

# PD 1350

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

September 19, 2017

Richard A. Toth  
Daley and Georges, Ltd.  
20 South Clark St., Suite 400  
Chicago, IL 60603-1835

**Re: Administrative Relief request for Planned Development No. 1350  
Perimeter fencing at 13535 S. Torrence Avenue**

Dear Mr. Toth:


Please be advised that your request for a minor change to Planned Development No. 1350 ("PD 1350") 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. PD 1350 consists of a 45 acre site which is currently being improved with a manufacturing facility which will assemble rail cars for the Chicago Transit Authority. The site will include test tracks (with electrified rails) for testing and commissioning rail cars. Your client and the owner of all of the property within PD 1350, CenterPoint Chicago Enterprise LLC, was issued administrative relief on April 26, 2017, for a 12 foot high sound wall along the property's southern boundary and a 10 foot high chain link fence along the perimeter of the property.

You are now seeking administrative relief on behalf of your client, CenterPoint Chicago Enterprise LLC, to substitute the 10 foot high chain link fence along the perimeter of the property with a chain link fence which will include angled brace bands at the top through which fence wire (not barbed wire) will be run horizontally. This revised fence will not exceed 10 feet in height, as shown on the attached exhibit.

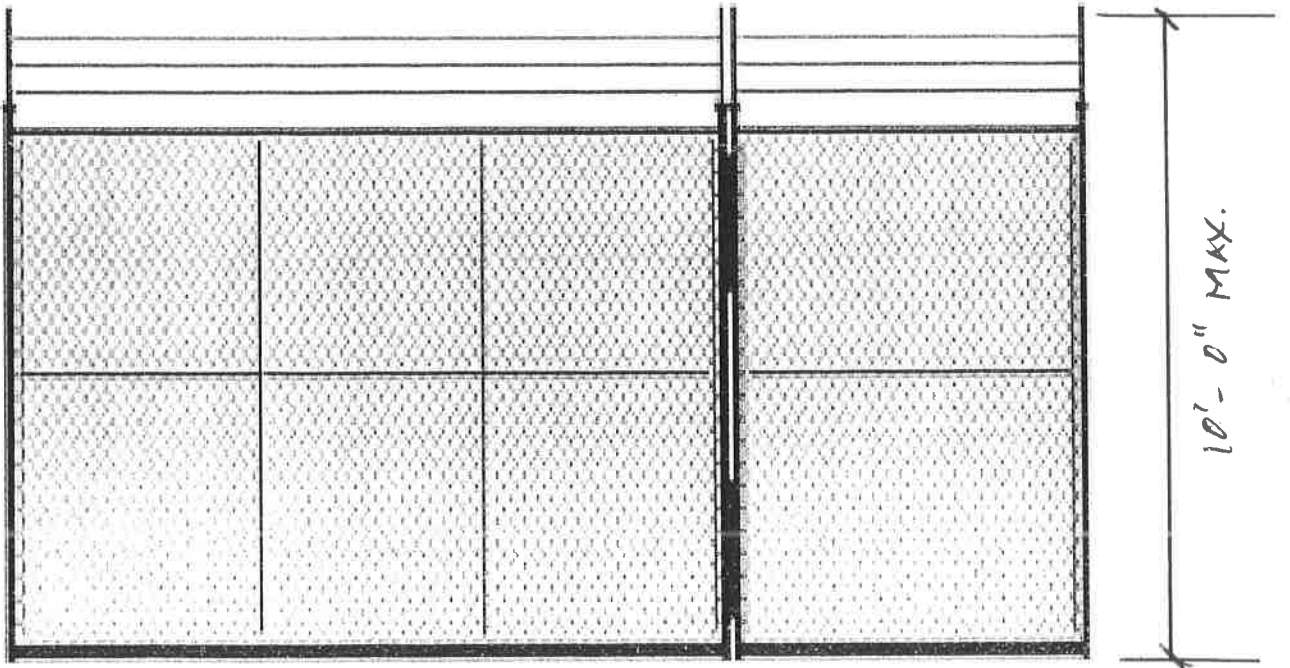
With regard to your request, the Department of Planning and Development has determined that allowing the redesigned fence will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character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

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1350, 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, Sean Glowacz, Main file



PERIMETER FENCE AT 13535 S. FORRENCE AVE.



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

April 26, 2017

Mara S. Georges  
Daley and Georges, Ltd.  
20 South Clark Street  
Suite 400  
Chicago, IL 60603-1835

**Re: Administrative Relief request for Planned Development No. 1350  
13535 S. Torrence Avenue**

Dear Ms. Georges:

Please be advised that your request for a minor change to Manufacturing-Business-Waterway Planned Development No. 1350 ("PD 1350"), 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 1350.

Your client and the owner of all of the property within PD 1350, CenterPoint Chicago Enterprise LLC, is seeking administrative relief for a 12 foot high sound wall along the property's southern boundary and for a 10 foot high chain link fence along the perimeter of the property, as shown on the attached exhibits.

The intended use of the site is a manufacturing facility that will assemble rail cars for the Chicago Transit Authority. The site will include test tracks with electrified rails for testing and commissioning rail cars and also maintains existing access to nearby rail lines. The rail car testing will occur on the southern portion of the site which abuts residences in the Village of Burnham. The proposed PVC 12 foot high sound wall will be constructed between the proposed tracks and detention areas, and will be approximately 125 to 140 feet from their property line. Additionally, for security and safety reasons, a 10 foot high chain link fence will be constructed along the perimeter of the property.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed sound wall and fence 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 1350, 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,

A handwritten signature in blue ink, appearing to read 'Patricia A. Scudiero', written in a cursive style.

Patricia A. Scudiero  
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Sean Glowacz, Main file



SITE PLAN: 0 40 80 160 FEET

**PROPOSED FACILITY**

CHICAGO ENTERPRISE CENTER, 13535 S. TORRENCE AVENUE, CHICAGO, ILLINOIS



APRIL 20, 2017 #15193



5x5 HORSE CAP SCRREWED TO PVC SLEEVES W/ No.6 1/2" SCREWS

T/ WALL  
EL: +12'-0"

NOISE GENERATING SIDE

W4x13 STEEL POST WITH SLEEVES AN SHORT LEG 'U' CHANNELS BEYOND. VERIFY STEEL SIZE WITH WALL MANUFACTURER.

ACOUSTIC MINERAL WOOL FILLED SILENT PROTECTOR RAIL WITH PROTECTIVE MEMBRANE ON PERFORATED SIDE. PERFORATED SIDE TO BE ON NOISE GENERATING SIDE.

TUF-BARRIER BOTTOM PANEL W/ STEEL 'C' CHANNEL

STEEL BASE PLATE

T/ GRADE  
EL: 0'-0"

CONCRETE SONOTUBE FOUNDATION BY SOUND WALL INSTALLER.

