



City of Chicago



SO2021-1974

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/26/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 18-I at 3100 W 77th St and 7600 S Kedzie Ave - App No. 20710
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

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 current Planned Development No. 776, as amended symbols and indications as shown on Map No. 18-I in the area bounded by:

The Chicago and Western Indiana Railroad right-of-way; a line 1,965.73 feet east of South Spaulding Avenue; a line 1,259.66 feet south of the Chicago and Western Indiana Railroad right-of-way; a line 985.24 feet east of South Troy Avenue; West 77th Street; South Troy Avenue; a line 631.50 feet north of West 77th Street; and a line 253.15 feet east of South Kedzie Avenue

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

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the current M2-2 Light Industry District symbols and indications as shown on Maps No. 18-J and 18-I in the area bounded by:

The Chicago and Western Indiana Railroad right-of-way; a line 1,965.73 feet east of South Spaulding Avenue; a line 1,259.66 feet south of the Chicago and Western Indiana Railroad right-of-way; a line 985.24 feet east of South Troy Avenue; West 77th Street; South Troy Avenue; a line 631.50 feet north of West 77th Street; a line 253.15 feet east of South Kedzie Avenue; a line 50.00 feet south of the Chicago and Western Indiana Railroad right-of-way; South Kedzie Avenue; a line 763.55 feet south of the Chicago and Western Indiana Railroad right-of-way; and South Spaulding Avenue

to those of a Planned Development which is hereby established in the area described above.

SECTION 3. This Ordinance shall be in force and effect from and after its passage and due publication.

Property Address: 3100 West 77th Street and 7600 South Kedzie Avenue

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PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number _____, (“Planned Development”) consists of approximately 1,708,986 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, Abe Holdings 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 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 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, 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement (“Agreement”) by and between the Department of Transportation’s Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation’s Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

Applicant: Abe Holdings LLC
Address: 3100 West 77th Street and 7600 South Kedzie Avenue
Introduction Date: May 26, 2021
Plan Commission Date: T/B/D

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The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

All exterior pedestrian connections, as indicated on any Right of Way Adjustment Map, throughout the site will remain open to the public and accessible during the typical Chicago Park District hours of operation, which are currently from 6am to 11pm daily.

The Department of Transportation reserves the right to remove any standing zone depicted on the approved site plan, if necessary to implement changes pursuant to future streetscape design changes for the area.

4. This Plan of Development consists of fifteen (15) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; and, for the portion of the Property west of South Kedzie Avenue, a Landscape Plan and Building Elevations 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 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 Planned Development:

Warehousing, Wholesaling and Freight Movement, including Container Storage, Freight Terminal and Outdoor Storage, and accessory uses.

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, if any, established by the Federal Aviation Administration.

8. 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.

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9. 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.

10. 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.

11. 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.

12. 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.

13. 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 proposed new building because of its size is exempt from the requirements of the Chicago Sustainable Development Policy.

14. 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. As the improvements within Sub-Area B of the Planned Development have been previously constructed, the obligations contained within this Statement only shall apply to any improvements in Sub-Area A of the Planned Development. 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 Sub-Area A improvements 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

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the time of the Applicant's submission for Part II permit review for Sub-Area A improvements 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 Sub-Area A improvements 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 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.

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 a M2-2 Light Industry District.

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PLANNED DEVELOPMENT
PLAN OF DEVELOPMENT
BULK REGULATIONS AND DATA TABLE

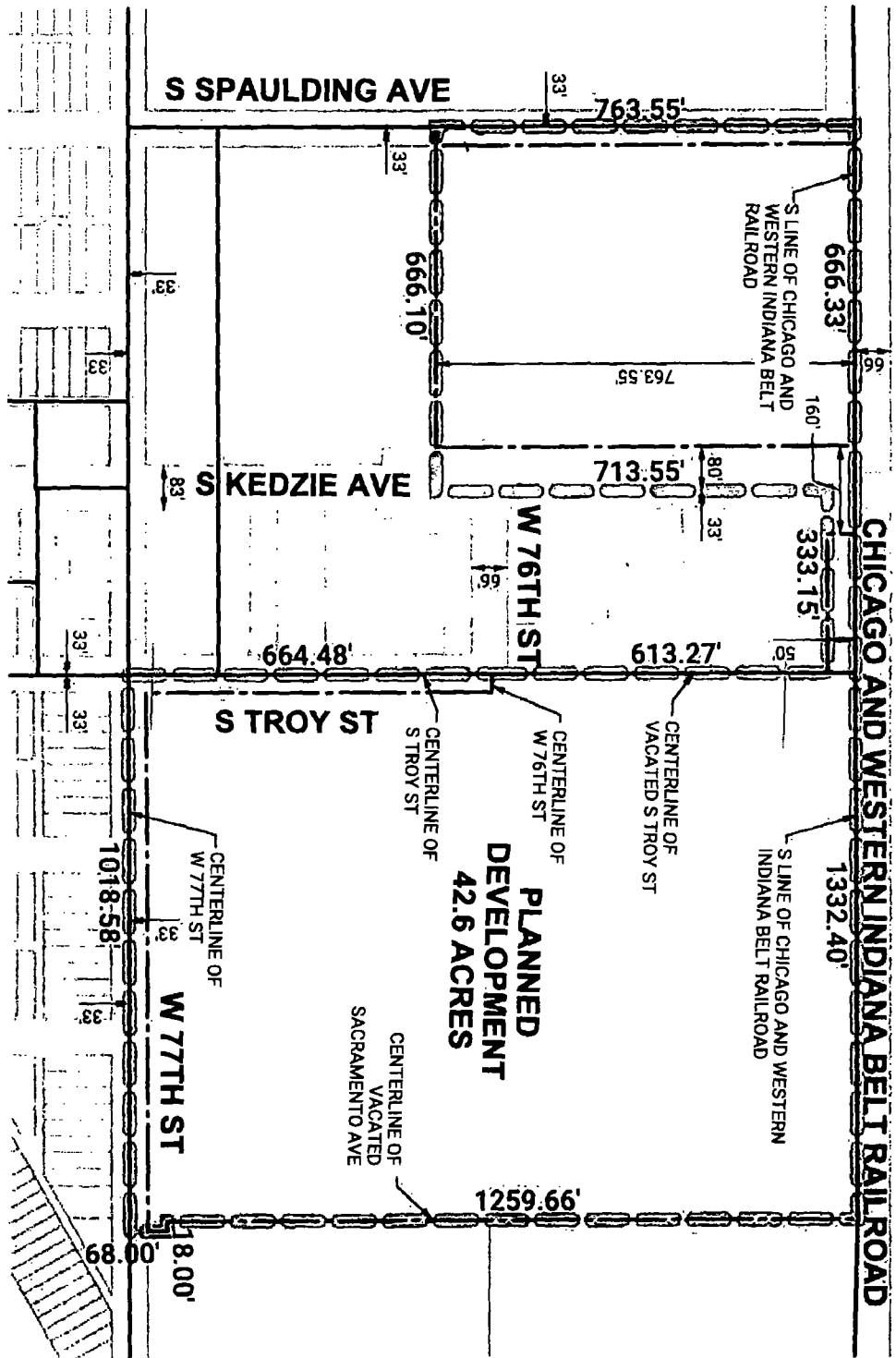
<u>Net Site Area:</u>	1,708,986.00 sq. ft.
<u>Area remaining in the public right-of-way:</u>	139,633.57 sq. ft.
<u>GROSS SITE AREA:</u>	1,848,619.57 sq. ft.
<u>MAXIMUM FLOOR AREA RATIO:</u>	0.10
<u>MAXIMUM BUILDING HEIGHT:</u>	29.25 feet
<u>MINIMUM NUMBER OF ACCESSORY OFF-STREET PARKING:</u>	51 spaces
<u>MINIMUM NUMBER OF OFF-STREET LOADING BERTHS:</u>	None
<u>MINIMUM SETBACKS FROM PROPERTY LINE:</u>	In accordance with the Site Plan

