



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: SO2021-3101, Version: 1

FINAL FOR PUBLICATION

PLANNED DEVELOPMENT NO. PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number (Planned Development) consists of approximately 480,383 square feet of net site area together with certain portions of adjacent rights-of-way, which are depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). LPC Division I, LP is the "Applicant" for this Planned Development with the authorization of the Property owner.
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.
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 ("CDOT") 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 Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between CDOT'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 CDOT's Division of Infrastructure Management:

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

Applicant: LPC Division I, LP
Address: 1215-1265 West Division Street; 1030-1178 North Elston Avenue; 1200-1212 West Cortez Street
Introduced: July 21, 2021
Plan Commission: April 21, 2022

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The Perimeter Restoration Agreement must be executed prior to any CDOT and DPD 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 CDOT'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 CDOT'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 CDOT.

As shown on the approved site plan, irj&astj^cture improvements required to be implemented at the cost of the developer, prior to the issuance of a Certificate of Occupancy, include:

- Installation of a northbound left turn arrow for the traffic signal on Elston Ave. at Division St. and any necessary signal timing to accommodate.
- Raised concrete improvements to the southbound Elston Ave. bike lane, where it crosses the oversized driveways between Division and Cortez.

4. This Plan of Development consists of 17 Statements; a Bulk Regulations Table, and the following Exhibits (collectively, the "Plans"):

| | |
|------------|---|
| Exhibit 1 | Context Site Map |
| Exhibit 2 | Property Line Map and Boundary |
| Exhibit 3 | Existing Land Use Map |
| Exhibit 4 | Existing Zoning Map |
| Exhibit 5 | North Landscape Plan |
| Exhibit 6 | South Landscape Plan |
| Exhibit 7 | Landscape Details - Sheet 1 |
| Exhibit 8 | Landscape Details - Sheet 2 |
| Exhibit 9 | Conceptual Site Plan-Level 01 |
| Exhibit 10 | Conceptual Floor Plan - Mezz 1.5 |
| Exhibit 11 | Conceptual Floor Plan - Level 02 |
| Exhibit 12 | Conceptual Floor Plan - Mezz 2.5 |
| Exhibit 13 | Conceptual Floor Plan - Mezz 3 - Roof |
| Exhibit 14 | Conceptual Parking Garage - Parking Garage Floor Plan |
| Exhibit 15 | Conceptual Parking Garage - Parking Garage Section |
| Exhibit 16 | Conceptual Exterior Elevations (North Warehouse and South Warehouse) |
| Exhibit 17 | Conceptual Exterior Elevations (Northeast Parking Garage, East Warehouse, West Warehouse, and Southwest Parking Garage) |
| Exhibit 18 | Conceptual Exterior Elevations (West, North, East, and South Parking Garage) |
| Exhibit 19 | Conceptual Design Perspectives (Elston Looking South and Division) |
| Exhibit 20 | Conceptual Design (Elston Looking North and East) |
| Exhibit 21 | Enlarged Perspective |

prepared by Ware Malcomb and dated April 21, 2022, submitted herein. Full-sized copies of the Site/Landscape Plan and Building Elevations are on file with DPD. In any instance where a provision

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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 shall control.

5. The following uses are permitted in the area delineated herein as a Planned Development:

Warehouse and distribution, wholesaling, and freight movement (all types); office; utilities and services, minor and major; building maintenance services; business support services (copying and production uses shall not be larger than 3,000 square feet); urban farm, indoor operations only; communication service establishments; eating and drinking establishments, all types (provided such use shall not exceed 4,000 square feet and shall not provide entertainment); medical service (provided such use shall not exceed 9,000 square feet); electronic data storage center; consumer repair or laundry service (provided such use does not exceed 3,000 square feet of floor area); light equipment sales/rentals (subject to Section 17-13-0611); vehicle storage and towing; co-located and freestanding wireless communication facilities; accessory parking, non-accessory parking limited to the multi-story vehicular parking garage and accessory and incidental uses.

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 prohibited within the boundary of the Planned Development, other than signs promoting products produced within, or by the businesses located within, the Planned Development.

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 Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 480,383 square feet.

9. Pursuant to Section 17-13-0610, a Part TI Review Fee shall be assessed by DPD and paid by the Applicant as follows: The review fee is \$0.50 per square foot of buildable floor area. One-half of the review fee is due at the time of Plan Commission review, and one-half of the review is due at the time of permit review. The Plan Commission review fee is due at the time of filing the planned development application and is based on the total buildable floor area proposed to be developed, as identified in the planned development's Bulk Regulations and Data Table. If the planned Development includes phases or sub areas which are subject to future review by the Department or the Chicago Plan Commission prior to the issuance of permits for that phase or sub area, the Plan Commission review fee for such phases or sub areas is due when the relevant phase or sub area submission is made, pursuant to Section 17-13-0800. If the buildable floor area square footage changes between Plan Commission review and permit review, the total review fee will be prorated, accordingly, at the time of permit review.

