



# City of Chicago



**O2019-1384**

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/13/2019
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 8-K at 4207-4257 W 35th PI - App No. 19981
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#19981  
INTRO DATE  
MARCH 13, 2019

*Reclassification Of Area Shown On Map No. 8-K.*

*(As Amended)*

*(Application No. \_\_\_\_\_)*

*(Common Address: 4207 W. 35th Pl. through 4257 W. 35th Pl.)*

*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. 8-K in the area bounded by:

A line 891.97 feet south of and parallel to West 33rd Street; a line 2,351.83 feet west of and parallel to South Pulaski Road; a line 1,621.96 feet south of and parallel to West 33rd Street; a line 3,033.27 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 Business Planned Development No. 1425, as amended, so that the new boundaries of Business Planned Development No. 2 are:

A line 891.97 feet south of and parallel to West 33rd Street; a line 1,290.89 feet 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; a line 3,033.27 feet west of and parallel to South Pulaski Road;

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

Plan of Development Statements referred to in this ordinance read as follows:

*Business Planned Development No. 1425, as Amended.*

*Planned Development Statements.*

Statements 1 through 17 are incorporated herein:

1. The area delineated herein as Business, Planned Development Number 1425, as amended, (the "Planned Development") consists of approximately One Million Twenty-Seven Thousand Two Hundred One (1,027,201) square feet or 23.58 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 One Million Two Hundred Twenty-Three Thousand Eight Hundred Five (1,223,805) square feet or 28.09 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 and Data Table; PD Boundary and Property Line Map, Existing Zoning Map, Site Plan, Landscape Plan/VUA Plan and Calculations; the elevations and elevations and materials exhibits set forth in Business Planned Development 1425 initially approved by the Chicago City Council on June 27, 2018 at page 80811 et seq. of the June 27, 2018 Journal of Proceedings of the Chicago City Council, 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 Streetscape 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, warehouses, open outdoor storage yard area and pipe bundle spaces and meter shop to receive, test, repair and transport new and removed meters, and tool repair.*
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 1,027,201 square feet (approximately 23.58 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.
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 (i) 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 an M3-1 (Heavy Industry District).

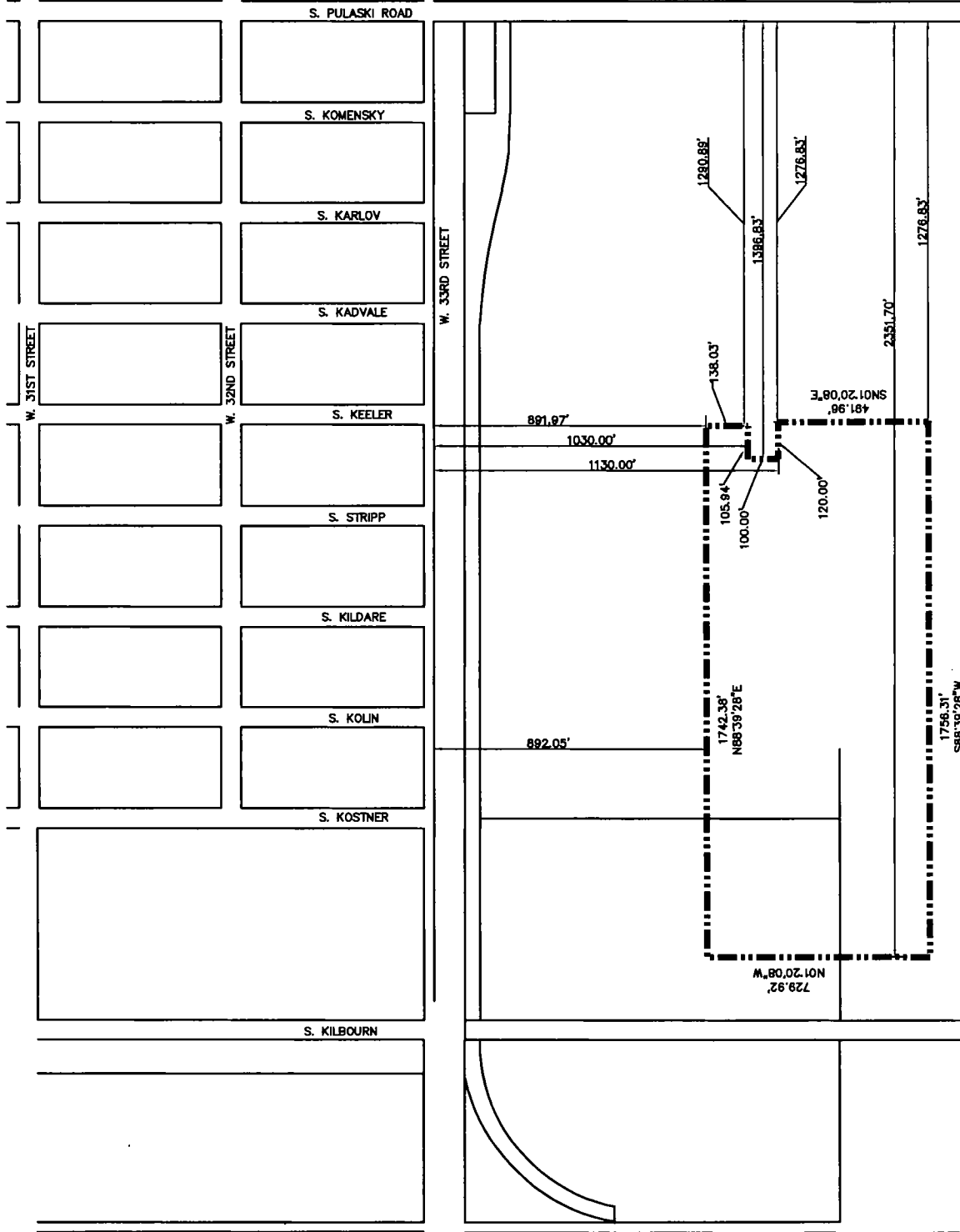
**PD 1425 Amendment  
Bulk Regulations and Data Table**

Net Site Area:	1,027,201 square feet (23.58 acres)
Gross Site Area:	1,223,805 square feet (28.09 acres)
Maximum Floor Area Ratio for Total Net Site Area:	0.19
Maximum Number of Dwelling Units:	None Permitted
Minimum Number of Off-Street Parking Spaces:	480 auto, including 13 accessible spaces.
Maximum Fleet Vehicles	500
Number of Off-Street Loading Berths:	9 (10' X 50')
Minimum Required Building Setbacks:	In substantial accordance with Site and Landscape Plan.
Maximum Permitted Building Height:	45'
Minimum Number of Bicycle Spaces:	22

DPD intake: 03/06/2019

Introduced:

Plan Commission:



McKISSACK  
McKISSACK  
F.H. PASCHEN



STEPSTEIN

**PD BOUNDARY AND PROPERTY LINE MAP**  
**LOGISTICS SUPPORT FACILITY**  
AMENDMENT TO PLANNED DEVELOPMENT NO. 1425

Applicant: Peoples Gas  
Address: 4207-4257 West 35th Place  
Chicago, IL  
Date Introduced:  
Plan Commission:

**PEOPLES GAS**  
NATURAL GAS DELIVERY





Applicant: Peoples Gas  
Address: 4207-4257 West 35th Place  
Chicago, IL  
Date Introduced:  
Plan Commission

**PEOPLES GAS\***  
NATURAL GAS DELIVERY

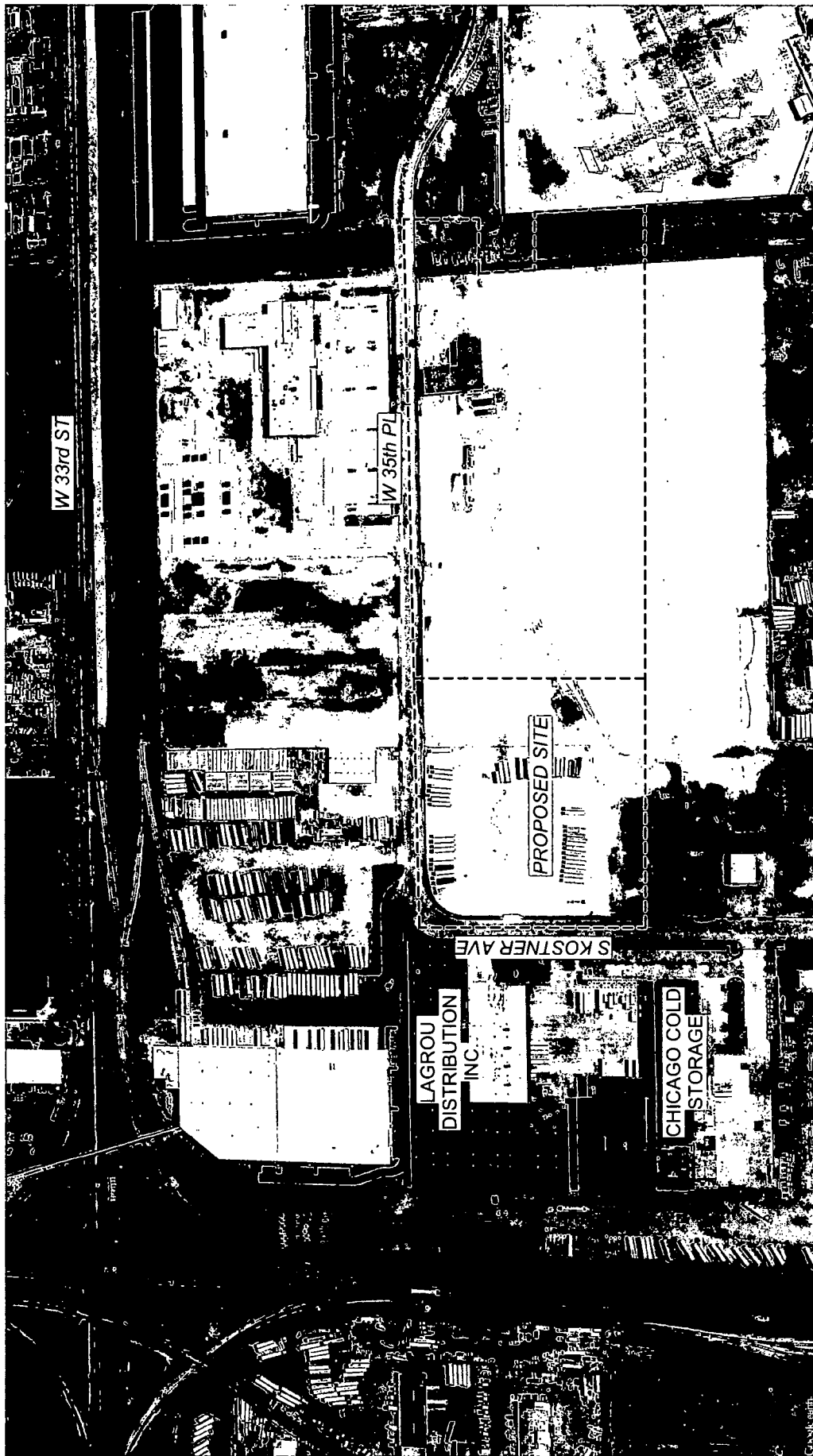
**AERIAL MAP**

**LOGISTICS SUPPORT FACILITY**

AMENDMENT TO PLANNED DEVELOPMENT NO. 1425



**McKISSACK**  
**McKISSACK**  
**F.H. PASCHEN**



Applicant: Peoples Gas  
Address: 4207-4257 West 35th Place  
Chicago, IL  
Date Introduced:  
Plan Commission

