

# PD 1089

## Table of Contents

<b>09/27/2007 PD Adoption</b> .....	<b>2</b>
Ordinance .....	2
Statements .....	2
Bulk Table .....	6
Exhibits .....	7

9/27/2007

REPORTS OF COMMITTEES

16263  
10435

*Reclassification Of Area Shown On Map Number 12-H.  
(As Amended)  
(Application Number 16263)*

MPD 1089

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-2 Light Industry Manufacturing District symbols and indications as shown on Map Number 12-H in the area bounded by:

South Western Avenue; West 52<sup>nd</sup> Street; a line 460.25 feet east of and parallel to South Western Avenue; and a line 393.03 feet south of and parallel to West 52<sup>nd</sup> Street,

to Manufacturing Planned Development Number \_\_\_\_, which is hereby established in the area above described, subject to such use and Bulk Regulations as 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 full force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Manufacturing Planned Development Number 1089*

*Plan Of Development Statements.*

1. The area delineated herein as a Manufacturing Planned Development ("Planned Development") consists of approximately one hundred eighty thousand eight hundred ninety-two (180,892) square feet (four and fifteen-hundredths (4.15) acres) of net site area which is depicted on the attached Planned Development Property Line and Boundary Map. The property is controlled by the applicant, The Public Building Commission.
2. The Applicant ("Applicant") shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys, or

easements, or adjustments of right-of-way, or consolidation or re-subdivision of parcels, shall require a separate submission on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns, grantees and lessees, if different than the Applicant, the legal titleholders or 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 titleholder or any ground lessors. Furthermore, pursuant to the requirements of Article 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors, or by a governmental agency with the power of eminent domain which has designated the property for acquisition. An agreement among property owners, the board of directors of any property owners association, or covenant binding property owners, may designate the authorized party for any future amendment, modification or change. The Applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the Applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.
4. This plan of development consists of the following fifteen (15) statements: a Bulk Regulations and Data Table; an Existing Zoning and Land-Use Map; a Property Line and Boundary Map; Site and Landscape Plan; and Building Elevations prepared by Teng & Associates, dated June 13, 2007. Full-size sets of the Site/Landscape Plan, Building Elevations and Roof Plan are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.

5. The uses permitted within the area delineated herein as a "Manufacturing Planned Development" shall include, but not be limited to, vehicle maintenance facility, auto parts distribution, accessory parking, and all uses as permitted within the M2-2 Light Industry Manufacturing District, accessory uses and such other related uses.
6. Identification and other necessary signs, including temporary construction signs, may be permitted within the area delineated herein as a "Manufacturing Planned Development", subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development, subject to review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all required parking spaces shall be designated for parking for the handicapped.
8. Ingress and egress shall be subject to the review and approval of the Department of Transportation -- Bureau of Traffic and the Department of Planning and Development. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. The Applicant shall obtain the applicable official reviews, approvals and permits from the various City Departments and or Committees regarding the use of the public way for any encroachments of public way space including encroachments on, over or under the street, sidewalk, parkway or alley. Such approval and permits shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.

12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes that conservation of natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the subject property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the building and all other improvements in a manner that promotes, enables and maximizes universal access throughout the subject property. Plans for all buildings and improvements on subject property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote a high standard of accessibility. No building permit shall be issued by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed.
14. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and after a determination is made by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
15. Unless substantial construction has commenced within six (6) years following adoption of this Manufacturing Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the property shall automatically revert to the prior M2-2 Light Industry Manufacturing District.

[Existing Zoning Map referred to in these Plan of Development Statements unavailable at time of printing.]

10263

9/27/2007

REPORTS OF COMMITTEES

10439

[Existing Land-Use Map; General Land-Use Map; Planned Development Boundary Line and Right-of-Way Map; Site and Landscape Plan; and Building Elevations referred in these Plan of Development Statements printed on pages 10440 through 10445 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Manufacturing Planned Development Number* 1089.

