



City of Chicago



O2015-5391

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/29/2015
Sponsor(s):	Brookins (21)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 20-F at 650 W 83rd St
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 be amended by changing all the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No.20-F in the area bounded by


beginning at a line 594 feet north of and parallel to West 83rd Street, as measured from the intersection of South Wallace Street and West 83rd Street; South Wallace Street; West 83rd Street; and the easterly right-of-way line of the Chicago, Rock Island, and Pacific Railroad running to the northeast back to the point of beginning,

to those of a M3-2 Heavy Industry District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the M3-2 Heavy Industry District symbols and indications within the area herein above described to the designation of Industrial Planned Development Number _____, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

Common Address of Property: 650 West 83rd Street


Howard Brookins
Alderman, 21st Ward

INDUSTRIAL PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number ____, (“Planned Development”) consists of approximately 387,902 SF net square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned by the City of Chicago. The Applicant is Alderman Howard Brookins on behalf of Green Era Educational, NFP.
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, assign 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. 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 15 Statements: a Bulk Regulations Table; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; and Building Elevations dated July 29, 2015 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.

Applicant:	Alderman Howard Brookins
Address:	650 W. 83 rd Street
Introduced:	July 29, 2015
Plan Commission:	TBD

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 allowed in the area delineated herein as an Industrial Planned Development: anaerobic digester, office, accessory parking, recycling facilities, waste-related uses all other related and accessory uses as permitted within the M3-2 Heavy Industry District.
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 387,923 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.
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, Environment 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

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successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

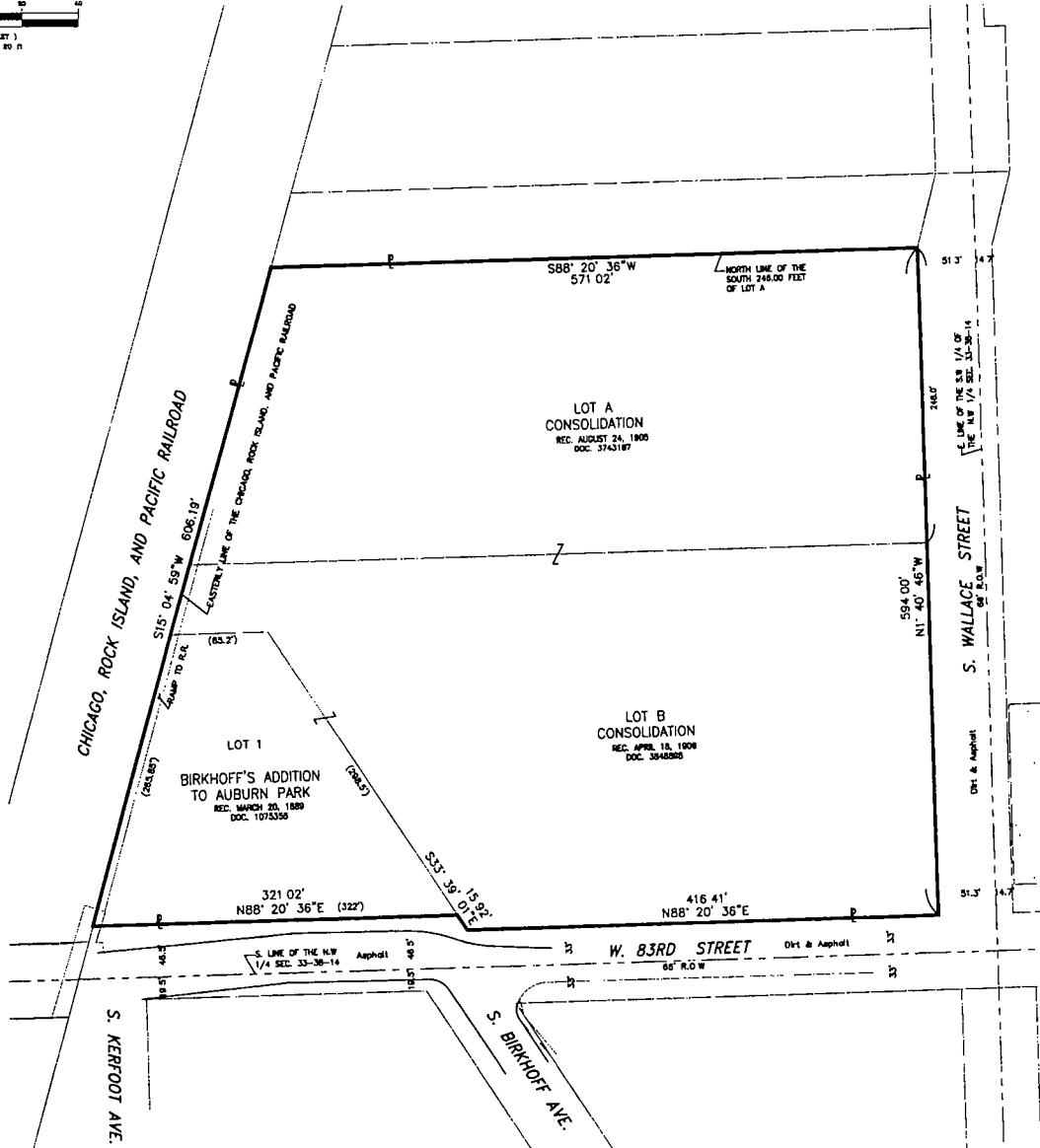
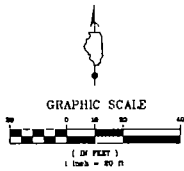
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's 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. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Housing and Economic Development. Aspects of the proposed Planned Development that bring it into compliance with the Sustainable Development Policy include the following: The project shall obtain LEED certification and will include a green roof.
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 M3-2.