**PEOPLES GAS**  
NATURAL GAS DELIVERY

**EXISTING SITE/ LAND USE AERIAL VIEW**  
**LOGISTICS SUPPORT FACILITY**  
AMENDMENT TO PLANNED DEVELOPMENT NO. 1425

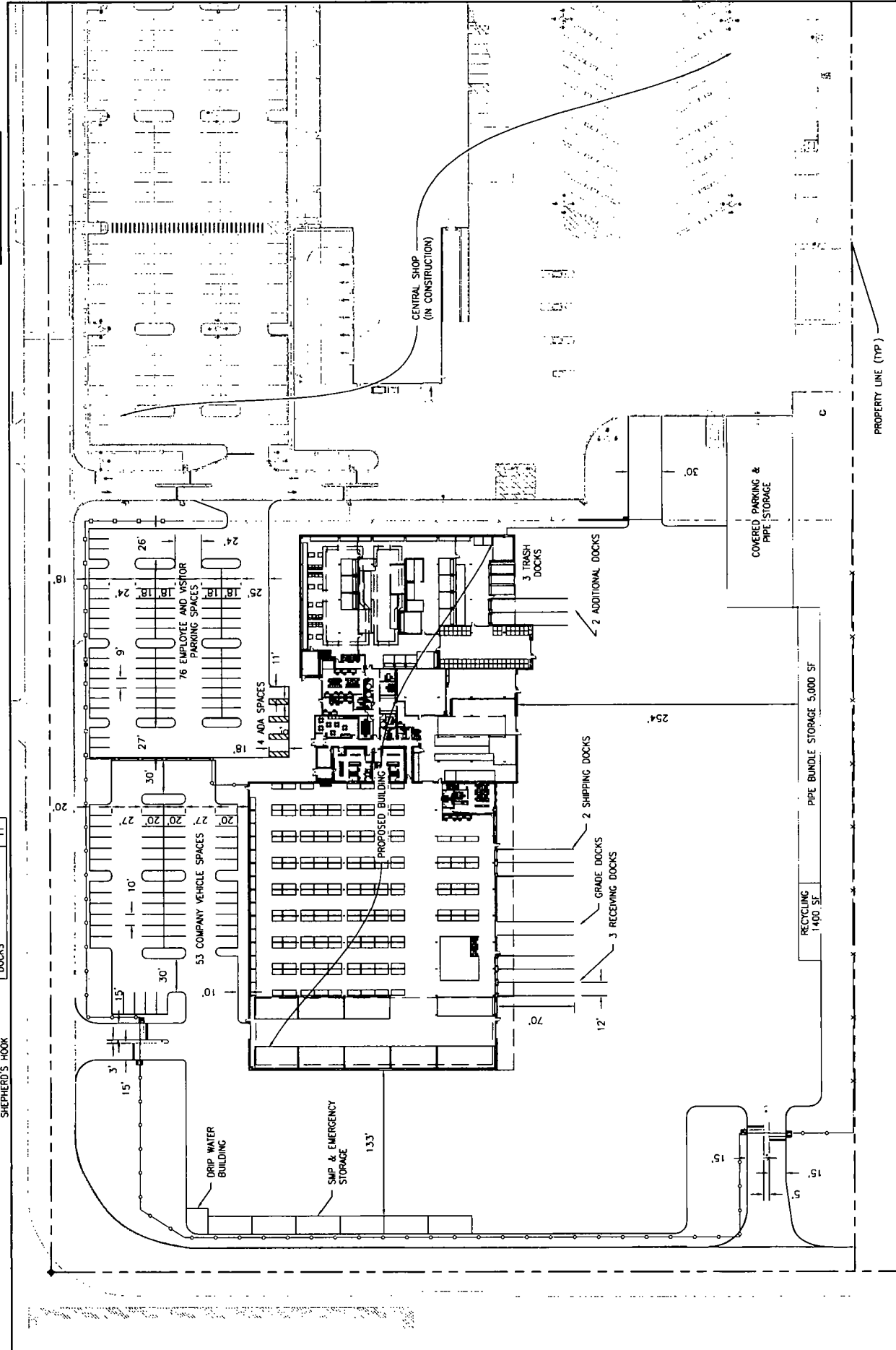
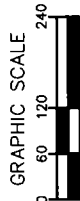


**MCKISSACK**  
**MCKISSACK**  
**F.H. PASCHEN**

FENCE KEY

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

ADA PARKING	4
COMPANY VEHICLE PARKING	53
EMPLOYEE PARKING	76
DOCKS	11



**PEOPLES GAS**  
NATURAL GAS DELIVERY

Applicant: Peoples Gas  
Address: 4207-4257 West 35th Place  
Chicago, IL  
Date Introduced:  
Plan Commission:

**SITE PLAN**  
**LOGISTICS SUPPORT FACILITY**  
AMENDMENT TO PLANNED DEVELOPMENT NO. 1425

**STEPSTEIN**  
MCKISSACK  
MCKISSACK  
F.H. PASCHEN



## LANDSCAPE CALCULATIONS

Combined Site Area = 1,268,392 SF  
29.118 AC

W 35<sup>TH</sup> PLACE - 60' Private Street

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 (Amendment to PD #1425)

Site Area = 497,842 SF  
PD VUA Area = 396,555 SF  
Req. Landscape = 39,655 SF (10.0%)  
Prov. Landscape = 72,009 SF (18.1%)

Internal Trees =  $\frac{1}{10}$  SF of Req. Landscape

Req. Internal Planting = 317 Trees

Prov. Internal Planting = 79 Trees

Combined Tree Planting = 400 Trees

Total Roof Area = 101,080 SF

Green Roof Area = 31,380 SF (31.0%)

## VUA 2 (Approved per PD #1425)

Site Area = 770,550 SF  
PD VUA Area = 656,616 SF  
Req. Landscape = 65,662 SF (10.0%)  
Prov. Landscape = 113,654 SF (17.6%)

Internal Trees =  $\frac{1}{10}$  SF of Req. Landscape

Req. Internal Planting = 525 Trees

Prov. Internal Planting = 321 Trees

Combined Tree Planting = 400 Trees

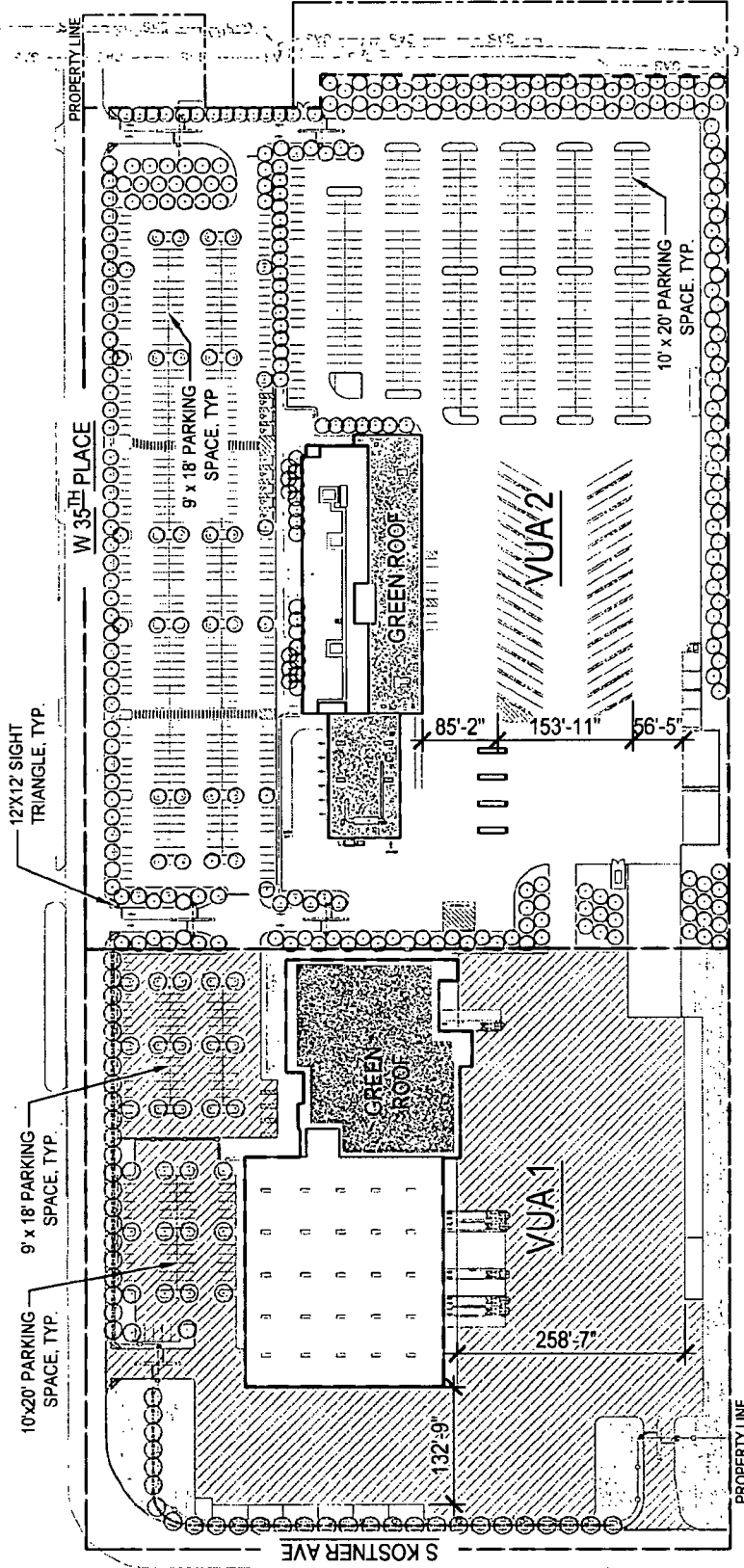
Total Roof Area = 44,957 SF

Green Roof Area = 25,447 SF (56.0%)

1" = 200'

0' 100' 200' 300' 400'