4"

3'-6"

E4

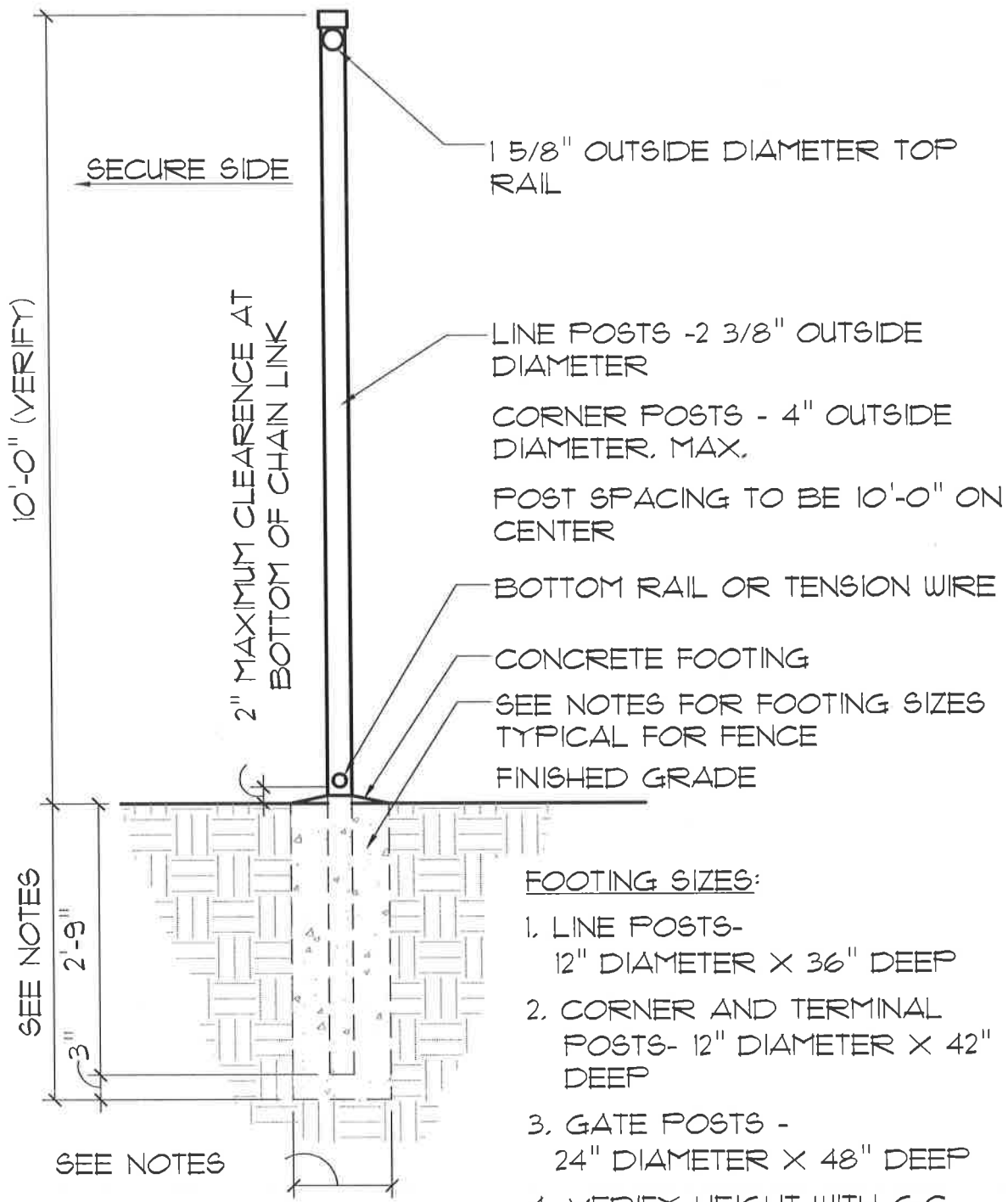
# SOUND WALL SECTION

0 1 2 4 FEET



SCALE: 1/2" = 1'-0"

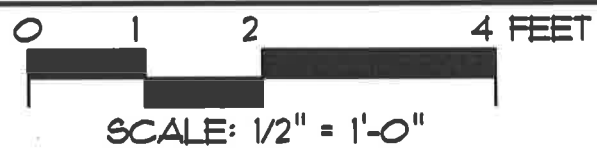


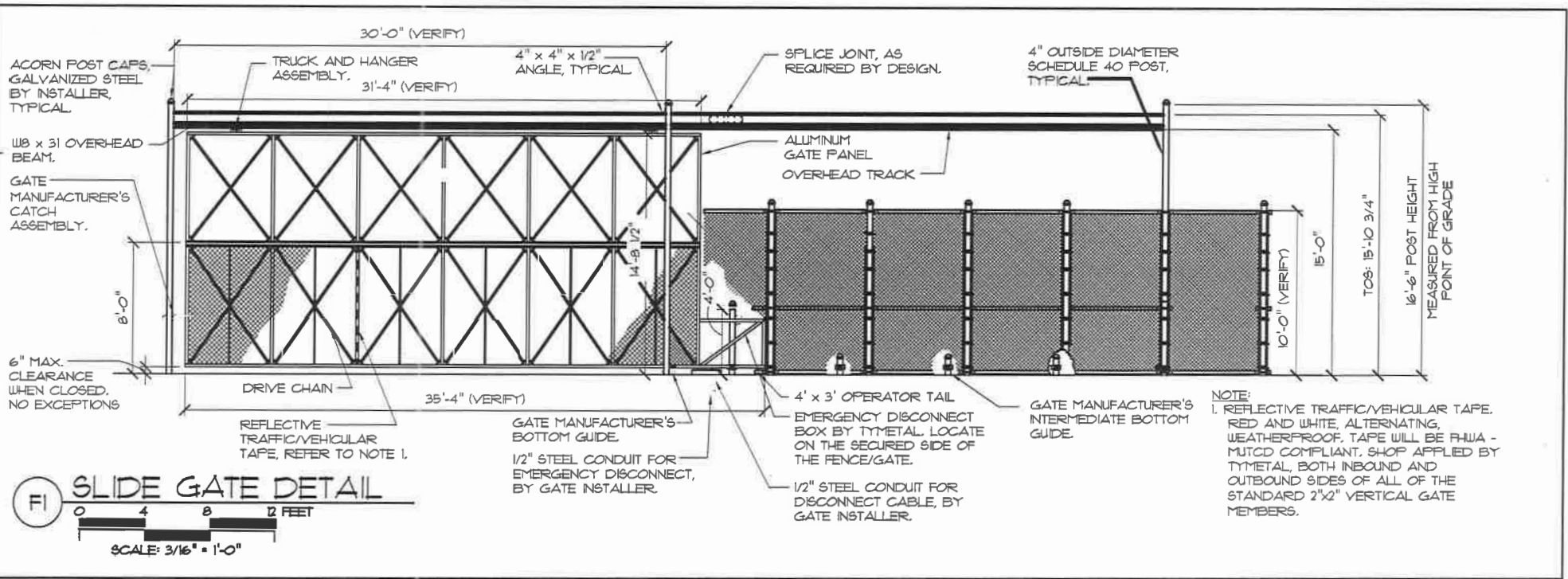


- FOOTING SIZES:
1. LINE POSTS-  
12" DIAMETER X 36" DEEP
  2. CORNER AND TERMINAL POSTS- 12" DIAMETER X 42" DEEP
  3. GATE POSTS -  
24" DIAMETER X 48" DEEP
  4. VERIFY HEIGHT WITH G.C.