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**INSTITUTIONAL PLANNED DEVELOPMENT
BULK REGULATION AND DATA TABLE**

Gross Site Area:	437,923 SF
Net Site Area:	387,902 SF
Maximum Floor Area Ratio:	2.2
Minimum Number of Off-Street Loading Spaces:	1 at 10 x 25
Minimum Number of Off-Street Parking Spaces:	22
Maximum Building Height:	75'
Minimum Required Setback:	Per Site Plan

Plat of Survey



LEGAL DESCRIPTION

The South 246 feet of Lot A as measured on the East line of said Lot A and Lot B of Sutherland's Subdivision of Lot 4 in Assessor's Division of the West Half of Section 33 and that part of the Southeast Quarter of Section 32 lying East of the Chicago, Rock Island and Pacific Railroad, all in Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

AND ALSO:

Lot 1 in Birkhoff's Addition to Auburn Park, being a subdivision of part of the Northwest Quarter and part of the Southwest Quarter of Section 33, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Sold parcel containing 8 905 acres (387,902 sq. ft.), more or less.

Boundary corner monumentation and fences will be indicated on a future plat

Sutherland's Subdivision could not be located, the survey is based on adjacent and supplemental information

Bearings are assumed

STATE OF ILLINOIS) S.S.)
COUNTY OF COOK)

This is to certify that I, Thomas E. Baumgartner, an Illinois Professional Land Surveyor, have surveyed the property described in the caption above, and that this Professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Given under my hand and seal in Cook County, Illinois, this 28th day of July, 2015.

THOMAS E. BAUMGARTNER, ILLINOIS LAND SURVEYOR NO. 3142
LICENSE EXPIRATION 11-30-2016

Field work completed July 27, 2015.



