



# City of Chicago



**SO2017-8409**

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	11/21/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 6-F at 2260 S Grove St and 2416 S Archer Ave - App No. 19453
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#19453  
INTRO DATE  
NOV 21, 2017

**ORDINANCE**

*Reclassification Of Area Shown On Zoning Map 6F.  
(As Amended)*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the PD 868 General Manufacturing District and PMD 11B Planned Manufacturing District symbols and indications as shown on Zoning Map Number 6F in the area bounded by:

A line 397.48 feet south of West Cermak Road as measured along the northwesterly of South Grove Street and perpendicular thereto; South Grove Street; the northwesterly line of the Canadian National Railway right-of-way; the southwesterly line of the northeasterly half of Lot 9 in Block 2 in South Branch Addition to Chicago in the Northwest 1/4 of Section 28, Township 39 N, Range 14E and said line if extended southeast to its intersection with the northwesterly line of the Canadian National Railway right-of-way; and the South Branch of the Chicago River.

To Planned Development 868 which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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

**FINAL FOR PUBLICATION**

Common Address(es):

2260 S. Grove Street, Chicago, IL  
2416 S. Archer Avenue, Chicago, IL

*Waterway Business Planned Development Number 868.*

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number 868 (the "Planned Development") consists of approximately 292,093 square feet of property which is depicted on the attached Planned Development Boundary Map (the "Property"), which is controlled by the International Union of Operating Engineers Local 399 ("Owner").
2. The requirements, obligations and conditions contained within this planned development shall be binding upon the Applicant(s), 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 applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single 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 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 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 seventeen (17) Statements; an Existing Land Use Map; a Site Plan; Landscape Plan; Bulk Regulation Table; Aerial Map; PD Boundary Map; Contextural Rendering Aerial View; Contextural Rendering Pedestrian View; Generalized Land Use Plan; Legal Survey; North and East Elevation; West Elevation; Proposed Phasing Plan; and Design Exhibits set forth in the City Council Journal of Proceedings for June 4, 2003, pages 2849 to 2855 (inclusive). 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 the Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses shall be permitted in the area delineated herein as a Waterway Business Planned Development:  
Sub-Area A: business/trade school, offices, accessory parking and accessory and related uses.  
Sub-Area B: business/trade school, offices, manufacturing, production and industrial services (including artisan and limited), Sports and Recreation, Participant (Indoor), Indoor Farm 1 (Indoor Operation), Warehousing, Wholesaling and Freight Movement, Cultural Exhibits and Libraries, Artist Work and Sales Space, Manufacturing, Production and Industrial Services, accessory parking and accessory and related uses.
6. On-premises signs and temporary signs such as construction signs and marketing signs shall be permitted within the planned development subject to the review and approval of the Department of Housing and Economic Development. Off-premises 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 the improvements shall also be subject to limitations, if any, established by the Federal Aviation Administration.
8. 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.
9. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 292,093 square feet and a base FAR of 1.

10. 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.
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 13-32-085, 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 the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contain in the Chicago Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. To further these goals, subject to the location of the pre-existing improvements, the Applicant agrees to: (a) provide a landscaped 30-foot-wide river setback and continuous riverside trail as indicated on the Site Plan, Public and Common Open Space Plan and Landscape Plan; (b) permit connection of such setback and trail to the setback and trails of adjacent properties when the river edges of the adjacent properties are similarly improved; and (c) permit un-gated public access to the river setback and provide signage on the riverwalk that the riverwalk is open to the public during typical Chicago Park District hours. All improvements within the river setback must be substantially completed prior to receipt of Certificate of Occupancy for the principal building, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.
14. 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.
15. 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 shall be in substantial compliance with the Chicago Sustainable Development Policy, in effect

at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises (“M/WBEs”) and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant’s goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant’s proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant’s submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant’s preliminary outreach plan, (b) a description of the Applicant’s outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant’s outreach efforts, and (d) updates (if any) to the applicant’s M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
17. 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:
  - Sub-Area A: Waterway Business Planned Development Number 868, as approved June 4, 2003; and
  - Sub-Area B: PMD 11.

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[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line  
Map; Site Plan; Planting Plan; and Building Elevation Drawings]

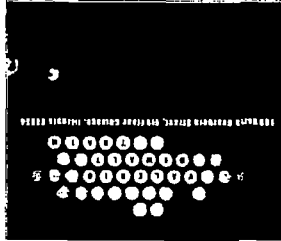
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**BULK REGULATION TABLE –  
Planned Development 868,  
As Amended**

	<b>PD 868 As amended</b>	<b>Sub-Area A</b>	<b>Sub-Area B</b>
Gross Site Area	315803 SF	191484 SF	124319 SF
Public right-of-way area	23710 SF	23710 SF	0 SF
Net Site Area	292093 SF	167774 SF	124319 SF
Max permitted FAR (for total net site area)	1	1	1
Min number of off-street parking spaces	253*	215	38
Min periphery setbacks		In substantial conformance with the site/landscape plans	In substantial conformance with the site/landscape plans
Max proposed height		In substantial conformance with the building elevations	In substantial conformance with the building elevations

\*Required parking for Sub-Area B may be located in Sub-Area A





2419 SOUTH ANCHER AVENUE, CHICAGO, IL 60616

# LOCAL 399 EDUCATION BUILDING

APPLICATION NAME

## PROPOSED AMENDMENT TO PD 868



INTRODUCTION DATE

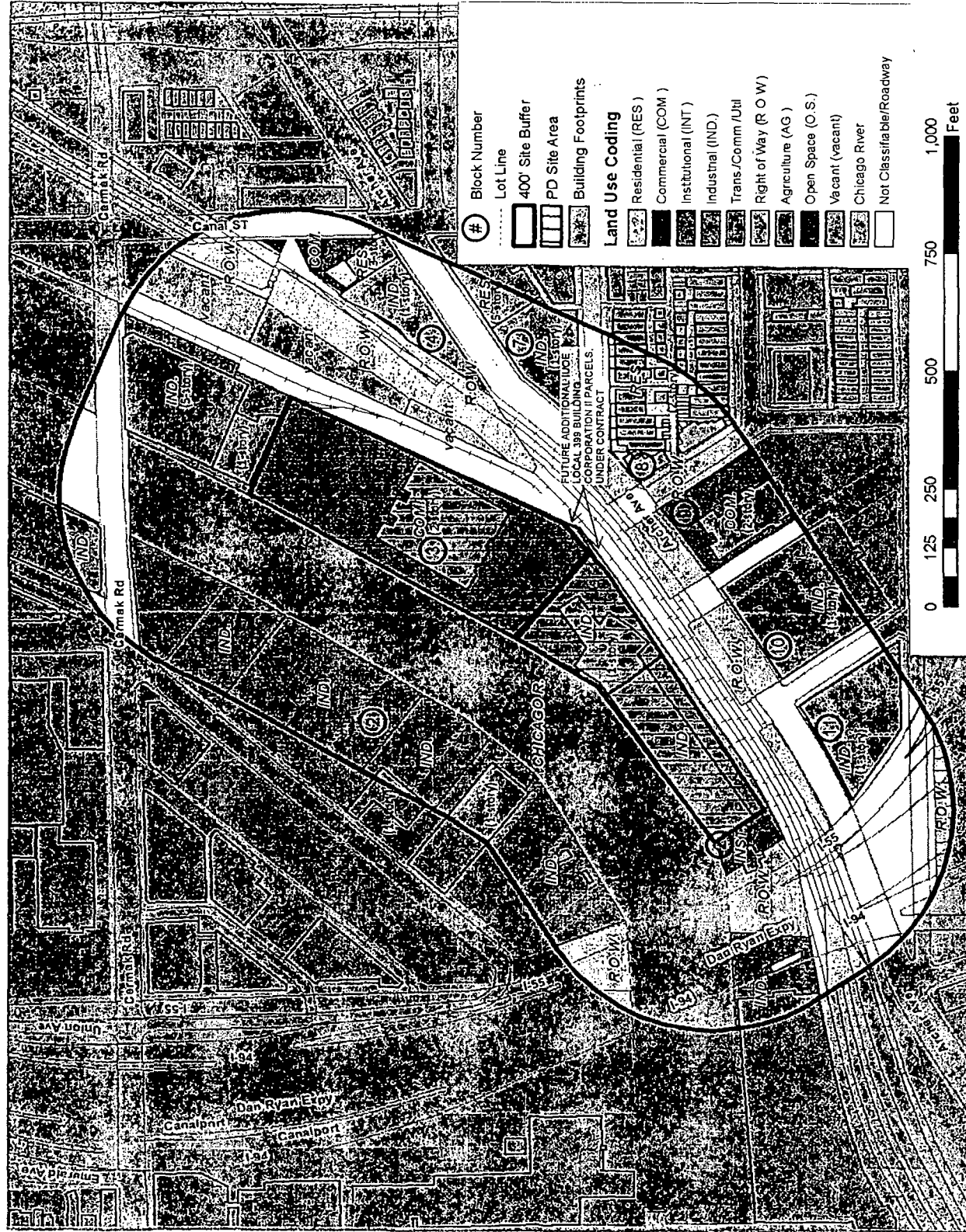
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SEE GRAPHIC SCALE

