



City of Chicago



SO2020-1913

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/22/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 16-F at 38 W 64th St - App No. 20397
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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Reclassification Of Area Shown On Map No. 8-K.
(As Amended)
(Application No. 20397.)
(Common Address: 38 W. 64th Street, Chicago, IL 60621)

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 M2-3 Light Industry District and all the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 16-F in the area bounded by:

THE NORTH LINE OF W. 65TH STREET, THE NORTHEASTERLY LINE OF THE DAN RYAN EXPRESSWAY/SKYWAY (INTERSTATE 90/94), THE SOUTHERLY LINE OF NIRC & NORFOLK SOUTHERN RAILROADS, A LINE 154.6 FEET WEST OF S. STATE STREET, THE SOUTH LINE OF W. 64TH STREET AND THE WEST LINE OF S. STATE STREET.

to those of an M3-2 Heavy Industry District.

SECTION 2. Further, that the Chicago Zoning Ordinance is hereby amended by changing all of the M3-2 Heavy Industry District symbols and indications established in the area above described in Section 1 to those of Planned Development No. _____, as amended, so that the boundaries of Planned Development No. ___ are:

THE NORTH LINE OF W. 65TH STREET, THE NORTHEASTERLY LINE OF THE DAN RYAN EXPRESSWAY/SKYWAY (INTERSTATE 90/94), THE SOUTHERLY LINE OF NIRC & NORFOLK SOUTHERN RAILROADS, A LINE 154.6 FEET WEST OF S. STATE STREET, THE SOUTH LINE OF W. 64TH STREET AND THE WEST LINE OF S. STATE STREET.

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.

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

Planned Development Statements.

(Statements 1 Through 16 Are Incorporated Herein.)

1. The area delineated herein as Planned Development Number _____, as amended (the "Planned Development"), consists of approximately four hundred ninety thousand seven hundred sixty-four (490,764) square feet or 11.266 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 five hundred thirty-eight thousand nine hundred twelve square feet (538,912) square feet or 12.37 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 titleholders 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 titleholders and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of 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.

A warrant analysis shall be submitted to CDOT for review and approval for the intersection of S. State Street and W. 64th Street prior to Part II permit approval. If a new signal is warranted and approved by CDOT and the Illinois Department of Transportation (IDOT) at the intersection of S. State Street and W. 64th Street, installation of the new signal at the Applicant's expense must occur prior to final Certificate of Occupancy. Temporary signals as approved by CDOT will be accepted during IDOT review, however, a permanent signal in compliance with CDOT standards shall be installed at the Applicant's expense within one calendar year of final IDOT approval.

Within one year of final Certificate of Occupancy, and utilization of 65th Street as a means of ingress and egress by Applicant for the development's intended use, Applicant shall conduct new traffic counts and a warrant analysis for the intersection of S. State Street and W. 65th Street, for review and approval by the Chicago Department of Transportation and the Illinois Department of Transportation. If a new traffic signal is warranted at State and 65th, the Applicant will be responsible for funding and installation of the new signal, provided that temporary signals are approved by CDOT and the Illinois Department of Transportation while applications for permanent signals are pending. Temporary signals as approved by CDOT will be accepted during IDOT

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review, however, a permanent signal in compliance with CDOT standards shall be installed at the Applicant's expense within one calendar year of final IDOT approval.

4. The plan of development consists of sixteen (16) Statements; a Bulk Regulations and Data Table; P.D. Boundary and Property Line Map; Existing Zoning Map; Existing Land-Use Map; Overall Site Plan; Enlarged Site Plan -- South Shop Facility; Overall Landscape Plan/VUA Plan and Calculations; Enlarged Landscape Plan -- South Shop Facility; Elevations -- South Shop Facility (North, South, East and West) and South Shop Elevations and Streetscape Elevations (North, South, East, and West). 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 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: Public utilities operations support center, including major and minor utilities and services, vehicle storage and towing; motor vehicle repair shop, vehicle weight scale, 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 areas and pipe bundle spaces and meter shop to receive, test, repair and transport new and removed meters, and tool repair.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development, except at the current, existing off-premises sign location.
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 490,764 square feet (approximately 11.266 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 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews are conditional until final Part II Approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility

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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 titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor 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.
15. 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 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent 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 foregoing, 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

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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.

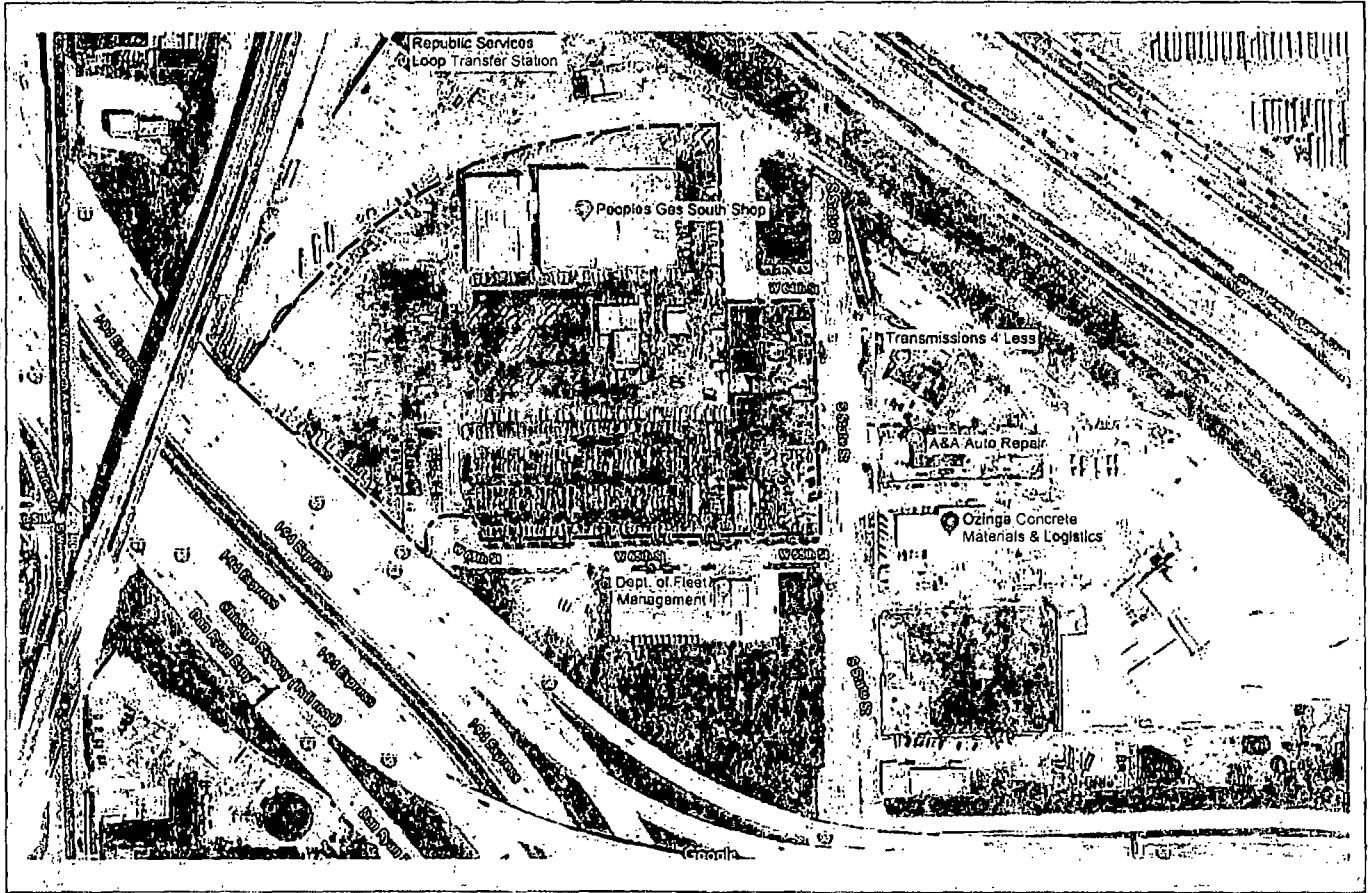
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to M3-1 (Heavy Industry District).

