

PD 1591

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Reclassification Of Area Shown On Map No. 30-G. I PD 1591
(As Amended)
(Application No. 22399)
(Common Address: 1001 – 1235 W. 119th St. And 1000 – 1234 W. 120th St.)
[SO2024-0008804]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Planned Manufacturing District Number 10 symbols and indications as shown on Map Number 30-G in the area bounded by:

West 119th Street; South Morgan Street; West 120th Street; and a line 1,776.69 feet west of and parallel to South Morgan Street,

to those of an Industrial Planned Development.

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:

Industrial Planned Development No. 1591.

Planned Development Statements.

1. The area delineated herein as Industrial Planned Development Number 1591 (the "Planned Development" or "P.D.") consists of approximately 1,062,050 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). West Pullman Development Partners LLC, is the "Applicant" for this Planned Development pursuant to authorization from the owners of the Property.
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 Plans and may be subject to the review and approval of the Departments of Housing and Economic 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.

Notwithstanding the foregoing, the Applicant shall not be responsible for addressing the deteriorated condition of Morgan Street, and the Applicant's obligation to construct curb, gutter, and sidewalk improvements on the west side of Morgan Street shall be subject to the City's provision of funds sufficient to address the deteriorated condition of Morgan Street, including any curb and gutter and other conditions or improvements required by CDOT on the east side of Morgan Street.

All work proposed in the public way 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 these 16 Statements and a Bulk Regulations Table; an Existing Land-Use Map, an Existing Zoning Map, a P.D. Boundary and Property Line Map, a Site Plan, a Landscape Plan, and Building Elevations, all prepared by Ware Malcomb and dated June 20, 2024, 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 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 Industrial Planned Development: manufacturing, production and industrial service (artisan, limited, and general); warehousing, wholesaling, and freight movement (excluding container storage as principal uses, and outdoor storage of raw materials as a principal use); office (not larger than 9,000 square feet, unless accessory to a permitted industrial use); general retail sales (limited to accessory sales of goods produced on-site and not larger than 3,000 square feet); communication service establishments; business support services (except day labor employment agency; copying and reproduction services as a principal use shall not be larger than 3,000 square feet); urban farm (indoor, outdoor, and rooftop operation; retail sales limited to sales of goods produced on-site, and sales space shall not occupy more than 3,000 square feet); building maintenance services; construction sales and service (building material sales uses shall have a maximum customer accessible retail sales area of not more than 20 percent of gross floor area); eating and drinking establishments (not larger than 4,000 square feet and shall not provide entertainment); financial services (excluding

consumer loan establishment, payday/title secured loan store, and pawn shop; not larger than 3,000 square feet); personal service (not larger than 3,000 square feet); consumer repair or laundry service (not larger than 3,000 square feet); participant sports and recreation (excluding shooting range facility); vehicle sales and service (heavy equipment sales/rental and motor vehicle repair shop, not including body work, painting or commercial vehicle repairs); co-located and freestanding wireless communication facilities; incidental and accessory uses; and accessory parking.

6. On-premises signs, Off-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 ("DPD").
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 1,062,050 square feet and a base FAR of 3.0.
9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by DPD. 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 DPD. 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 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

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

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 Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to Planned Manufacturing District Number 10.

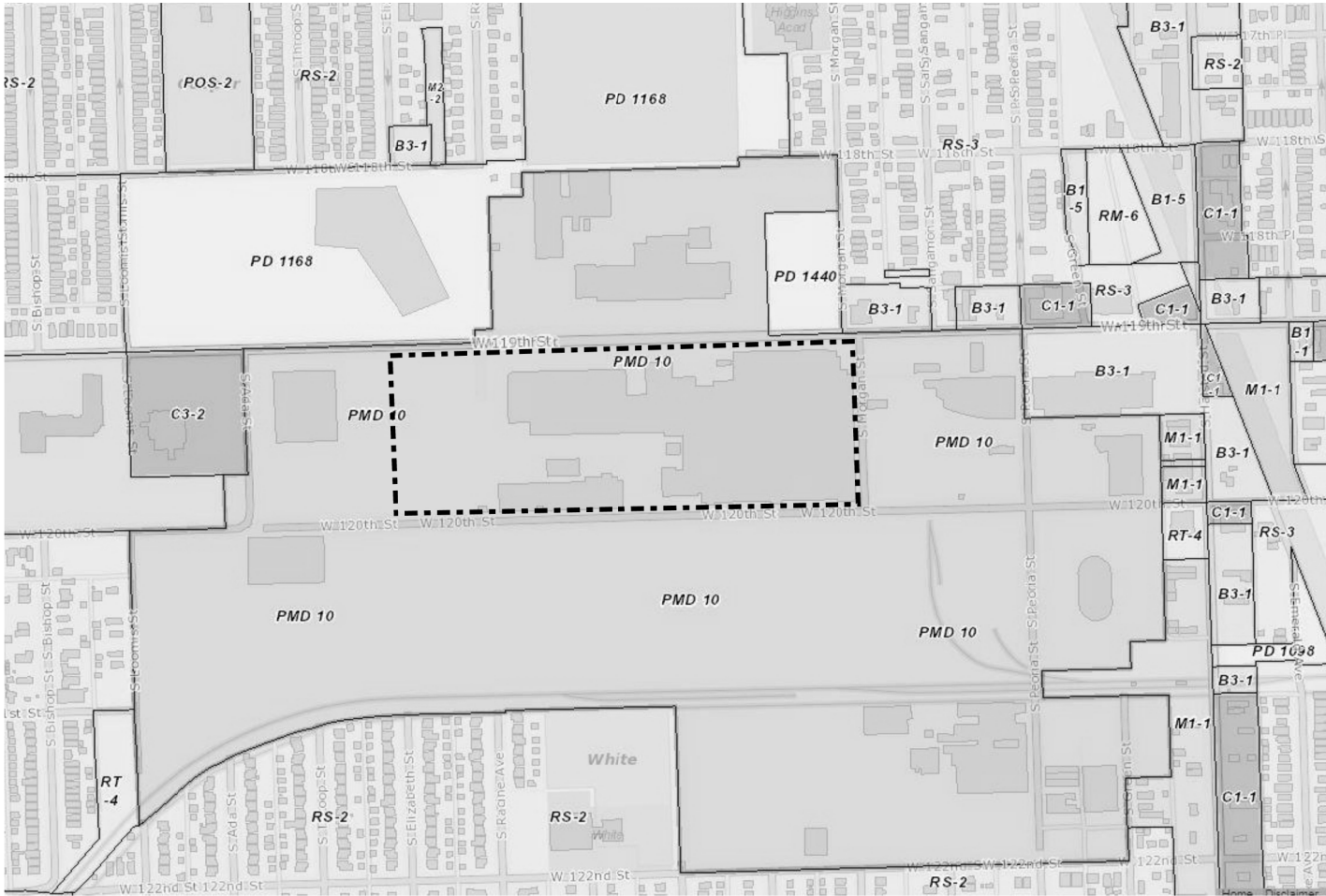
[Overall Landscape Plan; Landscape Plans; Landscape Details; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 15158 through 15165 of this *Journal*.]

