



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2016-7309
Type: Ordinance **Status:** Passed
File created: 10/5/2016 **In control:** City Council
Final action: 12/14/2016
Title: Zoning Reclassification Map No. 2-K at 819-1009 S Kostner Ave, 4303-4365 W Fifth Ave and 802-1004 S Kildare Ave - App No. 18985
Sponsors: Misc. Transmittal
Indexes: Map No. 2-K
Attachments: 1. O2016-7309.pdf, 2. SO2016-7309.pdf

Date	Ver.	Action By	Action	Result
12/14/2016	1	City Council	Passed as Substitute	Pass
11/29/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
11/29/2016	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
10/5/2016	1	City Council	Referred	

*f*m for mm:*

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 M2-2 Light Industry District symbols and indications as shown on Map No.2-K in the area bounded by

West Fifth Avenue; South Kildare Avenue; The North line of The Baltimore Ohio Chicago Terminal Railway Company
Right of Way; South Kostner Avenue;

To those of an Industrial Planned Development

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

Common Address of Property: 819-1009 South Kostner Avenue/4303-4365 West Fifth Avenue

802-1004 South Kildare Avenue

INDUSTRIAL PLANNED DEVELOPMENT NUMBER

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Industrial Planned Development Number _____, (the "Planned Development") consists of approximately 425,735 square feet (9.78 acres) of real property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The applicant, CP Westside, LLC, is the contract purchaser of the Property, which is owned by the City of Chicago. The City of Chicago has given consent for the Applicant to file this Planned Development.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assignees 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 assignees 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 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

Address: 819-1009 South Kostner Avenue/4303-4365 West Fifth Avenue/802-1004 South Kildare Avenue

Introduced: October 5, 2016

Plan Commission: November 17, 2016

Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part 11 approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of fifteen statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map, a Planned Development Boundary and Property Line Map, Site Plan; Landscape Plan, Data and Tree Detail; Building U Elevations (North, South, East, West); and, Building #2 Elevations (North, South, East, West) prepared by Ware Malcomb and dated November 17, 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 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 are permitted in the area delineated herein as an Industrial Planned Development: Utilities and Services, Minor; Utilities and Services, Major; Building Maintenance Services; Business Support Services: Copying and Reproduction, Business/Trade School, Day Labor Employment Agency, Employment Agencies; Urban Farm: Indoor Operation (accessory sale of goods produced on site shall not exceed 3,000 square feet), Outdoor Operation (accessory sale of goods produced on site shall not exceed 3,000 square feet), Rooftop Operation (accessory sale of goods produced on site shall not exceed 3,000 square feet); Communication Service Establishments; Construction Sales and Service: Building Material Sales (customer - accessible retail sales area may not exceed 20% of total floor area); Contractor/Construction Storage Yard; Eating and Drinking Establishments, Restaurant: Limited (Max GFA: 4,000 square feet, no entertainment allowed); Food and Beverage Retail Sales (Max GFA: 3,000 square feet); Office (Max GFA: 9,000 square feet or accessory use to allowed industrial use), High Technology Office, Electronic Data Storage Center; Repair or Laundry Service, Consumer; Retail Sales, General (accessory sale of goods produced on site, not to exceed 20% of onsite GFA); Heavy Equipment Sales/Rental; Light Equipment Sales/Rental, including automobile, motorcycle or boat sales; Manufacturing, Production and Industrial Service: Artisan, Limited, General; Warehousing, Wholesaling and Freight Movement, Freight Terminal; Wireless Communication Facilities: Co-Located, Freestanding (Towers); Vehicle Sales and Service.
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.

Applicant: CP Westside, LLC

Address: 819-1009 South Kostner Avenue/4303-4365 West Fifth Avenue/802-1004 South Kildare Avenue

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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 site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a "Net Site Area of 425,735 square feet.
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 13-32-1257085, 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.
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 environment,

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Applicant: CP Westside, LLC

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reduces operating costs, conserves energy and maximizes the preservation of natural resources.
Applicant will seek LEED certification for the project.