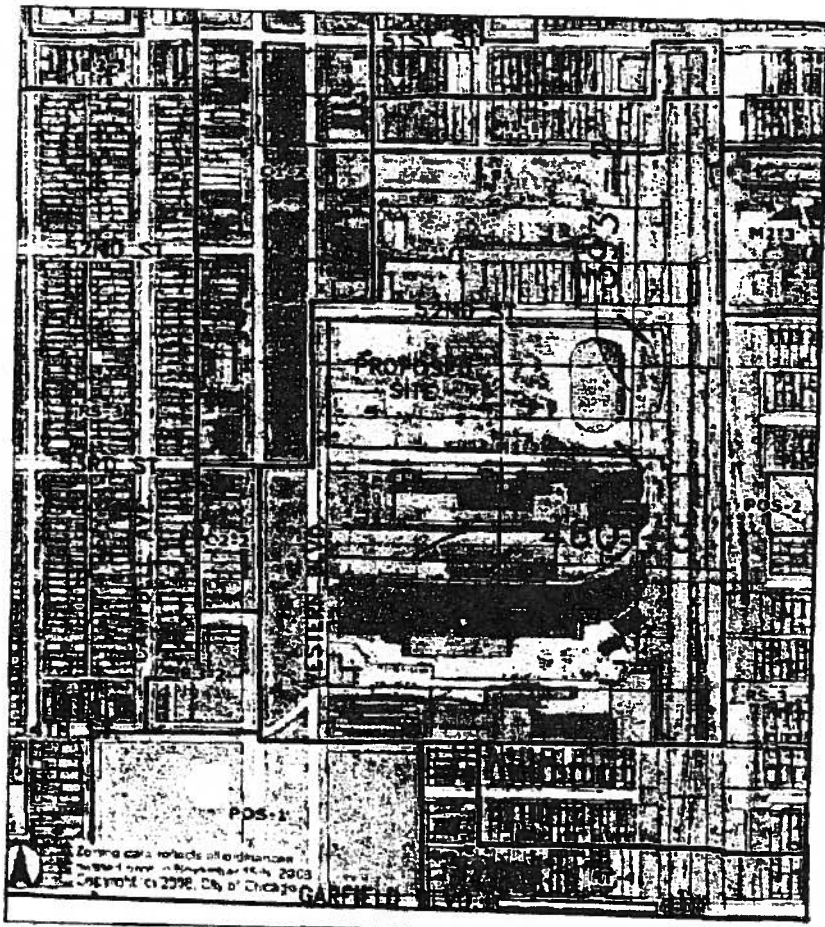
*Vehicle Maintenance Facility*

*Bulk Regulations And Data Table.*

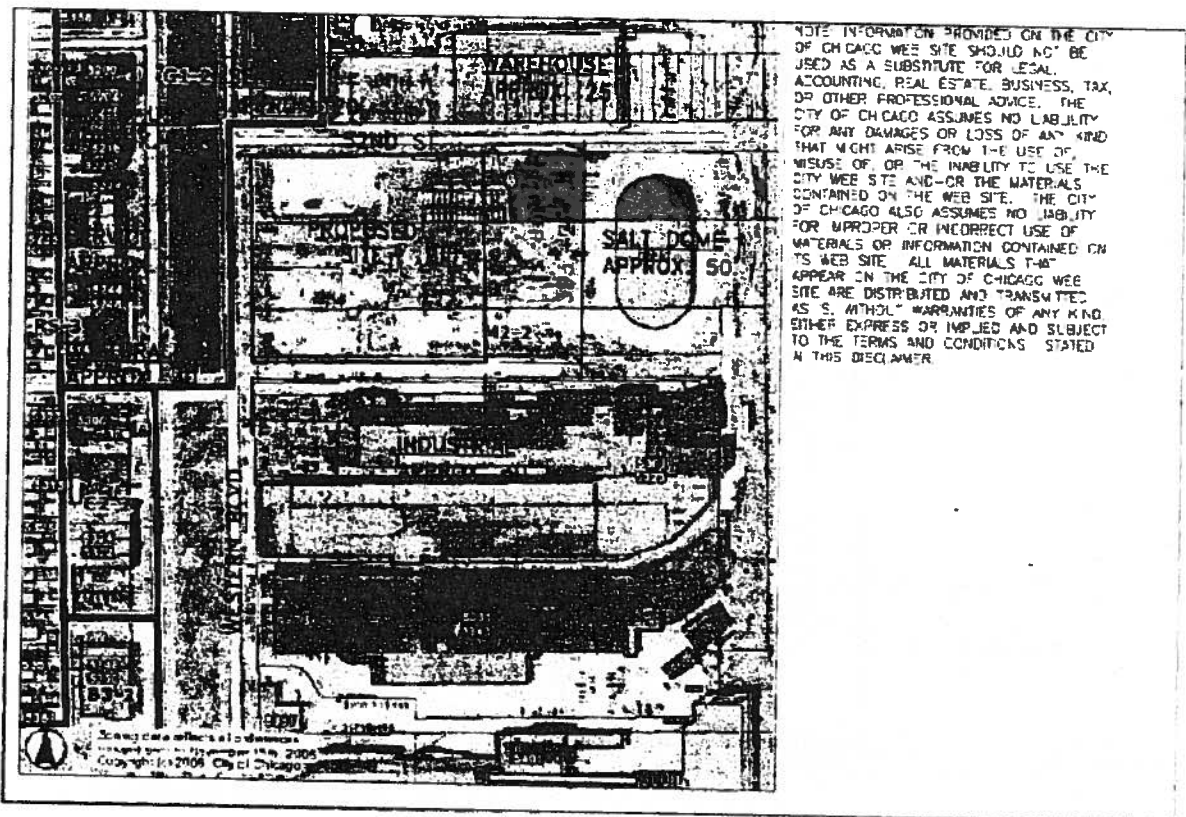
Gross Site Area:	233,999 square feet (5.37 acres)
Net Site Area:	180,892 square feet (4.15 acres) after alley vacation and dedication completed
Maximum Floor Area:	2.2
Minimum Number of Off-Street Loading Spaces:	1
Minimum Number of Off-Street Parking Spaces:	52
Minimum Number of Bicycle Parking Spaces:	0
Maximum Building Height:	37 feet (excluding mechanical equipment)
Minimum Required Setback:	In accordance with the Site Plan
Maximum Percent of Site Coverage:	In accordance with the Site Plan

