

PD 1199

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COMMITTEE ON ZONING, LANDMARKS
AND BUILDING STANDARDS.

17507
IPD 1199

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF
AREA SHOWN ON MAP NO. 6-K.

(As Amended)

(Application No. 17507)

(Common Address: 2304 -- 2410 S. Kenneth Ave. And 4434 -- 4548 W. Ogden Ave.)

[SO2012-3739]

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, September 12, 2012.

To the President and Members of the City Council:

Presenting a series of reports for Your Committee on Zoning, Landmarks and Building Standards, which held a meeting on August 23, 2012, the following ordinances were passed by a majority of the members present:

Pages 1 to 6 of the Committee report contain ordinances for zoning map amendments.

Page 6 of the Committee report contains council orders for advertising and business identification signs.

Please let the record reflect that Alderman Howard Brookins recused himself and did not vote on Application Number 17515, pursuant to Rule 14 of the City Council's Rules of Order and Procedure.

I hereby move for passage of the proposed substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

On motion of Alderman Solis, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Fioretti, Dowell, Burns, Hairston, Sawyer, Jackson, Harris, Beale, Pope, Balcer, Cárdenas, Quinn, Foulkes, Thompson, Lane, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Chandler, Solis, Maldonado, Burnett, Ervin, Graham, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Sposato, Mitts, Cullerton, Laurino, P. O'Connor, M. O'Connor, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, Moore, Silverstein -- 48.

Nays -- None.

Alderman Pope moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

Alderman Thomas invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that she is legal counsel for the law firm representing parties involved in this ordinance.

The following is said ordinance as passed:

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 M1-2 Limited Manufacturing/Business Park and M2-2 Light Industry District symbols and indications as shown on Map Number 6-K in the area bounded by:

West Ogden Avenue; a line to the north 743.85 feet along South Kenneth Avenue; a line 292.68 feet perpendicular to South Kenneth Avenue; a line to the south 129.94 feet on the east side of vacated South Kilbourn Avenue; a line extending 78.23 feet southwest across vacated South Kilbourn Avenue; a line 563.24 feet extending west perpendicular to South Kenneth Avenue; a line to the south 521.13 feet; a line to the southeast 119.26 feet; a line to the south 213.77 feet; and a line to the southeast 88.22 feet,

to those of an M2-2 Light Industry District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M2-2 Light Industry District symbols and indications as shown on Map Number 6-K in the area bounded by:

West Ogden Avenue; a line to the north 743.85 feet along South Kenneth Avenue; a line 292.68 feet perpendicular to South Kenneth Avenue; a line to the south 129.94 feet on the east side of vacated South Kilbourn Avenue; a line extending 78.23 feet southwest

across vacated South Kilbourn Avenue; a line 563.24 feet extending west perpendicular to South Kenneth Avenue; a line to the south 521.13 feet; a line to the southeast 119.26 feet; a line to the south 213.77 feet; and a line to the southeast 88.22 feet,

to those of a Planned Development District.

SECTION 3. This ordinance takes effect after its passage and approval.

Plan of Development Statements attached to this ordinance read as follows:

Planned Development Statements.

1. The area delineated herein as Institutional Planned Development Number 1199 consists of property commonly known as: 4434 -- 4548 West Ogden Avenue and 2304 -- 2410 South Kenneth Avenue, Chicago, Illinois ("Property"). The Property consists of a net area of 16.73 acres (728,895 square feet) and gross site area of 20.6 acres (896,941 square feet). The Property is under contract to and will be owned by and will remain under the unified control of J.B. Hunt Transport, Inc., a Georgia Corporation or its assigns ("Applicant").
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 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 of application for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustments of the rights-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assignees or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of fifteen (15) statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use and Street Map; a Planned Development Boundary and Property Line Map; Site Plan Phase I; Site Plan Phase II; Landscape Plan Phase I; Landscape Detail Phase I (all prepared by Watermark Engineering Resources, Ltd.; Building Concept North, South, East and West Elevations Phase II (all prepared by Miller Boskus Lack); any the Chicago Builds Green form (all maps, plans and form dated August 16, 2012). In any instance where a provision 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 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 Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses shall be permitted within the planned development: office, motor vehicle repair shop (exclusively for tractors and trailers associated with on-site container operations), warehousing, freight movement, container storage, freight terminal, accessory parking and accessory and related uses.
6. On-premises 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. Off-premises signs are prohibited within the boundary of the planned development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 16.73 acres (728,895 square feet).
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by 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.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. 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, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this planned development ordinance may be modified administratively, pursuant to Section 17-13-0611-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.

Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) for the Phase II office, warehouse and maintenance facility, the Applicant shall submit a site plan, landscape plan and building elevations of the proposal for review and approval by the Department of Housing and Economic Development. Review and approval by the Department of Housing and Economic Development is intended to assure that specific development components substantially conform with the planned development and to assist the City in monitoring ongoing development. Site Plan Approval submittals need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than the entirety of Phase II, as described in these Plan Development Statements and the accompanying exhibits and Bulk Regulations Table, the Applicant shall also include a site plan for the remainder of the Phase II indicating how that portion of the site will be treated in the interim before an application to complete Phase II is filed. All site plans provided shall include all dimensioned and planned street rights-of-way.