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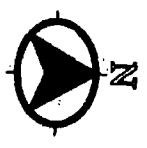
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PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

Applicant: Abe Holdings LLC
 Address: 3100 West 77th Street and
 7600 South Kedzie Avenue
 Introduction Date: May 26, 2021
 Plan Commission Date: T/B/D



66'

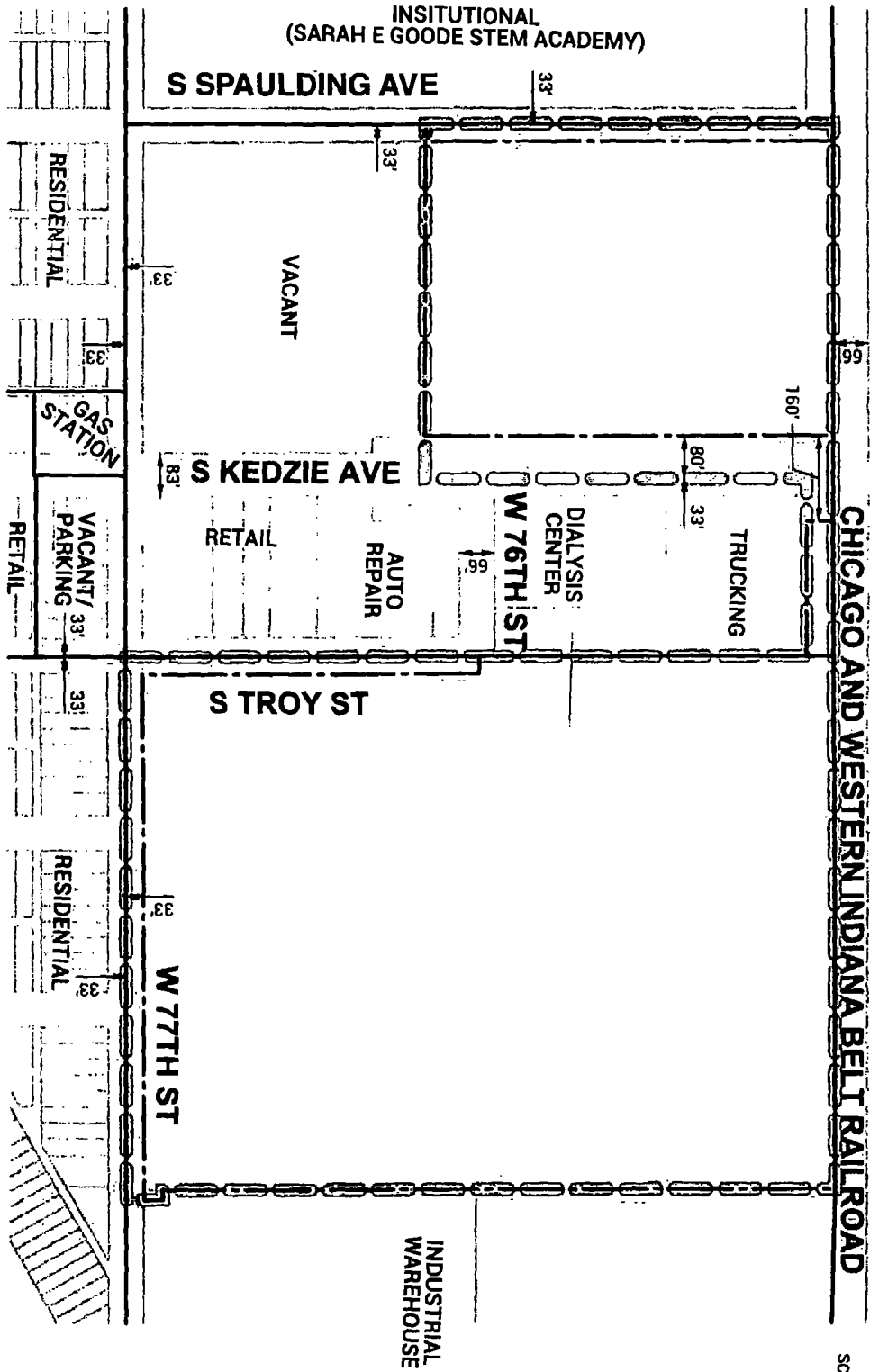


SCALE: 1" = 300'



