

PD 1249

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 6, 2015

Jason Rosenberg
Panattoni Development Company, Inc.
One O'Hare Center
6250 N. River Road, Suite 4500
Rosemont, IL 60018

**Re: Administrative Relief request for Manufacturing Planned Development No. 1249
3348 South Pulaski Road**

Dear Mr. Rosenberg:

Please be advised that your request for a minor change to Manufacturing Planned Development No. 1249 ("PD 1249"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1249.

You are requesting on behalf of PanCal Pulaski, LLC, the owner of all of the property within PD 1249, administrative relief to allow a parking reduction for the proposed office/warehouse building to be located at 3348 S. Pulaski Road. PD 1249 requires a minimum of 327 parking spaces and you are seeking a reduction to 285 spaces, as shown on the attached Site Plan. Due to existing soil conditions, a larger detention pond is needed, therefore, the number of parking spaces has been reduced. Statement Number 14 of the Planned Development, which discusses remediation requirements, continues to be complied with.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed parking 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, 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 Manufacturing Planned Development No. 1249, 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,


Patricia A. Scudiero
Zoning Administrator

C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file

18031

7/30/2014

REPORTS OF COMMITTEES

86511

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF AREA SHOWN ON MAP NO. 8-K.

(As Amended)
(Application No. 180311)
(Common Address: 3348 S. Pulaski Rd.)
(Committee Meeting Held June 23, 2014)

MPD 1249

[SO2014-3311]

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

CHICAGO, July 30, 2014.

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 June 23, 2014, I beg leave to recommend that Your Honorable Body pass the following ordinance transmitted herewith for the purpose of reclassifying a particular area.

Page 1 contains one map amendment.

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, Harris, Beale, Pope, Balcer, Cárdenas, Quinn, Burke, Foulkes, Thompson, Thomas, 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 -- 49.

Nays -- None.

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

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 M2-3 Light Industry District symbols and indications as shown on Map Number 8-K in the area bounded by:

South Pulaski Avenue; a line 300 feet north of West 35th Place; a line 1324.2 feet west of South Pulaski Avenue; a line 197 feet south of West 33rd Street; a line from a point 197 feet south of West 33rd Street and 744.50 feet west of South Pulaski Avenue to a point 195.2 feet south of West 33rd Street and 744 feet west of South Pulaski Avenue; a line from a point 195.2 feet south of West 33rd Street and 744 feet west of South Pulaski Avenue to a point 216.3 feet south of West 33rd Street and 603 feet west of South Pulaski Avenue; a line from a point 216.3 feet south of West 33rd Street and 603 feet west of South Pulaski Avenue to a point 227.8 feet south of West 33rd Street and 448 feet west of South Pulaski Avenue, to be connected by a line with an arc of 155.57 feet and a chord length of 155.43 feet; a line 227.8 feet south of West 33rd Street; a line 378 feet west of South Pulaski Avenue; a line 229.0 feet south of West 33rd Street; a line 362.0 feet west of South Pulaski Avenue; a line from a point 227.5 feet south of West 33rd Street and 362 feet west of South Pulaski Avenue to a point 228 feet south of West 33rd Street and 182 feet west of South Pulaski Avenue; a line 182 feet west of South Pulaski Avenue; a line 240 feet south of West 33rd Street; a line 33 feet west of South Pulaski Avenue; a line 250 feet south of West 33rd Street; and South Pulaski Avenue (point of beginning),

to those of Planned Development Number 1249 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 attached to this ordinance read as follows:

Manufacturing Planned Development Statements.

1. The area delineated herein as Manufacturing Planned Development Number 1249, ("Planned Development") consists of approximately 679,904 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and controlled by the contract purchaser, PanCal Pulaski LLC, a Delaware limited liability company (the "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 or 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 adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Department of Planning and Development and the Department of 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 these 15 statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan/Floor Plan ; Landscape Plan; Landscape Details; and Building Elevations (North, South, East and West). Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. 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 are permitted in the area delineated herein as a Manufacturing Planned Development: manufacturing, production, industrial service, warehousing, wholesaling, and freight movement (excluding container storage and outdoor storage of raw materials) pursuant to the use standards as set forth in the Zoning Ordinance.
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 Planning and 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 667,519 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 Planning and 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 Planning and 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, Fleet and Facility Management 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.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. All development shall be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The Applicant will satisfy the aforementioned policy by (a) remediating and disposing of, in accordance with all laws applicable thereto, the debris pile located on the Property, which is approximately 25,000 cubic yards in size and which contains hydrocarbons and other potential environmental contaminants, (b) preventing the mobilization of contaminants during and after redevelopment of the Property, (c) conducting (i) groundwater sampling; (ii) fate and transport modeling; and (iii) a risk assessment to demonstrate that the contaminated groundwater will not require active

remediation, (e) entering the Property into the IEPA's SRP (voluntary remediation program), and (f) pursuing for the Property a No Further Remediation (NFR) letter from the Illinois Environmental Protection Agency.

- 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 Planning and Development shall initiate a Zoning Map Amendment to rezone the Property to an M2-3 Light Industry District.

