

# PD 1402

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19465

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map No. 4-G.*  
(Application No. 19460)  
(Common Address: 1838 S. Morgan St.)

[O2017-8575]

*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 the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 4-G in the area bounded by:

a line 49.00 feet north of West 19<sup>th</sup> Street; South Morgan Street; a line 25.00 feet north of West 19<sup>th</sup> Street; and the public alley next west of South Morgan Street,

to those of a B2-2 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map No. 6-I.*  
(As Amended)

MPD1402

(Application No. 19465)  
(Common Address: 2401 -- 2459 S. Rockwell St., 2501 -- 2559 W. 24<sup>th</sup> St.,  
And 2500 -- 2558 W. 25<sup>th</sup> St.)

[SO2017-8972]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the M1-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 6-I in the area bounded by:

West 24<sup>th</sup> Street; a line 601.20 feet east of and parallel to South Rockwell Street; West 25<sup>th</sup> Street; and South Rockwell Street,

to those of Manufacturing Planned Development Number 1402 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 hereof and to no others.

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 Planned Development No. 1402.*

*Planned Development Statements.*

1. The area delineated herein as Manufacturing Planned Development Number 1402 ("Planned Development"), consists of approximately 358,229 net square feet (8.224 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by 2445 South Rockwell 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, assign 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 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 16 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Building Elevation -- North; Building Elevation -- East; Building Elevation -- South; and Building Elevation -- West, prepared by Venture One Real Estate and dated January 18, 2018, submitted herein. 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development: warehousing, wholesaling and freight movement (all); manufacturing, production and industrial service (artisan, limited and general); retail sales, general (accessory sales of goods produced on-site, not to exceed 20 percent of on-site GFA); wireless communication facilities (all); office (all); accessory uses (as defined in Section 17-17-0206 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 the Planned Development.

7. For purposes of height measurement, the definitions in the Chicago 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 358,229 square feet and a base FAR of 0.62.
9. Upon review and determination, and pursuant to Section 17-13-0610 of the Zoning Ordinance, Part II Review shall be assessed a fee by the Department of Planning and Development. The fee, as determined by staff at the time of its submission, 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 of the Zoning Ordinance. 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, under Section 13-32-085 of the Municipal Code, or any other provision of the Municipal 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. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges the city's ongoing and evolving initiatives to enhance awareness of, and support and encourage participation by, Minority and Women's Business Enterprise certified contractors and local city residents. To assist the city in promoting such MBE, WBE and local city resident involvement, the Applicant may provide the Department of Planning and Development with any preliminary outreach plans designed to elicit MBE, WBE and local city resident participation, such submission may include copies of certified letters, and receipts of such, sent to MBE/WBE contractor associations and the ward office of the alderman in which this project is proposed to be located. In conjunction with the Applicant's submission for Part II Permit Reviews, the Applicant will provide DPD (and upon request, the full Plan Commission) with all responses to any preliminary outreach plans and certified letters, updates on any associated communications or meetings and anticipated percentages of MBE, WBE and local city resident participation. Prior to issuance of their Certificate of Occupancy, the Applicant will provide DPD with actual level of MBE and WBE certified contractor and local city resident participation. All such details will be provided in a form acceptable to the Zoning Administrator or Commissioner of the Department of Planning and Development.
16. This Planned Development shall be governed by Section 17-13-0612. 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 M1-3 Limited Manufacturing/Business Park District.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Site Plan; Landscape Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 68817 through 68825 of this *Journal*.]