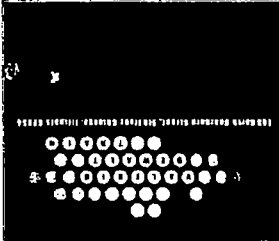
SHEET TITLE

### EXISTING LAND-USE MAP



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500 North Dearborn Street, Suite 900, Chicago, Illinois 60654 T 312.260.7300 F 312.2607301



2416 SOUTH ARCHER AVENUE, CHICAGO, IL 60616

# LOCAL 399 EDUCATION BUILDING

APPLICABLE MAP

## PROPOSED AMENDMENT TO PD 868

INTRODUCTION PAGE

PLAN COMMISSION DATE

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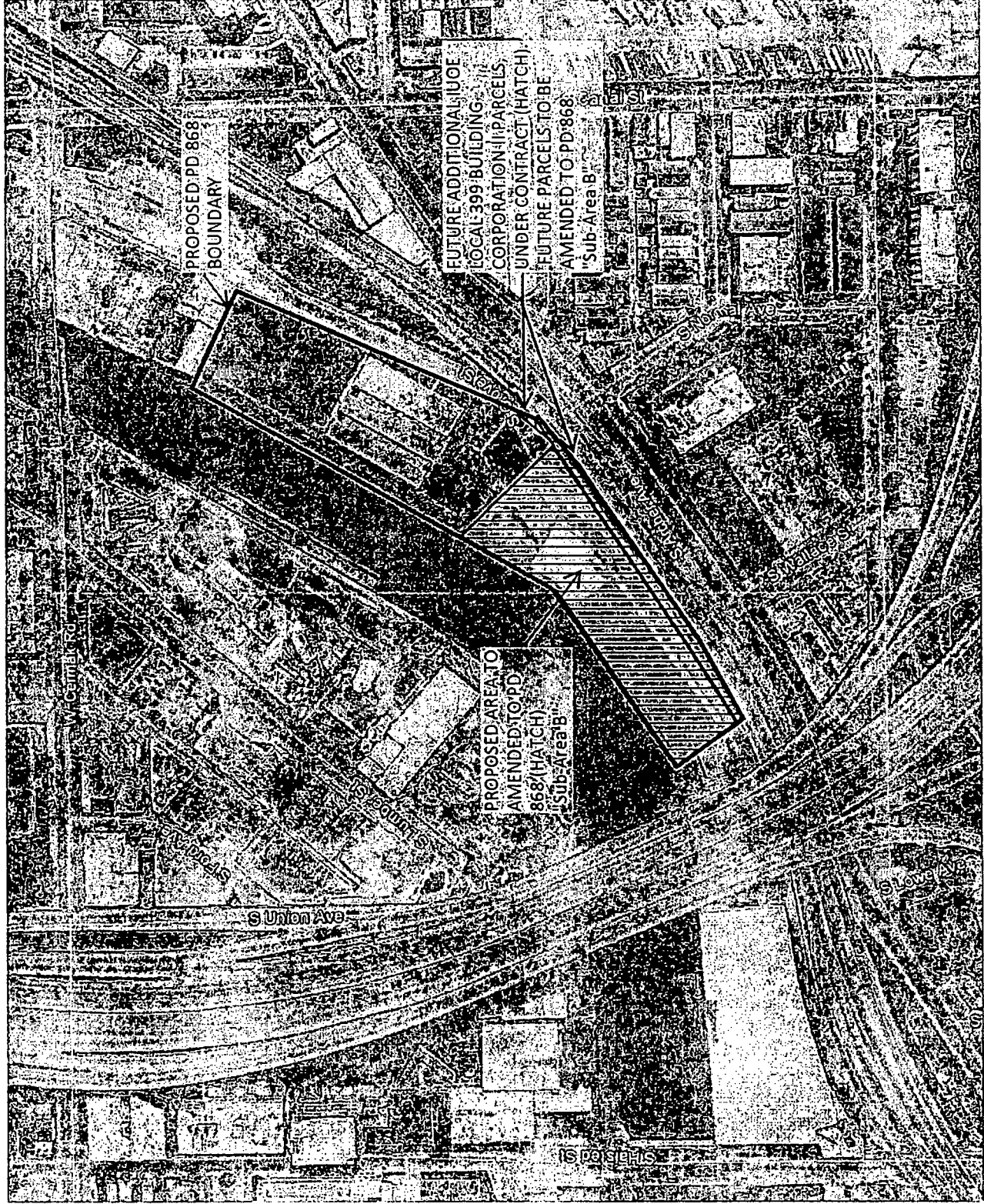
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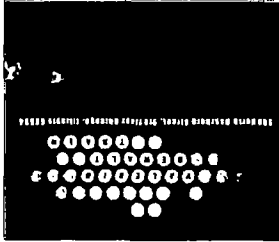
SHEET 111

## AERIAL MAP

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2416 SOUTH ARCHER AVENUE, CHICAGO, IL 60616  
**LOCAL 399  
EDUCATION BUILDING**

