



# Office of the City Clerk

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

## Legislation Details (With Text)

**File #:** SO2016-3914  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 5/18/2016  
**In control:** City Council  
**Final action:** 9/14/2016  
**Title:** Zoning Reclassification Map No. 8-J at 3110-3250 S St. Louis Ave - App No. 18781  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 8-J  
**Attachments:** 1. O2016-3914.pdf, 2. SO2016-3914.pdf

Date	Ver.	Action By	Action	Result
9/14/2016	1	City Council	Passed as Substitute	Pass
8/24/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
8/24/2016	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	Pass
6/20/2016	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
5/18/2016	1	City Council	Referred	

## PUBLICATION FINAL FOR PU

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 be amended by changing all the M1-2 Limited Manufacturing/Business Park District, M2-1 Light Industry District and M3-3 Heavy Industry District symbols and indications as shown on Map N0.8-I in the area bounded by

beginning at West 31<sup>st</sup> Street; a line 662.65 feet east of and parallel to the east right-of-way line of South Central Avenue; the northerly right-of-way line of the Illinois Northern Railway Company; a line 665.81 feet east of and parallel to the east right-of-way line of South Central Park Avenue; the southerly right-of-way line of the Illinois Northern Railroad Company; a line 662.65 feet east of and parallel to the east right-of-way line of South Central Park Avenue; a line from a point 662.65 feet east of the east right-of-way line of South Central Park Avenue and 296.48 feet south of West 31<sup>st</sup> Street; to a point, 632.65 feet east of the east right-of-way line of South Central Park Avenue and 378.45 feet south of West 31<sup>st</sup> Street (said line is an arc of a circle convex to the southwest, having a radius of 226.30 feet, a distance of 87.95 feet, bearing 18 degrees, 30 minutes west); a line from a point

632.65 feet east of the east right-of-way line of South Central Park Avenue or the line thereof if extended where no street exists and 378.45 feet south of West 31<sup>st</sup> Street; to a point. 636.39 feet east of the east right-of-way line of South Central Park Avenue and 1,248.65 feet south of West 31<sup>st</sup> Street; a line 1,248.65 feet south of and parallel to West 31<sup>st</sup> Street; a line 336.39 feet east of and parallel to the east right-of-way line of South Central Park Avenue or the line thereof if extended where no street exists; a line 1,298.65 feet south of and parallel to West 31<sup>st</sup> Street; the east right-of-way line of South Central Park Avenue or the line thereof if extended where no street exists; the southerly right-of-way line of the Illinois Northern Railway Company; and a line 632.65 feet east of and parallel to the east right-of-way of South Central Park Avenue running north to the point of beginning,

to those of a M3-1 Heavy Industry District and a corresponding use district is hereby

established in the area above described.

## INDUSTRIAL PLANNED DEVELOPMENT No. .

### PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Industrial Planned Development No. , (the "Planned Development") consists of approximately five hundred fifty seven thousand, six hundred and four (557,604) square feet or twelve point eight zero (12.80) acres of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, "31<sup>st</sup> Street Operations, "LLC".
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 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 Chicago 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 desiccation or vacation of streets or alleys or grants of easements or any adjustments 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 for 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 Department 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.

Applicant: 31<sup>st</sup> Street Operations, LLC  
Address: 3110-3250 South St Louis Avenue, Chicago, Illinois  
Date: May 18, 2016  
Revised: August 18, 2016

## FOR PUBLICATION

### (2)

This Plan of Development consists of sixteen (16) Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map, an Existing Land-Use Map, Site Plan/Enlarged, Landscape Plan/Enlarged and Building Elevations (Existing Building Retail/Warehouse: North, South, East and West; and, Car Crusher: North, South, East and West) prepared by Mutter Architects, Ltd. and dated August 18, 2016 submitted herein. 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.

The following uses are allowed in the area delineated herein as an Industrial Planned Development: Light equipment sales/rental of motor vehicles, service and repair, storage both interior and exterior, Class I, II and IV-A and IV-B Recycling Facilities with accessory uses and accessory off-street parking as allowed by Chapter 17-6-0403 of the Chicago Zoning Ordinance.

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 this Planned Development.

For purposes of height of any measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the (FAA) Federal Aviation Administration.

The maximum permitted floor area ratio (F.A.R.) for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using the Net Site Area of 557,604 square feet or 12.80 acres of land area.