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

*Manufacturing Planned Development No. 1402*

*Bulk Regulations And Data Table.*

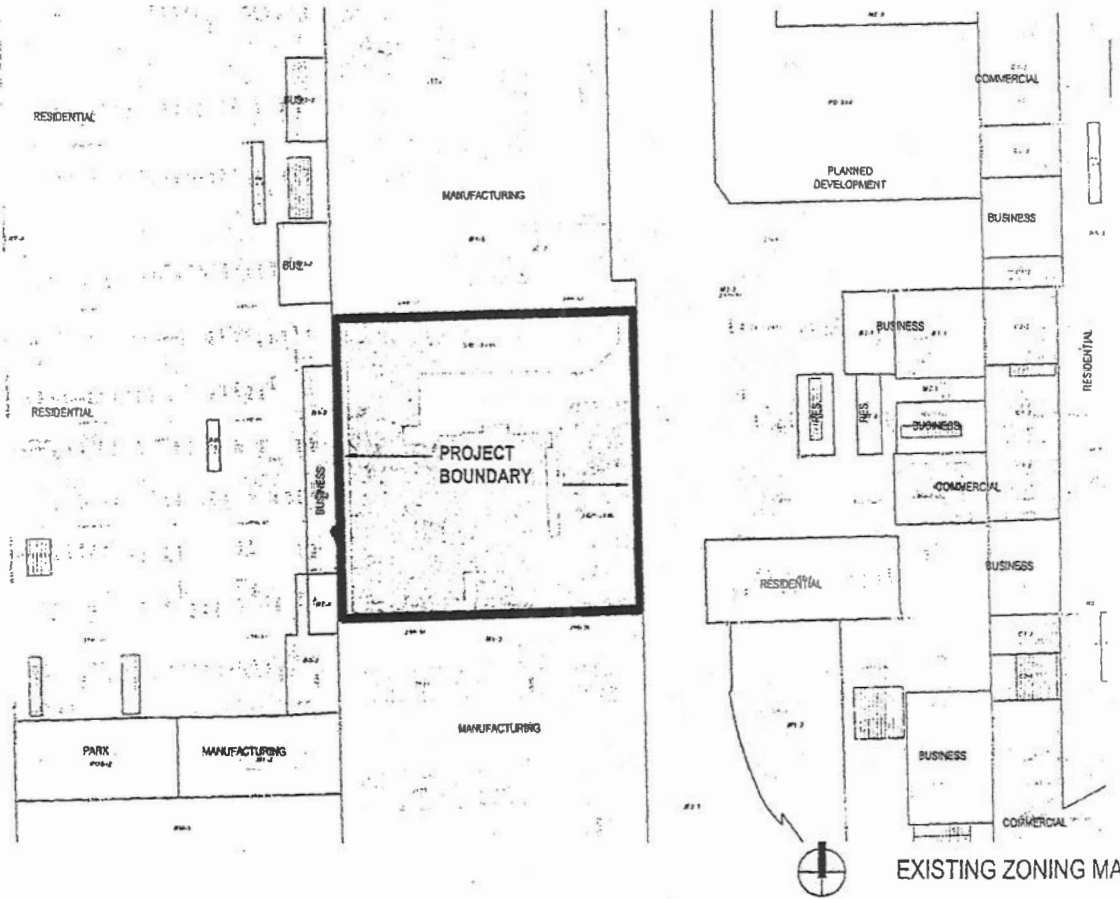
Gross Site Area:	419,687 square feet (9.635 acres)
Area in Adjoining Right-of-Way:	61,458 square feet (1.411 acres)
Net Site Area:	358,229 square feet (8.224 acres)
Maximum Floor Area Ratio (FAR):	0.62
Maximum Dwelling Units:	0 dwelling units
Minimum Number of Off-Street Parking Spaces:	100 parking spaces
Minimum Number of Loading Spaces:	10 spaces (10 feet by 25 feet)
Minimum Setbacks from Property Lines:	Per attached Site Plans
Maximum Building Height:	40 feet
Maximum Freestanding Cellular/Wireless Communications Tower Height:	99 feet

