

PD 1564

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Reclassification Of Area Shown On Map No. 10-F.
(As Amended)
(Application No. 22023)
(Common Address: 328 W. 40th Pl.)

PD 1564

[SO2022-3669]

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 PMD Number 8A Planned Manufacturing District symbols and indications as shown on Map Number 10-F in the area bounded by:

a line 693.00 feet south of and parallel to West Pershing Road; South Princeton Avenue; a line 1,221.00 feet south of and parallel to West Pershing Road; a line 51.23 feet west of and parallel to South Princeton Avenue and South Princeton Avenue; a line 1,536.92 feet south of and parallel to West Pershing Road; a line 104.39 feet west of and parallel to South Princeton Avenue; a line 1,221.00 feet south of and parallel to West Pershing Road; a line 159.31 feet west of and parallel to South Princeton Avenue; a line 1,029.40 feet south of and parallel to West Pershing Road; a line 273.16 feet west of and parallel to South Princeton Avenue; a line 1,474.48 feet south of and parallel to West Pershing Road; a line 563.66 feet west of and parallel to South Princeton Avenue; West Root Street; and a line 737.14 feet west of and parallel to South Princeton Avenue,

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

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:

Planned Development Statements.

1. The area delineated herein as Planned Development Number 22023 ("Planned Development") consists of approximately 543,226 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, TMG Acquisitions Dispositions I, LLC, an Illinois limited liability company.

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.
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.

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.

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; an Aerial Map with Planned Development Boundary, Site Plan; Floor Plans (typical); Landscape Plan; a Green Roof Plan; and Building Elevations (North, South, East and West) prepared by Ware Malcomb and dated (date of Plan Commission presentation), 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: those uses permitted under Planned Manufacturing District Number 8A.
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 543,226 square feet and a base FAR of 0.33.
9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, 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, or any other provision of the Municipal Code of Chicago
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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 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 (i) 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 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.
16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to (underlying zoning that formed the basis of this Planned Development).

[Existing Land-Use Map; Existing Zoning Map; Aerial Exhibit; Property Line Map; Concept Design; Conceptual Site Plan; Perspective – Northeast; Exterior Building Elevations; Site Plan; Overall Floor Plan; Partial Floor Plans; Landscape Plans; and ALTA/NSPS Land Title Survey referred to in these Plan of Development Statements printed on pages 62954 through 62972 of this *Journal*.]

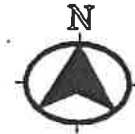
Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

Planned Development.

Bulk Regulations And Data Table.

| | |
|---|---|
| Gross Site Area: | [± 543,226 square feet] [(± 12.5 acres)] |
| Net Site Area: | ± 543,226 square feet (± 12.5 acres) |
| Maximum Floor Area Ratio: | [0.33] |
| Minimum Number of Required Loading Spaces: | In accordance with the Site Plan |
| Minimum Number Off-Street Parking Spaces: | In accordance with the Site Plan |

FINAL FOR PUBLICATION



SCALE: 1" = 300'



APPLICANT: THE MISSNER GROUP
 ADDRESS: 328 W. 40TH PLACE
 INTRODUCTION DATE: (INSERT)
 CHICAGO PLAN COMMISSION DATE: (INSERT)

EXISTING LAND USE MAP

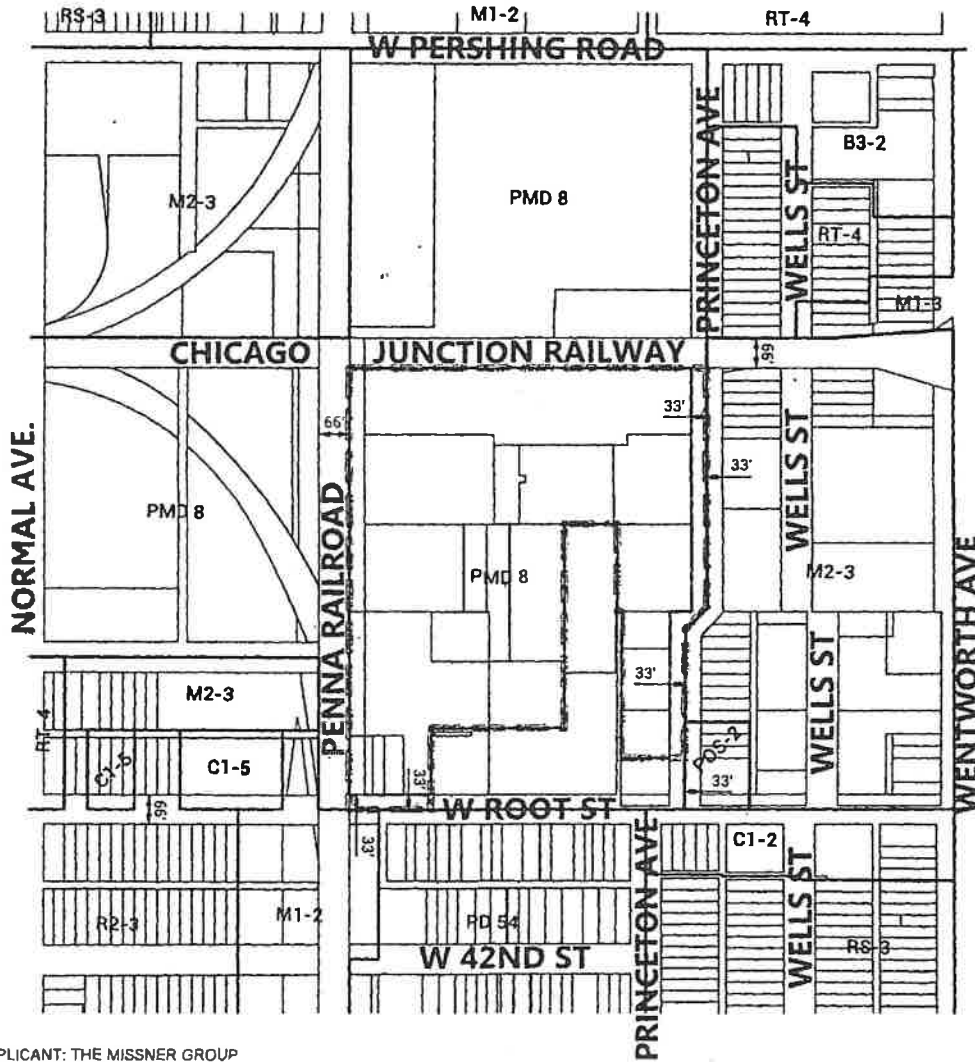
- — — — — = PROPERTY LINE
- — — — — = PLANNED DEVELOPMENT BOUNDARY



