



City of Chicago



SO2018-2329

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/28/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 8-K at 4227 W 35th Pl - App No. 19596
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

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 and M2-3 Light Industry District symbols and indications as shown on Map No. 8-K in the area bounded by:

a line 891.97 feet south of and parallel to West 33rd Street; a line 1,290.89 west of and parallel to South Pulaski Road; a line 1,030 feet south of and parallel to West 33rd Street; a line 1,396.83 feet west of and parallel to South Pulaski Road; a line 1,130 feet south of and parallel to West 33rd Street; a line 1,276.83 feet west of and parallel to South Pulaski Road; a line 1,621.96 feet south of and parallel to West 33rd Street; and a line 2,351.70 feet west of and parallel to South Pulaski Road,

to those of an 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: 4227 W. 35th Place, Chicago, IL.

Statements 1 through 17 are incorporated herein,

1. The area delineated herein as , Planned Development Number_____, (the "Planned Development") consists of approximately six hundred ninety five thousand six hundred sixteen (695,616) square feet or fifteen and nine hundred sixty nine thousandths (15.969) acres of net site area which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The Property is owned by the Applicant, The Peoples Gas Light and Coke Company. The gross site area consists of approximately seven hundred seventy thousand seven hundred thirty nine (770,739) square feet or seventeen and six hundred ninety four thousandths acres of gross site area.
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.

4. The plan of development consists of seventeen (17) statements; a Bulk Regulations Table; PD Boundary Map, , Existing Land Use, Site Plan, Landscape Plan with VUA Calculations, Streetscape North/South Elevations), Building Elevations and Materials (North, South, East, and West), Existing Zoning Map, Vehicle Loading/Access Plan, and dated June 21, 2018 are submitted herein. Any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

Applicant: Peoples Gas Light and Coke Company.
Address: 4227 West 35th Place, Chicago, IL
Introduced: March 28, 2018
Plan Commission: June 21, 2018

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 are 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 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 695,616 square feet (approximately 15.969 acres).
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, 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 of the Municipal Code, or any 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 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.

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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 fund and install a traffic signal at the intersection of West 35th Place and South Pulaski Road prior to the issuance of a Certificate of Occupancy. The Applicant shall coordinate the design of the intersection, 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.
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

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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 an M3-1 (Heavy Industry District).

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Peoples Gas Central Field Service Shop
Bulk Regulations and Data Table

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Net Site Area:	695,616 square feet (15.969 acres)
Gross Site Area:	770,739 square feet (17.694 acres)
Maximum Floor Area Ratio for Total Net Site Area:	0.15
Maximum Number of Dwelling Units:	None Permitted
Minimum Number of Off-Street Parking Spaces:	400 auto, including 9 accessible spaces.
Maximum Fleet Vehicles	400
Number of Off-Street Loading Berths:	2 (10' X 50')
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:	14

