



# Office of the City Clerk

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

**File #:** SO2021-5158  
**Type:** Ordinance **Status:** Passed  
**File created:** 11/17/2021 **In control:** City Council  
**Final action:** 1/26/2022  
**Title:** Zoning Reclassification Map No. 121-B at 3201-3345 W 31st St and 3100-3258 S Kedzie Ave - App No. 20869  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No.121-B  
**Attachments:** 1. O2021-5158.pdf, 2. SO2021-5158.pdf

Date	Ver.	Action By	Action	Result
1/26/2022	1	City Council	Passed as Substitute	Pass
1/25/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
11/17/2021	1	City Council	Referred	

## FINAL FOR PUBLICATION

### 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 C3-1, Commercial, Manufacturing and Employment District, M3-3, Heavy Industry District and Institutional Business Planned Development No. 1212 symbols and indications as shown on Map 121 -B in the area bounded by:

West 31<sup>st</sup> Street; South Kedzie Avenue; a line 1,278.99 feet south of and parallel to West 31<sup>st</sup> Street; a line 1,044.68 feet west of and parallel to South Kedzie Avenue; a line 375.38 feet south of and parallel to West 31<sup>st</sup> Street; a line 1,071.78 feet west of and parallel to South Kedzie Avenue

to those of a C2-5, Motor Vehicle-Related Commercial District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the C2-5, Motor Vehicle-Related Commercial District symbols and indications as shown on Map 121-B in the area bounded by:

West 31<sup>st</sup> Street; South Kedzie Avenue; a line 1,278.99 feet south of and parallel to West 31<sup>st</sup> Street; a line 1,044.68 feet west of and parallel to South Kedzie Avenue; a line 375.38 feet south of and parallel to West 31<sup>st</sup> Street; a line 1,071.78 feet west of and parallel to South Kedzie Avenue

to those of Institutional Business Planned Development No. 1212, as amended, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 3201-3345 West 31<sup>st</sup> Street and 3100-3258 South Kedzie Avenue

## **FINAL FOR PUBLICATION**

### **AMENDED INSTITUTIONAL BUSINESS PLANNED DEVELOPMENT NO. 1212 PLANNED**

#### **DEVELOPMENT STATEMENTS**

1. The area delineated herein as Amended Institutional Business Planned Development Number 121 ("Planned Development") consists of approximately 1,258,598 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Chicago Southwest Development Corporation, an Illinois not-for-profit corporation is the "Applicant" for this Planned Development. The Applicant is the owner of part of the Property, said part commonly known as 3244-3250 South Kedzie Avenue, 3200 South Kedzie Avenue, 3230 and 3354 West 31<sup>st</sup> Street and 3345 West 31<sup>st</sup> Street ("Applicant Property"). The Board of Education of the City of Chicago ("BOE") is the beneficial owner of the remainder of the Property, said remainder part commonly known as 3201-3345 West 31<sup>st</sup> Street and 3100-3150 South Kedzie Avenue ("BOE Property"). The BOE has agreed to convey the BOE Property to the City and the Chicago City Council approved a redevelopment agreement between the City and Applicant ("RDA") pursuant to which the City agreed to convey the BOE Property to the Applicant so that the Applicant can rezone and redevelop the BOE Property consistent with the uses in Sub-Areas A and C described in this Planned Development. Based on the RDA, the BOE and City authorize this Planned Development.
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. Provided, however, pursuant to Section 17-8-0400, after the adoption of an ordinance wherein the property is divided into specifically delineated subareas or subparcels, each having its own bulk and density standards, or similar

subarea specific or subparcel specific development controls or requirements, the owners of or designated controlling party for each subarea may seek amendments, changes, or modifications for that subarea without the consent of the owners or designated controlling party of the other subareas. Furthermore, pursuant to Section 17-8-0400, in no instance shall the owner or designated controlling party of a subarea be permitted to unilaterally seek an amendment, change or modification that would reduce any bulk, density, parking or similar development requirement generally available or applicable to all subareas, such as any unused bulk or density rights, or which would materially adversely reduce another subarea owner's right of access, or which would materially adversely reduce open space, walkways, or similar design requirements applicable to one or more subareas, or which would render another subarea a non-conforming use.