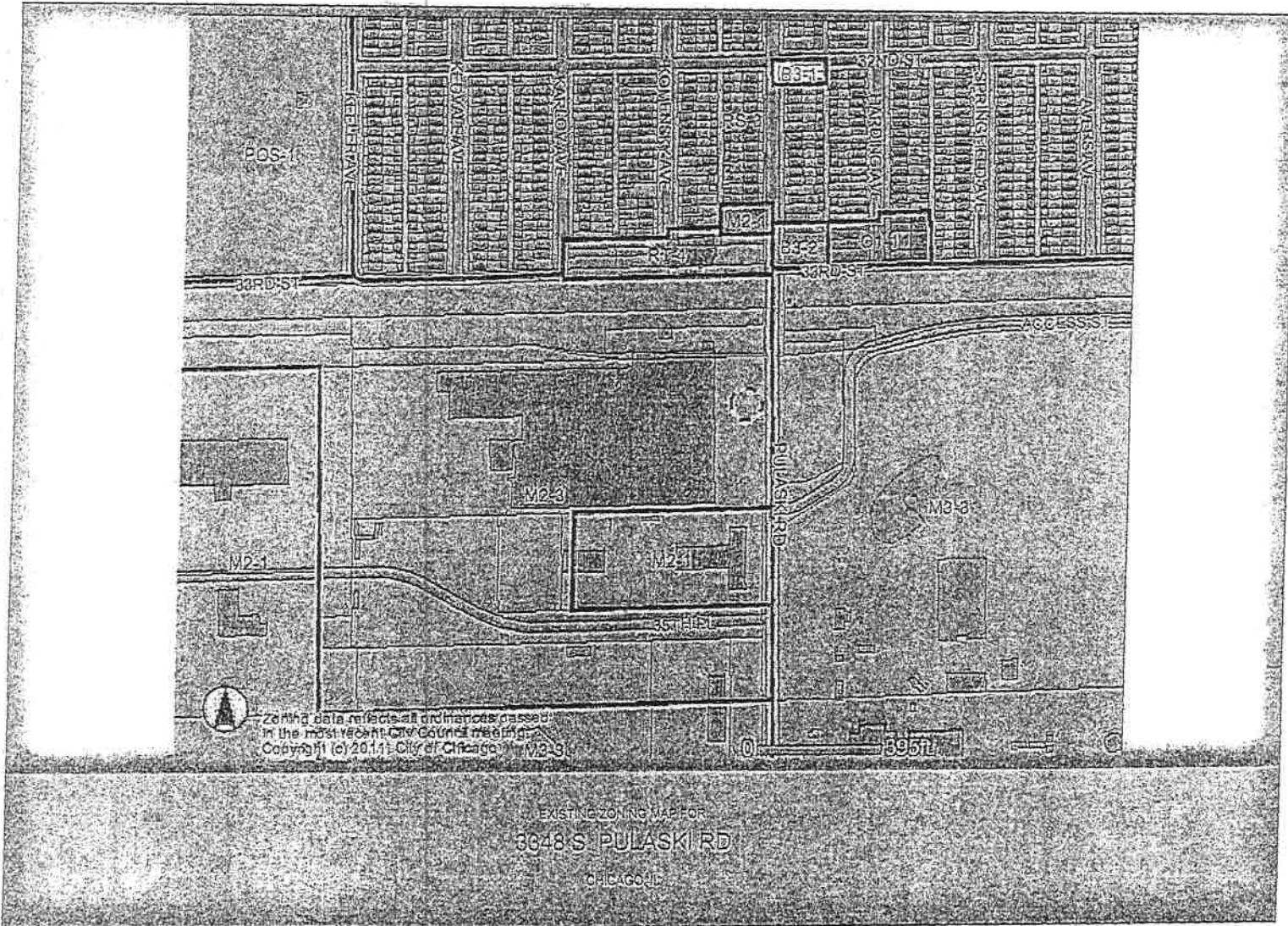
[Existing Zoning Map; Aerial Land-Use Map; Planned Development Boundary and Property Line Map; Site/Floor Plans; Landscape Plans; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 86516 through 86530 of this *Journal*.]

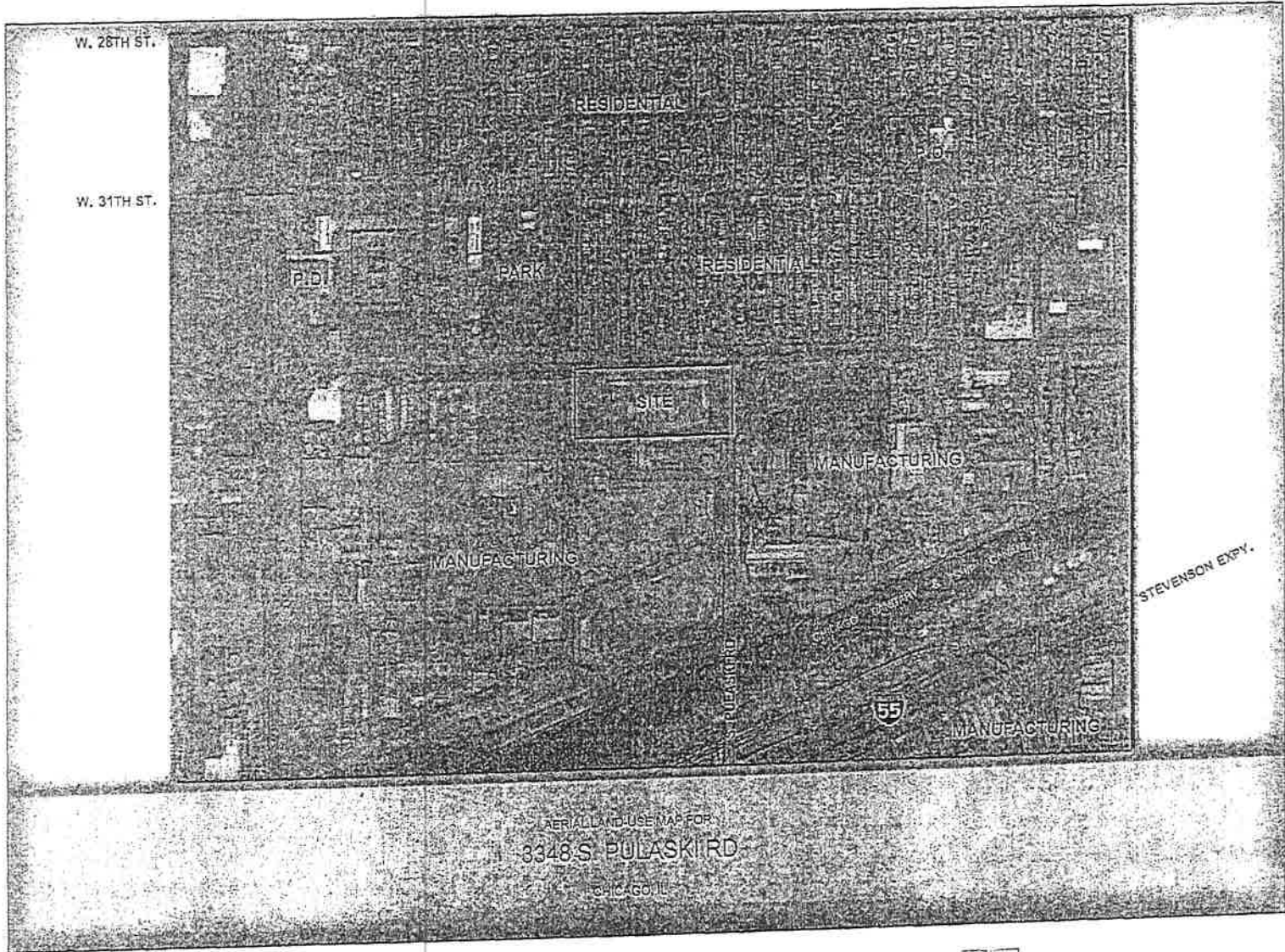
Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

