



City of Chicago



SO2016-7309

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/5/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 2-K at 819-1009 S Kostner Ave, 4303-4365 W Fifth Ave and 802-1004 S Kildare Ave - App No. 18985
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 M2-2 Light Industry District symbols and indications as shown on Map No.2-K in the area bounded by

West Fifth Avenue; South Kildare Avenue; The North line of The Baltimore Ohio Chicago
Terminal Railway Company Right of Way; South Kostner Avenue;

To those of an Industrial Planned Development

SECTION 2: This ordinance shall be in force and effect from and after its passage and due publication

Common Address of Property: 819-1009 South Kostner Avenue/4303-4365 West Fifth Avenue
802-1004 South Kildare Avenue

INDUSTRIAL PLANNED DEVELOPMENT NUMBER _____

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Industrial Planned Development Number _____, (the "Planned Development") consists of approximately 425,735 square feet (9.78 acres) of real property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The applicant, CP Westside, LLC, is the contract purchaser of the Property, which is owned by the City of Chicago. The City of Chicago has given consent for the Applicant to file this Planned Development.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assignees and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assignees and, if different than the Applicant, the legal titleholders 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.

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.

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 fifteen 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, Data and Tree Detail; Building #1 Elevations (North, South, East, West); and, Building #2 Elevations (North, South, East, West) prepared by Ware Malcomb and dated November 17, 2016, 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 Chicago 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 Chicago Zoning Ordinance this Planned Development Ordinance shall control.
5. The following uses are permitted in the area delineated herein as an Industrial Planned Development: Utilities and Services, Minor; Utilities and Services, Major; Building Maintenance Services; Business Support Services: Copying and Reproduction, Business/Trade School, Day Labor Employment Agency, Employment Agencies; Urban Farm: Indoor Operation (accessory sale of goods produced on site shall not exceed 3,000 square feet), Outdoor Operation (accessory sale of goods produced on site shall not exceed 3,000 square feet), Rooftop Operation (accessory sale of goods produced on site shall not exceed 3,000 square feet); Communication Service Establishments; Construction Sales and Service: Building Material Sales (customer – accessible retail sales area may not exceed 20% of total floor area); Contractor/Construction Storage Yard; Eating and Drinking Establishments, Restaurant: Limited (Max GFA: 4,000 square feet, no entertainment allowed); Food and Beverage Retail Sales (Max GFA: 3,000 square feet); Office (Max GFA: 9,000 square feet or accessory use to allowed industrial use), High Technology Office, Electronic Data Storage Center; Repair or Laundry Service, Consumer; Retail Sales, General (accessory sale of goods produced on site, not to exceed 20% of onsite GFA); Heavy Equipment Sales/Rental; Light Equipment Sales/Rental, including automobile, motorcycle or boat sales; Manufacturing, Production and Industrial Service: Artisan, Limited, General; Warehousing, Wholesaling and Freight Movement, Freight Terminal; Wireless Communication Facilities: Co-Located, Freestanding (Towers); Vehicle Sales and Service.
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 Chicago 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 Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 425,735 square feet.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, 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, 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.
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?085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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 environment,

reduces operating costs, conserves energy and maximizes the preservation of natural resources. Applicant will seek LEED certification for the project.

15. This Planned Development shall be governed by Section 17-13-0612. 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 M2-2.

F:\Zoning Applications\Clarius-Roosevelt\Industrial PD - North Parcel\Plan of Development Standards draft 09-28-2016.docx

