

# PD 1155

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17732

9/11/2013

REPORTS OF COMMITTEES

60325

*Reclassification Of Area Shown On Map No. 5-H.*  
(Application No. 17719)  
(Common Address: 2035 -- 2039 W. Fullerton Ave.)

[O2013-2490]

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

SECTION 1. That the City Zoning Ordinance be amended by changing all the M3-3 Heavy Industry District symbols and indications as shown on Map Number 5-H in the area bounded by:

West Fullerton Avenue; North Seeley Avenue; the public alley next south of West Fullerton Avenue; and a line 72.5 feet west of and parallel to North Seeley Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding use district is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map No. 26-B.*  
(As Amended)  
(Application No. 17732)  
(Common Address: 3015 -- 3051 E. 106<sup>th</sup> St.)

I WPD 1155, 09

[SO2013-3329]

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

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the Planned Manufacturing District Number 6 and Industrial-Waterways Planned Development Number 1155 symbols and indications as shown on Map Number 26-B in the area bounded by:

beginning at East 106<sup>th</sup> Street; the northwesterly dock line of the Calumet River (as established by ordinance of the City of Chicago on June 29, 1920, Document Number 6987188); and a line 2,420.26 feet east of and parallel to South Torrence Avenue (ToB),

to the designation of Industrial-Waterways Planned Development Number 1155, as amended, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Planned 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.

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

*Industrial-Waterways Planned Development No. 1155, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Industrial-Waterways Planned Development Number 1155, as amended (the "Planned Development") shall consist of approximately six hundred seven thousand seven hundred twenty-one (607,721) square feet or thirteen and ninety-five hundredths (13.95) acres of property which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustments Map (the "Property") and is owned and controlled by Patriot Development of Chicago and the applicant for this development is Adelman's Truck & Equipment Corp.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedications or vacations of streets, alleys or easements or any adjustments of rights-of-way or grants of privilege to use the public way shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approved 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 and if different than the applicant, the legal titleholders 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 titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 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 purpose 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.
4. This plan of development consists of seventeen (17) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary Map; an Existing Land-Use Map; a Site Plan; and Landscape Plans prepared by Luis A. Martinez and Associates dated August 15, 2013 submitted herewith. Full sized copies of the Site Plan, Landscape Plan and Building Elevations and Plans are on file with the Department of Housing and Economic Development (DHED) and these and no other zoning controls shall apply. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall govern.

This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereto and satisfies the established criteria for approval as a Planned Development.

5. The following uses are permitted in the area delineated herein as Waterways Planned Development: heavy equipment sales/ rental, motor vehicles service and repair, storage both interior and exterior, Class I, II and IV (A) and (B) recycling facilities with accessory uses and accessory parking.
6. On-premises business identification 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 Housing and Economic Development. No off-premises signs shall be permitted within this Planned Development.
7. Off-street parking shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Housing and Economic Development.
8. Closure of all or any public street or alley during the demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed 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.
9. The height restriction of any building or any appurtenance attached hereto shall not exceed the height established in the Bulk Regulations and Data Table and Building Elevations and shall also be subject to height limitations established by the Federal Aviation Administration.
10. The maximum permitted floor area ratio for the parcel shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio calculations and floor area measurements, the definitions in the City Zoning Ordinance shall apply.
11. 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 Housing and Economic 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.
12. Improvements to the Property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the Site Plan/Landscape Plan attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the applicable standards of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
13. 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 titleholders and any ground lessors.

14. 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.
15. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the property in a manner generally consistent with the Leadership in Energy and Environmental Design ("LEED") Green Building Rating System.
16. The applicant acknowledges and agrees to comply with all of the Calumet Design Guidelines Part II, Section III through Section VII, as it relates to Storm Water Management, Roadway Designs and Individual Property Designs identified within this document. In any instance where a provision of this Planned Development conflicts with the Lake Calumet Guidelines, the Calumet Guidelines shall govern.
17. Unless substantial construction of the improvement contemplated by this Planned Development has commenced within six years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the property shall automatically revert to that of its pre-existing Planned Manufacturing District Number 6. This six year period may be extended for up to one additional year if, before expiration of the six year period, the Commissioner of DHED determines that good cause for an extension is shown.

[Land-Use Map; Zoning Map; Planned Development Boundary Map;  
Landscape Plan -- Full Site; and Landscaping Plan referred to  
in these Plan of Development Statements printed on  
pages 60330 through 60334 of this *Journal*.]

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

*Industrial-Waterways Planned Development No. 1155, As Amended.*

*Bulk Regulation And Data Table.*

Gross Site Area:

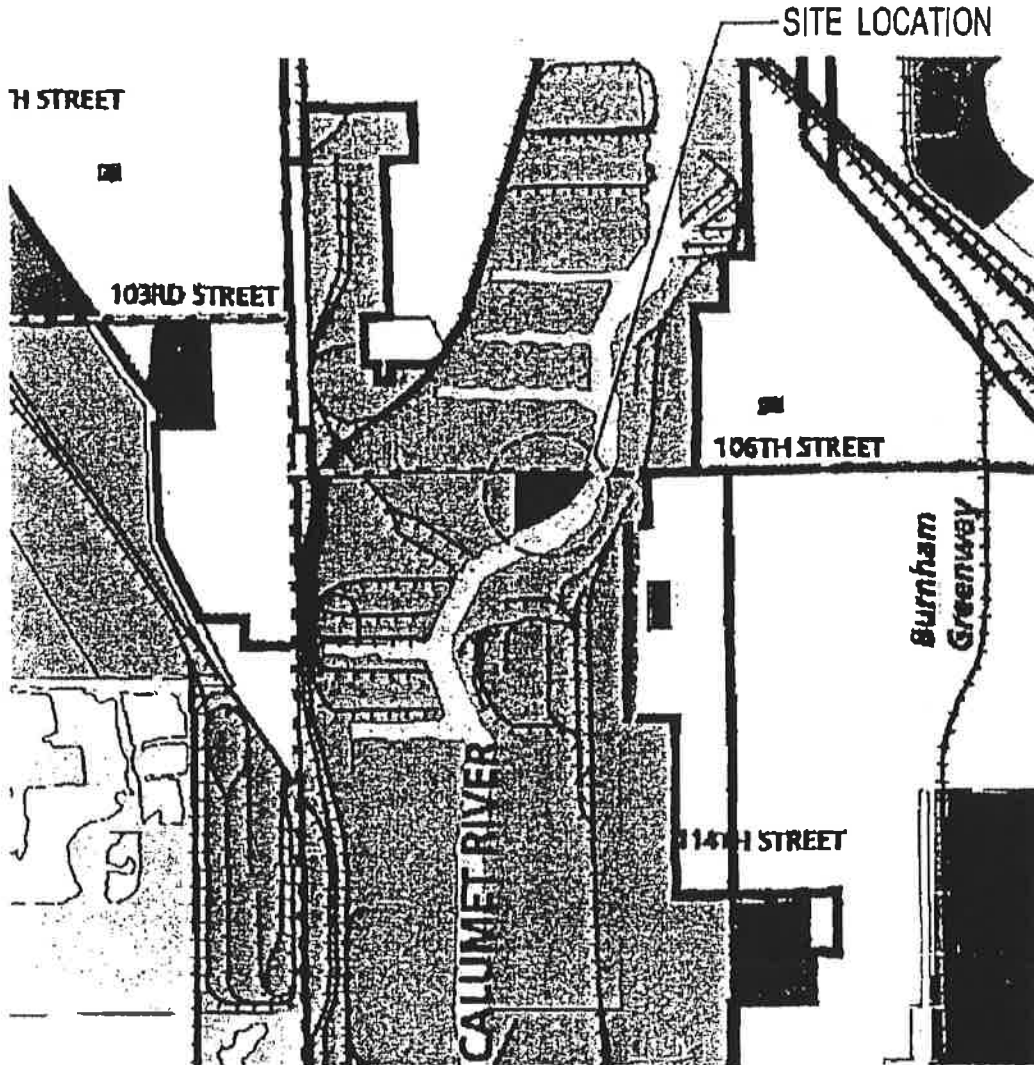
648,893 square feet (14.89 acres)

Public Right-of-Way:	41,172 square feet (0.945 of an acre)
Net Site Area:	607,721 square feet (13.95 acres)
Maximum Permitted Floor Area Ratio for Net Site Area:	0.10
Permitted Uses:	Industrial and recycling uses, commercial uses and accessory uses as listed in Statement Number 5
Minimum Number of Off-Street Parking Spaces:	Twenty-three (23) off-street parking spaces
Minimum Number of Off-Street Loading Spaces:	Two (2) at 10 feet by 50 feet
Maximum Percentage of Land Coverage:	10 percent
Minimum Building Setbacks on all new construction:	
North (front):	30 feet
South (rear):	30 feet
East (side):	20 feet
West (side):	20 feet
Maximum Building Height:	40 feet

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\* (A minimum setback of 30 feet measured from the top of the bank along all points of the waterway adjacent to the Calumet River is being provided.)

