

# PD 1178

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

November 21, 2019

Sean Dunkle  
PVS Chemical Solutions Inc.  
12260 S. Carondolet Ave.  
Chicago, IL 60633


**Re: Minor change request for PD No. 1178, fence at 12260 S. Carondolet Ave.**

Dear Mr. Dunkle:

Please be advised that your request for a minor change to Waterway Industrial Planned Development No. 1178 ("PD 1178") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1178.

PVS Chemical Solutions Inc. is the sole owner of all of the property within PD 1178. PVS Chemical Solutions is a chemical plant and due to the nature of products they manufacture, the Department of Homeland Security requires additional security of the plant. You are seeking a minor change to allow for the replacement of the existing northern interior lot fencing, consisting of a 6 foot high chain link fence topped with 1 foot of barbed wire, with an 8 foot high chain link fence topped with 1 foot of barbed wire. Similar to the existing fence, the new fence will include wind screening fabric on the chain link portion and is only located along the northern interior property line, as shown on the attached aerial map. The property is bounded by the Calumet River on the north and west and industrial land, some of which is vacant, to the south and east. This fencing will not be located along either the Carondolet Ave. or 122<sup>nd</sup> St. frontages.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed addition of 1 foot of wire atop the interior chain link fencing will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and 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 PD 1178, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,  
  
Patrick Murphey  
Zoning Administrator

PM:tui  
C: Mike Marmo, Erik Glass, Janice Hill, Main file

# 12260 S Carondolet



12/8/2010

REPORTS OF COMMITTEES

17110  
109973

*Reclassification Of Area Shown On Map No. 30-B.*  
(As Amended)  
(Application No. 17110)  
(Common Address: 12200 -- 12220 S. Carondolet Ave.)

WIPD 1178

[SO2010-7389]

*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, is hereby amended by changing all of the Planned Manufacturing District Number 6 symbols as shown on Map Number 30-B in the area bounded by:

a line 167.02 feet north of and parallel to the north boundary line of East 122<sup>nd</sup> Street; a line 66.01 feet east of and parallel to the west boundary line of South Carondolet Avenue (if extended); East 122<sup>nd</sup> Street; south along South Carondolet Avenue for a distance of 270.50 feet; thence a northwesterly line for a distance of 105.30 feet; thence an east/west line for a distance of 378 feet; thence a southwesterly line for a distance of 65 feet; thence an east/west line for a distance of 70 feet; thence a northwest line for a distance of 428.78 feet along the southeasterly and easterly channel line of the Calumet River,

to those of Waterfront Industrial Planned Development, as amended, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance takes effect after its passage and approval.

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

*Waterway Industrial Planned Development No. 1178 As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Waterway Industrial Planned Development Number 1178 (the "Planned Development") consists of approximately 255,675.45 square feet (5.8695 acres) and is owned by PVS Chemical Solutions and controlled by the applicant, Savages Services Corporation.
2. 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 street

or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees, or grantees.

3. The requirements, obligations, and conditions contained within this Planned Development shall be binding upon the applicant, its successors, and assignees and, if different than the applicant, the legal titleholder 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, then to the owners of record title to all of the property and any ground lessors. Furthermore pursuant to the requirements of the Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time any application for amendment, modifications or changes (administrative, legislative, or otherwise) to this Planned Developments are made, shall be under single ownership or under single designated control. Single designated control for the purpose of this paragraph shall mean 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. An agreement among property owners or a covenant binding property owners may designate an authorized party for any future amendment, modification or change.
4. This plan development consists of these seventeen (17) statements; a Bulk Regulation and Data Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Property Line Map; and a Site Plan: a Landscape Plan, including Landscape Details and River Bank Cross Section; and Structure Elevations prepared by R&M Engineering Consultants, Wolff Landscape Architecture, and Hutter Architects, Ltd. dated October 21, 2010. Full-size sets of the Site Plan, Landscape Plan, and Structure Elevations are on file with Department of Zoning and Land Use Planning. This Planned Development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof, and satisfies established criteria for approval of a planned development. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.
5. The following uses shall be permitted within the area delineated herein as Waterway Manufacturing Planned Development Number 1178: all uses permitted in PMD 6, including manufacturing, production and industrial service; general manufacturing (all manufacturing of finished or unfinished products, primarily from extracted materials, or recycled or secondary materials or bulk storage and handling of such products); outdoor storage of raw materials and accessory and related uses.
6. On-premises signs shall be permitted within the Planned Development subject to the review and approval of the Department of Zoning and Land Use Planning. Temporary

signs such as construction and marketing signs shall be permitted, subject to the review and approval of the Department. Off-premise signs shall be prohibited.