APPLICATION NAME  
**PROPOSED  
AMENDMENT TO  
PD 868**

11/17/2017

INTRODUCTION DATE

P.L. AN COMMISSION DATE

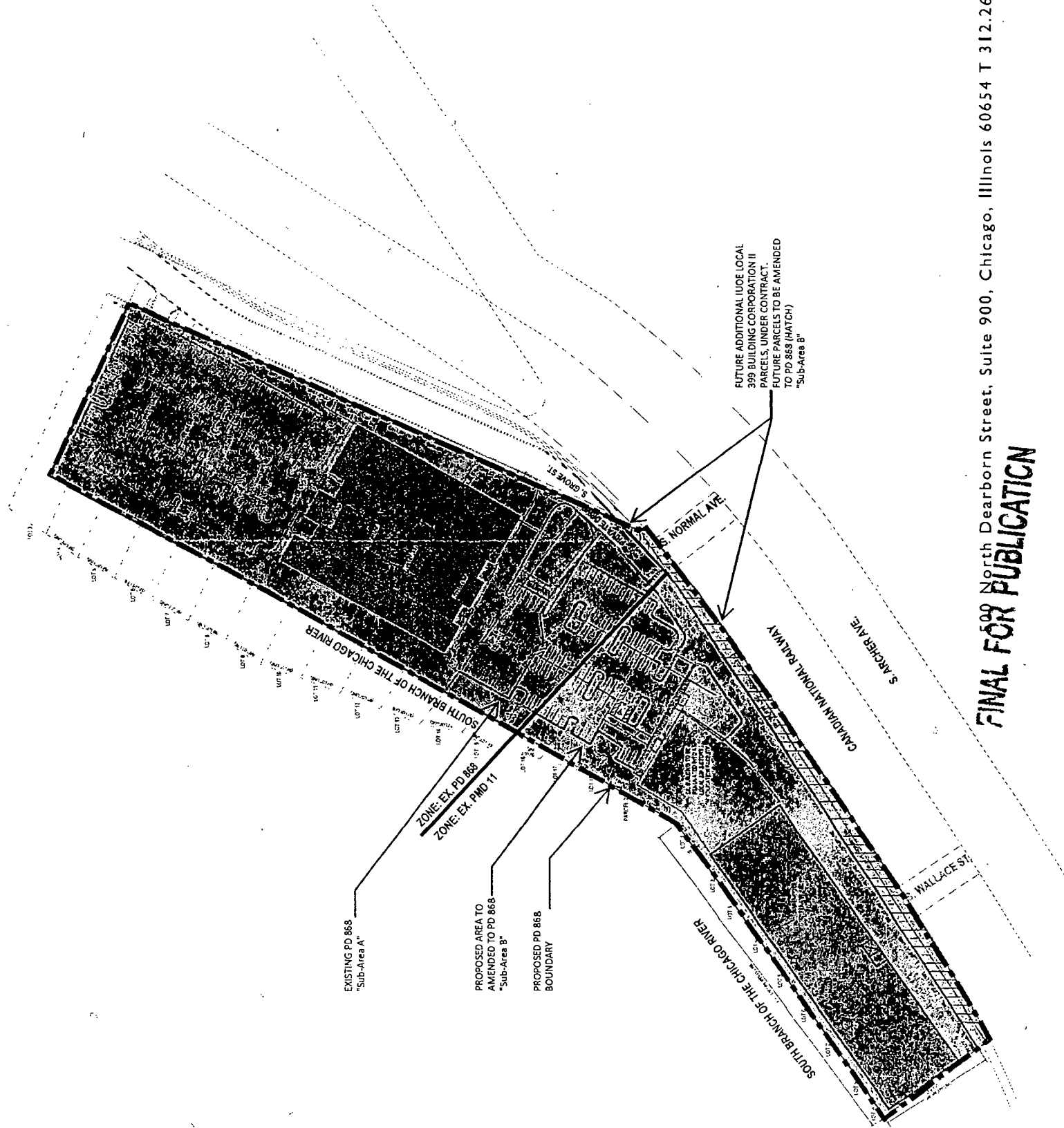
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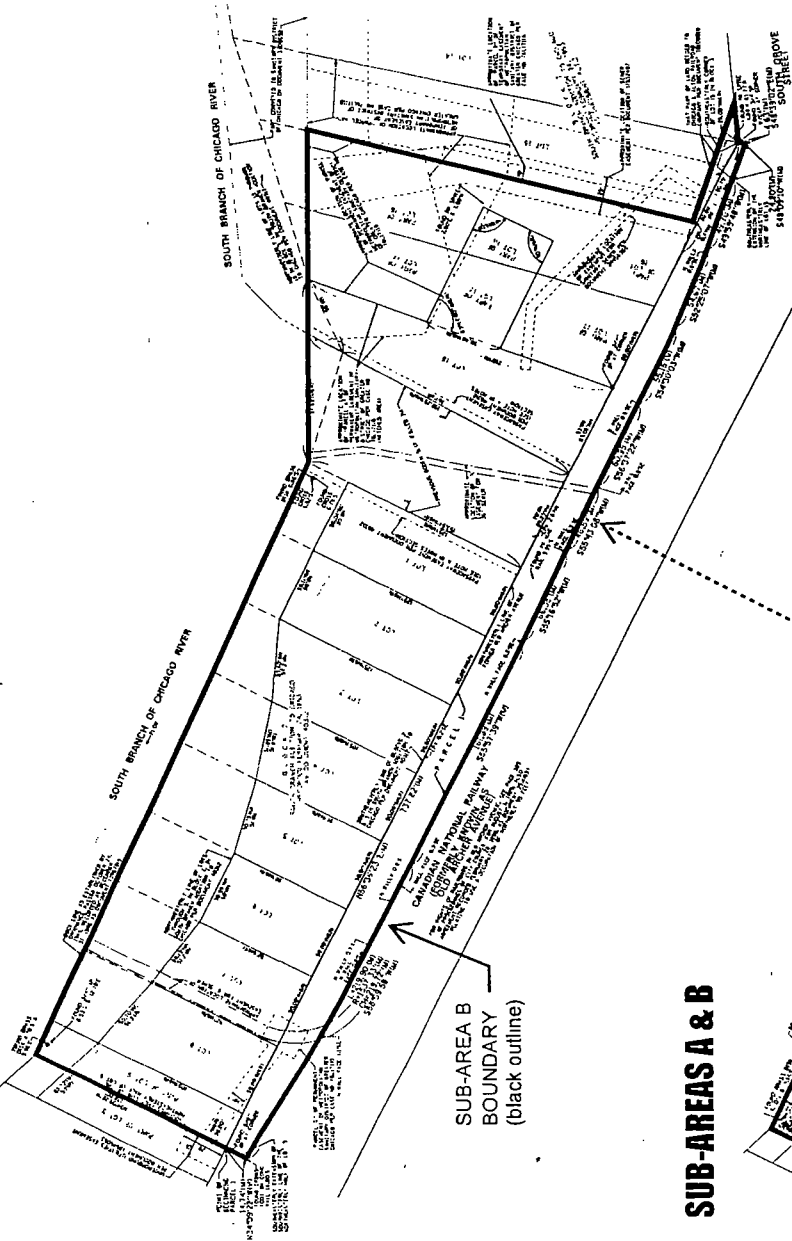
**PD BOUNDARY  
MAP**

500 North Dearborn Street, Suite 900, Chicago, Illinois 60654 T 312.260.7300 F 312.2607301

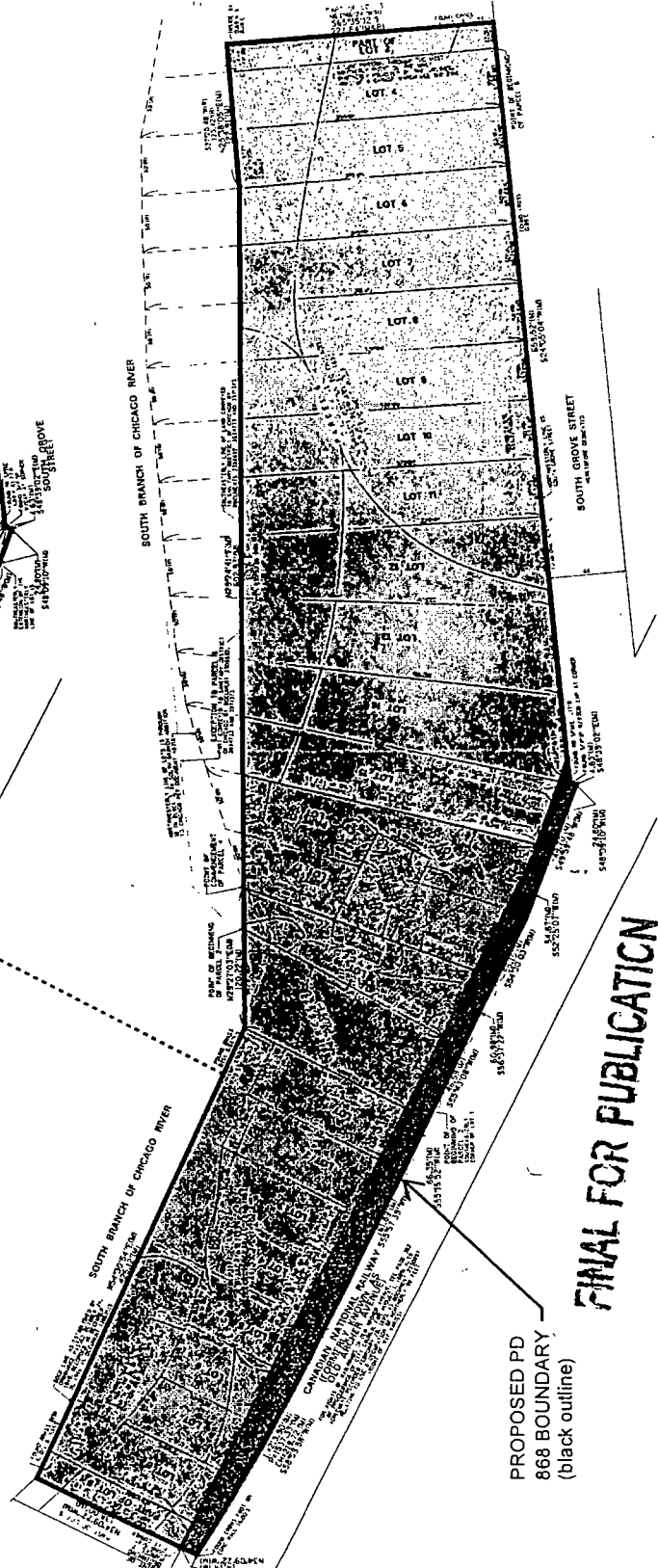
**FINAL FOR PUBLICATION**



# SUB-AREA B



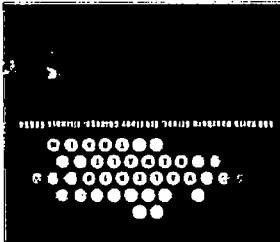
# SUB-AREAS A & B



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PROPOSED PD 868 BOUNDARY (black outline)

MAP LEGEND	
	Sub-Area B (2416 S. Archer Ave.)
	Sub-Area B (parcels under contract)
	Sub-Area A (existing PD 868: 2260 S Grove St.)



