



City of Chicago



SO2014-3311

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/30/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 8-K at 3348 S Pulaski Rd - App No. 18031
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, the Chicago Zoning Ordinance, is hereby amended by changing all of the M2-3, Light Industry District symbols and indications as shown on Map No. 8-K in the area bounded by:

South Pulaski Avenue; a line 300 feet north of West 35th Place; a line 1324.2 feet west of South Pulaski Avenue; a line 197 feet south of West 33rd Street; a line from a point 197 feet south of West 33rd Street and 744.50 feet west of South Pulaski Avenue to a point 195.2 feet south of West 33rd Street and 744 feet west of South Pulaski Avenue; a line from a point 195.2 feet south of West 33rd Street and 744 feet west of South Pulaski Avenue to a point 216.3 feet south of West 33rd Street and 603 feet west of South Pulaski Avenue; a line from a point 216.3 feet south of West 33rd Street and 603 feet west of South Pulaski Avenue to a point 227.8 feet south of West 33rd Street and 448 feet west of South Pulaski Avenue, to be connected by a line with an arc of 155.57 feet and a chord length of 155.43 feet; a line 227.8 feet south of West 33rd Street; a line 378 feet west of South Pulaski Avenue; a line 229.0 feet south of West 33rd Street; a line 362.0 feet west of South Pulaski Avenue; a line from a point 227.5 feet south of West 33rd Street and 362 feet west of South Pulaski Avenue to a point 228 feet south of West 33rd Street and 182 feet west of South Pulaski Ave; a line 182 feet west of South Pulaski Avenue; a line 240 feet South of West 33rd Street; a line 33 feet west of South Pulaski Avenue; a line 250 feet south of West 33rd street; South Pulaski Avenue (point of beginning),

to those of Planned Development Number _____, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance takes effect after its passage and approval.

MANUFACTURING PLANNED DEVELOPMENT NO. ____

BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	679,904 Square feet
Area of Public Rights-of-Way (sf):	15,708 Square Feet
Net Site Area (sf):	667,519 Square Feet (15.32 Acres)
Maximum Floor Area Ratio:	1.00
Minimum Off-Street Parking:	327 spaces
Minimum Bicycle Parking:	33
Minimum Off-Street Loading:	5 loading berths at 10' x 50'
Maximum Building Height:	45 feet
Minimum Setbacks:	As per plans

MANUFACTURING PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Manufacturing Planned Development Number _____, ("Planned Development") consists of approximately 679,904 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and controlled by the contract purchaser, PanCal Pulaski LLC, a Delaware limited liability company (the "Applicant").
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, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Department of Planning and Development and the Department of 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 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 15 Statements, a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan/Floor Plan ; Landscape Plan; Landscape Details; and Building

Applicant:	PANCAL PULASKI LLC
Address:	3348 S. PULASKI
Introduced:	April 30, 2014
Plan Commission:	June 19, 2014

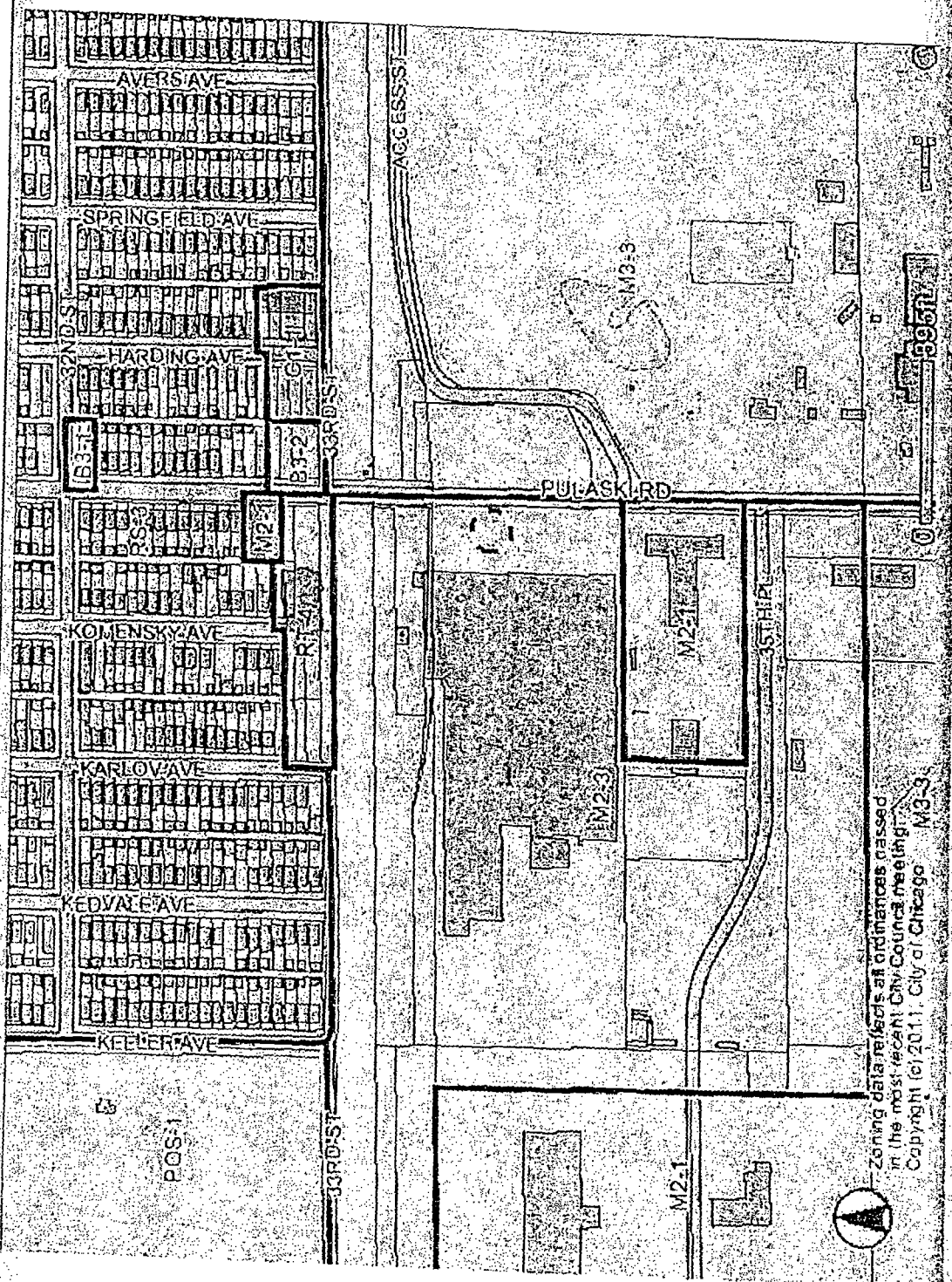
Elevations (North, South, East and West). Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building 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 Planned Development: Manufacturing, Production, Industrial Service, Warehousing, Wholesaling, and Freight Movement (excluding Container Storage and Outdoor Storage of Raw Materials) pursuant to the use standards as set forth in the 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 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. 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 667,519 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. 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.

Applicant:	PANCAI PULASKI LLC
Address:	3348 S. PULASKI
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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 13-32-125 of the Municipal Code, or any other provision of that 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 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 development shall be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The applicant will satisfy the aforementioned policy by (a) remediating and disposing of, in accordance with all laws applicable thereto, the debris pile located on the Property, which is approximately 25,000 cubic yards in size and which contains hydrocarbons and other potential environmental contaminants, (b) preventing the mobilization of contaminants during and after redevelopment of the Property, (c) conducting (i) groundwater sampling; (ii) fate and transport modeling; and (iii) a risk assessment to demonstrate that the contaminated groundwater will not require active remediation, (e) entering the Property into the IEPA's SRP (voluntary remediation program), and (f) pursuing for the Property a No Further Remediation (NFR) letter from the Illinois Environmental Protection Agency.
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 M2-3, Light Industry District.

