



City of Chicago



SO2018-1865

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/28/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 15-K at 4025 W Peterson Ave and 4001-4045 W Thorndale Ave - App No. 19560
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE 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 M2-1 Light Industry District symbols and indications as shown on Map No. 15-K in the area bounded by:

West Peterson Avenue; a line beginning at a point 22 feet west of North Pulaski Road as measured along the south line of West Peterson Avenue extending southeasterly 31.15 feet to a point 22 feet south of West Peterson Avenue as measured along the west line of North Pulaski Road; North Pulaski Road; a line beginning at a point 582.53 feet south of West Peterson Avenue as measured along the west line of North Pulaski road extending westerly to a point 529.22 feet west of North Pulaski Road and 580.85 feet south of West Peterson Avenue; a curved line from last said point having an arc length of 310.58 feet and extending southwesterly with a radius of 368.26 feet to a point 784.90 feet west of North Pulaski Road and 741.90 feet south of West Peterson Avenue; a curved line from last said point having an arc length of 100.41 feet extending southwesterly with a radius of 705.40 feet to a point 884.55 feet west of North Pulaski Road and 748.03 feet south of West Peterson Avenue; a line from last said point extending westerly for 113.77 feet to a point 998.32 feet west of North Pulaski Road and 747.54 feet south of West Peterson Avenue; a curved line from last said point having an arc length of 139.32 feet extending southwesterly with a radius of 368.26 feet to a point 1,134.50 feet west of North Pulaski Road and 772.99 feet south of West Peterson Avenue; a line from last said point extending southwesterly for 75.23 feet to a point 1,204.59 feet west of North Pulaski Road and 800.48 feet south of West Peterson Avenue; a curved line from last said point having an arc length of 148.89 feet extending southwesterly with a radius of 368.26 feet to a point 1,328.71 feet west of North Pulaski Road and 881.14 feet south of West Peterson Avenue; the easterly right of way of the Chicago & Northwestern Railway; a line beginning at a point 241.35 feet south of West Peterson Avenue and 951.37 feet west of North Pulaski Road extending southeasterly for 113.29 feet to a point 295.99 feet south of West Peterson Avenue and 852.24 feet west of North Pulaski Road; a line beginning from last said point extending northeasterly for 140 feet to a point 174.32 feet south of West Peterson Avenue and 782.71 feet west of North Pulaski Avenue; a line beginning from last said point extending northeasterly for 289.05 feet to a point 25.50 feet south of West Peterson Avenue and 535.08 feet west of North Pulaski Road; and a line from last said point extending northerly 25.50 feet to West Peterson Avenue,

to those of a M3-1 Heavy Industry District.

SECTION 2. Further, that the Chicago Zoning Ordinance is hereby amended by changing all of the M3-1 Heavy Industry District symbols and indications established in the area above described in Section 1 to those of a Planned Development 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 hereof and to no others.

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

Common Addresses of Property: 4001-55 W. Peterson Avenue, Chicago, IL.; 4001-45 W. Thorndale Avenue, Chicago, IL.

Statements 1 through 17 are incorporated herein,

1. The area delineated herein as Planned Development Number _____ ("Planned Development") consists of approximately five hundred thirty eight thousand four hundred sixty three (538,463) square feet of net site area which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned by the Applicant, Peoples Gas Light and Coke Company, Matthew Warren, Inc., and 4055 W. Peterson, LLC. The gross site area consists of approximately six hundred twenty four thousand nine eight hundred sixty (624,860) square feet.
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 holders 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 the 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, assignees 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks

Applicant: Peoples Gas Light and Coke Company.
Address: 4025 West Peterson Ave., Chicago, IL
Introduced: February 21, 2018
Plan Commission: April 19, 2018

- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. The plan of development consists of seventeen (17) statements; a Bulk Regulations Table; Existing Land Use, Site Plans, Parkway Plans, Landscape Plans with VUA Calculations and Setbacks, Streetscape Elevations, Building Elevations and Materials (North, South, East, and West), North Elevation Monopole, Existing Zoning Map, Vehicle Loading/Access Plan, Entrance Driveway Plan, Right-of-Way Adjustment Plan, and PD Boundary and Property Line Map and dated April, 19, 2018, are 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 shall control.
5. The following uses shall be permitted in the area delineated herein as a Planned Development: major and minor utilities and services, vehicle storage and towing; motor vehicle repair shop; limited manufacturing; office; freestanding wireless communication facilities as well as accessory parking and accessory uses including but not limited to fueling stations, waste-related uses and warehouses.
6. Business signs, including the existing Peterson and Pulaski Industrial Park sign on the southwest corner of the intersection of Peterson Avenue and Pulaski Road, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planned Development. 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 Planned 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

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Federal Aviation Administration.

8. The maximum permitted Floor Area Ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data 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 and Data Table has been determined using a Net Site Area of 538,463 square feet (approximately 12.36 acres).
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Chicago 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, including Section 17-13-800. 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 13-32-085, 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 of the Chicago 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 shall install a traffic signal at the Pulaski Access Drive and left-turn arrows on North Pulaski Road at the Access Drive in the north direction. The Applicant shall coordinate the design of the Pulaski Access Drive, left-turn arrows, and the signal design with the Chicago Department of Transportation in order to properly design for pedestrians, bicycles, trucks, vehicular traffic, CTA bus stops, and on-street parking.

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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 obtain the number of points necessary to meet the requirements of 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 and must provide documentation verifying compliance.
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 Chicago 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 an M3-1 (Heavy Industry District).

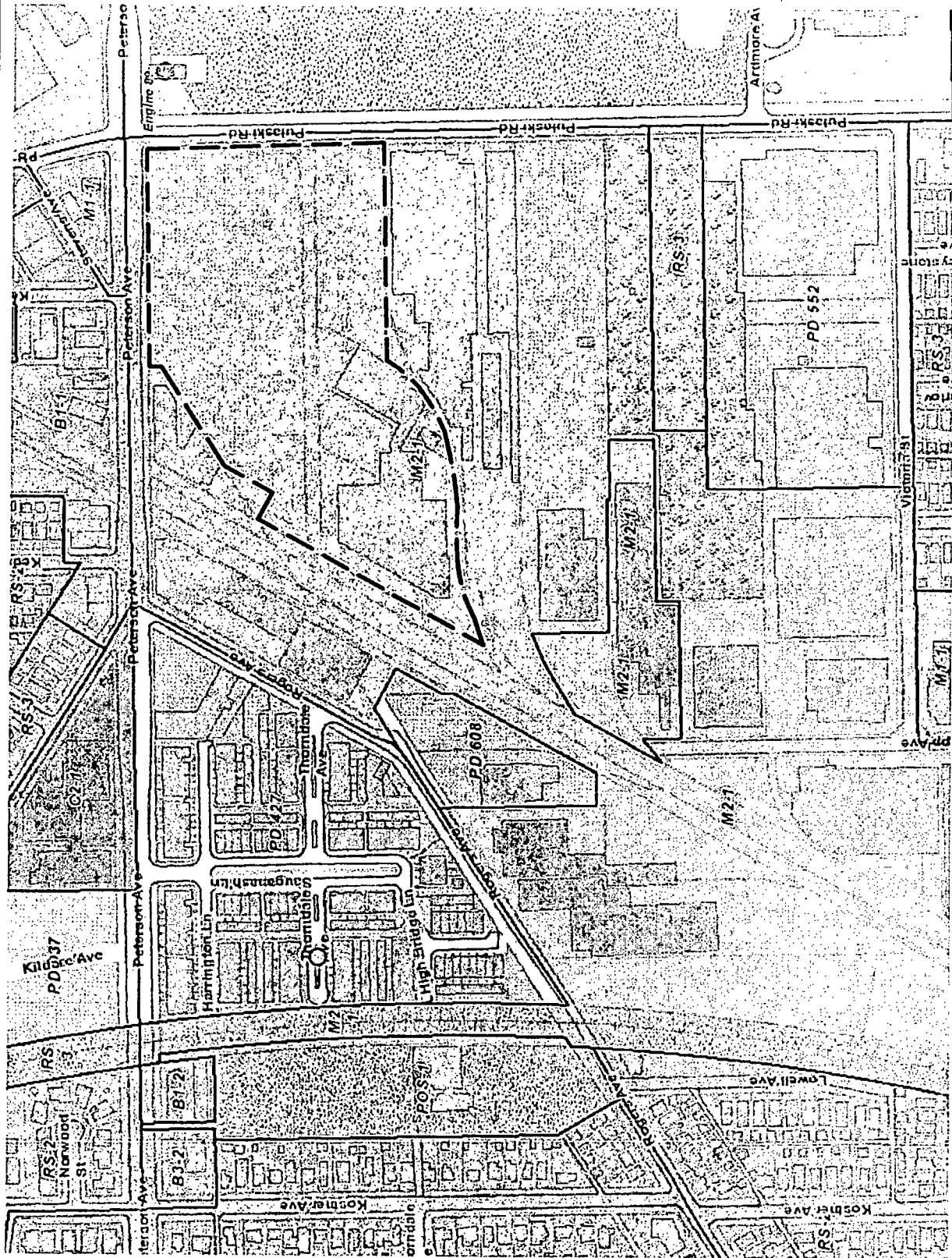
Applicant: Peoples Gas Light and Coke Company.
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Introduced: February 21, 2018
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Peoples Gas North Field Service Shop
Bulk Regulations and Data Table