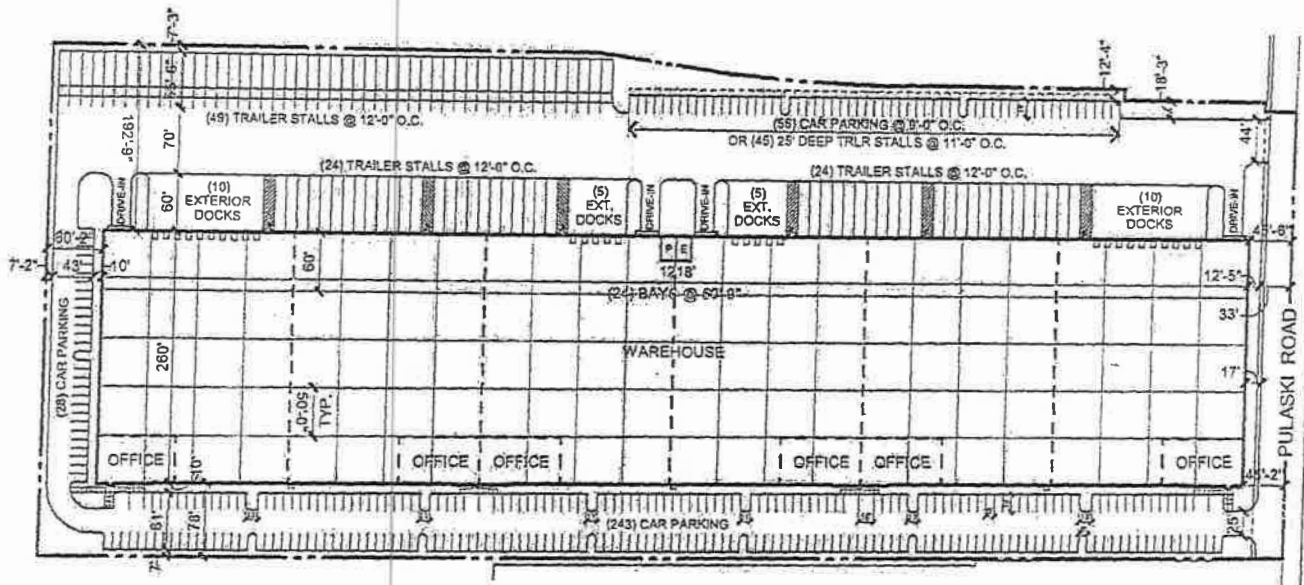
Manufacturing Planned Development No. 1249.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	679,904 square feet
Area of Public Rights-of-Way (square feet):	15,708 square feet
Net Site Area (square feet):	667,519 square feet (15.32 acres)
Maximum Floor Area Ratio:	1.00
Minimum Off-Street Parking:	327 spaces
Minimum Bicycle Parking:	33
Minimum Off-Street Loading:	5 loading berths at 10 feet x 50 feet
Maximum Building Height:	45 feet
Minimum Setbacks:	As per plans







CONCEPTUAL NEW FACILITY FOR:
NEW OFFICE/WAREHOUSE
 3348 S. PULASKI ROAD CHICAGO, IL

SITE PLAN / FLOOR PLAN

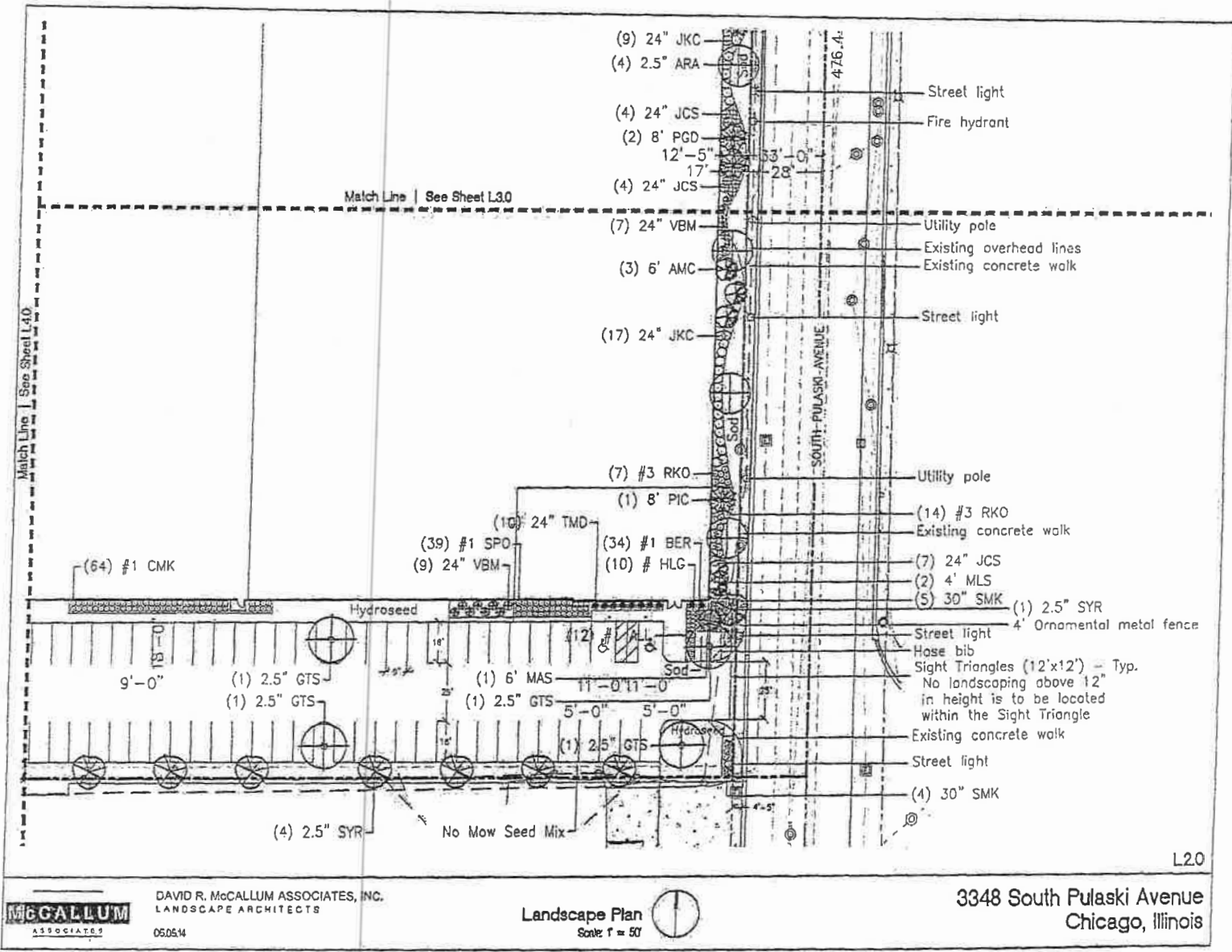
SITE AREA (±15.60 AC.)	± 679,904 S.F.
BUILDING AREA	316,880 S.F.
PARKING	
CAR PARKING	327 CARS
TRUCK TRAILER PARKING	97 STALLS