Plan of Development Bulk Regulations
And Data Table

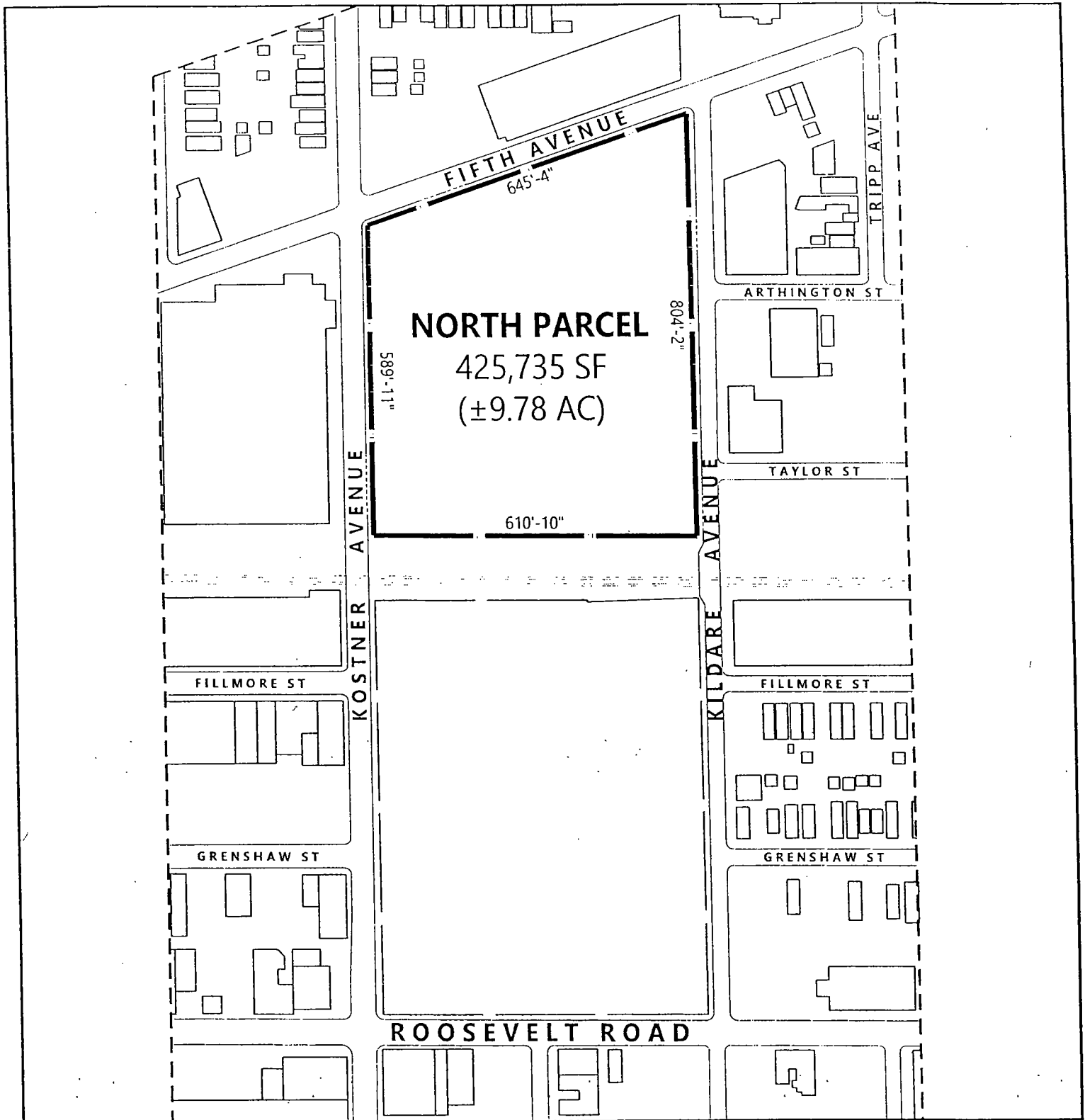
Gross Site Area:	488,544 square feet (approximately)
Net Site Area:	425,735 square feet
Maximum FAR:	1.2
Maximum Building Height:	40 feet
Minimum Parking Spaces:	207
Minimum Bicycle Stalls:	1 per 10 automobile parking spaces
Minimum Loading Berths:	18
Setbacks:	In substantial conformance with the Site Plan

Applicant: CP Westside, LLC

Property: 819-1009 South Kostner Avenue/4303-4365 West Fifth Avenue/802-1004 South Kildare Avenue

Introduced: 10-5-2016

Plan Commission: 11-17-2016



APPLICANT:
ADDRESS:

CP WESTSIDE, LLC
819-1009 SOUTH KOSTNER AVENUE
4303-4365 WEST 5TH AVENUE
802-1004 SOUTH KILDARE AVENUE

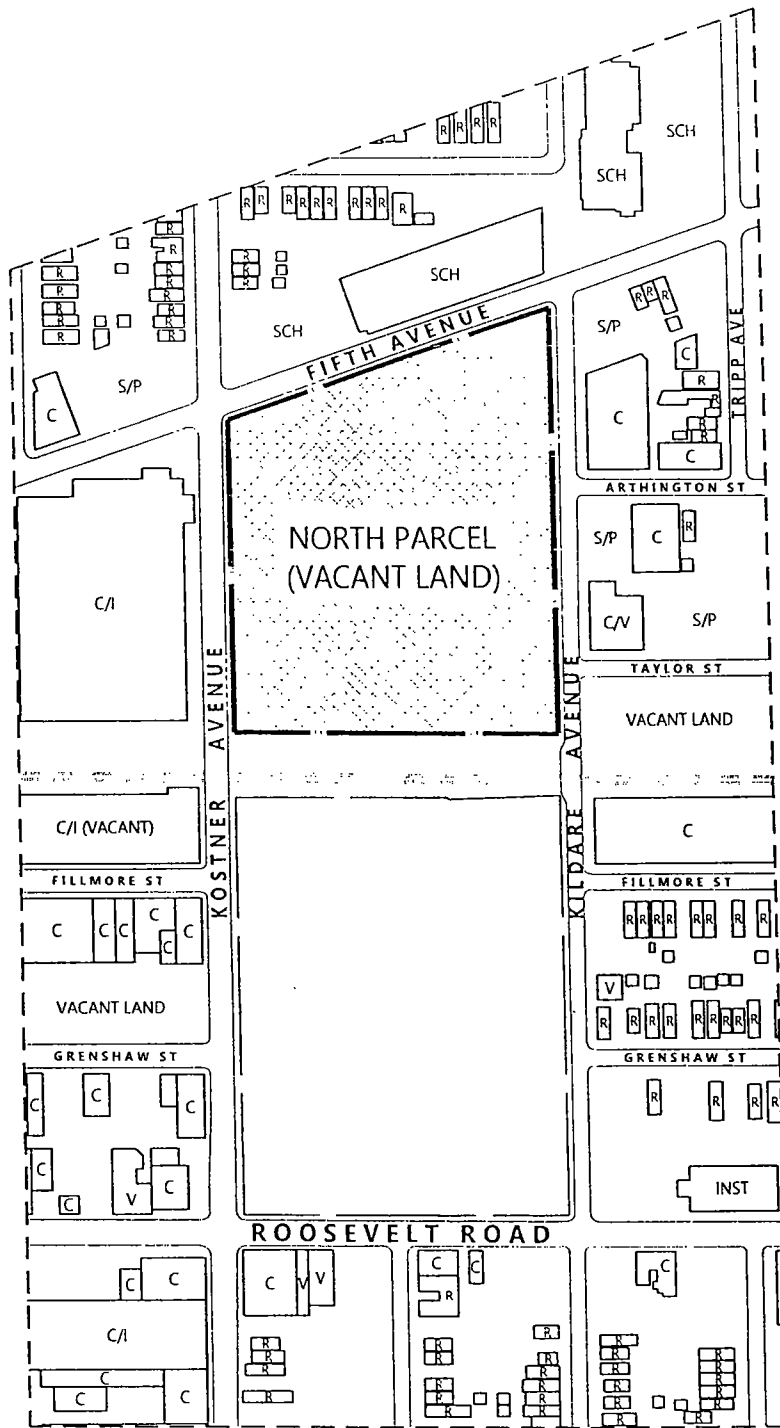
PLAN DATE:
PLAN COMMISSION:

11-15-2016
11-17-2016

0 62.5' 125' 250'
SCALE: 1" = 250'



BOUNDARY PLAN



KEY

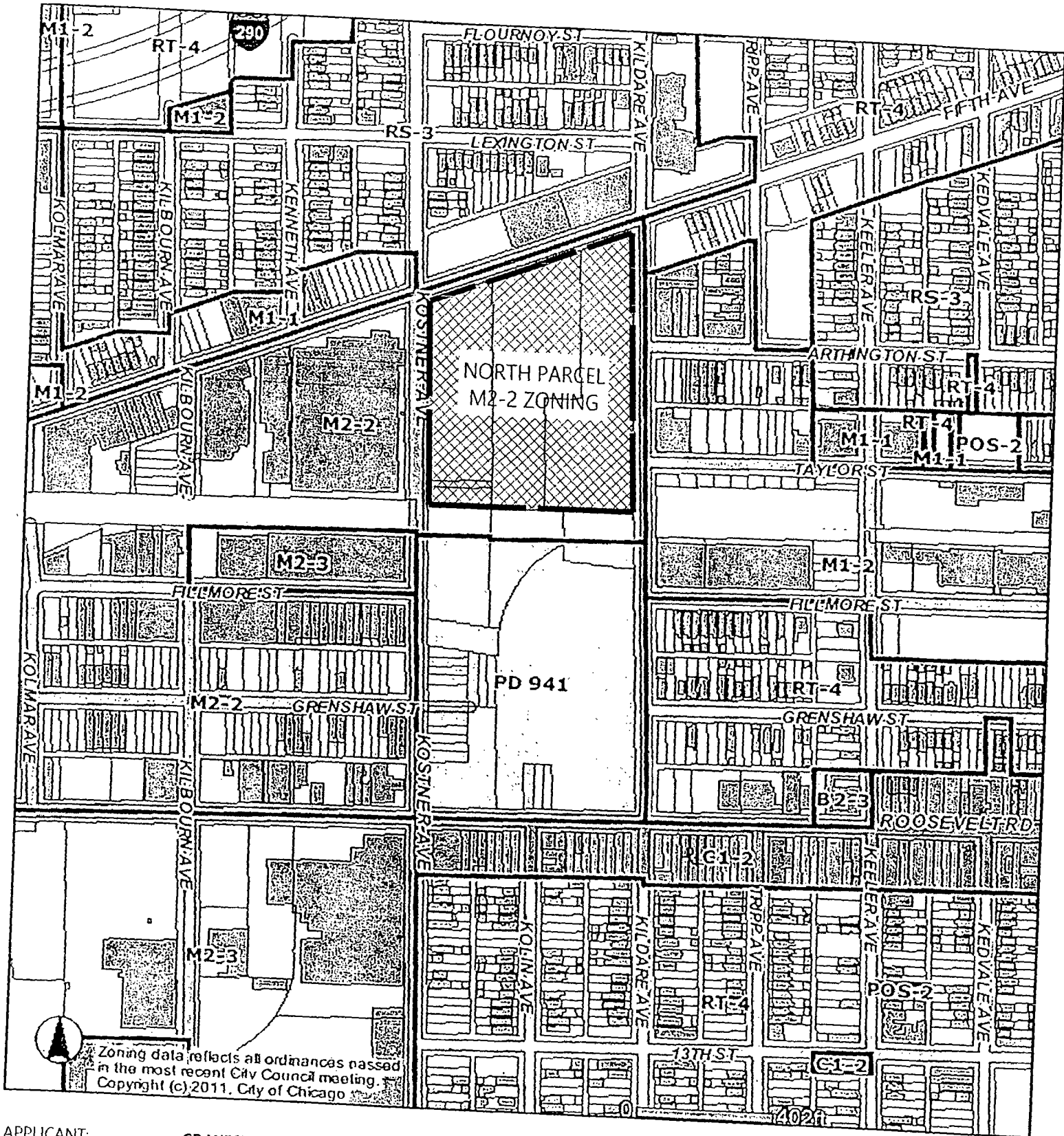
C	COMMERCIAL
I	INDUSTRIAL
R	RESIDENTIAL
SCH	SCHOOL
INST	INSTITUTIONAL
S/P	SURFACE PARKING
V	VACANT