FINAL FOR PUBLICATION

Net Site Area:	538,463 square feet (12.36 acres)
Gross Site Area:	624,860 square feet (14.34 acres)
Maximum Floor Area Ratio for Total Net Site Area:	0.20
Maximum Number of Dwelling Units:	None Permitted
Minimum Number of Off-Street Parking Spaces:	435 auto, including 9 accessible spaces.
Maximum Fleet Vehicles	400
Number of Off-Street Loading Berths:	2 (10' X 50')
Minimum Width of Landscaped Buffer Adjacent to Public Ways:	In substantial accordance with Site and Landscape Plan.
Maximum Percentage of Site Coverage:	In substantial accordance with Site and Landscape Plan.
Minimum Required Building Setbacks:	In substantial accordance with Site and Landscape Plan.
Maximum Permitted Building Height:	45'
Maximum Freestanding Wireless Communication Facility Height:	150'
Minimum Number of Bicycle Spaces:	22

April 19th, 2018



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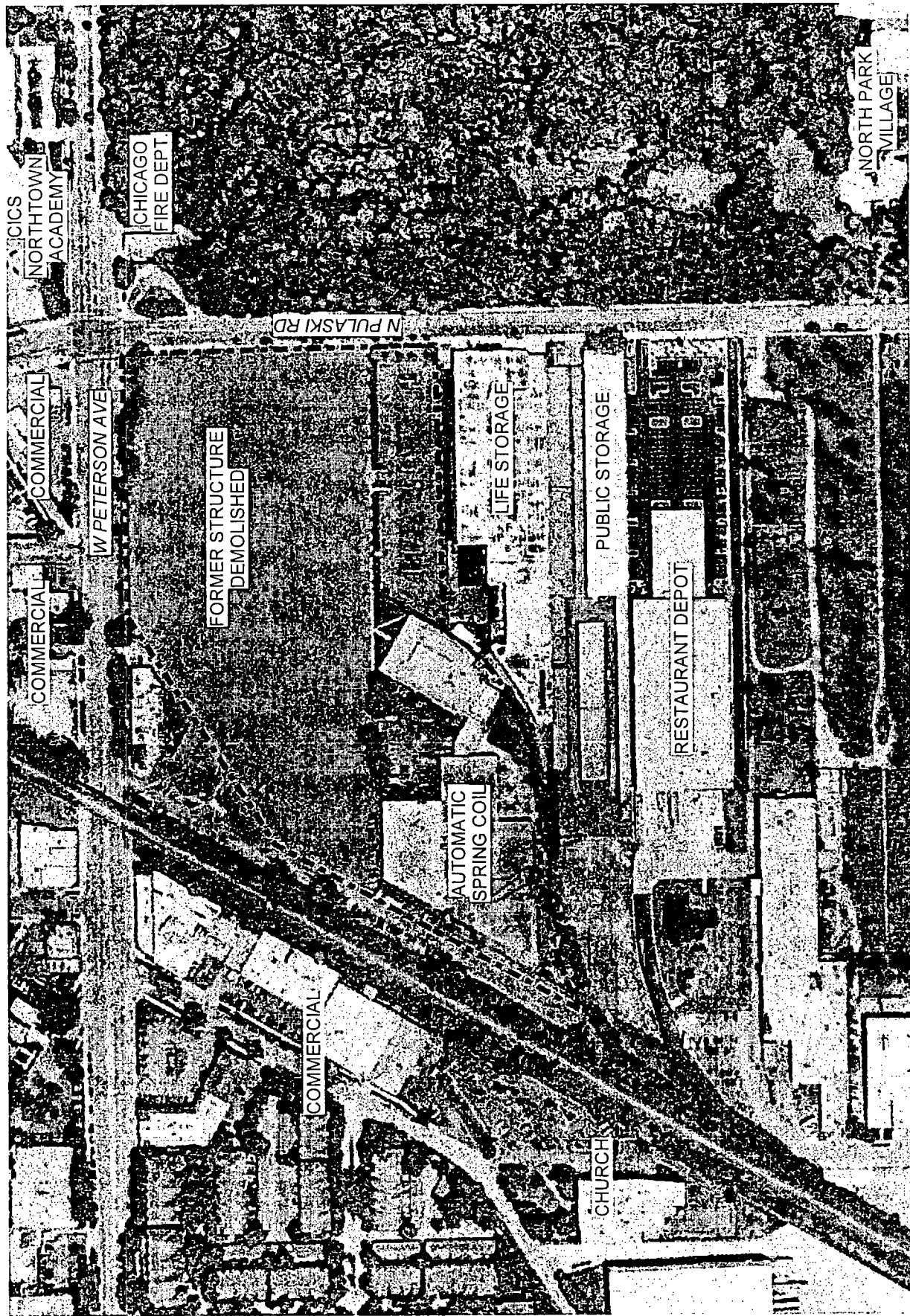


STEPSTEIN

EXISTING ZONING MAP
NORTH SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO. XX

Applicant: Peoples Gas
Address: 4025 West Peterson Ave
Chicago, IL
Date Filed: February 21, 2018
Plan Commission: April 19, 2018

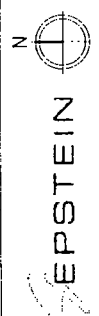
PEOPLES GAS
NATURAL GAS DELIVERY



Applicant: Peoples Gas
 Address: 4025 West Peterson Ave
 Chicago, IL
 Date Filed: February 21, 2018
 Plan Commission: April 19, 2018

PEOPLES GAS
 NATURAL GAS DELIVERY

EXISTING LAND USE
 NORTH SHOP FIELD SERVICE CENTER
 PLANNED DEVELOPMENT NO. XX



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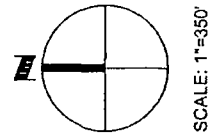


TESTS

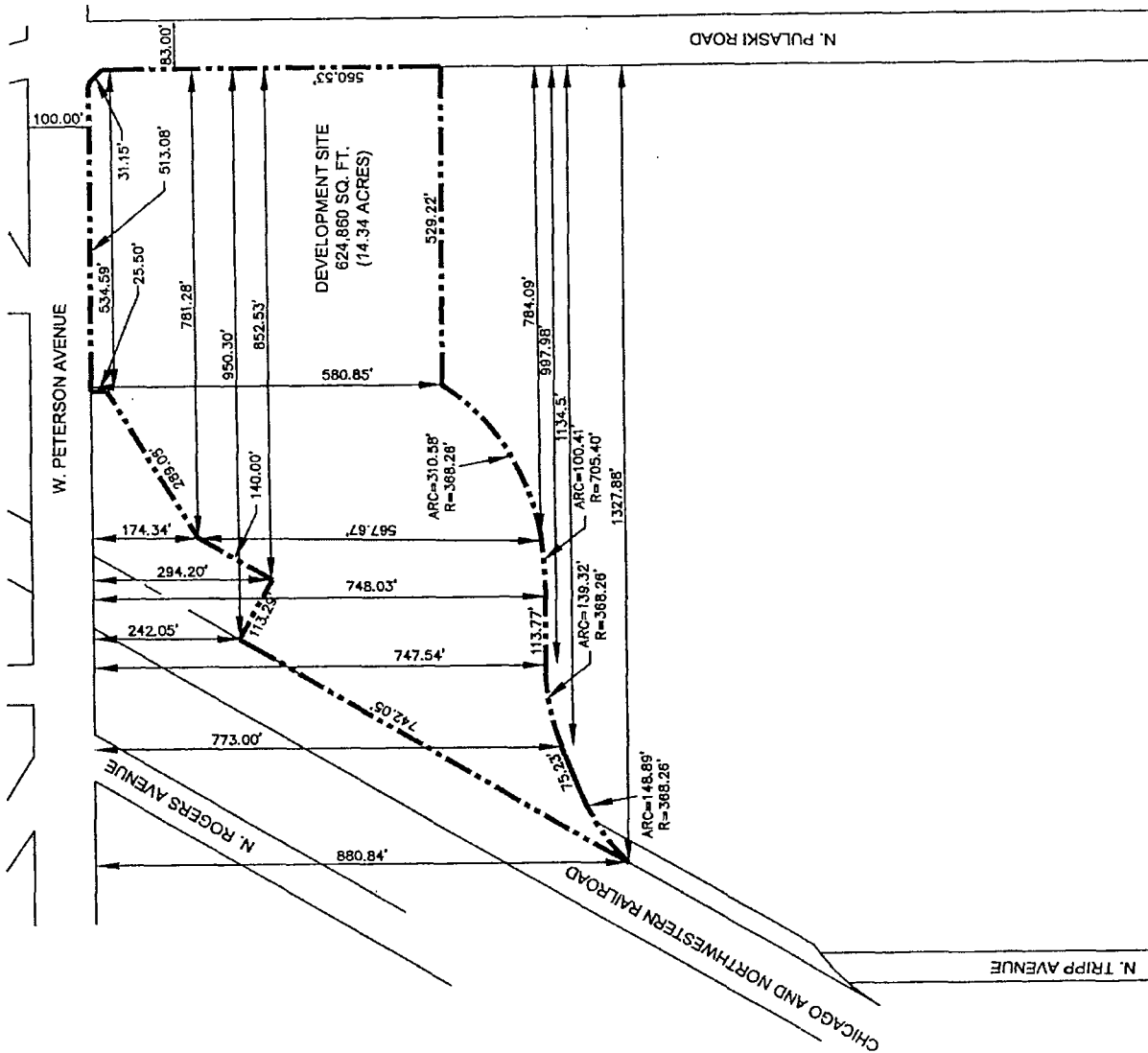
PD BOUNDARY AND PROPERTY LINE MAP
NORTH SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO. XX