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Peoples Gas South Field Service Shop Bulk Regulations and Data Table

Net Site Area:	490,764 square feet (11.27 acres)
Gross Site Area:	538,912 square feet (12.37 acres)
Maximum Floor Area Ratio for Total Net Site Area:	2.2 max. 0.30 per design
Maximum Number of Dwelling Units:	None Permitted
Minimum Number of Off-Street Parking Spaces for Employees:	1 per 3 employees per Section 17-10-0207; therefore, a minimum 158 required. (Approximately 285, including 9 accessible spaces, shown on Site Plan)
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:	In substantial accordance with Typical Commercial Building Elevations (45').
Maximum Freestanding Wireless Communication Facility Height:	150' measured from immediate grade elevation
Minimum Number of Bicycle Spaces:	16

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PEOPLES GAS
NATURAL GAS DELIVERY

Applicant: Peoples Gas
Address: 38 West 64th Street
Chicago, IL
Date Introduced: April 15, 2020
Plan Commission: August 20, 2020

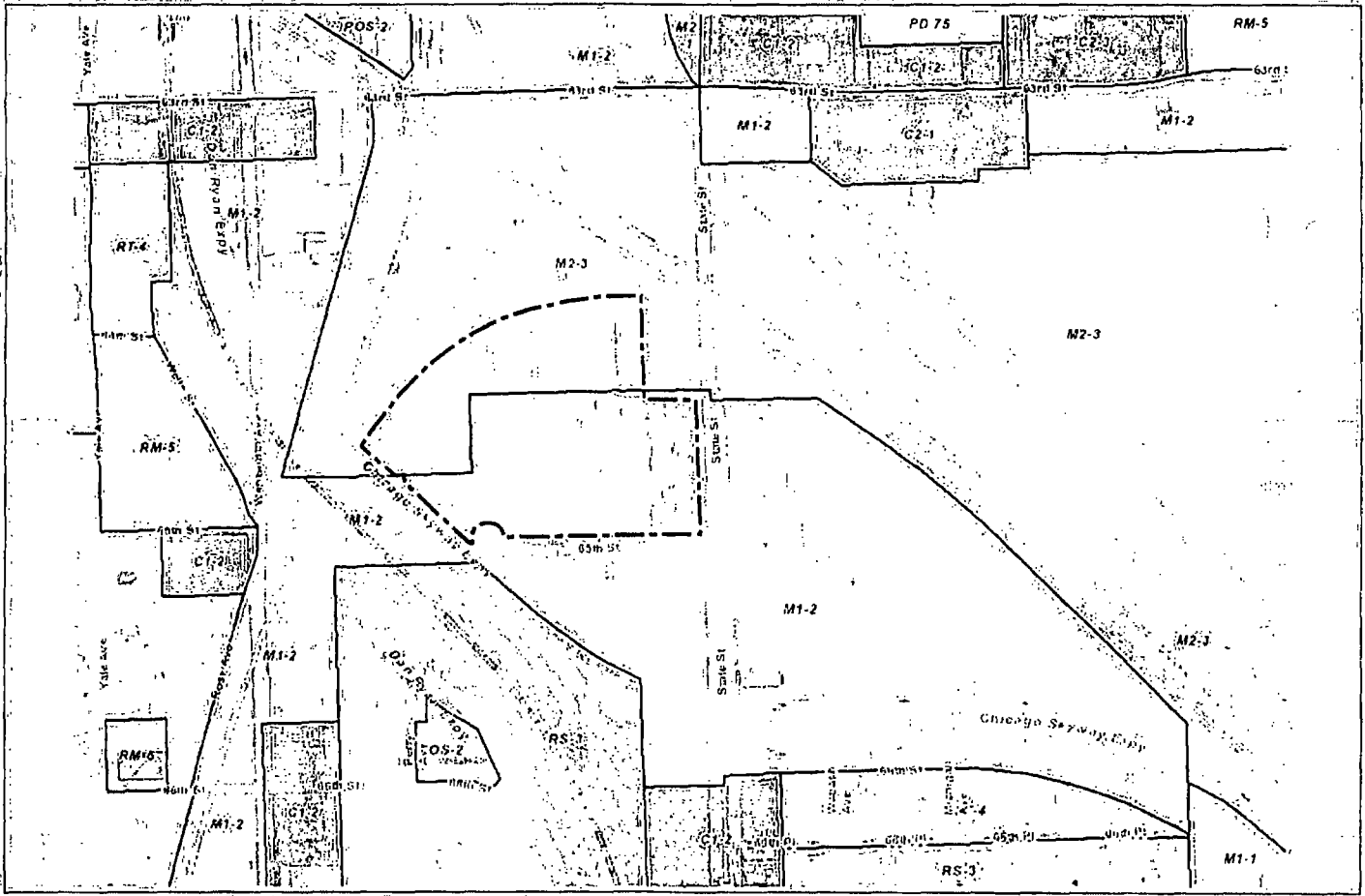
EXISTING SITE / LAND USE AERIAL VIEW
SOUTH SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO. XX