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

Industrial Planned Development No. 1591.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	1,195,728
Area of Public Rights-of-Way (square feet):	133,678
Net Site Area (square feet):	1,062,050
Maximum Floor Area Ratio:	3.0
Minimum Parking Spaces:	1 space per 4 employees
Minimum Bicycle Parking:	1 per 10 auto spaces
Minimum Loading Berths:	Six -- 10 feet by 50 feet
Maximum Building Height:	40 feet
Minimum Setbacks:	In accordance with plans

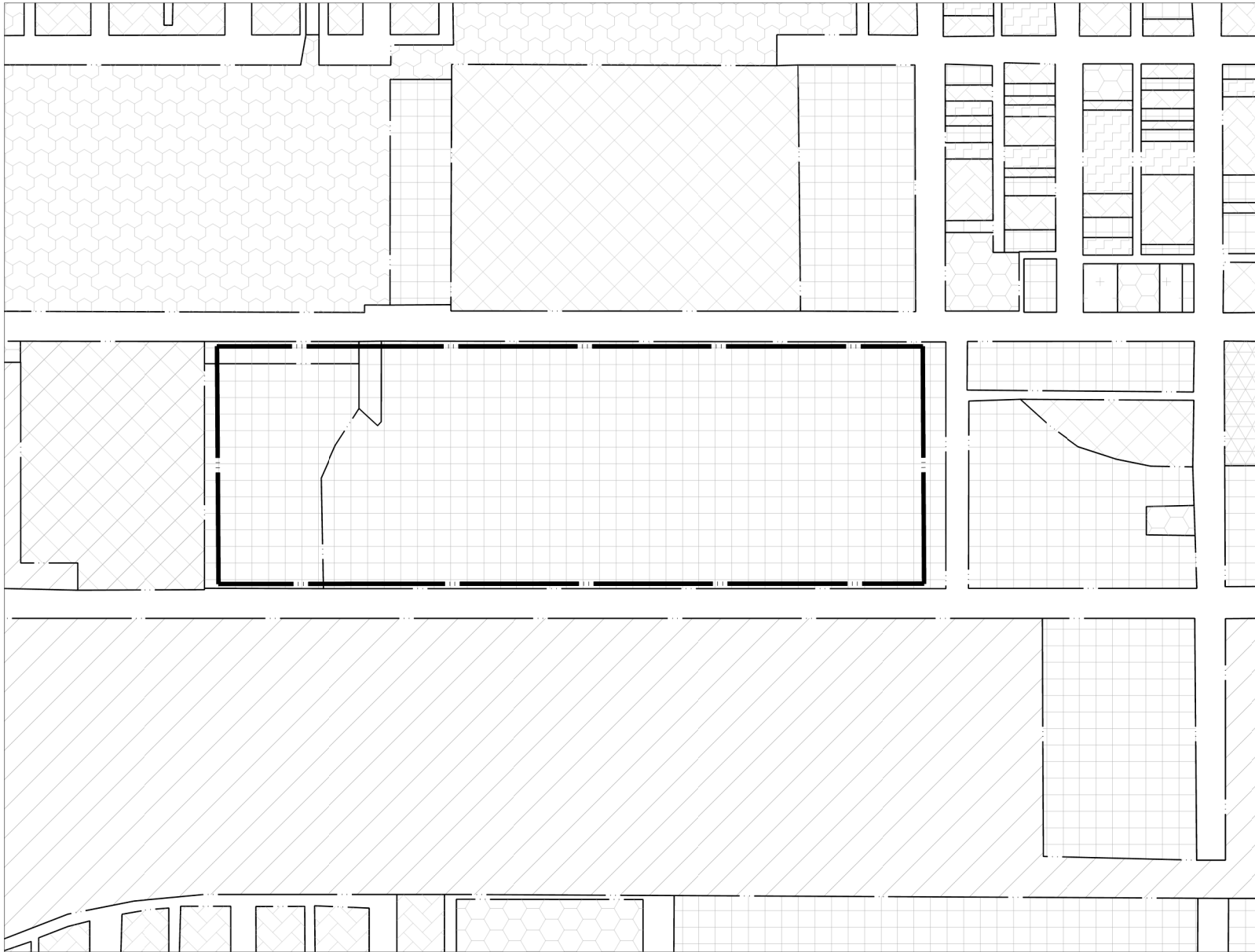