INDUSTRIAL- WATERWAYS PLANNED DEVELOPMENT NO. 1155 AS AMENDED



LEGEND

- |                       |                         |                                     |
|-----------------------|-------------------------|-------------------------------------|
| Subsoil               | Open Space Preservation | Major Roadways                      |
| Public Open Space     | Open Space Reservation  | Railroads                           |
| Utility Trench Routes | Open Space Withdrawals  | Utility for Streetwork (Power, Gas) |



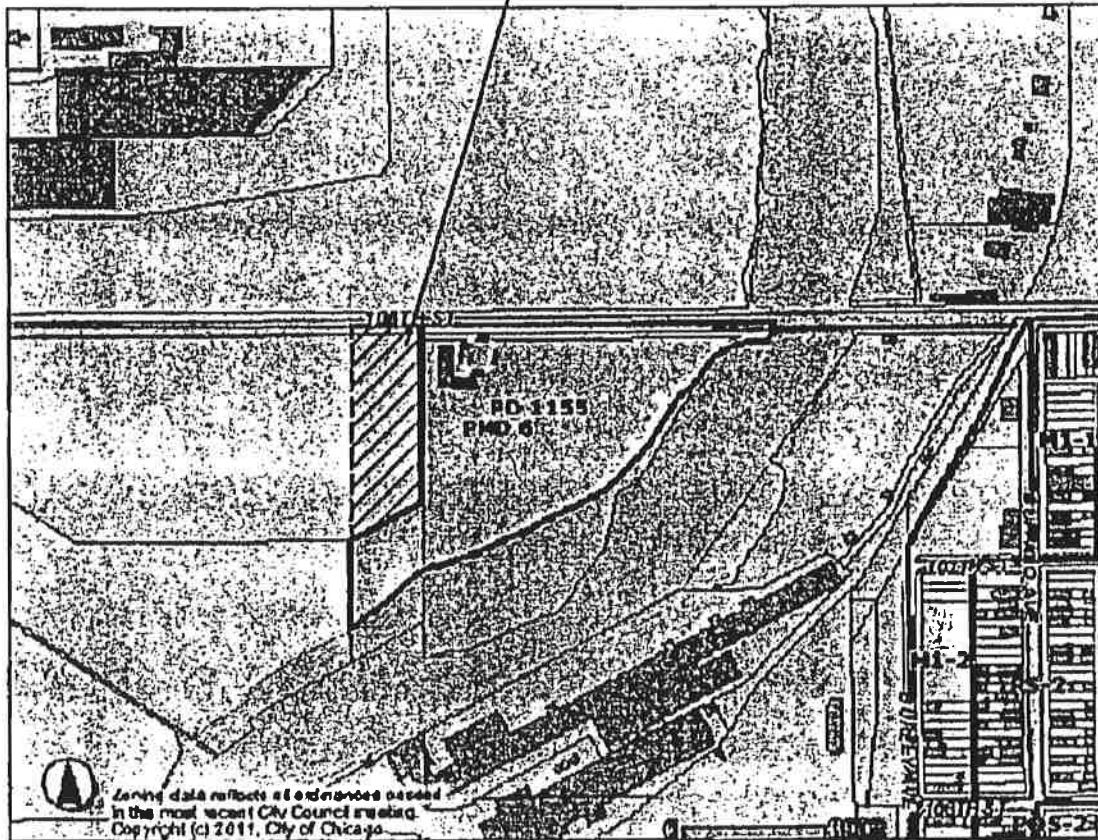
APPLICANT: ADELMAN TRUCK & EQUIPMENT CORP.  
 ADDRESS: 3015-3091 EAST 106TH ST.  
 C.C. INTRO: MAY / 08 / 2013  
 CPC DATE: AUGUST - 15 - 2013

SHEET TITLE: LAND USE MAP

LAM Architects 123 west Madison Chicago, Illinois 60602

**INDUSTRIAL-WATERWAYS PLANNED DEVELOPMENT NO. 1155 AS AMENDED**

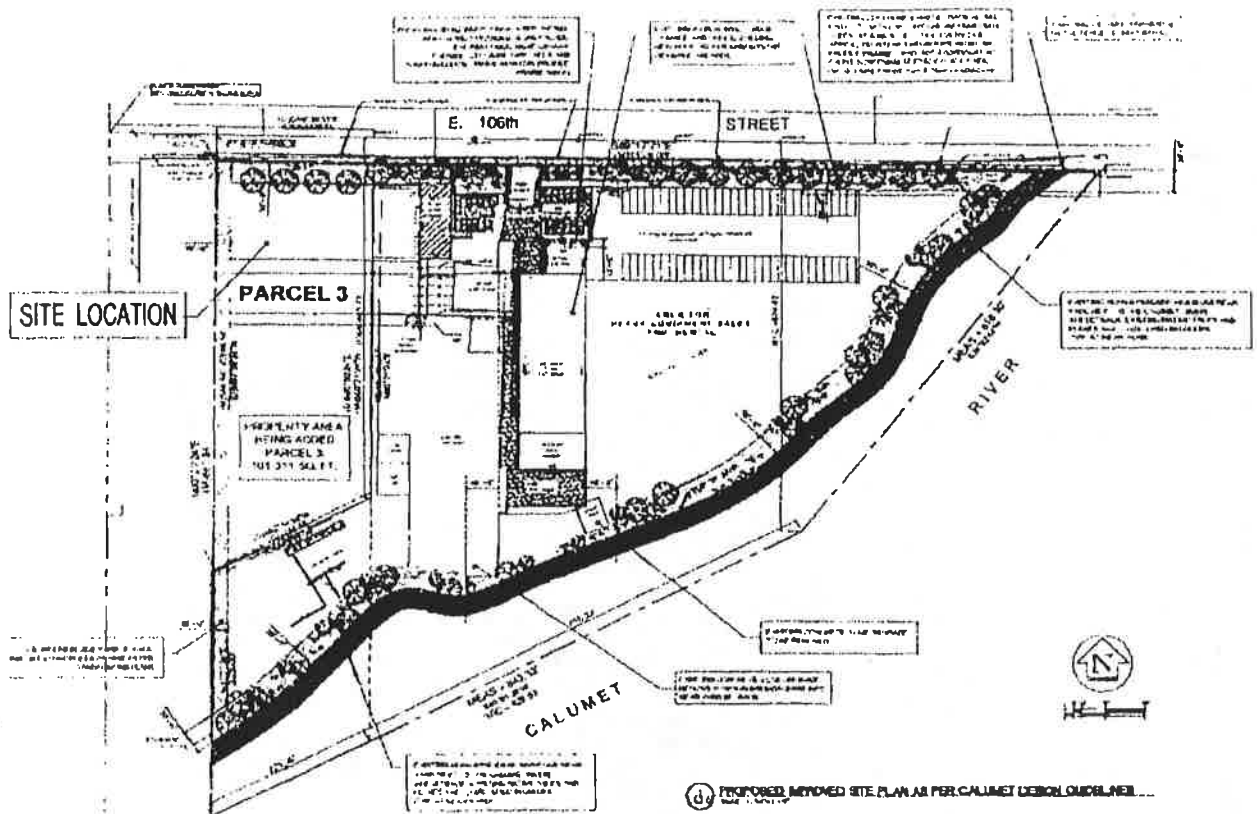
PROPOSED AREA TO BE INCLUDED  
WITHIN THE P.D. #1155