B4

# CHAIN LINK FENCE SECTION





(F1) **SLIDE GATE DETAIL**  
 0 4 8 12 FEET  
 SCALE: 3/16" = 1'-0"

*Reclassification Of Area Shown On Map No. 34-B.  
(As Amended)  
(Application No. 18972)  
(Common Address: 13535 S. Torrence Ave.)*

MBWPD 1350

[SO2016-6368]

*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 amended by changing all the Planned Manufacturing District Number 6 symbols and indications as shown on Map Number 34-B in the area bounded by:

a line 1,470.4 feet north of and parallel to the centerline of East 138<sup>th</sup> Street, or the centerline thereof extended where no street exists, such centerline also being the city limit of the City of Chicago; a line 89.7 feet southwest of and parallel to the southwest right-of-way line of the New York, Chicago and St. Louis Railroad; the centerline of East 138<sup>th</sup> Street, or the centerline thereof extended where no street exists, also being the city limit of the City of Chicago; the centerline of the Little Calumet and Grand Calumet River; a line 328.8 feet north of and parallel to the centerline of East 138<sup>th</sup> Street, or the centerline thereof extended where no street exists, such centerline also being the city limit of the City of Chicago; a line 2,470.7 feet east of and parallel to the centerline of South Torrence Avenue; a line 376.4 feet north of and parallel to the centerline of East 138<sup>th</sup> Street, or the centerline thereof extended where no street exists, such centerline also being the city limit of the City of Chicago; a line passing through a point 376.4 feet north of and parallel to the centerline of East 138<sup>th</sup> Street, or the centerline thereof extended where no street exists (city limits) and 2,586.2 feet east of and parallel to the centerline of South Torrence Avenue, and a point 419.9 feet north of and parallel to the centerline of East 138<sup>th</sup> Street, or the centerline thereof extended where no street exists (city limits) and 2,635.0 feet east of and parallel to the centerline of South Torrence Avenue; and a line 2,635.0 feet east of and parallel to the centerline of South Torrence Avenue,

to those of a Manufacturing-Business-Waterway Planned Development which is hereby established in the area described subject to such use and bulk regulations as are set forth in the attached Plan of Development.

SECTION 2. This ordinance shall take effect upon its passage and due publication.

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

*Manufacturing-Business-Waterway  
Planned Development No. 1350.*

*Planned Development Statements.*

1. The area delineated herein as Manufacturing-Business-Waterway Planned Development Number 1350 ("Planned Development") consists of approximately

1,975,927 net square feet (45.36 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, CenterPoint Chicago Enterprise 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 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 Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments 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 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 and:
  - Bulk Regulation and Data Table
  - Existing Zoning Map

- Existing Land Use Map
- Planned Development and Property Line Map
- Site Plan
- Landscape Plan
- Landscape Detail Plans
- Roof Plan
- Building Elevation -- East, North
- Building Elevation -- West, South

All prepared by Spaceo Inc., Cornerstone Architects, Ltd. and David R. McCallum Associates, Inc., all dated October 20, 2016. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and 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-Business-Waterway Planned Development:
  - Manufacturing, production and industrial service
  - Heavy equipment sales/rentals
  - Warehouse and freight movement
  - Outdoor storage of raw materials as a principal use
  - Office
  - Wireless communication facilities

-- Accessory uses to permitted uses, including but not limited to accessory parking

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 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 1,975,927 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, including Section 17-13-0800. 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 Department of Streets and Sanitation, and the Department of Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this the 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 phases of the project will satisfy the requirements of the current Sustainable Development Policy. Aspects of the proposed Planned Development that bring it into compliance with the Sustainable Development Policy include the following:

Building(s) shall obtain LEED certification.

- 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 the pre-existing Planned Manufacturing District Number 6.

[Existing Zoning Map; Existing Land-Use Map; Planned Development and Property Line Map; Site Plan; Landscape Plan; Landscape Details; Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 40491 through 40502 of this *Journal*.]

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

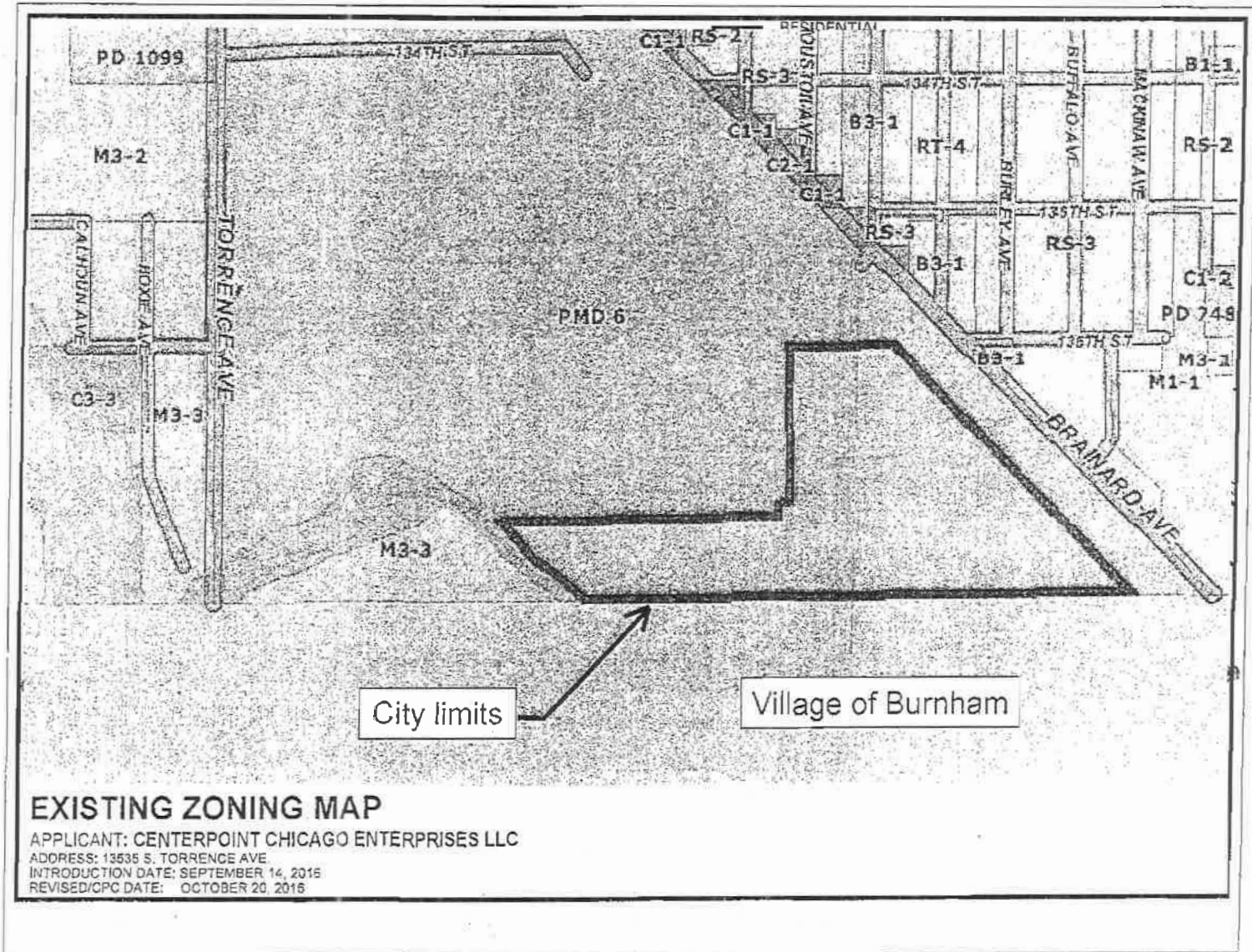
*Manufacturing-Business-Waterway  
Planned Development No. 1350*

*Bulk Regulations And Data Table.*

Gross Site Area: 1,975,927 square feet (45.36 acres)

Area in Adjoining Right-of-Way:	0 square feet (0.00 acre)
Net Site Area:	1,975,927 square feet (45.36 acres)
Maximum Floor Area Ratio (FAR):	0.25
Maximum Number of Dwelling Units:	0 dwelling units
Minimum Number of Off-Street Parking Spaces:	200 parking spaces
Minimum Number of Loading Berths:	4 berths (10 feet by 25 feet)
Minimum Setbacks from Property Lines:	
Front/North:	Per attached site plans.
Side/East:	Per attached site plans.
Side/West:	Per attached site plans.
Rear/South:	Per attached site plans.
Maximum Building Height:	47 feet