No Part II Approval for any portion of the Phase II improvements shall be granted until Site Plan Approval has been granted. If the Site Plan Approval submittals substantially conform to the provisions of the planned development, the Department of Housing and Economic Development shall approve the submittal in a prompt and timely manner. Following approval by the Department of Housing and Economic Development, the approved Site Plan Approval submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the planned development.

After approval of the Site Plan, changes or modifications may be made pursuant to the provisions of this Statement 12. In the event of any inconsistency between approved plans and the terms of the planned development, the terms of the planned development shall govern. Any Site Plan Approval submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
 - fully-dimensioned building elevations;
 - fully-dimensioned landscape plan(s);
 - statistical information applicable to the subject area, including floor area, the applicable FAR, uses to be established, building heights and setbacks; and
 - all other information necessary to illustrate substantial conformance to the planned development.
13. The Applicant acknowledges that it is in the public interest to designed, 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 Phase I site plan does not call for any structures to be built and will comply with all storm water requirements, exceeding detention goals by 20 percent, meeting the requirements found in the Sustainable Policy of the Department of Housing and Economic Development. The Phase II structure will be held to the requirements found in the Sustainable Policy of the Department of Housing and Economic Development at the time plans are submitted for Site Plan Approval.
15. This planned development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this planned development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to M2-2 Light Industry District.

[Existing Zoning Map; Existing Land-Use Map; Property Line and Planned Development Boundary Map; Site Plan -- Phase 1; Site Plan -- Phase 2; Landscape Plan -- Phase 1; Landscape Detail -- Phase 1; Building Concept -- Phase 2; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 33349 through 33362 of this *Journal*.]

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

17507

33348

JOURNAL--CITY COUNCIL--CHICAGO

9/12/2012

Bulk Regulations And Data Table.

Gross Site Area: 896,941 square feet

Public Right-of-Way Area: 168,046 square feet

Net Site Area: 728,895 square feet

Maximum Floor Area Ratio (FAR):

Phase I: 0.01

Phase II: 0.12

Overall: 0.15

Maximum Building Heights:

Phase I: 20 feet

Phase II: 40 feet

Number of Off-Street Parking
Spaces to be provided:

Phase I: 6

Phase II: 109

Number of Off-Street Loading
Spaces to be provided:

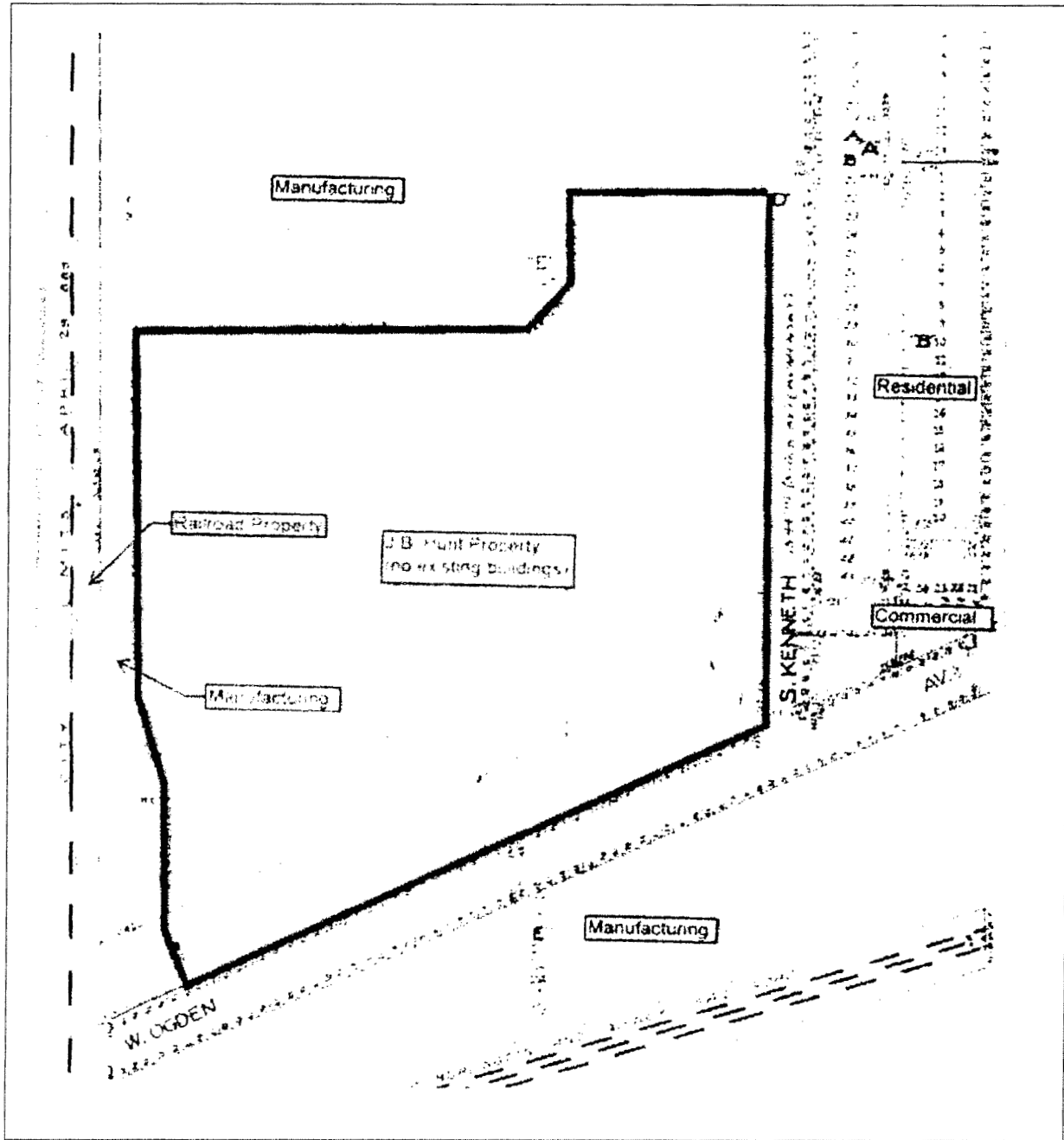
Phase I: 0

Phase II: 16

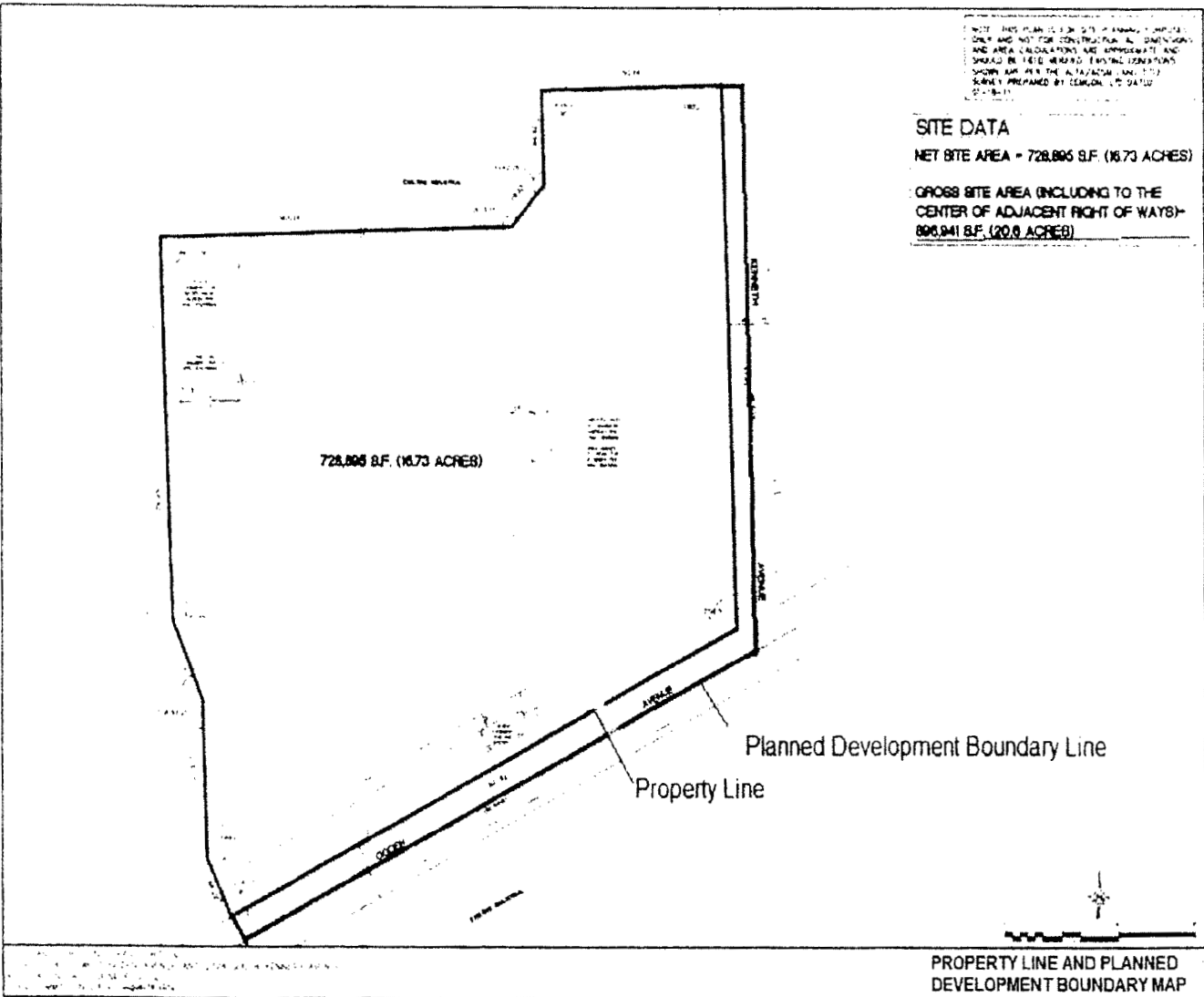
Minimum Setbacks from Property
Lines:

In substantial conformance with Site Plans

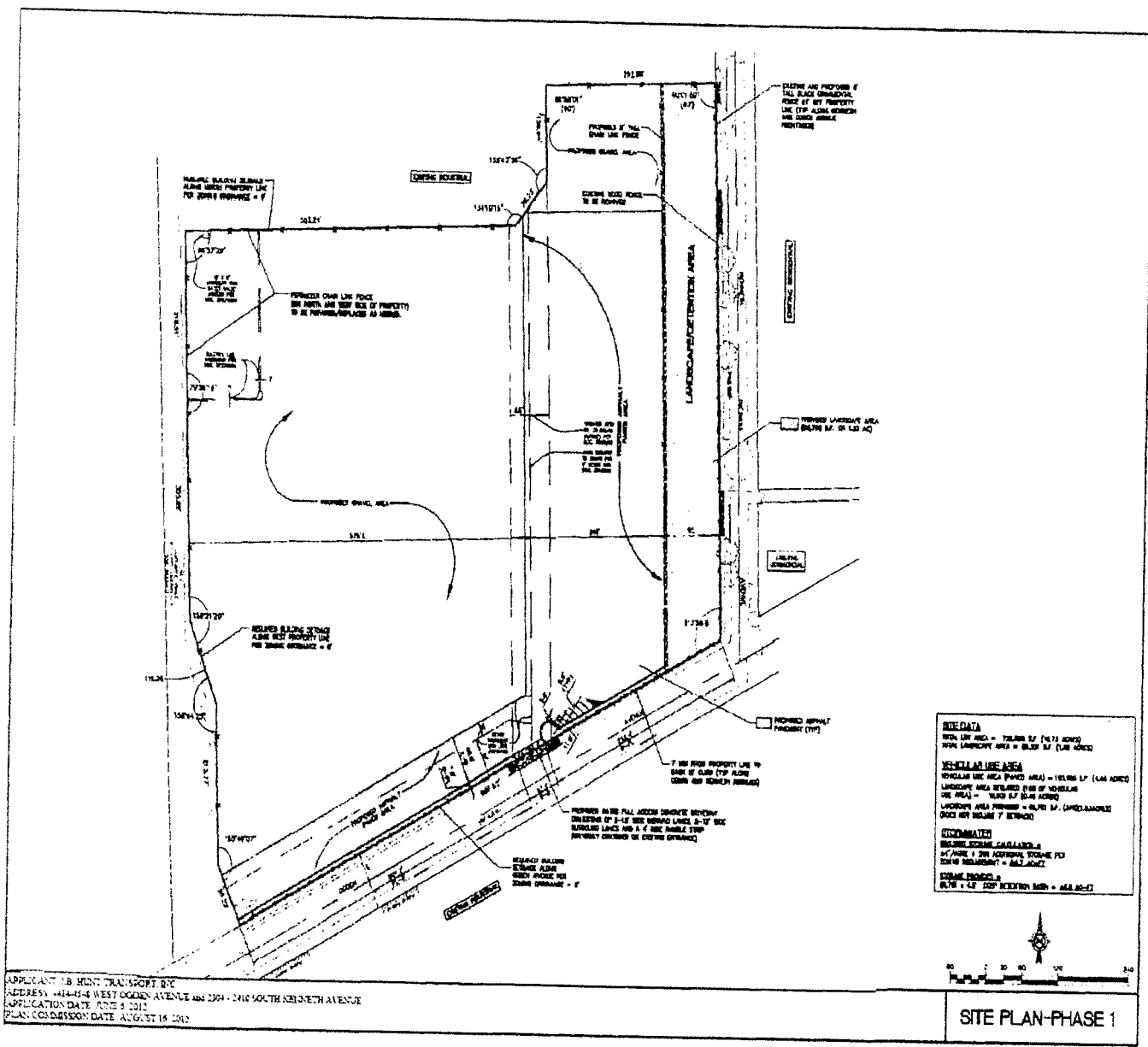
Existing Land-Use Map.



Property Line And Planned Development Boundary Map.



Site Plan -- Phase 1.



PROPERTY DATA
 TOTAL LOT AREA = 10,818 S.F. (0.25 ACRES)
 TOTAL UNIMPAVED AREA = 8,818 S.F. (0.20 ACRES)

REMOVED AND RELOCATED AREAS
 CHAIN LINK FENCE AREA (REMOVED) = 1,000 S.F. (0.02 ACRES)
 CHAIN LINK FENCE AREA (RELOCATED) = 1,000 S.F. (0.02 ACRES)
 SIDEWALK AREA (REMOVED) = 1,000 S.F. (0.02 ACRES)
 SIDEWALK AREA (RELOCATED) = 1,000 S.F. (0.02 ACRES)

PROPOSED AREAS
 SIDEWALK AREA (PROPOSED) = 1,000 S.F. (0.02 ACRES)
 DRIVEWAY AREA (PROPOSED) = 1,000 S.F. (0.02 ACRES)