7. Off-street parking shall be provided in compliance with this Planned Development subject to review of the Chicago Department of Transportation ("CDOT") and the approval of the Department of Zoning and Land Use Planning. The minimum number of off-street parking spaces shall be determined in accordance with attached Bulk Regulations and Data Table.
8. Ingress and egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles including emergency vehicles. Ingress and egress is subject to the review and approval of the Department of Transportation and the Department of Zoning and Land Use Planning. 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. 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 accordance with the Municipal Code of the City of Chicago.

Prior to issuance of any Certificate of Occupancy, the applicant shall complete to the satisfaction of CDOT, the improvement of South Carondolet Avenue, from the north end of CDOT's most recent improvement of South Carondolet Avenue (about 350 feet south of the Norfolk Southern rail crossing) to the north right-of-way line of 122<sup>nd</sup> Street, a total distance of about 500 feet. The design of the improvement shall be the same as the segment of South Carondolet Avenue to the south of the rail crossing. CDOT will provide a copy of the previous design for the applicant's use and reference, and the applicant shall be responsible for preparation of construction drawings, securing all necessary permits, coordination with the railroad and the Illinois Commerce Commission (if necessary), and construction of the improvement.

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 Structure Elevations and shall also be subject to height limitations established by the Federal Aviation Administration. For purposes of building height measurements, the definitions in the Zoning Ordinance shall apply.
10. The maximum permitted floor area ratio for the entire parcel shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio ("FAR") calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.

11. Improvement to the property including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformity with the Bulk Regulations and Data Table, the Site Plan, and the Landscape Plan attached hereto and made a part hereof. In addition, landscaping shall be installed and maintained at all times in accordance with the applicable standards of the City of Chicago Zoning Ordinance and corresponding guidelines and regulations.
12. The terms, conditions and exhibits of this Planned Development may be modified administratively, by the Commissioner of the Department of Zoning and Land Use Planning upon the 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 this Planned Development. Any such modification of the requirements of this Planned Development 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 of the Chicago Zoning Ordinance.
13. The applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. The applicant shall comply with the requirements of the City of Chicago Storm Water 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 the buildings and improvements on the subject 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 will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
16. Upon Part II Review, a Part II Review Fee shall be assessed by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance. The fee as determined by the 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.
17. Unless substantial construction of the improvements contemplated by the Planned Development has commenced within six (6) years following the adoption of this Planned Development, this Planned Development shall lapse. Should this Planned Development

ordinance lapse, the Commissioner of the Department of Zoning and Land Use Planning shall initiate a zoning map amendment to rezone the property to the pre-existing Planned Manufacturing District Number 6.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Landscape Plan Details; River Edge Cross Section; Structure Elevation; and Office Elevations referred to in these Plan of Development Statements printed on pages 109978 through 109986 of this Journal.]