EPSTEIN



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F.H. PASCHEN


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PEOPLES GAS
NATURAL GAS DELIVERY

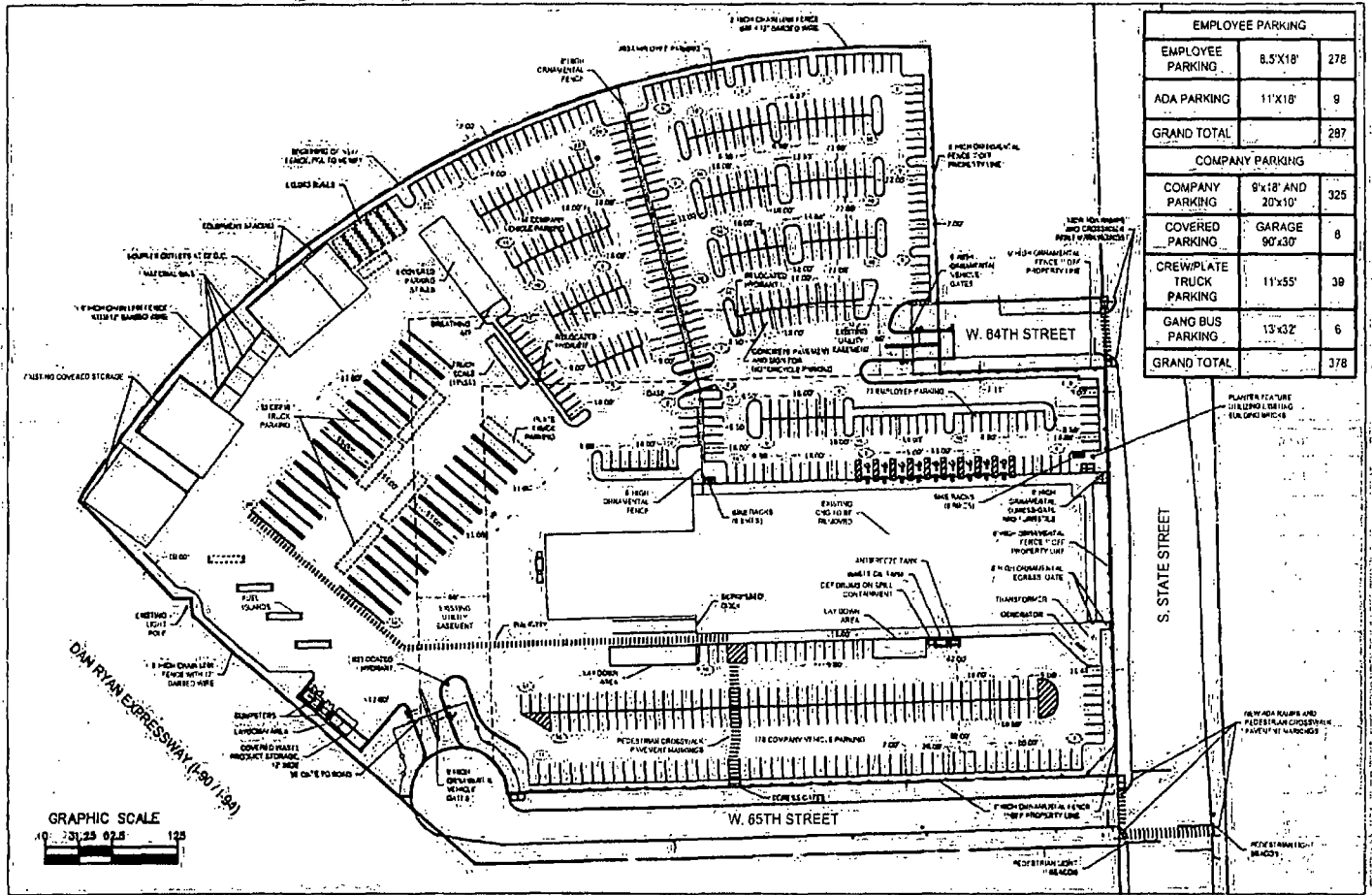
Applicant: Peoples Gas
Address: 38 West 64th Street
Chicago, IL
Date Introduced: April 15, 2020
Plan Commission: August 20, 2020

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

EPSTEIN 

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EMPLOYEE PARKING		
EMPLOYEE PARKING	8.5'x18'	278
ADA PARKING	11'x18'	9
GRAND TOTAL		287
COMPANY PARKING		
COMPANY PARKING	9'x18' AND 20'x10'	325
COVERED PARKING	GARAGE 90'x30'	8
CREWPLATE TRUCK PARKING	11'x55'	39
GANG BUS PARKING	13'x32'	6
GRAND TOTAL		378