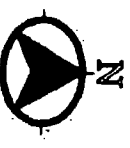
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EXISTING LAND USE MAP
 Applicant: Abe Holdings LLC
 Address: 3100 West 77th Street and
 7600 South Kedzie Avenue
 Introduction Date: May 26, 2021
 Plan Commission Date: T/B/D



MANUFACTURING
 RAILROAD

RAILROAD



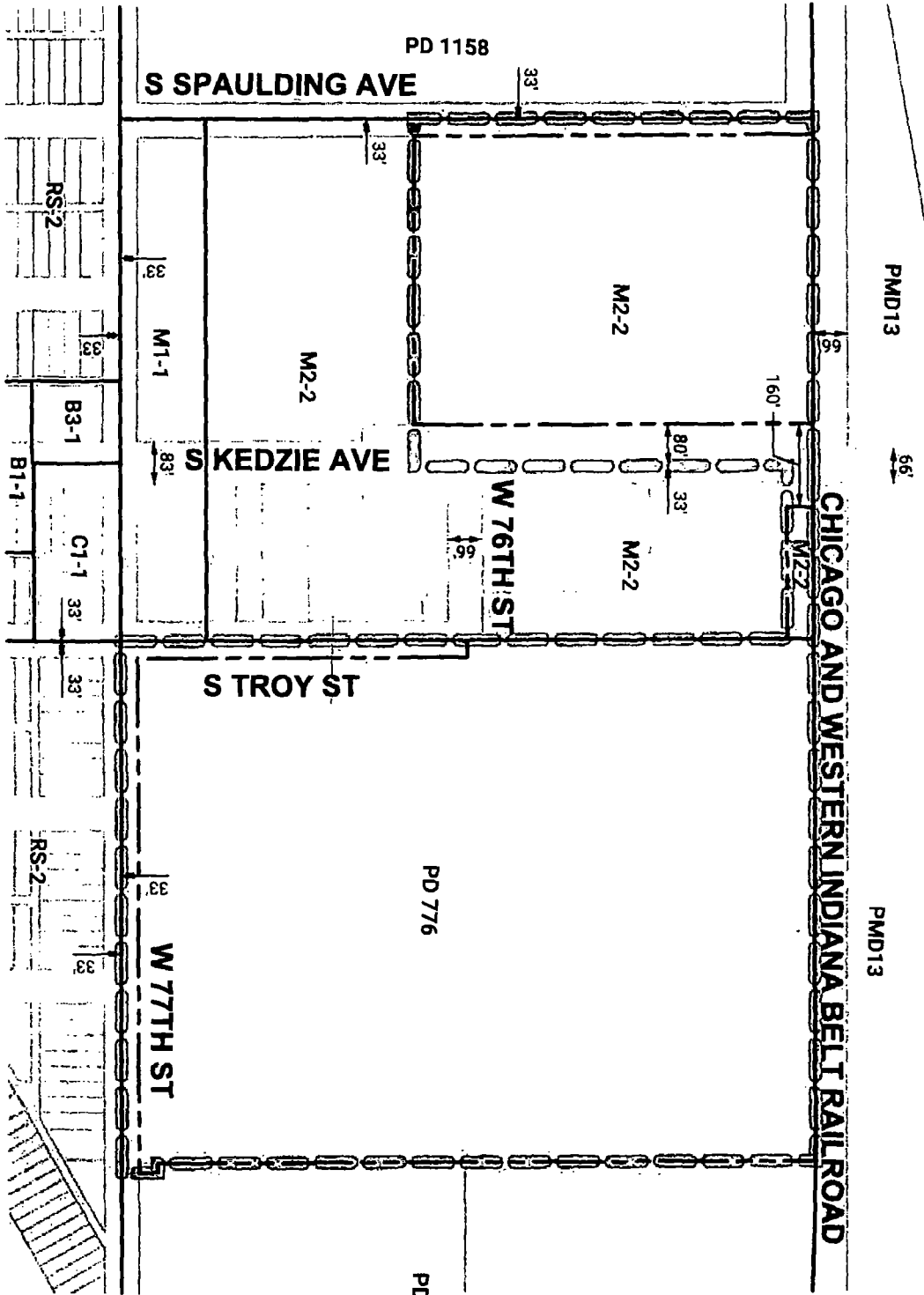
SCALE: 1" = 300'



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EXISTING ZONING MAP
 Applicant: Abe Holdings LLC
 Address: 3100 West 77th Street and
 7600 South Kedzie Avenue
 Introduction Date: May 26, 2021
 Plan Commission Date: T/B/D

