



# City of Chicago



SO2015-63

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:**

1/21/2015

**Sponsor(s):**

City Clerk (transmitted by)

**Type:**

Ordinance

**Title:**

Zoning Reclassification Map No. 6-K at 4401-4559 W 26th St, 2600-2702 S Kostner Ave, 2740-3018 S Kilbourn Ave, 4500-4558 W 30th St and 4501-4559 W 30th St - App No. 18279

**Committee(s) Assignment:**

Committee on Zoning, Landmarks and Building Standards



**CITY COUNCIL**  
CITY OF CHICAGO

**COMMITTEE on ZONING,  
LANDMARKS AND  
BUILDING STANDARDS**

CITY HALL, ROOM 304  
121 NORTH LA SALLE STREET  
CHICAGO, ILLINOIS 60602

May 6, 2015

**REPORT OF THE COMMITTEE ON ZONING, LANDMARKS, AND  
BUILDING STANDARDS**

Calling up your Committee report on Zoning, Landmarks, and Building Standards, for application number 18279 which was deferred and published on April 15, 2015 and appearing on pages 107388 through 107406 of the journal. There is now a **SUBSTITUTE ORDINANCE** that amends various zoning designations on South Kostner Avenue and South Kilbourn Avenue between West 26<sup>th</sup> and West 31<sup>st</sup> Streets. I move to amend the substitute ordinance solely to change the effective date from "Passage and Publication" to "Passage and Approval." This amendment will result in an earlier effective date."

At this time, I move Passage of the Substitute, As Amended, in the Omnibus."

Respectfully submitted,

Daniel S. Solis

Committee on Zoning, Landmarks,

**SUBSTITUTE**  
**ORDINANCE**

**AS AMENDED**

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 M1-2 Limited Manufacturing/Business Park District, M2-2 Light Industry District and C2-3 Motor Vehicle-Related Commercial District symbols and indications as shown on Map No. 6-K in the area bounded by

West 26th Street; a line 125 feet west of and parallel to South Kostner Avenue; a line 639.05 feet south of and parallel to West 26th Street; a line 460 feet west of and parallel to South Kostner Avenue; a line 1,067.05 feet south of and parallel to West 26th Street; South Kilbourn Avenue; a line 176.01 feet south of and parallel to the south boundary line of West 30th Street; a southwesterly line 430.76 feet long starting at a point 176.01 feet south of the south boundary line of West 30th Street (as measured along the west boundary line of South Kilbourn Avenue) and 429.85 feet west of the west line of South Kilbourn Avenue and ending at a point on West 31st Street 500.23 feet west of the west boundary line of South Kilbourn Avenue (at a point 1162.27 feet west of the west boundary line of South Kostner Avenue); West 31st Street; a line 574.43 feet west of and parallel to the west boundary line of South Kilbourn Avenue (as measured along the north boundary line of West 31st Street); a line 1064.48 feet south of and parallel to the south boundary line of West 26th Street (as measured along the west boundary line of South Kostner Avenue); a line 1206.64 feet west of and parallel to the west boundary line of South Kostner Avenue (as measured along the south boundary line of West 26th Street);

Excluding the area bounded by:

West 30th Street; a line 331.05 feet west of and parallel to the west boundary line of South Kilbourn Avenue (as measured along the south boundary line of West 30th Street); a line 100 feet south of and parallel to the south boundary line of West 30th Street; a northeasterly line starting at a point 417.25 feet west of the west boundary line of South Kilbourn Avenue and 100 feet south of the south boundary line of West 30th Street and ending at a point being 400.62 feet west of the west boundary line of South Kilbourn Avenue (as measured along the south boundary line of west 30th street)

to those of a M1-2 Limited Manufacturing/Business Park District.

SECTION 2 Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 6-K in the area bounded by

West 26th Street; a line 125 feet west of and parallel to South Kostner Avenue; a line 639.05 feet south of and parallel to West 26th Street; a line 460 feet west of and parallel

**BULK REGULATIONS TABLE**

<b>Gross Site Area</b>	1,765,627 SF (40.53 acres)
<b>Area in Right of Way</b>	108,320 SF (2.48 acres)
<b>Net Site Area</b>	1,657,307 SF (38.05 acres)
<b>Maximum F.A.R.</b>	0.7
<b>Setbacks</b>	Per plans
<b>Maximum Height</b>	55'-0"
<b>Minimum Parking</b>	1 space per 4 employees
<b>Minimum Bicycle Parking</b>	1 per 10 auto spaces
<b>Minimum Off-Street Loading</b>	6

Applicant: Unilever Manufacturing (US), Inc.  
 Address: 4401-4559 West 26th Street; 2600-2702 South Kostner Avenue;  
 2740-3018 South Kilbourn Avenue; 4500- 4558 West 30th Street;  
 4501-4559 West 30th Street  
 Introduction Date: January 21, 2014  
 Plan Commission: March 19, 2015

**PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Planned Development Number \_\_\_\_, ("Planned Development") consists of approximately 1,657,307 square feet (38.05 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Unilever Manufacturing (US), Inc. is the applicant ("Applicant") for this Planned Development pursuant to authorization from the owner of the property.
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 Departments of Planning and Development (the "**Department**") 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 ("**CDOT**").

All work proposed in the public way must be designed and constructed in accordance with the CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.

The applicant commits to provide and fully fund the installation of a new traffic signal at their driveway on W. 26th Street to be operational prior to the issuance of the Certificate of Occupancy for any portion of the development. The Applicant shall fully fund, design, and construct the signal at its sole cost. All plans and any improvements must be reviewed and approved by CDOT.

4. This Plan of Development consists of 16 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; and Building Elevations (North, South, East and West) prepared by Gewalt Hamilton Associates, Lakota and SPARCH and dated March 19, 2015, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department. 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: artisan, limited and general manufacturing; warehousing, wholesaling and freight movement; vehicle storage and towing (including fleet storage); accessory parking and related 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. 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 1,657,307 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. 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. 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 13-32-125 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. The Applicant will exceed the City of Chicago Stormwater Ordinance by 20%.
15. Applicant may continue to evolve the design of the building elevations, and changes to such elevations, if any, shall be approved by the Department administratively as Minor Change.

Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) for any improvements to be located in the area designated as "Future Expansion Zone", the Applicant shall submit a site plan, landscape plan and building elevations for review and approval by the Department. Review and approval by the Department is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Site Plan Approval Submittals under this Statement 15 (per Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant.

The areas designated as Future Expansion Zone are the areas currently-identified on the planned development exhibits as future expansion and as part of a Phase II Project. If the Applicant intends to develop any areas outside of the Future Expansion Zone, such development shall be permitted as set forth in statement No. 15.