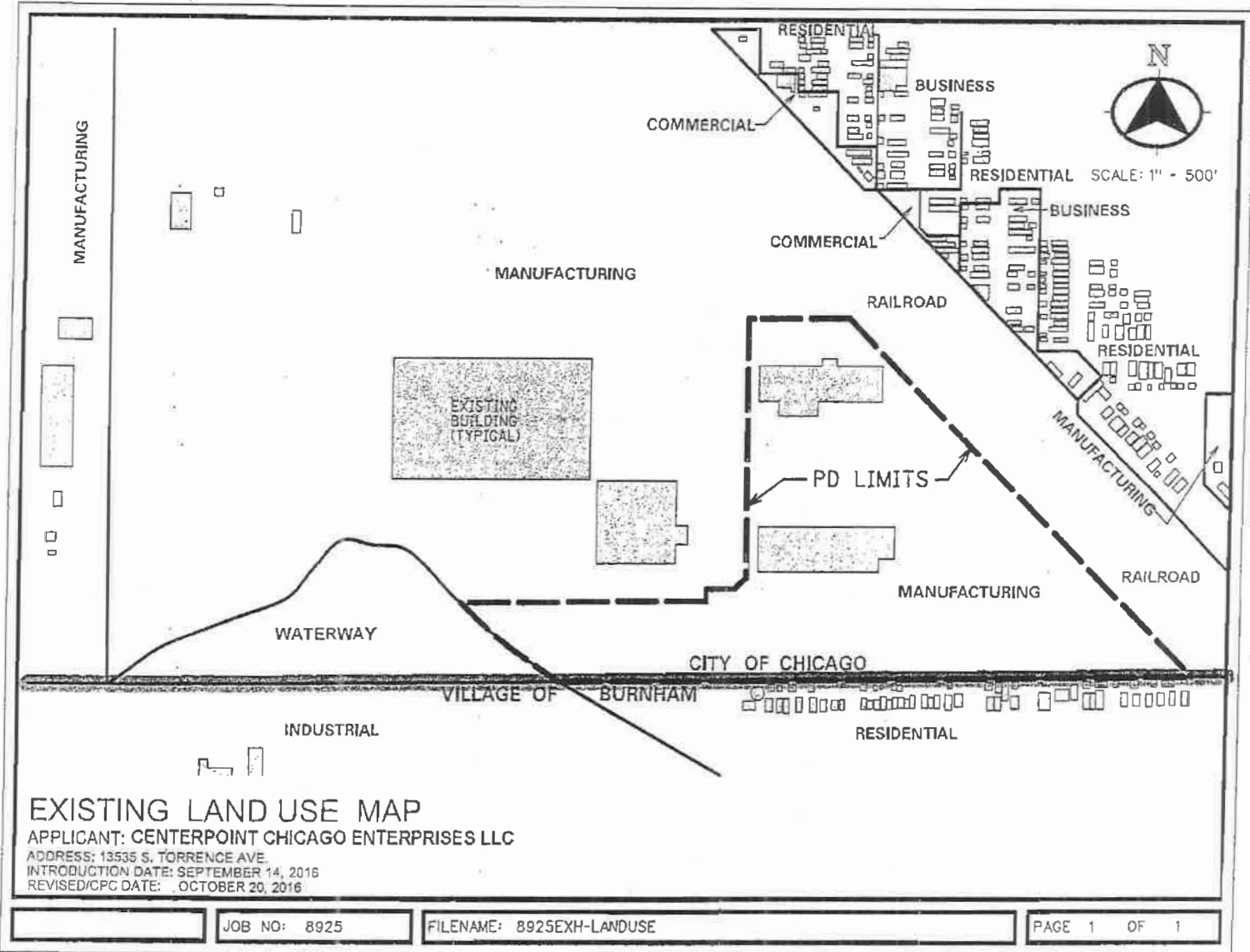
MAP FOR INFORMATION



**EXISTING ZONING MAP**

APPLICANT: CENTERPOINT CHICAGO ENTERPRISES LLC  
 ADDRESS: 13535 S. TORRENCE AVE  
 INTRODUCTION DATE: SEPTEMBER 14, 2015  
 REVISED/CPC DATE: OCTOBER 20, 2015

