

PD 1527

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February 18, 2022

Rolando R. Acosta
Acosta Ezgur LLC
1030 W. Chicago Avenue
Third Floor
Chicago, IL 60642

Re: Minor Change to PD 1527

Dear Mr. Ezgur:

Please be advised that your request for a minor change to Planned Development No. 1527 (“PD 1527”) has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Numbers 11 and 14 of PD 1527. The PD consists of two parcels, one lying east of S. Kedzie Avenue (“East Parcel”) measuring approximately 29.5 acres and one west of S. Kedzie Avenue (“West Parcel”) measuring approximately 9.7 acres.

Abe Holdings LLC, the sole owner of PD 1527, is seeking a minor change to correct an error in Statement No. 14 which references “Subarea A” and “Subarea B.” However, the PD does not have subareas. Instead, what is referenced as Subarea A should be correctly referred to as the West Parcel and what is referenced as Subarea B should be correctly referred to as the East Parcel.

Furthermore, Abe Holdings LLC is seeking to waive the required hose bib connected to an active water supply located within 100 feet of the perimeter landscape areas on the West Parcel. The West Parcel will be improved with a container storage yard and a one-story, 1,000 square foot accessory building. Due to the size of the parcel and the nature of the improvements, it would be impractical to extend water service to the entirety of the site. The applicant currently maintains a water truck to irrigate the East Parcel and intends to use the same truck to irrigate the West Parcel.

The Department of Planning and Development has determined that allowing the proposed changes 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 constitutes a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1527, 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 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,



Steven Valenziano
Assistant Zoning Administrator

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

Reclassification Of Area Shown On Map No. 18-I.
(Application No. 20862)
(Common Address: 7737 -- 7739 S. Kedzie Ave.)

[O2021-4582]

~~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 B1-1 Neighborhood Shopping District symbols and indications as shown on Map Number 18-I in the area bounded by:~~

~~a line 366 feet south of and parallel to West 77th Street; the public alley next east of and parallel to South Kedzie Avenue; a line 416 feet south of and parallel to West 77th Street; and South Kedzie Avenue,~~

~~to those of a C1-1 Neighborhood Commercial 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 Nos. 18-I And 18-J.
(As Amended)
(Application No. 20710)
(Common Address: 3100 W. 77th St. And 7600 S. Kedzie Ave.)

PD 1527

[SO2021-1974]

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 current Planned Development Number 776, as amended, symbols and indications as shown on Map Number 18-I in the area bounded by:

the Chicago and Western Indiana Railroad right-of-way; a line 1,965.73 feet east of South Spaulding Avenue; a line 1,259.66 feet south of the Chicago and Western Indiana Railroad right-of-way; a line 985.24 feet east of South Troy Street; West 77th Street; South Troy Street; a line 631.50 feet north of West 77th Street; and a line 253.15 feet east of South Kedzie Avenue,

to those of an M2-2 Light Industry District which is hereby established in the area described above.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the current M2-2 Light Industry District symbols and indications as shown on Map Numbers 18-J and 18-I in the area bounded by:

the Chicago and Western Indiana Railroad right-of-way; a line 1,965.73 feet east of South Spaulding Avenue; a line 1,259.66 feet south of the Chicago and Western Indiana Railroad right-of-way; a line 985.24 feet east of South Troy Street; West 77th Street; South Troy Street; a line 631.50 feet north of West 77th Street; a line 253.15 feet east of South Kedzie Avenue; a line 50.00 feet south of the Chicago and Western Indiana Railroad right-of-way; South Kedzie Avenue; a line 763.55 feet south of the Chicago and Western Indiana Railroad right-of-way; and South Spaulding Avenue,

to those of a Planned Development which is hereby established in the area described above.

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:

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1527 ("Planned Development") consists of approximately 1,708,986 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Abe Holdings 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 request 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in

scope or design of public way improvements and restoration must be approved by the Department of Transportation.

