

PD 1343

Table of Contents

01/06/2020 Zoning Letter **2**

10/12/2016 Zoning Letter **3**

09/14/2016 PD Adoption **4**

 Ordinance 4

 Statements 5

 Bulk Table 8

 Exhibits 9



DEPARTMENT OF Planning AND DEVELOPMENT
CITY OF CHICAGO

January 6, 2020

Terry Simmons
LKQ Pick Your Part Chicago
3130 S. St. Louis Ave.
Chicago, IL 60623

Re: 3130 S. St. Louis Ave.

Dear Mr. Simmons:

In response to your recent request, please be advised that the subject property is zoned Industrial Planned Development Number 1343 ("PD 1343"). Pursuant to Statement 5 of PD 1343, the following uses are permitted: light equipment sales/rental of motor vehicles, service and repair, storage both interior and exterior, Class I, II, and IV-A and IV-B recycling facilities with accessory uses and accessory off-street parking as allowed by Section 17-6-0403 of the Chicago Zoning Ordinance.

Sincerely,

Patrick Murphey
Zoning Administrator
Bureau of Zoning

C: Teresa McLaughlin



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 12, 2016

Sherri Heckenast
Chicago U-Pic-A-Part
3130 S. St Louis Avenue
Chicago, IL

Re: Advisory Opinion for Planned Development No. 1343, 3130 S. St Louis Ave.

Dear Ms. Heckenast:

In response to your recent request, please be advised that the property located at 3130 S. St. Louis Ave. is located within Industrial Planned Development Number 1343. Pursuant to Statement 5 of the Planned Development, the following uses are permitted: light equipment sales/rental of motor vehicles, service and repair, storage both interior and exterior, Class I, II, and IV-A and IV-B recycling facilities with accessory uses and accessory off-street parking. If you have any questions, please contact Teresa McLaughlin of my staff at (312) 744-3509.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

PAS:tm

C: Vicki Lozano, Main file

Reclassification Of Area Shown On Map No. 8-J.
 (As Amended)
 (Application No. 18781)
 (Common Address: 3110 -- 3250 S. St. Louis Ave.)

IPD 1343

[SO2016-3914]

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the M1-2 Limited Manufacturing/Business Park District, M2-1 Light Industry District and M3-3 Heavy Industry District symbols and indications as shown on Map Number 8-J in the area bounded by:

beginning at West 31st Street; a line 662.65 feet east of and parallel to the east right-of-way line of South Central Avenue; the northerly right-of-way line of the Illinois Northern Railway Company; a line 665.81 feet east of and parallel to the east right-of-way line of South Central Park Avenue; the southerly right-of-way line of the Illinois Northern Railroad Company; a line 662.65 feet east of and parallel to the east right-of-way line of South Central Park Avenue; a line from a point 662.65 feet east of the east right-of-way line of South Central Park Avenue and 296.48 feet south of West 31st Street to a point 632.65 feet east of the east right-of-way line of South Central Park Avenue and 378.45 feet south of West 31st Street (said line is an arc of a circle convex to the southwest, having a radius of 226.30 feet, a distance of 87.95 feet, bearing 18 degrees, 30 minutes west); a line from a point 632.65 feet east of the east right-of-way line of South Central Park Avenue or the line thereof if extended where no street exists and 378.45 feet south of West 31st Street to a point 636.39 feet east of the east right-of-way line of South Central Park Avenue and 1,248.65 feet south of West 31st Street; a line 1,248.65 feet south of and parallel to West 31st Street; a line 336.39 feet east of and parallel to the east right-of-way line of South Central Park Avenue or the line thereof if extended where no street exists; a line 1,298.65 feet south of and parallel to West 31st Street; the east right-of-way line of South Central Park Avenue or the line thereof if extended where no street exists; the southerly right-of-way line of the Illinois Northern Railway Company; and a line 632.65 feet east of and parallel to the east right-of-way of South Central Park Avenue running north to the point of beginning,

to those of an M3-1 Heavy Industry District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the M3-1 Heavy Industry District symbols and indications within the area herein above described to the designation of an Industrial Planned Development Number 1343, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. 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 Planned Development No. 1343

Plan Of Development Statements.

1. The area delineated herein as Industrial Planned Development Number 1344 (the "Planned Development") consists of approximately five hundred fifty-seven thousand six hundred four (557,604) square feet or twelve point eight zero (12.80) acres of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the applicant, "31st Street Operations LLC".
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 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 Chicago 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 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 for 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 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 sixteen (16) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map, Site Plan/Enlarged, Landscape Plan/Enlarged and Building Elevations (Existing Building Retail/Warehouse: North, South, East and West; and, Car Crusher: North, South, East and West) prepared by Hutter Architects, Ltd. and dated August 18, 2016 submitted herein. 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 allowed in the area delineated herein as an Industrial Planned Development: light equipment sales/rental of motor vehicles, service and repair, storage both interior and exterior, Class I, II and IV-A and IV-B Recycling Facilities with accessory uses and accessory off-street parking as allowed by Section 17-6-0403 of the Chicago 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 this Planned Development.
7. For purposes of height of any measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the (FAA) Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using the Net Site Area of 557,604 square feet or 12.80 acres of land area.
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 corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim review associated with site plan review or Part II Reviews are conditional until final Part II Approval.
11. 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 modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
12. The applicant acknowledges the City's interest in developing a recreational bike and walking trail that may, at some time subsequent hereto, adjoin the north, west, and south perimeter of this Planned Development. The proposed trail is intended to follow the railroad rights-of-way abutting the Planned Development, and is intended