FINAL FOR PUBLICATION





SCALE: 1" = 300'



APPLICANT: THE MISSNER GROUP
 ADDRESS: 328 W 40TH PLACE
 INTRODUCTION DATE: [INSERT]
 CHICAGO PLAN COMMISSION DATE: [INSERT]

EXISTING ZONING MAP

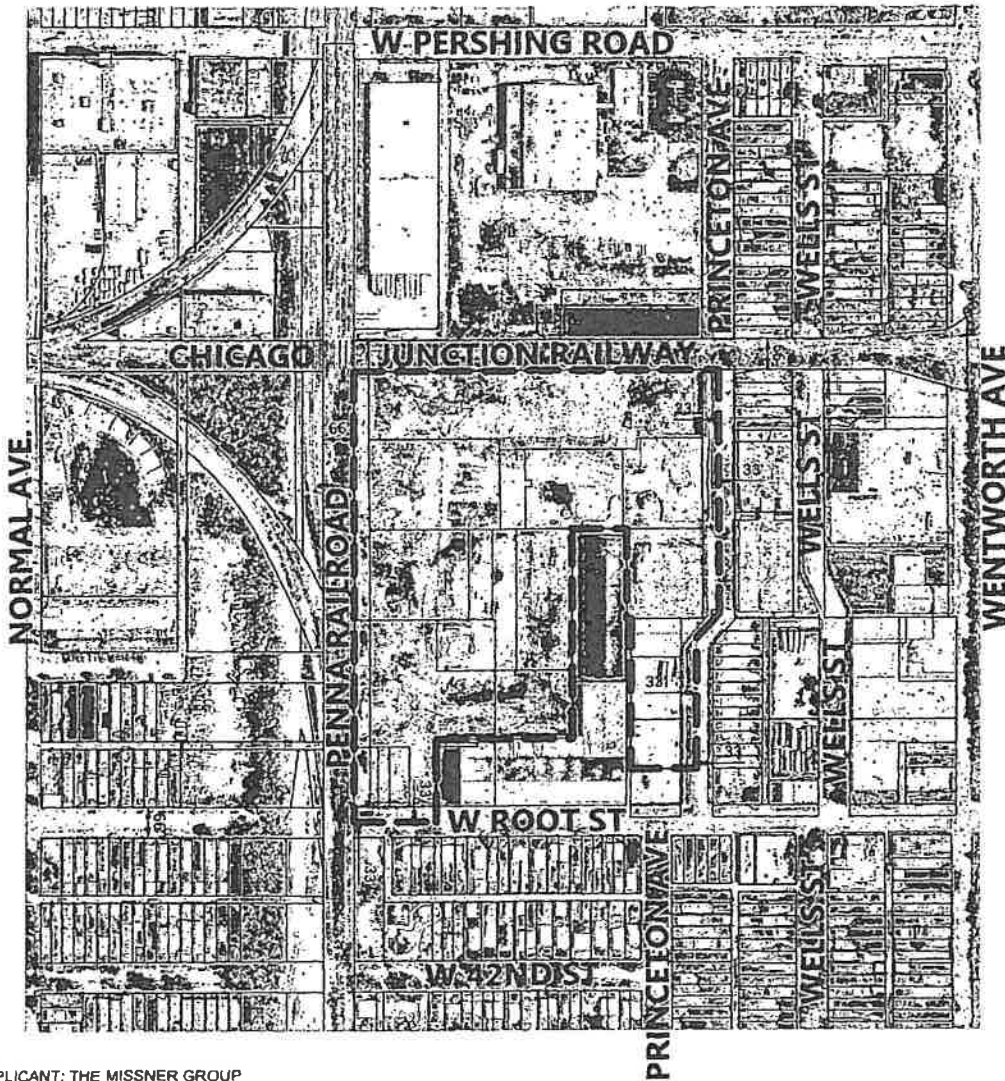
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-  = PLANNED DEVELOPMENT BOUNDARY