All exterior pedestrian connections, as indicated on any Right-of-Way Adjustment Map, throughout the site will remain open to the public and accessible during the typical Chicago Park District hours of operation, which are currently from 6:00 A.M. to 11:00 P.M. daily. The Department of Transportation reserves the right to remove any standing zone depicted on the approved site plan, if necessary to implement changes pursuant to future streetscape design changes for the area.

4. This plan of development consists of fifteen (15) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; and, for the portion of the Property west of South Kedzie Avenue, a Landscape Plan and Building Elevations 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 permitted in the area delineated herein as a Planned Development:

Warehousing, wholesaling and freight movement, including container storage, freight terminal and outdoor storage, and accessory uses.
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. 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.

9. 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.
10. 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, or any other provision of the Municipal Code of Chicago.
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 a 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 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.
13. 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 proposed new building because of its size is exempt from the requirements of the Chicago Sustainable Development Policy.
14. 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. As the improvements within Subarea B of the Planned Development have been previously constructed, the obligations contained within this Statement only shall apply to any improvements in Subarea A of the Planned Development. 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 Subarea A improvements 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 Subarea A improvements 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 Subarea A improvements 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 foregoing, 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.

15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to an M2-2 Light Industry District.

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

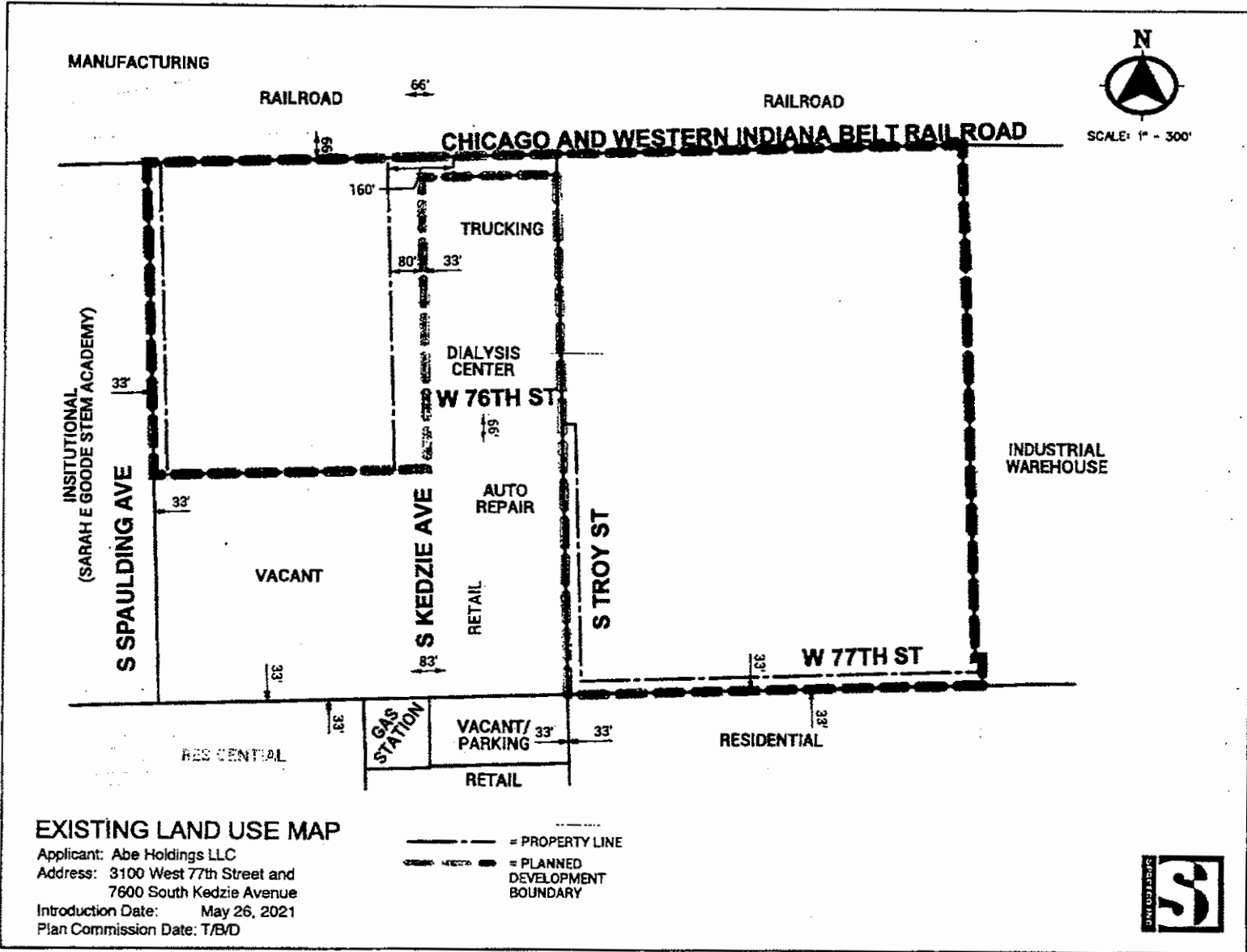
[Boundary and Property Line Map; Existing Land-Use Map; Existing Zoning Map; Plat of Survey; Site Plan -- Exhibits East and West; Zoning Site Aerial; Preliminary Landscape Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 41856 through 41865 of this *Journal*.]