**APPLICANT:** ADELMAN TRUCK & EQUIPMENT CORP.  
**ADDRESS:** 3015-3061 EAST 106TH ST,  
**C.C. INTRO:** MAY / 08 / 2013  
**CPC DATE:** AUGUST - 15 - 2013

**SHEET TITLE: ZONING MAP**

# INDUSTRIAL-WATERWAYS PLANNED DEVELOPMENT NO. 1155 AS AMENDED

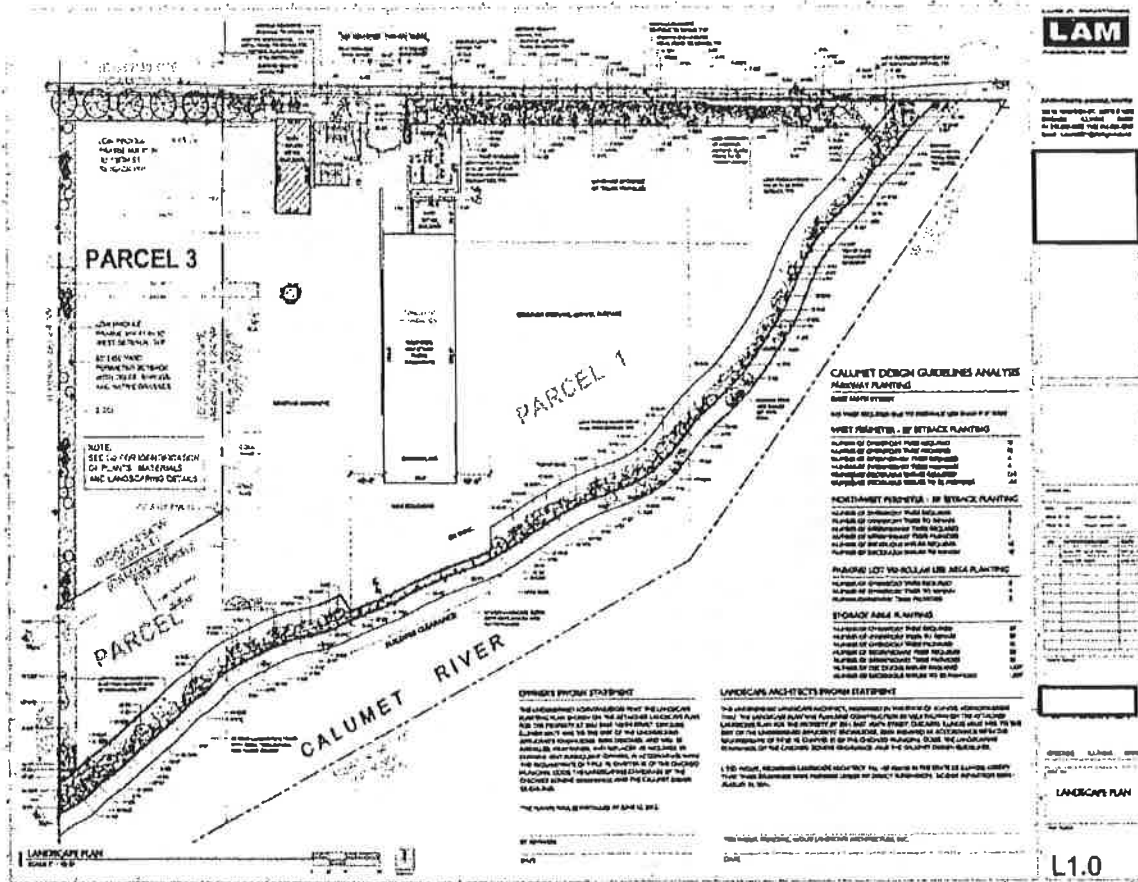


**APPLICANT:** ADELMAN TRUCK & EQUIPMENT CORP.  
**ADDRESS:** 3015-3051 EAST 106TH ST,  
**C.C. INTRO:** MAY / 08 / 2013  
**CPC DATE:** AUGUST - 15 - 2013

**PLANNED DEVELOPMENT  
 BOUNDARY MAP**

SHEET TITLE

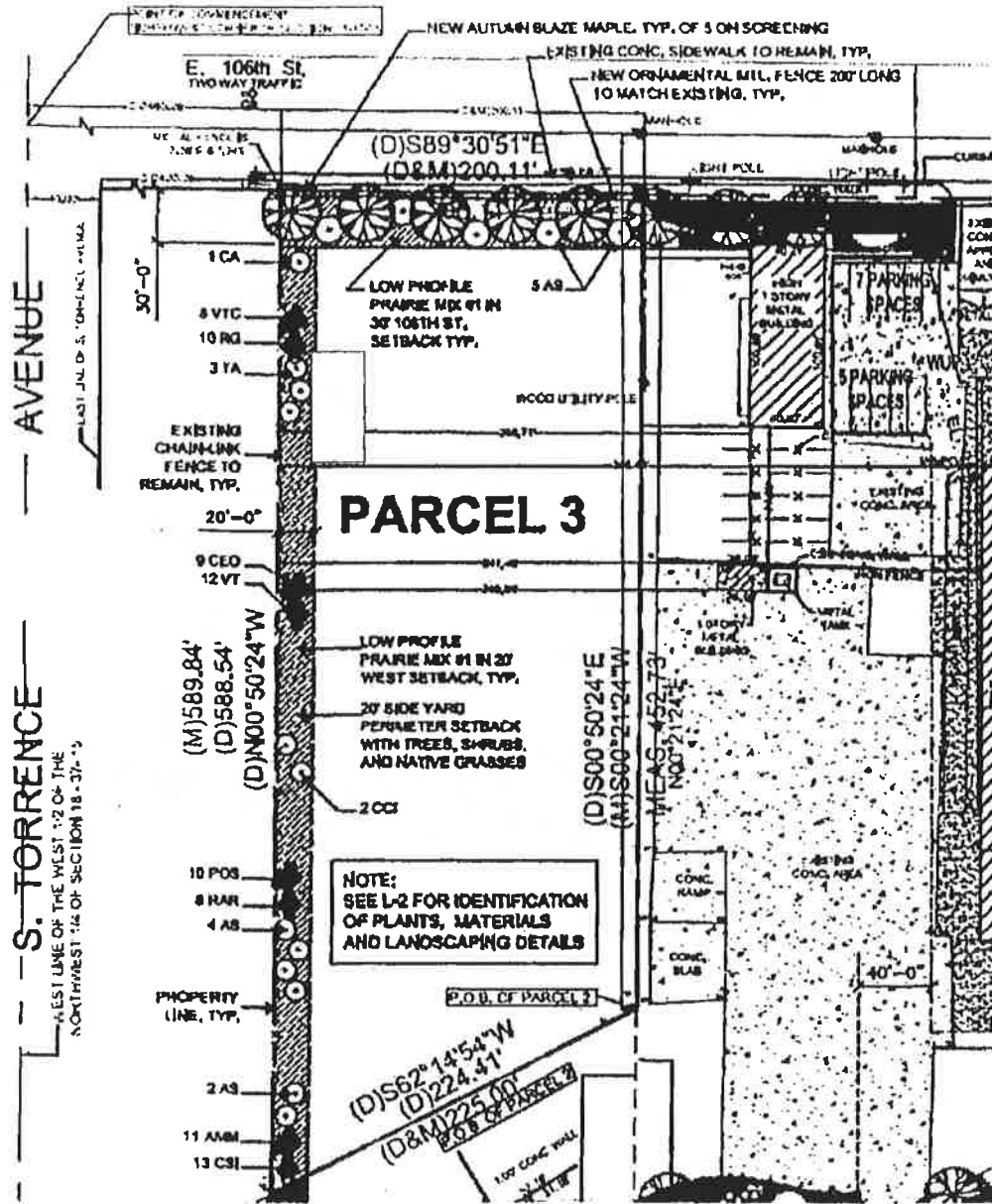
# INDUSTRIAL- WATERWAYS PLANNED DEVELOPMENT NO. 1155 AS AMENDED