2/28/2018

REPORTS OF COMMITTEES

68817

FINAL FOR PUBLICATION

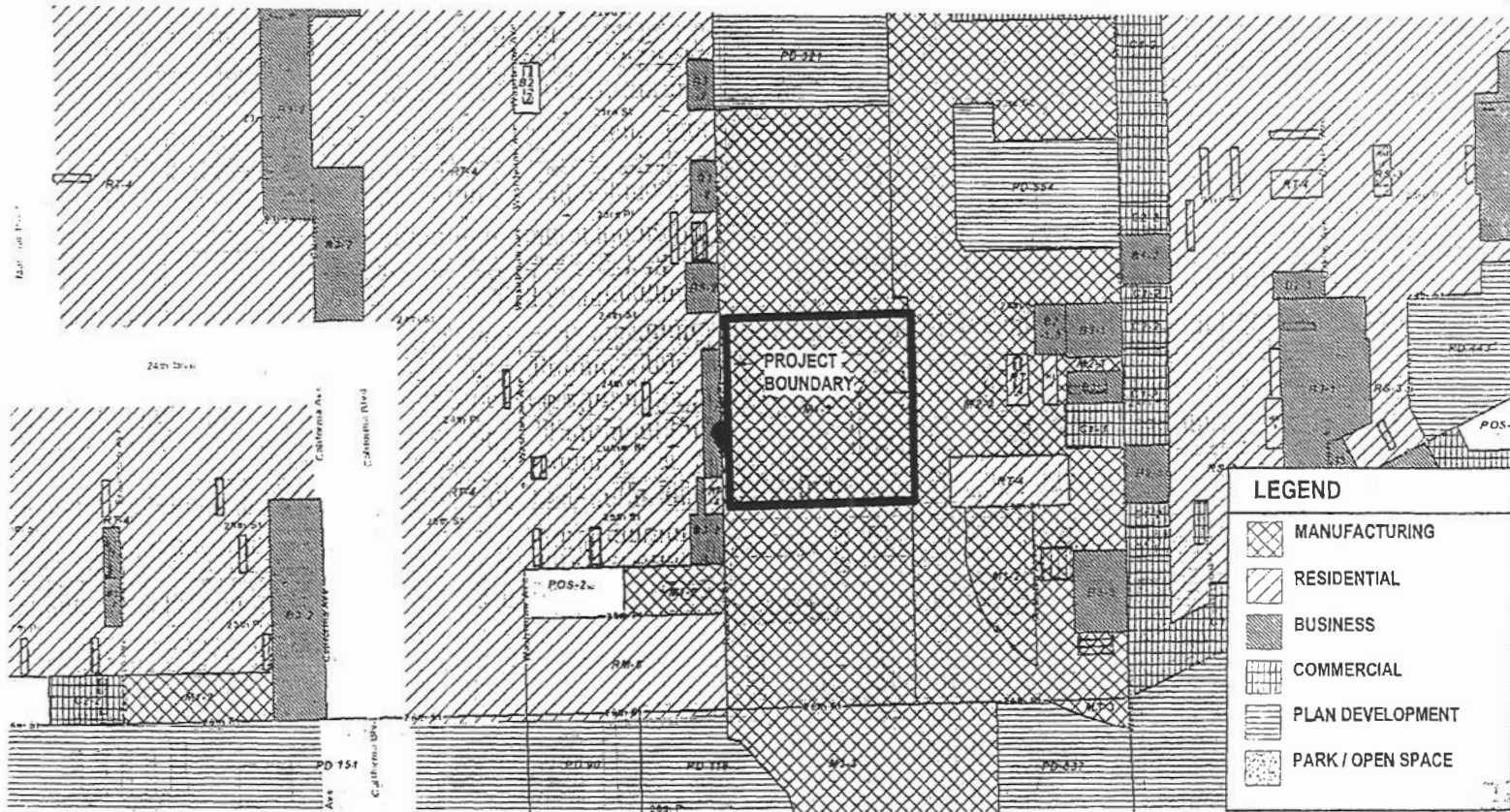


EXISTING ZONING MAP

INTRODUCTION DATE:  
CPC DATE

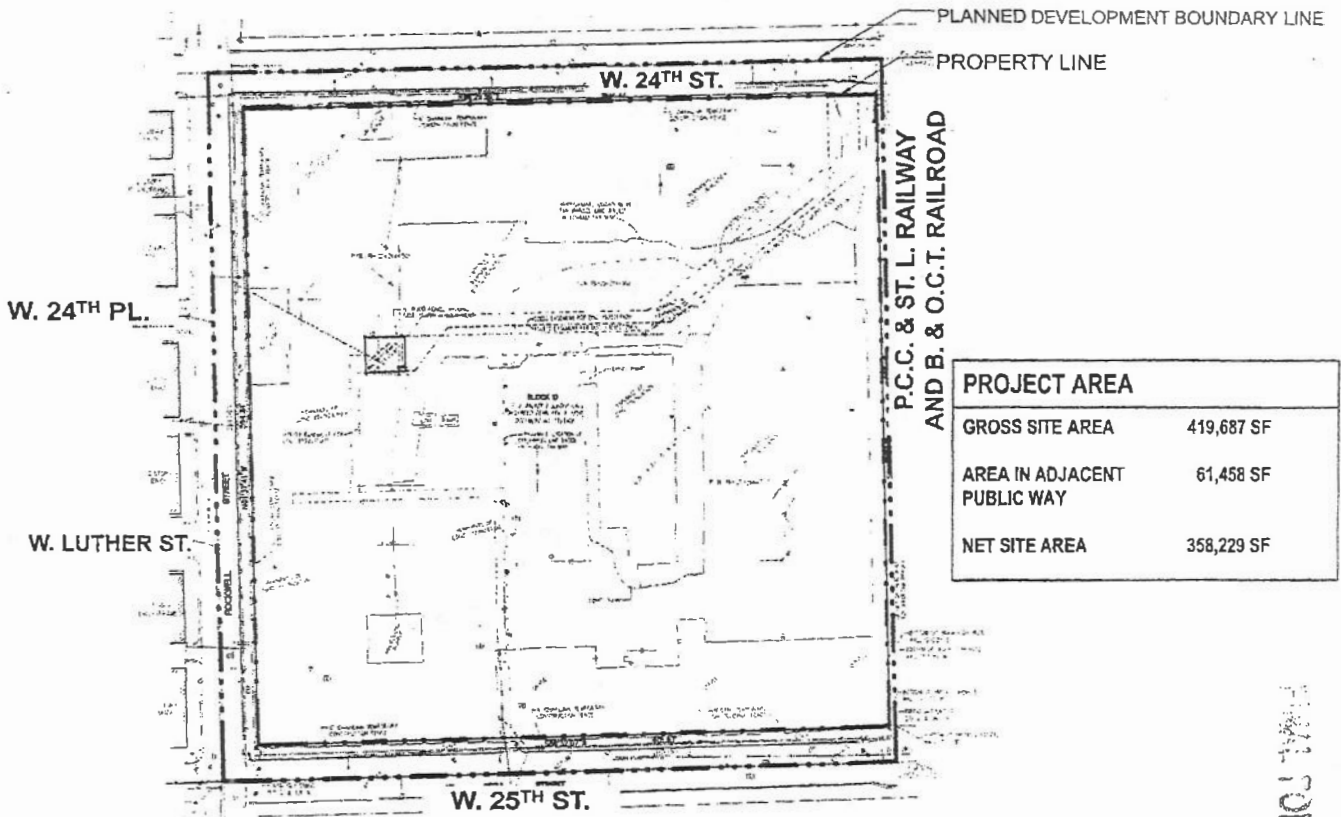
DECEMBER 13, 2017  
JANUARY 18, 2018

APPLICANT: 2445 S. ROCKWELL, LLC  
ADDRESS: 2401-2459 NORTH ROCKWELL STREET;  
2501-2559 WEST 24TH STREET;  
2500-2558 WEST 25TH STREET.