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

Planned Development.

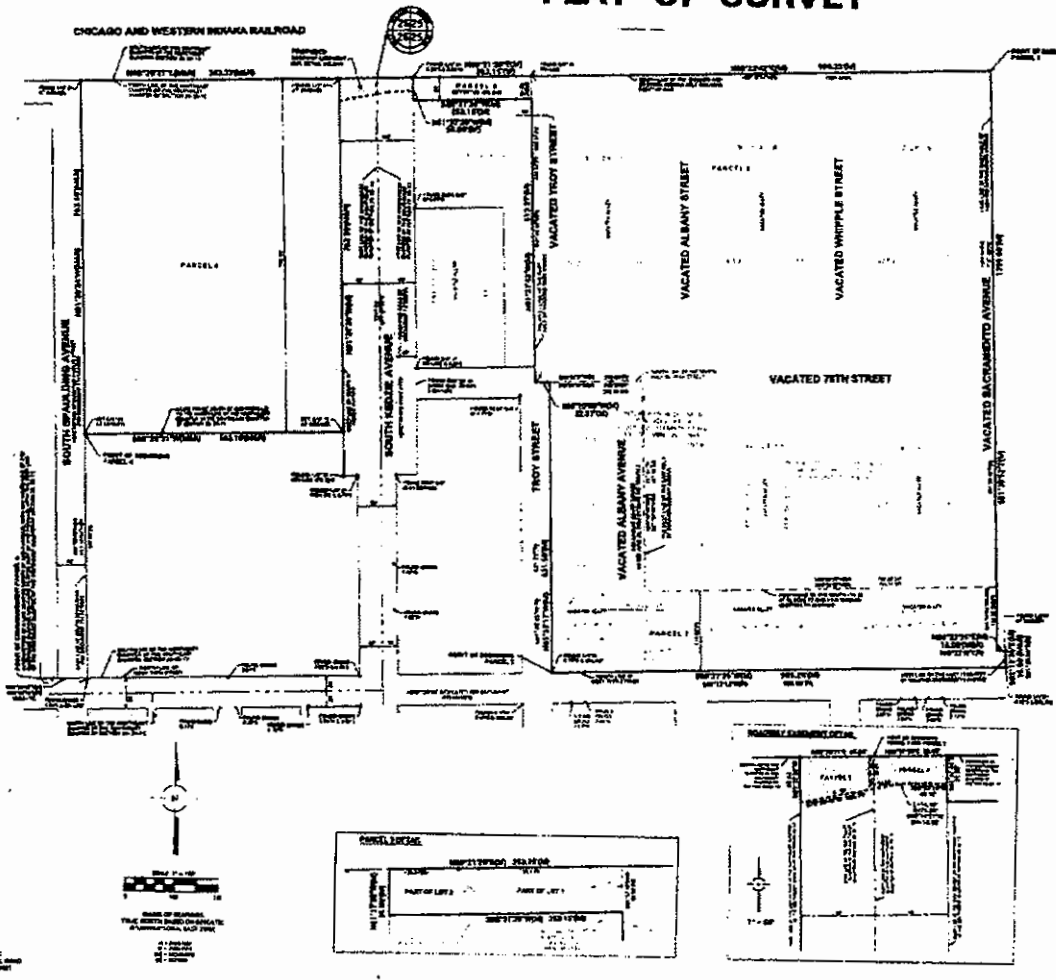
Bulk Regulations And Data Table.