NOTE: TERRA ENGINEERING does not guarantee the accuracy of this survey unless it contains an original seal and signature

LEGEND AND ABBREVIATIONS

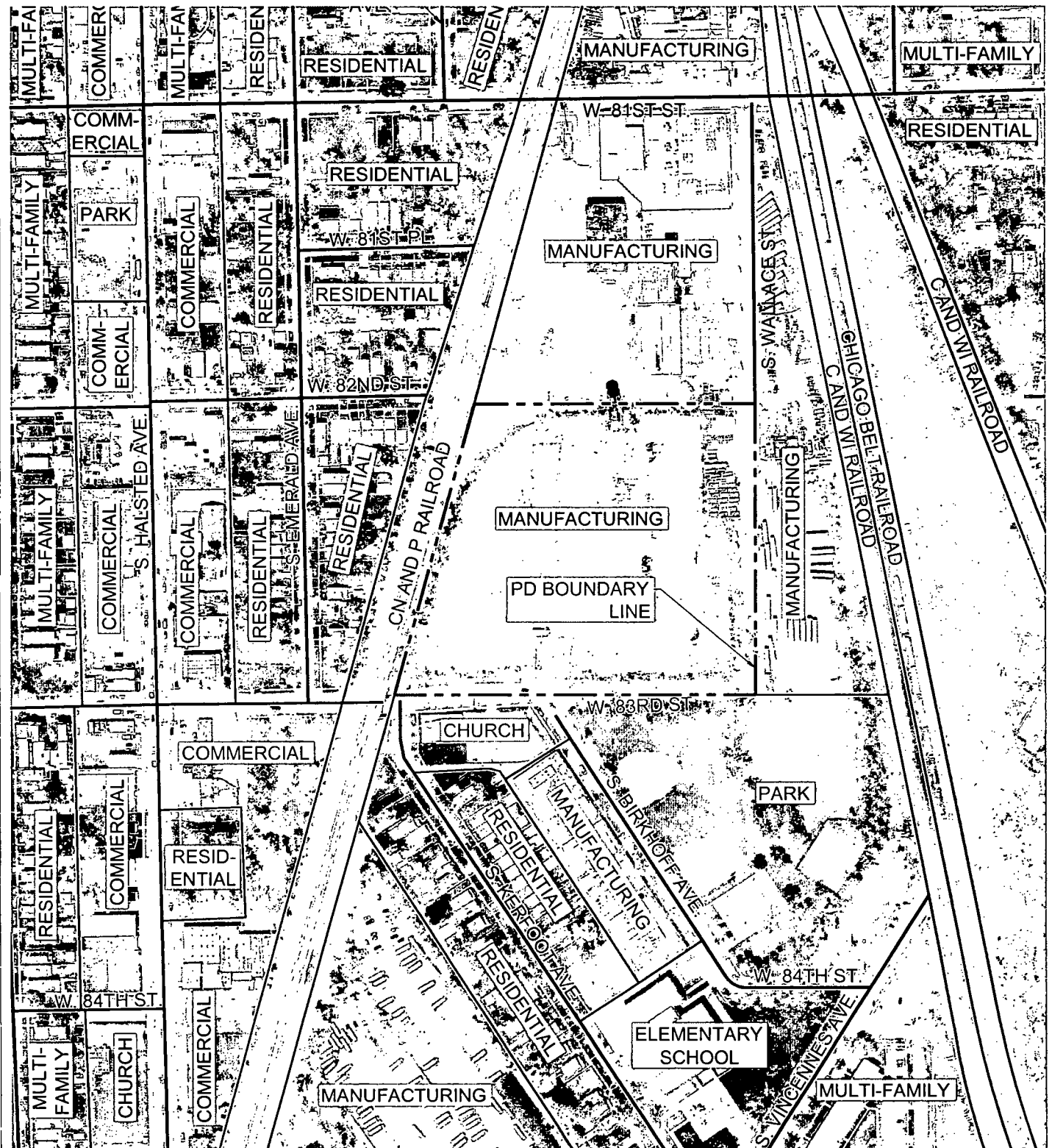
	PROPERTY LINE
	BUILDING
	CONCRETE
	ASPHALT
	DEPRESSED C&NB
	CHAIN LINK FENCE
	IRON FENCE
	WOOD FENCE
	QUADRANT
	FOUND OR NAIL
	FOUND REFERR
	SET/FOUND C&NB CROSS