0 87.5' 350'
43.75' 175'
SCALE: 1" = 350'



APPLICANT: **CP WESTSIDE, LLC**
 ADDRESS: 819-1009 SOUTH KOSTNER AVENUE
 4303-4365 WEST 5TH AVENUE
 802-1004 SOUTH KILDARE AVENUE
 PLAN DATE: 11-15-2016
 PLAN COMMISSION: 11-17-2016

EXISTING LAND USE MAP



Zoning data reflects all ordinances passed
in the most recent City Council meeting.
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11-15-2016
11-17-2016

PLAN DATE:
PLAN COMMISSION:



EXISTING ZONING MAP

INDUSTRIAL PHASE A

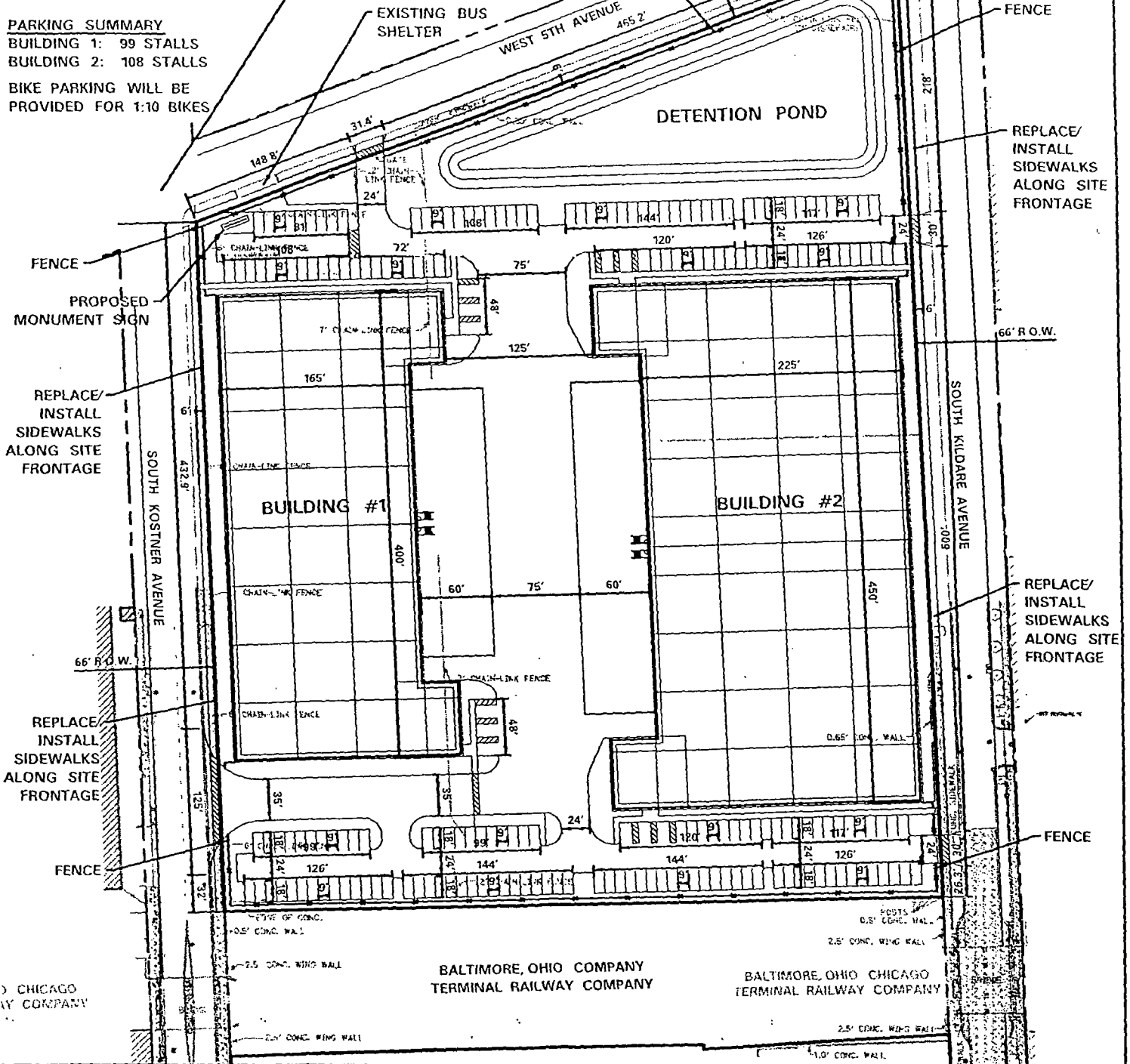
BUILDING 1 69,900 SF
BUILDING 2 106,250 SF