No Part II Approval for any portion of the Future Expansion Zone shall be granted until Site Plan approval has been granted. Following approval by the Department, the approved Site Plan, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

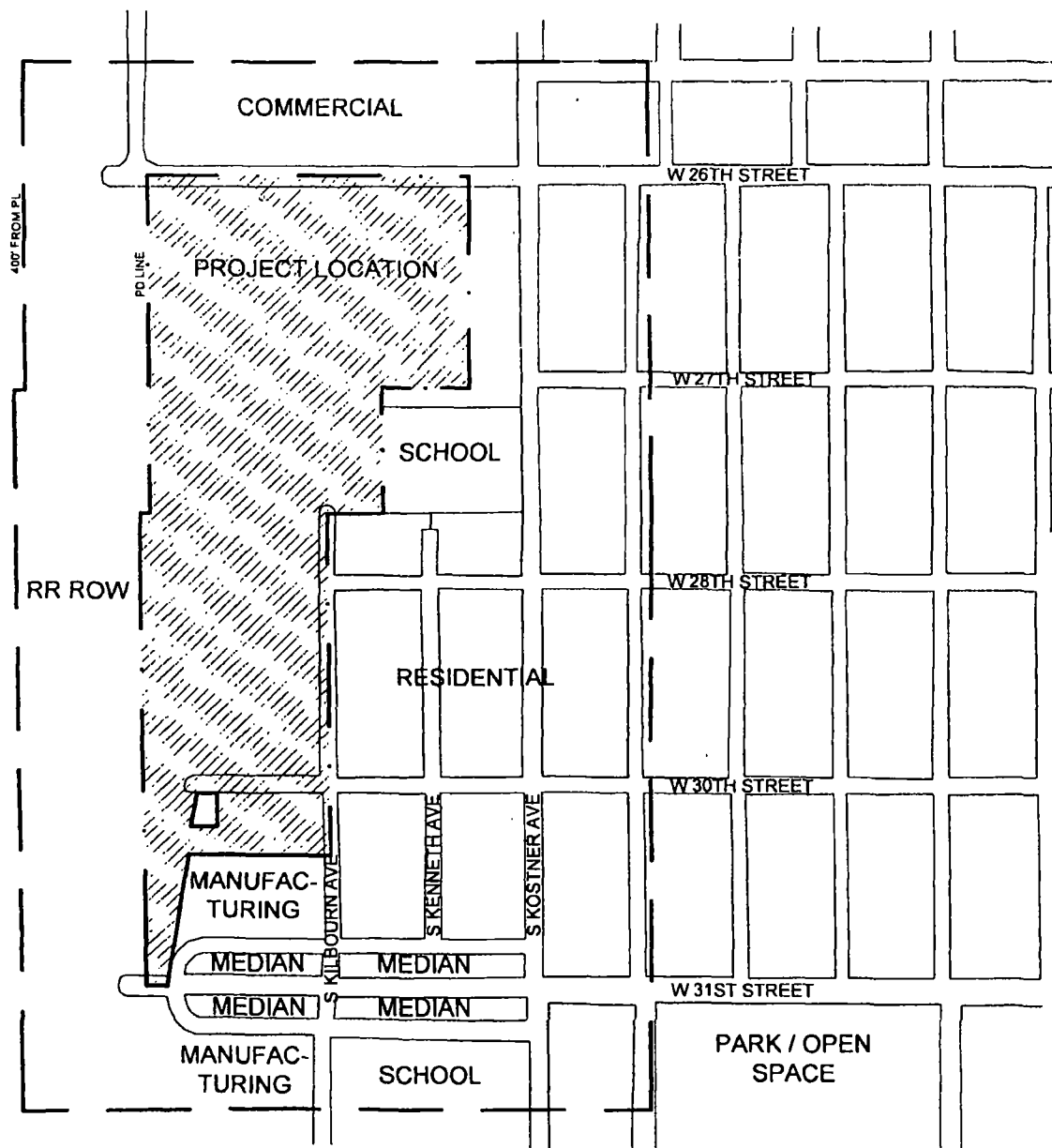
After approval of the Site Plan under this Statement 15, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and,
- statistical information applicable to the subject Future Potential Expansion Zone, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

16. 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 shall initiate a Zoning Map Amendment to rezone the property to the M1-2 Limited Manufacturing/Business Park District.