to be part of a proposed four (4) mile route between Little Village and Pilsen to be known as "El Paseo". The City intends to construct the trail within the railroad right-of-way abutting the Planned Development, except for a small portion located within the Planned Development at its southeast corner (the "P.D. Segment"). The P.D. Segment is a strip of land measuring approximately thirty feet (30') in width and three hundred forty feet (340') in length, and extends along the southern boundary of the Planned Development as depicted in the attached Trail Property Exchange Exhibit. The P.D. Segment is necessary to complete the proposed trail. The applicant is the owner of the P.D. Segment and covenants and agrees, on behalf of itself and its successors and assigns, to dedicate the P.D. Segment, a portion thereof or another segment of like type and kind, to the City, or to grant an easement to the City over the P.D. Segment, a portion thereof or another segment of like kind and type, for the proposed trail, provided that the City conveys a segment of its own property, of like type and kind, both in size and value, back to applicant, in consideration of such dedication and/or grant of easement. The Trail Property Exchange Exhibit identifies two potential land swap parcels that may be conveyed to the applicant, its successors and assigns, in this particular regard. [See, Trail Property Exchange Exhibit -- "Replacement Option(s)."] At the City's request, therefore, the applicant and City covenant and agree to negotiate the acquisition of the P.D. Segment in good faith and with all appropriate and reasonable due diligence.

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 will comply with Rules and Regulations for the Maintenance of Stock-Piles Promulgated by the Commissioner of Street and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings pursuant to Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
15. 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 project will be in substantial compliance with the current City of Chicago Sustainable Development policy set forth by the DPD. The proposed project will exceed the Storm Water Management Ordinance by twenty percent (20%).
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development lapse, the Commissioner of Planning and Development shall initiate a zoning map amendment to rezone the Property to M3-1 (Heavy Industry District).

[Existing and Generalized Land-Use Map; Boundary Map; Existing Zoning Map; Site Plan; Enlarged Site Plan; Landscape Plan; Enlarged Landscape Plan; Exterior North, South, East and West Building Elevations; and Site Plan with Landscaping referred to in these Plan of Development Statements printed on pages 32219 through 32232 of this *Journal*.]

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

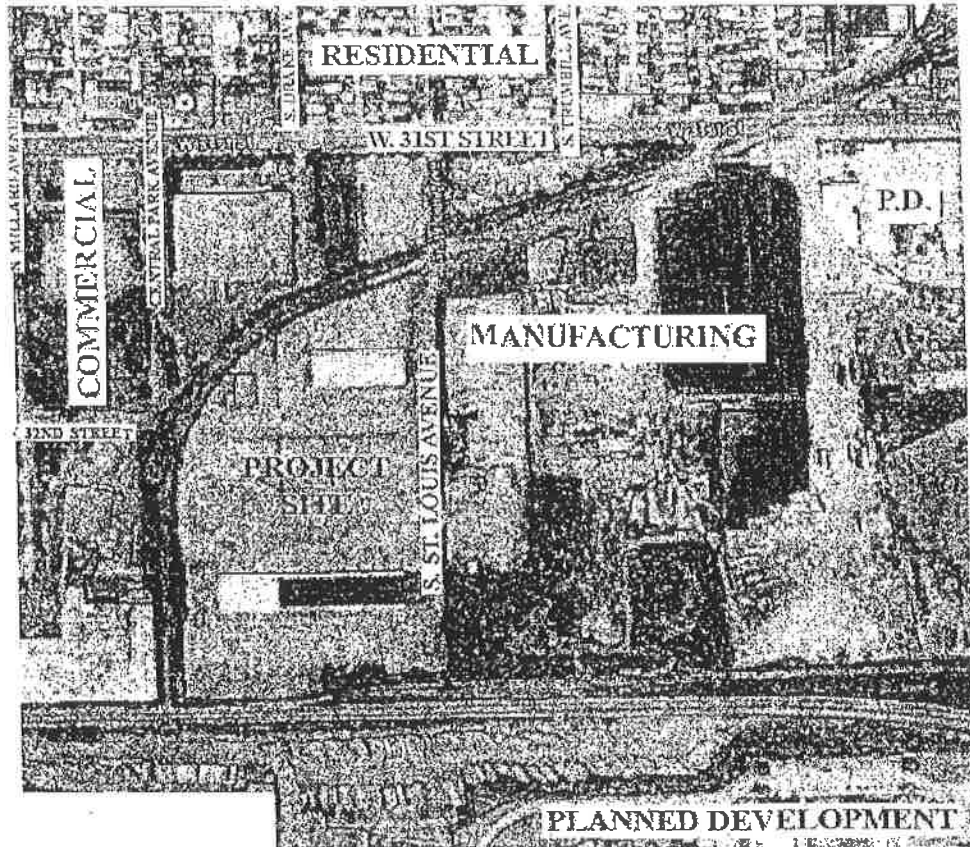
Industrial Planned Development No. 1343.

Bulk Regulations And Data Table.