2416 SOUTH ARCHER AVENUE, CHICAGO, IL 60616

**LOCAL 399**

**EDUCATION BUILDING**

APPLICATION NAME

**PROPOSED**

**AMENDMENT TO**

**PD 868**

11/17/2017

INTRODUCTION DATE

PLAN COMMISSION DATE

SCALE:

NOT TO SCALE

SHEET TITLE

**RIGHT-OF-WAY**

**& SUB-AREA**

**MAP**

500 NORTH DEARBORN STREET, SUITE 900 CHICAGO, ILLINOIS 60654

**LOCAL 399**  
**EDUCATION BUILDING**

2416 SOUTH ARCHER AVENUE, CHICAGO, IL 60616

APPLICATION NAME

**PROPOSED  
AMENDMENT TO  
PD 86B**

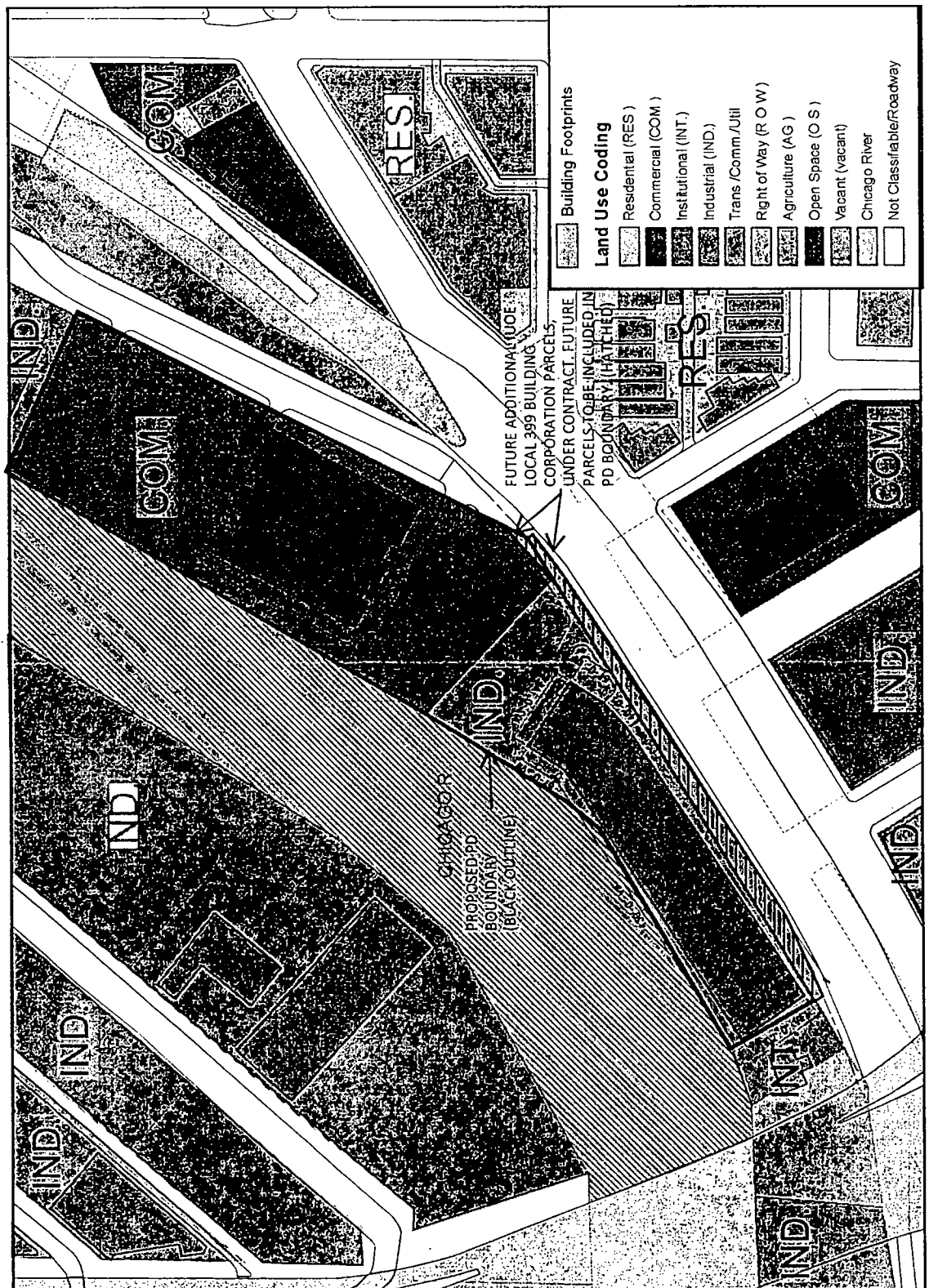
11/17/2017

INTRODUCTION DATE

PLAN COMMISSION DATE

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SHEET 1 OF 1

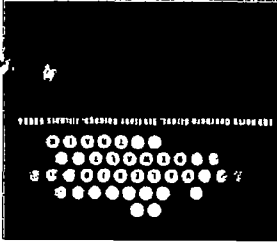


**GENERALIZED  
LAND-USE PLAN**

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2416 SOUTH ARCHER AVENUE, CHICAGO, IL 60616