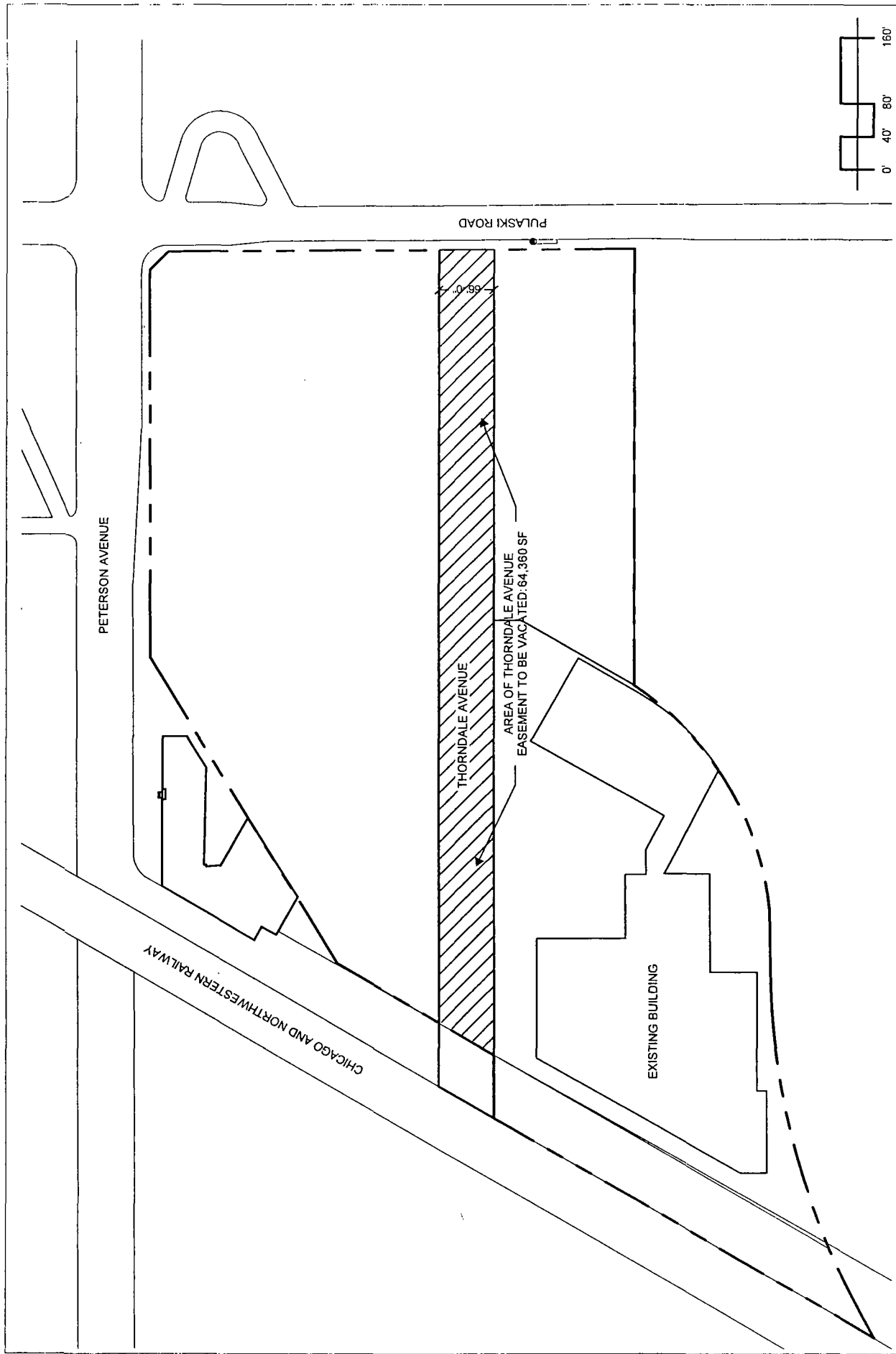
Applicant: Peoples Gas
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Date Filed: February 21, 2018
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PEOPLES GAS[®]
NATURAL GAS DELIVERY



SCALE: 1"=350'

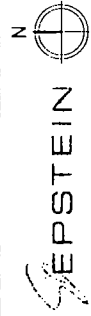




PEOPLES GAS
NATURAL GAS DELIVERY

Applicant: Peoples Gas
Address: 4025 West Peterson Ave
Chicago, IL
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Plan Commission: April 19, 2018

RIGHT-OF-WAY ADJUSTMENT PLAN
NORTH SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO. XX



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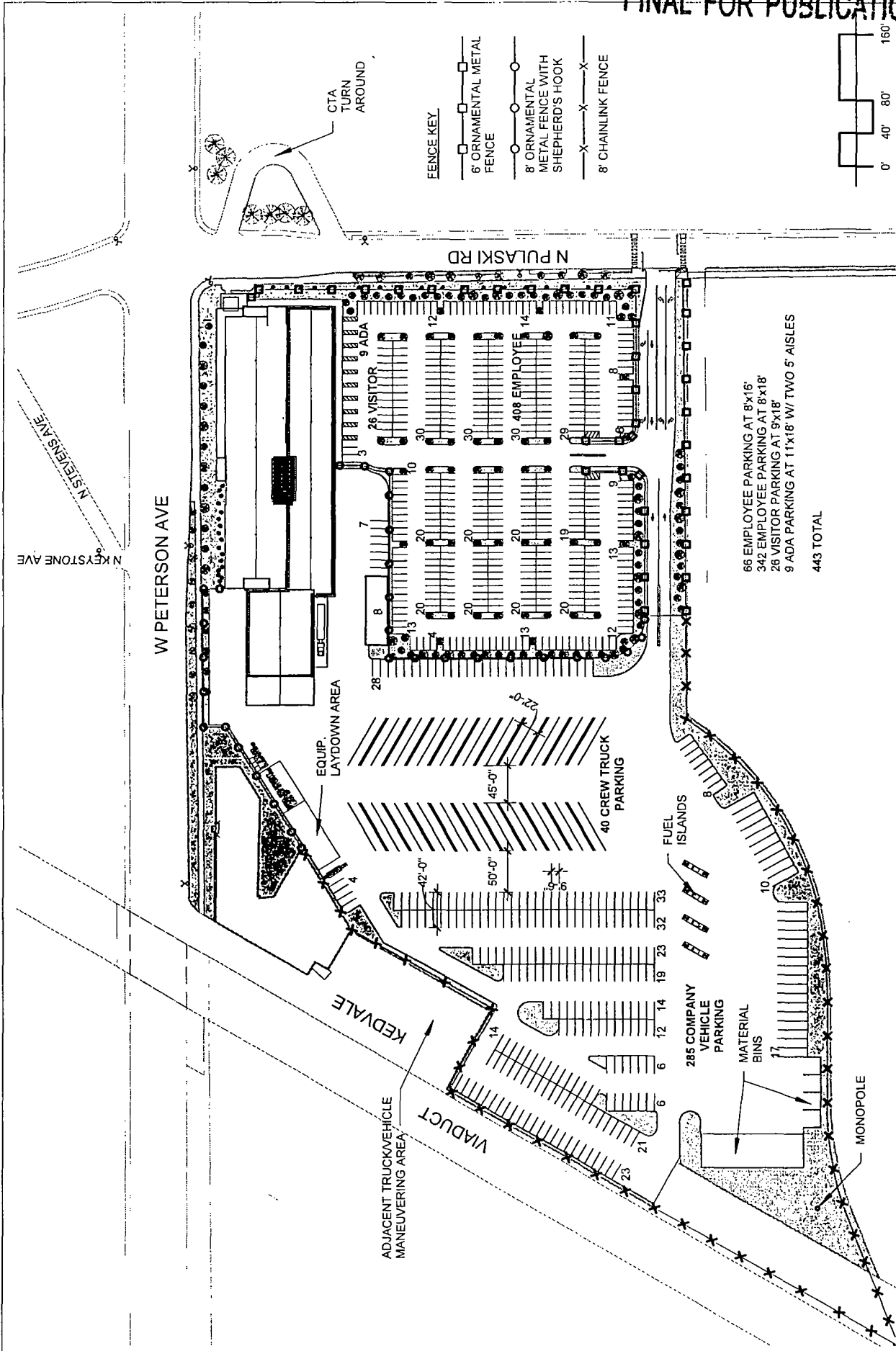
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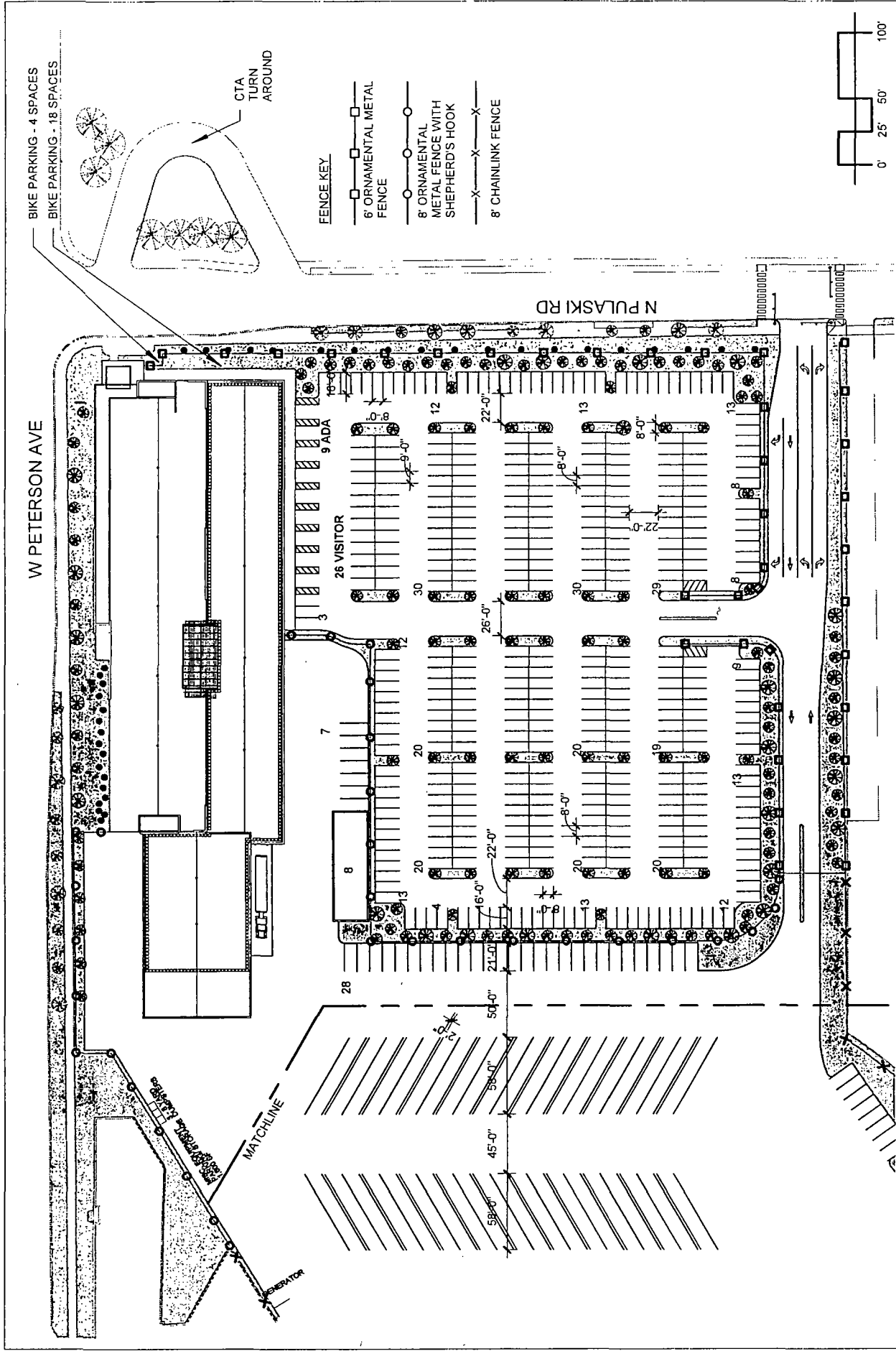
EPSTEIN

