



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2013-3341
Type: Ordinance
Status: Passed
File created: 5/8/2013
In control: City Council
Final action: 11/26/2013
Title: Zoning Reclassification Map No. 9-1 at 2500-2650 W Bradley Pl and 2619-2637 W Bradley Pl - App No. 17740
Sponsors: Misc. Transmittal
Indexes: Map No. 9-1
Attachments: 1. O2013-3341.pdf, 2. SO2013-3341.pdf

Date	Ver.	Action By	Action	Result
11/26/2013	1	City Council	Passed as Substitute	Pass
11/14/2013	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
9/4/2013	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
8/28/2013	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
6/11/2013	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
5/8/2013	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 of the Water front Manufacturing Planned Development # 439, MI-1 Limited Manufacturing/Business Park District, and M2-2 Light Industry District symbols and indications as shown on Map No. 9-1 in the area bounded by:

a line 1,589.34 feet north of West Addison Street; North Campbell Avenue; a line 289.84' north of West Bradley Place; a line 16.5' east of the westerly right-of-way line of North Campbell Avenue; West Bradley Place; a line 250' feet east of North Talman Avenue; a line 185.44' south of West Bradley Place; North Talman Avenue; a line 787.50 feet north of West Addison Street; a line 40 feet west of North Talman Avenue; a line 887.50 feet north of West Addison Street; and the north branch of the Chicago River

to those of MI-2 Limited Manufacturing/Business Park District

SECTION 2. That the Chicago Zoning Ordinance be further amended by changing ail the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 9-1 in the area bounded by:

a line 1,589.34 feet north of West Addison Street; North Campbell Avenue; a line 289.84' north of West Bradley Place; aline 8.49' east of the westerly right-of-way line of North Campbell Avenue; West Bradley. Place; a line 250' feet east of North Talman Avenue; a line 185.44' south of West Bradley Place; North Talman Avenue; a line 787.50 feet north of West Addison Street; a line 40 feet west of North Talman Avenue; a line 887.50 feet north of West Addison Street; and the north branch of the Chicago River

to the designation of Waterfront Manufacturing Planned Development Number 439, as amended, and a corresponding use district is hereby established in the area above described.

SECTION 3. This ordinance takes effect after its passage and approval.

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**BULK
REGULATIONS AND
DATA TABLE**

Gross Site Area, 1,106,495 square feet (25.40 acres) = Net Site Area, 990,517 square feet (22.74 acres) + Area Remaining in Public Right-of-Way, 115,894 square feet (2.66 acres)

Sub Area A

Maximum Floor Area Ratio: 2.2

Maximum square footage of eating and drinking establishments:	4,000
Maximum square footage of financial services:	3,000
Maximum square footage of personal services:	3,000
Minimum Number of Loading Berths:	Per M1 requirements.
Minimum Number of Off-Street Parking Spaces:	225 spaces
Minimum Building Setbacks:	
North:	50 feet
East:	50 feet
South:	50 feet
Chicago River:	40 feet

Sub Area B

Maximum Floor Area Ratio:	1.2
Maximum square footage of eating and drinking establishments:	4,000
Maximum square footage of financial services:	3,000
Maximum square footage of personal services:	3,000
Minimum Number of Loading	

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Berths:

Minimum Number of Off-Street Parking Spaces:

Minimum Building Setbacks: North: East: South: West:

Height Limit: Sub Area C

Maximum Floor Area Ratio:

Maximum square footage of eating and drinking establishments:

Maximum square footage of financial services:

Maximum square footage of personal services:

Minimum Number of Loading

Berths:

5 docks at 10' x 50'; 2 docks at 10' x 25'

The minimum number of required parking spaces for Sub-Areas B and C combined is 300 spaces

30 feet 84.5 feet 40 feet

49 feet None

2.2

4,000

3,000 3,000

Per MI requirements.