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The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for the improvements undertaken in accordance with the Plans, other than Part II Approval (per Section 17-13-0610 of the Zoning Ordinance).

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 DPD. 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 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 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. Subject in all cases to the other statements, terms, regulations and provisions of this Planned Development, the Applicant shall have the right to designate subareas within the Planned Development from time to time in order to promote orderly development, to facilitate financing, acquisition, leasing or disposition of the Property or relevant portions thereof, to designate zoning control or to otherwise administer this Planned Development. The designation and re-designation of subareas shall not in and of itself require an amendment to this Planned Development and shall be approved as a minor change, pursuant to Section 17-13-0611; included in such minor change, the Applicant shall provide notice of all material terms of any such designation to DPD, including the designated area and the bulk regulations that will apply therein, for DPD's administrative purposes to facilitate Part II review for any such designated subarea. In furtherance of the foregoing, and in all cases subject to the other statements, terms, regulations and provisions of this Planned Development, the Applicant may allocate or assign previously unused development rights under the Planned Development from other designated or to be designated subareas including, but not limited to, floor area and floor area ratio, signage, building height, and parking; provided that the overall regulations and limitations set forth in the Bulk Regulations and Data Table and the Exhibits applicable to the entirety of the Planned Development shall not be exceeded or increased as a result of any such allocation(s) or assignment(s), and (iii) all such allocation(s) or assignment(s) of development rights are subject to the terms of Section 17-13-0611.

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15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("MAVBEs") 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 MAVBE 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 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 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. The Applicant shall consult with the Department of Cultural Affairs and Special Events and the Department of Planning and Development on the selection of artwork to be installed in the area designated on the north elevation as "art graphic mural."
17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to PMD-2 (Elston Corridor Planned Manufacturing District No. 2).

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BUSINESS PLANNED DEVELOPMENT NO.
BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):

Area of Public Rights-of-Way (sf):

Net Site Area (sf):

Maximum Floor Area Ratio:

Maximum Dwelling Units:

Minimum Off-Street Parking Spaces (passenger vehicles):

Minimum Off-Street Loading Spaces:

Minimum Number of Bicycle Parking Spaces:

Maximum Building Height: Minimum Setbacks:

541,200 60,817 480,383 2.7334 0

1 space per 4 employees 8 (10'x50')

1 per 10 auto (passenger vehicle) spaces provided; provided that not more than 120 bicycle parking spaces are required to be provided

90'

Per site plans

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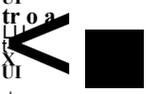
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DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

MEMORANDUM

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

From ^{^/^^i'i:} ^{-iv^N, C<iX'y}
Maurice D. Cox^{'''} / Chicago Plan Commission

Date: April 21, 2022

Re: Proposed Business Planned Development - 1215-1265 W. Division St, 1030-1178 N.. Elston Ave, and 1200-1212 W. Cortez Street.

APP. NO. 20784

On April 21, 2022, the Chicago Plan Commission recommended approval of the proposed Planned Development, submitted by LPC DIVISION I. LP. A copy of the 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 of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Fernando Espinoza at 312-744-0755.

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

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

Proposed Planned Development 1215-1265 W. Division St,
1030-1178 N. Elston Ave, and 1200-1212 W. Cortez Street- Ward 27

Summary Sheet

Applicant: Attorney: Architect: Zoning Change:

Summary:

Max FAR: Max Height: Gross Site Area: Area in Right-of-Way: Net Site Area:

Min. Off-Street Parking Spaces (passenger vehicles):

Min. Off-Street Loading Spaces:

Bonus Payment:

Bicycle:

Project Cost / Jobs:

WBE/ MBE:

LPC Division I, LP. Marian DiGrino (DLA Piper) Ware Malcomb

The applicant, proposes to reclassify the site currently zoned PMD-2 (Plan Manufacturing District) to a Business Planned Development.

The applicant proposes to construct a warehouse, wholesale, freight, and movement facility with two warehouse floors, two intermediary mezzanine levels, and office space. The project will contain accessory vehicular parking spaces, trailer spaces, 8 loading spaces, and a maximum of 120 bicycle parking spaces

2.7334 90'

541,200 Square Feet 60,817 Square Feet 480,383 Square Feet 1 space per 4

Employees

8(10x50) Not applicable.

1 per 10 auto (passenger vehicle) spaces provided, provided that not more than 120 bicycle parking spaces are required to be

provided

The proposed development is estimated to cost \$253,000,000.00. The development team has estimated that the proposal would generate between 800-1,100 temporary construction jobs and once completed the building would result in the creation of 600-800 permanent jobs.

The applicant has acknowledged the City's WBE/MBE participation goals and has committed to the reporting suggested in the Executive Order. The applicant has stated that they will meet the goals of 26% and 6%, along with 50% city hiring.