**APPLICANT: ADELMAN TRUCK & EQUIPMENT CORP.**  
**ADDRESS: 3015-3051 EAST 106TH ST,**  
**C.C. INTRO: MAY / 08 / 2013**  
**CPC DATE: AUGUST • 15 • 2013**

**SHEET TITLE: LANDSCAPING PLAN FULL SITE**

# INDUSTRIAL-WATERWAYS PLANNED DEVELOPMENT NO. 1155 AS AMENDED



**NOTE:**  
SEE L-2 FOR IDENTIFICATION  
OF PLANTS, MATERIALS  
AND LANDSCAPING DETAILS

APPLICANT: ADELMAN TRUCK & EQUIPMENT CORP,  
ADDRESS: 3015-3081 EAST 106TH ST,  
C.C. INTRO: MAY/08/2013  
CPC DATE: AUGUST - 15 - 2013

**1** LANDSCAPING PLAN   
LS1.0 SCALE: NTS

SHEET TITLE



City of Chicago  
Richard M. Daley, Mayor

Department of Housing  
and Economic Development

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190 (Voice)  
(312) 744-2271 (FAX)  
(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

April 4, 2011

Lawrence Adelman  
Adelman's Truck and Equipment Corporation  
3033 E. 106<sup>th</sup> Street  
Chicago, IL 60617

**Re: Administrative Relief request for Industrial Waterway Planned  
Development No. 1155, 3051 East 106<sup>th</sup> Street**

Dear Mr. Adelman:

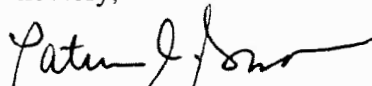
Please be advised that your request for a minor change to Industrial Waterway Planned Development No. 1155 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

You are requesting to reduce the river setback from 30 feet to 10 feet for a span of approximately 165.9 feet, which is identified on a revised Landscape Plan, dated March 25, 2011 as "Building Clearance." This reduction is needed to provide adequate area for truck mobility. The revised Landscape Plan is for illustrative purposes only. The final landscape design and the existing plant material identified as "to remain" shall be determined in more detailed landscape plans included in your Part II submittal. Also, the landscape design shall be in accordance with the Calumet Design Guidelines.

With regard to your request, the Department of Housing and Economic Development has determined that allowing this river setback reduction will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Industrial Waterway Planned Development No. 1155, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

PAS: HG: tm  
C: Mike Marmo, Erik Glass, Main file



16817

12/2/2009

REPORTS OF COMMITTEES

80965

and in the area bounded by:

a line 186 feet southwesterly of East 100<sup>th</sup> Street (as measured along the southeasterly line of South Commercial Avenue and perpendicular thereto); the northwesterly line of the Penna. Railroad right-of-way; a line 236 feet southwesterly of East 100<sup>th</sup> Street (as measured along the southeasterly line of South Commercial Avenue and perpendicular thereto); and South Commercial Avenue,

to those of a C1-1 Neighborhood Commercial District.

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

*Reclassification Of Area Shown On Map No. 26-B.*

(As Amended)

(Application No. 16817)

(Common Address: 3033 -- 3051 E. 106<sup>th</sup> St.)

IWPD 1155

[SO2009-6286]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all of the Planned Manufacturing District Number 6 symbols and indications as shown on Map Number 26-B in the area bounded by:

East 106<sup>th</sup> Street; the northwesterly dock line of the Calumet River (as established by ordinance of the City of Chicago on June 29, 1920, Document Number 6987188); a line 2,410.16 feet east of and parallel to South Torrence Avenue; a line from a point 2,410.16 feet east of South Torrence Avenue and 552.73 feet south of East 106<sup>th</sup> Street to a point 2,610.16 feet east of South Torrence Avenue and 452.73 feet south of East 106<sup>th</sup> Street; and a line 2,610.16 feet east of and parallel to South Torrence Avenue,

to the designation of Industrial-Waterways Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Planned 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.

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

*Industrial-Waterways Planned Development Number 1155*

*Plan Of Development Statements.*

1. The area delineated herein as Industrial-Waterways Planned Development Number 1155 (the "Planned Development") shall consist of approximately five hundred six thousand nine hundred sixty-four (506,964) square feet or eleven and sixty-three hundredths (11.63) acres of property which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustments Map (the "Property") and is owned and controlled by Patriot Development of Chicago and the applicant for this development is Adelman Truck & Equipment Corporation.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedications or vacations of streets, alleys or easements or any adjustment of rights-of-way or grants of privilege to use the public way shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approved 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 and, if different than the applicant, the legal titleholders 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 titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 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 purpose 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.
4. This plan of development consists of seventeen (17) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary Map; an Existing Land-Use Map; a Site Plan; Landscape Plan; Building Elevations; and Building Floor Plans, prepared by Luis A. Martinez and Associates dated October 15, 2009 submitted herewith. Full sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Zoning and Land Use Planning and these and no other zoning controls shall apply. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall govern.
5. The following uses are permitted in the area delineated herein as Waterways-Industrial Planned Development as follows: heavy equipment sales/rental, motor vehicle service and repair, storage, both interior and exterior, Class I, II and IV (A) and (B) recycling facilities with accessory uses and parking as allowed by Planned Manufacturing District Number 6 (Lake Calumet) in Chapter 17-6-0403 of the Chicago Zoning Ordinance.

6. On-premises business identification 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 Zoning and Land Use Planning. No off-premise signs shall be permitted within this Planned Development.
7. Off-street parking shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Zoning and Land Use Planning.
8. Ingress or egress shall be subject to the review and approval of the Department of Transportation and the Department of Zoning and Planning. Closure of all or any public street or alley during the demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Working in the Public Way and in compliance with the Municipal Code of the City of Chicago.
9. The height restriction of any building or any appurtenance attached hereto shall not exceed the height established in the Bulk Regulations and Data Table and Building Elevations and shall also be subject to height limitations established by the Federal Aviation Administration.
10. The maximum permitted floor area ratio for the parcel shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio calculations and floor area measurements, the definitions in the City Zoning Ordinance shall apply.
11. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square feet for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by D.Z.L.U.P. during the actual Part II Review. The fee as determined by D.Z.L.U.P. staff at that time is final and binding on the applicant and must be paid to the Department of Zoning and Land Use Planning prior to the issuance of any Part II Approval.
12. Improvements to the Property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site Plan/Landscape Plan attached hereto and made a part hereof. In addition, The applicant acknowledges an agrees to comply with all of the Calumet Design Guidelines Part II, Section III through Section VII. Parkway trees and other landscaping shall be installed and maintained at all times in accordance with the applicable standards of the Chicago Zoning Ordinance and corresponding regulations and guidelines. In addition, Parkway tree requirements in Chapter 17-11 shall apply subject to the review of the Department of Zoning and Land Use Planning.
13. The terms, conditions and exhibits of this Planned Development ordinance may be modified, administratively, by the Commissioner of the Department of Zoning and Land Use Planning upon application for such modification by the applicant and after a determination by the Commissioner that such modification is minor, appropriate and

consistent with the nature of the improvements contemplated in the Planned Development. Any such modification of the requirements of this statement by the Commissioner of the Department of Zoning and Land Use Planning shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.

14. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for Persons 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 the highest standards of accessibility.
15. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the Property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The pre-fabricated building is designed to achieve a "Cool Roof" or "Energy Star" roofing system. The energy star system will consist of twenty-four thousand (24,000) square feet of roof which is one hundred percent (100%) of the net roof area of new construction and one hundred percent (100%) of the storm water will be retained on-site for natural filtration and irrigation of the perimeter green areas.
16. In furtherance of this Planned Development the applicant will submit a certified civil engineering report identifying the structural condition of the berm located at the southern and eastern portion of the site. The applicant shall stabilize the riverbank in a naturalistic manner and provide a thirty (30) foot river setback, and to the extent possible incorporate stormwater best management practices.
17. Unless substantial construction of the improvement contemplated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the Property shall automatically revert to that of its pre-existing Planned Manufacturing District Number 6. This six (6) year period may be extended for up to one additional year if, before expiration of the six (6) year period, the Commissioner of Zoning and Land Use Planning determines that good cause for an extension is shown.