Gross Site Area:	558,594 square feet
Area in Public Right-of-Way:	990 square feet
Net Site Area:	557,604 square feet
Permitted Floor Area Ratio:	1.2
Minimum/Maximum Number of Off-Street Parking Spaces to be provided:	60 (minimum); 100 spaces (maximum)
Minimum Number of Bicycle Parking Spaces:	10 spaces
Minimum Off-Street Loading Spaces:	three (3) spaces at 10 feet by 25 feet each
Setbacks from Property Line:	In substantial conformance with the attached Site Plan
Maximum Building Height:	42 feet as measured by Section 17-17-0311-A of the Chicago Zoning Ordinance

FINAL FOR PUBLICATION

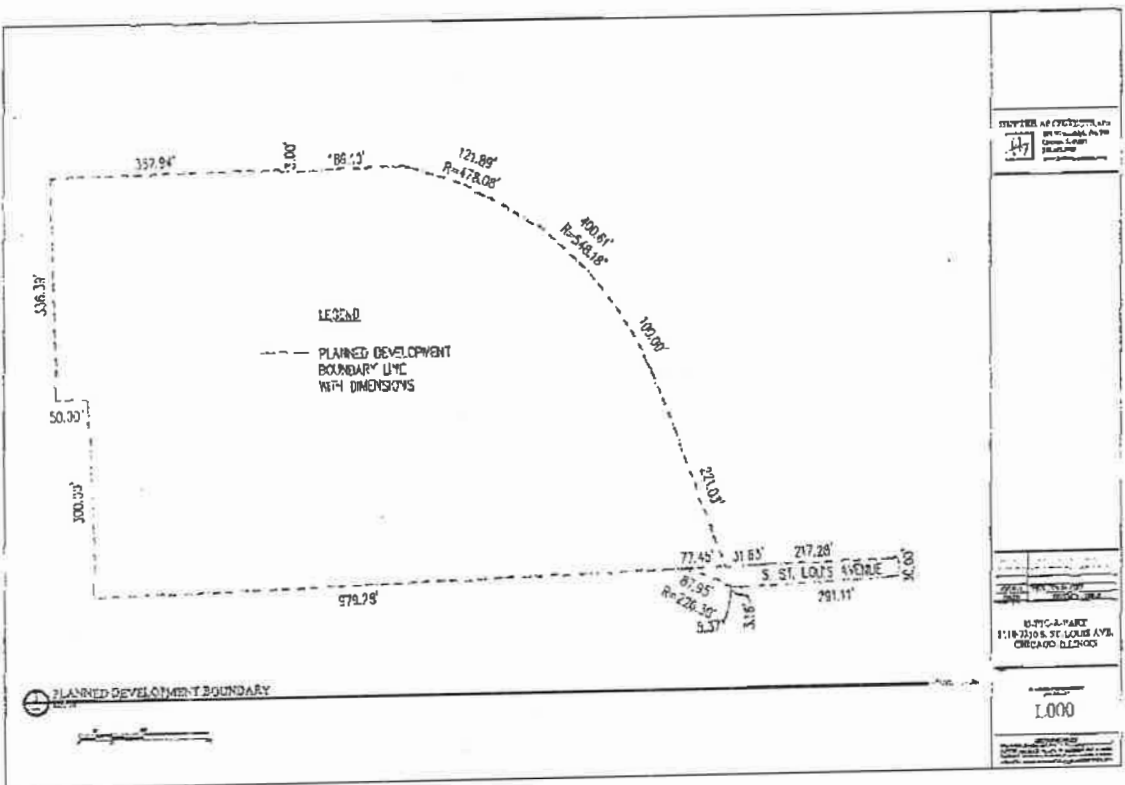
EXISTING AND GENERALIZED LAND USE MAP



Address: 3110-3250 S. St. Louis, Chicago, Illinois
Applicant: 31st Operations, LLC
Plan Commission Date: August 18, 2016

FINAL FOR SELECTION

PLANNED DEVELOPMENT BOUNDARY



Address: 3110-3250 S. St. Louis, Chicago, Illinois
 Applicant: 31st Operations, LLC
 Plan Commission Date: August 18, 2016

FINAL FOR PUBLICATION

EXISTING ZONING MAP



Address: 3110-3250 S. St. Louis, Chicago, Illinois
Applicant: 31st Operations, LLC
Plan Commission Date: August 18, 2016

