

PD 1425

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 4, 2019

Eric Buck
Epstein
600 W. Fulton St.
Chicago, IL 60661-1259

Re: Minor change request for PD No. 1425, 4207-4257 W. 35th Place

Dear Mr. Buck:

Please be advised that your request for a minor change to Business Planned Development No. 1425, ("PD 1425") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1425.

Your client and the owner of all of the property within PD 1425, The Peoples Gas Light and Coke Co. ("PGL") is seeking a minor change to allow for the approved 8 foot high chain link fence along the south and east interior property boundaries to have 12 inches of barbed wire atop the fence. As a public utility, PGL believes that the barbed wire will provide additional required security, and as currently exists at their facility located across the street. Ornamental fencing will be located along both 35th Pl. and S. Kostner Ave. The barbed wire and chain link fence will only be on interior lot lines which abut manufacturing uses, as shown on the attached revised Site Plan.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed addition of 12" of barbed wire atop the interior chain link fencing 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 1425, 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,

Patrick Murphey
Zoning Administrator

PM:tm

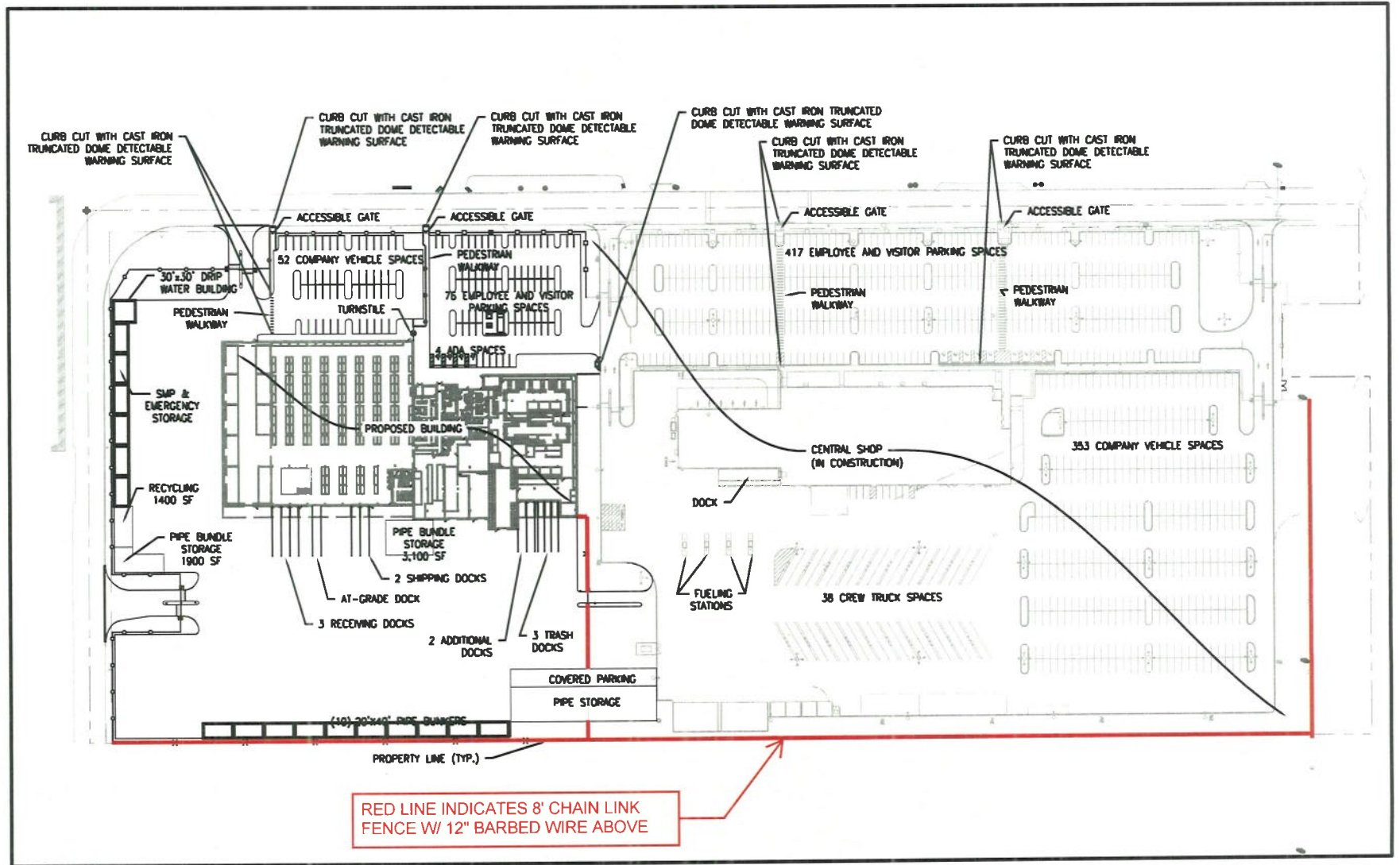
C: Mike Marmo, Erik Glass, Janice Hill, Main file

FENCE KEY:

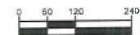
6' ORNAMENTAL METAL FENCE

8' CHAINLINK FENCE WITH 12" BARBED WIRE ABOVE

8' ORNAMENTAL METAL FENCE WITH SHEPHERD'S HOOK



RED LINE INDICATES 8' CHAIN LINK FENCE W/ 12" BARBED WIRE ABOVE



On motion of Alderman Tunney, the said proposed substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen La Spata, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Brookins, Rodriguez, Tabares, Scott, Sigcho-Lopez, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Cardona, Waguespack, Rodriguez-Sanchez, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Smith, Tunney, Gardiner, Cappleman, Martin, Osterman, Hadden, Silverstein -- 49.

Nays -- None.

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

Alderman Burke abstained from voting pursuant to Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 8-K.
(As Amended)
(Application No. 19981)
(Common Address: 4207 -- 4257 W. 35th St.)

BPD 1425,99

[SO2019-1384]

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 M2-1 Light Industry District symbols and indications as shown on Map Number 8-K in the area bounded by:

a line 891.97 feet south of and parallel to West 33rd Street; a line 2,351.83 feet west of and parallel to South Pulaski Road; a line 1,621.96 feet south of and parallel to West 33rd Street; and a line 3,033.27 feet west of and parallel to South Pulaski Road,

to those of an M3-1 Heavy Industry District.

SECTION 2. Further, that the Chicago Zoning Ordinance is hereby amended by changing all of the M3-1 Heavy Industry District symbols and indications established in the area above described in Section 1 to those of Business Planned Development Number 1425, as amended, so that the new boundaries of Business Planned Development Number 1425 are:

a line 891.97 feet south of and parallel to West 33rd Street; a line 1,290.89 feet west of and parallel to South Pulaski Road; a line 1,030 feet south of and parallel to West 33rd Street; a line 1,396.83 feet west of and parallel to South Pulaski Road; a line 1,130 feet south of and parallel to West 33rd Street; a line 1,276.83 feet west of and parallel to South Pulaski Road; a line 1,621.96 feet south of and parallel to West 33rd Street; and a line 3,033.27 feet west of and parallel to South Pulaski Road,

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 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:

Business Planned Development No. 1425, As Amended.

Planned Development Statements.

(Statements 1 Through 17 Are Incorporated Herein.)

1. The area delineated herein as Business Planned Development Number 1425, as amended (the "Planned Development"), consists of approximately one million one hundred sixty-nine thousand nine hundred eighty-five (1,169,985) square feet or 26.85 acres of net site area which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The Property is owned by the Applicant, The Peoples Gas Light and Coke Company. The gross site area consists of approximately one million two hundred twenty-three thousand eight hundred five (1,223,805) square feet or 28.09 acres of gross site area.
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 titleholders 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 the 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, assignees 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.

4. The plan of development consists of seventeen (17) Statements; a Bulk Regulations and Data Table; P.D. Boundary and Property Line Map; Existing Zoning Map; Existing Land-Use Map; Overall Site Plan; Enlarged Site Plan -- Logistics Facility; Overall Landscape Plan/VUA Plan and Calculations; Enlarged Landscape Plan -- Logistics Facility; Elevations -- Logistics Facility (North, South, East and West) and Central Shop Elevations and Streetscape Elevations set forth in Business Planned Development 1425 initially approved by the Chicago City Council on June 27, 2018 at page 80811, et seq., of the June 27, 2018 *Journal of the Proceedings* of the Chicago City Council, and dated June 21, 2018 are 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses shall be permitted in the area delineated herein as a Planned Development: major and minor utilities and services, vehicle storage and towing; motor vehicle repair shop, limited manufacturing, office, freestanding wireless communication facilities as well as accessory parking and accessory uses including but not limited to fueling stations, waste-related uses, warehouses, open outdoor storage yard area and pipe bundle spaces and meter shop to receive, test, repair and transport new and removed meters, and tool repair.
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 1,169,985 square feet (approximately 26.85 acres).
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 Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085 of the Municipal Code, or any 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 Chicago 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 shall fund and install a traffic signal at the intersection of West 35th Place and South Pulaski Road prior to the issuance of a Certificate of Occupancy for the Central Shop portion of the Planned Development. The Applicant shall coordinate the design of the intersection, left-turn arrows, and the signal design with the Chicago Department of Transportation in order to properly design for pedestrians, bicycles, trucks, vehicular traffic, CTA bus stops, and on-street parking.
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 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.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages (i) goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent City resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II Permit Review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
17. 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 M3-1 (Heavy Industry District).

[Boundary and Property Line Map; Existing Zoning Map; Existing Site/Land-Use Aerial View; Overall Site Plan; Site Plan; Overall Landscape/VUA Plan and Calculations; Enlarged Landscape/VUA Plan and Calculations; and North, South, East and West Building Elevations and Materials referred to in these Plan of Development Statements printed on pages 1769 through 1778 of this *Journal*.]

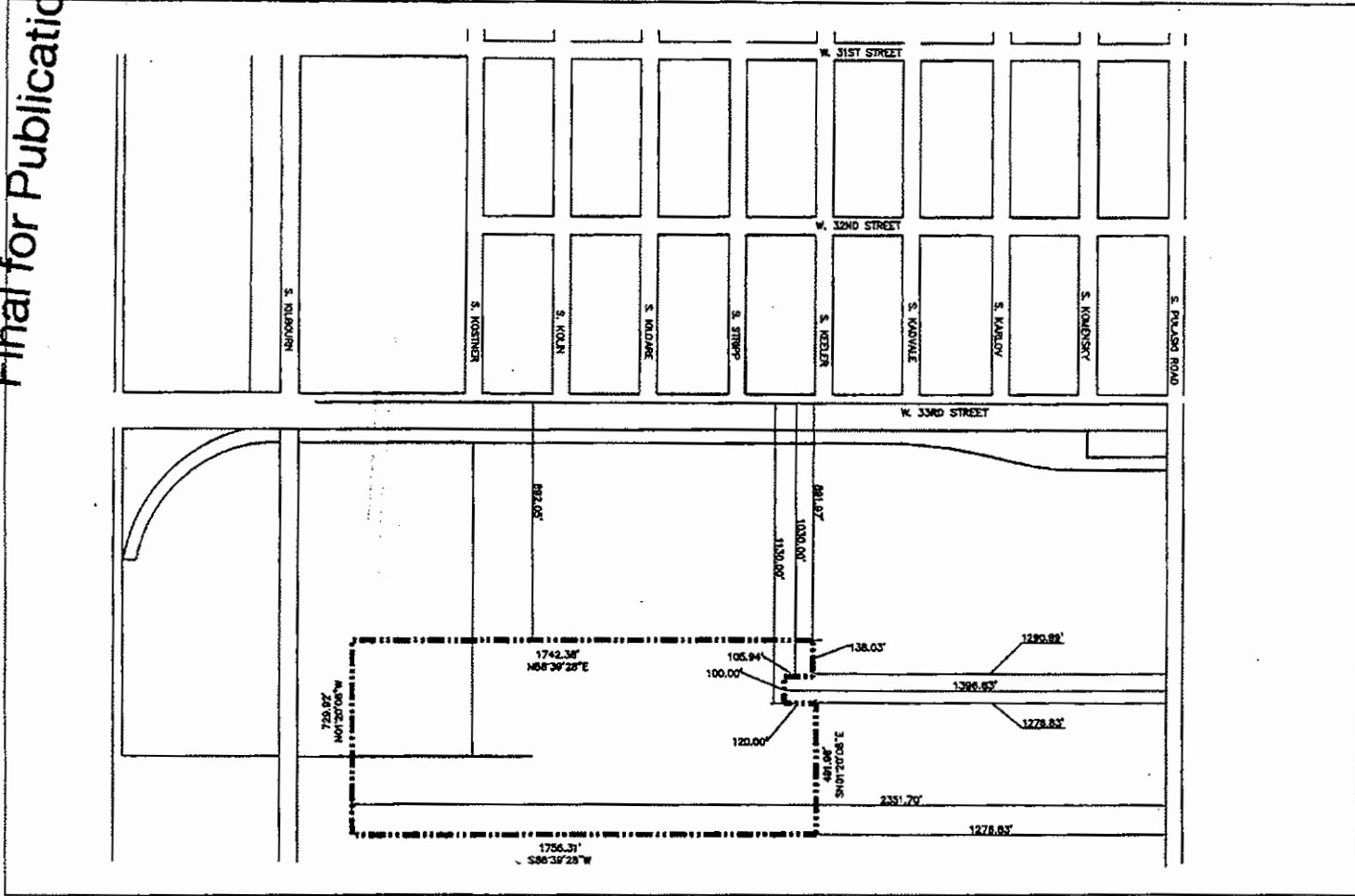
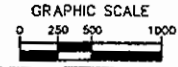
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Business Planned Development No. 1425 Amendment.