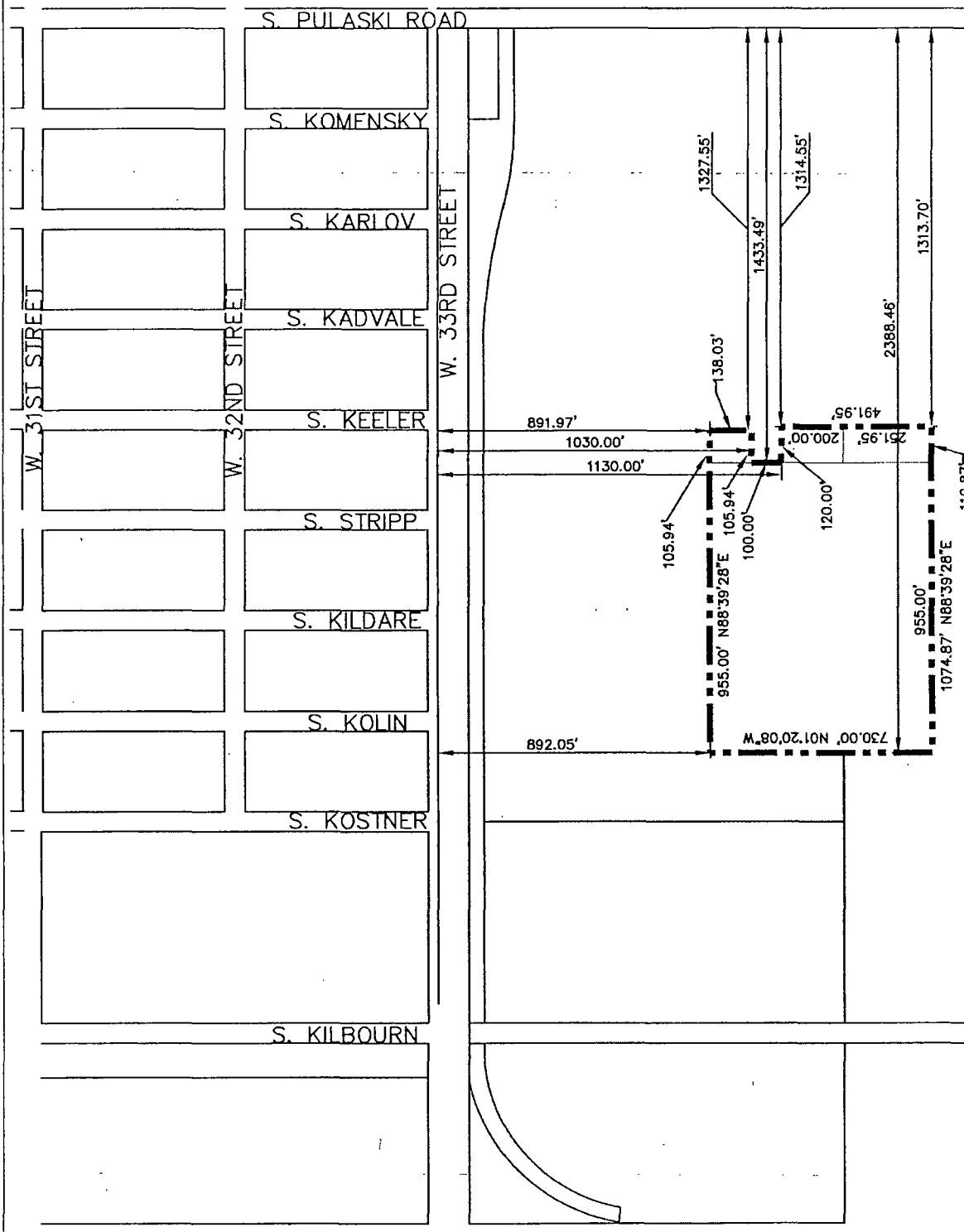
Introduced: March 28, 2018
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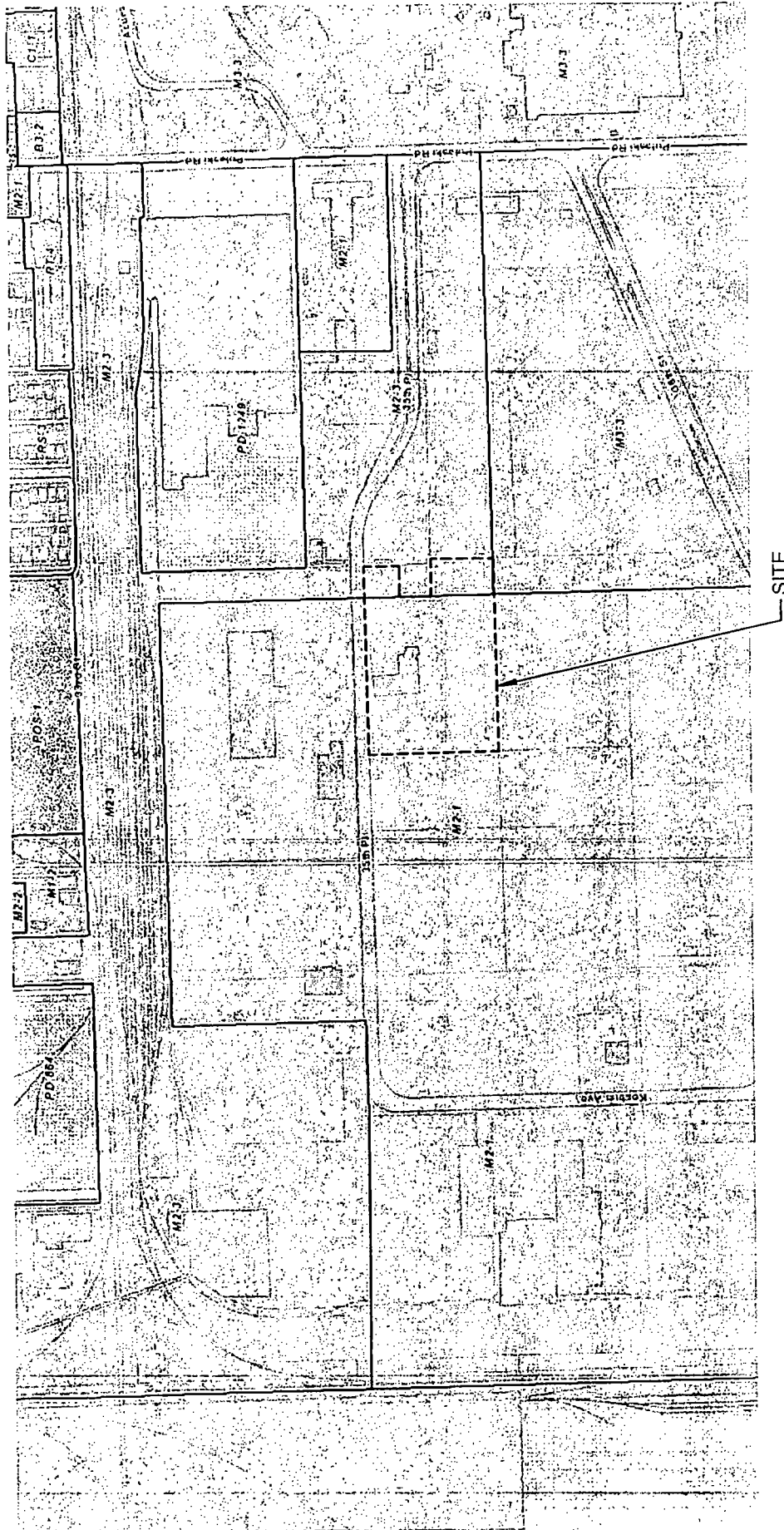
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SECRET

Applicant: Peoples Gas
Address: 4227 West 35th Place
Chicago, IL
Date Introduced: March 28, 2018
Plan Commission: June 21, 2018