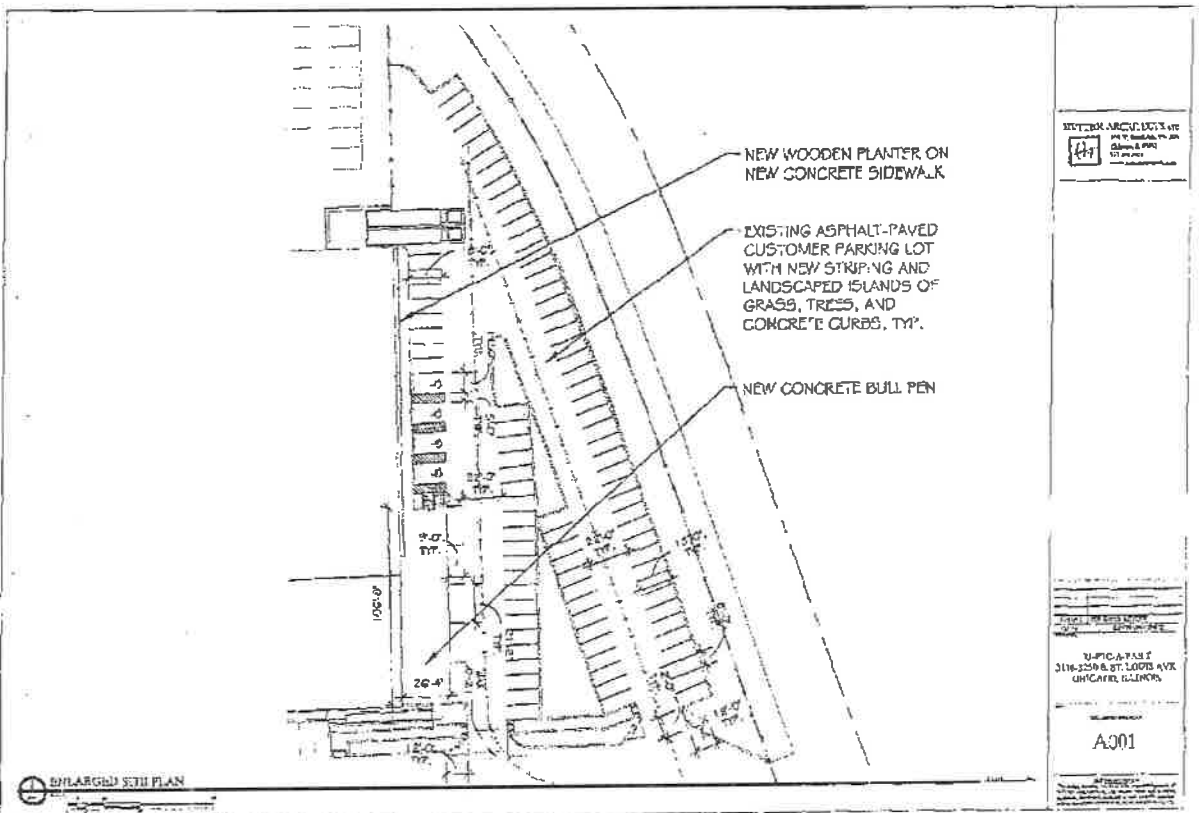
9/14/2016


REPORTS OF COMMITTEES

32223

FINAL FOR PERMITTATION

ENLARGED SITE PLAN



REGISTERED ARCHITECT
 No. 12, 1984, Ill. Exp. 12/31/16


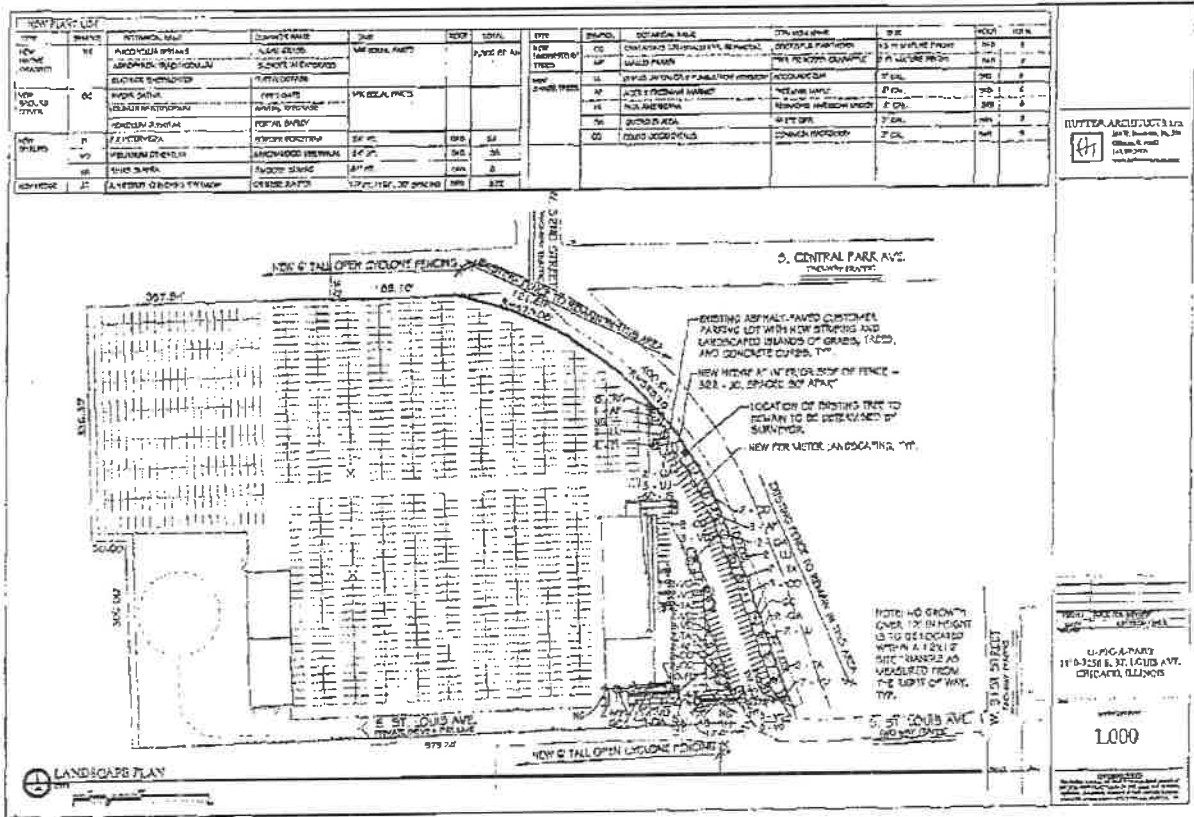
PROJECT INFORMATION SHEET
 PROJECT NO. 16-001
 PROJECT NAME
 3110-3250 S. ST. LOUIS, CHICAGO, ILLINOIS
 CLIENT
 OPERATIONS, LLC