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Zoning data reflects all ordinances passed in the most recent City Council meeting. Copyright (c) 2011, City of Chicago

EXISTING ZONING MAP FOR
3348 S. PULASKI RD
CHICAGO, IL

STENSON EXPY.

HARRIS ARCHITECTS, INC.
WWW.HARRISARCHITECTS.COM
312.733.1155

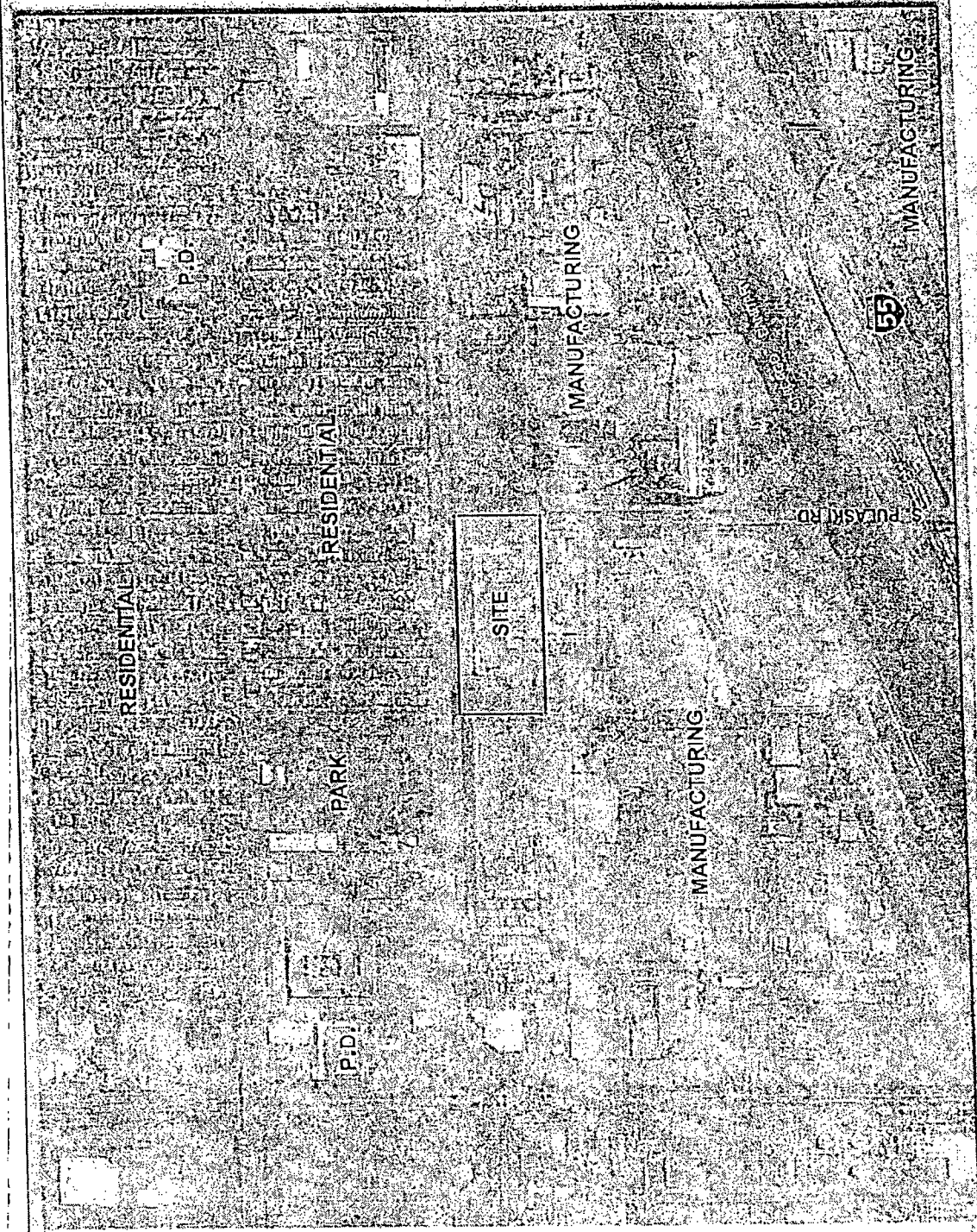


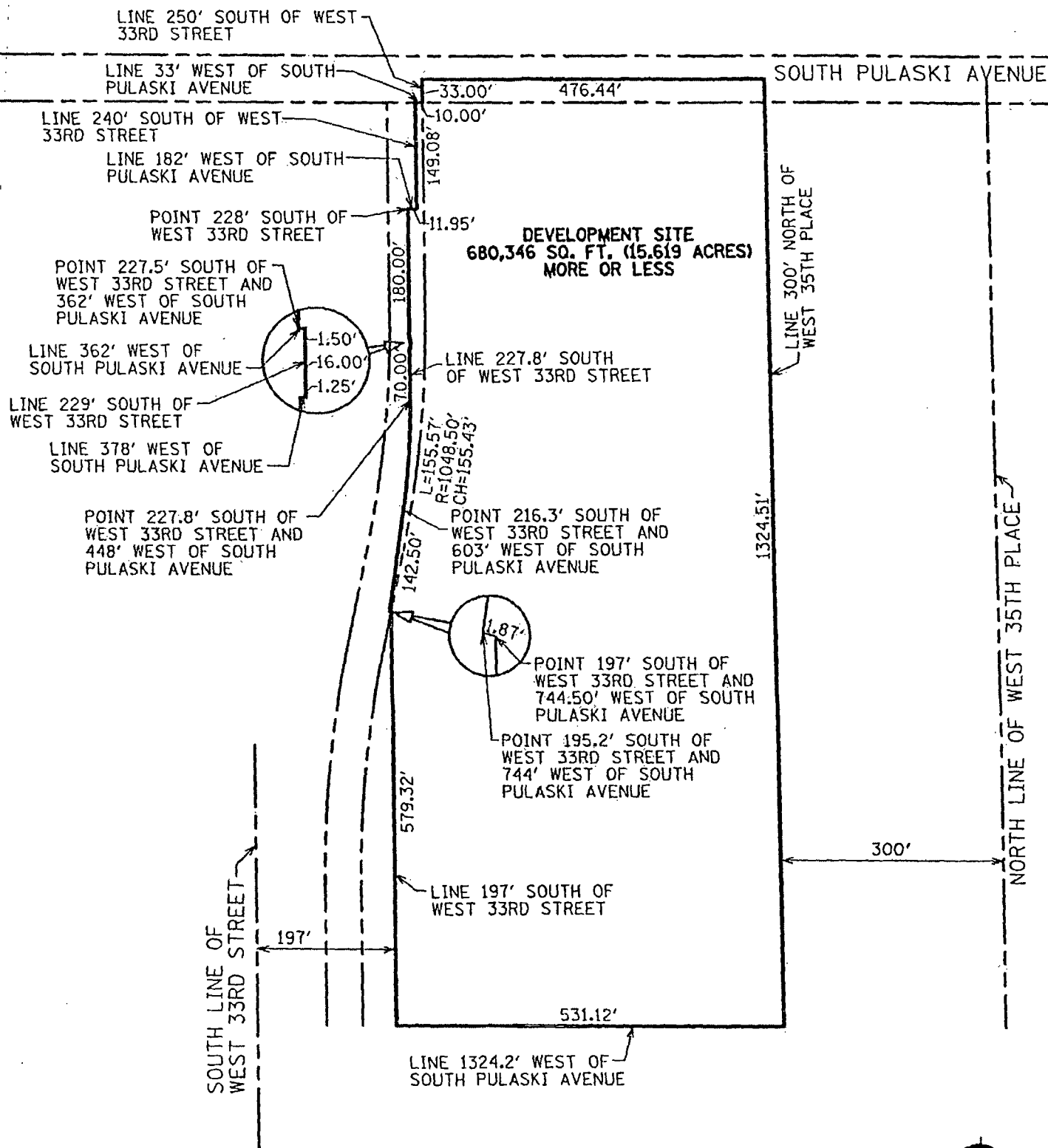
PANATTONI
INTERNATIONAL VISION. LOCAL FOCUS.