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

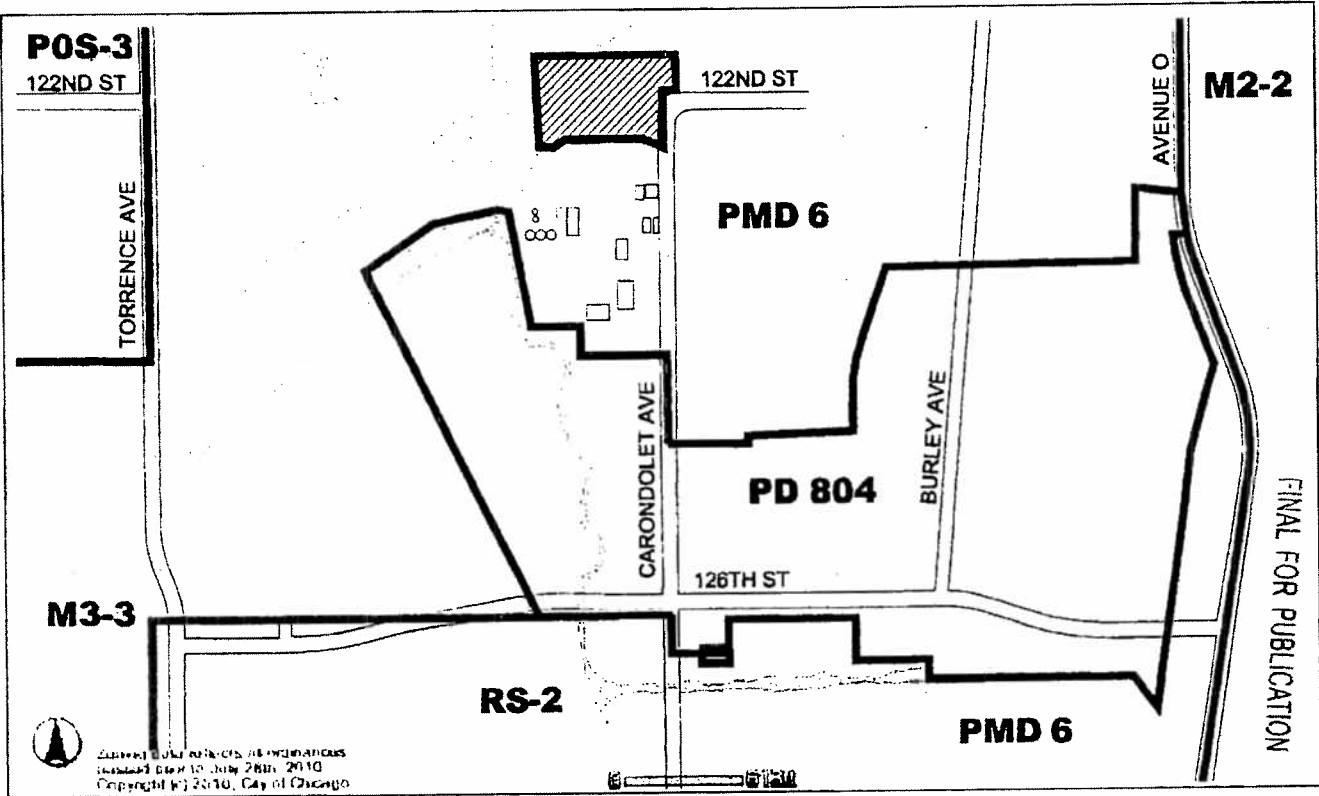
*Waterway-Industrial Planned Development No. 1178.*