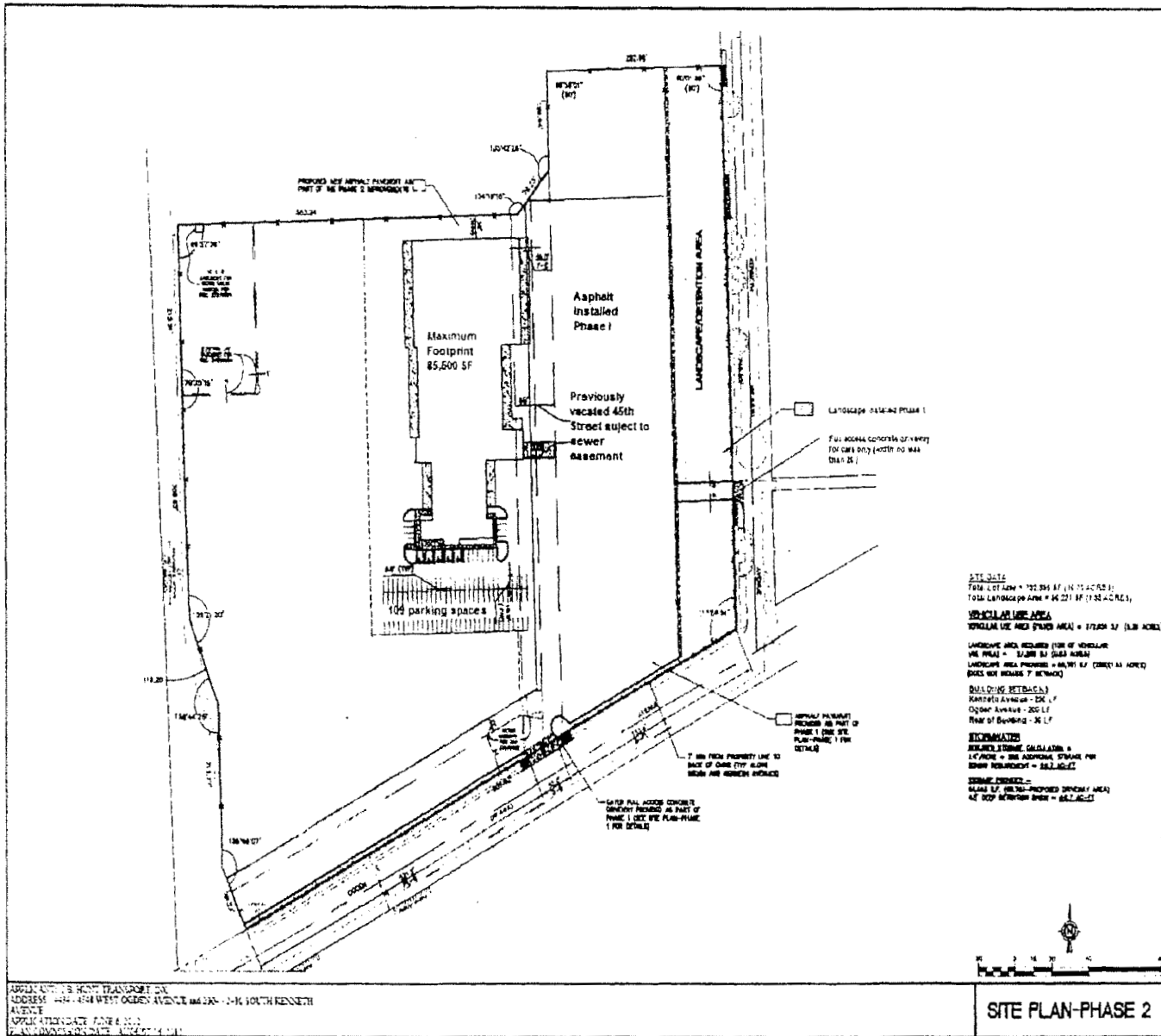
SETBACKS
 FRONT SETBACK = 10'-0" (MINIMUM)
 SIDE SETBACK = 5'-0" (MINIMUM)
 REAR SETBACK = 5'-0" (MINIMUM)

NOTES
 1. EXISTING AND PROPOSED FENCE SHALL BE CHAIN LINK FENCE.
 2. EXISTING AND PROPOSED FENCE SHALL BE 4'-0" HIGH.
 3. EXISTING AND PROPOSED FENCE SHALL BE 4'-0" WIDE.
 4. EXISTING AND PROPOSED FENCE SHALL BE 4'-0" DEEP.
 5. EXISTING AND PROPOSED FENCE SHALL BE 4'-0" LONG.