#	Date	Description
1	7-28-15	Issued

TERRA
ENGINEERING LTD
225 W Ohio Street
4th Floor
Chicago, IL 60654
TEL (312) 467-0123
FAX (312) 467-0220
www.terraengineering.com

Project Information
PROJECT # 15-104
DRAWN BY TB
DESIGN BY TB
CHECKED BY TB

650 W. 83rd St
Chicago, IL



APPLICANT: ALDERMANIC
 ADDRESS: 650 W. 83RD STREET
 INTRODUCTION DATE: JULY 29, 2015

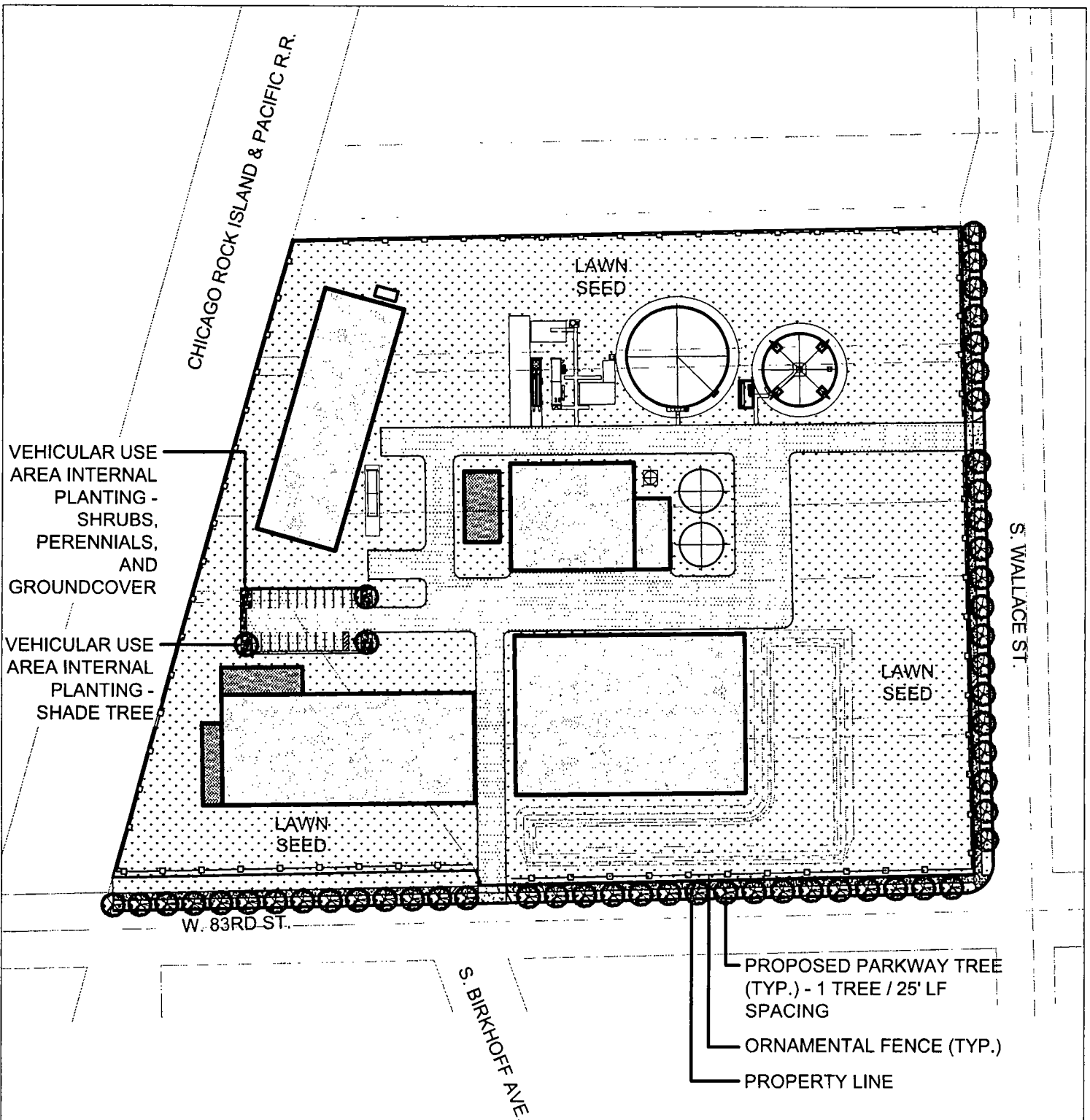
————— EXISTING LAND USE LIMITS
 ————— ROADWAYS
 - - - - - PD BOUNDARY LIMITS