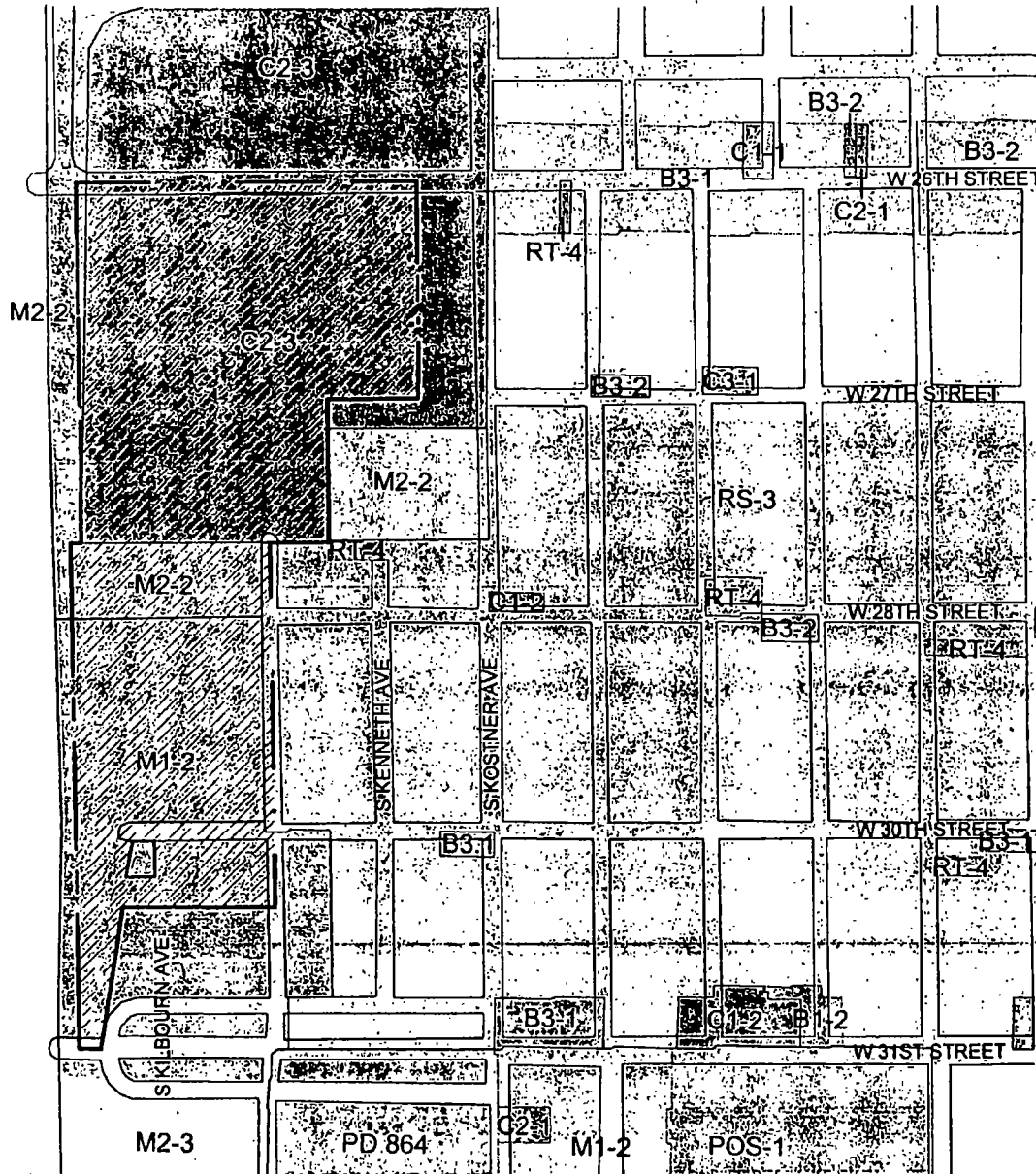
EXISTING LAND USE MAP

NTS



Applicant: Unilever Manufacturing (US), Inc.  
 Address: Southwest corner of West 26th Street and South Kostner Avenue, Chicago Illinois  
 Introduction Date: January 21, 2015  
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EXISTING ZONING MAP

N.T.S.

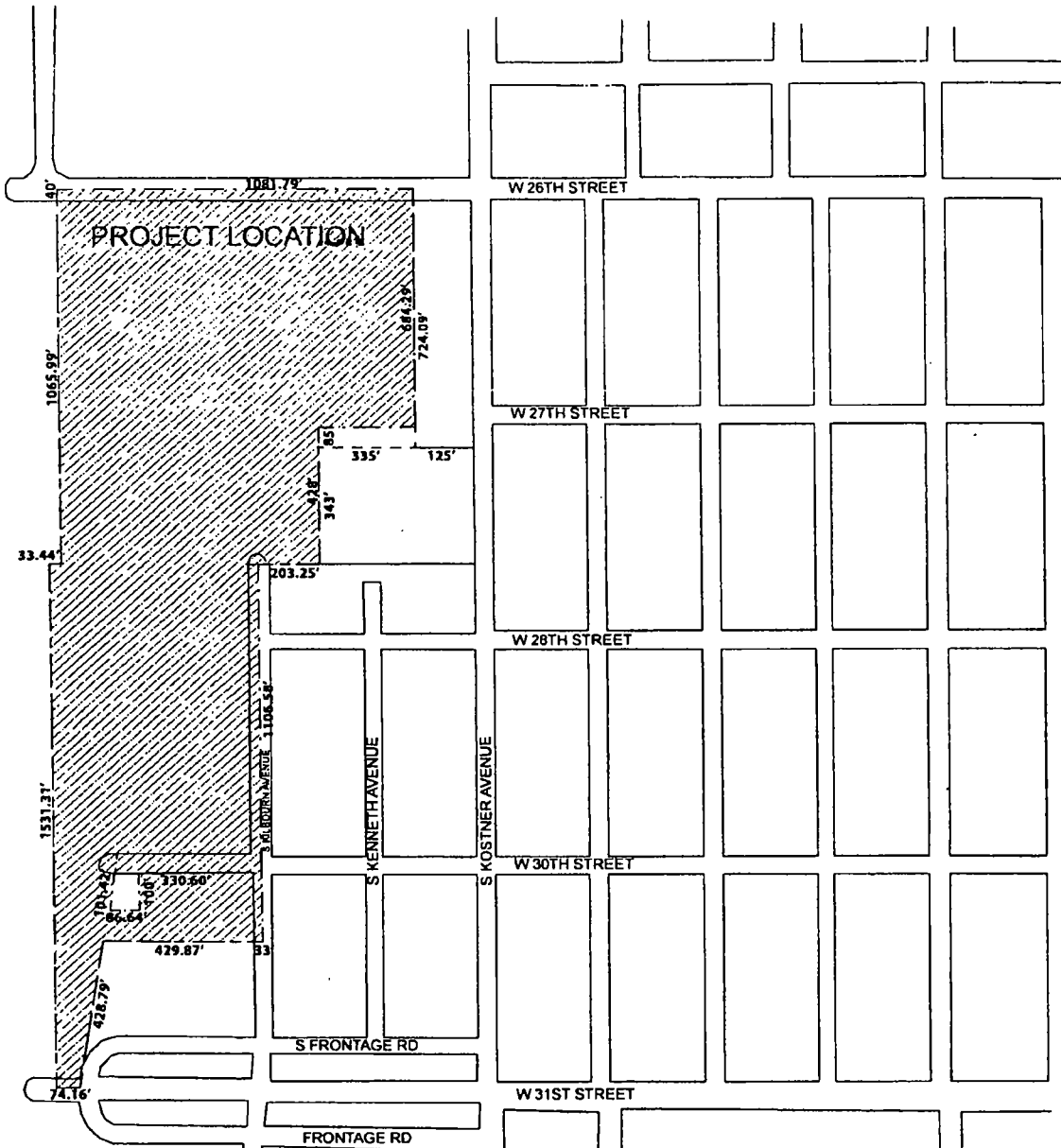


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**GHA** GEWALT HAMILTON  
 ASSOCIATES, INC.  
 675 Forest Lake Drive • Vernon Hills, IL 60061  
 Tel: 847 426-9200 • Fax: 847 426-9201



LAKOTA  Unilever



NET AREA: 1,657,307 SQ.FT. (38.05 ACRES)  
 AREA IN ROW: 108,320 SQ.FT. (2.48 ACRES)  
 GROSS AREA: 1,765,627 SQ.FT. (40.53 ACRES)