## FINAL FOR PUBLICATION

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 this Planned Development.

Ingress or egress shall be pursuant to this 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 Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect 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.

The Applicant commits to fully fund and commence construction of the following infrastructure improvements prior to issuance of a Certificate of Occupancy. All infrastructure improvements will be subject to review and approval by the Department of Transportation and 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:

### FINAL FOR PUBLICATION

- Installation of traffic signals at the intersection of 31st St., Spaulding and the Access Drive, with full ADA compliant crosswalks
  - Installation of traffic signals at the intersection of Kedzie Ave./Access Drive, with full ADA compliant crosswalks
  - Fully modernize the traffic signal at 31 st St. and Kedzie Ave. by removing and replacing all signal equipment. The new signal shall include actuated left-turn arrow arrows on all approaches, countdown pedestrian signals, and all curb ramps shall be upgraded to ensure ADA compliance.
4. This Planned Development consists of 17 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; an Aerial Map; a Planned Development Boundary and Property Line Map; a Typical ROW Section; Site Plan; Site Plan - Phase 1; a Sub-Area Map; a Sub-Area Plan; a Phasing Plan; Landscape Plan; Landscape Plan - Phase 1; a Green Roof Plan; Building Elevations (North, South, East and West); Chicago Builds Green form prepared by HDR Architecture, Inc. and dated January 20, 2022; and a Traffic Report and a Shuttle Report prepared by Kimley Horn and dated (date of Plan Commission presentation), 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 criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development and the Chicago Zoning Ordinance, this Planned Development shall control.
5. In each of the following Sub-Areas, the following uses shall be permitted in this Planned Development:
- Sub-Area A: Hospital; Parks and Recreation: Community Centers, Recreation Buildings and Similar Assembly Use; Parks and Recreation: Community Garden; Artist Work or Sales Space; Business Support Services: Employment Agencies; Eating and Drinking Establishments: Restaurant, Limited; Eating and Drinking Establishments: Outdoor patio (if located on a rooftop); Eating and Drinking Establishments: Eating and Drinking Establishments: Outdoor patio (if located at grade level); Entertainment and Spectator Sports: Indoor Special Event including incidental liquor sales; Entertainment and Spectator Sports: Banquet or Meeting Halls; Financial Services: Bank, Savings Bank, Savings and Loan Association, Currency Exchange and Credit Union; Financial Services: Automated Teller Machine Facility; Flea Market; Food and Beverage Retail Sales: Liquor Sales (as accessory use); Medical Service; Office but excluding Electronic Data Storage Center; Personal Service: Hair Salon, Nail Salon, or Barbershop; Personal Service: Massage Establishment; Repair or Laundry Service, Consumer: Dry cleaning drop-off or pick-up (no on-premise plant); Retail Sales, General; Sports and Recreation, Participant: Outdoor; Sports and Recreation, Participant: Indoor; Vehicle Sales and Service: Light Equipment Sales/Rental, Indoor; Manufacturing, Production and Industrial Services:

Artisan; Manufacturing, Production and Industrial Services: Limited (catering & shared kitchen only); Manufacturing,

## FINAL FOR PUBLICATION

Production and Industrial Services: Limited; Wireless Communication Facilities: Co-located; Wireless Communication Facilities: Freestanding (Towers); and related accessory uses including Electronic Data Storage Center only to serve as accessory to the Hospital, Medical Service and Office uses.