DRIVE IN OVERHEAD DOORS	4 DOORS
TOTAL EXTERIOR DOCKS	30 DOCK
CLEAR HEIGHT	30'-0"
F.A.R.	.47

7/30/2014

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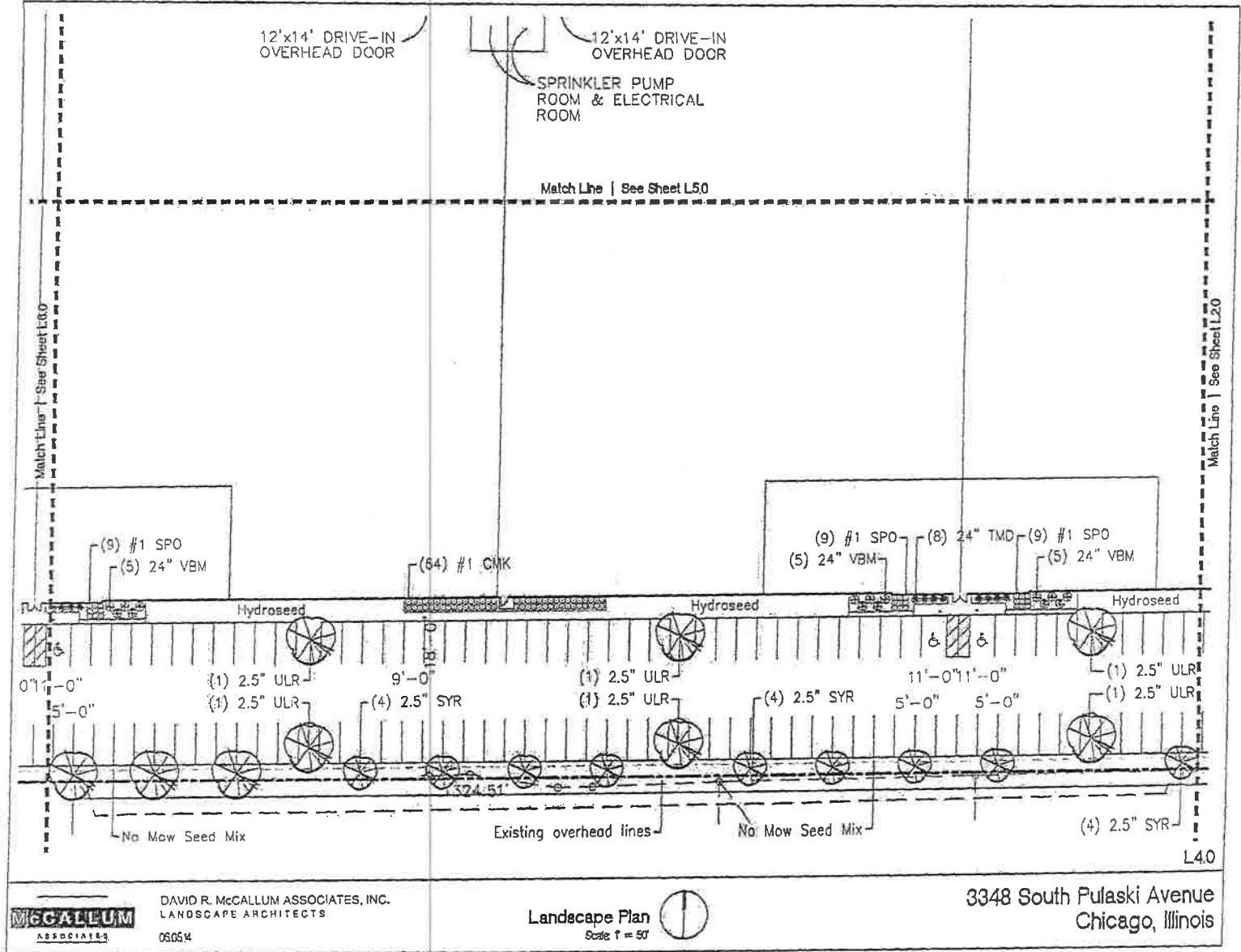
86521