--- PD BOUNDARY  
 - - - - - PROPERTY BOUNDARY

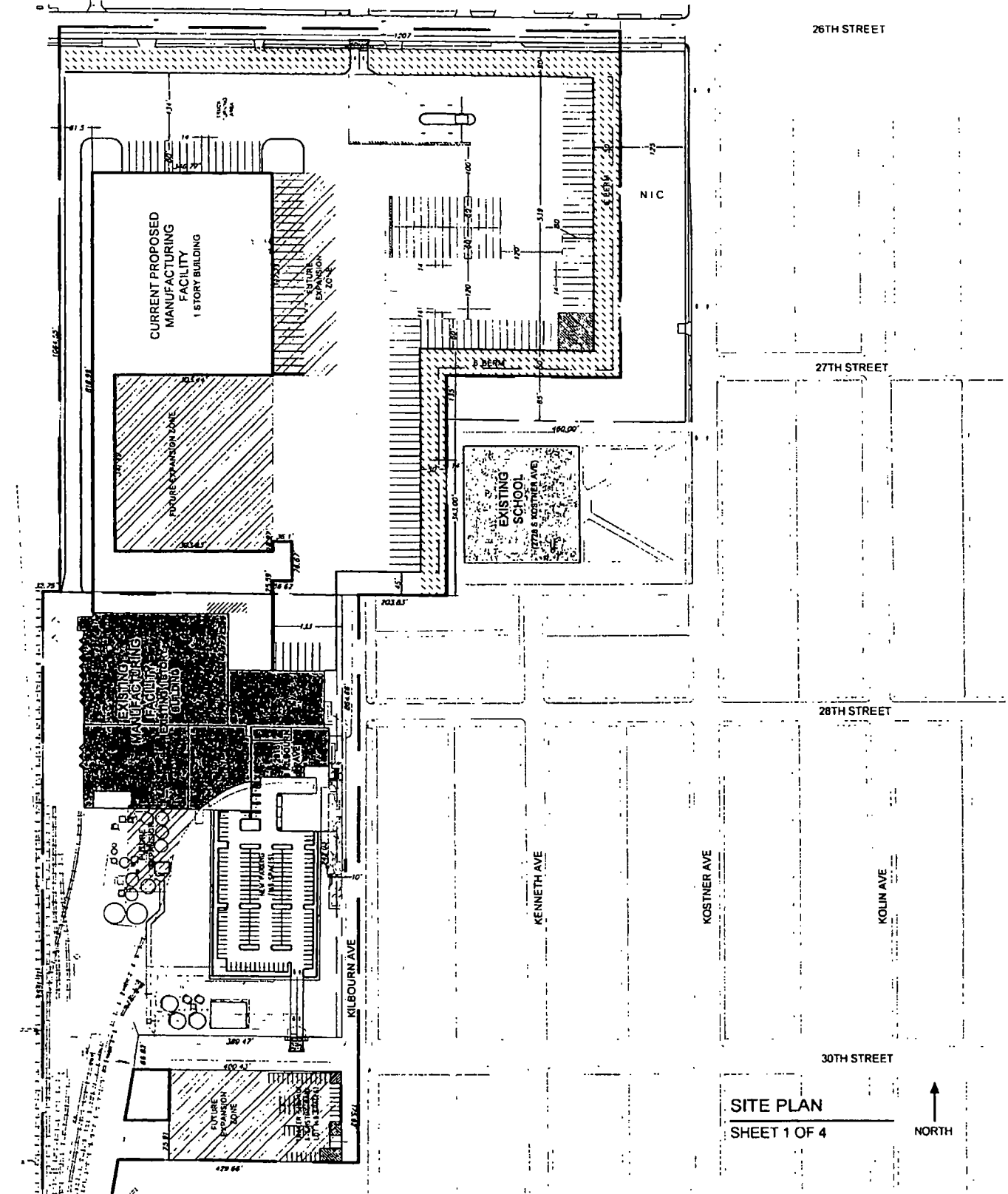
**PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE MAP**  
 N T S



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**LAKOTA**  **Unilever**



SITE PLAN  
SHEET 1 OF 4

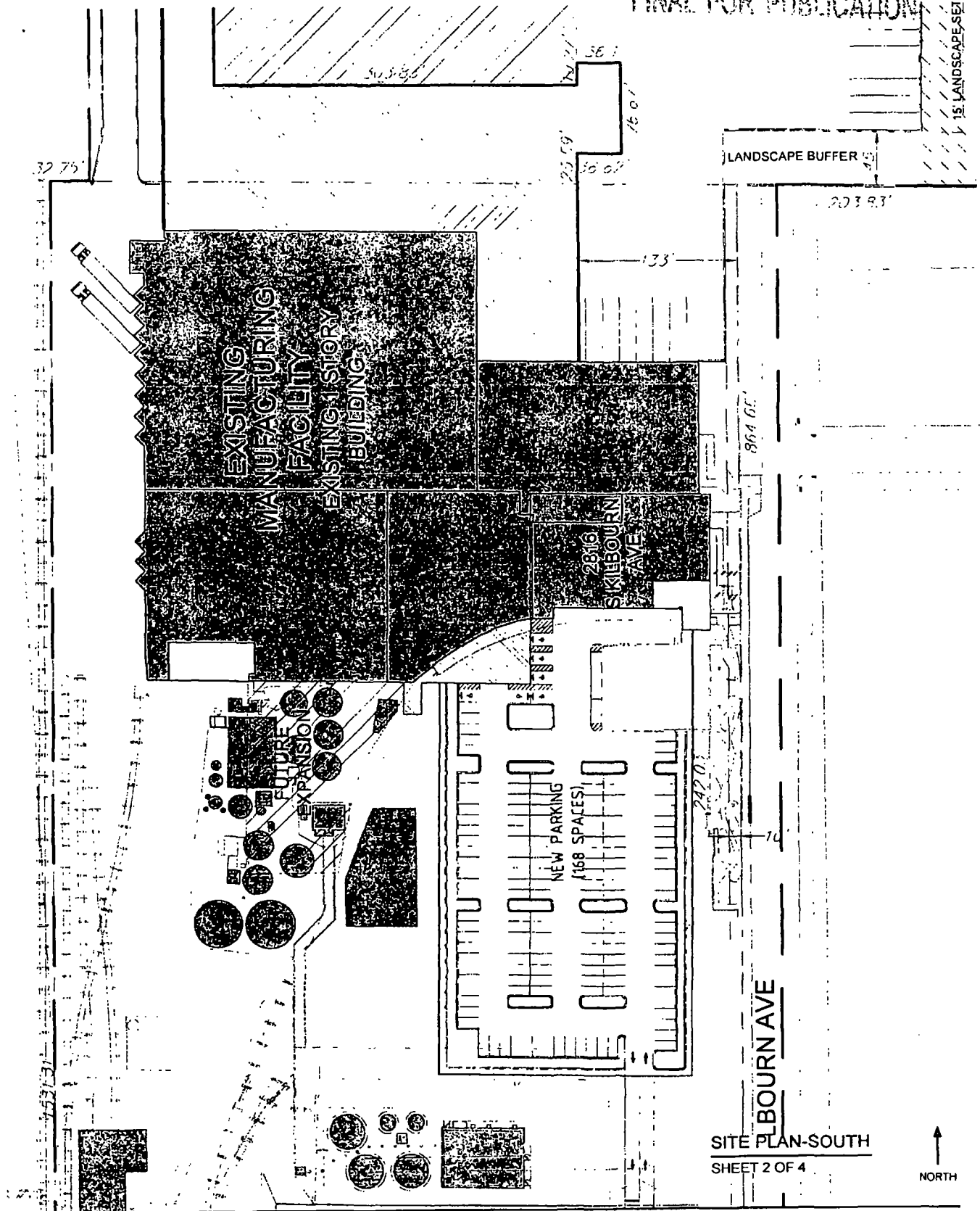


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SITE PLAN-SOUTH  
SHEET 2 OF 4