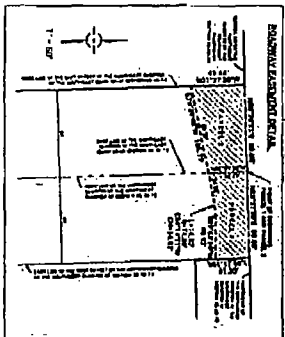
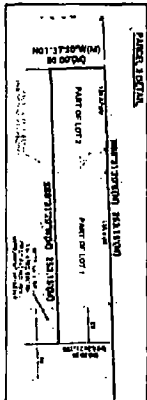
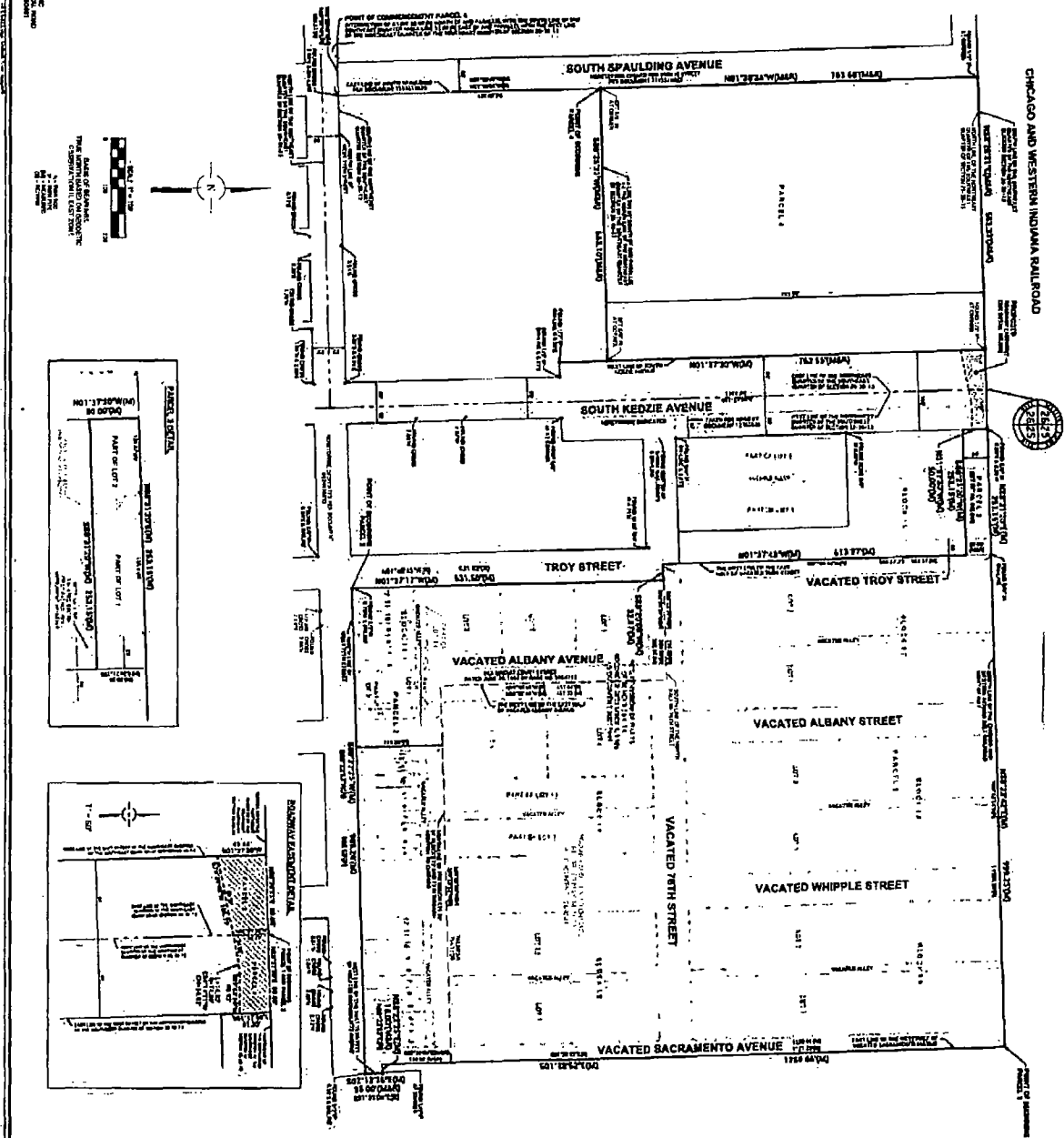
--- = PROPERTY LINE
 --- = PLANNED DEVELOPMENT BOUNDARY



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CHICAGO AND WESTERN INDIANA RAILROAD

PLAT OF SURVEY



NO.	DESCRIPTION	DATE
1
2
3
4
5

Robert J. Cook
Surveyor

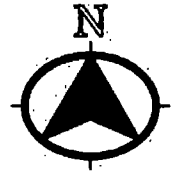
THE STATE OF ILLINOIS
COUNTY OF COOK



TO ALL WHOM THESE PRESENTS SHALL COME, I, the undersigned, Surveyor of Cook County, Illinois, do hereby certify that the foregoing is a true and correct copy of the original plat of survey as filed in my office on this 15th day of August, 1917.