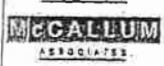
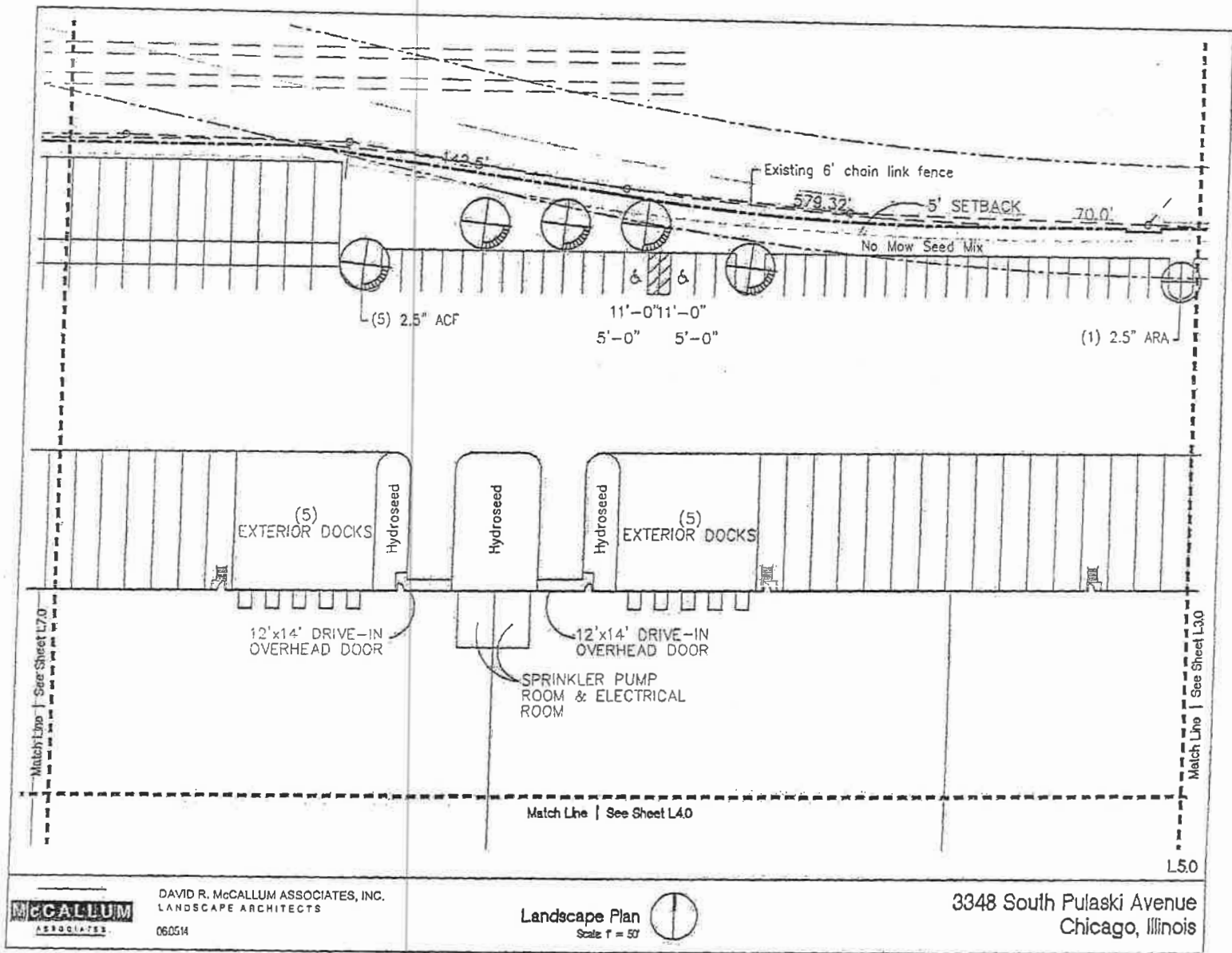


7/30/2014

REPORTS OF COMMITTEES

86523





DAVID R. McCALLUM ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 060514

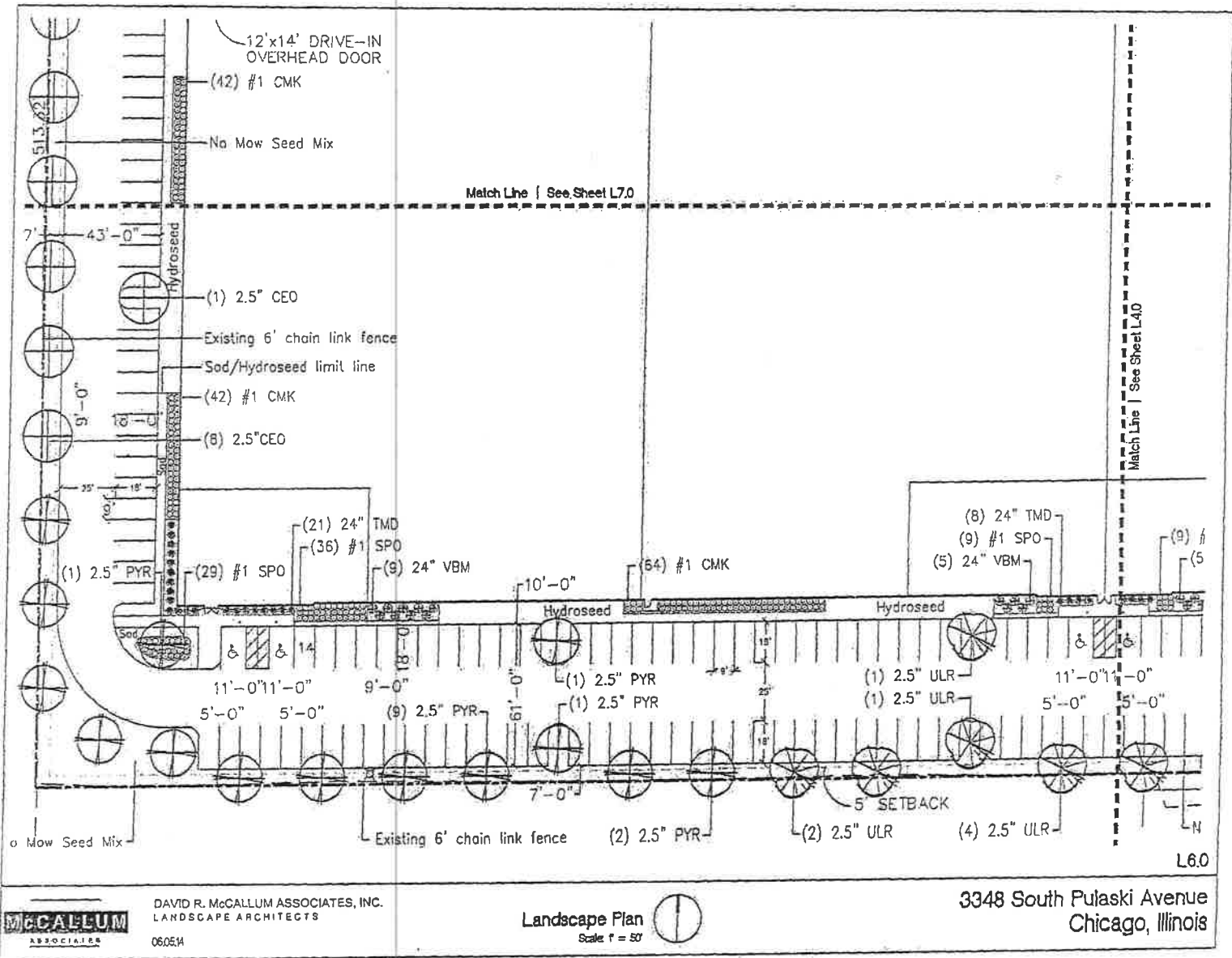
Landscape Plan
 Scale 1" = 50'