CHRISTY WEBBER  
LANDSCAPES



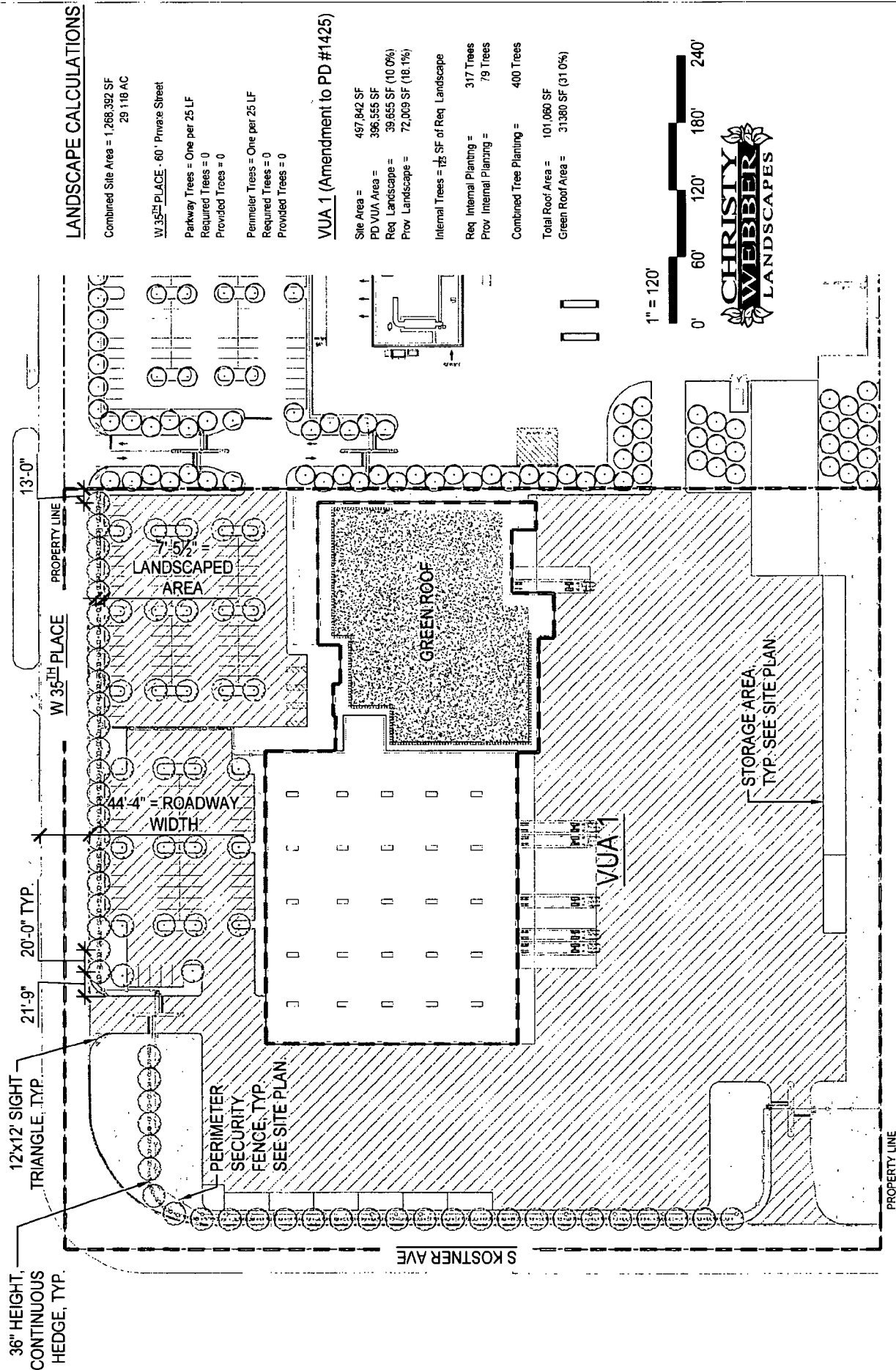
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Address: 4207-4257 West 35th Place  
Chicago, IL  
Date Introduced:  
Plan Commission

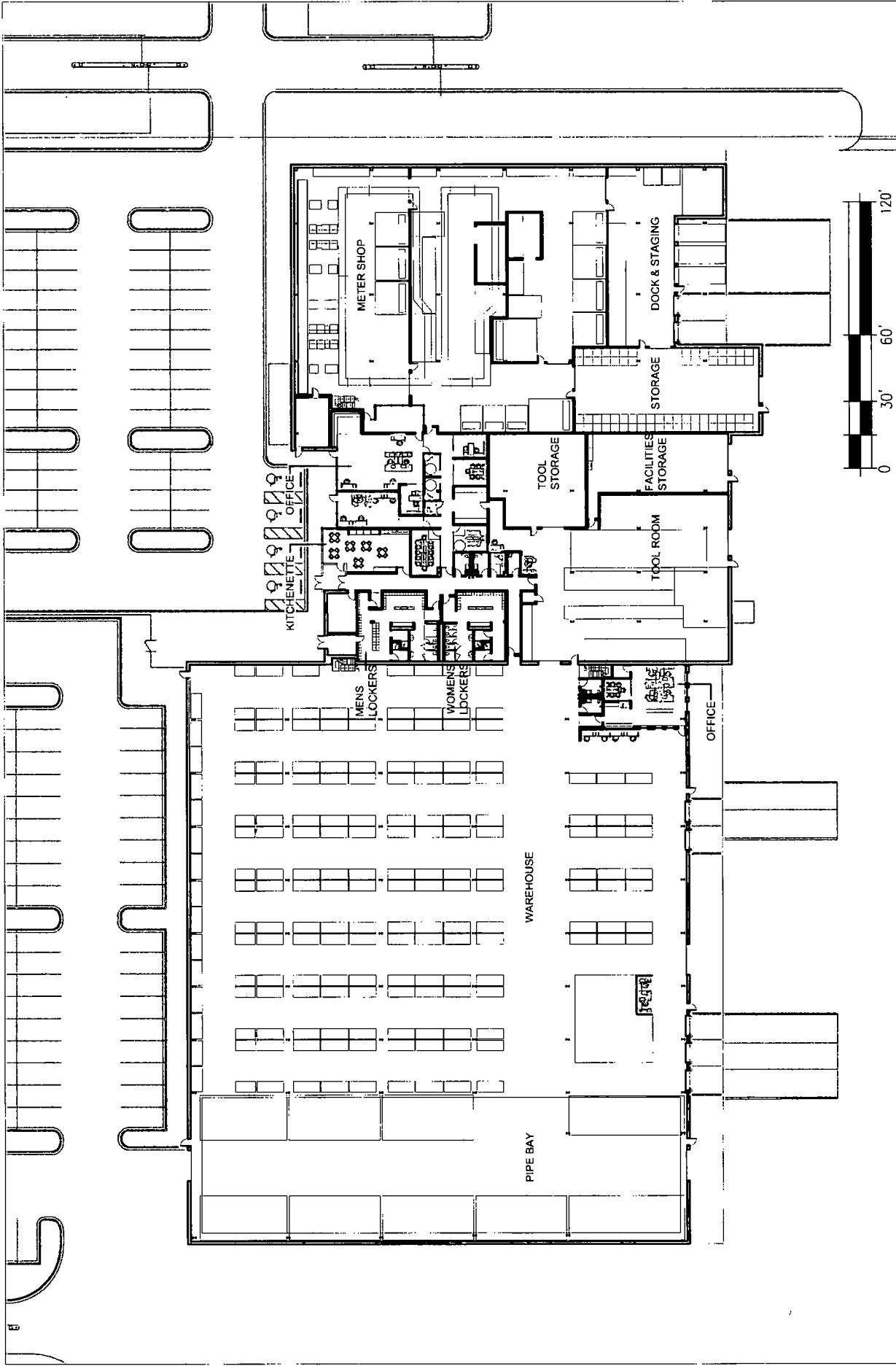
PEOPLES GAS  
NATURAL GAS DELIVERY

OVERALL LANDSCAPE/ VUA PLAN & CALC  
LOGISTICS SUPPORT FACILITY  
AMENDMENT TO PLANNED DEVELOPMENT NO. 1425

STEPSTEIN

McKISSACK  
MCKISSACK  
F.H. PASCHEN





McKISSACK  
McKISSACK  
F.H. PASCHEN

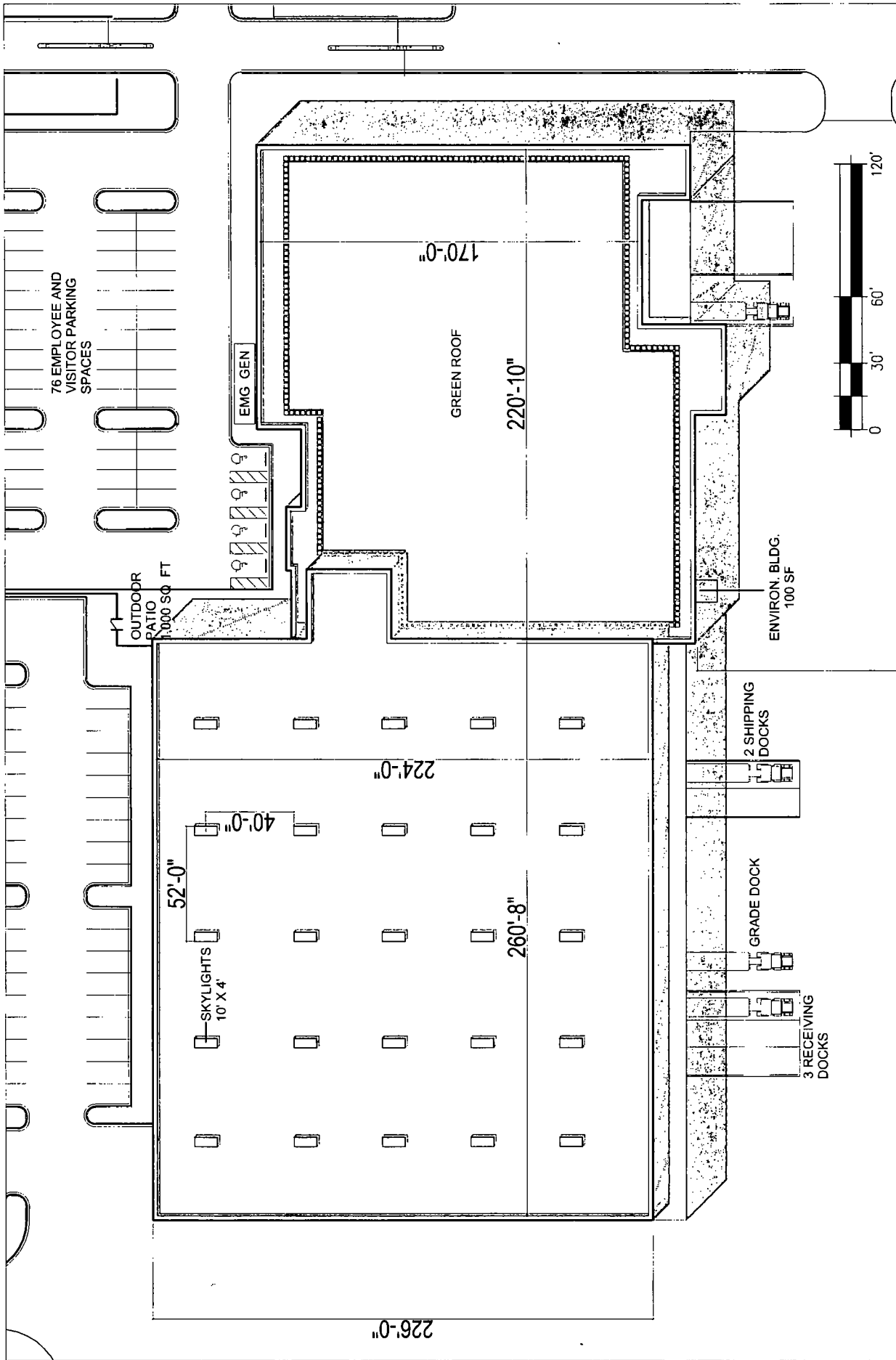


SEPSTEIN

**FLOOR PLAN**  
**LOGISTICS SUPPORT FACILITY**  
**AMENDMENT TO PLANNED DEVELOPMENT NO. 1425**

Applicant: Peoples Gas  
Address: 4207-4257 West 35th Place  
Chicago, IL  
Date Introduced:  
Plan Commission:

**PEOPLES GAS**  
NATURAL GAS DELIVERY



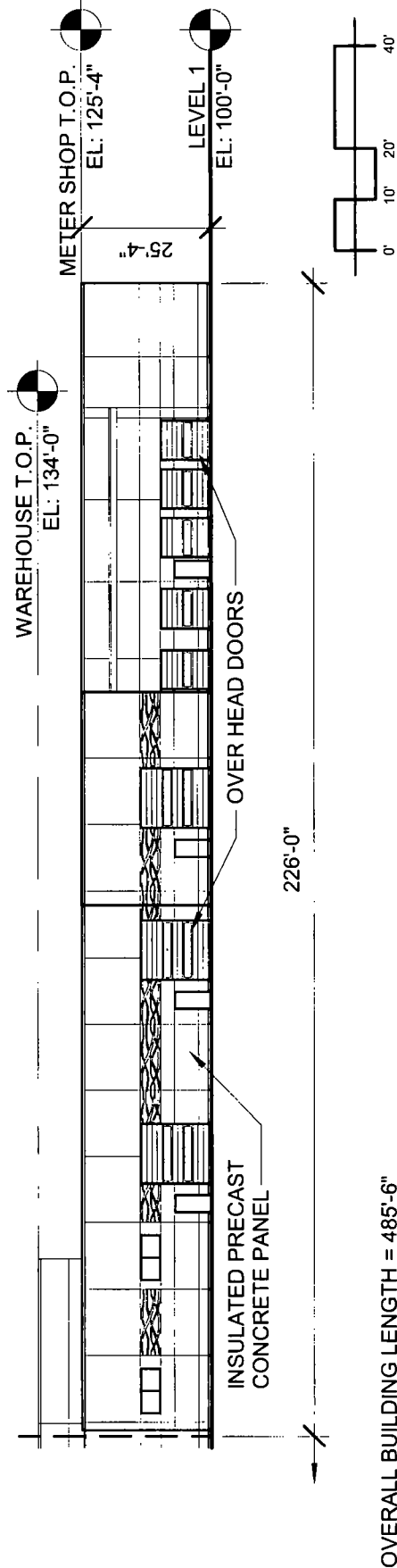
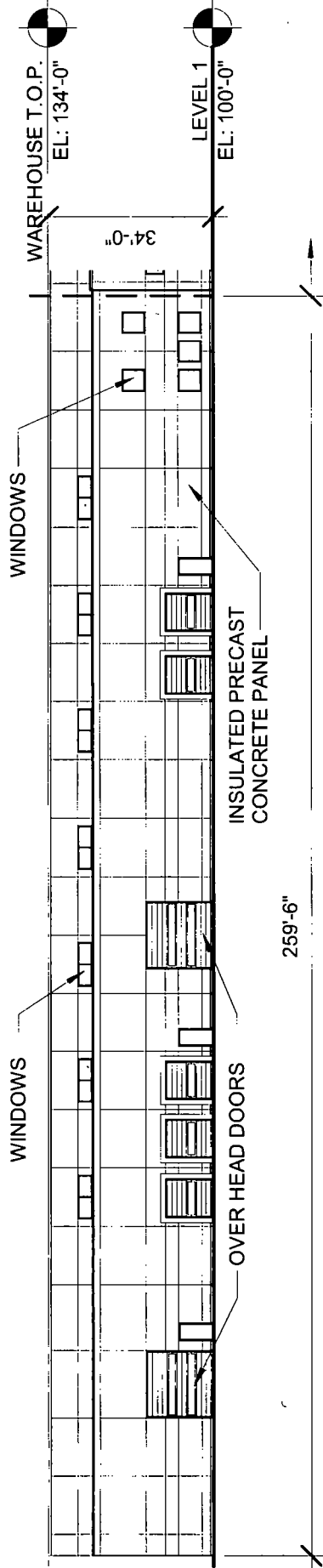
**PEOPLES GAS**  
NATURAL GAS DELIVERY

Applicant: Peoples Gas  
Address: 4207-4257 West 35th Place  
Chicago, IL  
Date Introduced:  
Plan Commission

**ROOF PLAN**  
**LOGISTICS SUPPORT FACILITY**  
AMENDMENT TO PLANNED DEVELOPMENT NO. 1425

*SEPSTEIN*

**McKISSACK**  
**McKISSACK**  
**F.H. PASCHEN**



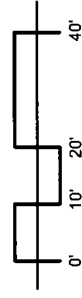
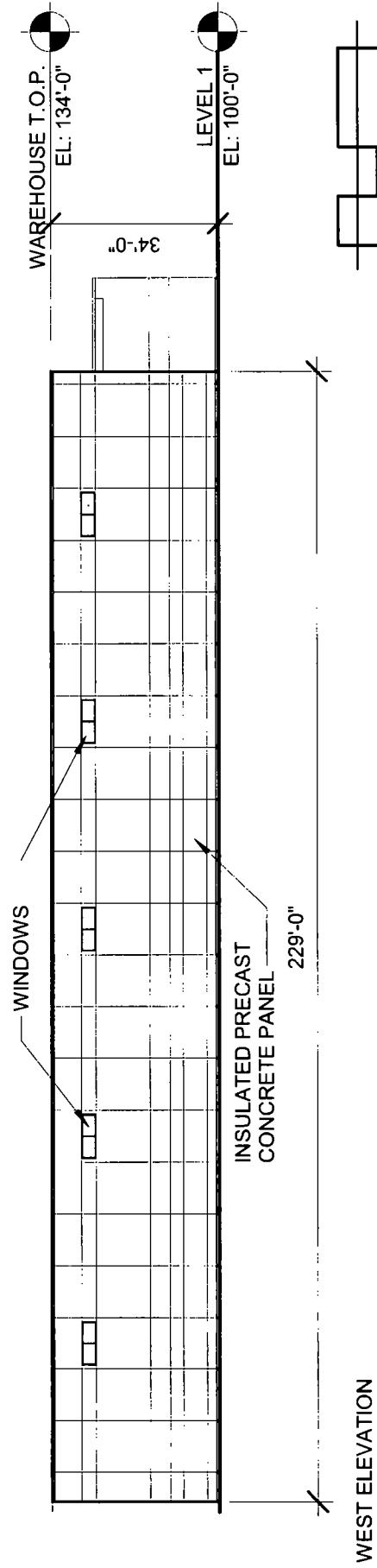
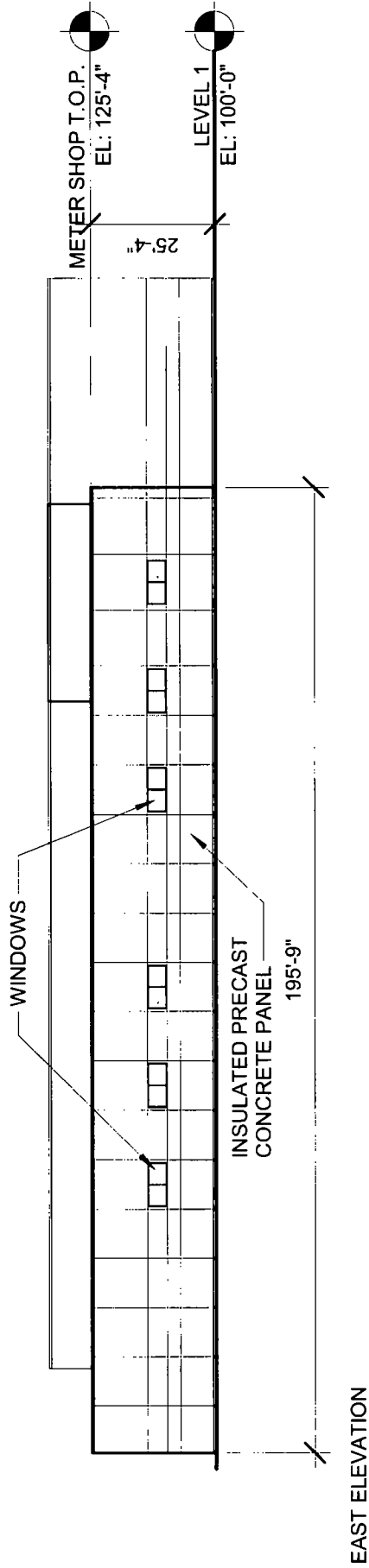
OVERALL BUILDING LENGTH = 485'-6"

<p><b>PEOPLES GAS</b> NATURAL GAS DELIVERY</p>	<p><b>NORTH ELEVATION AND MATERIALS</b> LOGISTICS SUPPORT FACILITY AMENDMENT TO PLANNED DEVELOPMENT NO. 1425</p>	<p>Applicant: Peoples Gas Address: 4207-4257 West 35th Place Chicago, IL Date Introduced: Plan Commission.</p>
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**McKISSACK**  
**McKISSACK**  
**F.H. PASCHEN**

*STEPSTEIN*





**PEOPLES GAS**  
NATURAL GAS DELIVERY

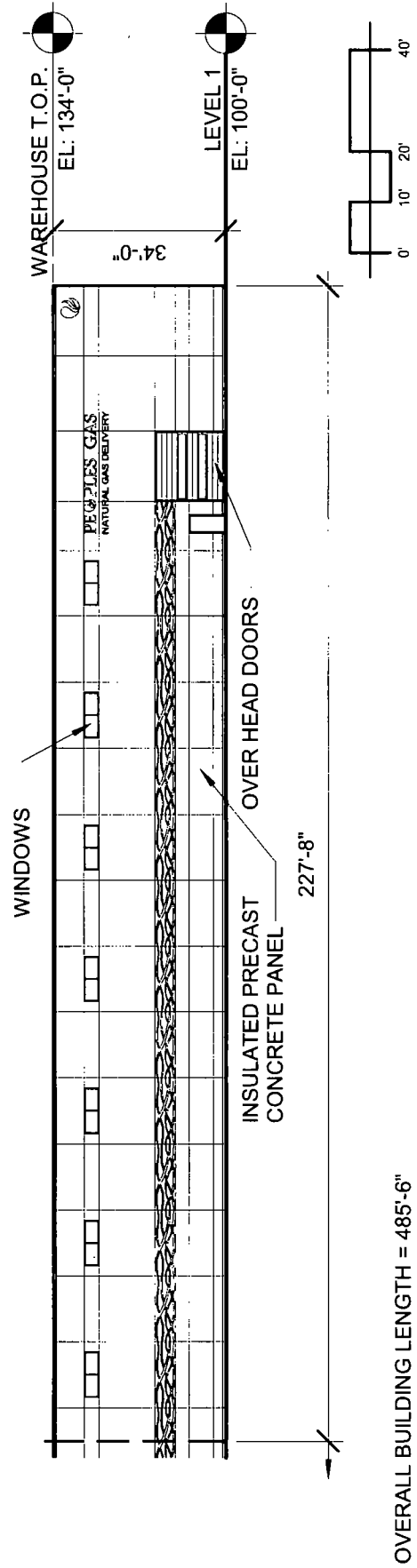
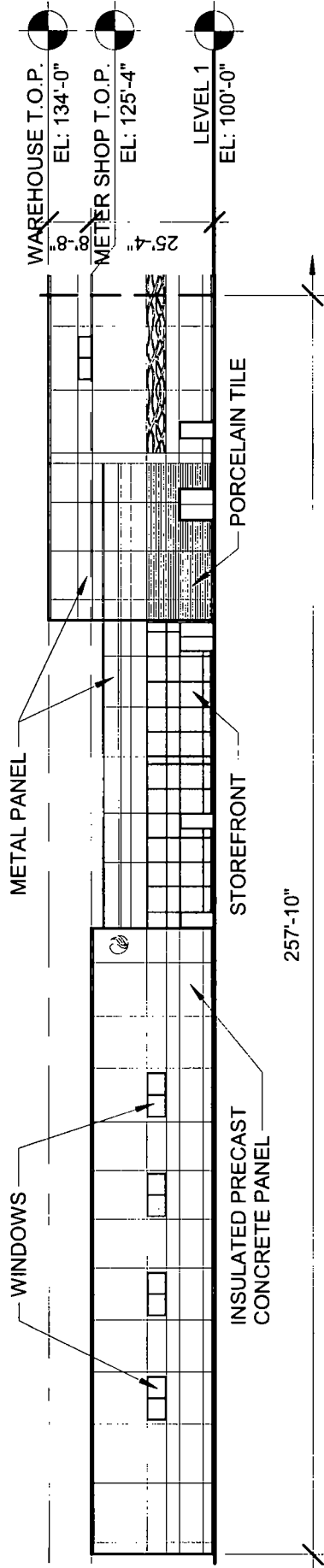
Applicant: Peoples Gas  
Address: 4207-4257 West 35th Place  
Chicago, IL

