



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** SO2017-6434

**Type:** Ordinance      **Status:** Passed

**File created:** 9/6/2017      **In control:** City Council

**Final action:** 11/8/2017

**Title:** Zoning Reclassification Map No. 16-F at 6700-6856 S Wentworth Ave, 171-225 W Marquette Rd and 168-226 W 69th St

**Sponsors:** Sawyer, Roderick T.

**Indexes:** Map No. 16-F

**Attachments:** 1. SO2017-6434.pdf, 2. O2017-6434.pdf

Date	Ver.	Action By	Action	Result
11/8/2017	1	City Council	Passed as Substitute	Pass
10/23/2017	1	Committee on Zoning, Landmarks and Building Standards		
9/6/2017	1	City Council	Referred	

# PLANNED DEVELOPMENT NO. 68 SYMBOLS AS SHOWN ON MAP NO. 16-F

## ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

**SECTION 1.** Title 17 of the Municipal Code of the City of Chicago, the Chicago Zoning Ordinance, be amended by changing all of the Planned Development No. 68 Symbols as shown on Map No. 16-F in the area bounded by:

**West Marquette Road; South Wentworth Avenue; West 69 Street; and the southeast boundary line of the Chicago Rock Island and Pacific Railroad right of way**

to those to Planned Development No. 68 as amended, which is hereby established in the area described above and subject to such use and bulk regulations set forth in the Plan of Development attached hereto and no others.

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

**Roderick Sawyer  
Alderman, 6<sup>th</sup> Ward**

**6700-6856 South Wentworth Avenue 171-225 West Marquette Road 168-226 West 69<sup>th</sup> Street**

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**RESIDENTIAL PLANNED DEVELOPMENT NO. 68, AS AMENDED PLANNED**

**DEVELOPMENT STATEMENTS**

1. The area delineated herein as Planned Development Number 68, as amended consists of approximately 564,912 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is owned or controlled by the Applicant, Alderman Roderick Sawyer, 6<sup>th</sup> Ward.
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 holder 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.
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, assigns 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.

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 Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of 16 Statements: a Bulk Regulations Table; Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Site Plan; Proposed Site Plan; Landscape Plan; Proposed Floor Plans; Building Elevations with materials labeled; Building Renderings prepared by AECOM and dated October 19, 2017, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. 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

Applicant	Alderman Roderick Sawyer, 6 <sup>th</sup> Ward
Address	6700-6856 S Wentworth Ave , 171-225 W Marquette Rd, 168-226 W 69th St
Introduced	September 6, 2017
Plan Commission	October 19, 2017

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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 are permitted in the area delineated herein as a Planned Development No. - 68, as amended: Utilities and Services, Minor and Major; accessory and related uses; and accessory parking.
6. 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 Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 564,912 square feet and a base FAR of 1.2.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, 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 Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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.

Applicant Alderman Roderick Sawyer, 6<sup>th</sup> Ward  
Address , 6700-6856 S Wentworth Ave , 171-225 W Marquette Rd. 168-226 W 69th St  
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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 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 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

Applicant	Alderman Roderick Sawyer, 6 Ward
Address	6700-6856 S Wentworth Ave, 171-225 W Marquette Rd, 168-226 W 69th St
Introduced	September 6, 2017
Plan Commission	October 19, 2017

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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. 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 C1-2, Neighborhood Commercial

District.

Applicant Address Introduced' Plan Commission  
Alderman Roderick Sawyer, 6<sup>th</sup> Ward  
6700-6856 S Wentworthli Ave , 171-225 W. Marquette Rd, 168-226 W 69th St September 6,2017 October 19,2017

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PLANNED DEVELOPMENT NUMBER 68, AS AMENDED BULK

REGULATIONS AND DATA TABLE

**Gross Site Area:**

**Area Remaining in Public Right of Way**

**Net Site Area:**

**Floor Area Ratio (FAR):**

**Minimum Number of Off-Street Parking Spaces:**

**Off-Street Loading Spaces: Minimum Required Setbacks: Maximum Building Height: Minimum**

**Number of Bicycle Spaces:**

**655,628 square feet 90,716 square feet 564,912 square feet**

**0.36 (203,368 sf total floor area based on the net site area)**

**184 spaces provided (personal automobile parking including handicapped spaces)**

**I off-street loading position**

**As Per Site Plan**

**55' above grade**

**10 Spaces provided**

Applicant 2FM, on behalf of Alderman Roderick Sawyer  
Address- 6700-6856 S Wentworth Ave , 171-225 W. Marquette Rd, 168-226 W 69<sup>th</sup> St Introduced September 6, 2017  
Revised / CPC Date. October 19, 2017

# PLANNED DEVELOPMENT

Date Filed : October 2017 Plan Commission:

## Existing Zoning Map

Applicant: City of Chicago - 2FM 1685 N Throop Relocation Address : 6800 S Wentworth Ave

# FOR PLANNED DEVELOPMENT

LEGEND

LEGEND

PROPERTY LINE

-- SETBACK LINE

8' ORNAMENTAL -SECURITY FENCE

8' ORNAMENTAL SECURITY FENCE (REFER TO ENCLOSED FENCE DETAIL  
CHAIN LINK FENCE ALONG RAILROAD

EXISTING SIDEWALK, MIN. 9'-10"

GUARD BOOTH GATE

PHASE 2 - VEHICLE STORAGE BUILDING (ALT.)

ORNAMENTAL SECURITY FENCE STOPS AT BLDG.

