



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2020-1908, Version: 1

FINAL FOR PUBLICATION

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HE IT OKDA1NKI) HY THE (TT Y COUNCIL OI- T UK CITY OI CHICAGO:

SECTION I. Thai the Chicago Zonins; Ordinance be amended by changing all of the Planned Manufaciuring District Number 6 symbols as shown on Map 3U-B in ihe area bounded by

BEGINNING AT A POINT 33.00 ill! I I\AS II Ki V OF 111:. WEST" LINE Ob THE SOUTHEAST QUARTER OF SECTION 19, IN TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN. A LINE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19 FOR A DISTANCE OF 1160.01 FEET, TO A POINT ON THE WESTERN LINE OF THE SOUTH CHICAGO AND SOUTHERN RAILROAD PROPERTY, THENCE A NOR THERLY LINE ALONG 'THE WESTERN LINE OF SAID RAILROAD PROPERTY FOR A DIS TANCE OF 780.01 FEET; THENCE A WESTERLY LINE FOR A DISTANCE OF 68.00 FEET; THENCE A NORTHERLY LINE 68.00 FEET' WEST OF THE WESTERN LINE OF SAID RAILROAD PROPERTY FOR A DIST ANCE OF 663.45 FEET; THEN AN EAS TERLY LINE FOR A DISTANCE OT" 29.01 FEET; THENCE A NORTHERLY-LINE ALONG 'THE NORTHERN EXTENSION OF THE WESTERN LINE OF SAID RAILROAD PROPERTY FOR A DISTANCE OF 410.38 FEET; THENCE A SOUTHWESTERLY LINE FOR A DISTANCE OF 1063.32 FEET. THENCE A NORTHWESTERLY LINE FOR A DISTANCE OF 513.24 FEET; THENCE A SOUT H WES TERLY LINE FOR A DISTANCE OF 382.42 FEET; THENCE AN EAS TERLY LINE FOR A DIS TANCE OF 287.95 FEET' TO THE EASTERN CHANNEL LINE OF THE CALUMET RIVER; T HENCE A SOUTHERLY LINE ALONG THE EASTERN-CHANNEL LINE OF THE CALUMET RIVER FOR A DISTANCE OF 1026.16 FEET; THENCE A SOUTHEASTERLY LINE ALONG THE EASTERN CHANNEL LINE OF THE CALUMET RIVER FOR A DISTANCE OF 290.13 FEET TO A POINT ON A LINE LYING 200.00 FEET NORTHERLY OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE AN EASTERLY LINE PARALLEL TO AND 200 FEET NORTHERLY OF THE SOUTH LINE OF" THE SOUTHWEST QUARTER OF SAID SECTION 19 FOR A DIST ANCE OF 647.20 FEET TO THE WEST' LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19; 'THENCE AN EASTERLY LINE PARALLEL TO AND 200 FEET NORTHERLY OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SEC TION 19 FOR A DISTANCE OF 33.01 FEET TO A POINT LYING 33 FEET EAST ERLY OF THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE A SOUTHERLY LINE PARALLEL TO AND 33 FEET' EASTERLY OF THE WEST LINE OF THE SOUT HEAST QUARTER OF SAID SECT ION 19 A DIST ANCE OF 200.02 FEET TO THE POINT OF BEGINNING

lo those ofa Waterway Industrial Planned Development which is hereby established in the area above described, 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 2. 'This Ordinance shall be in force and effect from and after its passage and due publication.

Addiess. 3000 3 14S East 122nd Avenue. Chicago. Illinois

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1. The area delineated herein as Watcwav Planned DclcTipineil Number (the "Planned Development") consists of approxiniaelv 2,(V!3..?.) 1 nei square feci of proprclv wlueli is depieied on the allaehed Planned Development Boundary and Pieiepty Line Map Che "Propeivv"). NP Avenue 0 LLC is the "Applieanl" for this Planned Development
2. The requirements, obligations and conditions contained within this i'lannd Development shall be binding upon the Applicant, its successors and assigns and, if different than ihe Applicant, the legal title holders and any ground lessors. All rights granted hereunder lo the Applicant shall inure to lhe 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 I 7-8-0400 (ifthe Chicago Zoning Ordinance (the "Zoning Ordinance"), the Properly, at the tune of application for amendments, modifications or changes (administrative, legislative or otherwise) 10 this Planned Development, shall be under single ownership or designated control Single designated control is defined in Section 17-8-0400 ofthe 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 ofthe 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 Depailment 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 lhal all work must comply

Applicant: NP Avenue O. LLC
Address: 3000-3148 East 122nd Street, Chicago, Illinois-
Introduced: April 15, 2020
Plan Commission: June 18, 2020

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with airreiu Rules ami Regulations ano¹ must be designed and constructed in accoi dance with the Department of Transportation's Construction Standards for work in the l'ublic Way and in compliance with the Municipal Code of Chicago Chapter 10-20 Design of said improvements should follow the Department of l'ransporlahon's Rules and Regulation.-, for Construction m the Public Way as well as The Street and Sue Plan Design Guidelines Any variation in scope or design of public way improvements and restoration must be approved by the Department ol"franspoilation.