EXISTING LAND USE MAP

650 W. 83RD STREET
 Chicago, IL.

Scale: 1" = 300'

Date: 07/29/2015



APPLICANT: ALDERMANIC
 ADDRESS: 650 W. 83RD STREET
 INTRODUCTION DATE: JULY 29, 2015

INTERNAL PARKING LOT	5,725 s.f.
INTERNAL LANDSCAPE REQ. (7.5%)	429 s.f.
INTERNAL LANDSCAPE PROPOSED	429 s.f.
INTERNAL PARKING LOT TREES REQUIRED	3
INTERNAL PARKING LOT TREES PROPOSED	3



225 W. Ohio Street, 4th Floor
 Chicago, Illinois 60654
 (312) 467-0123 (312) 467-0220 fax

LANDSCAPE PLAN

650 W. 83RD STREET
 Chicago, IL.

Scale: 1" = 120'

Date: 07/29/2015

CHICAGO ROCK ISLAND & PACIFIC R.R.

S. WALLACE ST.

51.3'

W. 83RD ST.

S. BIRKHOFF AVE.

NET SITE AREA: 387,902 SF

GROSS SITE AREA: 437,923 SF

PROJECT SITE
PD BOUNDARY

APPLICANT: ALDERMANIC
ADDRESS: 650 W. 83RD STREET
INTRODUCTION DATE: JULY 29, 2015



225 W. Ohio Street, 4th Floor
Chicago, Illinois 60654
(312) 467-0123 (312) 467-0220 fax

PD BOUNDARY AND PROPERTY LINE MAP

650 W. 83RD STREET
Chicago, IL.

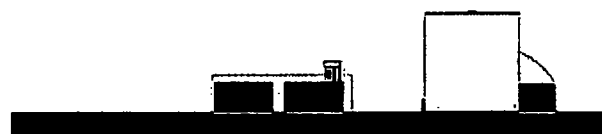
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Date: 07/29/2015