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

Applicant

Address:

Date:

Revised:

31<sup>st</sup> Street Operations, LLC

3110-3250 South St. Louis Avenue, Chicago, Illinois May 18, 2016 August 18, 2016

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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 corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim review associated with site plan review or Part II reviews are conditional until final Part II approval.
11. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning administrator upon the application for such modification by the applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
12. The Applicant acknowledges the City's interest in developing a recreational bike and walking trail that may, at some time subsequent hereto, adjoin the north, west, and south perimeter of this Planned Development. The proposed trail is intended to follow the railroad rights of way abutting the Planned Development, and is intended to be part of a proposed four (4) mile route between Little Village and Pilsen to be known as "El Paseo." The City intends to construct the trail within the railroad right-of-way abutting the Planned Development, except for a small portion located within the Planned Development at its southeast corner (the "PD Segment"). The PD Segment is a strip of land measuring approximately thirty feet (30') in width and three hundred forty feet (340') in length, and extends along the southern boundary of the Planned Development as depicted in the attached Trail Property Exchange Exhibit. The PD Segment is necessary to complete the proposed trail. The Applicant is the owner of the PD Segment and covenants and agrees, on behalf of itself and its successors and assigns, to dedicate the PD Segment, a portion thereof or another segment of like type and kind, to the City, or to grant an easement to the City over the PD Segment, a portion thereof or another segment of like kind and type, for the proposed trail, provided that the City conveys a segment of its own property, of like type and kind, both in size and value, back to Applicant, in consideration of such dedication and/or grant of easement. The Trail Property Exchange Exhibit identifies two potential land swap parcels that may be conveyed to the Applicant, its successors and assigns, in this

Applicant: 31<sup>s</sup> Street Operations, LLC

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particular regard. [See, Trail Property Exchange Exhibit - "Replacement Option(s)."] At the City's request, therefore, the Applicant and City covenant and agree to negotiate the acquisition of the PD Segment in good faith and with all appropriate and reasonable due diligence.

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 will comply with Rules and Regulations for the Maintenance of Stock-Piles Promulgated by the Commissioner of Street and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings pursuant to Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
15. The Applicant acknowledges that 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 project will be in substantial compliance with the current City of Chicago Sustainable Development policy set forth by the DPD. The proposed project will exceed the Storm water Management Ordinance by twenty (20 %) percent.
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development lapse, the Commissioner of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to M3-1 (Heavy Industry District)

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***INDUSTRIAL PLANNED DEVELOPMENT No.  
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Gross Site Area:	558,594 square feet
Area in Public R.O. W.:	990 square feet
Net Site Area:	557,604 square feet
Permitted Floor Area Ratio:	1.2

Minimum/Maximum Number of Off-Street Parking Spaces to be provided:

Minimum Number of Bicycle Parking Spaces:

Minimum Off-Street Loading Spaces: Setbacks from Property Line:

Maximum Building Height:

60 (minimum); 100 spaces (maximum) 10 spaces

three (3) spaces at 10' x 25'each

In substantial conformance with the attached Site Plan

42 feet as measured by Section 17-17-0311 -A of the Chicago Zoning Ordinance

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EXISTING AND GENERALIZED LAND USE MAP

Address: 3110-3250 S. St. Louis, Chicago, Illinois  
Applicant: 31<sup>st</sup> Operations, LLC  
Plan Commission Date: August 18, 2016

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PLANNED DEVELOPMENT BOUNDARY

Address: 3110-3250 S. St. Louis, Chicago, Illinois  
Applicant: 31<sup>st</sup> Operations, LLC  
Plan Commission Date: August 18, 2016

Address: Applicant:

Plan Commission Date:

3110-3250 S. St. Louis, Chicago, Illinois 31<sup>st</sup> Operations, LLC August 18, 2016

Address: 3110-3250 S. St. Louis, Chicago, Illinois

Applicant: 31<sup>st</sup> Operations, LLC

Plan Commission Date: August 18, 2016

### ENLARGED SITE PLAN

Address: 3110-3250 S. St. Louis, Chicago, Illinois

Applicant: 31<sup>st</sup> Operations, LLC

Plan Commission Date: August 18, 2016

### **LANDSCAPE PLAN**

Address: 3110-3250 S. St. Louis, Chicago, Illinois

Applicant: 31<sup>st</sup> Operations, LLC

Plan Commission Date: August 18, 2016

### **ENLARGED LANDSCAPE PLAN**



Address: 3110-3250 S. St. Louis, Chicago, Illinois  
Applicant: 31" Operations, LLC  
Plan Commission Date: August 18, 2016

## EXTERIOR ELEVATION

Address: 3110-3250 S. St. Louis, Chicago, Illinois  
Applicant: 31<sup>st</sup> Operations, LLC  
Plan Commission Date: August 18, 2016

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## EXTERIOR ELEVATIONS

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Address: 3110-3250 S. St. Louis, Chicago, Illinois  
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## Department of Planning and Development CITY OF CHICAGO

### MEMORANDUM

Alderman Daniel S. Solis Chairman, City/Council Committee on Zoning

David L? Reifman Secretary  
Chicago Plan Commission

DATE: August 19, 2016

RE: Proposed Planned Development for property generally located at 3110-3250 South St.  
Louis Avenue.

On August 18, 2016, the Chicago Plan Commission recommended approval of the proposed planned development submitted by 31<sup>st</sup> Street Operations, LLC,. 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 hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, bureau of Planning and Zoning recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

cc: Steve Valenziano  
PD Master File (Original PD, copy of memo)

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