- This Planned Development consists of these In Siak iiiiens. a Bulk Regulations and Dala Table and the following exhibits and plans attached (the "Plans"), an Lxising Zoning Map; an Existing Land Use Map; an Existing & Future Land Use Map - Overall Avenue 0 Development, a Planned Development Boundary and Properly Line Map; a Site Plan; a Landscape Plan, a Landscape Plan - South; a Landscape Plan - North; a Typical Corner Office Landscape Detail sheet: a Planting Deails sheet; a 122nd Street Typical Cross Section; and Building Elevations (Overall West Elevation, Overall East Elevation, Partial West Elevation, Partial East Elevation, North Elevation, South Elevation) prepared by Jacob and Hefner Associates and dated June 18, 2020 In any instance where a provision ofthis Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose ofthe Zoning Ordinance, and all requirements thereof,

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 Waterway Industrial Planned Development: office, general manufacturing, warehouse and freight movement, container storage, outdoor storage, accessory and non-accessory parking, and accessory and related uses, and all uses permitted in Planned Manufacturing District 6.
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 DPD. Off-Premise signs are permitted 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 2,623,201 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 DPD. 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. Final landscape plan review and approval will be by

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HIT) Any item in reviews associated with site 111; ■ i ■ review 01 Part II reviews. ,ne conditional until final Part II approval.

The Applicant acknowledges the importance of the Calumet River as a resource for both commerce and recreation. The Applicant also acknowledges the desirability to include wildlife habitat and other natural features in or near the water's edge. To further these goals, the Applicant agrees to provide and maintain a landscaped minimum 30-foot-wide river setback as indicated on the Site Plan and Landscape Plan. All improvements within the river setback must substantially be completed prior to receipt of Certificate of Occupancy for the principal building, provided that planning may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.

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 13-32-125 of the Municipal Code of Chicago, 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 17-13-061 1-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 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.
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 (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

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opportunities. Second, at the time of the Applicant's submission to the City of the Part II permit review for the project or any phase (hereof, the Applicant must submit to the City (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 associations and the ward office of the alderman in which the project is located and receipts (hereof, (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 foregoing, 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 City of Chicago shall initiate a Zoning Map Amendment to rezone the property to the Planned Manufacturing District Number 6.

Applicant: NP Avenue O. EEC
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RI LK REGULATIONS AND I)A I A T Mil I

Gross Site Area (si):	2,661 ,IKs
Area of Public Right-of-Way (si).	38.2X7
Net. Site Area (si):	2,623,201
Maximum Floor Area Ratio.	3 0
Minimum Accessory Off-Street Parking	386
Spaces:	
Minimum Off-Street Loading Spaces:	60 (10ft x 25ft)
Maximum Building Height.	5 1'
Minimum Setbacks:	In conformance with the Plans
Dwelling Units:	0

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To: Clerk
Application: 20396

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MEMORANDUM

To: Aldennan Tom Tunney
Chairman, City Council Committee on Zoning

From: ^ r ^ /■ "
Maurice D. Cox Chicago Plan Commission

Date: June IS. 2020

Re: Proposed Waterway Industrial Planned Development (3044 E 122nd Street)

On June 18, 2020, the Chicago Plan Commission recommended approval of a proposed Planned Development submitted by NP Avenue O, LLC. The applicant proposes to rezone the site from Planned Manufacturing District #6 (PMD U6) to a Waterway

Industrial Planned Development to allow for the construction of tm industrial building containing approximately 580,587 square feet of floor area, as well as 384 vehicular parking spaces, 136 trailer parking spaces and 56 loading spaces within 100" ofthe Calumet River in the Calumet Industrial Corridor. A copy ofthe proposed ordinance, planned development statements, bulk table and exhibits are 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 ofthe staff report to die Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation anda copy ofthe resolution. If you have any questions in this regard, please do not hesitate to contact Erika Sellke at Erika.sellke@cilyofchicago.org <<mailto:Erika.sellke@cilyofchicago.org>>.

Cc: PD Master File (Original PD. copy of memo)

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