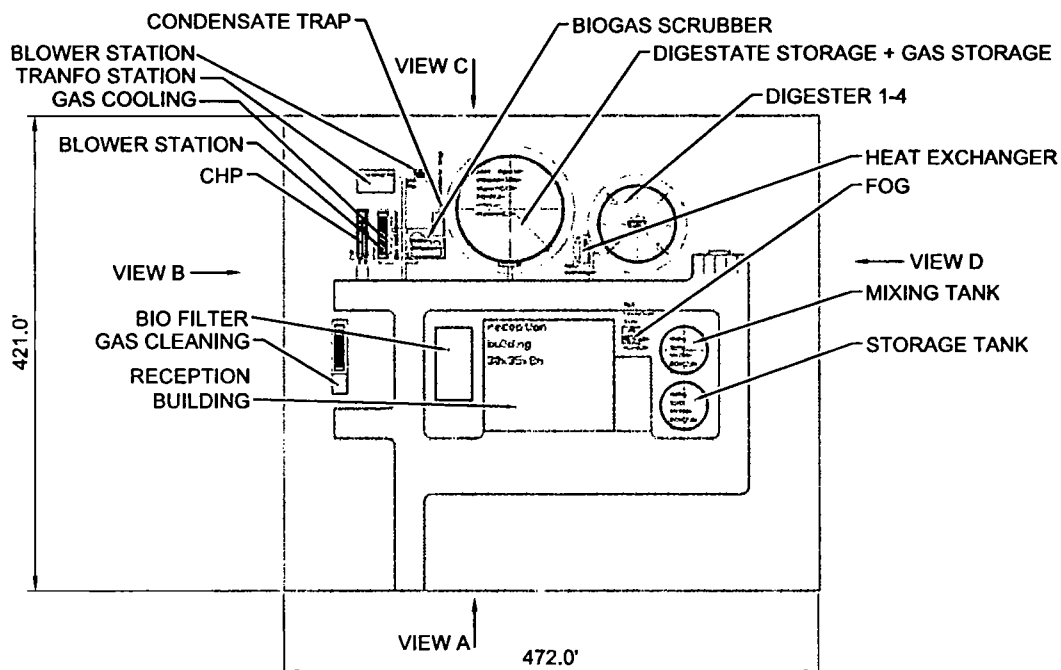
VIEW A

VIEW B

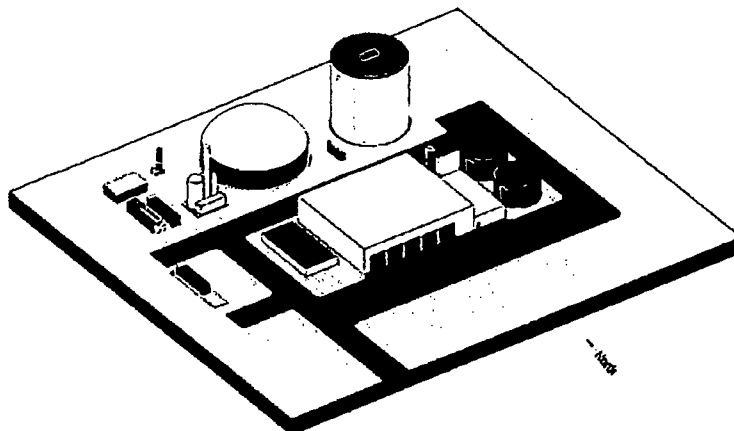


VIEW C

VIEW D



TOP VIEW



AXONOMETRIC VIEW

APPLICANT: ALDERMANIC
ADDRESS: 650 W. 83RD STREET
INTRODUCTION DATE: JULY 29, 2015

SITE ELEVATIONS

650 W. 83RD STREET
Chicago, IL.

Scale: NTS

Date: 07/29/2015

VENTILATED SECONDARY ASP
BUILDING
223' x 72' x 30'
WOOD FRAME, METAL SHELL &
ROOF

MISC. STRUCTURES / SURFACES
11,350 SF

BIOFILTER

DIGESTERS
16,230 SF

CHICAGO ROCK ISLAND & PACIFIC R.R.

PARKING LOT
5,725 SQ. FT.
23 SPACES

PRIMARY
BIOFILTERS

ASPHALT DRIVEWAY (TYP.)

T1 & T2 - MIXING
TANKS 2,875 SF

RECEIVING
BUILDING
110' x 94.5' x 30'
METAL FRAME
SHELL & ROOF

S. WALLACE ST.

W. 83RD ST.

VENTILATED PRIMARY ASP
BUNKER & STAGING BUILDING
223' x 91' x 30'
METAL FRAME SHELL & ROOF

PROPOSED 5" P.C.C.
SIDEWALK (TYP.)

PROPERTY LINE

S. BIRKHOFF AVE.

STORMWATER RETENTION
ORNAMENTAL FENCE (TYP.)

VENTILATED CURING
MATERIAL BUILDING
204' x 140' x 30'
WOOD FRAME, METAL
SHELL & ROOF

PROPOSED CURB & GUTTER (TYP.)