Minimum Number of Off-Street Parking Spaces:

Minimum Building Setbacks:

The minimum number of required parking spaces for Sub-Areas B and C combined is 300 spaces

Must comply with Section 17-5 of the Zoning Code

Height Limit:

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WATERFRONT MANUFACTURING PLANNED DEVELOPMENT NO. 439, AS AMENDED

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Waterfront Manufacturing Planned Development Number 439, as amended (the "Planned Development"), consists of approximately 990,517 square feet (22.74 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is under common control of the applicant, Bradley Place Holdings, L.L.C., an Illinois limited liability company ("Applicant"), in common with another owner. Applicant is also the owner of Sub Area A.
2. 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. Furthermore, Applicant shall work with the City in good faith toward the goal of completing a public street through the site at such time that the City has created a right of way plan to reestablish the street grid in the area surrounding the site.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans, as they are from time to time amended.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Housing and Economic 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 titleholder 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

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under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

4. This Plan of Development consists of 16 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary Map; a Sub-Area Map; an Aerial Map, a Right of Way Adjustment Map; a Site Plan; a Landscape Plan; an Accessory Parking Detail Plan; Building Elevations (North, South, East and West) and conceptual renderings, all dated August 15, 2013, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations (hereinafter "the Plans") are on file with the Department of Housing and Economic Development. The Plans represent Phase I of the development. A potential Phase II would include the construction of approximately 99 indoor parking spaces and landscaping on Sub-Area B, in accordance with the Accessory Parking Detail Plan and the Landscaping Plan. At each phase, the Planned Development will be in substantial compliance with the landscaping requirements of the Chicago Zoning Ordinance. 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 Zoning Ordinance, this Planned Development Ordinance shall control.
5. 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 990,517 square feet.

6. The following use(s) shall be permitted within the area delineated herein as the Planned Development, Sub-Area A: limited, general and artisan manufacturing, production and industrial service, warehousing, wholesaling and freight movement; office , high technology office, accessory parking, electronic data storage center; sports and recreation (participant) minor utilities and services. The following use is prohibited in Sub-Area A: shooting range facility.

The following use(s) shall be permitted within the area delineated herein as the Planned Development, Sub-Area B: All uses permitted in the M1 Zoning District as well as consumer loan establishments, participant sports and recreation, rooftop operation urban farms (possibly to include a supporting greenhouse structure). Wireless communication facilities may be approved subject to Site Plan Review, per Statement 12. The following uses are prohibited in Sub-Area B: urban farms (except rooftop operations), shooting range facilities, stables, non-accessory parking.

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The following use(s) shall be permitted within the area delineated herein as the Planned Development, Sub-Area C: All uses permitted in the M1 Zoning District as well as consumer loan establishments, participant sports and recreation, rooftop operation urban farms (possibly to include a supporting greenhouse structure), and non-accessory parking. Wireless communication facilities may be approved subject to Site Plan Review, per Statement 12. The following uses are prohibited in Sub-Area C: urban farms (except rooftop operations), shooting range facilities, stables.

7. 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 Housing and Economic Development. Off-Premise signs are prohibited within the boundary of the Planned Development
8. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final

Part II approval.

9. 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.
10. 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 Housing and Economic 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.
11. Prior to Part II Approval (Sec. 17-13-0610 of the Zoning Ordinance) in Sub-Area C, the Applicant shall submit a site plan, landscape plan and building elevations for the specific Sub-Areas for review and approval by the Department of Housing and Economic Development. Review and Approval by the Department of Housing and Economic Development is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Sub-Area Site Plan Approval Submittals (Sec. 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Sub-Area, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or boundary of the nearest Sub-Area. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

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No Part II Approval for any portion of Sub-Area C shall be granted until Site Plan approval has been granted. Following approval by the Department of Housing and Economic Development, the approved Sub-Area Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

After approval of the Sub-Area Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any Sub Area Site Plan Approval Submittals shall, at a minimum provide the following: fully

-dimensioned site plan (including a footprint of the proposed improvements), fully-dimensioned building elevations, fully-dimensioned landscape plan(s), and statistical information applicable to the subject sub-area, including floor area, the applicable FAR, uses to be established, building heights, and setbacks.

Sub-Area Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Sec. 17-13-0611-A of the 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 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 13-32-125 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 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.

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. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by

the Housing and Economic Development. Any new development within the Planned Development must be in compliance with the Sustainable Development Policy as approved by the Department of Housing and Economic Development.