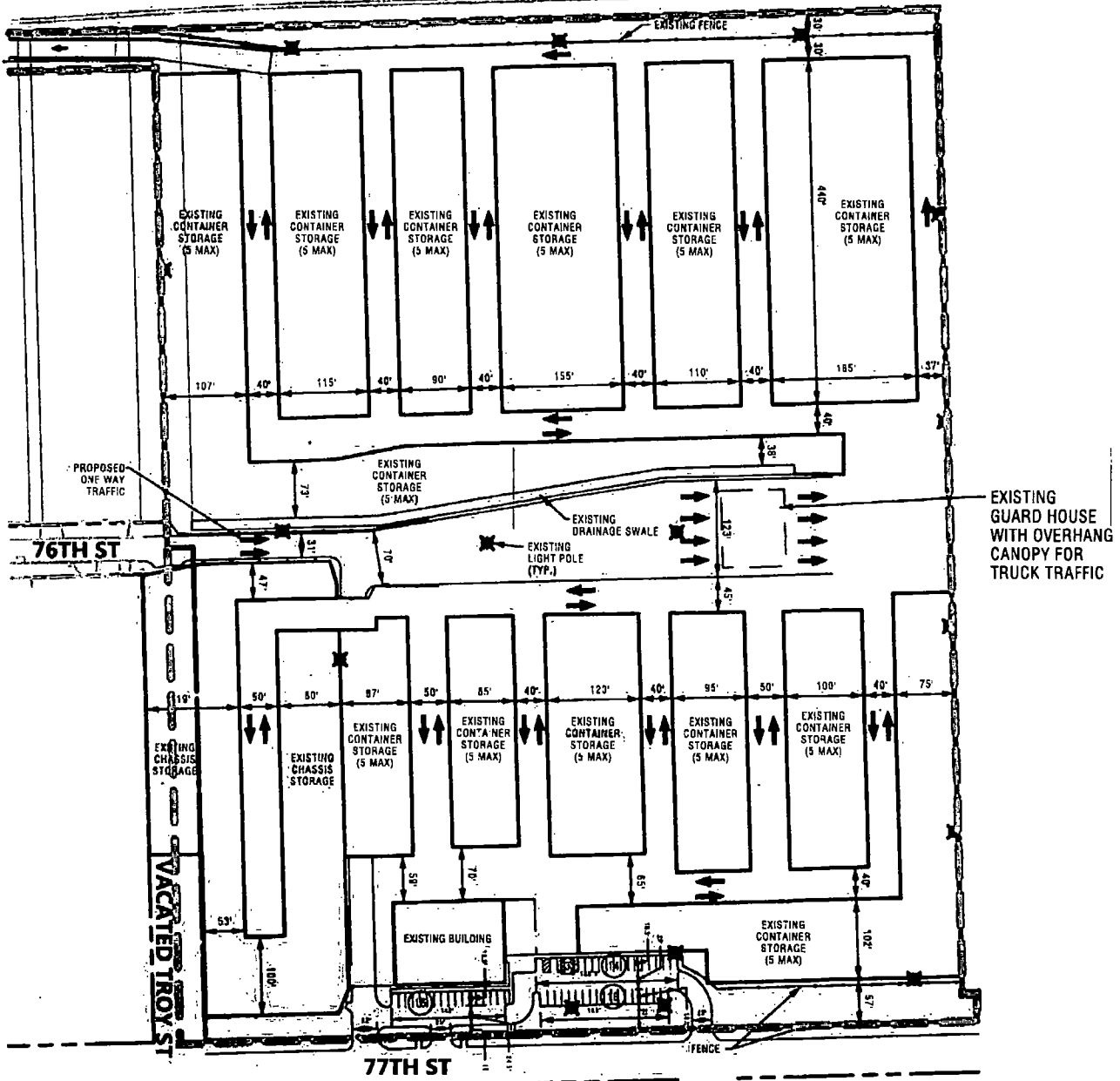
ROBERT J. COOK
Surveyor

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SCALE: 1" = 200'

CHICAGO AND WESTERN INDIANA BELT RAILROAD



⊙ EXISTING NUMBER OF CAR PARKING STALLS

⊠ EXISTING NUMBER OF ACCESSIBLE STALLS

* EXISTING SITE GEOMETRY SHOWN PER AERIAL

— — — — — PROPERTY LINE

— — — — — PLANNED DEVELOPMENT BOUNDARY



SITE PLAN EXHIBIT EAST



Applicant: Abe Holdings LLC
 Address: 3100 West 77th Street and
 7600 South Kedzie Avenue
 Introduction Date: May 26, 2021
 Plan Commission Date: T/B/D

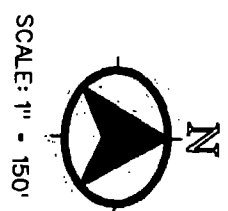
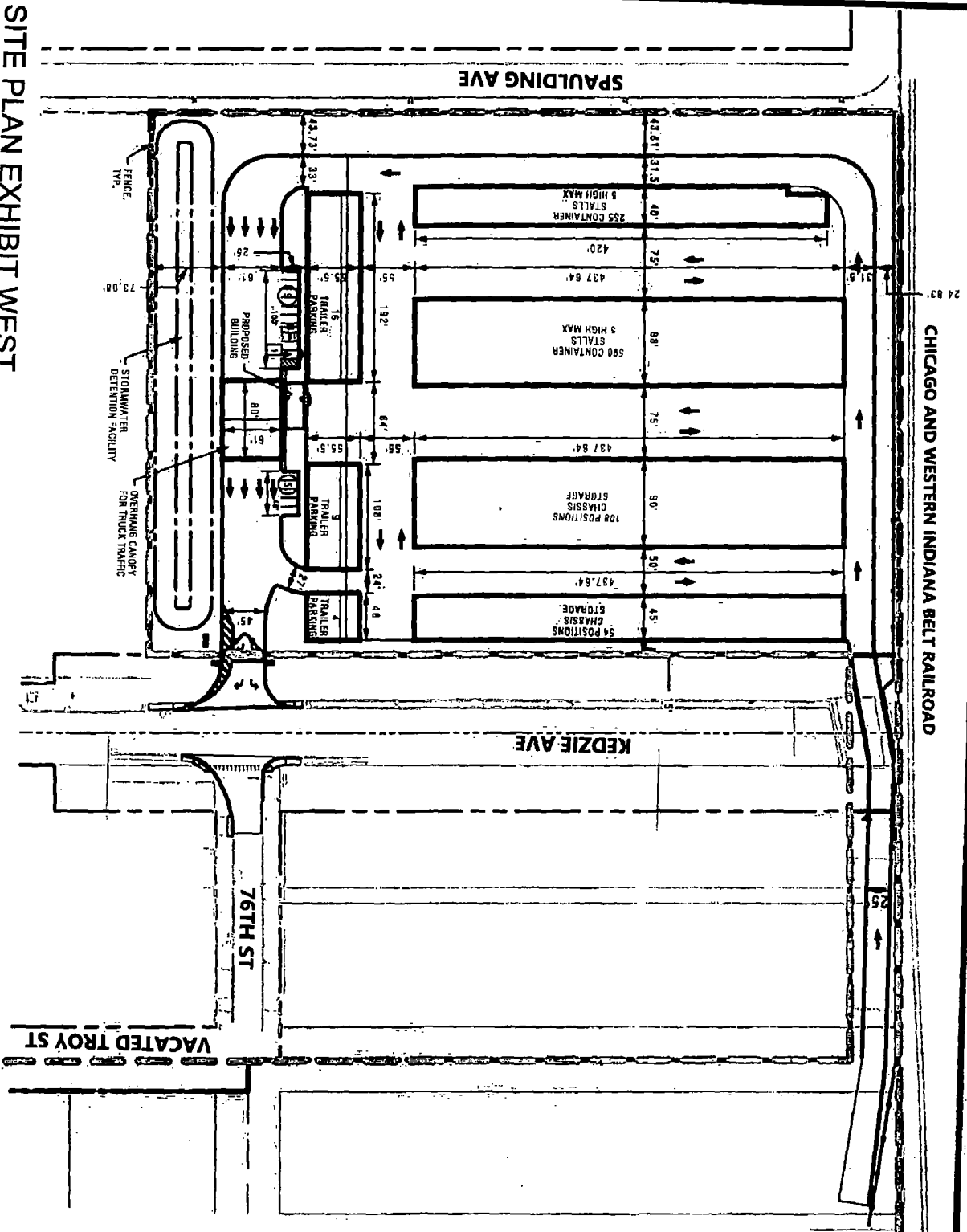