[Boundary and Site Location Map; General Notes and Details; Landscaping Details; Site Photographs; Building Elevations; and L.E.E.D. 2009 for New Construction and Major Renovation referred to in these Plan of Development Statements printed on pages 80970 through 80981 of this *Journal*.]

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

16817

12/2/2009

REPORTS OF COMMITTEES

80969

*Industrial-Waterways Planned Development No. 1155*

*Bulk Regulations And Data Table.*

Gross Site Area:	540,834 square feet (12.41 acres)
Public Right-of-Way:	33,870 square feet (0.78 of an acre)
Net Site Area:	506,964 square feet (11.63 acres)
Maximum Permitted Floor Area Ratio for Net Site Area:	0.2
Permitted Uses:	Industrial and recycling uses, commercial uses and accessory uses as listed in Statement Number 5
Minimum Number of Off-Street Parking Spaces:	Eleven (11) parking spaces
Minimum Number of Off-Street Loading Spaces:	Two (2) at 10 feet by 50 feet
Maximum Percentage of Land Coverage:	20%
Minimum Building Setbacks on All New construction:	
North (front):	30 feet
South (rear):	30 feet*
East (side):	20 feet
West (side):	20 feet
Maximum Building Height:	40 feet

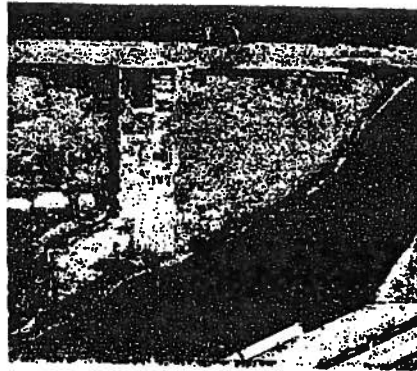
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\* (a minimum setback of 30 foot measured from the top of the bank along all points of the waterway adjacent to the Calumet River shall be provided)

# INDUSTRIAL / WATERWAYS PLANNED DEVELOPMENT - LANDSCAPING CALUMET DESIGN GUIDELINES

APPLICANT: ADELMAN TRUCK AND EQUIPMENT CORPORATION - 3051 E. 106TH ST. CHICAGO, ILLINOIS

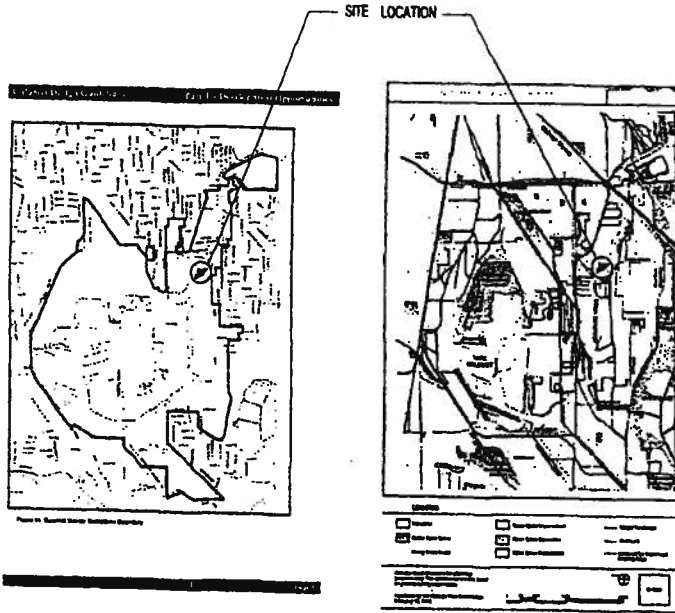
FINAL COPY



**1 SITE AERIAL PICTURE OF SUBJECT SITE**  
SCALE: 20%

**SITE DATA SUMMARY:**

Total site area	208,944 sq ft (4.783 acres)
Site perimeter area	170,574 sq ft
Lot perimeter area	136,200 sq ft
Existing paved area	11,274 sq ft
Edge Perimeter paved area	62,877 sq ft
Existing building area	4,762 sq ft
New building area	10,300 sq ft
Max. F.A.A. allowed sq ft	191,762 sq ft
Max. F.A.A. building area structure	1,007 x 112



**ABBREVIATIONS**

	EXISTING BUILDING
	NEW BUILDING
	PAVED AREA
	UNPAVED AREA
	WATERWAY
	CANAL
	STREET
	LOT LINE
	SITE BOUNDARY
	EASEMENT
	UTILITY LINE
	FENCE
	TREE
	SHRUB
	LAWN
	PARKING LOT
	DRIVEWAY
	SIDWALK
	CURB
	STREET LIGHT
	UTILITY POLE
	SIGN
	MONUMENT
	SURVEY POINT
	BOUNDARY LINE
	EASEMENT LINE
	UTILITY LINE
	FENCE LINE
	TREE LINE
	SHRUB LINE
	LAWN LINE
	PARKING LOT LINE
	DRIVEWAY LINE
	SIDWALK LINE
	CURB LINE
	STREET LIGHT LINE
	UTILITY POLE LINE
	SIGN LINE
	MONUMENT LINE
	SURVEY POINT LINE
	BOUNDARY LINE
	EASEMENT LINE
	UTILITY LINE
	FENCE LINE
	TREE LINE
	SHRUB LINE
	LAWN LINE
	PARKING LOT LINE
	DRIVEWAY LINE
	SIDWALK LINE
	CURB LINE
	STREET LIGHT LINE
	UTILITY POLE LINE
	SIGN LINE
	MONUMENT LINE
	SURVEY POINT LINE

**SYMBOLS LEGEND**

	EXISTING BUILDING
	NEW BUILDING
	PAVED AREA
	UNPAVED AREA
	WATERWAY
	CANAL
	STREET
	LOT LINE
	SITE BOUNDARY
	EASEMENT
	UTILITY LINE
	FENCE
	TREE
	SHRUB
	LAWN
	PARKING LOT
	DRIVEWAY
	SIDWALK
	CURB
	STREET LIGHT
	UTILITY POLE
	SIGN
	MONUMENT
	SURVEY POINT
	BOUNDARY LINE
	EASEMENT LINE
	UTILITY LINE
	FENCE LINE
	TREE LINE
	SHRUB LINE
	LAWN LINE
	PARKING LOT LINE
	DRIVEWAY LINE
	SIDWALK LINE
	CURB LINE
	STREET LIGHT LINE
	UTILITY POLE LINE
	SIGN LINE
	MONUMENT LINE
	SURVEY POINT LINE

**MATERIALS LEGEND**

	CONCRETE
	ASPHALT
	BRICK
	STONE
	WOOD
	METAL
	GLASS
	PLASTIC
	FABRIC
	PAPER
	CARDBOARD
	METAL MESH
	PLASTIC MESH
	FABRIC MESH
	PAPER MESH
	CARDBOARD MESH
	METAL MESH WITH HOLES
	PLASTIC MESH WITH HOLES
	FABRIC MESH WITH HOLES
	PAPER MESH WITH HOLES
	CARDBOARD MESH WITH HOLES

PLANNED DEVELOPMENT PRESENTATION DATE: OCT-15-2009

NOTE: PRIOR TO PART II LETTER ISSUANCE, ALL TECHNICAL DOCUMENTATION REQUIREMENTS WILL BE SUBMITTED FOR APPROVAL TO THE DEPARTMENT OF ZONING AND LAND USE PLANNING.