FINAL FOR PUBLICATION



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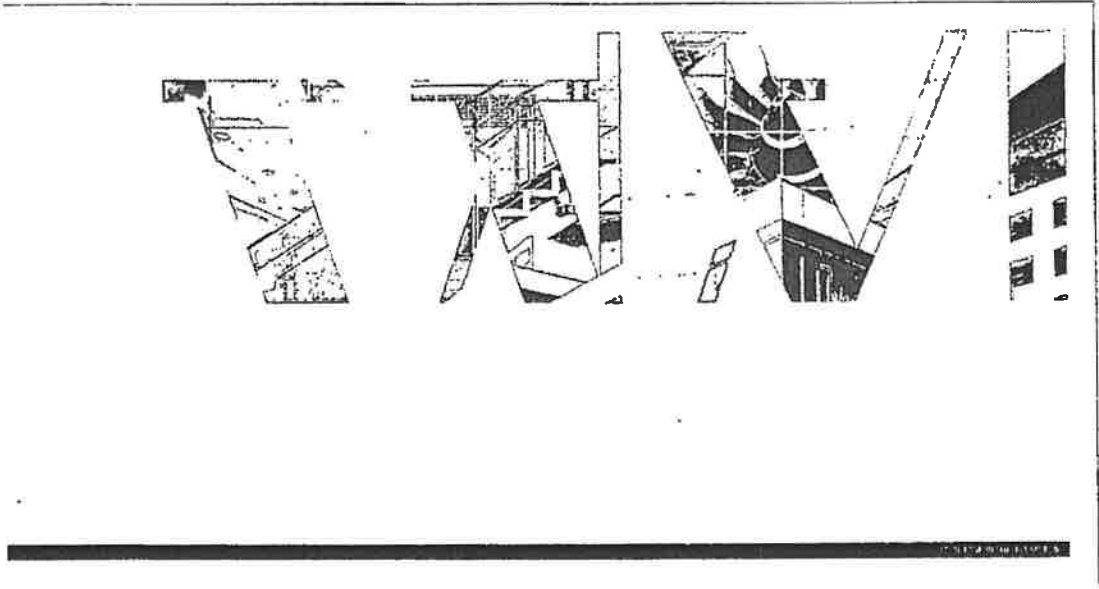
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 ADDRESS: 328 W. 40TH PLACE
 INTRODUCTION DATE: [INSERT]
 CHICAGO PLAN COMMISSION DATE: [INSERT]