Bulk Regulations And Data Table.

Net Site Area:	1,169,985 square feet (26.85 acres)
Gross Site Area:	1,223,805 square feet (28.09 acres)
Maximum Floor Area Ratio for Total Net Site Area:	0.25
Maximum Number of Dwelling Units:	None Permitted
Minimum Number of Off-Street Parking Spaces:	480 auto, including 13 accessible spaces
Maximum Fleet Vehicles:	500
Minimum Number of Off-Street Loading Berths:	5 (10 feet by 50 feet)
Minimum Required Building Setbacks:	In substantial accordance with Site and Landscape Plan.
Maximum Permitted Building Height:	45 feet
Maximum Freestanding Wireless Communication Facility Height:	150 feet measured from immediate grade elevation
Minimum Number of Bicycle Spaces:	22

Final for Publication



PEOPLES GAS
NATURAL GAS DELIVERY

Applicant: The Peoples Gas Light and Coke Co.
Address: 4207-4257 West 35th Place
Chicago, IL
Date Introduced: March 13, 2019
Plan Commission: April 18, 2019

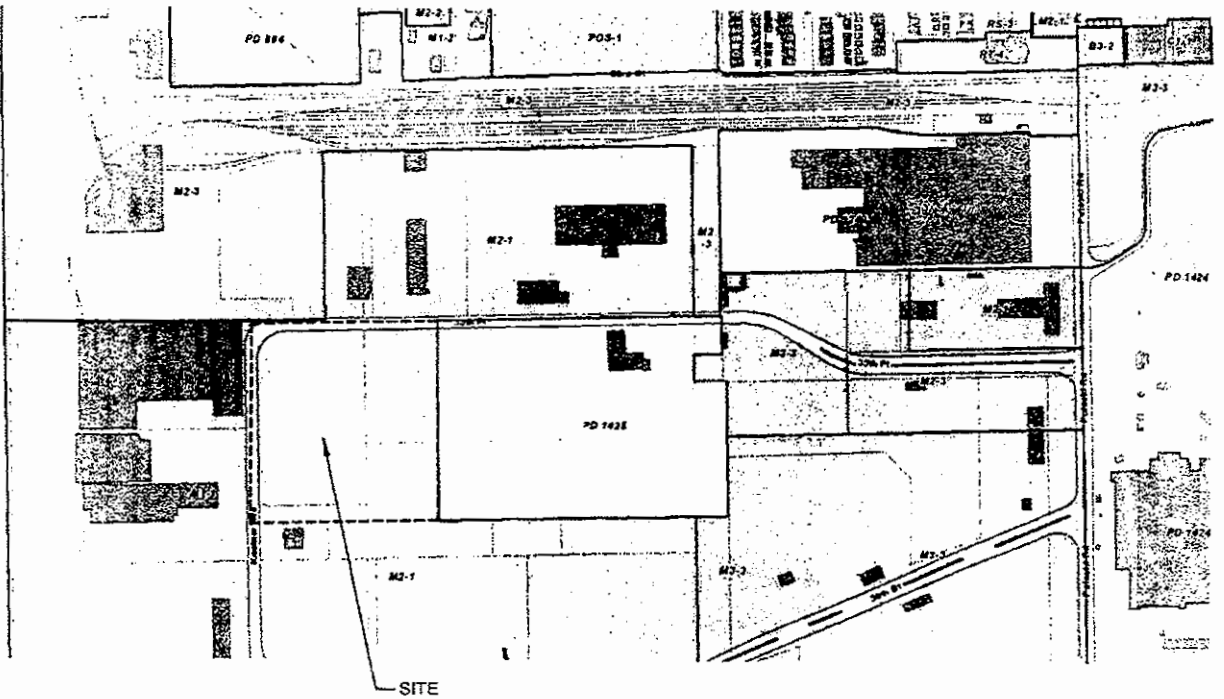
PD BOUNDARY AND PROPERTY LINE MAP
LOGISTICS SUPPORT FACILITY
BUSINESS PLANNED DEVELOPMENT NO. 1425, AS AMENDED

EPSTEIN



KISSACK
Mc
F.H. PASCHEN

Final for Publication



PEOPLES GAS
NATURAL GAS DELIVERY

Applicant: The Peoples Gas Light and Coke Co.
Address: 4207-4257 West 35th Place
Chicago, IL
Date Introduced: March 13, 2019
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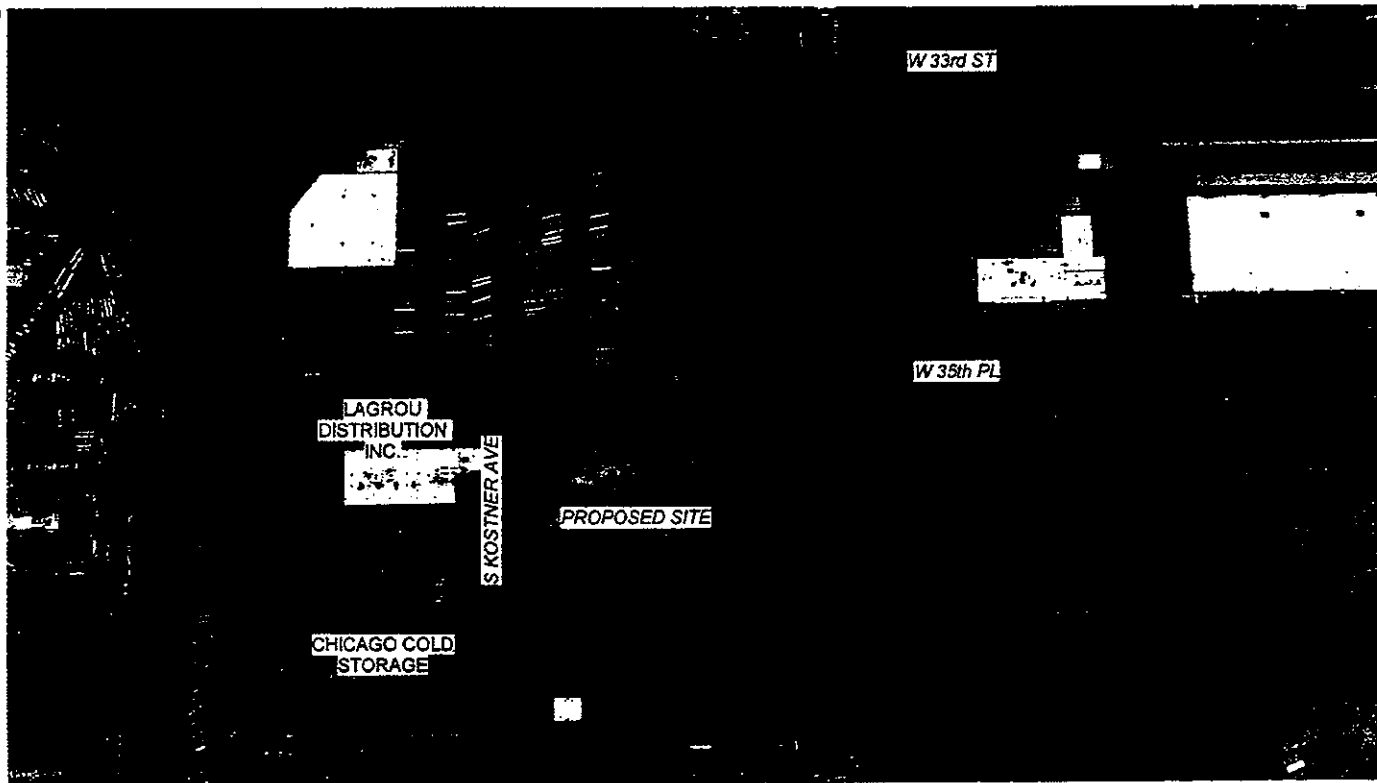
EXISTING ZONING MAP
LOGISTICS SUPPORT FACILITY
BUSINESS PLANNED DEVELOPMENT NO. 1425, AS AMENDED

EPSTEIN



KISSACK
Mc
F.H. PASCHEN

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PEOPLES GAS
NATURAL GAS DELIVERY

Applicant: The Peoples Gas Light and Coke Co.
Address: 4207-4257 West 35th Place
Chicago, IL
Date Introduced: March 13, 2019
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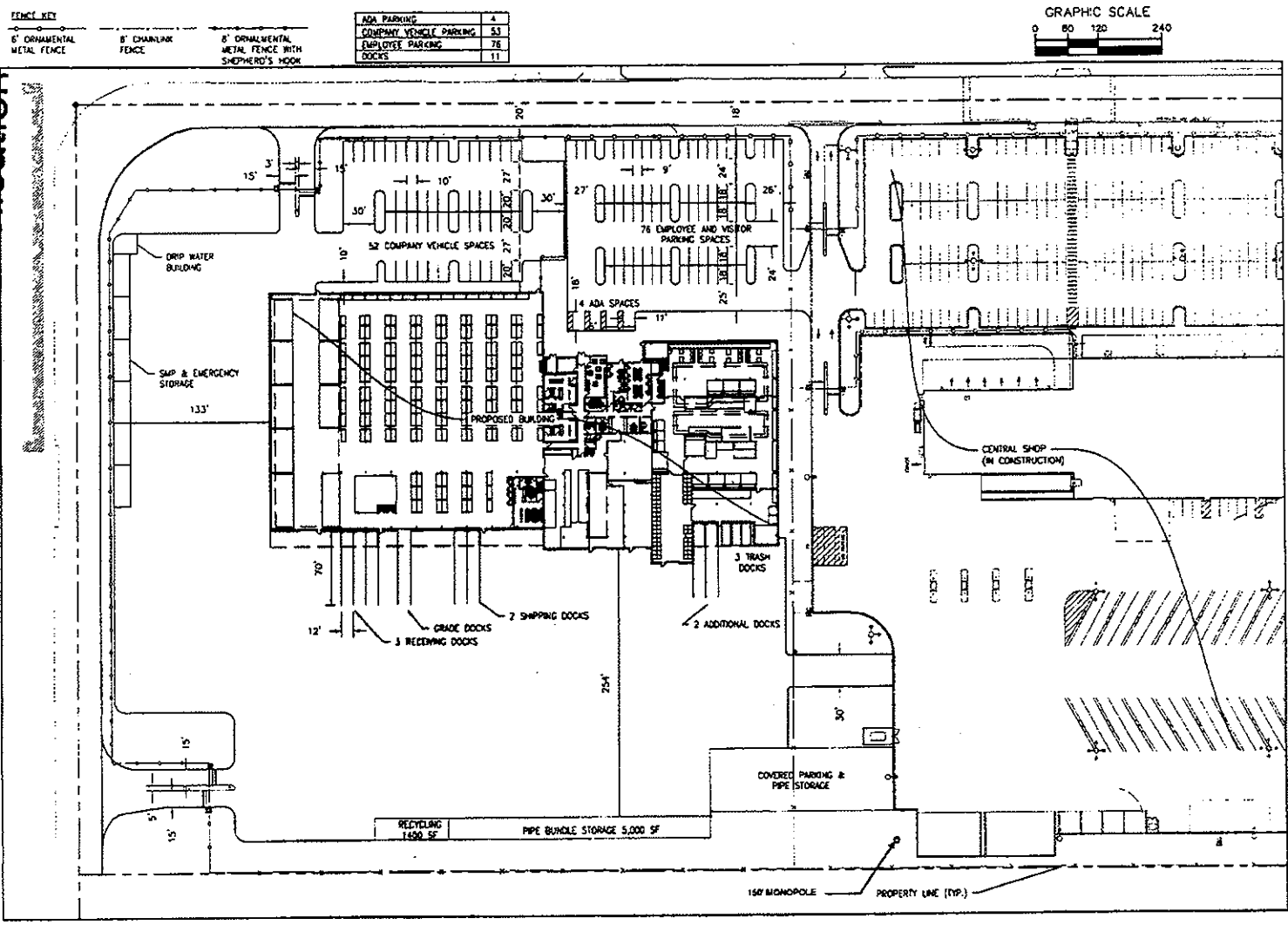
EXISTING SITE/ LAND USE AERIAL VIEW
LOGISTICS SUPPORT FACILITY
BUSINESS PLANNED DEVELOPMENT NO. 1425, AS AMENDED

EPSTEIN



KISSACK
Mc
F.H. PASCHEN

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PEOPLES GAS
NATURAL GAS DELIVERY

Applicant: The Peoples Gas Light and Coke Co.
Address: 4207-4257 West 36th Place
Chicago, IL
Date Introduced: March 13, 2019
Plan Commission: April 18, 2019