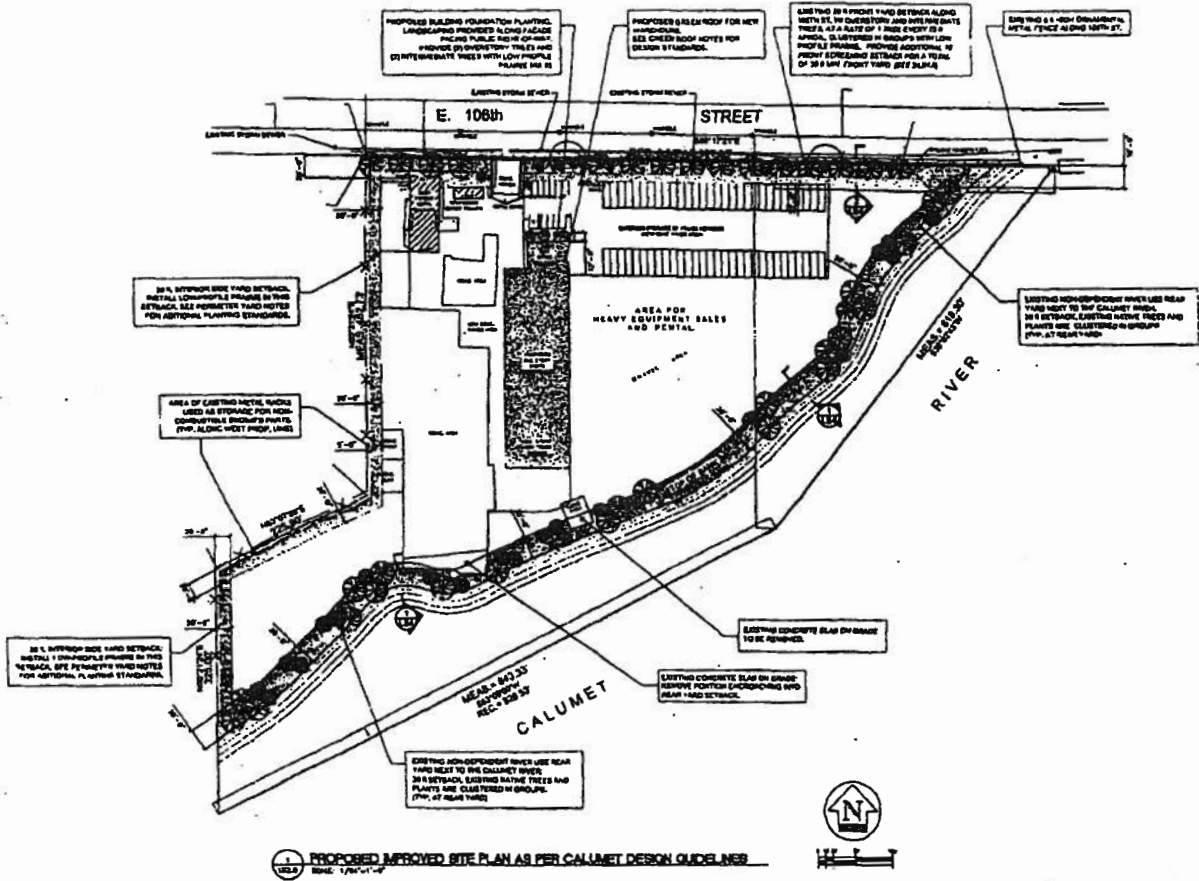
I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND ABILITY, I WILL COMPLY WITH THE CITY OF CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT REGULATIONS FOR SITE DESIGN IN THE CALUMET AREA AS IT APPLIES TO THE "ON-LINE" DESIGN GUIDELINES.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
LUS & PARTNER

Boundary And Site Location Map.  
(Page 1 of 2)

# INDUSTRIAL / WATERWAYS PLANNED DEVELOPMENT - LANDSCAPING CALUMET DESIGN GUIDELINES

FINAL FOR PUBLIC REVIEW



APPLICANT: ADELMAN TRUCK AND EQUIPMENT CORPORATION. 3051 E. 106TH ST. CHICAGO, ILLINOIS

12/21/2009

REPORTS OF COMMITTEES

80971

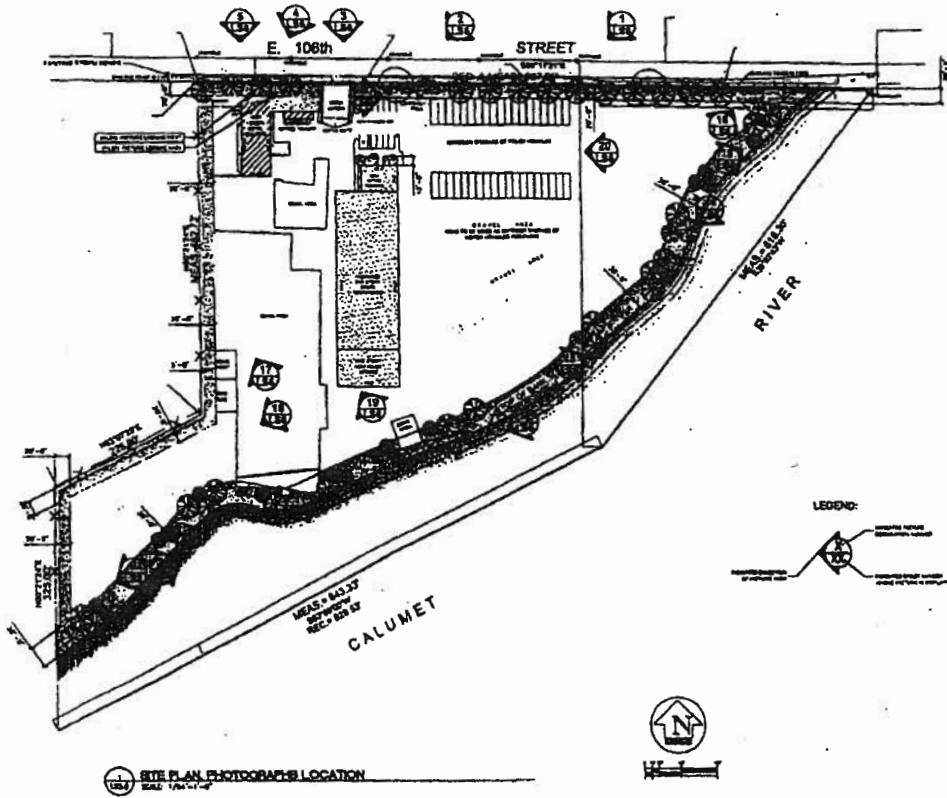
Boundary And Site Location Map.  
(Page 2 of 2)





INDUSTRIAL / WATERWAYS PLANNED DEVELOPMENT - LANDSCAPING CALUMET DESIGN GUIDELINES

FINAL FOR PUBLICATION



APPLICANT: ADELMAN TRUCK AND EQUIPMENT CORPORATION. 3051 E. 106TH ST. CHICAGO, ILLINOIS

Site Photographs Location.

Site Photographs.

