st Floor**



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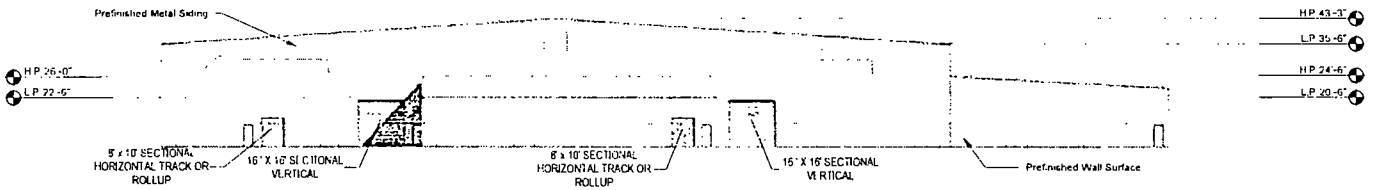


### Proposed Floor Plan - 2nd Floor

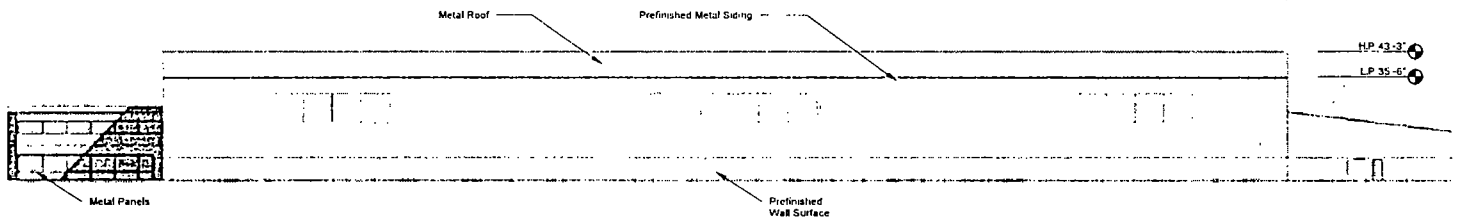


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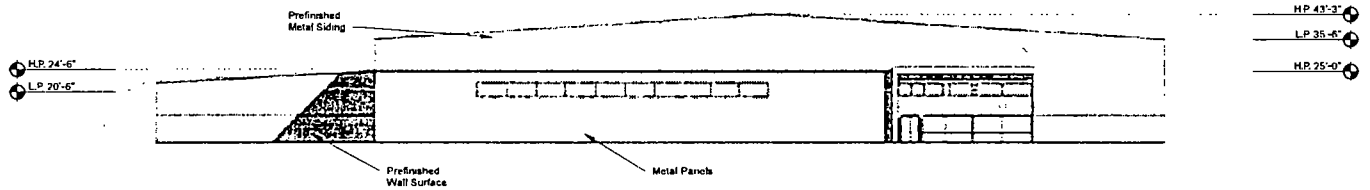
**Date Filed :** October 2017  
**Plan Commission :**