Date Introduced:  
Plan Commission:

**EAST/WEST ELEVATION AND MATERIALS**  
**LOGISTICS SUPPORT FACILITY**  
**AMENDMENT TO PLANNED DEVELOPMENT NO. 1425**

*STEPSTEIN*

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**MCKISSACK**  
**F.H. PASCHEN**



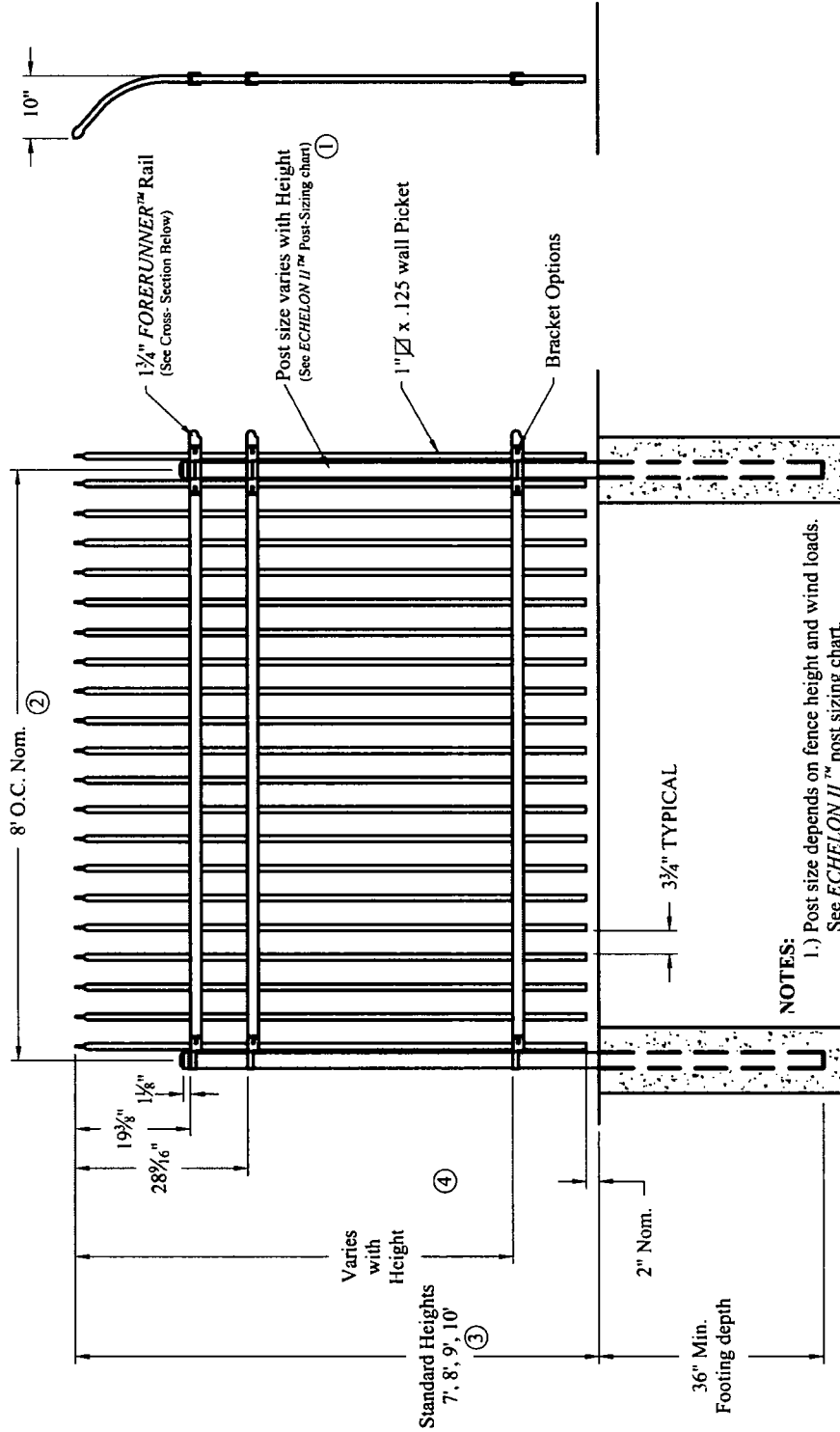
OVERALL BUILDING LENGTH = 485'-6"

**PEOPLES GAS**  
NATURAL GAS DELIVERY  
Applicant: Peoples Gas  
Address: 4207-4257 West 35th Place  
Chicago, IL  
Date Introduced:  
Plan Commission:

**SOUTH ELEVATION AND MATERIALS**  
**LOGISTICS SUPPORT FACILITY**  
AMENDMENT TO PLANNED DEVELOPMENT NO. 1425

*STEPSTEIN*

**McKISSACK**  
**McKISSACK**  
**F.H. PASCHEN**



#### NOTES:

- 1.) Post size depends on fence height and wind loads. See *ECHELON II™* post sizing chart.
- 2.) Panels also available for 6' on center post spacing.
- 3.) Additional heights available on request. Some heights noted require a fourth rail.
4. Fourth rail optional.

## 2 8' HIGH ORNAMENTAL SECURITY FENCE

C-703 SCALE: NOT TO SCALE

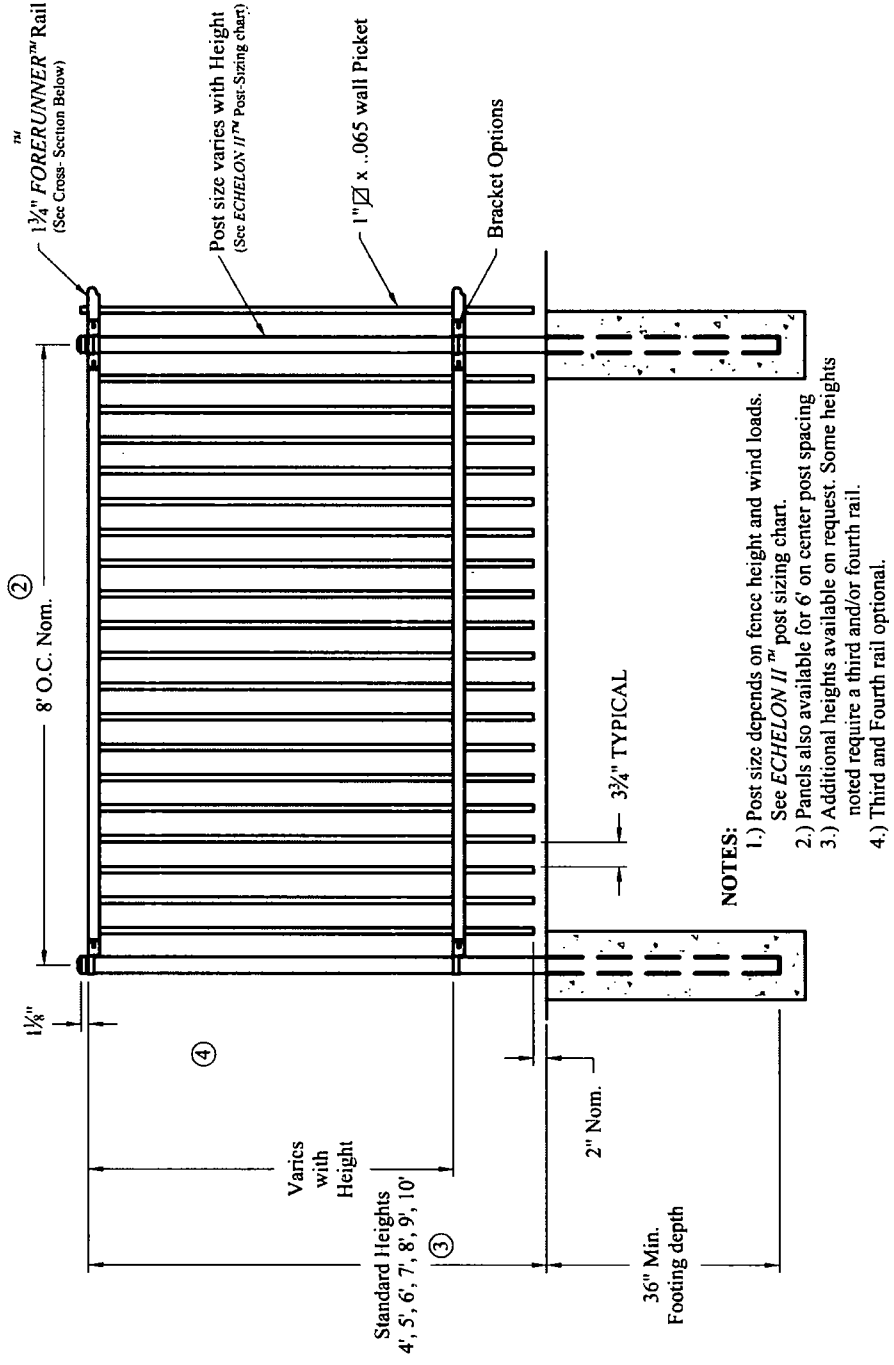
**PEOPLES GAS**  
NATURAL GAS DELIVERY  
Plan Commission

Applicant: Peoples Gas  
Address: 4207-4257 West 35th Place  
Chicago, IL

**SHEPHERD'S HOOK FENCE DETAILS**  
LOGISTICS SUPPORT FACILITY  
AMENDMENT TO PLANNED DEVELOPMENT NO. 1425

*SHEPSTEIN*

**McKISSACK**  
**McKISSACK**  
**F.H. PASCHEN**



- NOTES:**
- 1.) Post size depends on fence height and wind loads. See ECHELON II™ post sizing chart.
  - 2.) Panels also available for 6' on center post spacing.
  - 3.) Additional heights available on request. Some heights noted require a third and/or fourth rail.
  - 4.) Third and Fourth rail optional.