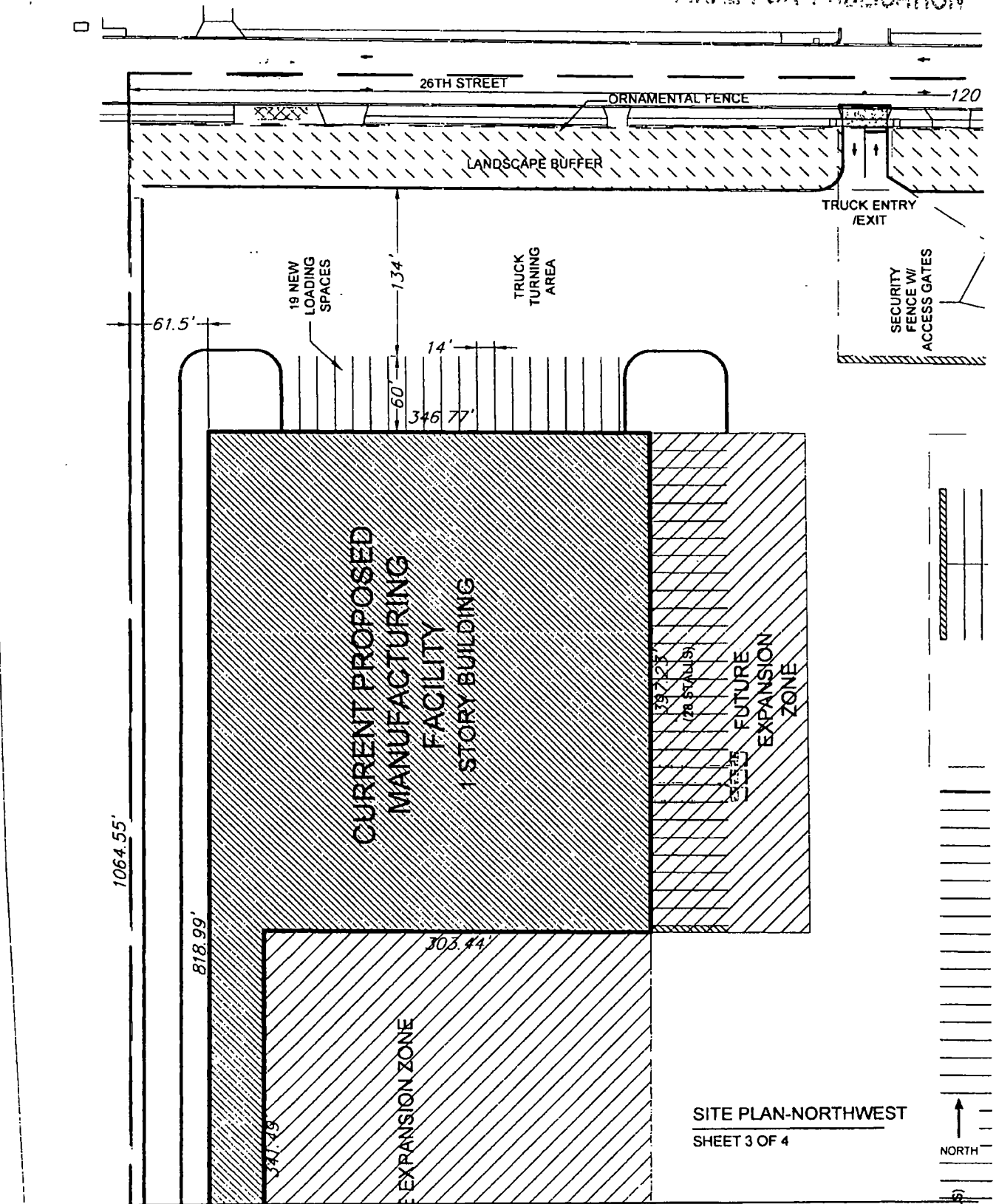


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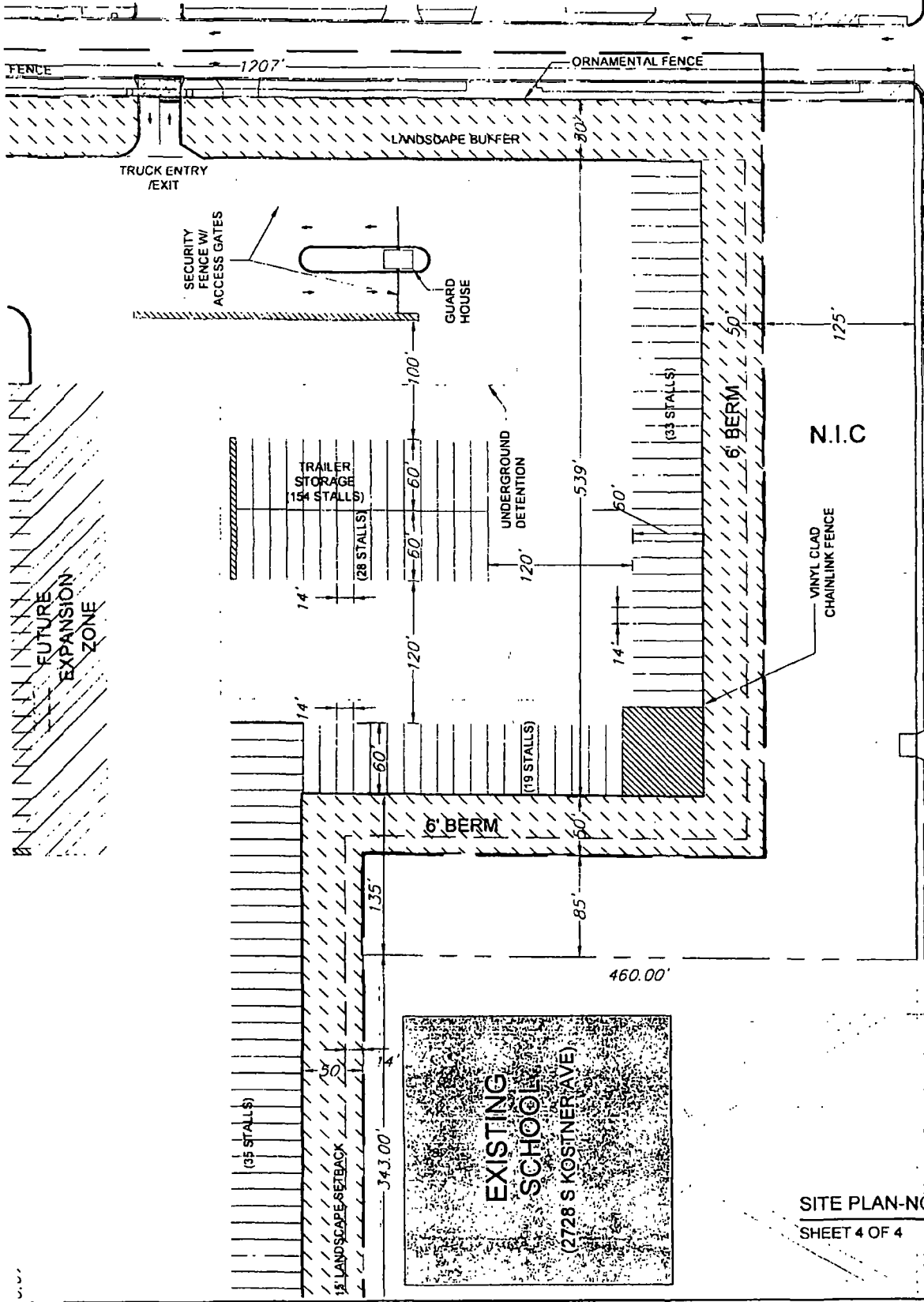
SITE PLAN-NORTHWEST  
SHEET 3 OF 4