SITE PLAN EXHIBIT WEST

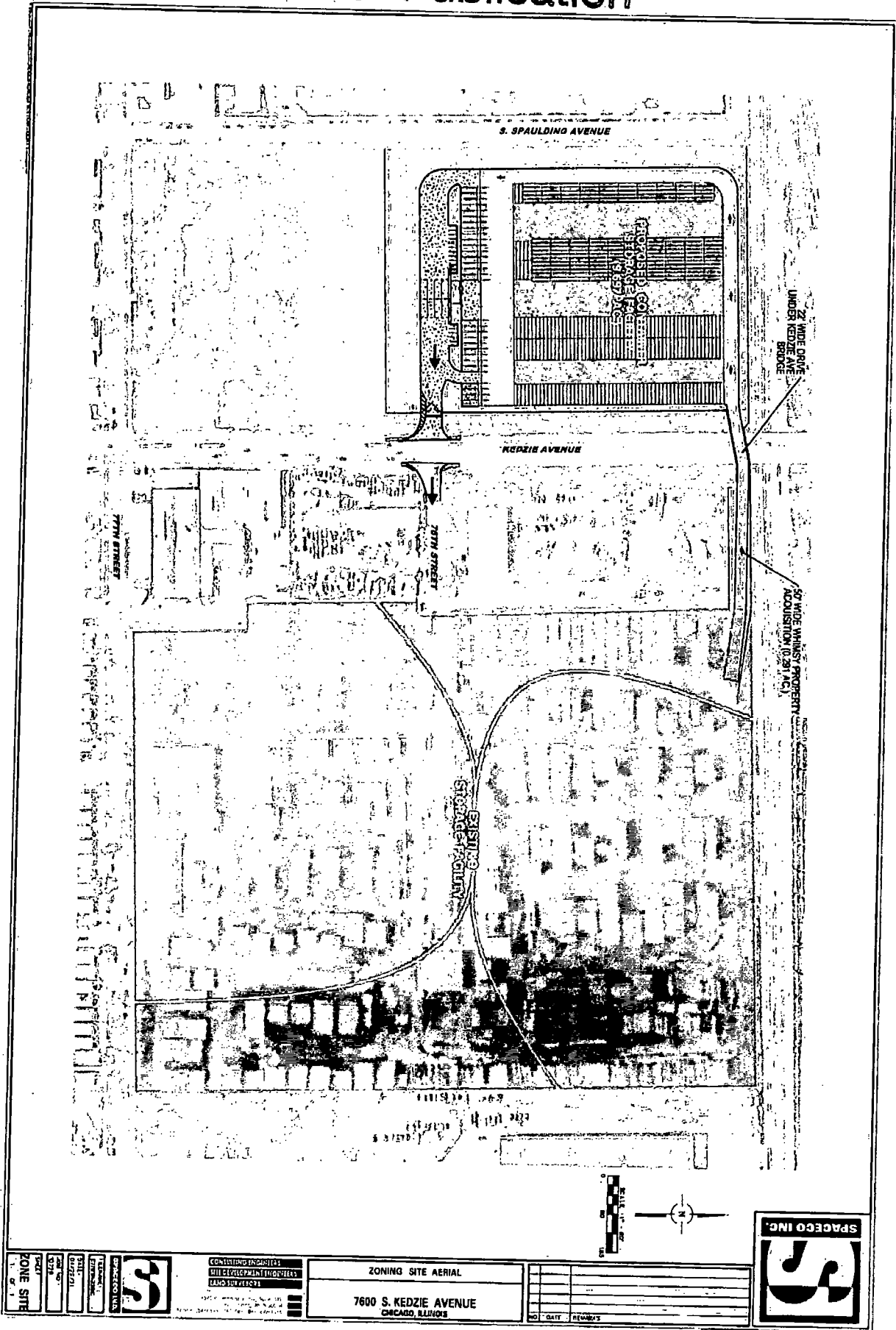
Applicant: Ahe Holdings LLC
 Address: 3100 West 77th Street and
 7600 South Kedzie Avenue
 Introduction Date: May 26, 2021
 Plan Commission Date: T/R/D

-  NUMBER OF CAR PARKING STALLS
-  NUMBER OF ACCESSIBLE STALLS

-  PROPERTY LINE
-  PLANNED DEVELOPMENT BOUNDARY



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SPACECO INC.
 1100 S. MICHIGAN
 CHICAGO, ILL. 60605
 TEL: (312) 467-1000
 FAX: (312) 467-1001
 WWW.SPACECO.COM