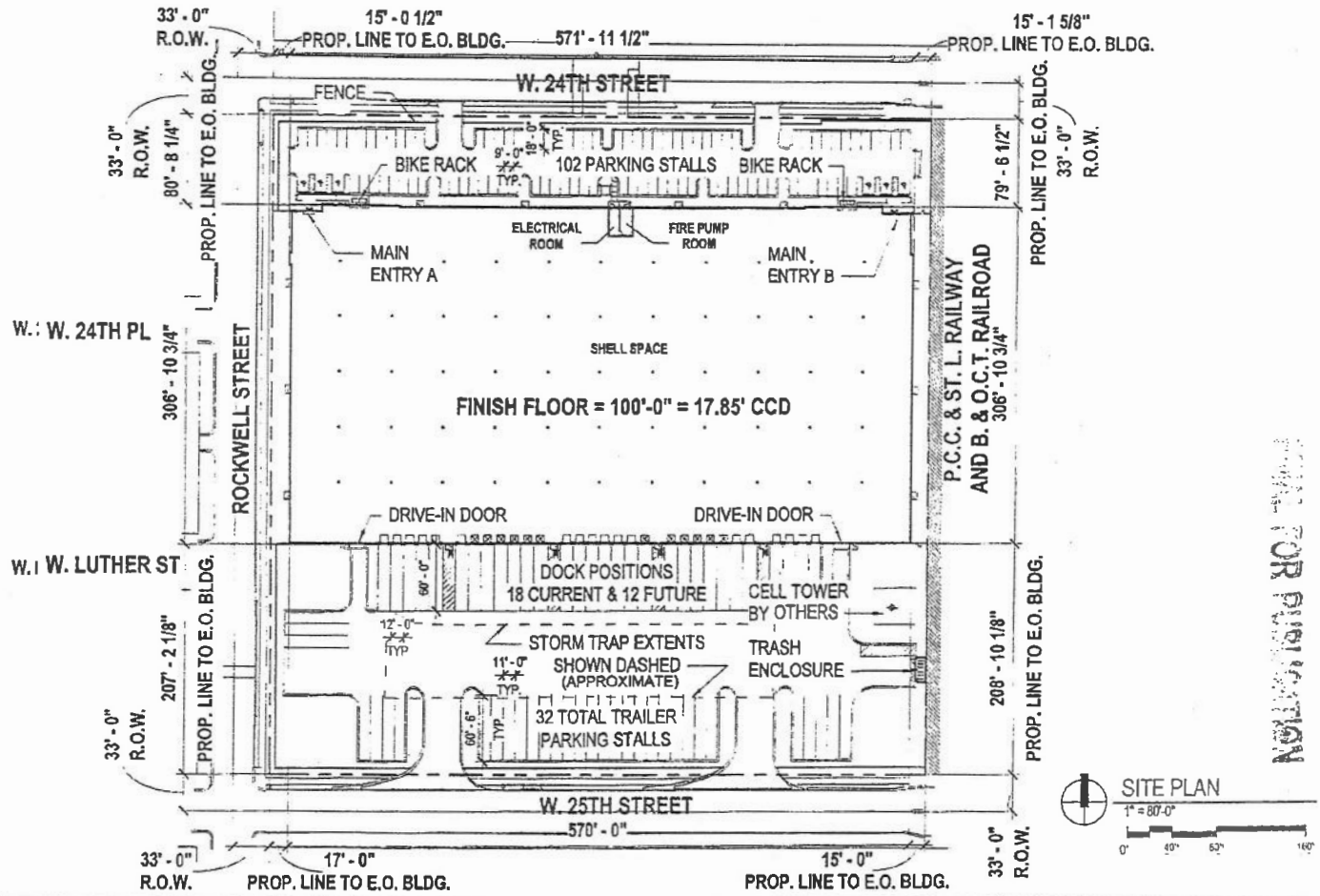
EXISTING LAND USE MAP

PLAN FOR PUBLICATION

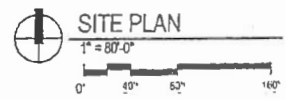


PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

FINAL FOR PERMITTING



SCALE FOR PRESENTATION




**VENTURE ONE**  
 REAL ESTATE  
MEMBER OF THE  
CHICAGO REAL ESTATE BOARD  
150 N. LAUREL STREET, SUITE 1000, CHICAGO, IL 60610