3348 South Pulaski Avenue
 Chicago, Illinois

7/30/2014

REPORTS OF COMMITTEES

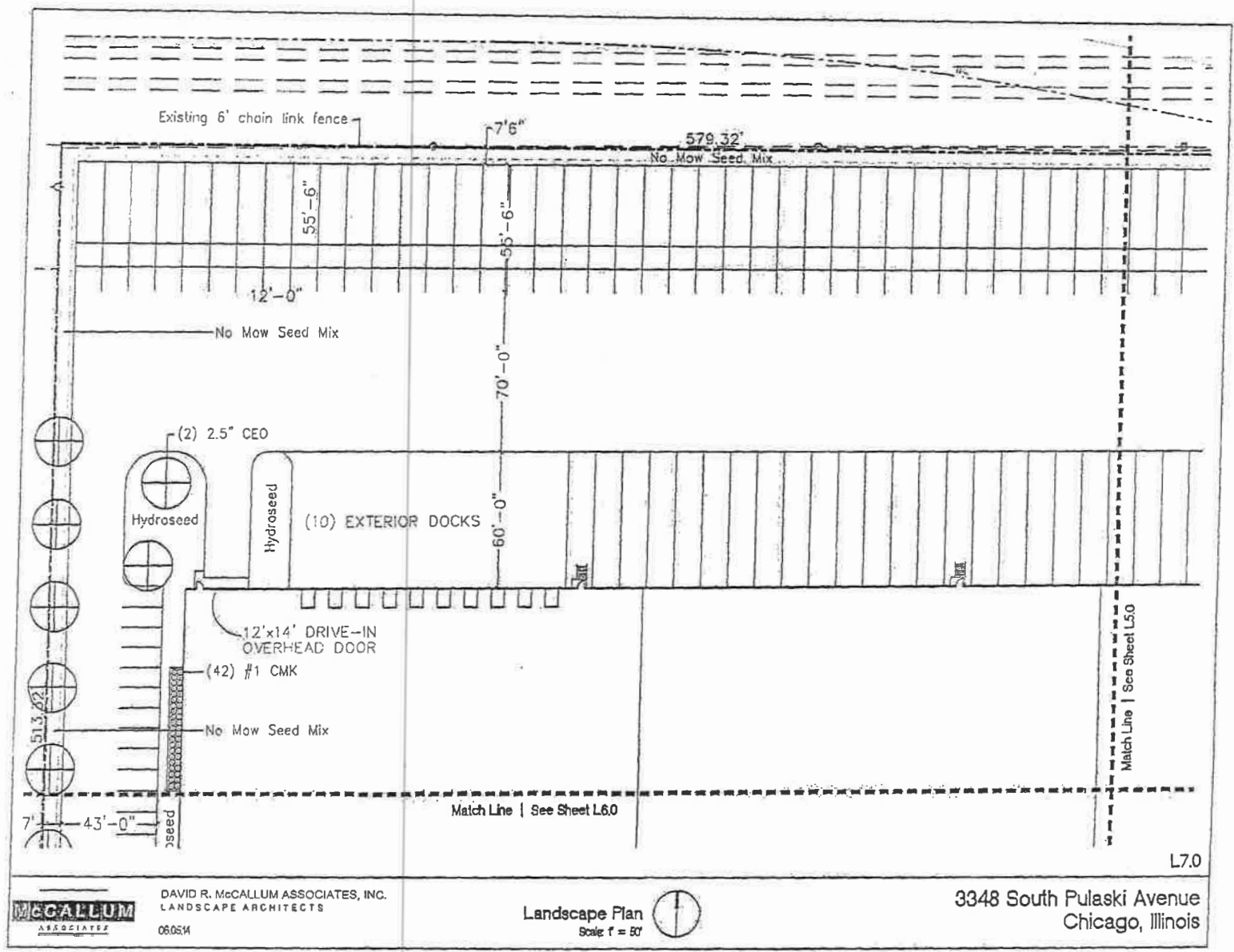
86525



McCALLUM ASSOCIATES
 DAVID R. McCALLUM ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 06.05.14

Landscape Plan
 Scale: 1" = 50'