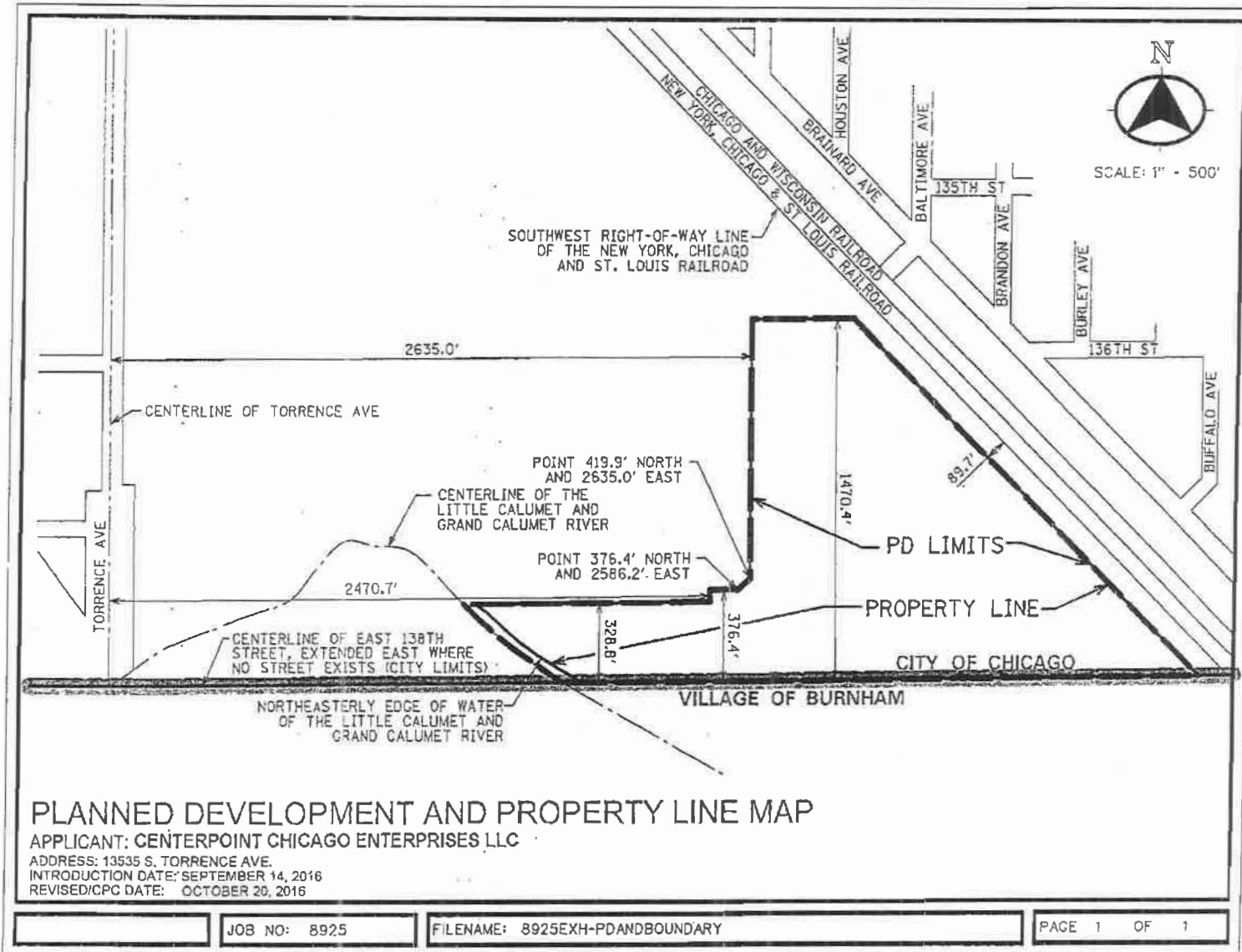
NOT FOR PRODUCTION



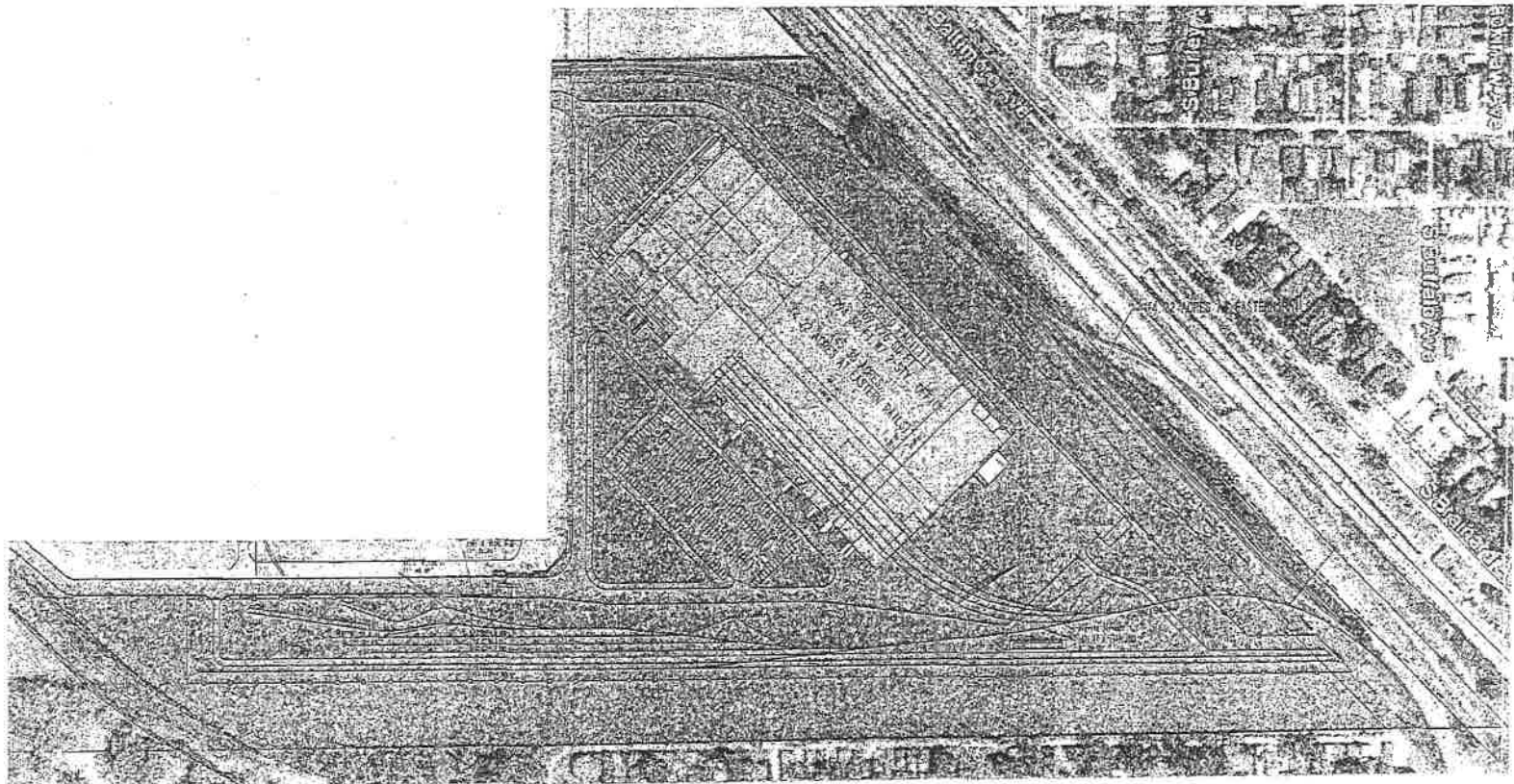
### EXISTING LAND USE MAP

APPLICANT: CENTERPOINT CHICAGO ENTERPRISES LLC  
 ADDRESS: 13535 S. TORRENCE AVE.  
 INTRODUCTION DATE: SEPTEMBER 14, 2016  
 REVISED/CPC DATE: OCTOBER 20, 2016

	JOB NO: 8925	FILENAME: 8925EXH-LANDUSE	PAGE 1 OF 1
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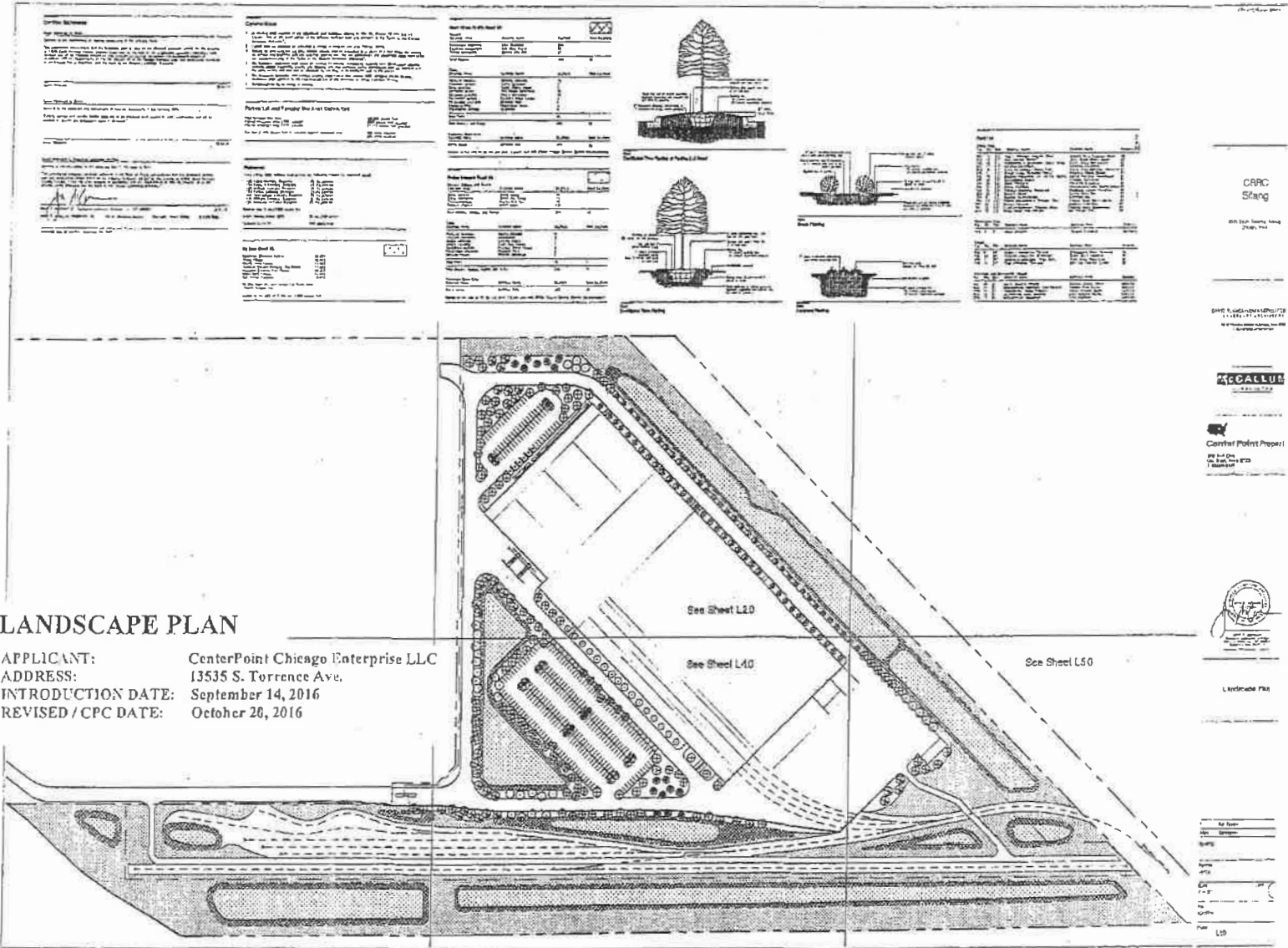
FROM THE 2015/16 PLAN



