



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2017-6217
Type: Ordinance **Status:** Passed
File created: 9/6/2017 **In control:** City Council
Final action: 6/27/2018
Title: Zoning Reclassification Map No. 20-F at 8522 S Lafayette Ave - App No. 19373
Sponsors: Misc. Transmittal
Indexes: Map No. 20-F
Attachments: 1. O2017-6217.pdf, 2. SO2017-6217.pdf

Date	Ver.	Action By	Action	Result
6/27/2018	1	City Council	Passed as Substitute	Pass
12/11/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	
10/3/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
9/6/2017	1	City Council	Referred	

SUBSTITUTE ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Commercial Institutional Planned Development Number 1243 District symbols and indications as shown on Map 20-F in the area bounded by:

West 85th Street; South Lafayette Avenue; a line 596.16 feet north of West 87th Street; a line 503.51 feet west of South Lafayette Avenue; a line 647.88 feet north of West 87th Street as measured along the west line of South Lafayette Avenue; and the westerly right-of-way line of South Wentworth Avenue as extended where no street exists,

to those of a Commercial Institutional Planned Development Number 1243, as amended, which is hereby established in the area described above and subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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

8522 South Lafayette Avenue, Chicago, Illinois

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COMMERCIAL INSTITUTIONAL PLANNED DEVELOPMENT NO. 1243, AS AMENDED PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Commercial Institutional Planned Development Number 1243 ("Planned Development") consists of approximately 629,717 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, 8522 S. Lafayette (Chicago), 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 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 of the 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 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect

Applicant: 8522 S. Lafayette (Chicago), LLC
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that all work must, comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of 16 statements; a Bulk Regulations Tabic; a Land Use Plan; a Planned Development Boundary and Property Line Map; an Existing Zoning Map; a Planned Development Sub Area Plan; Site Plans (Overall and Enlarged Sub-Area A and Sub-Area B); Landscape Plans (Overall, Enlarged Sub-Area A and Sub-Area B, Plant List and Plant Details and Self-Storage - Ornamental Fence Detail); Building Elevations (East, West, South and North), prepared by Baumann Studios and dated June 21, 2018 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.
5. The following uses are permitted in the area delineated herein as a Planned Development: colleges and universities;

day care; school; business support services; residential storage warehouses; warehousing, wholesaling and freight movement; co-located wireless communication facilities; and accessory and incidental uses as authorized by the Chicago Zoning Ordinance.

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 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 Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 629,717 square feet.
9. 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 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 improvements on the Property and Landscape Plans shall be designed, constructed, renovated and maintained in substantial conformance with the approved Site Plans and exhibits,

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the Landscape Ordinance and any other corresponding regulations and guidelines. 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, Environment and Buildings, under Section 13-32-085 of the Municipal Code, or any other provision of that Code.
12. The terms, conditions and exhibits of the Planned Development ordinance may be modified administratively, pursuant to Section 17-13-061 1-A of the Zoning Ordinance by the Zoning Administrator upon the request of the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors, and after a determination by the Zoning Administrator that such modification is minor, appropriate, consistent with Section 17-13-0611 of the Chicago Zoning Ordinance and the nature of the development of the Property contemplated in this Planned Development ordinance. Any such modification shall be deemed to be a minor change in the Planned Development ordinance as contemplated by Section 17-13-0601 of the Chicago Zoning Ordinance.

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 25 points for Subarea A and 75 points for Subarea B 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

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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 Pan 11 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 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 of the Zoning Ordinance. Should this

Planned Development ordinance lapse, the Commissioner of the Department of Planning Development shall initiate a zoning map amendment to rezone the Property from to Commercial Institutional Planned Development No. 1243, as it existed prior to this amendment.

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COMMERCIAL INSTITUTIONAL PLANNED DEVELOPMENT NO. 1243 BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	677,837
Subarea A:	197,200
Subarea B:	480,637
Area of Public Rights-of-Way (sf):	48,i20
Subarea A:	35,699
Subarea B:	12,421

Net Site Area (sf):	629,717
Subarea A:	161,501
Subarea B:	468,216
Maximum Floor Area Ratio:	2.2
Minimum Off-Street Parking Spaces:	
Subarea A:	8
Subarea B:	102
Minimum Number of Bicycle Parking Spaces:	
Subarea A:	0
Subarea B:	15
Minimum Off-Street Loading Spaces:	
Subarea A:	3(10'x25')
Subarea B:	0
Maximum Building Height:	27'0" (existing to remain)
Minimum Setbacks:	Per plans

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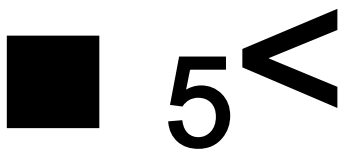
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DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

MEMORANDUM

To:

From

David L. Reifman Chicago Plan Commission

Date: June 21, 2018

Re: 8552 S. Lafayette Avenue

On June 21, 2018, the Chicago Plan Commission recommended approval of an Amendment to Planned Development #1243 submitted by 8552 S. Lafayette (Chicago) LLC. A copy of the zoning application and proposal 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 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 (312) 744-9476.

Cc: Steve Valenziano

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