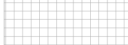
APPLICANT: WEST PULLMAN DEVELOPMENT PARTNERS, LLC
 ADDRESS: 1001-1235 W. 119th Street and 1000-1234 W. 120th Street
 INTRODUCED: April 17, 2024
 PLAN COMMISSION: 06.20.2024

EXISTING ZONING MAP
 119TH ST INDUSTRIAL - CHD22-0022-00

WARE MALCOMB

06.20.2024



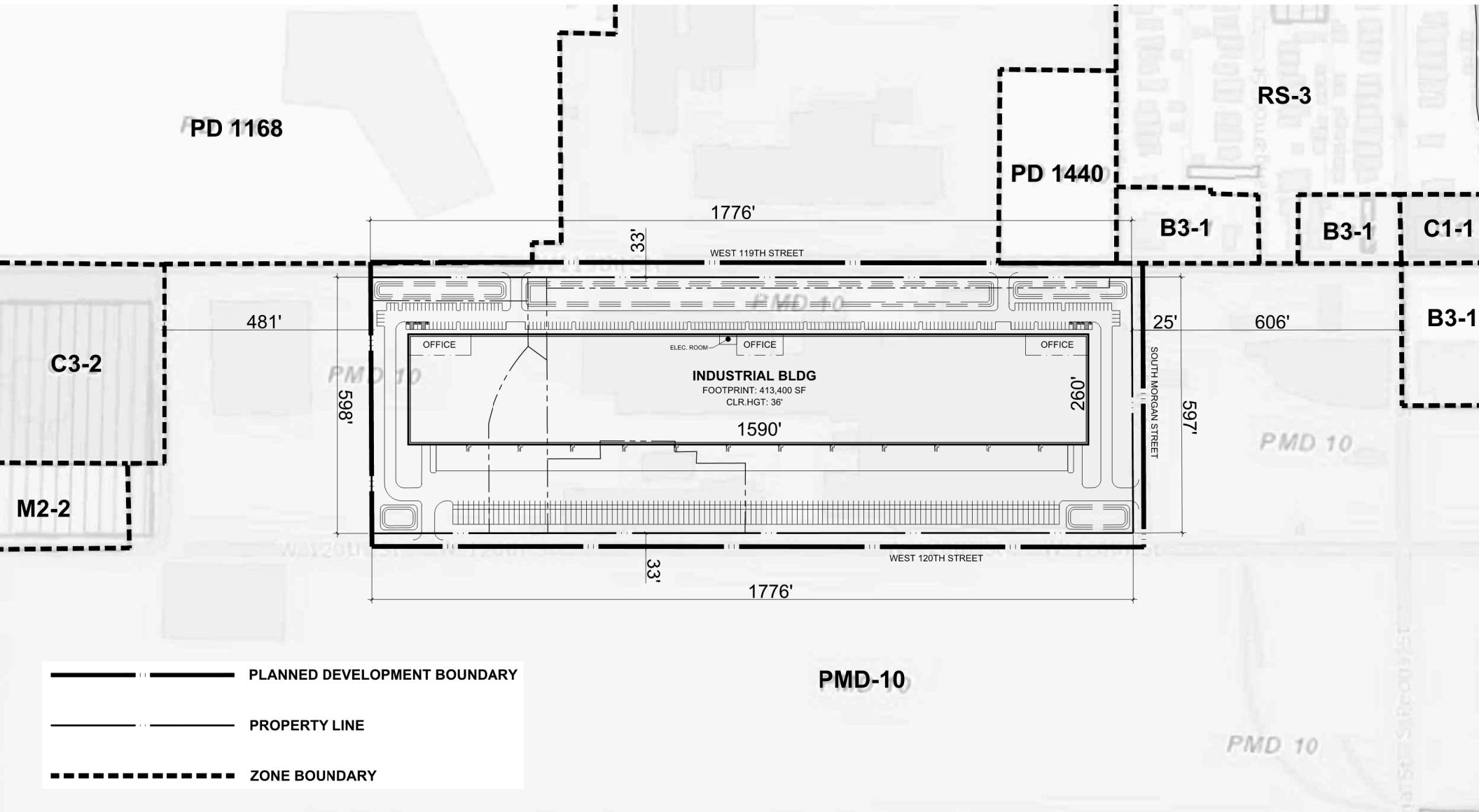
-  SINGLE FAMILY RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  COMMERCIAL
-  MIXED COMMERCIAL/ RESIDENTIAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  OPEN SPACE
-  TRANSPORTATION/ COMMUNICATION/ UTILITIES
-  VACANT