SITE PLAN
LOGISTICS SUPPORT FACILITY
BUSINESS PLANNED DEVELOPMENT NO. 1425, AS AMENDED

EPSTEIN

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LANDSCAPE CALCULATIONS

Combined Site Area = 1,269,362 SF
29.118 AC

W 35TH PLACE - 80' Private Street

Parway Trees = One per 25 LF
Required Trees = 0
Provided Trees = 0

Perimeter Trees = One per 25 LF
Required Trees = 0
Provided Trees = 0

VUA 1 (Amendment to PD #1425)

Site Area = 497,842 SF
PD VUA Area = 396,556 SF
Req. Landscape = 36,655 SF (10.0%)
Prov. Landscape = 72,000 SF (18.1%)

Internal Trees = 1/5 SF of Req. Landscape

Req. Internal Planting = 317 Trees
Prov. Internal Planting = 79 Trees

Combined Tree Planting = 400 Trees

Total Roof Area = 101,060 SF
Green Roof Area = 31,380 SF (31.0%)

VUA 2 (Approved per PD #1425)

Site Area = 776,550 SF
PD VUA Area = 658,616 SF
Req. Landscape = 65,862 SF (10.0%)
Prov. Landscape = 115,854 SF (17.6%)

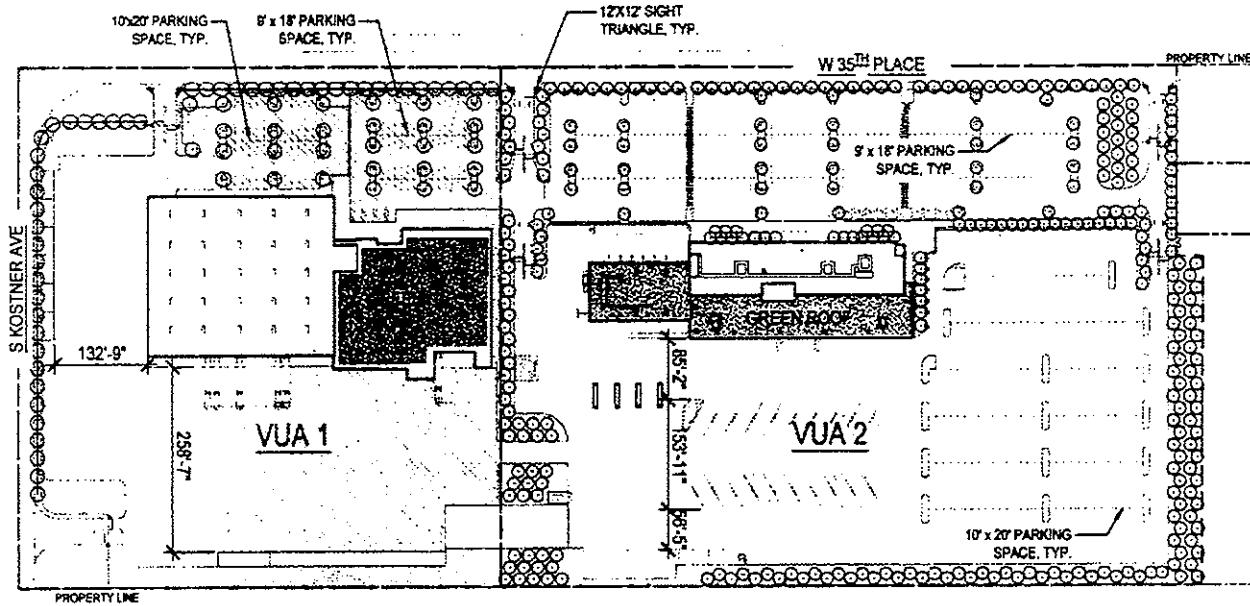
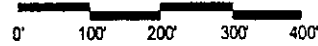
Internal Trees = 1/5 SF of Req. Landscape

Req. Internal Planting = 525 Trees
Prov. Internal Planting = 321 Trees

Combined Tree Planting = 400 Trees

Total Roof Area = 44,957 SF
Green Roof Area = 25,447 SF (56.6%)

1" = 200'



PEOPLES GAS
NATURAL GAS DELIVERY

Applicant: The Peoples Gas Light and Coke Co.
Address: 4207-4257 West 35th Place
Chicago, IL
Date Introduced: March 13, 2018
Plan Commission: April 18, 2018

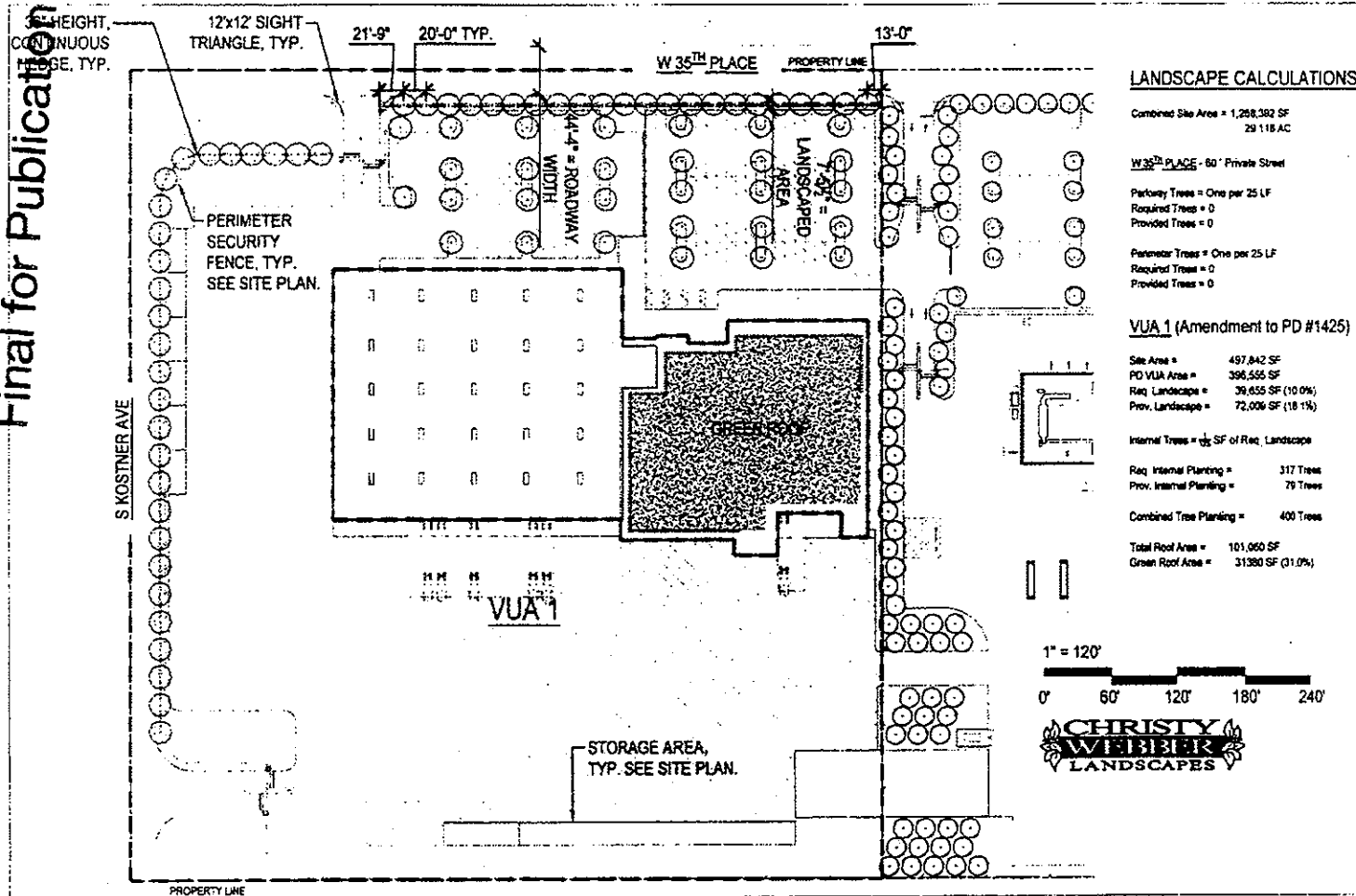
OVERALL LANDSCAPE/ VUA PLAN & CALC
LOGISTICS SUPPORT FACILITY
BUSINESS PLANNED DEVELOPMENT NO. 1425, AS AMENDED

EPSTEIN



KISSACK
Mc
F.H. PASCHEN

Final for Publication



LANDSCAPE CALCULATIONS

Combined Site Area = 1,268,582 SF
29.118 AC

W 35TH PLACE - 60' Private Street

Parkway Trees = One per 25 LF
Required Trees = 0
Provided Trees = 0

Perimeter Trees = One per 25 LF
Required Trees = 0
Provided Trees = 0

VUA 1 (Amendment to PD #1425)

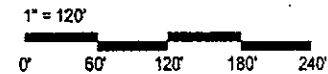
Site Area = 497,842 SF
PD VUA Area = 396,555 SF
Req. Landscape = 39,655 SF (10.0%)
Prov. Landscape = 72,006 SF (18.1%)

Internal Trees = 1/5 SF of Req. Landscape

Req. Internal Planting = 317 Trees
Prov. Internal Planting = 79 Trees

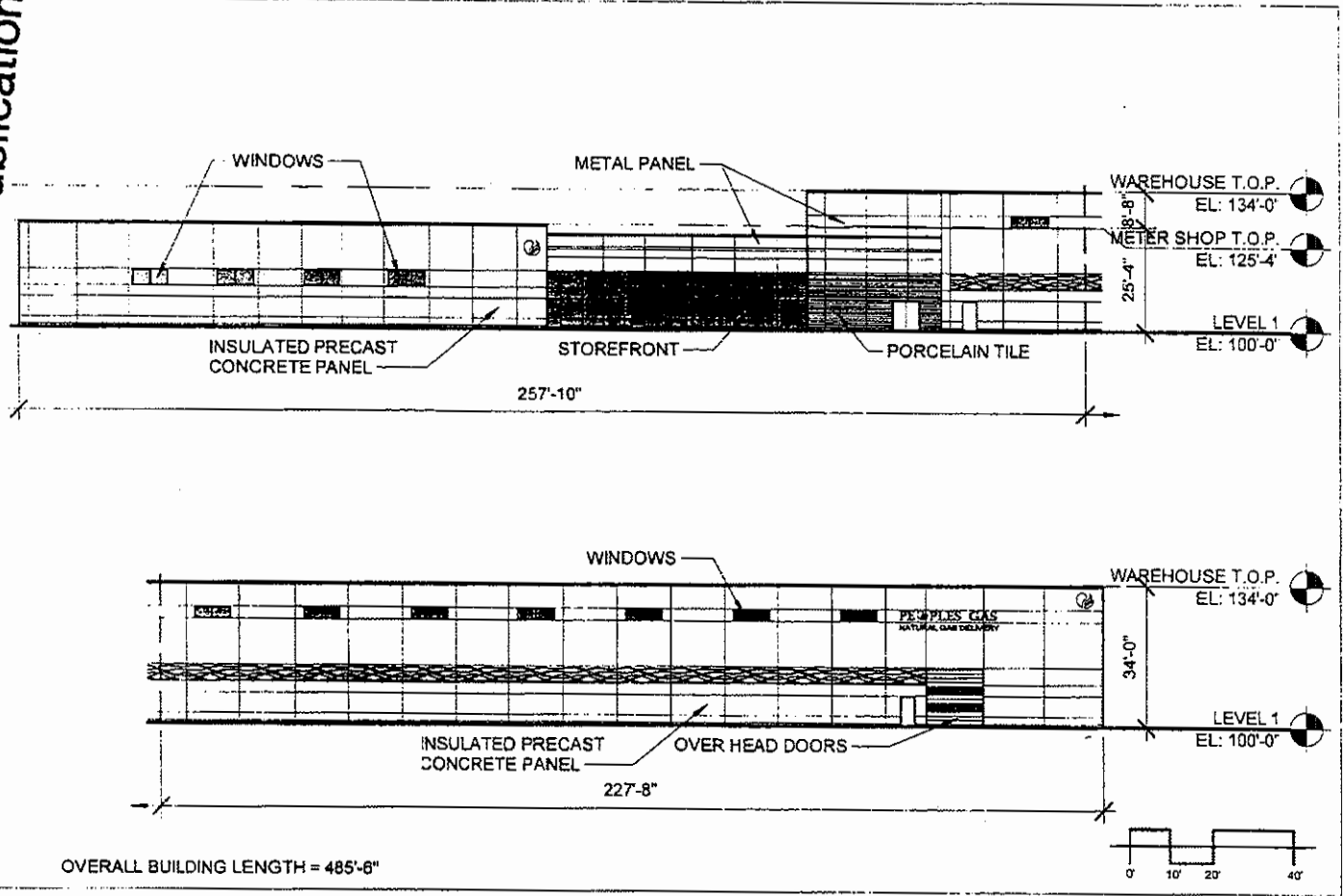
Combined Tree Planting = 400 Trees

Total Roof Area = 101,060 SF
Green Roof Area = 31380 SF (31.0%)