**1 6' HIGH ORNAMENTAL FENCE**  
C-703 SCALE: NOT TO SCALE

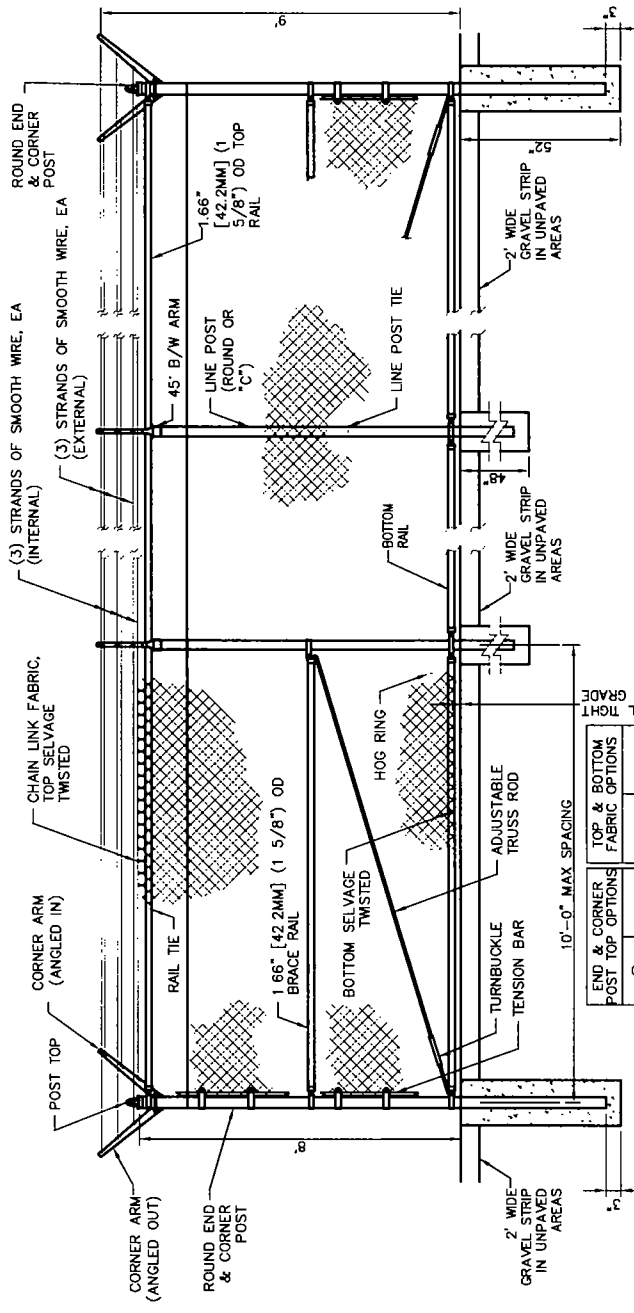
**PEOPLES GAS**  
NATURAL GAS DELIVERY

Applicant: Peoples Gas  
Address: 4207-4257 West 35th Place  
Chicago, IL  
Date Introduced:  
Plan Commission

**DECORATIVE FENCE DETAILS**  
LOGISTICS SUPPORT FACILITY  
AMENDMENT TO PLANNED DEVELOPMENT NO. 1425

**McKISSACK**  
**McKISSACK**  
**F.H. PASCHEN**

**STEPSTEIN**



FENCE SECTION ELEVATION - ROUND END POSTS WITH TOP RAIL & WITH BARBED WIRE

- NOTES
1. METRIC DIMENSIONS ARE NOMINAL EQUIVALENTS TO U.S. DIMENSIONS. 2. FOOTING WIDTH TO BE (4)X POST WIDTH MINIMUM DEPTH 48"

END & CORNER POST TOP OPTIONS	TOP & BOTTOM FABRIC OPTIONS	KNUCKLE
STANDARD	STANDARD	STANDARD
DOMED	DOMED	DOMED
WELDED	WELDED	WELDED

NOT TO SCALE

PEOPLES GAS  
NATURAL GAS DELIVERY

Applicant: Peoples Gas  
Address: 4207-4257 West 35th Place  
Chicago, IL

Date Introduced:  
Plan Commission:

CHAINLINK FENCE DETAILS  
LOGISTICS SUPPORT FACILITY  
AMENDMENT TO PLANNED DEVELOPMENT NO. 1425

STEPSTEIN

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McKISSACK  
F.H. PASCHEN



Applicant: Peoples Gas  
Address: 4207-4257 West 35th Place  
Chicago, IL  
Date Introduced:  
Plan Commission:

**PEOPLES GAS**  
NATURAL GAS DELIVERY

**PERSPECTIVE FROM NORTHWEST**  
**LOGISTICS SUPPORT FACILITY**  
AMENDMENT TO PLANNED DEVELOPMENT NO. 1425

*STEPSTEIN*

**McKISSACK**  
**McKISSACK**  
**F.H. PASCHEN**



**PEOPLES GAS\***  
NATURAL GAS DELIVERY

Applicant: Peoples Gas  
Address: 4207-4257 West 35th Place  
Chicago, IL  
Date Introduced:  
Plan Commission:

**PERSPECTIVE FROM NORTHEAST**  
**LOGISTICS SUPPORT FACILITY**  
AMENDMENT TO PLANNED DEVELOPMENT NO. 1425

*SEPSTEIN*

**McKISSACK**  
**McKISSACK**  
**F.H. PASCHEN**

W 35TH PL



**PEOPLES GAS\***  
NATURAL GAS DELIVERY

Applicant: Peoples Gas  
Address: 4207-4257 West 35th Place  
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Date Introduced:  
Plan Commission

**STREET VIEW LOOKING EAST**  
**LOGISTICS SUPPORT FACILITY**  
AMENDMENT TO PLANNED DEVELOPMENT NO. 1425

*STEPSTEIN*

**McKISSACK**  
**McKISSACK**  
**F.H. PASCHEN**



S KOSTNER AVE

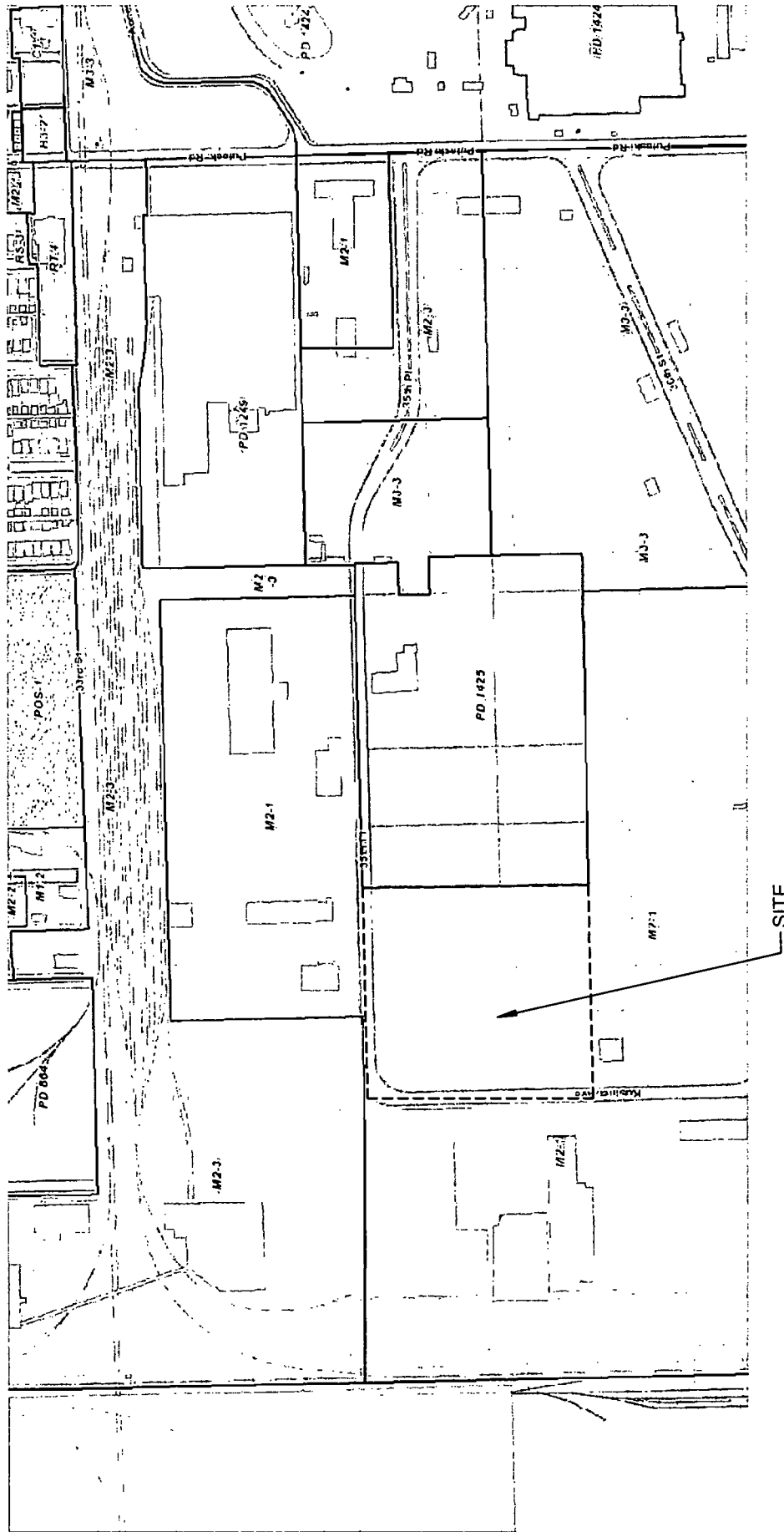


**PEOPLES GAS**  
NATURAL GAS DELIVERY  
Applicant: Peoples Gas  
Address: 4207-4257 West 35th Place  
Chicago, IL  
Date Introduced:  
Plan Commission.