SITE PLAN
NORTH SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO. XX

Applicant: Peoples Gas
Address: 4025 West Peterson Ave
Chicago, IL
Date Filed: February 21, 2018
Plan Commission: April 19, 2018

PEOPLES GAS*
NATURAL GAS DELIVERY





ENLARGED SITE PLAN - A
NORTH SHOP FIELD SERVICE CENTER
 PLANNED DEVELOPMENT NO. XX

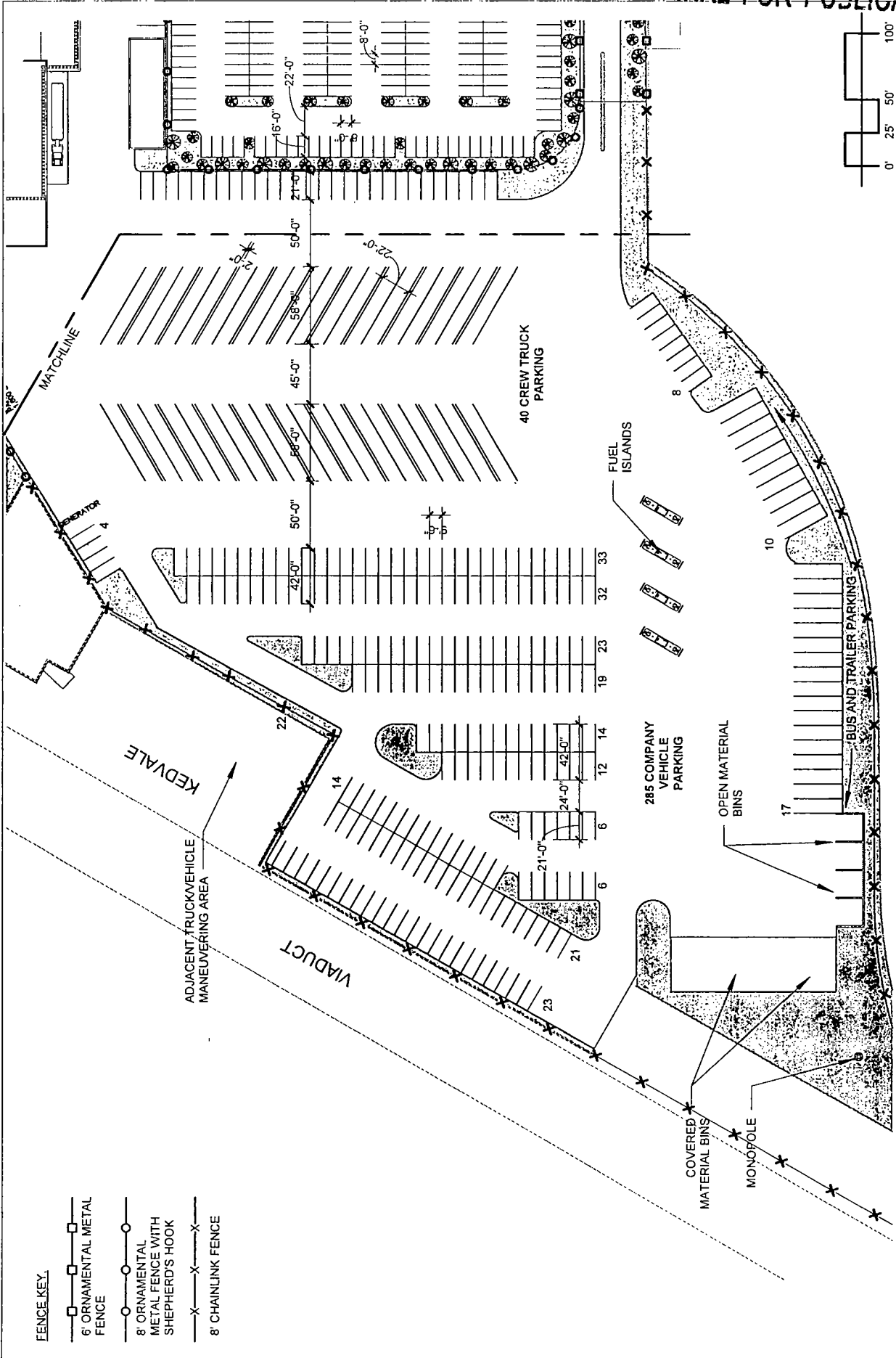
Applicant: Peoples Gas
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 Chicago, IL
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PEOPLES GAS
 NATURAL GAS DELIVERY

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EPSTEIN



FENCE KEY:

- 6' ORNAMENTAL METAL FENCE
- 8' ORNAMENTAL METAL FENCE WITH SHEPHERD'S HOOK
- 8' CHAINLINK FENCE

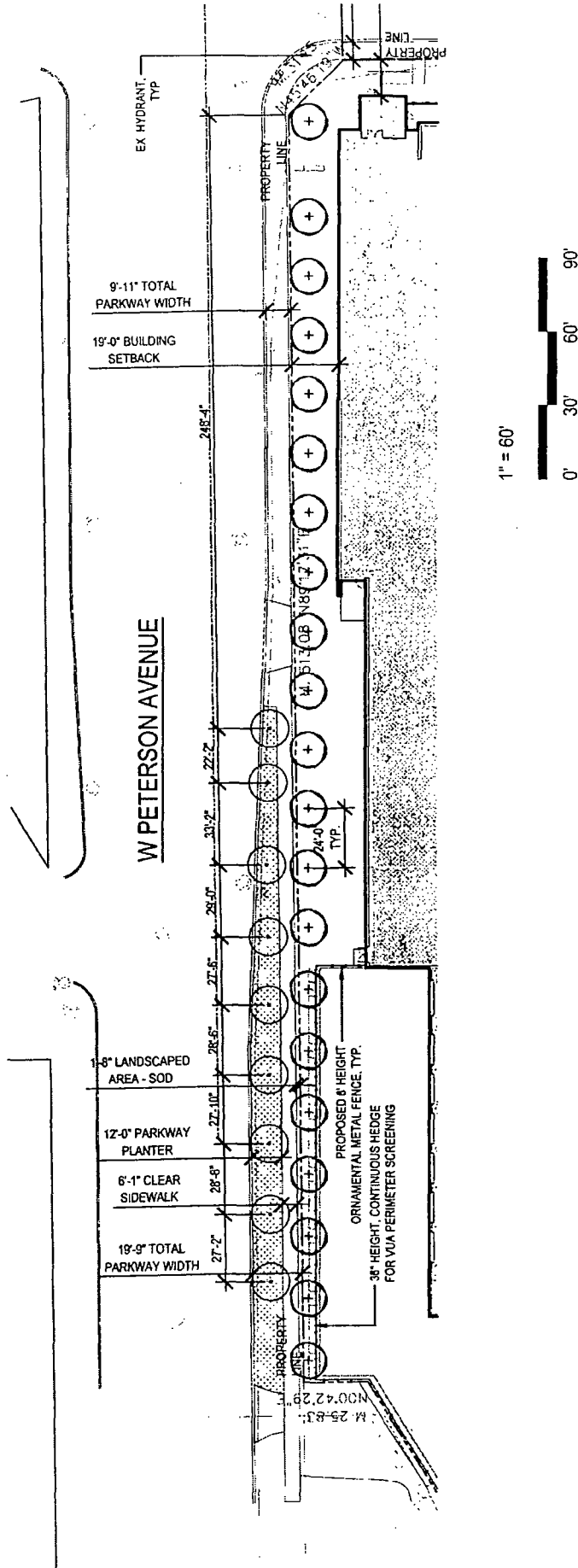
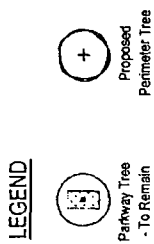
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ENLARGED SITE PLAN - B
NORTH SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO. XX