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 Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to Waterfront Manufacturing Planned Development 439, as approved March 10, 2010 for Sub-Area A, M1-1 for Sub-Area B and M2-2 for Sub-Area C.

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•S.F. Residential/ I,!1
S.F. Residential:

S.F.-Residential.
W. BERNICE AVENUE
S.F. Residential^.

\$1

S:F. Residential'
W. GRACE STREET
S.F. Res.
<ps:
S.F. Res.
Parking :Lpt:
7&1st.
S.F. Res:
. W. WAVELAND'AVENTJE

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^etai
Sal

W. ADDISON STREET

Bradley Place
2500 W Bradley Chicago. IL
P/H ff 122105
applicant: Bradley Place Holdings, L.L.C. submitted: August 15, 2013
pappagaorgehaymes partners
architect

Expansion OF Planned Development 0439
2500-2650 & 2619-2637 W. Bradley Place Chicago. Illinois

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Bradley Place

2500 W Bradley Otago, IL

P/H « 122105

applicant: Bradley Place Holdings, L.L.C. submitted: August 15, 2013

pappageorgohaymes partners
architect

Expansion of Planned Development «439
2500-2650 & 2619-2637 W. Bradley Place Chicago, Illinois

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LEGEND:

- ^ Pedestrian Entrance
- £9 Loading Berth
- &. ADA Access
- ; Light Pole

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6

50'-9"

1 -STORY WAREHOUSE -

" Existing Driveway

! Existing Driveway
W. Bradley Place

Bradley Place
2500WBradley Chicago, IL

P/H # 122105
applicant: Bradley Place Holdings, L.L.C. submitted: August 15, 2013
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architect

Expansion oP Planned Development; 0439
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Bradley Place
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architect

Expansion oP Planned Development 8439
2500-2650 & 2619-2637 W. Bradley Place , Chicago, Illinois

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- MATERIALS KEY
- 1. Face Brick in Running Bond
 - 2. Common Brick in Running Bond.
 - 3. Prefinished Cement Composition Panel
 - 4. Painted Steel.
 - 5. Stone Trim.
 - 6. Glass & Aluminum Storefront.
 - 7. Glass & Aluminum Window.
 - 8. Vertical Rib Metal Siding.
 - 9. Aluminum Trellis.
 - 10. Painted Concrete.
- Office Building Elevations South

Bradley Place
2S00 W Bradley Chicago, IL
P/H * 122105
applicant: Bradley Place Holdings, L.L.C. submitted: August 15, 2013

OPPice Building Elevations South & East N



I pappageorgehaymes partners
architect

Expansion oP Planned Development 0439
2500-2650 & 2619-2637 w Bradley Place | Chicago, Illinois

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Building Elevation
North



Existing Loading Entry to Suite 12 New Entry to Suite 12

Building Elevations

MATERIALS KEY

1. Face Brick in Running Bond
2. Common Brick in Running Bond.
3. Prefinished Cement Composition Panel.
4. Painted Steel.
5. Stone Trim.
6. Glass & Aluminum Storefront.
7. Glass & Aluminum Window.
8. Vertical Rib Metal Siding.
9. Aluminum Trellis.
10. Painted Concrete.

Bradley Place

2500 W Bradley Chicago. IL

P/H * 122105

applicant: Bradley Place Holdings, L.L.C. submitted: August 15, 2013

poppo george haymos partners

architect

Expansion of Planned Development 0439
2500-2650 & 2619-2637 W. Bradley Place Chicago, Illinois

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Building Elevations

East

MATERIALS KEY

1. Face Brick in Running Bond
2. Common Brick in Running Bond
3. Prefinished Cement Composition Panel [
4. Painted Steel.
5. Stone Trim.
6. Glass & Aluminum Storefront.
7. Glass & Aluminum Window.
8. Vertical Rib Metal Siding.
9. Aluminum Trellis.
10. Painted Concrete.

Bradley Place

2500 w Bradley Chicago. IL

P/H 0 122105

applicant: Bradley Place Holdings, L.L.C. submitted: August 15, 2013

papageorgiouhymes partners

pappay
architect

Expansion of Planned Development 0439
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