AERIAL EXHIBIT

--- = PLANNED
 DEVELOPMENT
 BOUNDARY



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THE MISSNER GROUP

328 W 40TH PLACE

CHICAGO, IL

CONCEPT DESIGN
CH21-0096-00
09.02.2022

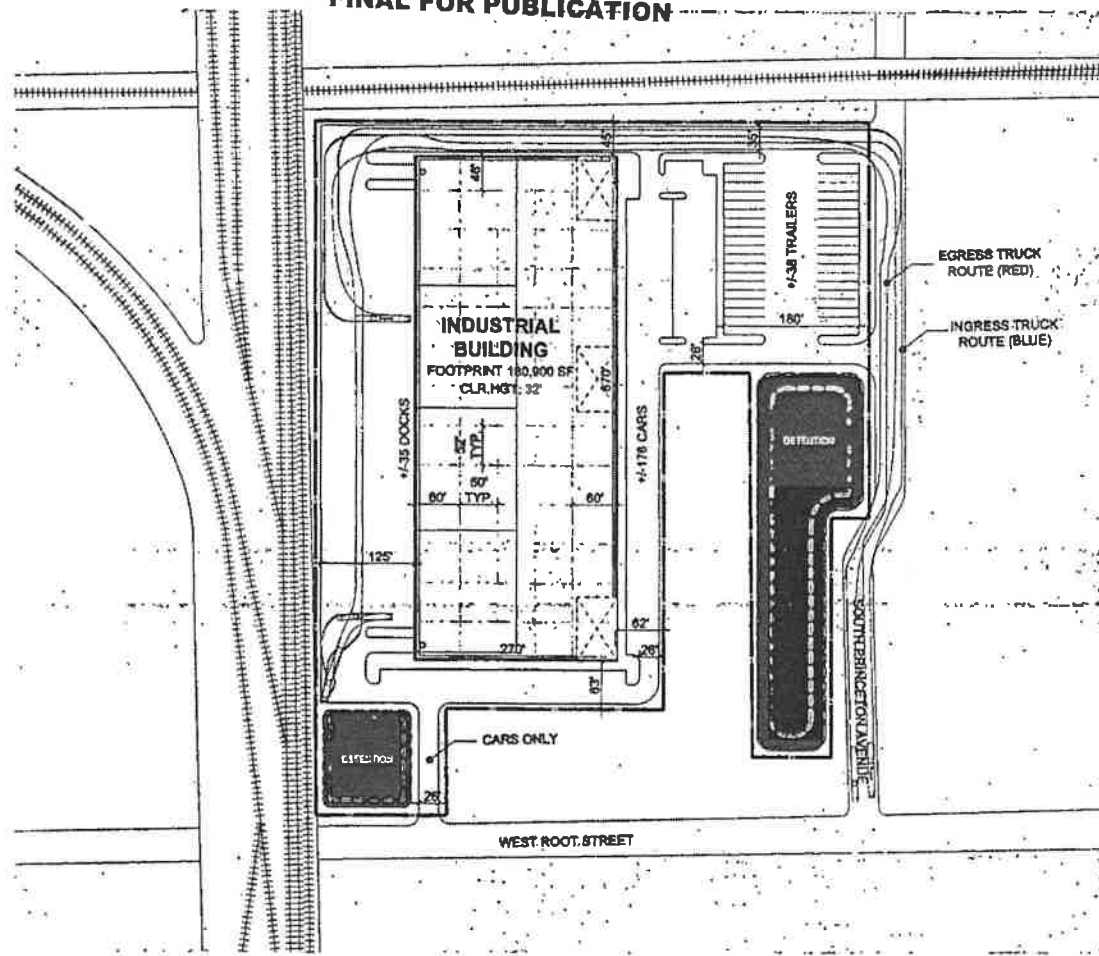
WARE MALCOMB

62958

JOURNAL--CITY COUNCIL--CHICAGO

4/19/2023

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PROJECT DATA

| | |
|----------------------|------------------|
| SITE AREA | 13.42 AC |
| 13.42 AC | 581,100 SF |
| EXTENSION | 20.17% 45,218 SF |
| NET | 11.20 AC |
| BUILDING FOOTPRINT | 112,000 SF |
| OVERLAPING USE | 140,000 SF |
| WALDOBYVE | 17,655 SF |
| OFFICE | 20.3% 4,413 SF |
| OFFSHORE | 31% |
| NET | 33% |
| MARKING REQUIRED: | |
| WAREHOUSE | 10' MIN |
| OFFICE | 10' MIN |
| TRAIL | 10' MIN |
| PAVING PROVIDED: | |
| APTS. | 170 STALLS |
| PER ACCESSORY | 20 STALLS |
| TRAILER | 38 STALLS |
| TRUCK DOCKS: | |
| 1. 5000-15000 DOCKS | 10 |
| 2. GRADE LEVEL DOCKS | 2 |

DEVELOPMENT STANDARDS

| ZONING | TABLE |
|-----------------------------------|--------|
| MAX. F.A.R. | 3.00 |
| MAX. COVERAGE | 75% |
| MAX. HEIGHT | 75' |
| BUILDING SETBACKS: | |
| FRONT | 75' |
| SIDE | 75' |
| REAR | 75' |
| LANDSCAPE SETBACKS: | |
| FRONT | 10' |
| SIDE | 10' |
| REAR | 10' |
| LANDSCAPE REQ. | |
| OFF-STREET PARKING: | |
| STANDARD | 5X10 |
| DRIVE ISLE | 21 FT |
| FIRE LANE | 24 FT |
| OVERHANG | 1 FT |
| TREE WELL | 8 FT |
| REG. PARKING RATIO BY USE: | |
| WAREHOUSE: | 1/4000 |
| OFFICE: | 1/2000 |

NOTES:
 1. See the site plan for
 2. See the site plan for
 3. See the site plan for
 4. See the site plan for

A PORTION OF THE REQUIRED INFORMATION
 IS OMITTED FROM THIS PLAN. THESE ARE
 TO BE SHOWN ON THE SITE PLAN.

This conceptual design is based upon a preliminary review of utility record information
 and is illustrative and possibly inconsistent with existing building information, and is
 intended merely to illustrate the general concept of the project. It is not intended to
 be used for construction purposes. All utility lines are for informational purposes only. Refer to
 utility records for actual utility locations.



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PERSPECTIVE - NORTHWEST

THE MISSNER GROUP

This conceptual design is based upon a preliminary review of conditions and requirements and is intended to provide a general impression of the proposed project. It is intended to be used in planning and to provide a general impression of the proposed project. It is not intended to be used for final design or construction. All details shown are for illustrative purposes only. Refer to material samples for actual color specifications.

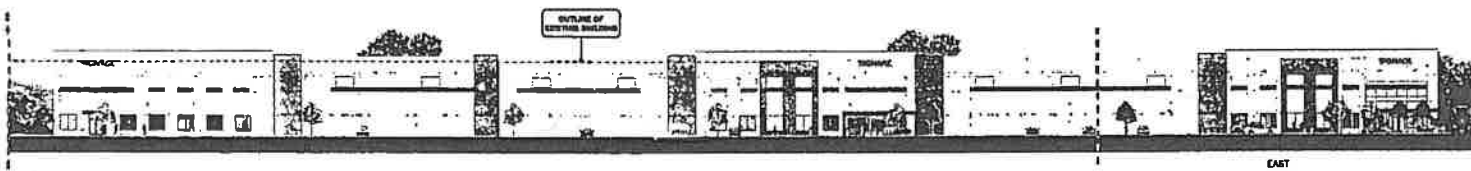
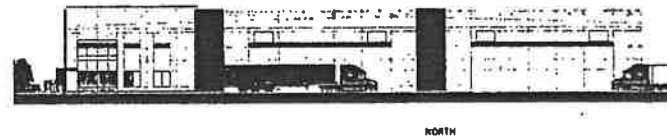
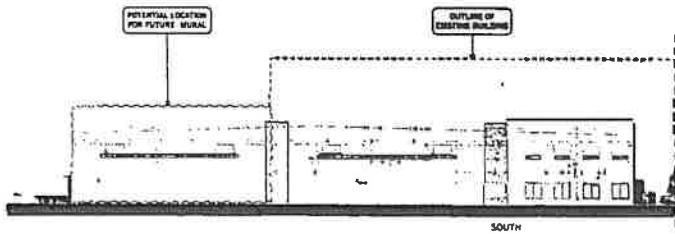
CONCEPT DESIGN

300 W. 42ND ST.
CHICAGO, IL 60609-2000

WARE MALCOMB

1100 N. LAKE ST.
CHICAGO, IL 60610

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THE MISSNER GROUP

This conceptual design is developed as a preliminary review of architectural requirements and an illustrative and possibly incomplete site and/or building information, and it is intended primarily to assist in exploring how the project might be developed. Design shown is for illustrative purposes only and does not necessarily reflect, or warrant, any compliance. All colors shown are for representative purposes only. Refer to related contracts for actual color verification.