APPLICANT: WEST PULLMAN DEVELOPMENT PARTNERS, LLC
 ADDRESS: 1001-1235 W. 119th Street and 1000-1234 W. 120th Street
 INTRODUCED: April 17, 2024
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EXISTING LAND USE MAP
 119TH ST INDUSTRIAL - CHD22-0022-00

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APPLICANT: WEST PULLMAN DEVELOPMENT PARTNERS, LLC
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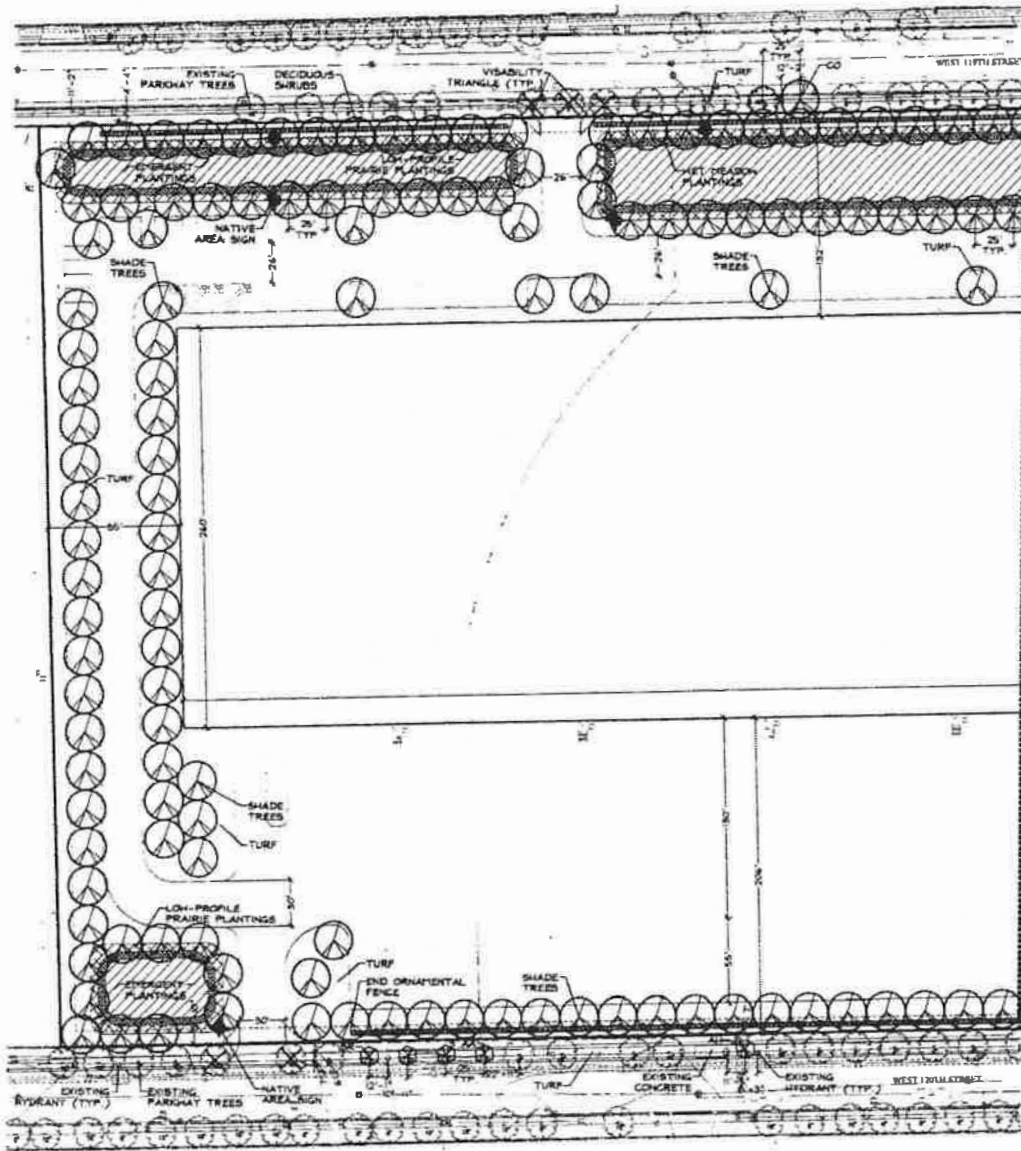
PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

119TH ST INDUSTRIAL - CHD22-0022-00

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06.20.2024

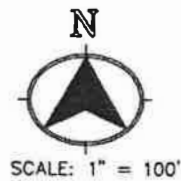
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MATCHLINE - SEE SHEET L-3

LEGEND

-  OVERSTORY TREE
-  ORNAMENTAL TREE
-  EVERGREEN TREES
-  DECIDUOUS SHRUBS
-  EVERGREEN SHRUBS
-  PERENNIALS



LANDSCAPE PLAN

APPLICANT: West Pullman Development Partners, LLC.