3348 South Pulaski Avenue
 Chicago, Illinois

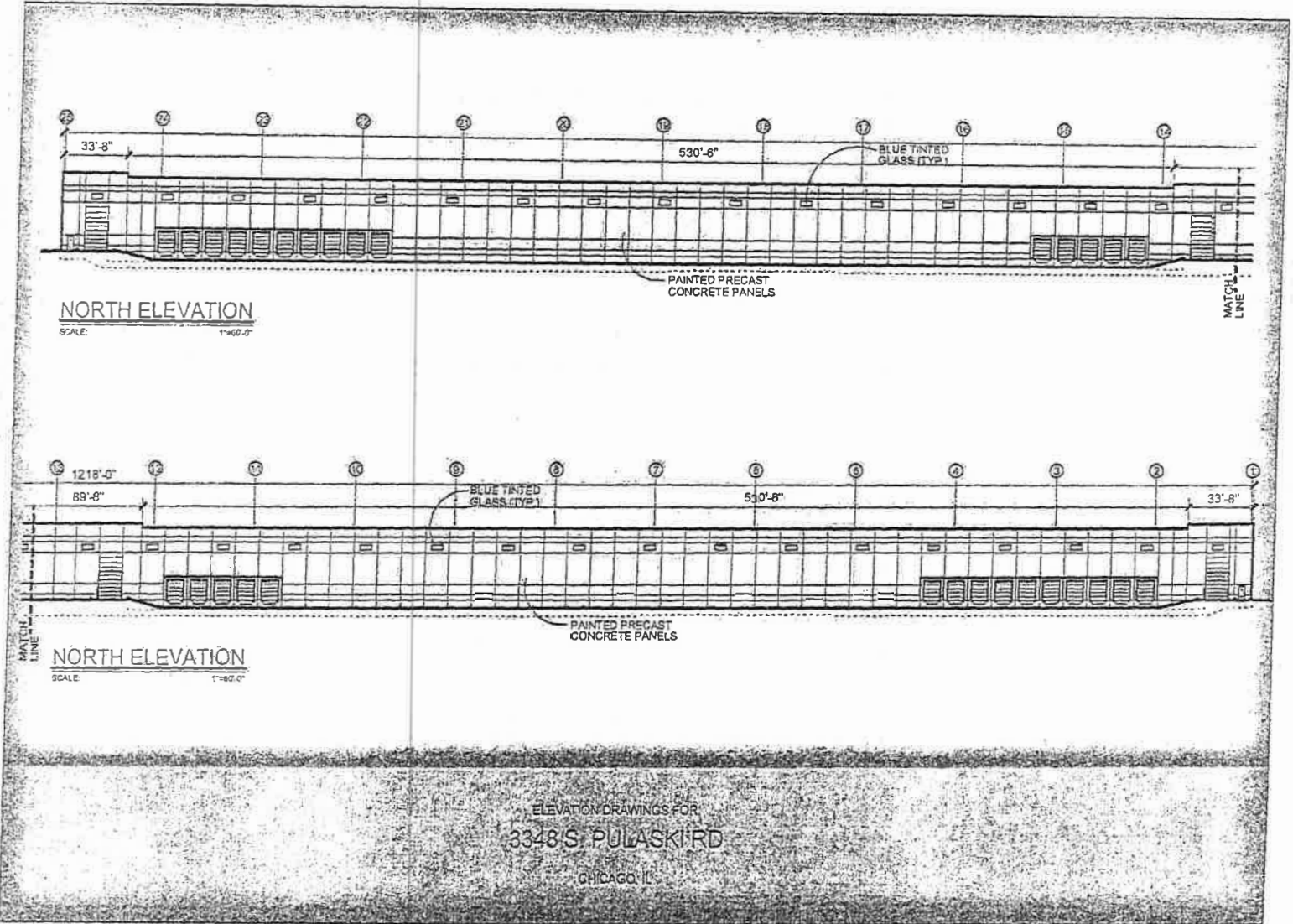


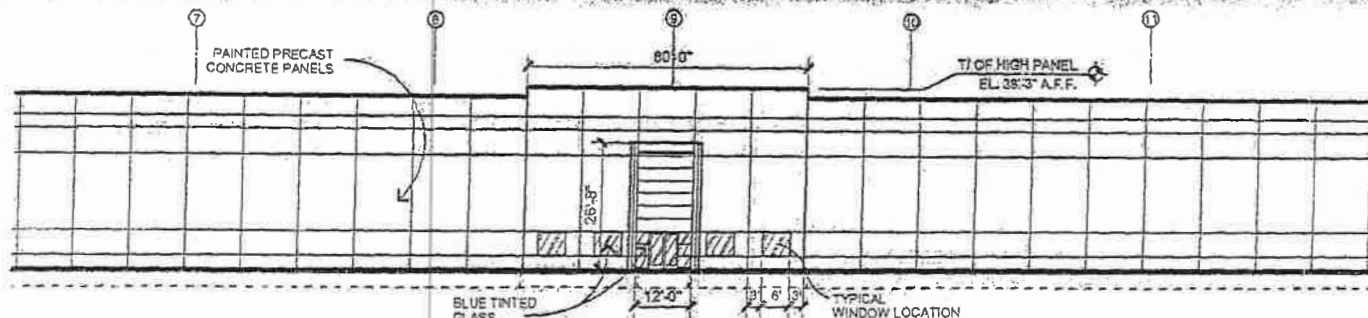
DAVID R. McCALLUM ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 06.05.14

Landscape Plan
 Scale: 1" = 50'



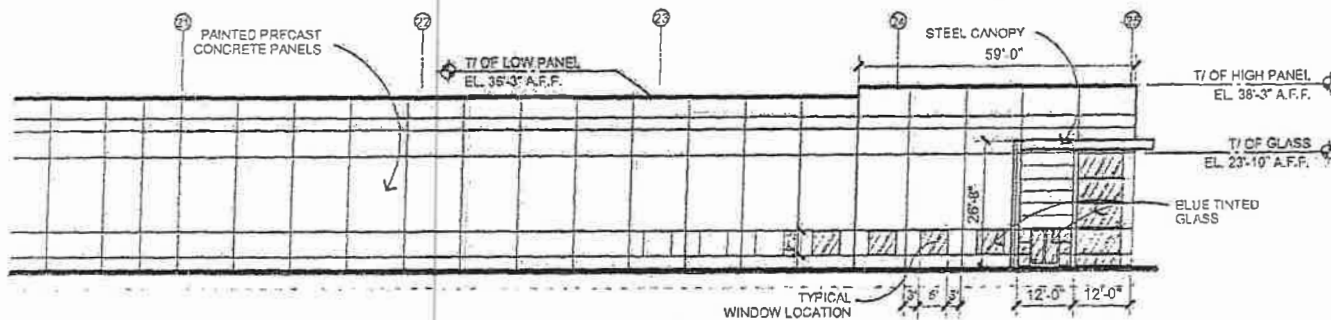
3348 South Pulaski Avenue
 Chicago, Illinois





PARTIAL SOUTH ELEVATION

SCALE: 1"=20'-0"