CONCEPTUAL EXTERIOR ELEVATIONS
388 W 40TH PL
CHICAGO, IL - CH121-0095-00

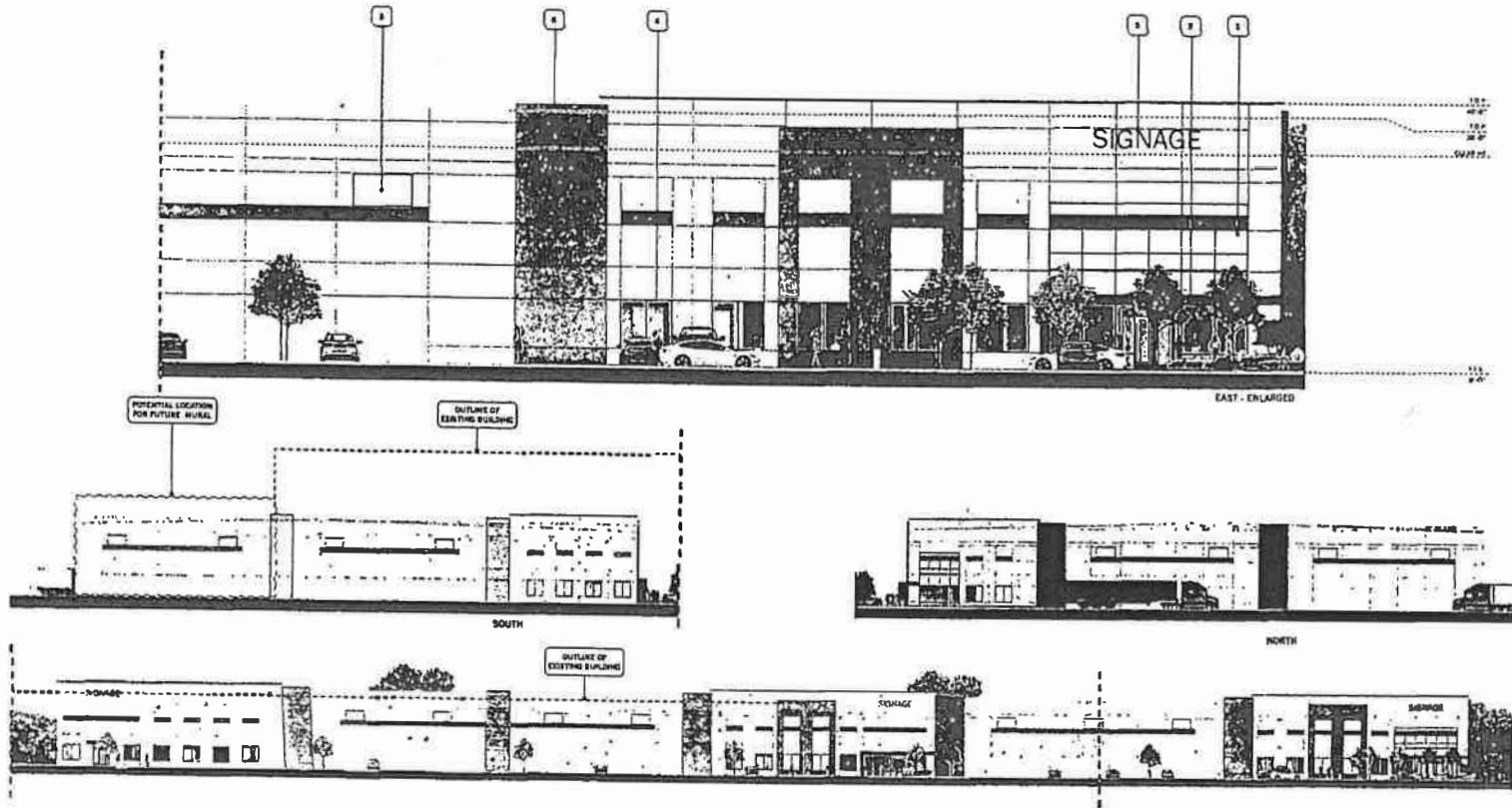
WARE MALCOMB IN STAGGS

4/19/2023

REPORTS OF COMMITTEES

62961

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KEYNOTES

- 1 HIGH PERFORMANCE GLAZING SYSTEM WITH DARK MULLIONS
- 2 ALUMINUM/CLAY COMPPOSITE METAL PANEL, CASEY NORMAL TEXT
- 3 CLEARFRONT WINDOW WITH DARK MULLIONS
- 4 SPANNING GLAZING SYSTEM WITH DARK MULLIONS
- 5 POTENTIAL MESSAGE LOCATION SIGNAGE

THE MISSNER GROUP

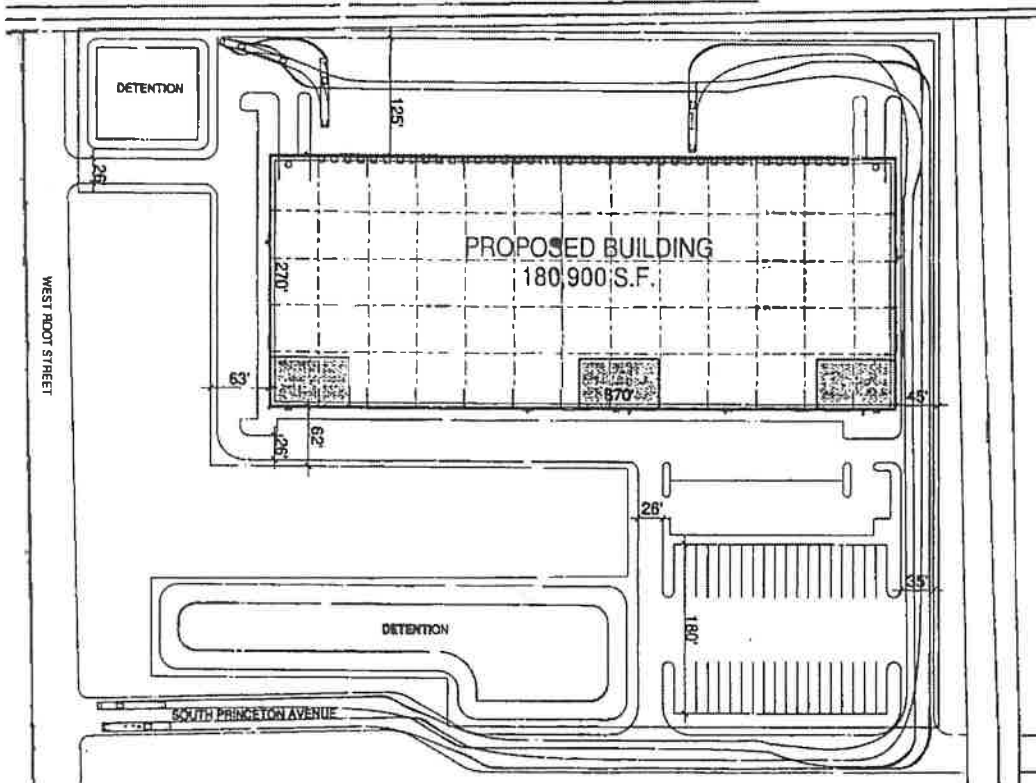
The conceptual design is based upon a preliminary review of establishment requirements and its associated and possibly incorporate into further building information, and is intended to provide a general impression of the proposed design. It is not intended to be used for construction purposes and shall not be used for any other purpose without the written consent of the architect. All notes shown are for informational purposes only. Refer to relevant drawings for actual site conditions.