<p>PEOPLES GAS NATURAL GAS DELIVERY</p>	<p>Applicant: The Peoples Gas Light and Coke Co. Address: 4207-4257 West 35th Place Chicago, IL Date Introduced: March 13, 2019 Plan Commission: April 18, 2019</p>	<p>ENLARGED LANDSCAPE/ VUA PLAN & CALC LOGISTICS SUPPORT FACILITY EPSTEIN BUSINESS PLANNED DEVELOPMENT NO. 1425, AS AMENDED</p>		<p>KISSACK Mc F.H. PASCHEN</p>
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Applicant: The Peoples Gas Light and Coke Co.
Address: 4207-4257 West 35th Place
Chicago, IL
Date Introduced: March 13, 2019
Plan Commission: April 18, 2019

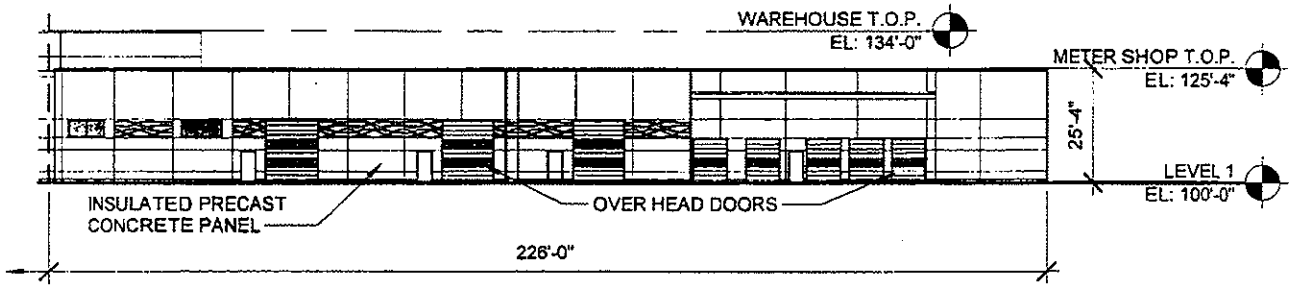
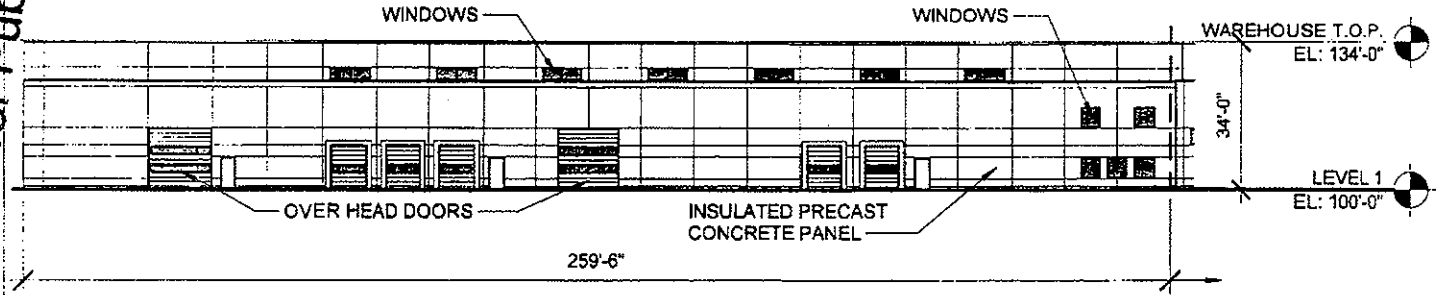
PEOPLES GAS
NATURAL GAS DELIVERY

NORTH ELEVATION AND MATERIALS
LOGISTICS SUPPORT FACILITY
BUSINESS PLANNED DEVELOPMENT NO. 1425, AS AMENDED

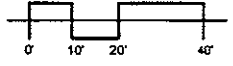
EPSTEIN

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OVERALL BUILDING LENGTH = 485'-6"



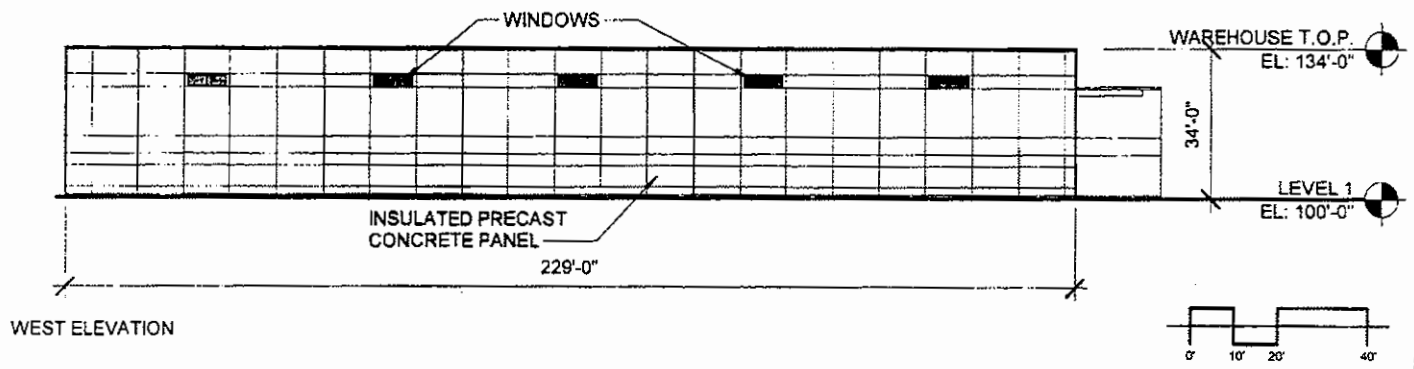
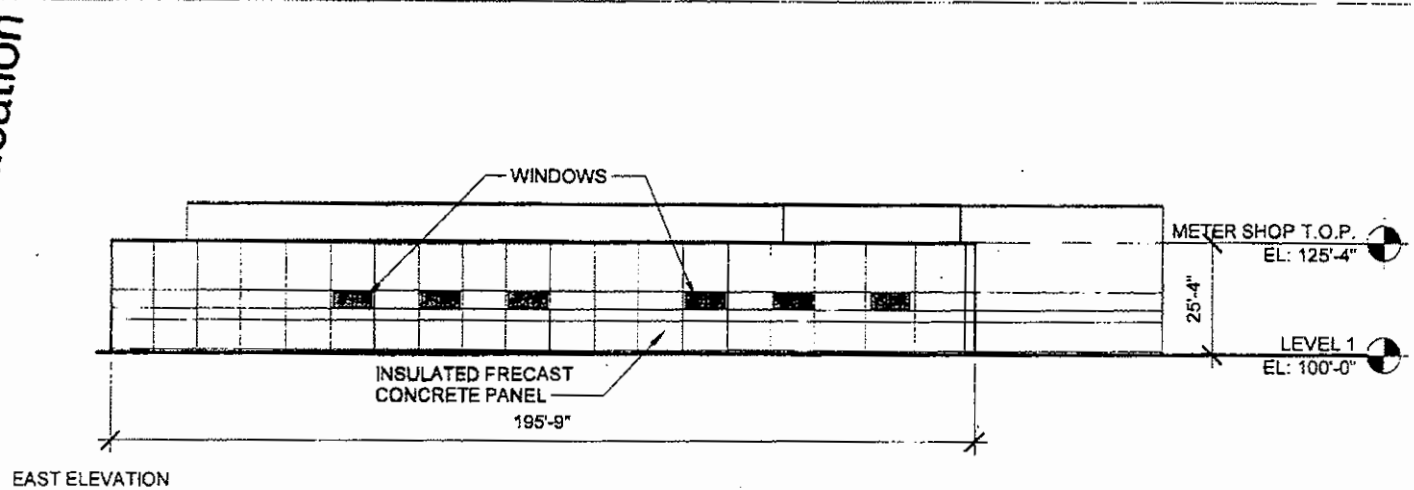
PEOPLES GAS NATURAL GAS DELIVERY	Applicant: The Peoples Gas Light and Coke Co. Address: 4207-4257 West 35th Place Chicago, IL	SOUTH ELEVATION AND MATERIALS LOGISTICS SUPPORT FACILITY BUSINESS PLANNED DEVELOPMENT NO. 1425, AS AMENDED	EPSTEIN	KISSACK Mc F.H. PASCHEN
	Date Introduced: March 13, 2019 Plan Commission: April 18, 2019			

6/12/2019

REPORTS OF COMMITTEES

1777

Final for Publication



PEOPLES GAS NATURAL GAS DELIVERY	Applicant: The Peoples Gas Light and Coke Co. Address: 4207-4257 West 35th Place Chicago, IL	EAST/WEST ELEVATION AND MATERIALS LOGISTICS SUPPORT FACILITY BUSINESS PLANNED DEVELOPMENT NO. 1425, AS AMENDED	EPSTEIN	KISSACK Mc F.H. PASCHEN
	Date Introduced: March 13 2019			
	Plan Commission: April 18 2019			

Alderman Burke abstained from voting pursuant to Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 8-K.
(As Amended)
(Applicaton No. 19596)
(Common Address: 4227 W. 35th Pl.)

BPD 1425

[SO2018-2329]

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 M2-1 and M2-3 Light Industry District symbols and indications as shown on Map Number 8-K in the area bounded by:

a line 891.97 feet south of and parallel to West 33rd Street; a line 1,290.89 feet west of and parallel to South Pulaski Road; a line 1,030 feet south of and parallel to West 33rd Street; a line 1,396.83 feet west of and parallel to South Pulaski Road; a line 1,130 feet south of and parallel to West 33rd Street; a line 1,276.83 feet west of and parallel to South Pulaski Road; a line 1,621.96 feet south of and parallel to West 33rd Street; and a line 2,351.70 feet west of and parallel to South Pulaski Road,

to those of an M3-1 Heavy Industry District.

SECTION 2. Further, that the Chicago Zoning Ordinance is hereby amended by changing all of the M3-1 Heavy Industry District symbols and indications established in the area above described in Section 1 to those of a Planned Development 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 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:

Business Planned Development No. 1425.

Planned Development Statements.

Statements 1 through 17 are incorporated herein:

1. The area delineated herein as Planned Development Number 1425 (the "Planned Development") consists of approximately six hundred ninety-five thousand six hundred sixteen (695,616) square feet or fifteen and nine hundred sixty-nine thousandths (15.969) acres of net site area which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The Property is owned by the Applicant, The Peoples Gas Light and Coke Company. The gross site area consists of approximately seven hundred seventy thousand seven hundred thirty-nine (770,739) square feet or seventeen and six hundred ninety-four thousandths (17.694) acres of gross site area.
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 titleholders 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 the 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, assignees 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.

4. The plan of development consists of seventeen (17) Statements; a Bulk Regulations Table; P.D. Boundary Map; Existing Land Use, Site Plan, Landscape Plan with VUA Calculations; Streetscape (North/South Elevations); Building Elevations and Materials (North, South, East and West); Existing Zoning Map; Vehicle Loading/Access Plan, and dated June 21, 2018 are submitted herein. 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses shall be permitted in the area delineated herein as a Planned Development: major and minor utilities and services, vehicle storage and towing, motor vehicle repair shop, limited manufacturing, office, freestanding wireless communication facilities as well as accessory parking and accessory uses including but not limited to fueling stations, waste-related uses, and warehouses.
6. Business signs are subject to the review and approval of the Department of Planning and Development. 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 695,616 square feet (approximately 15.969 acres).
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 17-13-800. 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 13-32-085 of the Municipal Code, or any 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 Chicago 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 shall fund and install a traffic signal at the intersection of West 35th Place and South Pulaski Road prior to the issuance of a Certificate of Occupancy. The Applicant shall coordinate the design of the intersection, left-turn arrows, and the signal design with the Chicago Department of Transportation in order to properly design for pedestrians, bicycles, trucks, vehicular traffic, CTA bus stops and on-street parking.
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 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.
16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for

the project or any phase thereof), and *(ii) 50 percent City resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II Permit Review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. 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 M3-1 (Heavy Industry District).

[Boundary and Property Line Map; Existing Zoning Map; Existing Site/Land-Use Aerial View; Site Plan; Landscape/VUA Plan and Calculations; Building Elevations; and Vehicle and Loading/Access Plan referred to in these Plan of Development Statements printed on pages 80817 through 80828 of this *Journal*.]