*Bulk Regulations And Data Table.*

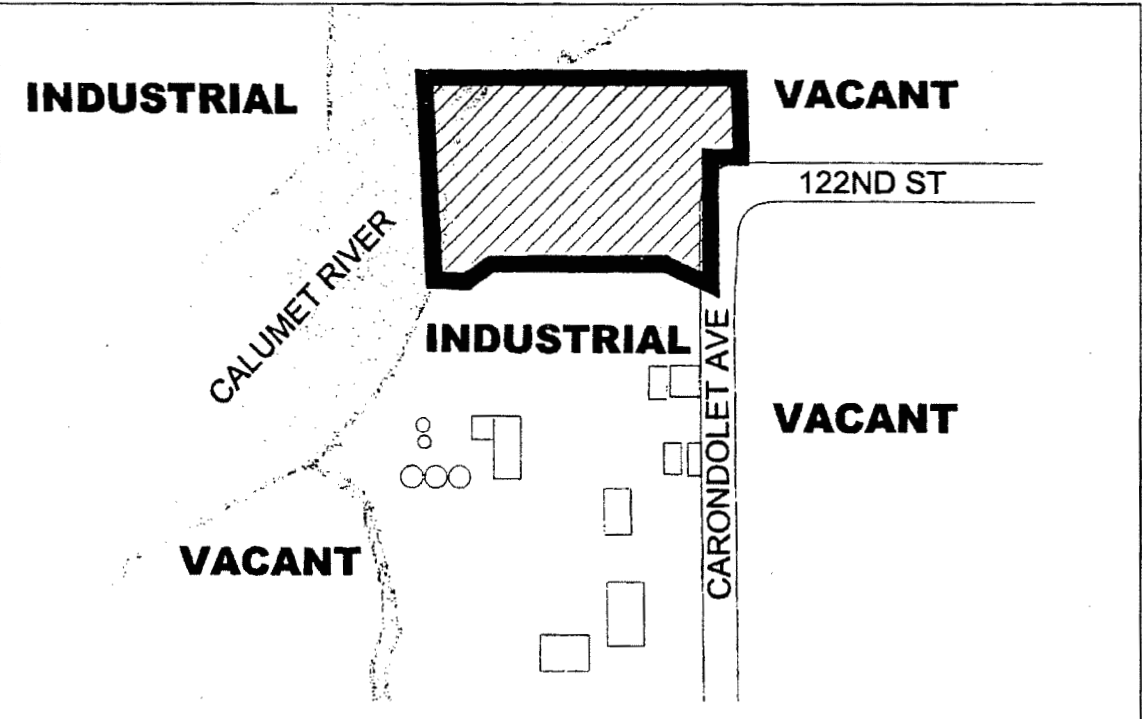
Total:

Gross Site Area:	263,711 square feet (6.05 acres)
Area in Public Right-of-Way:	8,036 square feet (0.18 acre)
Net Site Area:	255,675 square feet (5.87 acres)
Maximum Floor Area Ratio:	3.0
Minimum Number of Off-Street Parking Spaces:	4
Minimum Number of Bicycle Storage Spaces:	1
Maximum Building Height:	None
Minimum Setbacks:	See Site Plan

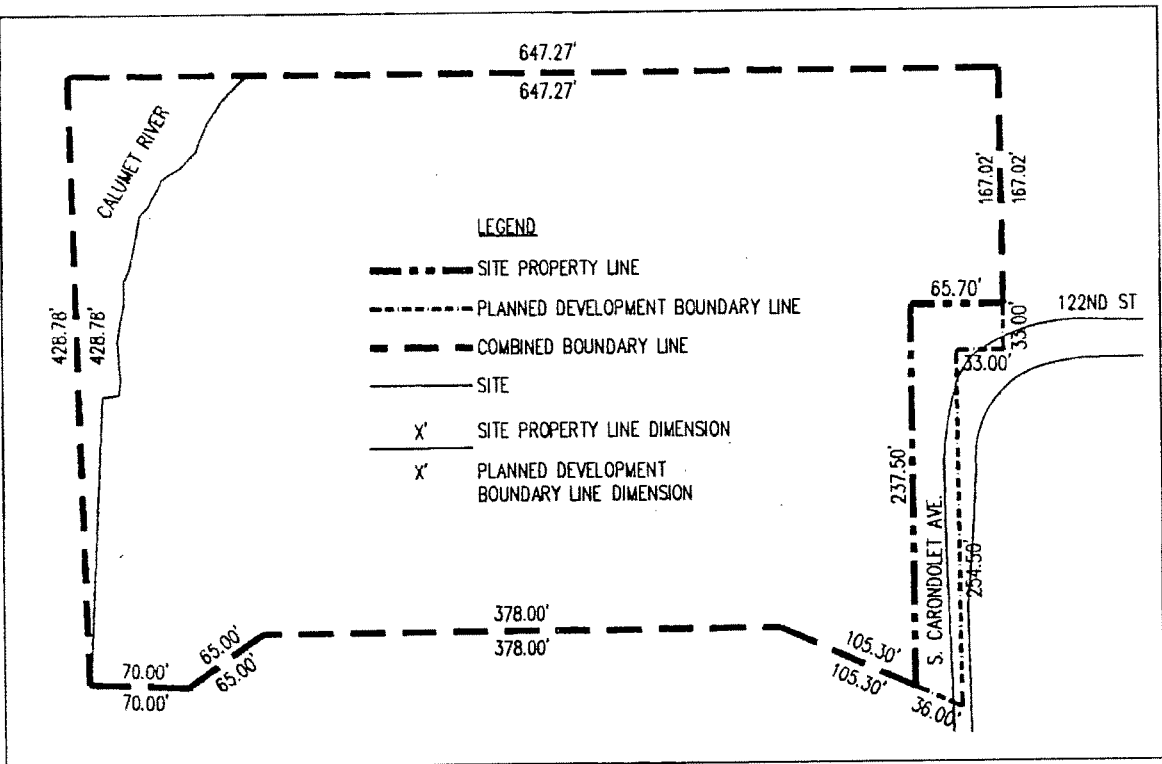
Existing Zoning Map.