PEOPLES GAS
NATURAL GAS DELIVERY

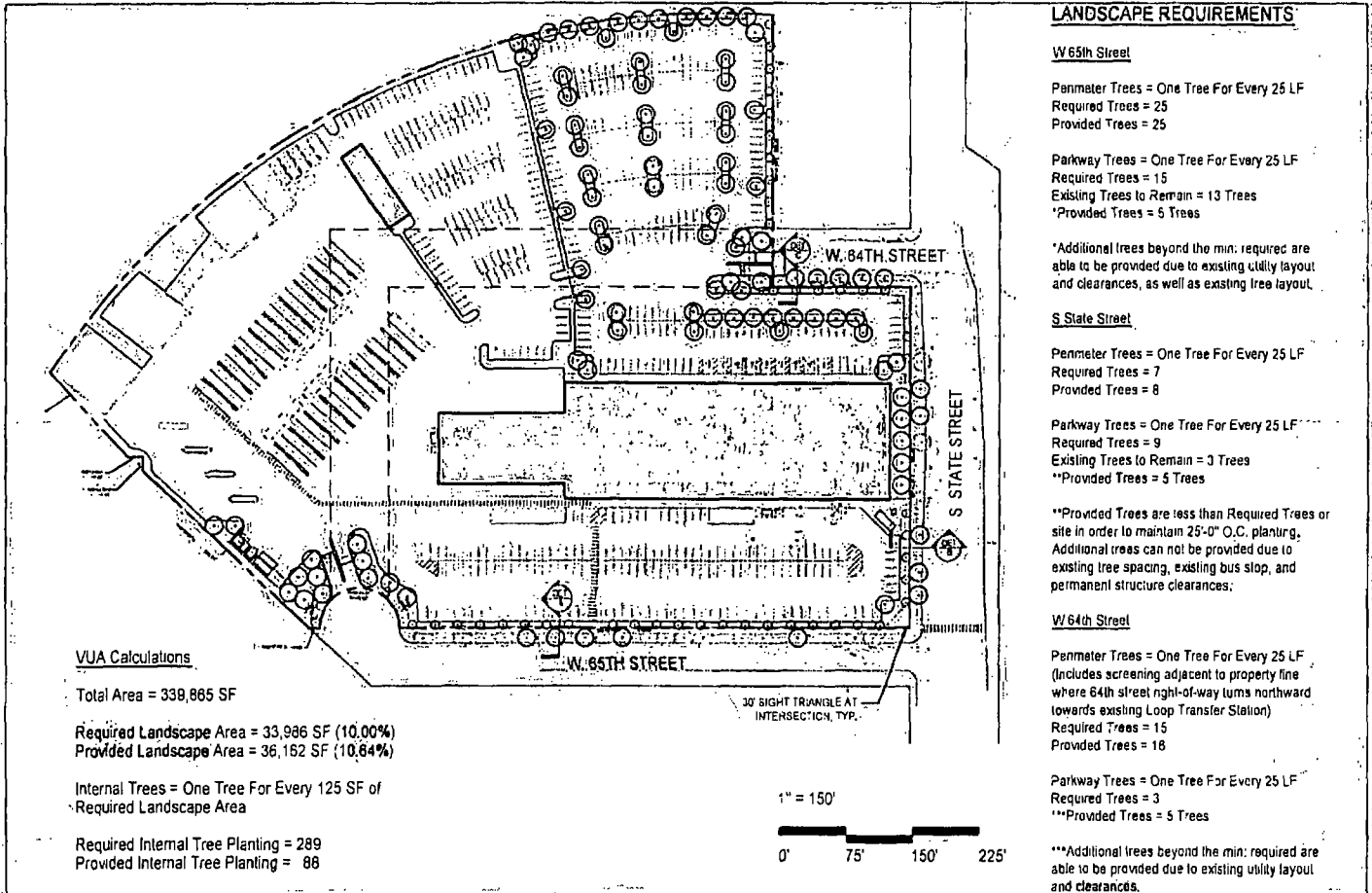
Applicant: Peoples Gas.
Address: 38 West 64th Street
Chicago, IL
Date Introduced: April 15, 2020
Plan Commission: August 20, 2020

CIVIL SITE PLAN MAP
SOUTH SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO. XX

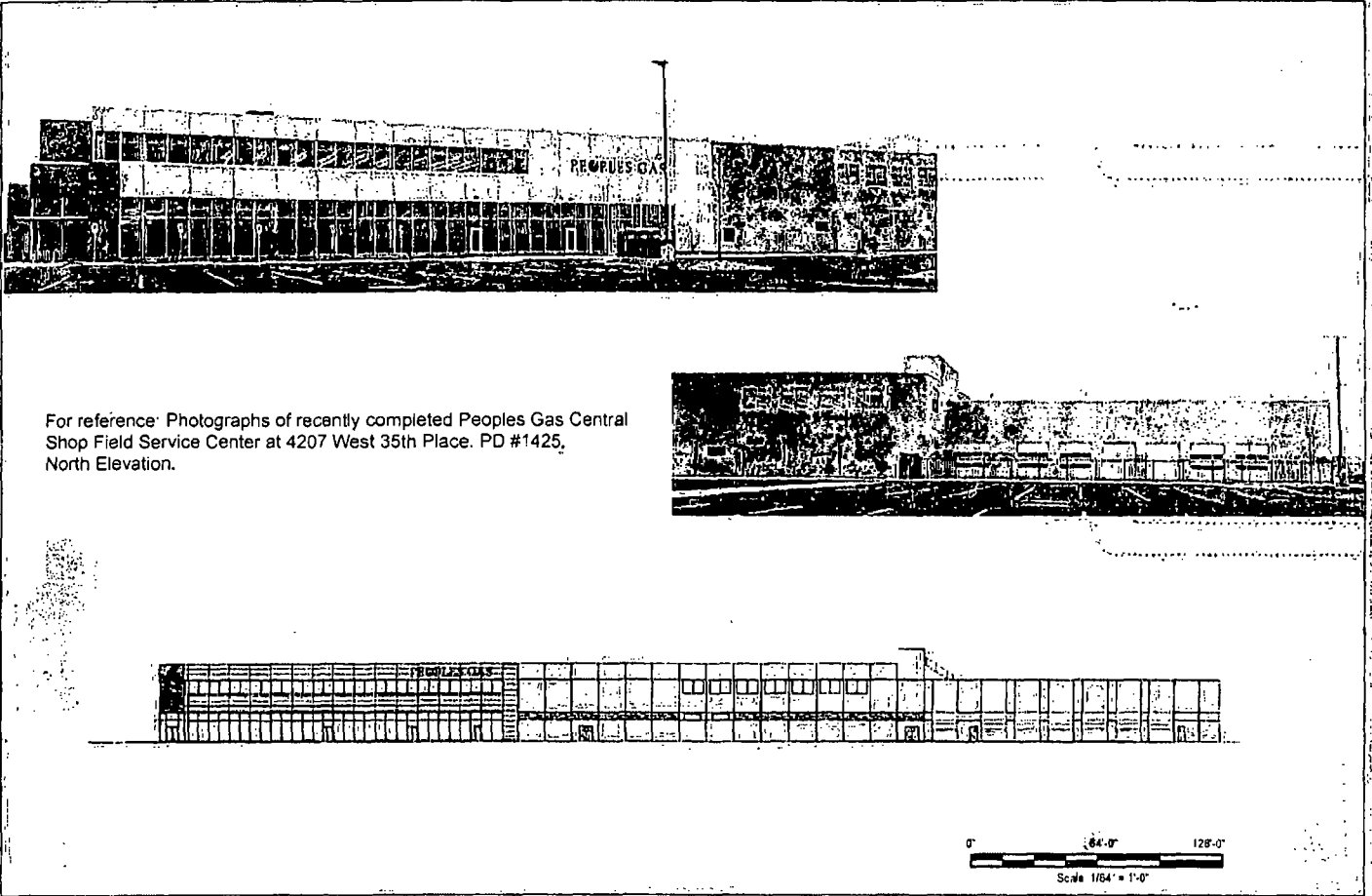
EPSTEIN  SCALE 1"=125'