INTRODUCTION DATE:  
 CPC DATE

DECEMBER 13, 2017  
 JANUARY 18, 2018

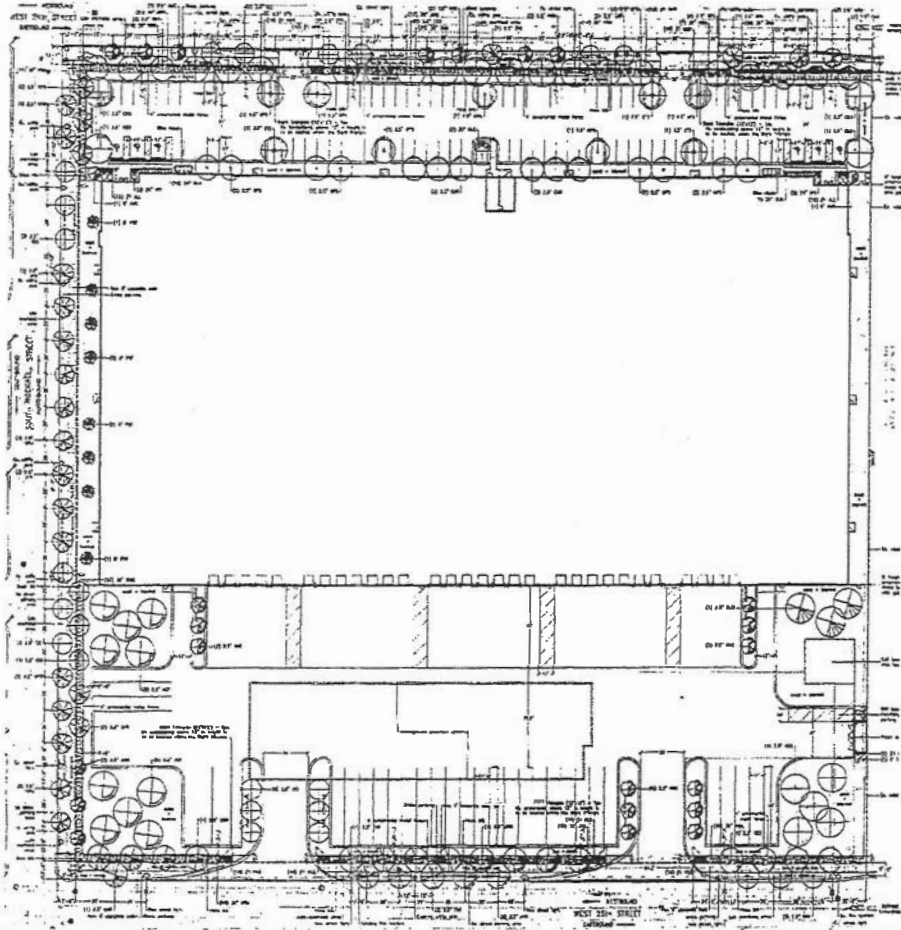
APPLICANT:  
 ADDRESS:

2445 S. ROCKWELL, LLC  
 2401-2459 NORTH ROCKWELL STREET;  
 2501-2559 WEST 24TH STREET;  
 2500-2558 WEST 25TH STREET.

2/28/2018

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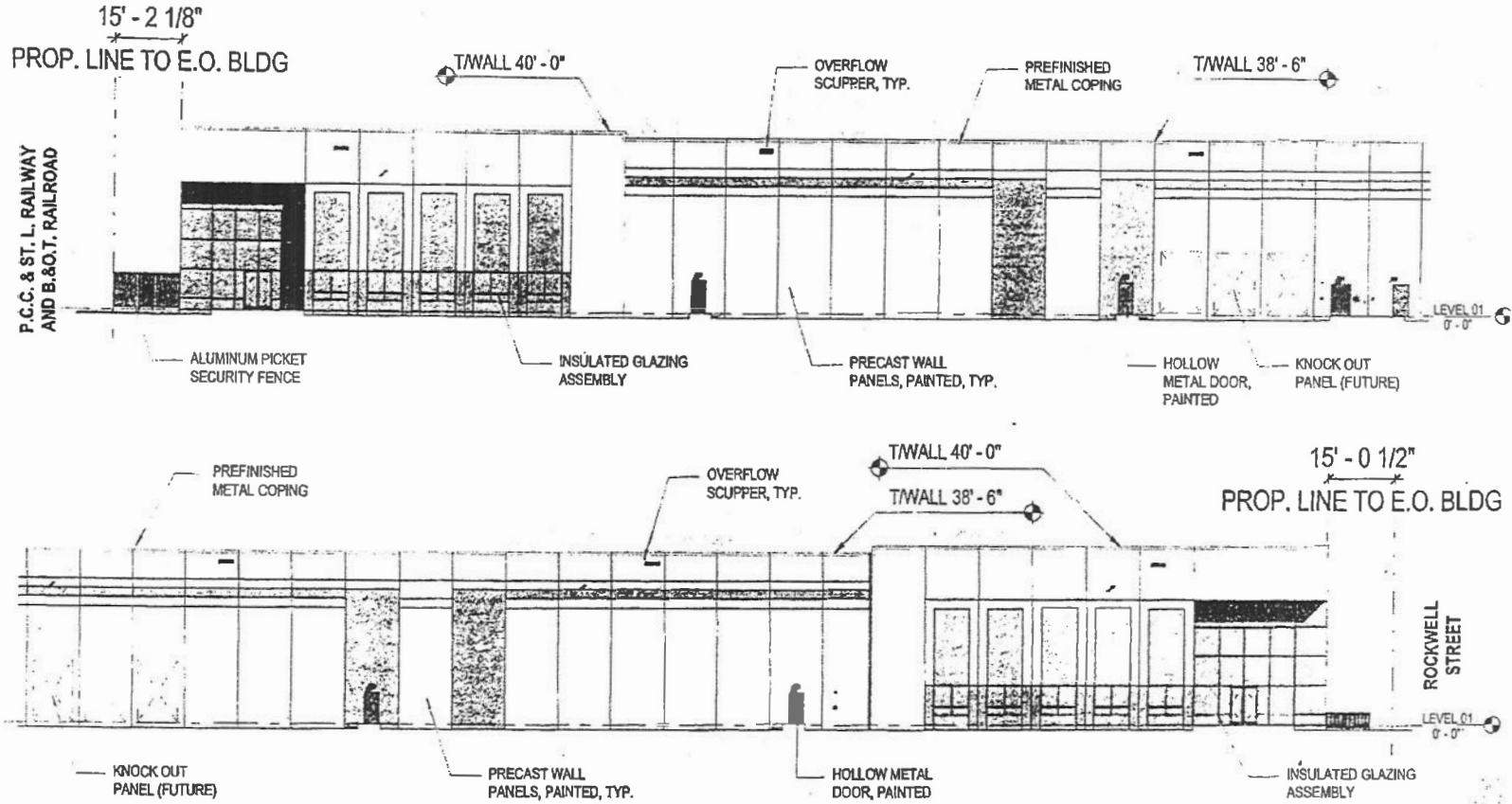
68821