PEOPLES GAS[®]
NATURAL GAS DELIVERY





KISSACK
Mc
F.H. PASCHEN

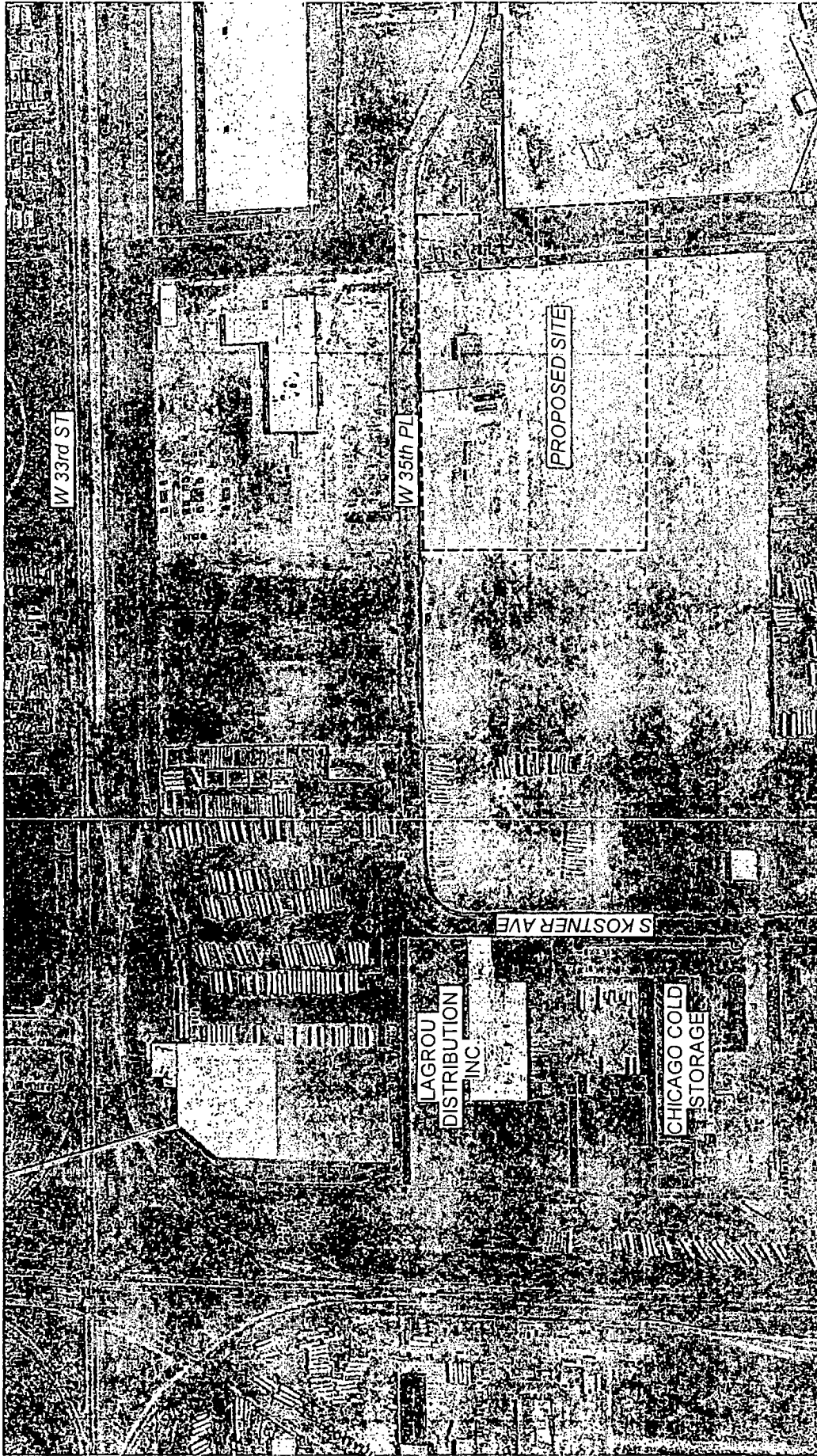


SEPSTEIN

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

Applicant: Peoples Gas
Address: 4227 West 35th Place
Chicago, IL
Date Introduced: March 21, 2018
Plan Commission:

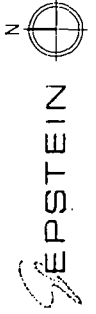
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EXISTING SITE/ LAND USE AERIAL VIEW
CENTRAL SHOP FIELD SERVICE CENTER
 PLANNED DEVELOPMENT NO. XX