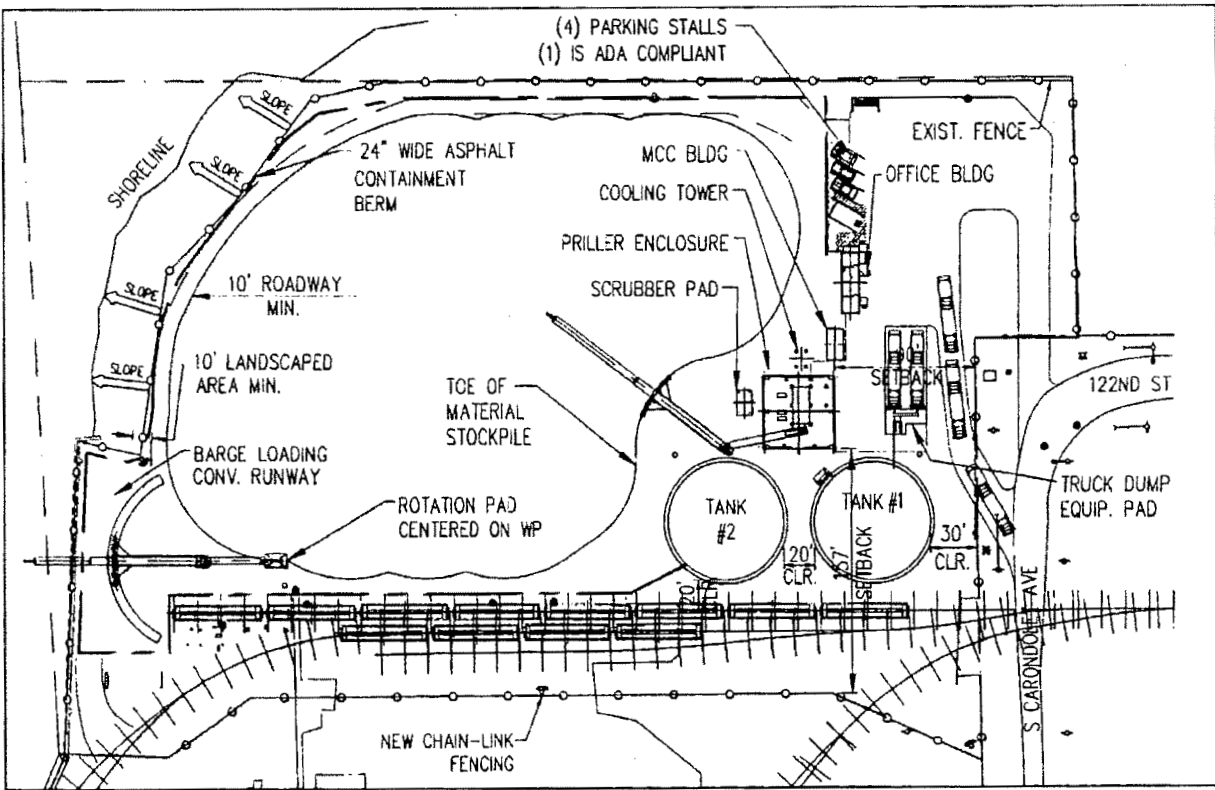


Existing Land-Use Map.