Applicant: Peoples Gas
Address: 4025 West Peterson Ave
Chicago, IL
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PEOPLES GAS
NATURAL GAS DELIVERY



LEGEND



Parkway Tree
- To Remain



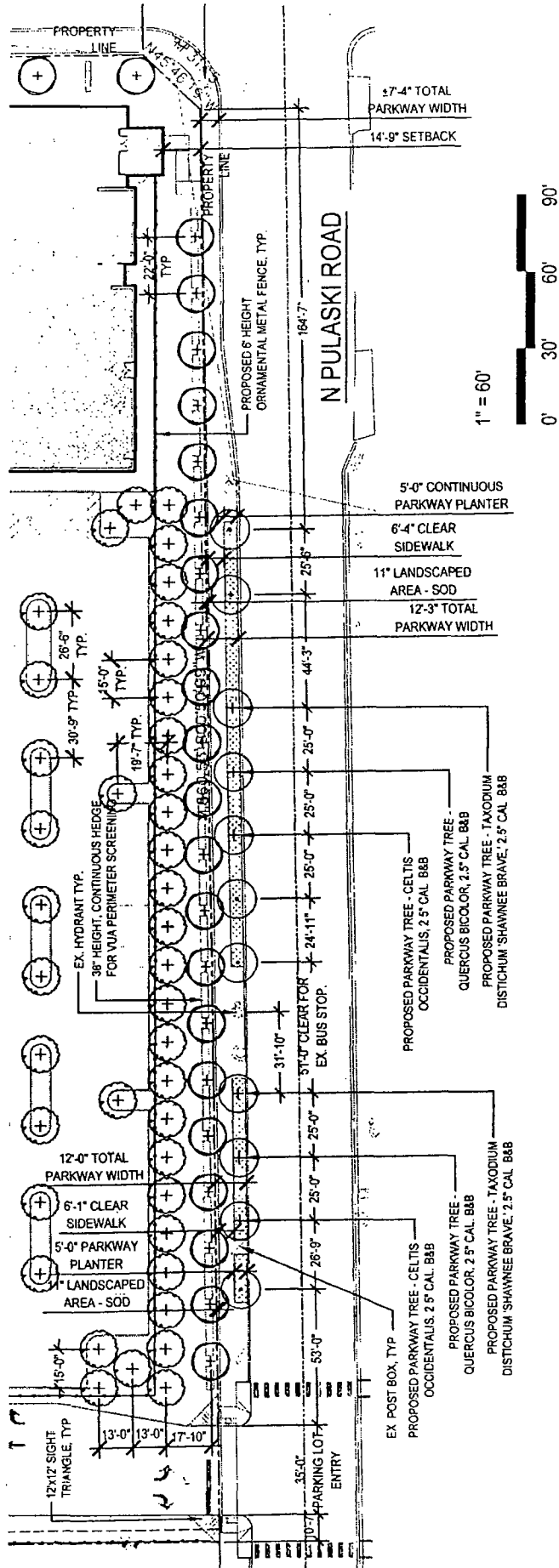
Proposed
Parkway Tree



Proposed
Perimeter Tree



Proposed
Interior Tree



PEOPLES GAS*
NATURAL GAS DELIVERY

Applicant: Peoples Gas
Address: 4025 West Peterson Ave
Chicago, IL
Date Filed: February 21, 2018
Plan Commission: April 19, 2018

PULASKI PARKWAY
NORTH SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO. XX



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LANDSCAPE REQUIREMENTS

W Peterson Avenue

Perimeter Trees = One Tree For Every 25 LF
Required Trees = 21
Provided Trees = 21

Parkway Trees = One Tree For Every 25 LF
where Total Parkway is Greater Than 9' in Width
Required Trees = 21
Existing Trees to Remain = 9 Trees
*Provided Trees = 0 Trees

*Provided Trees are less than Required Trees on site in order to maintain 25'-0" O.C. planting & because there are no proposed changes to the Peterson Right-of-Way

N Pulaski Road

Perimeter Trees = One Tree For Every 25 LF
Required Trees = 21
*Provided Trees = 21

**Provided Trees are spaced 22'-0" O.C. in order to meet Required Trees count.

Parkway Trees = One Tree For Every 25 LF
where Total Parkway is Greater Than 9' in Width
Required Trees = 18
Existing Trees to Remain = 5 Trees
*Provided Trees = 6 Trees

***Provided Trees are less than Required Trees on site in order to maintain 25'-0" O.C. planting. Additional trees can not be provided due to existing tree spacing & permanent structures

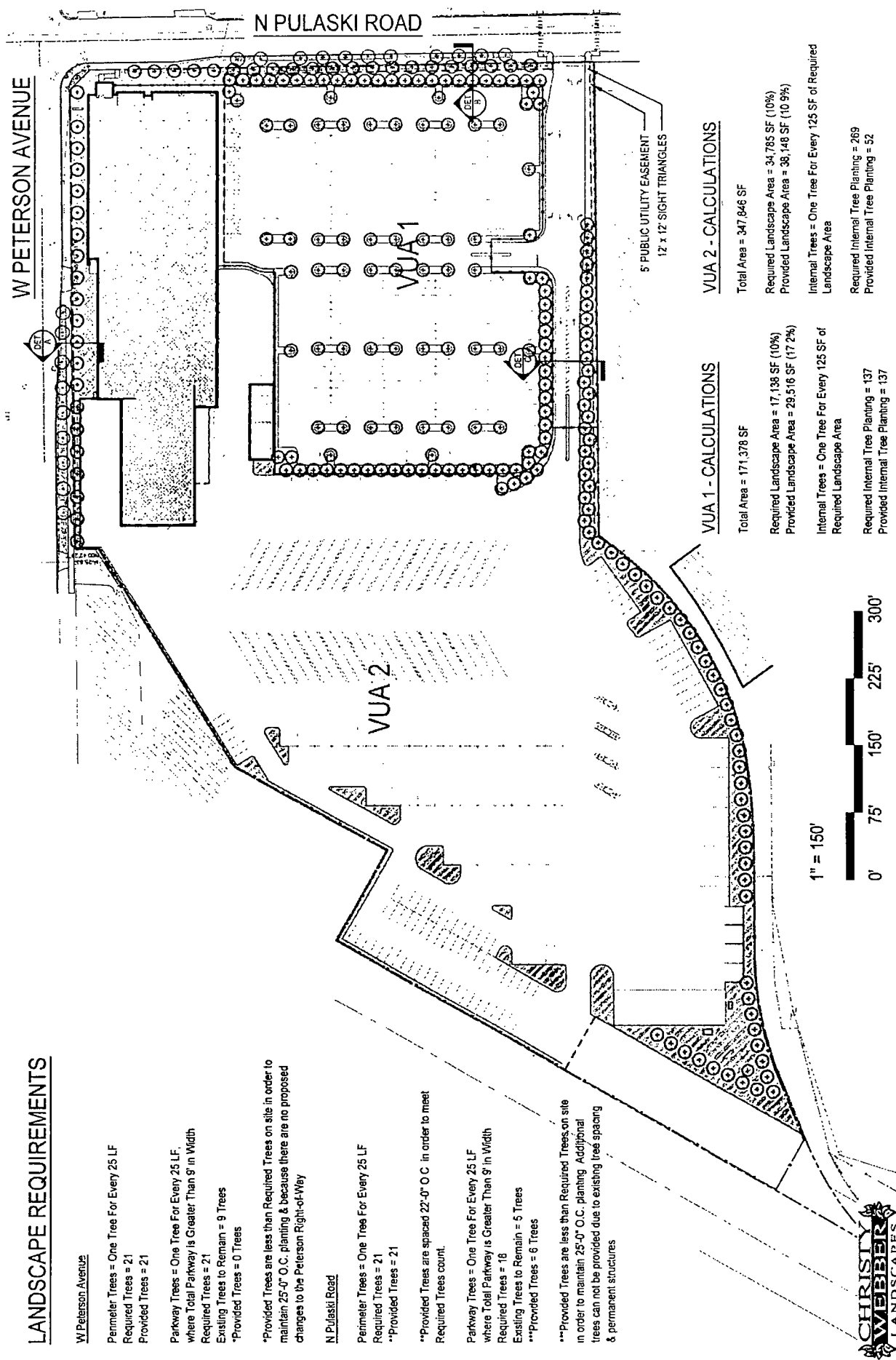
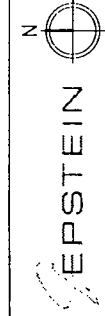