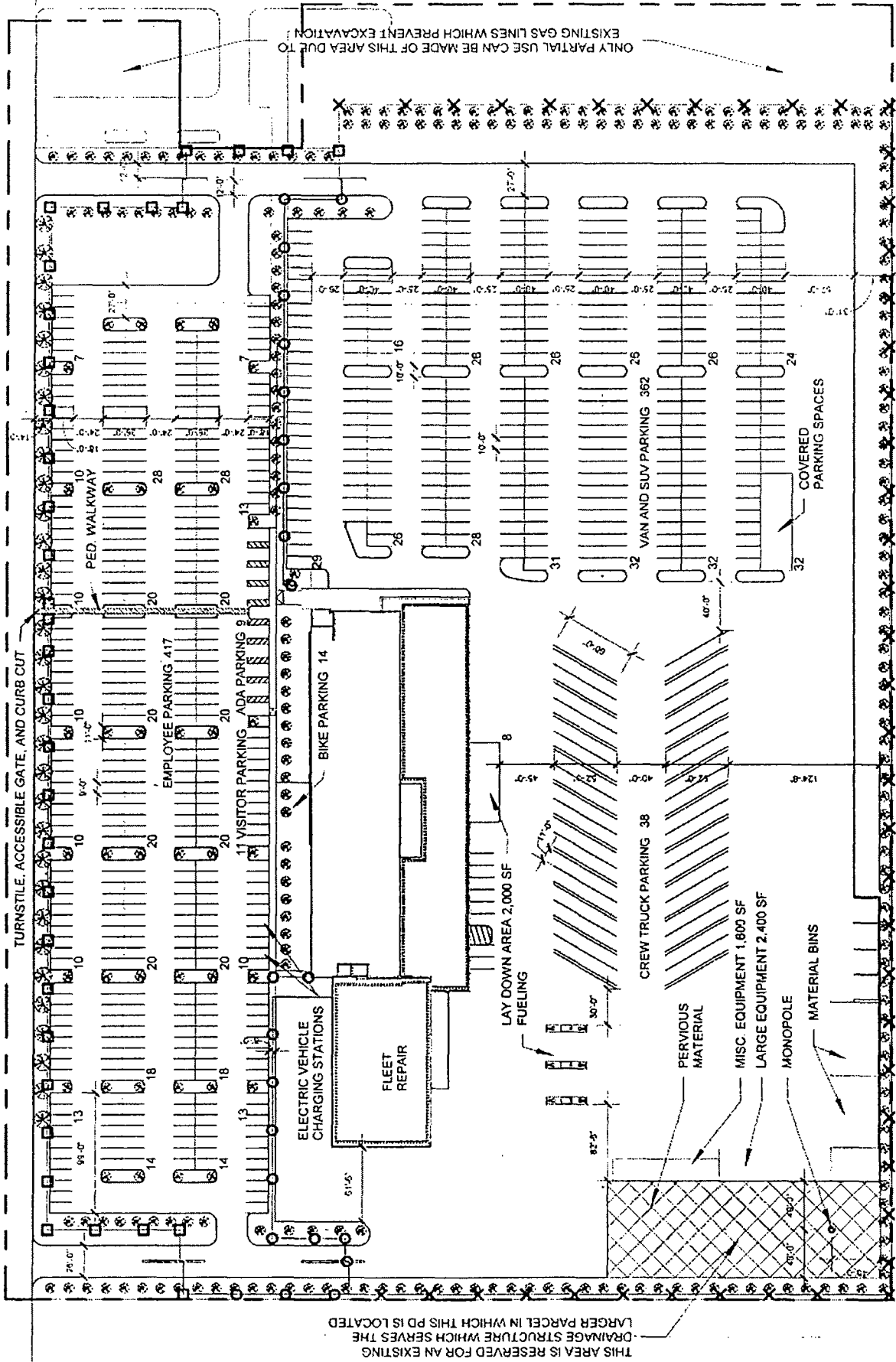


ADA PARKING	11' x 18' (5' Aisle)	9
CREW TRUCK PARKING	11' x 60'	138
EMPLOYEE PARKING	9' x 18' - 90 deg	1417
VAN AND SUV PARKING	10' x 20' - 90 deg	362