ADDRESS: 1001-1235 W. 119th St. & 1000-1234 W. 120th St.

INTRODUCTION DATE: APRIL 17, 2024
CHICAGO PLAN COMMISSION DATE: JUNE 20, 2024

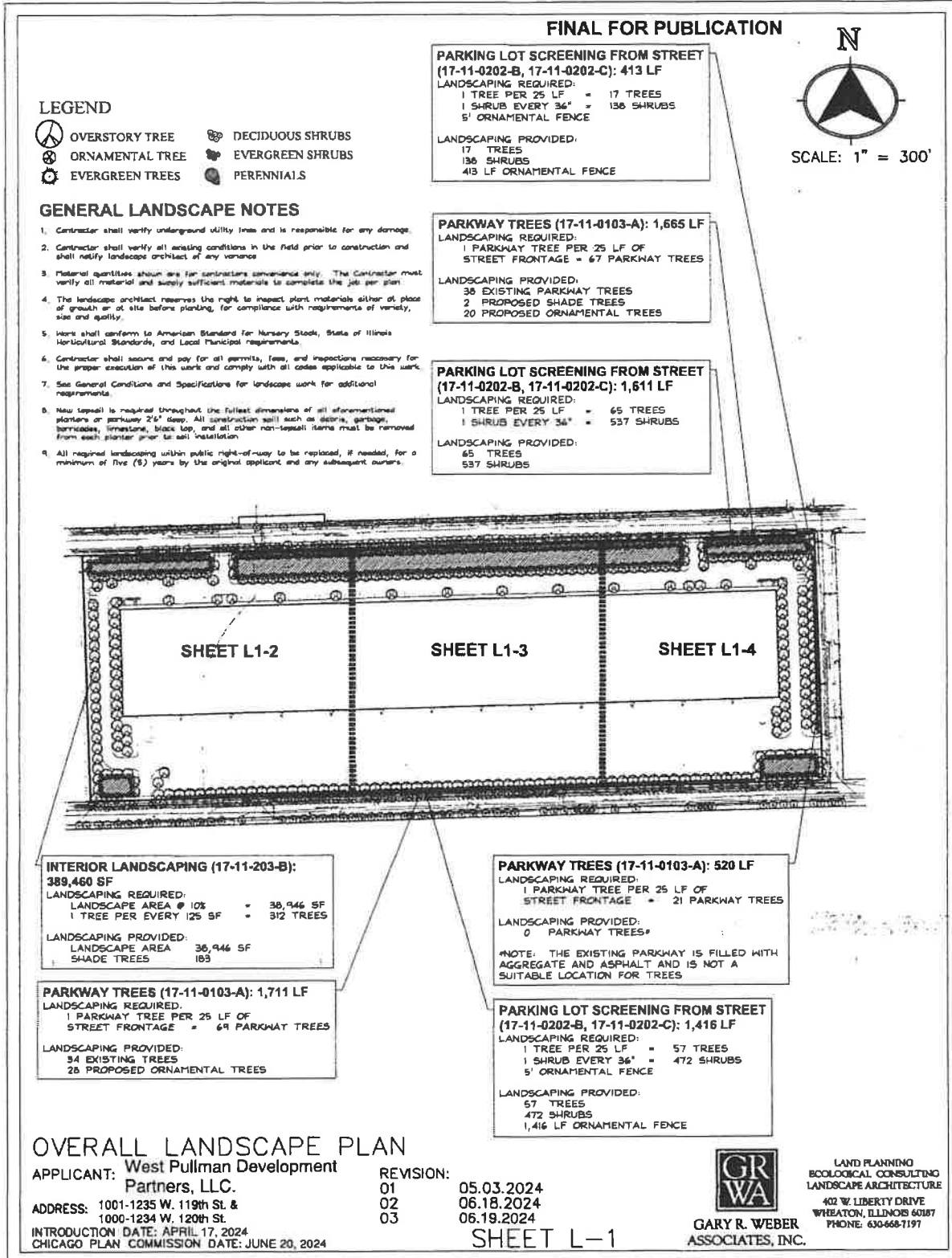
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03	06.19.2024