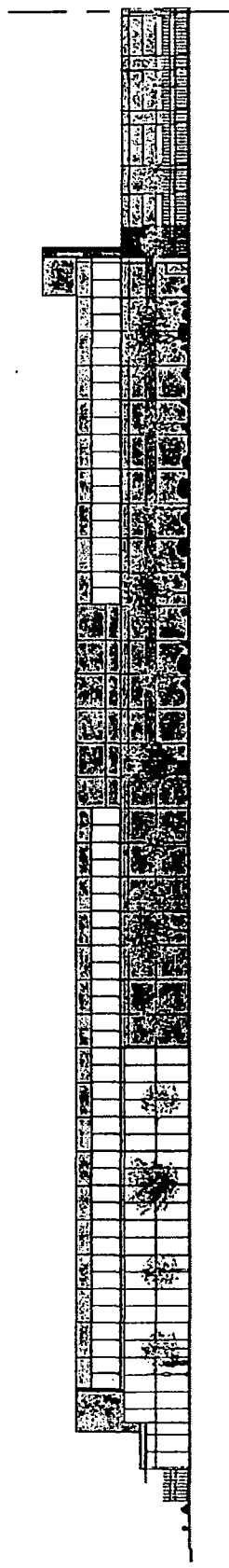
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PEOPLES GAS
NATURAL GAS DELIVERY

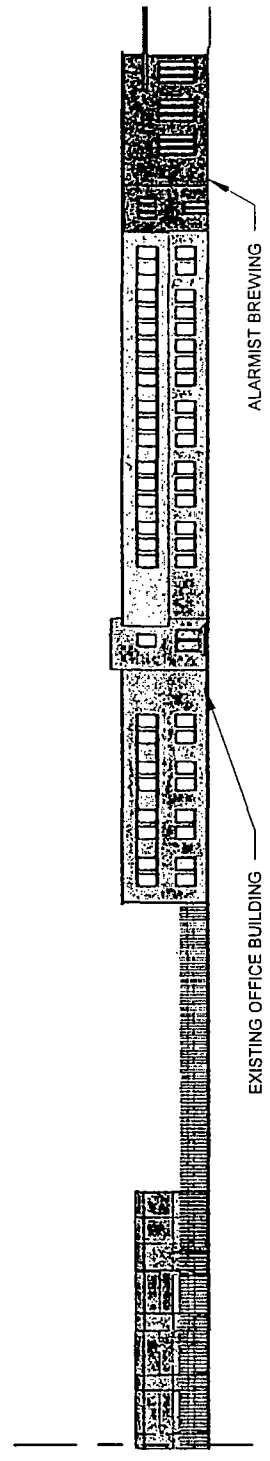
VUA CALCULATIONS & SITE PLAN NORTH SHOP FIELD SERVICE CENTER PLANNED DEVELOPMENT NO. XX

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NORTH ELEVATION



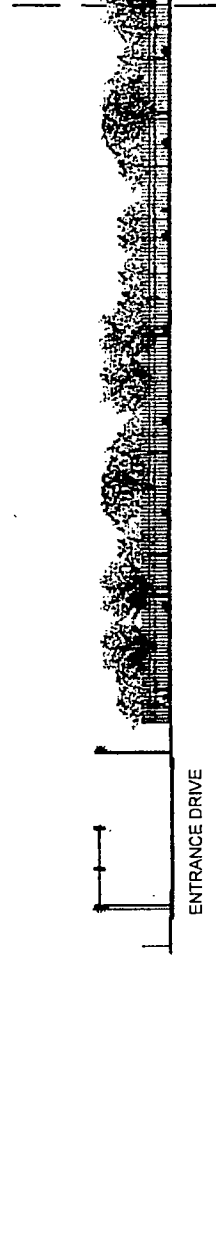
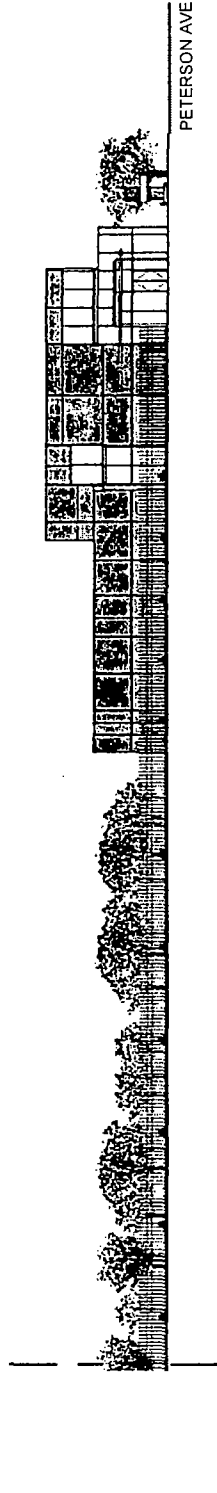
NORTH ELEVATION

PEOPLES GAS
NATURAL GAS DELIVERY
Applicant: Peoples Gas
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Plan Commission: April 19, 2018

STREETSCAPE NORTH ELEVATION
NORTH SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO. XX

SEPSTEIN

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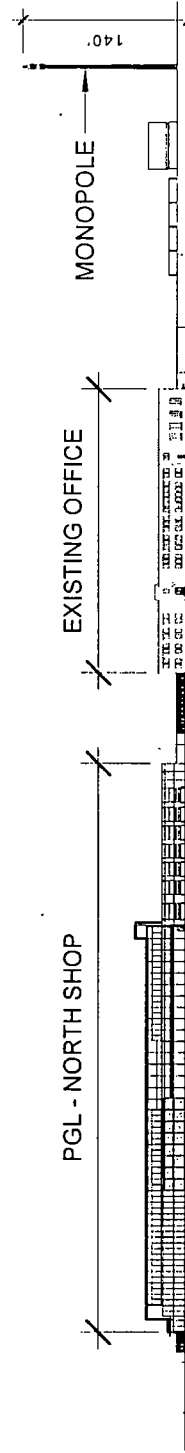
PEOPLES GAS
NATURAL GAS DELIVERY

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STREETSCAPE EAST ELEVATION
NORTH SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO. XX

GEPSTEIN

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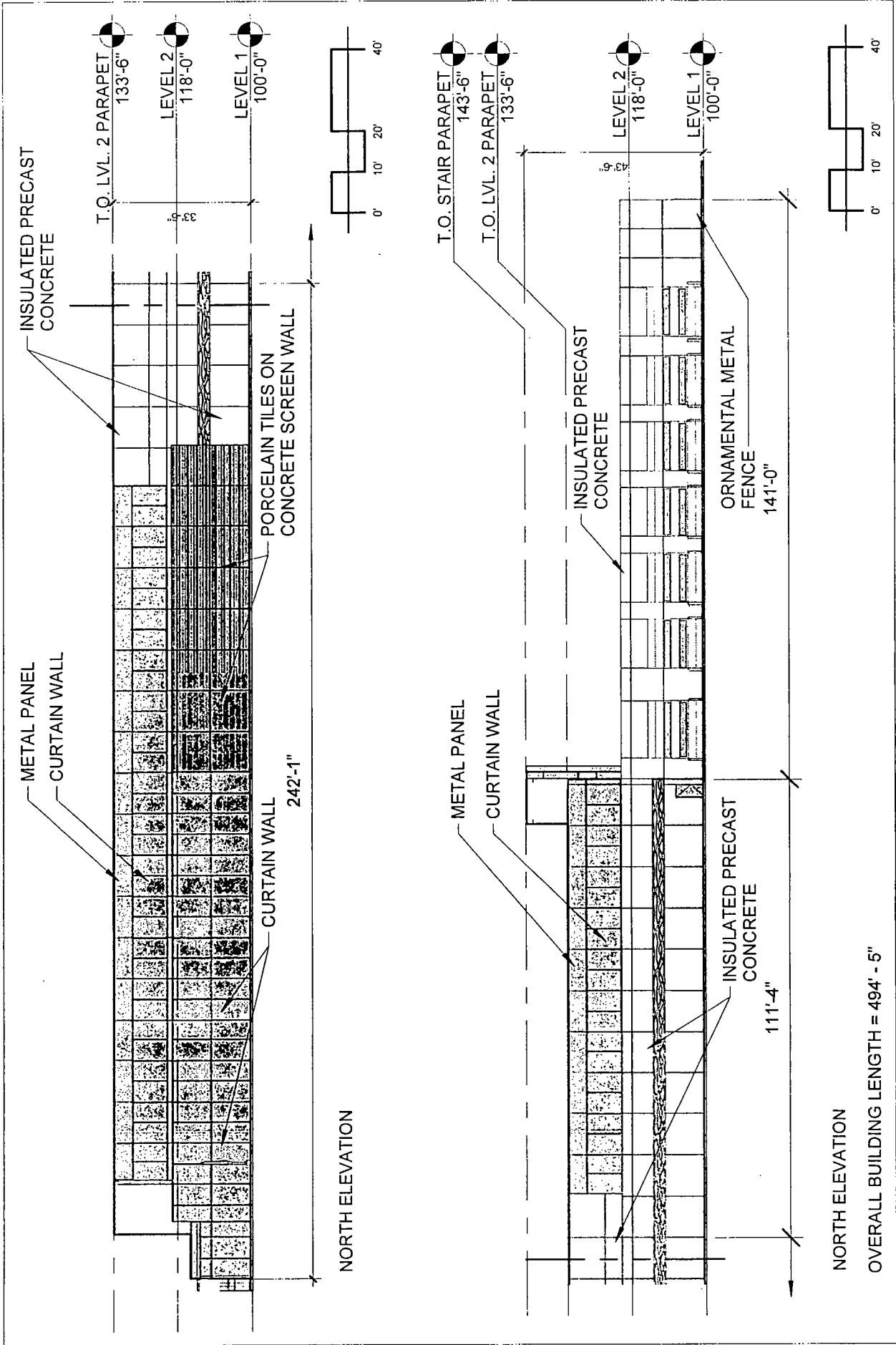
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PEOPLES GAS
 NATURAL GAS DELIVERY