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

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

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

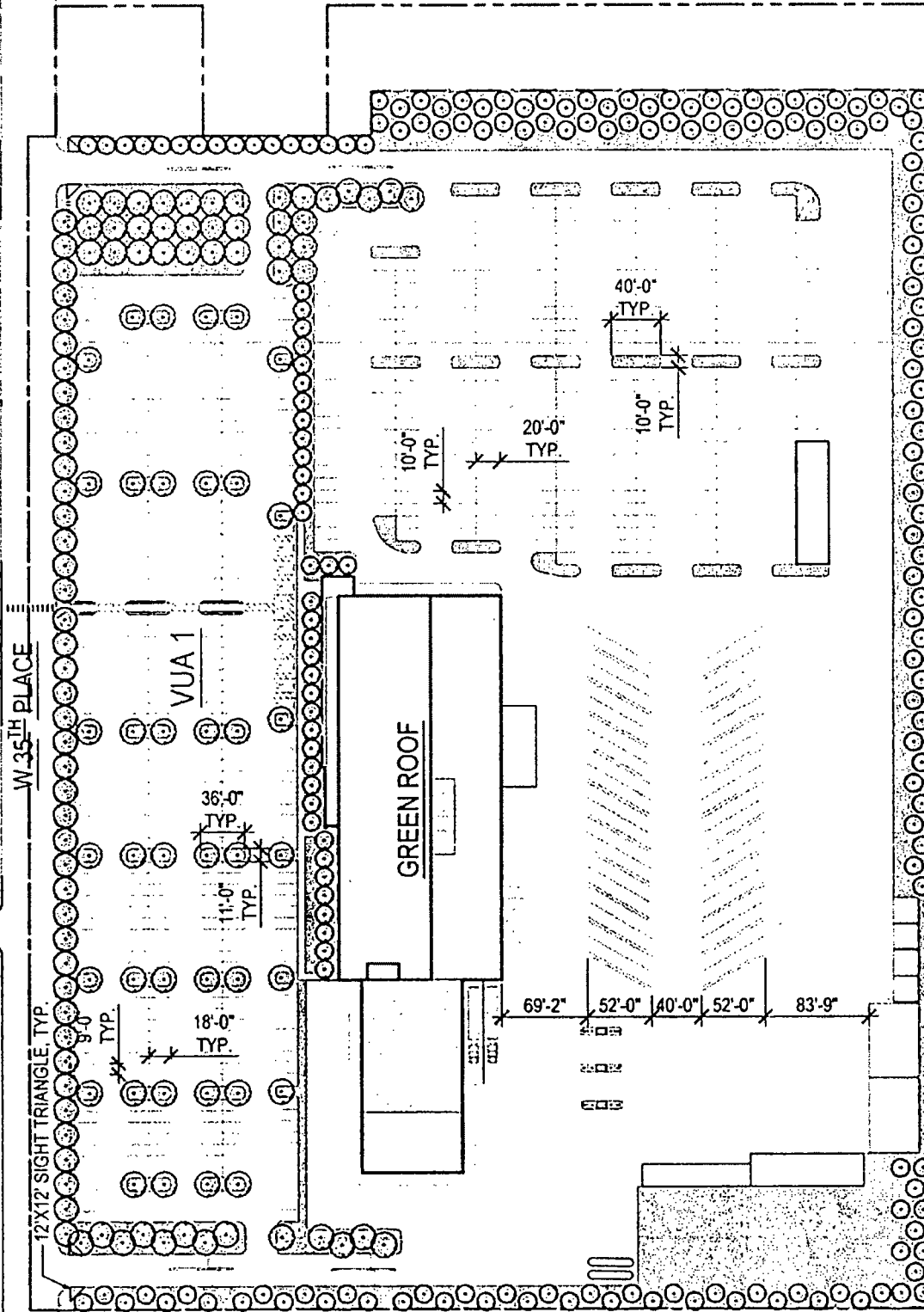


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SITE PLAN
CENTRAL SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO. XX

EPSTEIN
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LANDSCAPE CALCULATIONS

W 35TH PLACE

Parkway Trees = One per 25 LF
 Required Trees = 0
 Provided Trees = 0
 Perimeter Trees = One per 25 LF
 Required Trees = 0
 Provided Trees = 0

VUA 1

Total Area = 656,615 SF
 Required Landscape Area =
 65,662 SF (10.0%)
 Provided Landscape Area =
 129,442 SF (19.7%)

Internal Trees = One per 125
 SF of Required Landscape Area

Required Internal
 Tree Planting = 525
 Provided Internal
 Tree Planting = 325

GREEN ROOF

Total Roof Area = 51,819 SF
 Green Roof Area = 25,920 SF
 Green Roof Coverage = 50.0%

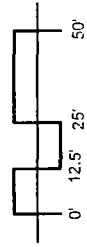


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LANDSCAPE/VUA PLAN AND CALCULATIONS
CENTRAL SHOP FIELD SERVICE CENTER
 PLANNED DEVELOPMENT NO. XX

KISSACK
 Mc
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 EPSTEIN



PEOPLES GAS*
NATURAL GAS DELIVERY

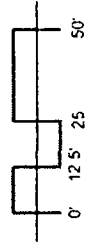
Applicant: Peoples Gas
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Chicago, IL

Date Introduced: March 28, 2018
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STREETSCAPE SOUTH ELEVATION
CENTRAL SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO. XX

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EPSTEIN

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F.H. PASCHEN

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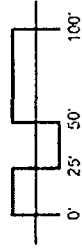
STREETSCAPE NORTH ELEVATION
CENTRAL SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO. XX

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PGL - CENTRAL SHOP

141'-0"



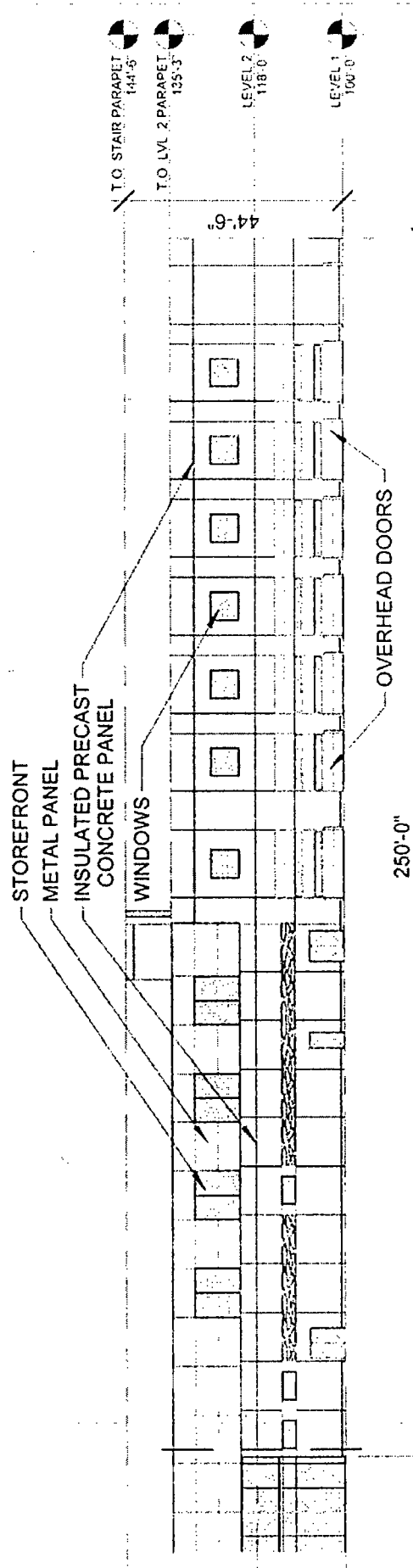
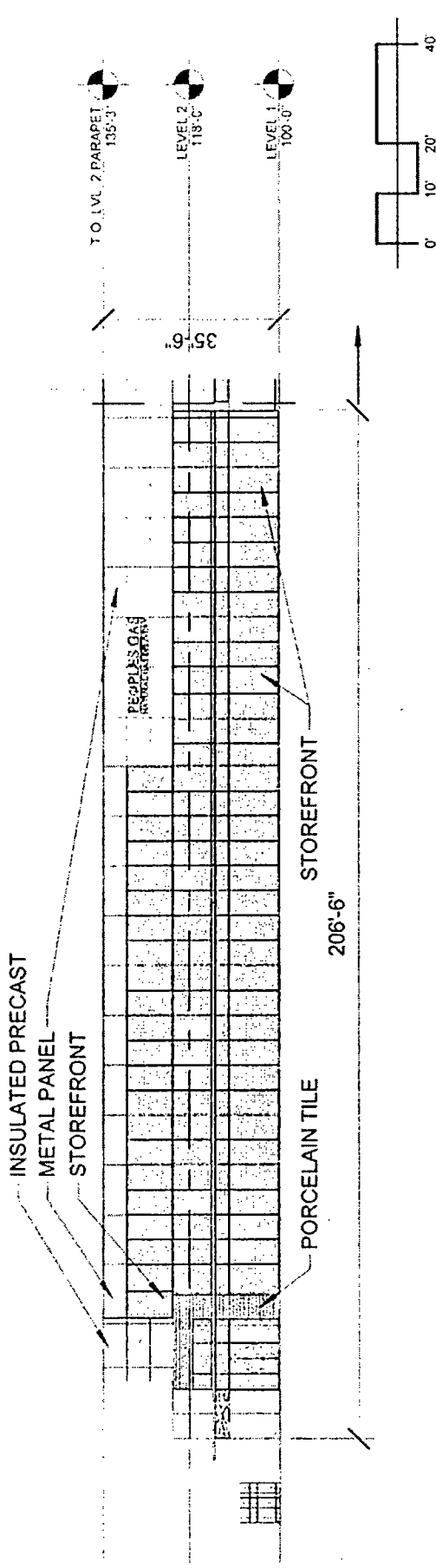
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NORTH ELEVATION MONOPOLE
CENTRAL SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO. XX