**LOCAL 399  
EDUCATION BUILDING**

APPLICATION NAME

**PROPOSED  
AMENDMENT TO  
PD 868**

11/17/2017

PRODUCTION DATE

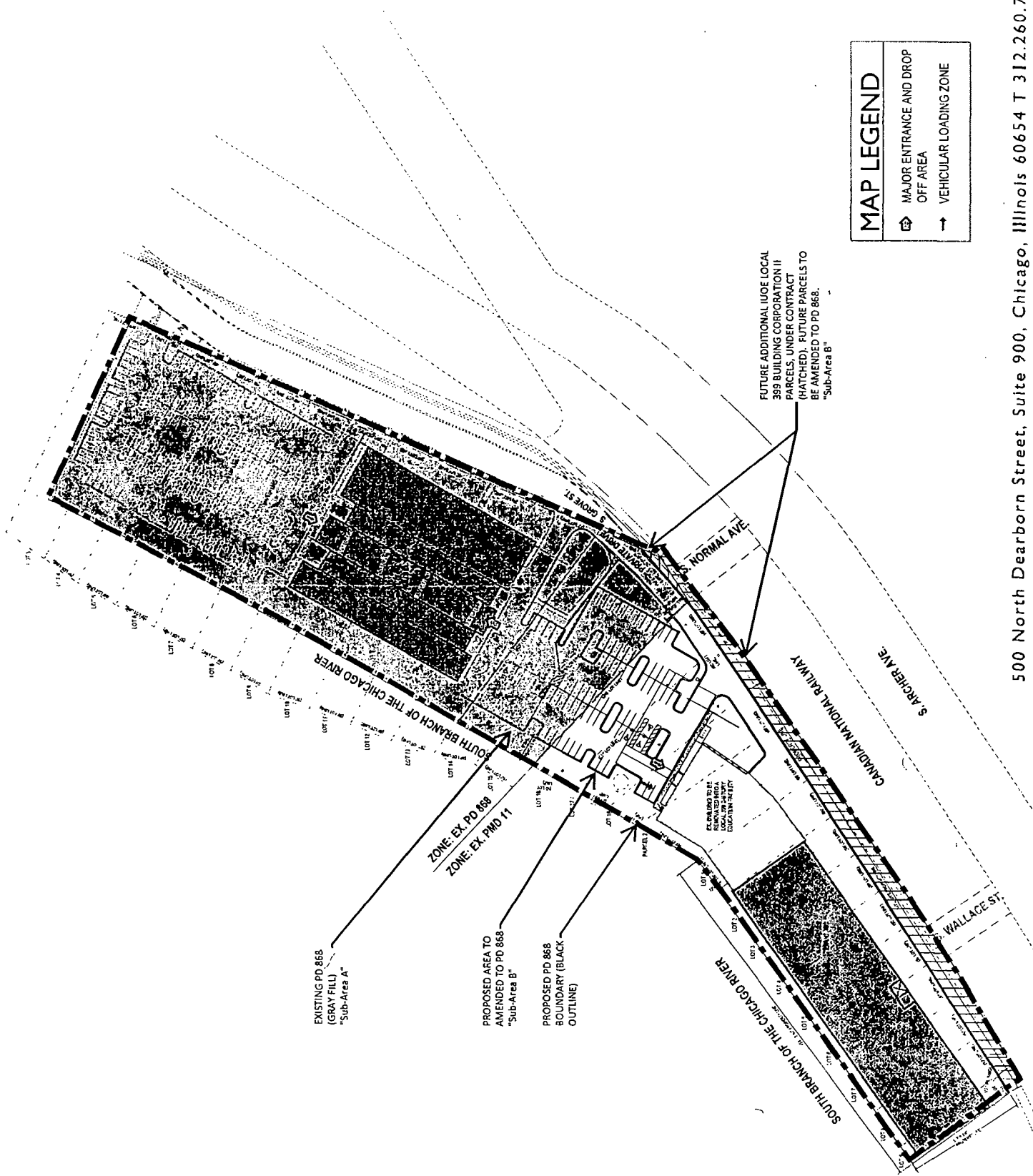
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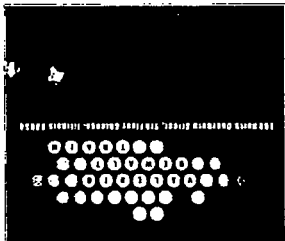
**PROPOSED SITE  
PLAN FOR  
AMENDED PD868**

MAP LEGEND	
	MAJOR ENTRANCE AND DROP OFF AREA
	VEHICULAR LOADING ZONE



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2410 SOUTH ANCHER AVENUE, CHICAGO, IL 60616

**LOCAL 399  
EDUCATION BUILDING**

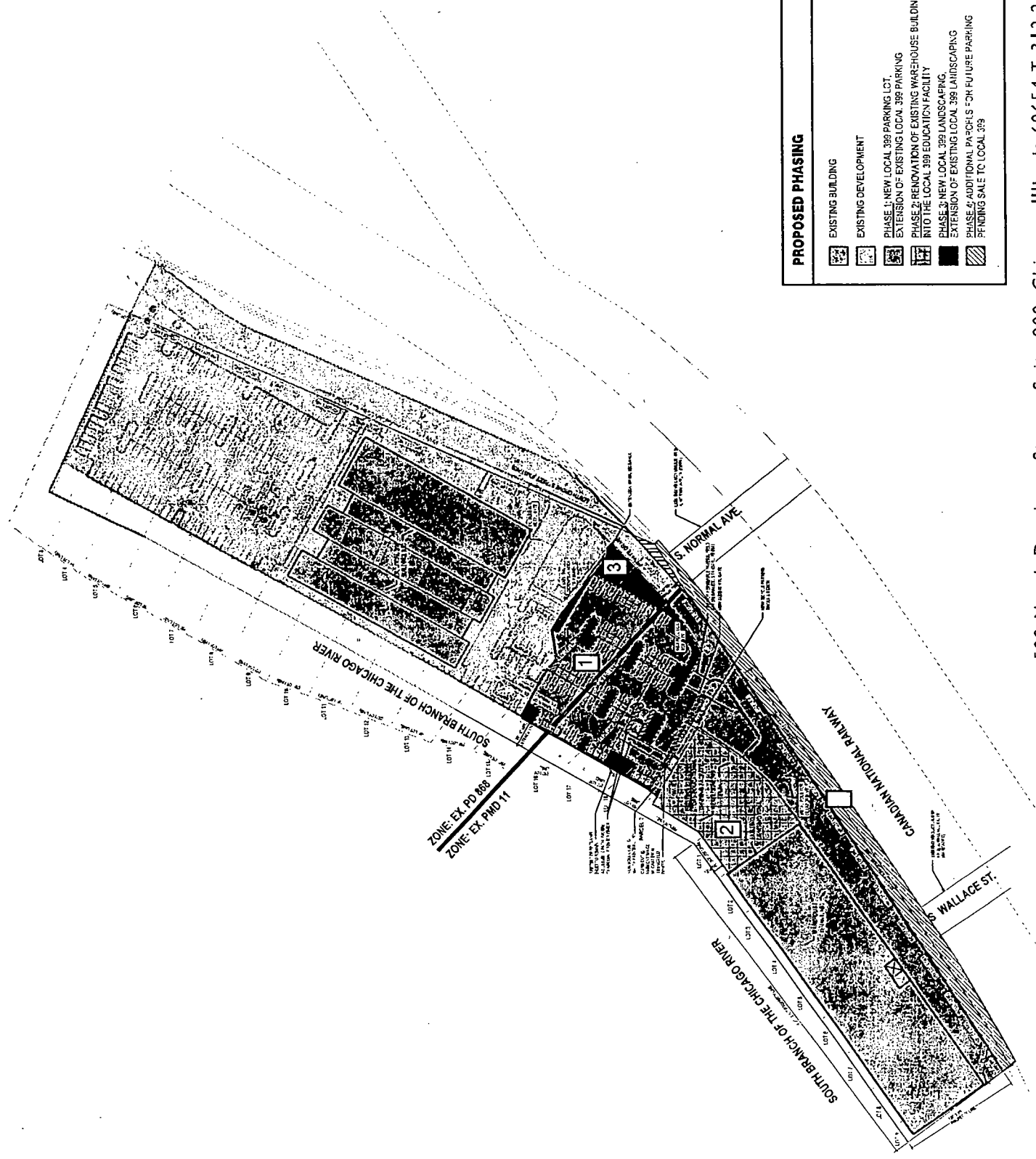
APPLICATION NAME  
**PROPOSED  
AMENDMENT TO  
PD 868**