NORTH ELEVATION MONOPOLE
NORTH SHOP FIELD SERVICE CENTER
 PLANNED DEVELOPMENT NO. XX

SEPSTEIN

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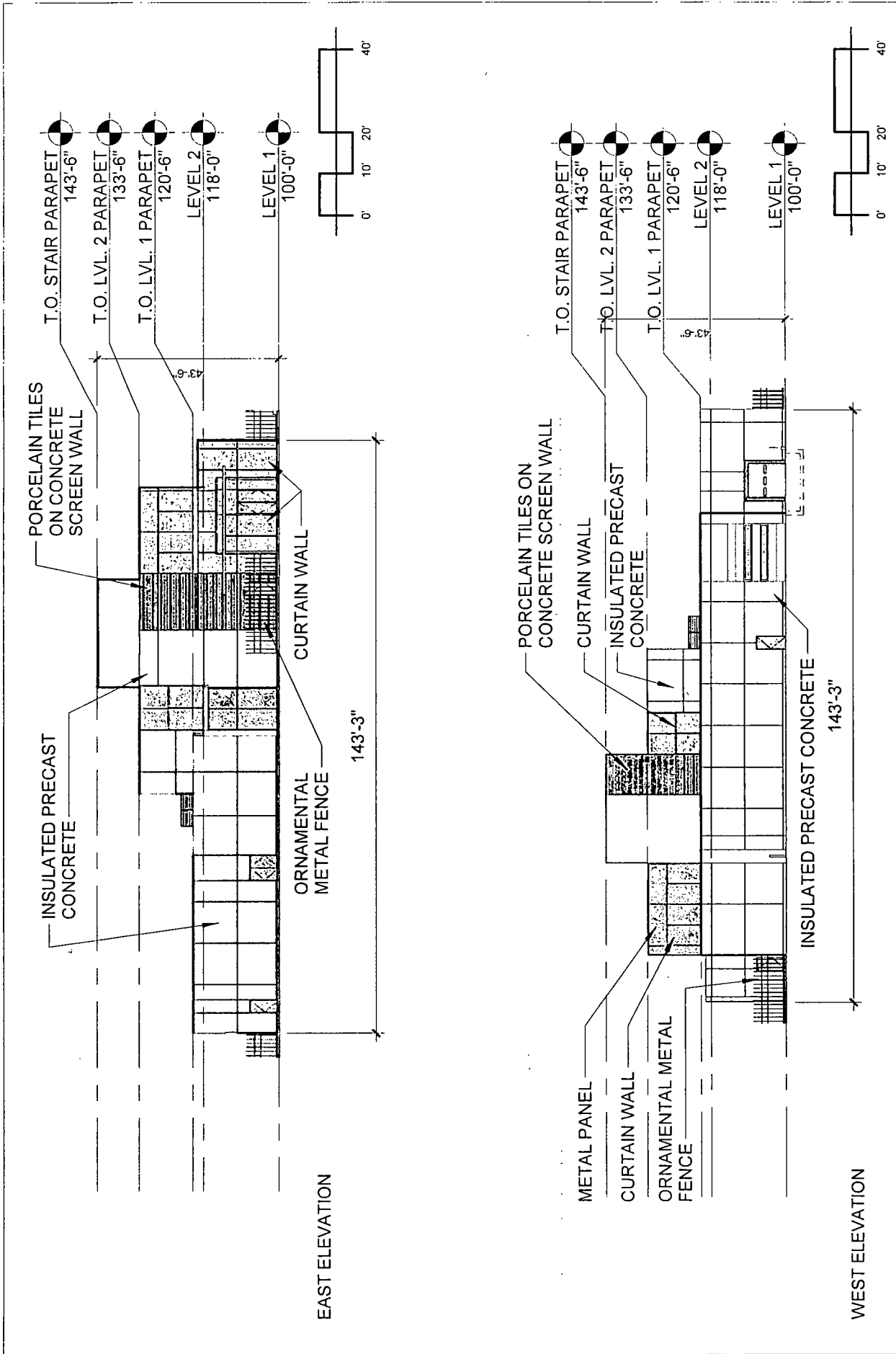
PEOPLES GAS
NATURAL GAS DELIVERY

Applicant: Peoples Gas
Address: 4025 West Peterson Ave
Chicago, IL
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SEPSTEIN

NORTH ELEVATION AND MATERIALS
NORTH SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO. XX

Mc KISSACK
F.H. PASCHEN



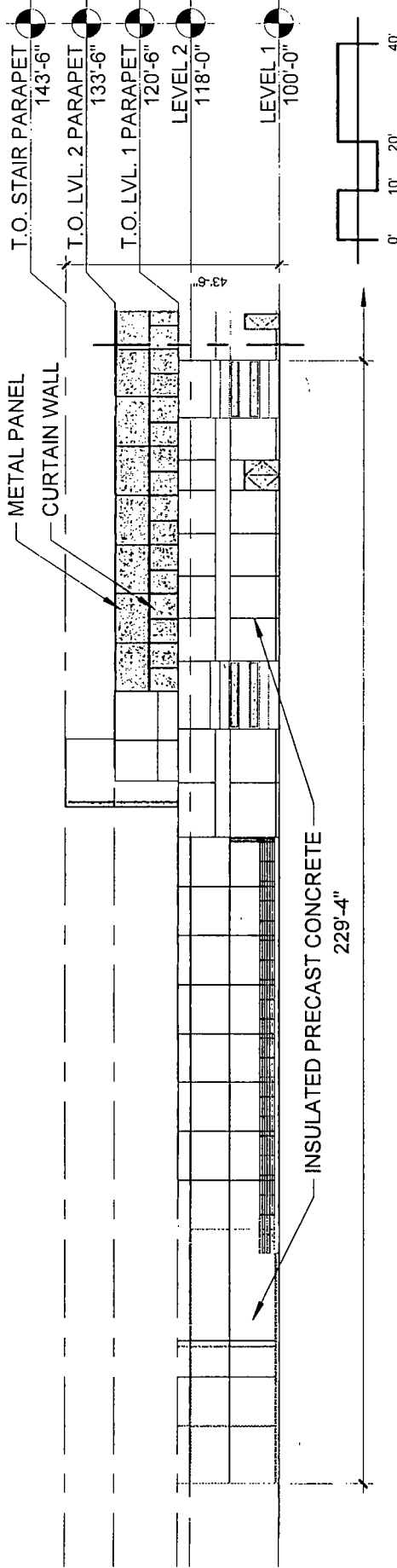
EAST/WEST ELEVATION AND MATERIALS
NORTH SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO. XX