SHEET L-2

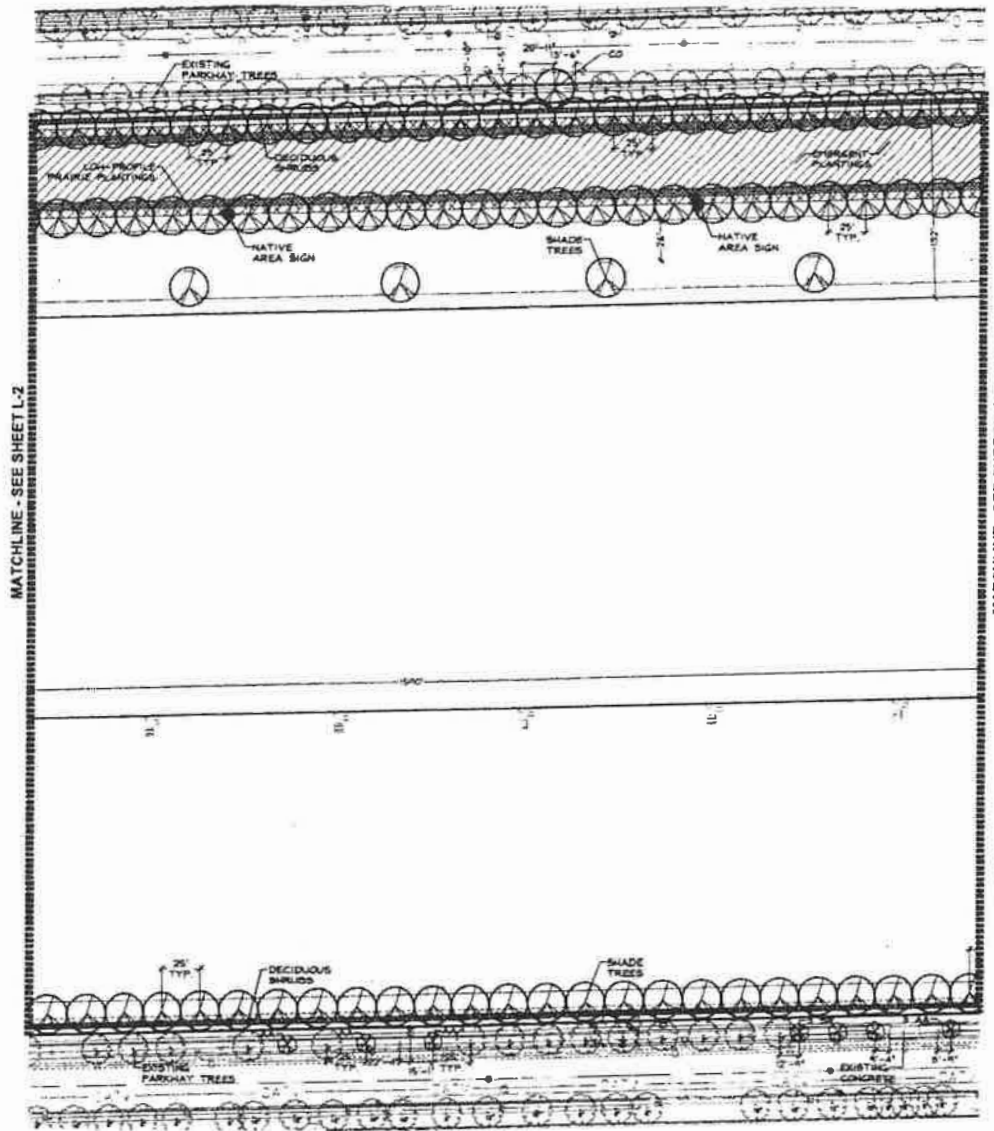


GARY R. WEBER ASSOCIATES, INC.

LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-666-7197



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LEGEND

- OVERSTORY TREE
- ORNAMENTAL TREE
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS



SCALE: 1" = 100'

LANDSCAPE PLAN

APPLICANT: West Pullman Development Partners, LLC.

ADDRESS: 1001-1235 W. 119th St. & 1000-1234 W. 120th St.

INTRODUCTION DATE: APRIL 17, 2024
CHICAGO PLAN COMMISSION DATE: JUNE 20, 2024

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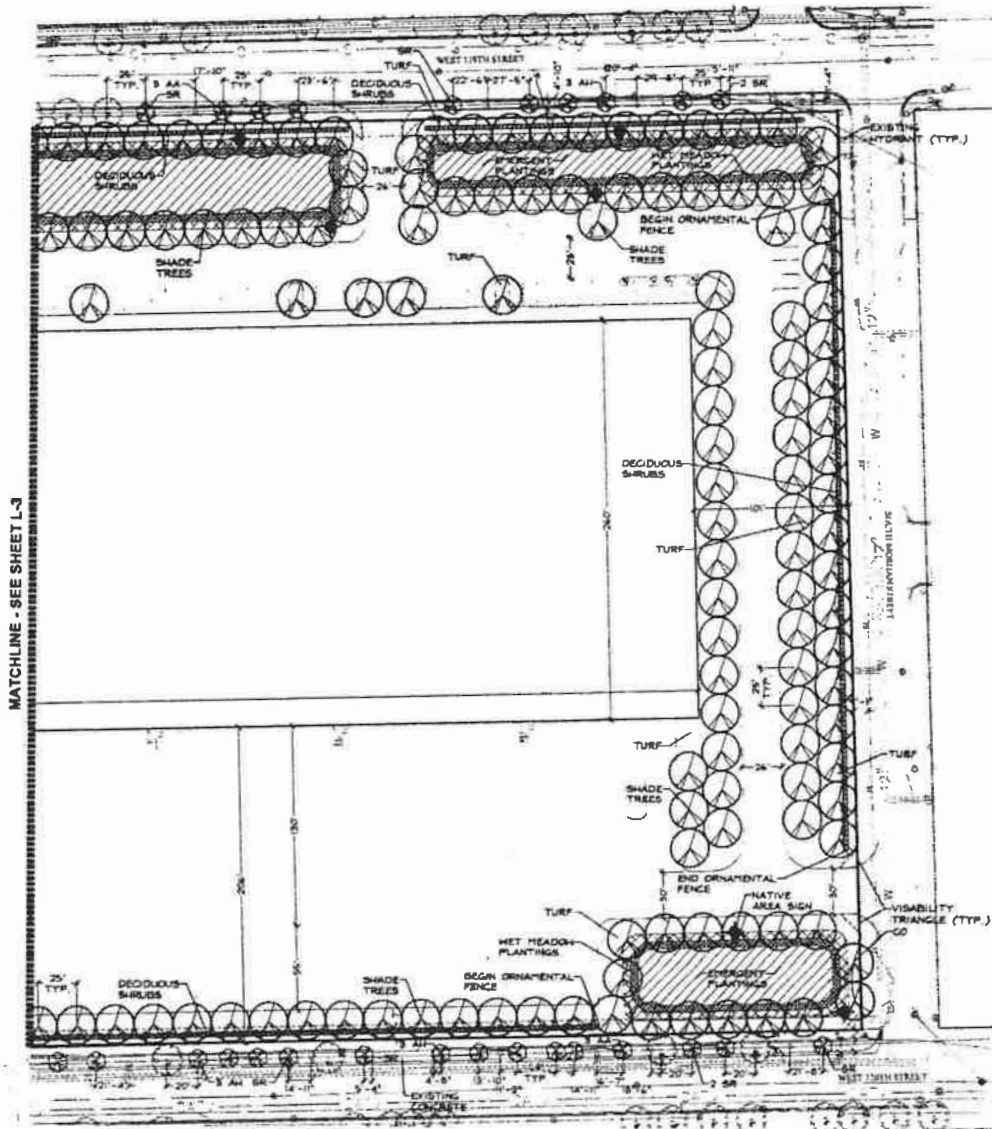
SHEET L-3