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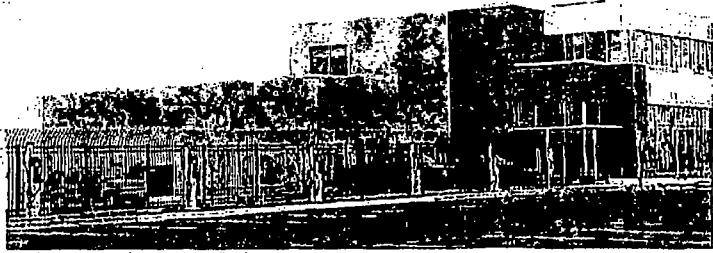
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For reference: Photographs of recently completed Peoples Gas Central Shop Field Service Center at 4207 West 35th Place, PD #1425, North Elevation.

PEOPLES GAS NATURAL GAS DELIVERY	Applicant: Peoples Gas Address: 38 W 64th St Chicago, IL Date Introduced: April 15, 2020 Plan Commission: August 20, 2020	STREETSCAPE NORTH ELEVATION SOUTH SHOP FIELD SERVICE CENTER PLANNED DEVELOPMENT NO. XX	EPSTEIN	KISSACK Mc F.H. PASCHEN
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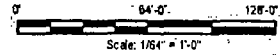
For reference: Photographs of recently completed Peoples Gas New Central Shop Field Service Center at 4207 West 35th Place. PD #1425. East and West Elevations.



EAST ELEVATION



WEST ELEVATION



PEOPLES GAS
NATURAL GAS DELIVERY

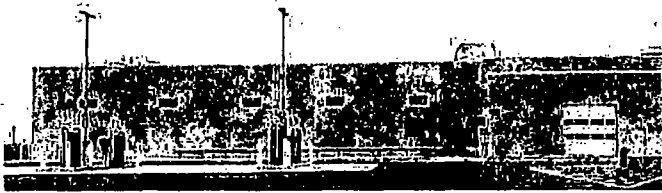
Applicant: Peoples Gas
Address: 38 W 64th St.
Chicago, IL
Date Introduced: April 15, 2020
Plan Commission August 20, 2020

STREETSCAPE EAST AND WEST ELEVATIONS
SOUTH SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO: XX

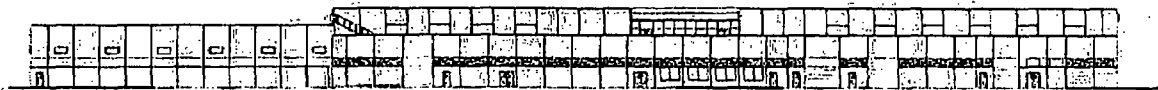
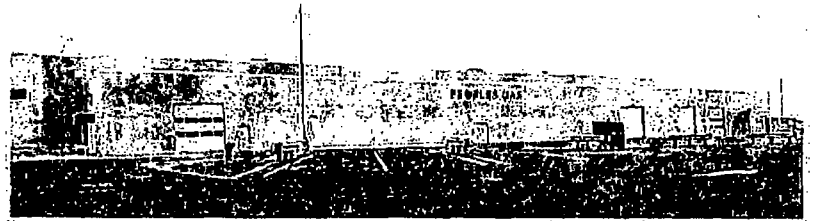
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For reference: Photographs of recently completed Peoples Gas Central Shop Field Service Center at 4207 West 35th Place, PD #1425. South Elevation.



0' 64'-0" 128'-0"
Scale: 1/8" = 1'-0"

PEOPLES GAS
NATURAL GAS DELIVERY

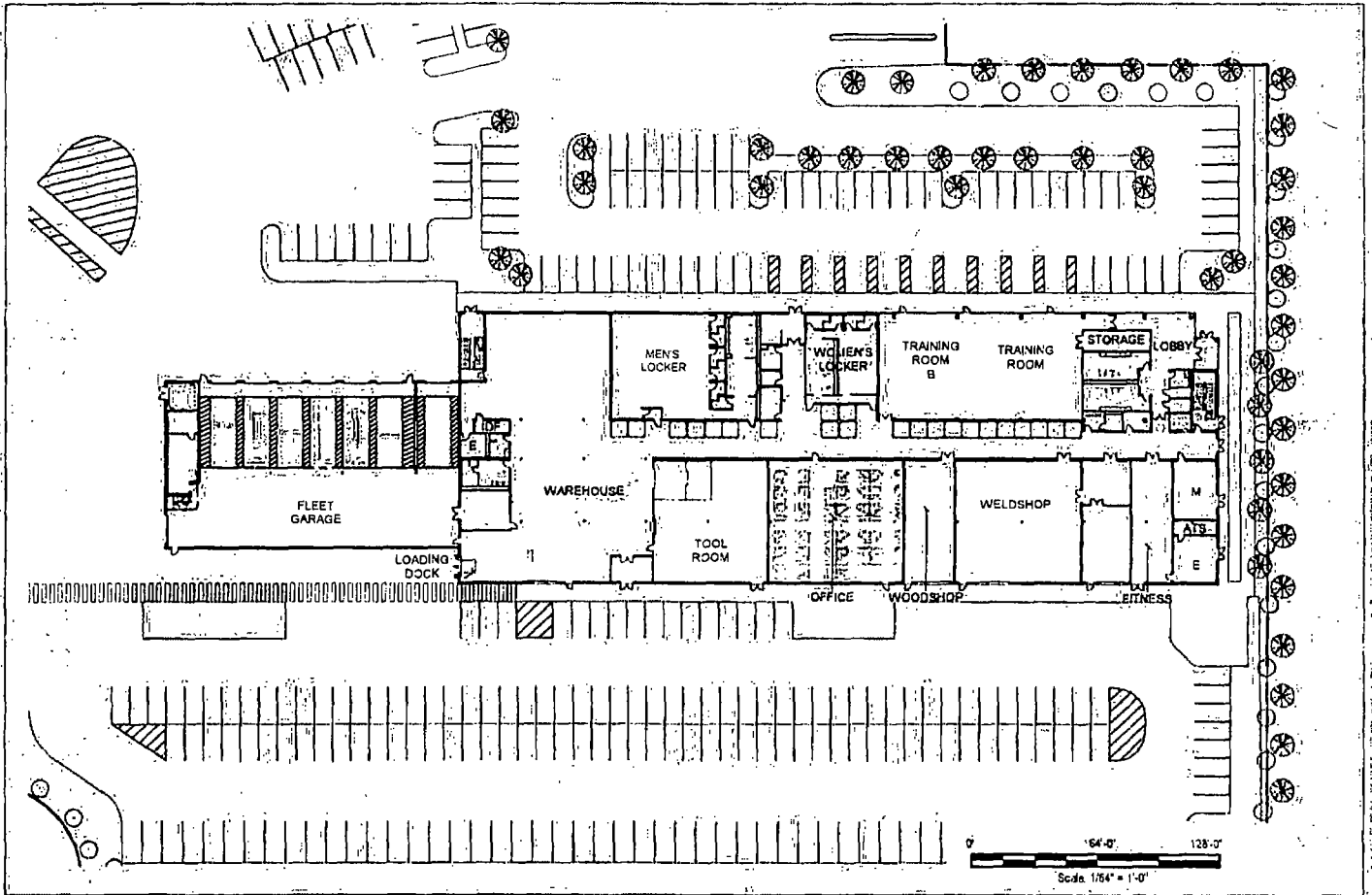
Applicant: Peoples Gas
Address: 38 W 64th St.
Chicago, IL
Date Introduced: April 15, 2020
Plan Commission: August 20, 2020