### LANDSCAPE PLAN

PARKING LOT & VEHICULAR USE AREA CALCULATIONS		
NORTH LOT	TOTAL VEHICULAR USE AREA	33,488 SF
	INTERNAL LANDSCAPE AREA	
	REQUIRED (10%)	3,349 SF
	PROVIDED (15%)	5,212 SF
	TREE COUNT	
ONE TREE / 125 SF REQUIRED	27 TREES	
TREES PROVIDED	27 TREES	
SOUTH LOT	TOTAL VEHICULAR USE AREA	94,485 SF
	INTERNAL LANDSCAPE AREA	
	REQUIRED (10%)	9,499 SF
	PROVIDED (24%)	22,969 SF
	TREE COUNT	
ONE TREE / 125 SF REQUIRED	76 TREES	
TREES PROVIDED	30 TREES	

SCALE FOR PAPER ONLY



BUILDING ELEVATION - NORTH  
1" = 20'-0"

**VENTURE ONE**  
REAL ESTATE

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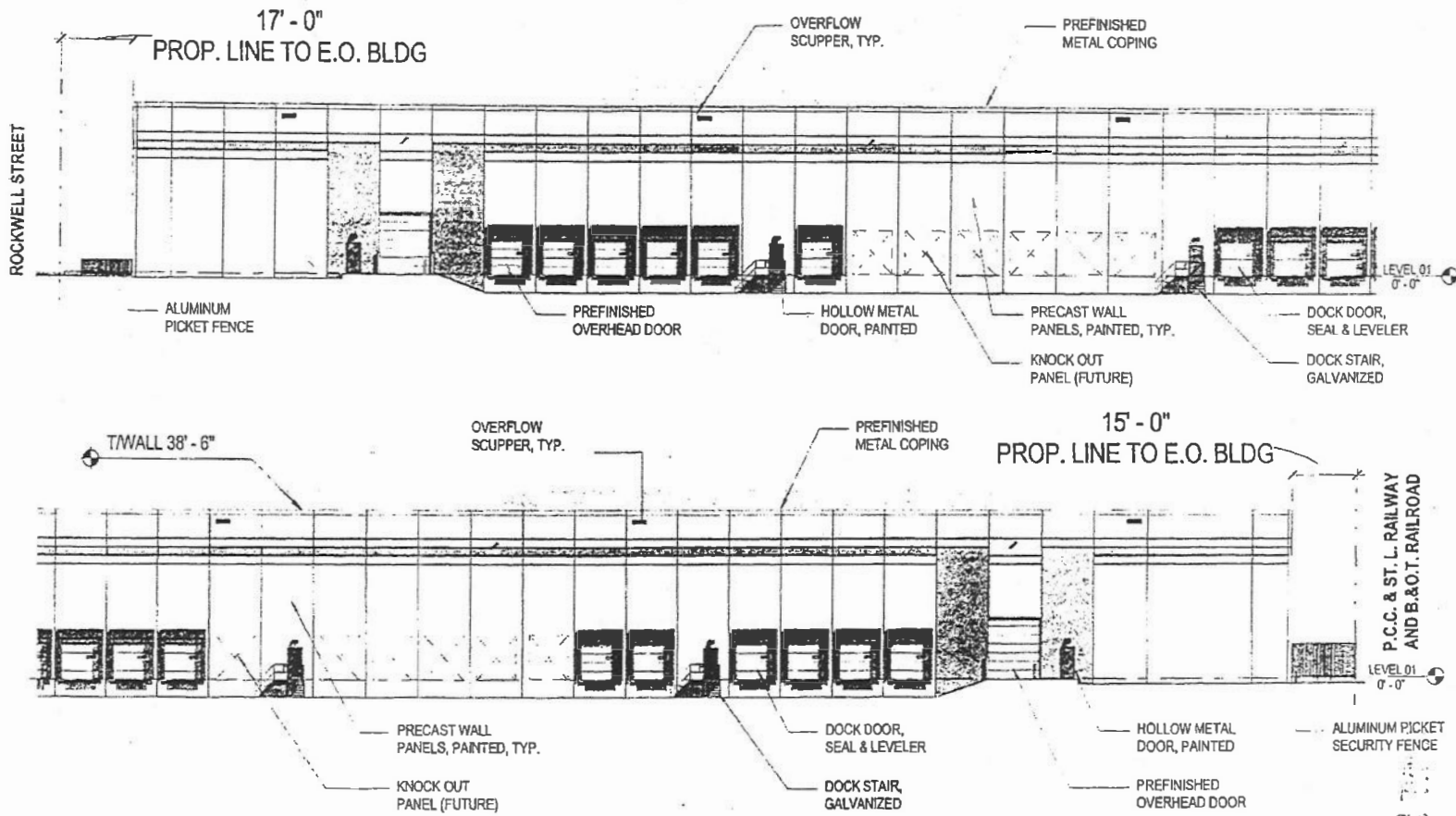
APPLICANT: 2445 S. ROCKWELL, LLC  
ADDRESS: 2401-2459 NORTH ROCKWELL STREET;  
2501-2559 WEST 24TH STREET;  
2500-2558 WEST 25TH STREET.