CHIL + SHIFF • CLICK TO BUY
 455 W 40TH PL
 CHICAGO, IL • CHIE1-0094-00

WARE MALCOMB

01.04.2023

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SITE PLAN

KEYNOTES: 10

LEGEND



WARE MALCOMB
ARCHITECTS

328 W 40TH PL
CHICAGO, ILLINOIS 60609

SITE PLAN

A1.1

4/19/2023

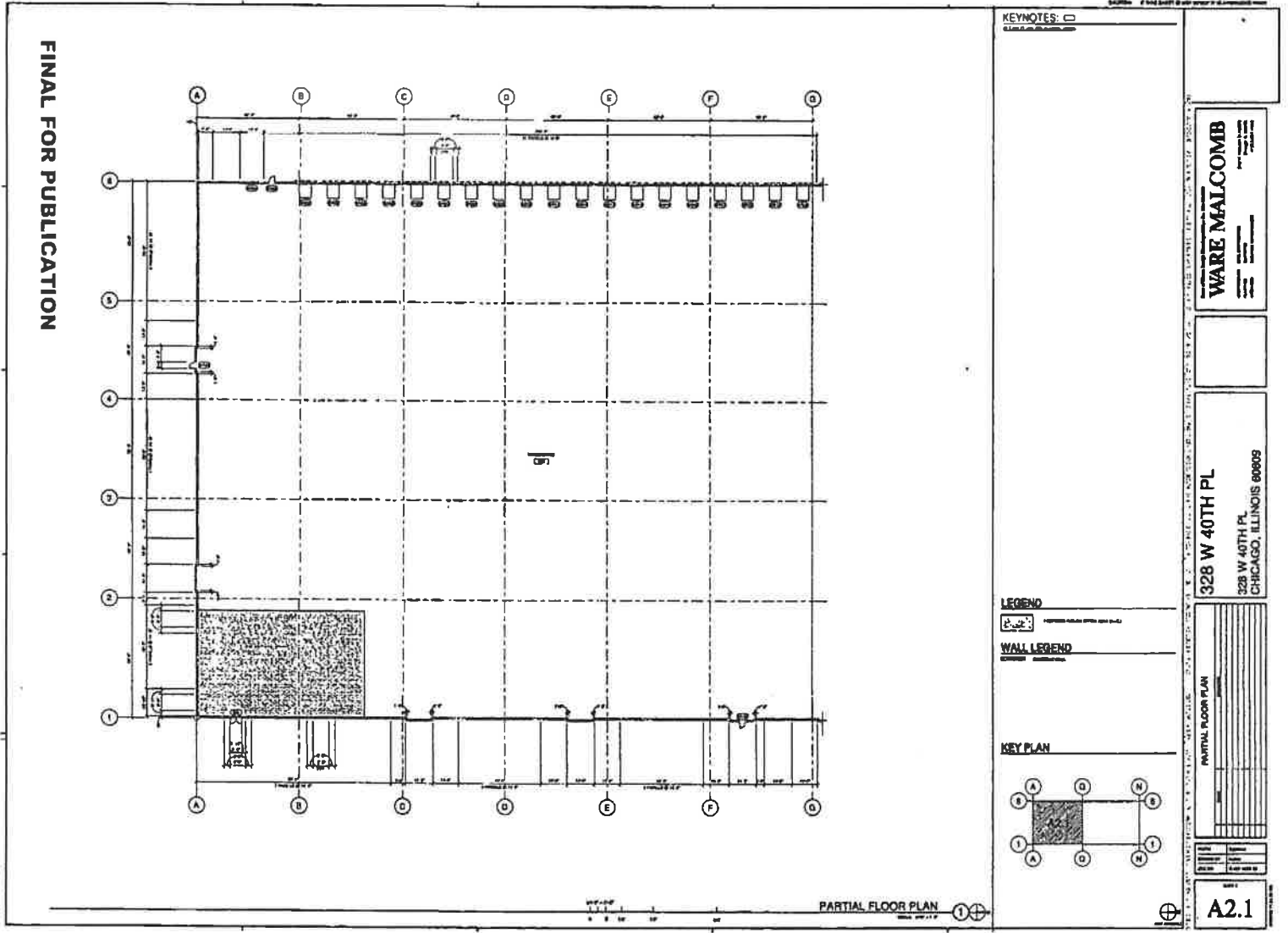
REPORTS OF COMMITTEES

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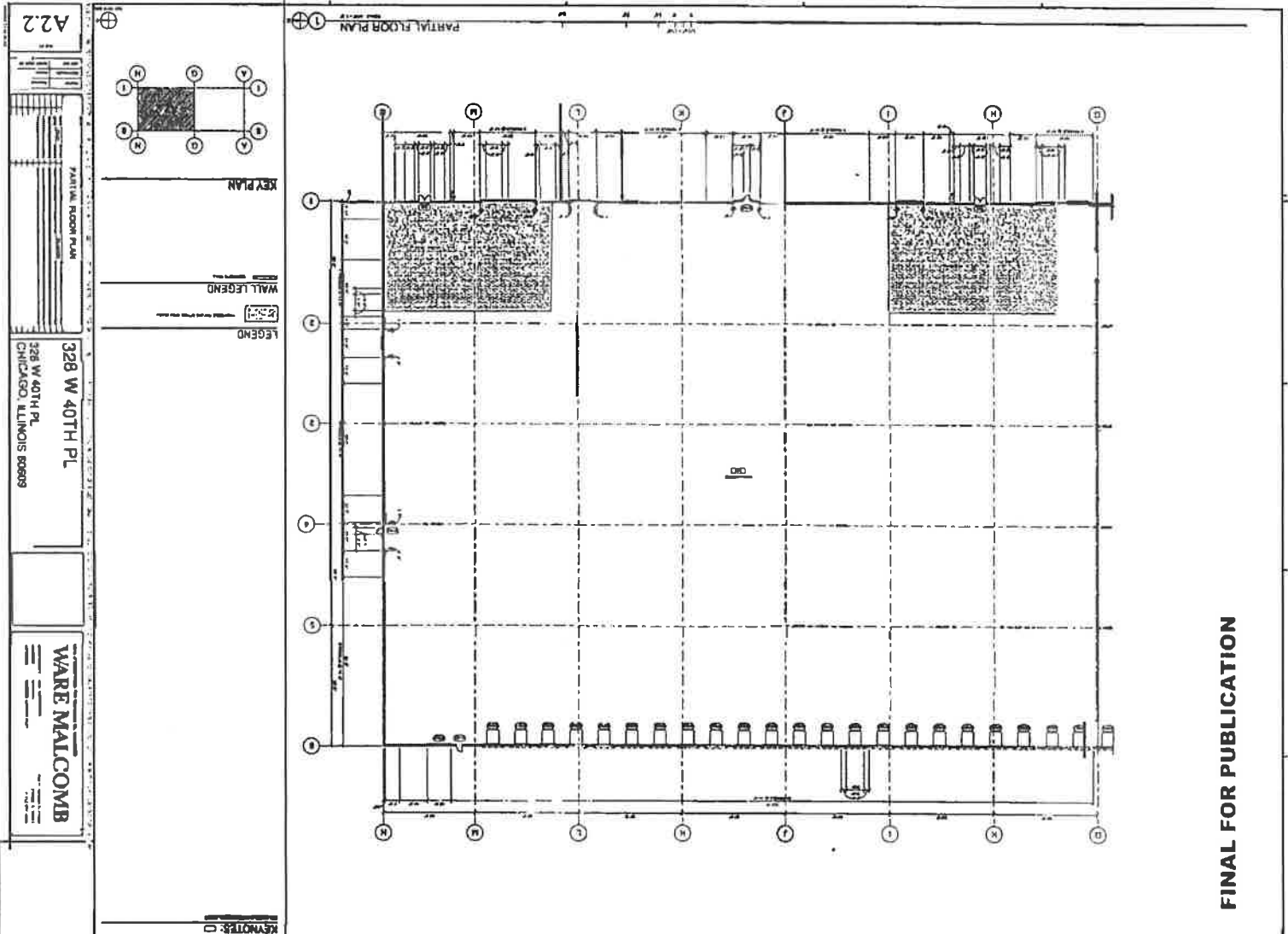