W. 28TH ST.

W. 31TH ST.

AERIAL LAND-USE MAP FOR
3348 S. PULASKI RD
CHICAGO, IL

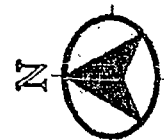




PD BOUNDARY AND PROPERTY LINE MAP

APPLICANT: MOYE WHITE LLP ATTORNEYS AT LAW

ADDRESS: 3348 SOUTH PULASKI ROAD
INTRODUCTION DATE: MAY 16, 2014

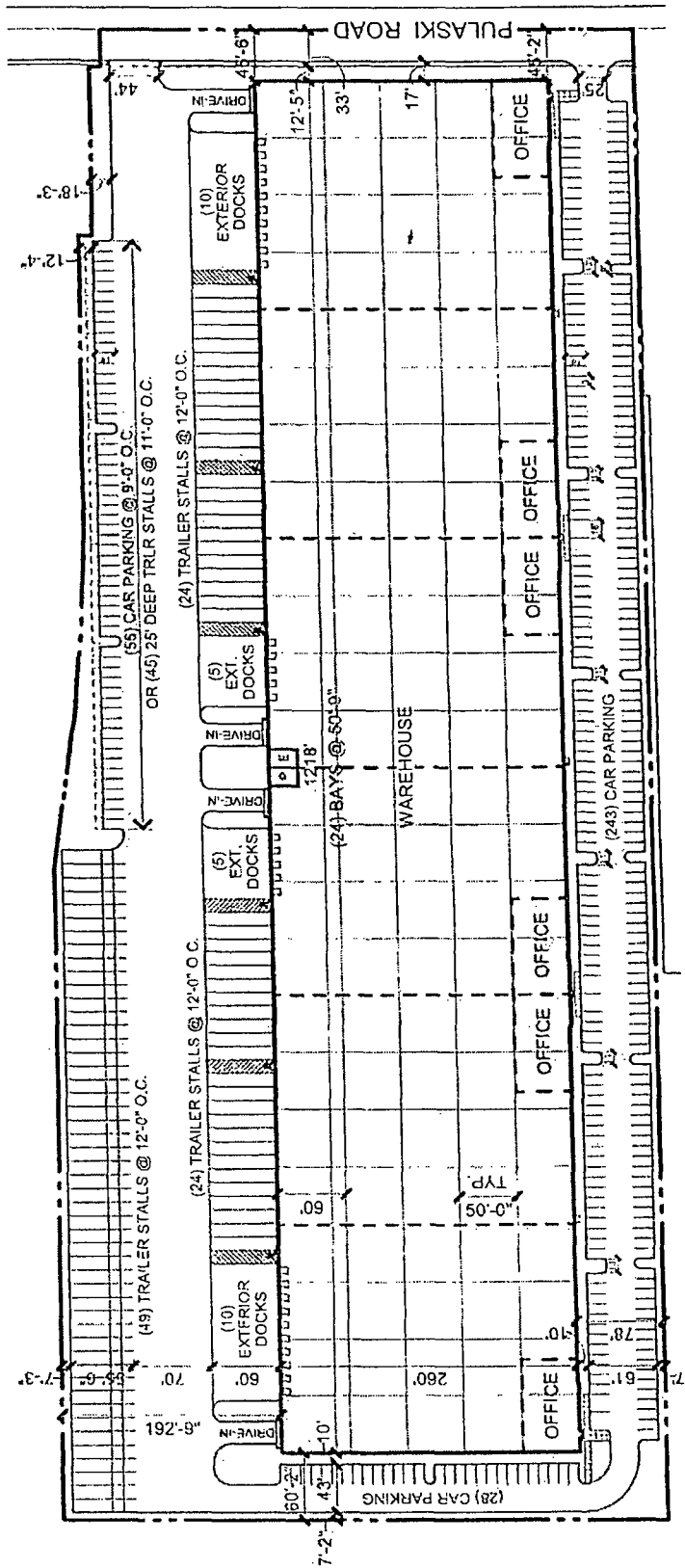


SCALE: 1" = 200'



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4960 Fax: (847) 696-4963



CONCEPTUAL NEW FACILITY FOR:

NEW OFFICE/WAREHOUSE

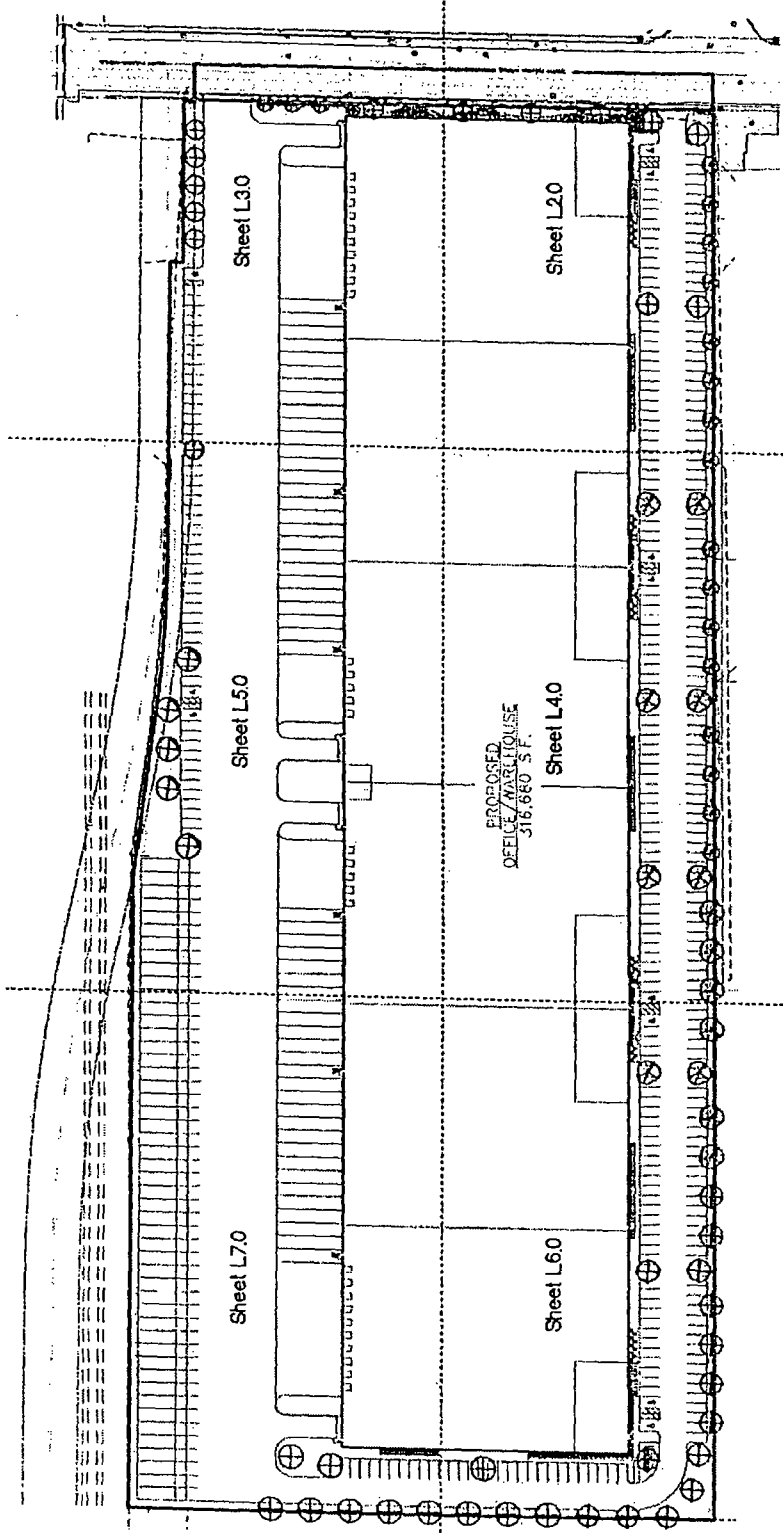
3348 S. PULASKI ROAD CHICAGO, IL

SITE PLAN / FLOOR PLAN

213338 NAC 04-05-2014



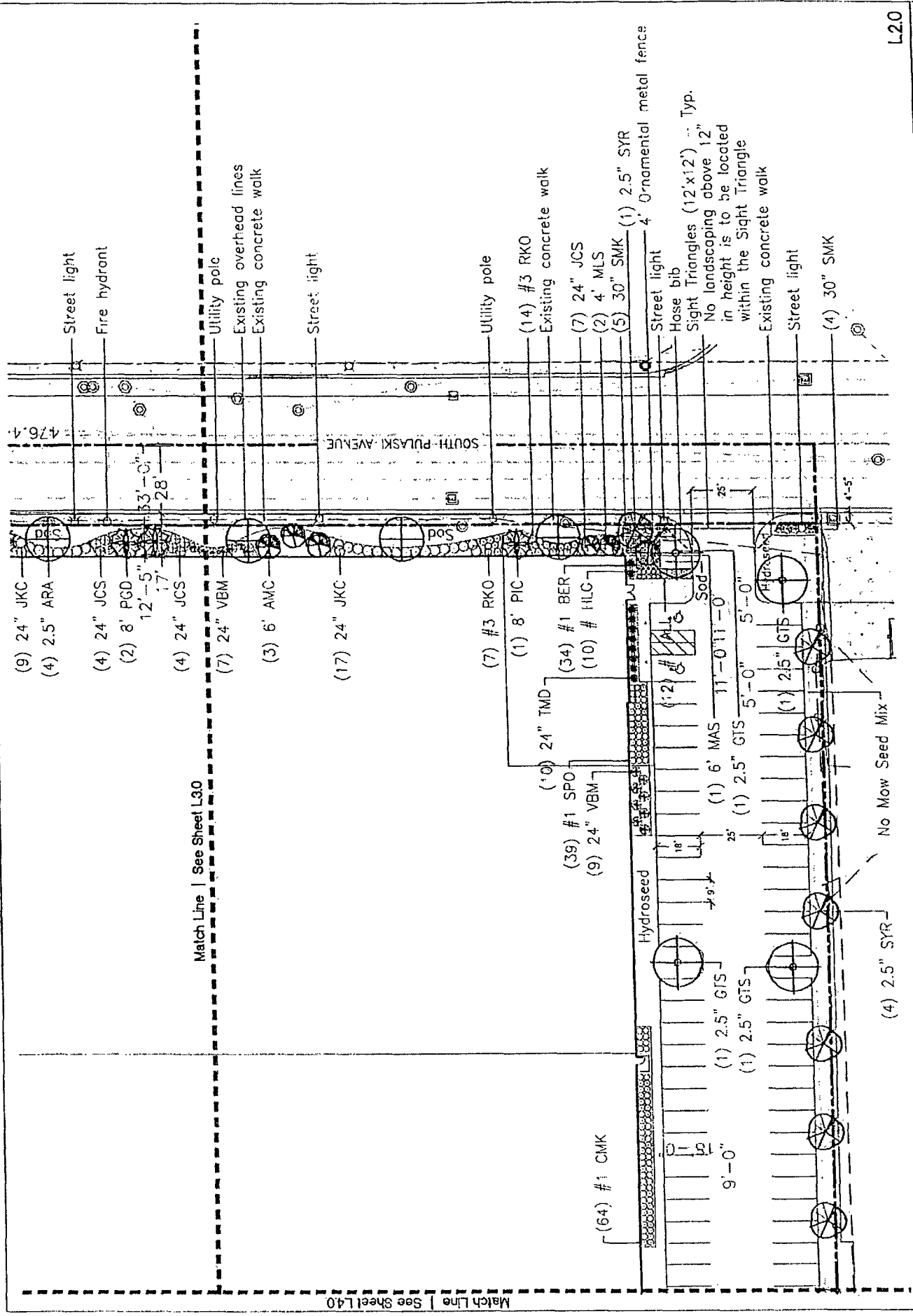
SITE AREA (±15.60 AC.)	± 679,904 S.F.	DRIVE IN OVERHEAD DOORS	4 DOORS
BUILDING AREA	316,680 S.F.	TOTAL EXTERIOR DOCKS	30 DOCK
PARKING		CLEAR HEIGHT	30'-0"
CAR PARKING	327 CARS	F.A.R.	.47
TRUCK TRAILER PARKING	97 STALLS		



Plant List

Single Trees				Shrubs			
Key	Qty	Size	Botanical Name	Common Name	Remarks	Key	Qty
ACF	5	2.5"	Acer x Freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	BB	JCS	15
ABA	10	2.5"	Acer rubrum 'Armstrong'	Armstrong Red Maple	BB	JCS	26
CEO	11	2.5"	Celtis occidentalis 'Prairie Pride'	Prairie Pride Common Hackberry	BB	JCS	24
GTS	4	2.5"	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Thornless Honeylocust	BB	BKO	21
PYP	14	2.5"	Pyrus calleryana 'Redspire'	Redspire Ornamental Pear	BB	SNK	38
SPR	20	2.5"	Syringa reticulata 'Navy Silk'	Navy Silk Japanese Tree Lilac	BB/Clump	TND	47
UIR	14	2.5"	Ulmus 'Regal'	Regal Elm	BB	VBM	45
Ornamental Trees				Perennials, Ornamental Grasses and Groundcovers			
Key	Qty	Size	Botanical Name	Common Name	Remarks	Key	Qty
AMC	3	6'	Ametanther canadensis	Shadblow Serviceberry	BB/Clump	ALL	12
MAS	1	6'	Magnolia stellata 'Feyal Star'	Royal Star Magnolia	BB/Clump	BER	34
MLS	2	4'	Nelium ussuriense	Sargent Crabapple	BB/Clump	CHK	276
Evergreen Trees				Perennials, Ornamental Grasses and Groundcovers			
Key	Qty	Size	Botanical Name	Common Name	Remarks	Key	Qty
PQD	2	8'	Picea glauca 'Densata'	Black Hills Spruce	BB	HIC	10
PIC	2	8'	Picea purgens	Colorado Green Spruce	BB	SPD	140