INTRODUCTION DATE  
PLAN COMMISSION DATE  
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SHEET TITLE

**PROPOSED  
PHASING SITE  
PLAN**

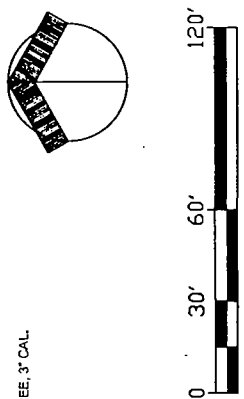
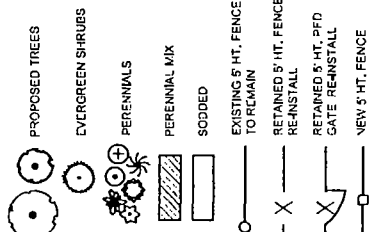
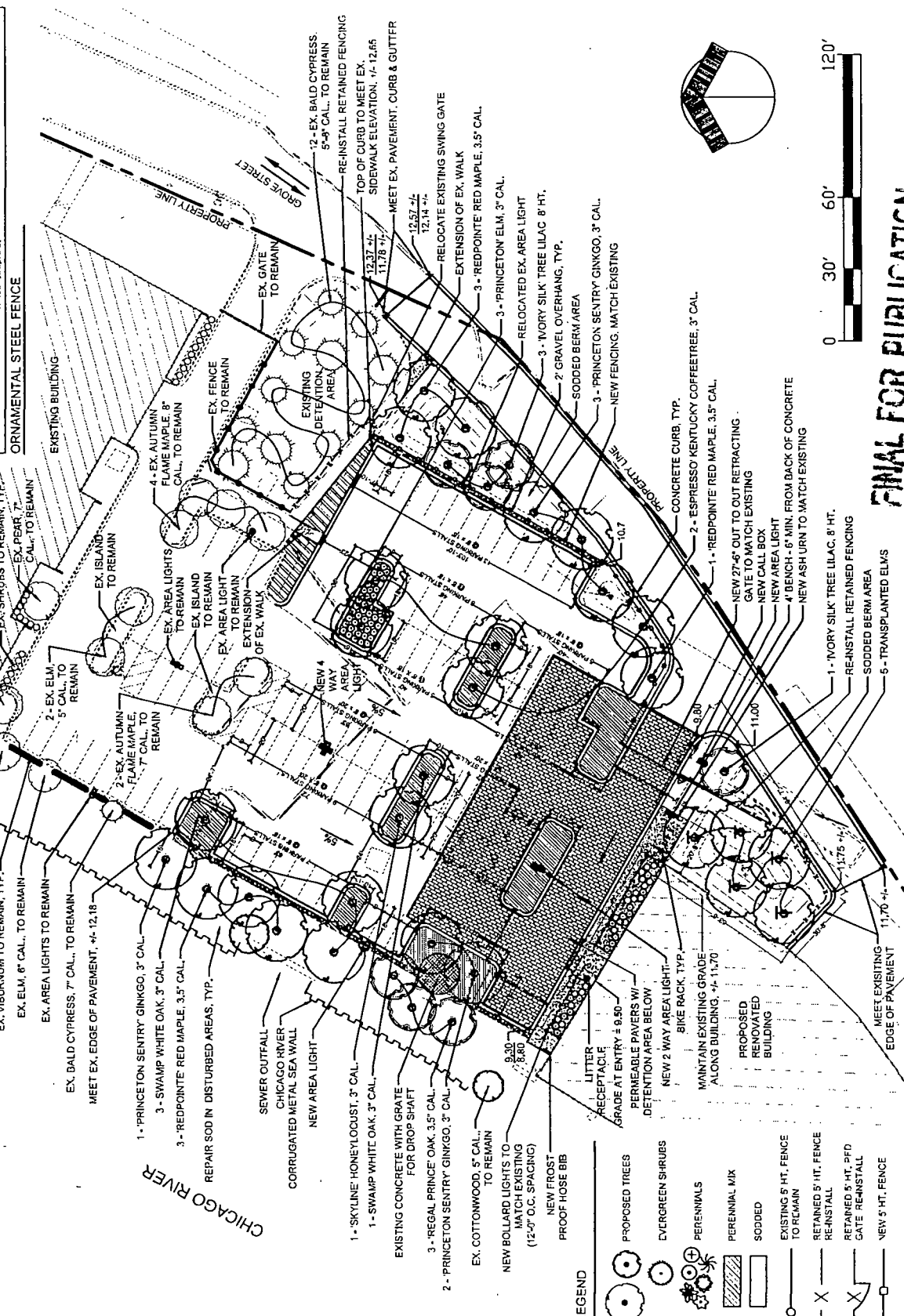
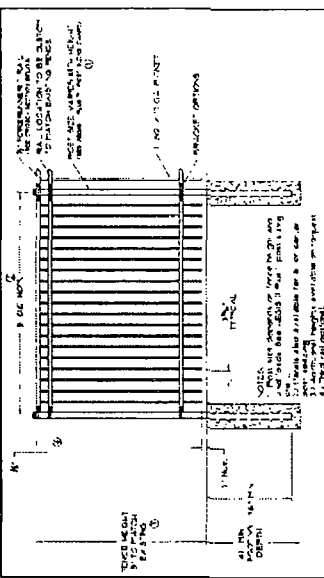
PROPOSED PHASING	
	EXISTING BUILDING
	EXISTING DEVELOPMENT
	PHASE 1: NEW LOCAL 399 PARKING LOT
	EXTENSION OF EXISTING LOCAL 399 PARKING
	PHASE 2: RENOVATION OF EXISTING WAREHOUSE BUILDING INTO THE LOCAL 399 EDUCATION FACILITY
	PHASE 3: NEW LOCAL 399 LANDSCAPING
	EXTENSION OF EXISTING LOCAL 399 LANDSCAPING
	PHASE 4: ADDITIONAL PARCELS FOR FUTURE PARKING
	PENDING SALE TO LOCAL 399



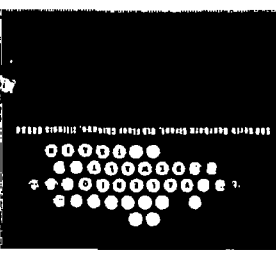
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**FINAL FOR PUBLICATION**

IUOE LOCAL 399 EDUCATIONAL BUILDING & PARKING LOT CITY OF CHICAGO LANDSCAPE ORDINANCE REQUIREMENTS			
PROVIDED VEHICULAR USE AREA*	REQUIRED TREES	EXISTING TREES	PROVIDED TREES
31,780 UNCOVERED SF VEHICULAR USE AREA			
INTERNAL TREES (1 TREE/125 SF OF REQUIRED INTERNAL LANDSCAPE AREA)	28	0	30
10% = 3,178 SF INTERNAL LANDSCAPE AREA			
PROVIDED INTERNAL LANDSCAPE AREA *	26	0	30
9,059 SF INTERNAL LANDSCAPE AREA			



FINAL FOR PUBLICATION



2416 SOUTH MACHESTER AVENUE, CHICAGO, IL 60618

LOCAL 399  
EDUCATION BUILDING

APPLICATION NAME  
**PROPOSED  
AMENDMENT TO  
PD 868**

11/17/2017

INTRODUCTION DATE

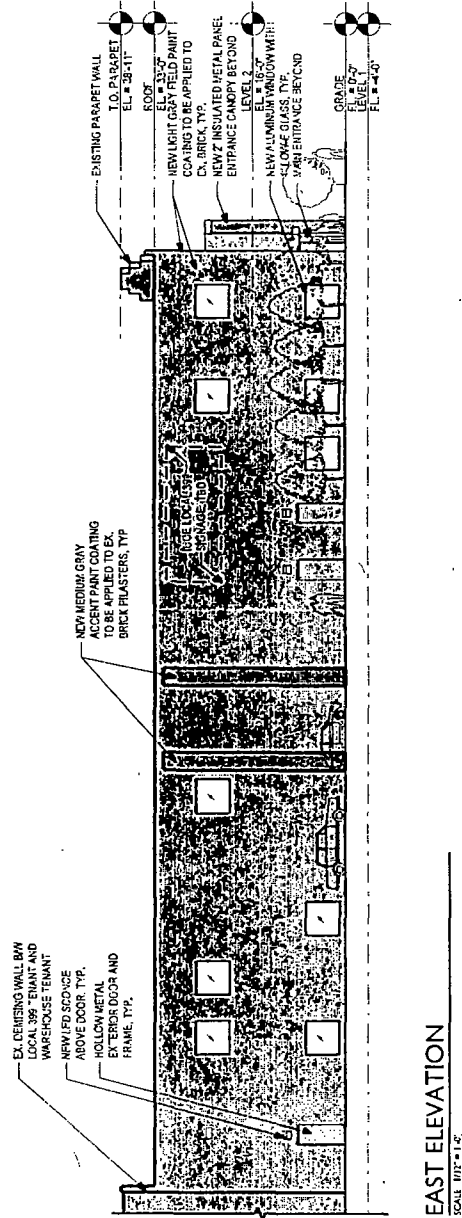
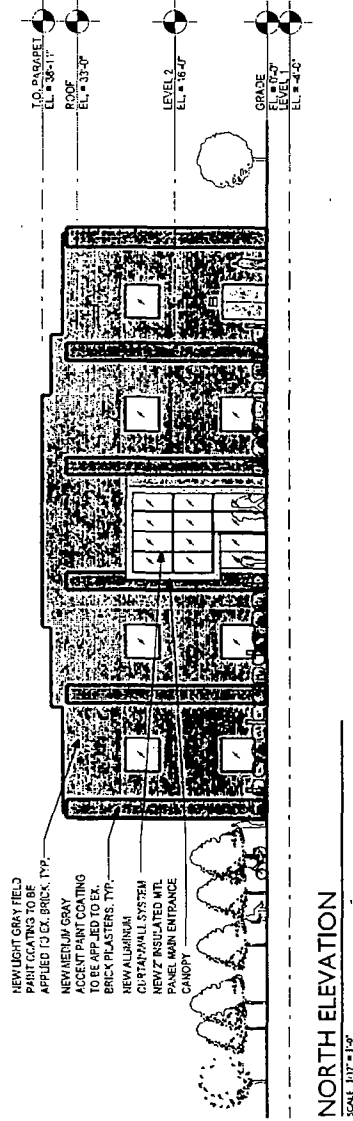
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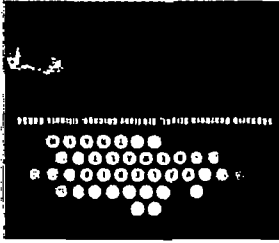
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SHEET TITLE