Existing Land-Use Map.

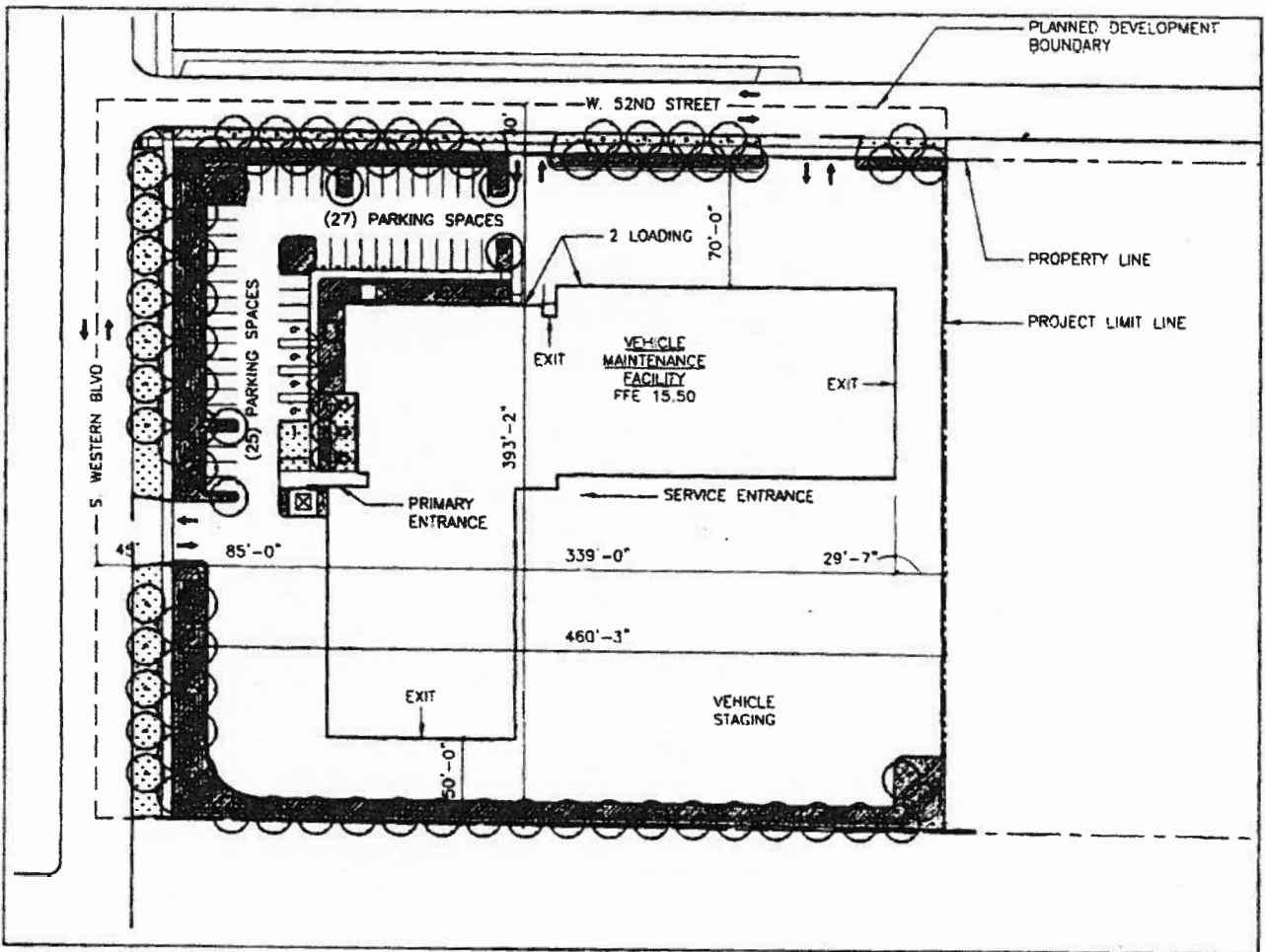
NOTE: INFORMATION PROVIDED ON THE CITY OF CHICAGO WEB SITE SHOULD NOT BE USED AS A SUBSTITUTE FOR LEGAL, ACCOUNTING, REAL ESTATE, BUSINESS, TAX, OR OTHER PROFESSIONAL ADVICE. THE CITY OF CHICAGO ASSUMES NO LIABILITY FOR ANY DAMAGES OR LOSS OF ANY KIND THAT MIGHT ARISE FROM THE USE OF, MISUSE OF, OR THE INABILITY TO USE THE CITY WEB SITE AND/OR THE MATERIALS CONTAINED ON THE WEB SITE. THE CITY OF CHICAGO ALSO ASSUMES NO LIABILITY FOR IMPROPER OR INCORRECT USE OF MATERIALS OR INFORMATION CONTAINED ON ITS WEB SITE. ALL MATERIALS THAT APPEAR ON THE CITY OF CHICAGO WEB SITE ARE DISTRIBUTED AND TRANSMITTED AS IS, WITHOUT WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED AND SUBJECT TO THE TERMS AND CONDITIONS STATED IN THIS DISCLAIMER.