A301

Address: 3110-3250 S. St. Louis, Chicago, Illinois
 Applicant: 31st Operations, LLC
 Plan Commission Date: August 18, 2016

FINAL FOR PUBLICATION

LANDSCAPE PLAN



NO.	PLANT	QUANTITY	DATE	REMARKS
1	PLANT	1	DATE	REMARKS
2	PLANT	1	DATE	REMARKS
3	PLANT	1	DATE	REMARKS
4	PLANT	1	DATE	REMARKS
5	PLANT	1	DATE	REMARKS
6	PLANT	1	DATE	REMARKS
7	PLANT	1	DATE	REMARKS
8	PLANT	1	DATE	REMARKS
9	PLANT	1	DATE	REMARKS
10	PLANT	1	DATE	REMARKS
11	PLANT	1	DATE	REMARKS
12	PLANT	1	DATE	REMARKS
13	PLANT	1	DATE	REMARKS
14	PLANT	1	DATE	REMARKS
15	PLANT	1	DATE	REMARKS
16	PLANT	1	DATE	REMARKS
17	PLANT	1	DATE	REMARKS
18	PLANT	1	DATE	REMARKS
19	PLANT	1	DATE	REMARKS
20	PLANT	1	DATE	REMARKS

BY: [Signature] DATE: [Date]

SCALE: 1"=20'-0"

DATE: 9/14/2016

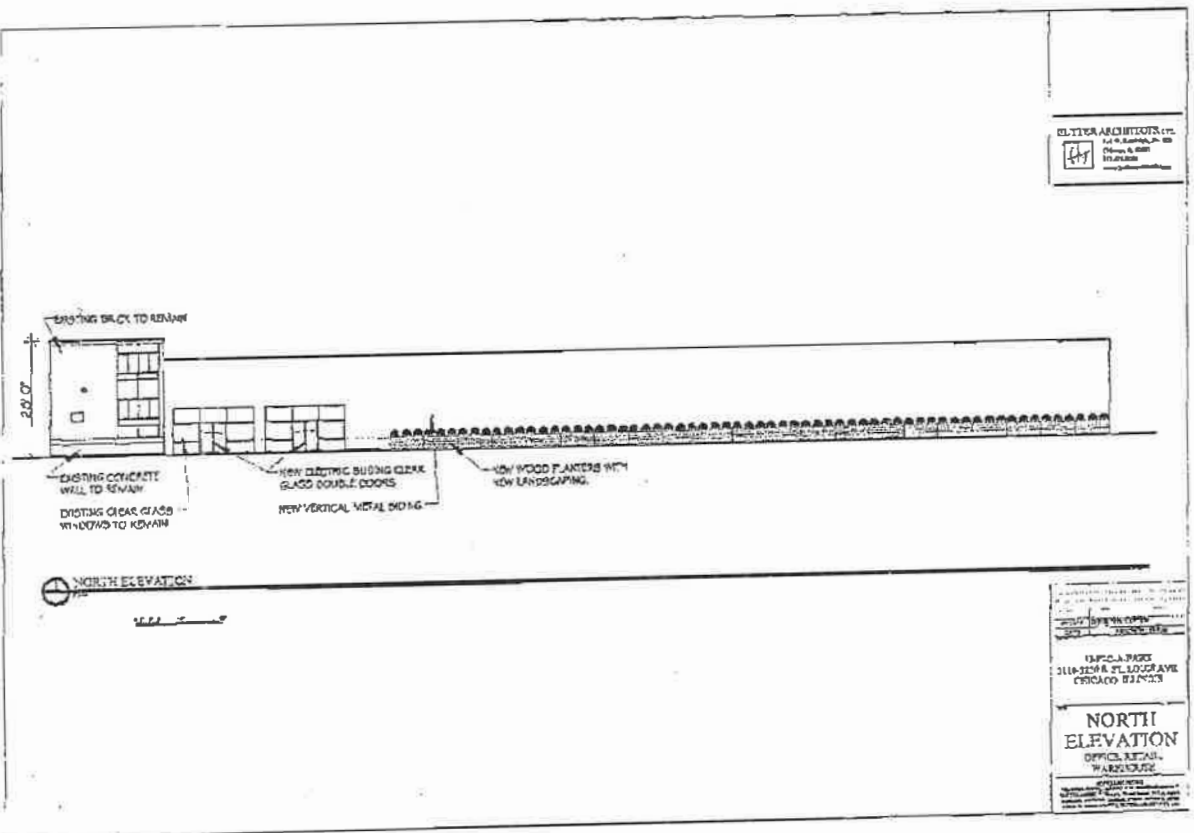
PROJECT: 110-3250 S. ST. LOUIS AVE., CHICAGO, ILLINOIS