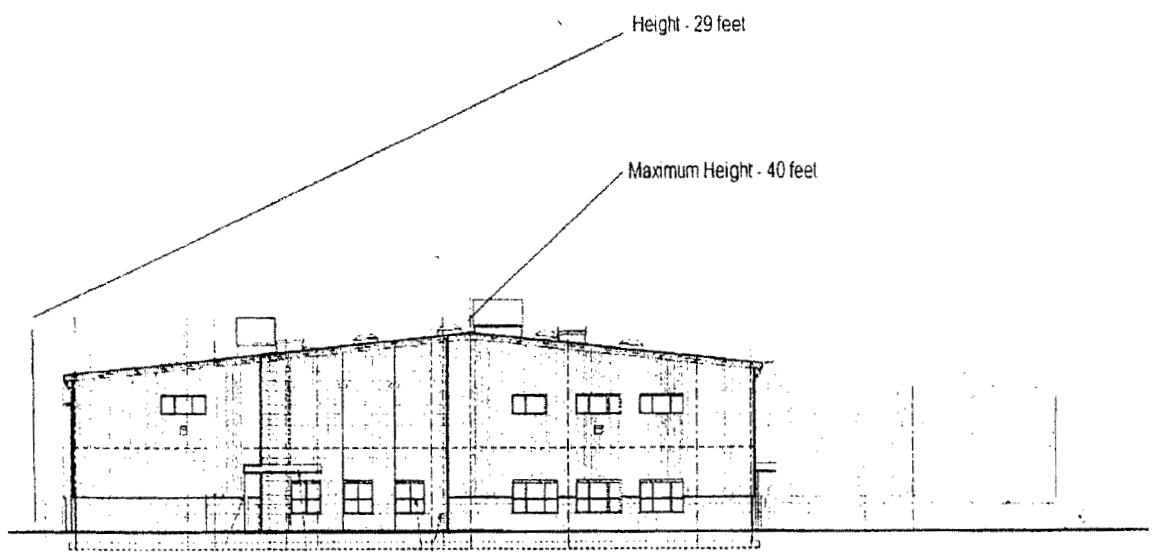
SITE PLAN-PHASE 1

Site Plan -- Phase 2.



SITE PLAN-PHASE 2

Building Concept -- Phase 2.
(Page 2 of 4)



SOUTH ELEVATION

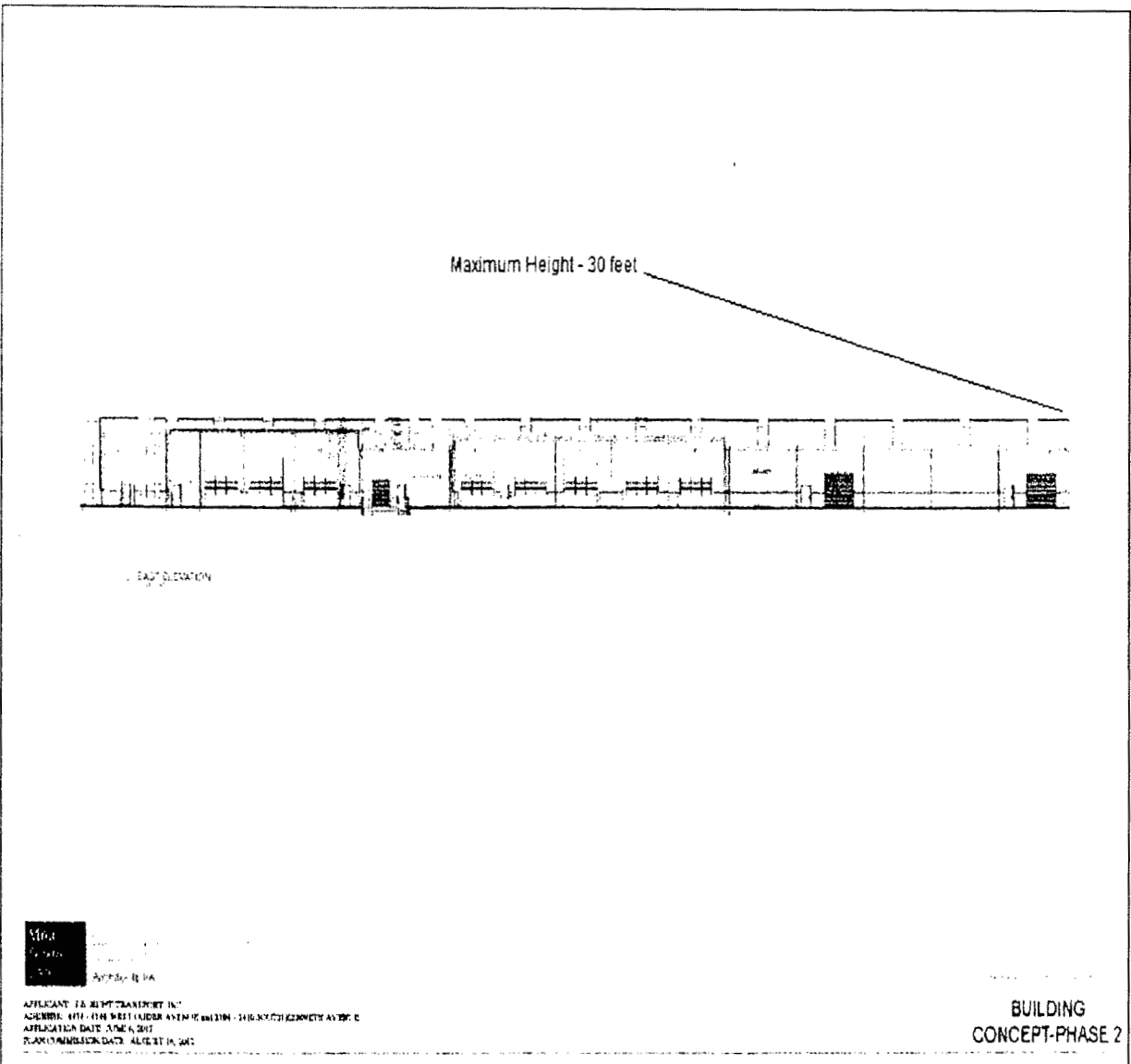
SCALE 1/8" = 1'-0"