General Land Use Map.



Planned Development Boundary, Property Line  
And Right-of-Way Adjustment Map.

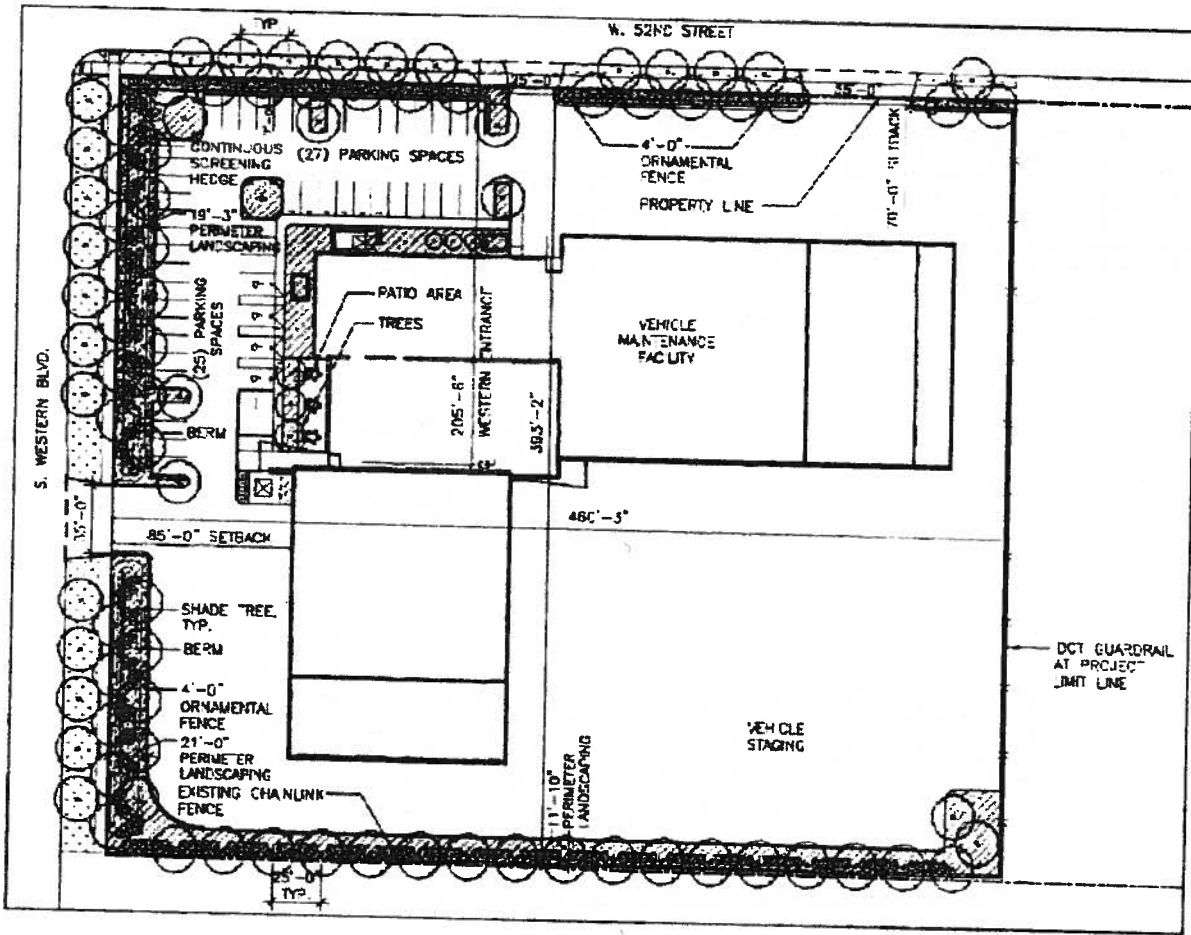


9/27/2007