Perennials, Ornamental Grasses and Groundcovers				Perennials, Ornamental Grasses and Groundcovers			
Key	Qty	Size	Botanical Name	Common Name	Remarks	Key	Qty
ALL	12	1'	Allium 'Summer Beauty'	Summer Beauty Allium	Container	ALL	12
BER	34	1'	Bergenia cordifolia 'Winter Dore'	Winter Dore Bergenia	Container	BER	34
CHK	276	1'	Cedonysia caerulea 'Karl Foerster'	Karl Foerster Grass	Container	CHK	276
HIC	10	1'	Hemerocallis 'Little Grapette'	Little Grapette Daylily	Container	HIC	10
SPD	140	1'	Sporobolus helmetophorus	Pratt's Insead	Container	SPD	140



L20

3348 South Pulaski Avenue
Chicago, Illinois

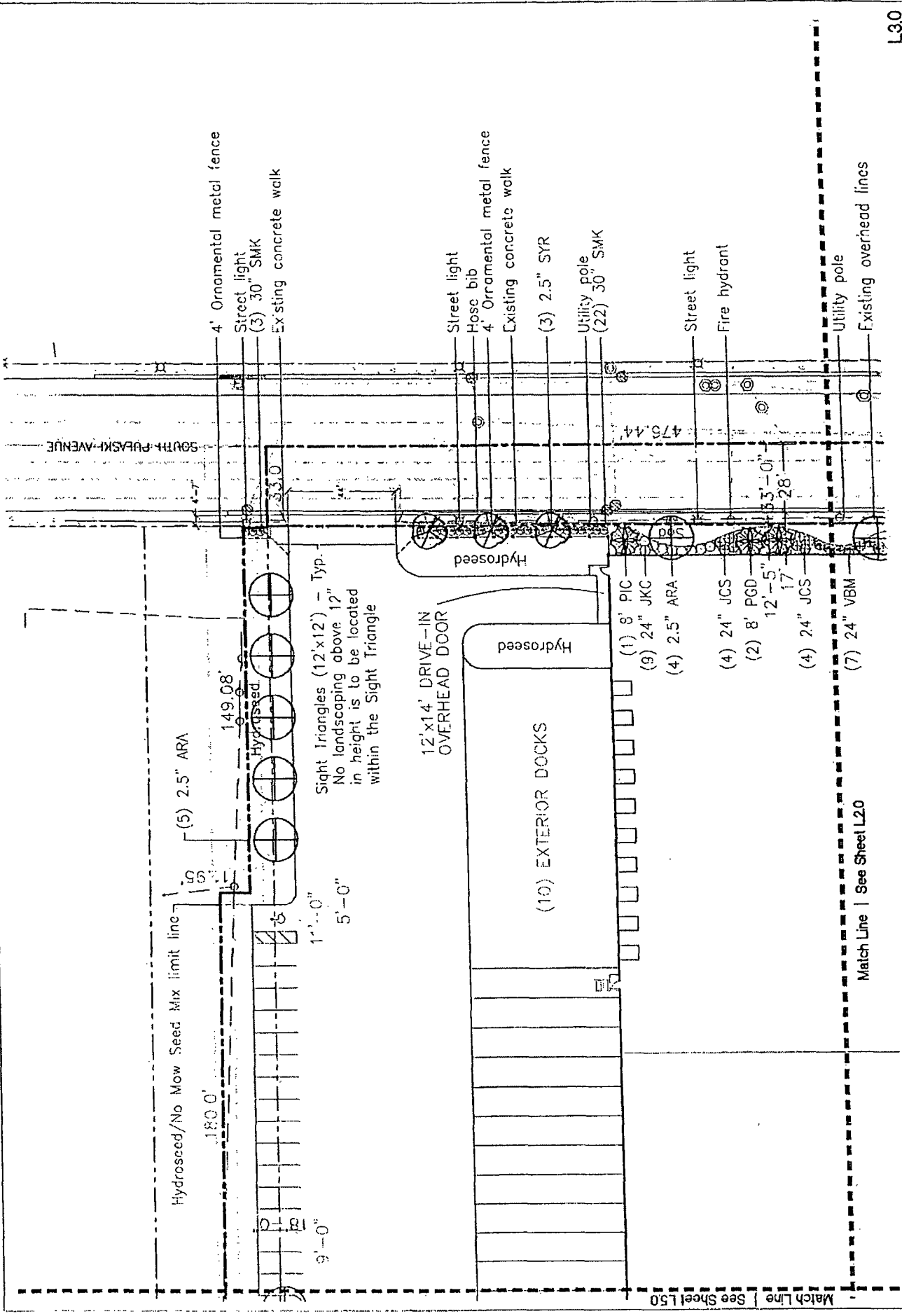


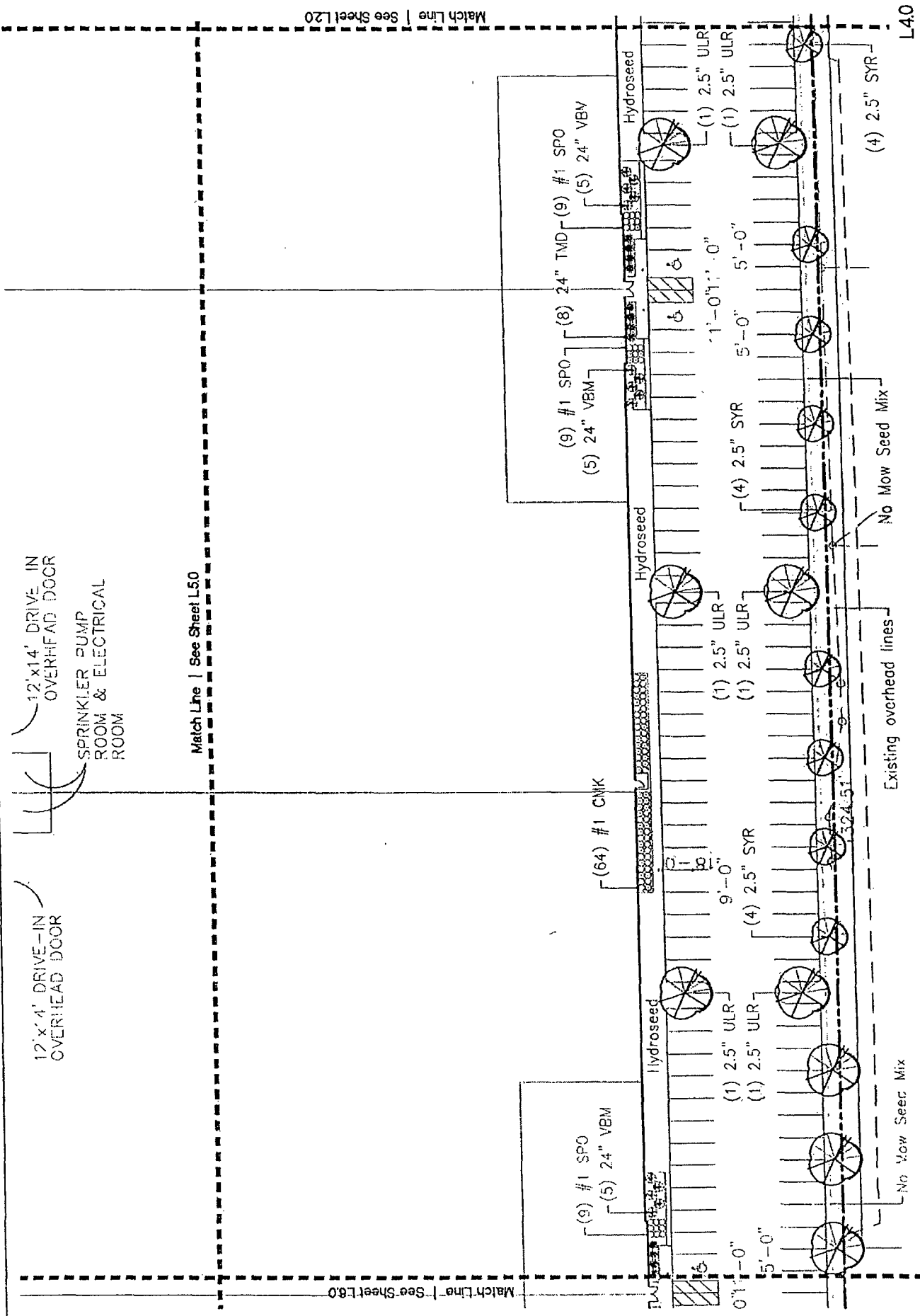
Landscape Plan
Scale 1" = 50'