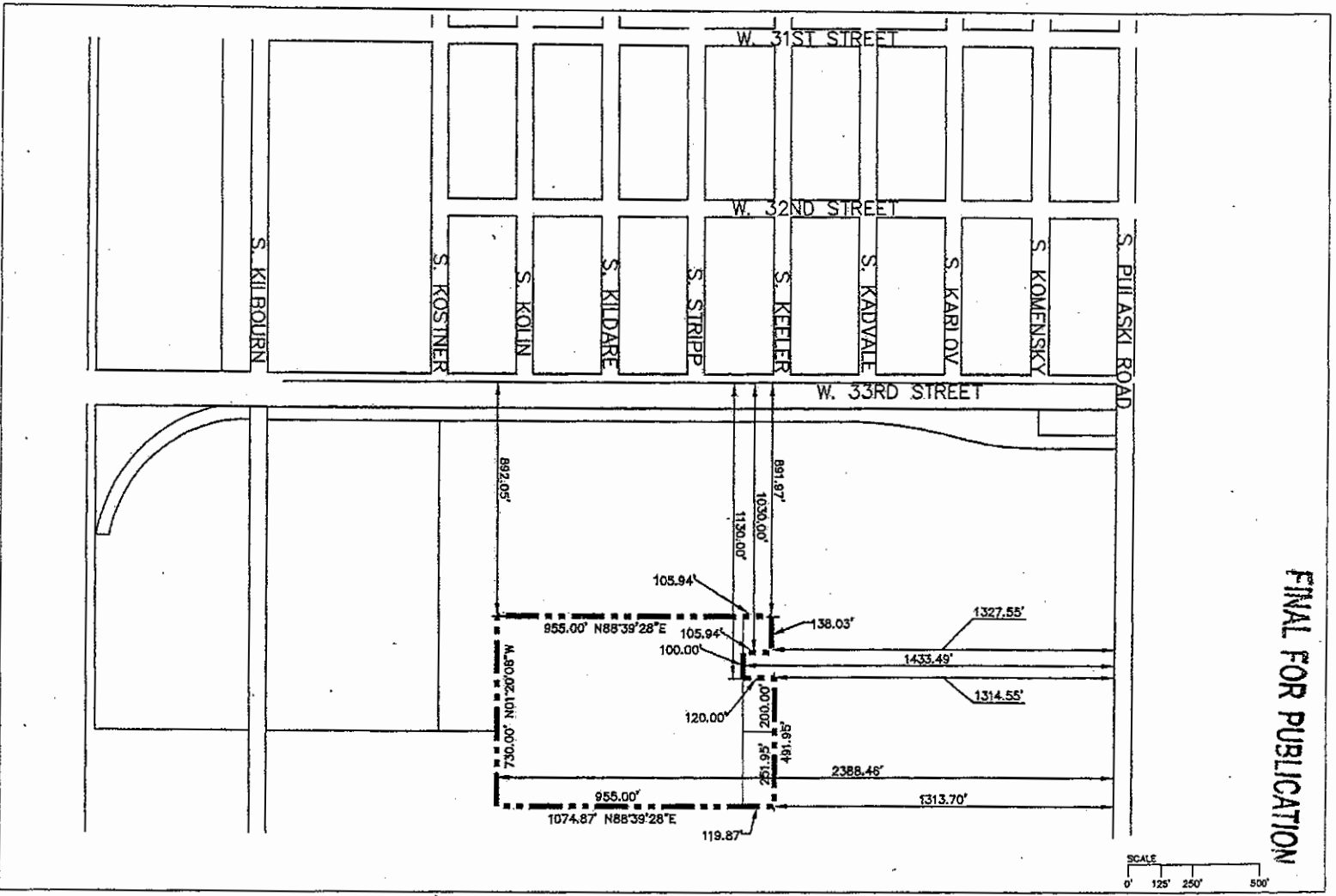
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

* Editor's Note: Numbering sequence error; (i) missing in original document.

Peoples Gas Central Field Service Shop.

Bulk Regulations And Data Table.

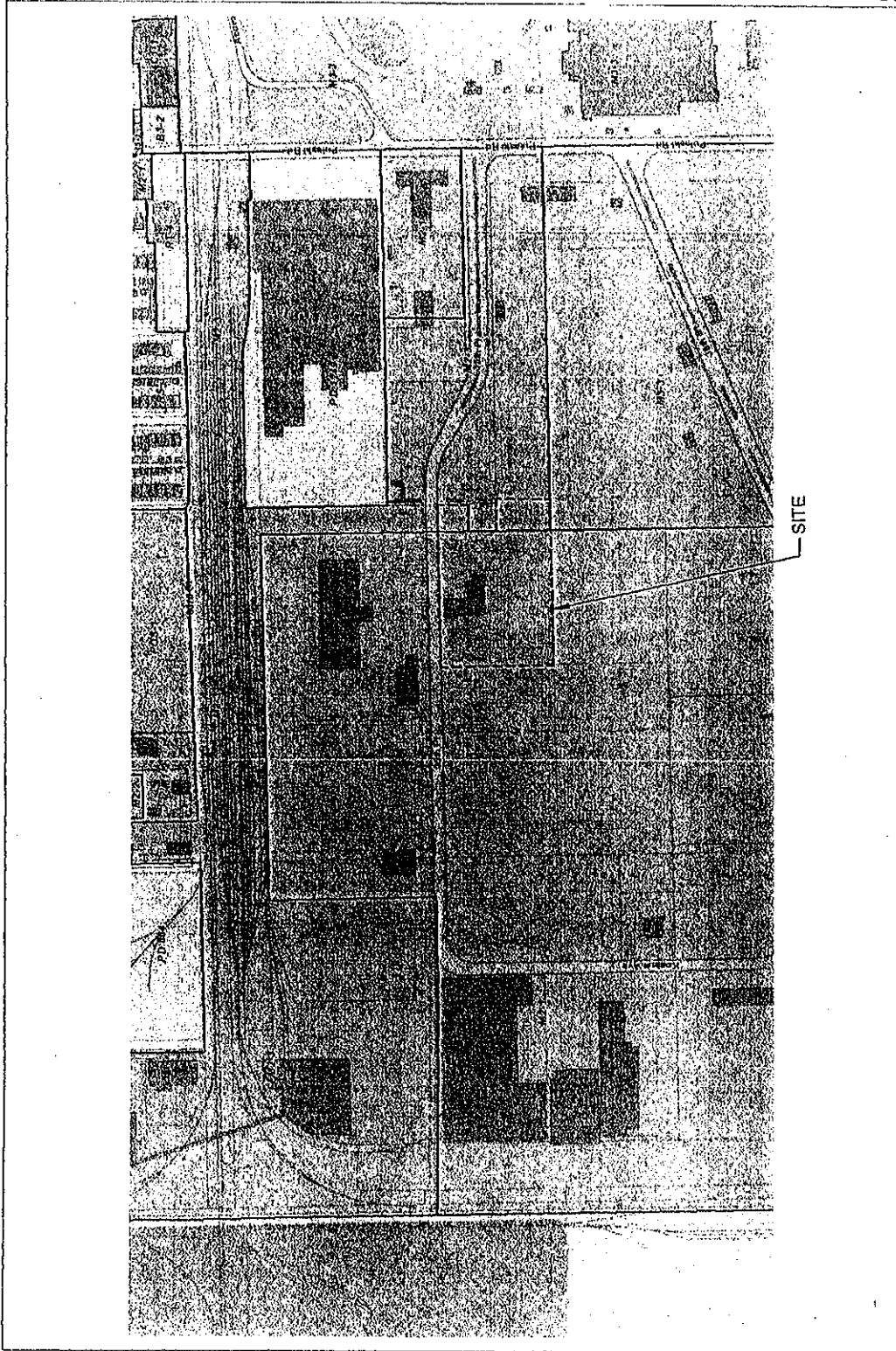
Net Site Area:	695,616 square feet (15.969 acres)
Gross Site Area:	770,739 square feet (17.694 acres)
Maximum Floor Area Ratio for Total Net Site Area:	0.15
Maximum Number of Dwelling Units:	None permitted
Minimum Number of Off-Street Parking Spaces:	400 auto, including 9 accessible spaces.
Maximum Fleet Vehicles:	400
Number of Off-Street Loading Berths:	2 (10 feet by 50 feet)
Minimum Required Building Setbacks:	In substantial accordance with Site and Landscape Plan.
Maximum Permitted Building Height:	45 feet
Maximum Freestanding Wireless Communication Facility Height:	150 feet
Minimum Number of Bicycle Spaces:	14



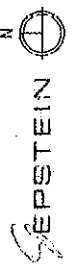
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<p>PEOPLES GAS NATURAL GAS DELIVERY</p>	<p>Applicant: Peoples Gas Address: 4227 West 35th Place Chicago, IL Date Introduced: March 28, 2018 Plan Commission: June 21, 2018</p>	<p>PD BOUNDARY AND PROPERTY LINE MAP CENTRAL SHOP FIELD SERVICE CENTER PLANNED DEVELOPMENT NO. XX</p>	<p>EPSTEIN</p>		<p>KISSACK Mc F.H. PASCHEN</p>
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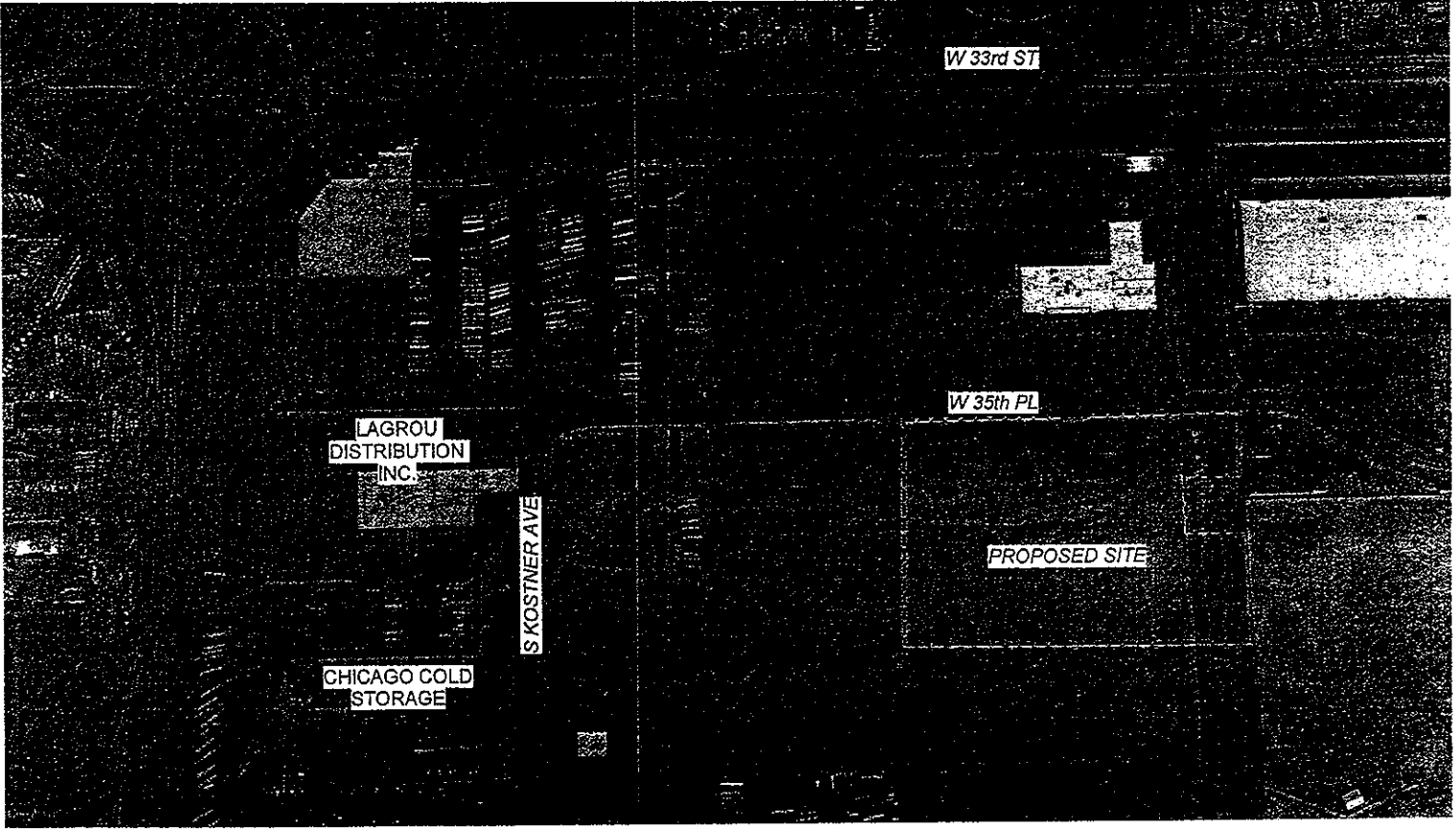
KISSACK
 Mc
 F.H. PASCHEN



EXISTING ZONING MAP
CENTRAL SHOP FIELD SERVICE CENTER
 PLANNED DEVELOPMENT NO. XX

Applicant: Peoples Gas
 Address: 4227 West 35th Place
 Chicago, IL
 Date Introduced: March 21, 2018
 Plan Commission:

PEOPLES GAS
 NATURAL GAS DELIVERY

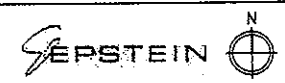


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PEOPLES GAS
 NATURAL GAS DELIVERY

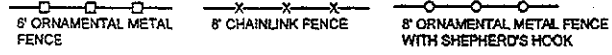
Applicant: Peoples Gas
 Address: 4227 West 35th Place
 Chicago, IL
 Date Introduced: March 21, 2018
 Plan Commission:

EXISTING SITE/ LAND USE AERIAL VIEW
CENTRAL SHOP FIELD SERVICE CENTER
 PLANNED DEVELOPMENT NO. XX

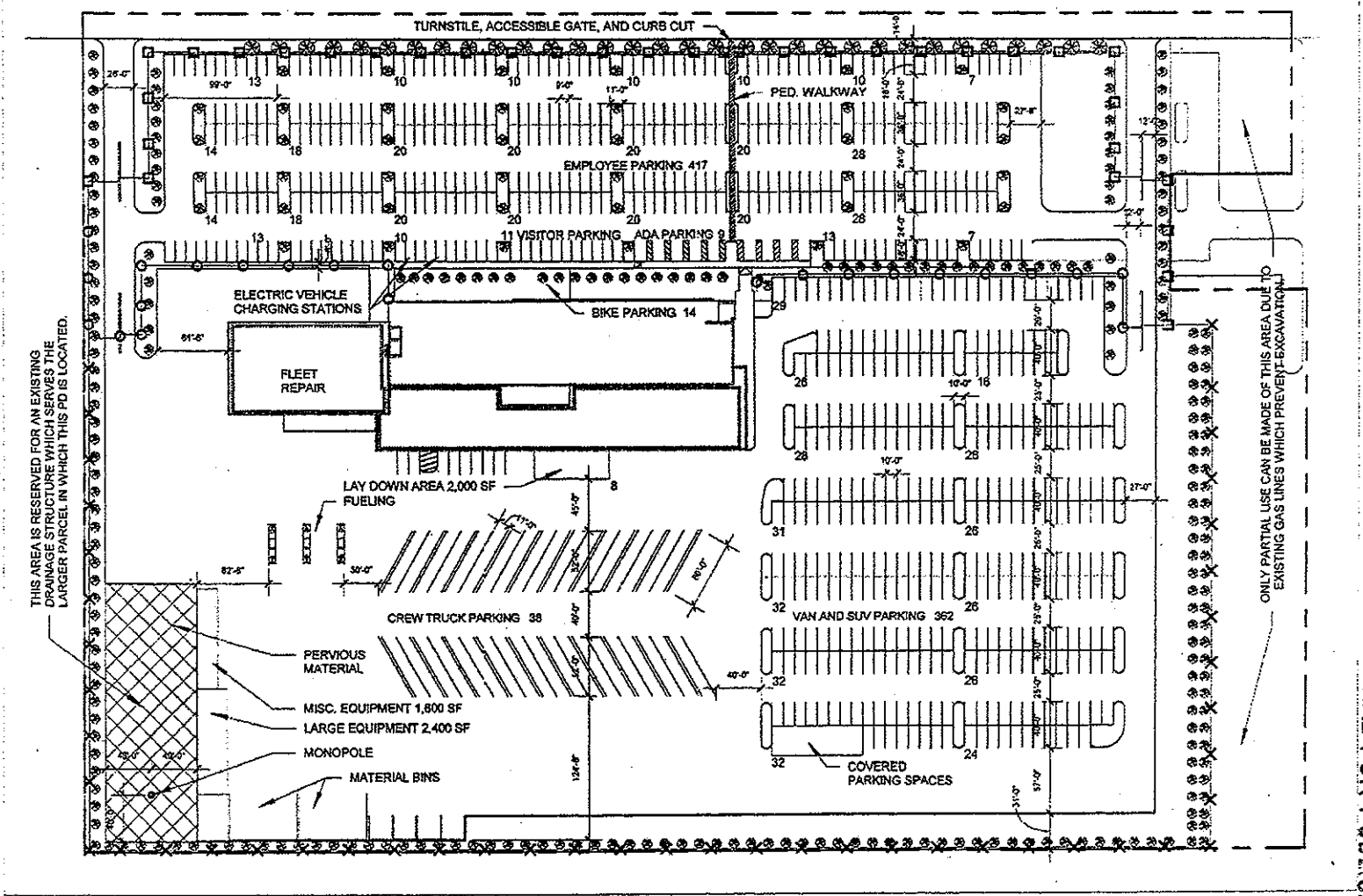
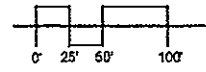


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FENCE KEY:



ADA PARKING	11' x 18' (5' Able)	9
CREW TRUCK PARKING	11' x 80'	38
EMPLOYEE PARKING	9' x 18' - 90 deg	417
VAN AND SUV PARKING	10'-0" x 20' - 90 deg	362



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PEOPLES GAS
NATURAL GAS DELIVERY

Applicant: Peoples Gas
Address: 4227 West 35th Place
Chicago, IL
Date introduced: March 28, 2018
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SITE PLAN
CENTRAL SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO. XX



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LANDSCAPE CALCULATIONS

W 35TH PLACE

Parkway Trees = One per 25 LF
Required Trees = 0
Provided Trees = 0

Perimeter Trees = One per 25 LF
Required Trees = 0
Provided Trees = 0

VUA 1

Total Area = 656,619 SF

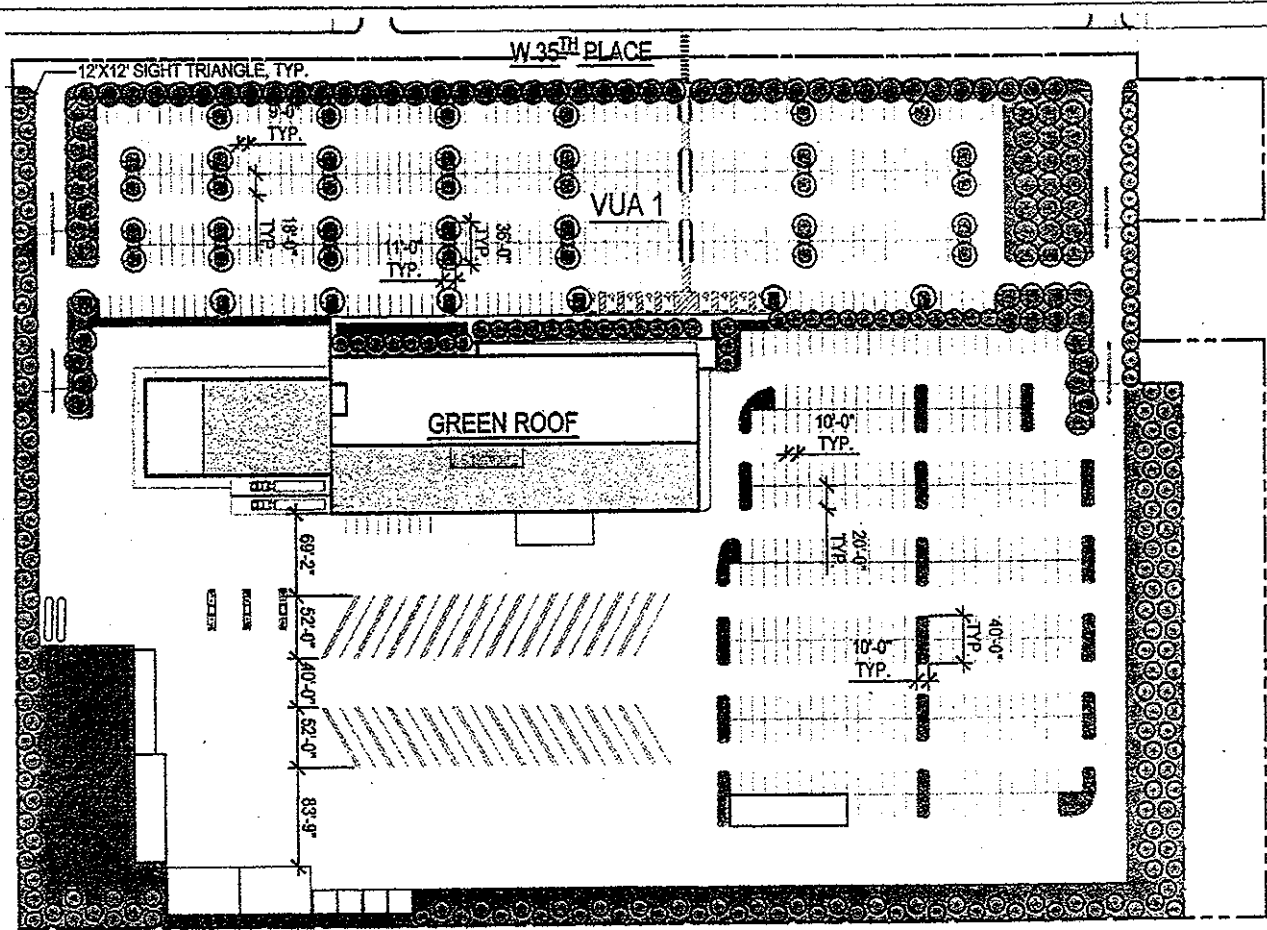
Required Landscape Area =
65,992 SF (10.0%)
Provided Landscape Area =
129,442 SF (19.7%)

Internal Trees = One per 125
SF of Required Landscape Area

Required Internal
Tree Planting = 525
Provided Internal
Tree Planting = 321

GREEN ROOF

Total Roof Area = 51,819 SF
Green Roof Area: 26,920 SF
Green Roof Coverage = 50.0%



PEOPLES GAS
NATURAL GAS DELIVERY

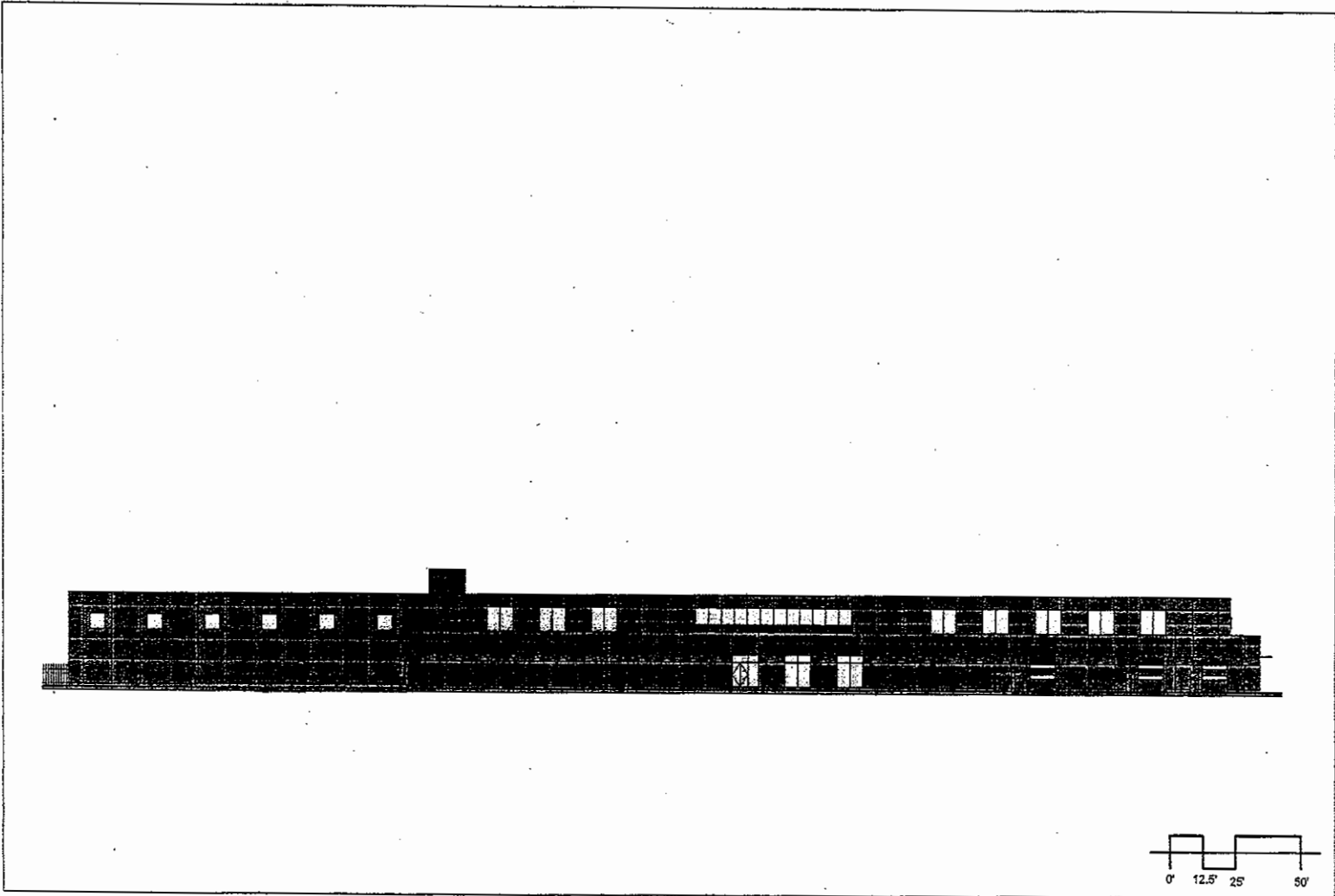
Applicant: Peoples Gas
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Chicago, IL
Date Introduced: March 28, 2018
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LANDSCAPE/ VUA PLAN AND CALCULATIONS
CENTRAL SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO. XX