REPSTEIN

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OVERALL BUILDING LENGTH = 456'-6"

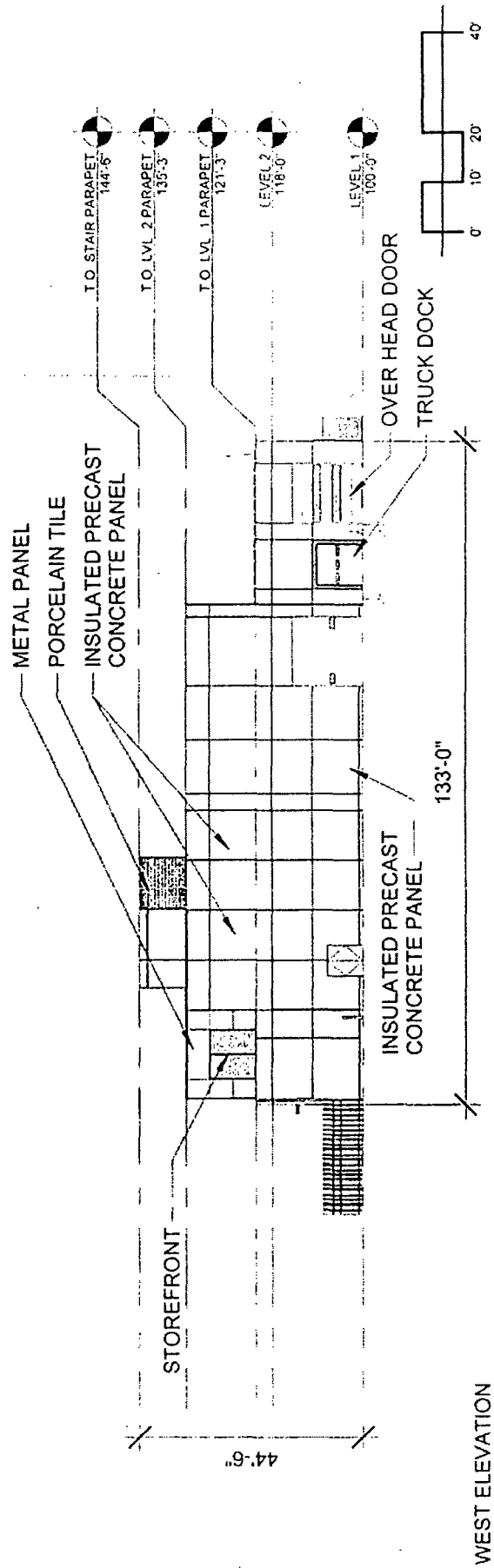
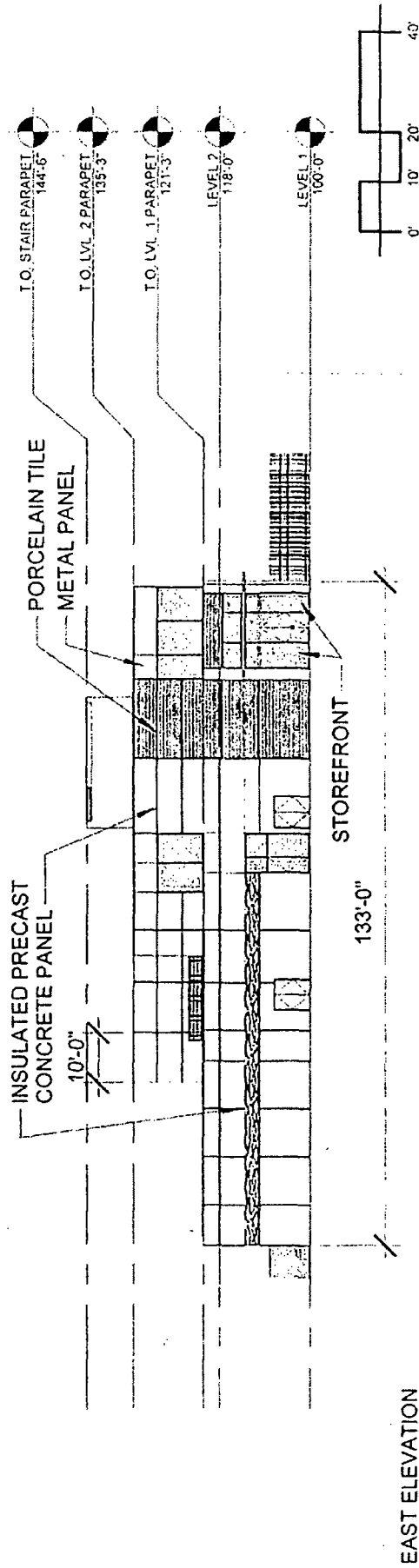
Applicant: Peoples Gas
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NORTH ELEVATION AND MATERIALS
CENTRAL SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO. XX