INDUSTRIAL / WATERWAYS PLANNED DEVELOPMENT - LANDSCAPING CALUMET DESIGN GUIDELINES

MAINTENANCE

1 SITE PICTURE EXHIBIT 1 SCALE: 1/8"

2 SITE PICTURE EXHIBIT 2 SCALE: 1/8"

3 SITE PICTURE EXHIBIT 3 SCALE: 1/8"

4 SITE PICTURE EXHIBIT 4 SCALE: 1/8"

5 SITE PICTURE EXHIBIT 5 SCALE: 1/8"

6 SITE PICTURE EXHIBIT 6 SCALE: 1/8"

7 SITE PICTURE EXHIBIT 7 SCALE: 1/8"

8 SITE PICTURE EXHIBIT 8 SCALE: 1/8"

9 SITE PICTURE EXHIBIT 9 SCALE: 1/8"

10 SITE PICTURE EXHIBIT 10 SCALE: 1/8"

11 SITE PICTURE EXHIBIT 11 SCALE: 1/8"

12 SITE PICTURE EXHIBIT 12 SCALE: 1/8"

13 SITE PICTURE EXHIBIT 13 SCALE: 1/8"

14 SITE PICTURE EXHIBIT 14 SCALE: 1/8"

15 SITE PICTURE EXHIBIT 15 SCALE: 1/8"

16 SITE PICTURE EXHIBIT 16 SCALE: 1/8"

17 SITE PICTURE EXHIBIT 17 SCALE: 1/8"

18 SITE PICTURE EXHIBIT 18 SCALE: 1/8"

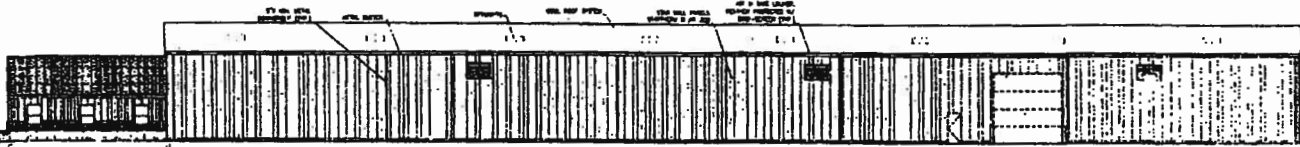
19 SITE PICTURE EXHIBIT 19 SCALE: 1/8"

20 SITE PICTURE EXHIBIT 20 SCALE: 1/8"

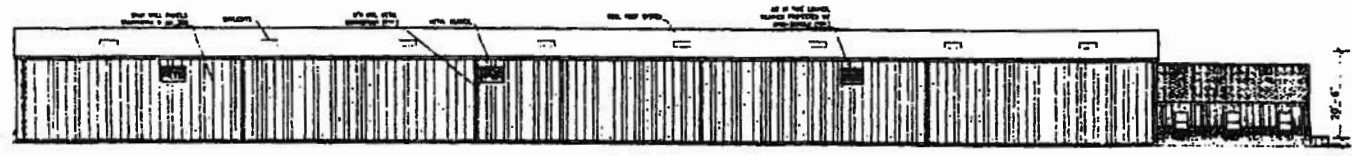
APPLICANT: ADELMAN TRUCK AND EQUIPMENT CORPORATION. 3051 E. 106TH ST. CHICAGO, ILLINOIS

INDUSTRIAL / WATERWAYS PLANNED DEVELOPMENT - LANDSCAPING CALUMET DESIGN GUIDELINES

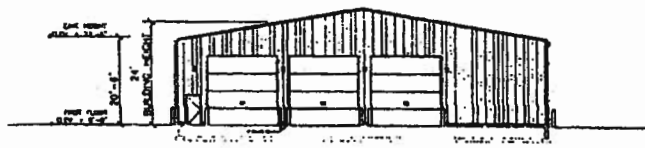
FINAL FOR PUBLICATION



WEST ELEVATION  
SCALE: 1/4" = 1'-0"



EAST ELEVATION  
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



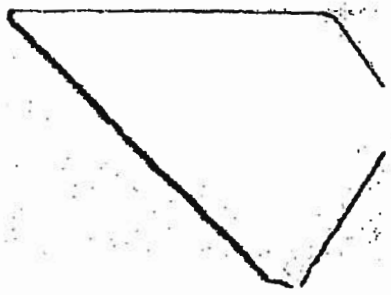
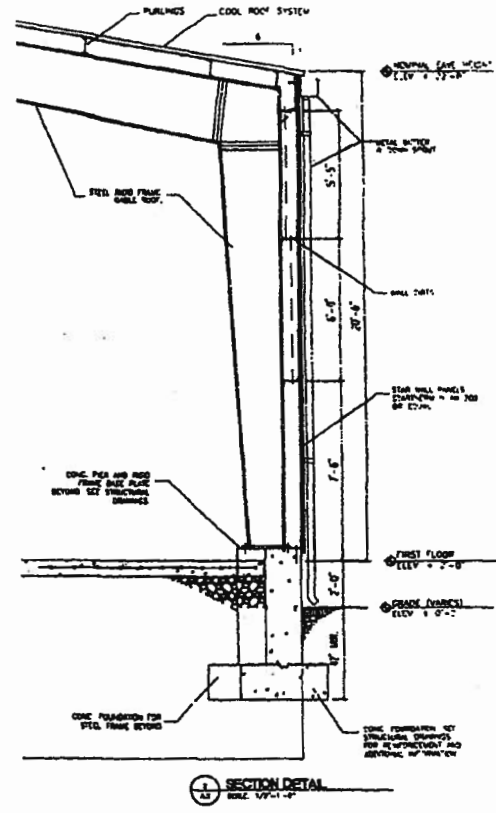
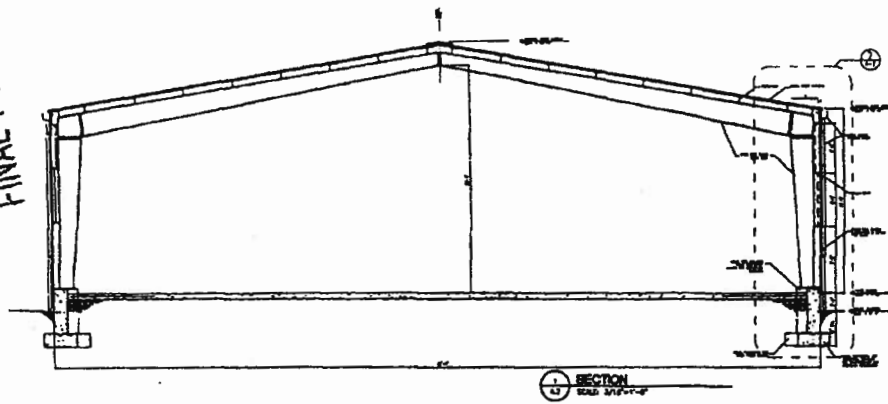
NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

APPLICANT: ADELMAN TRUCK AND EQUIPMENT CORPORATION. 3051 E. 106TH ST. CHICAGO, ILLINOIS

Elevations.

INDUSTRIAL / WATERWAYS PLANNED DEVELOPMENT - LANDSCAPING CALUMET DESIGN GUIDELINES

FINAL FOR PUBLICATION



**Star Wall Panels:**  
 StarTherm III AW 300 is a factory-insulated sandwich wall panel system that offers outstanding energy efficiency along with aesthetics and durability. The StarTherm III AW 300 composite panel is 42" wide and has an insulating polyurethane foam core between grooved, stucco embossed, 26-gauge exterior and interior skins. Available in 10 colors and thicknesses from 2" to 5". U-factors of up to 0.025 (R-39.4) can be achieved.

APPLICANT: ADELMAN TRUCK AND EQUIPMENT CORPORATION. 3051 E. 106TH ST. CHICAGO, ILLINOIS

12/2/2009


REPORTS OF COMMITTEES

Star Wall Panels.

80977

L.E.E.D. 2009 For New Construction And Major Renovation.  
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11
5
0



### LEED 2009 for New Construction and Major Renovation

Project Checklist

Project Name: Adman Trucking 3051 East 106th street

Date: October 15, 2009

Possible Points: 26

**Sustainable Sites:**

Y	N	P	Credit	Description	Points
<input checked="" type="checkbox"/>			Prereq 1	Construction Activity Pollution Prevention	
<input checked="" type="checkbox"/>			Credit 1	Site Selection	1
<input checked="" type="checkbox"/>			Credit 2	Development Density and Community Connectivity	5
	<input checked="" type="checkbox"/>		Credit 3	Brownfield Redevelopment	1
<input checked="" type="checkbox"/>			Credit 4.1	Alternative Transportation - Public Transportation Access	6
<input checked="" type="checkbox"/>			Credit 4.2	Alternative Transportation - Bicycle Storage and Changing Rooms	1
	<input checked="" type="checkbox"/>		Credit 4.3	Alternative Transportation - Low-Emitting and Fuel-Efficient Vehicles	3
<input checked="" type="checkbox"/>			Credit 4.4	Alternative Transportation - Parking Capacity	2
<input checked="" type="checkbox"/>			Credit 5.1	Site Development - Protect or Restore Habitat	1
<input checked="" type="checkbox"/>			Credit 5.2	Site Development - Maximize Open Space	1
<input checked="" type="checkbox"/>			Credit 6.1	Stormwater Design - Quantity Control	1
<input checked="" type="checkbox"/>			Credit 6.2	Stormwater Design - Quality Control	1
	<input checked="" type="checkbox"/>		Credit 7.1	Heat Island Effect - Non-roof	1
<input checked="" type="checkbox"/>			Credit 7.2	Heat Island Effect - Roof	1
<input checked="" type="checkbox"/>			Credit 8	Light Pollution Reduction	1