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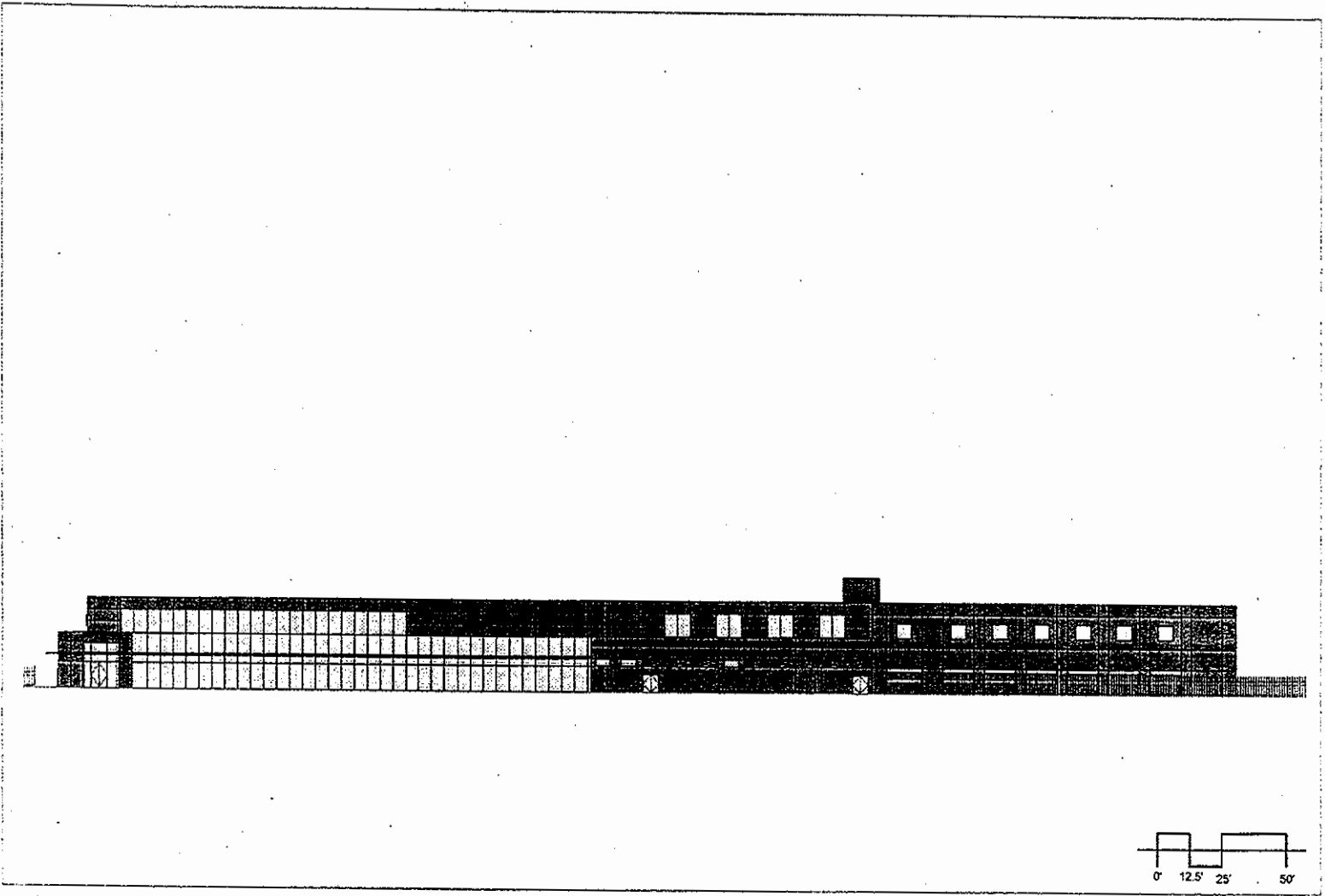


PEOPLES GAS
 NATURAL GAS DELIVERY
 Applicant: Peoples Gas
 Address: 4227 West 35th Place
 Chicago, IL
 Date Introduced: March 28, 2018
 Plan Commission: June 21, 2018

STREETSCAPE SOUTH ELEVATION
CENTRAL SHOP FIELD SERVICE CENTER
 PLANNED DEVELOPMENT NO. XX



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PEOPLES GAS
NATURAL GAS DELIVERY

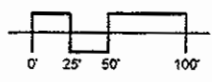
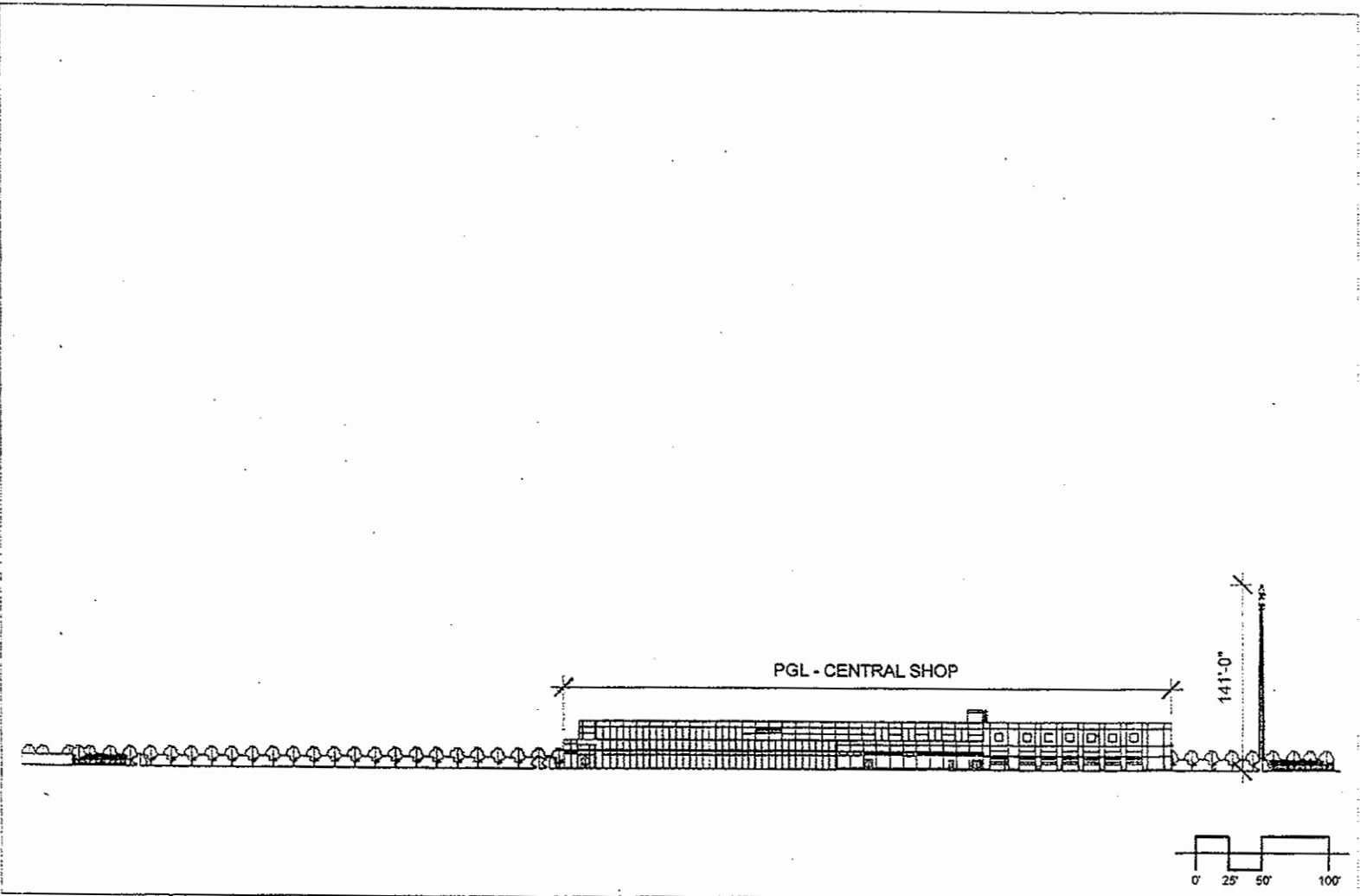
Applicant: Peoples Gas
Address: 4227 West 35th Place
Chicago, IL
Date Introduced: March 28, 2018
Plan Commission: June 21, 2018

STREETSCAPE NORTH ELEVATION
CENTRAL SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO. XX

SEPSTEIN

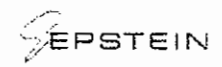
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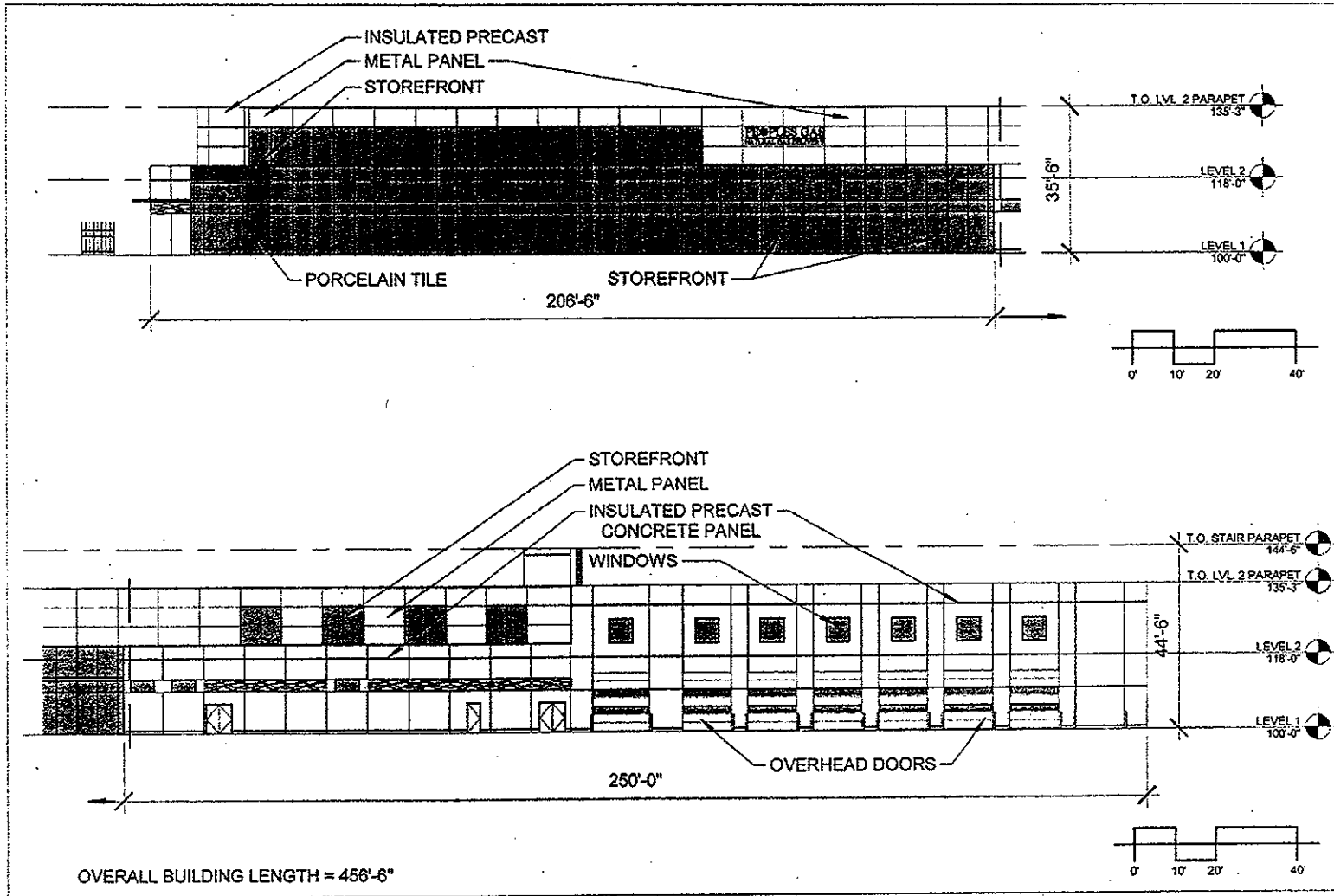


PEOPLES GAS
 NATURAL GAS DELIVERY
 Applicant: Peoples Gas
 Address: 4227 West 35th Place
 Chicago, IL
 Date Introduced: March 28, 2018
 Plan Commission: June 21, 2018

