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Legislation Text

File #: SO2017-5519, **Version:** 1

DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

MEMORANDUM

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

From: yj_
David Redman Commissioner

Department of Planning and Development Date: October

19, 2017

Re: Proposed Amendment to Manufacturing Planned Development #545 (generally located at 3507 W. 51st Street)

On October 19, 2017, the Chicago Plan Commission recommended approval of a proposed amendment to Manufacturing Planned Development #545 submitted by the Applicant, Conor Commercial Real Estate, LLC. The project involves the amendment of Manufacturing Planned Development #545 to construct a 37'-tall, one-story, multi-tenant warehouse/distribution facility. A copy of the proposed ordinance 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 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 312-744-5651.

Cc: Main file

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

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ORDINANCE

BE IT ORDAINED B Y THE CITY COUNCIL OF THE CITY OF CHICA GO:

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the Manufacturing Planned Development Number 545 District symbols and indications as shown on Map Number 12-J in the area bounded by:

The centerline of West 51st Street; the centerline of South St. Louis Avenue; a line 1238 feet north of and parallel to the north line of West 55th Street; a line from a point 1238 feet north of the north line of West 55th Street and 355.25 feet west of the west line of South St. Louis Avenue to a point 1135.79 north of the north line of West 55th Street and 424 west of the west line of South St. Louis Avenue, said line running along a curved line having an arc length of 123.59 feet to the southwest with a radius of 435.42 feet; a line from a point 1135.79 feet north of the north line of West 55th Street and 424 feet west of the west line of South St. Louis Avenue to a point 1067.68 north of the north line of West 55th Street and 485.60 feet west of the west line of South St. Louis Avenue; a line from a point 1067.68 feet north of the north line of West 55th Street and 485.60 feet west of the west line of South St. Louis Avenue to a point 893.63 north of the north line of West 55th Street and 585.23 west of the west line of South St. Louis Avenue, said line running along a curved line having an arc length of 204.07 feet to the southwest with a radius of 467.79 feet; and a line 585.58 feet west of the west line of South St. Louis Avenue,

to those of Manufacturing Planned Development Number 545 District, 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 hereof and to no others.

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

Address of Property: 3507 W. 51st St., Chicago, IL 60632

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Manufacturing Planned Development Number 545, As Amended. Planned Development Statements.

1. The area delineated herein as Manufacturing Planned Development Number 545, as amended ("Planned Development") consists of a gross site area consisting of approximately 843,860 square feet (approximately 19.37 acres) which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is controlled by the Applicant, Conor Commercial Real Estate, 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 Properly, 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.

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.

4. This Plan of Development consists of seventeen (17) Statements; a Bulk Regulations Table; an Existing Zoning Map; a Boundary and Property Line Map; a Site Plan; Landscape Plan; Landscape Calculations; and Building Elevations (North, South, East and West) and Contextual Rendering submitted herein ("Plans"). Full-sized copies of the Site Plan 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

Applicant Conor Commercial Real Estate, LLC
Address 3507 W 51st St, Chicago, IL
Introduced July 26, 2017
Plan Commission October 19, 2017

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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 shall be permitted in the area delineated herein as Manufacturing Planned Development #545, as amended: warehousing, wholesaling and freight movement; storage, whether open or enclosed, of lumber and other construction and building materials; wholesale establishments which may include incidental retail sales; off-street parking and off-street loading; rail sidings and related uses; railroad terminals, switching and classification yards; accessory parking; and earth station antenna exceeding eight (8) feet and diameter.
6. Business signs, including a pylon or monument sign at the north entrance to the Property shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. 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. No sign shall exceed thirty (30) feet in height. 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 843,860 square feet (approximately 19.37 acres).
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 and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-800. 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

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Address. 3507 W 51st St, Chicago, IL
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Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

12. 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 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 Mayors 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.
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 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 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

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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. Subject to approval and final determination by the Department of Transportation, the Applicant shall fund the installation of a traffic signal with countdown pedestrian signals and high-visibility crosswalks on all four legs at the intersection of 51st Street and Lawndale Avenue. Signalization of this intersection, pursuant to final determination by CDOT at the time of Part II submittal, per section 17-13-0610 and Statement 3 shall be in operation concurrent with the initial occupancy of any use on this property.
17. 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 and Development shall initiate a Zoning Map Amendment to rezone the property to Planned Development 545, as amended on July 9, 2008.

7. Maximum Percentage of Site Coverage:

Insubstantial accordance with the Perimeter Landscape Plan

8. Minimum Required Building Setbacks:

In substantial accordance with the Site and Landscape Plan

9. Maximum Permitted Building Height:

In substantial accordance with the Typical Warehouse Building Elevations

Manufacturing Planned Development Number 545, as Amended Landscape Calculations

Total Parking Lot Area: 70,680 s.f. Required Landscape Area: 10%, or 7,068 s.f. Landscape

Area Provided: 24%, or 18,867 s.f.

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585.93' AS DEDICATED

33.00
66.00'

50.00'

DEVELOPMENT SITE 834,775 SQ. FT. (19.164 ACRES)

PD BOUNDARY AND PROPERTY LINE MAP

APPLICANT: CONOR COMMERCIAL REAL ESTATE ON BEHALF OF THE CITY OF CHICAGO ADDRESS:
INTRODUCTION DATE: JULY 19, 2017

CONSULTING ENGINEER -
LAND SURVEYOR -

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4060 fax: (847) 696-4065

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