DR  
2/28/2018

2/28/2018

REPORTS OF COMMITTEES

68823



BUILDING ELEVATION - SOUTH  
1" = 20'-0"

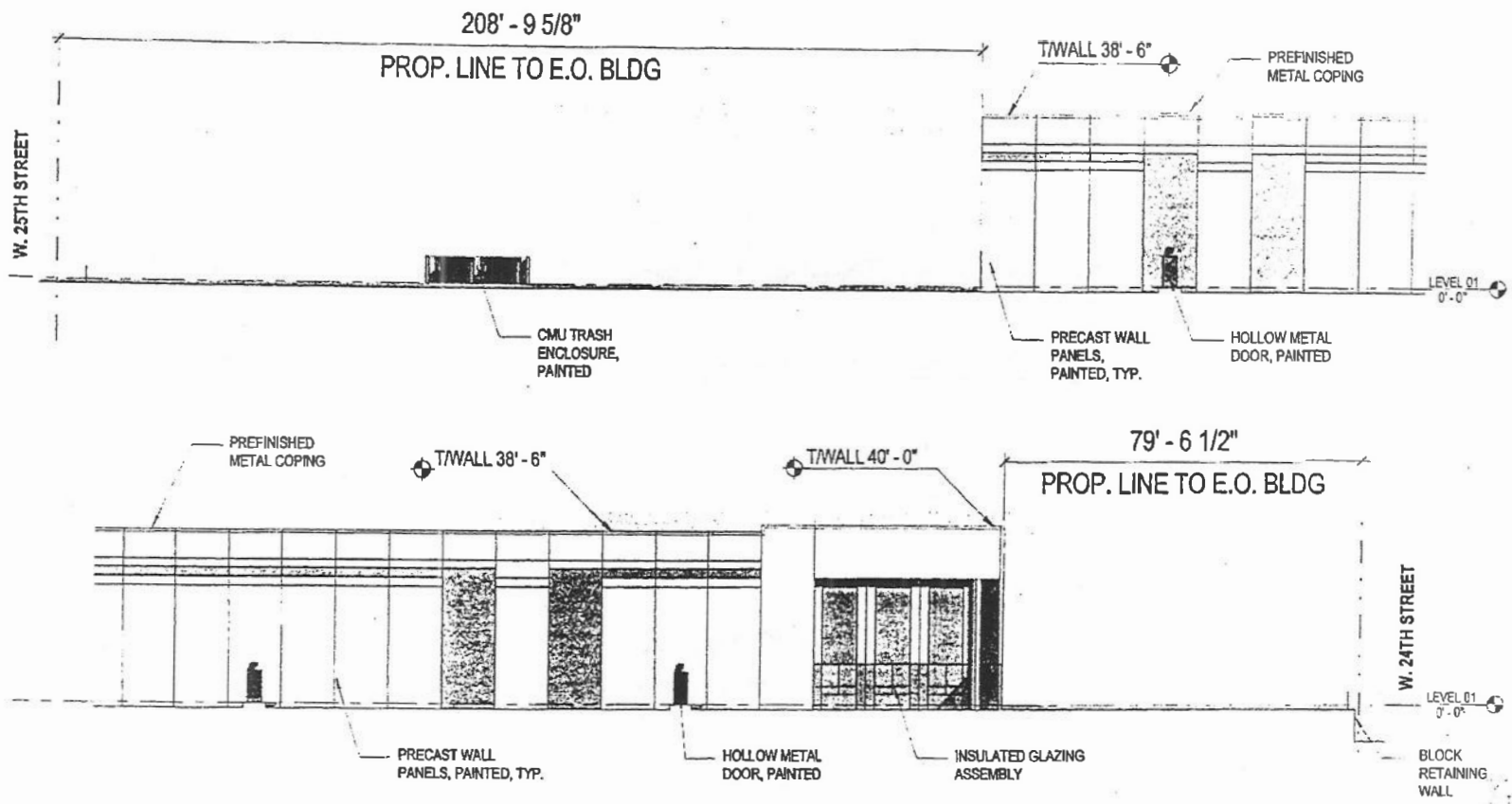
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2500-2558 WEST 25TH STREET.