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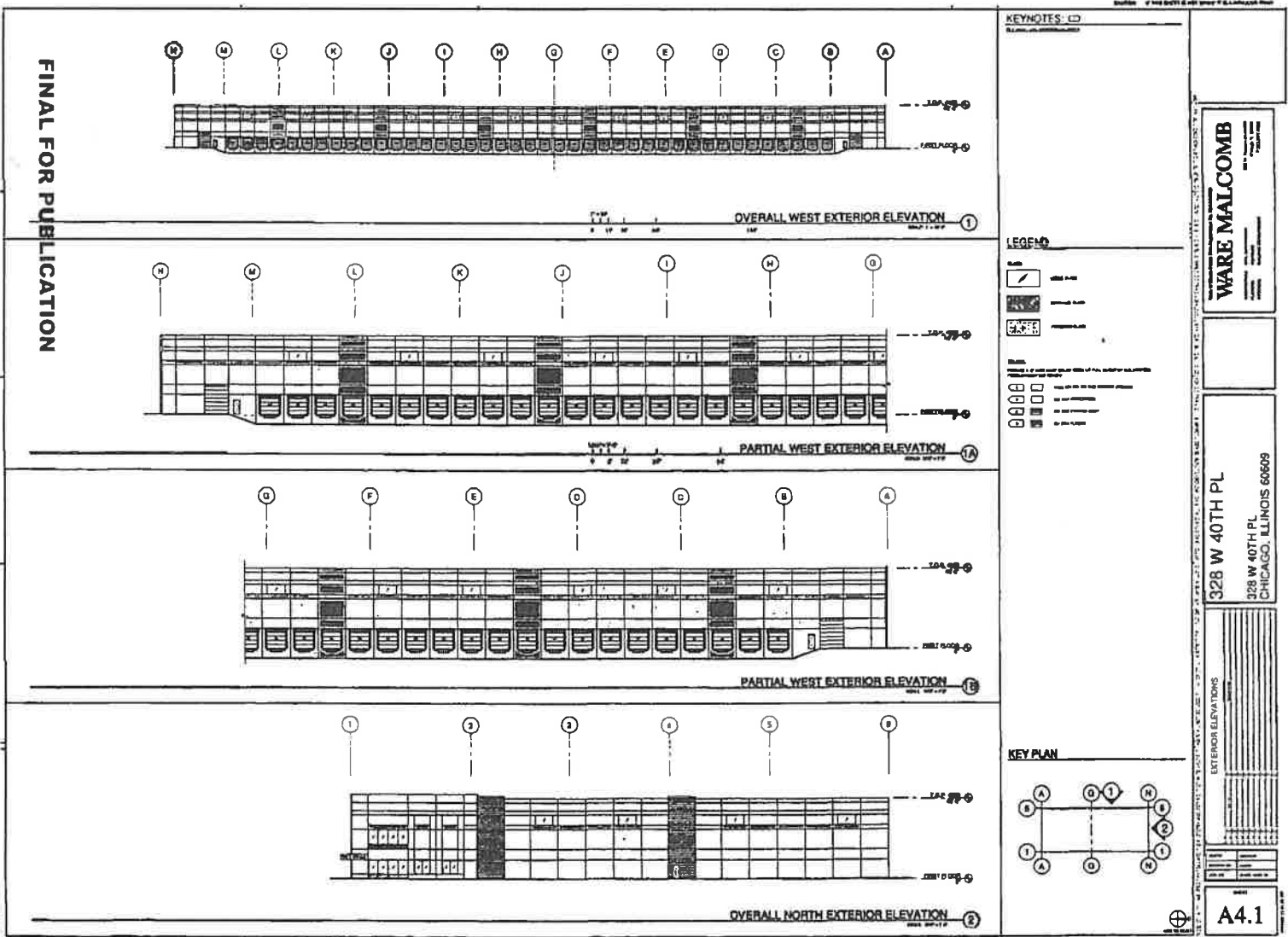
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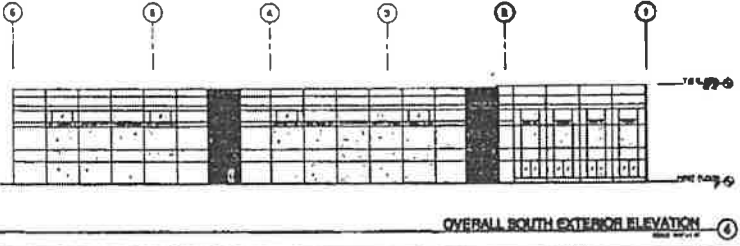
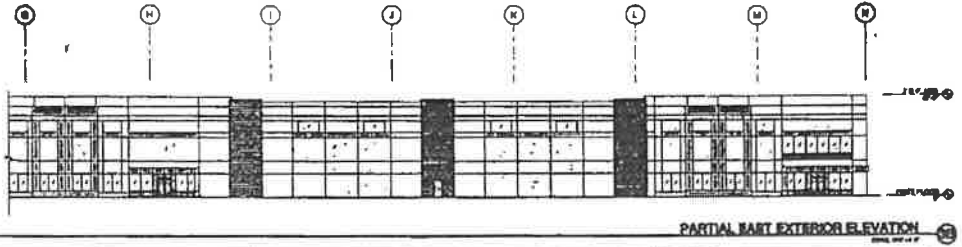
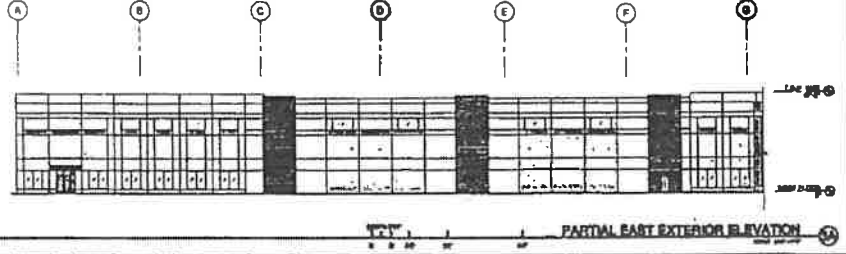
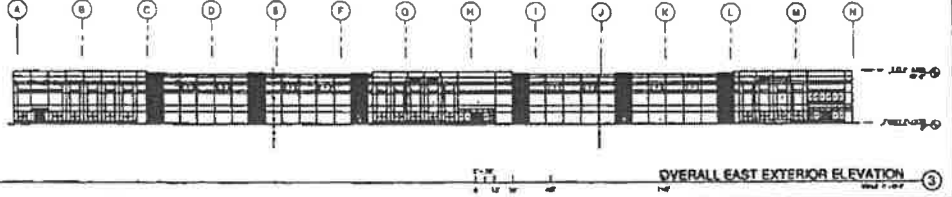


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FINAL FOR PUBLICATION



KEYNOTES:

LEGEND

- Window Type 1
- Window Type 2
- Window Type 3
- Window Type 4
- Window Type 5
- Window Type 6
- Window Type 7
- Window Type 8
- Window Type 9
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- Window Type 100

KEY PLAN

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ARCHITECTS

328 W 40TH PL
328 W 40TH PL
CHICAGO, ILLINOIS 60608

EXTENSION ELEVATIONS

A4.2