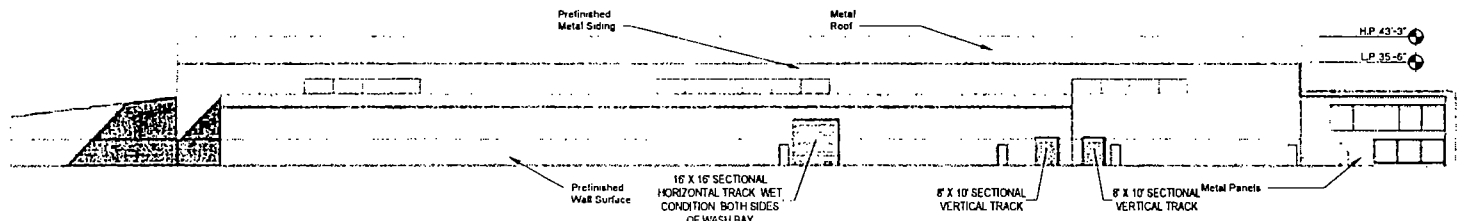
Wentworth - N



Wentworth - E



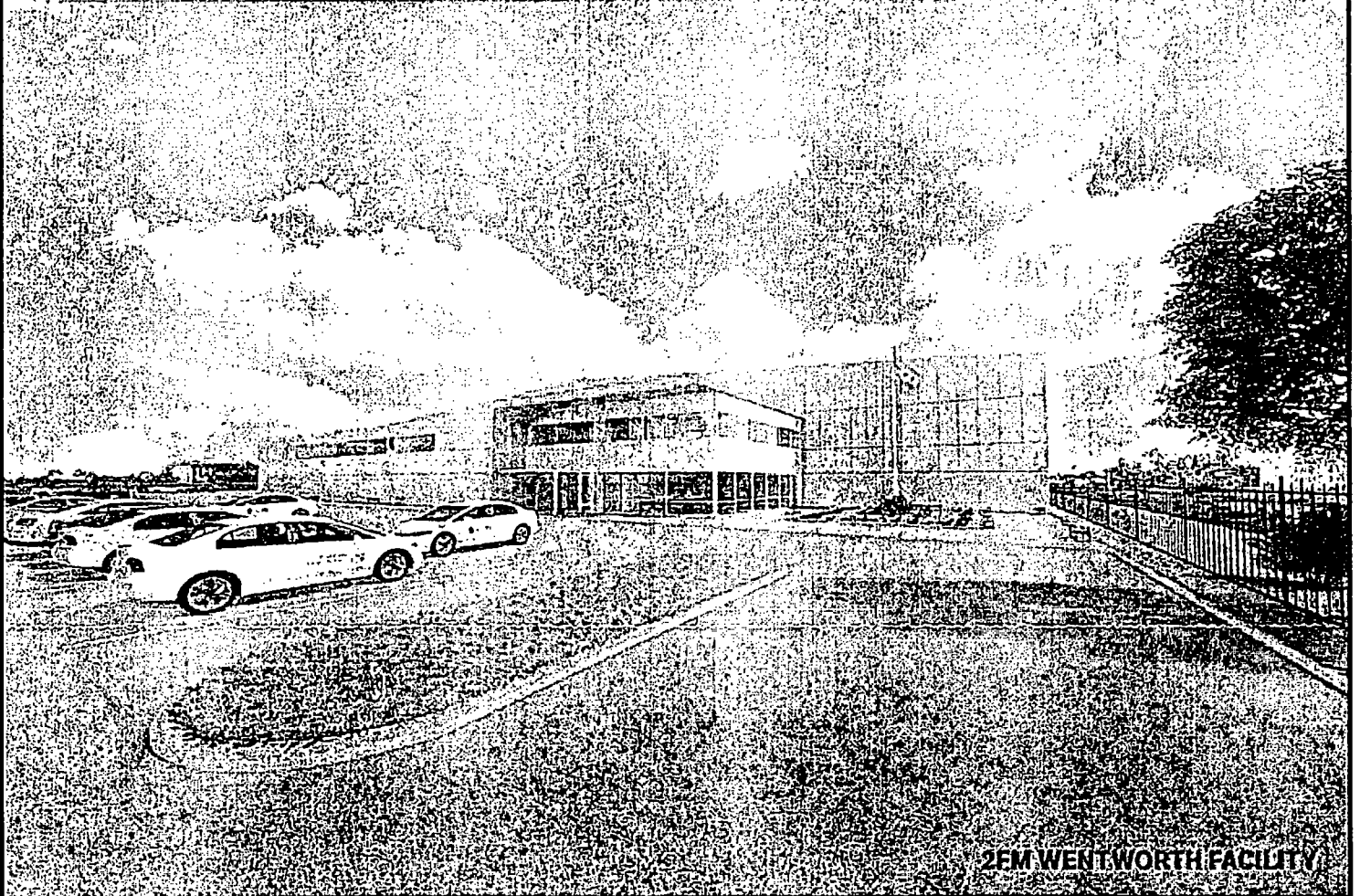
Wentworth - S



Wentworth - W

### Building Elevations





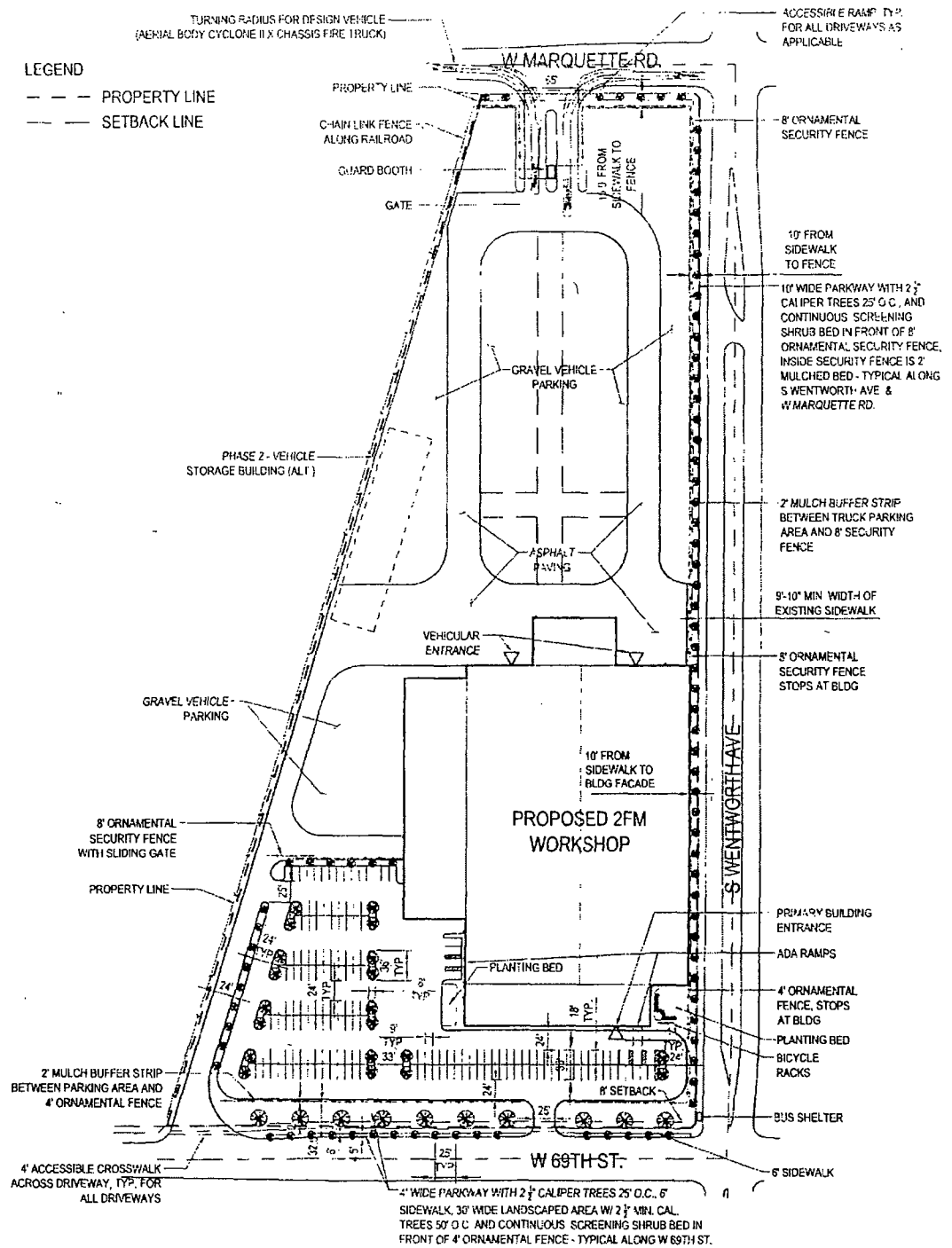
2FM WENTWORTH FACILITY

## Building Rendering



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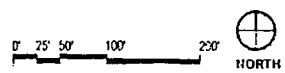
Date Filed : October 2017  
Plan Commission :



CITY OF CHICAGO  
 Department of Transportation  
 Plan Review Committee

Approved By: *[Signature]*  
 Date: 10/16/17  
 Project Title: 6800 S Wentworth

Subject to acceptable construction details and requires CDOT permits.