PARKING SUMMARY

BUILDING 1: 99 STALLS
BUILDING 2: 108 STALLS

BIKE PARKING WILL BE PROVIDED FOR 1:10 BIKES

COUNTDOWN PEDESTRIAN SIGNALS & L.E.D. TRAFFIC SIGNAL HEADS MUST BE INSTALLED AT 5TH & KOSTNER



APPLICANT:
ADDRESS:

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819-1009 SOUTH KOSTNER AVENUE
4303-4365 WEST 5TH AVENUE
802-1004 SOUTH KILDARE AVENUE

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS



9575 W Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

0 30' 120'
15 60
SCALE 1" = 120'



PLAN DATE: 11-15-2016
PLAN COMMISSION: 11-17-2016

SITE PLAN

[illegible]

CP WESTSIDE, LLC
819-1009 SOUTH KOSTNER AVENUE
4303-4365 WEST 5TH AVENUE
802-1004 SOUTH KILDARE AVENUE



LANDSCAPE ARCHITECTS - URBAN PLANNERS - REAL ESTATE CONSULTANTS
900 NORTH SHORE DRIVE, LAKE BLUFF, ILLINOIS 60044
(847) 634-4500

0 30' 120'

15' 60'

SCALE 1" = 120'

north

LANDSCAPE PLAN

Site Calculations

CODE	AREA	REQUIRED	PROVIDED
PARKWAY TREES			
1 Tree per 25 L.F. of street Frontage on public R.O.W (Kildare Ave.)	725 L.F. of Plantable Frontage	29 Parkway Trees	29 Parkway Trees
1 Tree per 25 L.F. of street Frontage on public R.O.W (Kostner Ave.)	461 L.F. of Plantable Frontage	18 Parkway Trees	18 Parkway Trees
1 Tree per 25 L.F. of street Frontage on public R.O.W (Fifth Ave.)	490 L.F. of Plantable Frontage	21 Parkway Trees	21 Parkway Trees

VEHICULAR USE AREA PERIMETER LANDSCAPING

1 Tree per 25 L.F. on 7 FT. Setback Street frontage (Fifth Ave.) (Kostner Ave.)	485 L.F. 50 L.F.	19 Trees 2 Trees	19 Trees 2 Trees
Continuous hedge screening along Perimeter of the parking lot	535 L.F.	Continuous Hedge	Continuous Hedge
Ornamental metal fencing around new parking lots	708 L.F. Min.	708 L.F. Min.	6' Hight Ornamental Fence

PARKING LOT INTERIOR LANDSCAPING REQUIREMENTS

Landscape Area equal to 10% of total Vehicular use area	Total vehicular use area 148,161 S.F.	Internal Landscape Required 14,816 S.F.	Minimum Provided 14,816 S.F.
1 Tree per 125 S.F. Of required Internal Landscape Area	14,816 S.F.	118 Trees	130 Trees Total 94 Trees (Located in Interior Landscape Area) 36 Trees (Located in Pond Area)

Site Plant List

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ULVF	17	Ulmus americana 'Valley Forge'	Valley Forge Elm	3" Cal. BB	Specimen
TADI	7	Taxodium distichum	Bald Cypress	3" Cal. BB	Specimen
AEFL	3	Aesculus flava	Yellow Buckeye	3" Cal. BB	Specimen
CASP	5	Catalpa speciosa	Northern Catalpa	3" Cal. BB	Specimen
AEGL	15	Aesculus glabra	Ohio Buckeye	3" Cal. BB	Specimen
CECO	3	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	3" Cal. BB	Specimen
ACFR	6	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	3" Cal. BB	Specimen
ULAM	15	Ulmus americana 'Princeton'	Princeton Elm	3" Cal. BB	Specimen
QUBI	8	Quercus bicolor	Swamp White Oak	3" Cal. BB	Specimen
QURO	17	Quercus robur 'Fastigiata'	Columnar English Oak	3" Cal. BB	Specimen
QUMU	6	Quercus muehlenbergii Engelm.	chinquapin oak	3" Cal. BB	Specimen
ACST	25	Acer miyabei 'Morton'	State Street Maple	3" Cal. BB	Specimen
TAMC	10	Tilia americana 'McKsentry'	American Sentry Linden	3" Cal. BB	Specimen
PLAC	18	Platanus x acerifolia 'Morton Circle'	Exclamation London Planetree	3" Cal. BB	Specimen
GIBI	23	Ginkgo biloba	Maidenhair Tree	3" Cal. BB	Specimen
GYDI	10	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree	3" Cal. BB	Specimen
MARJ	18	Malus 'Red Jewel'	Red Jewel Crabapple	8' Ht. BB	Specimen
AMGR	6	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' Ht. BB	Specimen
SYRE	7	Syringa reticulata	Japanese Tree Lilac	3" Cal. BB	Specimen
ROSA	84	Rosa 'Knock Out'	Rosa Radrazz	24" BB	
PHOP	122	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	24" BB	
EUAL	203	Euonymus alatus 'Compactus'	Dwarf Burning Bush	24" BB	
HYPA	51	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea	24" BB	
SYME	120	Syringa meyeri 'Palibin'	Syringa meyeri 'Palibin'	24" BB	