15. 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 M2-

9

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Applicant: CP Westside, LLC

Address: 819-1009 South Kostner Avenue/4303-4365 West Fifth Avenue/802-1004 South Kildare Avenue

Introduced: October 5, 2016

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Plan of Development Bulk Regulations And Data Table

Gross Site Area: Net Site Area: Maximum FAR: Maximum Building Height: Minimum Parking Spaces:

Minimum Bicycle Stalls:

488,544 square feet (approximately)

425,735 square feet

1.2

40 feet 207

1 per 10 automobile parking spaces

Minimum Loading Berths: Setbacks:

18

In substantial conformance with the Site Plan

Applicant: CP Westside, LLC

Property: 819-1009 South Kostner Avenue/4303-4365 West Fifth Avenue/802-1004 South Kildare Avenue

Introduced: 10-5-2016
Plan Commission: 11-17-2016

NORTH PARCEL

425,735 SF (±9.78 AC)

TAYLOR ST

610"-10"

FILLMORE ST ^{1/1} 1°

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GRENSHAW ST
FILLMORE ST I

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GRENSHAW ST I

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ROOSEVELT ROAD

D

APPLICANT: ADDRESS:

PLAN DATE:

PLAN COMMISSION:

CP WESTSIDE, LLC

819-1009 SOUTH KOSTNER AVENUE 4303-4365 WEST 5TH AVENUE 802-1004 SOUTH KILDARE AVENUE 11-15-2016 11-17-2016

0 62.5'

250

-L-
3125- US' V I
SCALE' V = 250' north

BOUNDARY PLAN

KEY

- C COMMERCIAL
- I INDUSTRIAL
- R RESIDENTIAL
- SCH SCHOOL
- INST INSTITUTIONAL
- S/P SURFACE PARKING
- V VACANT

43 75' 175-SCALE. 1" = 350'

APPLICANT: ADDRESS:

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CP WESTSIDE, LLC

819-1009 SOUTH KOSTNER AVENUE 4303-4365 WEST 5TH AVENUE 802-1004 SOUTH KILDARE AVENUE 11-15-2016 11-17-2016

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north

EXISTING ZONING MAP

APPLICANT: ADDRESS'

PLAN DATE.

PLAN COMMISSION:

CP WESTSIDE. LLC

819-1009 SOUTH KOSTNER AVENUE 4303-4365 WEST STH AVENUE 802-1004 SOUTH KILDARE AVENUE

11-15-2016

31-17-2016

CONSULTINGENGINEERS

SHE DEVELOPMENT ENGINEERS :

9575 W Migrants Road Sunt- 7X1.
Rosemont lili-joti !:OC. t Phone- 184?) 69<4-<040 fox (b7) (,)6-'Ct.i

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PLAN DATE:

PLAN COMMISSION.

CP WESTSIDE, LLC

819-1009 SOUTH KOSTNER AVENUE 1303-4365 WEST 5TH AVENUE 802-1004 SOUTH KILDARE AVENUE

November 15, 2016 November 17, 2016

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LANDSCAPE PLAN

Site Calculations

CODE

PARKWAY TREES

1 Tree per 25 l F of street Frontage on public R.O W (Kildare Ave.)	725 L.F. of Plantable Frontage	29 Parkway Trees	29 Parkway Trees
1 Trcse per 25 L.F of street Frontage on public R.O Vv (Kostner Ave.)	461 L.F. of Plantable Frontage	18 Parkway Trees	1 8 Parkway Trees
1 Tree per 25 L.F of street Frontage on public R.O.W (Fifth Ave.)	490 L.F. of Plantable Frontage	21 Pathway Trees	21 Parkway Trees

VEHICULAR USE AREA PERIMETER LANDSCAPING

1 Tree per 25 L.F on 7 FT. Setback Street frontage (Fifth Ave.) (Kostner Ave.)	485 L.F 50L.F	19 Trees 2 Trees	1S Trees 2 Trees
Continuous hedge screening a/ong Perimeter of the parking lot	535 L.F	Continuous Hedge	Continuous Hedge
Ornamental metal fencing aruund new parking lots	708 L.F Min.	708 L.F. Min.	6" Height Ornamental Fence

PARKING LOT INTERIOR LANDSCAPING REQUIREMENTS

Landscape Area equal to 10% of total Vehicular use area

Minimum Provided 14,816 S.F.

Internal Landscape Required 14,81 G S.F.

1 Tree per 125 S.F. Of required Internal Landscape Area
118 Trees

130 Trees Total 94 Trees

(Located in Interior Landscape Area) 3G Trees

(Located in Pond Area)

Total vehicular use area 148,161 S.F.