FOR INFORMATION



BUILDING ELEVATION - EAST  
1" = 20'-0"

**VENTURE ONE**  
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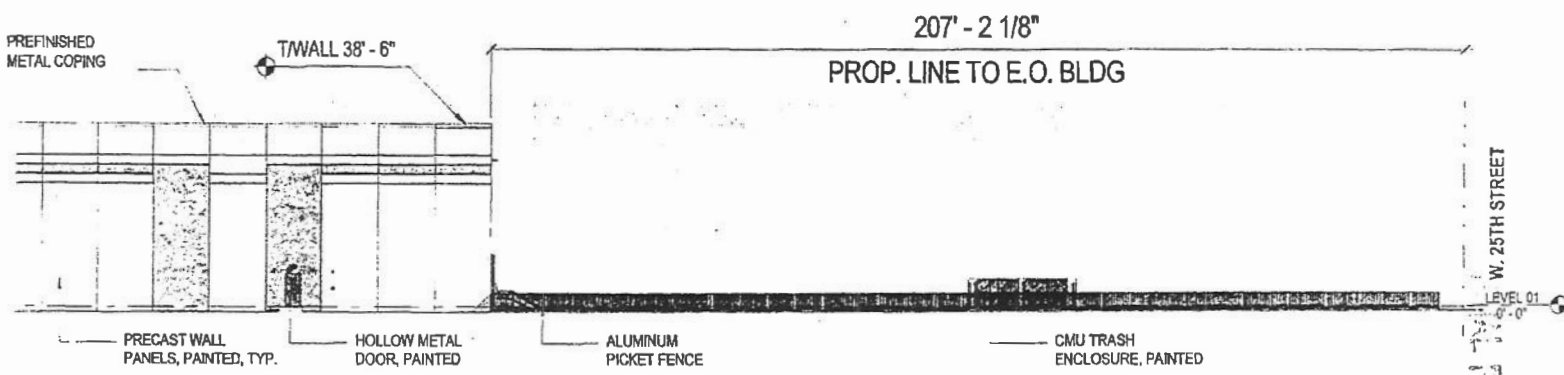
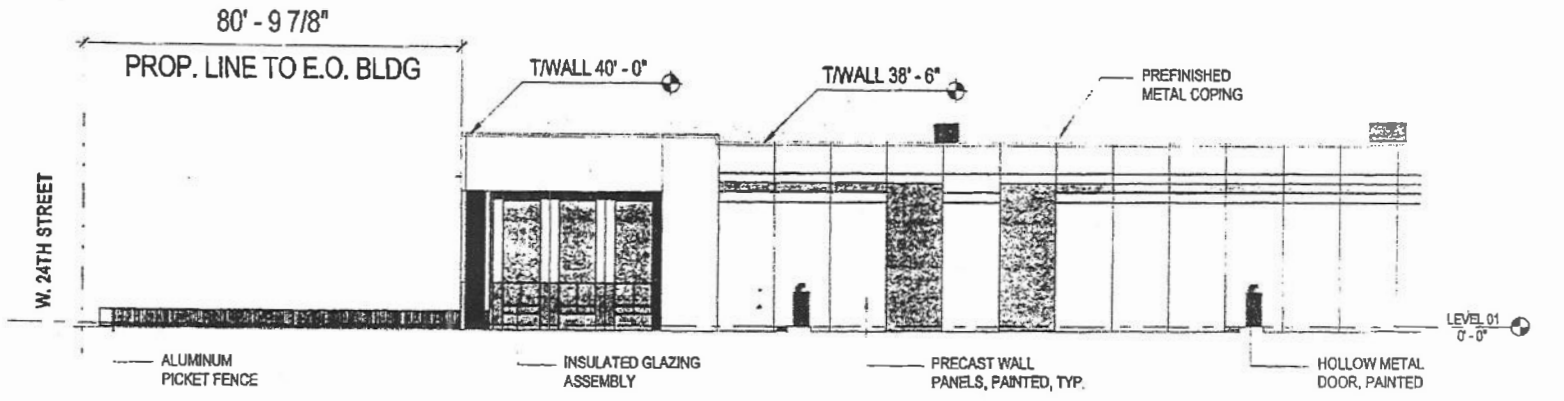
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2500-2558 WEST 25TH STREET.

FOR REVIEW

2/28/2018

REPORTS OF COMMITTEES

68825



BUILDING ELEVATION - WEST  
 1" = 20'-0"

**VENTURE ONE**  
 REAL ESTATE

2500 S. ROCKWELL, LLC  
 2401-2459 NORTH ROCKWELL STREET  
 2501-2559 WEST 24TH STREET  
 2500-2558 WEST 25TH STREET

INTRODUCTION DATE: DECEMBER 13, 2017  
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 2500-2558 WEST 25TH STREET.

W. 25TH STREET