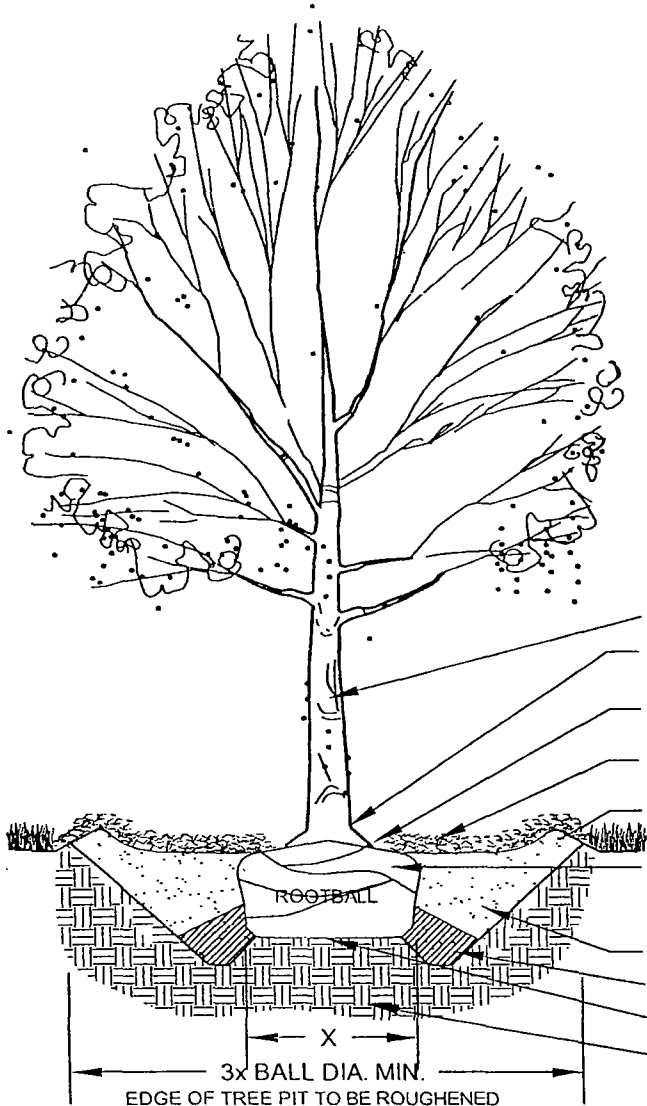
APPLICANT: CP WESTSIDE, LLC
 ADDRESS: 819-1009 SOUTH KOSTNER AVENUE
 4303-4365 WEST 5TH AVENUE
 802-1004 SOUTH KILDARE AVENUE



LANDSCAPE ARCHITECTS - URBAN PLANNERS - REAL ESTATE CONSULTANTS
 800 NORTH SHORE DRIVE, LAKE BLUFF, ILLINOIS 60064
 (847) 604-9600

PLAN DATE: November 15, 2016
 PLAN COMMISSION: November 17, 2016

LANDSCAPE DATA



DO NOT PRUNE, STAKE OR WRAP TREES UNLESS DIRECTED TO DO SO BY LANDSCAPE ARCHITECT

CROWN OF ROOT BALL FLUSH WITH EXISTING GRADE LEAVING TRUNK FLARE VISIBLE AT THE TOP OF THE ROOT BALL

AVOID PLACING SOIL ON TOP OF THE ROOT BALL, MAINTAIN EXPOSURE OF ROOT FLARE. IF ROOT FLARE IS NOT EXPOSED, CAREFULLY REMOVE EXCESS SOIL.