**STREET VIEW LOOKING SOUTH**  
LOGISTICS SUPPORT FACILITY  
AMENDMENT TO PLANNED DEVELOPMENT NO. 1425

SEPSTEIN

McKISSACK  
McKISSACK  
F.H. PASCHEN



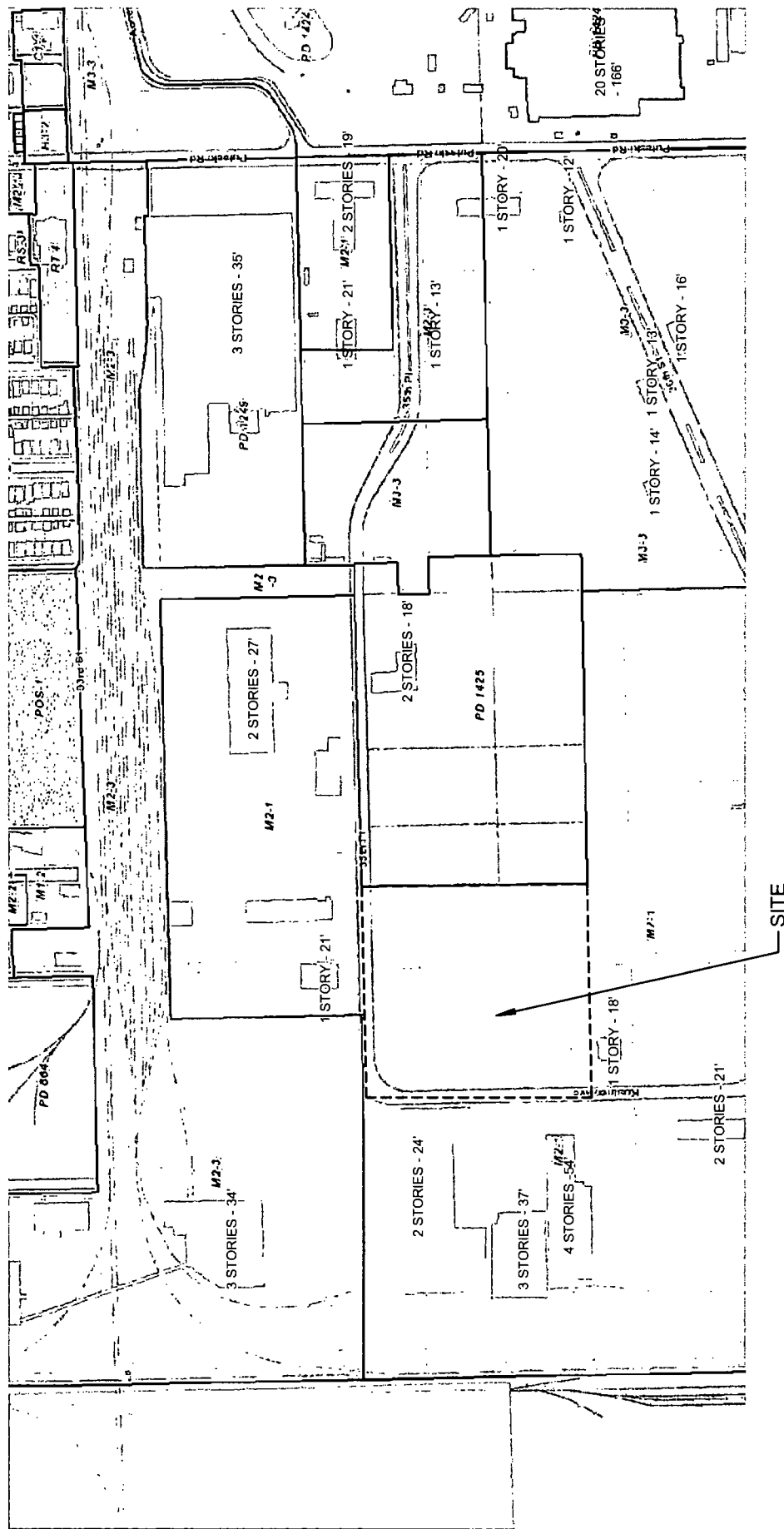
McKISSACK  
McKISSACK  
F.H. PASCHEN



**EXISTING ZONING MAP**  
**LOGISTICS SUPPORT FACILITY**  
**AMENDMENT TO PLANNED DEVELOPMENT NO. 1425**

Applicant: Peoples Gas  
Address: 4207-4257 West 35th Place  
Chicago, IL  
Date Introduced:  
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**PEOPLES GAS**  
NATURAL GAS DELIVERY



**PEOPLES GAS**  
NATURAL GAS DELIVERY

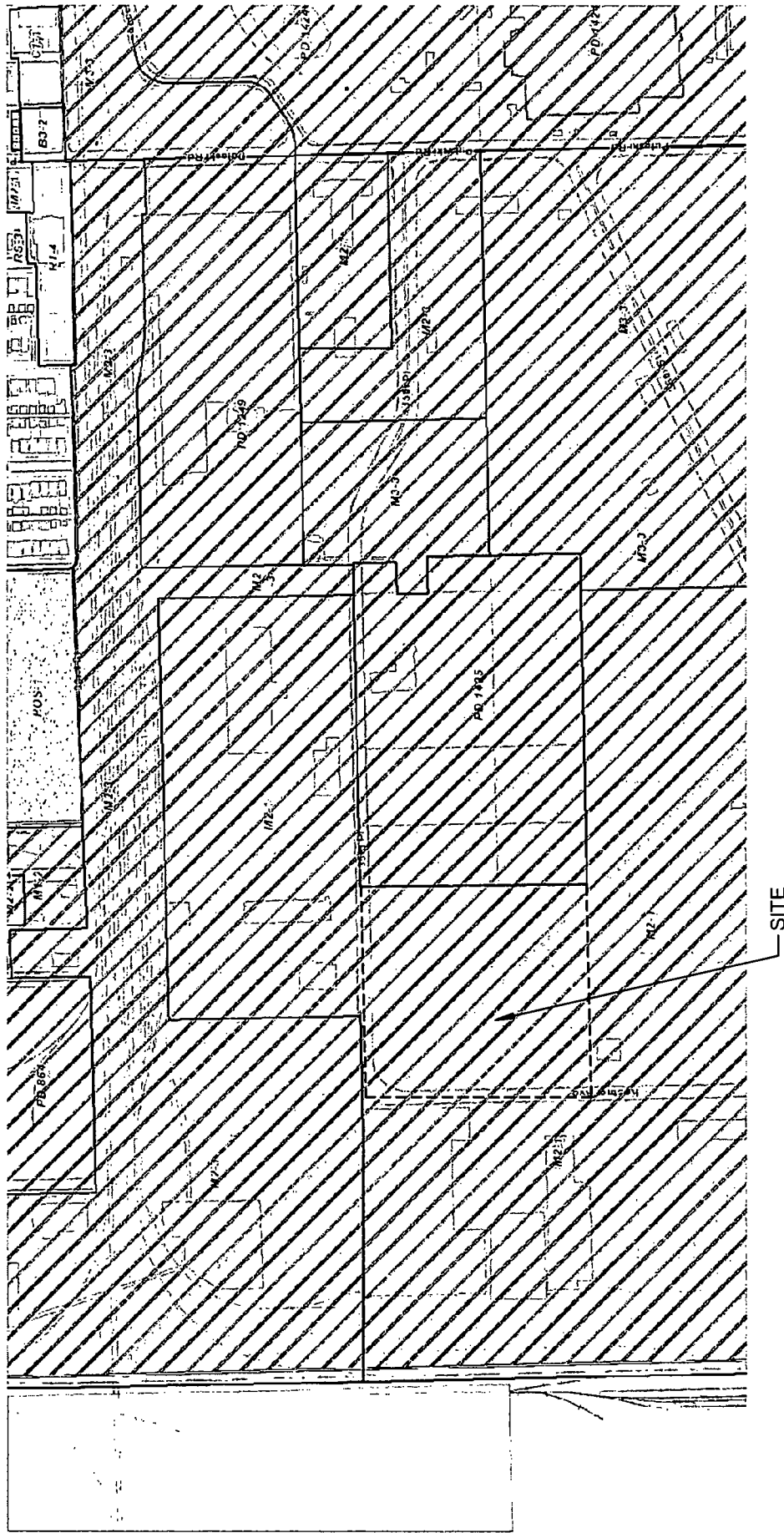
Applicant: Peoples Gas  
Address: 4207-4257 West 35th Place  
Chicago, IL

Date Introduced:  
Plan Commission

**BUILDING HEIGHTS**  
LOGISTICS SUPPORT FACILITY  
AMENDMENT TO PLANNED DEVELOPMENT NO. 1425

**STEPSTEIN**

**McKISSACK**  
**McKISSACK**  
**F.H. PASCHEN**



**PEOPLES GAS**  
NATURAL GAS DELIVERY

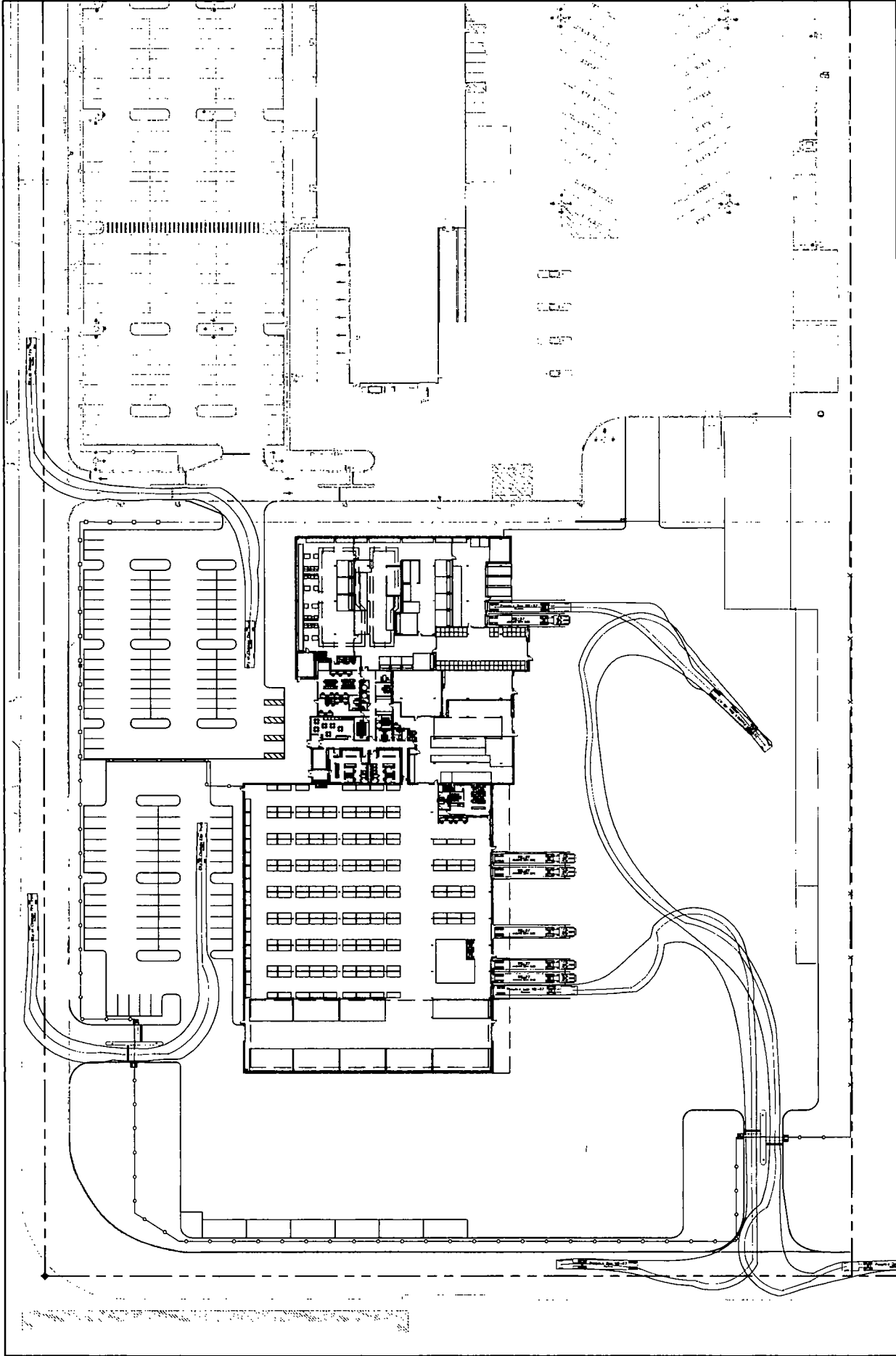
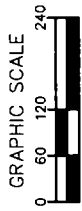
Applicant: Peoples Gas  
Address: 4207-4257 West 35th Place  
Chicago, IL

Date Introduced:  
Plan Commission

**INDUSTRIAL CORRIDOR ZONING MAP**  
**LOGISTICS SUPPORT FACILITY**  
AMENDMENT TO PLANNED DEVELOPMENT NO. 1425

**STEPSTEIN**

**McKISSACK**  
**McKISSACK**  
**F.H. PASCHEN**



**PEOPLES GAS**  
NATURAL GAS DELIVERY

Applicant: Peoples Gas  
Address: 4207-4257 West 35th Place  
Chicago, IL  
Date Introduced:  
Plan Commission