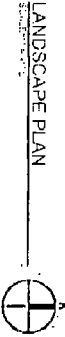
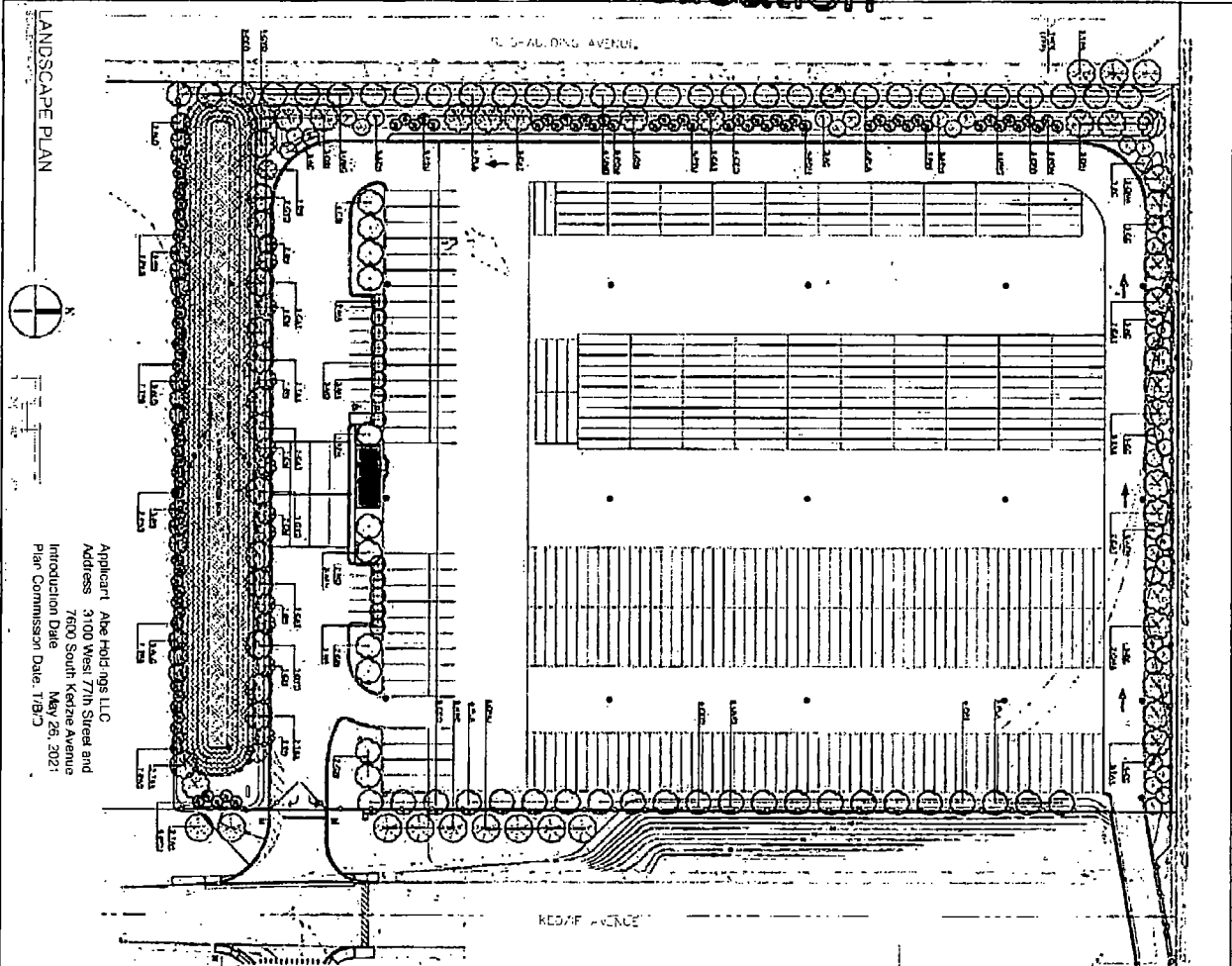
CONTRACT INFORMATION
 FILE NO. 2001-00000000000000000000
 PROJECT NO. 2001-00000000000000000000
 DATE: 01/15/01

ZONING SITE AERIAL
 7600 S. KEDZIE AVENUE
 CHICAGO, ILLINOIS

NO.	DATE	REVISIONS

SPACECO INC.

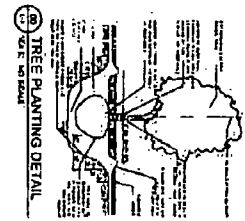
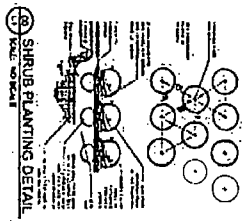
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Applicant: Abe Holdings LLC
 Address: 3100 West 77th Street and
 Introduction Date: May 26, 2021
 Plan Commission Date: 7/9/21

GENERAL NOTES

1. THE PLANTING SCHEDULE IS TO BE USED AS A GUIDE ONLY. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE PLANTING SCHEDULE AND HAS FOUND IT TO BE APPROPRIATE FOR THE SITE. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE PLANTING SCHEDULE AND HAS FOUND IT TO BE APPROPRIATE FOR THE SITE.
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PLANTING SCHEDULE

Symbol	Plant Name	Quantity	Notes
(Symbol)	Plant Name	Quantity	Notes
(Symbol)	Plant Name	Quantity	Notes

PLANTING REQUIREMENTS

1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.
2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.
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9. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.
10. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.