**Water Efficiency:**

Y	N	P	Credit	Description	Points
<input checked="" type="checkbox"/>			Prereq 1	Water Use Reduction--20% Reduction	
<input checked="" type="checkbox"/>			Credit 1	Water Efficient Landscaping	2 to 4
				<input checked="" type="checkbox"/> Reduce by 50%	2
				<input type="checkbox"/> No Potable Water Use or Irrigation	4
<input checked="" type="checkbox"/>			Credit 2	Innovative Wastewater Technologies	2
<input checked="" type="checkbox"/>			Credit 3	Water Use Reduction	2 to 4
				<input checked="" type="checkbox"/> Reduce by 30%	2
				<input type="checkbox"/> Reduce by 35%	3
				<input type="checkbox"/> Reduce by 40%	4

L.E.E.D. 2009 For New Construction And Major Renovation.  
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3 0 0 Energy and Atmosphere		Possible Points: 35	
<input checked="" type="checkbox"/>	Credit 1	Fundamental Commissioning of Building Energy Systems	
<input checked="" type="checkbox"/>	Credit 2	Minimum Energy Performance	
<input checked="" type="checkbox"/>	Credit 3	Fundamental Refrigerant Management	
<input checked="" type="checkbox"/>	Credit 4	Optimize Energy Performance	1 to 19
<input checked="" type="checkbox"/>		Improve by 12% for New Buildings or 8% for Existing Building Renovations	1
<input type="checkbox"/>		Improve by 14% for New Buildings or 10% for Existing Building Renovations	2
<input type="checkbox"/>		Improve by 16% for New Buildings or 12% for Existing Building Renovations	3
<input type="checkbox"/>		Improve by 18% for New Buildings or 14% for Existing Building Renovations	4
<input type="checkbox"/>		Improve by 20% for New Buildings or 16% for Existing Building Renovations	5
<input type="checkbox"/>		Improve by 22% for New Buildings or 18% for Existing Building Renovations	6
<input type="checkbox"/>		Improve by 24% for New Buildings or 20% for Existing Building Renovations	7
<input type="checkbox"/>		Improve by 26% for New Buildings or 22% for Existing Building Renovations	8
<input type="checkbox"/>		Improve by 28% for New Buildings or 24% for Existing Building Renovations	9
<input type="checkbox"/>		Improve by 30% for New Buildings or 26% for Existing Building Renovations	10
<input type="checkbox"/>		Improve by 32% for New Buildings or 28% for Existing Building Renovations	11
<input type="checkbox"/>		Improve by 34% for New Buildings or 30% for Existing Building Renovations	12
<input type="checkbox"/>		Improve by 36% for New Buildings or 32% for Existing Building Renovations	13
<input type="checkbox"/>		Improve by 38% for New Buildings or 34% for Existing Building Renovations	14
<input type="checkbox"/>		Improve by 40% for New Buildings or 36% for Existing Building Renovations	15
<input type="checkbox"/>		Improve by 42% for New Buildings or 38% for Existing Building Renovations	16
<input type="checkbox"/>		Improve by 44% for New Buildings or 40% for Existing Building Renovations	17
<input type="checkbox"/>		Improve by 46% for New Buildings or 42% for Existing Building Renovations	18
<input type="checkbox"/>		Improve by 48%+ for New Buildings or 44%+ for Existing Building Renovations	19
<input type="checkbox"/>	Credit 7	On-Site Renewable Energy	1 to 7
<input type="checkbox"/>		1% Renewable Energy	1
<input type="checkbox"/>		3% Renewable Energy	2
<input type="checkbox"/>		5% Renewable Energy	3
<input type="checkbox"/>		7% Renewable Energy	4
<input type="checkbox"/>		9% Renewable Energy	5
<input type="checkbox"/>		11% Renewable Energy	6
<input type="checkbox"/>		13% Renewable Energy	7
<input type="checkbox"/>	Credit 8	Enhanced Commissioning	2
<input checked="" type="checkbox"/>	Credit 9	Enhanced Refrigerant Management	2
<input type="checkbox"/>	Credit 10	Measurement and Verification	3
<input type="checkbox"/>	Credit 11	Green Power	2

L.E.E.D. 2009 For New Construction And Major Renovation.  
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590 Materials and Resources			Possible Points: 14
<input checked="" type="checkbox"/>		Req 1 Storage and Collection of Recyclables	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Credit 1.1 Building Reuse - Maintain Existing Walls, Floors, and Roof	1 to 3
		<input type="checkbox"/> Reuse 55%	1
		<input type="checkbox"/> Reuse 75%	2
		<input type="checkbox"/> Reuse 95%	3
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 1.2 Building Reuse - Maintain 50% of Interior Non-Structural Elements	1
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Credit 2 Construction Waste Management	1 to 2
		<input type="checkbox"/> 50% Recycled or Salvaged	1
		<input type="checkbox"/> 75% Recycled or Salvaged	2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 3 Materials Reuse	1 to 2
		<input type="checkbox"/> Reuse 5%	1
		<input checked="" type="checkbox"/> Reuse 10%	2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 4 Recycled Content	1 to 2
		<input checked="" type="checkbox"/> 10% of Content	1
		<input type="checkbox"/> 20% of Content	2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 5 Regional Materials	1 to 2
		<input type="checkbox"/> 10% of Materials	1
		<input checked="" type="checkbox"/> 20% of Materials	2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 6 Rapidly Renewable Materials	1
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Credit 7 Certified Wood	1

1140 Indoor Environmental Quality			Possible Points: 15
<input checked="" type="checkbox"/>		Req 1 Minimum Indoor Air Quality Performance	
<input checked="" type="checkbox"/>		Req 2 Environmental Tobacco Smoke (ETS) Control	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 1 Outdoor Air Delivery Monitoring	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 2 Increased Ventilation	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 3.1 Construction IAQ Management Plan - During Construction	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 3.2 Construction IAQ Management Plan - Before Occupancy	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 4.1 Low-Emitting Materials - Adhesives and Sealants	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 4.2 Low-Emitting Materials - Paints and Coatings	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 4.3 Low-Emitting Materials - Flooring Systems	1
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Credit 4.4 Low-Emitting Materials - Composite Wood and Agrifiber Products	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 5 Indoor Chemical and Pollutant Source Control	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 6.1 Controllability of Systems - Lighting	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 6.2 Controllability of Systems - Thermal Comfort	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 7.1 Thermal Comfort - Design	1
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Credit 7.2 Thermal Comfort - Verification	1
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Credit 8.1 Daylight and Views - Daylight	1
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Credit 8.2 Daylight and Views - Views	1

L.E.E.D. 2009 For New Construction And Major Renovation.  
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0 0 0			<b>Innovation and Design Process</b>	Possible Points: 6
	N		Credit 1.1 Innovation in Design: Specific Title	1
	N		Credit 1.2 Innovation in Design: Specific Title	1
	N		Credit 1.3 Innovation in Design: Specific Title	1
	N		Credit 1.4 Innovation in Design: Specific Title	1
		7	Credit 1.5 Innovation in Design: Specific Title	1
		1	Credit 2 LEED Accredited Professional	1
0 0 0			<b>Regional Priority Credits</b>	Possible Points: 4
	N		Credit 1.1 Regional Priority: Specific Credit	1
	N		Credit 1.2 Regional Priority: Specific Credit	1
	N		Credit 1.3 Regional Priority: Specific Credit	1
	N		Credit 1.4 Regional Priority: Specific Credit	1
50/20			<b>Total</b>	Possible Points: 110