PARTIAL SOUTH ELEVATION

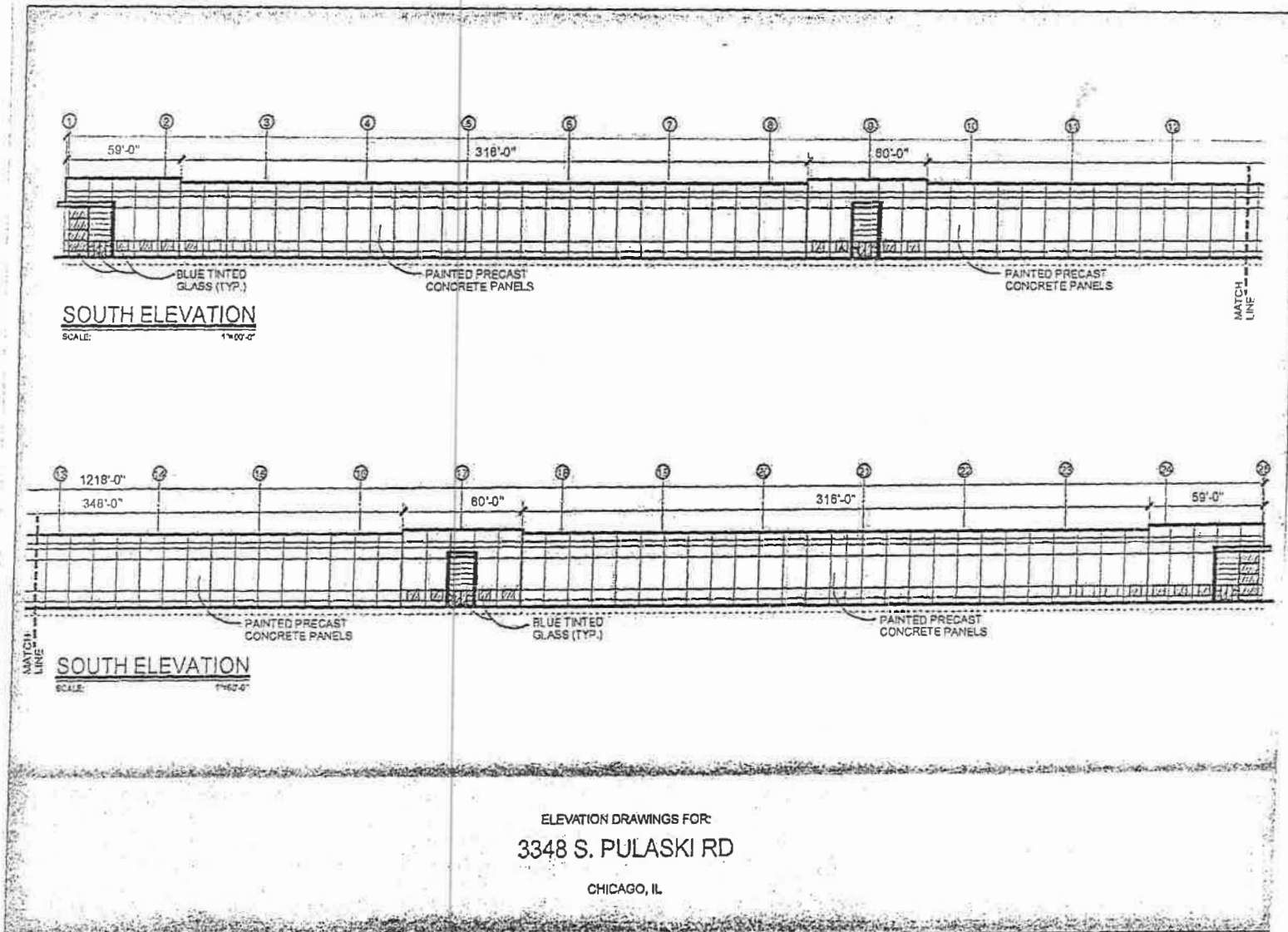
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ELEVATION DRAWINGS FOR
3348 S. PULASKI RD.
CHICAGO, IL

7/30/2014

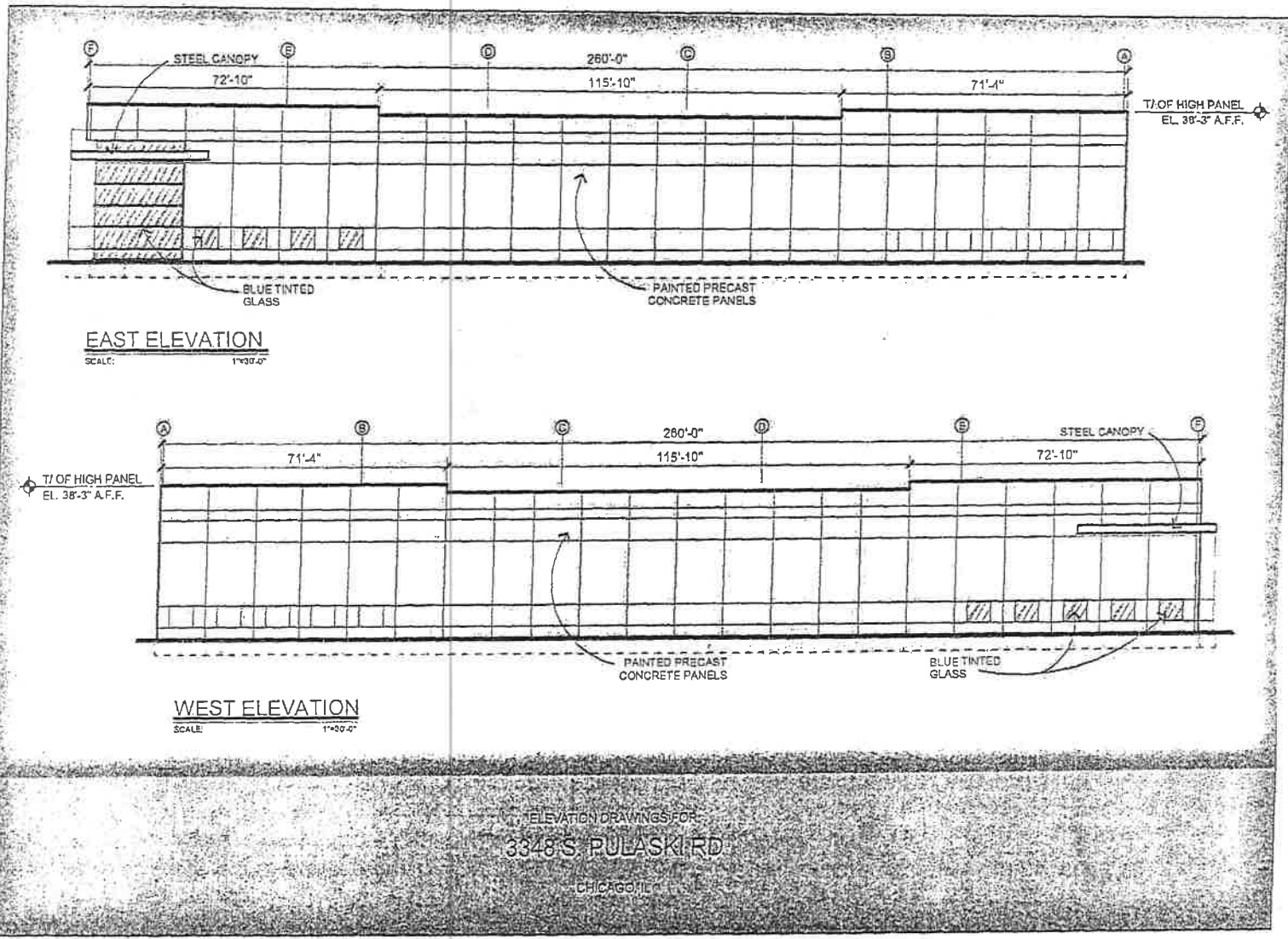
REPORTS OF COMMITTEES

86529



PANATTONI

HARRIS ARCHITECTS, INC.
WWW.HARRISARCHITECTS.COM 847.327.1185



EAST ELEVATION
SCALE: 1"=30'-0"

WEST ELEVATION
SCALE: 1"=30'-0"

ELEVATION DRAWINGS FOR
3348 S. PULASKI RD
CHICAGO, IL