NORTH ELEVATION MONOPOLE
CENTRAL SHOP FIELD SERVICE CENTER
 PLANNED DEVELOPMENT NO. XX



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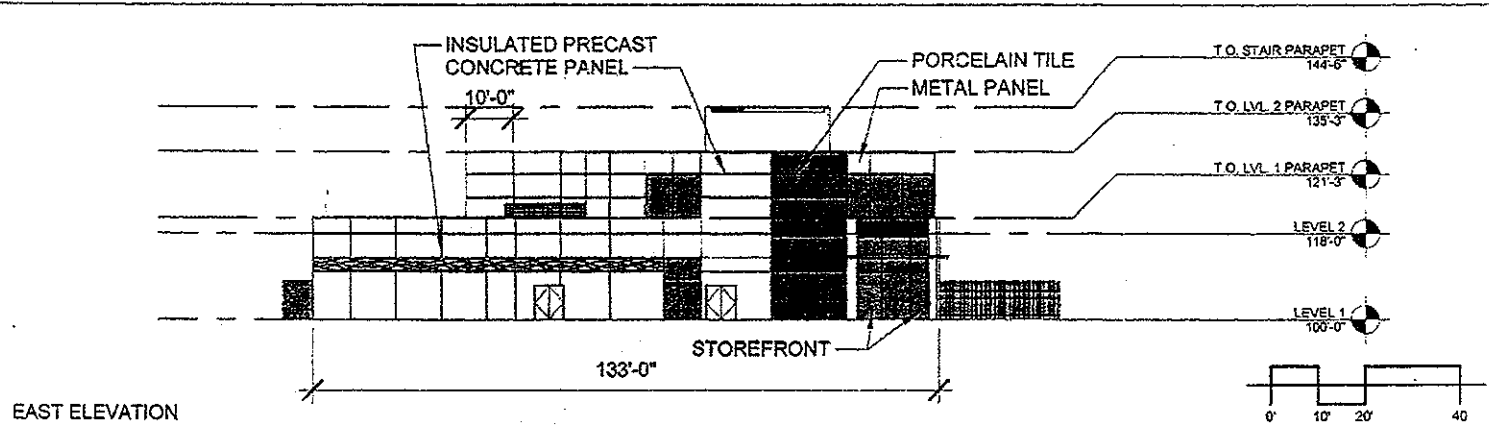
PEOPLES GAS
NATURAL GAS DELIVERY

Applicant: Peoples Gas
Address: 4227 West 35th Place
Chicago, IL
Date Introduced: March 28, 2018
Plan Commission: June 21, 2018

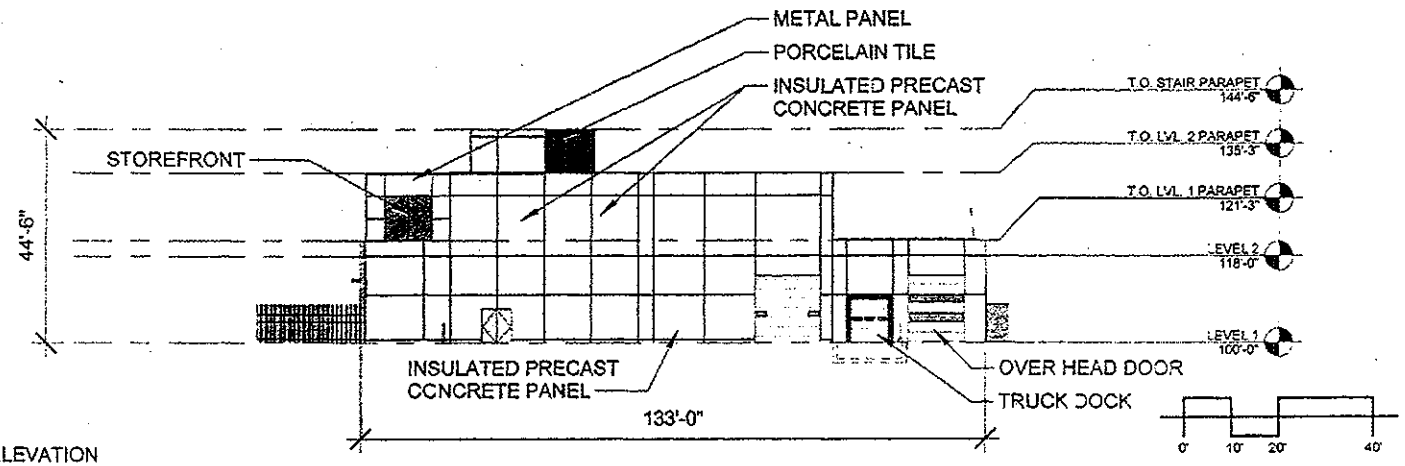
NORTH ELEVATION AND MATERIALS
CENTRAL SHOP FIELD SERVICE CENTER
PLANNED DEVELOPMENT NO. XX

EPSTEIN

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EAST ELEVATION



WEST ELEVATION

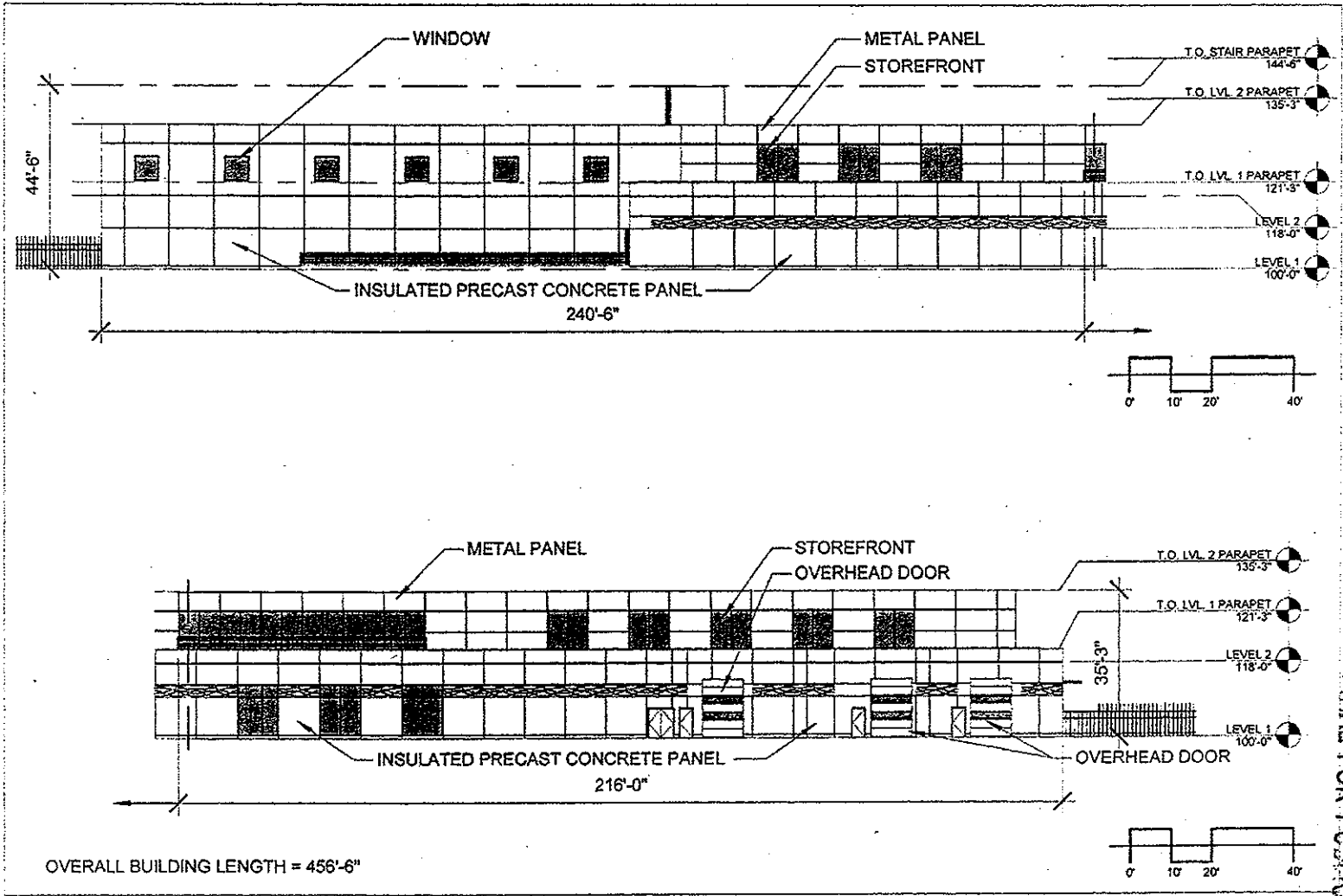
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PEOPLES GAS
 NATURAL GAS DELIVERY
 Applicant: Peoples Gas
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 Chicago, IL
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 Plan Commission: June 21, 2018

EAST/WEST ELEVATION AND MATERIALS
CENTRAL SHOP FIELD SERVICE CENTER
 PLANNED DEVELOPMENT NO. XX

SEPSTEIN

KISSACK
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OVERALL BUILDING LENGTH = 456'-6"

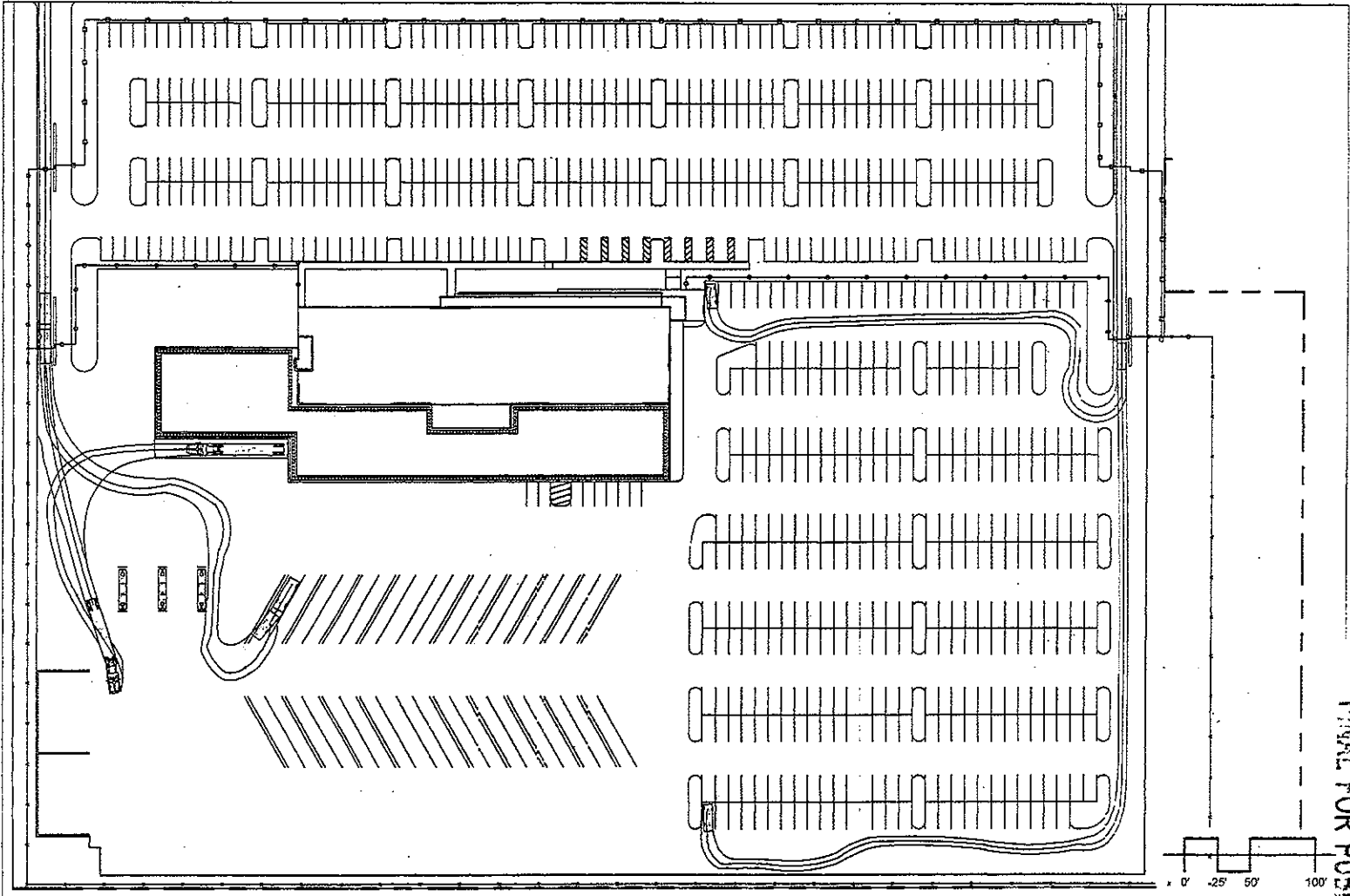
FINAL FOR PUBLICATION

PEOPLES GAS
 NATURAL GAS DELIVERY
 Applicant: Peoples Gas
 Address: 4227 West 35th Place
 Chicago, IL
 Date Introduced: March 28, 2018
 Plan Commission: June 21, 2018

SOUTH ELEVATION AND MATERIALS
CENTRAL SHOP FIELD SERVICE CENTER
 PLANNED DEVELOPMENT NO. XX

EPSTEIN

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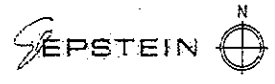


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PEOPLES GAS
 NATURAL GAS DELIVERY

Applicant: Peoples Gas
 Address: 4227 West 35th Place
 Chicago, IL
 Date Introduced: March 21, 2018
 Plan Commission:

VEHICLE AND LOADING/ACCESS PLAN
CENTRAL SHOP FIELD SERVICE CENTER
 PLANNED DEVELOPMENT NO. XX



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