**LANDSCAPE  
PLAN**







2416 SOUTH ARCHER AVENUE CHICAGO, IL 60616

APPLICATION NAME

PROPOSED  
AMENDMENT TO  
PD 868

11/17/2017

INTRODUCTION DATE

11/17/2017

COMMISSION DATE

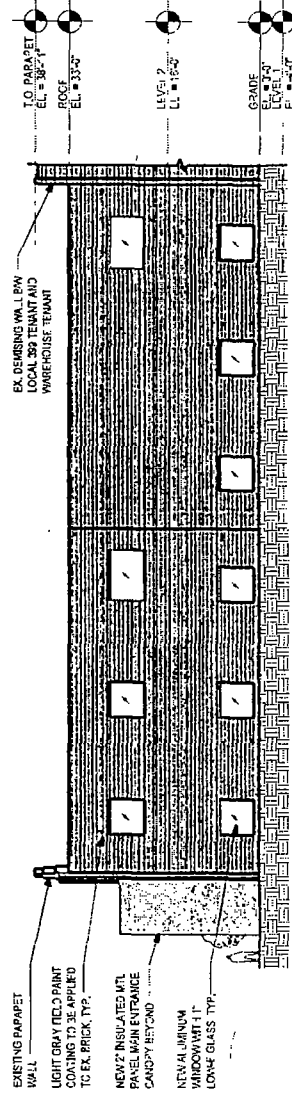
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WEST  
ELEVATION

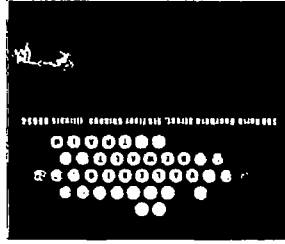
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WEST ELEVATION

SCALE: 1/32" = 1'-0"



2418 SOUTH ARCHER AVENUE, CHICAGO, IL 60616

# LOCAL 399 EDUCATION BUILDING

APPLICATION NAME

## PROPOSED AMENDMENT TO PD 868

INTRODUCTION DATE

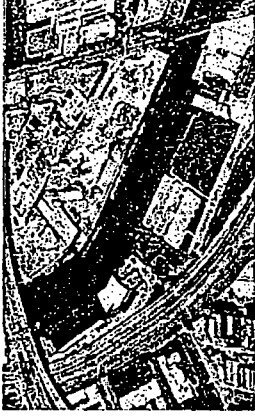
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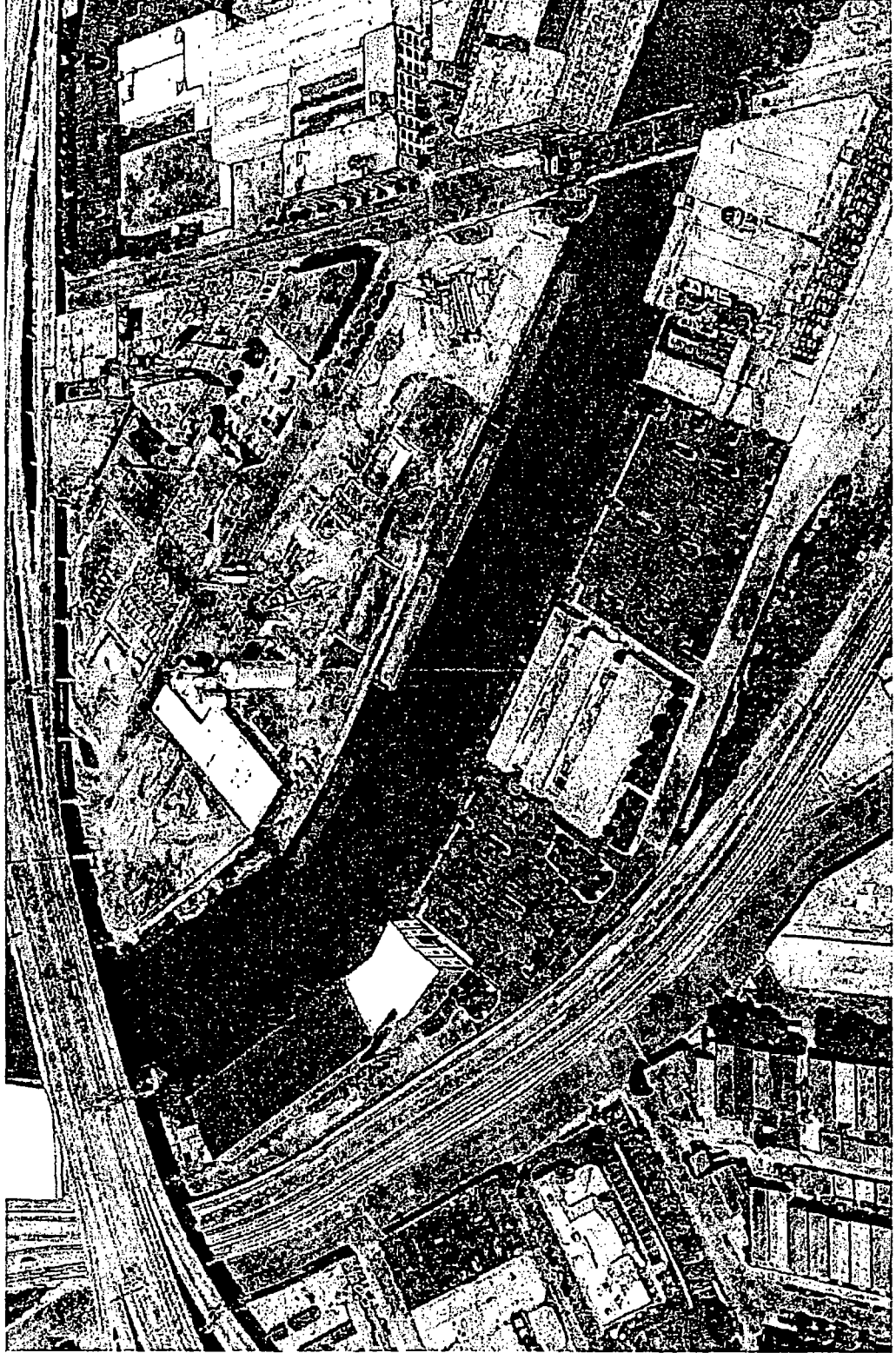
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SHEET 111.F