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

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NATURAL GAS DELIVERY

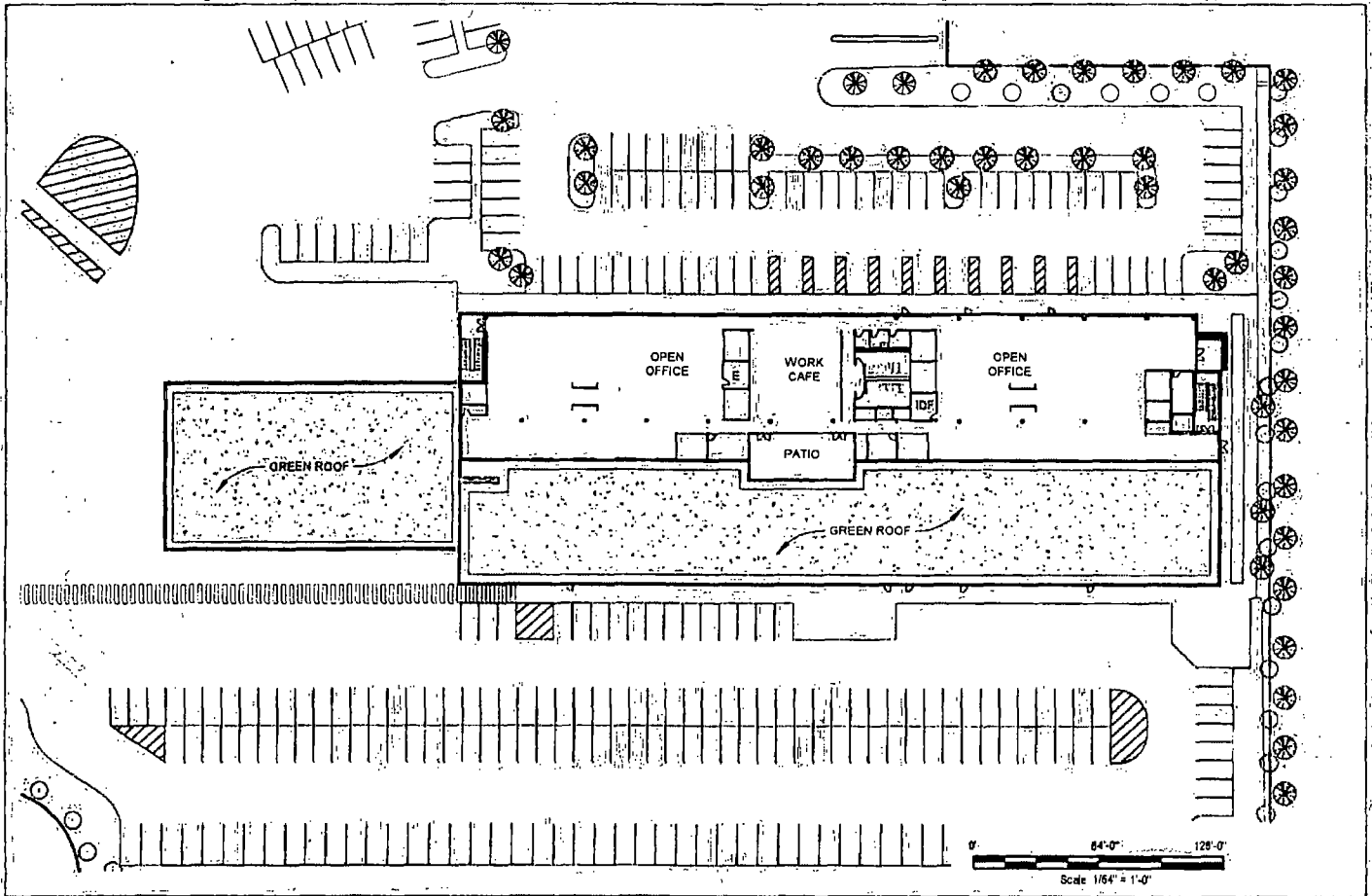
Applicant: Peoples Gas
Address: 38 W 64th St.
Chicago, IL
Date Introduced: April 15, 2020
Plan Commission August 20, 2020

FIRST FLOOR PLAN
SOUTH SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO. XX

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PEOPLES GAS
NATURAL GAS DELIVERY