APPLICANT: ALDERMANIC
ADDRESS: 650 W. 83RD STREET
INTRODUCTION DATE: JULY 29, 2015



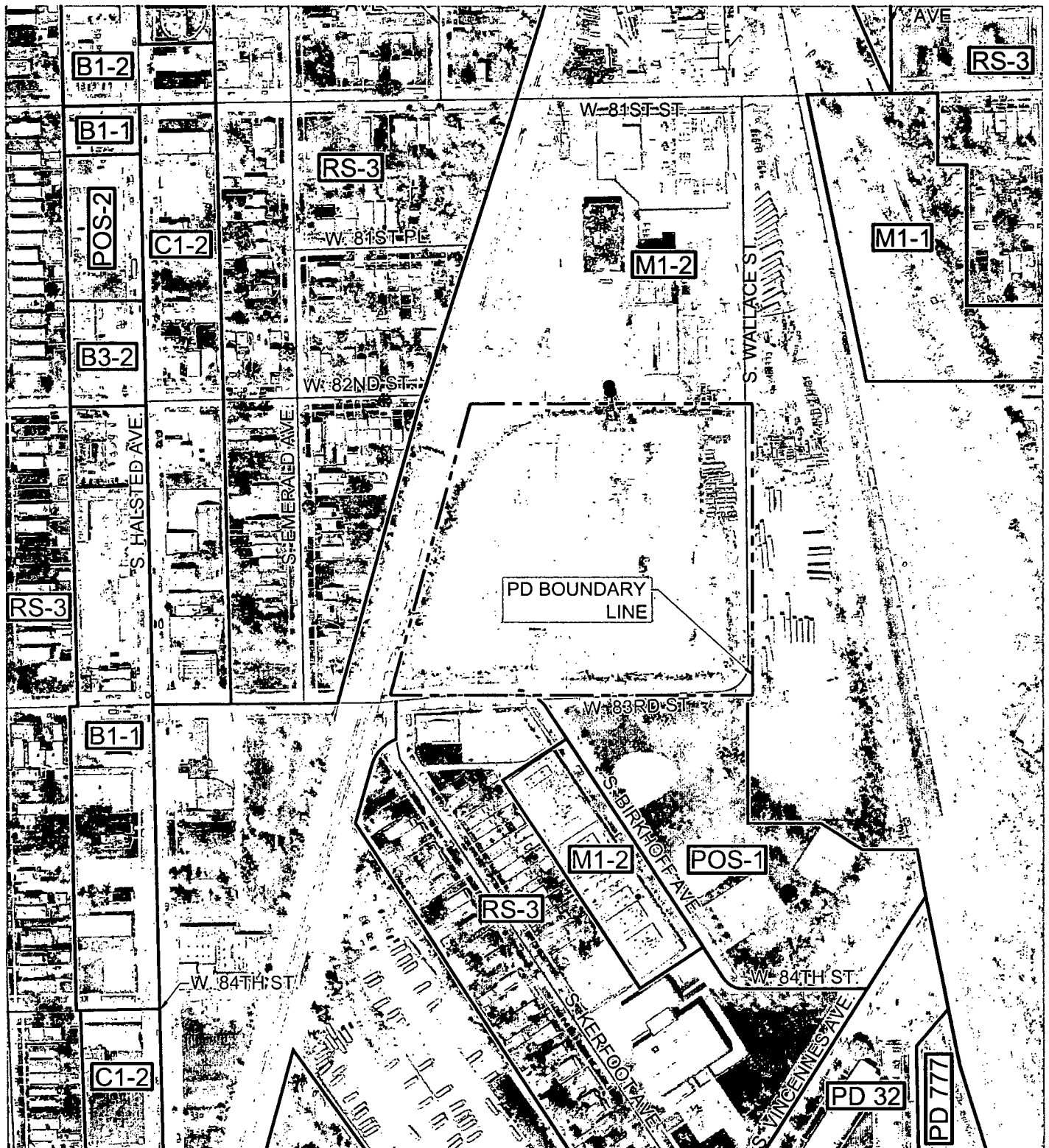
225 W. Ohio Street, 4th Floor
Chicago, Illinois 60654
(312) 467-0123 (312) 467-0220 fax

