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Legislation Details (With Text)

File #: SO2022-571

Type: Ordinance **Status:** Passed

File created: 2/23/2022 **In control:** City Council

Final action: 4/27/2022

Title: Zoning Reclassification Map No. 3-G at 1100-1152 W Blackhawk St, 1400-1460 N Cherry Ave, 1407-1451 N Cherry Ave and 1055-1067 W Weed St - App No. 20940

Sponsors: Misc. Transmittal

Indexes: Map No. 3-G

Attachments: 1. O2022-571.pdf, 2. SO2022-571.pdf

Date	Ver.	Action By	Action	Result
4/27/2022	1	City Council	Passed as Substitute	Pass
4/26/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
2/23/2022	1	City Council	Referred	

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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 the Planned Manufacturing District Number 3 and Waterway-Manufacturing Planned Development No. 847 symbols and indications as shown on Map No. 3-G in the area bounded by

the turning basin of the north branch of the Chicago River; North Cherry Avenue; West Weed Street; a line extending south-eastward to a point a distance of approximately 428.00 feet from a point on the south right-of-way line of West Weed Street located approximately 167.06 feet easterly (measured along said south line of West Weed Street) of the intersection of the east line of North Cherry Avenue and the south line of West Weed Street; a line extending south-westward from said point a distance of 370.17 feet to a point 42.02 feet east of and perpendicular to the east right-of-way line of North Cherry Avenue located approximately 469.00 feet south (measured along said east line of North Cherry Avenue) of the intersection of the east line of North Cherry Avenue and the south line of West Weed Street; a line extending west from said point a distance of

42.02 feet to a point on the east right-of-way line of North Cherry Avenue located approximately 469.00 feet south of the intersection of the south line of West Weed Street and the east line of North Cherry Avenue; North Cherry Avenue; West Blackhawk Street; and the north branch of the Chicago River

to the designation of Waterway-Manufacturing Planned Development No. 847, as amended and a corresponding use district is hereby established in the area above described.

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

Common Address: 1100-1152 W. Blackhawk Street; 1400-1460 N. Cherry Ave.; 1407-1451 N. Cherry Ave., 1055-1067 W. Weed St. , Chicago. Illinois

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WATERWAY-MANUFACTURING PLANNED DEVELOPMENT NO. 847, AS AMENDED

PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Waterway-Manufacturing Planned Development Number 847, as amended (the "Planned Development") and subject to the use and bulk restrictions contained herein consists of approximately 452,601 square feet (10.3903 acres) and is owned or controlled by the applicant William Wrigley, Jr. Company (the "Applicant").
2. All applicable official review, 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 easements, or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns, or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

3. 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, then to 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 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. An agreement among property owners or a covenant binding property owners may designate the authorized party for any future amendment, modification or change.
4. This Plan of Development consists of these 18 statements, the Administrative Approvals (defined below) and the following exhibits and plans attached hereto or referenced below, all

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Win Wrmley, Jr Company
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of which are incorporated herein and made a part hereof by this reference, all prepared by CRB Architecture dated January 26, 2022:

- a. Bulk Regulations and Data Table
- b. Existing Zoning Map
- c. Existing Land Use Map
- d. Property Line and Planned Development Boundary Map
- e. Site Plan.
- f. Landscape Plan
- g. Building Elevations for pilot plant addition

Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.

The following minor change and site plan approval letters are hereby incorporated by reference and made part of this Planned Development (collectively, the "Administrative Approvals"):

- a. Minor Change Request to John J. George dated January 27, 2004
- b. Minor Change Request to John J. George dated June 1, 2004
- c. Administrative Relief Request to John J. George dated July 8, 2005

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 Ordinance shall control.

5. The following uses shall be permitted within the Planned Development: all uses permitted within Planned Manufacturing District Number 3 - Goose Island; ancillary business offices are expressly permitted below the second (2nd) floor; research, conference and training center, laboratories, ancillary day care center, parking, and related uses.
6. Business Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.

Applicant Win Wrigley .It Company
Address 1 100-1 152 W Blackhawk Street. 1400-1460 N. Cherry Ave . 1407-1451 N. Cherry Ave . 1055-1067 W Weed St
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Plan Commission April 21, 2022

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8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The applicant acknowledges the importance of the Chicago River as a resource of both commerce and recreation and also acknowledges the City's goal of improving the appearance and quality of the Chicago River, as provided for in the Waterway Planned Development Guidelines set forth in Section 17-8-0509 of the Chicago Zoning Ordinance. To further these goals, the applicant agrees to set back all buildings and parking areas as indicated on the approved Site Plan. The setback area shall be improved as depicted on the Landscape Plan. The landscape improvements depicted on the Landscape Plan - Phase 1, as it pertains to the river edge, are complete.
11. Prior to issuance by the Department of Planning and Development of a determination pursuant to Section