### SITE PLAN

APPLICANT: CenterPoint Chicago Enterprise LLC  
 ADDRESS: 13535 S. Torrence Ave.  
 INTRODUCTION DATE: September 14, 2016  
 REVISED / CPC DATE: October 20, 2016





### LANDSCAPE PLAN

**APPLICANT:** CenterPoint Chicago Enterprise LLC  
**ADDRESS:** 13535 S. Torrence Ave.  
**INTRODUCTION DATE:** September 14, 2016  
**REVISED / CPC DATE:** October 20, 2016

CAPC  
S/ang

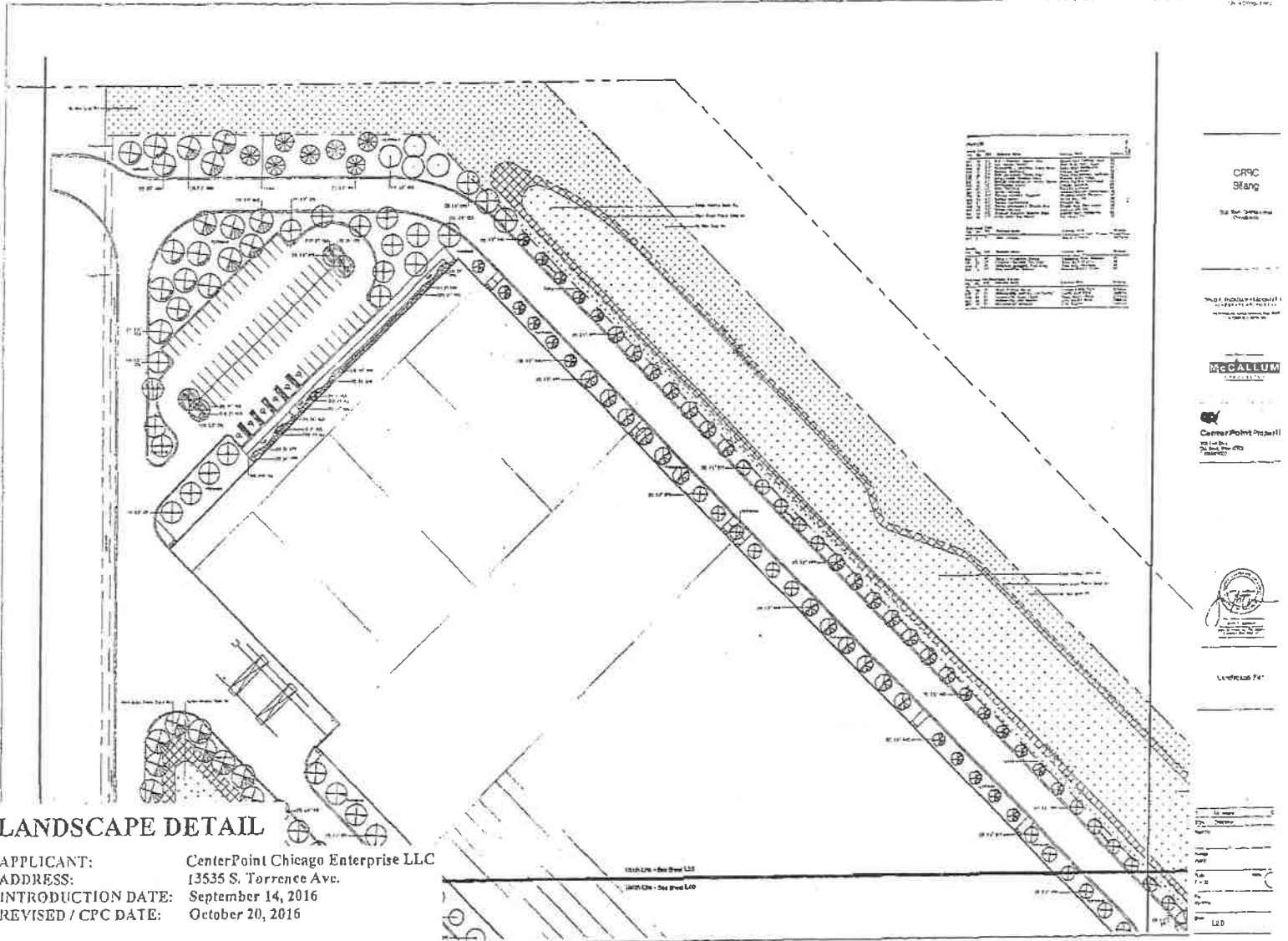
KOCALLUM

CenterPoint Property  
13535 S. Torrence Ave.  
Chicago, IL 60648

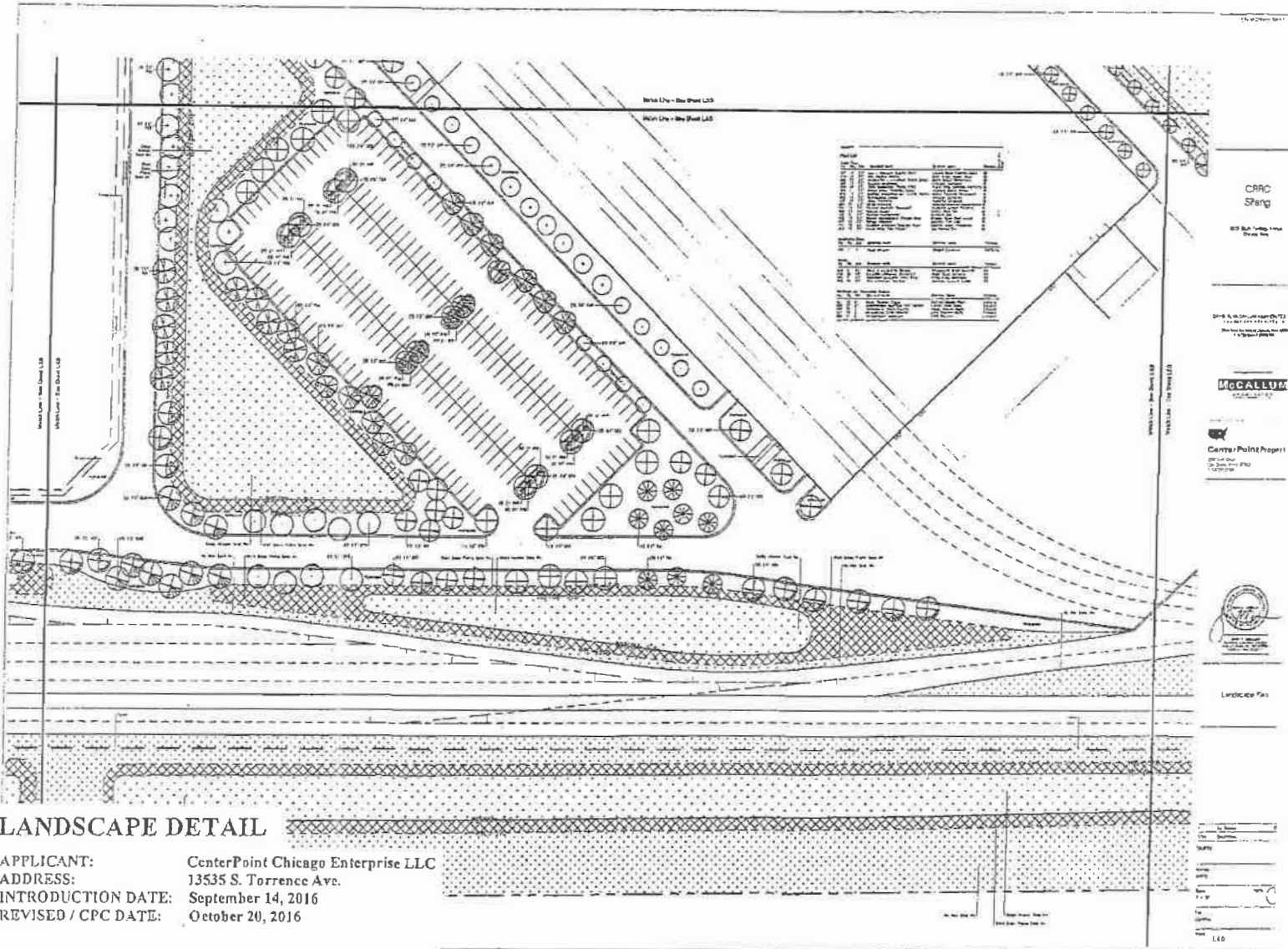


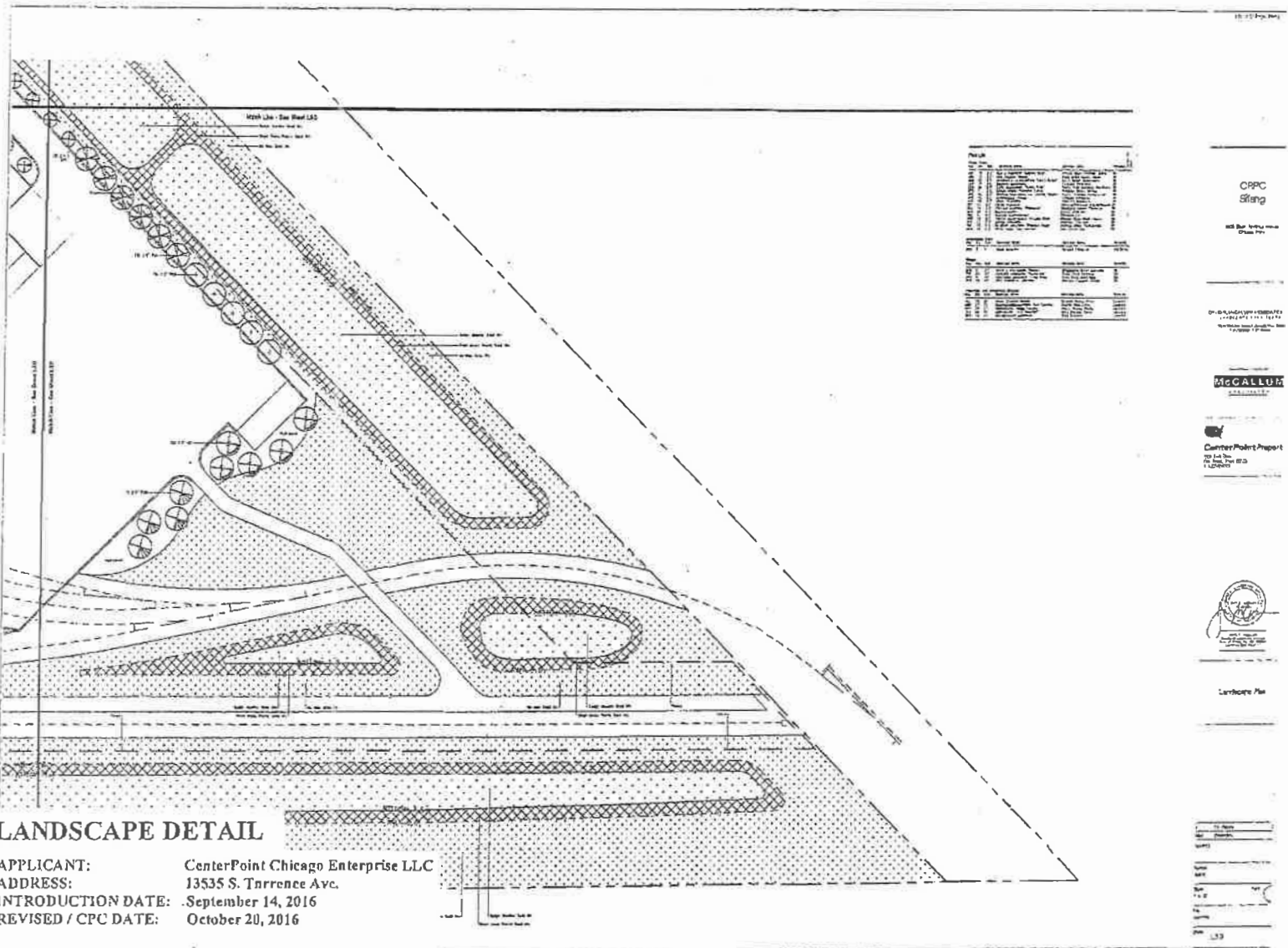
Landscape Plan

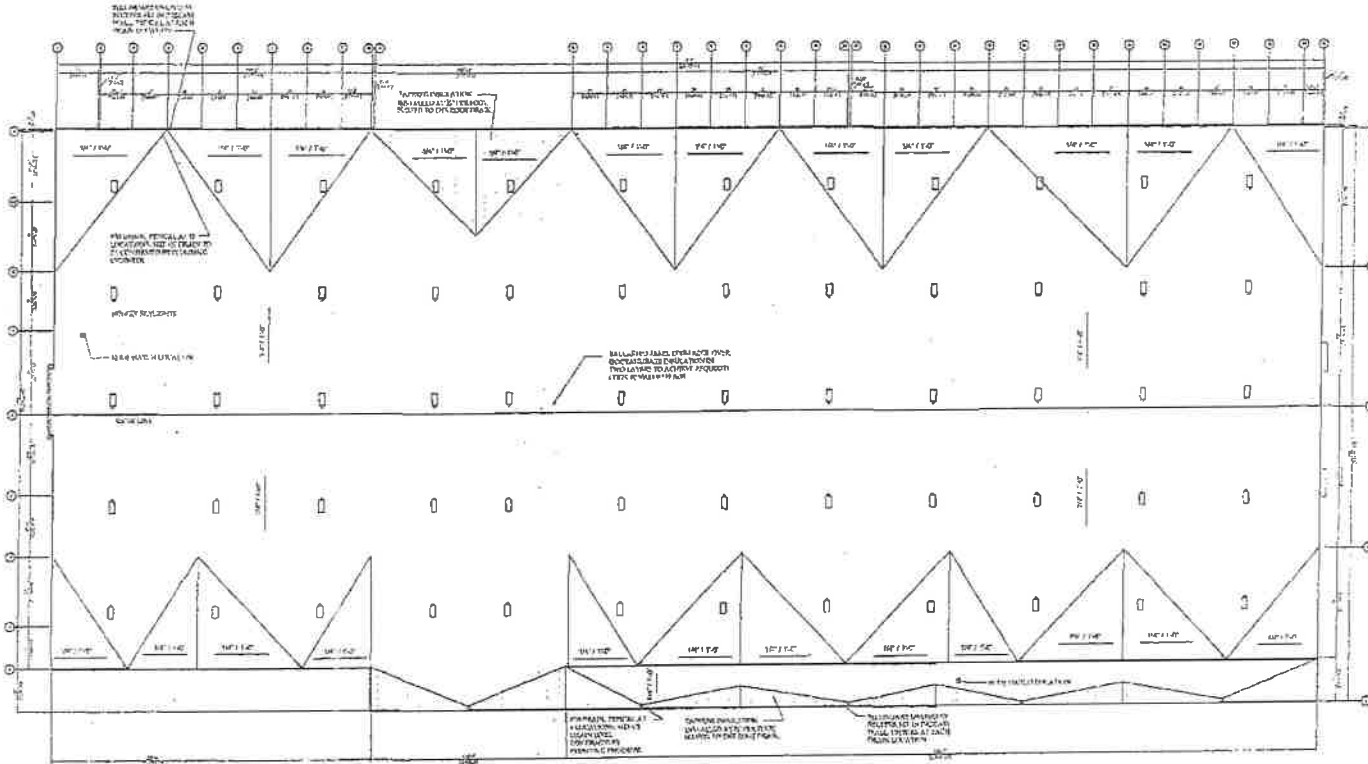
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ROOF PLAN