SITE PLAN

650 W. 83RD STREET
Chicago, IL.

Scale: 1" = 120'

Date: 07/29/2015



APPLICANT: ALDERMANIC
 ADDRESS: 650 W. 83RD STREET
 INTRODUCTION DATE: JULY 29, 2015

——— EXISTING ZONING LIMITS
 ——— ROADWAYS
 - - - PD BOUNDARY LIMITS

EXISTING ZONING MAP

650 W. 83RD STREET
 Chicago, IL.

Scale: 1" = 300'

Date: 07/29/2015

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
650 W. 83rd Street
2. Ward Number that property is located in: 21st Ward
3. APPLICANT: Alderman Howard Brookins

ADDRESS: 121 N. LaSalle Street, Room 300

CITY Chicago STATE Illinois ZIP CODE 60602

PHONE: 312.641.7144 CONTACT PERSON Meg George
4. Is the applicant the owner of the property? YES _____ NO X
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER City of Chicago

ADDRESS 121 N. LaSalle Street

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312.641.7144 CONTACT PERSON Mary Bonome
5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Meg George, Neal and Leroy, LLC

ADDRESS 203 N. LaSalle Street, Suite 2300 CITY Chicago

CITY Chicago STATE IL ZIP CODE 60601

PHONE (312) 641-7144 FAX (312) 641-5137

6. If the applicant is a corporation please provide the names of all shareholders as disclosed on the Economic Disclosure Statements.

Neither the applicant nor owner is a corporation.

7. On what date did the owner acquire legal title to the subject property?
1987

8. Has the present owner previously rezoned this property? If yes, when?

No it has not.

9. Present Zoning: M1-2 Proposed Zoning: M3-2 and then to Planned Development

10. Lot size in square feet (or dimensions?) 437,923 SF (gross) and 387,902 (net)

11. Current Use of the Property vacant

12. Reason for rezoning the property To allow for the construction of an anaerobic digester facility.

13. Describe the proposed use of the Property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building (BE SPECIFIC)

Green Era is proposing to develop a renewable energy anaerobic digester facility on the Property. Zero dwelling units; 22 parking spaces; receiving building (approximately 12,000 SF, height: 30'); Office/Control Room (approximately 2,700 SF, height: 30'); Digestate/Gas Storage Tank (approximately 305,000 CF, Height: 46'); Digester Tank (approximately 305,000 CF; Height: 71'); Mixing Tank (approximately 27,000 CF; Height: 21'); Storage Tank (approximately 27,000 CF; Height: 21'); Ventilated Primary ASP Bunker & Staging Area Building (approximately 21,000 SF; Height 30'); Ventilated Secondary ASP Building (approximately 17,000 SF; Height: 30'); Ventilated Curing Material Building (approximately 29,000 SF; Height: 30'); Misc. Biogas Upgrading Equipment (approximately 15,000 SF; Height: (various/~30')).

14. On May 14, 2007, The Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES _____ NO x _____

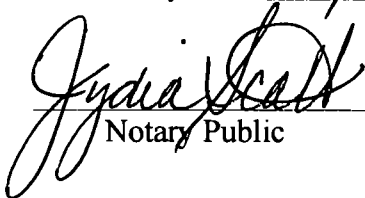
COUNTY OF COOK
STATE OF ILLINOIS

Alderman Howard Brookins being first duly sworn, on oath deposes and states, that all of the above statements and the statements contained in the documents submitted herewith are true.



Subscribed and sworn to before me this

28 day of July, 2015


Notary Public

For Office Use Only

INTRODUCED BY: _____

DATE _____

REFERRED TO:

FILE NO.: _____

WARD NO.: _____

COMMITTEE ON BUILDINGS & ZONING _____

REZONING STAFF _____

CHICAGO PLAN COMMISSION _____