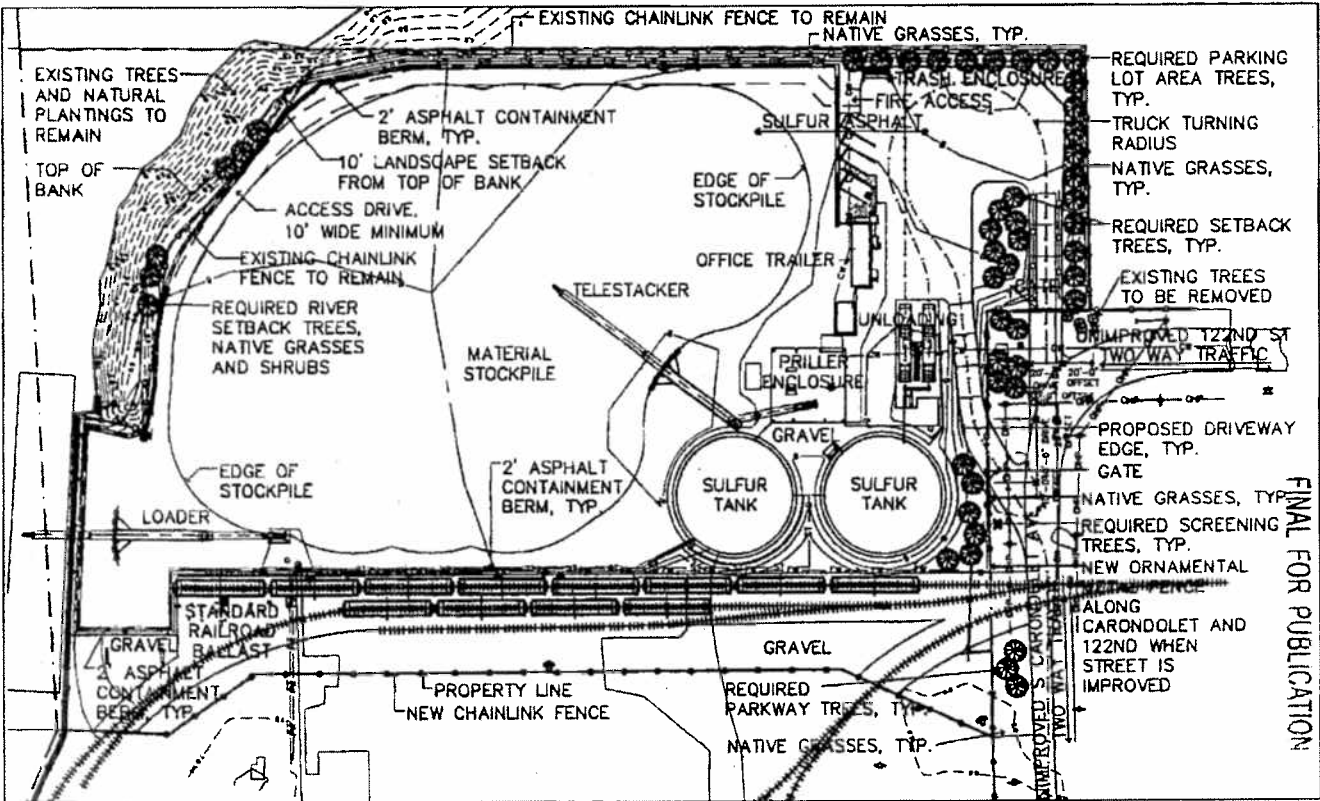


Planned Development Boundary And Property Line Map.





Site Plan.