Applicant:  
Address:  
Introduction Date:  
Plan Commission:

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**SITE PLAN-NORTHEAST**  
**SHEET 4 OF 4**



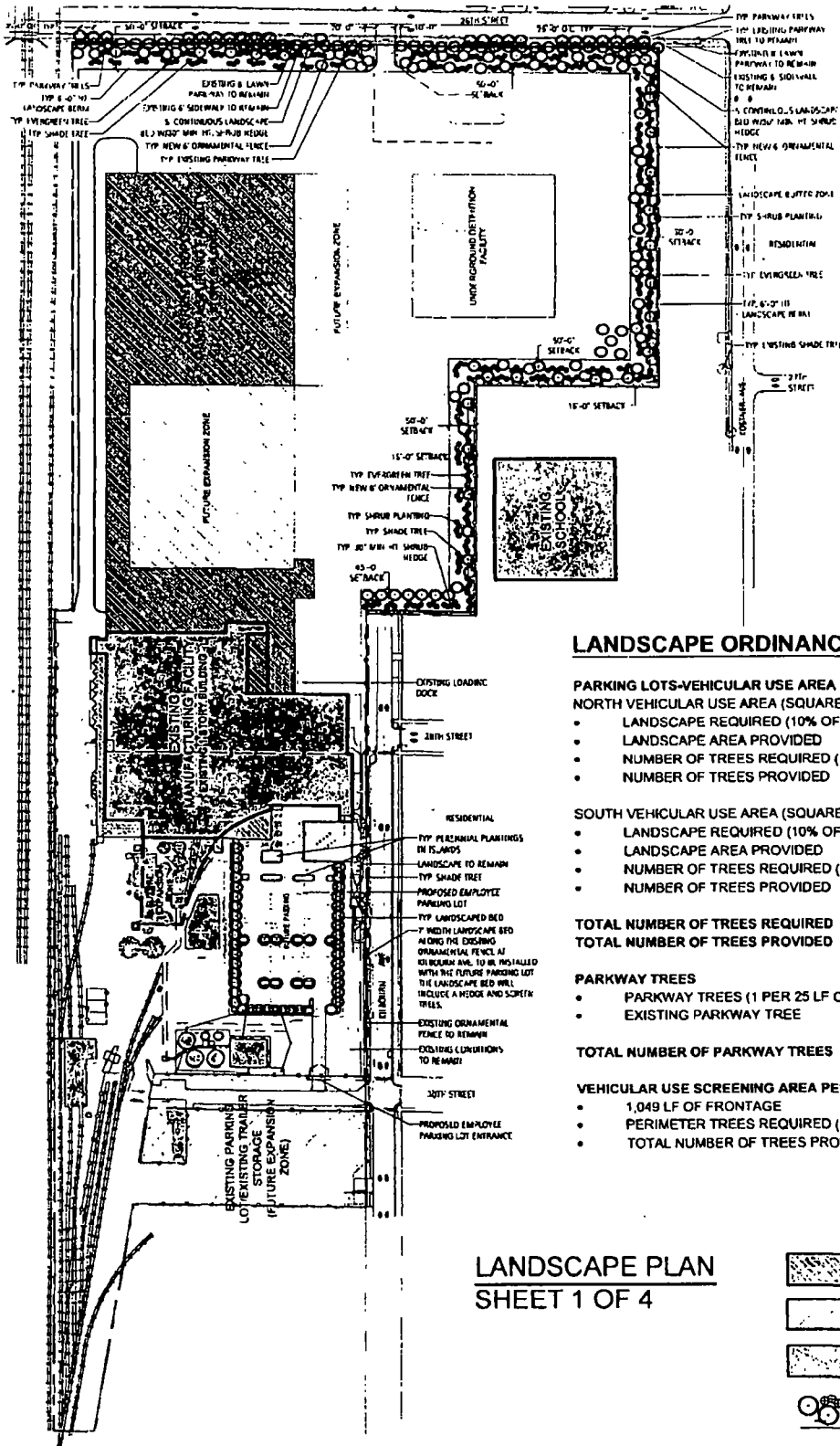
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### LANDSCAPE ORDINANCE ANALYSIS

<b>PARKING LOTS-VEHICULAR USE AREA INTERNAL PLANTING</b>	
<b>NORTH VEHICULAR USE AREA (SQUARE FEET)</b>	
• LANDSCAPE REQUIRED (10% OF VUA)	50,227 SF
• LANDSCAPE AREA PROVIDED	132,367 SF
• NUMBER OF TREES REQUIRED (1 PER 125 SF)	402
• NUMBER OF TREES PROVIDED	402
<b>SOUTH VEHICULAR USE AREA (SQUARE FEET)</b>	
• LANDSCAPE REQUIRED (10% OF VUA)	6,626 SF
• LANDSCAPE AREA PROVIDED	9,172 SF
• NUMBER OF TREES REQUIRED (1 PER 125 SF)	53
• NUMBER OF TREES PROVIDED	53
<b>TOTAL NUMBER OF TREES REQUIRED</b>	<b>455</b>
<b>TOTAL NUMBER OF TREES PROVIDED</b>	<b>455</b>
<b>PARKWAY TREES</b>	
• PARKWAY TREES (1 PER 25 LF OF FRONTAGE)	23
• EXISTING PARKWAY TREE	8
<b>TOTAL NUMBER OF PARKWAY TREES</b>	<b>30</b>
<b>VEHICULAR USE SCREENING AREA PERIMETER SCREENING AT 26TH STREET</b>	
• 1,049 LF OF FRONTAGE	
• PERIMETER TREES REQUIRED (1 PER 25 LF OF FRONTAGE)	42
• TOTAL NUMBER OF TREES PROVIDED	42