2" SHREDDED HARDWOOD BARK MULCH - DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK

CREATE 4" HIGH SAUCER WITH TOPSOIL BEYOND ROOTBALL

REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT WIRE IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE

BACKFILL WITH GENTLY COMPACTED PLANTING SOIL

TAMPED SOIL AROUND BASE

PLACE ROOT BALL ON UNDISTURBED SUBGRADE OR TAMPED SOIL

UNDISTURBED SUBGRADE

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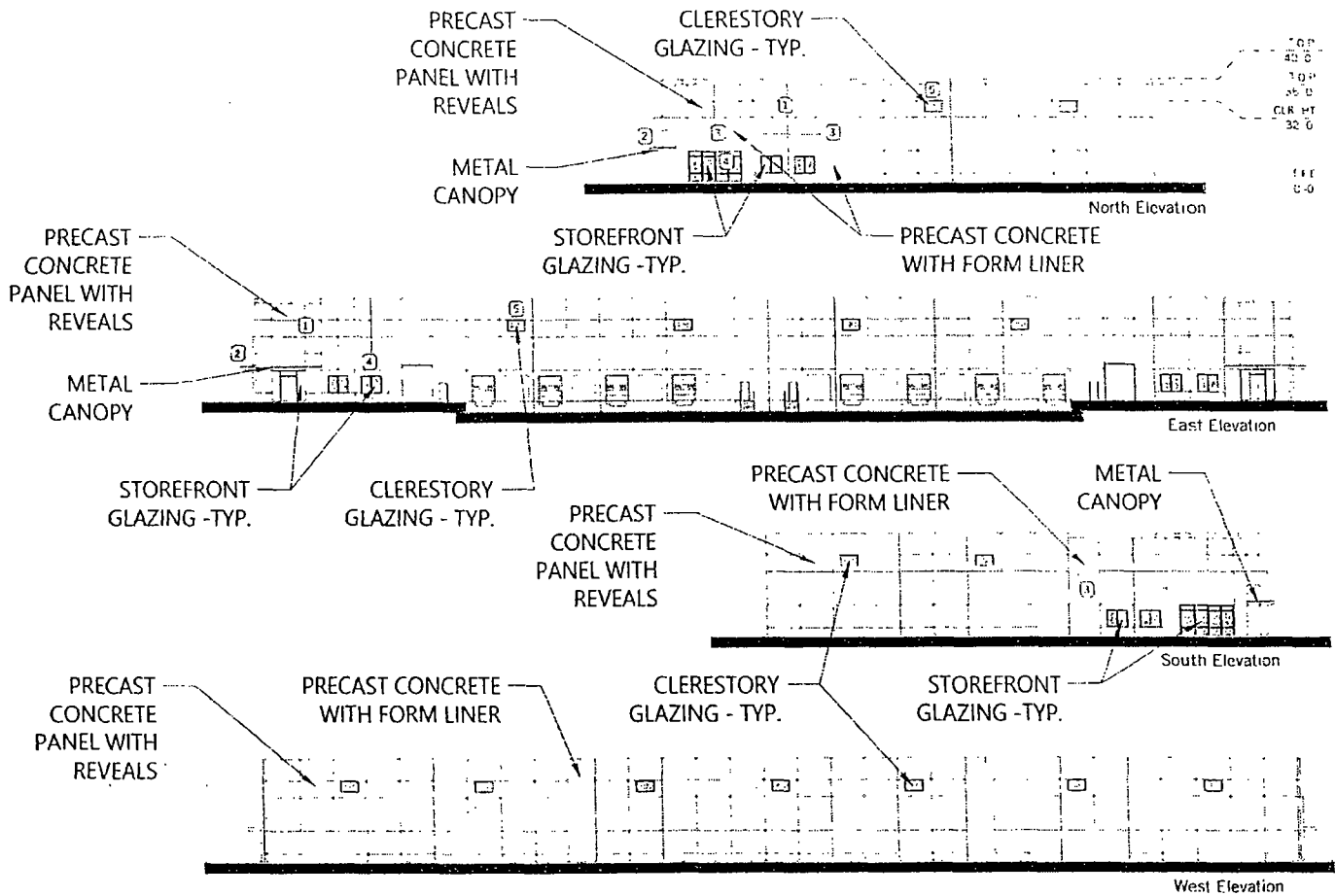


LANDSCAPE ARCHITECTS - URBAN PLANNERS - REAL ESTATE CONSULTANTS
900 NORTH SHORE DRIVE, LAKE BLUFF, ILLINOIS 60064
(847) 644-9600

PLAN DATE
PLAN COMMISSION

November 15, 2016
November 17, 2016

LANDSCAPE TREE PLANTING DETAIL



KEY NOTES

- 1 PRECAST CONCRETE PANEL WITH REVEALS, TYP.
- 2 METAL CANOPY
- 3 CONCRETE PRECAST PANEL WITH FORM LINER
- 4 STOREFRONT GLAZING SYSTEM
- 5 CLERESTORY GLAZING FOR WAREHOUSE AREA

APPLICANT:

ADDRESS:

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819-1009 SOUTH KOSTNER AVENUE