GARY R. WEBER ASSOCIATES, INC.

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LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-1197

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LEGEND

- OVERSTORY TREE
- ORNAMENTAL TREE
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS



SCALE: 1" = 100'

LANDSCAPE PLAN

APPLICANT: West Pullman Development Partners, LLC.

ADDRESS: 1001-1235 W. 119th St. & 1000-1234 W. 120th St.

INTRODUCTION DATE: APRIL 17, 2024

CHICAGO PLAN COMMISSION DATE: JUNE 20, 2024

REVISION:

01	05.03.2024
02	06.18.2024
03	06.19.2024

SHEET L-4



GARY R. WEBER ASSOCIATES, INC.

LAND PLANNING
 ECOLOGICAL CONSULTING
 LANDSCAPE ARCHITECTURE
 401 W. LIBERTY DRIVE
 WHEATON, ILLINOIS 60187
 PHONE: 630-668-7197

SIGN NOTES:

- SIGN BACKGROUND COLOR:
C=40, F=70, Y=100, R=28
SIGN FONT AND GRAPHIC COLOR: WHITE
- FONT STYLE: MYRIAD PRO
FONT SIZE: 1/16 PT.
- SIGN ARTWORK SHALL BE PROVIDED BY
GARY R. WEBER ASSOCIATES, INC.
- CONTRACTOR TO SUBMIT SHOP DRAWING AND
COLOR SAMPLE FOR THE PROTECTED NATIVE
VEGETATION SIGN FOR REVIEW AND
APPROVAL BY THE LANDSCAPE ARCHITECT
PRIOR TO FABRICATION AND INSTALLATION.

FINAL FOR PUBLICATION

ORNAMENTAL FENCE DETAIL
NOT TO SCALE

NATIVE AREA SIGN DETAIL
NOT TO SCALE

DECIDUOUS TREES
NOT TO SCALE

NATURALIZED STORMWATER BASIN SECTION
NOT TO SCALE

DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE

LEGEND

TREE TO REMAIN

TREE TO BE REMOVED

LANDSCAPE DETAILS

APPLICANT: West Pullman Development Partners, LLC.

ADDRESS: 1001-1235 W. 119th St. & 1000-1234 W. 120th St.

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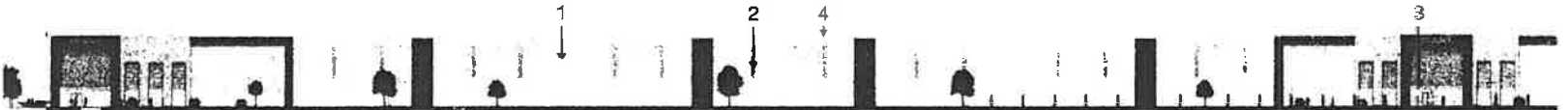
SHEET L-5

LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

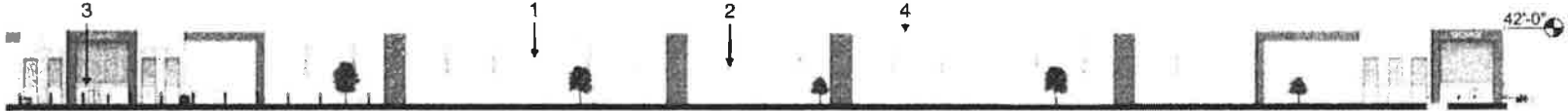
GARY R. WEBER ASSOCIATES, INC.