Sub-Area B: Colleges and Universities; Artist Work or Sales Space; Drive-Through Facility; Eating and Drinking Establishments: Restaurant, Limited; Eating and Drinking Establishments: Restaurant, General; Eating and Drinking Establishments: Tavern; Eating and Drinking Establishments: Outdoor patio (if located at grade level); Entertainment and Spectator Sports: Indoor Special Event including incidental liquor sales; Entertainment and Spectator Sports: Banquet or Meeting Halls; Financial Services: Bank, Savings Bank, Savings and Loan Association, Currency Exchange and Credit Union; Financial Services: Automated Teller Machine Facility; Food and Beverage Retail Sales: Liquor Sales (as accessory use); Medical Service; Office but excluding Electronic Data Storage Center; Personal Service: Hair Salon, Nail Salon, or Barbershop; Personal Service: Massage Establishment; Repair or Laundry Service, Consumer: Dry cleaning drop-off or pick-up (no on-premise plant); Retail Sales, General; Wireless Communication Facilities: Co-located; Wireless Communication Facilities: Freestanding (Towers); and related accessory uses.

Sub-Area C: Day Care; Parks and Recreation: Community Garden; Eating and Drinking Establishments: Restaurant, Limited; Eating and Drinking Establishments: Restaurant, General; Eating and Drinking Establishments: Outdoor patio (if located at grade level); Retail Sales, General; Repair or Laundry Service, Consumer: Dry cleaning drop-off or pick-up (no on-premise plant); Sports and Recreation, Participant: Children's Play Center; Wireless Communication Facilities: Co-located; and related accessory uses.

Sub-Area D: Artist Work or Sales Space; Drive-Through Facility; Eating and Drinking Establishments: Restaurant, Limited; Eating and Drinking Establishments: Restaurant, General; Eating and Drinking Establishments: Tavern; Eating and Drinking Establishments: Outdoor patio (if located at grade level); Entertainment and Spectator Sports: Indoor Special Event including incidental liquor sales; Financial Services: Bank, Savings Bank, Savings and Loan Association, Currency Exchange and Credit Union; Financial Services: Automated Teller Machine Facility; Food and Beverage Retail Sales: Liquor Sales (as accessory use); Medical Service; Office but excluding Electronic Data Storage Center; Personal Service: Hair Salon, Nail Salon, or Barbershop; Personal Service: Massage Establishment; Retail Sales, General; Manufacturing, Production and Industrial Services: Artisan; Manufacturing, Production and Industrial Services: Limited (catering & shared kitchen only); Manufacturing, Production and Industrial Services: Limited; Wireless Communication Facilities: Co-located; and related accessory uses.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within this 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.

## FINAL FOR PUBLICATION

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 Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 1,258,598 square feet and a base FAR of 2.0.
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 may be modified administratively, pursuant to Section 17-13-061 1-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 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.

## FINAL FOR PUBLICATION

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 the Department of Planning and Development, 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 (i) 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 the Department of Planning and Development: (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 the Department of Planning and Development 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 foregoing, the Department of Planning and Development 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. The Department of Planning and Development 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 Chicago Zoning Ordinance. Should this Planned Development lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the Property to C2-5, Motor Vehicle-Related Commercial District.
17. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Sub-Areas C and D, the Applicant shall submit building elevations for the specific Sub-Area(s) for review and approval by the Department of Planning and Development. Future development of a Drive-Through Facility use in Sub-Area B shall be subject to Site Plan Review. Also with respect to Site Plan Review for the Drive-Through Facility, Applicant shall submit an updated Traffic Study to the Department of Transportation and Department of Planning and Development. Provided that the required hereunder is in general conformance with the Planned Development and provided Applicant has timely provided all Site Plan Submittals, the Zoning Administrator shall issue such Site Plan Decision. The foregoing notwithstanding, prior to the Zoning Administrator's issuance of such Site Plan Decision, the Applicant shall present the Site Plan (as a courtesy presentation) to the Chicago Plan Commission, during a public meeting. Following approval of the Site Plan for the Drive-Through Facility by the Zoning Administrator, the Site Plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development. Review and approval by the Department of Planning and Development is intended to assure that specific

## FINAL FOR PUBLICATION

development components substantially conform with this Planned Development and to assist the City in monitoring ongoing development. Sub-Area Site Plan Approval Submittals (Section 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 the boundary of the nearest Sub-Area. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by the Department of Planning and 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 PD.