1000

Address: 3110-3250 S. St. Louis, Chicago, Illinois
 Applicant: 31st Operations, LLC
 Plan Commission Date: August 18, 2016

FINAL FOR PUBLICATION

EXTERIOR ELEVATION



Address: 3110-3250 S. St. Louis, Chicago, Illinois
 Applicant: 31st Operations, LLC
 Plan Commission Date: August 18, 2016

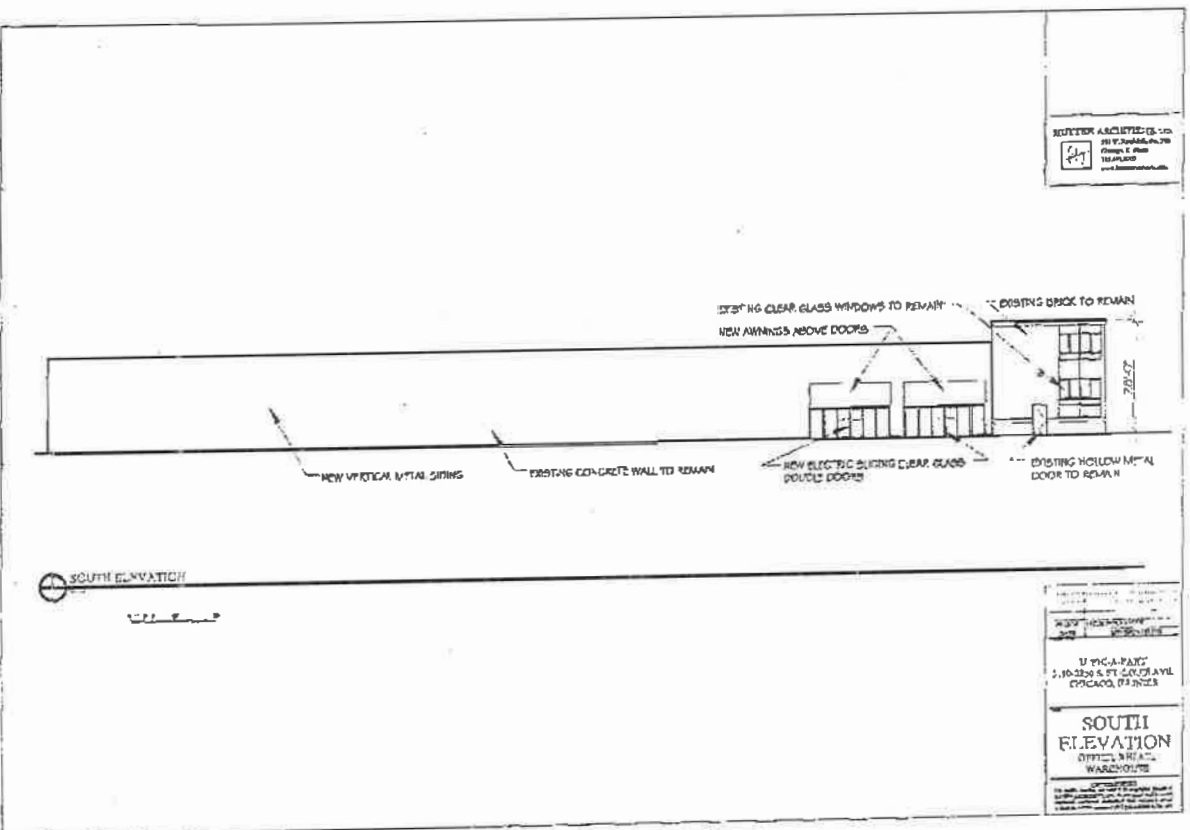
9/14/2016

REPORTS OF COMMITTEES

32227

FINAL FOR PERMITS

EXTERIOR ELEVATION



KUTNER ARCHITECTS, INC.
 211 W. MADISON, #6-70
 CHICAGO, IL 60601
 TEL: 312.427.1000
 WWW.KUTNERARCHITECTS.COM

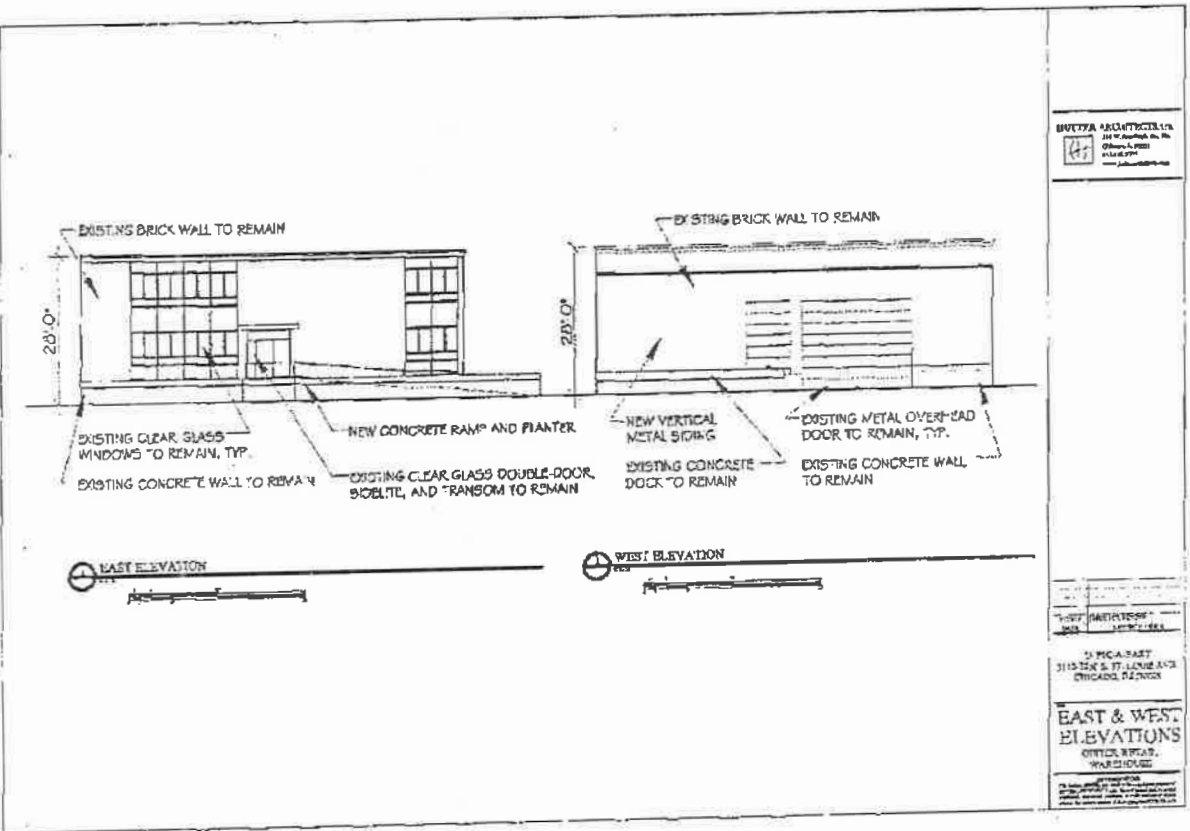