Net Site Area:	1,708,986.00 square feet
Area remaining in the Public Right-of-Way:	139,633.57 square feet
Gross Site Area:	1,848,619.57 square feet
Maximum Floor Area Ratio:	0.10
Maximum Building Height:	29.25 feet
Minimum Number of Accessory Off-Street Parking:	51 spaces
Minimum Number of Off-Street Loading Berths:	None
Minimum Setbacks From Property Line:	In accordance with the Site Plan



PLAT OF SURVEY

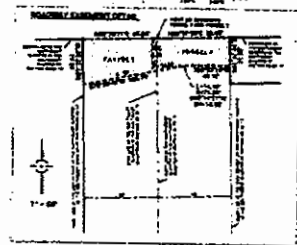
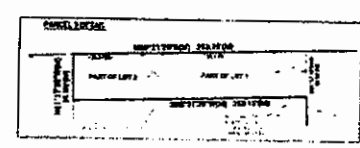
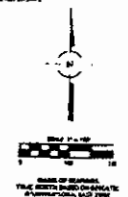
Final for Publication



BEFORE ME, the undersigned authority, on this _____ day of _____, 2021, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat of survey, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

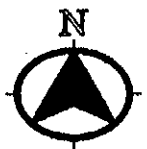
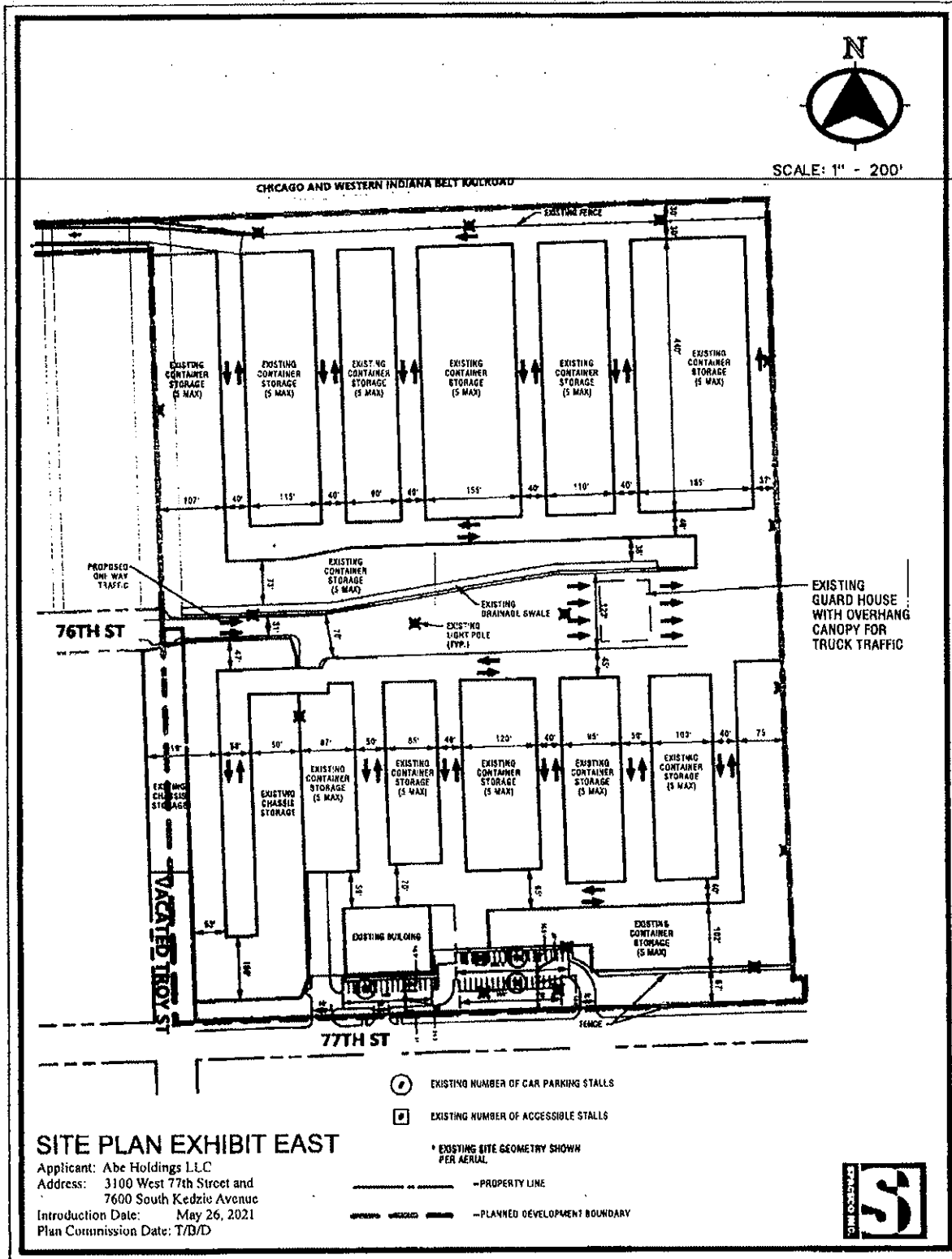
My commission expires _____.

Robert J. Rouse
 Notary Public
 State of Illinois



	STATE OF ILLINOIS DEPARTMENT OF STATE DIVISION OF LAND SURVEYING JAMES M. HARRIS, Director	DATE OF PLAT: _____ NAME OF PLAT: _____ NAME OF SURVEYOR: _____ NAME OF OWNER: _____ NAME OF RECORDING OFFICE: _____ NAME OF COUNTY: _____ NAME OF TOWNSHIP: _____ NAME OF RANGE: _____ NAME OF SECTION: _____
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Final for Publication



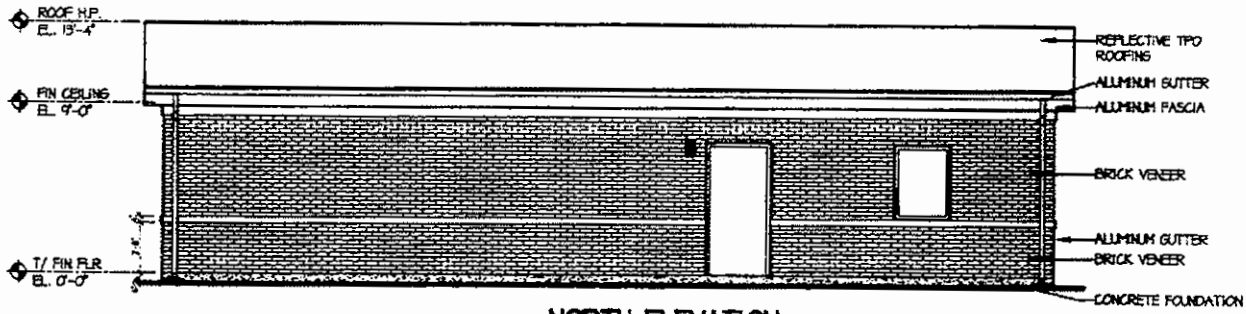
SCALE: 1" = 200'