DAVID R. McCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS



06/05/14





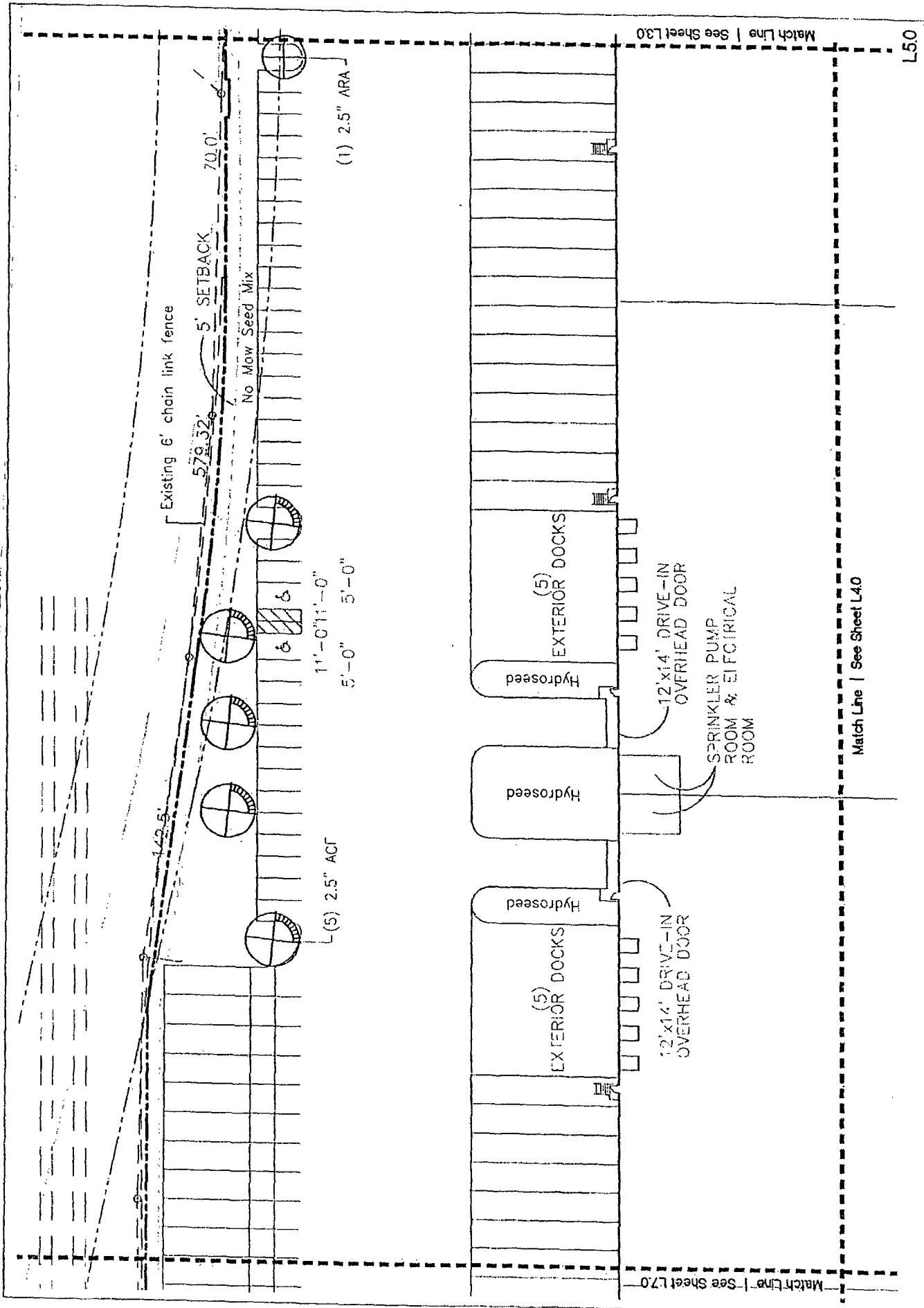
3348 South Pulaski Avenue
Chicago, Illinois

Landscape Plan
Scale 1" = 50'

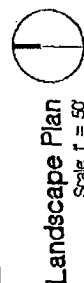
DAVID R. McCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