After approval of the Sub-Area Site Plan, changes or modifications may be made pursuant to the provisions of Statement 17. In the event of any inconsistency between approved plans and the terms of this Planned Development, the terms of this Planned Development shall govern. Any Sub-Area Site Plan Approval Submittals shall, at a minimum, provide the following information:

- 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 floor area ratio, 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 this Planned Development.

## FINAL FOR PUBLICATION

### AMENDED INSTITUTIONAL BUSINESS PLANNED DEVELOPMENT NO. 1212 BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	1,352,957
Area of Public Rights-of-Way (sf): (See Footnote 1)	94,359
Net Site Area (sf):	1,258,598
Subarea A (sf):	758,475
Subarea B (sf):	271,823
Subarea C (sf):	127,600
Subarea D (sf):	100,700
Maximum Floor Area Ratio:	2.00
Subarea A:	2.00



Subarea B:	1.50		
Subarea C:	1.50		
Subarea D:	2.00		
Minimum Setbacks:			
West 31 <sup>st</sup> Street			20 ft
South Kedzie Avenue	20 ft		
Southern boundary of Property	50 ft		
Western boundary of Property	40 ft		
Maximum Building Height:			
Subarea A:	240 ft		
Subarea B:	85 ft		
Subarea C: In accordance with plans			
Subarea D: In accordance with plans			
Maximum Number of Hospital Beds:	151		
Minimum Number of Off-Street Parking and Loading:			
Subarea A:			
	Cars	Bikes	Loading
TOTAL	726	85	9

**FINAL FOR PUBLICATION**

Subarea B:			
Cars Bikes 369 54			
			Loading 5
Subarea C:			
			Cars Bikes 12 3
			Loading 0
Subarea D:			
Cars Bikes 173 22			
			Loading 3

Footnote 1: Per the survey, there is 77,223 square feet in the exiting right-of-way adjacent to the Property. The Applicant proposes to dedicate 17,136 square feet of the Property to the existing right-of-way resulting in a total Area of Public Rights-of-Way of 94,359 square feet.

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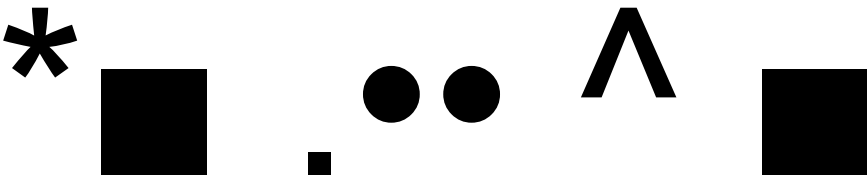
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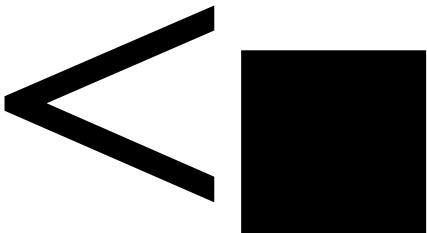
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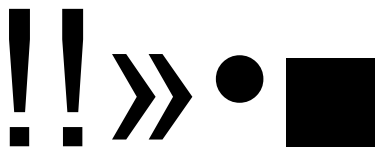
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**FINAL FOR PUBLICATION**

DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

**MEMORANDUM**

To: Alderman Thomas Tunney  
Chairman, City Council Committee on Zoning

From: r^^A^C^./ '\* Maurice D. Cox Chicago Plan  
Commission

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Date: January 20, 2022

Re: Proposed rezoning and amendment to Institutional Planned Development #1212 for the property generally located at 3201-3345 W. 31<sup>st</sup> St. and 3100-3258 S. Kedzie Ave.

On January 20, 2022, the Chicago Plan Commission recommended approval of the Zoning Map Amendment submitted by the Chicago Southwest Development Coip. A copy of the proposed Zoning Map Amendment is attached. I would 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 312-744-9476

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

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