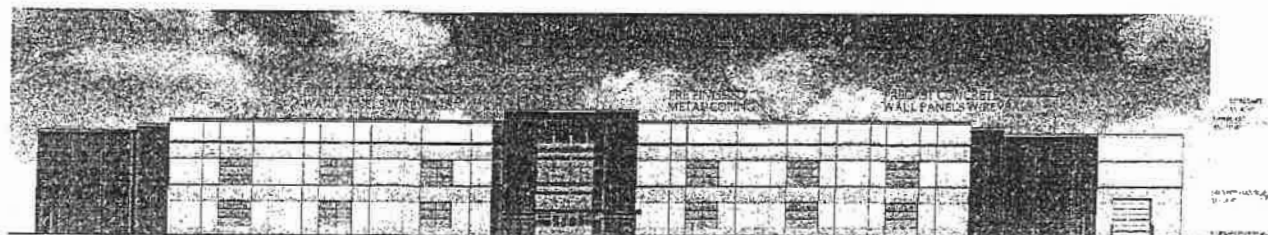
APPLICANT: CenterPoint Chicago Enterprise LLC  
 ADDRESS: 13535 S. Torrence Ave.  
 INTRODUCTION DATE: September 14, 2016  
 REVISED / CPC DATE: October 20, 2016



12/14/2016

REPORTS OF COMMITTEES

40501



NORTH ELEVATION

INSULATED  
GRAY-TINTED  
CURTAIN WALL

6'x3' INSULATED  
GRAY-TINTED WINDOWS

6'x3' INSULATED  
SPANDREL WINDOWS



WEST ELEVATION

6'x3' INSULATED  
GRAY-TINTED WINDOWS



WEST ELEVATION CONT'D

6'x3' INSULATED  
SPANDREL WINDOWS

6'x3' INSULATED  
GRAY-TINTED WINDOWS

### ELEVATIONS - NORTH, WEST

**APPLICANT:** CenterPoint Chicago Enterprise LLC  
**ADDRESS:** 13535 S. Torrence Ave.  
**INTRODUCTION DATE:** September 14, 2016  
**REVISED / CPC DATE:** October 20, 2016



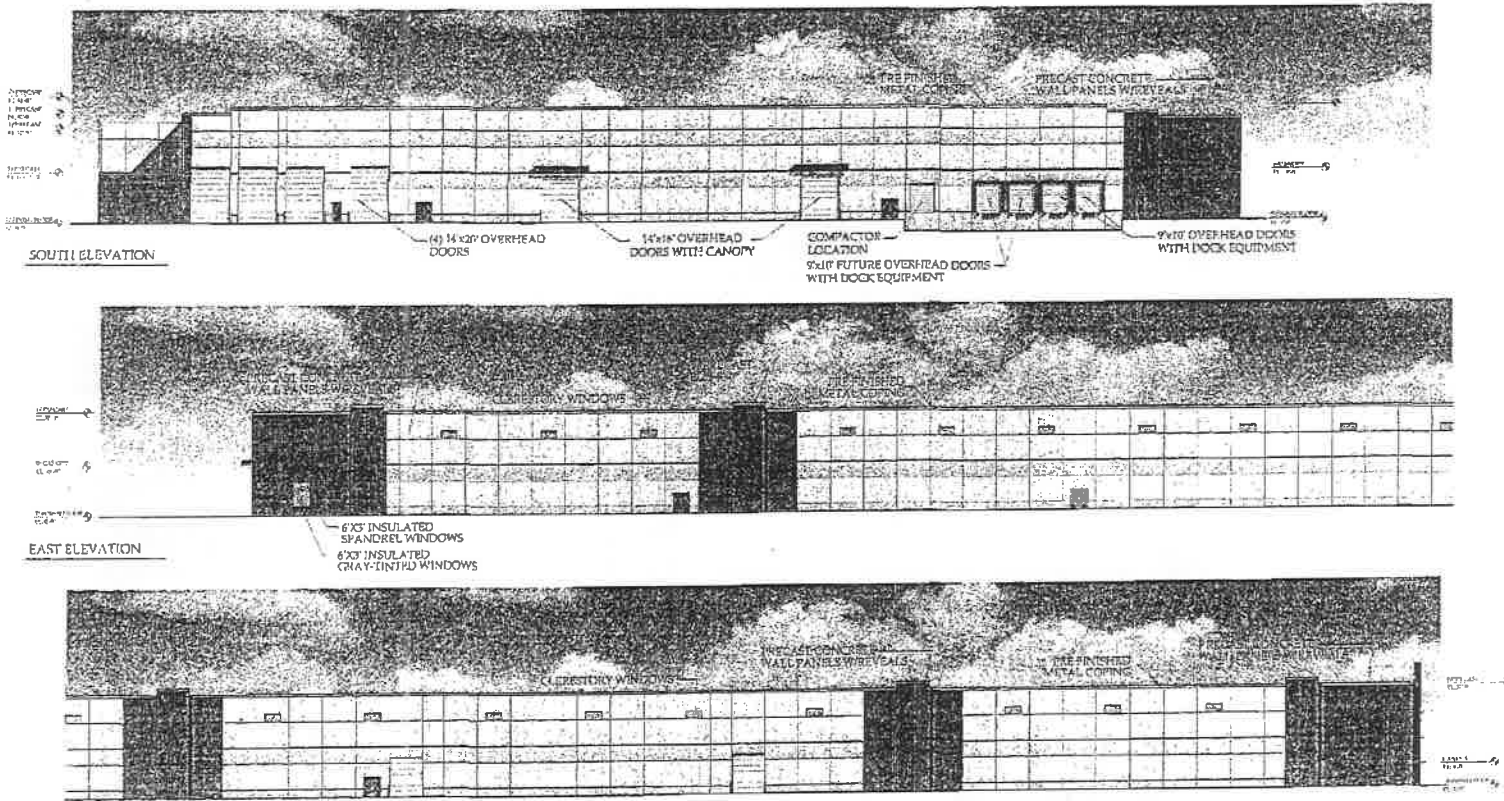
CenterPoint Properties

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15193



Cornerstone  
Architects Ltd.



EAST ELEVATION CONTD

ELEVATIONS - SOUTH, EAST

APPLICANT: CenterPoint Chicago Enterprise LLC  
 ADDRESS: 13535 S. Torrence Ave.  
 INTRODUCTION DATE: September 14, 2016  
 REVISED / CPC DATE: October 20, 2016



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 #15193  

**Cornerstone**  
 Architects Inc.