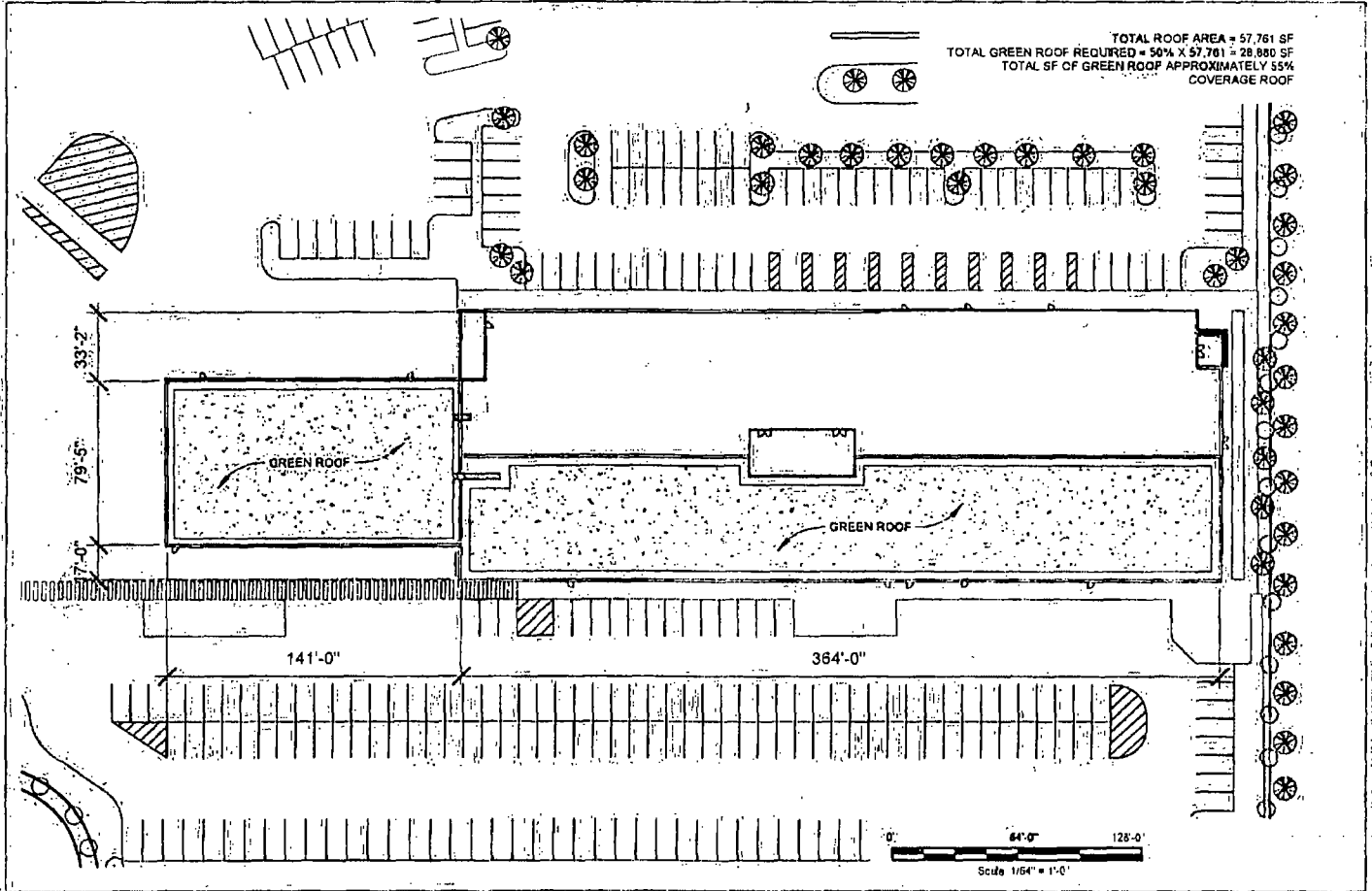
Applicant: Peoples Gas
Address 38 W 64th St.
Chicago, IL
Date Introduced April 15, 2020
Plan Commission August 20, 2020

SECOND FLOOR PLAN
SOUTH SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO.:XX

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PEOPLES GAS
NATURAL GAS DELIVERY

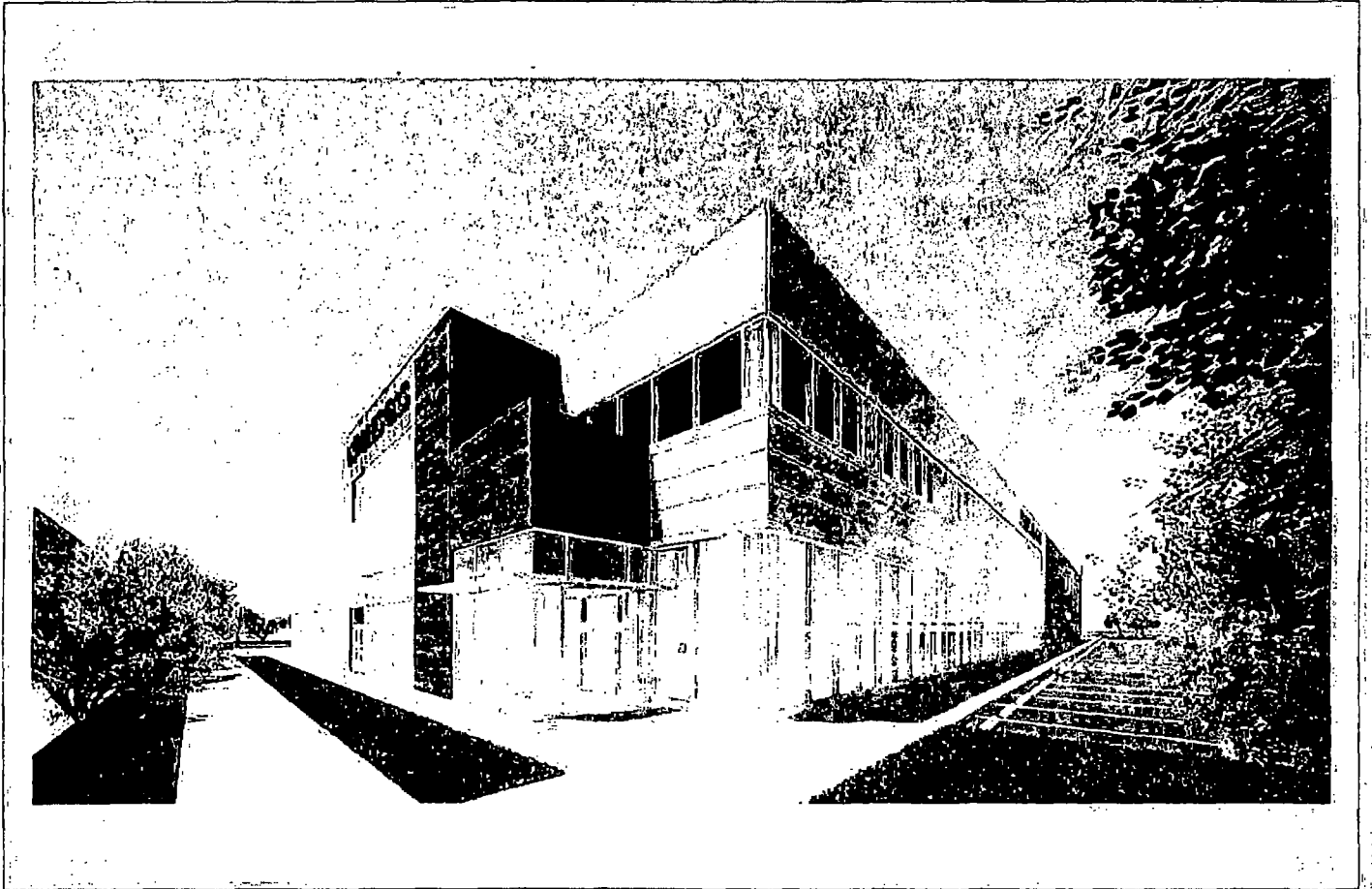
Applicant: Peoples Gas
Address: 38 W 64th St.
Chicago, IL
Date Introduced: April 15, 2020
Plan Commission: August 20, 2020