REVISIONS

No.	Revision Description	Initial	Date
1	Initial		05/26/21
2	Revised		07/09/21

21150
 L 1.0

PRELIMINARY LANDSCAPE PLAN
 PLANTING DETAILS
 PLANTING REQUIREMENTS
 NOTES

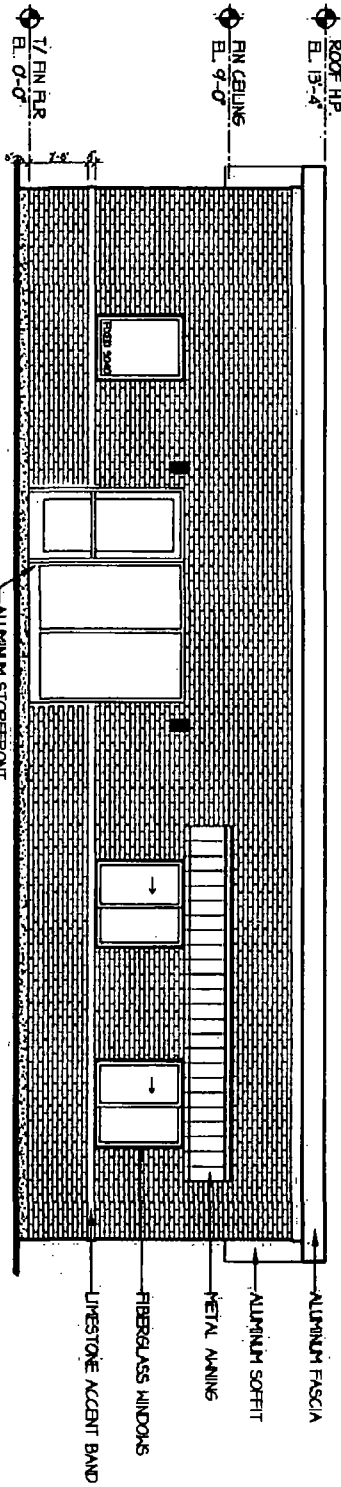
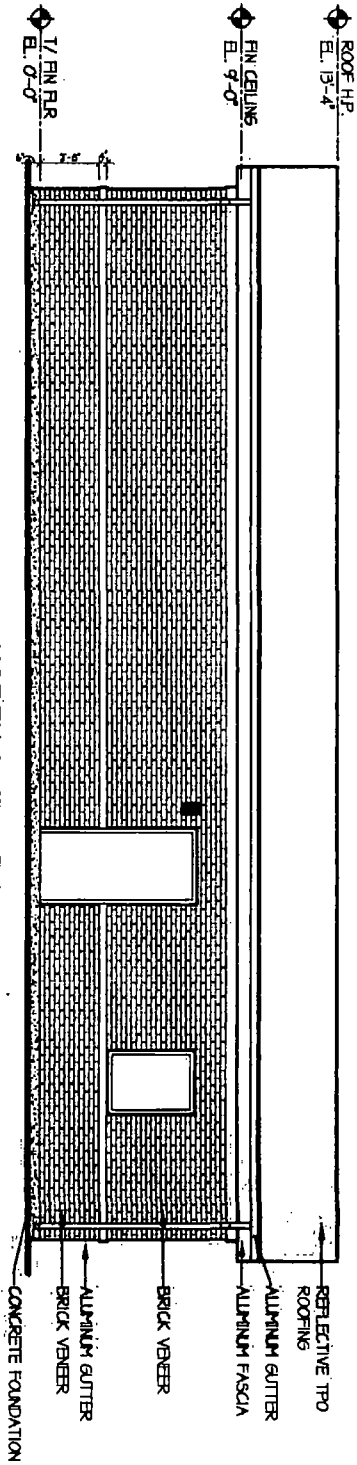
7500 S KEDZIE
 CHICAGO, ILLINOIS

REVISIONS

No.	Revision Description	Initial	Date
1	Initial		05/26/21
2	Revised		07/09/21

Kathryn Talty
 ARCHITECT
 1000 N. LAKE STREET, SUITE 1000
 CHICAGO, IL 60610
 TEL: 312.467.1000
 WWW.KATHRYN-TALTY.COM

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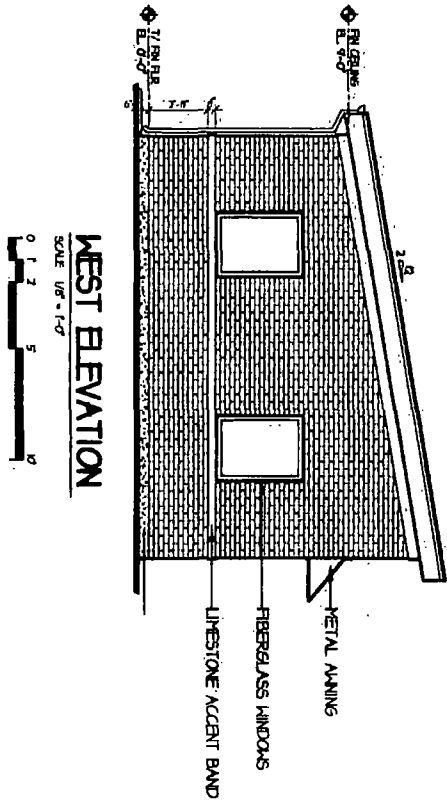
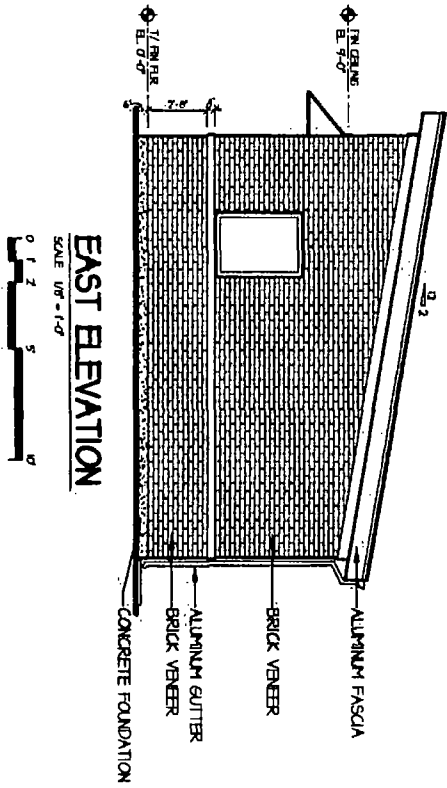
Applicant: Abe Holdings LLC
 Address: 3100 West 77th Street and
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 Plan Commission Date: T/B/D

34121 N. US 45, Suite 213
 Grayslake, Illinois 60030



Phone 847-336-6600
 Fax 847-336-6601

Applicant: Abe Holdings LLC
Address: 3100 West 77th Street and
7600 South Kedzie Avenue
Introduction Date: May 26, 2021
Plan Commission Date: T/B/D




ARCHAMERICA
34121 N. US 45, Suite 213
Graylake, Illinois 60030
Phone 847-336-6600
Fax 847-336-6601



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Thomas Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: October 21, 2021

Re: Proposed Manufacturing Planned Development for the property generally located at 3100 W. 77th Street and 7600 S. Kedzie Ave.

On October 21, 2021, the Chicago Plan Commission recommended approval of the proposed planned development submitted by Abe Holdings 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.

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)