CONTEXTUAL  
RENDERING  
AERIAL VIEW



EXISTING CONTEXT

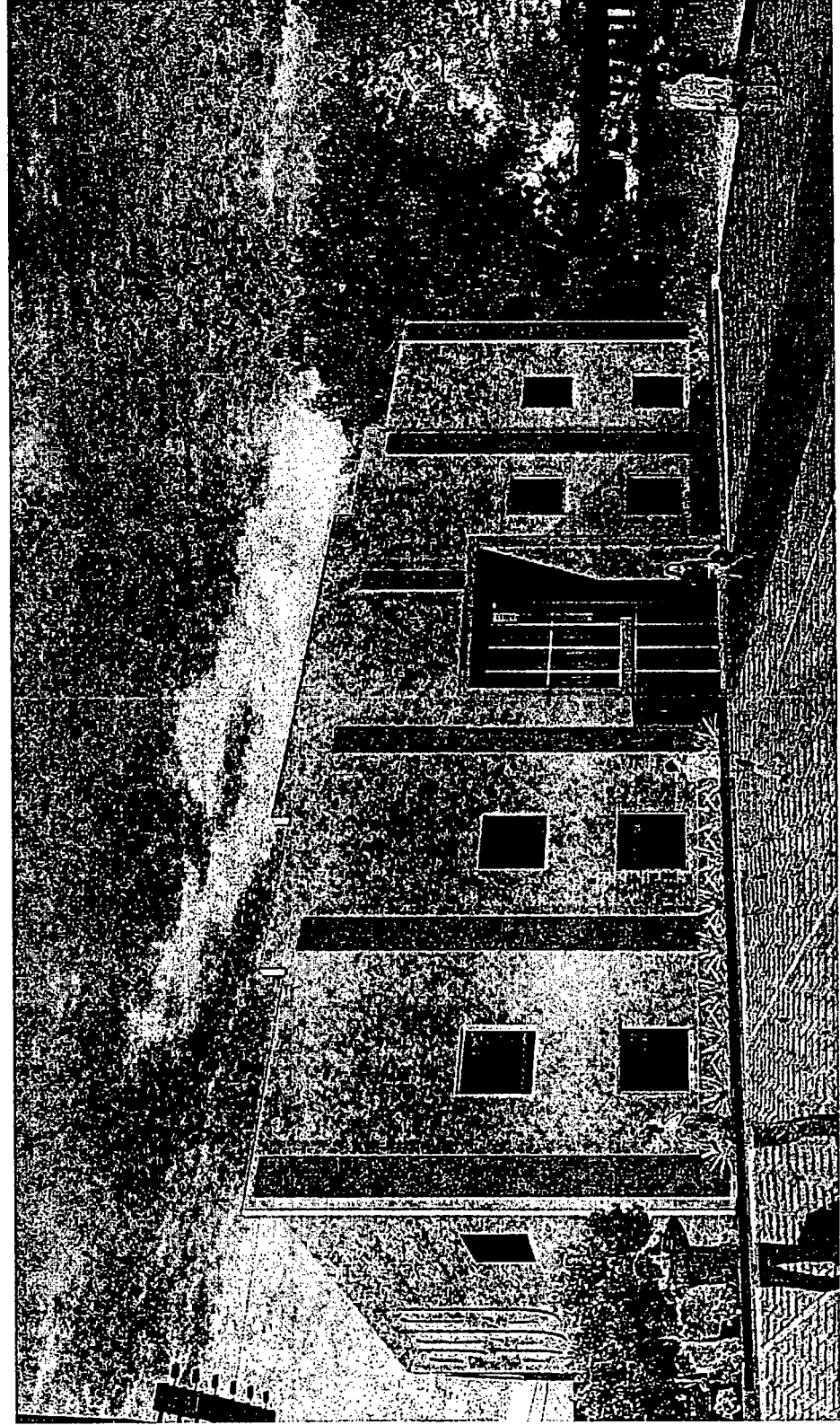


PROPOSED LOCAL 399 CAMPUS IN CONTEXT

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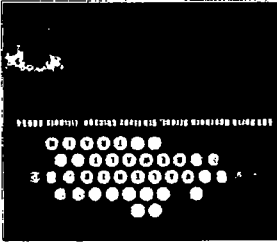


EXISTING ELEVATION



PROPOSED MAIN ENTRANCE ELEVATION

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2416 SOUTH ARCHER AVENUE, CHICAGO, IL 60616

LOCAL 399  
EDUCATION BUILDING  
PROPOSED  
AMENDMENT TO  
PD 868

ARCHITECT: J. J. COLE

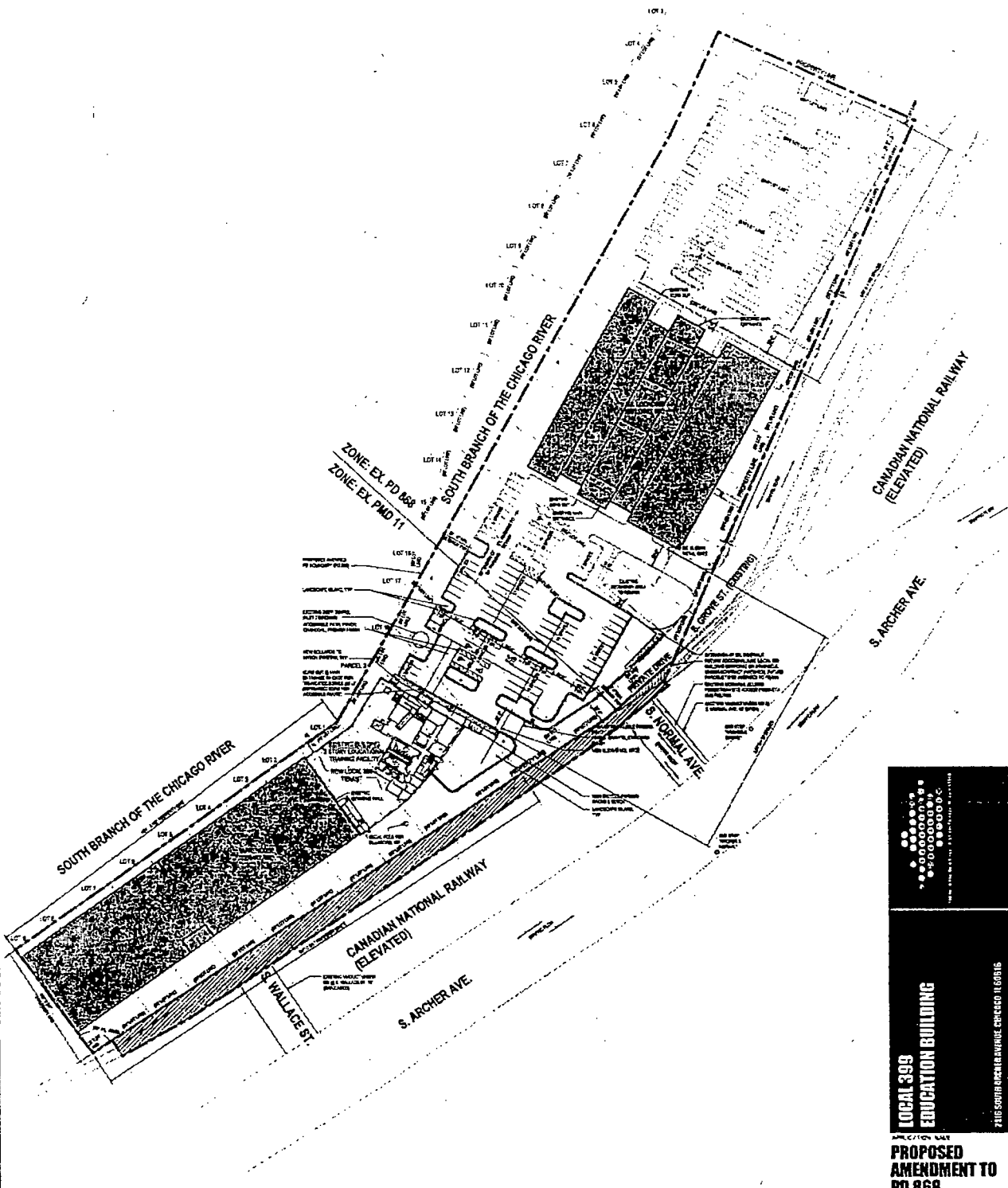
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SHEET TITLE

CONTEXTUAL  
RENDERING  
PEDESTRIAN VIEW

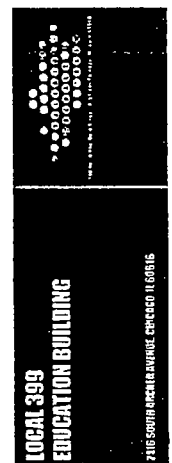


FINAL FOR PUBLICATION

**SITE PLAN**  
Scale: 1" = 100'-0"

CITY OF CHICAGO  
Department of Transportation  
Plan Review Committee  
Approved By: *[Signature]*  
Date: 12/18/17  
Project Title: Local 399  
\*Subject to acceptable construction drawings and required CDOT permits.

500 North Dearborn Street, Suite 900, Chicago, Illinois 60654 T 312.260.7300 F 312.260.7301



PROPOSED  
AMENDMENT TO  
PD 868



CDOT  
REVISION DATE  
12/21/2017  
PLAN COMPLETION DATE

SCALE: 1" = 100'-0"  
SHEET 1 OF 1

PROPOSED SITE  
PLAN FOR  
AMENDED PD868