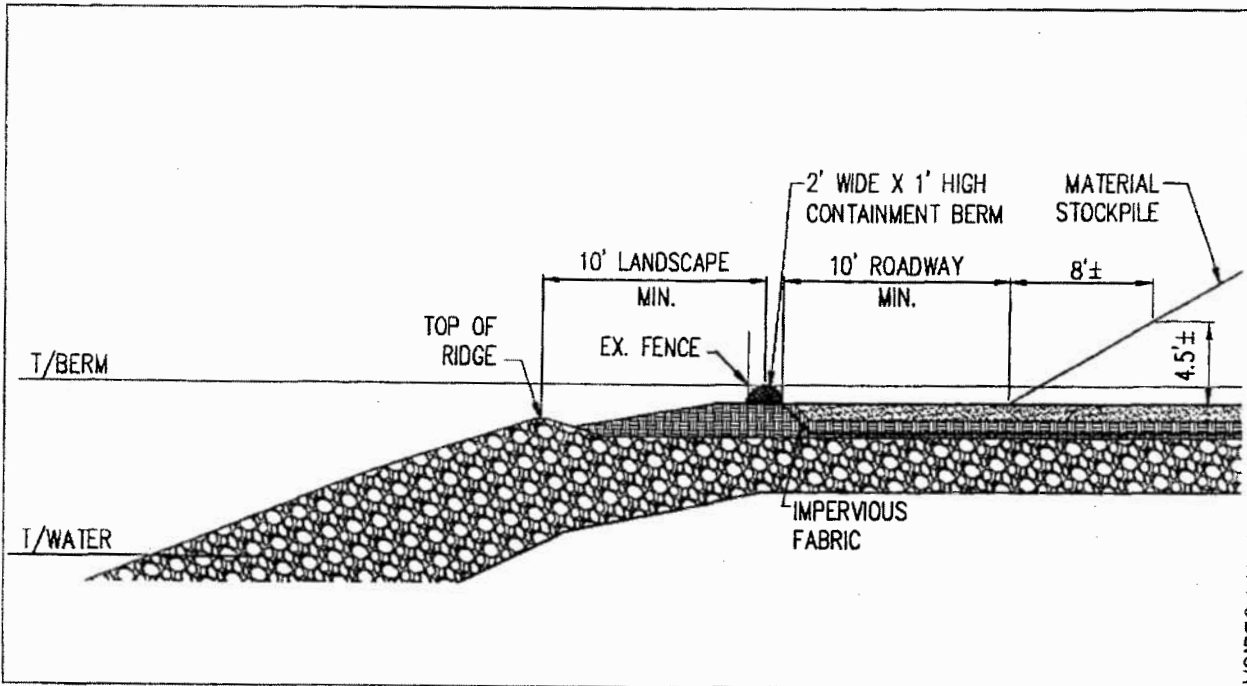


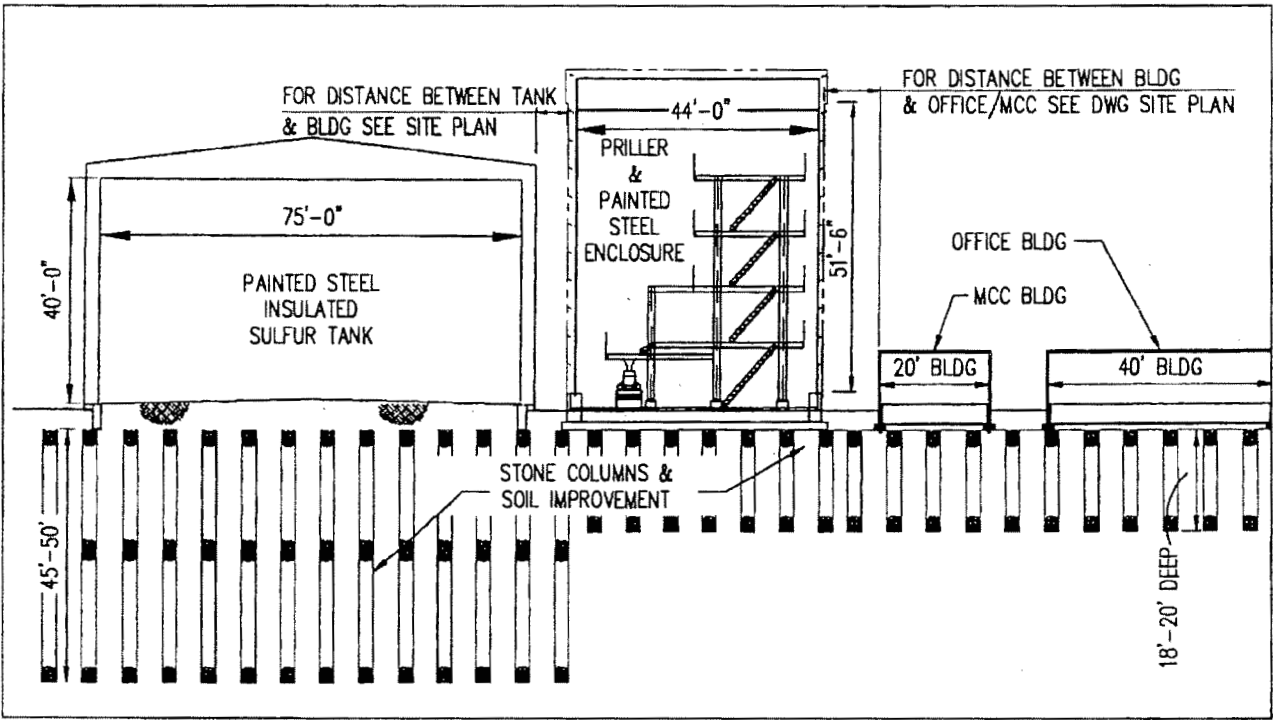
Landscape Plan.