UFGA PART
 5, 10, 25 & 50 FT. CAY. CLAY
 CHICAGO, ILLINOIS

SOUTH ELEVATION
 OFFICE & RECEPTION
 WARDVOLUME

Address: 3110-3250 S. St. Louis, Chicago, Illinois
 Applicant: 31st Operations, LLC
 Plan Commission Date: August 18, 2015

PLAN FOR REVISION

EXTERIOR ELEVATIONS



BUTTA ARCHITECTS, LLC
 211 W. Superior Ave. 8th
 Chicago, IL 60604
 312.467.1111

100% COMPLETE
 2016

OFFICE EAST
 3115 15th S. ST. LAURENCE AVE
 CHICAGO, IL 60608

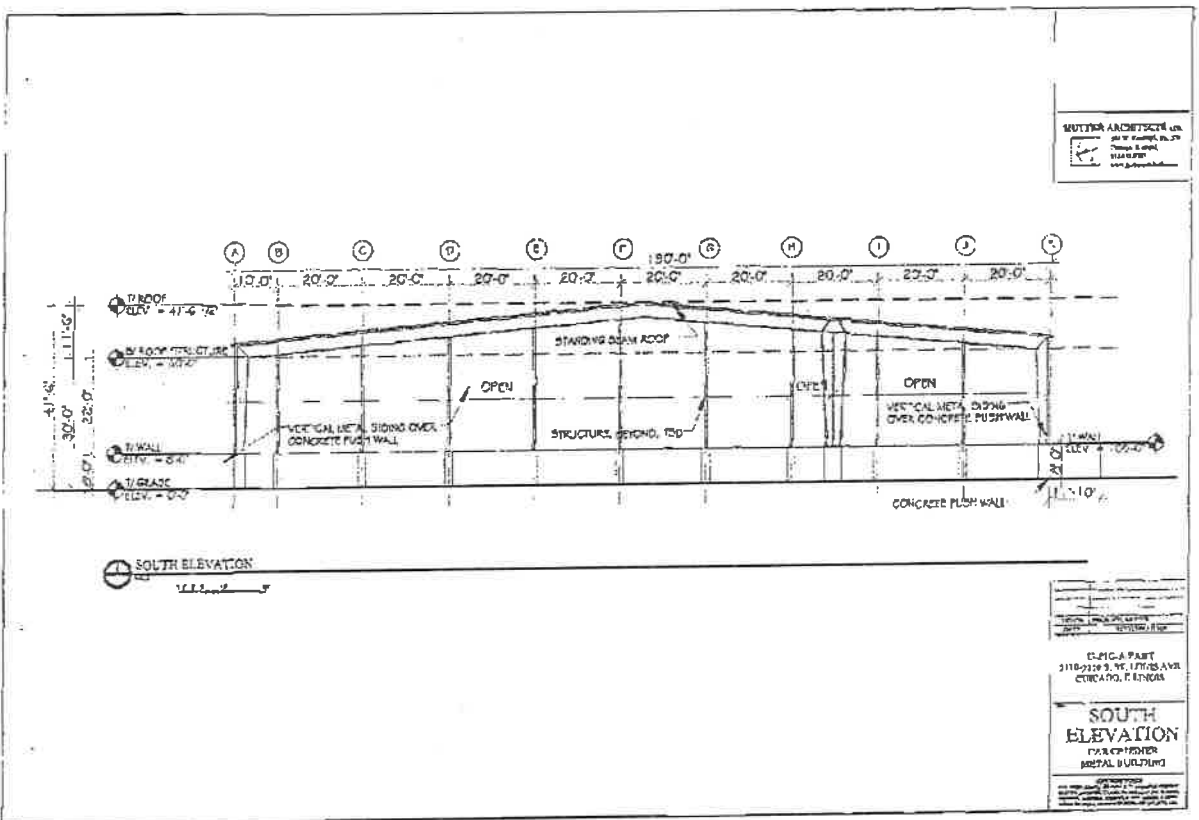
**EAST & WEST
 ELEVATIONS**
 OFFICE & PLAN
 10/11/2016