EPSTEIN

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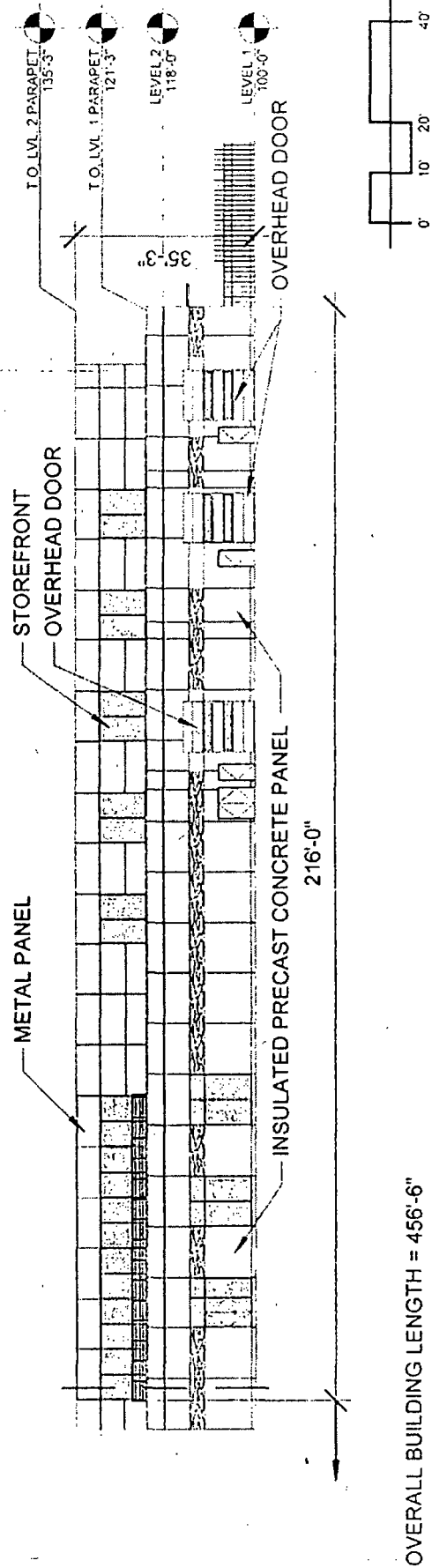
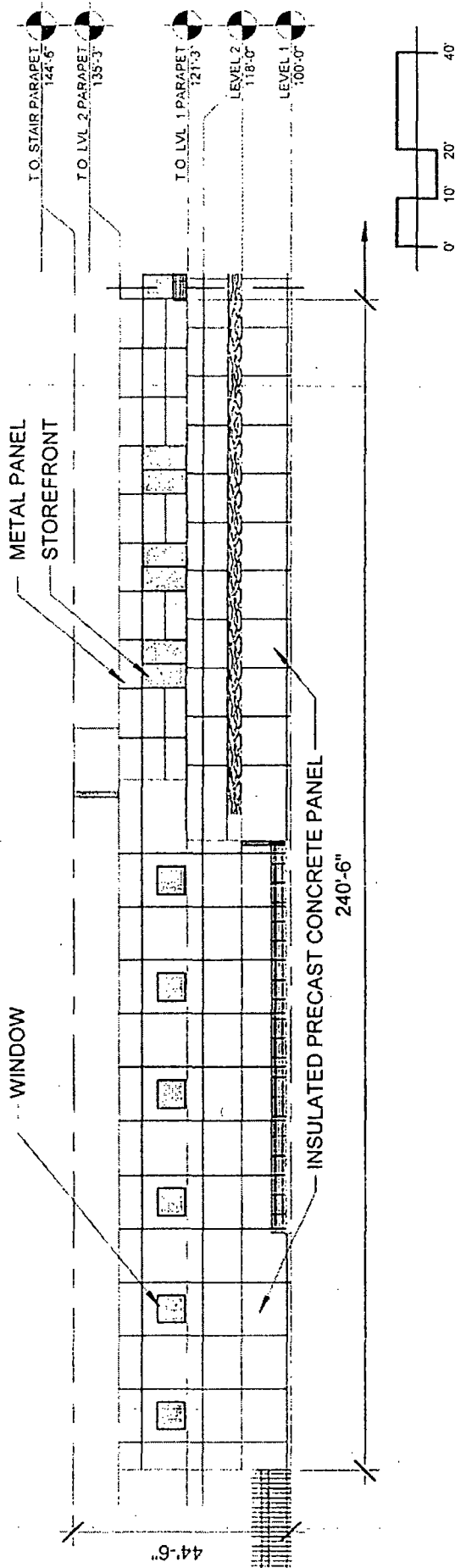
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Applicant: Peoples Gas
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Chicago, IL
Date Introduced: March 28, 2018
Plan Commission: June 21, 2018