4303-4365 WEST 5TH AVENUE

802-1004 SOUTH KILDARE AVENUE

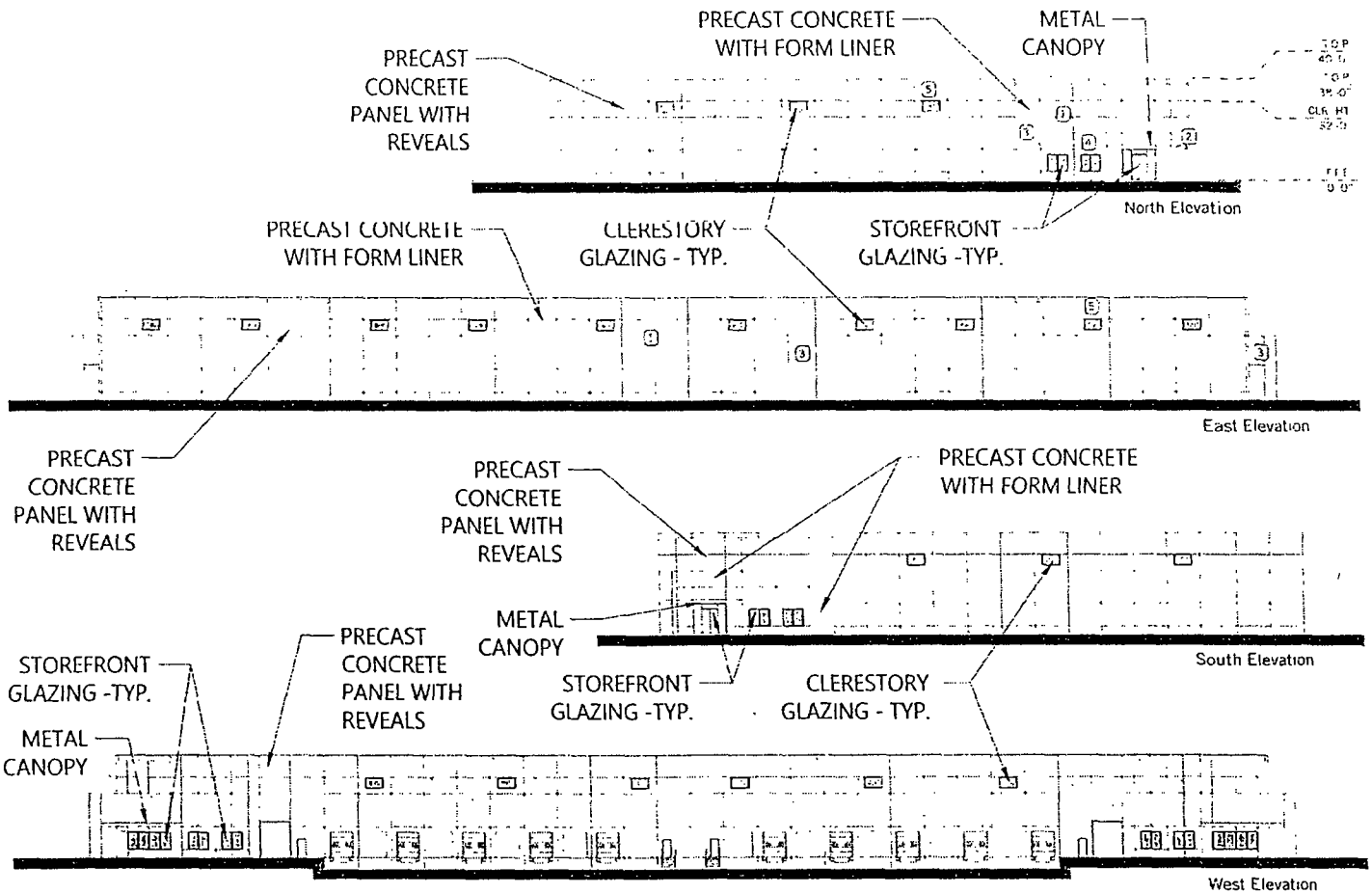
PLAN DATE:

PLAN COMMISSION:

11-15-2016

11-17-2016

ELEVATIONS - BUILDING 1



APPLICANT:
ADDRESS:

CP WESTSIDE, LLC
819-1009 SOUTH KOSTNER AVENUE
4303-4365 WEST 5TH AVENUE
802-1004 SOUTH KILDARE AVENUE

PLAN DATE:
PLAN COMMISSION:

11-15-2016
11-17-2016

ELEVATIONS - BUILDING 2




18985
FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

TO: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

FROM: 
David L. Reifman
Secretary
Chicago Plan Commission

DATE: November 18, 2016

RE: Proposed Industrial Planned Development in the Roosevelt Cicero Industrial Corridor for the property generally located at 819-1009 South Kostner Avenue, 4303-4365 West Fifth Avenue and 802-1004 South Kildare Avenue.

On November 17, 2016, the Chicago Plan Commission recommended approval of the proposed Planned Development application submitted by CP Westside, LLC. A copy of the proposed application are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

cc: Steve Valenziano
PD Master File (Original PD, copy of memo)