Landscape Plan Details.

CALUMET DESIGN GUIDELINES ANALYSIS			
<b>PERIMETER YARD - 30' SETBACK PLANTING</b>		<b>PARKWAY PLANTING</b>	
<b>SOUTH CARONDOLET AVENUE</b>		<b>SOUTH CARONDOLET AVENUE</b>	
NUMBER OF OVERSTORY TREES	7	LENGTH (LINEAR FEET)	270'-0"
NUMBER OF INTERMEDIARY TREES	2	NUMBER OF TREES REQUIRED (1 PER 40 LF)	7
NUMBER OF DECIDUOUS SHRUBS	54	NUMBER OF EXISTING TREES TO REMAIN	0
		NUMBER OF ADDITIONAL TREES TO BE PROVIDED	7
<b>122ND STREET</b>		<b>122ND STREET</b>	
NUMBER OF OVERSTORY TREES	2	LENGTH (LINEAR FEET)	65'-0"
NUMBER OF INTERMEDIARY TREES	0	NUMBER OF TREES REQUIRED (1 PER 40 LF)	2
NUMBER OF DECIDUOUS SHRUBS	13	NUMBER OF EXISTING TREES TO REMAIN	0
		NUMBER OF ADDITIONAL TREES TO BE PROVIDED	2
<b>PERIMETER YARD - 20' SETBACK PLANTING</b>		<b>PARKING LOT SCREENING</b>	
<b>NORTH</b>		<b>NOT APPLICABLE</b>	
10'-0" WIDE PLANTING AREA WITH NATIVE GRASSES DUE TO EXTENT OF STOCKPILE		<b>PARKING LOT AREA PLANTING</b>	
<b>SOUTH</b>		PERIMETER OF PARKING LOT AREA	
NO LANDSCAPE SETBACK DUE TO HOMELAND SECURITY ISSUES WITH ADJACENT PVS SITE THAT REQUIRE UNOBSTRUCTED VIEWS		626 LF	
<b>RIVER SETBACK - 10' SAVANNA PLANTING</b>		NUMBER OF TREES REQUIRED (626 / 40)	
NUMBER OF OVERSTORY TREES REQUIRED	0	0	
NUMBER OF OVERSTORY TREES PROVIDED	3	NUMBER OF EXISTING TREES TO REMAIN	
		0	
NUMBER OF INTERMEDIARY TREES REQUIRED	0	NUMBER OF ADDITIONAL TREES TO BE PROVIDED	
NUMBER OF INTERMEDIARY TREES PROVIDED	3	16	
NUMBER OF DECIDUOUS SHRUBS REQUIRED	21	<b>STORAGE AREA PLANTING</b>	
NUMBER OF DECIDUOUS SHRUBS PROVIDED	21	AREA OF STORAGE	
		10,000 SF	
		NUMBER OF TREES REQUIRED	
		20	
		NUMBER OF TREES TO BE PROVIDED	
		6	
		NUMBER OF SHRUBS TO BE PROVIDED	
		280	

River Edge Cross Section.





Structure Elevation.

Office Elevations.