NOT TO SCALE
 ALL DIMENSIONS ARE IN FEET AND INCHES
 UNLESS OTHERWISE SPECIFIED
 DRAWING NO. 16-001-001

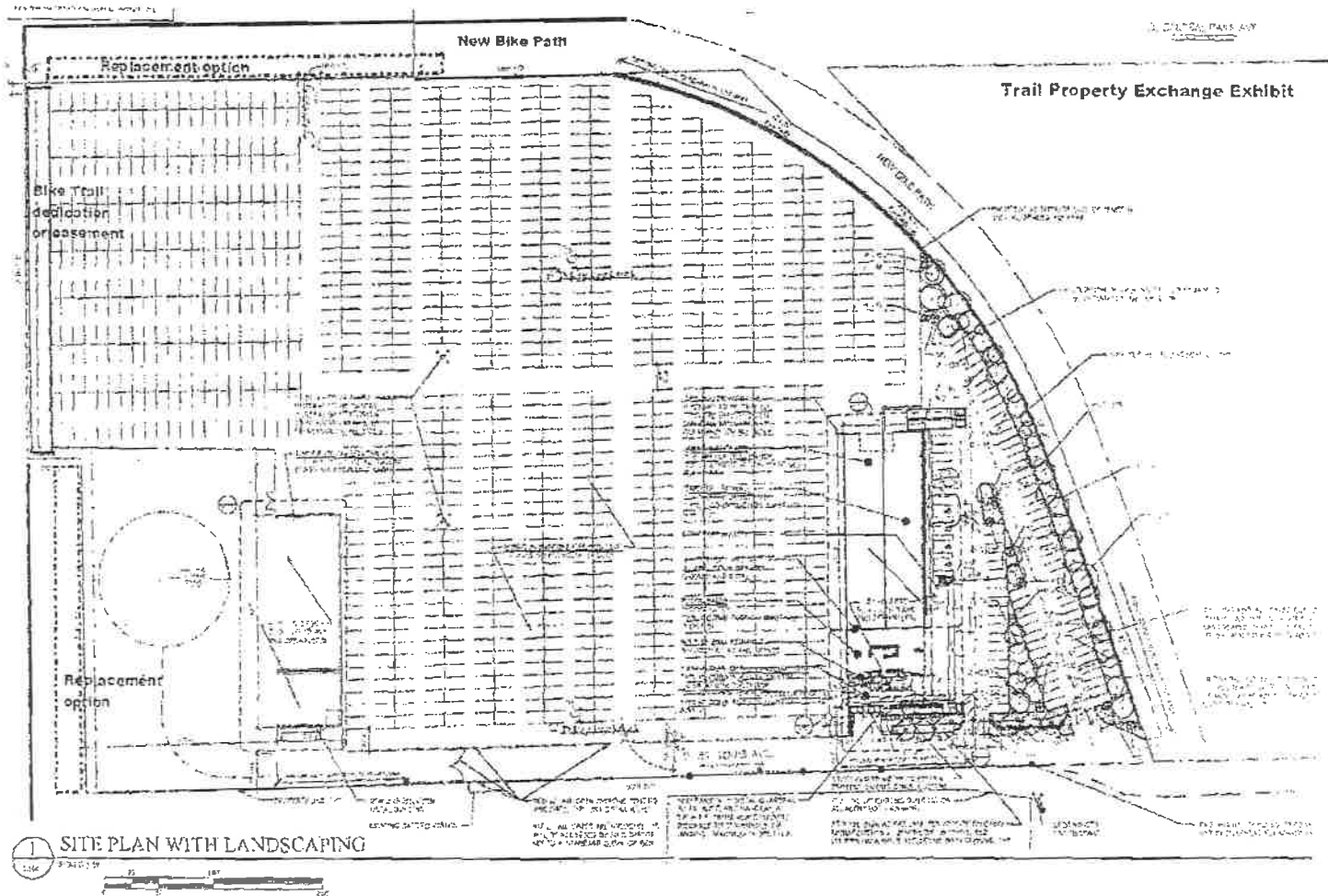
Address: 3110-3250 S. St. Louis, Chicago, Illinois
 Applicant: 31" Operations, LLC
 Plan Commission Date: August 18, 2016

EXTERIOR ELEVATION

FINAL FOR PUBLICATION



Address: 3110-3250 S. St. Louis, Chicago, Illinois
 Applicant: 31st Operations, LLC
 Plan Commission Date: August 18, 2016



FINAL FOR PERMITS