### LANDSCAPE PLAN SHEET 1 OF 4

	PROPOSED BUILDING
	FUTURE EXPANSION ZONE
	EXISTING BUILDING
	PROPOSED LANDSCAPE

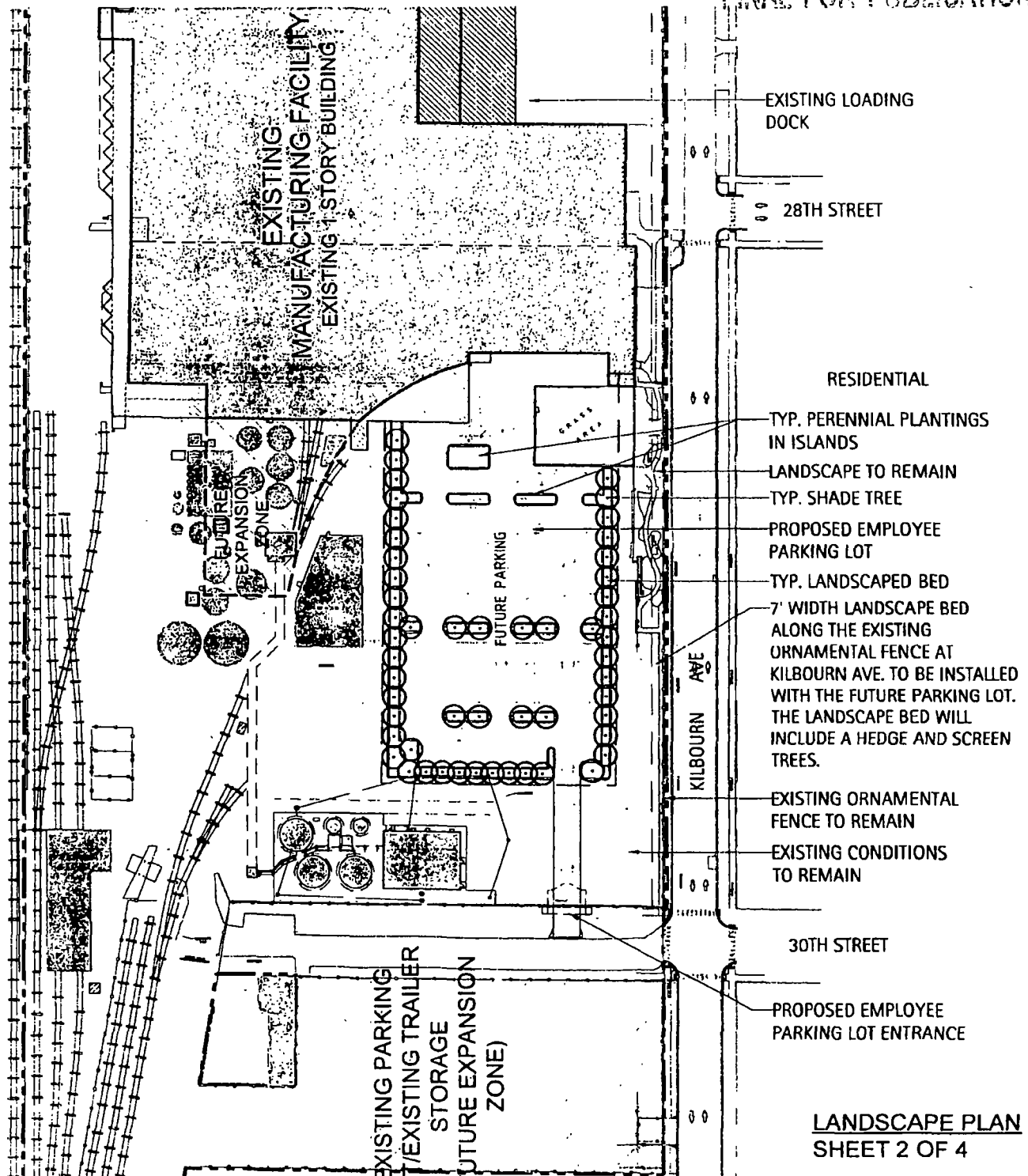
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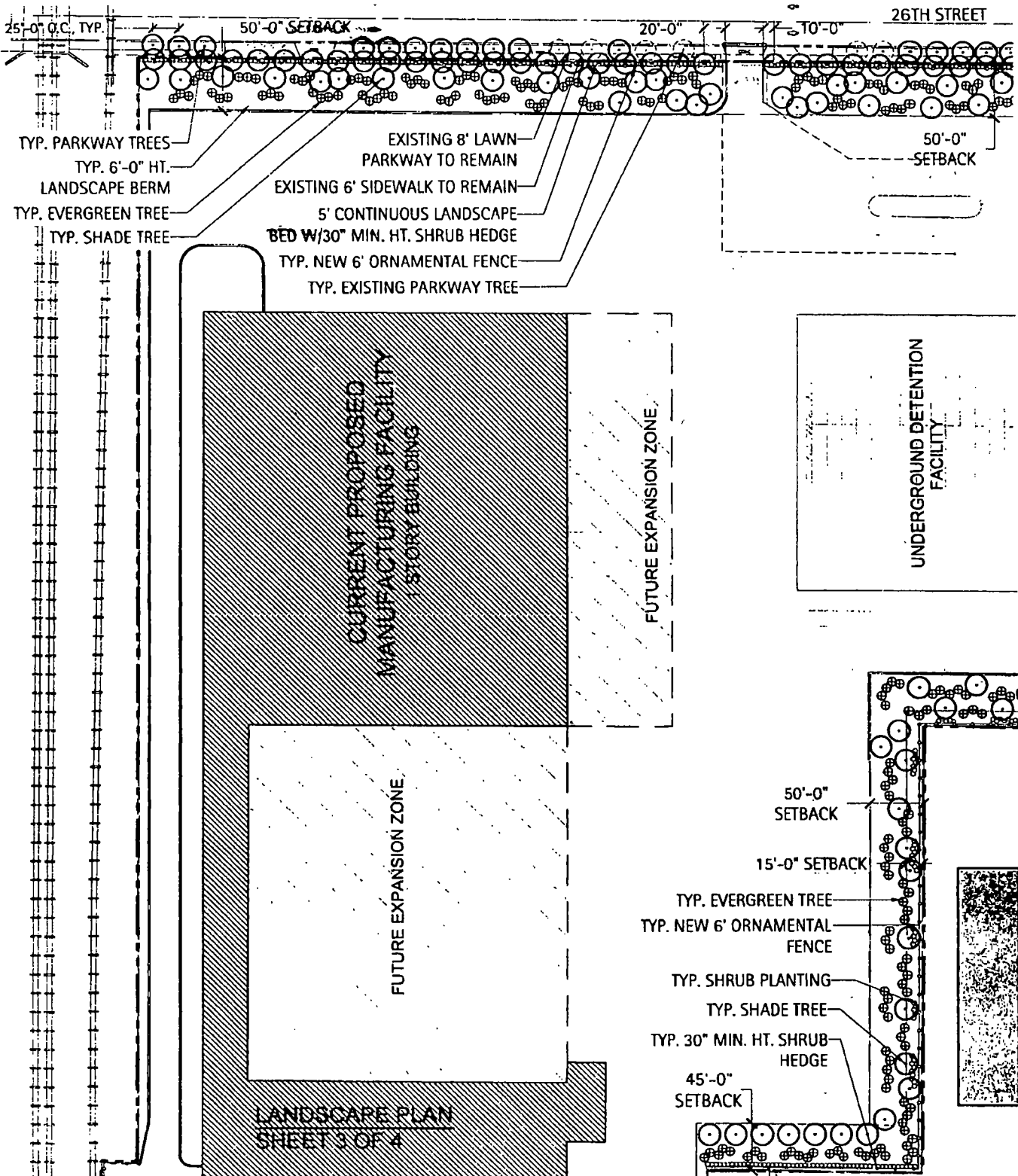
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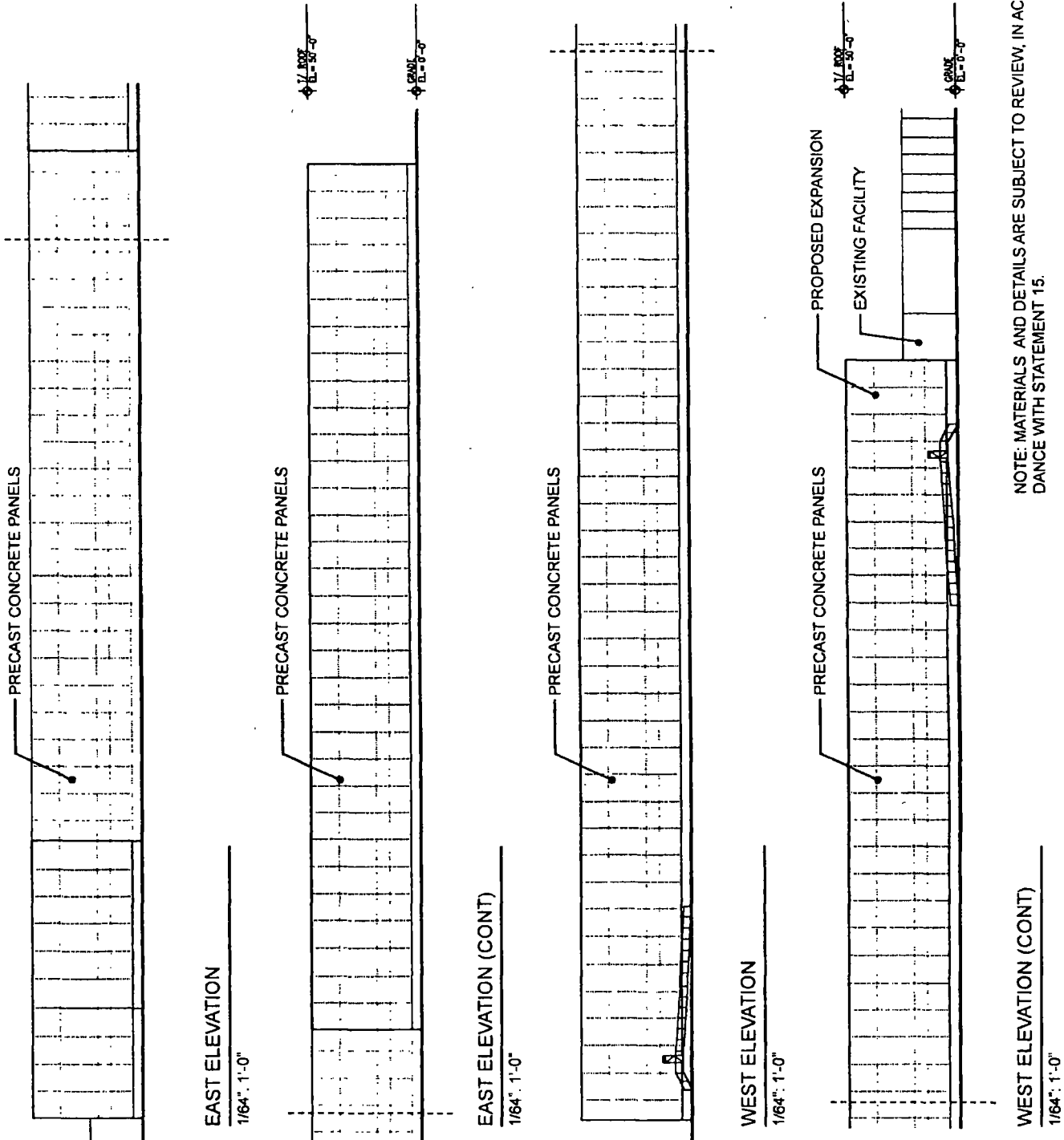
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**LAKOTA** **Unilever**