SITE PLAN EXHIBIT EAST

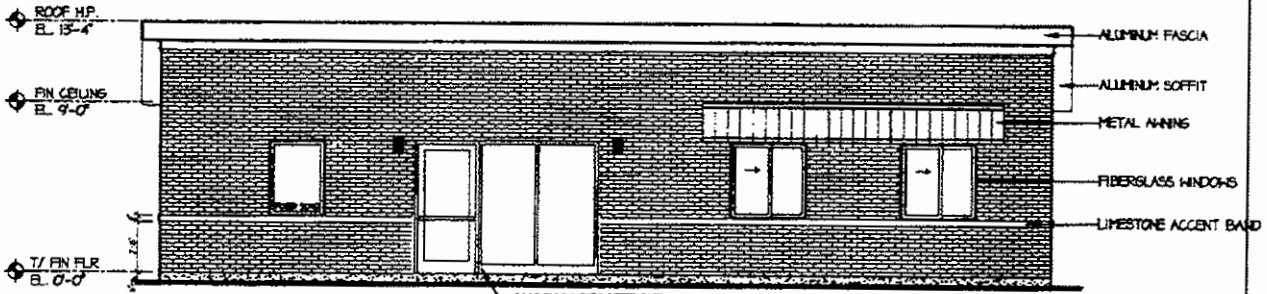
Applicant: Abe Holdings LLC
 Address: 3100 West 77th Street and
 7600 South Kedzie Avenue
 Introduction Date: May 26, 2021
 Plan Commission Date: T/B/D

- ⊙ EXISTING NUMBER OF CAR PARKING STALLS
- ⊠ EXISTING NUMBER OF ACCESSIBLE STALLS
- * EXISTING SITE GEOMETRY SHOWN PER AERIAL
- PROPERTY LINE
- PLANNED DEVELOPMENT BOUNDARY





NORTH ELEVATION
SCALE 1/8" = 1'-0"



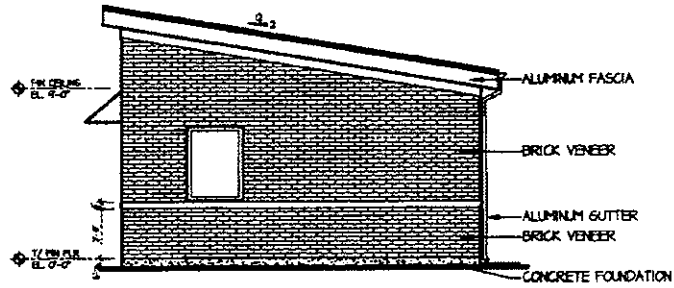
SOUTH ELEVATION
SCALE 1/8" = 1'-0"



Applicant: Abe Holdings LLC
 Address: 3100 West 77th Street and
 7600 South Kedzie Avenue
 Introduction Date: May 26, 2021
 Plan Commission Date: T/B/D

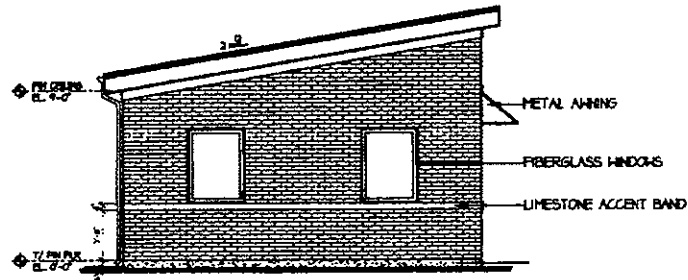
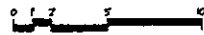


34121 N. US 45, Suite 213
 Grayslake, Illinois 60030
 Phone 847-336-6600
 Fax 847-336-6601



EAST ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"



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Address: 3100 West 77th Street and
7600 South Kedzie Avenue
Introduction Date: May 26, 2021
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34121 N. US 45, Suite 213
Grayslake, Illinois 60030

Phone 847-336-8800
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