GRAVEL VEHICLE PARKING

PROPERTY LINE -

PRIMARY BUILDING ENTRANCE

4' ORNAMENTAL FENCE, STOPS AT BLDG. FLAG POLE

4' ORNAMENTAL FENCE (REFER TO ENCLOSED FENCE DETAIL)

Property Line

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# PLANNED DEVELOPMENT

## Planned Development Boundary and Property Line Map

Applicant: City of Chicago - 2FM 1685 N Throop Relocation Date Filed : October 2017

Address : 6800 S Wentworth Ave

Plan Commission :

## Context Photos - SW Corner

VLX NORTH Commission:

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Applicant: City of Chicago -2FM 1685 N Throop Relocation Date Filed : October 2017  
Address: 6800 S Wentworth Ave Plan

SCALE

# AECOT

Date Filed: October 2017 Plan Commission:

## Existing Site Plan

Applicant: City of Chicago - 2FM 1685 N Throop Relocation Address : 6800 S Wentworth Av°

8' ORNAMENTAL SECURITY FENCE

PROPERTY LINE

-8' ORNAMENTAL SECURITY FENCE (REFER TO ENCLOSED FENCE DETAIL)

CHAIN LINK FENCE ALONG RAILROAD

-EXISTING SIDEWALK, MIN. 9-10"

PHASE 2-VEHICLE -STORAGE BUILDING (ALT.)

-8' ORNAMENTAL SECURITY FENCE STOPS AT BLDG.

-PRIMARY BUILDING ENTRANCE

-4'ORNAMENTAL FENCE, STOPS AT BLDG. -FLAGPOLE

-4' ORNAMENTAL FENCE (REFER TO ENCLOSED FENCE DETAIL)

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## Proposed Site Plan

Applicant: City of Chicago - 2FM 1685 N Throop Relocation Date Filed : October 2017

Address : 6800 S Wentworth Ave

Plan Commission :

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## Fence Detail

Applicant: City of Chicago - 2FM 1685 N Throop Relocation Date Filed : October 2017

Address : 6800 S Wsrtrt'.vorth Ave

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Applicant: City of Chicago - 2FM 1685 N Throop Relocation Address : 6800 S Wen^worth Ave

Date Filed : October 2017 Plan Commission:

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Compressor

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## Proposed Floor Plan - 2nd Floor

Applicant: City of Chicago - 2FM 1685 N Throop Relocation Date Filed : October 2017

Address : 6800 S WenUvorth Ave

Plan Commission :

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IIF X IIF SECTIONAL HORIZONTAL TRACK WET CONDITION BOTH SIDES OF WASH BAY

Date Filed: October 2017 Plan Commission:

## Building Elevations

Applicant: City of Chicago - 2FM 1685 N Throop Relocation Address: 6800 S Wentworth Ave

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## LEGEND

CHAIN LINK FENCE ALONG RAILROAD  
PROPERTY LINE

GUARD BOOTH GATE

GRAVEL VEHICLE -PARKING

PHASE Z-VEHICLE-STORAGE BUILDING (ALT)

8' ORNAMENTAL - SECURITY FENCE WITH SLIDING GATE

PROPERTY LINE

SETBACK LINE

-f WEE PARKWAY V.m 2 f CALIPER TREES 25' O.C., 6" (1 SIDEWALK, 30' WIDE LANDSCAPED AREA W/ 2' f VIM. CAL. TREES 5CT OC AND CONTINUOUS  
SCREENING SHRUB BED IN FRONT OF 4' ORNAMENTAL FENCE - TYPICAL ALONG W 697H ST.

CITY OF CHICAGO Ban Rovtey\* fig5#V Uf

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SITE PLAN I WENTWORTH AVE

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PHASE 2 • VEHICLE -  
STORAGE BUILDING (ALT) feife.

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-2'MULCH BUFFER STRIP BETWEEN TRUCK PARKING AREA AND  
8'SECURITY FENCE

\*\*\*REDACTED\*\*\*

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**-W-69TH ST,**

4' WIDE PARKWAY WITH 2 -J" CALIPER TREES 25' O.C. , 6' SIDEWALK.\* 30' WIDE LANDSCAPED AREA W/ 2 ROWS OF 2 5" MIN CAL. TREES 25' O.C AND CONTINUOUS SCREENING SHRUB BED IN FRONT OF 4' ORNAMENTAL FENCE - TYPICAL ALONG W 69TH ST

-8' ORNAMENTAL SECURITY FENCE STOPS AT BLDG.

-REFER TO ENLARGED PLAN FOR LANDSCAPE ALONG WENTWORTH BUILDING FACADE

- PRIMARY BUILDING ENTRANCE
- 4'ORNAMENTAL FENCE, STOPS AT BLDG -FLAG POLE -PLANTING BED
- 4'ORNAMENTAL FENCE (REFER TO ENCLOSED FENCE DETAIL)

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■ PROPOSED PARKWAY TREE 25' O.C.

-PROPOSED CONTINUOUS SCREEN HEDGE, 30' HT., TYP

**Landscape Plan**

Applicant: City of Chicago - 2FM 1685 N Throop Relocation Date Filed : October 2017

Address : 6SOO S Wentworth Ave

Plan Commission :

**DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO**

**MEMORANDUM**

To:

Alderman Daniel S. Solis Chairman, City Council Committee on

Zoning

From:

Davit T L. Reifman Chicago Plan Commission

Date: October 19, 2017

Re: 2FM Main Shop Facility - 6700-6856 S. Wentworth Ave., 171-225 W. Marquette Rd, 168-226 W 69th St

On October 19, 2017, the Chicago Plan Commission recommended approval of the proposed amendment submitted by Alderman Roderick Sawyer. A copy of the proposed amendment 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)

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