Mc KISSACK
F.H. PASCHEN

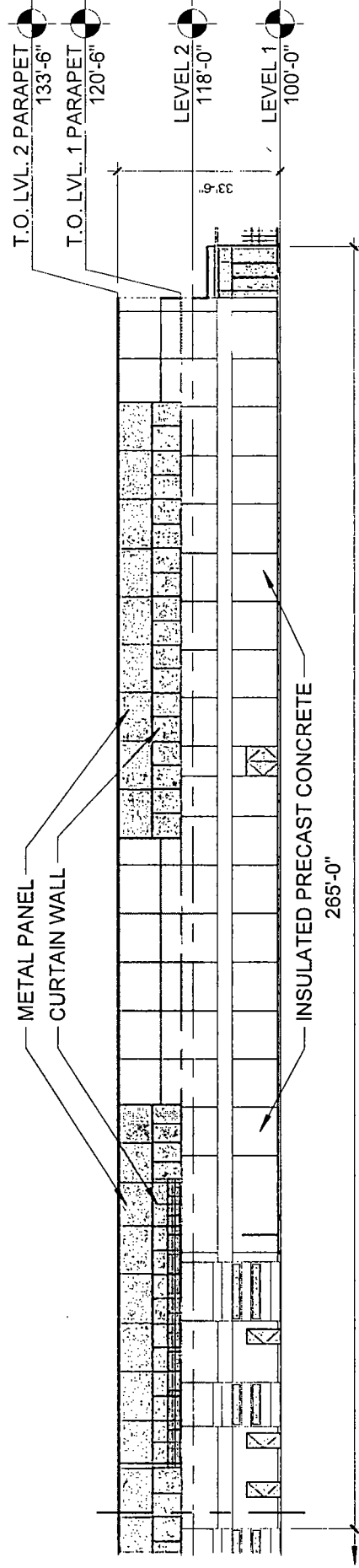
SEPSTEIN

PEOPLES GAS[®]
NATURAL GAS DELIVERY

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SOUTH ELEVATION



SOUTH ELEVATION

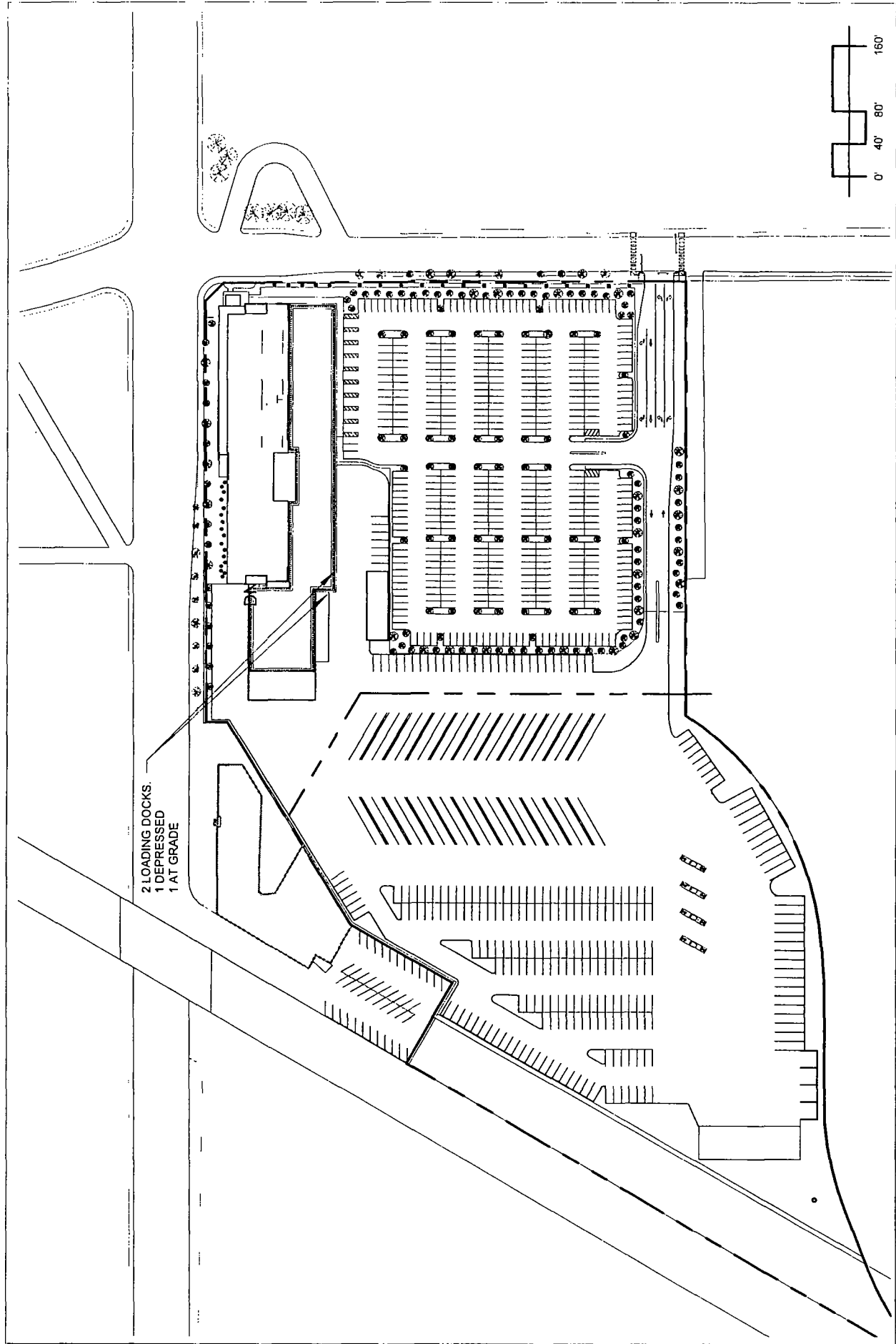
OVERALL BUILDING LENGTH = 494' - 5"

PEOPLES GAS
NATURAL GAS DELIVERY
Applicant: Peoples Gas
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SOUTH ELEVATION AND MATERIALS
NORTH SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO. XX

SEPSTEIN

Mc KISSACK
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2 LOADING DOCKS,
1 DEPRESSED
1 AT GRADE

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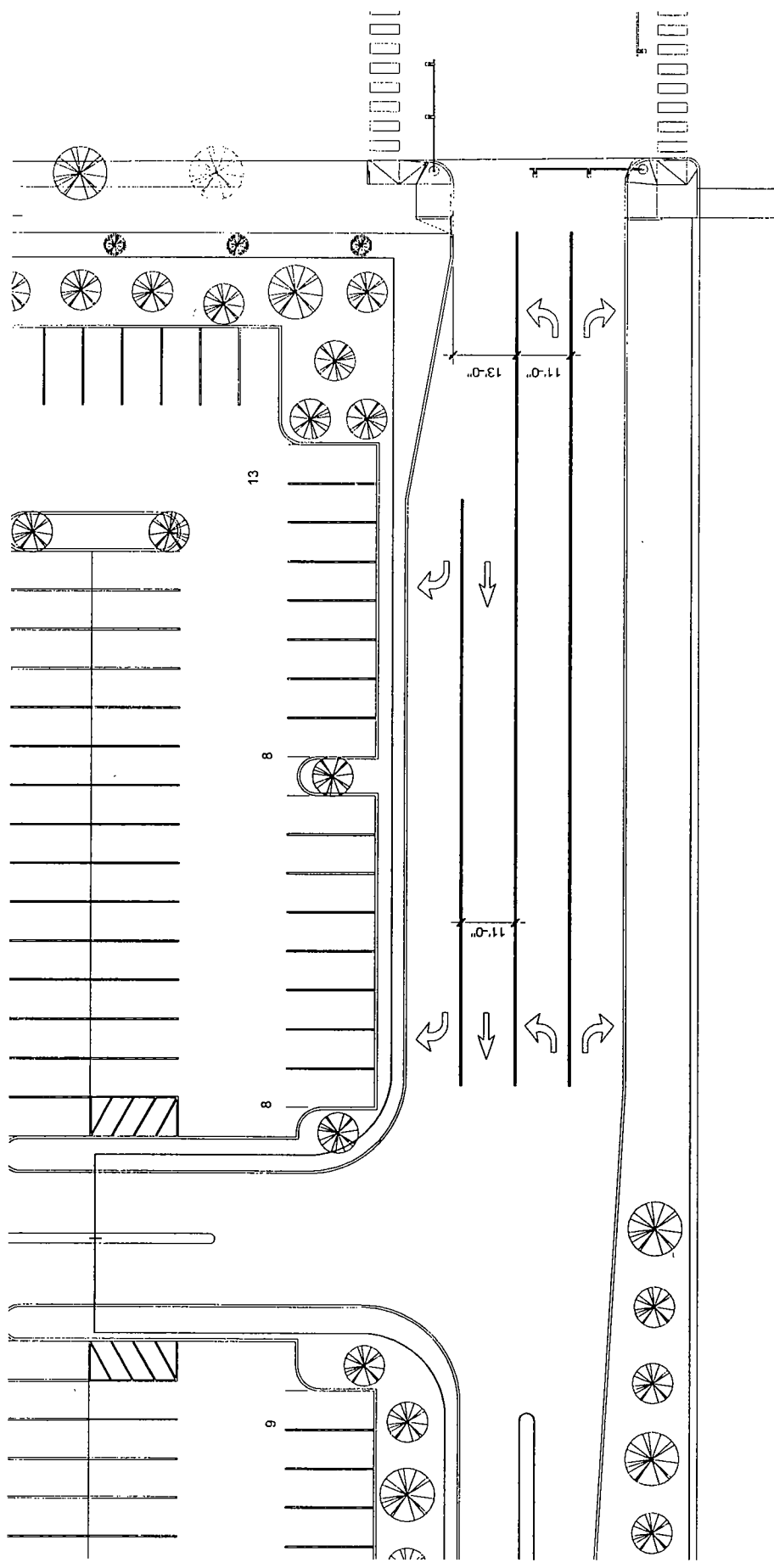


SEPSTEIN

VEHICLE AND LOADING/ACCESS PLAN
NORTH SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO. XX

Applicant: Peoples Gas
Address: 4025 West Peterson Ave
Chicago, IL
Date Filed: February 21, 2018
Plan Commission: April 19, 2018

PEOPLES GAS
NATURAL GAS DELIVERY



PEOPLES GAS[®]
NATURAL GAS DELIVERY

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Address: 4025 West Peterson Ave
Chicago, IL
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ENTRANCE DRIVEWAY
NORTH SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO. XX

SEPSTEIN
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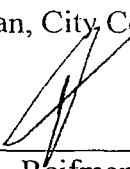
DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

City Clerk

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

19560

From: 
David L. Reifman
Commissioner
Department of Planning and Development

Date: April 19, 2018

Re: Proposed Planned Development (generally located at 4025 W. Peterson Avenue)

On April 19, 2018, the Chicago Plan Commission recommended approval of a proposed Planned Development submitted by the Applicant, The Peoples Gas Light and Coke Company. The Planned Development would authorize the construction of a two-story, 85,000 square foot office and field shop garage with space for approximately 450 accessory parking spaces and 325 fleet vehicles. A copy of the proposed ordinance, planned development statements, exhibits and bulk table are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

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