MCALLUM
ASSOCIATES

1994



3348 South Pulaski Avenue
Chicago, Illinois



DAVID R. McCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

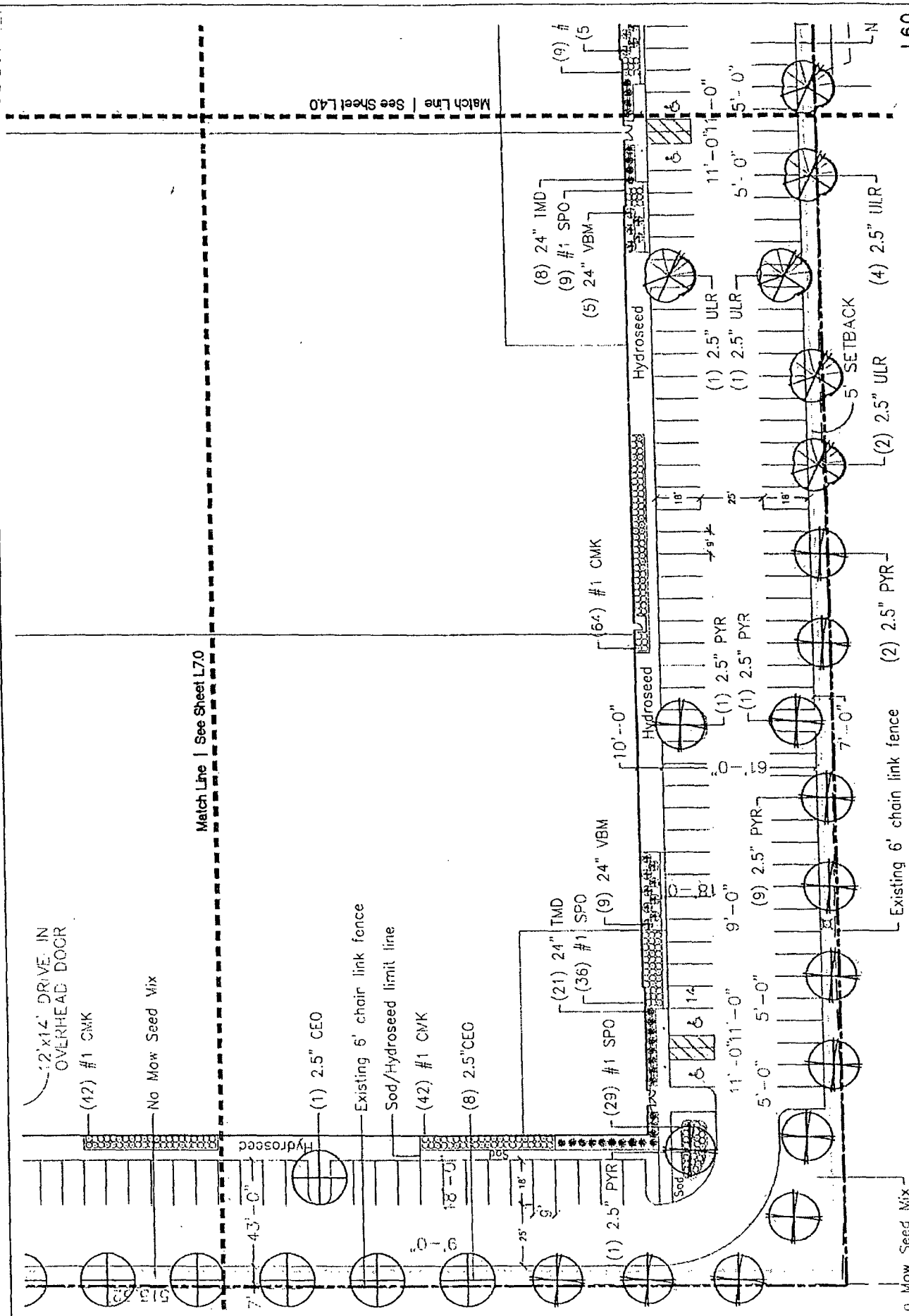


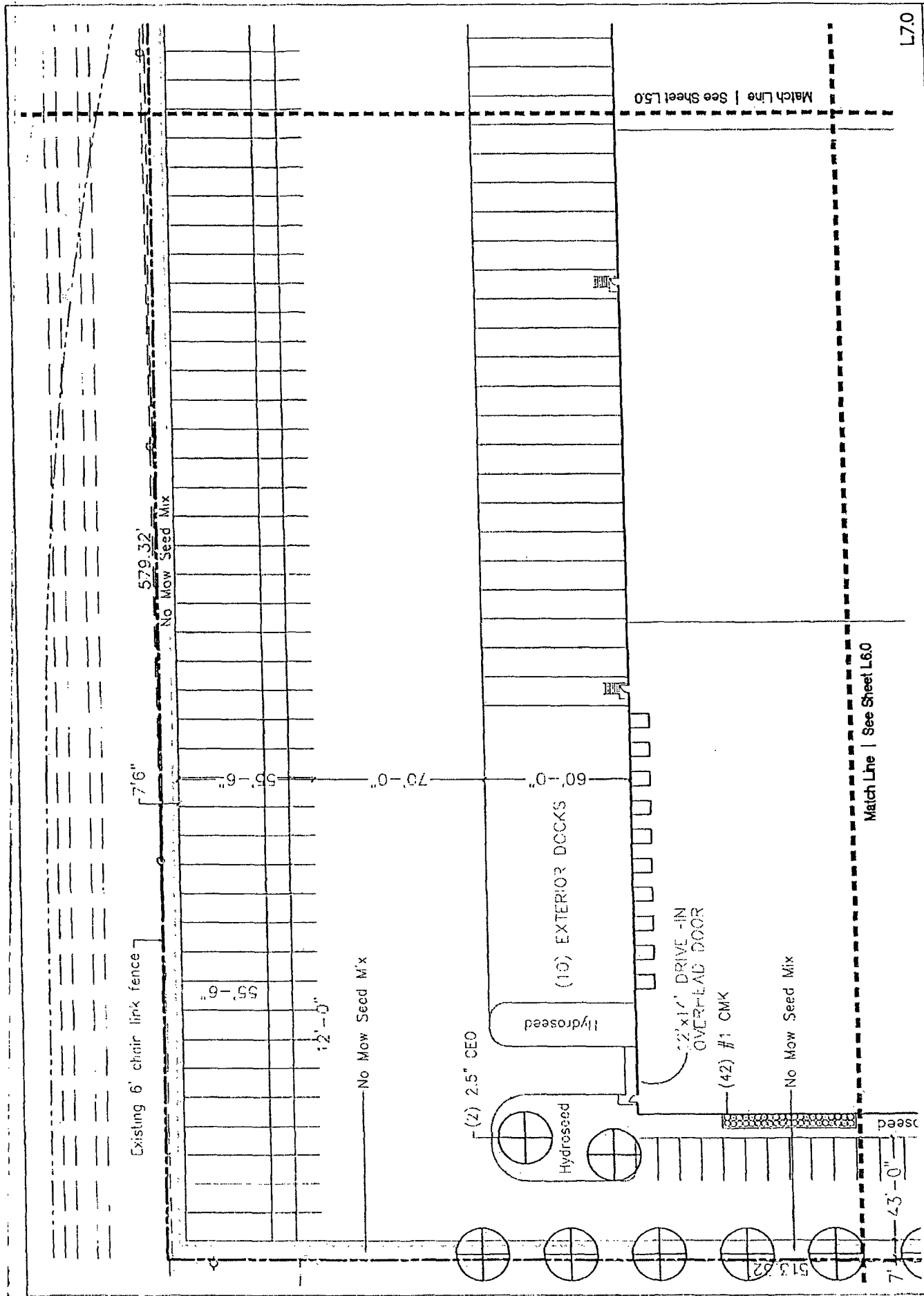
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Landscape Plan

Scale 1" = 50'

L60





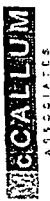
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3348 South Pulaski Avenue
Chicago, Illinois

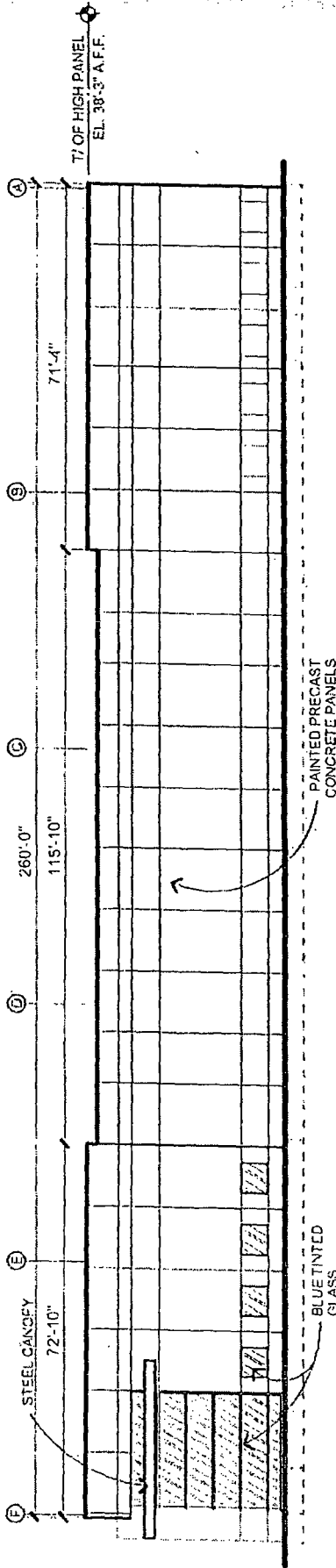


Landscape Plan
Scale: 1" = 50'