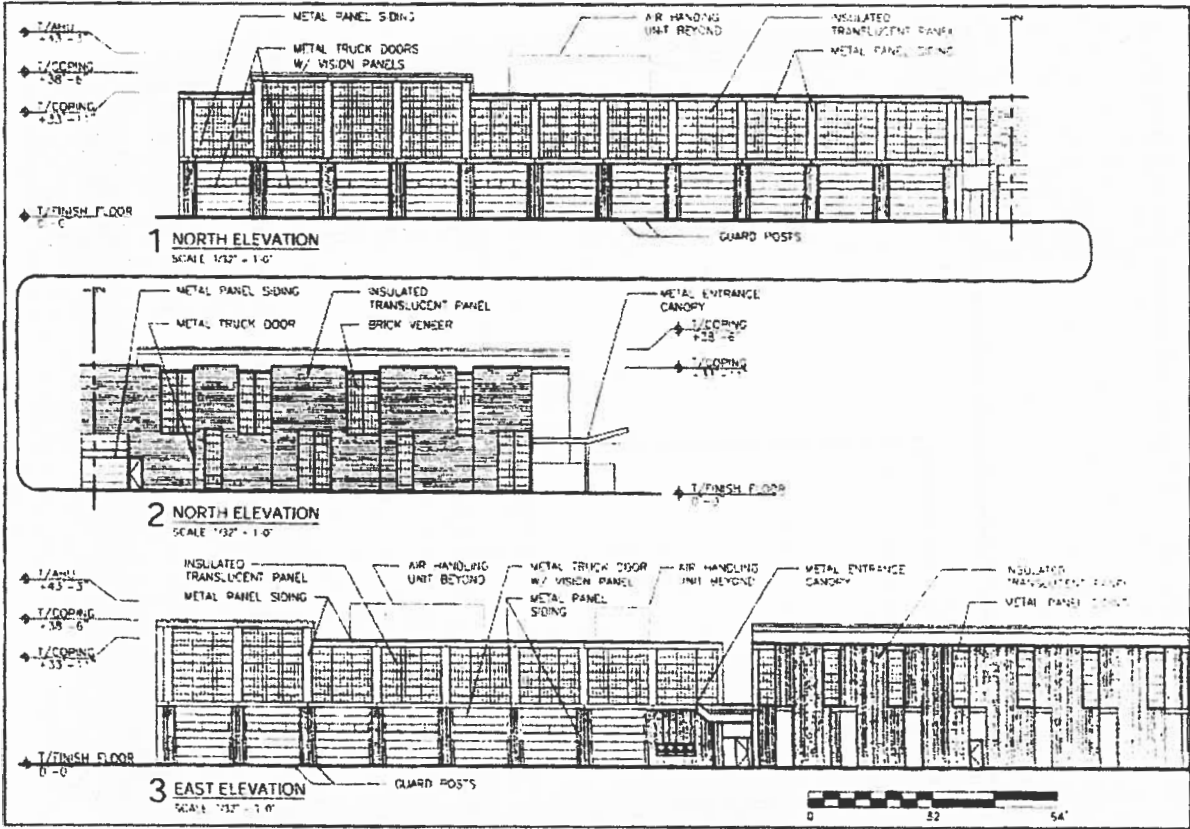
REPORTS OF COMMITTEES

10443

Site And Landscape Plan.



Building Elevations.  
(Page 1 of 2)



Building Elevations.  
(Page 2 of 2)