PROJECT NO. 1000000000
 DRAWING NO. 1000000000
 DATE 10/11/11
 ARCHITECT PA

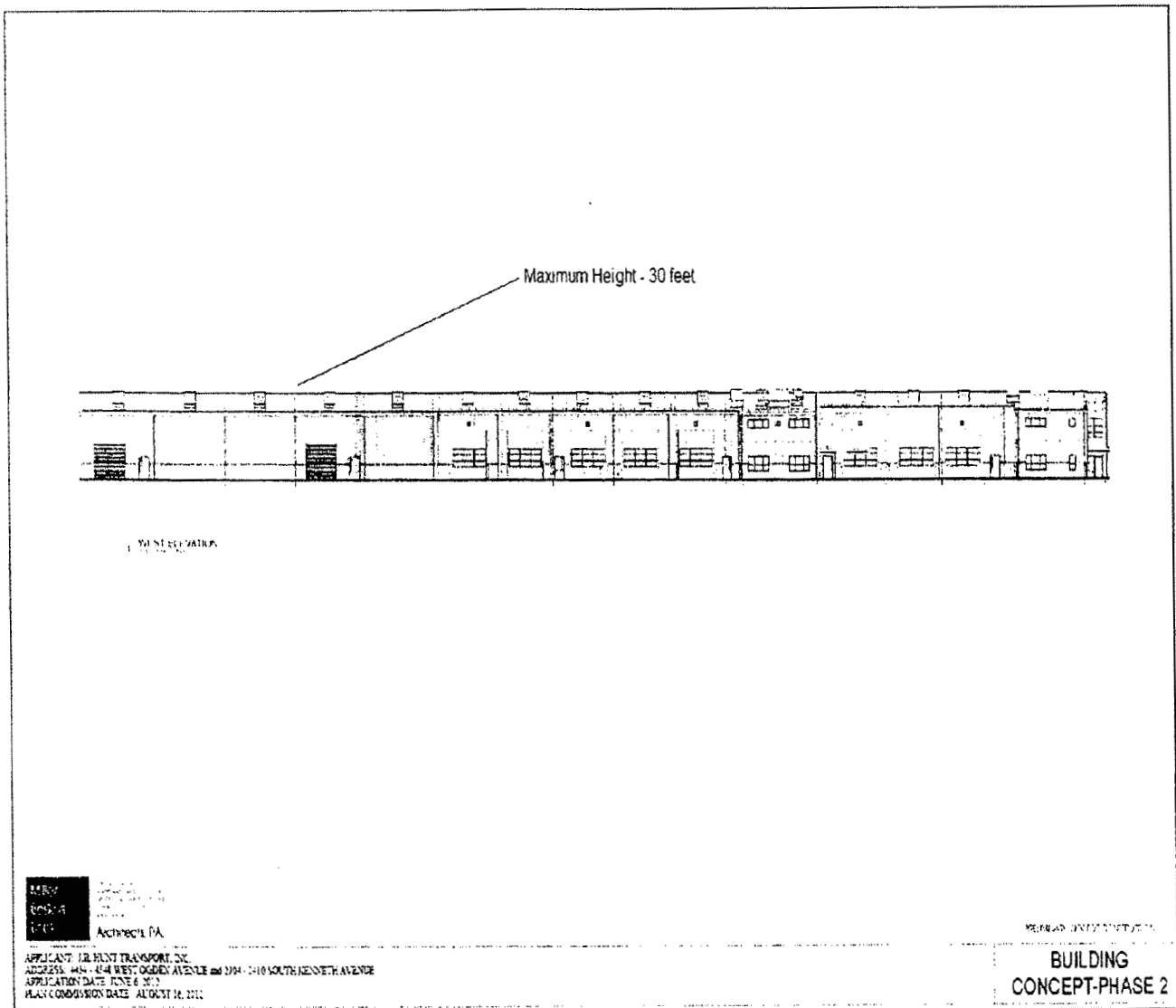
APPLICANT: LE MONT TRANSPORT, INC.
 ADDRESS: 404 - 154 WEST OGDEN AVENUE and 154 - 2410 SOUTH KENNETH
 AVENUE
 APPLICATION DATE: JUNE 6, 2012
 PLAN COMPLETION DATE: AUGUST 14, 2012

BUILDING
 CONCEPT-PHASE 2

Building Concept -- Phase 2.
(Page 3 of 4)



Building Concept -- Phase 2.
(Page 4 of 4)



Chicago Builds Green Form.
(Page 1 of 3)

CHICAGO BUILDS GREEN

Project Name:

Project Location: * Street Number (if the address only includes one street number, please fill only the cell "From");

From*	To*	Direction	Street Name:	Select Street Type:
4434	4548	W	Ogden	Ave

Ward No: Community Area No:

Project Type: Check applicable:
 Planned Development Redevelopment Agreement Zoning Change
 PD No: RDA No: From: To:
 Public project Landmark

Project Size: Total land area in sq.ft.: Total building(s) footprint in sq.ft.: Total vehicular use area in sq.ft.:

728,895	85,500	272,651
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DPD Project Manager: Enter First Name Last Name

BG/GR Matrix: Select project category:

Financial Incentives: Check applicable:
 TIF Empowerment Zone Grant Class L
 GRIF Ind. Dev. Revenue Bonds Class 6b
 SBIF Bank Participation Loan DOH
 Land Sale Write Down

Density Bonus: Check applicable:
 Public plaza & pocket park Water features in a plaza or pocket park
 Chicago Riverwalk improvements Setbacks above the ground floor
 Winter gardens Lower level planting terrace
 Indoor through-block connection Green roof
 Sidewalk widening Underground parking and loading
 Arcades Concealed above-ground parking

Chicago Builds Green Form.
(Page 2 of 3)

Landscaping:

7' Landscape Setback
Interior Landscape Area
No. of Interior Trees
No. of Parkway Trees

	Required per Zoning Code or Green Roof/Building Green Matrix	To be Provided by the development:
Square footage:	10,942	10,942
Square footage:	27,265	66,781
	0	0
	61	61

Open Space:

River Setback
Private Open Space
Privately developed Public Open Space

Square footage:	0	0
Square footage:	0	0
Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving
Raingarden
Filter strip
Bioswale
Detention pond
Native landscaping
Rain-water collection cistern/barrel
Total impervious area reduction

Square footage:	0
Check applicable:	<input type="checkbox"/>
	<input type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
Square footage:	67,915
Gallons:	0
Square footage:	86,221

Other sustainable surface treatments:

Green roof
Energy Star roof
High-albedo pavement

Square footage:	0	0
Square footage:	0	0
Square footage:		0

Transportation:

No. of accessory parking spaces
Total no. of parking spaces (Accessory + Non- Acc.)
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)
No. of bicycle parking
Within 600 ft of CTA or Metra station entrance

	0	
		109
	0	0
	0	0
Check if applicable:	<input type="checkbox"/>	

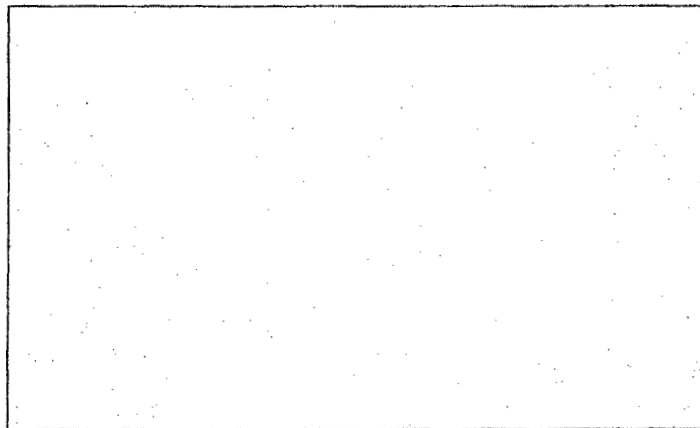
Chicago Builds Green Form.
(Page 3 of 3)

Building Certification:

- | | | |
|----------------------------------|--------------------------|--------------------------|
| Energy Star building | <input type="checkbox"/> | <input type="checkbox"/> |
| LEED certification | <input type="checkbox"/> | |
| LEED Certified | | <input type="checkbox"/> |
| LEED Silver | | <input type="checkbox"/> |
| LEED Gold | | <input type="checkbox"/> |
| LEED Platinum | | <input type="checkbox"/> |
| Chicago Green Homes | <input type="checkbox"/> | |
| Chicago Green Homes [one-star] | | <input type="checkbox"/> |
| Chicago Green Homes [two-star] | | <input type="checkbox"/> |
| Chicago Green Homes [three-star] | | <input type="checkbox"/> |

Energy efficiency strategies not captured above:

NE: Other than Energy Star Roof - or Energy Star Building Certification.



Other sustainable strategies and/or Project Notes:

Per the Chicago Sustainability Policy, the subject development must reduce impervious surfaces by 33% from a baseline condition (as defined by ordinance) or retain 0.60 inches of stormwater from the proposed impervious area (up from 0.5"). The subject project will meet the requirements of the Sustainability Policy. Before redevelopment, the site is entirely paved, upon completion of development 12% of the pavement will be removed and replaced with landscaping such as trees, shrubs, and grass.

Once developed, the site will include 86,221 square feet, or 1.98 acres of landscaping consisting of 62 trees (33 Autumn Blaze Maple, 7 Chicagoland Hackberry and 22 Skyline Honey Locust), 479 shrubs (46 Peeking Coloneaster, 250 Diervilla Bush Honeysuckle and 183 Green Mound Currant), and 128 Perennials Ornamental Grass and Groundcovers (38 Karl Foerster Feather Reed Grass and 90 Stella D'Oro Daylily).

Site work includes grinding existing concrete foundations and asphalt to aggregate, removing rail spur, and installing 1.98 acres of landscaping.