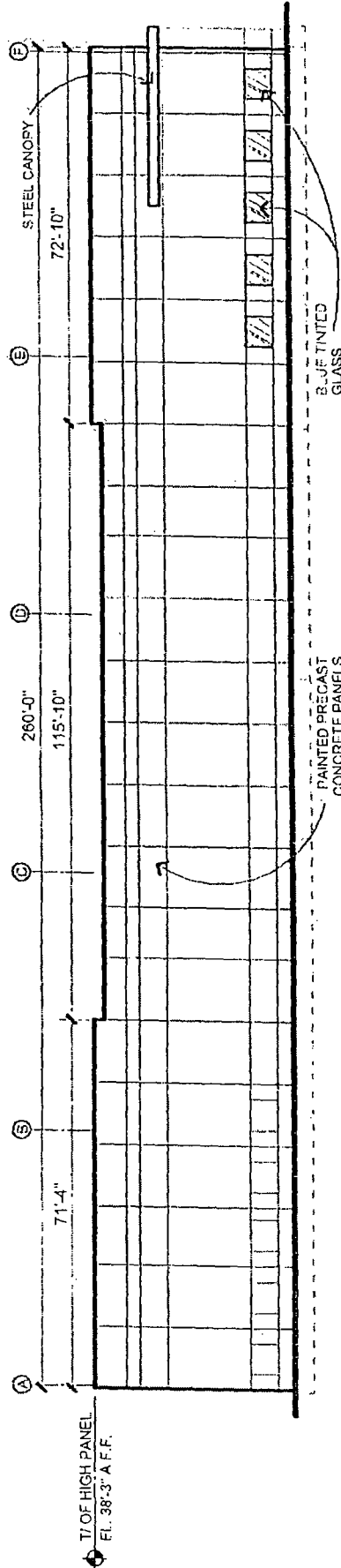
DAVID R. McCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS



06.05.14

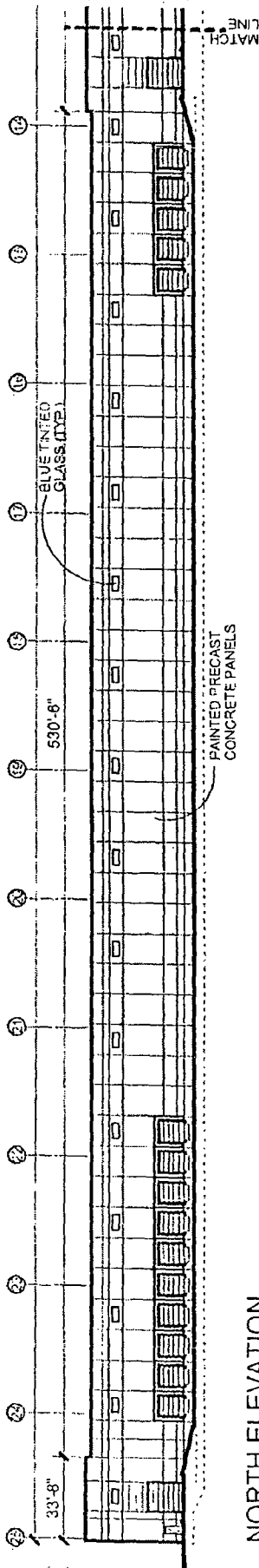


EAST ELEVATION
SCALE 1"=30'-0"

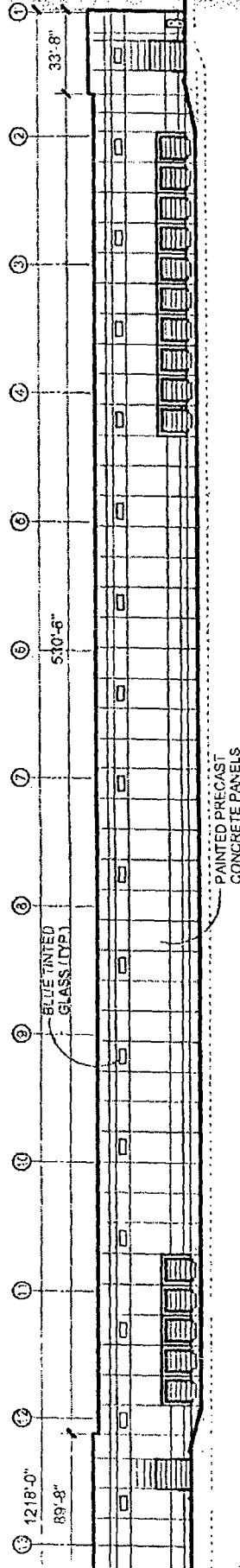


WEST ELEVATION
SCALE 1"=30'-0"

ELEVATION DRAWINGS FOR
3348 S. PULASKI RD
CHICAGO, IL



NORTH ELEVATION
SCALE 1"=60'-0"

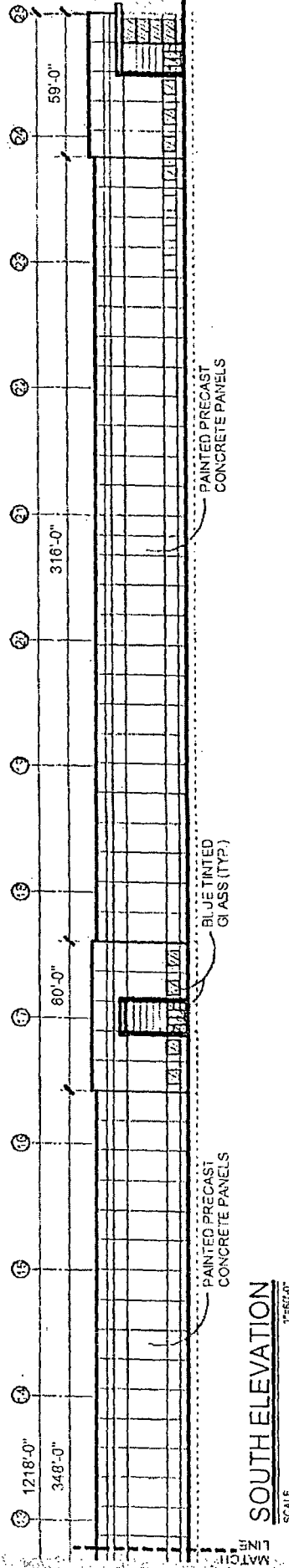
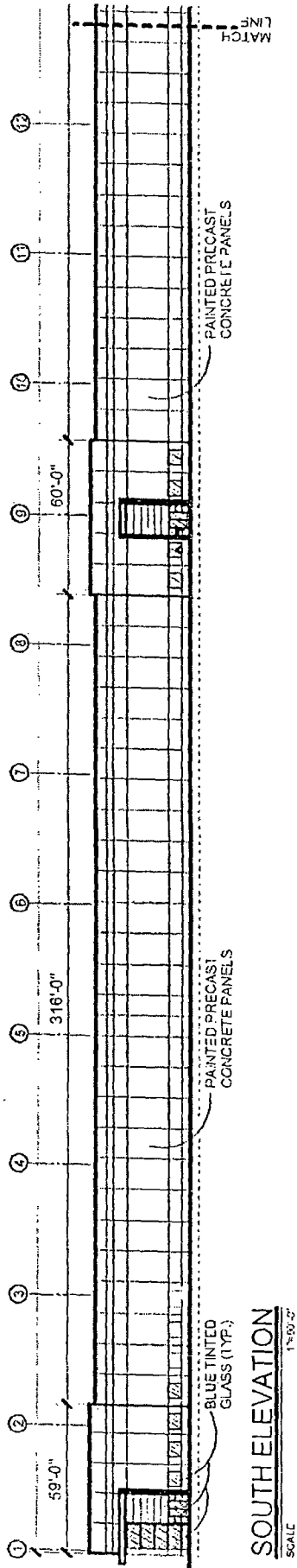


NORTH ELEVATION
SCALE 1"=60'-0"

ELEVATION DRAWINGS FOR:
3348 S. PULASKI RD
CHICAGO, IL



ELEVATION DRAWINGS FOR:
33348 S. PULASKI RD
CHICAGO, IL



ELEVATION DRAWINGS FOR:
3348 S. PULASKI RD

CHICAGO, IL