NOTE: MATERIALS AND DETAILS ARE SUBJECT TO REVIEW, IN ACCORDANCE WITH STATEMENT 15.

ELEVATIONS (SHEET 1 OF 2)

1/64" = 1'-0"

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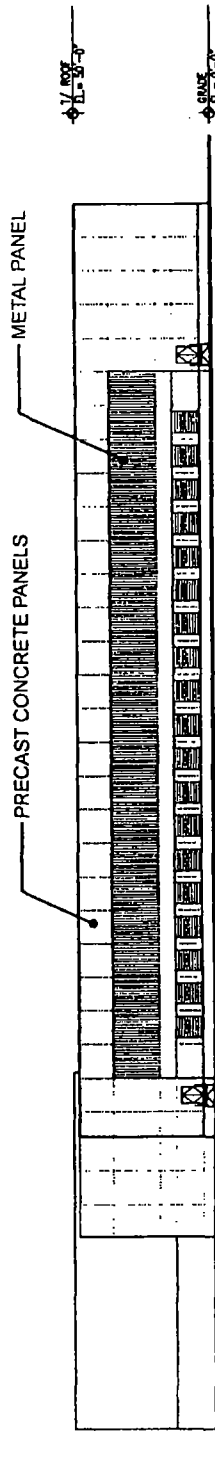
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**LAKOTA**

SP

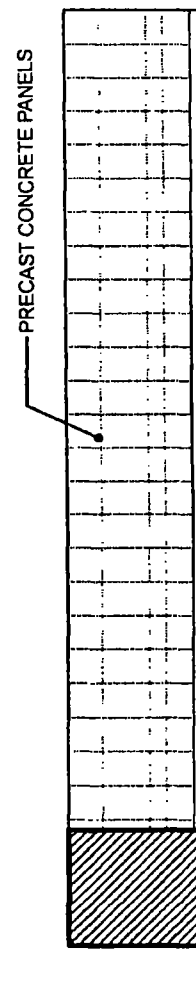
Unilever

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NORTH ELEVATION

1/64" = 1'-0"



SOUTH ELEVATION

1/64" = 1'-0"

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ELEVATIONS (SHEET 2 OF 2)

1/64" = 1'-0"

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to those of an Industrial Planned Development.

SECTION 3. This ordinance shall be in force and effect from and after its passage and approval.

Common Address of Property: 4401-4559 West 26th Street; 2600-2702 South Kostner Avenue; 2740-3018 South Kilbourn Avenue; 4500-4558 West 30th Street; 4501-4559 West 30th Street

APPROVED  
*Stephen R. White*  
CORPORATION COLMIST

APPROVED  
*Robert E. Emanuel*  
5/27/25  
Mayer