



# City of Chicago



SO2022-636

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	2/23/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 24-D at 9901 S Cottage Grove Ave - App No. 20954T1
<b>Committee(s) Assignment:</b>	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 the current M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 24-D in the area bounded by:

East 99<sup>th</sup> Street; a line 788.46 feet east of South Cottage Grove Avenue as measured along the south line of East 99<sup>th</sup> Street; a line 60 feet south of and parallel to East 99<sup>th</sup> Street; and South Cottage Grove Avenue

to those of a C3-1, Commercial, Manufacturing and Employment District.

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

Address: 9901 South Cottage Grove Avenue/801 - 875 East 99th Street

**FINAL FOR PUBLICATION**  
**SUBSTITUTE NARRATIVE AND PLANS**  
TYPE I Rezoning Attachment  
9901 South Cottage Grove Avenue/801 – 875 East 99<sup>th</sup> Street  
From M1-1 to C3-1

**The Project**

The Property is currently used as a driveway access road. The Applicant proposes to establish consistent zoning with the remainder of its property immediately adjacent to the south. The property will serve as an accessory drive-way to the improvements on the zoning lot to the south.

**The Site**

The subject property consists of 47,654 square feet, and is currently used as a driveway access road. The land use in the immediate area consists of industrial uses to the south of East 99<sup>th</sup> Street and Commercial and Residential uses north of East 99<sup>th</sup> Street with building heights from one to three stories.

Lot Area: 47,654 square feet  
FAR: 1.2  
Floor Area: 57,184.80 square feet  
MLA: N/A  
Height: 38 feet maximum  
Setbacks (existing): N/A

\* Any proposed future development will comply with the Air Quality Ordinance as applicable per Section 17-9-0117 of the Chicago Zoning Ordinance.

\* Applicant must satisfy the Industrial Corridor zoning map amendment process and considerations, as applicable, per Section 17-13-0400 of the Chicago Zoning Ordinance. These consideration factors include:

17-13-0403-A the size of the district: 329.4 acres

17-13-0403-B the number of existing firms and employees that would be affected: none

17-13-0403-C recent and planned public and private investments within the district: As of February 2020, there were 31 businesses located in the district. The district is in the Stony Island/Burnside, Lake Calumet Industrial Corridor TIF District, and is also located within Enterprise Zone 3. Certain City-owned sites allow for cost-effective land acquisition for development projects that could deliver significant job creation.

## **FINAL FOR PUBLICATION**

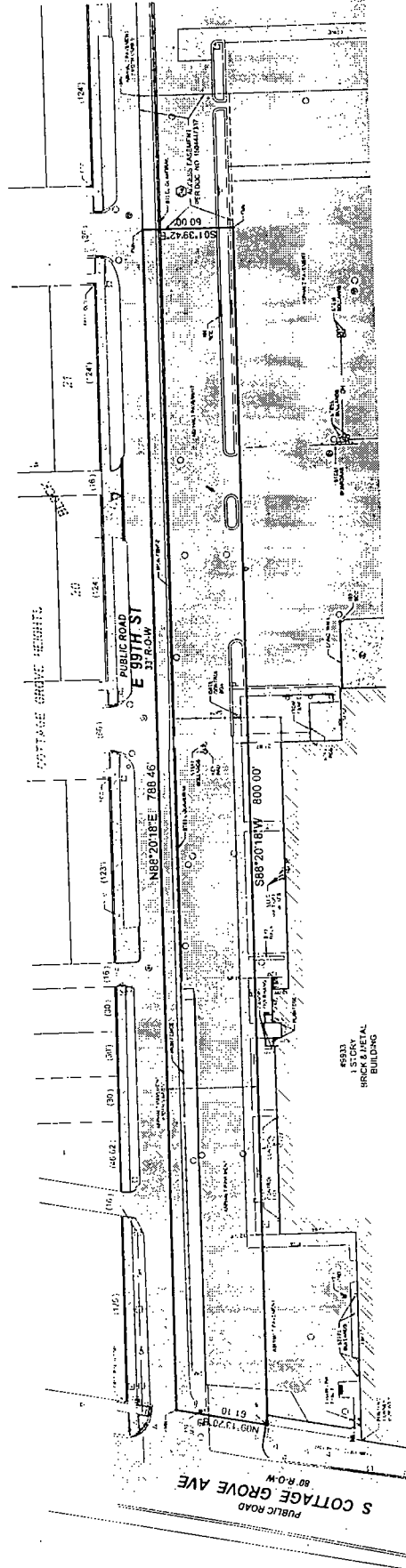
17-13-0403-D the potential of the district to support additional industrial uses and increased manufacturing employment: As of February 2020, there were 1222 jobs located in the district. Given the City owned lots available for cost-effective development, the TIF, Enterprise Zone, benefits likely through Chicago's Opportunity Zones, significant access to transportation, and availability of a highly-skilled workforce, the district has significant potential to support additional industrial uses and manufacturing employment and this rezoning request furthers those goals.

17-13-0403-E the proportion of land in the district currently devoted to industrial uses: As of October 2018, 27% of the companies in the district are food manufacturers and this is growing. In 2017, approximately 27% of the jobs in the district were related to the production of goods.

17-13-0403-F the proportion of land in the district currently devoted to non-manufacturing uses: As of October 2018, 23% of the companies in the district are transportation, distribution and logistics companies, and the warehousing and distribution uses are growing rapidly given proximity to transit. In 2017, approximately 70% of the jobs in the district were industrial related services, and 3% were related to office and retail uses.

17-13-0403-G the area's importance to the city as an industrial district: The Burnside Industrial District is a solid, contributing employment area of the City, and the current rezoning request to C3 allows for very similar and compatible uses as the current M1, while also allowing for creation of jobs which are consistent with the trend of employment in the area.

SITE PLAN  
9901 S. COTTAGE GROVE



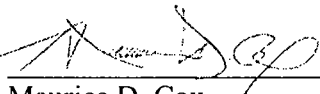


Application # 20954T1  
To: Clerk

DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

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

From:   
Maurice D. Cox  
Chicago Plan Commission

Date: April 21, 2022

Re: Proposed Industrial Corridor Map Amendment – 9901 S. Cottage Grove Avenue

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On April 21, 2022, the Chicago Plan Commission recommended approval of the proposed Industrial Corridor Map Amendment within the Burnside Industrial Corridor, submitted by JFA Real Estate, LLC, for the property generally located at 9901 S. Cottage Grove Avenue. The applicant proposes to rezone the site from M1-1 (Limited Manufacturing/Business Park District) to C3-1 (Commercial, Manufacturing and Employment District) to unify the zoning across a site under single ownership. 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 recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Erika Sellke at 312-744-9146.

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