**VEHICLE AND LOADING/ACCESS PLAN**  
LOGISTICS SUPPORT FACILITY  
AMENDMENT TO PLANNED DEVELOPMENT NO. 1425

*SEPSTEIN*

N

**McKISSACK  
McKISSACK  
F.H. PASCHEN**

WB ROUTE  
392 STOP

PACE BUS  
ROUTE 392

EB ROUTE  
392 STOP

CTA BUS  
ROUTE 54B

NB ROUTE  
54B STOP

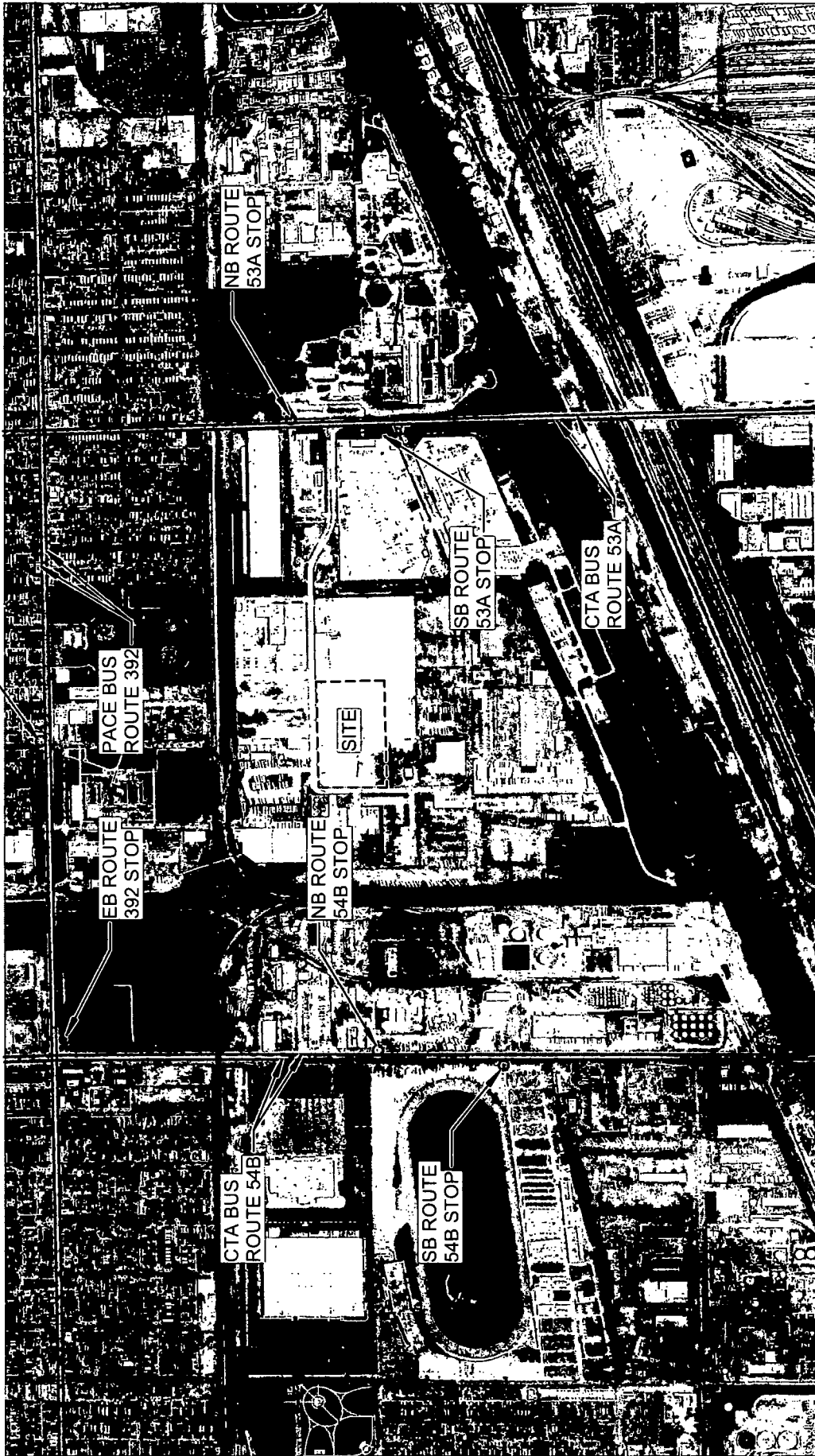
SB ROUTE  
54B STOP

SITE

SB ROUTE  
53A STOP

NB ROUTE  
53A STOP

CTA BUS  
ROUTE 53A



Applicant: Peoples Gas  
Address: 4207-4257 West 35th Place  
Chicago, IL  
Date Introduced:  
Plan Commission.

**PEOPLES GAS**  
NATURAL GAS DELIVERY

**PEDESTRIAN/CTA ROUTE MAP**  
**LOGISTICS SUPPORT FACILITY**  
AMENDMENT TO PLANNED DEVELOPMENT NO. 1425



**MCKISSACK**  
**MCKISSACK**  
**F.H. PASCHEN**



March 6, 2019

Honorable James Cappleman  
Acting Chairman, Committee on Zoning  
121 North LaSalle Street  
Room 304, City Hall  
Chicago, Illinois 60602

Re: The Peoples Gas Light and Coke Company Application to Rezone Property Commonly Known as 4257 W. 35th Place from M2-1 Light Industry District to M3-1 Heavy Industry District and to Amend the Existing Business Planned Development Ordinance 1425 for 4207 W. 35th Place to Include 4257 W. 35th Place, as Rezoned, with the Result that Business Planned Development 1425 as Amended includes 4207-4257 W. 35th Place

The undersigned, John J. Lawlor, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear from the authentic tax records of Cook County to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately March 6, 2019.

The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

DENTONS US LLP

By: 

Signature

Subscribed and Sworn to before me this  
14 day of March, 2019

  
Notary Public

OFFICIAL SEAL  
JACQUELINE L. ULBRICH  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires 3-19-19



March 6, 2019

Re: The Peoples Gas Light and Coke Company Application to Rezone Property Commonly Known as 4257 W. 35th Place from M2-1 Light Industry District to M3-1 Heavy Industry District and to Amend the Existing Business Planned Development Ordinance 1425 for 4207 W. 35th Place to Include 4257 W. 35th Place, as Rezoned, with the Result that Business Planned Development 1425 as Amended includes 4207-4257 W. 35th Place

Dear Property Owner or Resident:

We are attorneys for The Peoples Gas Light and Coke Company ("Peoples"), an Illinois corporation, the applicant in the above-referenced application and owner of the property.

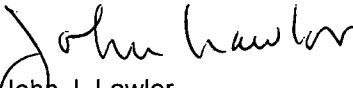
In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about March 6, 2019, the undersigned will file an application to rezone the property commonly known as 4257 W. 35th Place from its existing M2-1 Light Industry Zoning District classification to the M3-1 Heavy Industry District Zoning District classification and then amend existing Business Planned Development Ordinance 1425 adopted in 2018 for Peoples' property commonly known as 4207 W. 35th Place to include not only 4207 W. 35th Place but also 4257 W. 35th Place, as rezoned, with the result that Business Planned Development 1425 as amended includes 4207-4257 W. 35th Place. In 2018, the City approved Peoples' construction and operation of a (2) story 71,719 SF "Central Shop" field service center on a 15.9 acre site located at 4207 W. 35th Place by adopting Business Planned Development No. 1425. The proposed, adjacent Peoples Logistics Center at 4257 W. 35th Place will house about 62 full-time Peoples' personnel. The principal purposes of the new Logistics Center is to house Peoples' warehouse, meter shop and tool repair. The warehouse receives and distributes pipes, valves and fittings and supplies that Peoples utilizes to install, replace and maintain its mains and services supplying the City of Chicago. The meter shop receives, tests, repairs and transports all new and removed meters. Employees of the meter shop, warehouse and tool repair transport meters, fitting and supplies, and tools, respectively, to and from Peoples' five shop and sub shop locations. Outdoor space in the Logistics Center will consist of approximately 130 parking spaces. In addition, approximately 220,000 feet in the Logistics Center is anticipated for open outdoor storage yard area and pipe bundle storage space.

The existing improvements consist of Peoples' Central Shop at 4207 W. 35th Place, which is under construction pursuant to existing Business Planned Development 1425, and vacant land at 4257 W. 35th Place.

Peoples is located at 200 E. Randolph Street, Chicago, IL 60601. The contact person for this application is Jack Lawlor, Esq., Dentons US LLP, 233 S. Wacker Dr., Suite 5900, Chicago, IL 60606, whose telephone number is (312) 876-7459.

Please note that the applicant is not seeking to rezone or purchase your property. The applicant is required by law to send this notice because you own property within 250 feet of the property to be rezoned.

Sincerely,

  
John J. Lawlor

#19981  
Intro DATE  
MARCH 13, 2019

- Page 1

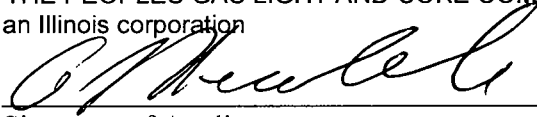
6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.
- Peoples Energy, LLC (PELLC) (100%)
- Integrus Holdings, Inc. (Integrus) (100% of PELLC)
- WEC Energy Group, Inc. (WEC) (100% of Integrus)
- The Vanguard Group, Inc. (10.68% of WEC)
- Blackhole Institutional Trust Company, NA (8.50% of WEC)
7. On what date did the owner acquire legal title to the subject property? 1906; 2002; 2016; and 2017
8. Has the present owner previously rezoned this property? If yes, when?
- Yes. The 4207 W. 35th Place portion was rezoned to Business Planned Development No. 1425 in 2018.
9. Present Zoning District M2-1 & Business Planned Development No. 1425 Proposed Zoning District M3-1 Heavy Industry District then to Business Planned Development No. 1425, as amended
10. Lot size in square feet (or dimensions) 1,223,805 square feet (approx. 28.09 acres)
11. Current Use of the property A portion of the subject property is currently vacant and a portion is currently under construction for Applicant's Central Shop in existing PD 1425
12. Reason for rezoning the property To amend Business Planned Development No. 1425 to include an additional 10.96 adjacent acres which will be constructed upon and utilized as Applicant's new Logistics Center for warehouse and meter shop uses to receive, test, repair and transport new and removed meters and to repair tools.
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)
- Applicant plans to build a new one-story field Logistics Center. The new Logistics Center will be approximately 100,000 square feet and one-story high. There will be on-site parking for a minimum of 130 vehicles in the Logistics Center and approximately 220,000 square feet open yard area in the Logistics Center for outdoor storage and pipe bundle storage space.
14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?

YES \_\_\_\_\_ NO X

COUNTY OF COOK  
STATE OF ILLINOIS

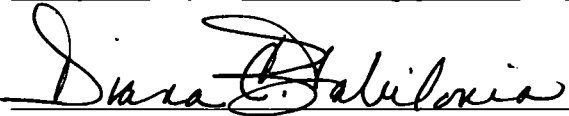
Andrew J. Hessebach, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

THE PEOPLES GAS LIGHT AND COKE COMPANY   
an Illinois corporation

  
Signature of Applicant

Subscribed and Sworn to before me this

6 day of March, 20 19.

  
Notary Public



For Office Use Only

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_