ROOF PLAN
SOUTH SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO. XX

EPSTEIN



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PEOPLES GAS
NATURAL GAS DELIVERY

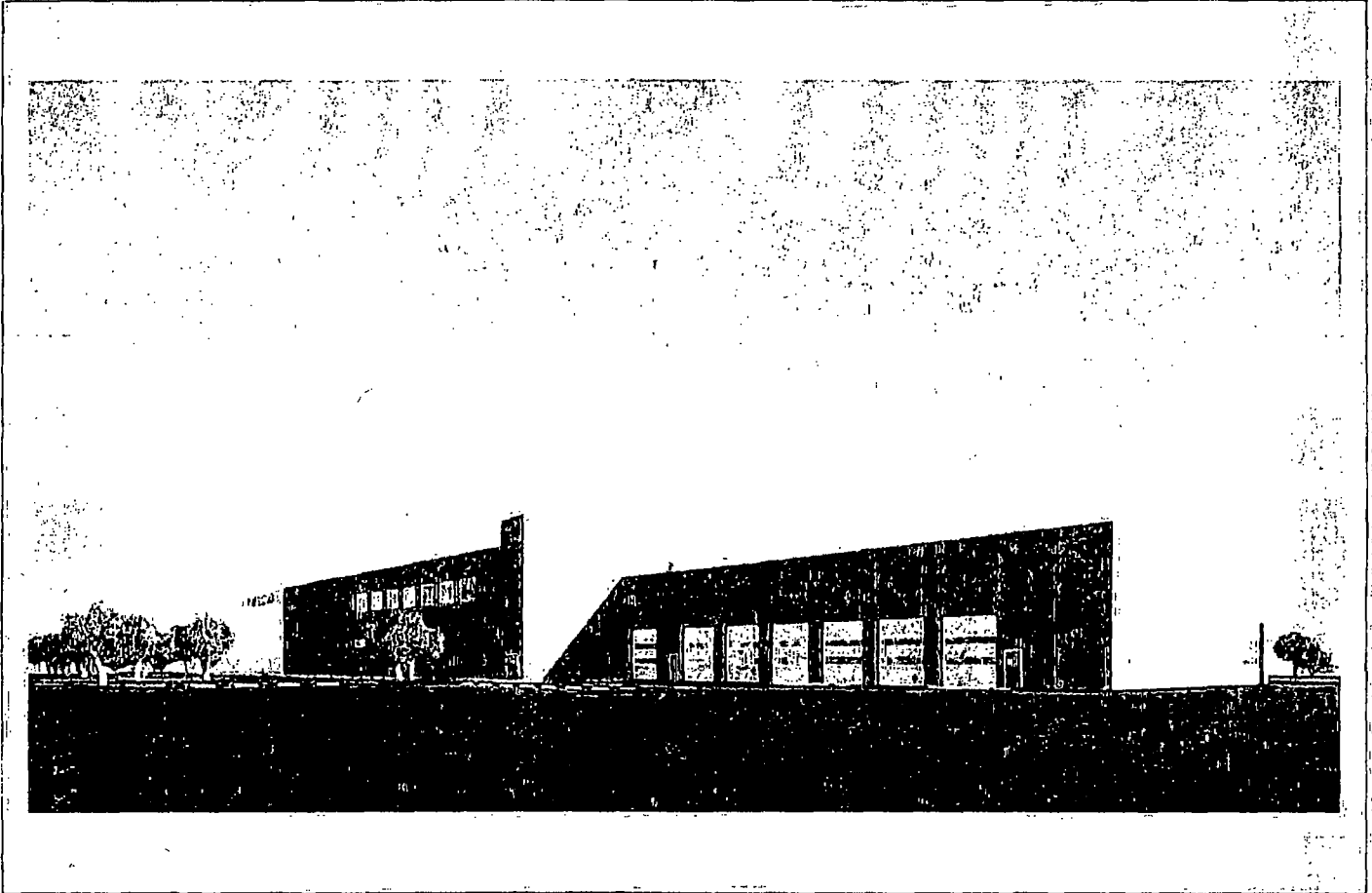
Applicant: Peoples Gas
Address: 38 W 64th St.
Chicago, IL
Date Introduced: April 15, 2020
Plan Commission: August 20, 2020

PERSPECTIVE FROM NORTHEAST CORNER
SOUTH SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO. XX

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PEOPLES GAS
NATURAL GAS DELIVERY

Applicant Peoples Gas
Address 38 W 64th St.
Chicago, IL
Date Introduced April 15, 2020
Plan Commission August 20, 2020

PERSPECTIVE FROM NORTHWEST CORNER
SOUTH SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO. XX

EPSTEIN


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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Thomas Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: August 20, 2020

Re: Proposed Zoning Change from M1-2 and M2-3 to M3-2 and then to Business Planned Development for the property generally located at 38 W. 64th Street

On August 20, 2020, the Chicago Plan Commission recommended approval of the proposed zoning change to M3-2 and then planned development submitted by, People's Gas Light & Coke Company. A copy of the proposed planned development is 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)