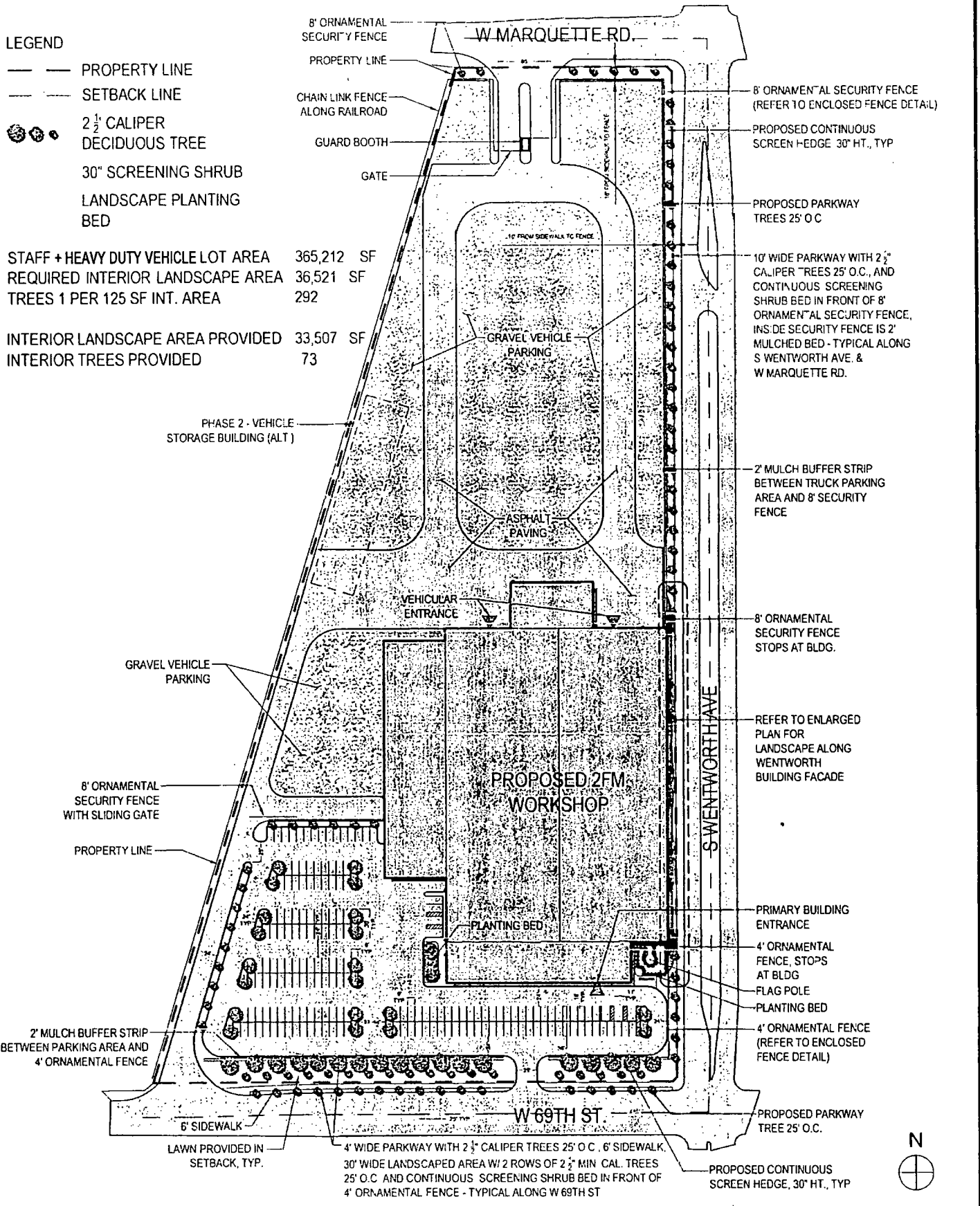


LEGEND

- — — PROPERTY LINE
- — — SETBACK LINE
- ● ● 2 1/2" CALIPER DECIDUOUS TREE
- ○ ○ 30" SCREENING SHRUB
- ▨ LANDSCAPE PLANTING BED