14,816 S.F.
KEY
QTY.
COMMON NAME
SIZE
NOTES

Site Plant List

BOTANICAL NAME				
ULVF	17	Ulmus amercana Valley Forge'	Valley Forge Elm	3" Cal. BB Specimen
TADI	7	Taxodtum distichum	Bald Cypress	3"Cal.BB Specimen
AEFL	3	.Aesculus flava	Yellow Buckeye ,	3" Cal. BB Specimen
CASP	5	Catalpa speciosa	Northern Catalpa	3" Cal. BB Specimen
AEGL	15	Aesculus glabra	Ohio Buckeye	3" Cal. BB Specimen
CECO	3	Cellis occidentalis 'Chicagoland'	Chicagoland Hackberry	3" Cal. BB Specimen
ACFR	6	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	3" Cal. BB Specimen
ULAM	15	Ulmus americana 'Princeton'	Pinceton Elm	3" Cal. BB Specimen
QUBI	8	Quercus bicolor	Swamp White Oak	3" Cal. BB Specimen
QURO	17	Quercus robur 'Fasligiala'	Columnar English Oak	3" Cal. BB Specimen
QUMU	6	Quercus muehlenbergii Engelm.	chinquapin oak	3" Cal. BB Specimen
ACST	25	Acer miyabei 'Morton'	State Street Maple	3" Cal. BB Specimen
TAMC	10	Tiha americana .McKSentr/	American Sentry Linden	3" Cal. BB Specimen
PLAC	18	Plalanus x acerifolia 'Morton Circle'	Exclamation London Planetree	3" Cal. BB Specimen
GIBI	23	Ginkgo biloba	Maidenhair Tree	3" Cal. BB Specimen
GYDI	10	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeelree	3" Cal. BB Specimen
MARJ	18	Malus 'Red Jewel'	Red Jewel Crabapple	8' HI. BB Specimen
AMGR	6	Amelanchir x grand/flora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' HI. BB Specimen
SYRE	7	Synnqa reticulata	Japanese Tree Lilac	3" Cal. BB Specimen
ROSA	84	Rosa ' Knock Out'	Rosa Radrazz	24" BB
PHOP	122	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	24" BB
EUAL	203	Euonymrus alatus 'Compactus'	Dwarf Burning Bush	24" BB
HYPA .	• 51	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea	24" BB
SYME	120	Syringa meycr 'Padbin'	Synnga meyeri 'Palibin'	24" BB

APPLICANT: ADDRESS

PLAN DATE.
PLAN COMMISSION:
CP WESTSIDE. LLC
819-1009 SOUTH KOSTNER AVENUE 4303-4365 WEST STH AVENUE 802-1004 SOUTH KILDARE AVENUE

November 15, 2016 November J7, 2016

LANDSCA*L ARCHITECTS - URDAM PLANNERS - REAL LS YATE CONS JLTAN1S S00 NORTH SHORE DRIVE. LAKE el.UIT LLII-OS nrfWW (K47) GO* -y(.UC

LANDSCAPE DATA

APPLICANT ADDRESS:

CP WESTSIDE, LLC

819-1009 SOUTH KOSTNER AVENUE 4303-4365 WEST 5TH AVENUE 802-1004 SOUTH KILDARE AVENUE

LANDSCAPE ARCHITECTS - URBAN ■ LANDSCAPE REAL ESTATE CONSULTANT: 900 NORTH SHORE DRIVE, LAKE BLUFF, ILLINOIS 60004 (947) 511-9100

PLAN DATE

PLAN COMMISSION

November 15, 2016 November 17, 2016

PRECAST -CONCRETE PANEL WITH REVEALS
CLERESTORY GLAZING - TYP.

PRECAST ■ CONCRETE PANEL WITH REVEALS

METAL ■ CANOPY

CANOPY "

STOREFRONT - -" GLAZING -TYP.

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METAL

North Elevation

PRECAST CONCRETE WITH FORM LINER

East Elevation

STOREFRONT ■ GLAZING -TYP.

PRECAST -CONCRETE PANEL WITH REVEALS

CLERESTORY • GLAZING - TYP.

PRECAST CONCRETE - WITH FORM LINER

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West Elevation

KEY NOTES

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APPLICANT: ADDRESS:

PLAN DATE:

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CP WESTSIDE, LLC

819-1009 SOUTH KOSTNER AVENUE 4303-4365 WEST 5TH AVENUE 802-1004 SOUTH KILDARE AVENUE 11-15-2016 11-17-2016

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East Elevation

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West Elevation

KEY NOTES

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APPLICANT: ADDRESS:

PLAN DATE:

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CP WESTSIDE, LLC

819-1009 SOUTH KOSTNER AVENUE 4303-4365 WEST 5TH AVENUE 802-1004 SOUTH KILDARE AVENUE 11-15-2016 11-17-2016

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

November 18, 2016

RE: Proposed Industrial Planned Development in the Roosevelt Cicero Industrial Corridor for the property generally located at 819-1009 South Kostner Avenue, 4303-4365 West Fifth Avenue and 802-1004 South Kildare Avenue.

On November 17, 2016, the Chicago Plan Commission recommended approval of the proposed Planned Development application submitted by CP Westside, LLC. A copy of the proposed application are 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 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 LASALLK STREET, ROOM 1.000, CHICAGO, ILLINOIS 60602