NORTH OVERALL ELEVATION



NORTH PARTIAL ELEVATION



NORTH PARTIAL ELEVATION

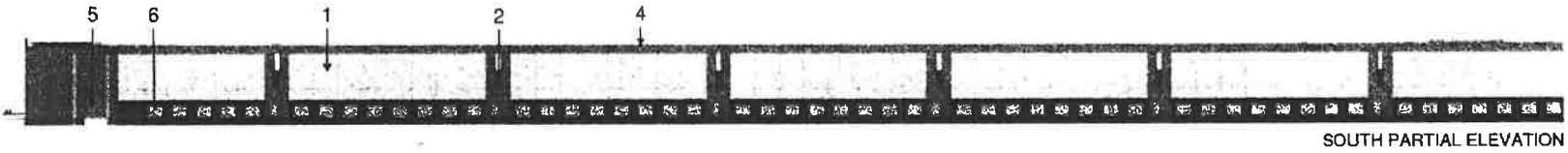
- | KEYNOTES | |
|----------|--|
| 1 | CONCRETE PANEL W/ REVEALS |
| 2 | HIGH PERFORMANCE GLAZING SYSTEM W/ ALUMINUM MULLIONS |
| 3 | ALUMINUM COMPOSITE METAL PANEL |
| 4 | METAL COPING TO MATCH ADJACENT PRECAST PANEL |
| 5 | 12'X14' DRIVE-IN-DOOR |
| 6 | 9'X10' DOCK DOOR WITH LEVELER SEAL AND BUMPERS |

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APPLICANT: WEST PULLMAN DEVELOPMENT PARTNERS, LLC
 ADDRESS: 1001-1235 W. 119th Street and 1000-1234 W. 120th Street
 INTRODUCED: April 17, 2024
 PLAN COMMISSION: 06.20.2024

ELEVATIONS
 119th ST INDUSTRIAL - 1001-1022 (D)
 WARE MALCOMB 06.20.2024



KEYNOTES

- | | |
|--|--|
| 1 CONCRETE PANEL W/ REVEALS | 4 METAL COPING TO MATCH ADJACENT PRECAST PANEL |
| 2 HIGH PERFORMANCE GLAZING SYSTEM W/ ALUMINUM MULLIONS | 5 12'X14' DRIVE-IN-DOOR |
| 3 ALUMINUM COMPOSITE METAL PANEL | 6 9'X10' DOCK DOOR WITH LEVELER SEAL AND BUMPERS |

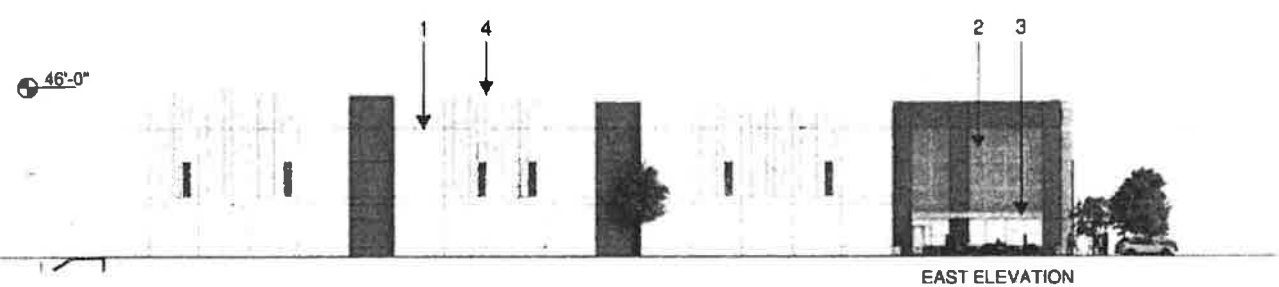


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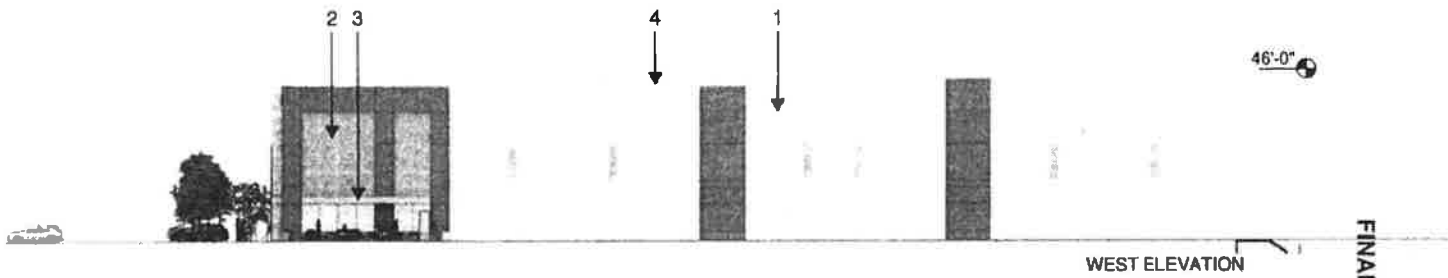
ELEVATIONS
 119th ST INDUSTRIAL LHD22 002 01

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EAST ELEVATION



WEST ELEVATION

FINAL FOR PUBLICATION

KEYNOTES

- 1 CONCRETE PANEL W/ REVEALS
- 2 HIGH PERFORMANCE GLAZING SYSTEM W/ ALUMINUM MULLIONS
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ELEVATIONS
 119th St INDUSTRIAL 1022 0022 (12)
 WARK MALCOMB 06.20.2024