STAFF + HEAVY DUTY VEHICLE LOT AREA 365,212 SF  
 REQUIRED INTERIOR LANDSCAPE AREA 36,521 SF  
 TREES 1 PER 125 SF INT. AREA 292

INTERIOR LANDSCAPE AREA PROVIDED 33,507 SF  
 INTERIOR TREES PROVIDED 73



PHASE 2 - VEHICLE STORAGE BUILDING (ALT)

GRAVEL VEHICLE PARKING

8' ORNAMENTAL SECURITY FENCE WITH SLIDING GATE

PROPERTY LINE

2' MULCH BUFFER STRIP BETWEEN PARKING AREA AND 4' ORNAMENTAL FENCE

6' SIDEWALK

LAWN PROVIDED IN SETBACK, TYP.

8' ORNAMENTAL SECURITY FENCE  
 PROPERTY LINE  
 CHAIN LINK FENCE ALONG RAILROAD  
 GUARD BOOTH  
 GATE

10' FROM SIDE WALK TO FENCE

GRAVEL VEHICLE PARKING

ASPHALT PAVING

VEHICULAR ENTRANCE

GRAVEL VEHICLE PARKING

PROPOSED 2FM WORKSHOP

PLANTING BED

W 69TH ST.

4' WIDE PARKWAY WITH 2 1/2" CALIPER TREES 25' O.C. 6' SIDEWALK  
 30' WIDE LANDSCAPED AREA W/ 2 ROWS OF 2 1/2" MIN CAL. TREES 25' O.C. AND CONTINUOUS SCREENING SHRUB BED IN FRONT OF 4' ORNAMENTAL FENCE - TYPICAL ALONG W 69TH ST

8' ORNAMENTAL SECURITY FENCE (REFER TO ENCLOSED FENCE DETAIL)  
 PROPOSED CONTINUOUS SCREEN HEDGE 30" HT., TYP

PROPOSED PARKWAY TREES 25' O.C

10' WIDE PARKWAY WITH 2 1/2" CALIPER TREES 25' O.C., AND CONTINUOUS SCREENING SHRUB BED IN FRONT OF 8' ORNAMENTAL SECURITY FENCE. INSIDE SECURITY FENCE IS 2' MULCHED BED - TYPICAL ALONG S WENTWORTH AVE. & W MARQUETTE RD.

2' MULCH BUFFER STRIP BETWEEN TRUCK PARKING AREA AND 8' SECURITY FENCE

8' ORNAMENTAL SECURITY FENCE STOPS AT BLDG.

REFER TO ENLARGED PLAN FOR LANDSCAPE ALONG WENTWORTH BUILDING FACADE

PRIMARY BUILDING ENTRANCE

4' ORNAMENTAL FENCE, STOPS AT BLDG

FLAG POLE

PLANTING BED

4' ORNAMENTAL FENCE (REFER TO ENCLOSED FENCE DETAIL)

PROPOSED PARKWAY TREE 25' O.C.

PROPOSED CONTINUOUS SCREEN HEDGE, 30" HT., TYP



Landscape Plan



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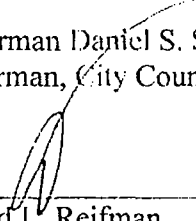
A8335  
FINAL



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

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

From:   
David L. Reifman  
Chicago Plan Commission

Date: October 19, 2017

Re: 2FM Main Shop Facility - 6700-6856 S. Wentworth Ave., 171-225 W. Marquette Rd,  
168-226 W 69th St

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On October 19, 2017, the Chicago Plan Commission recommended approval of the proposed amendment submitted by Alderman Roderick Sawyer. A copy of the proposed amendment 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 744-9476.

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