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

EPSTEIN

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OVERALL BUILDING LENGTH = 456'-6"

Applicant: Peoples Gas
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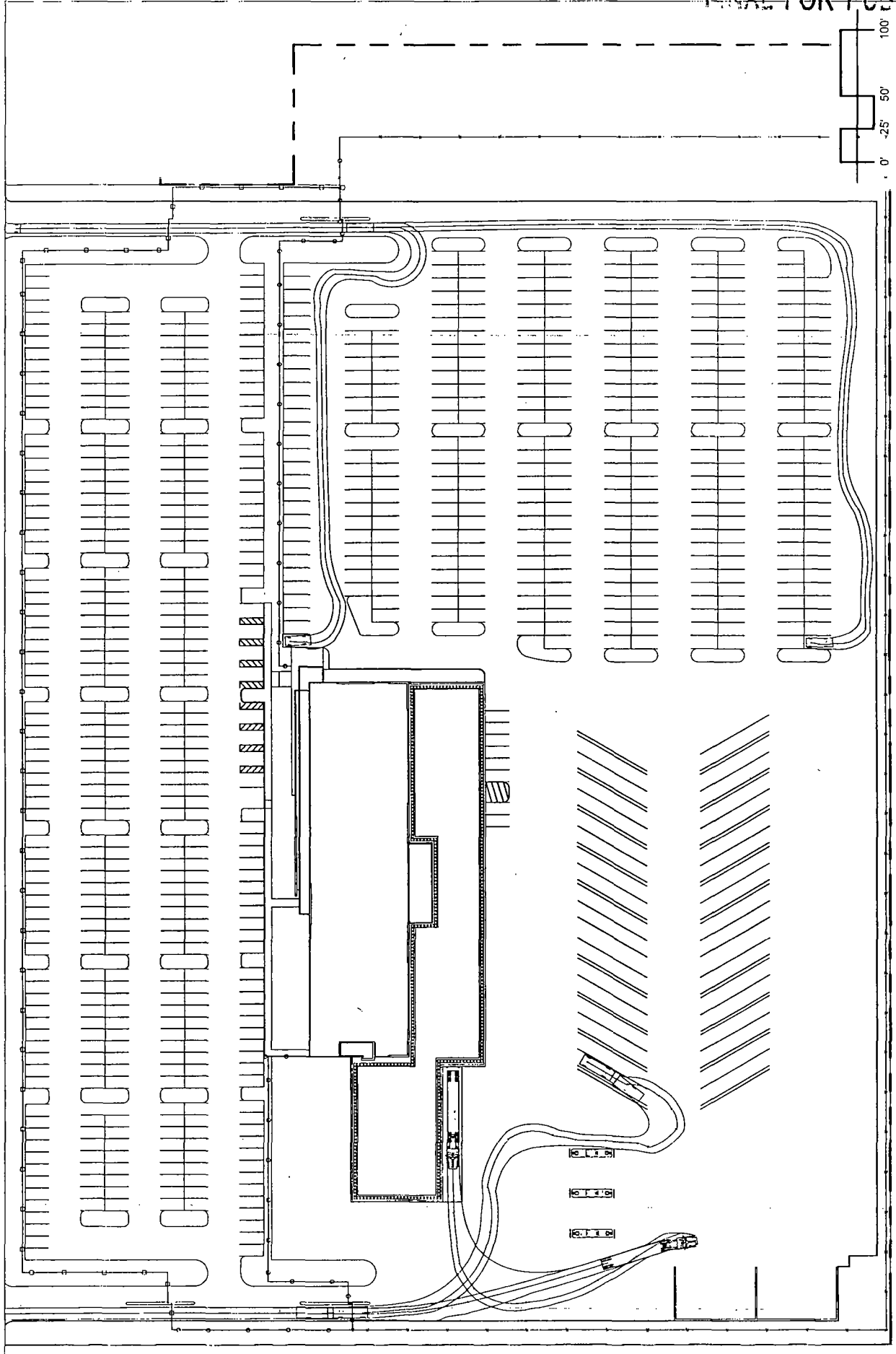
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SOUTH ELEVATION AND MATERIALS
CENTRAL SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO. XX

EPSTEIN

MC KISSACK
F.H. PASCHEN

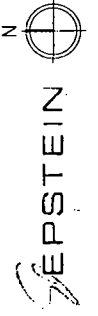
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PEOPLES GAS
NATURAL GAS DELIVERY

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



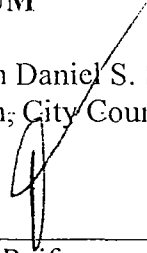
KISSACK & McPHERSON
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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

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

Date: June 21, 2018

Re: Proposed Planned Development (generally located at 4227 W. 35th Place)

On June 21, 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, 80,000 square foot office and field shop garage with space for approximately 400 accessory parking spaces and 400 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)

City Clerk

19596