17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") for development or redevelopment of any property in this Planned Development a site plan, landscape plan and building elevations of the proposed development shall be submitted to the Commissioner of Planning and Development ("Commissioner") for approval. Review and approval of the Site Plan, Landscape Plan and Elevations by the Commissioner is intended to ensure that specific development proposals conform with this Planned Development. Further, all Part II submittals shall be in compliance with the Chicago Landscape Ordinance and the streetscape provisions of this Planned Development. Following approval of a Site Plan, Landscape Plan and Elevations by the Commissioner, the approved plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed an integral part of this Planned Development. After approval of a Site Plan, Landscape Plan and Elevations by the Commissioner, the approved Site Plan, Landscape Plan and Elevations may be changed or modified pursuant to the provisions of Statement 12. In the event of an inconsistency between the approved Site Plan, Landscape Plan and Elevations and the terms of the statements and Bulk Regulations and Data Table of this Planned Development in effect at the time of approval of such Site Plan, Landscape Plan and Elevations or modifications thereto, the terms of the statements and Bulk Regulations and Data Table of the Planned Development shall govern.

This planned development amendment constitutes site plan approval for the Pilot Plant addition and the additional parking spaces on the east side of Cherry Avenue.

A Site Plan and Landscape Plan shall, at a minimum, provide the following information with respect to the proposed improvements: (1) the boundaries of the property;

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- 2) the footprint of the improvements;
 - 3) preliminary landscaping plan, with the final landscaping plan to be approved at Part II stage;
- and
- 4) pedestrian circulation routes.

A Site Plan, Landscape Plan and Elevations shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development. Factors to be considered by the Commissioner in determining conformance of the Site Plan, Landscape Plan and Elevations to the provisions of this Planned Development are limited to the following guidelines:

- a) the distribution of bulk, density patterns and intensity of use avoids undue concentration in any portion of the subject property which would adversely affect adjoining areas;
- b) ingress and egress patterns afford ample access for fire department and other emergency and delivery vehicles, facilitates the safe and efficient circulation of pedestrians and vehicles and minimizes the conflicts with existing traffic patterns in the vicinity;
- c) complies with the landscaping requirements of the Planned Development; and
- d) the architectural character of a proposed structure is compatible with other buildings in the Planned Development and in the immediate vicinity.

12. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such modification

by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.

13. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
14. The Applicant acknowledges that it is in the public interest to design, construct 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 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 new buildings and improvements on the property shall be

Applicant. Wm Wrigley Jr Company
Address. 1100-1152 W Blackhawk Street, 1100-1460 N Cherry Ave., 1407-1451 N Cherry Ave., 1055-1067 W Weed St.
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City Commission April 21, 2022

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reviewed and approved by the Mayor's Office for People with Disabilities (MOPD) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

16. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the Waterway Planned Development Guidelines contained in the Chicago Zoning Ordinance (Section 17-8-0912) and the Chicago River Design Guidelines. The Applicant also acknowledges the desirability to include wildlife habitat and other natural features in or near the water's edge. To further these goals, the Applicant agrees to cooperate with the City of Chicago and civic and community-based organizations with respect to the future installation of river habitat features within the required setback and/or as attachments to the existing seawall with any necessary local, state, or federal approvals.

Applicant shall not be required to provide public access to a riverwalk on its property until such time as either a pedestrian bridge is funded, constructed, and opened for public access over the Chicago River at Blackhawk Street, or a riverwalk is constructed and opened for public access on the parcel immediately south of the Applicant's property. When either of these events occur, the Applicant shall provide public access to the property's riverwalk between the hours of 6:00 a.m.-11:00 p.m.

17. 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 (i) 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

Applicant. Wm. Wrigley, Jr Company
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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.

18. Unless substantial construction of the Pilot Plant Addition and the parking on the east side of Cherry Avenue has commenced within six (6) years following adoption of this Planned Development, and unless completion thereafter is diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to Waterway-Manufacturing Planned Development No. 847 and Planned Manufacturing District No. 3, as to each respective parcel.

Applicant: Win Wiegley, It Company
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Plan Commission April 21, 2022

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Application #20940

DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

MEMORANDUM

Alderman Thomas Tunney
Chairman, City Council Committee on Zoning

From:

Chicago Plan Commission Date: April 21, 2021

Re: Proposed Amendment to Waterway-Manufacturing Planned Development No. 847, 1132 W. Blackhawk St.
(Application #20940)

On April 21, 2022, the Chicago Plan Commission recommended approval of a proposed amendment to the Waterway-Manufacturing Planned Development No. 847, submitted by the Wm. Wrigley Jr. Company. A copy of the proposed ordinance, planned development statements, bulk table and exhibits 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 Max Lyon at (312)-744-8429.

Cc: Steve Valenziano

PD Master File (Original PD, copy of memo)

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602